

**CITY OF HONDO  
PLANNING AND ZONING COMMISSION  
MINUTES  
MAY 12, 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 12<sup>th</sup> day of May, 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, Ginny Winkler and Mike Groff.

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

Absent: Bruce Foster (Ill)

3. **APPROVAL OF MINUTES**

**April 14, 2008 Regular Meeting**

**April 28, 2008 Special Meeting**

Motion was made by Mike Hackebeil and seconded by Mike Groff, to approve the minutes of the April 14, 2008, and April 28, 2008 Planning and Zoning Meetings. Motion carried 5 to 0.

4. **HOLD A PUBLIC HEARING ON THE REQUEST OF PABLO AND CAROLINA CASTILLO (2110 CASTRO AVE.) TO CITY OF HONDO FOR A ZONE CHANGE FROM RESIDENTIAL 2 TO RESIDENTIAL 3 FOR ALL RESIDENTIAL PROPERTIES ON THE WEST SIDE OF CASTRO AVE., SOUTH OF HWY. 90, TO EXCLUDE 1902 CASTRO AVE. (CORNER OF CASTRO AVE. AND HWY 90), BASED ON PETITION OF ADJACENT AND SURROUNDING PROPERTY OWNERS.**

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

The following persons spoke on behalf of this item:

Carolina Castillo came forward on behalf of their request as noted above. She stated that this change would allow her daughter's family to place a mobile home on the property. Mrs. Castillo also noted that her daughter's family had lost their home, located on 29<sup>th</sup> Street, to a fire which occurred on Thanksgiving Day, and they were not allowed to replace their home at that location.

Chairman Vidrine closed the public hearing at 5:06 p.m.

5. **ZONE CASE #317-08 – DISCUSS AND CONSIDER THE REQUEST OF PABLO AND CAROLINA CASTILLO (2110 CASTRO AVE.) TO CITY OF HONDO FOR A ZONE CHANGE FROM RESIDENTIAL 2 TO RESIDENTIAL 3 FOR ALL RESIDENTIAL PROPERTIES ON THE WEST SIDE OF CASTRO AVE., SOUTH OF HWY. 90, TO EXCLUDE 1902 CASTRO AVE. (CORNER OF CASTRO AVE. AND HWY 90), BASED ON PETITION OF ADJACENT AND SURROUNDING PROPERTY OWNERS.**

ACM Carol Buttler stated that the minimum square footage is 6,000. She also stated that Residential 3 allows for single-family and multi-family manufactured homes.

Motion was made by Mike Hackebeil and seconded by Henry Sandoval to approve the request. Motion carried 5 to 0.

**6. HOLD A PUBLIC HEARING ON THE REQUEST OF PABLO AND CAROLINA CASTILLO (2110 CASTRO AVE.) TO REPLAT WITHOUT VACATING 0.476 ACRES OUT OF SURVEY 158, ABSTRACT 1043 H. WILSON, ESTABLISHING 0.313 ACRES FOR DEED 1 AND 0.164 ACRES FOR DEED 2.**

Chairman Vidrine opened the public hearing at 5:19 p.m.

The following persons spoke on behalf of this item:

Mrs. Castillo requested that this item be approved by the Planning & Zoning Commission.

Chairman Vidrine closed the public hearing at 5:20 p.m.

**7. ZONE CASE #318-08 – DISCUSS AND CONSIDER THE REQUEST OF PABLO AND CAROLINA CASTILLO (2110 CASTRO AVE.) TO REPLAT WITHOUT VACATING 0.476 ACRES OUT OF SURVEY 158, ABSTRACT 1043 H. WILSON, ESTABLISHING 0.313 ACRES FOR DEED 1 AND 0.164 ACRES FOR DEED 2.**

Motion was made by Alfonso Trevino and seconded by Mike Groff to approve the request. Motion carried 5 to 0.

Mr. & Mrs. Castillo and their daughter, Melissa Padron, thanked the Commission for their approval of both requests.

**8. HOLD A PUBLIC HEARING ON THE NEED TO RECOMMEND AMENDMENTS TO THE HONDO CODE OF ORDINANCES, CHAPTER 12, EXHIBIT "A", ZONING ORDINANCE, SECTION 25.1604, SIGN REGULATIONS.**

Chairman Vidrine opened the public hearing at 5:47 p.m.

The following persons spoke on behalf of this item:

ACM Carol Buttler reported that staff had researched ordinances from other cities and a matrix was provided to the Commission members. She explained the changes in the ordinance, with regard to temporary and portable signs. Ms. Buttler further noted that they are trying to create a balance between signage and clutter. The following comments were made:

- Electronic signs allow for fewer signs as only the message needs to be changed out.
- Corner lots allow more leeway regarding the number of signs.
- Provide clarification with regard to sidewalk signs – how many, etc.
- Provide clarification concerning off-premise signs.

Chairman Vidrine closed the public hearing at 6:10 p.m.

**9. WORKSHOP – SIGNAGE**

Chairman Vidrine stated that the Planning & Zoning Commission generally goes out of their way to accommodate new businesses. ACM Carol Buttler stated that Highway 90 is getting

busier with lots of new development coming in. She pointed out that they could approve the LED ordinance before June 1<sup>st</sup> and then rework it after that date.

**10. DISCUSS AND CONSIDER THE NEED TO RECOMMEND AMENDMENTS TO THE HONDO CODE OF ORDINANCES, CHAPTER 12, EXHIBIT "A", ZONING ORDINANCE, SECTION 25.1604, SIGN REGULATIONS.**

Attorney Dick O'Neill recommended that the Commission "slam the brakes" on LED signs until the Planning & Zoning Commission can decide what they want to do; however, he cautioned them to be conservative.

Motion was made by Mike Groff and seconded by Ginny Winkler to recommend this ordinance change to the City Council. Motion carried 5 to 0.

It was pointed out that the positions of Chairman and Vice Chairman need to be discussed at the next regular meeting.

**11. ADJOURN:** There being no further business to discuss; Chairman Vidrine adjourned the meeting at 6:31 p.m.

**PASSED AND APPROVED ON THE 9<sup>th</sup> DAY OF JUNE, 2008.**

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MARCUS VIDRINE, CHAIRMAN

**ATTEST:**

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Yolanda C. Benitez, City Secretary