

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.