



PLANNING & ZONING COMMISSION MEETING

May 28, 2024 at 5:00 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Planning & Zoning Commission Meeting will be held May 28, 2024 at 5:00 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: 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.

OTHER BUSINESS

5. **FINAL PLAT REQUEST FROM CAPITAL FARM CREDIT**
THE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON A REQUEST FROM CAPITAL FARM CREDIT FOR A FINAL 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 FINAL 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 ON FINAL PLAT REQUEST

6. **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 24, 2024 @ 5:00 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 Planning & Zoning Commission 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.

MEMO

To: The Planning and Zoning Commission

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: May 28, 2024

Subject: **Capital Farm Credit, Owner/Applicant, requesting to plat a parcel of land and submitting a final 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.**

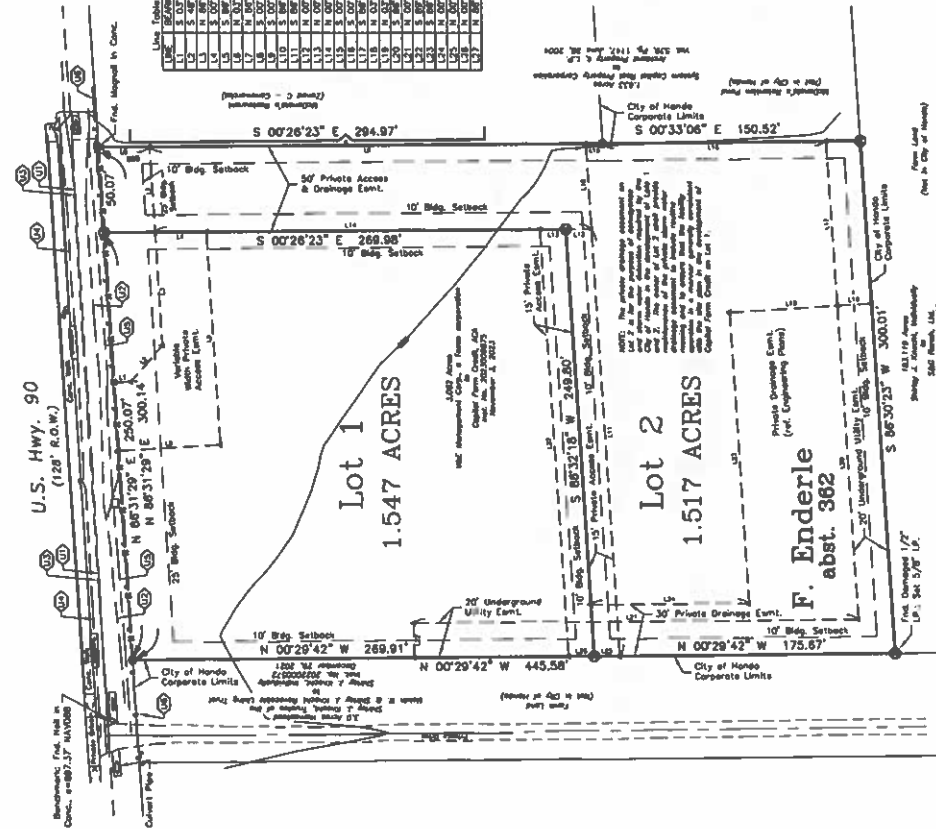
The Applicant approached the department because they wanted to plat a parcel of land having a size of 3.063 acres. The wish to subdivide the said parcel of land into 2 lots and proposing to eventually construct a new lending facility and related parking on the newly created lots. This application would 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 final 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

Sur. 194



Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	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[illegible]

PROPERTY OWNERS:
CAPITAL FARM CORP., ACA
3000 BRIMCOMB DRIVE, SUITE 601
BOVAM, TX 77802

[illegible]

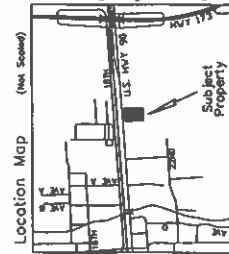
BASIS FOR PAY
THIS PAY IS ENTITLED TO ESTABLISH LOTS 1 AND 2 OF THE CAPITAL AND CREDIT SUBDIVISION, BY DIVIDING THE EXISTING UNPLATTED LOTS.

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT THE CITY OF PHOENIX, ARIZONA, THIS 11TH DAY OF JANUARY, 1990.

 COUNTY CLERK

STATE OF ARIZONA



JOHN HAHN M. ROTHE
RECEIVED PROFESSIONAL SURVEYOR NO. 8288
TENN. NO. 10122200

STATE OF TEXAS
COUNTY OF MEDINA

CAPITAL FARM CREDIT, ACA
BY: KERNANE & HERBER, SENIOR VICE PRESIDENT, REAL ESTATE

STATE OF TEXAS
COUNTY OF COLLIER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEYMOUR H. KATZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE SIGNING AUTHORITY AND ACKNOWLEDGED TO ME THAT HE CALLED 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 DRAINAGE 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, PE NO. 92341
CORNETT ENGINEERING, 1174 PUMP KANOR RD.
FREDERICKSBURG, TX 78624
TELE FIRM NO. F-13850

STATE OF TEXAS
COUNTY OF MEDINA

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

CLAIM

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HONOLULU, HAWAII, AND IS HEREBY APPROVED.

THIS DAY OF _____ A.D. 2024.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

**UCHE ECHORDZ
DEVELOPMENT SERVICES DIRECTOR**

STATE OF TEXAS
COUNTY OF MEDINA

I, JANA 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 _____ THIS _____ DAY OF _____ A.D. 2024 AT _____ O'CLOCK, _____ AND QUALLY RECORDED IN THE PLAT RECORDS OF SAID COUNTY _____ IN VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE _____ THIS _____ DAY OF _____ A.D., 2024.

QINA CHAMBER
BY: _____
DEPUTY CLERK, COUNTY COURT
MUSKOGEE COUNTY, MISSISSIPPI

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

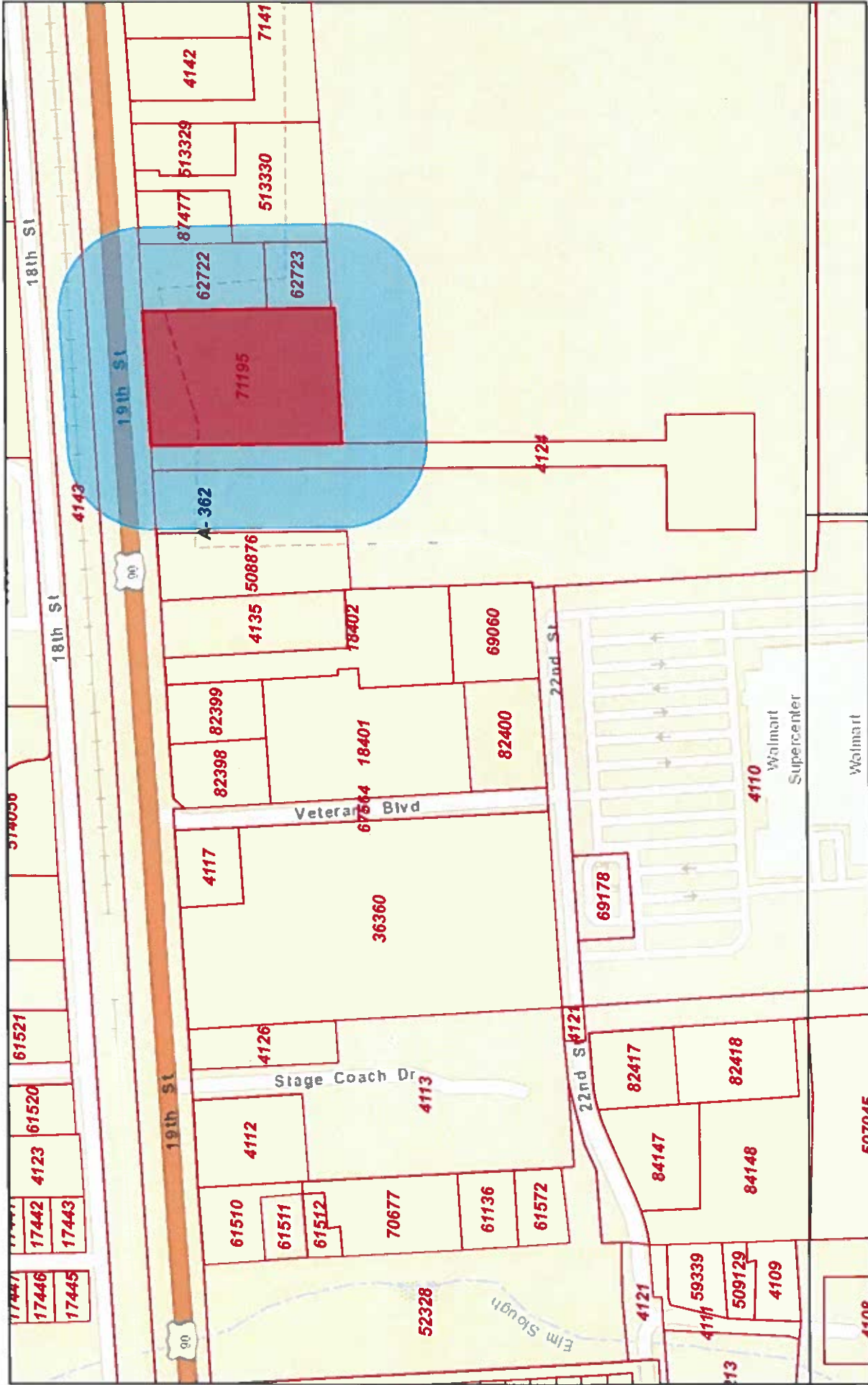
3.064 Acres
City of Hondo
Medina County, Texas

ROTHE & ASSOCIATES, PLLC
LAND SURVEYING
 1705 Ave. K, P.O. Box 426
 Honda, TX 78861
 PH: (830) 426-3005
 Fax: (830) 426-8160
 e-mail: office@rothe-inc.com
 www.rotheandassociates.com



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Medina CAD Web Map



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

☒ Override 1 ☐ Parcels ☐ Abstracts

1:4,514
0 0.03 0.07 0.1 0.13 mi
0 0.05 0.1 0.2 km
Esri, HERE, Garmin, INCREMENT P, NGA, USGS



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 Final Plat**. The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Tuesday, May 28, 2024 at 5:00 p.m.**, and **Hondo City Council** on **Tuesday, May 28, 2024 at 6:00 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:

Final Plat: Request from Capital Farm Credit for a Final 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 Final 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: Final 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 *SHOULD BE 251*
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

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Tuesday, May 28, 2024 at 5:00 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 Final 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 Final Plat is for a proposal on construction of a new lending facility and related parking.

/s/ Rebekah Dolphus
City Secretary

Publish: May 9, 2024

NOTICE OF PUBLIC HEARING

The **City Council** of the City of Hondo will hold a public hearing on **Tuesday, May 28, 2024 at 6:00 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 Final 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 Final Plat is for a proposal on construction of a new lending facility and related parking.

/s/ Rebekah Dolphus
City Secretary

Publish: May 9, 2024