

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 30, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:04 PM. The Commissioners present were John Womble, Tracey Logan, Mark Moeller, Annie Fishman, Sedric Thomas and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and City Engineer Amy Williams. Absent from the meeting were Planning and Zoning Coordinator Angelica Gamez and Civil Engineers Sarah Johnston and Jeremy White.

## II. OPEN FORUM

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.

## III. APPOINTMENTS

1. Appointment with the Architectural Review Board Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

Planning and Zoning Director Ryan Miller explained that the recommendations made by the Architectural Review Board would be explained with each case.

## IV. CONSENT AGENDA

### 2. P2020-023 (HENRY LEE)

Discuss and consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

### 3. P2020-024 (HENRY LEE)

Discuss and consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.

### 4. P2020-025 (HENRY LEE)

Discuss and consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a replat for Lots 4 & 5, Block A, Washington Place Addition being a 0.987-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition and a 0.28-acre portion of Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

### 5. P2020-026 (HENRY LEE)

Discuss and consider a request by Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

Commissioner Mark Moeller made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

## V. DISCUSSION ITEMS



6. **Z2020-023 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the case. The applicant is requesting a Specific Use Permit (SUP) for a single-family home in the Fox Chase neighborhood on the northeast corner of Shadydale and Ridge Road. There are a couple of subdivisions requiring this property to get an SUP such as Chandlers Landing and the Fox Chase, as well as the Benton Woods subdivision. This would be a 7,000 square foot single-family house and the primary building material would be stucco. Mr. Miller advised the Commission that the case would be brought back on July 14, 2020 for a Public Hearing and he was available to answer questions.

Commissioner Chodun asked if anyone had any questions for Staff. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.

7. **Z2020-024 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [Ordinance No. 15-24] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

Planning and Zoning Director Ryan Miller advised the Commission that the applicant was present and Chairman Chodun asked the applicant to come forward.

Chris Cuny  
825 Waters Drive  
Allen, TX 75013

The applicant came forward and provided a brief summary in regards to the request. The reason for rezoning the property is to increase the density and create a new category of lots. The applicant then gave background information regarding Planned Development 78 and went thru a PowerPoint presentation. He would like the Commission to consider rezoning a portion of the planned development to convert a portion of the 9,600 square foot lots to 32,670 square foot lots. Mr. Cuny explained that they will not replat into the floodplain and will instead leave that as open space. The total number of lots created would then decrease from 507 to 428. The sewer service would turn into a two (2) stage process. During Stage I, there would be aerobic systems with drip irrigation versus spray systems. Stage II includes the connection to the sanitary sewer system by each resident. Connection to the City Sewer, when available, would be mandatory and shall be at the cost of the homeowner. Mr. Cuny explained that the Planned Development would incorporate the following: two (2) lakes, open space, biking trails, a community center and pool, and 55 acres for use as a public park. The applicant then advised the Commission that he was available for questions.

Commissioner Womble asked why the applicant was going for more density overall. The applicant answered that the zoning change would be needed to start construction since the project had been still since 2015. From past projects, the larger lots seemed to have been more successful.

Commissioner Fishman asked City Engineer Amy Williams if the City had ever used the desired OSSF aerobic systems in a planned development before. Ms. Williams answered that it had but they were in 1 acre or 1 ½ acre lots. Planning and Zoning Director Ryan Miller added that the City's OSSF program was run by the County who reviews all OSSF systems running inside the City and have an Interlocal Agreement that facilitates it. Through that, we have to meet the City's lot size requirements in order for them to review those. In the past, we have approved OSSF systems in as small as one (1) acre but have never gone below the acre mark on new developments. The reason why is because when we go below an acre and a half, we have to facilitate an outside engineer who will have to sign off and inspect those systems. The City has approved them in other Planned Developments but never in any lots the size of an acre.

Commissioner Logan asked if the 4,000- 5,000 square foot area was usable in any way or could you plant on top of it. Mr. Cuny answered that it is usable and that present developments such as Kingsbridge are using the drip system irrigations there. Terrabella in Heath also uses these systems which is how he got familiar with them. You would be able to plant on top but cannot place any trees there. Commissioner Logan then had a question in regards to the financials of the project.

118 She also asked whether the developer would be required to still pay the impact fees. Planning and Zoning Director Ryan  
119 Miller answered that the builder would be responsible for paying those impact fees still. Mr. Cuny added that that is  
120 something he would have to talk to the City about participating in a discount since they're going to be building the systems  
121 but no agreements have been made at the moment. Mr. Miller explained that whenever total costs come up, then the  
122 discount Mr. Cuny was looking for would have to be entertained and approved by City Council.

123  
124 Commissioner Moeller stated that there were two (2) areas in the original concept plan that required sprinkler systems and  
125 he wanted to know if that was still something that would still take place. Mr. Cuny answered that given the size of the home  
126 then most likely they would have a sprinkler system but that is a detail that would still need to be worked out.  
127 Commissioner Moeller explained that due to the fire suppression system that they would require sprinkler systems  
128 regardless of the size of the home.

129  
130 Chairman Chodun asked City Engineer Amy Williams if there would be City water issued for sure. Ms. Williams answered  
131 that there was already city water there. She added that they were doing some major infrastructure work in this project. Mr.  
132 Cuny answered that city water would be used for this and that the main issue was the wastewater. With wastewater, the  
133 lines will be there but there would be a connection and disconnection fee.

134  
135 Chairman Chodun asked if there were any further questions for the applicant and Planning and Zoning Director Ryan Miller  
136 added some points for clarification. He explained that the ordinance given that night did not reflect the changes made and  
137 the updated ordinance would be presented at the next meeting. He also stated that the applicant mentioned everything  
138 that Staff recommended except for two (2) things. One being the boulevard that was the spine street that ran through the  
139 development has been shortened through just the first phase and that stops at the roundabout by the larger lots. The  
140 second being that 1.2 miles of trail has been taken out from the original request. Mr. Miller stated that the developer would  
141 meet the anti-monotony requirements, the updated fence standards, and the new setbacks for flat furniture garages and  
142 those changes will be issued at the next meeting as well. One last thing that would be required for this project is a letter  
143 from the NRCS essentially stating that this development can happen because there are two (2) NRCS lights on this  
144 property. This will not come into play until the site plan phase.

145  
146 There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next  
147 scheduled meeting on July 14, 2020.

148  
149 8. Z2020-025 (RYAN MILLER)

150 Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a  
151 General Retail Store and Hair Salon and/or Manicurist on a 0.2254-acre parcel of land identified as Lot 1, Block A, Arventures  
152 Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office  
153 (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

154  
155 Planning and Zoning Director Ryan Miller advised the Commission that the applicant was present and Chairman Chodun  
156 asked the applicant to come forward.

157  
158 Hallie Fleming  
159 507 N. Goliad Street  
160 Rockwall, TX 75087

161  
162 The applicant came forward and provided a brief summary in regards to the request. She explained that due to Covid-19,  
163 her goal is to help keep businesses afloat and provide a larger retail space and bring in one chair for a mixologist.

164  
165 Planning and Zoning Director Ryan Miller added that the business has grown organically and it is no longer the type of  
166 business that the City had originally issued a Certificate of Occupancy (CO) for. The applicant was asked to find a way to  
167 find as much flexibility as possible to allow them to be an incubator space and the idea to bring this through is to facilitate  
168 that request. In regards to parking, the parking requirement was sufficient when they got the original SUP. Since they  
169 aren't changing the floor area then the parking requirement does not change either. There also has not been any code  
170 violations related to parking. The only violation they had was in 2019 for parking a popsicle ice cream truck in the middle  
171 of the yard. Mr. Miller advised the Commission that a copy of the draft ordinance was placed in their packets and it shows  
172 the operational guidelines, with the only addition to facilitate allowing to have one hair salon manicurist limited to one (1)  
173 chair. Mr. Miller then advised the Commission that he was available for questions.

174  
175 Commissioner Fishman asked the applicant how she handled the advertising and signage of the building. Ms. Fleming  
176 answered that the signage would not change.



There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.

9. **Z2020-026 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Drive-Through, Less Than 2,000 SF* on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

Planning and Zoning Manager David Gonzales advised the Commission that the applicant was present and Chairman Chodun asked the applicant to come forward.

Priya Acharia  
2201 E. Lamar Boulevard, Suite 200E  
Arlington, TX 76006

The applicant provided a brief summary in regards to the request. They are requesting an SUP for a restaurant with a drive-thru at the northwest corner of SH205 and Pecan Valley Drive. The SUP is needed due to the fact that the establishment is less than 2,000 square feet.

Commissioner Logan made a comment stating that other restaurants have failed to take place there due to not having the proper placing.

Commissioner Fishman thought that the last time the Commission reviewed something like this they thought a drive-thru was not feasible. Mr. Gonzales explained that last time they had the drive coming out of Pecan Valley and they weren't able to do that due to spacing requirements. This plan has its drive coming out of Quail Run and not Pecan Valley Drive.

Commissioner Womble asked if the applicant knew of how many variances would be requested and what they would be. Ms. Acharia replied that she was not aware of any at the moment. Mr. Gonzales added that there was going to be some landscaping requirements such as headlight screening.

Commissioner Thomas asked what kind of concept was going to be in the establishment. The applicant answered that it might possibly be a Smoothie King or something of that nature.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.

10. **Z2020-027 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store and Banquet Facility/Event Hall* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary.

Planning and Zoning Director Ryan Miller advised that the applicant was present and asked him to come forward.

Kurt Naumann  
168 Stoneleigh Drive  
Heath, TX 75032

The applicant provided a brief summary in regards to the request. He explained that their request is to bring an upscale cigar lounge to the area similar to the one they have in McKinney. He wants to create an environment for cigar enthusiasts and believes Downtown Rockwall would be a great place for it. In addition, they would offer BYOB so patrons can bring in their own spirits that they like to pair with their cigars.

Planning and Zoning Director Ryan Miller added that the establishment is Our House and is currently a banquet facility and event home. The applicant would just be adding to the retail store aspect and will keep renting out the event home in that manner. We have carried over the previous requirements to the previous SUP even though this new one would supersede that. As part of that SUP, the applicant received a waiver to pave the cross axis easement until the property facing Alamo

Street was converted to Commercial, and eventually brought in as a Commercial property. We've had to put that back into this SUP in order for that to still be valid and that would be a part of the approval process. Mr. Miller advised the Commission that Staff was present to answer any questions.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.

11. **Z2020-028 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to add the Office Use to this property but since it is in a Planned Development, and PD-10 is large, then all those property owners had to be notified. The applicant is requesting to turn his space into a co-working space and in order to do that then the entire Planned Development district must be amended. There have been many ordinances in this planned development throughout the years, and there was only one line added to the ordinance for this request. Mr. Miller then advised the Commission that he was available for questions.

There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.

12. **Z2020-029 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. Since the last meeting the family has decided to forego two (2) acres of the property. They are still going forward with the zoning change on the remaining two (2) acres for a single-family home. Mr. Gonzales then advised the Commission that he was available to answer any questions.

There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.

13. **P2020-022 (DAVID GONZALES)**

Discuss and consider a request by Ryan Joyce of Northgate Rockwall LD, LP for the approval of a Final Plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

Planning and Zoning Manager David Gonzales advised the Commission that the applicant was present but the only reason this item is listed under Discussion Items is due to the fact that it needs to go through the Parks and Recreation Board for recommendation. He explained that this will be in the Consent Agenda at the next meeting.

Chairman Chodun asked if the applicant had anything to add to come forward at this time.

Ryan Joyce  
1189 Waters Edge Drive  
Rockwall, TX 75087

The applicant came forward and thanked the Commission for their support with this project. At the moment, they have sold out about 80% of their lots.

There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.



298 14. **SP2020-010 (DAVID GONZALES)**

299 Discuss and consider a request by Greg Wallis of Mershaw Architects on behalf of Adat Estate of Vats Akhil and Deepti for the  
300 approval of a Site Plan for a *medical office building* on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2  
301 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV)  
302 District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.  
303

304 Planning and Zoning Manager David Gonzales advised the Commission that the applicant was present and Chairman Chodun  
305 asked them to come forward.  
306

307 Greg Wallis  
308 1520 E. I-30  
309 Rockwall, TX 75087  
310

311 The applicant came forward and provided a brief summary in regards to the request. He explained that this will be a 7,200  
312 square foot medical office housing two doctors, general practice, and psychiatry. A large extension of it will be an imaging  
313 center with X-Rays and MRIs/CTs. The center portion of the building will hold an open lease until they find a use for it. They  
314 are asking for one (1) variance along the back with the horizontal articulation and the Architectural Review Board did not  
315 have a problem with the situation. Additional landscape will be provided as well as an overage on the masonry requirement.  
316 There will also be a spring wall added to the back due to the Ag and the school considered Residential. Mr. Wallis then  
317 advised the Commission that he was available to answer questions.  
318

319 Mr. Gonzales added that the Architectural Review Board did review this and they'll be forwarding a recommendation of  
320 approval including the variance requested and the variance that will come in front of the Commission during the site plan  
321 process.  
322

323 There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled  
324 meeting on July 14, 2020.  
325

326 15. **SP2020-011 (DAVID GONZALES)**

327 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Ed Burke of Channell Commercial  
328 Corporation for the approval of an Amended Site Plan for an existing industrial building on an 18.762-acre parcel of land identified  
329 as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,  
330 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action  
331 necessary.  
332

333 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The request would be  
334 associated with Phase II of an outside storage area. He then advised the Commission that he was available for questions.  
335

336 Chairman Chodun asked what he meant by outside storage area. Mr. Gonzales explained that there was some additional  
337 product that they had along with extra storage space. They are required to screen the storage with a screening wall so the  
338 details of that will come during the site plan process. The screening walls need to be at least one (1) foot higher than what  
339 is being stored along with additional landscaping. Planning and Zoning Director Ryan Miller added that this will be one of  
340 the variances associated with this. The applicant is going to be proposing a smooth face wall, which was approved during  
341 the first phase because it was a part of Corporate Landing. They will also be requesting a drive way variance due to them  
342 adding a second driveway along Industrial Blvd.  
343

344 Commissioner Moeller asked if this new driveway was for access to the storage area. Mr. Gonzales replied that it would  
345 create access to Phase I portion as well. Commissioner Moeller then asked if this driveway would be lightly used. Mr.  
346 Gonzales replied that there would be a future building coming in as well as additional parking making the drive way highly  
347 used.  
348

349 Commissioner Fishman asked if there were any concessions requested for the variances wanted. Mr. Gonzales answered  
350 that any variance requires two (2) compensatory measures and those would be covered during the site plan phase.  
351

352 There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next  
353 scheduled meeting on July 14, 2020.  
354

355 16. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 356  
357 ✓ P2020-019: Replat for Lot 9, Block C, Remington Park, Phase 2 Addition [APPROVED]  
358 ✓ P2020-020: Final Plat for Terracina Estates, Phase 1 Addition [APPROVED]

- ✓ Z2020-016: SUP for a *Guest Quarters/Secondary Living Unit, Detached Garage and Carport* for 844 Zion Hill Circle [APPROVED; 1<sup>st</sup> READING]
- ✓ Z2020-018: SUP for *Residential Infill Adjacent to an Established Subdivision* for 1055 Dalton Road [APPROVED; 1<sup>st</sup> READING]
- ✓ Z2020-019: SUP for *Residential Infill in an Established Subdivision* for 247 Chris Drive [APPROVED; 1<sup>st</sup> READING]
- ✓ Z2020-020: SUP for a *Guest Quarters/Secondary Living Unit and Carport* for 1308 Ridge Road [APPROVED; 1<sup>st</sup> READING]
- ✓ Z2020-021: Zoning Change (AG to SFE-2.0) [WITHDRAWN]
- ✓ Z2020-022: SUP for a *Detached Garage* for 803 Kernodle Street [APPROVED; 1<sup>st</sup> READING]

**Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

VI. ADJOURNMENT

**Chairman Chodun adjourned the meeting at 7:06 pm.**

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this  
14 day of JULY, 2020.

\_\_\_\_\_  
Eric Chodun, Chairman

Attest:

\_\_\_\_\_  
Angelica Gamez, Planning and Zoning Coordinator

