

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 13, 2015

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Julien Meyrat, Engiell Tomaj and Kristi Mase. Board members Mike Mershawn, Ashlei Neill and Jimmy Strohmeyer were absent.

The staff members present at the meeting were Robert LaCroix (Director of Planning and Zoning), Ryan Miller (Planning Manager).

II. ACTION 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.

General discussion concerning the agenda item took place between the Board Members and city staff. After re-reviewing the changes to the building elevations, board members asked the applicant to address the colors, materials and articulation recommendations made at the last meeting.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 27, 2015

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Jimmy Strohmeyer, Adan Tovar, Ashlei Neill and Kristi Mase. Board members Engiell Tomaj, Mike Mershawn and Julien Meyrat were absent.

The staff members present at the meeting were Robert LaCroix (Director of Planning and Zoning), Ryan Miller (Planning Manager), and David Gonzales (Senior Planner).

II. ACTION 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.

General discussion concerning the agenda item took place between the Board Members and city staff. After re-reviewing the applicant's changes, the board had no further recommendations.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 24, 2015

I. CALL TO ORDER

The meeting began at 5:15 p.m. with the following members present: Julien Meyrat, Jimmy Strohmeier, Enid Reyes and Mike Mershawn. Board members Kristi Mase, Engiell Tomaj, Ashlei Neill and Adan Tovar were absent.

The staff members present at the meeting were Robert LaCroix (Director of Planning and Zoning), Ryan Miller (Planning Manager), and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-003 (David)

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects on behalf of the owner Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a site plan for a medical office building on a 1.6121-acre tract of land identified as Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located east of the intersection Ridge Road and Summer Lee Drive, and take any action necessary.

General discussion concerning the agenda item took place between the Board Members and city staff (Jimmy Strohmeier recused himself from the conversation, as he was the applicant of this case). The board expressed concern with the lack of stone and vertical articulation used on the building. To address these concerns the board recommended the following:

- 1) The overhang elements should be metal or have a metal finish/color to help break up the façade.***
- 2) The projections on the front and sides of the building should incorporate a masonry or stone product in lieu of the proposed stucco.***
- 3) The project should incorporate vertical articulation by increasing and/or decreasing the parapet wall of the projections and/or recesses.***

2. SP2015-004 (Ryan)

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects on behalf of the owner Russell Phillips for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Sunset Ridge Drive, and take any action necessary.

General discussion concerning the agenda item took place between the Board Members and city staff (Jimmy Strohmeier recused himself from the conversation, as he was the applicant of this case). The board indicated that the proposed building elevations demonstrated conformance to the intent of PD-32 and that no additional recommendations were necessary.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 28, 2015

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Julien Meyrat, Adan Tovar, Enid Reyes and Kristi Mase. Board members Engiell Tomaj, Ashlei Neill and Jimmy Strohmeyer were absent.

The staff members present at the meeting were Robert LaCroix (Director of Planning and Zoning), Ryan Miller (Planning Manager), and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-009 (Ryan)

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Stan Lowrance, DDS for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.

2. SP2015-010 (Ryan)

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Greg Young of Hall and Lee Land Company, LLC for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.

Since Case No.'s SP2015-009 & SP2015-010 were a part of a larger development, the Architectural Review Board choose to consider the cases together. General discussion concerning the agenda items took place between the Board Members and city staff. The ARB stated that the proposed design of the buildings blended in well with the aesthetics of the area; however, they recommended that the applicant consider extending the eaves outward to highlight the roofline of the building and align the metal canopies to create uniformity in the building appearance.

3. SP2015-012 (David)

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC for the approval of a site plan for a general retail store on a 0.91-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.

On April 28, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the lack of horizontal and vertical articulation for the building as well as their desire to retain the pilaster elements at the corners. To address these concerns the board recommended that the applicant increase the horizontal and vertical projections of the front entry element and to lower the cornice of the pilaster to be in line with the lower (main) parapet.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:45 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 26, 2015

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Julien Meyrat, Adan Tovar, Enid Reyes, Engiell Tomaj, and Ashlei Neill. Board members Kristi Mase and Jimmy Strohmeyer were absent.

The staff members present at the meeting were Robert LaCroix (Director of Planning and Zoning), Ryan Miller (Planning Manager), and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-012 (David)

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC for the approval of a site plan for a general retail store on a 0.91-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.

Per the Architectural Review Board's (ARB) recommendations from the previous meeting on April 28, 2015 and from the comments received by email on May 9, 2015 the applicant revised the building elevations to incorporate the requested changes. With no further comments the board unanimously recommended approval.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:25 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 30, 2015

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill and Jimmy Strohmeier. Board members Julien Meyrat, Enid Reyes, and Engiell Tomaj were absent.

The staff members present at the meeting were Robert LaCroix (Director of Planning and Zoning), Ryan Miller (Planning Manager), and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-015 (Ryan)

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of a site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, 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 IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

On June 30, 2015, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Board member Jimmy Strohmeier recused himself from the discussion of this item, as he was the applicant for the proposed site plan. General discussion concerning the agenda item took place between the Board Members and city staff. The board stated that the proposed design of the building complimented the district and would provide a nice contrast with regard to the adjacent architecture. They did recommend that the applicant consider providing an architectural element (e.g. windows, signage band, etc.) on the second floor façade on the eastern elevation. The applicant, Jimmy Strohmeier, indicated that he would comply with the recommendations of the board.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 28, 2015

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Jimmy Strohmeyer, Julien Meyrat, and Enid Reyes [Engiell Tomaj – absent].

The staff members present at the meeting were Ryan Miller (Planning Manager) and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-016 (David)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for the approval of a site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

On July 28, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the lack of horizontal and vertical articulation of the building and the colors presenting no contrast based on the stone/stucco combination in the color rendering.

To address these concerns the board recommended that the applicant increase the horizontal and vertical projections and more particularly, the north and south elevations in order to provide relief. Furthermore, the board recommended the applicant reduce the amount of stone and incorporate brick that would provide a contrasting element to the visual appearance of the building. Finally, the board recommended the applicant incorporate window treatments and canopies in the projecting elements of the primary entrance to the church.

2. SP2015-017 (David)

Discuss and consider a request by Humberto Castillo on behalf of Jefflyn Properties VII for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Lot 1, Block 1, Richard Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2604 Ridge Road, and take any action necessary.

On July 28, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the large flat expanse of the south elevations' exposure to north bound traffic, EIFS as a primary material, and the use of horizontal stone accents on the east elevation that creates a striped appearance.

To address these concerns the board recommended that the applicant provide window treatments that would provide relief in order to break up the south elevations linear appearance. The board also recommended the use of a 3-part stucco system rather than EIFS as a primary material where indicated. Finally, the board recommended incorporating a limestone product rather than the brick and Granbury stone striped accents and incorporates brick that would provide a contrasting element to the visual appearance of the building.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 25, 2015
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Jimmy Strohmeyer, Julien Meyrat, Enid Reyes, and Engiell Tomaj.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning) and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-020 (David)

Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary.

On August 25, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and City Staff. The board expressed concern with the lack of horizontal articulation at the rear of the building, the gabled roof of the north and south elevations being highly visible and having no additional elements or interest, and the amount of stucco proposed compared to the existing buildings' use of primarily stone. The board suggested the building have more of a "campus" feel.

To address these concerns the board recommended that the applicant use hip roof elements and dormers on the north and south elevations to match the existing structure or to provide an overhang creating a "porch" effect as an additional architectural feature. The board also requested the use of more stone to match the existing building and wanted to see columns incorporated supporting the overhang at the rear of the property.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:54 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 15, 2015
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Jimmy Strohmeyer, Julien Meyrat, and Ralph Chizzonite. Board members Enid Reyes and Ashlei Neill were absent.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning) and David Gonzales (Senior Planner).

II. ACTION ITEMS

1. SP2015-020 (David)

Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary.

On September 15, 2015, the applicant presented the revised elevations to the Architectural Review Board (ARB). The revised elevations indicated stone columns along the rear, the addition of a lean-to standing seam metal roof supported by cedar columns on the north and south elevations that projected 8-ft from the building and creating a covered area. Also present was increased stone for the north and south elevation, replacing the stucco, and incorporating a second stone product used as a wainscot around the building. The stone and stucco applied to the new building will match the adjacent Children's Lighthouse facility.

After the ARB reviewed the changes, the board requested the applicant change the north elevations' projecting element and provide articulation similar to the quality presented on the front (east facing) elevation. With these changes the ARB recommended approval of the variance to the horizontal articulation standards.

III. ADJOURNMENT

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