

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 28, 2014

DISCUSSION ITEMS

1. **SP2014-002 (David)**
Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Billy Self of Pro Soap, Inc. for the approval of a site plan for a warehouse facility on a 2.03-acre parcel of land identified as Lot 2 of the DBK Addition, Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of IH-30 west of Corporate Crossing, and take any action necessary.
2. Discuss and consider issues relating to the Visual Preference Survey, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **24th of January, 2014**, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 25, 2014

DISCUSSION ITEMS

1. **SP2014-003 (David)**
Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Ketan Parekh of A. J. Squared, LLC for the approval of a site plan for a medical office building on a 1.463-acre parcel of land identified as Lot 2, Block A, Rockwall Assisted Living Facility Addition, zoned Planned Development District 18 (PD-18) for office and retail uses, situated within the Scenic Overlay (SOV) District, located on the west side of Ridge Road [FM-740] south of Cemetery Road, and take any action necessary.

2. Discuss and consider issues relating to the Visual Preference Survey, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of February, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 29, 2014

DISCUSSION ITEMS

1. SP2014-006 (JoDee)

Discuss and consider a request by Peak Pedi, LLC for the approval of a site plan for a medical office on a one (1) acre tract of land identified at Tract 1-2 of the J. M. Allen Survey, Abstract 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276) District, located on the north side of SH-276 west of Innovation Drive, and take any action necessary.

2. Discuss and consider issues relating to the Visual Preference Survey, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of April, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 27, 2014

DISCUSSION ITEMS

1. Elect a Chairman for the Architectural Review Board.
2. **SP2014-008 (Ryan)**
Hold a public hearing to discuss and consider a request by Ken Hill of NADC Architects, LLC on behalf of Heritage Buick, Pontiac, GMC, for the approval of an amended site plan to allow for changes in the existing building façade and for a variance to the material requirements stipulated by Section 6.6, *IH-30 Overlay (IH-30) District*, of Article V, *District Development Standards*, of the Unified Development Code for a 5.285-acre parcel of land identified as Lot 1, Block 1, Heritage BPG Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 930 E. IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.
3. Discuss and consider issues relating to the Visual Preference Survey, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of May, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 24, 2014
5:00 P.M.

DISCUSSION ITEMS

1. SP2014-010 (David)

Discuss and consider a request by Matt Callan of Corgan Associates, Inc. on behalf of the owner, Rockwall Regional Hospital, LLP, for the approval of a site plan for a medical office building on a 1.8907-acre parcel of land identified as Lot 3, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9), located along Horizon Road [FM-3097] southeast of the intersection of Horizon Road [FM-3097] and Rockwall Parkway, and take any action necessary.

2. SP2014-011 (Ryan)

Discuss and consider a request by Frank Richardson of Pross Design Group, Inc. on behalf of Channell Commercial Corporation and the Rockwall Economic Development Corporation for the approval of a site plan for an office and industrial facility on an 18.95-acre tract of land being identified as a 2.006-acre portion of Tract 2-7 of the David Harr Survey, Abstract No. 102 and a 16.944-acre portion of Tract 5 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located on the west side of John King Boulevard south of Airport Road, and take any action necessary.

3. SP2014-013 (JoDee)

Discuss and consider a request by Virel Patel on behalf of the owner, Sunflower Deli Inc., for the approval of amended building elevations for an existing Schlotsky's restaurant being situated on a 0.815-acre parcel of land identified as Lot 13RA, Block A, Rockwall Towne Center, Phase 2 & 3, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 706 E. IH-30, and take any action necessary.

4. Discuss and consider issues relating to the Visual Preference Survey, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20th day of June, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 29, 2014
5:00 P.M.

DISCUSSION ITEMS

1. SP2014-010 (David)

Discuss and consider a request by Matt Callan of Corgan Associates, Inc. on behalf of the owner, Rockwall Regional Hospital, LLP, for the approval of a site plan for a medical office building on a 1.8907-acre parcel of land identified as Lot 3, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9), located along Horizon Road [FM-3097] southeast of the intersection of Horizon Road [FM-3097] and Rockwall Parkway, and take any action necessary.

2. SP2014-017 (David)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner Rick Sharp for the approval of a site plan for a warehouse facility on a 1.10-acre portion of a larger 6.22-acre parcel of land identified as Lot 2, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

3. SP2014-018 (David)

Discuss and consider a request by Scott Lay on behalf of Lay Construction, LLC for the approval of a site plan for a Dairy Queen restaurant on a 2.0638-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

4. SP2014-019 (JoDee)

Discuss and consider a request by Lynsey Ondecker of Glaus, Pyle, Schomer, Burns & DeHaven, GPD on behalf of the owner, Travel Centers of America, for the approval of an amended site plan for the purpose of remodeling the exterior façade of the existing truck stop, which is located on a 13.167-acre parcel of land identified as Lot 3, Block A, Travel Centers of America Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 Overlay (SH-205 OV) District, addressed as 2105 S. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

5. Discuss and consider issues relating to the *Visual Preference Survey*, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of July, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 26, 2014
5:00 P.M.

DISCUSSION ITEMS

1. SP2014-021 (JoDee)

Discuss and consider a request by Juan J. Vasquez, PE of Vasquez Engineering, LLC on behalf of James R. Thompson of Cavender Investment Properties E, LTD for the approval of a site plan for a Cavender's Boot City on a 3.27-acre parcel of land identified as Tract 9-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of the E. IH-30 frontage Road west of Corporate Crossing (*FM-549*), and take any action necessary.

2. SP2014-022 (JoDee)

Discuss and consider a request by Peter Hillermann of YSM Design PC on behalf of John Buono of Group 1 Automotive for the approval of an amended site plan for the purpose of remodeling the exterior façade of the existing automobile dealership (*i.e. Rockwall Ford*), which is located on a 10.585-acre parcel of land identified as Lot 1, Block A, Rockwall Ford Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 990 E. IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.

3. Discuss and consider issues relating to the *Visual Preference Survey*, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of August, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 14, 2014
5:00 P.M.

DISCUSSION ITEMS

1. SP2014-025 (David)

Discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a site plan for a Walmart Neighborhood Market and fuel center on a 6.26-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of October, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 28, 2014
5:00 P.M.

DISCUSSION ITEMS

1. SP2014-025 (David)

Discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a site plan for a Walmart Neighborhood Market and fuel center on a 6.26-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

2. SP2014-029 (David)

Discuss and consider a request by John Spiars of Spiars Engineering, Inc. on behalf of Bill Lavin of Fenton Motor Group for the approval of a site plan for a new automobile dealership on a 14.751-acre tract of land being composed of a 10.5-acre parcel of land identified as Lot 1, Block A, Lafon Addition and a 4.251-acre portion of Tract 2 & 12 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) and Commerical (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the 205 By-Pass Overlay (205-BY OV) District, located at the southeastern corner of the intersection of John King Boulevard and the IH-30 Frontage Road, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of October, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 25, 2014
5:00 P.M.

DISCUSSION ITEMS

1. SP2014-031 (Ryan)

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for the approval of a site plan for the establishment of five (5) pad sites for restaurants and retail shopping within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

2. Z2014-034 (JoDee)

Discuss and consider a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the approval a Specific Use Permit (SUP) to allow for a new car dealership on a 4.922-acre tract of land identified as Tract 4-02 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

3. Discuss and consider the results of the ARB's surveys and other issues relating to the *Visual Preference Survey*, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of November, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 30, 2014
5:00 P.M.

DISCUSSION ITEMS

1. SP2014-034 (Ryan)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of December, 2014, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.