

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
OCTOBER 28, 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, Kristi Mase, Patra Phillips, Julian Meyrat. Absent from the meeting were Board Members Dennis Kirkpatrick, Wes Dalton, and Rob McAngus. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner). Staff members absent include Bethany Ross (Senior Planner).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2025-041 (HENRY LEE)**

Discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a Site Plan for *Medical Office Building* on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations. Based on the proposed building elevations the ARB requested that the applicant (1) better meet the material standards for the Overlay District, (2) increase the articulation on each side of the building, and (3) provide four (4) sided architecture.

(IV) ADJOURNMENT

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