

**Minutes
Planning and Zoning Meeting
March 29, 2021**

On this 29th day of March, 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, 200 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; Denise Duffy, City Accountant; Tom Cate, City Attorney; and Ismael Carrillo, Public Works Consultant (by phone).

Others present: Marly Davis, Devine News; Michael Carson, Starson Investments; and Blake Stacy.

Commissioner Wilkins called the meeting to order.

The first order of business was to discuss and consider Approval of Minutes for the meeting of January 25, 2021.

Planning and Zoning Commissioners reviewed the minutes.

Motion by Commissioner Lawler, seconded by Commissioner Wiemers to approve the minutes for the meeting of January 25, 2021.

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

Motion carried.

The second order of business was to discuss and consider request from Michael Carson/Starson Investments, LLC Subdivision Development for the City to extend Dixon Drive, an unopened dedicated street, and to extend utility lines.

Michael Carson explained to the Board that back in December, he purchased a five-acre lot next to Tractor Supply which he plans to develop, and he needs help with extending Dixon Drive and extending the utilities on a 50 foot right-of-way that was deeded to the City back in the 70's.

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Mr. Carson explained that the lots south of the right-of-way is someone else's RV Park. He said he would be grateful with any help that he can get. He said he talked to County Commissioner Jerry Beck who is going to be working on a street project for the City, and he has stated that he's willing to help also.

Discussion was held on building single-family units that could bring in approximately \$700 a year in tax revenue and would pay for itself in tax revenue, and could possibly increase to \$2,700 a year. He said he's also open to other ideas.

Commissioner Wiemers brought up the Sewer and commented that we may have to add an additional lift station to cover these homes and the RV Park. Commissioner Lawler agreed. The Board held discussion on whether the City has enough funds to extend the Water/Sewer utilities and extend the road.

Discussion was held on the zoning.

City Attorney Tom Cate told the Board that Council just wanted to get Planning & Zoning Commissioners' thoughts on this, so they will know what's going on and what is being requested; so they just want the Board's opinion on this, and then Council will have the final say.

The Board remembered past City Engineer Raul Garcia talking about this and inquired if we have any information from him that could help. Commissioner Wiemers said he would like to know everything that has to be done before giving Council their recommendation on this, and then asked if we can have this researched before they make a recommendation. Interim City Administrator/City Secretary Dora V. Rodriguez will research her files for any information we might have from past City Engineer Raul Garcia.

Motion by Commissioner Wiemers, seconded by Commissioner Herring to table this item until we get more information.

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

Motion carried.

The third order of business was Informational Items.

The following was discussed:

- Lots Clean Up – Commissioner Lawler thanked Code Compliance Officer Ruben Chapa for taking care of cleaning up the lots he had requested at the last meeting.

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- Food Truck at Golf Course – Commissioner Wiemers inquired if it’s possible for them to work off the Golf Course, and inquired if they can serve margaritas. According to Code Compliance Officer Ruben Chapa, the Golf Course has a beer/wine liquor license. Commissioner Wiemers just wanted to know if this was allowable.
- Barber Shop by Golf Course – He has been sent letters.
- Injunction on Joe Rodriguez – City Attorney Tom Cate stated that he may have to be taken to Court.
- QT – City Attorney Tom Cate told the Board that Quik Trip has asked us to be a certified city, and we are working on that. So, at the end of April, they will open up without the sign.
- Water Project – Discussion was held. First phase is not going well.

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 Wiemers, seconded by Commissioner Herring to adjourn meeting.

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

Motion carried.

Chairman

Secretary