

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 13, 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: Kevin Hadawi, Kristi Mase, Patra Philips, Wes Dalton, Julian Meyrat, and Dennis Kirkpatrick. Absent from the meeting was Board Member Rob McAngus. 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) **SP2025-041 (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 a *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 Architecture Review Board reviewed the Building Elevations provided by the applicant on January 13, 2026. The Board approved a motion to recommend approval of the Site Plan by a vote of 6-0, with Board Member McAngus absent.

(2) **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 (ARB) reviewed the proposed building elevations. Based on the proposed building elevations the ARB requested that the applicant meet the material standards for the Overlay District.

(3) **SP2025-043 (BETHANY ROSS)**

Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Site Plan for an *Office Building and Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the Building Elevations provided by the applicant on January 13, 2026. The Board approved a motion to table the Site Plan by a vote of 6-0, with Board Member McAngus absent. The Board requested that the applicant do the following: 1) add four (4) bricked in or glass windows to the center of the building; and (2) straighten out the lines on the staircase as shown on the building elevations.

(4) **SP2025-044 (BETHANY ROSS)**

Discuss and consider a request by Elliott Bogart of Triangle Engineering, LLC on behalf of Spencer Shaw of SS Realty, LTD for the approval of an Amended Site Plan for the expansion of an *Existing Warehouse/Manufacturing Facility* on a 2.11-acre parcel of land identified as Lot 1, Block C, Nolan Power Building Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1575 Technology Way, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on January 13, 2026. The Board approved a motion to recommend approval of the Site Plan by a vote of 6-0, with Board Member McAngus absent.

(5) **SP2025-046 (BETHANY ROSS)**

Discuss and consider a request by Chet Leugers of Westwood Professional Services on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of an Amended Site Plan for the expansion of an *Existing Warehouse/Manufacturing Facility* on a 41.04-acre tract of land identified as Lot 1, Block A, Rockwall Technology Park, Phase IV Addition and Tract 1 of the J. H. B.

Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3400 Discovery Boulevard, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on January 13, 2026. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Members McAngus and Hadawi absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 P.M.