

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 8, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 **Chairman Eric Chodun called the meeting to order at 6:00 PM. Commissioners present were John Womble, Derek Deckard, Sedic**
5 **Thomas, Jean Conway, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan**
6 **Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, City**
7 **Engineer Amy Williams and Civil Engineers Sarah Johnston and Jeremy White.**

8
9 **Chairman Chodun advised that the Commission would recess to Executive Session and adjourned the meeting at 6:02 pm.**
10

11 II. EXECUTIVE SESSION

12
13 The Planning and Zoning Commission will recess into Executive Session to discuss the following matters as authorized by Chapter 551, *Open*
14 *Meetings*, of the Texas Government Code:

- 15
16 (1) Discussion regarding matters that can be legally considered when reviewing zoning cases pursuant to Section 551.071 (Consultation with
17 Attorney).

18
19 III. ADJOURN EXECUTIVE SESSION/RECONVENE PUBLIC HEARING (6:30 PM)

20
21 **Chairman Chodun brought the meeting back to order at 6:36 PM.**
22

23 IV. OPEN FORUM

24
25 **Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.**
26

27 **Steve Curtis**
28 **2130 FM 1141**
29 **Rockwall, TX 75087**
30

31 **Mr. Curtis came forward and expressed his opposition to the case regarding FM 552 @ FM 1141 development.**
32

33 **Chairman Chodun asked if anyone else wished to speak; there being no one coming forward, Chairman Chodun closed the open forum.**
34

35 V. APPOINTMENTS

- 36
37 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments
38 for items on the agenda requiring architectural review.

39
40 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at**
41 **the Architectural Review Board meeting.**
42

- 43 2. Appointment with Adam Buczek of the Skorburg Co. on behalf of Ryan Joyce of Michael Joyce Properties, LLC to consider a request to submit a
44 new zoning application for a zoning change in accordance with Section 02.05, *City Council Action*, of Article 11, *Development Applications and*
45 *Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.
46

47 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards. The applicant had previously requested a zoning**
48 **change for 121.16 acres of land located at the southeast corner of FM 1141 and FM 552. The land was zoned Single-Family 16 (SF-16)**
49 **District and Neighborhood Services and the applicant was requesting that it be changed to a Planned Development District. The**
50 **proposed land will consist of a 264 residential lot subdivision. Ultimately, the Planning and Zoning Commission heard the case and**
51 **recommended denial which then caused a super majority at the City Council. The City Council made a motion to approve the case but**
52 **that failed by a vote of 5-2 due to not having a super majority. That denial restricts the applicant from submitting the same application for**
53 **a period of one year. According to the Unified Development Code, an applicant is allowed to submit a written request to the Director of**
54 **Planning and Zoning requesting to resubmit an application based on two (2) criteria: an actual change of conditions relating to the lot or**
55 **if the new request is more restrictive or less intense land use than the previously denied request. After the Director of Planning and**
56 **Zoning reviews the case and affirms that it meets the criteria, he must report to the Planning and Zoning Commission on whether or not**
57 **the request meets the criteria and the Commission must then grant or deny the request for reapplication.**
58

59 **Adam Buczek**
60 **8214 Westchester Drive, Suite 900**
61 **Dallas, TX 75225**
62

63 **Mr. Buczek came forward and asked for a plea to be able to resubmit their application.**
64

65 Commissioner Deckard made a motion to approve the resubmission of the Nelson Lakes development. Commissioner Moeller seconded
66 the motion which passed by a vote of 6-1, with Vice-Chairman Welch dissenting.

67
68 VI. CONSENT AGENDA

69
70 3. Approval of Minutes for the November 24, 2020 Planning and Zoning Commission meeting.

71
72 4. **P2020-047 (DAVID GONZALES)**

73 Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Pat Atkins of CDT Rockwall 2017, LLC for the approval of a
74 Preliminary Plat for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified
75 as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79
76 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located
77 on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action
78 necessary.

79
80 Commissioner Moeller made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by
81 a vote of 7-0.

82
83 VII. PUBLIC HEARING ITEMS

84
85 5. **Z2020-041 (RYAN MILLER)**

86 Hold a public hearing to discuss and consider approval of a Text Amendment to Subsection 06.15, Lake Ray Hubbard Takeline Overlay (TL OV)
87 District, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of
88 amending the requirements for land use and development within the Lake Ray Hubbard Takeline, and take any action necessary.

89
90 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. In response to the Mayor's request for
91 clearer requirements to the Takeline ordinance, Mr. Miller rewrote the ordinance to make these changes along with incentives to help
92 property owners take advantage of these leases. Staff has also included more visual graphics to assist in knowing what uses are
93 allowed in that particular area and decreased the cost of the Takeline leases and renewal cost. Staff sent out a 15+-day notice in
94 accordance with our Unified Development Code (UDC) and state law. Mr. Miller then advised that he was available to answer questions.

95
96 Commissioner Deckard wanted further explanation in regards to leasable and non-leasable areas.

97
98 Chairman Chodun asked what the basis was for generating rules and regulations.

99
100 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
101 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

102
103 Commissioner Conway made a motion to approve item Z2020-041. Commissioner Thomas seconded the motion which passed by a vote
104 of 7-0.

105
106 6. **Z2020-048 (HENRY LEE)**

107 Hold a public hearing to discuss and consider a request by Brenda Kennedy for the approval of a Specific Use Permit (SUP) for Residential Infill
108 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.34-acre parcel of land identified as Lot 1,
109 Block A, Richard Harris Subdivision #5, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 T. L.
110 Townsend Drive, and take any action necessary.

111
112 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit
113 (SUP) for the purpose of constructing a single family home. This request is coming before the Commission due to it being within 500-
114 feet of the Harris Subdivision and the B.F. Subdivision. Both of these neighborhood are considered established subdivisions due to
115 them being greater than 10 years of age, greater than 5 lots, and greater than 90% developed. Staff mailed out 47 notices to property
116 owners and residents living within 500-feet of the requested property and also alerted any homeowners associations within 1500-feet of
117 the subject area. At the time this was drafted, Staff had received 4 emails and 3 notices in opposition of the applicant's request. Mr. Lee
118 explained that this case was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning
119 Commission.

120
121 Chairman Chodun asked the applicant to come forward.

122
123 Brenda Kennedy
124 1630 Shores Blvd.
125 Rockwall, TX 75087

126
127 The applicant came forward and asked for approval of the request.

128
129 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
130 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

132 Commissioner Womble made a motion to approve Z2020-048. Commissioner Deckard seconded the motion which passed by a vote of 6-
133 1 with Commissioner Conway dissenting.

134 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
135
136

137 7. **Z2020-049 (HENRY LEE)**

138 Hold a public hearing to discuss and consider a request Sam Hernandez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in*
139 *an Established Subdivision* for the purpose of constructing a single-family home on a 0.2342-acre parcel of land identified as Lot 48 of the
140 Canup's Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential
141 Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary.
142

143 Planner Henry Lee provided a summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit to
144 construct a two-story home facing E. Bourn Street. The applicants have stated that they were open to any changes that needed to be
145 made. On November 18, 2020, Staff mailed out 108 notices to property owners and occupants within 500-feet and also to any
146 homeowner associations within 1500-feet. This case is a discretionary decision to the City Council pending a recommendation from the
147 Planning and Zoning Commission. Mr. Lee then advised the Commission that the applicant was present.
148

149 Chairman Chodun asked the applicant to come forward.

150
151 Sam Hernandez/ Vanessa Hernandez
152 1721 Caddo Drive
153 Irving, TX 75060
154

155 The applicants came forward and were prepared to answer questions and make any changes as needed.
156

157 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
158 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
159

160 Commissioner Thomas made a motion to approve item Z2020-049. Commissioner Welch seconded the motion which passed by a vote of
161 7-0.
162

163 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
164

165 8. **Z2020-050 (HENRY LEE)**

166 Hold a public hearing to discuss and consider a request Perry Bowen on behalf of Kyle Bryan for the approval of a *Specific Use Permit (SUP)* for
167 *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.9655-acre parcel of land identified as
168 Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 501 S.
169 Clark Street, and take any action necessary.
170

171 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit
172 to construct a single-family two-story home facing Clark Street. Staff sent out 87 notices to property owners and occupants living within
173 500-feet of the subject property and any homeowners associations within 1500-feet. Prior to the meeting, Staff had received 1 notice in
174 favor of the request. As always, this request is a discretionary decision for the City Council pending a recommendation from the
175 Planning and Zoning Commission.
176

177 Chairman Chodun asked the applicant to come forward.
178

179 Kyle Bryan
180 1303 Laurence Drive
181 Heath, TX 75032
182

183 The applicant came forward and provided additional details to his request. He also brought building renderings to present to the
184 Commission.
185

186 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
187 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
188

189 Commissioner Thomas made a motion to approve item Z2020-050. Commissioner Conway seconded the motion which passed by a vote
190 of 7-0.
191

192 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
193

194 9. **Z2020-051 (HENRY LEE)**

195 Hold a public hearing to discuss and consider a request Travis Redden for the approval of a *Specific Use Permit (SUP)* for *Residential Infill*
196 *Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8,
197 Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family
198 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, and take any action necessary.

Planner Henry Lee provided a summary in regards to the request. The applicants are requesting the approval of a Specific Use Permit for the purpose of constructing a single-family home facing Shadydale Lane. Staff should note that the proposed home meets all the requirements described by the Unified Development Code. Staff mailed out 81 notices to property owners and occupants living within 500-feet of the subject property and any homeowners associations within 1500-feet of the subject property. At the time this report was drafted, Staff had received 1 notice in support of the request and 14 in opposition of the request. This case is a discretionary decision to the City Council pending a recommendation from the Planning and Zoning Commission.

Chairman Chodun asked the applicant to come forward.

Travis Redden/ Chelsea Redden
1115 Concan Drive
Forney, TX 75126

The applicants came forward and provided additional details in regards to the request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Chris Pittman
42 Shadydale Lane
Rockwall, TX 75032

He came forward and expressed his opposition to the request.

Terry Bybee
2 Shadydale Drive
Rockwall, TX 75032

Mr. Bybee came forward and provided a brief history of the neighborhood. He also expressed his opposition to the request.

John Hackerman
30 Shadydale Lane
Rockwall, TX 75032

He came forward and expressed his opposition to the request.

Karen Slabas
50 Shadydale Lane
Rockwall, TX 75032

Mrs. Slagan came forward and expressed her opposition to the request.

Gerald Thornly
2996 Hunters Glen North
Rockwall, TX 75032

Mr. Thornly came forward and expressed his opposition to the request.

Chairman Chodun asked if anyone else wished to speak; there being no one doing such, Chairman Chodun closed the public hearing and asked the applicant to return to address comments.

The applicants came forward once again and addressed comments made by the homeowners. She provided a USB drive to provide building elevations.

Vice-Chairman Welch made a motion to approve item Z2020-051. Commissioner Thomas seconded the motion which passed by vote of 6-1 with Commissioner Conway dissenting.

Chairman Chodun advised that this case will go before the City Council on December 21, 2020.

10. **Z2020-052 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Thomas Jones of Tomden Engineering, LLP on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a zoning change from Agricultural (AG) District to Commercial (C) District for the purpose of expanding their current house of worship. The

266 existing house of worship is proposing to construct an addition and increase the parking capacity to accommodate new and future
267 improvements. On November 18, 2020, Staff mailed out 13 notices to occupants and property owners living within 500-feet of the subject
268 property. Approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning
269 and Zoning Commission.

270
271 Chairman Chodun asked the applicant to come forward.

272
273 Thomas Jones
274 5815 Meadow Crest Drive
275 Dallas, TX 75230

276
277 Mr. Jones came forward and provided additional details in regards to their applicant's request.

278
279 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
280 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

281
282 Commissioner Thomas made a motion to approve item Z2020-052. Commissioner Conway seconded the motion which passed by a vote
283 of 7-0.

284
285 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.

286
287 11. Z2020-053 (RYAN MILLER)

288 Hold a public hearing to discuss and consider a request by David Meinhardt of Meinhardt & Associates, PLLC on behalf of Ed Burke of Channell
289 Commercial Corporation for the approval of a Zoning Change from a Light Industrial (LI) District to a Planned Development District for Light
290 Industrial (LI) District land uses on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall
291 County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700
292 Justin Road, and take any action necessary.

293
294 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting the approval
295 of a zoning change from Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses. The site
296 is currently corporate headquarters and manufacturing facility for the Channel Commercial Corporation. The building was constructed in
297 2015 and has seen subsequent site plans approved in the past. Those allowed the applicant to defer the landscaping in the front. Thru all
298 of these site plans, the owner has indicated an intention to create a corporate campus that involved uses beyond usage office
299 manufacturing. In one of the previous site plans, the owner indicated the incorporation of an amphitheater. Mr. Channel has since come
300 forward with a new plan with an additional 55,760 square-foot building, amphitheater and pavilion. An issue that arose, was that the
301 Light Industrial District is not written for those types of uses in mind. Staff decided that a Planned Development District would be best
302 for this type of usage. Notices were mailed out to occupants and property owners within 500-feet of the subject property. Mr. Miller then
303 advised that the applicant and Staff were present to answer questions.

304
305 Chairman Chodun asked the applicant to come forward.

306
307 David Meinhardt
308 14643 Dallas Parkway
309 Dallas, TX 75254

310
311 The applicant came forward and was prepared to answer questions.

312
313 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
314 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

315
316 Commissioner Moeller made a motion to approve item Z2020-053. Commissioner Welch seconded the motion which passed by a vote of
317 7-0.

318
319 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.

320
321 12. Z2020-054 (HENRY LEE)

322 Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a Specific Use Permit from an accessory structure
323 on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7
324 (SF-7) District, addressed as 707 Parks Avenue, and take any action necessary.

325
326 Planner Henry Lee provided a brief summary in regards to the request. The applicant is [proposing a 20x30 or 600 square foot accessory
327 building. According to the Unified Development Code, Single-Family 7 district is allowed 2 accessory structures each 144 square-foot or
328 1 accessory building at 144 square feet and 1 detached garage at 625 square feet. In this case, the applicant's request conforms to the
329 setback and height requirements; however, the accessory building proposed exceeds the maximum size by 456 square-feet-which is
330 almost half the size of the residential home. On November 18, 2020, Staff mailed out 150 notices to all residents and property owners
331 within 500-feet of the subject property and notified all homeowner associations within 1500-feet of the subject property. .
332

333 Chairman Chodun asked the applicant to come forward.

334
335 **Corky Belanger**
336 **707 Parks Avenue**
337 **Rockwall, TX 75087**
338

339 The applicant came forward and was prepared to answer questions.

340
341 Commissioner Thomas asked if there was a reason why it was exceeding the requirement.

342
343 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
344 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

345
346 Commissioner Womble made a motion to deny item Z2020-054. Commissioner Thomas seconded the motion which passed by a vote of
347 7-0.

348
349 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.

350
351 VIII. ACTION ITEMS

352
353 13. **SP2020-031 (DAVID GONZALES)**

354 Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of
355 a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners
356 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses,
357 situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.
358

359 **Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is proposing 2 facilities**
360 **on this property. One is a medical office building and the other is a daycare facility. Mr. Gonzales added that there were a number of**
361 **exceptions being asked: 1 for the medical office and 3 for the daycare facility. These were reviewed by the Architectural Review Board**
362 **(ARB) and horizontal articulation is not being met. The ARB was pleased with the medical office building and they were wanting for the**
363 **daycare to be similar and be blended in with a hill country type of look. Mr. Gonzales went into further discussion in regards to the**
364 **details and articulation of the buildings. Staff wanted to indicate that the proposed plan does appear to conform to the comprehensive**
365 **plan requirements. The daycare facility will not comply with the intent of the comprehensive plan. The ARB and applicant met and ARB**
366 **is forwarding a recommendation of approval for the variances requested dental facility but forwarding a recommendation of denial for**
367 **the variances being requested on the daycare facility. Mr. Gonzales advised that the applicant and Staff were present to answer**
368 **questions.**

369
370 Commissioner Womble asked for clarification in regards to this case being a site plan case only.

371
372 Commissioner Deckard asked there was a second floor to the building. He also asked if there was a flat roof option.

373
374 Vice-Chairman Welch asked if they could vote by building or by each exception.

375
376 Chairman Chodun asked the applicant to come forward.

377
378 **Drew Hayes**
379 **3227 McKinney Ave**
380 **Dallas, TX 75204**
381

382 Mr. Hayes came forward and provided an explanation to his request.

383
384 **Mary Courtin**
385 **3063 W FM 550**
386 **Rockwall, TX 75032**
387

388 Ms. Courtin came forward and was prepared to answer questions.

389
390 Commissioner Deckard wanted clarification on how to vote on this item.

391
392 Commissioner Deckard made a motion to approve the site plan with staff recommendations for item SP2020-031. Commissioner Thomas
393 seconded the motion which passed by a vote of 7-0.

394
395 Commissioner Deckard made a motion to approve the horizontal articulation variance for the medical office building on item SP2020-
396 031. Commissioner Womble seconded the motion which passed by a vote of 7-0.

397
398 Commissioner Womble made a motion to approve the fence variance on item SP2020-031. Commissioner Conway seconded the
399 motion which passed by a vote of 6-1 with Vice-Chairman Welch dissenting.

400 Commissioner Deckard made a motion to deny horizontal articulation on primary and secondary facades on item SP2020-031.
401 Commissioner Thomas seconded the motion which passed by a vote of 7-0.
402

403 IX. DISCUSSION ITEMS
404

405 14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
406

- 407 • P2020-048: Replat for Lots 4-7, Block A, Dalton Goliad Addition
- 408 • MIS2020-017: Variance to the Underground Utility Requirements for 2600 Lakefront Trail
- 409

410 Planning and Zoning Manager David Gonzales provided a brief update about the outcome of the above referenced cases at the City
411 Council meeting.
412

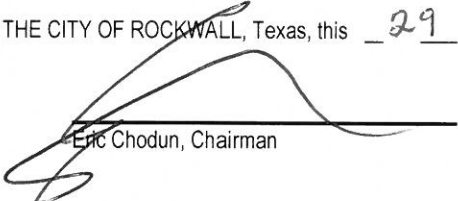
413 X. ADJOURNMENT
414

415 Chairman Chodun adjourned the meeting at 8:33 PM.
416

417
418 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29 day of December, 2020.
419
420

421
422
423 Attest: 
424

425 _____
426 Angelica Gamez, Planning and Zoning Coordinator
427



Eric Chodun, Chairman

