

**CITY OF HONDO
PLANNING AND ZONING COMMISSION
MINUTES
NOVEMBER 10, 2008
5:00 P.M.**

1. **CALL TO ORDER:** Chairman Hackebeit called the regular meeting of the Planning and Zoning Commission of The City of Hondo to order at 5:00 p.m. on the 10th day of November, 2008 in the Council Chambers of City Hall, 1600 Avenue M, Hondo, Texas.
2. **QUORUM CHECK:** Those present were: Chairman Mike Hackebeit, Carol Buff, Mike Groff, Henry Sandoval, Ginny Winkler and Keith Taylor.
Also Present: Carol Buttler, Assistant City Manager, and Yolanda C. Benitez, City Secretary
Absent: Bruce Foster
3. **APPROVAL OF MINUTES:**
September 8, 2008 Regular Meeting
October 20, 2008 Special Meeting
Motion was made by Mike Groff and seconded by Carol Buff to approve the minutes.
Motion carried 6 to 0.

ZONING BOARD OF ADJUSTMENT:

4. Hold a public hearing on the request of Julia S. Contreras to waive the front yard set back requirements from 25' to 2' at Lot 16, Buena Vista (1614 13th Street) to construct a carport cover over an existing concrete slab.
Chairman Hackebeit opened the public hearing at 5:02 p.m.
Sylvia Ruiz, daughter of Julia Contreras, stated that her mother has knee problems and would like to construct a carport for health reasons. Code Compliance Supervisor, Gilbert Contreras, stated that there are no visibility issues.
Chairman Hackebeit closed the public hearing at 5:07 p.m.
5. **ZONE CASE #325-08** – Discuss and consider the request of Julia S. Contreras to waive the front yard set back requirements from 25' to 2' at Lot 16, Buena Vista (1614 13th Street) to construct a carport cover over an existing concrete slab.
Motion was made by Keith Taylor and seconded by Henry Sandoval to approve the request.
Motion carried 6 to 0.
6. Hold a public hearing on the request of Kelli Verhalen, on behalf of Community Care Center for a variance to Article 25.1600, Special Area and Use Regulations – Front-yard Fencing – Decorative, from four (4) feet to five (5) feet at the corner of Avenue E (FM 462) and 20th Street.
Chairman Hackebeit opened the public hearing at 5:08 p.m.
Kelli Verhalen and Deena McCollum stated that the fence they wish to construct is wrought iron and it will not obstruct the view for the patients. They also noted that it will have a double gate in front for emergency services access.

Chairman Hackebeil closed the public hearing at 5:11 p.m.

7. **ZONE CASE #330-08** – Discuss and consider the request of Kelli Verhalen, on behalf of Community Care Center for a variance to Article 25.1600, Special Area and Use Regulations – Front-yard Fencing – Decorative, from four (4) feet to five (5) feet at the corner of Avenue E (FM 462) and 20th Street.

ACM Carol Buttler stated that this was a unique situation and recommended approval.

Motion was made by Henry Sandoval and seconded by Ginny Winkler to approve the request. Motion carried 6 to 0.

PLANNING AND ZONING COMMISSION:

8. Hold a public hearing on the request of Douglas J. Ulbrich and Clyde Haak for a zone change from Residential Two (R2) to Central Business District (CBD) at Lots 15, 16, 17, & 18, Block 8, Hondo Addition (1000 Block of 17th Street) for business development.

Chairman Hackebeil opened the public hearing at 5:13 p.m.

Mr. Pete Ulbrich stated that he felt this change was good for future business opportunities.

ACM Buttler explained why this request was filed jointly, along with the process which co-applicants must follow.

Chairman Hackebeil closed the public hearing at 5:16 p.m.

9. **ZONE CASE #324-08** – Discuss and consider request of Douglas J. Ulbrich and Clyde Haak for a zone change from Residential Two (R2) to Central Business District (CBD) at Lots 15, 16, 17, & 18, Block 8, Hondo Addition (1000 Block of 17th Street) for business development.

ACM Buttler stated that this item will go before council on December 15th, if approved by the Planning & Zoning Commission.

Motion was made by Mike Groff and seconded by Keith Taylor to approve the request. Motion carried 6 to 0.

10. Hold a public hearing on the request of Mr. and Mrs. Earl Gilliam request approval to replat and subdivide their existing property at the corner of 30th Street (FM 2350) and Avenue U (CR 541) into Lot 1 and Lot 2 of Block 1.

Chairman Hackebeil opened the public hearing at 5:21 p.m.

Lori Gilliam stated that she was present in order to answer any questions the commission might have. She also stated that she and her husband wish to sell the property.

ACM Carol Buttler stated that this item did not have to go before council as the Planning & Zoning Commission can grant approval.

Chairman Hackebeil closed the public hearing at 5:25 p.m.

- 11. ZONE CASE #329-08** – Discuss and consider request by Mr. and Mrs. Earl Gilliam request approval to replat and subdivide their existing property at the corner of 30th Street (FM 2350) and Avenue U (CR 541) into Lot 1 and Lot 2 of Block 1.

Motion was made by Keith Taylor and seconded by Carol Buff to approve the request. Motion carried 6 to 0.

- 12.** Hold a public hearing on the request of the City of Hondo to replat 6.215 acres (La Lomita Subdivision) out of Survey 194, Abstract No. 362, F. Enderle, Original Grantee, being a portion of Block “B” of the Original Town of Hondo.

Chairman Hackebeil opened the public hearing at 5:26 p.m.

Ms. Buttler stated that there were originally 18 lots plus a lift station; however, now there are 19 lots. She also noted that the lots have not all been sold yet. Ms. Buttler stated the benefits to having alleys and pointed out that the smallest lot is 6,000 square feet.

Chairman Hackebeil closed the public hearing at 5:33 p.m.

- 13. ZONE CASE #327-08** – Discuss and consider request of the City of Hondo to replat 6.215 acres (La Lomita Subdivision) out of Survey 194, Abstract No. 362, F. Enderle, Original Grantee, being a portion of Block “B” of the Original Town of Hondo.

Motion was made by Keith Taylor and seconded by Ginny Winkler to approve the request. Motion carried 6 to 0.

- 14. ADJOURN:** There being no further business to discuss; Chairman Hackebeil adjourned the meeting at 5:35 p.m.

PASSED AND APPROVED ON THE 8th DAY OF DECEMBER, 2008

MIKE HACKEBEIL, CHAIRMAN

ATTEST:

Yolanda C. Benitez, City Secretary