

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 24, 2015

I. CALL TO ORDER

The meeting began at 5:15 p.m. with the following members present: Julien Meyrat, Jimmy Strohmeyer, Enid Reyes and Mike Mershawn. Board members Kristi Mase, Engiell Tomaj, Ashlei Neill and Adan Tovar were absent.

The staff members present at the meeting were Robert LaCroix (Director of Planning and Zoning), Ryan Miller (Planning Manager), and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-003 (David)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of the owner Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a site plan for a medical office building on a 1.6121-acre tract of land identified as Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located east of the intersection Ridge Road and Summer Lee Drive, and take any action necessary.

General discussion concerning the agenda item took place between the Board Members and city staff (Jimmy Strohmeyer recused himself from the conversation, as he was the applicant of this case). The board expressed concern with the lack of stone and vertical articulation used on the building. To address these concerns the board recommended the following:

- 1) The overhang elements should be metal or have a metal finish/color to help break up the façade.***
- 2) The projections on the front and sides of the building should incorporate a masonry or stone product in lieu of the proposed stucco.***
- 3) The project should incorporate vertical articulation by increasing and/or decreasing the parapet wall of the projections and/or recesses.***

2. SP2015-004 (Ryan)

Discuss and consider a request by Jimmy Strohmeyer of Stohmeyer Architects on behalf of the owner Russell Phillips for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Sunset Ridge Drive, and take any action necessary.

General discussion concerning the agenda item took place between the Board Members and city staff (Jimmy Strohmeyer recused himself from the conversation, as he was the applicant of this case). The board indicated that the proposed building elevations demonstrated conformance to the intent of PD-32 and that no additional recommendations were necessary.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.