

HONDO

THIS IS GOD'S COUNTRY

PLANNING & ZONING COMMISSION MEETING

May 6, 2024 at 5:30 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Planning & Zoning Commission Meeting will be held May 6, 2024 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: rdolphus@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 City Council during the meeting.

The following items will be discussed, to-wit:

1. **CALL TO ORDER.**
2. **QUORUM CHECK.**
3. **PLEDGE OF ALLEGIANCE.**
4. **COMMENTS ON NON-AGENDA ITEMS**

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Council Member.

5. **CONSIDERATION AND APPROVAL OF THE MARCH 18, 2024 PLANNING & ZONING COMMISSION MEETING MINUTES.**

OTHER BUSINESS

6. PRELIMINARY PLAT REQUEST FROM CAPITAL FARM CREDIT

The Commission will hold a public hearing on a Request from Capital Farm Credit for a Preliminary Plat on 3.063 Acres of land situated within the City of Hondo in Medina County, Texas, out of survey No. 194, Abstract No. 362, F.Enderle, with the legal description being, A0362 F. Enderle Survey 194.

The subject property is located in the 200 block of Highway 90. The property is generally located south of Highway 90 within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No. 71195.

The preliminary plat is for a proposal on construction of a new lending facility and related parking.

- A Open Public Hearing
 - B Staff Presentation
 - C Applicant Presentation
 - D Public Comments (Limited to 3 minutes per person)
 - E Adjourn Public Hearing
 - F Discussion and Possible Action: Preliminary Plat Request from Capital Farm Credit
- 7. ADJOURN.**

I hereby certify that the above Notice of Planning & Zoning Commission Meeting was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, Texas, at a place convenient and readily accessible to the general public at all times on May 2, 2024 @ 12:00 p.m.

ATTEST:



Rebekah Dolphus
City Secretary



The Planning & Zoning Commission 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 City Council Meetings 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.

MINUTES

PLANNING & ZONING COMMISSION MEETING

Monday, March 18, 2024 @ 6:00PM

City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.

Chairwoman Lynda Hook called the meeting to order at 6:02 p.m. and led the Pledge of Allegiance.

2. Quorum check.

Chairwoman Lynda Hook, Commissioner Brenda Vavricek, Commissioner Makenna Lange, Commissioner Theresa Rivera

Absent: Vice Chairman Hamilton Duplessis, Commissioner Matthew Hansen

3. Public Comments: *This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda.*

Houston Truitt, 1311 13th Street

- On behalf of his parents, Mr. Truitt discussed damages done during construction of Medina County Courthouse Annex that never got repaired including personal property and street in front of residence.

NEW BUSINESS

4. Public hearing on rezoning case No. 001-24: Request from Medina County, applicant/owner for a Rezoning from Residential – R3 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas.

The subject property is located at 1306 14th Street. The property is generally located north of 14th Street and east of Avenue O and is identified as Assessor's Parcel Identification No. 17214.

Public Hearing opened @ 6:08 p.m.

Houston Truitt, 1311 13th Street

On behalf of his parents, Mr. Truitt expresses no objection to the zoning case at hand. However, understanding the importance of community engagement, Mr. Echeozo has advised addressing the City Council regarding separate issues previously voiced in public comments. Recognizing that these concerns are distinct from the current zoning case, Mr. Echeozo believes that addressing the City Council offers a valuable opportunity to address and seek resolution for the aforementioned problems.

MINUTES

PLANNING & ZONING COMMISSION MEETING

Monday, March 18, 2024 @ 6:00PM

City Council Chambers, 1600 Avenue M Hondo, Texas

Public Hearing closed @ 6:11 p.m.

5. Discuss and consider action on request from Medina County (applicant) for a Rezoning from Residential – R3 to Government/Public on a 0.2413 Acre Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, original Grantee, with legal description being Lot 3, Block 6, C.J. Bless Addition to the City of Hondo, Medina County, Texas

Commissioner Vavricek made a motion to accept rezoning case 001-24; seconded by Commissioner Rivera. Motion passes unanimously.

OTHER BUSINESS

6. Discuss and consider electing Chairman, Vice Chairman, and Secretary to serve a 1-year term as laid out in the City Charter Section 9.01.

Commissioner Lange made a motion to appoint Lynda Hook as Chairwoman, Hamilton Duplessis as Vice Chairman, and Brenda Vavricek as Secretary; seconded by Commissioner Vavricek. Motion passes unanimously.

7. Adjourn.

Commissioner Rivera made a motion to adjourn; seconded by Commissioner Lange. Motion passes unanimously.

Meeting adjourned at 6:31 p.m.

PASSED AND APPROVED THIS 6TH DAY OF MAY 2024.

Lynda Hook, Chairwoman

ATTEST:

Brenda Vavricek, Secretary

Minutes prepared by: _____
Rebekah Dolphus, City Secretary

MINUTES

PLANNING & ZONING COMMISSION MEETING

Monday, March 18, 2024 @ 6:00PM

City Council Chambers, 1600 Avenue M Hondo, Texas



MEMO

To: The Planning and Zoning Commission

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: May 6, 2024

Subject: **Capital Farm Credit, Owner/Applicant, requesting to plat a parcel of land and submitting a preliminary plat application on 3.063 Acres of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 194, Abstract No. 362, F Enderle, with legal description being, A0362 F. Enderle Survey 194 located in 200 Block of Highway 90 within the Shoin Neighborhood. Parcel ID. 71195.**

The Applicant approached the department because they wanted to plat a parcel of land having a size of 3.063 acres. The wish to subdivide the said parcel of land into 2 lots and proposing to eventually construct a new lending facility and related parking on the newly created lots. This application would have merited from an administrative review, however, the land is currently unplatted hence the need for oversight from Planning and Zoning Commission as well as City Council.

Consequently, a preliminary plat application is being submitted for your consideration. A proper review has been carried out by the city staff, together with our consultants who have found the application in good standing. Therefore, it is recommended that you consider the said application and approve same since the eventual use would be in conformity with the zoning ordinance and subdivision regulations of the City of Hondo.

Thank you

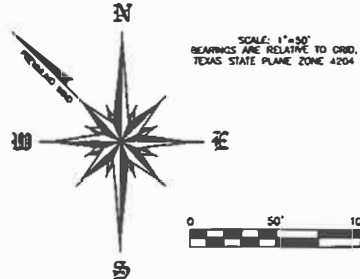
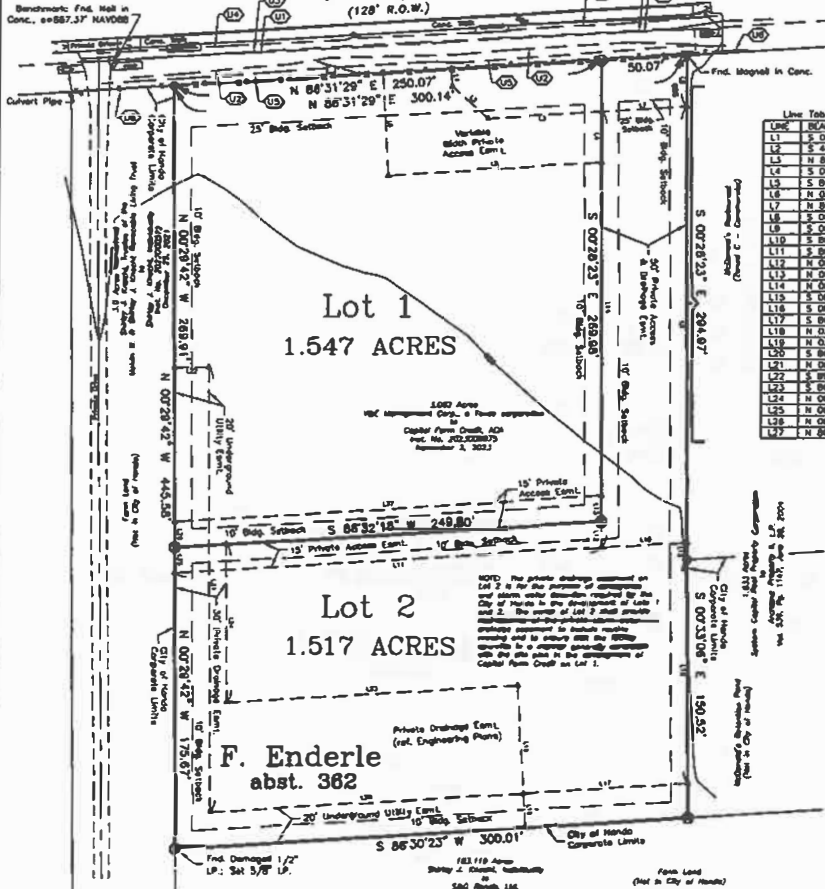
Uche Echeozo
Development Services Director

Medina County, Texas

Sur. 194

U.S. Hwy. 90
(128' R.O.W.)

Benchmark Fnd. Nail in Conc., #887.37 NAVD83



STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECARES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

CAPITAL FARM CREDIT, A/C/A
BY: KERRANE W. HEMMER, SENIOR VICE PRESIDENT, REAL ESTATE

STATE OF TEXAS
COUNTY OF COLLEESPE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KERRANE W. HEMMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF A.D. 2024.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND ORANGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
THIS DAY OF A.D. 2024.

MARK CORNETT, P.E. No. 82341
CORNETT ENGINEERING, 1174 PLUM KNOCK RD.,
FREDERICKSBURG, TX 78824
TSPC FIRM NO. F-13050

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HONDO, TEXAS, AND IS HEREBY APPROVED.
THIS DAY OF A.D. 2024.

CITIAL

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF HONDO, TEXAS, AND IS HEREBY APPROVED.
THIS DAY OF A.D. 2024.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT HAS BEEN CONSIDERED AND APPROVED BY THE CITY OF HONDO DEVELOPMENT SERVICES DIRECTOR.
THIS DAY OF A.D. 2024.

LENE ECHIGO
BEVERLY SERVICES DIRECTOR

STATE OF TEXAS
COUNTY OF MEDINA

I, ONA CHAMPHON, CLERK OF THE COUNTY COURT OF MEDINA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION HAS BEEN FILED FOR REGISTRATION IN MY OFFICE OF
THIS DAY OF A.D. 2024 AT O'CLOCK A.M.
AND DULY RECORDED IN THE PLAT RECORDS OF SAID COUNTY
IN CABINET ON SLIDE
IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE.
THIS DAY OF A.D. 2024.

ONA CHAMPHON
COUNTY CLERK

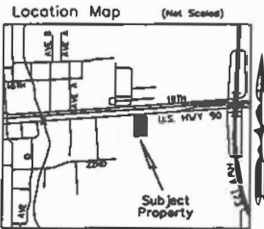
DEPUTY CLERK, COUNTY COURT
MEDINA COUNTY, TEXAS

LEGEND	LOCATED UTILITIES
○ SET IRON PIN	○ EXISTING SEWER MAIN
● FOUND IRON PIN	○ EXISTING WATER MAIN
▲ PT. ON NEW EASEMENT	○ EXISTING GAS MAIN
○ EXISTING GAS MAIN	○ EXISTING BURIED ELECTRIC
○ EXISTING BURIED ELECTRIC	○ EXISTING BURIED DATA
○ EXISTING BURIED DATA	○ EXISTING D/M ELECTRIC
○ EXISTING D/M ELECTRIC	
○ EXISTING BURIED DATA	
○ EXISTING BURIED DATA	
○ EXISTING BURIED DATA	

BASIS FOR PLAT

THIS PLAT IS INTENDED TO ESTABLISH LOTS 1 AND 2 OF THE CAPITAL FARM CREDIT SUBDIVISION, BY DIVIDING THE EXISTING UNPLATTED LAND.

2 NEW LOTS TOTAL
3,064 ACRES TOTAL IN EXISTING PROPERTY
BEING PLATTED AS 1.547 ACRES IN LOT 1
AND 1.517 ACRES IN LOT 2.
NO NEW ROADWAYS



STATE OF TEXAS
COUNTY OF MEDINA

I, JONATHAN H. ROTHE, HAVE TO THE BEST OF MY ABILITY, DESIGNED THE SUBDIVISION IN ACCORDANCE WITH THE CELEBRATORY PLAN OR OTHER GENERAL PLANS OF THE CITY OF HONDO, WITH WHICH I AM COMPLETELY FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS CONCERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS THEREFOR ARE CLEARLY STATED.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOREGOING.
THIS DAY OF A.D. 2024.

JONATHAN H. ROTHE
REGISTERED PROFESSIONAL SURVEYOR NO. 6286
FIRM NO. 10122200



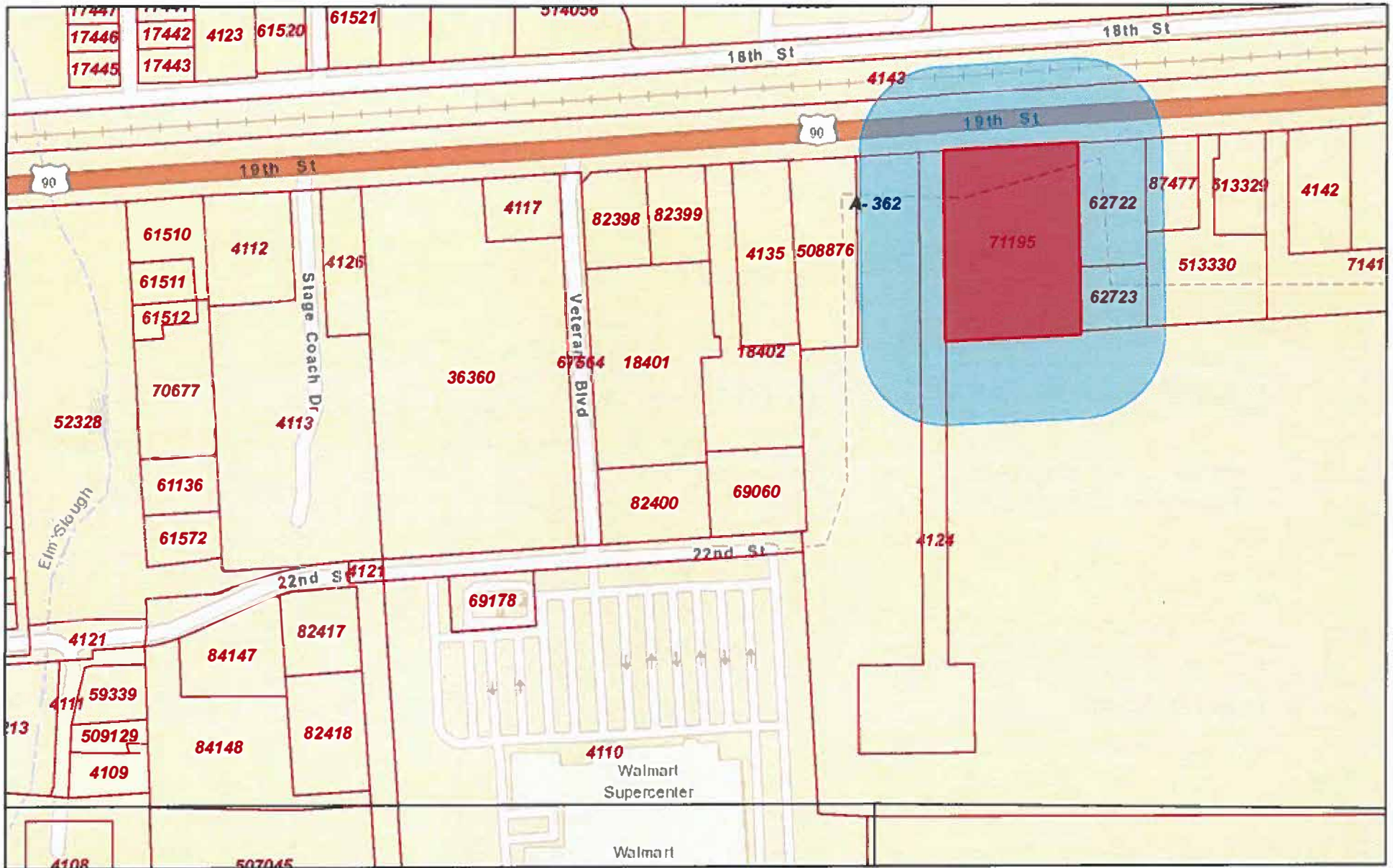
A Plat Establishing the Capital Farm Credit Subdivision to the City of Hondo

3.064 Acres
City of Hondo
Medina County, Texas

ROTHE & ASSOCIATES, PLLC
LAND SURVEYING
1705 Ave. K, P.O. Box 426
Hondo, TX 78851
Ph: (830)426-3005
Fax: (830)426-8160
e-mail: office@rothe-inc.com
www.rotheandsurveyor.com

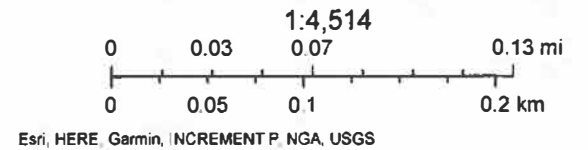
Sheet
1 of 1

Medina CAD Web Map



4/23/2024, 4:41:55 PM

Override 1
 Parcels
 Abstracts





NOTICE OF PUBLIC HEARING

As a property owner, you are hereby notified that a property you own is situated within **200** feet of a property that has been proposed for a **Preliminary Plat**. The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Monday, May 6, 2024 at 5:30 p.m.**, and **Hondo City Council** on **Monday, May 6, 2024 at 6:30 p.m.** Each public hearing will be held at the City Hall Council Chamber, 1600 Ave M, Hondo, Texas. Public hearings are available to all persons regardless of disability. If you require special assistance, please contact the City office at least 48 hours prior to either meeting.

The following case will be heard, and all interested persons will be given an opportunity to speak:

Preliminary Plat: Request from Capital Farm Credit for a Preliminary Plat on 3.063 Acres of land situated within the City of Hondo in Medina County, Texas, out of survey No. 194, Abstract No. 362, F. Enderle, with the legal description being, A0362 F. Enderle Survey 194.

The subject property is located in the 200 block of Highway 90. The property is generally located south of Highway 90 within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No. 71195.

The preliminary plat is for a proposal on construction of a new lending facility and related parking.

If you are unable to attend this public hearing but would still like to lend either your support for, or your objection to this request, please complete the response form below and return it to **Rebekah Dolphus at 1600 Ave M, Hondo, Texas 78861**. If you are no longer the owner of the property, please forward this letter to the owner or return it to City Hall. If you have any questions concerning this request, please call 830-426-3378 for more information.

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree _____ - OR - Disagree _____

RE: Preliminary Plat request from Capital Farm Credit for a new lending facility and related parking.

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____ SIGNATURE: _____

S&G RANCH LTD
251 US HWY 90 E
HONDO, TX 78861

SHIRLEY J KNECHT
521 US HWY 90 EAST
HONDO, TX 78861

ARCHLAND PROPERTY II LP
%FRANK MENDOZA
1709 AVENUE F
DEL RIO, TX 78840

D&KRE LTD
PO BOX 160667
AUSTIN, TX 78716

DMR-HONDO 22 LP
1618 ROGERS ROAD
FORT WORTH, TX 76107

PUBLISHER'S AFFIDAVIT

The State of Texas)
County of Medina)

Before me, the undersigned authority, on this day did personally appear Jeff Berger, a person known to me, who on his oath stated:

That he is the Publisher of the Hondo Anvil Herald, a newspaper published in Medina County, Texas, and which newspaper is of general circulation and has been published for more than twelve (12) months prior to the insertion of the attached notice, and

That he knows the facts stated in this affidavit.

That the attached printed matter is a true and correct copy of the publication of the notice of which it purposes to be a true copy, as the same appeared in such newspaper in the respective issues of:

_____ *April 18, 24* _____

and That the charge of such newspaper being \$ 66.15

Jeff Berger, Publisher
Subscribed and sworn to before

me on this the 18 day of
April 24

Notary Public
Medina County, Texas

NOTICE OF PUBLIC HEARING

The City Council of the City of Hondo will hold a public hearing on Monday, May 6, 2024 at 6:30 p.m. in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

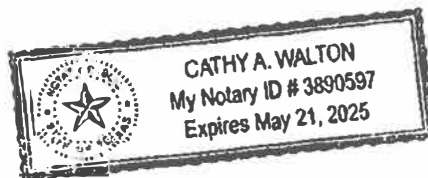
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/s/ Rebekah Dolphus
City Secretary

Pub.: Apr. 18, 2024



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April 18, 24

and That the charge of such newspaper being \$ 67.05

Jeff Berger
Jeff Berger, Publisher
Subscribed and sworn to before

me on this the 18 day of

April 2024

Notary Public
Medina County, Texas

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the City of Hondo will hold a public hearing on **Monday, May 6, 2024 at 5:30 p.m.** in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Capital Farm Credit for a Preliminary Plat on 3.063 Acres of land situated within the City of Hondo in Medina County, Texas, out of survey No. 194, Abstract No. 362, F. Enderle, with the legal description being, A0362 F. Enderle Survey 194.

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/s/ Rebekah Dolphus
City Secretary

Pub.: Apr. 18, 2024

