

# MINUTES



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
**MARCH 10, 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: Wes Dalton, Kristi Mase, Patra Philips, and Julian Meyrat. Absent from the meeting were Board Members Kevin Hadawi, Rob McAngus, 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) **SP2025-042 (HENRY LEE)**

Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien 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.

**The Architectural Review Board reviewed the Building Elevations provided by the applicant on March 10, 2026. The Board approved a motion to recommend denial of the Site Plan by a vote of 4-0, with Board Members Hadawi, McAngus and Kirkpatrick absent.**

(IV) ADJOURNMENT

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