

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 12, 2021 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 6:01 PM. Commissioners present were John Womble, Derek Deckard, Sedric
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 II. OPEN FORUM
10

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

13
14 III. APPOINTMENTS
15

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

18
19 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at
20 the Architectural Review Board meeting.

21
22 IV. CONSENT AGENDA
23

- 24 2. Approval of Minutes for the December 29, 2020 Planning and Zoning Commission meeting.

25
26 Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a
27 vote of 7-0.

28
29 V. PUBLIC HEARING ITEMS
30

- 31 3. **Z2020-055 (DAVID GONZALES)**

32 Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit
33 (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County,
34 Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor
35 Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

36
37 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting the
38 approval of a Specific Use Permit (SUP) for a general retail store. In June 2019, City Council approved an SUP for this property and it
39 allowed for a full service restaurant less than 2,000 square-feet without a drive-thru. The parking plan allowed for seven (7) parking
40 spots on the site. Also in June 2019, The Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA)
41 and the Planning and Zoning Commission approved a site plan which allowed the construction of this. The applicant currently has a
42 business in town and would like to relocate to this building. According to the Unified Development Code (UDC), approval of a SUP is
43 required for a general retail store use. An operational condition that Staff included in the draft ordinance is that the second floor be
44 used only for storage purposes. The application does appear to be consistent with the intent of the district, however, approval of a SUP
45 is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out
46 92 notices to homeowners and residents living within 500-feet of the subject property and to all Homeowner Associations (HOAs)
47 within 1500-feet of the subject property. Staff had received 5 notices from 7 property owners in favor of the request. Mr. Gonzales
48 advised the Commission that the applicant and Staff were present and available for questions.

49
50 Commissioner Conway expressed her concerns in regards to the parking at the business.

51
52 Chairman Chodun asked the applicant to come forward.

53
54 Caroline Harklau
55 312 Dartbrook
56 Rockwall, TX 75087

57
58 The applicant came forward and answered questions and provided additional details in regards to her request.

59
60 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
61 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

62
63 Vice-Chairman Welch made a motion to approve item Z2020-055 with staff recommendations. Commissioner Womble seconded the
64 motion which passed by a vote of 7-0.
65

66 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.

67
68 4. **Z2020-056 (RYAN MILLER)**

69 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison
70 Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a
71 Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M.
72 Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services
73 (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

74
75 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The property was originally annexed in
76 1999 and zoned to its current designation in 2005. The applicant at that time was seeking a zoning change from Agricultural District to a
77 Single-Family-16 designation with Neighborhood Services in order to establish 106 single-family residential lot subdivision. Despite the
78 zoning change, the actual development never transpired and the properties have remained vacant and undeveloped since its
79 annexation. As of today, the property can be used for Neighborhood Services at the corner of 552 and 1141 and the remainder of the
80 property being zoned a Single-Family 16 District could be developed in 1,600-square foot lots as long as it meets the base zoning. Staff
81 should point out that in 2019 HB2439 was approved and that took away the City's ability to regulate building materials. As the property
82 sits today, the City would not be able to regulate building materials on either the Single-Family 16 or the NS. The applicant is requesting
83 is a Planned Development District, which is different than the straight zoning districts because it allows the developer to propose their
84 own zoning standards. They can also agree to incorporate building materials into the Planned Development District. The proposed
85 subdivision consists of 260 lots which would be broken down into 134 (60x120 foot) lots, 68 (70x120 foot) lots, and 58 (72x120 foot) lots.
86 The applicant is also proposing an amenity center and that'll be on one acre of land as well as incorporating a trail system that loops
87 around the outside. Staff wanted to note that the developer is not taking access off of North Country Lane, so Staff cannot legally
88 require them to update that roadway. The Plan meets the majority of the Code's requirements but there are two areas of departure. First
89 of all, in lieu of alley ways the developer is proposing a front entry garage and, as a compensatory measure, the applicant is increasing
90 the front setback of the flat front entry product to 25-feet. Secondly, Staff requires a 30-foot landscape buffer adjacent to all roadways
91 and the developer is proposing a 10-foot landscape buffer with 4-inch caliper evergreen trees. Staff mailed out 37 notices to property
92 owners and residents living within 500-feet of the subject property and to all homeowner associations within 1500-feet of the property.
93 Mr. Miller advised the Commission that the applicant and staff were present and available to answer questions.

94
95 Commissioner Deckard wanted clarification as to whether homes can go in at the site as long as it's in low density.

96 Commissioner Womble wanted clarification as to how density was calculated.

97 Chairman Chodun asked if there was a carve out of the building materials requirement if it does not fit within the general aesthetics of
98 the community.

99 Vice-Chairman Welch asked for clarification on the setbacks as proposed in OurHometown Vision.

100
101 Chairman Chodun asked the applicant to come forward.

102
103 Ryan Joyce
104 1189 Waters Edge Drive
105 Rockwall, TX 75087

106
107 The applicant came forward and provided a brief summary in regards to his request.

108
109 Adam Buczek
110 8214 Westchester Drive, Suite 900
111 Dallas, TX 75225

112
113 Mr. Buczek came forward and provided a PowerPoint presentation in regards to his request.

114
115 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

116
117 Jeannette Dellinger
118 1823 Tumbleweed Circle
119 Rockwall, TX 75087

120
121 Mrs. Dillinger came forward and expressed her opposition in regards to the request due to the traffic it would cause.

122
123 Steve Curtis
124 2130 FM 1141
125 Rockwall, TX 75087

126
127 Mr. Curtis came forward and provided a brief presentation and expressed his opposition to the request.

128
129 Planning and Zoning Director Ryan Miller wanted to clarify that the City cannot be a party to deed restrictions so the development
130 agreement that Mr. Curtis (above) mentioned never happened.

131
132 Jim Turner
133 1691 E. Old Quail Run Road
134 Rockwall, TX 75087

135 Mr. Turner came forward and expressed his opposition to the request.

136
137
138 **Bob Wacker**
139 **309 Featherstone**
140 **Rockwall, TX 75087**

141
142 Mr. Wacker came forward and expressed his being in favor of the request.

143
144 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
145 and brought the item back to the Commission for discussion or action.

146
147 Chairman Chodun asked City Engineer Amy Williams if she wanted to add input on the roads.

148
149 Mrs. Williams added that FM 552 will be let in 2023 so in 2 years 552 will be let to a 4-lane divided roadway. FM 1141 will have to do a
150 TIA (Traffic Impact Analysis) on both roads and whatever improvements are required on their density will have to be done by TX Dot
151 standards.

152
153 Ryan Joyce (applicant) came forward and responded some of the comments made by the public.

154 Adam Buczek came forward and answered comments made by the public as well.

155
156 Commissioner Moeller added that he was pleased with the presented product and concerned about what may be put in place if not this.

157 Vice-Chairman Welch added that he appreciated the changes but struggled to make a decision.

158 Commissioner Thomas added that his biggest struggle were the smaller lots and smaller spaces.

159 Chairman Chodun did not want to see a development where the majority are smaller 60-foot lots.

160
161 After lengthy discussion, Commissioner Moeller made a motion to approve item Z2020-056 with staff recommendations. Commissioner
162 Thomas seconded the motion which passed by a vote of 6-1 with Chairman Chodun dissenting.

163
164 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.

165
166
167 5. **Z2020-057 (RYAN MILLER)**

168 Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for
169 the approval of a Zoning Change superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39)* and changing the zoning from a Single-
170 Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land
171 identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
172 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and
173 take any action necessary.

174 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. In 2008, an SUP was approved for
175 this property for a daycare facility and it was constructed and is in place today. Recently, the applicant approached Staff about
176 potentially adding a medical office building adjacent to the existing daycare. At that time, there were only two options to facilitate that:
177 the first being to amend PD-41 to remove the subject property from the Planned Development District and rezone it to a General Retail
178 (GR) District. The second option was to amend Planned Development District 41 to take in the Single-Family 10 (SF-10) District and re-
179 designate the property for GR District uses as part of that Planned Development uses. Either way, Staff had to amend PD-41 which
180 means the entire planned development district had to be notified. Ultimately, the applicant submitted a request to change the zoning
181 and limit the uses allowed on the property allow limited GR District land uses. Specifically, the applicant is requesting a Planned
182 Development District that would limit the land uses on the subject property to only three uses: daycare facility, office building, or
183 medical office building. The applicant has submitted colored elevations that show that the proposed office building would match the
184 existing daycare facility. The proposed zoning adheres to the GR district standards with the exception of the minimum lot depth. In
185 accordance with the Comprehensive Plan, this corner is already designated for Commercial Retail District land uses so, in adopting
186 the zoning, it would actually be bringing the zoning into conformance with the comprehensive plan. Staff mailed out 756 notices to all
187 property owners and residents within 500-feet of the subject property and notified any HOAs within 1500-feet of the property as well.
188 Staff has received 17 property owner notifications, 2 online forms, and 2 emails from properties within the notification area that are
189 opposed to the request. Mr. Miller then advised the Commission that the applicant and Staff were present and available for questions.

190
191 Chairman Chodun asked the applicant to come forward.

192
193 **Doug Galloway**
194 **3508 Edgewater**
195 **Dallas, TX 75205**

196
197 Mr. Galloway came forward and provided additional details in regards to the request.

198
199 Commissioner Moeller asked if that building would cause the removal of any trees that were already planted. He also asked if there
200 were any plans to downsize the building currently since there was not another tenant in place already.

201
202 Commissioner Deckard asked if there were any time constraints with the office building and daycare facility.

204 Commissioner Womble wanted clarification in regards to the size of the building.
205

206 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
207 and brought the item back to the Commission for discussion or action.
208

209 Vice-Chairman Welch made a motion to approve item Z2020-057 with staff recommendations. Commissioner Deckard seconded the
210 motion which passed by a vote of 6-1 with Commissioner Moeller dissenting.
211

212 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.
213

214 6. **Z2020-058 (HENRY LEE)**

215 Hold a public hearing to discuss and consider a request by David LeCour for the approval of a Specific Use Permit (SUP) for an accessory
216 structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned
217 Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.
218

219 Planner Henry Lee provided a brief summary in regards to the request. Between 2017 and 2019, there was an accessory building
220 removed from the site due to weather damage as stated by the applicant. The applicant is now requesting to build a 35x20 or 700
221 square foot accessory building. He has indicated that accessory building façade will be clad unpainted aluminum and the structure will
222 not be set on a permanent foundation. Staff noted that the applicant did start construction without a permit and there are currently
223 several poles in the ground that have been erected. According to the Single-Family 7 District, they are allowed by right two (2)
224 accessory buildings at 144 square feet each and the accessory structures should be compatible with any surrounding structures. All
225 accessory buildings that are not portable should be put on a concrete foundation. In this case, the request does conform to the setback
226 and height requirements for accessory buildings but does exceed the permissible size by 556 square feet. If the request is approved, a
227 survey must be done in order to show the building is outside of the flood plain area. Staff mailed out 92 notices to all property owners
228 and residents living within 500-feet of the subject property as well as all homeowner associations within 1,500-feet of the property. Staff
229 received 3 notices in favor of the request. Due to this being a zoning case, approval of an SUP is a discretionary decision for the City
230 Council pending a recommendation from the Planning and Zoning Commission.
231

232 Commissioner Conway asked if the building had already begun construction on the project and asked about the size of the building.
233 Vice-Chairman Welch asked what was to the south of the property.
234

235 Commissioner Thomas asked if the homeowner would have been allowed had he built the requested structure within a certain time
236 frame.
237

238 Chairman Chodun asked the applicant to come forward.
239

240 David LeCour
241 507 S. Clark
242 Rockwall, TX 75087
243

244 Mr. LeCour came forward and provided additional details in regards to his request.
245

246 Commissioner Moeller asked if the applicant was trying to rebuild the same size building that was torn down.
247

248 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
249 and brought the item back to the Commission for discussion or action.
250

251 Commissioner Conway expressed her concerns in regards to the size of the request and this setting a precedence for the
252 neighborhood.
253

254 Commissioner Moeller disagreed and added that this would have been a legal non-conforming structure had the applicant gone thru
255 the correct process if known.
256

257 Commissioner Deckard expressed his being in favor of the request.
258

259 Vice-Chairman Welch made a motion to approve item Z2020-058 with staff recommendations. Commissioner Thomas seconded the
260 motion and that is approved 5-2 with Commissioners Womble and Conway dissenting
261

262 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.
263

264 7. **Z2020-060 (DAVID GONZALES)**

265 Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners
266 Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a
267 Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts
268 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-
269 Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and
270 Horizon Road [FM-3097], and take any action necessary.
271

272 Planning and Zoning Manager David Gonzales provided a brief summary in regards to this request. The purpose of the rezone is to
build three single-family home located on this. They are requesting to rezone this Single-Family 1.5 (SF-1.5) District. The majority of the

273 properties that are adjacent to N. Wallace Lane are zoned Agricultural District. If the request is approved, the subject property would
274 need to conform to the requirements made by the UDC for Single-Family Estate lots. Their request for rezoning from an AG District and
275 SFE-2.0 to a SFE-1.5 does conform to the Comprehensive Plan. Staff notified all residents and property owners within 500-feet of the
276 subject property. Mr. Gonzales advised that Staff and the applicant were present and available for questions.
277

278 Chairman Chodun asked the applicant to come forward.

279
280 Matthew Deyermond
281 558 Ezekiel Avenue
282 Dallas, TX 75217
283

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

285
286 Chairman Chodun asked if anyone else wished to speak; There being no one doing such, Chairman Chodun closed the public hearing
287 and brought the item back to the Commission for discussion or action.

288 Commissioner Moeller made a motion to approve item Z2020-060 with staff recommendations. Commissioner Deckard seconded the
289 motion which passed by a vote of 7-0.
290

291 Chairman Chodun advised that this case will go before the City Council on January 19, 2021.
292

293 VI. ACTION ITEMS
294

295 8. **SP2020-032 (DAVID GONZALES)**

296 Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the
297 approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land
298 identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District,
299 situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.
300

301 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting approval
302 of an amended site plan for the purpose of constructing a new gymnasium and classroom facility in conjunction with Heritage Christian
303 Academy (HCA). HCA has already had 3 temporary accessory buildings that have been located on site and they were originally
304 approved back in 2003. The UDC does allow for the gym and classroom facility under the land uses. There are three (3) variances that
305 the applicant is actually requesting: one for building articulation, 2 for roof design, and 3 is for the materials and masonry composition.
306 According to the UDC, the applicant can request that the Commission grant him an exception or variance. These would require two (2)
307 compensatory measure for each variance that is being requested. Staff wanted to point out that the approval of the gym would allow for
308 the removal of the temporary classrooms. The proposed building would be complementary to the school. Approval of the variance is a
309 discretionary decision for the Planning and Zoning Commission and would require a super majority vote for approval. The ARB did
310 approve this 4-0 with the variances being requested. Also, a new Certificate of Occupancy will not be issued until all temporary
311 classrooms have been removed. Mr. Gonzales advised the Commission that Staff and the applicant are present and available for
312 questions.
313

314 Chairman Chodun asked the applicant to come forward.

315
316 Phil Craddock
317 828 McCall Drive
318 Fate, TX 75087
319

320 Mr. McCall came forward and provided additional details in regards to the request.
321

322 Commissioner Thomas made a motion to approve item SP2020-032. Commissioner Moeller seconded the motion which passed by a
323 vote of 7-0.
324

325 9. **SP2020-033 (DAVID GONZALES)**

326 Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an
327 Amended Site Plan for a Gas Canopy in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land
328 identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned
329 Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as
330 2301 S. Goliad Street, and take any action necessary.
331

332 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting the
333 approval of an amended site plan for a gas canopy in conjunction with an existing general retail store with gasoline sales. The
334 proposed canopy will contain the same material used on the existing canopy. The ARB has already reviewed this case and has
335 forwarded a recommendation of approval. There is another item associated with this and that would be a variance to the landscape
336 buffer located along State Highway 276. There are trees that are planted that meet the requirement within the area located along the
337 area that will be constructed. There is a portion of the buffer that has an existing tree line that the applicant to like to keep as part of the
338 landscape buffer. There are some additional gaps that would require the applicant to fill in with some additional canopy trees. Thee
339 applicants have also added additional trees between the existing store and the canopy to provide additional screening for the site. All
340 of these would be compensatory measures for the variances being requested. Approval of a variance is a discretionary decision for the

341 Planning and Zoning Commission and Mr. Gonzales advised them that Staff and the applicants were present and available to answer
342 questions.

343 Chairman Chodun asked the applicant to come forward.

344
345 **Andrew Malzer**
346 **200 Galleria Parkway SE**
347 **Atlanta, GA 30339**
348

349 **Mr. Malzer came forward and provided additional details and a presentation in regards to the request.**

350
351 Chairman Chodun asked why Staff required the screening from the trees between the gas station and the building.

352
353 Commissioner Thomas made a motion to approve item SP2020-033. Commissioner Womble seconded the motion which passed by a
354 vote of 7-0.
355

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357 VII. DISCUSSION ITEMS

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

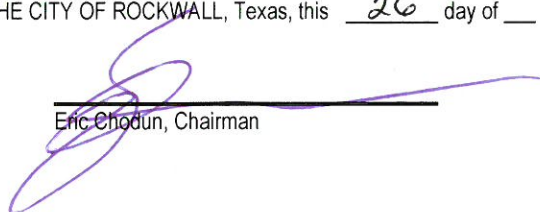
- 360
361
 - P2020-051: Final Plat for Lot 1, Block A, SDI Rockwall Addition [APPROVED]
 - P2020-053: Replat for Lot 1, Block I, Lake Rockwall Estates East Addition [APPROVED]
 - Z2020-041: Text Amendment to Subsection 06.15, Lake Ray Hubbard Takeline Overlay (TL OV) District, of Article 05, District Development Standards, of the UDC [APPROVED; 2nd READING]
 - Z2020-048: SUP for Residential Infill in an Established Subdivision at 701 T. L. Townsend Drive [APPROVED; 2nd READING]
 - Z2020-049: SUP for Residential Infill in an Established Subdivision at 304 E. Bourn Street [APPROVED; 2nd READING]
 - Z2020-050: SUP for Residential Infill in an Established Subdivision at 501 S. Clark Street [APPROVED; 2nd READING]
 - Z2020-051: SUP for Residential Infill in an Established Subdivision at 38 Shadydale Lane [APPROVED; 2nd READING]
 - Z2020-052: Zoning Change (AG to C) for 5651 SH-276 [APPROVED; 2nd READING]
 - Z2020-053: Zoning Change (LI to PD) for 1700 Justin Road [APPROVED; 2nd READING]

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371
372 **Planning and Zoning Manager David Gonzales provided a brief update about the outcome of the above referenced cases at the City**
373 **Council meeting.**

374
375 VIII. ADJOURNMENT

376
377 **Chairman Chodun adjourned the meeting at 8:23 PM.**

378
379 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 26 day of
380 January, 2021.

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385
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387
388

Eric Chodun, Chairman

Attest: 
Angelica Gamez, Planning and Zoning Coordinator