

Minutes
Planning and Zoning Meeting
January 12, 2026

On this 12th day of January 2026, at 7:00 p.m., the Planning & Zoning Commission 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:

Doug Wilkins, Chairman
Mike Herring
Scott Herring
Fred Morales

Thus, constituting a quorum. Commissioner Chuck Guzman absent and Commissioner Onis Wiemers absent.

Personnel Present: David L. Jordan, City Administrator; Michelle Martin, City Secretary; Pete Sanchez, Director of Public Works; Juanita Romero, Permits/Code Enforcement.

Others Present: Brandon Schweers, Toby Moore, and Melissa Rodriguez owner of 512 E. Hondo

Public Hearing- Zoning Change 7pm

Discuss and consider the zoning classification change request for 512 E. Hondo from Class "G" Retail Business District to Class "I" Light Industrial District for a collision repair center that will be using a spray booth for painting vehicles.

No one from the public spoke at the public hearing. The public hearing closed at 7:14pm.

Commissioner Wilkins called the meeting to order at 7:15pm.

Juanita Romero, Permits and Code Enforcement Department listed out the specifics of the planning and zoning request being presented before the P&Z Commissioners:

- Zoning classification change for 512 E. Hondo from Class "G" Retail Business District to zoning "I" Light Industrial District for a collision repair center.
- Public notification was posted in the Devine Newspaper on December 12, 2025, and January 7, 2026.
- Property owners within the 200 feet buffer from 512 E. Hondo were sent out letters notifying them of this proposed change and the specifics of the business. Only one responded which was in favor of the change.
- The location was previously a welding shop, so it was classified as light industrial in the past.

Minutes
Planning and Zoning Meeting
January 12, 2026

- Staff request approval of this request for businesses to grow in the City of Devine.

Melissa Rodriguez owner of 512 E. Hondo got up to speak first. She thanked the commissioners for taking time to listen to their planning and zoning request. She said she wanted to give her time to speak over to the two future owners of the property at 512 E. Hondo.

Brandon Schweers and Toby Moore, the future owners of 512 E. Hondo presented the specifics on zoning classification change for 512 E. Hondo from Class "G" Retail Business District to zoning "I" Light Industrial District for a collision repair center.

- Mr. Schweers representing the proposed business Craftsman Collision provided his work experience in the auto body collision business. He also worked for the insurance industry as well.
- Mr. Moore co-owner of Craftsman Collision also provided his work experience in the auto body collision business of 15 plus years.
- Moore did a presentation laying out the purpose of the business for a modern collision repair facility and their overall goals.
- All repairs will be done inside the body shop during normal operating hours. Traffic will also be limited to customers only who are dropping off their cars for repair along with pick up. They are committed to being clean, quiet, and safe for their team and for the residents of Devine. Entrances and exits will be clearly marked off Hwy 173. There will be one way traffic to ensure for safe entry and exit.
- No parking will be allowed on the street.
- Schweers presented the specifics of the zoning map request of being classified to light industrial per the zoning map. This is due to the spray booth that will be installed at the auto body collision shop.
- Schweers also spoke on the noise control as well. Since the building is already sprayed with foam insulation, it will help minimize noise coming from the shop.
- Moore stated that there will be a semi downdraft completely sealed spray booth professionally installed. It comes OSHA certified and has a filtration efficiency rate of 96.5% using HEPA filters. The air is going to be cleaner going out than it is when it comes in.
- Craftsman Collision will allow for new employment opportunities for the community and supporting local businesses for continued growth. It will allow for this property to be reactivated to help support local tax benefits for the City of Devine.

Minutes
Planning and Zoning Meeting
January 12, 2026

- They are committed to being a long-time member of the City of Devine, ensuring they deliver excellent service. Safety, quality, customer service, and effective communication are their core values.

Commissioner Herring asked if all of this is approved by the EPA. Moore responded with yes. A spray booth is going to be installed to fall in line with EPA standards.

Chairman Wilkins asked how many people does Craftsman Collision plan on hiring. Moore stated that they are looking at hiring approximately six-seven people.

Chairman Wilkins also asked about having a fence to secure the vehicles being worked on. Moore stated that they will primarily be securing vehicles inside the facility. They do also plan on putting a high fence around the property to prevent theft or damage to the vehicles.

City Administrator Jordan asked where the vehicles will be parked during the day time while vehicles are being worked on. Moore responded that a fence will be built to store those vehicles in. Jordan also asked how many cars do they expect they will have in the shop at a given time. Schweers said that a shop this size, will see approximately 35-40 cars. These cars will not be sitting around long, but instead worked on to be moved out quickly.

City Administrator Jordan asked about cars being dropped off at night in the event a car accident was to occur. Schweers stated they need to implement a plan for this. There is a lane behind the shop that would possibly allow for after hours drop off.

Melissa Rodriguez, the current owner of 512 E. Hondo stated that her real estate office is next door to the proposed collision repair center. If more space is needed, it could be leased or available for sale for the collision center.

Chairman Wilkins asked if anyone else had any input or comments on the planning and zoning request. There were no more further questions or comments on this matter.

Chairman Wilkins made the motion to change the zoning classification of 512 E. Hondo from Class "G" Retail Business District to Class "I" Light Industrial District for a collision repair center that will be using a spray booth for painting vehicles. Commissioner Herring seconded the motion. Motion carried 4-0. Commissioner Chuck Guzman absent and Commissioner Onis Wiemers absent.

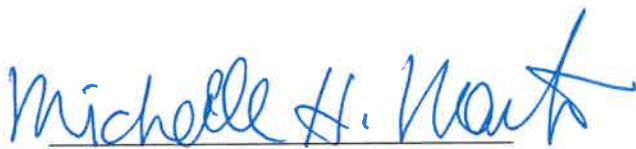
The second order of business was to discuss and consider the approval of the Meeting Minutes from June 16, 2025 and August 18, 2025. The Planning and Zoning Commissioners reviewed the minutes and found no errors. Motion made by Commissioner Herring to accept the meeting minutes. Commissioner Morales seconded the motion. Motion carried- 4-0. Commissioner Chuck Guzman absent and Commissioner Onis Wiemers absent.

The third order of business was to adjourn. There being no further business to come before the Planning and Zoning Commission, Commissioner Herring called for a motion to adjourn. Commissioner Wilkins seconded the motion. Commissioner Chuck Guzman absent and Commissioner Onis Wiemers absent.


Minutes
Planning and Zoning Meeting
January 12, 2026

The meeting adjourned at 8pm.

Motion carried- 4-0. Commissioner Chuck Guzman absent and Commissioner Onis Wiemers absent.

Handwritten signature of Michelle H. Nault in blue ink.

City Secretary

Handwritten signature of Doug Wilkins in blue ink.

Chairman