

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

Notice is hereby given that a Regular Meeting/Public Hearing of the Planning and Zoning Commission of the City of Devine will be held on the 8th day of January, 2018 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 to order.
2. Discuss and consider approval of Minutes from meeting on December 12<sup>th</sup>, 2017.
3. **Public Hearing** on Preliminary Report for changing the zoning classification of property consisting of approximately 41.6731 acres of land starting at north and south Upson Drive along Hondo Avenue W to include southern border of College Avenue & S Windy Knoll and to include north east Upson & Park Avenue in the City of Devine from the recommended study of comprehensive plan, from Class A. Single-Family Residence to Class G. Retail Business District and is proposed to include any or all properties described as follows:

203 College Ave W(R14582), 303 College Ave(R14593), 215 Benton Ave W(R14645), 210 College Ave W(R14650), 212 College Ave W(R14651), 105 Sayers S(R14652), 409 Benton W(R14662), 411 Benton W(R14663), 407 Benton W(R14666), 401 Benton(R14667), 210 Sayers (R14758), 505 Howell(R14855), Windy Knoll S(R14897), 112 Windy Knoll S(R14898), 114 Windy Knoll S(R14899), 116 Windy Knoll S(R14900), 108 Windy Knoll S(R14901), Windy Knoll S(R14902), 507 MCAnnely (R14904),509 MC Annely (R14905), 505 MCAnnely (R14906), 511 Hondo Ave W(R14909), 115 Windy Knoll N(R14911), 111 Windy Knoll N(R14912), 505 Brown E(R14913), 507 Brown(R14914), 121 Windy Knoll Dr N(R14915), 612 MCAnnely (R14921), 703 Hondo Ave W(R14929), 705 Hondo Ave W (R14930), 706 Hondo Ave W(R14931), 108 Warhorse Dr (R14934), 110 Warhorse Dr (R14935), 109 Jamison Dr N(R14936), 708 Hondo Ave W(R15115), 710 Hondo Ave W(R15117), 712 Hondo Ave W(R15118), 714 Hondo Ave W(R15119), 901 Atkins(R15124), 111 Warhorse Dr (R15130), 709 Hondo Ave W(R15131), Bluebonnet Ave(R15132), 102 Renfro(R15133), 711 Hondo Ave W(R15134), 713 Hondo Ave W(R15135), 715 Hondo Ave W(R15136), 716 Dove Ave W(R15137), 714 Dove Ave W(R15138), 712 Dove Ave W(R15139), 710 Dove Ave W(R15140), 803 Hondo Ave W(R15141), 809 Hondo Ave W(R15142), 103 Jay(R15143), Dove Ave(R15144), 102 Cardinal Dr (R15145), 901 Hondo Ave W(R15146), 903 Hondo Ave W(R15147), 905 W Hondo Ave W(R15148), 1003 Hondo Ave W(R15150), 1005 Hondo Ave W(R15151), 1101 Hondo Ave W(R15152), 1103 Hondo Ave W(R15153), 1201 Hondo Ave W(R15154), 1108 Dove Ave (R15155), 1102 Dove Ave(R15157), 1008 Dove Ave(R15158), 1006 Dove Ave(R15159), 1002 Dove Ave(R15160), 906 Dove Ave(R15161), 904 Dove Ave(R15162), 902 Dove Ave(R15163), 1205 Hondo Ave W(R15164), 1102 Hondo Ave W(R15545), 1104 Hondo Ave W(R15546), 105 Littleton Dr (R15547), 107 Littleton Dr (R15548), 109 Littleton Dr (R15549), 111 Littleton Dr (R15550), 113 Littleton Dr (R15551), 1206 Hondo Ave W(R15576), 103 Hall Dr (R15577), 1210 Hondo Ave W(R15578), 105 Hall Dr (R15579), 1202 Hondo Ave W(R30350), Atkins Ave(R30090), Benton Ave W(R51396), 1110 Dove Ave(R51622), 501 Howell (R52580), 104 Jamison(R53770), 102 Jamison (R53771), 100 Jamison (R53772), 1203 Hondo Ave W(R60202), 706 1/2 Hondo Ave W(R68791), 1220 Hondo Ave W(R6963), Hall Dr (R6964), 1010 W Hondo Ave(R7019), 108 Hall Drive(R7036), Hall Drive(R7037), 106 Hall Drive N(R7038), 112 Warhorse Dr (R7044), 111 Benton (R7051), Littleton Dr (R70675), 1106 Hondo Ave W(R7069), 1212 Hondo Ave W(R7071), Dove Ave W(R89299), Dove Ave W(R89300).

4. Discuss and consider creating a Final Report and making a recommendation to City Council to change the zoning classification of property consisting of approximately 41.6731 acres of land starting at north and south Upson Drive along Hondo Avenue W to include southern border of College Avenue & S Windy Knoll and to include north east Upson & Park Avenue in the City of Devine from the recommended study of comprehensive plan, from Class A. Single-Family Residence to Class G. Retail Business District and is proposed to include any or all properties described as follows:

203 College Ave W(R14582), 303 College Ave(R14593), 215 Benton Ave W(R14645), 210 College Ave W(R14650), 212 College Ave W(R14651), 105 Sayers S(R14652), 409 Benton W(R14662), 411 Benton W(R14663), 407 Benton W(R14666), 401 Benton(R14667), 210 Sayers (R14758), 505 Howell(R14855), Windy Knoll S(R14897), 112 Windy Knoll S(R14898), 114 Windy Knoll S(R14899), 116 Windy Knoll S(R14900), 108 Windy Knoll S(R14901), Windy Knoll S(R14902), 507 MCAnnely (R14904), 509 MC Annely (R14905), 505 MCAnnely (R14906), 511 Hondo Ave W(R14909), 115 Windy Knoll N(R14911), 111 Windy Knoll N(R14912), 505 Brown E(R14913), 507 Brown(R14914), 121 Windy Knoll Dr N(R14915), 612 MCAnnely (R14921), 703 Hondo Ave W(R14929), 705 Hondo Ave W (R14930), 706 Hondo Ave W(R14931), 108 Warhorse Dr (R14934), 110 Warhorse Dr (R14935), 109 Jamison Dr N(R14936), 708 Hondo Ave W(R15115), 710 Hondo Ave W(R15117), 712 Hondo Ave W(R15118), 714 Hondo Ave W(R15119), 901 Atkins(R15124), 111 Warhorse Dr (R15130), 709 Hondo Ave W(R15131), Bluebonnet Ave(R15132), 102 Renfro(R15133), 711 Hondo Ave W(R15134), 713 Hondo Ave W(R15135), 715 Hondo Ave W(R15136), 716 Dove Ave W(R15137), 714 Dove Ave W(R15138), 712 Dove Ave W(R15139), 710 Dove Ave W(R15140), 803 Hondo Ave W(R15141), 809 Hondo Ave W(R15142), 103 Jay(R15143), Dove Ave(R15144), 102 Cardinal Dr (R15145), 901 Hondo Ave W(R15146), 903 Hondo Ave W(R15147), 905 W Hondo Ave W(R15148), 1003 Hondo Ave W(R15150), 1005 Hondo Ave W(R15151), 1101 Hondo Ave W(R15152), 1103 Hondo Ave W(R15153), 1201 Hondo Ave W(R15154), 1108 Dove Ave (R15155), 1102 Dove Ave(R15157), 1008 Dove Ave(R15158), 1006 Dove Ave(R15159), 1002 Dove Ave(R15160), 906 Dove Ave(R15161), 904 Dove Ave(R15162), 902 Dove Ave(R15163), 1205 Hondo Ave W(R15164), 1102 Hondo Ave W(R15545), 1104 Hondo Ave W(R15546), 105 Littleton Dr (R15547), 107 Littleton Dr (R15548), 109 Littleton Dr (R15549), 111 Littleton Dr (R15550), 113 Littleton Dr (R15551), 1206 Hondo Ave W(R15576), 103 Hall Dr (R15577), 1210 Hondo Ave W(R15578), 105 Hall Dr (R15579), 1202 Hondo Ave W(R30350), Atkins Ave(R30090), Benton Ave W(R51396), 1110 Dove Ave(R51622), 501 Howell (R52580), 104 Jamison(R53770), 102 Jamison (R53771), 100 Jamison (R53772), 1203 Hondo Ave W(R60202), 706 1/2 Hondo Ave W(R68791), 1220 Hondo Ave W(R6963), Hall Dr (R6964), 1010 W Hondo Ave(R7019), 108 Hall Drive(R7036), Hall Drive(R7037), 106 Hall Drive N(R7038), 112 Warhorse Dr (R7044), 111 Benton (R7051), Littleton Dr (R70675), 1106 Hondo Ave W(R7069), 1212 Hondo Ave W(R7071), Dove Ave W(R89299), Dove Ave W(R89300).

5. **Public Hearing** on Preliminary Report for changing the zoning classification of property consisting of approximately 5.7174 acres of land starting at north and south Upson Drive along Hondo Avenue W to include southern border of College Avenue & S Windy Knoll and to include north east Upson & Park Avenue in the City of Devine from the recommended study of comprehensive plan, from Class D. Two-Family Residence to Class G. Retail Business District and is proposed to include any or all properties described as follows:

111 Upson Dr N (R14646), 201 Benton Ave W (R14647), 205 Benton Ave W (R14648), 208 W Benton Ave (R14756), 110 Benton W (R14799), 216 Upson N (R14802), Atkins Ave (R15125), 707

Atkins Ave (R15126), 705 Atkins Ave (R15127), 703 Atkins Ave (R15128), 701 Atkins Ave (R15129), Upson Drive (R58859).

6. Discuss and consider creating a Final Report and making a recommendation to City Council to change the zoning classification of property consisting of approximately 5.7174 acres of land starting at north and south Upson Drive along Hondo Avenue W to include southern border of College Avenue & S Windy Knoll and to include north east Upson & Park Avenue in the City of Devine from the recommended study of comprehensive plan, from Class D. Two-Family Residence to Class G. Retail Business District and is proposed to include any or all properties described as follows:

111 Upson Dr N (R14646), 201 Benton Ave W (R14647), 205 Benton Ave W (R14648), 208 W Benton Ave (R14756), 110 Benton W (R14799), 216 Upson N (R14802), Atkins Ave (R15125), 707 Atkins Ave (R15126), 705 Atkins Ave (R15127), 703 Atkins Ave (R15128), 701 Atkins Ave (R15129), Upson Drive (R58859).

7. **Public Hearing** on Preliminary Report for changing the zoning classification of property consisting of approximately 21.2992 acres of land starting at north and south Upson Drive along Hondo Avenue W to include southern border of College Avenue & S Windy Knoll and to include north east Upson & Park Avenue in the City of Devine from the recommended study of comprehensive plan, from Class F. Neighborhood Shopping Center to Class G. Retail Business District and is proposed to include any or all properties described as follows:

212 Hondo Ave W (R14639), 200 Hondo Ave W (R14640), 214 Hondo Ave W (R14641), 216 Hondo Ave W (R14642), 109 Upson Dr (R14643), 110 Sayers N (R14644), 200 College Ave W (R14649), 103 Sayers S (R14653), 201 1/2 Hondo Ave W (R14654), 207-209 Hondo Ave W (R14655), 209 Hondo Ave W (R14656), 308 Hondo Ave W (R14657), 108 Washington Dr S (R14660), 402 Hondo Ave W (R14664), 408 W Hondo Ave (R14665), 107 Washington Dr S (R14668), 501 Hondo Ave W (R14903), 500 Hondo Ave W (R14907), 506 Hondo Ave W (R14908), 508 Hondo Ave W (R14910), 509 Brown (R14916), Hondo Ave W (R14917), 510 Hondo Ave W (R14919), 604 Hondo Ave W (R14922), 606 Hondo Ave W (R14923), 605 Hondo Ave W (R14924), 617 Brown Ave W (R14927), 700 Hondo Ave W (R14928), 602 Brown Ave W (R14932), 610 Brown Ave (R14933), 900 Hondo Ave W (R15123), 412 Hondo Ave W (R52532), 700 Hondo Ave W (R59677).

8. Discuss and consider creating a Final Report and making a recommendation to City Council to change the zoning classification of property consisting of approximately 21.2992 acres of land starting at north and south Upson Drive along Hondo Avenue W to include southern border of College Avenue & S Windy Knoll and to include north east Upson & Park Avenue in the City of Devine from the recommended study of comprehensive plan, from Class F. Neighborhood Shopping Center to Class G. Retail Business District and is proposed to include any or all properties described as follows:

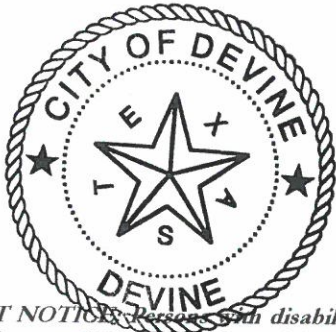
212 Hondo Ave W (R14639), 200 Hondo Ave W (R14640), 214 Hondo Ave W (R14641), 216 Hondo Ave W (R14642), 109 Upson Dr (R14643), 110 Sayers N (R14644), 200 College Ave W (R14649), 103 Sayers S (R14653), 201 1/2 Hondo Ave W (R14654), 207-209 Hondo Ave W (R14655), 209 Hondo Ave W (R14656), 308 Hondo Ave W (R14657), 108 Washington Dr S (R14660), 402 Hondo Ave W (R14664), 408 W Hondo Ave (R14665), 107 Washington Dr S (R14668), 501 Hondo Ave W (R14903), 500 Hondo Ave W (R14907), 506 Hondo Ave W (R14908), 508 Hondo Ave W (R14910), 509 Brown (R14916), Hondo Ave W (R14917), 510 Hondo Ave W (R14919), 604 Hondo Ave W (R14922), 606 Hondo Ave W (R14923), 605 Hondo Ave W (R14924),

617 Brown Ave W (R14927), 700 Hondo Ave W (R14928), 602 Brown Ave W (R14932), 610 Brown Ave (R14933), 900 Hondo Ave W (R15123), 412 Hondo Ave W (R52532), 700 Hondo Ave W (R59677).

9. Adjourn

*This is to certify that I, Dora V. Rodriguez, posted this Agenda at City Hall, 303 S. Teel Drive, Devine, Texas on the 4<sup>th</sup> day of January, 2018 at 5:00 p.m.*

Dated this 4<sup>th</sup> day of January, 2018.



City of Devine

By: *Dora V. Rodriguez*  
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.***