

# MINUTES



## ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

MARCH 29, 2022 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: Julien Meyrat, Patra Phillips, Bob Wacker, Rick Johnson, Quint Avenetti, and Rob McAngus. The following Board Members were absent: Robert Miller. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).*

### (II) OPEN FORUM

### (III) ACTION ITEMS

#### (1) **SP2022-009 (BETHANY ROSS)**

Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a Site Plan for a Multi-Tenant Medical Office Building on a 1.2531-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022. The ARB requested the applicant raise the parapet where the dark grey material is present to increase vertical interest in the proposed building. Before action is taken on the elevations the ARB wants to see the revised elevations at the April 12, 2022 meeting.**

#### (2) **SP2022-010 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a Site Plan for an Office Building in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH205 OV) District, addressed as 2686 S. Goliad Street [SH-205], 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 Wacker seconded the motion. The motion was approved by a vote of 6-0, with Board Member Miller absent.**

#### (3) **SP2022-012 (HENRY LEE)**

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for two (2) Restaurant/Retail Buildings on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022. The ARB requested the applicant meet the overlay district masonry material requirements. Before action is taken on the elevations the ARB wants to see the revised elevations at the April 12, 2022 meeting.**

#### (4) **SP2022-013 (BETHANY ROSS)**

Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for eight (8) Office Buildings on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545, 6595 & 6605 Alliance Drive and 182, 194, 202 & 214 Jeff Boyd Road, 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 Avenetti seconded the motion. The motion was approved by a vote of 6-0, with Board Member Miller absent.**

#### (5) **SP2022-014 (HENRY LEE)**

Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic

Development Corporation (REDC) for the approval of a Site Plan for an Office/Manufacturing Facility on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022. The ARB requested the applicant enhance the secondary entry along Corporate Crossing. The ARB wanted this change because they felt the east building elevation could use an element to break up the façade and to provide a consistent look between the north and east building elevation. Before action is taken on the elevations the ARB wants to see the revised elevations at the April 12, 2022 meeting.**

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:35 p.m.