

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

NOVEMBER 1, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

The meeting began at approximately 5:04 p.m. with the following board members present: Patra Phillips, Robert Miller, and John Hagaman. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), and Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2023-033 (ANGELICA GUEVARA)**

Discuss and consider a request by Dillon Stores of Stored Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an Amended Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (*i.e. Pebblebrook Apartments*) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 20, 2023. The Board requested that the applicant provide a material sample board and colored building elevations. Before action is taken on the elevations the ARB wants to see the revised elevations at the November 14, 2023 meeting.

(2) **SP2023-034 (HENRY LEE)**

Discuss and consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Site Plan for a *Government Building* on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 20, 2023. The Board requested that the applicant provide a material break on the western area of the building, match the surrounding buildings, and dress up high visibility areas. Before action is taken on the elevations the ARB wants to see the revised elevations at the November 14, 2023 meeting.

(3) **SP2023-035 (HENRY LEE)**

Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's)* on a 1.251-acre tract of land identified as a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 20, 2023. The Board requested that the applicant provide more articulation, and provide an awning on the delivery doors. Before action is taken on the elevations the ARB wants to see the revised elevations at the November 14, 2023 meeting.

(4) **SP2023-036 (HENRY LEE)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a Site Plan for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 20, 2023. The Board requested that the applicant remove the stucco banding, raise up the brick wall on building 2, match the materials of the building next door, screen the roof top equipment, and provide a material sample board. Before action is taken on the elevations the ARB wants to see the revised elevations at the November 14, 2023 meeting.

(5) **SP2023-037 (HENRY LEE)**

Discuss and consider a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a Site Plan for a *Light Industrial Building* on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass

Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 20, 2023. The Board requested that the applicant incorporate more stone. Before action is taken on the elevations the ARB wants to see the revised elevations at the November 14, 2023 meeting.

(6) **SP2023-038 (ANGELICA GUEVARA)**

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 20, 2023. The Board requested that the applicant match the adjacent building (i.e. *Salad and Go*) in terms of projections and materials, meet the articulation standards of the UDC, screen roof top equipment, and provide a material sample board. Before action is taken on the elevations the ARB wants to see the revised elevations at the November 14, 2023 meeting.

(7) **SP2023-039 (HENRY LEE)**

Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing *Public Secondary School (i.e. J. W. Williams Middle School)* on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

Board Member Miller made a motion to approve the Site Plan and Board Member Phillips seconded the motion. The motion was approved by a vote of 3-0, with Board Members McAngus, Roberts, and Dalton absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 6:14 P.M.