

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.

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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

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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.

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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.

ATTEST:


Brenda Vavricek, Secretary


Lynda Hook, Chairwoman



Minutes prepared by: 
Rebekah Dolphus, City Secretary