

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 14, 2026 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following Board Members present: Patra Philips, Wes Dalton, Kristy Mase, and Julien Meyrat. Absent from the meeting were Board Members Dennis Kirkpatrick, Rob McAngus, and Kevin Hadawi. Staff members present were Ryan Miller (Director of Planning) and Henry Lee (Senior Planner). Absent from the meeting were Staff members Bethany Ross (Senior Planner) and Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2026-009 (ANGELICA GUEVARA)**

Discuss and consider a request by Aaron C. Hawkins of Quiddity Engineering on behalf of Matt McCulloch of Raising Cane's for the approval of a Site Plan for an existing *Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In* on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

The Architectural Review Board reviewed the Building Elevations provided by the applicant on April 14, 2026. The Board approved a motion to recommend approval of the Building Elevations with the condition that the applicant wrap the canopy columns with masonry to match the existing building. This motion passed by a vote of 4-0, with Board Members, McAngus, Hadawi, and Kirkpatrick absent.

(2) **SP2026-010 (HENRY LEE)**

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *General Retail Building* on a 1.412-acre tract of land identified as Lots 15 & 16, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Corridor Overlay (SH-205 OV) District, addressed as 4853 S. Goliad Street [*SH-205*], and take any action necessary.

The Architectural Review Board (ARB) reviewed the Building Elevations provided by the applicant on April 14, 2026. The Board approved a motion to recommend approval of the Building Elevations by a vote of 4-0, with Board Members McAngus, Hadawi, and Kirkpatrick absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:21 P.M.