

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 15, 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 5:03 p.m. with the following board members present: Kristi Mase, Robert Miller, Kevin Hadawi, Rob McAngus, and Patra Philips. Absent from the meeting were Board Members Wes Dalton and Dennis Kirkpatrick. 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) **SP2025-021 (HENRY LEE)**

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a Site Plan for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

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

(2) **SP2025-025 (ANGELICA GUEVARA)**

Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Site Plan for the expansion of an existing *Church/House of Worship (i.e. Ridgeview Church)* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

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

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 P.M.