

**CITY OF HONDO
PLANNING AND ZONING COMMISSION
MINUTES
MARCH 25, 2008
5:00 P.M.**

1. **CALL TO ORDER:** Chairman Vidrine called the special meeting of the Planning and Zoning Commission of The City of Hondo to order at 5:01 p.m. on the 25th day of March, 2008 in the Council Chambers of City Hall, 1600 Avenue M, Hondo, Texas.

2. **QUORUM CHECK:** Those present were: Chairman Marcus Vidrine, Henry Sandoval, Mike Hackebeil, Ginny Winkler, Alfonso Trevino, and Clarence McNiel.

Also Present: Carol Buttler, Assistant City Manager, Attorney Dick O'Neill and Yolanda C. Benitez, City Secretary

Absent: Mike Groff

3. **HOLD A PUBLIC HEARING ON THE REQUEST OF C. B. LOOPER, TO WAIVE EAST SIDE YARD SETBACK REQUIREMENTS FROM 10' TO 6' AT LOTS 1 & 12, BLOCK 6, BENDELE ADDITION (1701 16TH STREET & 1702 17TH STREET) AND WAIVE WEST SIDE YARD SETBACK REQUIREMENTS FROM 10' TO 6' AT LOTS 6 & 7, BLOCK 6, BENDELE ADDITION (1711 16TH STREET & 1712 17TH STREET) FOR RESIDENTIAL DEVELOPMENT.**

Chairman Vidrine opened the public hearing at 5:02 p.m.

The following persons spoke with regard to this item:

Mr. C. B. Looper spoke before the Commission and stated that he was under the impression that the setback requirements were five (5) feet and not ten (10) feet. He further stated that it was recommended that he submit the variance request for all four lots at this time

Manuel Duran stated that he has a 35' setback from the front and no one told him any differently when he built a newer house a few years ago.

Odilia Garcia asked why letters were not sent to the property owners prior to the start of construction. It was explained that letters are not required to be sent when someone gets a permit, only when a change is being requested.

Attorney Dick O'Neill stated that the developer's actions can still be fixed, but at a cost. He further noted that the Commission can deny the request for the variance and have the developer come back with an amended request.

Chairman Vidrine closed the public hearing at 5:31 p.m.

4. **ZONE CASE #313-08 – DISCUSS AND CONSIDER THE REQUEST OF C. B. LOOPER, TO WAIVE EAST SIDE YARD SETBACK REQUIREMENTS FROM 10' TO 6' AT LOTS 1 & 12, BLOCK 6, BENDELE ADDITION (1701 16TH STREET & 1702 17TH STREET) AND WAIVE WEST SIDE YARD SETBACK REQUIREMENTS FROM 10' TO 6' AT LOTS 6 & 7, BLOCK 6, BENDELE ADDITION (1711 16TH STREET & 1712 17TH STREET) FOR RESIDENTIAL DEVELOPMENT.**

After a brief discussion with different options being recommended, motion was made by Alfonso Trevino and seconded by Henry Sandoval to approve the request on the lot where construction has already started and deny the request on the other three lots.

Motion carried 5 to 0.

5. **ADJOURN:** There being no further business to discuss; Chairman Vidrine adjourned the meeting at 6:03 p.m.

PASSED AND APPROVED ON THE 14th DAY OF APRIL, 2008.

MARCUS VIDRINE, CHAIRMAN

ATTEST:

Yolanda C. Benitez, City Secretary