

**Written Minutes for the
Planning & Zoning Meeting
Held on February 21, 2018
6:30 PM
Elmendorf City Hall
8304 FM 327
Elmendorf, Texas 78112**

At any time during the Planning and Zoning Meeting, the Commission may meet in executive session for consultation concerning attorney-client matters (real estate, litigation, contracts, personnel, and security).

I. The Commission will convene for a Planning & Zoning Meeting at the Elmendorf City Hall at 6:30 pm February 21, 2018.

Call to Order

The meeting is called to order at **6:30 PM** by Commissioner Ronald Huerta.

Pledge of Allegiance

Roll Call

Commissioner Place 1	Michael Hyatt	Present
Commissioner Place 2	Wayne Fielder	Present
Commissioner Place 3	Ronald Huerta	Present
Commissioner Place 4	Carol Huerta	Absent
Commissioner Place 5	Laura Wright-Wallace	Present

Also, present City Administrator Cody Dailey, City Secretary Roxanne De Leon, City Attorney Mike Guevara, Councilwoman Linda Pena Ortiz, and Police Chief Marco Pena.

Citizens Participation

No citizens for participation.

II. General Business

1. Adoption and approval of the Planning and Zoning meeting minutes from June 8, 2017.

Commissioner Hyatt motions to approve the Planning and Zoning meeting minutes from June 8, 2017. Commissioner R. Huerta seconds and a vote is called.

Yay	Nay	Abstain
Commissioner Hyatt		Commissioner Fielder
Commissioner R. Huerta		Commissioner Wright-Wallace

The motion to approve the Planning and Zoning meeting minutes does not pass.

2. Adoption and approval of the Planning and Zoning meeting minutes from November 14, 2017.

Commissioner Hyatt motions to approve meeting minutes from November 14, 2017. Commissioner Wright-Wallace seconds and a vote is called.

Yay

Nay

Abstain

Commissioner Hyatt
Commissioner Fielder
Commissioner R. Huerta
Commissioner Wright-Wallace

The motion to approve is passed on a unanimous vote with all four (4) commissioners in favor.

- 3. Discuss and possible action regarding conditional use of manufactured home in R1 zone areas.

City Attorney Mike Guevara explains the ordinance presented as it will allow property owners to place a manufactured home on their property except in Elmendorf Estates, Dicky Clay, Homewood Place, and any other subdivision platted after January 1, 2018. Commissioner Wright-Wallace likes the wording of this as it secures they are not changing the map for 100 years but feels the properties should have been owned prior to the date of when the ordinance was passed. Commissioner Hyatt agrees and advises Mr. Guevara to add the language to the ordinance to only allow property owners to place a manufactured home for conditional use if they owned the property before December 12, 2013

Commissioner Hyatt motions to add the language to the zoning ordinance for the conditional use of manufactured home in R1 zone areas if property was owned before December 12, 2013; and would negate with transfer of ownership after such date. Commissioner Wright-Wallace seconds and a vote is called.

Yay

Nay

Abstain

Commissioner Hyatt
Commissioner Fielder
Commissioner R. Huerta
Commissioner Wright-Wallace

The motion to add the language to the zoning ordinance for the conditional use of manufactured home in R1 zone areas if property was owned before December 12, 2013; and would negate with transfer of ownership after such date is passed on a unanimous vote with all four (4) commissioners in favor.

- 4. Discuss and possible action regarding a rezone request from Marcelo Sierra Pena for a map amendment to Ordinance 12-12-2013-1, the City of Elmendorf's Zoning Ordinance; property location 16002 Kilowatt Road Elmendorf, Texas 78112; from R-1 (Residential) to MHS (Manufactured Home Subdivision).

Marcelo Sierra Pena and his wife Denisse Jauregia is present for this meeting. Commissioner Wright-Wallace pointed out that this property was not part of the recent annexation. Ms. Jauregia explains her situation, stating the people who sold her the land and home, Mi Casa, told her that manufactured homes was allowable on their lot. They were also supposed to take care of septic installation and obtaining permits. They did not know it was not allowed until the day the police department stopped home from being brought in. Now her and her husband are stuck with the payment of the land, new home, and their current apartment. Citizen Bill Lloyd states mobile homes are surrounding the property and there is an RV park nearby. Couple states that they placed a modular home right next door because they did their research and spent an additional \$50,000.00 to abide by the city laws. They commented that it would be a slap in the face if the commission allows them to move in this home.

Commissioner R. Huerta motions to deny a recommendation to rezone request from Marcelo Sierra Pena for a map amendment to property location 16002 Kilowatt Road Elmendorf, Texas 78112.

Commissioner Hyatt seconds and a vote is called.

Yay	Nay	Abstain
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Commissioner Hyatt		
Commissioner Fielder		
Commissioner R. Huerta		
Commissioner Wright-Wallace		

The motion to deny a recommendation to rezone request from Marcelo Sierra Pena for a map amendment to property location 16002 Kilowatt Road Elmendorf, Texas 78112 is passed on a unanimous vote with all four (4) commissioners in favor.

III. Adjournment

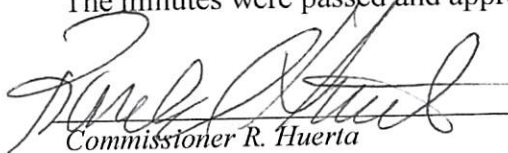
Commissioner R. Huerta motions to adjourn the planning and zoning commission meeting. Wright Wallace seconds.

Yay	Nay	Abstain
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Commissioner Hyatt		
Commissioner Fielder		
Commissioner R. Huerta		
Commissioner Wright-Wallace		

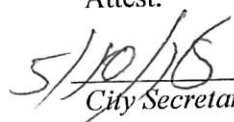
The motion to adjourn the planning and zoning commission meeting with all four (4) commissioners in favor.

Planning & Zoning Meeting is adjourned at: **7:34 PM**

The minutes were passed and approved on:


Commissioner R. Huerta

Attest:

MAY 10, 2018

City Secretary Roxanne De Leon