

**CITY OF HONDO
PLANNING AND ZONING COMMISSION
MINUTES
APRIL 14, 2008
5:00 P.M.**

1. **CALL TO ORDER:** Chairman Vidrine called the meeting of the Planning and Zoning Commission of The City of Hondo to order at 5:00 p.m. on the 14th day of April, 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, Alfonso Trevino, Mike Groff and Bruce Foster.

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

Absent: Ginny Winkler

3. **APPROVAL OF MINUTES**

March 10, 2008 Regular Meeting

March 17, 2008 Special Meeting

March 25, 2008 Special Meeting

Motion was made by Mike Groff and seconded by Alfonso Trevino, to approve the minutes of the March 10, 2008, March 17, 2008 and March 25, 2008 Planning and Zoning Meetings. Motion carried 5 to 0.

4. **PRESENTATION BY PHIL BAKKE CONCERNING PROPOSED DEVELOPMENT FOR PROPERTY TO THE WEST OF SUPER WAL-MART FOR A PHASED-IN PROJECT WITH THE FIRST PHASE TO INCLUDE A CAR WASH, MINI-STORAGE BUILDINGS, AND A BUILDING FOR RETAIL BUSINESS.**

Annette Fritz, Corporate Property Manager, appeared on behalf of Phil Bakke. She stated that the property in question is approximately 10 acres and they have been involved in similar developments around the Wal-Mart stores in Fredericksburg, Boerne, Devine, Converse and Kenedy. John Rothe of CDS/Muery stated that the 22nd Street extension would be an enhancement for this proposed development.

A lengthy discussion ensued with the following comments being made:

- a. According to Water Superintendent, Gilbert Garza, there is enough water capacity for the proposed development.
- b. Mike Hackebeil inquired with regard to whether Veteran's Boulevard is a city-owned street, which he was told it is.
- c. The question was raised as to "who would give permission for the sign to be placed by the Wal-Mart sign" and the answer was the owners of Wal-Mart.
- d. John Rothe stated that there is a 25 foot cutback to U.S.90 on Veteran's Boulevard.
- e. The Statement was made that the sign could be moved further east and John Rothe explained exactly where it could be moved.

5. **WORKSHOP – PROPOSED DEVELOPMENT BY PHIL BAKKE.**

Comments were also made with regard to the private street which runs between the Whataburger and Broadway Bank, which may be converted in the future. After another lengthy discussion, it was decided that the sign request will be revisited in the future. It was requested that Assistant City

Manager Carol Buttler have a traffic count performed on Highway 90. TxDOT has already performed these studies along Highway 90, so this information may be available from them.

It was also noted that only two signs can be within the 25 foot cutback, and this same issue may come up if 22nd Street is extended further east. Chairman Vidrine stated that we should keep it to only two signs.

City Manager Robert Herrera stated that development is increasing in the City of Hondo and noted that the Commission needs to be flexible in order to allow the continued development. He also stated that the City Council may have given mixed signals with regard to the sign issue and the Commission would probably need to re-work the off-premise sign issue.

After continued discussion, it was noted that staff will come up with suggestions for the council to review concerning the signs.

John Rothe stated that the sign could be placed in the city right-of-way and described the type of sign it would be. Specifically, the sign would be a multi-tenant sign with about six tenants on it.

Ms. Fritz stated that the tenants who are wishing to be part of the proposed development want the frontage sign.

6. **ADJOURN:** There being no further business to discuss; Chairman Vidrine adjourned the meeting at 6:07 p.m.

PASSED AND APPROVED ON THE 12th DAY OF MAY, 2008.

MARCUS VIDRINE, CHAIRMAN

ATTEST:

Yolanda C. Benitez, City Secretary