

**Written Minutes for the  
Planning & Zoning Meeting  
Held on September 20, 2018  
6:30 PM  
Elmendorf City Hall  
8304 FM 327  
Elmendorf, Texas 78112**

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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 September 20, 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	Absent
Commissioner Place 2	Wayne Fielder	Absent
Commissioner Place 3	George Dziuk	Present
Commissioner Place 4	Peggy Stephens	Present
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, Councilman Hipolito "Polo" Maldonado and Police Chief Marco Pena, Chaplain David Kirk, and Officer Fernando Palomo.

**Citizens Participation**

**No citizens for participation.**

**II. General Business**

1. Adoption and approval of the Planning and Zoning meeting minutes from May 10, 2017.

This item is tabled due to Commissioner Hyatt and Commissioner Fielder not in attendance to vote.

2. Discuss and possible action regarding a rezone request from Ron Hansen for a map amendment to Ordinance 12-12-2013-1, the City of Elmendorf's Zoning Ordinance; property location 9047 E Loop 1604 (Property ID# 159226) Elmendorf, Texas 78112; from R-1 (Residential) to M-2 (Heavy Industrial and Manufacturing).

Ron Hansen, owner of Select On-Site Services, is present for this meeting. He recently purchased this property, thinking it was not incorporated into a city. He believed he could operate his business without zoning requirements or permits. He also does not have permits from the fire marshal and/or the Texas Commission of Environmental Quality (TCEQ) at this time. City Secretary Roxanne De Leon advises the commission that city staff does not recommend approval of this item until Mr. Hansen has become compliant with the fire marshal and TCEQ.

Citizen Albert Macias says he owns a home and a business in Elmendorf. His home happens to be next door to Mr. Hansen's business. He is not comfortable raising his family there with the chemicals they are storing so close to his home. He also complains of the noise of the trucks coming in and out at all hours of the night.

Citizen Cathy Niles is concerned as her mother lives 2 miles from the property. It is of her opinion that there is enough industrial businesses in the city and would rather live in a place to raise families and that the property was zoned residential for a reason.

Commissioner Dziuk motions to approve a rezone request from Ron Hansen for a map amendment to Ordinance 12-12-2013-1, the City of Elmendorf's Zoning Ordinance; property location 9047 E Loop 1604 (Property ID# 159226) Elmendorf, Texas 78112; from R-1 (Residential) to M-2 (Heavy Industrial and Manufacturing) and authorizes himself to submit the recommendation. Commissioner Wright-Wallace seconds and a vote is called.

<u>Yay</u>	<u>Nay</u>	<u>Abstain</u>
Commissioner Dziuk		
Commissioner Stephens		
Commissioner Wright-Wallace		

The motion to approve a rezone request from Ron Hansen for a map amendment to Ordinance 12-12-2013-1, the City of Elmendorf's Zoning Ordinance; property location 9047 E Loop 1604 (Property ID# 159226) Elmendorf, Texas 78112; from R-1 (Residential) to M-2 (Heavy Industrial and Manufacturing) and authorizing Commissioner Dziuk to submit the recommendation is passed on a unanimous vote with all three (3) commissioners in favor.

### III. Adjournment

Commissioner Dziuk motions to adjourn the planning and zoning commission meeting. Commissioner Wright-Wallace seconds.

<u>Yay</u>	<u>Nay</u>	<u>Abstain</u>
Commissioner Dziuk		
Commissioner Stephens		
Commissioner Wright-Wallace		

The motion to adjourn the planning and zoning commission meeting with all three (3) commissioners in favor.

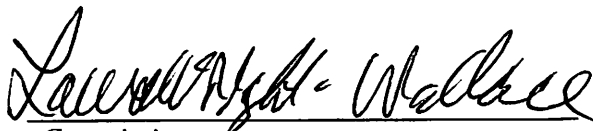
Planning & Zoning Meeting is adjourned at:

7:24 PM

The minutes were passed and approved on:

December 27, 2018

Attest:

  
Commissioner

  
City Secretary Roxanne De Leon