

**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 City Hall Municipal Building, 308 West Pena Street, Carrizo Springs, Texas, on **Monday, September 9, 2024, 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
Irene Garcia	Commissioner
Roy Ortiz	Commissioner
Elia Ramirez	Commissioner
Arnold Aguilar	Code Enforcement

**Absent:**

Melissa M. Guerra	City Clerk
David Briseno	Commissioner
Hugo Sulaica	Commissioner

**A quorum was established.**

**STAFF**

Veronica Vasquez	Receptionist
Vennette Aguirre	Accounts Payable

Christina Téllez, Rochelle Orosco, Reno Gutierrez, Erasmo Ortega, María Ortega, Nora Téllez

**CITIZEN'S COMMENTS**

No public comments.

**APPROVAL OF MINUTES**

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

**A. PLANNING & ZONING COMMISSION - JULY 29, 2024**

Motion made by Commissioner Elia Ramirez, seconded by Commissioner Roy Ortiz to approve minutes as presented.

Vote for approval 4-0 (unanimous).

Motion carried.

## **PUBLIC HEARING**

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

- 2. DISCUSSION REGARDING APPLICANT ERASMO & MARIA ORTEGA REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A SINGLE-WIDE MANUFACTURED HOME IN AN R-1 ZONE (SINGLE FAMILY DWELLING), SAID PROPERTY IS LOCATED ON 800 OLD COTULLA ROAD, PROPERTY ID 14462, AB 794 CS-CHRISTIAN WIRTH, LOT 45, ACRES 2.929, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS**

Code Enforcer Arnold Aguilar states that he sent out notice letters with no response.

Commissioner Roy Ortiz asks if they have access to get in and out of the property. Code Enforcer states that they will have access to get in and out of the property.

Code Enforcer Arnold Aguilar states that a septic tank will be installed for all the property owners. Chairman Cleo Bustamante, Jr. asks if all the property owners will have access to the septic tank. Code Enforcer Arnold Aguilar states that all the property owners will have access and a fire hydrant will be installed on Retta & East Avenue.

- 3. DISCUSSION REGARDING APPLICANT RENO & LORRAINE GUTIERREZ REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE-WIDE MANUFACTURED HOME IN AN R-1 ZONE (SINGLE FAMILY DWELLING) SAID PROPERTY IS LOCATED ON 800 OLD COTULLA ROAD, PROPERTY ID 148922, AB 794 CS-CHRISTIAN WIRTH, LOT 45, 1.571 ACRES, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS**

Rene Gutierrez states to the Planning & Zoning Commission that he will be placing a double-wide mobile home on the property and is requesting a non-conforming variance permit.

Christana Tellez states that she is still working on buying mobile home and it will be placed on the 3<sup>rd</sup> lot on the property.

Commissioner Irene Garcia states if they are all related. Christina Tellez states that they are all related.

Commissioner Irene Garcia asks if they will use city utilities. Code Enforcer Arnold Aguilar states that all the property owners will share the septic system.

## **CLOSE PUBLIC HEARING**

Chairman Cleo Bustamante, Jr. closed the Public Hearing at 5:38 p.m.

- 4. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT ERASMO & MARIA ORTEGA REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A SINGLE-WIDE MANUFACTURED HOME IN AN R-1 ZONE (SINGLE FAMILY DWELLING), SAID PROPERTY IS LOCATED ON 800 OLD COTULLA ROAD, PROPERTY ID 14462, AB 794 CS-CHRISTIAN WIRTH, LOT 45, ACRES 2.929, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS**

Motion made by Commissioner Roy Ortiz, seconded by Commissioner Elia Ramirez to approve applicants Erasmo & Maria Ortegas request for 5 year non-conforming variance permit for the purpose of placing a single-wide manufactured home in an R-1 Zone (single family dwelling), said property is located on 800 Old Cotulla Road, Property ID 14462, AB 794 CS-Christian Wirth, Lot 45, Acres 2.929, City of Carrizo Springs, Dimmit County Texas.

Vote for approval 4-0 (unanimous).

Motion carried.

**5. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT RENO & LORRAINE GUTIERREZ REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE-WIDE MANUFACTURED HOME IN AN R-1 ZONE (SINGLE FAMILY DWELLING) SAID PROPERTY IS LOCATED ON 800 OLD COTULLA ROAD, PROPERTY ID 148922, AB 794 CS-CHRISTIAN WIRTH, LOT 45, 1.571 ACRES, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS**

Motion made by Commissioner Elia Ramirez, seconded by Commissioner Irene Garcia to approve applicant Reno & Lorraine Gutierrez request for 5 year non-conforming variance permit for the purpose of placing a double-wide manufactured home in an R-1 Zone (single family dwelling) said property is located on 800 Old Cotulla Road, Property ID 148922, AB 794 CS-Christian Wirth, Lot 45, 1.571 acres, City of Carrizo Springs, Dimmit County Texas.

Vote for approval 4-0 (unanimous).

Motion carried.

**ADJOURNMENT**

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

Vote for approval 4-0 (unanimous).

Motion carried.

Meeting adjourned at approximately 5:39 p.m.

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

**ATTEST:**

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