

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 28, 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, Kristy Mase, Julien Meyrat and Dennis Kirkpatrick. Absent from the meeting were Board Members Rob McAngus, Kevin Hadawi, 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) **SP2026-014 (BETHANY ROSS)**

Discuss and consider a request by Mathew Smith of Strohmeier 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 July 28, 2026, the Architectural Review Board reviewed the Building Elevations provided by the applicant. The Board recommended that the applicant soften the elevations to provide a transition from the nearby residential to commercial. The Board will review the updated elevations at the August 11, 2026 meeting.

(2) **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 July 28, 2026, the Architecture Review Board reviewed the Building Elevations provided by the applicant. The Board approved a motion to recommend approval of the Site Plan with the condition that the applicant bring the stone up on the front facade. This vote passed by a vote of 4-0, with Board Members McAngus, Dalton and Hadawi absent.

(3) **SP2026-027 (HENRY LEE)**

Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of a Site Plan for a Golf Driving Range and Commercial Amusement/Recreation Facility a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

On July 28, 2026, the Architectural Review Board reviewed the elevations provided by the applicant. The Board made a recommendation add faux windows or signage to the building. The Board will review the updated elevations at the August 11, 2026 meeting.

(4) **SP2026-029 (BETHANY ROSS)**

Discuss and consider a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a Site Plan for a Building in conjunction with a Water Well on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1480 T. L. Townsend Drive, and take any action necessary.

The Architectural Review Board reviewed the Building Elevations provided by the applicant on July 28, 2026. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Hadawi, McAngus, and Dalton absent.

(5) **SP2026-030 (BETHANY ROSS)**

Discuss and consider a request by Ethan Kaufmann for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, addressed as 706 S. Clark Street, and take any action necessary.

The Architectural Review Board reviewed the Building Elevations provided by the applicant on July 28, 2026. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Hadawi, McAngus, and Dalton absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:43 P.M.