

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 9, 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 5:00 p.m. with the following Board Members present: Julien Meyrat, Wes Dalton and Rob McAngus. Absent from the meeting were Board Members Patra Philips, Kevin Hadawi, Kristy Mase, 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) **SP2026-012 (BETHANY ROSS)**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Sam Mota of MGD 276 Business Park, LLC for the approval of a Site Plan for *Commercial/Office Building* on a 3.8-acre tract of land identified as Tract 2-5 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive, and take any action necessary.

On June 9, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations provided by the applicant. The Board approved a motion to recommend denial of the Building Elevations by a vote of 3-0, with Board Members Philips, Hadawi, Mase, and Kirkpatrick absent.

(2) **SP2026-015 (HENRY LEE)**

Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

On June 9, 2026, the Architectural Review Board reviewed the Building Elevations provided by the applicant. The Board approved a motion to recommend approval of the Building Elevations with the following conditions: [1] the applicant flatten the reveal wall, and [2] the applicant provide an indoor service ladder. This motion passed by a vote of 3-0, with Board Members Philips, Mase, Hadawi, and Kirkpatrick absent.

(IV) ADJOURNMENT

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