

**THE STATE OF TEXAS** §  
**COUNTY OF DIMMIT** §  
**CITY OF CARRIZO SPRINGS** §

**NOTICE IS HEREBY GIVEN THAT** the Planning & Zoning Commission of the City of Carrizo Springs, Texas has called a Public Hearing at Carrizo Springs Civic Center, 405 North 7<sup>th</sup> Street, Carrizo Springs, Texas, on **Monday, February 13, 2023, at 5:30 p.m.** for the purpose of considering the following items of business:

**CALL THE MEETING TO ORDER**

Commissioner Elia Ramirez called meeting to order approximately at 5:24 p.m.

**ROLL CALL & ESTABLISHMENT OF QUORUM**

**Board Members:**

<b>Elia Ramirez</b>	<b>Commissioner</b>
<b>David Briseno</b>	<b>Commissioner</b>
<b>Roy Ortiz</b>	<b>Commissioner</b>
<b>Antonio Rodriguez</b>	<b>Commissioner</b>
<b>Chris A. Castaneda</b>	<b>Ex-Officio</b>
<b>Arnold Aguilar</b>	<b>Code Enforcement</b>

**Absent:**

<b>Cleo Bustamante, Jr.</b>	<b>Chairman</b>
<b>David Briseno</b>	<b>Commissioner</b>
<b>Melissa M. Guerra</b>	<b>City Clerk</b>

**A quorum was established.**

**STAFF**

**Vennette Aguirre**                      **Accounts Payable**

**CITIZEN’S COMMENTS**

No public comments.

**Guests**

Michael Salazar, Tomas G. Pena, Alicia Garcia

**APPROVAL OF MINUTES**

**1. DISCUSSION AND APPROPRIATE ACTION TO APPROVE MINUTES**

**A. PLANNING & ZONING COMMISSION - DECEMBER 12, 2022**

Motion made by Commissioner Hugo Sulaica, seconded by Commission Roy Ortiz to approve minutes with corrections.

Vote for approval 4-0 (unanimous).

Motion carried.

**NEW BUSINESS**

**2. DISCUSSION AND APPROPRIATE ACTION REGARDING APPOINTMENT OF PLANNING & ZONING COMMITTEE VICE CHAIRMAN**

Motion made by Commissioner Roy Ortiz, seconded by Commissioner Hugo Sulaica to table item until all Commissioners are present.

Vote for approval 4-0 (unanimous).

Motion carried.

**PUBLIC HEARING**

Commissioner Elia Ramirez opens the Public Hearing at 5:27 p.m.

**3. A. APPLICANT MICHAEL SALAZAR REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE-WIDE MANUFACTURED HOME IN AN R-1 ZONED PROPERTY, SAID PROPERTY IS LOCATED AT 1405 OAK STREET, CS-JOHN TAYLOR SUBD, BLOCK 1, LOT 4, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY**

Code Enforcer Arnold Aguilar states that 11 letters were mailed out with no replies and no issues were found on the property.

**B. APPLICANT TOMAS G. PENA REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE-WIDE MANUFACTURED HOME IN AN R-1 ZONED PROPERTY, SAID PROPERTY IS LOCATED AT 1004 NORTH 15TH ST., CS-VIVIAN HTS, BLOCK 1, LOT 9 & 10, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY**

Code Enforcer Arnold Aguilar states that 11 letters were mailed out with no replies. The skirting regulations were explained to Tomas G. Pena including staying in compliance once the manufactured mobile home is in place.

**CLOSE PUBLIC HEARING**

Commissioner Elia Ramirez closed Public Hearing at 5:29 p.m.

**4. A. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT MICHAEL SALAZAR REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE-WIDE MANUFACTURED HOME IN AN R-1 ZONED PROPERTY, SAID PROPERTY IS LOCATED AT 1405 OAK ST, CS-JOHN TAYLOR SUBD, BLOCK 1, LOT 4, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY**

Motion made by Commissioner Roy Ortiz, seconded by Commissioner Hugo Sulaica to approve applicant Michael Salazar request for a 5 year non-conforming variance permit for the purpose of placing a double-wide manufactured home in an R-1 Zoned Property, said property is located at 1405 Oak St., CS-John Taylor SUBD, Block 1, Lot 4, City of Carrizo Springs, Dimmit County.

Vote for approval 4-0 (unanimous).

Motion carried.

**B. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT TOMAS G. PENA REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE-WIDE MANUFACTURED HOME IN AN R-1 ZONED PROPERTY, SAID PROPERTY IS LOCATED AT 1004 NORTH 15TH ST., CS-VIVIAN HTS, BLOCK 1, LOT 9 & 10, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY**

Motion made by Commissioner Roy Ortiz, seconded Commissioner Irene Garcia to approve applicant Tomas G. Pena request for 5 year non-conforming variance permit for the purpose of placing a double-wide manufactured home in an R-1 Zoned Property, said property is located at 1004 North 15<sup>th</sup> Street, CS-Vivian HTS, Block 1, Lot 9 & 10, City of Carrizo Springs, Dimmit County.

Vote for approval 4-0 (unanimous).

Motion carried.

**ADJOURNMENT**

Motion made by Commissioner Hugo Sulaica, second by Commissioner Irene Garcia to adjourn.

Vote for approval 4-0 (unanimous).

Motion carried.

Meeting adjourned at approximately 5:31 p.m.

**/s/Cleo Bustamante, Jr.**  
**Cleo Bustamante, Jr., Chairman**  
**Planning & Zoning Committee**

**ATTEST:**

**/s/Melissa M. Guerra**  
**Melissa M. Guerra, City Clerk**  
**City of Carrizo Springs**