



REGULAR BOARD OF ADJUSTMENTS MEETING

August 25, 2026, at 5:30 PM
City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Board of Adjustments Meeting of the City of Hondo will be held August 25, 2026, at 5:30 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: jschneider@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 Adjustments during the meeting.

The following items will be discussed, to-wit:

1. CALL TO ORDER.
2. QUORUM CHECK.

OTHER BUSINESS

3. CONSIDER AND TAKE APPROPRIATE ACTION TO ELECT A CHAIRPERSON OF THE BOARD OF ADJUSTMENT TO SERVE IN ACCORDANCE WITH THE APPLICABLE CITY OF HONDO RULES AND REGULATIONS.
4. PUBLIC HEARING TO RECEIVE COMMENTS FROM INTERESTED PARTIES AND THE PUBLIC REGARDING A VARIANCE REQUEST SUBMITTED BY PERTY ESQUIVEL FROM CHAPTER 5, SECTION 5.1.5(B), R-3 RESIDENTIAL THREE DISTRICT – AREA REGULATIONS, OF THE CITY OF HONDO UNIFIED DEVELOPMENT CODE, TO REDUCE THE REQUIRED MINIMUM FRONT YARD SETBACK FROM TWENTY-FIVE (25) FEET TO ELEVEN (11) FEET NINE (9) INCHES, TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 802 17TH STREET, HONDO, TEXAS 78861. PROPERTY INFORMATION:

- Property ID: R16595
- Legal Description: Hondo, Block 46, Lot 5, South Half

- Zoning: R-3 Residential District
- Approximate Acreage: 0.964 acres

5. CONSIDER AND TAKE APPROPRIATE ACTION ON A VARIANCE REQUEST SUBMITTED BY PERY ESQUIVEL FROM CHAPTER 5, SECTION 5.1.5(B), R-3 RESIDENTIAL THREE DISTRICT – AREA REGULATIONS, OF THE CITY OF HONDO UNIFIED DEVELOPMENT CODE, TO REDUCE THE REQUIRED MINIMUM FRONT YARD SETBACK FROM TWENTY-FIVE (25) FEET TO ELEVEN (11) FEET NINE (9) INCHES, TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 802 17TH STREET, HONDO, TEXAS 78861.

PROPERTY INFORMATION:

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- **Zoning: R-3 Residential District**
- **Approximate Acreage: 0.964 acres**

6. ADJOURN.

ATTEST:

Julie Schneider
City Secretary

The Board of Adjustments of the City of Hondo reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), or Section 551.087 (Deliberations Regarding Economic Development Negotiations) on any of the above items.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The City of Hondo Board of Adjustments Meetings are 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

Meet monthly as needed at 5:30 p.m., Tuesday after the 3rd Monday of the month

<u>BOARD MEMBER</u>	<u>TERM APPOINTED ON</u>	<u>TERM EXPIRES ON</u>
Debbie Southwell	02/2026	02/2028
2909 Avenue K		
Hondo, TX 78861		
830-741-1206		
email: das1294@gmail.com		
Johnny Villa	02/2026	02/2028
1407 17 th Street		
Hondo, TX 78861		
830-444-2770		
email: jevilla5@yahoo.com		
Shannon Windrow	05/2026	05/2028
408 Avenue M		
Hondo, TX 78861		
830-931-4205		
email: mwindrow@sbcglobal.net		
Brenda Vavricek	07/2026	07/2028
1609 29th street		
Hondo, TX 78861		
210-789-4024		
email: bjvavricek@yahoo.com		
Michele Mechler	08/2026	08/2028
802 11th Street		
Hondo, TX 78861		
210-260-2943		
email: michelehartung59@gmail.com		
VACANT		

Staff Liason -

*****Any appointments or reappointments after May 2009 will only serve three consecutive 2-year terms as adopted in May 2009.*****
updated 07/2026 JS

Compatibility Report for Board of Adjustment 2019.xls
Run on 4/8/2019 8:15

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity

of occurrences

Some cells or styles in this workbook contain formatting that is not supported by the selected file format. These formats will be converted to the closest format available.
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Version

Excel 97-2003

ARTICLE IX BOARD OF ADJUSTMENT

SECTION 9A.01 Organization

There is hereby established a Board of Adjustment to be composed of no fewer than five (5) regular members who shall be qualified electors of the City. Alternate members may be appointed by the City Council.

SECTION 9A.02 Procedure

The Board shall elect a chairman from among its members to preside at meetings. Four (4) members of the Board shall constitute a quorum for the conduct of business. However, 75% of the membership of the board must hear, and a concurring vote of 75% of the membership is necessary to:

- (1) reverse an order, requirement, decision, or determination of an administrative official;
- (2) decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance; or
- (3) authorize a variation from the terms of a zoning ordinance.

SECTION 9A.03 Duties and Powers

The Board of Adjustment shall have the powers and duties as indicated in this section, and by Section 211.008, Texas Local Government Code, as now or hereafter amended.

SECTION 9A.04 Appeal from Decision of Board

Any person aggrieved by any decision of the Board of Adjustment, or any officer, department or other board or commission of the City, may appeal the decision or action of the Board of Adjustments by filing a petition for same in a court of competent jurisdiction, setting forth that such decision is illegal in whole or in part, and specifying the grounds for the alleged illegality. Such petition shall be filed with the court within ten (10) days from the day the Board renders its decision, and not thereafter. The official day of Board decision shall be the day that the minutes, of the meeting in which the Board considered the appeal are filed with the City Secretary. The time period set forth herein shall be deemed jurisdictional.



DEVELOPMENT PROJECT APPLICATION

Development Services Division • 1600 Ave M • Hondo, TX 78861 • 830-426-4737

Application must be accompanied by applicable documents and fees. The application submittal must be in accordance with the requirements of the Unified Development Code and applicable checklist. No incomplete application packages will be accepted.

APPLICATION TYPE

☐ Preliminary Plat	☐ Final Plat	☐ Minor Plat	☐ Site Plan
☐ Planned Development	☒ Variance	☐ Zoning Change	☐ Annexation
☐ Specific Use Permit		☐ Other:	

PROJECT DESCRIPTION

Project Address:	802 17th St. Hondo TX. 78861	Parcel#	R18595-Hondo-46 Lot 5 S. Half
Project Name:	City of Hondo - Home Program.		
Legal Description:	New Residential Construction		

Acreage:	0.964	# of Existing Lots:	1	# of Proposed Lots:	1
Current Zoning:	R-3	Proposed Zoning:	R-3		

Description of Project/Request (Attach separate letter if necessary):

Construct a new residential home encroaching the front set back to be 11 ft. Instead of the previously requested 25 FT. Setback. See Attached Plan.

PROPOSED USE:	☐ Commercial	☒ Residential	☐ Industrial	☐ Mixed Use	
REGULATORY FLOOD ZONE:	☐ X (Shaded)	☐ X (Unshaded)	☐ A	☐ AE	☐ AE (Floodway)

If in A, AE or AE (Floodway), a Floodplain Development Permit is required.

Is the property within the City Limits of Hondo or the Extraterritorial Jurisdiction (ETJ)? ☒ City ☐ ETJ

Is public infrastructure currently available and adequate to serve each proposed lot? ☒ Yes ☐ No

INFRASTRUCTURE REVIEW LETTER FROM THE PUBLIC WORKS DEPARTMENT MUST BE ATTACHED.

APPLICANT INFORMATION

Company Name:		Contact Person:	Patty Esquivel
Address:	802 17th St. Hondo TX. 78861		
Phone Number:	240-24-5319	Email Address:	

IF ACTING AS REPRESENTATIVE OF PROPERTY OWNER, APPLICATION MUST INCLUDE THE NOTARIZED AUTHORIZED LETTER.

(Application Continues on Next Page)



**CITY OF HONDO, TEXAS
NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT**

Date: August 3, 2026

Dear Property Owner:

You are receiving this notice because you own property located within **200 feet** of a property for which a variance request has been submitted to the City of Hondo Board of Adjustment.

The **Board of Adjustment of the City of Hondo, Texas**, will conduct a **Public Hearing on Tuesday, August 25, 2026, at 5:30 p.m.** The hearing will be held in the **City Council Chambers, 1600 Avenue M, Hondo, Texas**, to consider the following request:

Applicant/Property Owner:

Perty Esquivel

Property Location:

802 17th Street
Hondo, Texas 78861

Property Description:

Property ID: **R16595**
Legal Description: **Hondo, Block 46, Lot 5, South Half**
Approximately **0.964 acres**

Current Zoning:

R-3 Residential District

Request:

The applicant is requesting a variance from the provisions of the City of Hondo Unified Development Code relating to lot and/or dimensional requirements for the above-described property.

The Board of Adjustment will consider the request and receive public comments during the hearing. You are invited to attend and express your opinion regarding this request. Written comments may be submitted to the City Secretary prior to the public hearing.

If you have any questions regarding this matter, please contact the City Secretary's Office at:

City of Hondo
City Secretary's Office
1600 Avenue M
Hondo, Texas 78861