

Wagner Planning and Zoning Commission/ETJ
Monday July 21, 2025
Wagner City Hall
5:30PM

The meeting was called to order by Pete Kazena at 5:31 pm.

The Pledge of Allegiance was recited.

Mr. Kazena asked if anyone would like to declare a conflict of interest. None were cited.

Members Present: Pete Kazena, Don Dehaan, Mike Novak, Jenna Weisser, Chuck Moad. ETJ members present: Janet Lhotak Absent: Ruth Bouza, and Kyle Tjeerdsma. Zoning Administrator/City Clerk: Kesa Alexander, City Attorney: Patrick Glover

A motion was made by Novak, seconded by Moad for the approval of the agenda. All voted aye, motion carried. Aye-6 nay-0 absent-2

Mr. Kazena opened the floor for public comments stating the public comment rules.

No one appeared for public comment. Kazena then closed the floor.

Alexander clarified the first item on the agenda was for the consideration of the planning commission only.

A motion to open the public hearing for a request to rezone property from residential to a multi-family district located at Lot 1 Block 6 of Wagner Heights made by Novak seconded by Weisser. All voted aye, motion carried. Aye-5 Nay-0 Absent-0

Jose Cardenas spoke on behalf of Aztec Contracting and explained that I.H.S. contracted with his company to build a duplex.

A motion to close the public hearing was made by Moad, seconded by Weisser. All voted aye, motion carried. Aye-5 Nay-0 Absent-0

Alexander then gave a brief history of the location, prior plans and building permits. It was also noted that construction took place before a building permit was taken out or approved. It also was explained that there was a discussion with the representatives responsible for the plans about the steps it would need to take to build a duplex.

There was discussion on the request. It was advised that the property plans fit more in with the requirements of the two-family district (R2) than in a multi-family district.

Motion made by Moad, seconded by Novak to recommend approval of a rezone property from a residential to two-family district located at Lot 1 Block 6 of Wagner Heights. They also noted that the utility hook ups must be compliant with two family residences. All voted aye, motion carried. Roll call vote was as follows: Novak-aye, Moad-aye, Weisser-aye, Dehaan-aye, Kazena-aye. Aye-5 Nay-0 Absent-0.

The next item on the agenda was for the ETJ members' consideration.

Discussion and review of the proposed amendments followed.

A motion was made by Dehaan, seconded by Moade, to have the attorney make some minor revisions and clarify some language on the amendments and get it ready for a public hearing. All voted aye, motion carried. Aye-6 nay-0 absent-2

A motion to adjourn was made by Dehaan, seconded by Moad. All voted aye, motion carried. Aye-6 no-0 absent-2

The meeting was adjourned at 6:29 p.m.

Respectfully submitted,

Kesa Alexander
Zoning Administrator/City Clerk

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