

**Minutes
Special Council Meeting
December 3, 2013**

On this 3rd day of December 2013, at 12:00 p.m. the City Council of the City of Devine convened in a Special Meeting; the same being opened to the public at their regular meeting place; thereof, at City Hall, 303 S. Teel Drive, Devine, Texas. Notice of said Meeting having been prescribed in Chapter 551, Government Code, and Vernon's Texas Codes, Annotated, and the following members being present:

Mayor William L. Herring
Alderman Hal Lance
Aldерwoman Kathy Wilkins
Aldерwoman Gina Champion
Alderman Steve A. Lopez

Absent being: Alderman David Valdez; thus, constituting a quorum.

Personnel present: Gary Pelech, City Administrator and Cassandra R. Maldonado, Municipal Court Clerk.

Others present: Sandy Herrera, Devine News; Sonia J. Lance, Ronny Nixon, Devine, Texas.

Mayor Herring, presiding, called the meeting to order.

The first order of business was to discuss and consider the recommendation of the Planning & Zoning Commission for meeting held on December 2, 2013:

- a. Approving variance request made by Ronny Nixon on behalf of Anita Fuentes-Nixon for a variance to Article 3, Section 3, Sub-section 2 (Side Yard) of the Zoning Ordinance which requires a 15-foot minimum side setback adjacent to a side-street to allow for an enclosure of a part of an existing carport which will be an addition to an existing one-family dwelling at property located at 600 Monticello Circle, which is described as Colonial Oaks Subdivision, Block 6 (NCB 132), Lot 4; (R15295).

Ronny Nixon addressed the Council and explained that after closing in the carport they started to experience flooding problems. He mentioned that the existing carport actually extended past the property line; however, they were able to shave some of it off to keep it in the property line. He stated that a retaining wall was needed to divert the water and that the wall was proposed to be nine-feet from the property line.

Motion made by Alderman Lopez, seconded by Alderwoman Wilkins to accept the recommendation from the Planning & Zoning Commission to approve the variance to Article 3, Section 3, Sub-section 2 (Side Yard) of the Zoning Ordinance which requires a 15-foot minimum side setback adjacent to a side-street to allow for an enclosure of a part of an existing carport which will be an addition to an existing one-family dwelling at property located at 600 Monticello Circle, which is described as Colonial Oaks Subdivision, Block 6 (NCB 132), Lot 4; (R15295).

Ayes	--	Four
Nays	--	None
Absent	--	One (Alderman Valdez)

Motion carried.

- b. Approving variance request made by Richard Camacho for a variance to Article 11, Section 3, Sub-section 1 (Front Yard) of the Zoning Ordinance which requires a 20-foot minimum front yard setback to allow for an addition of an 8' x 40' covered porch and the extension of an existing gable on an existing one-family dwelling at property located at 303 Ross Avenue, which is described as Original Town of Devine, Block 4 (NCB 132), Lot 7 (South half); (R14434).

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Mayor Herring explained that this project had been on-going since 2007, Mr. Camacho did not pull all necessary permits for this project and that the property line has not been determined. He mentioned that the Planning & Zoning Commission recommended to Table the request until Richard Camacho had the survey pins located on this property.

City Administrator, Gary Pelech, stated that the last he heard, two pins had been located.

Motion made by Alderwoman Wilkins, seconded by Alderwoman Champion to accept the recommendation from the Planning & Zoning Commission to table the variance request made by Richard Camacho for a variance to Article 11, Section 3, Sub-section 1 (Front Yard) of the Zoning Ordinance which requires a 20-foot minimum front yard setback to allow for an addition of an 8' x 40' covered porch and the extension of an existing gable on an existing one-family dwelling at property located at 303 Ross Avenue, which is described as Original Town of Devine, Block 4 (NCB 132), Lot 7 (South half); (R14434) until Richard Camacho had the survey pins located on this property.

Ayes	--	Four
Nays	--	None
Absent	--	One (Alderman Valdez)

Motion carried.

The second order of business was to discuss and consider for Council to cast their 90 Votes on the Official Ballot to Elect Board of Directors for Medina County Appraisal District 2014-2015.

Motion made by Alderwoman Champion, seconded by Alderman Lance to cast all 90 Votes for Mamie Navarro on the Official Ballot to Elect Board of Directors for Medina County Appraisal District.

Ayes	--	Four
Nays	--	None
Absent	--	One (Alderman Valdez)

Motion carried.

There being no further business to come before the governing body, motion made by Alderman Lance, seconded by Alderman Lopez to adjourn meeting.

Ayes	--	Four
Nays	--	None
Absent	--	One (Alderman Valdez)

Motion carried.

Mayor

City Secretary