

**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 the Carrizo Springs Civic Center, 405 North 7<sup>th</sup> Street, Carrizo Springs, Texas, on **Monday, December 2, 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
David Briseno	Commissioner
Irene Garcia	Commissioner
Roy Ortiz	Commissioner
Elia Ramirez	Commissioner
Arnold Aguilar	Code Enforcement

**Absent:**

Melissa M. Guerra	City Clerk
Hugo Sulaica	Commissioner

**A quorum was established.**

**STAFF:**

Veronica Vasquez	Receptionist
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**CITIZEN'S COMMENTS**

No public comments.

Sergio Ramirez, Adrian Perez

**APPROVAL OF MINUTES**

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

**A. PLANNING & ZONING MINUTES – September 9, 2024**

Motion made by Commissioner Elia Ramirez, seconded by Commissioner Roy Ortiz to approve minutes with corrections.

Vote for approval 5-0 (unanimous).

Motion carried.

## **PUBLIC HEARING**

Chairman Cleo Bustamante, Jr. opened the Public Hearing approximately at 5:30 p.m.

- 2. DISCUSSION REGARDING APPLICANT SERGIO RAMIREZ REQUEST FOR A NON-COMFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE WIDE MANUFACTURED HOME IN A R-1 (SINGLE FAMILY PROPERTY) SAID PROPERTY IS LOCATED AT 2106 KENTUCKY ST. PROPERT (ID 67552), CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS.**

Code Enforcer Arnold Aguilar states that previously a mobile had been placed on the property but had not been brought before the Planning & Zoning Commission. Sergio Ramirez is requesting a non-conforming permit to place a new double wide on the property.

- 3. DISCUSSION REGARDING APPLICANT CBE 1000, LLC. (CLEO BUSTAMANTE JR.) REQUESTING TO RE-ZONE A R-1 (SINGLE FAMILY PROPERTY) TO A R-2 (MULTI-FAMILY) FOR THE PURPOSE OF CONSTRUCTING A DUPLEX. SAID PROPERTY IS LOCATED AT 206 E. ALAMO STREET, CS-ALAMO DOWNS ADDITION, BLOCK 2, LOT 1-3, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS.**

Cleo Bustamante, Jr. states that he will be constructing duplex apartments at 206 East Alamo Street.

- 4. DISCUSSION REGARDING APPLICANT ELIZABETH ALEJANDRO REQUEST FOR A NON-COMFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE WIDE MANUFACTURED HOME IN A R-1 (SINGLE FAMILY PROPERTY). SAID PROPERTY IS LOCATED AT 305 SAN PEDRO AVE. CS-HOMESTEAD TERRACE ADDN, BLOCK 14, LOT 17, CITY OF CARIZO SPRINGS, DIMMIT COUNTY TEXAS.**

No one was present for Elizabeth Alenjandro's request for a non-conforming variance permit.

## **CLOSE PUBLIC HEARING**

Chairman Cleo Bustamante, Jr. closed the Public Hearing at 5:39 p.m.

- 5. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT SERGIO RAMIREZ REQUEST FOR A NON-COMFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE WIDE MANUFACTURED HOME IN AN R-1 (SINGLE FAMILY PROPERTY) SAID PROPERTY IS LOCATED AT 2106 KENTUCKY ST. PROPERTY (ID 67552), CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS.**

Motion made by Commissioner Roy Ortiz, seconded by Commissioner Elia Ramirez to approve applicant Sergio Ramirez request for a 5 year non-conforming variance permit for the purpose of placing a double wide manufactured home in an R-2 (single family property) said property is located at 2106 Kentucky Street property (ID 67552), City of Carrizo Springs, Dimmit County Texas.

Vote for approval 5-0 (unanimous).

Motion carried.

**6. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT CBE 1000, LLC. (CLEO BUSTAMANTE JR.) REQUESTING TO RE-ZONE AN R-1 (SINGLE FAMILY PROPERTY) TO AN R-2 (MULTI-FAMILY PROPERTY) FOR THE PURPOSE OF CONSTRUCTING A DUPLEX. SAID PROPERTY IS LOCATED AT 206 E. ALAMO STREET, CS-ALAMO DOWNS ADDITION, BLOCK 2, LOT 1-3, CITY OF CARRIZO SPRINGS, DIMMIT COUNTY TEXAS.**

Motion made by Commissioner Roy Ortiz, seconded by David Briseno to approve CBE 1000, LLC (Cleo Bustamante, Jr.) request to rezone an R-1 (single family property) to an R-2 (multi-family property) for the purpose of constructing a duplex, said property is located at 202 East Alamo Street, CS-Alamo Downs Addition, Block 2, Lot 1-3, City of Carrizo Springs, Dimmit County Texas.

Vote for approval 4-1. Cleo Bustamante, Jr. abstained.

Motion carried.

**7. DISCUSSION AND APPROPRIATE ACTION TO APPROVE APPLICANT ELIZABETH ALEJANDRO REQUEST FOR A NON-CONFORMING VARIANCE PERMIT FOR THE PURPOSE OF PLACING A DOUBLE WIDE MANUFACTURED HOME IN AN R-1 (SINGLE FAMILY PROPERTY). SAID PROPERTY IS LOCATED AT 305 SAN PEDRO AVE. CS-HOMESTEAD TERRACE ADD, BLOCK 14, LOT 17, CITY OF CARIZO SPRINGS, DIMMIT COUNTY TEXAS.**

Motion made by Commissioner Roy Ortiz, seconded by Commissioner Irene Garcia to approve applicant Elizabeth Alejandro request for a non-conforming variance permit for the purpose of placing a double wide manufactured home in an R-1 (single family property), said property is located at 305 San Pedro Ave. CS-Homestead Terrace Addition, Block 14, Lot 17, City of Carrizo Springs, Dimmit County Texas.

Vote for approval 5-0 (unanimous).

Motion carried.

**ADJOURNMENT**

Motion made by Commissioner Irene Garcia, second by Commissioner Roy Ortiz to adjourn.

Vote for approval 5-0 (unanimous).

Motion carried.

Meeting adjourned at approximately 5:39 p.m.

/s/Cleo Bustamante, Jr.  
Cleo Bustamante, Jr., Chairman  
City of Carrizo Springs

**ATTEST:**

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

