

# MINUTES

ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
**MARCH 31, 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 5:03 p.m. with the following Board Members present: Kristi Mase, Patra Phillips, Kevin Hadawi, Rob McAngus, and Dennis Kirkpatrick. Absent from the meeting were Board Members Wes Dalton and Julien Meyrat. 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) **SP2026-009 (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 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.

**On March 31, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations, and requested that the applicant provide elevations for the proposed canopies over the drive-through.**

(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.

**On March 31, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant (1) use nichia in lieu of newtech, (2) provide store front glass on the rear side and south side of the building, and (3) keep the decorative pots shown on the elevations.**

(IV) ADJOURNMENT

**There being no further business, the meeting was adjourned at 5:20 P.M.**