

**CITY OF HONDO
PLANNING AND ZONING COMMISSION
MINUTES
FEBRUARY 9, 2009
5:00 P.M.**

1. **CALL TO ORDER:** Chairman Hackebeil called the regular meeting of the Planning and Zoning Commission of The City of Hondo to order at 5:00 p.m. on the 9th day of February, 2009 in the Council Chambers of City Hall, 1600 Avenue M, Hondo, Texas.
2. **QUORUM CHECK:** Those present were: Chairman Mike Hackebeil, Carol Buff, Henry Sandoval, Keith Taylor and Ginny Winkler.

Also Present: Carol Buttler, Assistant City Manager, Sandra R. Torres, Deputy City Secretary and Gilbert Contreras, Code Compliance Officer.

Absent: Bruce Foster & Mike Groff.

3. **APPROVAL OF MINUTES:**
January 12, 2009 Regular Meeting

Motion was made by Ms. Buff and seconded by Mr. Sandoval to approve the minutes. Motion carried 5 to 0.

ZONING BOARD OF ADJUSTMENT:

4. Hold a Public Hearing on the request of Ramon Villanueva for a variance to waive minimum square footage requirements of lot from 6,000 to 4,987.1 square feet; waive impervious area requirements from 3,600 to 2,992.26 square feet; waive minimum depth requirements of lot from 100' to 81.50 feet; waive front yard setback requirements from 25' and rear yard setback requirements from 10' to a combined total of 9 feet to be divided between the front and rear setbacks at Lot 8, Block 40, Hondo Addition (501 15th Street) to place a manufactured home in a Residential Three (R3) District.

Chairman Hackebeil opened the public hearing at 5:03 p.m.

The following persons spoke regarding this item:

Ramon Villanueva provided notes for consideration by the Board of Adjustment and explained his variance request in detail.

Keith Taylor asked Mr. Villanueva if he was aware of the lot size at the time it was purchased and he responded that the lot was purchased nine days ago and he was aware of the lot size.

Carmen Benavidez of 503 15th Street stated that she has no problem with Mr. Villanueva setting up his mobile home on the lot, as long as her view is not blocked and the 25 ft. front yard setback requirement is met. She further noted that she recently built her house which had to comply with the 25 ft. front yard setback requirement.

Gilbert Contreras, Code Compliance Officer, informed the Board that Mr. Villanueva's property is located in the flood plain. He pointed out that if the request is approved, Mr. Villanueva will be required to provide a flood plain elevation certificate in order to place the mobile home on the lot. Mr. Contreras explained the purpose of the elevation certificate to the Board.

Chairman Hackebeil closed the public hearing at 5:12 p.m.

5. **ZONE CASE NO. 332-09.** Discuss and consider the request of Ramon Villanueva for a variance to waive minimum square footage requirements of lot from 6,000 to 4,987.1 square feet; waive impervious area requirements from 3,600 to 2,992.26 square feet; waive minimum depth requirements of lot from 100' to 81.50 feet; waive front yard setback requirements from 25' and rear yard setback requirements from 10' to a combined total of 9 feet to be divided between the front and rear setbacks at Lot 8, Block 40, Hondo Addition (501 15th Street) to place a manufactured home in a Residential Three (R3) District.

Discussion followed regarding the Board's concerns about the lot size, size of the mobile home, and the front and rear setbacks. The Board also addressed the fact that Mr. Villanueva was aware of the lot size prior to purchasing it.

Ms. Buttler informed the Board that staff suggested to Mr. Villanueva that he find a mobile home that would fit on the lot and meet the required setbacks.

Chairman Hackebeil then recommended that Mr. Villanueva consider finding a mobile home suitable to the size of the lot.

Motion was made by Keith Taylor and seconded by Ginny Winkler to deny the variance, as presented. Motion carried 5 to 0.

Chairman Hackebeil commented on Ms. Buttler's resignation and thanked her for her guidance and work for the City of Hondo.

Ms. Buttler thanked the Board for their service.

6. **ADJOURN:** There being no further business to discuss; Chairman Hackebeil adjourned the meeting at 5:28 p.m.

PASSED AND APPROVED ON THE 13th DAY OF APRIL, 2009

MIKE HACKEBEIL, CHAIRMAN

ATTEST:

Sandra R. Torres, Deputy City Secretary