

**DRAFT**  
**CITY OF HONDO**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**AUGUST 11, 2008**  
**5:00 P.M.**

1. **CALL TO ORDER:** Chairman Hackebeil called the meeting of the Planning and Zoning Commission of The City of Hondo to order at 5:04 p.m. on the 11<sup>th</sup> day of August, 2008 in the Council Chambers of City Hall, 1600 Avenue M, Hondo, Texas.
2. **QUORUM CHECK:** Those present were: Chairman Mike Hackebeil, Henry Sandoval, Carol Buff, and Mike Groff.

Also Present: Carol Buttler, Assistant City Manager, Nell Smith, City Attorney, and Yolanda C. Benitez, City Secretary

Absent: Bruce Foster (Ill)

3. **APPROVAL OF MINUTES**

**July 14, 2008 Regular Meeting**

Motion was made by Mike Groff and seconded by Carol Buff, to approve the minutes of the July 14, 2008 Planning and Zoning Meeting. Motion carried 4 to 0.

**ZONING BOARD OF ADJUSTMENT:**

4. Hold a public hearing on the request of Chavel Lopez to waive the north side yard setback requirements from 5' to 2'6" at Lots 11 & 12, Block 1A, School Addition (1002 Ave. S) for a restroom and utility room addition.

Chairman Hackebeil opened the public hearing at 5:05 p.m.

No one spoke for or against this request.

ACM Carol Buttler stated that there is an existing structure and the size of the addition is 10' x 20'.

Chairman Hackebeil closed the public hearing at 5:07 p.m.

5. **ZONE CASE #322-08** – Discuss and consider the request of Chavel Lopez to waive the north side yard setback requirements from 5' to 2'6" at Lots 11 & 12, Block 1A, School Addition (1002 Ave. S) for a restroom and utility room addition.

Motion was made by Henry Sandoval and seconded by Carol Buff to approve/deny the request. Motion carried 4 to 0.

**PLANNING AND ZONING COMMISSION:**

6. **ZONE CASE #326-08** – Discuss and consider request to amend plat submitted by Steven Brucks and Mark Wiemers to amend the existing plat to relocate a property line common to both of them as adjacent property owners. The property line between Lots 5 and 6 would be replatted 30 feet to the east.

Mark Wiemers came before the Commission and stated that this is outside the city limits, but within the ETJ; therefore they need their approval. He provided clarification of the septic system problem.

Motion was made by Mike Groff and seconded by Carol Buff to grant approval. Motion carried 4 to 0.

7. Hold a public hearing on the request of Phil Bakke of Bakke Development Corporation to develop 9.397 acres in Block O, F. Enderle Survey No. 194, Abstract No. 362, proposing a multi-tenant off-premise sign on City Right-of-Way along Highway 90 @ Veterans Boulevard.

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

The following persons spoke on behalf of this item:

ACM Carol Buttler reminded the Commission that Mr. Bakke had presented his request to them last spring and they tabled the item. Mr. Bakke then appeared before the City Council to request approval. At that time, the Council referred him back to the Planning & Zoning Commission for their review and recommendation, which is why he is on the agenda this evening.

Ms. Buttler further noted that staff has reviewed the procedures in discussions with Mr. Bakke and he is awaiting a decision from the Planning & Zoning Commission. Pending the decision, both the preliminary and final plans will be presented to the Commission for their review and approval.

Phil Bakke requested that the City trade his land for the right to install a sign in the City right-of-way. He stated that the company he is trying to bring in to the City of Hondo is Hibbetts Sports and noted that they will generate approximately \$1.2 million in sales per year. Mr. Bakke further stated that this business and the placement of the sign will increase development in the area, and the residents of Hondo and the surrounding areas will not have to go into San Antonio for these types of items.

Allen Bohlen – Mr. Bohlen stated not having the “off-premise” signage will not kill the site. He specifically asked the Commission where they would draw the line. Mr. Bohlen added that everyone will want to have the off-premise signage if the Commission approves this request, as there are businesses that have been here for over 50 years that would like to have a sign along highway 90.

Ann McDuffie – Ms. McDuffie stated that she had no objections to the sign; however, if they do it for Mr. Bakke, then the Commission will have to do it for everyone who requests an off-premise sign.

Tony Vanderbur – Mr. Vanderbur asked who was going to develop to the east of WalMart. He also asked if the Commission wants the City of Hondo to look like Las Vegas.

Phil Bakke stated that he is trying to take into consideration the needs of the entire area and that the Commission should handle each request on a “case by case” basis.

Chairman Hackebeil closed the public hearing at 5:43 p.m.

8. **ZONE CASE #323-08** – Discuss and consider the request of Phil Bakke of Bakke Development Corporation to develop 9.397 acres in Block O, F. Enderle Survey No. 194, Abstract No. 362, proposing a multi-tenant off-premise sign on City Right-of-Way along Highway 90 @ Veterans Boulevard.

ACM Carol Buttler stated that the Commission might want to revisit the sign ordinance even though they have reviewed it extensively over the past couple of years. Chairman Hackebeil emphasized that they have not granted an off-premise sign in the past three years.

Motion was made by Mike Groff and seconded by Carol Buff to deny the request. Motion carried 4 to 0.

9. **ADJOURN:** There being no further business to discuss; Chairman Hackebeil adjourned the meeting at 5:48 p.m.

**PASSED AND APPROVED ON THE 8<sup>th</sup> DAY OF SEPTEMBER, 2008**

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MIKE HACKEBEIL, CHAIRMAN

**ATTEST:**

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Yolanda C. Benitez, City Secretary