

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

MARCH 15, 2022 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: Julien Meyrat, Robert Miller, Patra Phillips, Bob Wacker, Rick Johnson, Quint Avenetti, and Rob McAngus. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-004 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of Kevin Lefere of Airport Road, LLC for the approval of a Site Plan for an Office Building on a 0.47-acre parcel of land identified as Lot 4, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1501 Airport Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 7-0, with the condition that the applicant provide staff a physical sample of the materials.

(2) **SP2022-005 (HENRY LEE)**

Discuss and consider a request by Jeremy Nelson, PE of Kirkman Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a Site Plan for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Miller made a motion to recommend approval, and Board Member Meyrat seconded the motion. The motion was approved by a vote of 7-0.

(3) **SP2022-006 (HENRY LEE)**

Discuss and consider a request by Luis Chico of Creativo Designs on behalf of Hector Rodriguez for the approval of a Site Plan for a Restaurant with 2,000 SF or More with Drive-Through or Drive-In (i.e. Pollo Regio) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Avenetti seconded the motion. The motion was approved by a vote of 7-0, with the condition that the applicant provide staff with a physical sample of the proposed stone and provide a photometric plan.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:16 p.m.