



**SPECIAL MEETING
CITY OF LYTLE ZONING COMMISSION
MARCH 17, 2024**

CALL TO ORDER

Planning and Zoning Chairman Alex Sawicki called the meeting to order at 6:31 p.m. and read the notice of meeting aloud.

ROLL CALL

Chairman Alex Sawicki, Board Members Wayland Simmons, Kenneth Zamzow, and Tammy McDonald were present. Board Member Albert Medina was absent.

Staff: City Administrator Zachary Meadows and City Secretary Paola Rios were present.

Visitors: Corey Taylor

PUBLIC HEARING (IF ANY)

- a. Conduct a Public Hearing Concerning a Preliminary & Final Plat of Alderete-Gutierrez Subdivision, Being 0.49 Acres, Establishing Lots 40 & 41, Being a Portion of Block 40 Lot 14, Lytle-San Antonio Irrigated Farms Subdivision, as Shown on the Plat Recorded on Sheet 28-B, New Plat Cabinet, Atascosa County, Texas, And All of Lots 25, 26, and 27 of the S G Cross Subdivision, as Shown on the Plat Recorded on Sheet 54-A1, New Plat Cabinet, in the City of Lytle, Atascosa County, Texas.

Chairman Alex Zawicki opened the Public Hearing at 6:31 p.m.

City Administrator Zachary Meadows talked to the board members regarding the replat of four separate lots that they are looking to combine to make two lots. He explained that both lots would have to have their individual utilities and individual driveways. The only issue was the variances because they're zoning related. One of the variances is the lot width on lot 41, which the width at the right of way is required to be a minimum of 60 feet but they don't meet the requirement, they're at 43 feet off of Newton Drive. The second variance relates to keeping the existing structures and by doing so, they would be in violation of our side and rear setbacks.

Chairman Alex Zawicki closed the Public Hearing at 6:32 p.m.

OPEN SESSION

- a. Consider and Possible Action to Recommend Approval or Denial to the City Council Concerning a Preliminary & Final Plat of Alderete-Gutierrez Subdivision, Being 0.49 Acres, Establishing Lots 40 & 41, Being a Portion of Block 40 Lot 14, Lytle-San Antonio Irrigated Farms Subdivision, as Shown on the Plat Recorded on Sheet 28-B, New Plat Cabinet, Atascosa County, Texas, And All of Lots 25, 26, and 27 of the S G Cross Subdivision, as Shown on the Plat Recorded on Sheet 54-A1, New Plat Cabinet, in the City of Lytle, Atascosa County, Texas.

A motion was made by Board Member Wayland Simmons to approve the Preliminary & Final Plat with the condition that if they do build, they would have to meet current zoning setbacks, seconded by Board Member Kenneth Zamzow. A vote was made (4:0 all ayes) the motion carried by all present.

ADJOURNMENT

A motion was made by Tammy McDonald to adjourn the meeting at 6:47 p.m. seconded by Kenneth Zamzow. A vote was taken (4:0 all ayes) the motion was carried by all present.