

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.

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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.

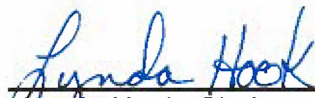
Meeting adjourned at 5:57 p.m.

PASSED AND APPROVED THIS 15TH DAY OF JULY 2024.

ATTEST:

ABSENT

Brenda Vavricek, Secretary


Lynda Hook, Chairwoman



Minutes prepared by: 
Rebekah Dolphus, City Secretary