

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

JUNE 25, 2021 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Rick Johnson, Bob Wacker, Ashiel Neill, and Julian Meyrat. The following Board Members were absent: Lindsay Mitchell, Robert Miller, and Quint Avenetti. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2021-016 (HENRY LEE)

Discuss and consider a request by Johnathan Thrall of Nimble Restoration Services on behalf of Johnathan Dubroc of M. Crowd Restaurant Group for the approval of an Amended Site Plan for an existing *Restaurant [Mi Cocina]* on a 1.41-acre parcel of land identified as Lot 11, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 971 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Neill seconded the motion. The motion was approved by a vote of 4-0, with Board Members Mitchell, Miller and Avenetti absent.

(2) SP2021-017 (DAVID GONZALES)

Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Site Plan for a *Retail Store with Gasoline Sales* on a 1.503-acre portion of a larger tract of land being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

No action was taken due to the applicant withdrawing their application.

(3) SP2021-020 (RYAN MILLER)

Discuss and consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a Site Plan for a *Multi-Family Apartment Building* on a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

The Architectural Review Board (ARB) reviewed the applicant's building elevations and site plan. They generally had no comments concerning the proposed building elevations; however, they did request to see renderings of the project to ensure that the façade of the building along W. Washington Street incorporated sufficient articulation.

(4) SP2021-018 (DAVID GONZALES)

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the approval of a Site Plan for two (2) *office buildings* on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and recommended the applicant provide shrubs and windows to the rear of the building to break up the blank wall and meet the intent of the General Overlay District Standards. It should be know that Board Member Meyrat recused himself for this agenda item.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:58 p.m.