

# MINUTES



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
SEPTEMBER 30, 2025 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: Kevin Hadawi, KristiMase, Patra Phillips, Rob McAngus, Wes Dalton, Julian Meyrat. Absent from the meeting were Board Members Dennis Kirkpatrick. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), Bethany Ross (Senior Planner).*

## (II) OPEN FORUM

## (III) ACTION AGENDA

### (1) **SP2025-032 (HENRY LEE)**

Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on July 18, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Members McAngus and Kirkpatrick absent.**

### (2) **SP2025-033 (BETHANY ROSS)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an *Office Building* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on August 15, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Members McAngus and Kirkpatrick absent.**

### (3) **SP2025-039 (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 an *Restaurant with 2,000 SF or More with Drive-Through* on a 0.936-acre parcel of land identified as a portion of Lot 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located east of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on September 12, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Member Kirkpatrick absent.**

## (IV) ADJOURNMENT

**There being no further business, the meeting was adjourned at 5:17 P.M.**