HONDO

THIS IS GOD'S COUNTRY

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 SOUHT 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

CITY OF HONDO
HONDO, TEXAS

*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.

# MINUTES

## PLANNING & ZONING COMMISSION MEETING

Monday, May 20, 2024 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.
   **Chairwoman Lynda Hook called the meeting to order at 6:01 p.m.**

2. Quorum check.
   **Chairwoman Lynda Hook, Commissioner Brenda Vavricek, Commissioner Makenna Lange, Commissioner Matthew Hansen, Commissioner Brendon Lowe**

   **Absent: Vice Chairman Hamilton Duplessis, Commissioner Theresa Rivera**

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.*

   **Joe Ortega @ 2204 Elaine Drive, Easement on 1696 8th Street**
   **Mr. Ortega initially wanted to discuss a lift station proposal near his easement. However, after further questioning and clarification from Mr. Echeozo regarding the letter he was referencing, it was determined that Mr. Ortega was actually referring to a preliminary plat request. He was then advised to consult with the public works department regarding his concerns about wastewater issues and to wait until public hearing portion for plat issues.**

**PRESENTATIONS**

5. City of Hondo Local Development Scheme: Envision 2040
   **Mr. Echeozo presented PowerPoint that was in agenda packet.**

**Commissioner Lange moved to approve Envision 2040; seconded by Commissioner Lowe. Motion passes unanimously.**

**CONSENT**

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

6. Consideration and approval of the May 6, 2024 Planning & Zoning Commission meeting minutes.
**Commissioner Vavricek moved to approve minutes; seconded by Commissioner Lange. Motion passes unanimously.**

**MINUTES**

**PLANNING & ZONING COMMISSION MEETING**

Monday, May 20, 2024 @ 6:00PM

City Council Chambers, 1600 Avenue M Hondo, Texas

**OTHER BUSINESS**

7. Amendment to the Unified Development Code Section 7.3 relating to Political Signs.

A. Open Public Hearing

**Public Hearing opened at 6:33 p.m.**

B. Staff Presentation (Rebekah Dolphus)

**Ms. Dolphus presented to the Commissioners, providing an overview of changes and addressing questions and concerns.**

C. Public comments (limited to 3 minutes per person)

**Mr. Ortega sought to clarify that there were two different guidelines being discussed: one for Public Right of Way and another for private property. This clarification was confirmed to be correct.**

D. Adjourn Public Hearing

**Public Hearing adjourned at 6:41 p.m.**

E. Discussion and possible action: Amendment to Unified Development Code Section 7.3 relating to Political Signs

**Commissioner Lange moved to approve Ordinance 1288-05-24 relating to Political Signs; seconded by Commissioner Hansen. Motion passes unanimously.**

8. Preliminary plat request from Sylvester & Melissa Gallardo

The Commission will hold a Public Hearing on a request from Sylvester & Melissa Gallardo, Owner/Applicant, for a Preliminary Plat on 20.27 Acres of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, with the legal description being, A0428 A. Gsell Survey 187. This property is also known as Twin Estates Subdivision. The subject property is located in the 1500 block of 11th street at the corner of Avenue P. The property is generally located north of 11th street and west of Avenue P within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No. 4571.

A. Open Public Hearing

**Public Hearing opened @ 6:43 p.m.**

B. Staff Presentation

**Mr. Echeozo addressed questions and concerns raised by the Commission.**

C. Applicant Presentation

**Mr. Gallardo discussed the lengthy process and how city turnover has caused delays since June 2022. He emphasized that this is not a hastily planned development and highlighted his extensive experience in developing projects in Leon Valley and Bandera County. He also expressed his lifelong residency in the City of Hondo.**

D. Public Comments (Limited to 3 minutes per person)

**Delia Martinez @ 1700 8th Street**

**Ms. Martinez inquired about the types of structures to be built, specifically asking whether they would be houses or mobile homes. Jesse Cantu from KCI Technologies, representing the owners, responded that the development will consist of single-family**

**residential lots, ranging from approximately 1300 to 2300 square feet, and will not include mobile homes. He mentioned that the project aims to provide affordable housing and that they have been collaborating with public works on streets, drainage, and utilities. The development plans include extending 8th Street and connecting into 11th Street.**

**Joe Ortega @ 2204 Elaine Drive, Easement on 1696 8th Street**
**Mr. Ortega expressed concerns about the size of the lots and the width of the streets, suggesting that the streets should be wide enough to allow parking on both sides and still accommodate through traffic. Mr. Echeozo assured him that the plans meet all specifications and that any necessary adjustments have already been made. Mr. Cantu added that the lots will be 0.3 acres each and the streets will be 30 feet wide.**

**Delia Martinez @ 1700 8th Street**
**Ms. Martinez had concerns about the potential impact on her existing septic system. Mr. Cantu assured that the new development will tie into the sewer main on 11th Street and will not involve septic systems. He further clarified that as long as the existing septic system is within its own lot, there will be no issues.**

**Belinda Resendez @ 1602 11th Street**
**Ms. Resendez is concerned about privacy issues related to the subdivision and development. Mr. Cantu addressed these concerns by stating that they will be leaving the existing tree line in place to help maintain privacy.**

**Chairwoman Lynda Hook read Sue Ann Martinez response that was mailed in**
**Concerns were expressed about increased noise and traffic from the subdivision, as well as the higher elevation potentially causing flooding into a nearby lot. Mr. Cantu responded that the flood plain area will not be developed. To address potential water drainage issues, the plat proposes the construction of retention ponds to manage excess water runoff.**

**Joe Ortega @ 2204 Elaine Drive, Easement on 1696 8th Street**
**Mr. Ortega stated that while none of the residents are opposed to improving Hondo, there are concerns about the flood zone. He requested an explanation of what the subdivision will look like. Jesse Cantu provided an overview, emphasizing that the flood plain area will not be developed.**

**Chairwoman Lynda Hook inquired about the inclusion of curbing in the subdivision. Mr. Cantu confirmed that the development will indeed include curbing.**

E. Adjourn Public Hearing.
**Public Hearing closed @ 7:18 p.m.**

F. Discussion and Possible Action: Preliminary Plat request from Sylvester & Melissa Gallardo

**Commissioner Vavricek and Commissioner Lange mentioned that the changes discussed had already been addressed since the presentation given two years ago.**

**Commissioner Lange moved to approve Preliminary Plat request from Sylvester & Melissa Gallardo; seconded by Commissioner Vavricek. Motion passes 3-0 with Commissioner Hansen abstaining.**

7. Adjourn.

**Commissioner Lowe moved to adjourn; seconded by Commissioner Lange. Motion passes unanimously.**

**Meeting adjourned at 7:23 p.m.**

PASSED AND APPROVED THIS 15TH DAY OF JULY 2024.

_____
Lynda Hook, Chairwoman

ATTEST:

_____
Brenda Vavricek, Secretary

Minutes prepared by: _____
Rebekah Dolphus, City Secretary

# MINUTES

## PLANNING & ZONING COMMISSION MEETING

Tuesday, May 28, 2024 @ 5:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.
   **Chairwoman Lynda Hook called the meeting to order at 5:08 p.m.**

2. Quorum check.
   **Chairwoman Lynda Hook, Commissioner Makenna Lange, Commissioner Matthew Hansen, Commissioner Brendon Lowe**

   **Absent: Vice Chairman Hamilton Duplessis, Commissioner Brenda Vavricek, Commissioner Theresa Rivera**

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.*

   **No public comments.**

**OTHER BUSINESS**

5. Final Plat request from Capital Farm Credit
The 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 preliminary plat is for a proposal on construction of a new lending facility and related parking.
A. Open Public Hearing
   **Public Hearing opened @ 5:11 p.m.**
B. Staff Presentation
   **Mr. Echeozo recommended approval of the project with certain conditions. Mr. Naron addressed issues, explaining that he does not want to delay the project. He noted that there were only a few minor changes needed, which were a matter of differing opinions. He mentioned that Development Services is currently working through a backlog of projects caused by staff turnover and are focused on streamlining the process moving forward. The original plan presented was oversized, but it has since been scaled back.**

C. Applicant Presentation

**Kerinne Herber from Capital Farm Credit addressed the "conditions" associated with the project. She clarified that these conditions pertain to building or site permits rather than the plat itself. Mr. Echeozo explained that these conditions are necessary to ensure proper procedures, but due to the backlog of projects, he is recommending approval with conditions to facilitate progress.**

D. Public Comments (Limited to 3 minutes per person)

**Jose Ytuarte @ 2810 Southern Breeze**

**Mr. Ytuarte highlighted concerns that taking steps backward is not aiding Capital Farm Credit and could reinforce negative perceptions of the governing bodies. The emphasis was on supporting economic development and retaining businesses, rather than placing obstacles that hinder progress.**

E. Adjourn Public Hearing.

**Public Hearing closed @ 5:31 p.m.**

F. Discussion and Possible Action: Preliminary Plat request from Capital Farm Credit

**Commissioner Lange brought up if we do not approve with conditions will that affect Capital Farm Credit from being able to go forward. Mr. Echeozo addressed.**

**Commissioner Lowe moved to accept Final Plat without conditions from Capital Farm Credit; seconded by Commissioner Hansen. Motion passes unanimously.**

7. Adjourn.

**Commissioner Lange moved to adjourn; seconded by Commissioner Lowe. Motion passes unanimously.**

**Meeting adjourned at 5:57 p.m.**

PASSED AND APPROVED THIS 15TH DAY OF JULY 2024.

_____

Lynda Hook, Chairwoman

ATTEST:

ABSENT

_____

Brenda Vavricek, Secretary

Minutes prepared by: _____

Rebekah Dolphus, City Secretary

HONDO

THIS IS GOD'S COUNTRY

# Planning and Zoning

***Title:*** Consider a request from Sylvester & Melissa Gallardo, to consider a Final plat on 20.27 Acres Tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, with legal description being, A0428 A. Gsell, 187, located in 1500 Block of 11th Street at the corner of Avenue P within the Shoin Neighborhood. Parcel ID 4571. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.4.1 and particularly Section 3.4.3 (a) which states "The final plat shall conform substantially to the preliminary plat as approved and, if desired by the developer, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. (See Development Guide)".

***Date:*** July 10, 2024 ***From:*** Uche Echeozo, Development Services Director

**BACKGROUND:**

The City of Hondo received a request from Sylvester & Melissa Gallardo, applicant/owner, to consider a preliminary plat of their property situated at the 1500 Block of 11th Street at the corner of Avenue Pin Hondo Texas. The property is generally located North of 11th Street and West of Avenue P within the Shoin Neighborhood and is identified as assessor's parcel identification No. 4571. This property is also known as the **Twin Estates Subdivision**. The said lot is currently zoned R3 – Residential Three District. This submittal is the conclusion to the preliminary plat that was approved in May, 2024. As was stated earlier, the submittal had undergone a lot of amendments based on comments from the City's 3rd party consultants. It is now at the final stage since they have met all the requirements. This subdivision is for Housing Development.

**PROPERTY I.D. AND LEGAL DESCRIPTION:**

Parcel number: R17214

Legal Description: A0428 A. Gsell Survey 187 and described in the deed recorded in Document No. 2021010434 of the official records of Medina County, Texas.

**GENERAL LOCATION:**

Generally located on the North side of 11th Street, and West of Avenue P within the Shoin Neighborhood and identified as assessor's parcel identification No. 4571.

**FINANCIAL IMPACT:**

None.

**PRELIMINARY PLAT DESCRIPTION:**

Requesting a Final plat from the UDC code reference with links provided below

**3.4 Plat Review**

3.4.3 (a)

The final plat shall conform substantially to the preliminary plat as approved and, if desired by the developer, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop

at the time; provided, however, that such portion conforms to all requirements of these regulations. (See Development Guide).

**DEPARTMENT COMMENTS:**

The preliminary plat requirements especially those deficient from the earlier application have been addressed in accordance with the UDC. The preliminary plat has also been approved. Outstanding requirements have been met.

**Staff Recommendation:**

Staff recommends approval for a request from Sylvester & Melissa Gallardo, to consider a Final plat on 20.27 Acres tract of land situated within the City of Hondo in Medina County, Texas, out of Survey No. 187, Abstract No. 428, A. Gsell, with legal description being, A0428 A. Gsell, 187, located in 1500 Block of 11th Street at the corner of Avenue P within the Shoin Neighborhood. Parcel ID 4571. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.4.1 and particularly Section 3.4.3 (a) which states "The final plat shall conform substantially to the preliminary plat as approved and, if desired by the developer, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. (See Development Guide).

**ATTACHMENTS:**

Supplemental Information Package

**STAFF CONTACT(S):**

Uche Echeozo, Development Services Director

LOCATION MAP
NOT TO SCALE

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. ADEQUATE ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY ACCESS MANAGEMENT MANUAL."

FLOODPLAIN NOTES:
1. A PORTION OF THE FEMA 100 ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS DEPICTED BY FEMA MAP PANEL SUBDIVISION, EFFECTIVE APRIL 3, 2012. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MAINTENANCE NOTE:
1. ALL OPEN SPACE, DRAINAGE AREAS, EASEMENTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS UNLESS SUCH SUCCESSION OR ASSIGN IS APPROVED BY THE CITY.

PARK DEDICATION NOTE:
1. FOR DEVELOPMENTS PROPOSING LESS THAN 100 RESIDENTIAL UNITS, MONEY IN LIEU OF PARK DEDICATION IS REQUIRED OF A DEVELOPER PER UDC SECTION 5.5.2.A.3. THE SUBDIVIDER SHALL PAY A FEE EQUAL TO THE PERCENT (10%) OF THE TOTAL APPRAISED VALUE OF THE SUBDIVIDED PROPERTY, AS DETERMINED BY THE MEDINA COUNTY APPRAISAL DISTRICT.

SURVEY NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A 1/2 " REBAR WITH CAP MARKED "CEC" UNLESS NOTED OTHERWISE
2. BEARING REFERENCE IS BASED ON THE NORTH LINE OF TRACT BETWEEN MONUMENTS SHOWN AND IS S89°56'17"E AS DETERMINED BY GPS OBSERVATION BASED ON THE NORTH AMERICAN DATUM 1983 (2011), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM THE SOUTH CENTRAL ZONE, DISTANCE ARE SURFACE, SCALE FACTOR 1.00018.

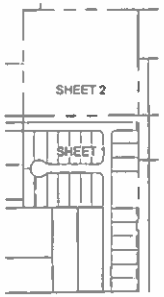
OWNER:
GALLARDO SYLVESTER & MELISSA
3839 PARKWAY DRIVE
SAN ANTONIO, TEXAS 78228
(210) 274-2241

SURVEYOR/APPLICANT:
CIVIL ENGINEERING CONSULTANTS
11350 I.H. 10 WEST SUITE 395
SAN ANTONIO, TEXAS 78230
PHONE: 210-641-9999
FAX: 210-641-6440
CONTACT: GARY B. NOLL

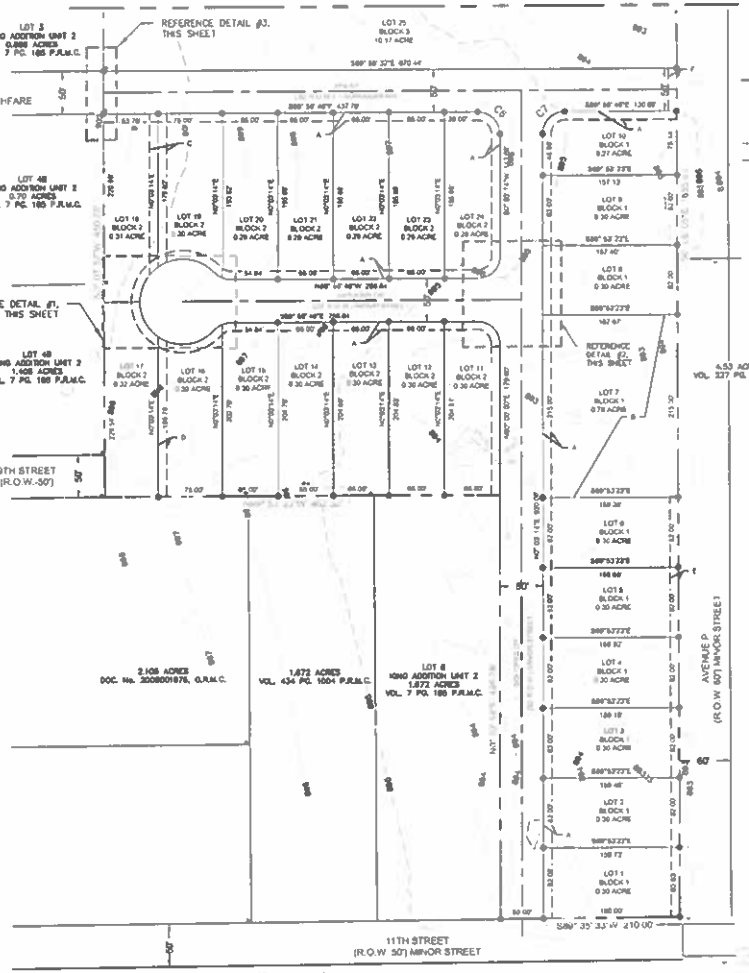
LEGEND/ABBREVIATIONS

| | |
|---|---|
| BSL | BUILDING SETBACK LINE |
| VOL | VOLUME |
| PG | PAGE |
| CATV | CABLE TV |
| TYP | TYPICAL |
| ROW | RIGHT OF WAY |
| TEL | TELEPHONE |
| SS | SANITARY SEWER |
| ELEC | CITY PUBLIC SERVICE ELECTRIC |
| GAS | CITY PUBLIC SERVICE GAS |
| O.R.M.C. | OFFICAL RECORDS MEDINA COUNTY |
| O.P.R. | OFFICAL PUBLIC RECORDS |
| P.R.M.C. | PUBLIC RECORDS MEDINA COUNTY |
| G.R. | OFFICAL RECORDS |
| NTS | NOT TO SCALE |
| AC | ACRE(S) |
| | PROPOSED EASEMENT |
| ○ | FOUND 5/8" IRON ROD, UNLESS NOTED OTHERWISE |
| ○* | FOUND 1/2" IRON ROD, UNLESS NOTED OTHERWISE |
| ● | MAG NAIL FOUND |
| ●* | IR 1/2" CEC CAP SET |
| | 1% AC FEMA FLOODPLAIN PANEL 48325C0480C EFFECTIVE 4/03/2012 |
| ● | SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC" (UNLESS NOTED OTHERWISE) |
| | SUBDIVISION PLAT BOUNDARY |
| | PROPERTY LINE/RIGHT-OF-WAY |

MATCHLINE SEE SHEET 2 OF 2




INDEX MAP
SCALE: 1" = 500'




GENERAL NOTES:
1. PLACEMENT OF STREET SIGNS 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.
2. FENCING RESTRICTIONS MAY APPLY TO CORNER LOTS.
3. ZONING IN SUBDIVISION IS R3. LAND USE RESIDENTIAL.
4. A TOTAL OF ONE (1) DWELLING UNITS PER LOT.
5. BUILDING SETBACK LINES
   - FRONT YARD SETBACK/MINIMUM OF 25 FEET FROM THE PROPERTY LINE ADJACENT TO RIGHT STREET. THE FRONT YARD SETBACK IS ALSO REFERRED TO AS THE "BUILDING LINE".
   - SIDE YARD SETBACK/MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE THAT IS LOCATED ADJACENT TO A SIDE STREET, IF THE GARAGE FACES THE SIDE STREET. A SETBACK OF 20 FEET FROM THE PROPERTY LINE WILL BE REQUIRED IF THE GARAGE IS LESS THAN 40 FEET FROM FRONT PROPERTY LINE. MINIMUM SETBACK OF 5 FEET FROM A SIDE PROPERTY LINE THAT REPRESENTS A COMMON SIDE PROPERTY LINE WITH AN ADJOINING PROPERTY OTHER THAN A DEDICATED STREET OR OTHER RIGHT-OF-WAY.
   - REAR YARD SETBACK A MINIMUM REAR YARD SETBACK OF 10 FEET.

Curve Table

| Curve | Length | Radius | Chord Length | Chord Direction | Delta |
|---|---|---|---|---|---|
| | | | | | |

PLAT NOTE:
1. THERE ARE NO EXISTING OR ABANDONED LANDFILLS, DUMP SITES, HAZARDOUS WASTE DUMP SITES, OR ANY INVENTORIES OF HAZARDOUS MATERIALS ON SITE.
2. THERE ARE NO EXISTING OR ABANDONED OIL OR GAS WELLS, OIL OR GAS PIPELINES OR OTHER APPURTENANCES ASSOCIATED WITH THE EXTRACTION, PRODUCTION AND DISTRIBUTION OF PETROLEUM PRODUCTS, AND ALL RELATED EASEMENTS ON THE SITE OR IMMEDIATELY ADJACENT TO PROPERTY.
3. THERE ARE NO EXISTING STRUCTURES, FORCES, POWER AREAS, CEMETERIES, BURIAL GROUNDS, OR OTHER CRITICAL FEATURES WITHIN THE PROPOSED SUBDIVISION.
4. NO GAS IS BEING PROPOSED ON SITE.
5. EVAL SERVICE IS TO PROVIDE A FLOOD PLAIN PERMIT AND STUDY PRIOR TO THE DEVELOPMENT OF LOT 28.
6. LOTS CONTAINING DOUBLE FRONTAGE ARE AS FOLLOWS: LOTS 10-24 AND LOT 11.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE MEDINA PLANNING COMMISSION.

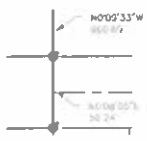
LICENSED PROFESSIONAL ENGINEER
JESSE F. CANTU

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NOLL

EASEMENT LEGEND
- A 10' DAA, ELEC, TEL AND CATV EASEMENT
- B VARIABLE WIDTH DRAINAGE EASEMENT
- C 20' WATER EASEMENT
- D 10' ACCESS EASEMENT
- E 10' LANDSCAPE EASEMENT
- F 10' NON-ACCESS EASEMENT TO EXPIRE UPON PLATTING OF CONNECTING RIGHT OF WAY ON ADJACENT PROPERTY




SCALE: 1" = 100'

CEC
CIVIL ENGINEERING CONSULTANTS
9901 DON BURDEN, INC.
11350 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX (210) 641-6440
REGISTRATION #F-2214 // #100411000

DATE: APRIL 2024 JOB NUMBER: E0989100

STATE OF TEXAS §
COUNTY OF MEDINA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

STATE OF TEXAS §
COUNTY OF MEDINA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. DAY OF _____, A.D., 20____

NOTARY PUBLIC, MEDINA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT ESTABLISHING TWIN ESTATES SUBDIVISION, MEDINA COUNTY, HAS BEEN SUBMITTED TO THE CITY OF HONDO, TEXAS AND IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF HONDO, TEXAS.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIR

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT ESTABLISHING TWIN ESTATES SUBDIVISION, MEDINA COUNTY, HAS BEEN SUBMITTED TO THE CITY OF HONDO, TEXAS AND IS HEREBY APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF HONDO, TEXAS.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
MAYOR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT ESTABLISHING TWIN ESTATES SUBDIVISION, MEDINA COUNTY, HAS BEEN SUBMITTED TO THE CITY OF HONDO, TEXAS AND IS HEREBY APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF HONDO, TEXAS.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF MEDINA

DO HEREBY CERTIFY THAT THIS PLAT WAS _____ COUNTY CLERK OF MEDINA COUNTY, FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY THEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, MEDINA COUNTY TEXAS

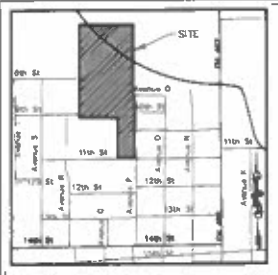
BY: _____

PLAT OF
# TWIN ESTATES SUBDIVISION

BEING A TOTAL OF 20.356 ACRE TRACT OF LAND IN THE ANTON GIELL SURVEY No. 183, ABSTRACT No. 426, MEDINA COUNTY, TEXAS, DESCRIBE IN THE DEED RECORDED IN DOCUMENT No. 2021010434, OF THE OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS, ESTABLISHING LOTS 1-40, BLOCK 1 LOTS 11-24, BLOCK 2 AND LOT 28, BLOCK 3.

PREPARED MARCH 2024 SHEET 1 OF 2

L:\Projects\P-Proj_2021\E0989100_Gallardo Homes Subdivision\Level1\E0989100 Plat.dwg Tue, Apr/30/24 12:36:15pm Jesse Cantu




LOCATION MAP
NOT TO SCALE

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL".

FLOODPLAIN NOTES:
A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS 48325C0460C AND 48325C0480C EFFECTIVE APRIL 2, 2012. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MAINTENANCE NOTE:
1. ALL OPEN SPACE, DRAINAGE AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DULY SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

PARK DEDICATION NOTE:
1. FOR SINGLE-FAMILY PROPOSED LESS THAN 100 RESIDENTIAL UNITS, MONEY IN LIEU OF PARK DEDICATION IS REQUIRED OF A DEVELOPER PER UDC SECTION 6.3.4.6. THE SUBDIVIDER SHALL PAY A FEE EQUAL TO FIVE PERCENT (5%) OF THE TOTAL APPRAISED VALUE OF THE SUBDIVIDED PROPERTY, AS DETERMINED BY THE MEDINA COUNTY APPRAISAL DISTRICT.

PLAT NOTE:
1. THERE ARE NO EXISTING OR ABANDONED LANDFILLS, DUMP SITES, HAZARDOUS WASTE DUMP SITES, OR ANY SUBSTANCES OR HAZARDOUS MATERIALS ON SITE.
2. THERE ARE NO EXISTING OR ABANDONED OIL OR GAS WELLS, OIL OR GAS PIPELINES OR OTHER APPURTENANCES ASSOCIATED WITH THE EXTRACTION, PRODUCTION AND DISTRIBUTION OF PETROLEUM PRODUCTS, AND ALL RELATED EASEMENTS ON THE SITE OR IMMEDIATELY ADJACENT TO PROPERTY.
3. THERE ARE NO EXISTING STRUCTURES, FENCES, PAVED AREAS, CEMETERIES, RURAL BUILDINGS, OR OTHER EXISTING FEATURES WITHIN THE PROPOSED SUBDIVISION.
4. NO GAS IS BEING PROPOSED ON SITE.
5. THE OWNER IS TO PROVIDE A FLOOD PLAIN PERMIT AND STUDY PRIOR TO THE DEVELOPMENT OF LOT 25.
6. LOTS CONTAINING DOUBLE FRONTAGE ARE AS FOLLOWS: LOTS 16-24 AND LOT 11.

SURVEY NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A 1/2 " REBAR WITH CAP MARKED "CEC" UNLESS NOTED OTHERWISE
2. BEARING REFERENCE IS BASED ON THE NORTH LINE OF TRACT BETWEEN MONUMENTS SHOWN AND IS S88°36'17"E AS DETERMINED BY GPS OBSERVATION BASED ON THE NORTH AMERICAN DATUM 1983 (2011), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM THE SOUTH CENTRAL ZONE, DISTANCE ARE SURFACE, SCALE FACTOR 1.00016.

OWNER:
GALLARDO SYLVESTER A MELISSA
3839 FAIRWAY DRIVE
SAN ANTONIO, TEXAS 78229
(210) 274-2241

SURVEYOR/APPLICANT:
CIVIL ENGINEERING CONSULTANTS
11580 I.H. 10 WEST SUITE 300
SAN ANTONIO, TEXAS 78230
PHONE: 210-641-9999
FAX: 210-641-8440
CONTACT: GARY B. NEILL

LEGEND/ABBREVIATIONS

| | |
|---|---|
| BSL | BUILDING SETBACK LINE |
| VOL | VOLUME |
| PG | PAGE |
| CATV | CABLE TV |
| TYP | TYPICAL |
| ROW | RIGHT OF WAY |
| TEL | TELEPHONE |
| SS | SANITARY SEWER |
| ELEC | CITY PUBLIC SERVICE ELECTRIC |
| GAS | CITY PUBLIC SERVICE GAS |
| O.R.M.C. | OFFICIAL RECORDS MEDINA COUNTY |
| O.P.R. | OFFICIAL PUBLIC RECORDS |
| P.R.M.C. | PUBLIC RECORDS MEDINA COUNTY |
| O.R. | OFFICIAL RECORDS |
| NTS | NOT TO SCALE |
| AC | ACRE(S) |
| | PROPOSED EASEMENT |
| ○ | FOUND 3/8" IRON ROD, UNLESS NOTED OTHERWISE |
| ○* | FOUND 1/2" IRON ROD, UNLESS NOTED OTHERWISE |
| ● | MAG NAIL FOUND |
| ●" | IR 1/2" CEC CAP SET |
| | 1% AC FEMA FLOODPLAIN PANEL 48325C0460C EFFECTIVE 4/03/2012 |
| ● | SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC" (UNLESS NOTED OTHERWISE) |
| | SUBDIVISION PLAT BOUNDARY |
| | PROPERTY LINE/RIGHT-OF-WAY |

SCALE: 1" = 100'

CEC
CIVIL ENGINEERING CONSULTANTS
d.b.a. COX OURDEN, INC
11580 IH 10 WEST SUITE 300
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-8440
REGISTRATION #F-2214 / 81000100

DATED APRIL, 2024 JOB NUMBER: 02088100

STATE OF TEXAS §
COUNTY OF MEDINA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

STATE OF TEXAS §
COUNTY OF MEDINA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE DAY OF _____, A.D., 20____

NOTARY PUBLIC, MEDINA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT ESTABLISHING TWIN ESTATES SUBDIVISION, MEDINA COUNTY, HAS BEEN SUBMITTED TO THE CITY OF HONDO, TEXAS AND IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF HONDO, TEXAS.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIR

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT ESTABLISHING TWIN ESTATES SUBDIVISION, MEDINA COUNTY, HAS BEEN SUBMITTED TO THE CITY OF HONDO, TEXAS AND IS HEREBY APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF HONDO, TEXAS.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
MAYOR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

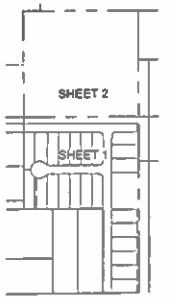
THIS PLAT ESTABLISHING TWIN ESTATES SUBDIVISION, MEDINA COUNTY, HAS BEEN SUBMITTED TO THE CITY OF HONDO, TEXAS AND IS HEREBY APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF HONDO, TEXAS.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

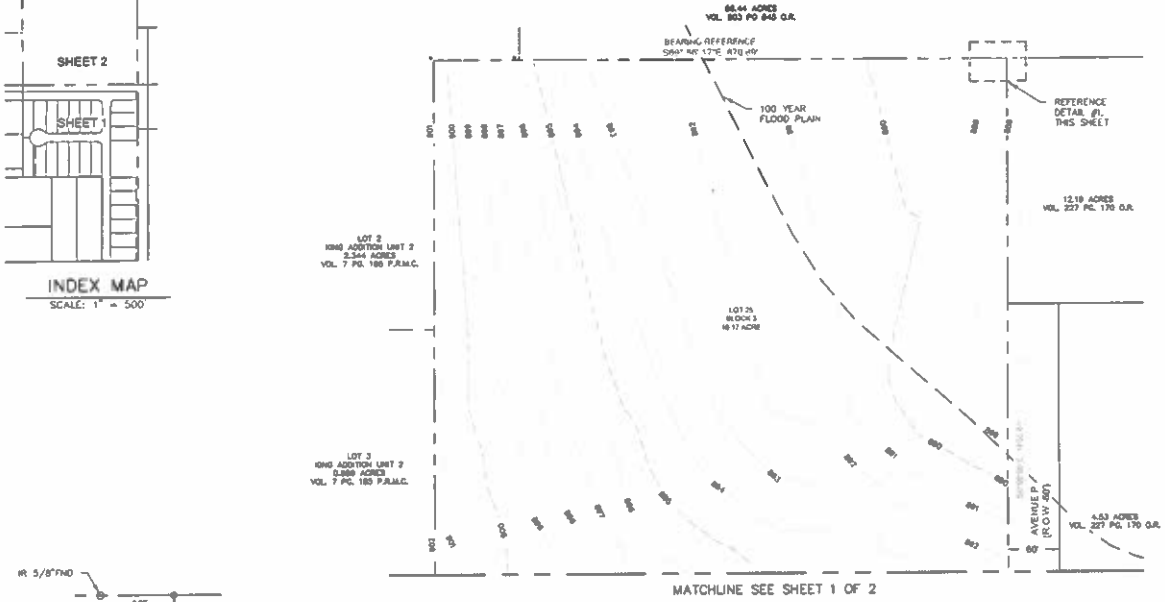
STATE OF TEXAS
COUNTY OF MEDINA

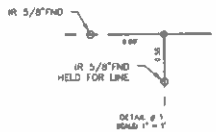
_____ COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY THEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, MEDINA COUNTY TEXAS

BY: _____




INDEX MAP
SCALE: 1" = 500'




STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE HONDO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
JESSE F. CANTU

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

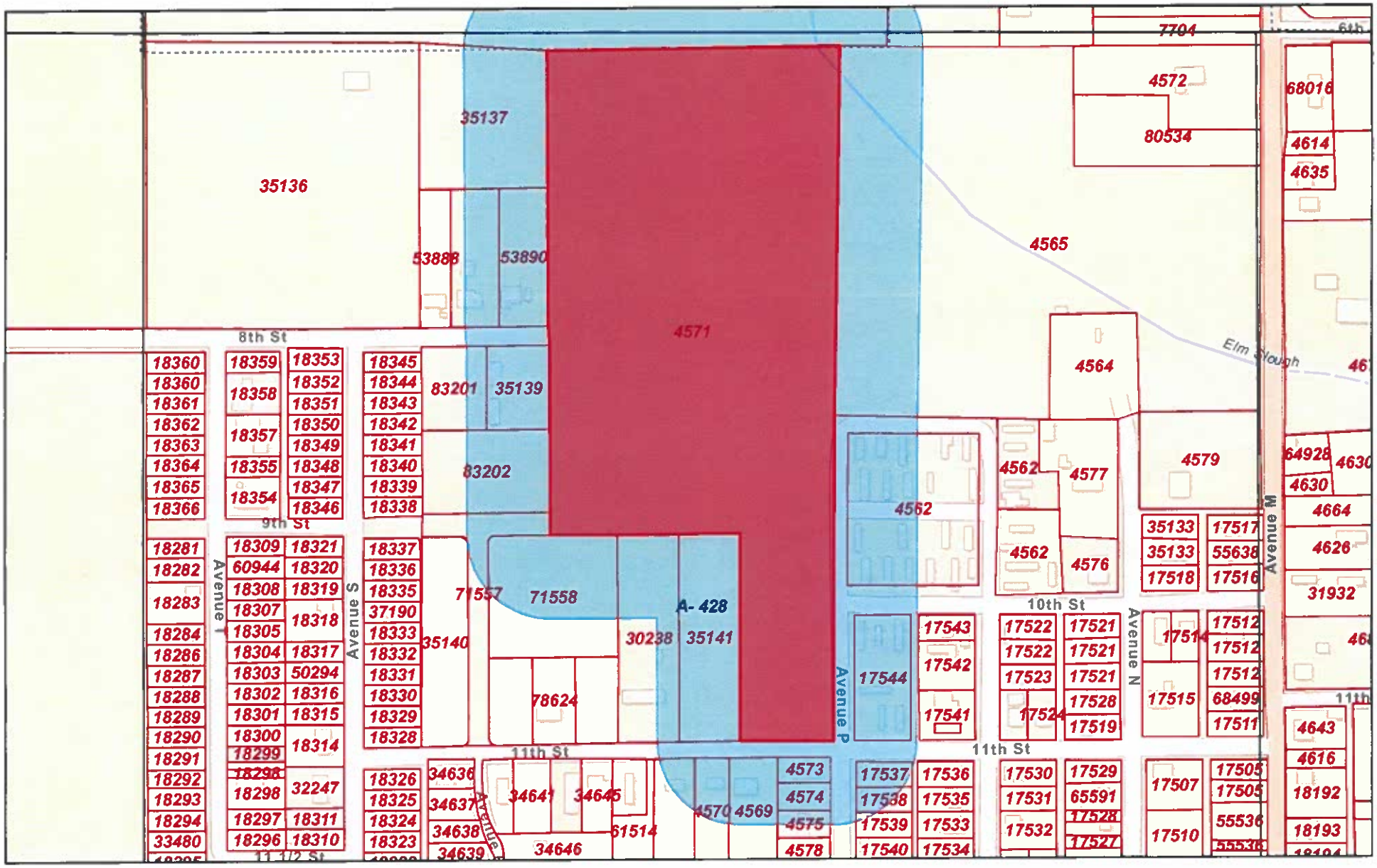
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
JESSE F. CANTU II
93639
LICENSED
PROFESSIONAL ENGINEER

PLAT OF
# TWIN ESTATES SUBDIVISION
BEING A TOTAL OF 20.256 ACRE TRACT OF LAND IN THE ANTON GIBELL SURVEY No. 167, ABSTRACT No. 428, MEDINA COUNTY, TEXAS, DESCRIBE IN THE DEED RECORDED IN DOCUMENT No. 202100104-34, OF THE OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS. ESTABLISHING LOTS 1-10, BLOCK 1 LOTS 11-24, BLOCK 2 AND LOT 25, BLOCK 3.

PREPARED MARCH 2024

# Medina CAD Web Map




5/8/2024, 3:59:39 PM

Override 1 Parcels Abstracts

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

Medina County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Avenue M
Avenue N
Avenue O
10th Street
Avenue P
11th Street
9th Street
Avenue R
Avenue S
Avenue T
8th Street

Avenue M
Avenue N
Avenue O
10th Street
Avenue P
9th Street
Avenue R
Avenue S
Avenue T
8th Street

Proposed
Avenue M
Avenue N
Avenue O
Avenue P
Avenue R
Avenue S
Avenue T
8th Street
9th Street
10th Street
11th Street

Recommended (Version 1)
Avenue M
Avenue N
Avenue O
Avenue P
Avenue R
Avenue S
Avenue T
8th Street
9th Street
10th Street
11th Street

Recommended (Version 2)
Avenue M
Avenue N
Avenue O
Avenue P
Avenue R
Avenue S
Avenue T
10th Street
11th Street
9th Street
8th Street

## VIEW FROM 11TH STREET

## VIEW FROM 8TH STREET

# 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 **Monday, July 15, 2024 at 6:00 p.m.,** and **Hondo City Council** on **Monday, July 22, 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 Sylvester & Melissa Gallardo, owner/applicant, for a Final Plat on 20.27 Acres of land situated within the City of Hondo in Medina County, Texas, out of survey No. 187, Abstract No. 428, A. Gsell, with the legal description being, A0428 A. Gsell Survey 187. This property is also known as **Twin Estates Subdivision.**

The subject property is located in the 1500 block of 11th Street at the corner of Avenue P. The property is generally located north of 11th Street and west of Avenue P within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No. 4571.

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 830-426-4737 for more information.

---

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree_____ - OR - Disagree _____

**RE: Final Plat request from Sylvester & Melissa Gallardo on 20.27 Acres know as Twin Estates Subdivision**

My reason and/or comments are as follows:

_____

_____

_____

_____

**DATE:** _____

**PRINT NAME:** _____ **SIGNATURE:** _____

ZACHARY R WINDROW
1257 KOLLMAN
HONDO, TX 78861

RICHARD MUNIZ ESTATE
149-23 ELKTON RD
SAN ANTONIO, TX 78232

PETER JP & DEANNA M SCHALK
3302 RAVENS RANCH
SAN ANTONIO, TX 78253

VELINDA PEREZ MCMILLAN
1703 AVENUE O
HONDO, TX 78861

FRANK & MARILYN HELVEY
%PAMELA HELVEY THIGPEN
802 AVENUE N
HONDO, TX 78861

JOEY & JOHNNY FLORES ESTATE
1406 12TH STREET
HONDO, TX 78861

JAVIER & SANDRA DELGADO
346 COUNTY ROAD 653
DEVINE, TX 78016

KENNETH DUREN & SUE ANN
MARTINEZ
1427 WOODMONT WAY
STOCKTON, CA 95209

BRANDIE M VILLARREAL
109 E 16TH STREET
HONDO, TX 78861

BELINDA RESENDEZ
1602 11TH STREET
HONDO, TX 78861

EVA BENITES
1103 AVENUE P
HONDO, TX 78861

JULIO JR & DORA ORANDAY
803 AVENUE S
HONDO, TX 78861

ROYA BERYEJI
829 W BROADVIEW DR
SAN ANTONIO, TX 78228

CARLOS JR & DELIA MARTINEZ
1700 8TH STREET
HONDO, TX 78861

ALFREDO & ELISA DIAZ
14955 142ND ST
BONNER SPRINGS, KS 66012

ORALIA MARTINEZ
%MELINDA ANN MARTINEZ
1702 8TH STREET
HONDO, TX 78861

TONY & IDA MUNIZ
1509 11TH STREET
HONDO, TX 78861

JOE MANUEL ORTEGA SR
2204 ELAINE DRIVE
HONDO, TX 78861

# Hondo Anvil Herald

PO. Box 400, Hondo, Texas 78861

## 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:

June 20, 24

and That the charge of such newspaper being $ 64.30

Jeff Berger, Publisher

Subscribed and sworn to before me on this the 20 day of June 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, July 15, 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 Sylvester & Melissa Gallardo, owner/applicant, for a Final Plat on 20.27 Acres of land situated within the City of Hondo in Medina County, Texas, out of survey No. 187, Abstract No. 428, A. Gsell, with the legal description being, A0428 A. Gsell Survey 187. This property is also known as **Twin Estates Subdivision.**

The subject property is located in the 1500 block of 11th Street at the corner of Avenue P. The property is generally located north of 11th Street and west of Avenue P within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No. 4571.

/s/ Rebekah Dolphus
City Secretary

Pub.: June 20, 2024

CATHY A. WALTON
My Notary ID # 3890597
Expires May 21, 2025

HONDO

THIS IS GOD'S COUNTRY

**Planning and Zoning**

***Title:*** Consider a request from Akhil Sunny, the lessee of the Old Library Building, for a Specific Use Permit for a Sports Bar to be located at 1011 19th Street, Hondo, TX 78861. The legal description being, Hondo Block 20 Lots14-18 and part of Lot 13. In accordance with the Unified Development Code, Chapter 3, Section 3.12.3. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

***Date:*** July 10, 2024 ***From:*** Uche Echeozo, Development Services Director

**BACKGROUND:**

The City of Hondo received a request from Akhil Sunny, applicant and lessee, to consider a Specific Use Permit for a Sports Bar and Grill business that would be operated from the property situated at 1011 19th Street, Hondo, Texas. The current zoning for this property is Central Business District - CBD, and under this type of zoning, the Grill/Restaurant is permitted. However, a Bar can only be carried out under a Specific Use Permit regime. The applicant was also advised that, the proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

**PROPERTY I.D. AND LEGAL DESCRIPTION:**

Parcel Identification number: 16426

Legal Description: A portion of Lot 13, and Lots 14-18 Block 20, of the City of Hondo, Medina County, Texas.

**GENERAL LOCATION:**

Generally located on the South side of 19th Street, and East of Avenue K and usually referred to as the Old Library Building

**FINANCIAL IMPACT:**

None.

**SPECIFIC USE PERMIT DESCRIPTION:**

The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

UDC code reference with links provided below.

**3.12.3 Application for Specific Use Permit**:
Any person, firm or corporation, either as landowner or tenant, may request the use of property which requires a Specific Use Permit. A Specific Use Permit may be granted after application has been properly made and a public hearing before the Planning and Zoning Commission and the City Council has been conducted. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.
https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&doccode=z2Code_z20000288

**DEPARTMENT COMMENTS:**

The applicant, in discussion with the Development Services Department, confirmed that his business would be a Sports Bar and Grill. He proposes to serve mixed beverages and intends to open for business from 5.00pm – 12midnight on weekdays, and extending to 2.00am on weekends. The business will also be closed on Sundays. The business owner also proposes to have a licensed security personnel on weekends and during special events to ensure the safety and well-being of patrons.

**Staff Recommendation:**

Staff recommends approval for a request from Akhil Sunny, the lessee of the property situate at 1011 19th Street Hondo, TX, to use the property for a Sports Bar and Grill. Legal Description of the property is stated as being a part of Lot 13, and Lots 14-18 Block 20 of the City of Hondo. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3, and Section 3.12.3. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section..

**Recommended Conditions of Approval**:

1. Monitoring the police report monthly for the first year of business.
2. Monitoring the TABC report monthly for the first year of business.
3. Providing security on premise for the 6:00 PM to 2:00 AM hours of operation.
    a. Security providers may be on-duty police officers, off-duty police officers, a security guard service agency
    b. For weekends (Fridays and Saturdays) on-duty or off-duty police personnel to be retained from 9pm – 2am

**ATTACHMENTS:**
Supplemental Information Package

**STAFF CONTACT(S):**
Uche Echeozo, Development Services Director

Specific Use Permit: 1011 19th Street - Parcel #16426

Applicant: Akhill Sunny  Property Owner: Cielo Energy Investments

Legal Description: Part of Lot 13, and Lots 14-18, Block 20, Hondo, Texas.

Current Zoning: Central Business District.

Proposed Use: Sports Bar and Grill

Specific Use Permit: 1011 19th Street - Parcel #16426

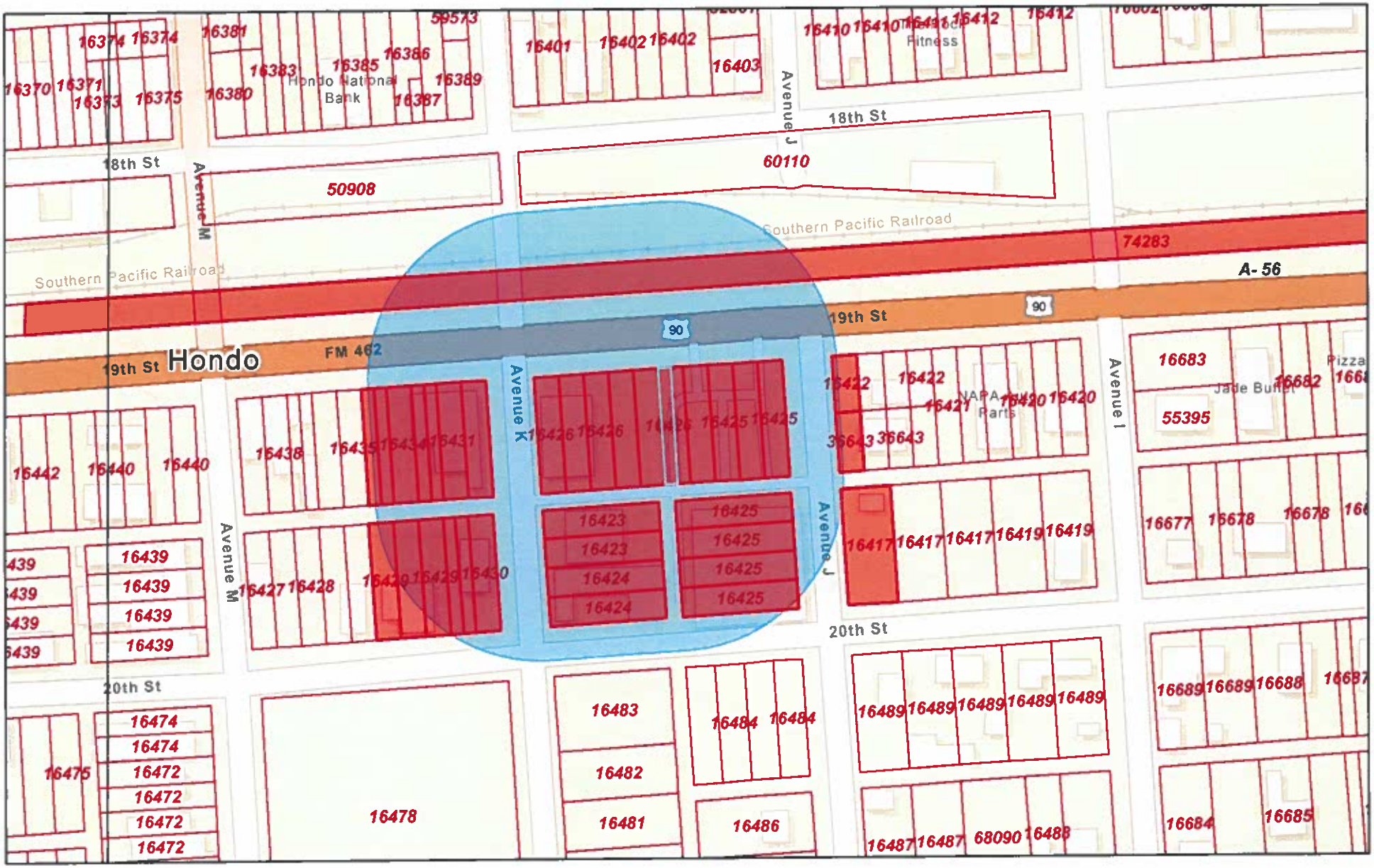
Applicant: Akhill Sunny  Property Owner: Cielo Energy Investments

Legal Description: Part of Lot 13, and Lots 14-18, Block 20, Hondo, Texas.

Current Zoning: Central Business District.

Proposed Use: Sports Bar and Grill

# Medina CAD Web Map




7/8/2024, 10:16:25 AM

Override 1 Parcels Abstracts

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

Medina County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# DEVELOPMENT PROJECT APPLICATION

HONDO
THIS IS GOD'S COUNTRY

*Application must be accompanied by applicable documents and fees. Content of 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 | ☒ Specific Use Permit | ☐ Annexation | ☐ Other _____

## PROJECT DESCRIPTION

Project Address: 1011 19TH STREET Parcel # R16426

Project Name: _____

Legal Description: HONDO, BLOCK 20, LOTS 14-18 + PART OF 13 (SEE EXHIBIT "A")

Acreage: .498 Number of Existing Lots: 6 Number of Proposed Lots: 6

Current Zoning: CBD Proposed Zoning: —

Description of Project/Request (*attach separate letter if necessary*): SEE EXHIBIT "B"

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), 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 Public Works Department must be attached.***

## APPLICANT INFORMATION

Company Name: _____ Contact Person: Akhil Sunny

Address: 6543 Luckey Square, San Antonio, Tx. 78252.

Phone Number: 281-464-6443 Fax Number: _____ Email: Akhil.sunny@yahoo.com

***If acting as representative of property owner, application must include notarized authorization letter.***

***(Application Continues on Next Page)***

## PROPERTY OWNER INFORMATION

**Company Name:** CIELO ENERGY INVESTMENTS, LLC **Contact Person:** DAVID JONES

**Address:** 901 19TH STREET, HONDO TX 78861

**Phone Number:** 210 215 3679 **Fax Number:** _____ **Email:** J-B Farms 2 0 sbcglobal.net

*Include proof of ownership as supplemental information on separate sheets.* SEE EXHIBIT "C"

## CONSULTANT INFORMATION

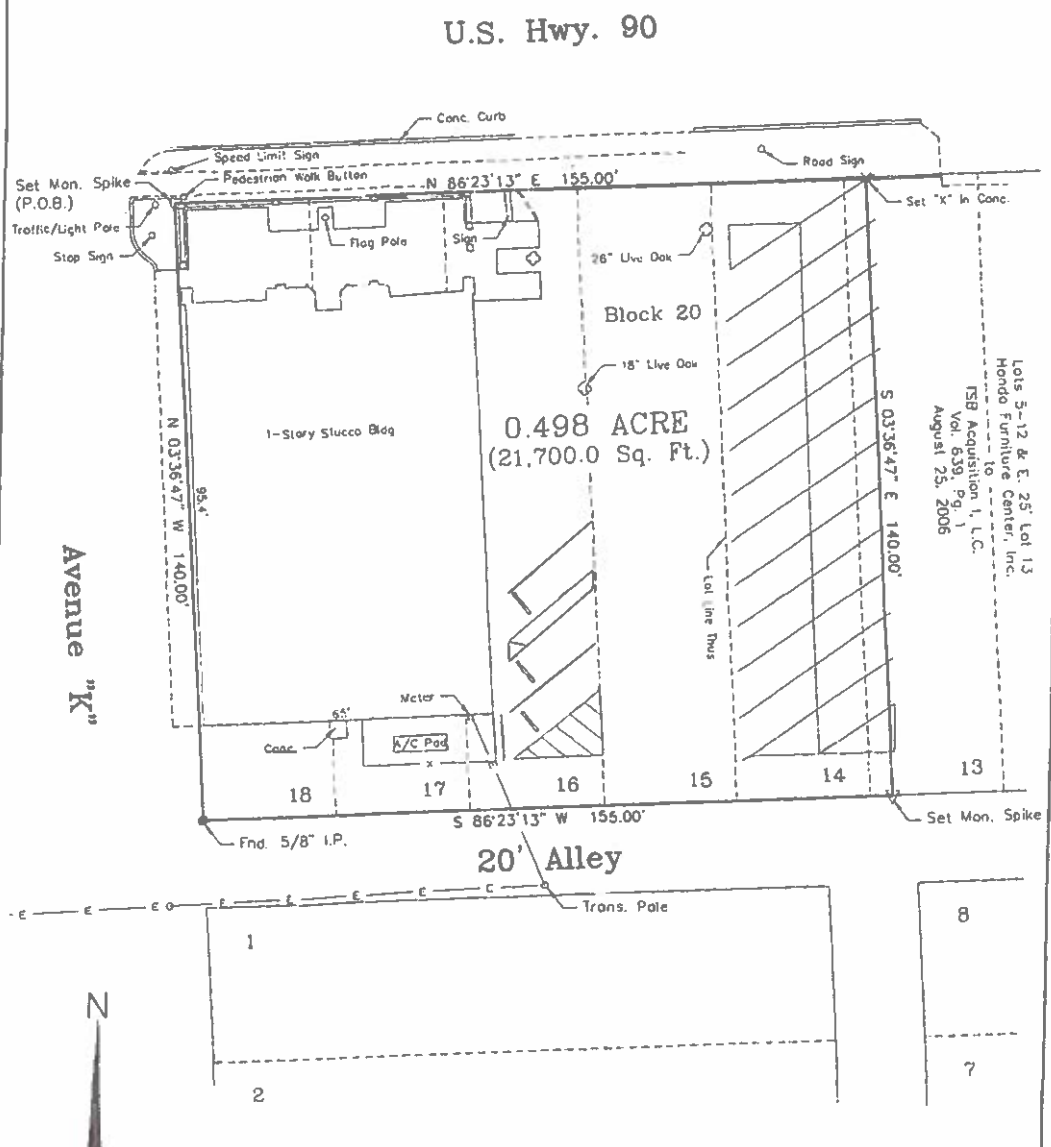
| Company Name | Contact Person | Phone Number | License Number |
|---|---|---|---|
| Architect / Designer | | | |
| Engineer | | | |
| Surveyor | | | |
| Attorney | | | |
| Other REAL ESTATE BROKER LONG PROPERTIES | STEPHEN LONG | 830-426-6102 | 470265 |
| Other _____ | | | |
| Other _____ | | | |

***As the owner of the subject property as described in the above sections or as the duly appointed representative thereof, I hereby certify that this application is, to the best of my knowledge, complete and accurate. I understand that filing this application does not constitute approval. I also acknowledge that the approval procedure as set out in Texas Local Government Code Chapter § 212.009 shall not begin until the Development Officer has certified in writing that the plat application is completed in accordance with the City Code and State law. Furthermore, I, the undersigned applicant, hereby request approval of this application request and consent to any required posting and publication of public hearing notices, posting notices on my property and mailing of notices to adjacent property owners as may be required.***

Signature: _____ Date: 6-14-24

EXHIBIT "A" PAGE 1 OF 2

# Medina County, Texas




Prepared For: City of Hondo

A Plat of 0.498 acre (21,700.0 Sq. Ft.) of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being the West 5' of Lot 13 and all of Lots 14-18, Block 20, of the Original Town of Hondo, as shown on a Plat thereof recorded in Volume 1 on Page 127 of the Plat Records of Medina County, Texas, and being that some property described in a Deed to the City of Hondo from Henry Bru Miller, et ux, and Henry Bru Miller, Trustee under the Will of Helen H. Miller, Dec'd., dated July 31, 1984, as recorded in Volume 339 on Page 496 of the Deed Records of Medina County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 24th day of August, 2016.

Charles W. Rothe
Registered Professional Surveyor No. 2453
Firm No. 10122200

STATE OF TEXAS REGISTERED CHARLES W. ROTHE 2453 PROFESSIONAL LAND SURVEYOR


Charles Rothe & Assoc., Inc.
Engineers & Surveyors
1705 Ave. K, P.O. Box 426
Hondo, TX 78861
Ph: (830)426-3005
Fax: (830)426-8160
e-mail: crassoc@hondo.net
www.rothelandsurveyor.com

THE STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: City of Hondo

FIELD NOTES TO DESCRIBE

A survey of 0.498 acre (21,700.0 Sq. Ft.) of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being the West 5' of Lot 13 and all of Lots 14-18, Block 20, of the original Town of Hondo, as shown on a plat thereof recorded in Volume 1 on Page 127 of the Plat Records of Medina County, Texas, being that same property described in a Deed to the City of Hondo from Henry Bru Miller, et ux, and Henry Bru Miller, Trustee, under the Will of Helen H. Miller, Deceased, dated July 31, 1984, as recorded in Volume 339 on Page 496 of the Deed Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a stainless steel monument spike at the point-of-intersection of the South R.O.W. line of U.S. Highway 90 and the East line of Avenue "K" for the Northwest corner of said Lot 18 and the Northwest corner of this survey;

THENCE: Along the South R.O.W. line of said U.S. Highway 90 and the North lines of Lots 18, 17, 16, 15, 14 and 13, N 86-23-13 E 155.00 feet to an "x" marked in concrete for the Northwest corner of that certain property called Lots 5-12 and the East 25' of Lot 13, Block 20, in a Deed to TSB Acquisition I, L.C. from Hondo Furniture Center, Inc., dated August 25, 2006, as recorded in Volume 639 on Page 1 of the Official Public Records of Medina County, Texas, and the Northeast corner of this survey;

THENCE: Along the West line of said TSB Acquisition I, L.C. property, S 03-36-47 E 140.00 feet to a stainless steel monument spike set on the North line of a 20-foot-wide alley and the South line of said Lot 13 for the Southwest corner of said TSB Acquisition I, L.C. property and the Southeast corner of this survey;

THENCE: Along the North line of said 20-foot-wide alley and the South lines of said Lots 13, 14, 15, 16, 17, and 18, S 86-23-13 W 155.00 feet to a 5/8" iron pin found on the East line of said Avenue "K" for the Southwest corner of said Lot 18 and the Southwest corner of this survey;

THENCE: Along the East line of said Avenue "K" and the West line of said Lot 18, N 03-36-47 W 140.00 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 24th day of August, 2016.

Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160

EXHIBIT "B"

Akhil Sunny
6543 luckey Square
San Antonio,TX,78252
Akhil.sunny@yahoo.com
2814646443

City of Hondo Development/Planning Department
Hondo, TX,78252

Dear Sir/Madam,

I am writing to formally request approval from the City of Hondo Development/Planning Department to open a sports bar at the physical address 1011 19th Street, Hondo, TX.
Our proposed establishment will serve mixed beverages, and our business hours will be from 5:00 PM until 12:00 AM on weekdays, extending to 2:00 AM on weekends. We will be closed on Sundays. Additionally, we will have licensed security personnel on weekends and during special events to ensure the safety and well-being of our patrons.

If there are any questions or if additional information is required, please do not hesitate to contact me. I am more than willing to provide any further details that may assist in the approval process.

Thank you for your attention to this matter. I look forward to your favorable response.

Sincerely,
Akhil Sunny
Title/Position: owner OF PROPOSED BUSINESS

EXHIBIT "C" p. 1 of 2

SABOR.COM
SAN ANTONIO
BOARD of REALTORS®

Wednesday, June 12, 2024

## LOCATION

| | |
|---|---|
| **Property Address** | 1009 19th St<br>Hondo, TX 78861 |
| **Subdivision** | Hondo |
| **County** | Medina County, TX |

## PROPERTY SUMMARY

| | |
|---|---|
| **Property Type** | Commercial |
| **Land Use** | Commercial Real Property |
| **Improvement Type** | Commercial - Real Property |
| **Square Feet** | 6400 |

## GENERAL PARCEL INFORMATION

| | |
|---|---|
| **Parcel ID/Tax ID** | R16426 |
| **Alternate Parcel ID** | HO0001-00020-00014-16426 |
| **Map Page / Grid** | |
| **Flood Zone/Panel** | |
| **MLS Area/Sub Area** | 30/00 |
| **2020 Census Trct/Blk** | 5/4 |
| **Assessor Roll Year** | 2024 |

## CURRENT OWNER

| | |
|---|---|
| **Name** | Cielo Energy Investments LLC |
| **Mailing Address** | 901 19th St<br>Hondo, TX 78861-2405 |

## SALES HISTORY THROUGH 05/17/2024

| Tax Data | | | | | MLS Data | |
|---|---|---|---|---|---|---|
| **Date** | **Buyer/Owners** | **Seller** | **Instrument** | **Book/Page or Document#** | **Date** | **Amount** |
| 5/26/2021 | Cielo Energy Investments LLC | | | 2021005750 | | |
| 9/8/2016 | Cielo Energy Investments LLC | | | | | |

## TAX ASSESSMENT

| **Appraisals & Taxes** | **2024** | **Change (%)** | **2023** | **Change (%)** | **2022** |
|---|---|---|---|---|---|
| **Appraised Land** | $271,250.00 | | $271,250.00 | $54,250.00 (25.0%) | $217,000.00 |
| **Appraised Improvements** | $645,840.00 | $77,500.00 (13.6%) | $568,340.00 | $51,670.00 (10.0%) | $516,670.00 |
| **Total Tax Appraisal** | $917,090.00 | $77,500.00 (9.2%) | $839,590.00 | $105,920.00 (14.4%) | $733,670.00 |
| **Equalized** | $917,090.00 | $77,500.00 (9.2%) | $839,590.00 | $105,920.00 (14.4%) | $733,670.00 |
| **Total Taxes** | $17,194.38 | $317.74 (1.9%) | $16,876.64 | $2,662.58 (18.7%) | $14,214.06 |
| **Exempt Reason** | | | | | |

## MORTGAGE HISTORY

No mortgages were found for this parcel.

## PROPERTY CHARACTERISTICS: BUILDING

**Building # 1**

| | | | | | |
|---|---|---|---|---|---|
| **Type** | Commercial - Real Property | **Condition** | | **Units** | |
| **Year Built** | | **Effective Year** | | **Stories** | |
| **BRs** | | **Baths** | 2 | **Rooms** | |
| **Total Sq. Ft.** | 6,400 | | | | |

**Building Square Feet** (Living Space)

Commercial 6,400

**Building Square Feet** (Other)

**- CONSTRUCTION**

| | | | |
|---|---|---|---|
| **Quality** | | **Roof Framing** | |
| **Shape** | | **Roof Cover Deck** | F-Tg |
| **Partitions** | | **Cabinet Millwork** | |
| **Common Wall** | | **Floor Finish** | Conc |

EXHIBIT "C" P. 2 OF 2

| | | | |
|---|---|---|---|
| Foundation | Slab | Interior Finish | Shrk |
| Floor System | | Air Conditioning | Chca |
| Exterior Wall | Stucco | Heat Type | Chca |
| Structural Framing | | Bathroom Tile | |
| Fireplace | | Plumbing Fixtures | |
| - OTHER | | | |
| Occupancy | | Building Data Source | |

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

| Feature | Size or Description | Value | Year Built | Condition |
|---|---|---|---|---|
| Concrete | 1280 | 3,330 | | |

## PROPERTY CHARACTERISTICS: LOT

| | | | |
|---|---|---|---|
| Land Use | Commercial Real Property | Lot Dimensions | 156 X 140 |
| Block/Lot | 20/14-18 | Lot Square Feet | 21,700 |
| Latitude/Longitude | 29.347344°/-99.140225° | Acreage | 0.498 |

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | | | |
|---|---|---|---|
| Gas Source | | Road Type | |
| Electric Source | | Topography | |
| Water Source | | District Trend | |
| Sewer Source | | School District | Hondo Isd |
| Zoning Code | | | |
| Owner Type | | | |

## LEGAL DESCRIPTION

| | | | |
|---|---|---|---|
| Subdivision | Hondo | Plat Book/Page | |
| Block/Lot | 20/14-18 | District/Ward | |
| Description | Hondo Block 20 Lot 14-18 And 13 Part Of | | |
| Neighborhood Code | Comm | | |

## INTERNET ACCESS

courtesy of Fiberhomes.com

| Provider | Type | Confirmed | Advertised Top Download Speed | Advertised Top Upload Speed |
|---|---|---|---|---|
| CommZoom | FIBER | No | 1000 Mbps | |
| CommZoom | CABLE | No | 300 Mbps | |
| rNetworks Internet | FIXED WIRELESS | No | 50 Mbps | |

## FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|---|---|---|---|---|---|
| X | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 48325C0460C | 04/03/2012 |

© 2024 Courthouse Retrieval System, Inc. All Rights Reserved.
Information Deemed Reliable But Not Guaranteed.

## 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 **Specific Use Permit.** The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Monday, July 15, 2024 at 6:00 p.m.,** and **Hondo City Council** on **Monday, July 22, 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:

**Specific Use Permit for a Bar & Grill:** Request from Akhil Sunny (applicant) for a Specific Use Permit for a 0.49 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, of the City of Hondo.

The subject property is located at **1011 19th Street**. The property is generally located south of 19th Street and east of Avenue K and is identified as Assessor's Parcel Identification No. 16426.

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 830-426-4737 for more information.

---

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree_____ - OR - Disagree _____

**RE: Specific Use Permit for a Bar & Grill: Request from Akhil Sunny (applicant).**

My reason and/or comments are as follows:

_____

_____

_____

_____

**DATE:** _____

**PRINT NAME:** _____ **SIGNATURE:** _____

WILLIAM PAUL GUINN JR
DRAWER H
HONDO, TX 78861

JULIE COWAN & RACHEL BRUCKS
PO BOX 50
HONDO, TX 78861

CLYDE H HAAK LAW OFFICE
PO BOX 6
HONDO, TX 78861

STEPHEN & DENISE DUFFY
PO BOX 487
HONDO, TX 78861

TSB ACQUISITION LTD
1920 NACOGDOCHES RD
SUITE 202
SAN ANTONIO, TX 78209

BARRY & VERONICA GEAR
1306 KOLLMAN DR
HONDO, TX 78861

SOUTH TEXAS CHRISTIAN MINISTRIES
INC
1004 20TH ST
HONDO, TX 78861

ROSALINDA & RICHARD ALVARADO
1906 AVENUE K
HONDO, TX 78861

OLE FIREHOUSE LLC
901 19TH STREET
HONDO, TX 78861

NICHOLAS & COURTNEY ZINSMEYER
340 CR 473
CASTROVILLE, TX 78009

# Hondo Anvil Herald

PO. Box 400, Hondo, Texas 78861

## 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:

June 20, 24

and That the charge of such newspaper being $ 99.90

Jeff Berger, Publisher

Subscribed and sworn to before me on this the 20 day of June 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, July 15, 2024 at 6:00 p.m.** to discuss and consider the following:

A request from Akhil Sunny, for a Specific Use Permit for a 0.49 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 14-16, Block 20, of the City of Hondo.

The subject property is located at **1011 19th Street**. The property is generally located south of 19th Street and east of Avenue K and is identified as Assessor's Parcel Identification No. 16426.

Akhil Sunny requests a Specific Use Permit to allow the property to be used as a **Bar & Grill**.

At this meeting, the Commission will make its recommendation and forward it to the **City Council**, who will then hold a separate public hearing on **Monday, July 22, 2024 at 6:00 p.m.** and make its final decision on this matter. Both public hearings will be conducted in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas.

Information regarding this requ is available at the Developm Services Office, 1600 Avenue Hondo, Texas. For more inf tion, call (830) 426-4737.

/s/ Rebekah Dolphus
City Secretary

Pub.: June 20, 2024

CATHY A. WALTON
My Notary ID # 3890597
Expires May 21, 2025

HONDO

THIS IS GOD'S COUNTRY

# Planning and Zoning

***Title:*** Consider a request from Annalisa Salazar, together with her parents, Amy and Gary Salazar, to consider a Beauty/Hair Salon within a Residential/Light Commercial District. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3, and Section 3.12.3. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

***Date:*** July 10, 2024 ***From:*** Uche Echeozo, Development Services Director

## BACKGROUND:

The City of Hondo received a request from Amy Salazar, applicant/owner, on behalf of her daughter, Annalisa Salazar, to consider a Specific Use Permit for a Beauty/Hair Salon business that would be operated from their property situated at 1301 20th Street, Hondo, Texas. The current zoning for this property is Residential/Light Commercial, and under this type of zoning, a beauty/hair salon can only be carried out within a residential property, under a Specific Use Permit. The applicant was also advised that, the proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

## PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel Identification number: 16468
Legal Description: Lot 6, and 7, Block 26, of the City of Hondo, Medina County, Texas.

## GENERAL LOCATION:

Generally located on the South side of 20th Street, and by the corner of Avenue N and 20th.

## FINANCIAL IMPACT:

None.

## SPECIFIC USE PERMIT DESCRIPTION:

The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

UDC code reference with links provided below.

**3.12.3 Application for Specific Use Permit**:
Any person, firm or corporation, either as landowner or tenant, may request the use of property which requires a Specific Use Permit. A Specific Use Permit may be granted after application has been properly made and a public hearing before the Planning and Zoning Commission and the City Council has been conducted. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.
https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&doccode=z2Code_z20000288

## DEPARTMENT COMMENTS:

The subject property has a unique zoning in the sense that one can either go with R2 – Residential, or CL – Light Commercial. Since the property is currently a dwelling, it makes better sense to address the property as a Residential (R2) property and this allows the business in question under the Specific Use Permit regime.

## Staff Recommendation:

Staff recommends approval for a request from Annalisa Salazar, together with her parents, Amy and Gary Salazar, to consider a Beauty/Hair Salon within a Residential/Light Commercial District. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3, and Section 3.12.3. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

**Recommended Conditions of Approval**:

1. Monitoring traffic impacts and a potential to relocate when the business expands.
2. Maintaining all State Health and Safety laws including licensing issues.

## ATTACHMENTS:

Supplemental Information Package

## STAFF CONTACT(S):

Uche Echeozo, Development Services Director

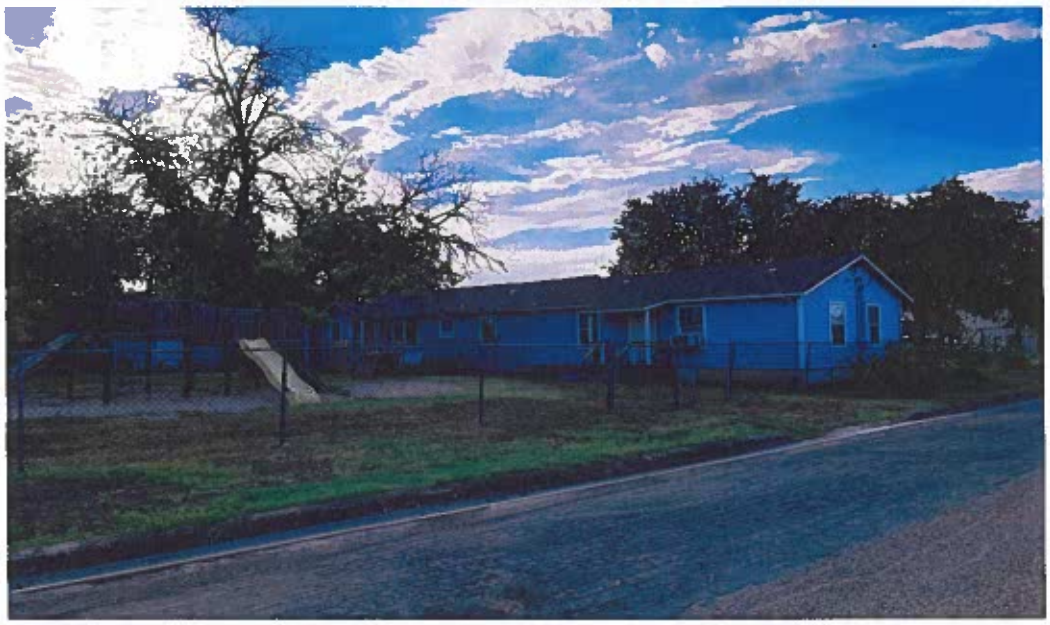
Specific Use Permit: 1301 20th Street - Parcel #16468

Applicant: Annalisa Salazar  Property Owner: Gary and Amy Salazar

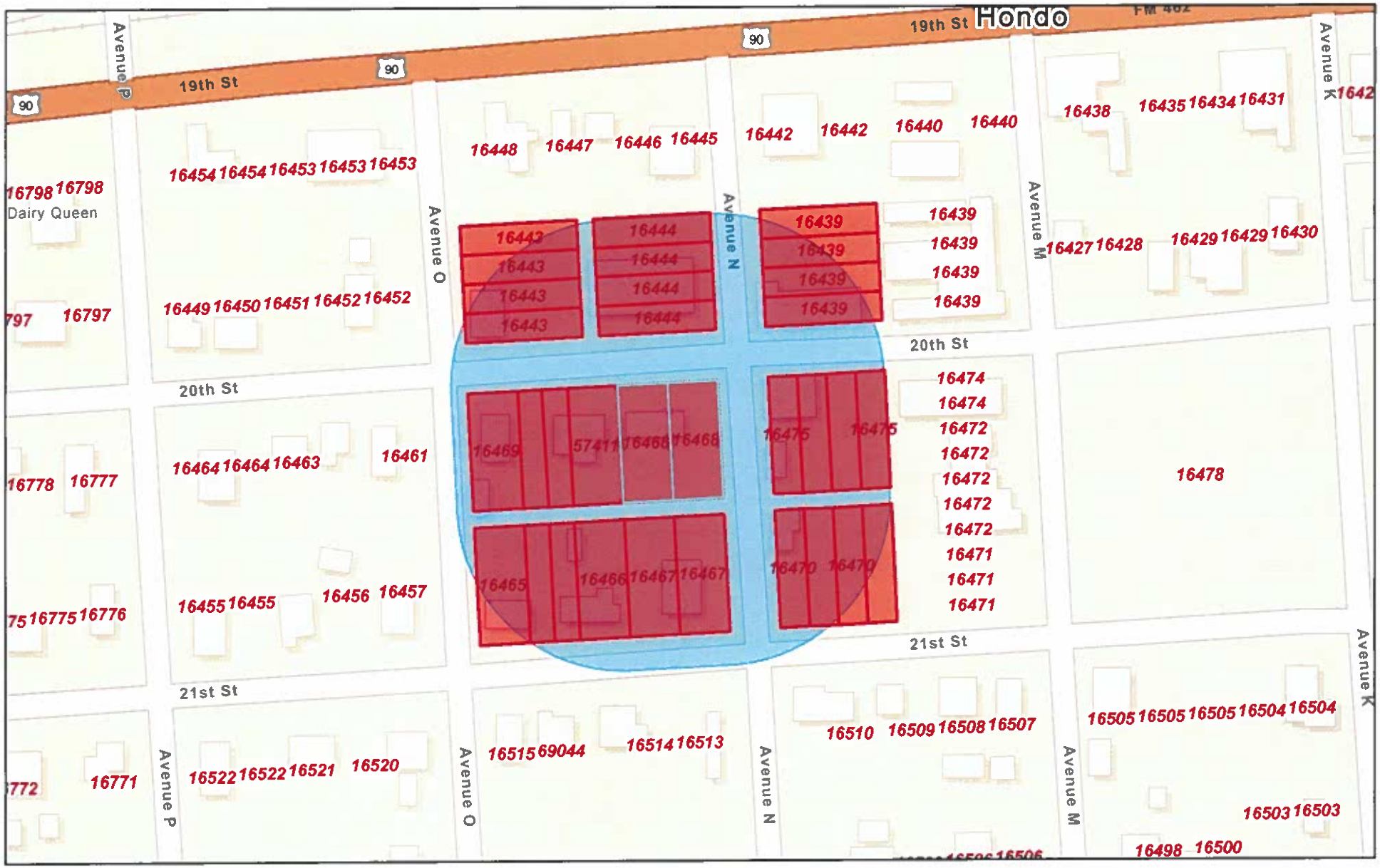
Legal Description: Lot 6, and 7, Block 26, Hondo, Medina County, Texas.

Current Zoning: Residential 2 District

Proposed Use: Beauty/Hair Salon



# Medina CAD Web Map




7/8/2024, 11:02:14 AM

Override 1 Parcels Abstracts

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

Medina County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# DEVELOPMENT PROJECT APPLICATION

HONDO
THIS IS GOD'S COUNTRY

*Application must be accompanied by applicable documents and fees. Content of 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 | ☑ Specific Use Permit | ☐ Annexation | ☐ Other_____

## PROJECT DESCRIPTION

Project Address: 1301 20th St Hondo, TX 78861 Parcel # _____

Project Name: _____

Legal Description: Hondo Block 26 lot 6 & 7

Acreage: .38 Number of Existing Lots: 2 Number of Proposed Lots: 2

Current Zoning: Residental/Light Comm. Proposed Zoning: _____

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

Specific use permit for beauty/hair salon

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), 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 Public Works Department must be attached.***

## APPLICANT INFORMATION

Company Name: _____ Contact Person: Annalisa Salazar

Address: 1301 20th St Hondo, TX 78861

Phone Number: 8207411747 Fax Number: N/A Email: salazarannalisa22@gmail.com

*If acting as representative of property owner, application must include notarized authorization letter.*

*(Application Continues on Next Page)*

## PROPERTY OWNER INFORMATION

**Company Name:** _____ **Contact Person:** Amy Gary Salazar

**Address:** 1301 20th St Hondo, TX 78861

**Phone Number:** 8309314478 **Fax Number:** _____ **Email:** thecolorbox@att.net

*Include proof of ownership as supplemental information on separate sheets.*

## CONSULTANT INFORMATION

| COMPANY NAME | CONTACT PERSON | PHONE NUMBER | LICENSE NUMBER |
|---|---|---|---|
| Architect / Designer | | | |
| Engineer | | | |
| Surveyor | | | |
| Attorney | | | |
| Other _____ | | | |
| Other _____ | | | |
| Other _____ | | | |

***As the owner of the subject property as described in the above sections or as the duly appointed representative thereof, I hereby certify that this application is, to the best of my knowledge, complete and accurate. I understand that filing this application does not constitute approval. I also acknowledge that the approval procedure as set out in Texas Local Government Code Chapter § 212.009 shall not begin until the Development Officer has certified in writing that the plat application is completed in accordance with the City Code and State law. Furthermore, I, the undersigned applicant, hereby request approval of this application request and consent to any required posting and publication of public hearing notices, posting notices on my property and mailing of notices to adjacent property owners as may be required.***

Signature: _____ Date: 6/4/24

## 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 **Specific Use Permit.** The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Monday, July 15, 2024 at 6:00 p.m.,** and **Hondo City Council** on **Monday, July 22, 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:

**Specific Use Permit for a Beauty/Hair Salon:** Request from Annalisa Salazar (applicant) for a Specific Use Permit for a 0.38 acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being Lots 6 & 7, Block 26, of the City of Hondo.

The subject property is located at **1301 20th Street**. The property is generally located south of 20th Street and west of Avenue N and is identified as Assessor's Parcel Identification No. 16468.

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 830-426-4737 for more information.

---

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree_____ - OR - Disagree _____

**RE: Specific Use Permit for a Beauty/Hair Salon: Request from Annalisa Salazar (applicant).**

My reason and/or comments are as follows:

_____

_____

_____

_____

**DATE:** _____

**PRINT NAME:** _____ **SIGNATURE:** _____

WARREN COIT & KAITLYN HOLCOMBE
1309 20TH STREET
HONDO, TX 78861

QUEN V TRAN
1219 19TH STREET
HONDO, TX 78861

GUINN FUNERAL HOME INC
PO DRAWER H
HONDO, TX 78861

SL PARKER REAL ESTATE COMPANY LTD
7920 EASTEX FWY
BEAUMONT, TX 77708

JASON & KIMBERLY SCHOELLMAN
1191 HWY 90 EAST
HONDO, TX 78861

JAMES & PHYLLIS SCHOELLMAN
1904 AVENUE N
HONDO, TX 78861

CRAIG & EMMA HEINLEIN
1308 21ST STREET
HONDO, TX 78861

ELLEN BECK
1306 21ST STREET
HONDO, TX 78861

THOMAS PHILBECK JR
1302 21ST STREET
HONDO, TX 78861

# Hondo Anvil Herald

PO. Box 400, Hondo, Texas 78861

## 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:

June 20, 2024

and That the charge of such newspaper being $ 97.65

Jeff Berger, Publisher

Subscribed and sworn to before me on this the 20 day of June 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, July 15, 2024 at 6:00 p.m.** to discuss and consider the following:

A request from Annalisa Salazar, for a Specific Use Permit for a 0.38 acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being Lots 6 & 7, Block 26, of the City of Hondo.

The subject property is located at **1301 20th Street**. The property is generally located south of 20th Street and west of Avenue N and is identified as Assessor's Parcel Identification No. 16468.

Annalisa Salazar requests a Specific Use Permit to allow the property to be used as a **Beauty/Hair Salon**.

At this meeting, the Commission will make its recommendation and forward it to the **City Council**, who will then hold a separate public hearing on **Monday, July 22, 2024 at 6:00 p.m.** and make its final decision on this matter. Both public hearings will be conducted in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas.

Information regarding this request is available at the Development Services Office, 1600 Avenue M, Hondo, Texas. For more information, call (830) 426-4737.

/s/ Rebekah Dolphus
City Secretary

Pub.: June 20, 2024

CATHY A. WALTON
My Notary ID # 3890597
Expires May 21, 2025

HONDO

THIS IS GOD'S COUNTRY

# Planning and Zoning

***Title:*** Consider a request from Solarize Tint (Ruben Saucedo), the lessee of the property situate at 1113 19th Street Hondo, TX, to use the property for a Window Tinting Retail Shop. Legal Description of the property is stated as being a part of Lot 18 Block 21 of the City of Hondo. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3, and Section 3.12.3. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

***Date:*** July 10, 2024 ***From:*** Uche Echeozo, Development Services Director

## BACKGROUND:

The City of Hondo received a request from Ruben Saucedo of Solarize Tint, applicant and lessee, to consider a Specific Use Permit for a Window Tinting Retail Shop business that would be operated from the property situated at 1113 19th Street, Hondo, Texas. The current zoning for this property is Central Business District - CBD, and under this type of zoning, a Window Tinting Retail Shop can only be carried out under a Specific Use Permit regime. The applicant was also advised that, the proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

## PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel Identification number: 16436
Legal Description: A portion of Lot 18, and Block 21, of the City of Hondo, Medina County, Texas.

## GENERAL LOCATION:

Generally located on the South side of 19th Street, and East of Avenue M adjacent to 1115 19th Street.

## FINANCIAL IMPACT:

None.

## SPECIFIC USE PERMIT DESCRIPTION:

The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.

UDC code reference with links provided below.

**3.12.3 Application for Specific Use Permit**:
Any person, firm or corporation, either as landowner or tenant, may request the use of property which requires a Specific Use Permit. A Specific Use Permit may be granted after application has been properly made and a public hearing before the Planning and Zoning Commission and the City Council has been conducted. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section.
https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&doccode=z2Code_z20000288

## DEPARTMENT COMMENTS:

The applicant, in discussion with the Development Services Department, confirmed that his business would NOT include the usual Body Shop processes involving spray painting. He also stated he would not include Car washing on site but would go to a dedicated car wash to clean the cars. In addition, the applicant stated he would utilize a portion of the property to sell some of his car-related products hence the "Retail" element in the activity description.

## Staff Recommendation:

Staff recommends approval for a request from Solarize Tint (Ruben Saucedo), the lessee of the property situate at 1113 19th Street Hondo, TX, to use the property for a Window Tinting Retail Shop. Legal Description of the property is stated as being a part of Lot 18 Block 21 of the City of Hondo. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3, and Section 3.12.3. The proposed use must comply with all regulations and restrictions as contained in the UDC. In addition, all requests for a Specific Use Permit must comply with all State and Federal laws and regulations applicable to such use. The Planning and Zoning Commission may recommend additional restrictions or stipulations as the facts and circumstances of each case may warrant. Specific Use Permits are valid conditioned upon that the permitted use continues and the applicant complies with all ordinances, codes, regulations, conditions, and stipulations of the City of Hondo and as set forth in this section..

**Recommended Conditions of Approval**:

1. In the event there is a need to introduce a car-washing service, get back to Development Services for a review of the application

## ATTACHMENTS:

Supplemental Information Package

## STAFF CONTACT(S):

Uche Echeozo, Development Services Director

Specific Use Permit: 1113 19th Street - Parcel #16436

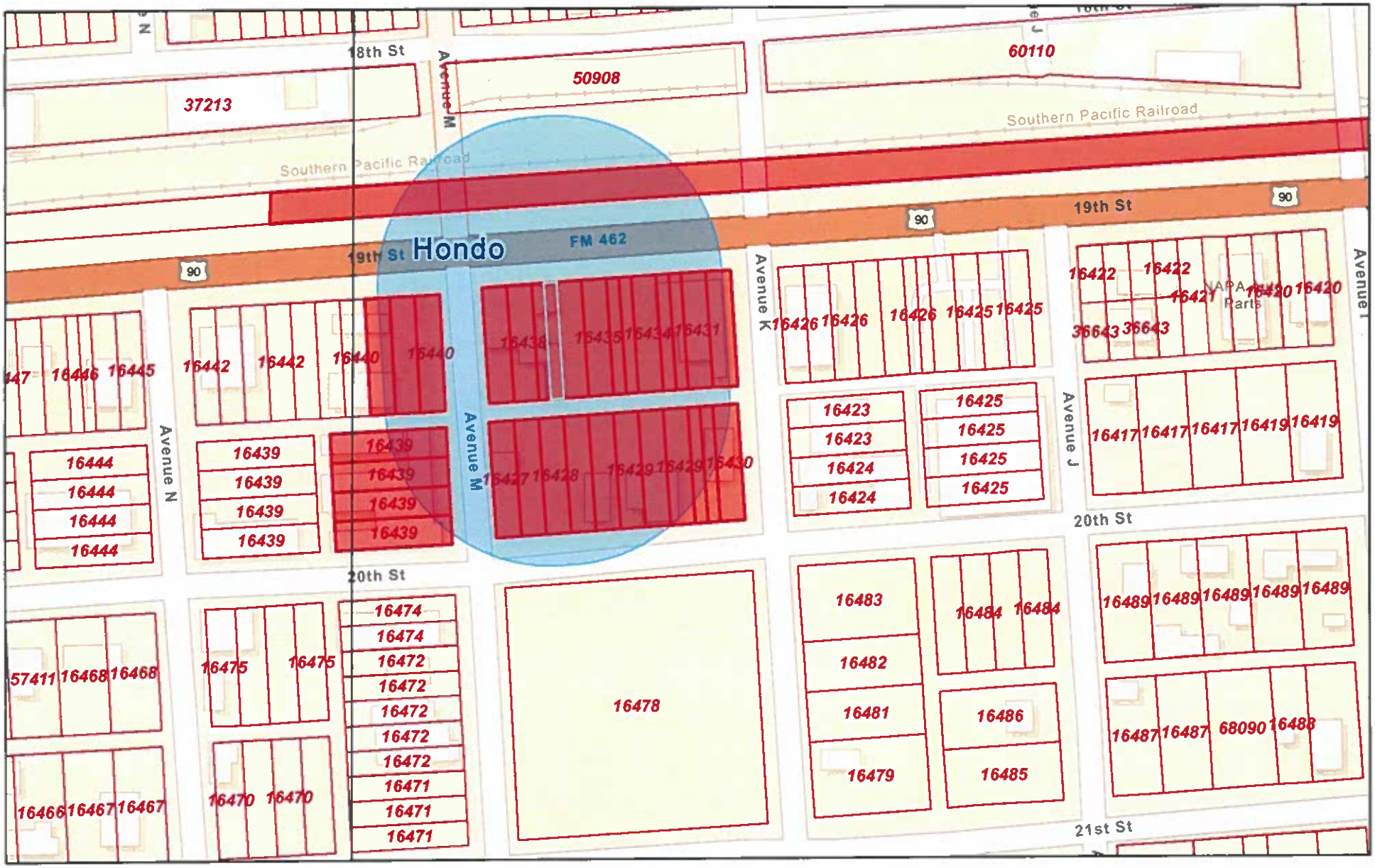
Applicant: Solarize Tint-Ruben Saucedo  Property Owner: Clyde Haak

Legal Description: Part of Lot 18, Block 21, Hondo, Medina County, Texas.

Current Zoning: Central Business District.

Proposed Use: Window Tinting Retail Shop

# Medina CAD Web Map




7/8/2024, 11:30:41 AM

Override 1 Parcels Abstracts

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

Medina County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Rec'd 11/8/2024

Check # 1247 From Solaize Tint
check Being held By Mateos

# DEVELOPMENT PROJECT APPLICATION

HONDO
THIS IS GOD'S COUNTRY

*Application must be accompanied by applicable documents and fees. Content of 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 | ☑ Specific Use Permit | ☐ Annexation | ☐ Other _____

## PROJECT DESCRIPTION

Project Address: 1113 19th St Parcel # _____

Project Name: _____

Legal Description: Solaize Tint

Acreage: _____ Number of Existing Lots: _____ Number of Proposed Lots: _____

Current Zoning: _____ Proposed Zoning: _____

Description of Project/Request (*attach separate letter if necessary*): Window Tinting Retail Shop

Proposed Use: ☑ Commercial | ☐ Residential | ☐ Industrial | ☐ Mixed Use

Regulatory Flood Zone: ☐ X (Shaded) | ☐ X (Unshaded) | ☐ A | ☐ AE | ☐ AE (Floodway) N/A
***If in A, AE, or AE(Floodway), 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 Public Works Department must be attached.***

## APPLICANT INFORMATION

Company Name: Solaize Tint Contact Person: Ruben Saucedo

Address: 8042 Culebra RD SA TX 78251

Phone Number: 210.882.8468 Fax Number: _____ Email: Solaize Tint@gmail.com

*If acting as representative of property owner, application must include notarized authorization letter.*

*(Application Continues on Next Page)*

| PROPERTY OWNER INFORMATION | | | |
|---|---|---|---|
| Company Name: Clyde Hook Attorney at Law | | Contact Person: Clyde Hook | |
| Address: 1113 19th Street | | | |
| Phone Number: 830-353-4116 | Fax Number: _____ | Email: hookclyde@gmail.com | |
| *Include proof of ownership as supplemental information on separate sheets.* | | | |

| CONSULTANT INFORMATION | | | |
|---|---|---|---|
| COMPANY NAME | CONTACT PERSON | PHONE NUMBER | LICENSE NUMBER |
| Architect / Designer | | | |
| Engineer | | | |
| Surveyor | | | |
| Attorney | | | |
| Other_____ | | | |
| Other_____ | | | |
| Other _____ | | | |

***As the owner of the subject property as described in the above sections or as the duly appointed representative thereof, I hereby certify that this application is, to the best of my knowledge, complete and accurate. I understand that filing this application does not constitute approval. I also acknowledge that the approval procedure as set out in Texas Local Government Code Chapter § 212.009 shall not begin until the Development Officer has certified in writing that the plat application is completed in accordance with the City Code and State law. Furthermore, I, the undersigned applicant, hereby request approval of this application request and consent to any required posting and publication of public hearing notices, posting notices on my property and mailing of notices to adjacent property owners as may be required.***

Signature: Clyde Hook _____ Date: May 14th 2024

## 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 **Specific Use Permit.** The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Monday, July 15, 2024 at 6:00 p.m.,** and **Hondo City Council** on **Monday, July 22, 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:

**Specific Use Permit for a Window Tinting Retail Shop:** Request from Solarize Tint, represented by Ruben Saucedo, for a Specific Use Permit for a 0.0473 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, of the City of Hondo.

The subject property is located at **1113 19th Street**. The property is generally located south of 19th Street and east of Avenue M and is identified as Assessor's Parcel Identification No. 16436.

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 830-426-4737 for more information.

---

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree_____ - OR - Disagree _____

**RE: Specific Use Permit for a Window Tinting Retail Shop: Request from Solarize Tint (applicant).**

My reason and/or comments are as follows:

_____

_____

_____

_____

**DATE:** _____

**PRINT NAME:** _____ **SIGNATURE:** _____

STEPHEN & DENISE DUFFY
PO BOX 487
HONDO, TX 78861

WILLIAM PAUL GUINN JR
DRAWER H
HONDO, TX 78861

HONDO INVESTMENTS LLC
2922 ANTIQUE BEND
SAN ANTONIO, TX 78259

ROSALINDA & RICHARD ALVARADO
1906 AVENUE K
HONDO, TX 78861

SL PARKER REAL ESTATE COMPANY LTD
7920 EASTEX FWY
BEAUMONT, TX 77708

TEXAS TRANSPORTATION COMMISSION
118 E RIVERSIDE
AUSTIN, TX 78704

CLYDE HAAK
PO BOX 6
HONDO, TX 78861

# Hondo Anvil Herald

PO. Box 400, Hondo, Texas 78861

## 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:

June 20, 24

and That the charge of such newspaper being $ 100.80

Jeff Berger, Publisher

Subscribed and sworn to before me on this the 20 day of June 20 24

Notary Public
Medina County, Texas

CATHY A. WALTON
My Notary ID # 3890597
Expires May 21, 2025

**NOTICE OF PUBLIC HEARING**

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, July 15, 2024 at 6:00 p.m.** to discuss and consider the following:

A request from Solarize Tint, represented by Ruben Saucedo, for a Specific Use Permit for a 0.0473 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 16, Block 21, of the City of Hondo.

The subject property is located at **1113 19th Street**. The property is generally located south of 19th Street and east of Avenue M and is identified as Assessor's Parcel Identification No. 16436.

Solarize Tint, requests a Specific Use Permit to allow the property to be used as a **Window Tinting Retail Shop**.

At this meeting, the Commission will make its recommendation and forward it to the **City Council**, who will then hold a separate public hearing on **Monday, July 22, 2024 at 6:00 p.m.** and make its final decision on this matter. Both public hearings will be conducted in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas.

Information regarding this request is available at the Development Services Office, 1600 Avenue M, Hondo, Texas. For more information, call (830) 426-4737.

/s/ Rebekah Dolphus
City Secretary.

Pub.: June 20, 2024