

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

**I. CALL TO ORDER**

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Julien Meyrat, Kristi Mase, Mike Mershawn and Engiell Tomaj.

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

**II. ACTION 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.

*Board member Mike Mershawn recused himself from discussion on this case. General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern with the visibility of the building and with the contrast between the stone used on the existing building and the stone being proposed for the new building. To address this concern the ARB made the following recommendations:*

- 1. The development should incorporate an evergreen tree/shrub (e.g. leyland cypress) into the proposed landscaping plan to better screen the proposed building from IH-30; and,*
- 2. The applicant should incorporate a mixture of dark stone (to match the stone used on the front façade of the existing building) and light stone on the eastern building façade of the existing building and on the front façade of the proposed building to create a unified development scheme.*

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

*Staff member Ryan Miller briefed the board on staff's progress with the Visual Preference Survey. General discussion among staff and board members occurred.*

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:55 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
February 25, 2013  
5:00 P.M.

**I. CALL TO ORDER**

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Julien Meyrat, and Kristi Mase.

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

**II. ACTION 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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern about the symmetry of the building and the lack of detail around the attic windows. To address this concern the ARB made the following recommendations:***

- 1. The profile of the wall planes on the front façade under the gable roof should be more symmetrical (i.e. the window treatments, wall surface area, etc.).***

***ALTERNATE: If the wall planes are not able to be changed to create symmetry due to interior layout then the wall plane on the right side of the elevation sheet should include a minimum of a two (2) foot offset to help better articulate the wall surface and,***

- 2. The attic windows/vents should include a brick soldier course (similar to other windows on the front façade) over the header and under the sill.***

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

***Staff member Ryan Miller briefed the board on the progress with the Visual Preference Survey. General discussion among staff and board members occurred. The board also discussed inviting the Planning and Zoning Commission take part in the initial survey process.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:50 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
April 29, 2013  
5:00 P.M.

**I. CALL TO ORDER**

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

The staff members present at the meeting were David Gonzales (Planner) and JoDee Sanford (Planning Technician).

**II. ACTION 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.

*General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern about the lack of articulation on the east and west sides of the building and the lack of detail around the front windows. To address this concern the ARB made the following recommendations:*

- 1. The roof eaves on either side of the building should be extended in order to meet the horizontal articulation requirements.*
- 2. The windows on the front facade should include a brick soldier course or other detail over the header and under the sill.*

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

*Staff member David Gonzales briefed the board on the progress with the Visual Preference Survey. General discussion among staff and board members occurred.*

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:50 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**May 27, 2014**  
**5:00 P.M.**

**I. CALL TO ORDER**

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

The staff members present at the meeting were Robert LaCroix (Planning Director), Ryan Miller (Planning Manager), David Gonzales (Planner) and JoDee Sanford (Planning Technician).

**II. ACTION ITEMS**

1. Elect a Chairman for the Architectural Review Board.

ARB Members unanimously elected Julien Meyrat as the ARB Chairman.

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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern about the proposed changes to the building's façade and voted to uphold the IH-30 OV District masonry requirements.***

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

***Staff member Ryan Miller briefed the board on the progress with the Visual Preference Survey. General discussion among staff and board members occurred.***

**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  
June 24, 2014  
5:00 P.M.

**I. CALL TO ORDER**

The meeting began at 5:00 p.m. with the following members present: Kristi Mase and Jimmy Strohmeyer.

The staff members present at the meeting were Robert LaCroix (Planning Director), Ryan Miller (Planning Manager), David Gonzales (Planner) and JoDee Sanford (Planning Technician).

**II. ACTION 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.

*General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern about the lack of vertically articulated architectural elements presented on the building and recommended that the architect incorporate some form of verticality at the center of the building. Specifically, the board indicated that pitched roof elements similar to adjacent properties or a vertical wing walls would be acceptable.*

**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.

*General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern about the lack of articulation on the façade adjacent to Justin Road and the lack of relief being incorporated into the tilt wall panels. To address this concern the ARB made the following recommendations:*

- 1. The walls adjacent to John King Boulevard and Justin Road should incorporate a form liner that creates a stone pattern along the bottom half of the façade (underneath the first set of relief lines).*
- 2. At various points along the wall adjacent to Justin Road the landscape plan should incorporate Italian Cypress trees to break up the monochromatic wall surface.*

**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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB recommended that the proposed stone be natural cut stone as opposed to the cultured stone shown on the plans.***

### **III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:50 p.m.

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

**I. CALL TO ORDER**

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

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

**II. ACTION 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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB recommended approval of the applicant's request with no additional recommendations.***

**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.

***Board Member Mike Mershawn recused himself from discussion on this case. General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern with the aesthetic of the building. It was their opinion that the look of this building could set the tone of redevelopment in the area. To address this concern the ARB recommended the following:***

- 1. The applicant should incorporate a simpler, less heavy porch design that is more horizontal and/or that incorporates less pitch in the proposed roof.***
- 2. The mass of the porch supports should be increased to better blend with the mass of the building.***
- 3. The brick band at the top of the building should be repeated in the location of the second (stone) band, adjacent to the current porch location.***

**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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB recommended approval of the applicant's request with no additional recommendations.***

**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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB recommended approval of the applicant's request with no additional recommendations.***

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

***Staff member Ryan Miller briefed the board on the progress with the Visual Preference Survey. General discussion among staff and board members occurred.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:50 p.m.



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

**I. CALL TO ORDER**

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

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

**II. ACTION 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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern over the lack of windows. To address this concern the ARB recommended the following:***

- 1. The bronze spandrel glass on the front building façade (i.e. East Elevation) should be extended along the wall to twice its current size.***
- 2. The building façade adjacent to IH-30 (i.e. North Elevation) should incorporate store front glass or bronze spandrel glass.***
- 3. The rear elevation (i.e. West Elevation) should include a fourth pilaster to better break up the flat surface area.***

**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.

***General discussion concerning the agenda item took place between the ARB and staff. The ARB recommended approval of the applicant's request with no additional recommendations.***

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

***Staff member Ryan Miller briefed the board on the progress with the Visual Preference Survey. General discussion among staff and board members occurred.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:50 p.m.

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

**I. CALL TO ORDER**

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

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

**II. ACTION 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 on a 5.517-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.

*General discussion concerning the agenda item took place between the ARB and staff. The ARB expressed concern over the lack of articulation and relief provided by the architect. Additionally, they were concerned that the overall design was too "Box" like. The ARB asked the applicant to look at adjacent properties and alter the building so that it was not their prototypical building. The ARB requested that the project be re-reviewed on October 14, 2014, prior to the project going to the Planning & Zoning Commission.*

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

*Staff member Ryan Miller briefed the board on the progress with the Visual Preference Survey. General discussion among staff and board members occurred.*

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:00 p.m.