

Minutes  
Regular Council Meeting  
June 17, 2025

On this 17<sup>th</sup> day of June 2025, at 6:00 p.m., the City Council of the City of Devine convened in a Regular Meeting, the same being open to the public, at the Dr. George S. Woods Community Center, 200 E. Hondo Avenue, Devine Texas 78016. Notice of said meeting having been prescribed in Chapter 551, Government Code, and Vernon's Texas Codes, Annotated, and the following members being present:

Mayor Butch Cook  
Alderman Josh Ritchey  
Alderman Ray Gonzales  
Alderman Jeff Miller  
Alderman Michael Hernandez  
Alderman Harold Lance

Thus, constituting a quorum.

Personnel Present: David L. Jordan, City Administrator; Dora Rodriguez, City Secretary; Pete Sanchez, Director of Public Works; Christine Green; Interim Finance Director, Debra Dubose, Library Director; Tom Cate; City Attorney

Others Present: Todd Summers Chairman Mission Devine, Mr. Martino, Rahul Ray, Tiny Homes Representative; Dustin Navarro, Anton Riecher, Devine News.

Mayor Cook welcomed everyone to the regular meeting at 6:05pm.

The second order of business was invocation. Alderman Ritchey delivered the Invocation. Mayor led the Pledge of Allegiance to the United States Flag and the pledge of Allegiance to the Texas Flag.

The third order of visitor's/citizens forum.

Mayor Cook asked that Agenda Item #8 being moved up to now. This is for adopting a Proclamation for Mission Devine. Alderman Ritchey made a motion to move this agenda item to agenda item #3. Alderman Miller seconded the motion.

Motion Carried 5-0.

Mayor Butch Cook recognized and honored Mission Devine for its faithful service, positive contributions, and enduring commitment to the betterment of the city. The proclamation acknowledged that the vision inspired by Mrs. Daniel Young. Mayor Cook declared a proclamation noted that Mission Devine has demonstrated principles of Christian love, service, and unity within the community for the past 21 years.

Mayor Cook then asked if anyone was here to speak for the visitors/citizens forum. No one signed up to speak.

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The fourth order of business public recognition. There was nothing at this time.

The fifth order of business was employee recognition. Mr. Martino who is a resident of Medina County spent a considerable amount of time at the library. He is recognizing the library staff for the outstanding service to the community. He observed them always serving with excellence day in and day out.

The sixth order of business was allowing Tiny Homes under the City of Devine Code of Ordinances.

Council members expressed several concerns about the proposed development:

- Potential for transients and high turnover in the units.
- Impact on real estate values in the rest of the city.
- Long-term maintenance of the properties.
- The number of unrelated individuals who might occupy each unit.
- Density of the development (approximately 100 units).
- Spacing between homes (approximately 6-12 feet).

The developer indicated they would be amenable to occupancy requirements of about 2 people per unit and limitations on lease lengths to avoid transient populations.

The city's consultant Brandon Melland explained that the current zoning code does not specifically address tiny homes, and recommended using a Planned Development (PD) zoning district, which would be a negotiated process allowing the city to maintain control over aspects of the development. The consultant noted that while cities generally cannot require specific building materials under state law, a PD might offer more flexibility for the city to address concerns about materials like metal skirting that might rust or blow away.

The City Administrator clarified that this presentation was informational only, and that the Planning and Zoning Commission had already heard the presentation. Questions from both bodies would be compiled and forwarded to the developer for a response and a more formal presentation in the future.

The seventh order of business was to approve the Regular Meeting Minutes from May 20, 2025.

Alderman Ritchey mentioned that Agenda Item #16 needs to be corrected. City Administrator Jordan said that he will go and review the tape for the approved correction. Alderman Miller made a motion to approve the meeting minutes from May 20, 2025 with the suggested correction. Alderman Gonzales seconded the motion. Motion carries 5-0.

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The ninth order of business was to consider and act upon Council Appointments.

City Administrator David Jordan opened up the floor to discuss council appointments which includes planning & zoning and parks & recreation/emergency management board. This is for another two-year term. Mayor said we need to approve our board positions. A question was raised by Mayor Cook on the terms of council. City Secretary clarified the length of time. The list was provided to council and mayor of election council appointments. Alderman Hernandez makes a motion to approve the list of council appointees. Alderman Miller seconded the motion.

Motion passes 4-0, Alderman Ritchey abstain.

The tenth order of business was to consider and act upon selection a Mayor Pro- Term.

Alderman Ritchey made a nominate for Alderman Michael Hernandez to be elected as Mayor Pro-Term. Mayor Pro-Term acts in the capacity as the mayor in the event the mayor isn't available. Alderman Miller seconded the motion. Alderman Hernandez accepted the nomination.

Motion Carried 5-0.

The eleventh order of business was to consider and act upon the recommendation of the Planning & Zoning Commissioner's Meeting held on April 14, 2025.

- a. A variance request was submitted by Dustin Navarro for the area lot from 9,000 to 8,600 square feet.

To summarize the Planning and Zoning Commission examined the variance request submitted by Dustin Navarro to reduce the required lot area from 9,000 square feet to 8,600 square feet. The Planning and Zoning Commission recommended approval of this variance, noting it was only a difference of 400 square feet.

Alderman Ritchey made a motion to accept the recommendation of the planning and zoning committee. Alderman Hernandez seconded the motion.

Motion Carried 5-0.

The twelfth order of business was to consider and act upon approving the Nueces River Authority Water Rights Contract. Mayor Cook said unfortunately the representative from Nueces River Authority could not attend the meeting today. Alderman Ritchey made a motion to table Agenda Item #12. Alderman Hernandez seconded the motion.

Motion Carried 5-0.

This item will be tabled for another council meeting.

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The thirteenth order of business was to consider and act upon approving the Interlocal Agreement for the SRO Officer between the Devine ISD and the City of Devine.

City Administrator David Jordan reviewed the agreement between the City of Devine and Devine ISD. The district has agreed to pay for a School Resource Officer for afterschool activities and for extracurricular activities.

Alderman Miller makes a motion to approve the interlocal agreement between the City of Devine and Devine ISD. Alderman Ritchey seconded the motion.

Motion Carried 5-0

The fourteenth order of business consider and act upon dissolving the Planning and Zoning Reform Committee.

City Administrator Jordan stated that he is recommending that the Planning and Zoning Reform Committee be dissolved due to board members that have recently resigned or no longer being active. He stated that he would like council's guidance on this.

Alderman Ritchey makes a motion to dissolve the Planning and Zoning Reform Committee. Alderman Miller seconded the motion.

Motion Carried 5-0

Alderman Ritchey proposed holding a workshop to discuss zoning and code reforms, expressing concern that recommendations from the Planning and Zoning Commission sometimes did not align with the original intent. The mayor indicated support for workshops where they could get enough attention and collaboration. There was discussion about having a committee or workshop where the council could develop recommendations and build consensus before proceeding.

The fifteenth order of business was informal items.

City Administrator Jordan provided an update on the interview process for Finance Director and Court Clerk. He also said that the police chief position is still reviewed as 22 applicants have been received. The City Secretary Position is also in process too and interviews being conducted.

City Administrator Jordan also provided an update on the water well ground project. Alderman Miller asked if the inside of the tank is going to be repaired as well. Jordan said yes it will. Alderman Ritchey asked about the Yancey Water Alliance. Jordan said that the City of Devine is partaking in this in supporting administrator fees. This project is a part of a grant and an order signed into place by the Governor of Texas.

Alderman Ritchey questioned the police report as to not having any traffic violations for the previous month. Administrator Jordan stated that the City of Devine was down 3 police officers. They have hired two officers this week alone and are gearing up to get out on the road soon.

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Alderman Lance asked about some streets and driveways that have cracks on them and about speed bumps. Public Works Director Pete Sanchez said that working is being done on this and they are aware of the situation. Mayor Cook did mention that bids are out for work on Upson Street.

The sixteenth order of business was to Adjourn.

Alderman Ritchey made a motion to adjourn at 9:05pm. Alderman Gonzales seconded the motion. Motion carries 5-0.



City Secretary



Mayor