

**Written Minutes for the
Planning & Zoning Meeting
Held on January 18, 2024
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 January 18, 2024.

Call to Order			
	The meeting is called to order at	6:37 PM	by Commissioner Laura Wright-Wallace.
Pledge of Allegiance			
Roll Call			
Commissioner Place 1	Michael Hyatt	Present	
Commissioner Place 2	David Page	Present	
Commissioner Place 3	Emilia Kirtner	Present	
Commissioner Place 4	Matthew Hyatt	Present	
Commissioner Place 5	Laura Wright-Wallace	Present	

Also, present, City Secretary Roxanne De Leon, City Attorney Mike Guevara, Water Supervisor Shawn Cooper, Councilmembers Decena, Hicks, and Ortiz, Chaplain James Stirnemann, Chaplain Cheryl Kirk, Police Chief Marco Pena, and Officer Leroy Wilkins. Invocation by Chaplain Cheryl Kirk.

Citizens Participation

No citizens for participation.

II. General Business

1. Adoption and approval of the Planning and Zoning meeting minutes from October 19, 2023.

Commissioner Kirtner motions to approve meeting minutes from October 19, 2023.

Commissioner Page seconds and a vote is called.

Yay	Nay	Abstain
Commissioner Michael Hyatt		
Commissioner Page		
Commissioner Kirtner		
Commissioner Matthew Hyatt		

The motion to approve meeting minutes from October 19, 2023 is passed on a unanimous vote with five (5) commissioners in favor.

2. Discuss and possible action regarding a request by Henry Yzaguirre for a conditional use review of a property located in the Single-Family Residential District (R-1). The legal description is: 102 E. 2nd Street in the City of Elmendorf, Texas (Property ID# 173794).

Elena Villasenor Medrano is present for this item as she is the realtor helping Mr. Yzaguirre with the purchase of a manufactured home. Commissioner Michael Hyatt is concerned with the future of the property and wants to keep in mind of why zoning was started in the first place. Commissioner Wright-Wallace feels the property owners have the right to do what they want with their land.

Commissioner Michael Hyatt motions to recommend approval of the conditional review request from Henry Yzaguirre to allow a manufactured home on the property located at 102 E. 2nd Street in the City of Elmendorf, Texas (Property ID# 173794). Commissioner Page seconds and a vote is called.

Yay	Nay	Abstain
Commissioner Michael Hyatt		
Commissioner Page		
Commissioner Kirtner		
Commissioner Matthew Hyatt		
Commissioner Wright-Wallace		

The motion to recommend approval of the conditional review request from Henry Yzaguirre to allow a manufactured home on the property located at 102 E. 2nd Street in the City of Elmendorf, Texas (Property ID# 173794) is passed on a unanimous vote with all five (5) commissioners in favor.

3. Discuss and possible action regarding the regulation of on-site signs for agriculture uses in the Agricultural Open Space District (AO).

Commissioner Kirtner abstains from this item as it pertains to her property and explains her situation. In order to receive deliveries and promote her business, a sign is needed at her farm.

Michael Hyatt motions to amend the code of ordinances to allow on-site signs for agriculture uses in the Agricultural Open Space District (AO). Commissioner Matthew Hyatt seconds and a vote is called.

Yay	Nay	Abstain
Commissioner Michael Hyatt		
Commissioner Page		
		Commissioner Kirtner
Commissioner Matthew Hyatt		
Commissioner Wright-Wallace		

The motion to amend the code of ordinances to allow on-site signs for agriculture uses in the Agricultural Open Space District (AO) is passed on a majority vote with four (4) commissioners in favor and one (1) abstained. Commissioner Emilia Kirtner abstained due to conflict of interest.

III. Adjournment

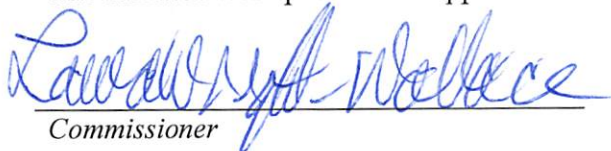
Commissioner Wright-Wallace adjourns the Planning and Zoning meeting.

Planning & Zoning Meeting is adjourned at:

6:56 PM

The minutes were passed and approved on:

March 21, 2024


Commissioner

Attest:


City Secretary Roxanne De Leon

