

**CITY OF HONDO  
PLANNING AND ZONING COMMISSION  
MINUTES  
DECEMBER 8, 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: 02 p.m. on the 8<sup>th</sup> day of December, 2008 in the Council Chambers of City Hall, 1600 Avenue M, Hondo, Texas.
2. **QUORUM CHECK:** Those present were: Chairman Mike Hackebeit, Carol Buff, Henry Sandoval, Ginny Winkler and Keith Taylor (arrived at 5:12 p.m.)  
  
Also Present: Carol Buttler, Assistant City Manager, and Yolanda C. Benitez, City Secretary  
Absent: Bruce Foster and Mike Groff
3. **APPROVAL OF MINUTES:**  
  
November 10, 2008 Regular Meeting  
  
Motion was made by Ginny Winkler and seconded by Carol Buff to approve the minutes.  
Motion carried 4 to 0 (Keith Taylor had not arrived at this point.)

**PLANNING AND ZONING COMMISSION:**

4. 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 Hackebeit opened the public hearing at 5:04 p.m.  
  
The following persons spoke with regard to this item:  
  
Amy Blair – Absolute Quality Cabinets – Ms. Blair stated her concern with off-premise signage.  
  
ACM Carol Buttler explained that there is already a sign that was allowed improperly. Discussion followed with regard to "Planned Development" signs for several businesses. Ms. Buttler also discussed frontage issues with off-premise signs, pole signs, and the mixed use district on 20<sup>th</sup> Street.  
  
Chairman Mike Hackebeit stated that the off-premise signs were considered to be "out of the question" by former councilmembers.  
  
Chairman Hackebeit and Commission Member Keith Taylor stated that off-premise signs should either be limited or not allowed at all. Mr. Taylor further stated that the restrictions should be refined or limited.  
  
Code Enforcement Officer Gilbert Contreras stated that he needs a decision from the Commission with regard to portable signs.  
  
Chairman Hackebeit closed the public hearing at 5:27 p.m.
5. Workshop – Sign Regulations.

Mr. Contreras then made a presentation regarding different types of signs that are erected throughout The City of Hondo.

ACM Buttler stated that the Planning and Zoning Commission needed to do what they felt was the best decision.

**6. Discuss and consider the need to recommend amendments to the Hondo Code of Ordinances, Chapter 12, Exhibit "A", Zoning Ordinance, Article 25.1604, Sign Regulations**

Discussion followed with regard to no off-premise signs being allowed in the right-of-way, and limiting the signs on private property. A legal opinion was requested with regard to Section 1604.7. Ms. Buttler stated she will get with City Attorney Melissa Killen with regard to the Commission's requests and concerns.

Motion was made by Ginny Winkler and seconded by Carol Buff to make the following recommendations to Council: to leave the portable signs as written; to not allow signs in the right-of-way, and to increase flexibility.

It was also pointed out that the allowance of pole signs would depend on available frontage.

Motion carried 5 to 0.

**7. ADJOURN:** There being no further business to discuss; Chairman Hackebeil adjourned the meeting at 6:12 p.m.

**PASSED AND APPROVED ON THE 12<sup>th</sup> DAY OF JANUARY, 2009**

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MIKE HACKEBEIL, CHAIRMAN

**ATTEST:**

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Yolanda C. Benitez, City Secretary