

# MINUTES

ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MARCH 11, 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: Patra Philips, Kristi Mase, and Wes Dalton. Absent from the meeting were Board Members Robert Miller, Rob McAngus, Dennis Kirkpatrick, and Kevin Hadawi. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), Bethany Ross (Planner) and Angelica Guevara (Planning Technician).*

## (II) OPEN FORUM

## (III) ACTION AGENDA

### (1) **SP2025-007 (HENRY LEE)**

Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an Amended Site Plan for an existing General Retail Building on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on March 11, 2025. The Board approved a motion to recommend approval of the Amended Site Plan with the condition that the applicant continue wrapping the stone around the south side of the building. The motion to recommend approval passed by a vote of 3-0, with Board Members Miller, McAngus, Kirkpatrick, and Hadawi absent.**

### (2) **SP2025-008 (BETHANY ROSS)**

Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an Amended Site Plan for an existing Office Building on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on March 11, 2025. The Board approved a motion to recommend approval of the Amended Site Plan by a vote of 3-0, with Board Members Miller, McAngus, Kirkpatrick, and Hadawi absent.**

## (IV) ADJOURNMENT

**There being no further business, the meeting was adjourned at 5:08 P.M.**