

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 25, 2015
5:00 P.M.

I. CALL TO ORDER

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

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

II. ACTION ITEMS

1. SP2015-020 (David)

Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary.

On August 25, 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 articulation at the rear of the building, the gabled roof of the north and south elevations being highly visible and having no additional elements or interest, and the amount of stucco proposed compared to the existing buildings' use of primarily stone. The board suggested the building have more of a "campus" feel.

To address these concerns the board recommended that the applicant use hip roof elements and dormers on the north and south elevations to match the existing structure or to provide an overhang creating a "porch" effect as an additional architectural feature. The board also requested the use of more stone to match the existing building and wanted to see columns incorporated supporting the overhang at the rear of the property.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:54 p.m.