



PLANNING & ZONING COMMISSION MEETING

July 15, 2024 at 6:00 PM
City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Planning & Zoning Commission Meeting will be held July 15, 2024 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: 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 the 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. The commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the 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 MAY 20, 2024 PLANNING & ZONING COMMISSION MINUTES.**
6. **CONSIDERATION AND APPROVAL OF THE MAY 28, 2024 PLANNING & ZONING COMMISSION MINUTES.**

OTHER BUSINESS

7. **DISCUSS AND CONSIDER ACTION TO ELECT A VICE CHAIR TO FILL THE UNEXPIRED TERM.**
8. **DISCUSSION AND POSSIBLE ACTION ON AMENDING UNIFIED DEVELOPMENT CODE SECTION 7.3.6(E) PORTABLE SIGNS. (SEAN PATTY, DIRECTOR OF MARKETING-BR&E)**
9. **FINAL PLAT REQUEST FROM SYLVESTER & MELISSA GALLARDO (OWNER/APPLICANT)**
20.27 ACRES OF LAND SITUATED IN THE CITY OF HONDO IN MEDINA COUNTY, TEXAS, WITH THE LEGAL DESCRIPTION BEING, A0428 A.GSELL SURVEY 187. THE PROPERTY ALSO KNOWN AS TWIN ESTATES SUBDIVISION, IS LOCATED IN THE 1500 BLOCK OF 11TH STREET AT THE CORNER OF AVENUE P. THE PROPERTY IS GENERALLY LOCATED NORTH OF 11TH ST AND WEST OF AVENUE P WITHIN THE SHOIN NEIGHBORHOOD AND IS IDENTIFIED AS ASSESSORS PARCEL IDENTIFICATION NO. 4571.
 - 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 ON FINAL PLAT REQUEST FROM SYLVESTER & MELISSA GALLARDO**
10. **SPECIFIC USE PERMIT REQUEST FROM AKHIL SUNNY (APPLICANT) FOR A BAR & GRILL**
.49 ACRE TRACT OF LAND, MORE OR LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, BEING A PORTION OF LOT 13 AND LOTS 14-18, BLOCK 20. THE SUBJECT PROPERTY IS LOCATED AT 1011 19TH STREET AND IS GENERALLY LOCATED SOUTH OF 19TH STREET AND EAST OF AVENUE K. ASSESSORS PARCEL IDENTIFICATION NO. 16426.
 - 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 ON SPECIFIC USE PERMIT REQUEST FROM AKHIL SUNNY (APPLICANT) FOR A BAR & GRILL**
11. **SPECIFIC USE PERMIT REQUEST FROM ANNALISA SALAZAR (APPLICANT) FOR A BEAUTY/HAIR SALON.**
.38 ACRE TRACT OF LAND, MORE OF LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, BEING LOTS 6 & 7, BLOCK 26. THE SUBJECT PROPERTY IS LOCATED AT 1301 20TH STREET AND IS GENERALLY LOCATED SOUTH OF

**20TH STREET AND WEST OF AVENUE N. ASSESSORS PARCEL
IDENTIFICATION NO. 16468.**

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 ON SPECIFIC USE PERMIT
REQUEST FROM ANNALISA SALAZAR (APPLICANT) FOR A BEAUTY/HAIR
SALON.**

**12. SPECIFIC USE PERMIT REQUEST FROM SOLARIZE TINT (APPLICANT) FOR
A WINDOW TINTING RETAIL SHOP**

**.0473 ACRE TRACT OF LAND, MORE OR LESS, SITUATED WITHIN THE
CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY,
TEXAS, BEING A PORTION OF LOT 18, BLOCK 21. THE SUBJECT PROPERTY
IS LOCATED AT 1113 19TH STREET AND IS GENERALLY LOCATED SOUTH
OF 19TH STREET AND EAST OF AVENUE M. ASSESSORS PARCEL
IDENTIFICATION NO. 16436.**

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 ON SPECIFIC USE PERMIT
REQUEST FROM SOLARIZE TINT (APPLICANT) FOR A WINDOW TINTING
RETAIL SHOP**

13. 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 public at all times on July 12, 2024 @ 05:00 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.