

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
OCTOBER 28, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)
AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC
USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Ross Husting, John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Coordinator Melanie Zavala, City Engineer Amy Williams and Civil Engineer Madelyn Price. Staff absent were Planning Technician Angelica Guevara and Assistant City Engineer Jonathan Browning.

II. APPOINTMENTS

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

Senior Planner Henry Lee advised staff would provide ARB recommendations when staff presents the case.

III. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Dr. Conway closed the open forum.

IV. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

2. Approval of the Minutes for the October 10, 2025 Planning and Zoning Commission meeting.

3. P2025-036 (RYAN MILLER)

Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary.

4. P2025-037 (HENRY LEE)

Consider a request by David Stanglin of Ruffin Custom Buildings for the approval of a Replat for Lot 2, Block A, Pott Shrigley Addition being a 2.00-acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 992 Sids Road, and take any action necessary.

Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 7-0.

V. ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

5. MIS2025-018 (HENRY LEE)

Discuss and consider a request by Noah Dawit for a Special Request for an Exception to the Exterior Material requirements of Planned Development District 75 (PD-75) for a 0.688-acre tract of land identified as a portion of Lot 776A and all of Lots 774A & 775A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 370 Eva Place, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is seeking an exception to the exterior material requirements for the subject property. By way of background, on October 9th, the applicant was approved by the Board of Adjustments (BOA) to elevate the existing manufactured home on stilts on the subject property. This approval was considered an expansion of a legally non-conforming structure. According to the Unified Development Code (UDC), when a legally non-conforming structure is expanded, it becomes subject to the other

requirements of that zoning district. In this case, the property falls under two different categories. First, within Planned Development 75 (PD-75), new structures are required to have a minimum of 60% Hardie board siding. Second, the replacement of a manufactured home requires 90% masonry materials and a 3:12 roof pitch. The applicant's request pertains to keeping the existing materials on the home, which appear to be a composite board or OSB panel rather than Hardie board or a similar approved product. Staff also noted that the applicant initially approached the BOA for approval to elevate the home due to the property being entirely within the floodplain. Additionally, several unpermitted improvements have been made on the property, including a fire pit, a bridge, and a fence all located within the floodplain. These items have not been removed, and citations have been issued in relation to these violations.

Commissioner Hagaman asked if this case was for the exterior materials and not the fence or bridge.

Commissioner Schoen asked if the two requirements that need to be met are the mobile home replacement as well as the non-conforming structure.

Senior Planner Henry Lee explained that when the BOA approves an expansion to a non-conforming structure it is then subject to the requirements of that district.

Commissioner Brock asked if recently we had approved a case similar to this in regards to materials for hardie board.

Chairman Dr. Conway asked about the stilts and what material they would be using.

Senior Planner Henry Lee explained they would be cedar stilts.

Commissioner Bentley asked if there would be any requirements on the stilts themselves.

Commissioner Roth asked if they're just approving the materials.

Director of Planning and Zoning Ryan Miller explained that it can structurally support the weight.

Juan Fuentes
370 Eva Place
Rockwall, TX 75032

Mr. Fuentes came forward and provided additional details regarding his request.

Commissioner Brock asked if the request was for financial decision.

Commissioner Hagaman made a motion to deny MIS2025-018. Chairman Dr. Conway seconded the motion which was denied by a vote of 4-3 with Commissioner Brock, Roth and Husting dissenting.

VI. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is November 11, 2025.

6. **Z2025-066 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. The original Planned Development District has been approved, and the lots within this subdivision have already been platted. The applicant is proposing a minor amendment to the PD ordinance specifically, a change to permit the inclusion of side-entry garages. While side-entry garages are generally discouraged on smaller lots due to limited maneuvering space, in this case, each lot is a minimum of three-quarters of an acre. Therefore, the proposed change may enhance architectural variety and improve the visual character of the subdivision.

Alyson DiBlasi
15400 Knoll Trail Drive
Suite 230
Dallas, TX 75248

Mrs. DiBlasi came forward and explained her dad was the one in charge of the project and explained he didn't realize side entry garage was left out.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

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7. Z2025-067 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Lisa Brooks and Renee Holland of Makeway, LLC for the approval of a Specific Use Permit (SUP) for a Daycare Facility Exceeding the Maximum Building Size in a Neighborhood Services (NS) District on a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. He noted that this matter previously came before the Commission as a zoning case. At that time, the applicant had requested a General Retail District designation to accommodate a proposed building exceeding 5,000 square feet. However, both the Planning and Zoning Commission and the City Council determined that a Neighborhood Services designation would be more appropriate. Although the applicant's proposed use as a daycare facility appeared acceptable, it was concluded that the building size could be addressed through the Specific Use Permit process. The applicant is now requesting approval for a building exceeding 5,000 square feet for the proposed daycare facility. The design includes a pitched roof and residential-style architecture intended to complement the character of the surrounding area.

Craig Brooks
1215 Ridge Road West
Rockwall, TX 75087

Mr. Brooks came forward and explained they are requesting to exceed the SF amount.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

8. Z2025-068 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Randy Lee Aragon on behalf of Kevin Lefere for the approval of a Specific Use Permit (SUP) to allow a Recording Studio on a 0.92-acre parcel of land identified as a portion of Lots 2 & 3, Block S, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 206 E. Washington Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a recording studio on the subject property.

Randy Lee Aragon
206 E. Washington Street
Rockwall, TX 75032

Mr. Aragon came forward and explained the School of Rock and are wanting to add a recording studio since there is a back room that is already sound proofed.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

9. Z2025-069 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Kevin Sayles for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.417-acre parcel of land identified as Lot 21, Block A, Foxchase Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family 10 (SF-10) District land uses, addressed as 24 Shadydale Lane, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. This structure was built without a permit and was required with the standard fee of the SUP application and was require to pay the non-compliance structure fee. The current building is not on the required concrete foundation.

Kevin Sayles
24 Shady Dale Lane
Rockwall, TX 75032

Mr. Sayles came forward and expressed he purchased the home back in July and didn't realize a permit was going to be required.

Commissioner Brock asked how big is the lot.

Director of Planning and Zoning Ryan Miller said it was .417

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

10. Z2025-070 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Gage Raba of Hunington Properties, LTD on behalf of Tina Cox of Temunovic Partnership LTD for the approval of a Zoning Change from a Light Industrial (LI) and a Commercial (C) District to a Planned Development District for Commercial (C) District land uses for a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3, and 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park Addition; and, Lot 2, Block A, Eastplex Industrial Park No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light

Industrial (LI) District, situated within the SH-205 Bypass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, and take any action necessary.

Mike Feathers
203 W. Nash Street
Suite 100
Terrell, TX 75160

Mr. Feathers explained that he has been in communication with City staff regarding compliance with the City of Rockwall's requirements related to zoning, overlay standards, landscaping, and similar development criteria. He stated that they have been working collaboratively with the City to address these matters and to prepare the property for future commercial development.

The Director of Planning and Zoning Ryan Miller provided an overview of the applicant's request. The I-30 Corridor Plan identifies this site as a strategically located property within a designated "transitional zone." However, the Director observed that the property more closely aligns with what could be considered an "opportunity zone," as it is among the last remaining vacant tracts of land along the I-30 corridor within the city limits. The plan had originally earmarked this property as suitable for mixed-use or town center-style development. The current concept plan, based on its layout, aligns more closely with a traditional strip-style commercial development, which is also referenced in the I-30 Corridor Plan but not as one of the preferred models for this specific site. The applicant's concept depicts multiple pad sites divided by two public rights-of-way—one running north-south and another east-west. The proposed uses include several quick-service restaurants (QSRs), small retail strip centers, a fitness center, a car wash, a retail store with gasoline sales, and several undefined pad sites. The design shows numerous drive-throughs. Because the applicant is requesting a commercial base zoning designation consistent with the Special Commercial Corridor, many of the proposed uses are permitted by right. However, the applicant has modified the use list to include two uses not typically allowed by right in the commercial district: (1) a full-service hotel, and (2) a craft brewery, distillery, or winery. These uses generally require a Specific Use Permit (SUP) in the commercial district. In addition, the applicant has proposed prohibiting several uses that are otherwise permitted in the base district, and this list is included within the proposed Planned Development (PD) ordinance provided in the packet. The property falls within two overlay districts, and the development has been subjected to the standards of both. At present, the proposed building elevations do not fully meet several key design requirements. Staff has detailed these deficiencies and will continue to work with the applicant to address them. Additional staff comments relate to the objectives outlined in the I-30 Corridor Plan, including the incorporation of a central green space or community gathering area, and the establishment of a trail plan connecting all on-site uses. The current concept is more auto-oriented than pedestrian-friendly. Staff emphasized the City's goal for developments in the corridor to accommodate both vehicular and pedestrian activity encouraging interaction between uses without requiring vehicle movement between them. The applicant has also submitted a comprehensive signage plan, which is typical for large shopping centers along I-30. Similar to other developments in the area, this plan will require City Council approval. The proposed signage plan and associated elevations have been included in the PD submittal package, with two versions currently under consideration. Because this site spans multiple planning documents, staff has incorporated language from both the I-30 Corridor Plan and the John King Boulevard Overlay District Plan. This includes provisions for trail connections and gateway features at prominent corner locations.

Commissioner Brock mentioned that they're looking for high quality development.

Commissioner Hagaman mentioned if the way they have it drawn do they only envision small shops.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

11. Z2025-071 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained they are requesting a Specific Use Permit (SUP) for a Residential Infill. They will also be having a guest quarters/ secondary living unit. The guest quarters will also require a SUP. Staff is still working with the applicant to go over logistical issues.

Michael Lewis
2592 FM 549
Rockwall, TX 75032

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

Commissioner Hagaman asked if two homes would be allowed on the same lot.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

12. Z2025-072 (HENRY LEE)

Hold a public hearing to discuss and consider a request by James Martin of Gardner Land Holdings LLC on behalf of Bart Gardner of Gardner Land Holdings, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for General Retail (GR) District and Commercial (C) District land uses on a 15.601-acre tract of land identified as Tract 2 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of S. Goliad Street [SH-205] and Lofland Circle, and take any action necessary.

James Martin
7034 Coronado Avenue
Dallas, TX 75214

Bart Gardner
1066 Candice Circle
Rockwall, TX 75032

Mr. Martin came forward and explained there is a bunch of business coming into town therefore they decided to make an offer on the property. It would all be under a Planned Development District (PD). He mentioned the plan was to develop in phases.

Mr. Gardner came forward and explained that the vision of this project is to build a retail space with more food options.

Commissioner Hagaman asked if this was the property in front of the RISE building.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. With the General Retail at the front they had asked to have restaurants that are greater or less than 2,000 SF with a drive-through be permitted by right. Staff removed the drive through less than 2,000 SF to be permitted by right that would still need a SUP but staff did leave the restaurant greater than 2,000SF with a drive-through.

Director of Planning and Zoning Ryan Miller followed up with General Retail district does not allow any drive through restaurants without a Specific Use Permit (SUP) the reason for that is since it is typical closer to residential areas. In this case it is not close to a residential area and what they're trying to achieve is they're adding the stricter requirements closer to the road.

Mr. Gardner mentioned they would not have outside storage.

Director of Planning and Zoning Ryan Miller mentioned that sewer is dependent on the Juniper subdivision as it phases out.

Commissioner Brock mentioned she needs to see all the comments made incorporated into the plan.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

13. Z2025-073 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a SUP for a Major Auto Repair Garage. Explained the Architectural Review Board (ARB) will still have to look at the articulation.

Tyler Adams
100 N Cottonwood Drive
Suite 104
Richardson, TX 75080

Mr. Adams came forward and explained they had been looking for a site for this project. Explained he got Comments from Staff and has been working with them.

Commissioner Hagaman asked about outside storage.

Commissioner Brock mentioned this was close to residential and explained this would need more screening.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

14. P2025-038 (BETHANY ROSS)

Discuss and consider a request by Alejandro Rubio for the approval of a Preliminary Plat for Lots 1 & 2, Block A, Rubio Addition being a 4.71-acre tract of land identified as Tracts 7 & 7-1 of the H. K. Newell Survey, Abstract No. 167, and a portion of Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182, Rockwall County, Texas, generally located southeast of the intersection of SH-276 and Rochell Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained staff had to send this to Rockwall County for review and will come back November 11th on the Consent Agenda.

15. P2025-039 (BETHANY ROSS)

Discuss and consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Jim Bell of Harlan Properties, Inc. for the approval of a Preliminary Plat for The Landon Phase 2 Subdivision being a 93.357-acre parcel of land identified as Lot 20, Block A, The Landon Addition, Rockwall County, Texas, generally located northeast of the intersection of S. Munson Road and Laci Lane, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained staff had to send this to Rockwall County for review and will come back November 11th on the Consent Agenda.

16. **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.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. This case might seem familiar since they came in for a PD Development Plan. Staff mentioned that ARB did provide comments related to building materials and articulation requirements.

Lisa Deaton
23134 Hwy 22
Yuma, TN 38390

Mrs. Deaton came forward and provided additional details in regards to her request.

Commissioner Schoen asked if this will return on November 11th

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on November 11, 2025.

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

- P2025-032: Final Plat for Lot 1 & 2, Block A, Sweat Addition (**APPROVED**)
- Z2025-059: Zoning Change from Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District Land Uses for a Single-Family Subdivision (**2ND READING; APPROVED**)
- Z2025-062: Specific Use Permit (SUP) for *Indoor Commercial Amusement* at 2071 Summer Lee Drive, Suite R103 (**1ST READING; APPROVED**)
- Z2025-063: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Establish Subdivision* at 902 Aluminum Plant Road (**1ST READING; APPROVED**)
- Z2025-064: Specific Use Permit (SUP) to *Exceed the Maximum Height in a Commercial (C) District* for 1020 La Jolla Pointe Drive (**1ST READING; APPROVED**)
- Z2025-065: Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales* (**1ST READING; APPROVED**)
- MIS2025-017: Miscellaneous Case for an *Alternative Tree Mitigation Settlement Agreement* for the Erwin Farms Subdivision (**APPROVED**)

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

VII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 7:38 PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11 day of November, 2025.

Attest:

Melanie Zavala, Planning Coordinator


Dr. Jean Conway, Chairman