

Minutes
Planning and Zoning Meeting
June 16, 2025

On this 16th day of June 2025, at 6:00 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
Onis Wiemers
Mike Herring
Chuck Guzman
Jim Lawler
Scott Herring
Fred Morales

Thus, constituting a quorum.

Personnel Present: David L. Jordan, City Administrator; Dora Rodriguez, City Secretary; Pete Sanchez, Director of Public Works; Tom Cate; City Attorney.

Others Present: Rahul Ray, Tiny Homes Representative; Brandon Melland, City Planner; Anton Riecher, Devine News.

Commissioner Wilkins called the meeting to order.

The second order of business was to discuss and consider the approval of Meeting Minutes from May 15, 2025.

The Board reviewed the minutes.

Motion by Commissioner M. Herring, seconded by Commissioner Guzman, to approve the minutes for May 15, 2025.

Motion carried- 7-0.

The third order of business was the presentation of allowing Tiny Homes under the City of Devine Code of Ordinances. Rahul Ray, Tiny Homes Representative shared a presentation on the benefits of having tiny homes in the City of Devine. The development of the tiny homes is being proposed to be next to O'Reilly's and Walmart which would encompass 19 acres of land. Each home would be less than 400 square feet. There would be amenities such as a clubhouse, swimming pool, tennis courts, and dog park. The goal was to design this as a community rather than a RV park according to the developer. Those that rent the tiny homes have the potential of owning the property after 20 years. This would act as a rent to own program. One main key is that there would be no property taxes that would be collected. Some other concerns were discussed as well:

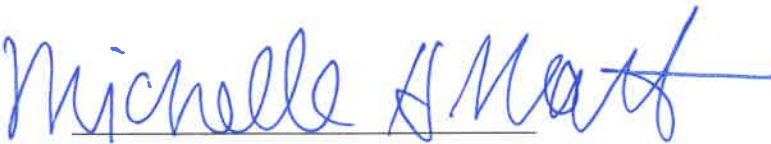
- Potential for transients and high turnover in the units.
- Impact on real estate values in the rest of the city.
- Long-term maintenance of the properties.
- The number of unrelated individuals who might occupy each unit.
- Density of the development (approximately 100 units).
- Spacing between homes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

For this reason and others discussed many in the community were not too keen on the idea of the Tiny Homes Project. Brandon Melland, City Planner 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 Planning and Zoning Commissioners did not make any decisions on this matter as it was a presentation from the representative of the Tiny Homes Project.

The fourth order of business was to adjourn. There being no further business to come before the Planning and Zoning Commission, Commissioner Guzman called for a motion to adjourn. Commissioner Lawler seconded the motion. The meeting adjourned at 6:45pm.

Motion carried- 7-0.



City Secretary



Chairman