

**CITY OF HONDO
PLANNING AND ZONING COMMISSION
MINUTES
MARCH 10, 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 10th 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, Mike Groff and Clarence McNiel.

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

3. **APPROVAL OF MINUTES**

Motion was made by Mike Hackebeil and seconded by Clarence McNiel, to approve the minutes of the February 11, 2008 Planning and Zoning Meeting. Motion carried 5 to 0 (Mike Groff had not arrived at this time).

4. **DISCUSS AND CONSIDER REQUEST OF MURPHY USA #7357 (111 2ND STREET) TO REPLAT WITHOUT VACATING LOT 1, BLOCK N, WAL-MART SUBDIVISION, ESTABLISHING 0.5586 OF ONE ACRE OF LAND (LOT 2), BEING A PORTION OF A 13.26 ACRE TRACT LOCATED IN THE FIDELE ENDERLE SURVEY #194, ABSTRACT 362, MEDINA COUNTY, TEXAS.**

Victor Wehn presented this item on behalf of Murphy USA. He stated that this was a minor replat as it was previously replatted in 2006.

Motion was made by Mike Hackebeil and seconded by Clarence McNiel to approve the replat as submitted. Motion carried 6 to 0.

5. **DISCUSS AND CONSIDER REQUEST BY WILLIAM J. STRAIT FOR APPROVAL OF PRELIMINARY PLAT FOR GREEN MEADOWS SUBDIVISION, UNIT THREE.**

Charlie Rothe of CDS/Muery stated that the water line will be extended and there is an existing electric line. Clarence McNiel inquired about access off of 462. Carol Buttler stated there will be emergency vehicle access and trash pick-up. It was pointed out that there should be a cul-de-sac at the end of the alley.

Motion was made by Ginny Winkler and seconded by Alfonso Trevino to approve the preliminary plat. Motion carried 6 to 0.

6. **DISCUSS AND CONSIDER REQUEST BY LAND PRO ASSOCIATES, INC. FOR APPROVAL OF PRELIMINARY PLAT FOR KOLLMAN OAKS II, UNITS 1 AND 2, PRESENTED BY DENNIS BRADLEY.**

The following persons spoke with regard to this item:

Harry Thornton came before the Commission and pointed out that the Planning & Zoning Commission is responsible to the citizens.

Becky Mumme – 1308 Shady Lane. Mrs. Mumme read a letter to the Commission concerning a detention facility and redirecting of the water coming into Kollman Oaks. She also stated that each resident in Kollman Oaks should be notified and a workshop held regarding this matter.

Keith Lutz – 1205 Robin Court. Mr. Lutz provided the Commission with a list of “Missing Requirement Questions for Phase 1 Preliminary Plat”. These were discussed at length.

Howard Saathoff – 1200 Oak Lane. Mr. Saathoff asked the Commission to consider the large rains they have had in the past and asked what the purpose was in having the water exit into Kollman Oaks. He emphasized that Kollman Oaks cannot be used as a water way.

Tom Stoner – 1402 Kollman Drive. Mr. Stoner stated that the retention pond is not planned until Phase III; therefore, the water will be crossing his property in the meantime.

Annie Saathoff – 1306 Shady Lane. Ms. Saathoff voiced her concern with the traffic onto Robin Drive. She stated that the number of cars will double with the houses being proposed.

Yvonne Nations – 300 Avenue M. Mrs. Nations stated that they were the first residents of Kollman Oaks and they currently live in fear whenever high rains occur. Therefore, she cannot see the reasoning behind building additional homes.

Vivian Windrow – 1207 Acorn Road. Mrs. Windrow stated that, if Mr. Kollman were still alive, he would be opposed to the proposed subdivision.

John Jennings – 1309 Shady Lane. Mr. Jennings stated that he was born in 1921 in Hondo and his mother was also born here. He further stated that the proposed subdivision is a form of degrading of Kollman Oaks.

John Rothe of CDS/Muery noted that there have been numerous meetings with March of 2007 with regard to the proposed subdivision, a 10” water line extension, and a water & sewer system model. He stated that the area cannot be serviced for fire protection at this time without the 10” line being installed. Mr. Rothe further stated that the effect on the Kollman Oaks drainage with a 100 year storm would be minimal.

Carol Buttler reported that several meetings regarding the utilities, TxDOT requirements, etc. have been held and further stated that the preliminary plat is ready for the Planning & Zoning Commission’s review.

After a lengthy discussion with comments by the developer, commission members, residents, and staff, motion was made by Clarence McNeil and seconded by Ginny Winkler to table this item at this time. Motion carried 5 to 0 (Mike Hackebeil left at 6:05 p.m. due to a prior commitment).

7. 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 7:00 p.m.

No one came forward to speak with regard to this item.

Chairman Vidrine closed the public hearing at 7:00 p.m.

8. 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.

Carol Buttler asked if the Commission wanted to limit the size and number of signs per building or business. She also asked about limiting the banner-type signs to one size per business. Clarence McNiel asked if the one sign per business would be based on the square footage of the building.

After a brief discussion, motion was made by Clarence McNiel and seconded by Mike Groff to present the proposed ordinance to the City Council at their next regular meeting.

Motion carried 5 to 0.

9. ADJOURN: There being no further business to discuss; Chairman Vidrine adjourned the meeting at 7:25 p.m.

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

MARCUS VIDRINE, CHAIRMAN

ATTEST:

Yolanda C. Benitez, City Secretary