

City of Devine
NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION

Notice is hereby given that a Regular Meeting of the Planning and Zoning Commission of the City of Devine will be held on the 11th day of March, 2013 at 7:00 p.m., in the Council Room at City Hall, 303 S. Teel, Devine, Texas, at which time the following subjects will be discussed and considered to make recommendations to the city council.

1. Call the meeting to order.
2. Discuss and consider approval of Minutes from meeting on February 25th, 2013.
3. Discuss and consider a variance request made by Deutsche Bank National Trust Company as trustee for Novastar Mortgage Funding Trust Series 2007-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-1, by Ocwen Loan Servicing, LLC as Attorney-in-Fact, for a variance to Article 3, Section 3 (Area Regulation), of the Zoning Ordinance which requires a minimum building plot area to contain 9,000 square feet, to be reduced to 7,744.4 Sq. Ft. as indicated on a preliminary plat of the Carrillo Subdivision, as prepared by Charles W. Rothe, Registered Land Surveyor.
4. Discuss and consider a variance request made by Deutsche Bank National Trust Company as trustee for Novastar Mortgage Funding Trust Series 2007-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-1, by Ocwen Loan Servicing, LLC as Attorney-in-Fact for a variance to Article 3, Section 3 (Area Regulation), of the Zoning Ordinance which requires a rear yard to have a depth of not less than 20-percent of the average depth of the lot to allow an existing house to encroach of 2.1 feet into said rear yard as specified on a preliminary plat of the Carrillo Subdivision as prepared by Charles W. Rothe, Registered Land Surveyor.
5. **Public Hearing** on Preliminary Report for changing the zoning classification of property consisting of approximately 19 acres of land located along the north side of Hondo Avenue E. in the area of IH-35 in the City of Devine, from Class A. Single Family Residence District to Class H. Commercial Business District, which is proposed to include any or all properties with the following addresses: 1009 Hondo Ave. E; 697 Hondo Ave. E.; 691 Hondo Ave. E.; Hondo Ave. E (R56809).
6. Discuss and consider approving the Preliminary Report for changing the zoning classification of property consisting of approximately 19 acres of land located along the north side of Hondo Avenue E. in the area of IH-35 in the City of Devine, from Class A. Single Family Residence District to Class H. Commercial Business District, which is proposed to include any or all properties with the following addresses: 1009 Hondo Ave. E; 697 Hondo Ave. E.; 691 Hondo Ave. E.; Hondo Ave. E (R56809) and the creation of a Final Report for presentation to City Council.
7. Discuss informational items.
8. Adjourn.

This is to certify that I, Dora V. Rodriguez, posted this Agenda at City Hall, 303 S. Teel Drive, Devine, Texas on the 7th day of March, 2013 at 5:00 p.m.

Dated this 7th day of March, 2013

City of Devine

By: _____
City Secretary

IMPORTANT NOTICE: Persons with disabilities who plan to attend this meeting and who may need assistance should contact Dora V. Rodriguez at 830-663-2804 forty-eight (48) hours prior to the meeting so that appropriate arrangements can be made.