



SPECIAL CITY COUNCIL MEETING

May 6, 2024 at 6:30 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Special City Council Meeting of the governing body of the City of Hondo will be held May 6, 2024 at 6:30 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas, for the purpose of discussing matters incident and related to the City of Hondo.

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. **CITIZENS'/PUBLIC COMMENTS**

Persons who desire to address the City of Hondo City Council will be received at this time. Those persons wishing to speak should complete a Public Comment Form and submit it to the City Secretary prior to the meeting. If the speaker wishes to comment on a particular agenda item, then the speaker should indicate such item(s) to on the form. Public comment is limited to 3 minutes per speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City of Hondo City Council cannot deliberate or take action on items not listed on the meeting agenda.

OTHER BUSINESS

5. **PRELIMINARY PLAT REQUEST FROM CAPITAL FARM CREDIT**

The City Council 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 (Uche Echeozo)
- 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
6. **DISCUSS AND CONSIDER RESCHEDULING OR CANCELING THE CITY COUNCIL MEETING SCHEDULED FOR MAY 27, 2024.**
7. **ADJOURN.**

I hereby certify that the above Notice of Special City Council Meeting of the governing body of the City of Hondo 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 3, 2024 at 10:00 a.m.

ATTEST:



Rebekah Dolphus
City Secretary



The City Council 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.



City Council Communication

***Title:* PRELIMINARY PLAT REQUEST FROM CAPITAL FARM CREDIT**

The City Council 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.

Date: May 6, 2024

From: Uche Echeozo, Development Services Manager

INFORMATION:

Uche will provide an update about what transpired in Planning & Zoning Meeting.

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. MAY 6 24 AGENDA PACKET

STAFF CONTACTS:

Uche Echeozo



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.

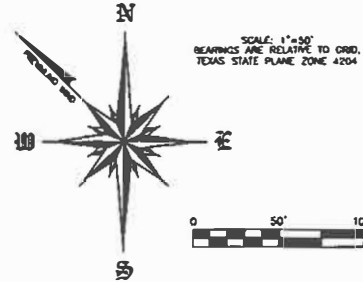
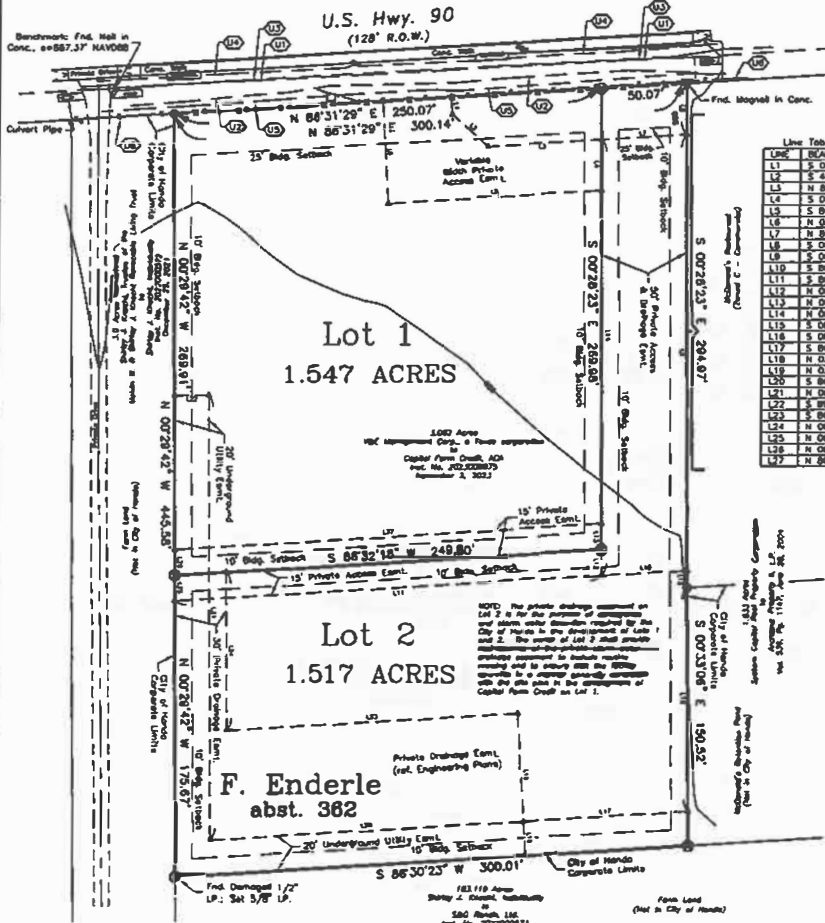
Consequently, a preliminary plat application is being submitted for your consideration. A proper review has been carried out by the city staff, together with our consultants who have found the application in good standing. Therefore, it is recommended that you consider the said application and approve 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



A survey of 3.064 acres of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, out of Survey No. 194, Abstract No. 362, Fido's Creek, original Grant, being a portion of Block H of the Original Town of Hondo as shown on a plat thereof recorded in Volume 1 on Page 177 of the Plat Records of Medina County, Texas, being that some property described in a Deed to Capital Farm Credit, A/C from VBE Management Corp., dated November 3, 2021, as recorded in Instrument No. 2021-0008879 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEARING: At a original found in concrete on the South R.O.W. line of U.S. Highway 90 for the Northwest corner of that certain 1.533 acres of land described in a Deed to Inland Property 2, L.P. from System Capital Real Property Corporation, dated June 28, 2004, as recorded in Volume 339 on Page 1147 of the aforementioned Official Public Records, and the Northwest corner of this survey.

THENCE: Along the West line of said 1.533 acres of land, S 00°-29'-23" E 284.97 feet to an iron pin found on an angle point and S 00°-33'-06" E 150.52 feet to a 5/8" iron pin set on a North line of that certain 183.118 acres of land described in a Deed to Shirley J. Knack, undated from Shirley J. Knack, Trustee, dated December 28, 2021, as recorded in Instrument No. 20220005271 of the said Official Public Records, for the Southwest corner of said 1.533 acres of land, and the Southwest corner of this survey.

THENCE: Along a North line of said 183.118 acres of land, S 86°-30'-23" W 300.01 feet to a 5/8" iron pin set on the East line of that certain 3.0 acres of land described in a Deed to Shirley J. Knack, undated from Shirley J. Knack, Trustee, dated December 28, 2021, as recorded in Instrument No. 20220005272 of the said Official Public Records, for a lower Northwest corner of said 183.118 acres of land, and the Southwest corner of this survey.

THENCE: Along the East line of said 3.0 acres of land, N 00°-29'-42" W 445.38 feet to a 5/8" iron pin found on the South R.O.W. line of said U.S. Highway 90, for the Northwest corner of said 3.0 acres of land, and the Northwest corner of this survey.

THENCE: Along the South R.O.W. line of said U.S. Highway 90, N 86°-31'-29" E 300.14 feet to the POINT OF BEGINNING.

The bearings are relative to State Plane grid, Texas Zone 4204.

PROPERTY OWNER:
CAPITAL FARM CREDIT, A/C
3000 BROWNSWOOD DRIVE, SUITE 601
ORLANDO, TX 77802

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 48010500C, EFFECTIVE DATE: APRIL 3, 2012 - NO FLOODPLAIN EXISTS ON THE SITE.

THE PROPOSED NEW LOTS ARE RELATIVELY FLAT, WITH AN APPROX. CHANGE IN ELEVATION OF 7 FEET AND AN OVERALL SLOPE OF APPROX. 1.3%.

THERE ARE NO EXISTING CONVEYANCES OR SUBORDINATIONS ON THE PROPOSED LOTS.

PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY OF INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OF OR PRECLUDE THE PLANTING OF STREET TREES.

THERE ARE NO EXISTING OR ABANDONED LANDFILLS, DUMP SITES, HAZARDOUS WASTE DUMP SITES, OR ANY OTHER SOURCES OF HAZARDOUS MATERIALS ON THE PROPOSED LOTS.

THERE ARE NO EXISTING OR ABANDONED OIL OR GAS WELLS, OIL OR GAS APPLIANCES, OR OTHER APPLIANCES ASSOCIATED WITH THE EXTRACTION, PRODUCTION AND DISTRIBUTION OF PETROLEUM PRODUCTS ON THE PROPOSED LOTS.

PRIVATE EASEMENTS ARE RESTRICTED FOR THE USE OF LOTS 1 & 2 OF THIS SUBDIVISION, AND DID NOT PROVIDE ACCESS/ACCESS OR THE USE OF UTILITY STRUCTURES FOR ANY ADJOINING PROPERTIES.

REFERENCE ENGINEERING PLANS AND DOCUMENTS FOR CONFORMANCE OF AVAILABLE UTILITIES, AND THE CAPACITIES REQUIRED TO SERVE LOTS 1 & 2.

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 SUBDIVISION ACT AND THE 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 FOR WHICH 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 GROUND.
THIS _____ DAY OF _____ A.D. 2024.

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



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, INDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON EXPRESSED FOR THE PURPOSE AND CONSIDERATION HEREON EXPRESSED.

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

STATE OF TEXAS
COUNTY OF COLLIER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KERRANE W. HENDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE CHECKED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE CAPACITY THEREON 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 OR DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ACT.

MARK CORNETT, PE NO. 82341
CORNETT ENGINEERING, 1174 FURF KNOX RD.,
FREDERICKSBURG, TX 78624
TSP# FROM NO. 7-13050

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.

CHAIR

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF 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 ECHENGO
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS
COUNTY OF MEDINA

I, DINA CHAMBERLAIN, CLERK OF THE COUNTY COURT OF MEDINA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ DAY OF _____ A.D. 2024 AT _____ O'CLOCK _____ 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.

DINA CHAMBERLAIN
COUNTY CLERK

DEPUTY CLERK, COUNTY COURT
MEDINA COUNTY, TEXAS

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

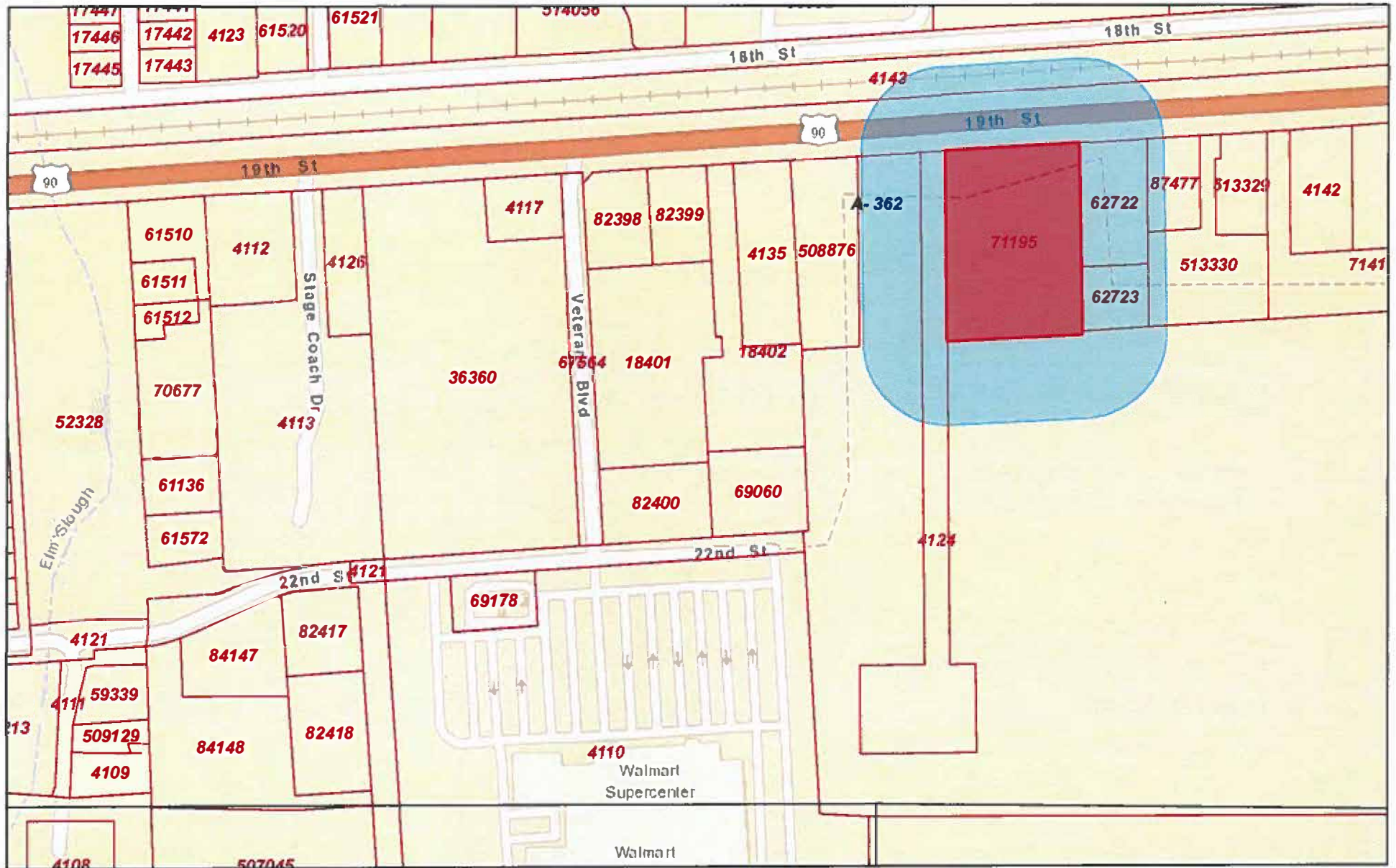
3.064 Acres
City of Hondo
Medina County, Texas



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

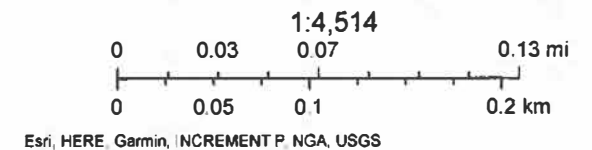
Sheet
1 of 1

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
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 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:

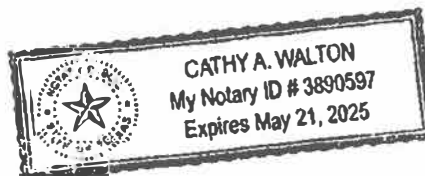
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/s/ Rebekah Dolphus
City Secretary

Pub.: Apr. 18, 2024



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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:

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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 \$ 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:

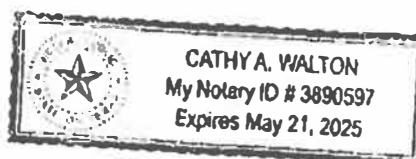
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/s/ Rebekah Dolphus
City Secretary

Pub.: Apr. 18, 2024





City Council Communication

Title: Open Public Hearing

Date: May 6, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: Staff Presentation (Uche Echeozo)

Date: May 6, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: Applicant Presentation

Date: May 6, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: Public Comments (Limited to 3 minutes per person)

Date: May 6, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: Adjourn Public Hearing

Date: May 6, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: Discussion and Possible Action: Preliminary Plat Request from Capital Farm Credit

Date: May 6, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: DISCUSS AND CONSIDER RESCHEDULING OR CANCELING THE CITY COUNCIL MEETING SCHEDULED FOR MAY 27, 2024.

Date: May 6, 2024

From: John Naron, City Manager

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS: