

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MAY 26, 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, Kevin Hadawi, Kristy Mase, Julien Meyrat and Rob McAngus. Absent from the meeting were Board Members Dennis Kirkpatrick and Wes Dalton. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), Bethany Ross (Senior Planner), and Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2026-013 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

On May 26, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant either raise the parapets or provide a pony wall so that the RTUs are not visible from any direction. The updated building elevations will be reviewed at the next Architectural Review Board Meeting on June 9, 2026.

(2) **SP2026-014 (BETHANY ROSS)**

Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

On May 26, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided the applicant with the following suggestions: [1] provide parapets on the building, [2] dash in the RTUs [3] increase the articulation on the building and [4] revise the roof and massing to be complimentary of the residential area surrounding the property. The updated building elevations will be reviewed at the next Architectural Review Board Meeting on June 9, 2026.

(3) **SP2026-015 (HENRY LEE)**

Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

On May 26, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided the applicant with the following suggestions: [1] Enclose parapet, [2] remove the stone from the sections of the building where it is shown on top of the brick, and [3] fully screen the RTUs. The updated building elevations will be reviewed at the next Architectural Review Board Meeting on June 9, 2026.

(4) **SP2026-017 (HENRY LEE)**

Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Site Plan for two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-acre tract of land identified as 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 (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

On May 26, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided the applicant with the following suggestions: [1] Strive to meet the overlay district standards, and [2] provide the accent brick by not painting the building. The updated building elevations will be reviewed at the next Architectural Review Board Meeting on June 9, 2026.

(5) **SP2026-018 (BETHANY ROSS)**

Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

On May 26, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided the applicant with the following suggestion, provide a roof plan and dash in the RTUs on the building elevations. The updated building elevations will be reviewed at the next Architectural Review Board Meeting on June 9, 2026.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:46 P.M.