

**Minutes  
Planning and Zoning Meeting  
January 25, 2021**

On this 25<sup>th</sup> day of January, 2021, at 7:00 p.m., the Planning & Zoning Commission convened in a Regular Meeting, and the same being opened to the public at their regular meeting place; thereof, at the Dr. George S. Woods Community Center, 202 E. Hondo Avenue, Devine, Texas. Notice of said meeting having been prescribed in Chapter 551, Government Code, and Vernon's Texas Codes, Annotated, and the following members thereof, being present, namely:

Doug Wilkins, Chairman  
Mike Herring  
Jim Lawler  
Onis Wiemers

Absent being Commissioner Darrell Murdock; thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary); Tom Cate, City Attorney; Ruben Chapa, Code Compliance Officer; and Ofilia Pedroza, UB Clerk.

Others present: Zach & Debbie Beadle.

Commissioner Wilkins called the meeting to order.

The first order of business was to administer the Oaths of Office.

City Attorney Tom Cate administered the Oaths of Office to Commissioners Doug Wilkins, Mike Herring, Jim Lawler and Onis Wiemers, to renew their terms.

The second order of business was to discuss and consider Approval of Minutes for the meeting of May 12, 2020.

Planning and Zoning Commissioners reviewed the minutes.

Motion by Commissioner Wiemers, seconded by Commissioner Herring to approve the minutes for the meeting of May 12, 2020.

Ayes	--	Four – Commissioners Wiemers, Herring, Lawler, and Chairman Wilkins
Nays	--	None
Absent	--	One—Commissioner Murdock

Motion carried.

The third order of business was to discuss and consider request made by Zachary Beadle, 411 West Benton, Devine, Texas, 78016, for a variance to be allowed to park his trucks on the city street right-of-way.

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Mr. Zach Beadle addressed Council and informed them that he operates his business from his home, and he had gotten a variance to park his truck on the city's right-of-way. He said he's had no issues or complaints from his neighbors.

Code Compliance Officer Ruben Chapa explained that the reason Mr. Beadle was brought in was because of a complaint received by Mr. Porfirio De Leon.

Interim City Administrator/City Secretary Dora V. Rodriguez informed the Commissioners that Mr. Beadle got a variance back in 2016 when former City Administrator Joe Ramos was here. She explained that Council just let the ordinance stay as it was and didn't take any action on the ordinance. On June, 28, 2016, Council approved to grant a one-year variance for Mr. Beadle.

City Attorney Tom Cate informed the Commissioners that they can follow the ordinance and grant a variance for one-year. He explained that they can't do it for longer than that under the current ordinance, but advised that they can at least recommend to Council to extend the variance for a longer period of time.

The Commissioners held discussion.

Motion by Commissioner Wiemers, seconded by Commissioner Herring to grant a one-year variance to Zachary Beadle, and to recommend to Council to extend it for two-to-three years.

Ayes	--	Four – Commissioners Wiemers, Herring, Lawler, and Chairman Wilkins
Nays	--	None
Absent	--	One—Commissioner Murdock

Motion carried.

The fourth order of business was Informational Items.

Some of the items discussed were:

- Quik Trip (QT) – They're coming along really fast, and they're hoping to be ready by April 2021.
- Status on Kempf Subdivision – Code Compliance Officer Ruben Chapa reported that we're just waiting on their engineers. This is off of Shaver and W. Davis Avenue.
- Cactus Flats – Code Compliance Officer Ruben Chapa reported that Misty Houston is getting ready to start her subdivision; she already asked for addresses for the first 11-12 units that she is going to build. This is across the cemetery.
- New development – Code Compliance Officer Ruben Chapa informed the Commissioners of a new development coming on the property to the left of Tractor Supply for single homes. He explained there is an unimproved road behind Tractor Supply, and the developer will be coming before Council to request for the City to improve that road up to the subdivision, and extend it like we did for Kempf Street.
- Lots needing cleaning – Commissioner Lawler mentioned a lot needing cleaning on George Wilkerson's old property, and another lot on Zig Zag and Curtis; there's a red brick house on the corner. Interim City Administrator/City Secretary Dora V. Rodriguez said we would look into this.

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- Barber Shop by Golf Course – Code Compliance Officer Ruben Chapa reported that someone off of Sollock Drive was wanting to open up a Barber Shop but he informed him that he could not have this in a residential area. According to Interim City Administrator/City Secretary Dora V. Rodriguez, we need to go out with a letter.
- Murphy’s Meat Market – Someone complained that Murphy’s is skinning deer outside where people can see. Discussion was held.
- Dogs on Transportation – Commissioners inquired if Mr. Joe Rodriguez was back in business selling pit bull puppies. Discussion was held. According to City Attorney Tom Cate, there is a permanent injunction against him. So, we need to write a letter to Mr. Rodriguez. If he doesn’t comply, we’ll send him back to court.

There being no further business to come before the Planning and Zoning Commission, Commissioner Wilkins called for a motion to adjourn.

Motion made by Commissioner Lawler, seconded by Commissioner Wiemers to adjourn meeting.

Ayes	--	Four – Commissioners Wiemers, Herring, Lawler, and Chairman Wilkins
Nays	--	None
Absent	--	One—Commissioner Murdock

Motion carried.

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Chairman

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Secretary