

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 28, 2015

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Julien Meyrat, Adan Tovar, Enid Reyes and Kristi Mase. Board members Engiell Tomaj, Ashlei Neill and Jimmy Strohmeyer 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. SP2015-009 (Ryan)

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Stan Lowrance, DDS for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.

2. SP2015-010 (Ryan)

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Greg Young of Hall and Lee Land Company, LLC for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.

Since Case No.'s SP2015-009 & SP2015-010 were a part of a larger development, the Architectural Review Board choose to consider the cases together. General discussion concerning the agenda items took place between the Board Members and city staff. The ARB stated that the proposed design of the buildings blended in well with the aesthetics of the area; however, they recommended that the applicant consider extending the eaves outward to highlight the roofline of the building and align the metal canopies to create uniformity in the building appearance.

3. SP2015-012 (David)

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC for the approval of a site plan for a general retail store on a 0.91-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

On April 28, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the lack of horizontal and vertical articulation for the building as well as their desire to retain the pilaster elements at the corners. To address these concerns the board recommended that the applicant increase the horizontal and vertical projections of the front entry element and to lower the cornice of the pilaster to be in line with the lower (main) parapet.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:45 p.m.