

**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 5<sup>th</sup> Street, Carrizo Springs, Texas, on **Monday, August 7, 2023, at 5:30 p.m.** for the purpose of considering the following items of business:

**CALL THE MEETING TO ORDER**

Chairman Cleo Bustamante, Jr. called meeting to order approximately at 5:30 p.m.

**ROLL CALL & ESTABLISHMENT OF QUORUM**

**Board Members:**

Cleo Bustamante, Jr.	Chairman
David Briseno	Commissioner
Hugo Sulaica	Commissioner
Roy Ortiz	Commissioner
Elia Ramirez	Commissioner
Melissa M. Guerra	Ex-Officio
Arnold Aguilar	Code Enforcement

**Absent:**

Irene Garcia	Commissioner
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A quorum was established.

**CITIZEN’S COMMENTS**

No public comments.

**APPROVAL OF MINUTES**

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

**A. PLANNING & ZONING COMMISSION - APRIL 10, 2023**

Motion made by Commissioner Hugo Sulaica, seconded by Commissioner Elia Ramirez to approve minutes as presented.

Vote for approval 4-0 (unanimous).

Motion carried.

**PUBLIC HEARING**

Chairman Cleo Bustamante, Jr. opened the Public Hearing at 5:31 p.m.

**2. APPLICANT ALEJANDRO CANTU REQUEST FOR A NON-CONFORMING VARIANCE FOR THE PURPOSE OF USING AN R-1 ZONED PROPERTY FOR B-1 COMMERCIAL USE (MACHINE SHOP), SAID PROPERTY IS LOCATED AT 512 EAST AVENUE, AB 794 CS-**

**CHRISTIAN WIRTH, LOT 50, LIFE ESTATE, ACRES 0.3252, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY, TEXAS**

Code Enforcer Arnold Aguilar states that he mailed out radius letters with no replies.

Chairman Cleo Bustamante, Jr. asked Alejandro Cantu's business hours will be. Alejandro Cantu states that his business hours will be from 8:00 a.m. to 5:00 p.m.

- 3. APPLICANT JOSE A. PAREDES REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A SINGLE-WIDE MANUFACTURED HOME IN AN R-1 ZONED PROPERTY, SAID PROPERTY IS LOCATED AT 904 NORTH 3<sup>RD</sup> STREET, CS-HOMESTEAD TERRACE ADDN, BLOCK 14, LOT 6 CITY OF CARRIZO SPRINGS, DIMMIT COUNTY, TEXAS**

Code Enforcer Arnold Aguilar states that radius letters were mailed out with no replies.

Commissioner Hugo Sulaica asks for the size of the property. Code Enforcer Arnold Aguilar states that the property is 50 X 140 and the Manufactured Home will fit on the property.

**CLOSE PUBLIC HEARING**

Chairman Cleo Bustamante, Jr. closed the Public Hearing at 5:40 p.m.

- 4. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT ALEJANDRO CANTU REQUEST FOR A NON-CONFORMING VARIANCE FOR THE PURPOSE OF USING AN R-1 ZONED PROPERTY FOR B-1 COMMERCIAL USE (MACHINE SHOP), SAID PROPERTY IS LOCATED AT 512 EAST AVENUE, AB 794 CS-CHRISTIAN WIRTH, LOT 50, LIFE ESTATE, ACRES 0.3252, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY, TEXAS**

Motion made by Commissioner Roy Ortiz, seconded by Commissioner Hugo Sulaica to approve applicant Alejandro Cantu's request for a 5 year non-conforming variance for the purpose of using an R-1 zoned property for a B-1 Commercial Use Zone (Machine Shop), said property is located at 512 East Avenue, AB 794 CS-Christian Wirth, Lot 50, Life Estate, Acres 0.3252, City of Carrizo Springs, Dimmit County, Texas.

Vote for approval 4-0 (unanimous).

Motion carried.

- 5. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT JOSE A. PAREDES REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A SINGLE-WIDE MANUFACTURED HOME IN AN R-1 ZONED PROPERTY, SAID PROPERTY IS LOCATED AT 904 NORTH 3<sup>RD</sup> STREET, CS-HOMESTEAD TERRACE ADDN, BLOCK 14, LOT 6, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY, TEXAS**

Motion made by Commissioner Elia Ramirez, seconded by Commissioner Roy Ortiz to approve applicant Jose Paredes request for a 5 year non-conforming for the purpose of placing a single-wide manufactured home in an R-1 Zoned Property, said property is located at 904 North 3<sup>rd</sup> Street, CS-Homestead Terrace ADDN, Block 14, Lot 6, City of Carrizo Springs, Dimmit County, Texas.

Vote for approval 4-0 (unanimous).

Motion carried.

**ADJOURNMENT**

Motion made by Commissioner Elia Ramirez, second by Commissioner Roy Ortiz to adjourn.

Vote for approval 4-0 (unanimous).

Motion carried.

Meeting adjourned at approximately 5:41 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**