



Minutes
Planning and Zoning Meeting
July 13, 2026

On this 13th day of July 2026, 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
Mike Herring
Scott Herring
Fred Morales
Onis Wiemers absent
Jim Soret
Chuck Guzman

Thus, constituting a quorum. Commissioner Onis Wiemers absent.

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

Commissioner Wilkins called the meeting to order at 6:03pm.

The second order of business was to approve the meeting minutes from March 9, 2026. Commissioner Soret made a motion to approve the meeting minutes. Commissioner Herring seconded the motion. Motion passes 6-0. Commissioner Chuck Guzman absent.

The third order of business was to discuss and consider a plat request for 635 E. Hondo Ave in establishing Stout's Coffee. Juanita Romero, Director of Permits/Code presented the request from Stout's Coffee:

- Ms. Romero reviewed the map location of the plat request.
- A 200-foot buffer was established in notifying those in the direct impact of the new development including the current owners of the property. A total of 23 notifications were mailed out. There were a few calls that came in and none opposed. It was also published in the Devine Newspaper as well to let the public know.

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- The new business will be located next to the O'Reily's Parts Store on Hwy 173.
- City Staff is recommending approval for this project.
- The developer has paid all fees and dues for this project.
- Copies of the plat were also distributed to the City Engineer, municipal and utility providers too in accordance with the standards for the City of Devine.
- Ben Setterbo, the engineer on this project spoke as well on the request.
- Commissioner Guzman asked if this is only going to be a single building. Mr. Setterbo stated that yes it will only be one building with a drive-thru. The TXDOT permit has also been submitted on this for use of the right of way. Chairman Wilkins asked if this is the same business that is located in the city of Lytle. It is the same company, stated Setterbo.

Commissioner Morales made a motion to approve the plat request for 635 E. Hondo Ave in establishing Stout's Coffee. Commissioner Guzman seconded the motion. Motion passes 6-0. Commissioner Wiemers absent.

The fourth order of business was to discuss and consider a rezoning request for 105 Anderson for a two-acre portion of a 16-acre lot from Class A to Class B Residential District to allow for a HUD manufacturer home.

Juanita Romero, Director of Permits/Code presented the request for the rezoning. Class A only allows for single family homes. Request is to Class B to include a manufacturer home at Anderson and Karen Kourt. Ms. Romero reviewed the maps and exact location for the rezoning of the two acres. Commissioner Wilkins asked if this parcel of land backs up to a mobile home property already. It does back-up to a mobile home property, responded the Mr. Miculka. A public notification was submitted to notify those living with a 200-foot buffer. No one opposed for the 13 mail outs. One resident did come in to review the maps of the area. Staff is recommending approval of this request since the property has been in the family since 1976. The approval of this zoning request change is in alignment with the city's vision for Single Family Development.

Mr. and Mrs. Miculka came up also to speak about their request and why they are requesting this. Commissioner Guzman made a motion to approve the rezoning request for 105 Anderson for a two-acre portion of a 16-acre lot from Class A to Class B Residential District to allow for a HUD manufacturer home. Commissioner Guzman made a motion to approve the rezoning request for a two-acre portion of a 16-acre lot, known as 105 Anderson from Class A to Class B Residential District to allow for a HUD manufacturer home. Commissioner Morales seconded the motion. Motion passes 6-0. Commissioner Wiemers absent.

The fifth order of business was to discuss and consider a variance for 1109 Devine Dr., to allow for the parking of 1-2 semi-trucks/trailers at their Class A Residential District residence.

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Juanita Romero, Director of Permits/Code Administration presented this Planning and Zoning Request on behalf of residents Steven and Barbara Briseno who live at 1109 Devine Dr.

- Resident is asking to park a semi-truck and trailer at their residence.
- Property is located in District 4.
- A certified survey was presented to show where the semi-truck and trailer would be parked.
- City Staff isn't recommending approval of this request due to the city ordinance prohibiting semi-trucks being parked at residential homes zoned as Single Family Residence. The current ordinance only allows for two cars at residential properties.
- 15 notifications were sent out about this request. No opposing responses and one resident called in to approve this.
- Mrs. Briseno did read a letter she presented to the P&Z Board stating that the property has been in their family since the 1950's along with other background information on her request.
- Mrs. Briseno stated on the care and maintenance her family has done on the property over the years. They have never received any violations.
- Semi-truck is parked out of sight towards the back of the property. Mr. Briseno travels back and forth to San Antonio for work relating to his business.
- Mrs. Briseno wasn't aware of violating any zoning issues.
- At this time her husband's income is the only income coming into the home.
- A neighbor of Mrs. Briseno came to speak on their behalf to state the truck isn't doing any damage on the road. It also doesn't pose a problem for her and her family as far as noise.
- Some complaints have come in from other neighbors in about the truck getting turned on as early as 4:30am.
- Planning and Zoning Board discussed the request and the concerns they had.

Chairman Wilkins asked if there was a motion to grant a variance for 1109 Devine Dr., to allow for the parking of 1-2 semi-trucks/trailers at their Class A Residential District residence. Since there was no motion made, the motion died.

No formal action was taken was by the Planning and Zoning Commission. They will be deferring this to Council for further review and consideration.

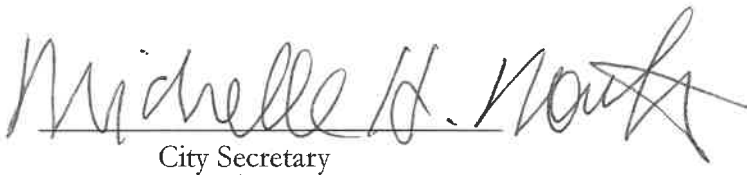
The sixth order of business to was adjourn.

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Commissioner Herring made a motion to adjourn the meeting. Commissioner Morales seconded the motion. Motion passes 6-0. Commissioner Wiemers absent. Meeting was adjourned at 7:22pm.

A handwritten signature in blue ink, reading "N. Douglas Wilkins", written over a horizontal line.

Chairman

A handwritten signature in black ink, reading "Michelle H. North", written over a horizontal line.

City Secretary