



**BOARD OF ADJUSTMENT
August 22, 2023 - 6:00 P.M.
AGENDA**

Notice is hereby given that a Board of Adjustment Commission Meeting of the governing body of the City of Hondo will be held August 22, 2023 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas.

Persons may submit questions or comments for items on the agenda by email to: sreyes@hondo-tx.org. Questions or comments submitted by email must be received by the city at least 1 hour prior to the scheduled start of the meeting in order to be presented to the Board of Adjustment during the meeting.

The following items will be discussed, to-wit:

1. Call to order.
2. Quorum check.
3. Board consideration for excusing any member absence.
4. Public Comment. *Persons may submit questions or comments for Citizens'/Public Comment by email to: sreyes@hondo-tx.org. Questions or comments submitted by email must be received by the city at least 1 hour prior to the scheduled start of the meeting in order to be presented to the Board of Adjustment during the meeting. In accordance with the Texas Open Meetings Act, the City of Hondo Board of Adjustment cannot deliberate or take action on items not listed on the meeting agenda.*
5. Discuss and consider a request from the representative for the Hondo Inn Hotel, for a variance from Section 7.3 of the UDC that states, not more than one (1) pole sign shall be erected in the required front yard for each one hundred feet (100') of street frontage. Hondo Inn is short approximately 45 feet from meeting this code requirement. The Hondo Inn driveway access width is approximately 55 feet wide with a long driveway to reach the hotel in the back of the commercial development fronting US Hwy 90. The legal description of the Hondo Inn Hotel is Siddhi Subdivision Lot 2, Medina County, Texas. In accordance with the Unified Development Code, Chapter 3, variance from the Unified Development Code, Chapter 3. 3.13 Variance. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the Board of Adjustment unless and until it is determined.
6. Adjourn.

I hereby certify that the above Notice of a Regular Meeting of the City of Hondo Board of Adjustments was posted on the bulletin board at City Hall, 1600 Avenue M., Hondo, Texas, in a place convenient and readily accessible to the general public on August 18, 2023 at 4:00 p.m. in accordance with the Texas Open Meetings Law.

ATTEST:

SueAnn Reyes, TRMC
City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The City of Hondo Board of Adjustments Meeting is available to all persons regardless of disability. If you require special assistance, contact the City Secretary forty-eight (48) hours prior to the meeting time at 830-426-3378.



BOARD OF ADJUSTMENT

Title: Consider a request from the representative for the Hondo Inn Hotel, for a variance from Section 7.3 of the UDC that states, not more than one (1) pole sign shall be erected in the required front yard for each one hundred feet (100') of street frontage. Hondo Inn is short approximately 45 feet from meeting this code requirement. The Hondo Inn driveway access width is approximately 55 feet wide with a long driveway to reach the hotel in the back of the commercial development fronting US Hwy 90. The legal description of the Hondo Inn Hotel is Siddhi Subdivision Lot 2, Medina County, Texas. In accordance with the Unified Development Code, Chapter 3, variance from the Unified Development Code, Chapter 3. 3.13 Variance. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the Board of Adjustment unless and until it is determined.

Date: August 22, 2023

From: Jessica Carpenter, Development Services Director

BACKGROUND:

When Starbucks purchased the property, where they are currently completing the new Starbucks, the Hondo Inn pole sign was located on this property. This pole sign is now the Starbucks Pole Sign. Staff does not have record of when the off-premise Hondo Inn pole sign was permitted. However, Hondo Inn is currently requesting a variance to have a free standing pole sign on their property. Hondo Inn needs this variance because they do not have enough frontage to meet the UDC pole sign regulations in the Commercial zoning district. Hondo Inn driveway access width is approximately 55 feet with a long driveway to reach the hotel in the back of the commercial development fronting US Hwy 90. Section 7.3 of the UDC states that not more than one (1) pole sign shall be erected in the required front yard for each one hundred feet (100') of street frontage. Hondo Inn is short approximately 45 feet from meeting this code requirement.

This variance request is similar to the Advance Auto sign variance request approved by the Board of Adjustment on February 13, 2023. Advance Auto does not have any frontage on US Hwy 90. Has a shared access with Golden Chick and Starbucks, but was approved for a free standing pole sign fronting US Hwy 90 along the Starbucks US Hwy 90 frontage.

This will reflect a close row of free standing pole signs. There will be Golden Chick, Advance Auto, Starbucks, Hondo Inn, and Taco Bell. Unfortunately, the way these properties were platted historically, without frontage, burdens the retailers, creating a signage hardship.

PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel number: R71418

Legal Description: Siddhi Subdivision Lot 2 in Hondo, Medina County, Texas

GENERAL LOCATION:

Generally located on the south side of US Hwy 90, and adjacent to the new Starbucks and Advance Auto.

FINANCIAL IMPACT:

None.

VARIANCE DESCRIPTION:

Requesting a variance from the UDC code reference with links provided below.

§ 7.3Signs.

Signage regulations shall be in conformance to those general regulations as contained in Section 25.1604 Sign Regulations [Section [7.3](#)] of this ordinance. It shall be unlawful to construct or install or permit to be constructed or installed any sign or billboard within the City limits of the City of Hondo, Texas, except as is expressly permitted herein.

k. Signs Located in the “C” Commercial District.

Signs shall be permitted to identify the use or uses of the property upon which they are displayed as follows:

iii. Pole Sign: Allowed only for those businesses having two hundred (200) linear feet of street frontage. Pole signs may be located in the front yard or the side yard provided such pole signs comply with the following:

Every portion of such sign extending over the required yard shall have a minimum clearance of eleven (11) feet. Each sign shall be supported by a single or dual freestanding pole without guy wires and braces. Not more than one (1) pole sign shall be erected in the required front yard for each one hundred feet (100') of street frontage, or one (1) for each yard required because of reverse frontage. The maximum area permitted is the total area of all tenants or services advertised on one (1) sign structure. The maximum height, of sign and pole inclusive, shall not exceed fifty (50) feet.

§ 12.09.005Variances.

(a) Request for variance.

(1) A person may file a written request for a variance from these rules with the city council's designated representative for variances to this article. The request must contain the following information:

(A) The specific nature of the variance requested;

(B) A detailed explanation of why the person believes he/she should be granted the variance, including any supporting documentation;

(C) A signed statement that the facts contained in the request are true and with the person's personal knowledge.

(2) The mayor, or his/her designated representative, may request the person to provide additional information, which must be filed within ten (10) days of the request or as otherwise directed in the request. Failure to timely submit additional information as requested shall constitute a withdrawal of the variance request.

(b) When variances may be granted.

(1) The variance is necessary to avoid an unusual, direct, and substantial hardship;

(2) There are no other reasonably available means for avoiding the hardship without a variance;

(3) Granting the variance is consistent with the goals of this article; and

(4) Granting the variance will not cause significant harm to any other person or group of persons or result in the city being in violation of regulatory requirements.

Staff Recommendation:

Staff recommends approval for a request from the representative for the Hondo Inn Hotel, for a variance from Section 7.3 of the UDC that states, not more than one (1) pole sign shall be erected in the required front yard for each one hundred feet (100') of street frontage. Hondo Inn is short approximately 45 feet from meeting this code requirement. The Hondo Inn driveway access width is approximately 55 feet wide with a long driveway to reach the hotel in the back of the commercial development fronting US Hwy 90. The legal description of the Hondo Inn Hotel is Siddhi Subdivision Lot 2, Medina County, Texas. In accordance with the Unified Development Code, Chapter 3, variance from the Unified Development Code, Chapter 3. 3.13 Variance. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the Board of Adjustment unless and until it is determined.

ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Jessica Carpenter, Development Services Director

HONDO



THIS IS GOD'S COUNTRY

Board of Adjustment

March 21, 2023

Sign Variance Request: Hwy 90 - Parcel #R87476

Applicant:	Ben Wilson
Property Owner:	Siddhi Inc. - Best Western
Legal Description:	Siddhi Subdivision Lot 1A, Medina County, Texas.
Current Zoning:	Commercial District
Proposed Zoning:	Commercial District
Master Plan – Future Land Use:	Commercial Retail/Trade Service https://www.dropbox.com/s/ex2i2svgyw4wrly/HondoMP22017withSTWP.pdf?dl=0



19th St

19th St

Mason Lane Boutique

90

PROPOSED LOCATION OF
NEW HONDO INN SIGN

301

Prior Hondo Inn Sign
Now the Starbucks Sign

Taco Bell
Fast Food - S

Miguel's Country Kitchen
Kitchen furniture store

Silver Spe
309

Hondo Inn
4.1 (368)
3-star hotel

Sur. 194

Block I

Lot 1
2.907 ACRES
Siddhi Subdivision
Vol. 10, Pg. 113

Fidele Enderle
abst. 362

Remitting Pk. 200,568 A.C. Tr. - Tr. Test
Bgn. M. Knacht, M. Knacht
TO
The Knacht M. Knacht & Shirley J. Knacht Trust
c/o 200, Pk. 568
July 27, 1998

1,000 Acres - Tract B
 Freddy Lee Richter, Jr., Ind. Exec. of the
 Estate of Mildred Jane Richter, Dec'd.
 to
 The Freddy Lee Richter, Sr. Exemption Amount Trust
 Mr. Dale Richter
 Instrument No. 2015002877
 April 1, 2015

Prepared For: Siddhi, Inc.

A Plot of 2,088 acres of land situated within the Corporate Limits of the City of Mondo, in Medina County, Texas, out of Survey No. 194, Abstract No. 362, Fidei Exceise, original Grantee, being the Grantee, or his heirs, or his assigns, or anyone claiming by, through, or under him, is recorded in Volume 115 of the Plot Records of Medina County, Texas, and being a portion of that certain 4,995 acre tract of land described in a Deed to SidRA, Inc from Bryce Brilisch, et ux, dated September 28, 2007, as recorded in Volume 660 on Page 39 of the Official Public Records of Medina County, Texas.

The bearings are relative to Geodetic North. NGS 84 as taken from GPS Observations

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 25th day of January, 2015.



Charles W. Ratke
Registered Professional Surveyor No. 2453
Exp. No. 10122200



The subject property is located outside the limits of any 100 year flood zone as shown on the National Flood Insurance Program Flood Insurance Rate Map, Medina County, Texas, Community Panel Number 480472 0500 C, Effective Date: April 3, 2012

Lot 2
2.088 ACRES

44040 Ac. Tr. - Tract 1
Rexxy Heilgeman and Jacqueline Heilgeman &
Cornell Seathoff and Eleanor Seathoff
to
CSRH Properties, LLC
Instrument No. 2014036243
13, 2013

Charles Roth & Assoc., Inc.
Engineers & Surveyors
1705 Ave. N., P.O. Box 426
Hondo, TX 78961
Ph: (830)426-3005
Fax: (830)428-8760
e-mail: crosoc@hondo.net



Please Provide Vector Artwork



QTY : 1

