

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 30, 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 June 30, 2026, the Architectural Review Board (ARB) reviewed the Building Elevations submitted by the applicant and had the same recommendation from the previous meeting which was to either raise the parapets or provide a pony wall so that the RTUs are not visible from any direction.

(2) **SP2026-019 (HENRY LEE)**

Discuss and consider a request by Jeff Hicks of Group 1 Chrysler Dodge on behalf of Group 1 Automotive for the approval of an Amended Site Plan for an existing New/Used Motor Vehicle Dealership (i.e. Rockwall Dodge) being a 6.874-acre parcel of land identified as Lot 1, Block A, Rockwall Dodge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 970 E. IH-30, and take any action necessary.

The Architectural Review Board reviewed the Building Elevations provided by the applicant on June 30, 2026. The Board approved a motion to recommend approval of the Amended Site Plan by a vote of 5-0, with Board Members Dalton and Kirkpatrick absent.

(3) **SP2026-021 (ANGELICA GUEVARA)**

Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an Amended Site Plan for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street, and take any action necessary.

On June 30, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant add lintels to the windows, bring the stone wall up, and change the paneling color to a bronze. The updated building elevations will be reviewed at the next Architectural Review Board Meeting on July 14, 2026.

(4) **SP2026-023 (HENRY LEE)**

Discuss and consider a request by Jimmy McClintock of HWY66 Properties, LLC for the approval of an Amended Site Plan for an Office Building on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-276 OV) District, addressed as 407 W. Washington Street (SH-66), and take any action necessary.

The Architectural Review Board reviewed the Building Elevations provided by the applicant on June 30, 2026. The Board approved a motion to recommend approval of the Amended Site Plan by a vote of 5-0, with Board Members Dalton and Kirkpatrick absent.

(5) **SP2026-024 (BETHANY ROSS)**

Discuss and consider a request by Herkiran Kaur of SRC Land Building Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of an Amended Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally

located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

On June 30, 2026, the Architectural Review Board reviewed the building elevations submitted by the applicant on June 12, 2026. The Architectural Review Board gave the following recommendations: [1] provide glass storefront and [2] provide a faux storefront for the façade facing Ralph Hall Parkway.

(IV) ADJOURNMENT

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