

# MINUTES



## ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

**FEBRUARY 23, 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: Robert Miller, Ashiel Neill, Rick Johnson, Julian Meyrat, and Quint Avenetti. The following Board Members were absent: Bob Wacker and Lindsay Mitchell. 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) **SP2021-002 (DAVID GONZALES)**

Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a *Warehouse/Distribution Center* a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

***The Architectural Review Board (ARB) reviewed the proposed building elevations for the warehouse/distribution facility and recommended the applicant provide additional massing of the primary entrance by creating a more pronounced bump-out of the element and canopy. The ARB also recommended this element include the metal material that is on the corner of the building as an accent. Additionally, the ARB recommended the applicant consider providing three (3)-tiered landscape screening in place of the masonry wall for the screening of the storage areas. They also recommended the installation of a berm with trees along Justin Road to better soften the appearance of the site. The applicant agreed with the ARB, and will provide updated elevations and landscape plans for the ARB to review at their next meeting on March 9, 2021.***

#### (2) **SP2021-003 (HENRY LEE)**

Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an Amended Site Plan for a *Restaurant with Drive Through/Drive-In* on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

***The Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. The ARB wanted the parapet wall increased in height to screen the existing rooftop units (RTUs) (i.e. HVAC and vent-a-hood equipment). The ARB also wanted the applicant to raise the stone element on the west elevation to create a tower feature. The applicant has provided updated building elevations that meet the ARB's requests. These will be reviewed by the ARB at the meeting on March 9, 2021.***

### ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 p.m.