



REGULAR CITY COUNCIL MEETING

July 22, 2024 at 6:00 PM
City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Regular City Council Meeting of the governing body of the City of Hondo will be held July 22, 2024 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas, for the purpose of discussing matters incident and related to the City of Hondo.

The public may also access the meeting remotely through video/conference from your computer, tablet or smart phone at: <https://boxcast.tv/channel/aetaajdf64jalxx2009a>. 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. **INVOCATION BY PASTOR J. PAUL BRUHN, HONDO METHODIST CHURCH.**
4. **PLEDGE OF ALLEGIANCE.**

5. **CITIZENS'/PUBLIC COMMENTS**

Persons who desire to address the City of Hondo City Council will be received at this time. Those persons wishing to speak should complete a Public Comment Form and submit it to the City Secretary prior to the meeting. If the speaker wishes to comment on a particular agenda item, then the speaker should indicate such item(s) on the form. Public comment is limited to 3 minutes per speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City of Hondo City Council cannot deliberate or take action on items not listed on the meeting agenda.

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.

6. **CONSIDERATION AND APPROVAL OF THE JULY 8, 2024 REGULAR CITY COUNCIL MINUTES. (REBEKAH DOLPHUS, CITY SECRETARY)**
7. **CONSIDERATION AND APPROVAL OF VARIOUS APPOINTMENTS TO BOARDS AND COMMISSIONS. (MAYOR MCANELLY)**
8. **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 430-24 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS, AUTHORIZING APPROVAL OF THE BUILDING CONTRACTOR AWARD FOR THE HOME PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (JAMIE KINDRED, DIRECTOR OF PUBLIC RELATIONS & RECREATION)**
9. **CONSIDERATION AND APPROVAL OF HONDO ECONOMIC DEVELOPMENT CORPORATION BY-LAWS. (SEAN PATTY, DIRECTOR OF MARKETING-BR&E)**

OTHER BUSINESS

10. **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 (UCHE ECHEOZO)**
 - C. APPLICANT PRESENTATION**
 - D. PUBLIC COMMENTS (LIMITED TO 3 MINUTES PER PERSON)**
 - E. ADJOURN PUBLIC HEARING**
 - F. DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT REQUEST FROM SYLVESTER & MELISSA GALLARDO**
11. **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 (UCHE ECHEOZO)**
 - 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

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

.38 ACRE TRACT OF LAND, MORE OF LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, BEING LOTS 6 & 7, BLOCK 26. THE SUBJECT PROPERTY IS LOCATED AT 1301 20TH STREET AND IS GENERALLY LOCATED SOUTH OF 20TH STREET AND WEST OF AVENUE N. ASSESSORS PARCEL IDENTIFICATION NO. 16468.

A. OPEN PUBLIC HEARING

B. STAFF PRESENTATION (UCHE ECHEOZO)

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.

13. **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 (UCHE ECHEOZO)

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

14. **DISCUSS AND CONSIDER ACTION ON LONGEVITY AND CERTIFICATION PAY PROPOSALS. (JOHN NARON, CITY MANAGER)**
15. **DISCUSS AND CONSIDER ACTION ON BROADCASTING CITY COUNCIL MEETINGS.**
16. **DISCUSSION REGARDING STATUS AND REVIEW OF ZONING AND SPECIFIC USE PERMIT FOR HONDO BEER MARKET LOCATED AT 1710 AVENUE M.**
17. **ADJOURN.**

I hereby certify that the above Notice of Regular City Council Meeting of the governing body of the City of Hondo was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, Texas, at a place convenient and readily accessible to the general public at all times on July 18, 2024 @ 2:00 p.m.

ATTEST:



Rebekah Dolphus
City Secretary



The City Council 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 City Council Meetings 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.



City Council Communication

Title: CONSIDERATION AND APPROVAL OF THE JULY 8, 2024 REGULAR CITY COUNCIL MINUTES. (REBEKAH DOLPHUS, CITY SECRETARY)

Date: July 22, 2024

From: Rebekah Dolphus, City Secretary

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Rough Draft

STAFF CONTACTS:

MINUTES
REGULAR CITY COUNCIL MEETING
Monday, July 8, 2024 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.

Mayor McAnelly called the meeting to order at 6:00 p.m.

2. Quorum check.

Mayor John McAnelly Jr., Councilman Joe Claire, Mayor Pro Tem Jose “Porky” Ytuarte, Council Woman Rachel Ramirez, Councilman John E. Villa

Absent: Councilman Brett Williams

Staff Present: City Manager John Naron, City Attorney Richard Lindner, City Secretary Rebekah Dolphus, IT Manager Josh Rodriguez, Public Relations & Recreation Director Jamie Kindred, Director of Parks & Facilities Len McVay

3. Invocation by Pastor J. Paul Bruhn, Hondo Methodist Church.

4. Pledge of Allegiance.

5. Citizens’/Public Comments: *Persons who desire to address the City of Hondo City Council will be received at this time. Those persons wishing to speak should complete a Public Comment Form and submit it to the City Secretary prior to the meeting. If the speaker wishes to comment on a particular agenda item, then the speaker should indicate such item(s) to on the form. Public comment is limited to 3 minutes per speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City of Hondo City Council cannot deliberate or take action on items not listed on the meeting agenda.*

No Citizens’/ Public Comments

PROCLAMATIONS

6. Parks & Recreation Month 2024 (Mayor McAnelly)

Mayor McAnelly read Proclamation and presented to Parks & Recreation Department.

PRESENTATIONS

7. Medina County Junior Livestock show request for FY 2025 Hotel Occupancy Tax Funds. (Craig Luedke, President Medina County Livestock Show)

Mr. Luedke presented information and expressed gratitude to the Council for HOT funds check just received for current year. He noted there are three livestock shows leading up to the Livestock Show in January. The statistics from last year’s shows are as follows: the second weekend in September for steers and heifers had 103 out-of-county participants; the third weekend in September for sheep and goats had 105 out-of-county participants; and the first weekend in November for swine had 28 out-of-

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county participants. In total, 236 out-of-county participants, which significantly increased local lodging occupancy.

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.

Councilman Villa moved to approve items 8, 9, & 10 on the Consent agenda; seconded by Councilman Ytuarte. Motion passes unanimously.

8. Consideration and approval of the June 10, 2024 Regular City Council minutes. (Rebekah Dolphus, City Secretary)

9. Consideration and approval of the June 24, 2024 Regular City Council minutes. (Rebekah Dolphus, City Secretary)

10. Consideration and approval of various appointments to Boards and Commissions. (Mayor McAnelly)

- Board of Adjustment – Delma Arcos – Alternate 1
- Parks & Recreation – Hamilton Duplessis

OTHER BUSINESS

11. Discuss and consider approval of Hondo Economic Development Corporation By-Laws. (Sean Patty, Director of Marketing-BR&E)

Mayor McAnelly requested to pull item from agenda, citing the need for additions and revisions after discussions with involved parties. The request was made without any objections.

12. Adjourn.

Councilman Ytuarte moved to adjourn; seconded by Councilman Villa. Motion passes unanimously.

Meeting adjourned at 6:10 p.m.

PASSED AND APPROVED THIS 22ND DAY OF JULY 2024.

John McAnelly, Jr., Mayor

ATTEST:

Rebekah Dolphus, City Secretary



City Council Communication

Title: CONSIDERATION AND APPROVAL OF VARIOUS APPOINTMENTS TO BOARDS AND COMMISSIONS. (MAYOR MCANELLY)

Date: July 22, 2024

From: Mayor John McAnelly, Mayor

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Mayor Board and Commission Appointments

STAFF CONTACTS:

Appointments to various Boards and Commissions
Date July 22, 2024 From: Mayor McAnelly

The City of Hondo is served by various Advisory Boards and Commissions. Citizens accept these unpaid appointments and serve up to three two-year terms. Today we have two who have agreed to serve again.

Raul Ytuarte has served on our Parks & Recreation Advisory Board and has agreed to serve another term.

Russ Renaud has served on our Cemetery Advisory Board and has agreed to serve another term.

As Mayor I recommend the re-appointment of these citizens.



City Council Communication

Title: CONSIDERATION AND APPROVAL OF RESOLUTION NO. 430-24 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS, AUTHORIZING APPROVAL OF THE BUILDING CONTRACTOR AWARD FOR THE HOME PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (JAMIE KINDRED, DIRECTOR OF PUBLIC RELATIONS & RECREATION)

Date: July 22, 2024

From: Jamie Kindred

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. 430-24

STAFF CONTACTS:

RESOLUTION NO. 430-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS, AUTHORIZING APPROVAL OF THE BUILDING CONTRACTOR AWARD FOR THE HOME PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

WHEREAS, the City of Hondo advertised for bids in accordance with all state and federal procurement laws; and

WHEREAS, the bid opening for the HOME PROGRAM was held on July 2nd, 2024 at 10:00AM.

WHEREAS, One (1) home was included in the bid.

WHEREAS, 2 bids were received by the city.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS;

- 1) The City of Hondo awards the construction to RM Quality Construction dba Randy Malouf who submitted the lowest responsive base bid totaling \$143,200 for 1404 22ND St.
- 2) Alternates will be decided at the preconstruction meeting held at a later date.

Passed and approved this 22nd day of July, 2024.

John McAnelly Jr., Mayor

Attest:

Rebekah Dolphus, City Secretary



City Council Communication

Title: CONSIDERATION AND APPROVAL OF HONDO ECONOMIC DEVELOPMENT CORPORATION BY-LAWS. (SEAN PATTY, DIRECTOR OF MARKETING-BR&E)

Date: July 22, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. UPDATED HEDC BY-LAWS 7-15-24
2. Old EDC bylaws

STAFF CONTACTS:

**BY-LAWS OF THE
HONDO ECONOMIC DEVELOPMENT CORPORATION
A TEXAS NON-PROFIT CORPORATION**

**SECTION I
OFFICES**

1.01 Registered Office and Registered Agent

The Hondo Economic Development Corporation (hereinafter referred to as the “Corporation”) shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The Board of Directors may, from time to time, change the registered agent and/or the address of the registered office, provided that such change is appropriately reflected in these Bylaws and in the Articles of the Incorporation.

The registered office of the Corporation is located at 1600 Avenue M, Hondo, Texas 78861 and at such address is the Corporation, whose mailing address is 1600 Avenue M, Hondo, Texas 78861.

1.02 Principal Office

The principal office of the Corporation in the State of Texas shall be located at 1600 Avenue M, in the City of Hondo, County of Medina, and it may be, but need not be, identical with the registered office of the Corporation.

**SECTION II
PURPOSES**

2.01 Purposes

The Corporation is a Type B economic development corporation, and a Texas non-profit corporation specifically governed by the Texas Development Corporation Act, as amended, other applicable laws, the ordinances, and resolutions of the City of Hondo, and has the ability to engage in all permissible projects prescribed by the Acts.

The purpose of the Hondo Economic Development Corporation is to promote, assist, and enhance economic development in accordance with the Articles of Incorporation.

By approval of ballot propositions the registered voters of the City of Hondo approved the use of the sales tax revenue for certain Type B Projects. The Type B projects will support the Corporations mission and goals and that are eligible for funding pursuant to state law.

The Corporation is incorporated as a non-profit corporation for the purposes set forth in the Articles of Incorporation and the same to be accomplished on behalf of the City of Hondo, Texas (hereinafter referred to as the "City") as its duly constituted authority and instrumentality in accordance with the Development Corporation Act, Chapters 501 to 505 of the Texas Local Government Code, as amended (hereinafter referred to as the "Act"), other applicable laws, and the ordinances and resolutions of the City of Hondo, including all permissible projects prescribed by the Act, and such other economic development purposes as may be permitted under the Act. The Corporation shall be a non-profit corporation as defined by the Internal Revenue Code 1986, as amended, and the applicable regulations of the United States Treasury Department and the rulings of the Internal Revenue Service of the United States prescribed and promulgated there under.

SECTION III **MEMBERS**

3.01 Members

The Corporation shall have no members.

SECTION IV **BOARD OF DIRECTORS**

4.01 Board of Directors

The business and affairs of the Corporation and all corporate powers shall be exercised by or under authority of the Board of Directors (the "Board"), appointed by the City Council of the City of Hondo, and subject to applicable limitations imposed by the Texas Non-Profit Corporation Act, the Texas Business Corporation Act, the Articles of Incorporation, or these Bylaws. The Board may, by contract, resolution, or otherwise, give general or limited or special power and authority to the officers and employees of the Corporation to transact the general business or any special business of the Corporation, and may give powers of attorney to agents of the Corporation to transact any special business requiring such authorization.

4.02 Number, Qualifications and Term of Office

The authorized number of Directors of this Board shall be seven (7).

The Directors of the Corporation shall be appointed and approved by The Hondo City Council. Each Director shall meet at least one (1) of the following qualifications:

- (a) Serve, or have served, as Chief Executive Officer of a company;
- (b) Serve, or have served, in a position of executive management in a company;
- (c) Serve, or have served, in a leadership capacity; or
- (d) Have experience equivalent to any of the above qualifications.

The City Council shall consider an individual's experience, accomplishments, and educational background in appointing members to the Board to ensure that the interests and concerns of all segments of the community are considered.

The Board of Directors shall serve staggered two (2), year terms. Three (3) directors shall be persons who are not employees, officers of the City, or members of the City Council.

Any director may be removed from office by the City Council at will. A vacancy of any director's position, which occurs by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by the City Council.

4.03 Vacancies and Resignations

A vacancy in any position of director which occurs by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by City Council. A vacancy in the office of President or Vice President which occurs by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by election by the Board, from the remaining directors, for the unexpired portion of the term of that office. The Board election of new officers shall take place at the first Board meeting following a vacancy in the office of President or Vice President.

Any director may resign at any time. Such resignation shall be made in writing, addressed to the Mayor and the City Secretary, and shall take effect at the time of its receipt by the City Secretary.

4.04 General Duties of the Board

The Board is hereby required to perform the following duties:

- (1) The Board shall develop an overall economic development plan for the City which shall include and set for intermittent and/or short-term goals which the Board deems necessary to accomplish compliance with its overall economic development plan. Such plan shall be communicated to the City Council for review and approval. The plan developed by the Board shall be one that includes the following elements:
 - a. An economic development strategy to permanently bolster the business climate throughout the City.
 - b. Strategies to fully utilize the assets of the city which enhance economic development.
 - c. Identification of strategies to coordinate public, private and academic resources to develop and enhance business opportunities for all citizens of Hondo. This plan shall include methods to improve communication and cooperation between the above-mentioned entities.
 - d. Assurance of accountability of all tax moneys expended for its implementation of the overall economic development plan.

- e. Identification of strategies and provide for implementation of identified strategies for direct economic development as defined in this section.
 - f. To assist the Board in the implementation of the overall economic development plan, the Board may seek out and employ an Executive Director. The Executive Director shall be responsible to the Board and shall act as the Board's administrator and shall assist the Board in carrying out the duties of the Board as set forth in this section. The Board shall, in the annual budget, make provisions for the compensation to be paid to the Executive Director and such compensation so established by the Board shall comprise the salary and benefits paid to the Executive Director for his/her services.
 - g. The Board, through its Executive Director, authorize the Executive Director to employ or contract for such personnel as may be necessary to discharge the Corporation's assigned duties. Authority over such personnel rest solely with the Executive Director. The compensation for all such employees shall be set in the Corporations annual budget and such compensation so established by the Executive Director shall comprise the salary and benefits for such employees.
 - h. The Executive Director shall be hired by the Board and may be removed by a majority vote of the Board.
- (2) The Board shall approve expenditures of the Type B sales tax funds in accordance with State Law, the Articles of Incorporation, and these Bylaws. Expenditures more than approved budget allocations must be approved prior to their expenditure by the Hondo City Council. As used in these Bylaws "direct economic development" shall mean the expenditure of such tax funds for programs that directly accomplish or aid in the accomplishment of creating identifiable new jobs or retaining identifiable existing jobs including job training and/or planning and research activities necessary to promote said job creation. The Corporation's focus will be primarily in the areas of:
- a. Business Development
 - b. Work Force Development and Job Creation
 - c. Infrastructure Development
 - d. Facility Development

4.05 Meetings of the Board of Directors

The Board of Directors shall meet at least once each month at a place and time to be determined by the Board President. For meetings of the Board or committees, notice thereof shall be provided and set forth in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended. Any member of the Board, officers of the Corporation, or Mayor, may have an item placed on the agenda by delivering the same in writing to the Secretary of the Board, and the Board President, no less than ten (10) calendar days prior to the date of the Board meeting.

The annual meeting of the Board shall be the first meeting in December each year.

4.06 Conduct of Business

1. At the meetings of the Board, matters pertaining to the business of the Corporation shall be considered in accordance with the rules of procedure as from time to time prescribed by the Board.
2. At all meetings of the Board, the President shall preside, and in the absence of the President, the Vice President shall exercise the powers of the President.
3. The Secretary of the Corporation shall act as Secretary of all meetings of the Corporation, but in the absence of the Secretary, the presiding officer may appoint any person to act as Secretary of the meeting. The Secretary shall keep minutes of the transactions of the Board and committee meetings and shall cause such official minutes to be recorded in books kept for that purpose in the principal office of the corporation.

4.07 Attendance

Regular attendance of the Board meetings is required of all Directors. The following number of absences may constitute the need for replacement of a director:

- (a) Three (3) consecutive absences, or attendance reflecting absences constituting fifty percent (50%) of the meetings over a 12-month period. In the event replacement is indicated, the member will be counseled by the Board President and, subsequently, the Board President shall submit in writing to the Mayor and City Secretary the need to replace the Board member in question.
- (b) Any attendance via electronic means will be consistent with the Texas Open Meetings Act.

4.08 Quorum and Voting

Four (4) Board of Directors shall constitute a quorum for the conduct of the official business of the Corporation. The act of a majority of the Directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board of Directors and of the Corporation unless the act of a greater number is required by law.

4.09 Ex-Officio Members

The City Manager, or his/her designee, and the Mayor, or his/her designee, may attend all meetings of the Board of Directors or Committees. These representatives shall not have the power

to vote in the meetings they attend. Their attendance shall be for the purpose of ensuring that information about the meetings is accurately communicated to the City Council.

4.10 Committees of the Board.

An official committee of the Board shall consist of two (2) or more directors. It is provided that all final official actions of the Corporation may be exercised only by the Board of Directors. Each committee so designated shall keep regular minutes of the transactions of its meetings and shall cause such minutes to be recorded in books kept for that purpose in the principal office of the Corporation and shall be subject to the Texas Open Meetings Act.

Formation of Committees is at the sole discretion of the Board President but may be requested by a majority vote of the Board of Directors. There shall be two (2) standing committees established annually, Personnel and Finance, (other can be established by the Board President), by the Board. Duties will include but not limited to:

PERSONNEL COMMITTEE – Committee Chair Board President

- Review and recommendations of Personnel Policies of the Corporation.
- Review and recommendations of all employee salaries.
- Annual Performance Review of Executive Director and salary recommendation.

FINANCE COMMITTEE – Committee Chair Board Treasurer

- Authorized signatories on all cash accounts.
- Review and presentation of annual budget for Board approval.
- Oversee preparation of annual audit and presentation to Board for approval.

4.11 Compensation

The duly appointed Directors of the Board shall serve without compensation but shall be reimbursed for actual or commensurate cost of travel, lodging and incidental expenses while on official business of the Board.

Section V **OFFICERS**

5.01 Titles and term of office

The President, Vice President, Secretary, and Treasurer shall be elected by the Board at the Annual Meeting of the Board of Directors in December. Officers shall serve a term of one (1) year, subject to removal at will by a majority vote of the full Board.

5.02 Powers and Duties of the Board President

The Board President shall be the chief executive officer of the Corporation and preside at all meetings of the Board. The Board President shall be the official signer of the Corporation with

the Secretary of the Board and shall sign and execute all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, and notes, approved by the Board in the name of the Corporation. In addition, the Board President shall:

- A. Shall have the right to vote on all matters coming before the Board.
- B. Shall have the right to call both regular and special meetings of the Board and establish the agenda for such.
- C. Shall have the authority to appoint standing or ad hoc committees to aid and assist the Board in its business undertakings or other matters which may have a temporary effect on the business of the Board.
- D. The President is an Ex-Official member of all committees formed.

5.03 Powers and Duties of the Board Vice President

In the absence of the Board President, or in the event of his or her inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as upon the President. The Vice President shall also perform other duties as from time to time may be assigned by the President or the Board.

5.04 Secretary

The Board Secretary shall keep, or cause to be kept, at the registered office a record of the minutes of all meetings of the Board and of any committees of the Board. The Secretary shall also file a copy of said Minutes with the City and the same to be given, in accordance with the provisions of these Bylaws, or as required by the Texas Open Meetings Act or the Texas Public Information Act or other applicable law. The Secretary shall be custodian of the corporate records and seal of the Corporation and shall keep a register of the mailing address and contact information of each director.

5.05 Treasurer

The Board Treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation. The treasurer shall receive and give receipt for money due and payable to the Corporation from any source and shall deposit all such moneys in the name of the Corporation in such bank, Trust Corporation, and/or depositories as shall be specified in accordance with Section 6.04 of these Bylaws. The Treasurer shall, in general, perform all the duties incident to that office, and such other duties that may be assigned to him by the Board President.

5.06 Assistant Secretaries and Assistant Treasurers

The Assistant Secretaries and Assistant Treasurers, if any, shall in general, perform such duties as may be assigned to them by the Secretary or the Treasurer, or by the President or the Board of Directors.

5.07 Executive Director

The Corporation may employ an Executive Director who shall oversee all administrative functions of the Corporation. The Executive Director shall develop policies and procedures for the Corporation including financial, accounting, and purchasing policies and procedures to be approved by the Board of Directors.

5.08 Other Employees and Benefits

The Corporation may employ, or contract for, such full or part-time employees as needed to carry out the programs of the Corporation. These employees shall perform those duties as are assigned to them by the Executive Director. The Executive Director shall hire, direct, and control the work of all Corporation employees.

- a. In accordance with Section 501.067 of the Texas Local Government Code, and subject to City Council approval, the Corporation may obtain:
 - i. Health benefits coverage, liability coverage, workers' compensation coverage, and property coverage under the City's insurance policies, through self-funded coverage, or under coverage provided under an Interlocal agreement with a political subdivision; or
 - ii. Retirement benefits under a retirement program the city participates in or operates.
- b. Health benefits coverage may be extended to the Directors and employees, and to the dependents of the Directors and employees. Workers' compensation benefits may be extended to the Directors, employees, and volunteers. Liability coverage may be extended to protect the Corporation and the Directors and employees. Retirement benefits may be extended to the Corporation's employees. The Corporation must reimburse the City for any expense in providing said benefits.

5.09 Contract for Services

The Corporation may contract with any qualified and appropriate person, association, corporation, or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of Directors of its discretion and policy-making functions in discharging the duties herein above set forth in this section.

Section VI

Financial Administration

The Corporation's financial and corporate records shall be maintained at the Corporations principal offices located at 1600 Avenue M, Hondo, Texas 78861. The Corporation's financial and corporate records shall be maintained according to the following guidelines.

6.01 Fiscal Year

The fiscal year of the Corporation shall begin on October 1st and end on September 30th of the following year.

6.02 Budget

A budget for the forthcoming fiscal year of expected revenues and proposed expenditures for the next ensuing fiscal year shall be submitted to the Board of Directors 90 days prior to October 1st each year. Once approved by the Board of Directors the proposed budget must be submitted to the Hondo City Council thirty (30) days prior to October 1st each year for approval. Upon approval by the governing bodies all expenditures identified in the budget are approved by such body. Any expenditure not identified in the budget or if the budgeted funding has been exhausted approval from the governing bodies must be obtained prior to any expenditure.

6.03 Financial Records and Audits

The Board Treasurer, or designee, shall keep and properly maintain, in accordance with generally accepted accounting principles, complete financial books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs.

The Board of Directors shall cause the Corporation's financial books, records, accounts, and financial statements to be audited at least once each year by an outside, independent auditing and accounting firm selected by the Board of Directors. Such audit shall be at the expense of the Corporation.

6.04 Debt, Deposit, and Investment of Corporate Funds

All funds of the Corporation shall be deposited on a regular basis to the credit of the Corporation in a Federally Insured Financial Institution, selected and following procedures and requirements for selecting a depository as set forth in Chapter 105 of the Texas Local Government Code.

6.05 Expenditures of Corporate Money

The monies of the Corporation, including sales and use taxes collected pursuant to the Act, the proceeds from the investment of funds of the Corporation, the proceeds from the sale of property, monies derived from the repayment of loans, rents received from the lease or use of

property, the proceeds derived from the sale of Bonds, and other proceeds may be expended by the Corporation for any of the purposes authorized by the Act. All other proposed expenditures shall be made in accordance with and shall be set forth in the annual budget required by these Bylaws.

- a. For any expenditure previously approved by the City Council through the approved budget, the Board has sole approval authority and the expenditure does not require City Council reapproval.
- b. All checks, drafts, or orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Corporation, greater than Five Thousand and No/100 Dollars (\$5,000.00) shall be signed or bear the facsimile of the Board President and the Board Treasurer, or such other person as designated by the Board.

6.06 Contracts

As provided herein, the President and Secretary shall enter any contracts or other instruments which the Board has approved and authorized in the name and on behalf of the Corporation. Such authority may be confined to specific instances or defined in general terms. When appropriate, the Board may grant a specific or general power of attorney to carry out some action on behalf of the Board, provided, however that no such power of attorney may be granted unless an appropriate resolution of the Board authorizes the same to be done.

6.07 Seal

The Board may obtain a corporate seal which shall bear the words "Corporate Seal of the Development Corporation of Hondo" and the Board may hereafter use the corporate seal and corporate name; these Bylaws shall not be construed to require the use of the corporate seal.

Section VII Indemnification of Directors, Officers, and Employees

As provided in Section 505.106 of the Texas Local Government Code, the Corporation is, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practices and Remedies Code), a governmental unit and its actions are governmental functions.

The Corporation shall indemnify each and every member of the Board, its officers and its employees to the fullest extent permitted by law against any and all liability or expenses, including attorney's fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the Corporation or the performance of official duties for or on behalf of the Corporation.

The Corporation must purchase and maintain liability insurance on behalf of any director, officer, employee, or agent of the Corporation, or on behalf of any person serving at the request of the Corporation as a Board member, officer, employee, or agent of another corporation,

partnership, joint venture, trust, or other enterprise, against any liability asserted against that person and incurred by that person in any such capacity or arising out of any such status with regard to the Corporation.

The Corporation further agrees that it shall at all times exercise reasonable precautions on behalf of, and be solely responsible for, the safety of its officers, agents, employees, licensees' invitees, and other persons, as well as their property, while in the act of performing their duties.

Any indemnification or liability insurance provided by this section shall be obtained through the City's general insurance coverage.

Section VIII **Gifts**

The Board may accept on behalf of the Corporation any contribution, gift, bequest, or device for the general purpose or for any special purposes of the Corporation.

Section IX **Ethics and conflicts of interest**

Each director, including the President and Vice President, its officers, employees, and agents shall abide by and be subject to the ordinances and resolutions of the City pertaining to ethics and conflicts of interest.

In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any vote, the Board's actions shall be governed by the Texas Business Organizations Code, Title 2 Corporations, Chapter 22 Non-Profit Corporations, Section 22.230, as amended.

Section X **Amendments to Bylaws**

These Bylaws may be amended or repealed, and new Bylaws may be adopted by an affirmative vote of the authorized directors serving on the Board, subject to approval by the City Council.

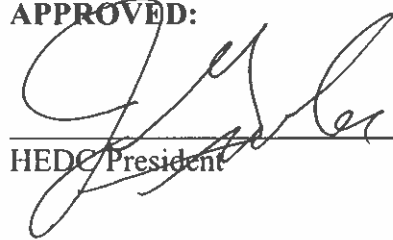
CERTIFICATE OF SECRETARY

I certify that I am duly elected and acting secretary of the Hondo Economic Development Corporation and that these Amended Bylaws constitute the Corporation's Bylaws. These Amended Bylaws were initially adopted by the Corporation's Board of Directors on April 28th, 2004.

These Amended Bylaws are hereby adopted by the Hondo Economic Development Corporation this July 15, 2024.

These Amended Bylaws are hereby approved by the Hondo City Council this _____, 2024.

APPROVED:



HEDC President

ATTEST:



HEDC Secretary
Dated Signed: 7-15-2024

BYLAWS OF
THE CITY OF HONDO ECONOMIC DEVELOPMENT CORPORATION

These Bylaws serve as the formal mode of performing acts of the City of Hondo Economic Development Corporation and are subject to the provisions of Section 4B of the Texas Development Corporation Act of 1979, Art. 5190.6, Vernon's Annotated Revised Civil Statutes and the Articles of Incorporation.

Table of Contents

Article 1	Registered Office and Agent for Service.
Article 2	Members
Article 3	Powers
Article 4	Board of Directors
Article 5	Projects
Article 6	Reports to City Council
Article 7	Reports to the Comptroller of the State of Texas
Article 8	Fiscal Year and Budget
Article 9	Record Keeping
Attachment A	Projects Defined

BYLAWS OF
THE CITY OF HONDO ECONOMIC DEVELOPMENT CORPORATION

Article 1

The Corporation's registered office is 1600 Avenue M, Hondo, Texas 78861, and its agent for service is Rene Ruiz, 1600 Avenue M, Hondo, Texas 78861.

Article 2

The Corporation shall have no members.

Article 3

The Corporation has all the powers granted by Section 4B of the Development Corporation Act of 1979 (the "Act"). The purpose of the Corporation is to undertake any project authorized by Section 4B of the Act in accordance with the Corporation's Articles of Incorporation and as approved by the City Council.

Article 4

The Corporation has a board of directors in which all powers of the Corporation are vested and which consists of seven (7) directors who are appointed by the City Council for two-year terms of office. Vacancies on the board are filled by the City Council. The board shall appoint a president, a secretary, and other officers of the Corporation that the City Council considers necessary. Vacancies of officer positions are filled by the board. A majority of the entire membership is a quorum. Board meetings will be held at City Hall. The president of the Board presides over meetings. The Board may form committees and appoint and employ employees and professional consultants that it may deem desirable except that the City Attorney is the chief legal advisor of the Board. The Board may delegate administrative duties and authority to its employees and consultants.

Article 5

The board will undertake *projects* authorized by Section 4B of the Act and approved by the City Council. Projects authorized by Section 4B of the Act are enumerated in Attachment A hereto.

Article 6

The Board of Directors shall make a detailed annual report to the City Council at the City Council's second regularly scheduled meeting in January of each year, and at such other times as requested by the City Council. Such report shall include, but not be limited to, the following: (a) a statement of the Corporation's total revenues for the preceding fiscal year; (b) a statement of the Corporation's total expenditures for the preceding fiscal year; (c) a statement of the Corporation's primary economic development objectives; (d) a statement of the Corporation's total expenditures during the preceding fiscal year in each of the following categories: Administration, Personnel, Marketing or promotion, Direct business incentives, Job training, Debt service, Capital costs, Affordable housing, Payments to taxing units; (e) a list of the Corporation's capital assets, including land and buildings; (f) a status report of pending and completed projects in the preceding fiscal year; and (g) any other information required by the City Council.

Article 7

The Board shall also be required to submit an annual, one page report to the State Comptroller on or before February 1 of each year in the form approved by the Comptroller, which shall include the statements from items (a)-(f) of Article 6 above and any other information requested by the Comptroller.

Article 8

The fiscal year of the Corporation shall begin on October 1 and end on September 30 of the following year. The Board will prepare a budget for the forthcoming fiscal year in accordance with the annual budget preparation schedule set forth by the City Manager. The budget shall be submitted to the City Manager for inclusion in the annual budget presentation for approval by the City Council. The budget proposed for adoption shall include the projected operating expenses, and such other budgetary information as is customary and useful or appropriate for the Board and the City Council. All expenditures must be made as provided in the budget approved by the City Council. All amendments to the budget must be approved by the City Council.

Article 9

The Corporation must create and maintain detailed and accurate records of all expenditures, income and actions of the Corporation, including but not limited to minutes of the meetings, votes, contracts and agreements, correspondence. The City Council or its authorized agents may at any time inspect and copy any and all records of the Corporation in whatever form maintained. The Board of Directors shall provide for an audit to be performed each year and as requested by the City Council by a competent independent audit firm selected by the City Council.

ATTACHMENT A

PROJECTS AUTHORIZED BY SECTION 4B OF THE ACT¹

A project means the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are for the creation or retention of primary jobs and that are required or suitable for the development, retention, or expansion of manufacturing and industrial facilities, research and development facilities, transportation facilities, sewage or solid waste disposal facilities, recycling facilities, air or water pollution control facilities, facilities for the furnishing of water to the general public, distribution centers, small warehouse facilities capable of serving as decentralized storage and distribution centers, primary job training facilities for use by institutions of higher education, and regional or national corporate headquarter facilities.

Project also includes job training required or suitable for the promotion of development and expansion of business enterprises, and expenditures found by the Board to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises limited to streets and roads, rail spurs, water and electric utilities, gas utilities, drainage and related improvements, and telecommunications and Internet improvements.

Project also includes the land, buildings, equipment, facilities, and improvements found by the Board to: (a) be required or suitable for use for professional and amateur sports, athletic, entertainment, tourist and convention, and public park purposes and events, including, stadiums, ballparks, auditoriums, amphitheaters, concert halls, open space improvements, museums, exhibition facilities, and related store, restaurant, concessions, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of those items; (b) promote or develop new or expanded business enterprises that create or retain primary jobs, including a project to provide public safety facilities, streets and roads, drainage and related improvements, demolition of existing structures, general municipally-owned improvements, as well as any improvements or facilities that are related to any of those projects and any other project that promotes or develops new or expanded business enterprises that create or retain primary jobs; and (c) be required or suitable for the promotion of development and expansion of affordable housing, as defined by 42 U.S.C. Section 12745.

¹ This is a complete list of projects that the board is authorized to undertake under Section 4B of the Act with the approval of the City Council as of June 17, 2004. Please consult with the City Attorney to ensure that a particular project is still authorized by the Act or to obtain an updated list of authorized projects.



THIS IS GOD'S COUNTRY

City Council Communication

**Title: 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 (UCHE ECHEOZO)
- C. APPLICANT PRESENTATION
- D. PUBLIC COMMENTS (LIMITED TO 3 MINUTES PER PERSON)
- E. ADJOURN PUBLIC HEARING
- F. DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT REQUEST FROM SYLVESTER & MELISSA GALLARDO

Date: July 22, 2024

From: Uche Echeozo, Development Services Manager

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. CC FINAL PLAT MEMO
2. FINAL PLAT PACKET

STAFF CONTACTS:



City of Hondo
Development Services Department

1600 Avenue M • Hondo, Texas 78861 • (830) 426-3378

MEMO

To: Mayor and Council

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: July 17, 2024

Subject: **Sylvester & Melissa Gallardo, Owner/Applicant, requesting to plat a parcel of land and submitting the Final plat application 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 legal description being, A0428 A. Gsell Survey 187 located in 1500 Block of 11th Street at the corner of Avenue P within the Shoin Neighborhood. Parcel ID. 4571. This will be known as TWIN ESTATES SUBDIVISION.**

The Planning and Zoning Commission meeting held as scheduled on Monday the 15th of July 2024 with four members in attendance.

Members deliberated over the issue of granting approval for the final plat of the 20.27 acres land out of survey No. 187, Abstract No. 428, A. Gsell also known as Twin Estates Subdivision. Letters were sent out to neighbors and the City received one comment seeking clarification about a fence issue. Citizens were also in attendance and clarification on the fence issue was addressed by the land owner.

Commissioners, after deliberations, voted to approve the final plat. A recorded vote of all members present was taken and Commissioners Brenda Vavricek, Matthew Hansen, Brendon Lowe and the Chair – Lynda Hook all voted ‘AYE’.

The meeting was adjourned at 7:00 p.m.

Thank you

Uche Echeozo
Development Services Director

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).

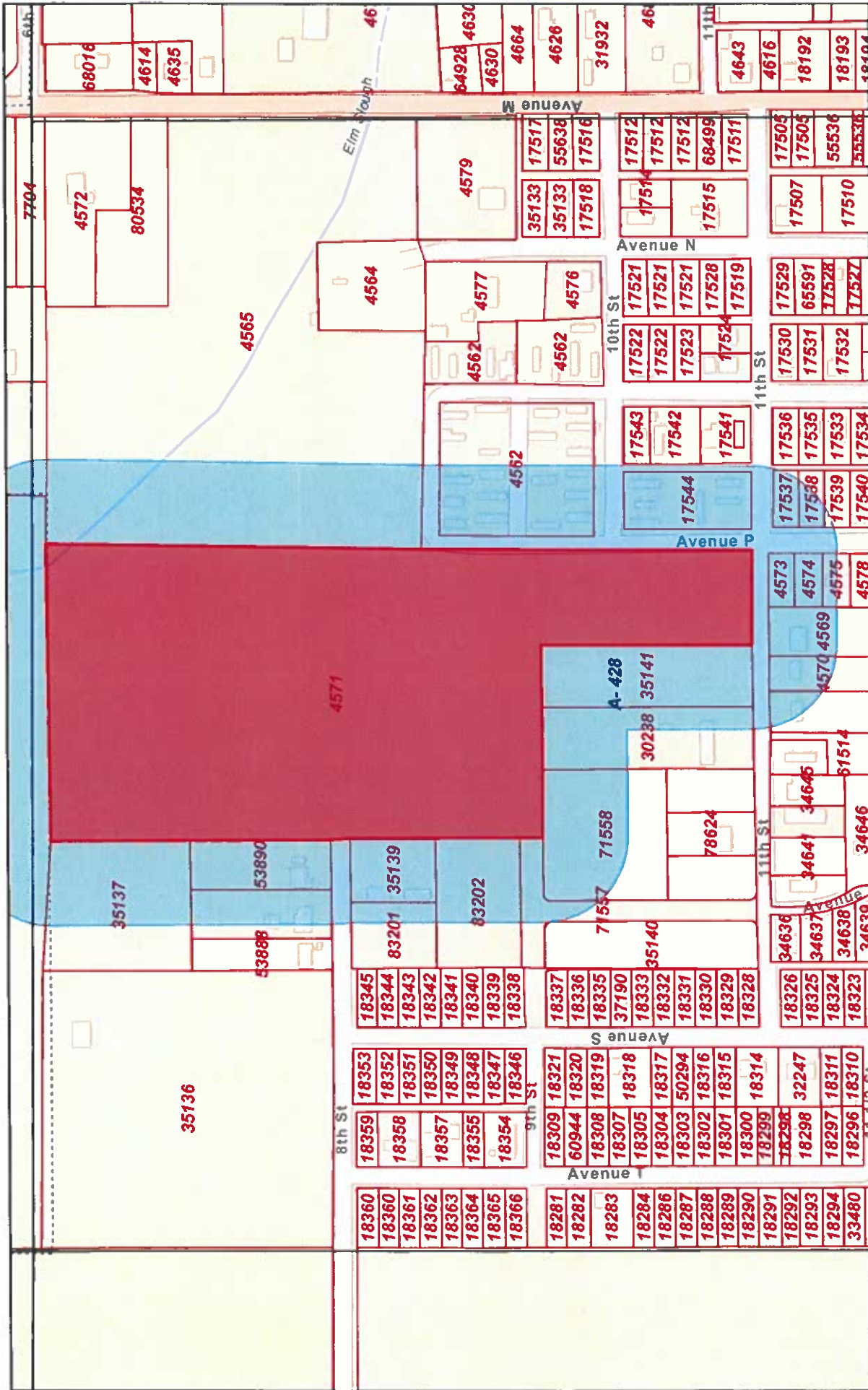
ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

Medina CAD Web Map



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

☒ Override 1 ☐ Abstracts

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0 0.05 0.1 0.2 km

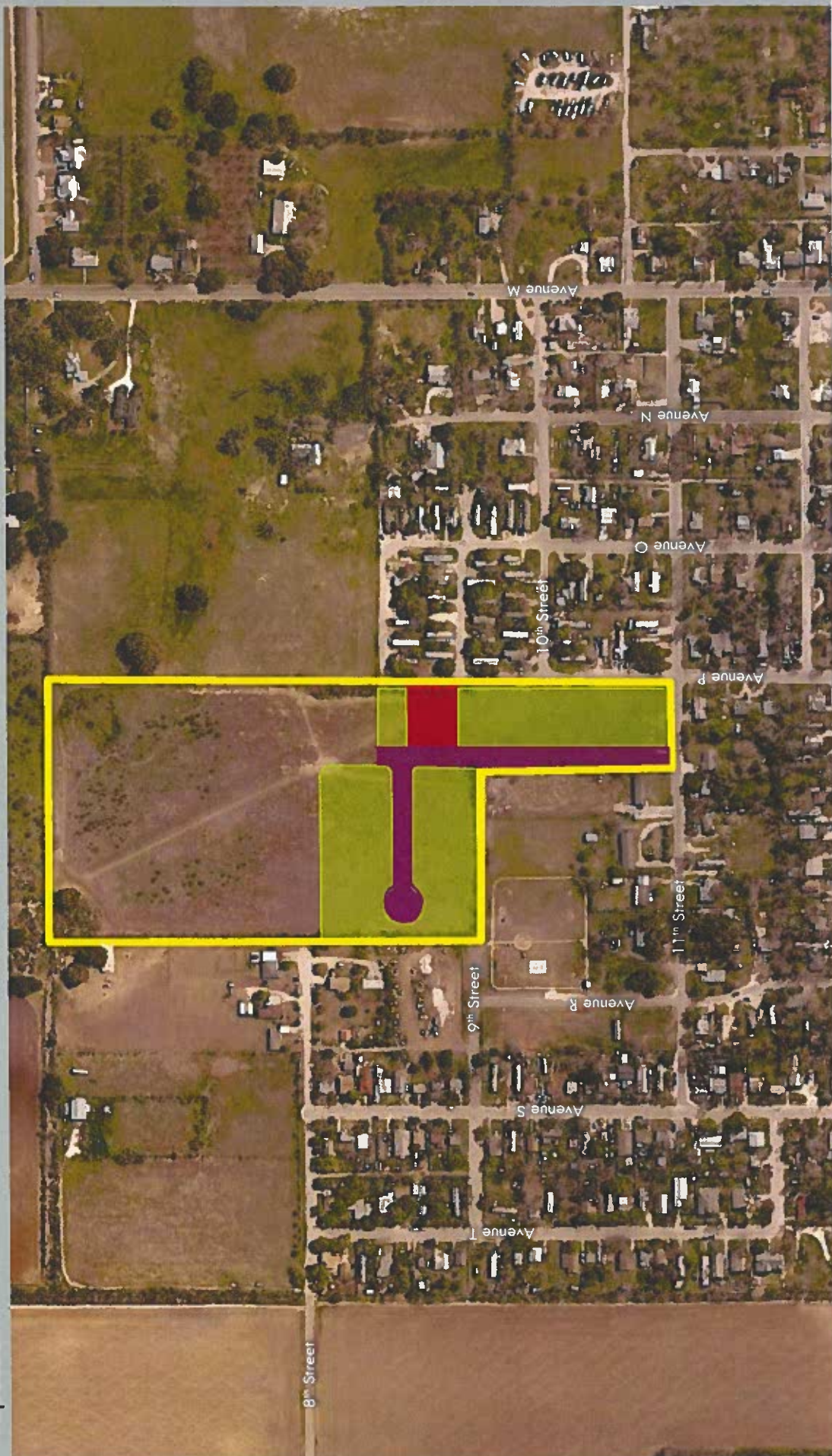
Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Medina County Appraisal District, BIS Consulting - www.bisconsulting.com

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.

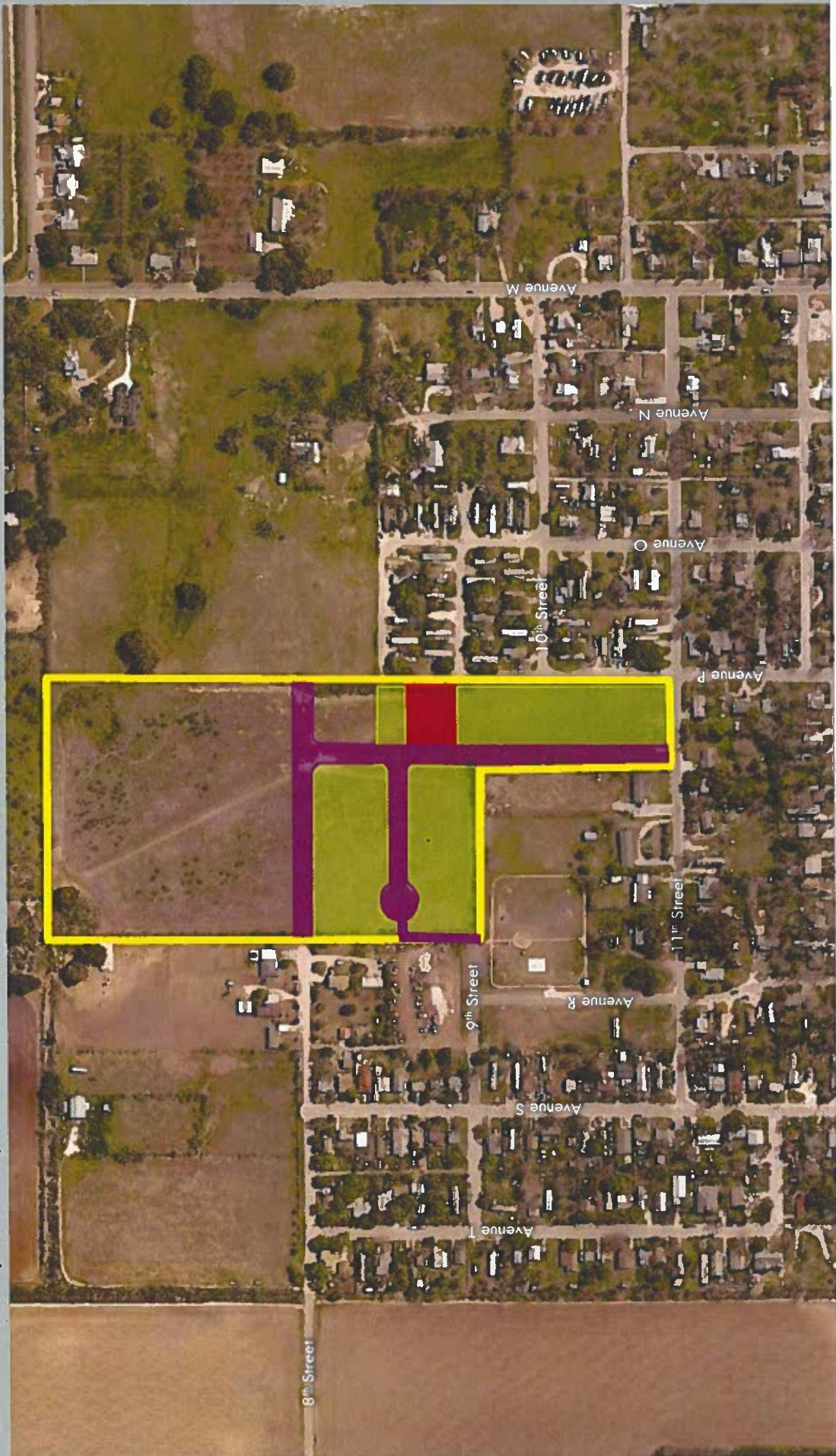




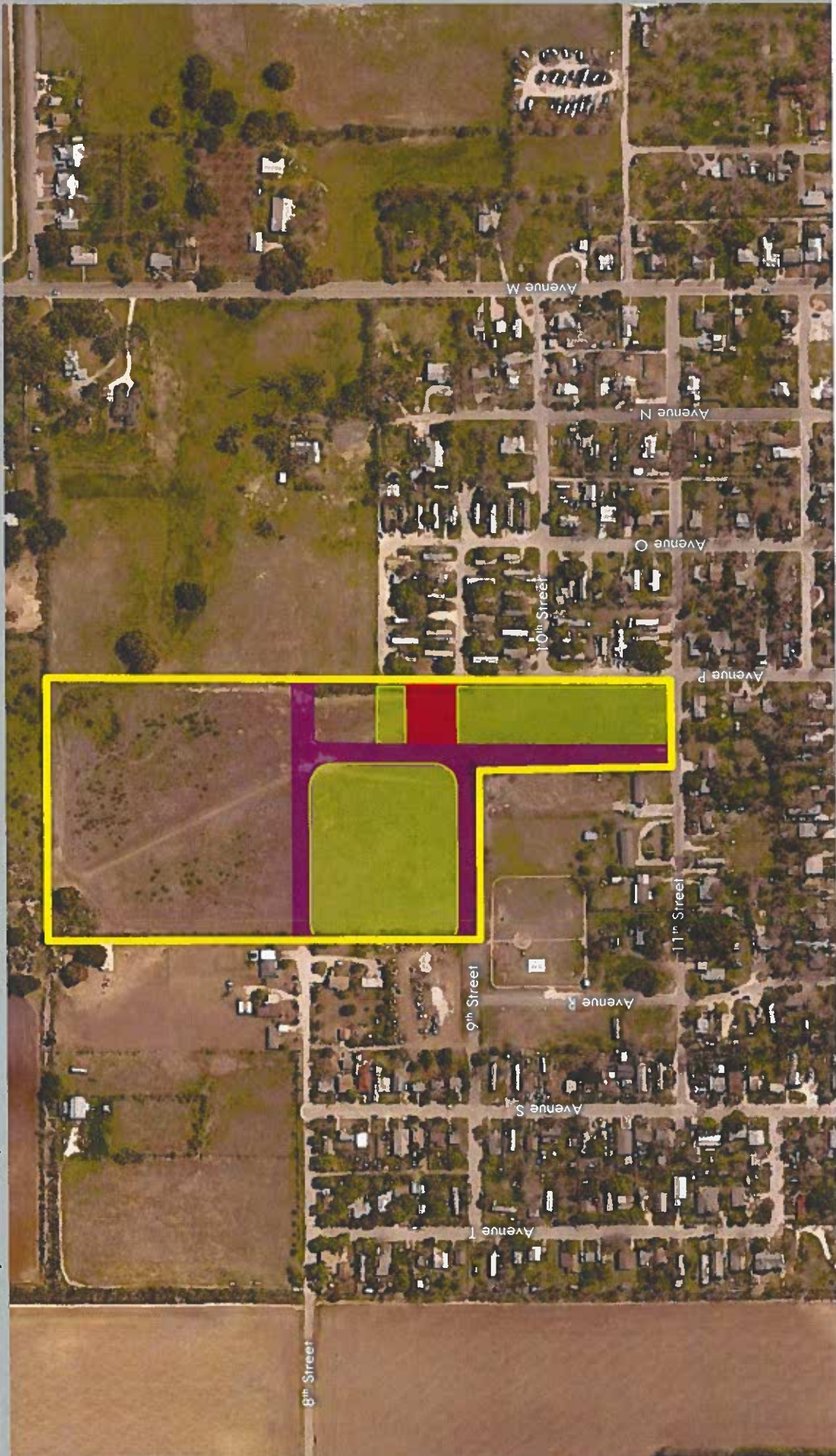
Proposed



Recommended (Version 1)



Recommended (Version 2)



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

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 \$ 691.30

Jeff Berger
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

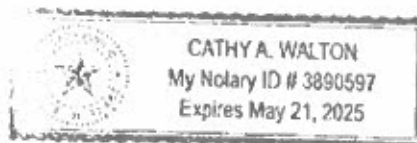
The Planning and Zoning Commission of the City of Hondo will hold a public hearing on Monday, July 15, 2024 at 6:00 p.m. in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

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





City Council Communication

***Title:* 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 (UCHE ECHEOZO)
- 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

Date: July 22, 2024

From: Uche Echeozo, Development Services Manager

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. AKHIL SUNNY CC MEMO
2. AKHIL SUNNY PACKET

STAFF CONTACTS:



City of Hondo
Development Services Department

1600 Avenue M • Hondo, Texas 78861 • (830) 426-3378

MEMO

To: Mayor and Council

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: July 17, 2024

Subject: **Akhil Sunny, Lessee/Applicant, requesting a Specific Use Permit for a Sports Bar and Grill on a 0.49 acre sized property within the corporate limits of the City of Hondo and being a portion of Lot 13, and Lots 14-18, Block 20, of the City of Hondo, TX. This property is usually referred to as the Old Library Building.**

The Planning and Zoning Commission meeting held as scheduled on Monday the 15th of July 2024 with four members in attendance.

Members deliberated over the issue of recommending approval for the Sports Bar and Grill. Letters were sent to neighbors but the City received only one feedback that agreed with the proposal. Citizens were also in attendance and the applicant was present to answer questions.

In the end, a motion to approve was made. However, since there was no second, the matter died. Consequently, there was no recorded vote to either recommend approval or denial. Hence this matter is now escalated to Council for your direction.

The meeting was adjourned at 7:00 p.m.

Thank you

Uche Echeozo
Development Services Director

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 Lots 14-18 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&docco de=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



DEVELOPMENT PROJECT APPLICATION



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 LUCKLEY 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: <u>CIELD ENERGY INVESTMENTS, LLC</u>		Contact Person: <u>DAVID JONES</u>	
Address: <u>901 19TH STREET, HONDO TX 78861</u>			
Phone Number: <u>210 215 3679</u>		Fax Number: _____	Email: <u>J-13 FIELDS 205091660-1454</u>
Include proof of ownership as supplemental information on separate sheets. <u>SEE EXHIBIT "C"</u>			

CONSULTANT INFORMATION			
COMPANY NAME	CONTACT PERSON	PHONE NUMBER	LICENSE NUMBER
Architect / Designer			
Engineer			
Surveyor			
Attorney			
Other <u>REAL ESTATE</u> <u>BROKER LONG PROPERTIES</u>	<u>STEPHEN LONG</u>	<u>830-426-6102</u>	<u>470265</u>
Other _____			
Other _____			

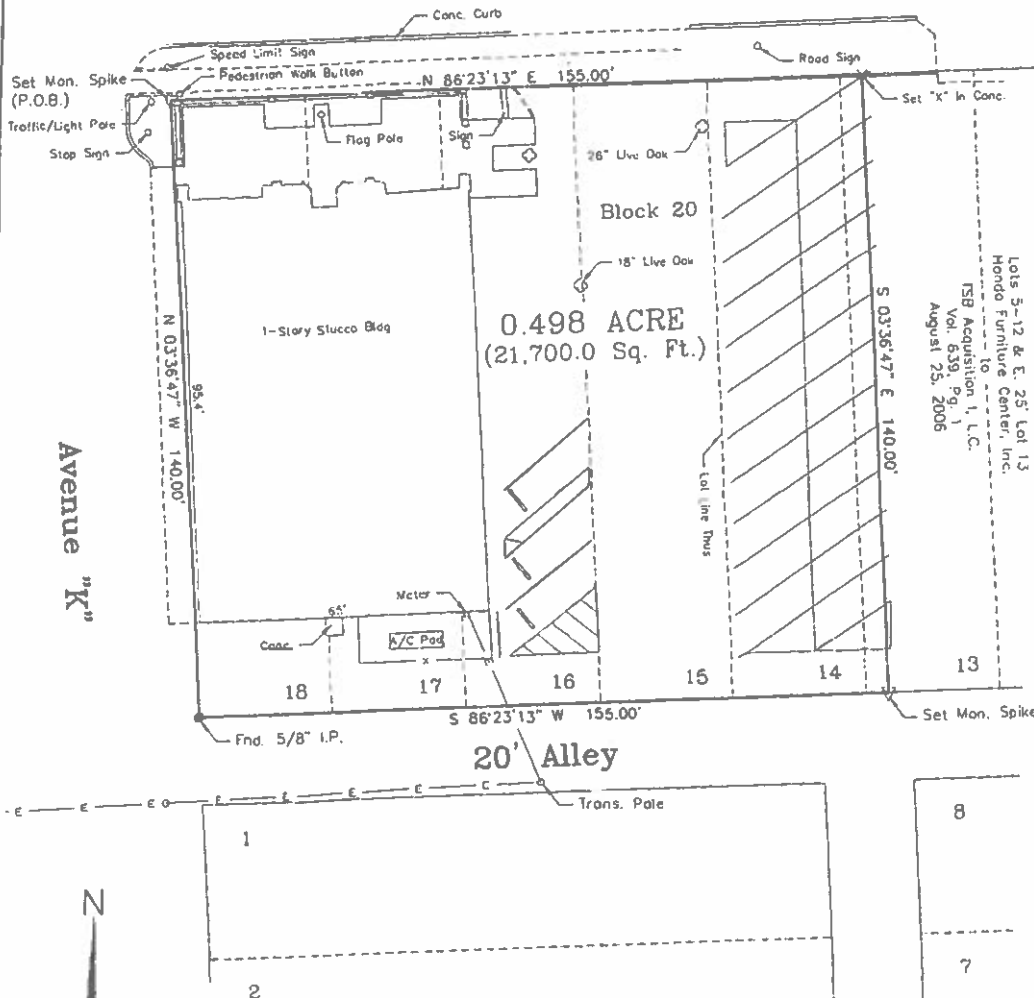
As the owner of the subject property as described in the above sections or as the duly appointed representative thereof, I hereby certify that this application is, to the best of my knowledge, complete and accurate. I understand that filing this application does not constitute approval. I also acknowledge 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

Medina County, Texas

U.S. Hwy. 90

Prepared For: City of Hondo

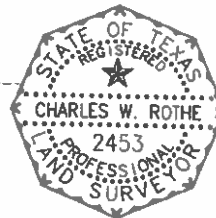
A Plot of 0.498 acre (21,700.0 Sq. Ft.) of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being the West 5' of Lot 13 and all of Lots 14-18, Block 20, of the Original Town of Hondo, as shown on a Plat thereof recorded in Volume 1 on Page 127 of the Plat Records 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



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: crossochondo.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;

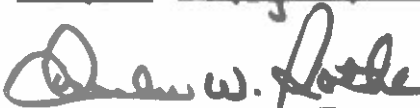
THENCE: Along the West line of said TSB Acquisition I, L.C. property, S 03-36-47 E 140.00 feet to a stainless steel monument spike set on the North line of a 20-foot-wide alley and the South line of said Lot 13 for the Southwest corner of said TSB Acquisition I, L.C. property and the Southeast corner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



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*

Wednesday, June 12, 2024

LOCATION

Property Address 1009 19th St
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
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

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	155 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

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

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 \$ 99.50

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.

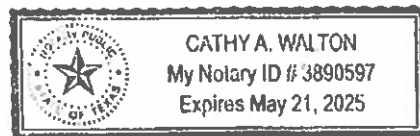
Akhil Sunny requests a Specific Use Permit to allow the property to be used as a Bar & Grill.

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 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





THIS IS GOD'S COUNTRY

City Council Communication

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

.38 ACRE TRACT OF LAND, MORE OF LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, BEING LOTS 6 & 7, BLOCK 26. THE SUBJECT PROPERTY IS LOCATED AT 1301 20TH STREET AND IS GENERALLY LOCATED SOUTH OF 20TH STREET AND WEST OF AVENUE N. ASSESSORS PARCEL IDENTIFICATION NO. 16468.

- A. OPEN PUBLIC HEARING
- B. STAFF PRESENTATION (UCHE ECHEOZO)
- 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.

Date: July 22, 2024

From: Uche Echeozo, Development Services Manager

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. ANNALISA SALAZAR CC MEMO
2. ANNALISA SALAZAR PACKET

STAFF CONTACTS:



City of Hondo
Development Services Department

1600 Avenue M • Hondo, Texas 78861 • (830) 426-3378

MEMO

To: Mayor and Council

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: July 17, 2024

Subject: **Annalisa Salazar, Applicant, requesting a Specific Use Permit for a Beauty/Hair Salon on a 0.38 acre sized property within the corporate limits of the City of Hondo with Legal Description being Lots 6, and 7, Block 26, of the City of Hondo, TX. This property is located at 1301 20th Street, Hondo TX 78861.**

The Planning and Zoning Commission meeting held as scheduled on Monday the 15th of July 2024 with four members in attendance.

Members deliberated over the issue of recommending approval for the Hair/Beauty Salon Letters were sent to neighbors but the City received no feedback. Citizens were also in attendance and the applicant was present to answer questions.

Commissioners, after deliberations, voted to recommend approval for the Beauty/Hair Salon. A recorded vote of all members present was taken and Commissioners Brenda Vavricek, Matthew Hansen, Brendon Lowe and the Chair – Lynda Hook all voted ‘AYE’.

The meeting was adjourned at 7:00 p.m.

Thank you

Uche Echeozo
Development Services Director

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&dockey=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

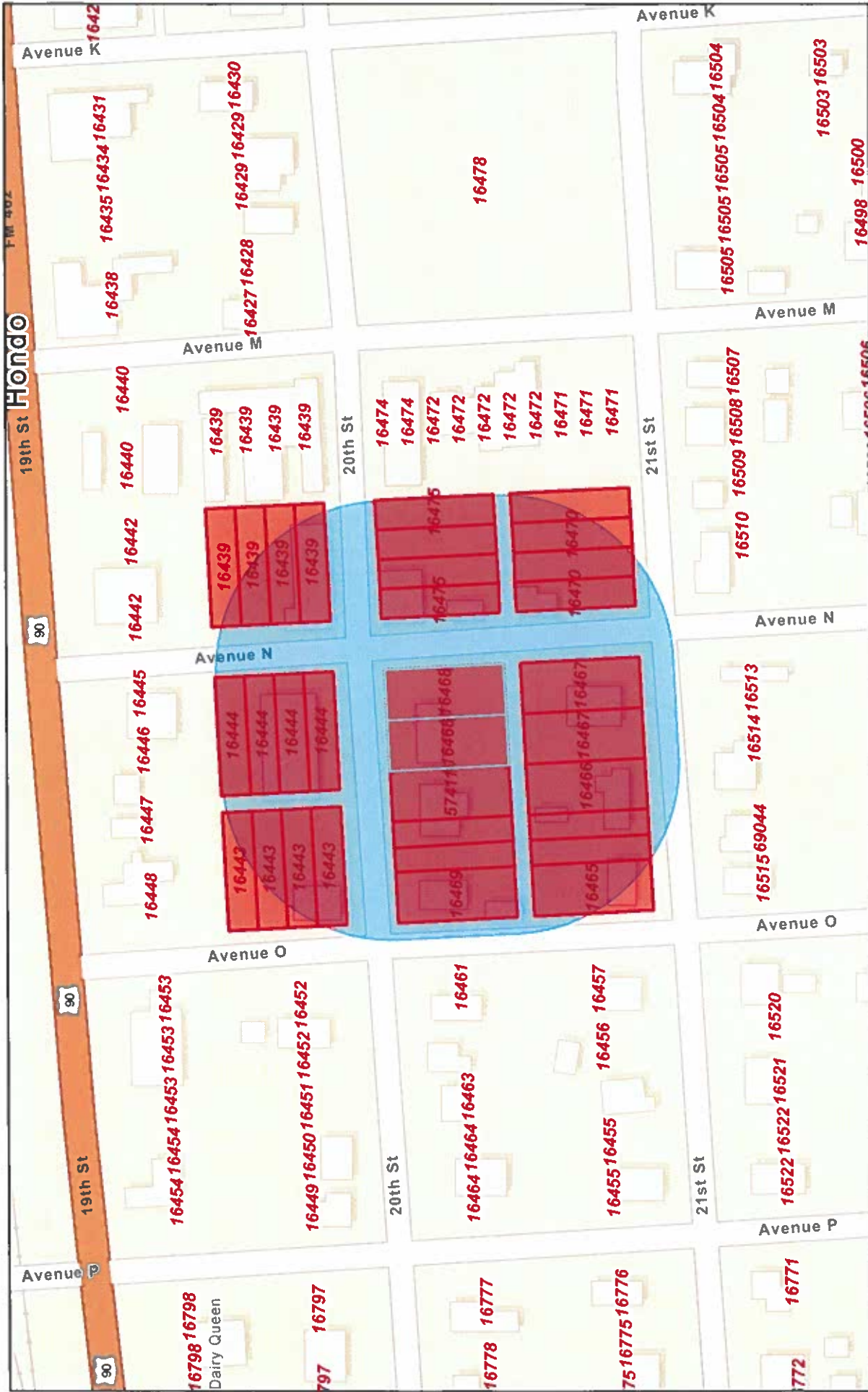
Legal Description: Lot 6, and 7, Block 26, Hondo, Medina County, Texas.

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 0.05 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, Medina County GIS ECD, Texas Parks & Wildlife, © OpenStreetMap contributors, Microsoft, Esri, TomTom, Garmin, Bing

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



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: 3.38 Number of Existing Lots: 2 Number of Proposed Lots: 2

Current Zoning: Residential / 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: 830 741 1747 Fax Number: N/A Email: Salazarannalisa22@gmail.com

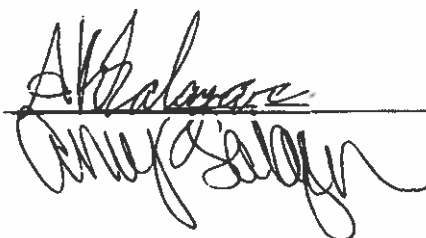
If acting as representative of property owner, application must include notarized authorization letter. Salazarannalisa22@gmail.com

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name:	Contact Person: <u>Ampt Gary Salazar</u>		
Address: <u>1301 20th St Hondo, TX 78861</u>			
Phone Number: <u>830 931 4478</u>	Fax Number:	Email: <u>the.colorbox@att.net</u>	
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
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
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.

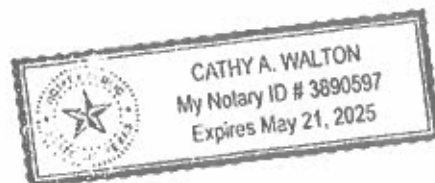
Annalisa Salazar requests a Specific Use Permit to allow the property to be used as a Beauty/Hair Salon.

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





City Council Communication

***Title:* 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 (UCHE ECHEOZO)
- 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

Date: July 22, 2024

From: Uche Echeozo, Development Services Manager

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. SOLARIZE TINT CC MEMO
2. SOLARIZE TINT PACKET

STAFF CONTACTS:



City of Hondo
Development Services Department

1600 Avenue M • Hondo, Texas 78861 • (830) 426-3378

MEMO

To: Mayor and Council

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: July 17, 2024

Subject: **Solarize Tint, represented by Ruben Saucedo, Applicant, requesting a Specific Use Permit for a Window Tinting/Retail Shop on a 0.0473 acre sized property within the corporate limits of the City of Hondo with Legal Description being a portion of Lot 18, Block 21, of the City of Hondo, TX. This property is located at 1113 19th Street, Hondo TX 78861.**

The Planning and Zoning Commission meeting held as scheduled on Monday the 15th of July 2024 with four members in attendance.

Members deliberated over the issue of recommending approval for the Window Tinting/Retail Shop. Letters were sent to neighbors but the City received only one feedback who agreed with the proposal. Citizens were also in attendance and the applicant was present to answer questions.

Commissioners, after deliberations, voted to recommend approval for the Window Tinting/Retail Shop. A recorded vote of all members present was taken and Commissioners Brenda Vavricek, Matthew Hansen, Brendon Lowe and the Chair – Lynda Hook all voted ‘AYE’.

The meeting was adjourned at 7:00 p.m.

Thank you

Uche Echeozo
Development Services Director

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&dockey=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



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. Medina County Appraisal District, BIS Consulting - www.bisconsulting.com
Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin.

Rec'd
Jul 18th 2024

Check # 1271 From Solarize Tint
check Being held By M. Areas

DEVELOPMENT PROJECT APPLICATION



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: <u>1113 19th St</u> Parcel # _____
Project Name: _____
Legal Description: <u>Solarize Tint</u>

Acreeage: _____ Number of Existing Lots: _____ Number of Proposed Lots: _____
Current Zoning: _____ Proposed Zoning: _____
Description of Project/Request (attach separate letter if necessary): <u>WINDOW TINTING</u> <u>Retail Shop</u>
Proposed Use: ☒ Commercial ☐ Residential ☐ Industrial ☐ Mixed Use
Regulatory Flood Zone: ☐ X (Shaded) ☐ X (Unshaded) ☐ A ☐ AE ☐ AE (Floodway) <u>N/A</u> 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: <u>Solarize Tint</u> Contact Person: <u>Ruben Sanchez</u>
Address: <u>8042 Culebra Rd SATX 78251</u>
Phone Number: <u>210-882-8468</u> Fax Number: _____ Email: <u>SolarizeTint@gmail.com</u>
If acting as representative of property owner, application must include notarized authorization letter.

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name: <u>Clyde Hank Hays Law</u>	Contact Person: <u>Clyde Hank</u>		
Address: <u>1213 19th Street</u>			
Phone Number: <u>830-333-4116</u>	Fax Number: _____	Email: <u>hankclyde@gmail.com</u>	
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 Hank

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
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 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.

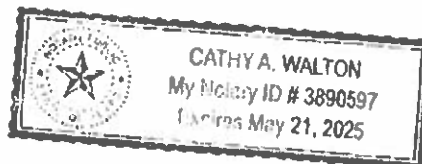
Solarize Tint, requests a Specific Use Permit to allow the property to be used as a Window Tinting Retail Shop.

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, 1800 Avenue M, Hondo, Texas.

Information regarding this request is available at the Development Services Office, 1800 Avenue M, Hondo, Texas. For more information, call (830) 426-4737.

/s/ Rebekah Dolphus
City Secretary.

Pub.: June 20, 2024





THIS IS GOD'S COUNTRY

City Council Communication

***Title:* DISCUSS AND CONSIDER ACTION ON LONGEVITY AND CERTIFICATION PAY PROPOSALS. (JOHN NARON, CITY MANAGER)**

Date: July 22, 2024

From: John Naron, City Manager

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. CITY OF HONDO LONGEVITY AND CERTIFICATION PAY CHANGES

STAFF CONTACTS:

**CITY OF HONDO
PROPOSAL
2024-2025 LONGEVITY PAY**

CURRENT POLICY EXCERPT: 8.08 YEARS OF SERVICE (LONGEVITY) - The City Council, at its discretion, may authorize full-time employees to receive longevity pay. The decision as to whether such payments will be made and the amount will be determined by all circumstances considered appropriate by the Council, including, without limitation, the financial condition of the City. If made, this payment will normally occur in December. Employees who have taken a leave of absence in excess of twelve (12) weeks, for any reason, in a calendar year, or who retire, resign, or are discharged before December of the applicable year will not be considered for any such benefit in that year.

HISTORY:

- Last Longevity rate: \$3 per month
- Last date paid out: December 2023
- Last Increase: n/a

PROPOSAL: \$10 per month paid in December 2024

EXAMPLES:

Years	MONTHS	X \$10
1	12	\$ 120.00
5	60	\$ 600.00
7	84	\$ 840.00
13.5	162	\$ 1,620.00
15	180	\$ 1,800.00
20	240	\$ 2,400.00

CITY OF HONDO
PROPOSAL
CERTIFICATION/LICENSE PAY

HISTORY: SOME EMPLOYEES CURRENTLY RECEIVE A \$25 PER PAY PERIOD LICENSE PAY.

LAST INCREASE: unknown

CURRENT POLICY EXCERPT WITH PROPOSED REVISION: 8.09 EDUCATIONAL OPPORTUNITIES: ...Various employees may be required by the City to maintain an active license/certification as a qualification for their positions. The cost of training associated with maintaining their license/certification status, *e.g.*, continuing education, as required by the State of Texas or Federal regulations will be borne by the City. The City Manager, at his/her sole discretion, may authorize such training to be conducted during normal working hours. ~~This provision does not authorize the payment of expenses related to initially obtaining a license or certification.~~

WATER AND WASTEWATER CERTIFICATIONS

License	Monthly	Annual
D	130	1560
C	300	3600
B	400	4800
CDL	130	1560

It is a great advantage for the City of Hondo to have employees who are Dual-Licensed for Water and Waste Water. Accordingly, we propose paying 50% for any secondary certification. Their initial, or most job-related certification, will be primary.

Example: Waste Water worker has a WW-B license and they later earn a W-C license. The initial license pays \$4,800 at 100% and the secondary license earns 50% of \$3,600 (\$1,800) for a total licensure pay of \$6,600 annually.

EFFECTIVE DATE: PAY PERIOD FOLLOWING APPROVAL BY THE CITY COUNCIL



City Council Communication

Title: DISCUSS AND CONSIDER ACTION ON BROADCASTING CITY COUNCIL MEETINGS.

Date: July 22, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: DISCUSSION REGARDING STATUS AND REVIEW OF ZONING AND SPECIFIC USE PERMIT FOR HONDO BEER MARKET LOCATED AT 1710 AVENUE M.

Date: July 22, 2024

From:

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Hondo Beer Market
2. Hondo Beer Market CONFIDENTIAL

STAFF CONTACTS:



City of Hondo

Code Enforcement * Building Inspections * Fire Marshall

1600 Avenue M * Hondo, Texas 78861

Phone 830.426.4737 * Fax 830.426.3353

SPECIFIC USE PERMIT

SP 03-10

ANNUAL REVIEW DATE: 12/28/2011

Owner's Name: VILLARREAL Felipe & Charleah
Last First MI

This is to certify that the structure(s) located at:

Street Address: 1710 Ave M

City/State/Zip: Hondo, Texas 78861

Lot: 11 & S 15' of Lot 12; Block: 15;

Subdivision: Hondo Addition; Zone: Central Business District (CBD)

Building Use: Martini Bar & Pub

Number of structure(s): 1. Structure is ready for occupancy as contained in the Zoning Ordinance, codes, regulations and conditions of the City of Hondo, and as mandated by federal and state laws and regulations.

New Construction: _____ Existing: X

Robert T. Herrera

City Manager

Date

NO ALTERATIONS OR ADDITIONS SHALL BE DONE TO THIS STRUCTURE OR CHANGES IN BUILDING USE SHALL OCCUR WITHOUT FIRST CONTACTING THE HONDO CODE COMPLIANCE / BUILDING INSPECTIONS OFFICE TO VERIFY COMPLIANCE WITH CITY BUILDING ORDINANCES AND ZONING RESTRICTIONS.



City Council

Title: Consider a request from Egzon Shala, the leasee of the new bar registered as the Hondo Beer Market, for a Specific Use Permit for on premise service and consumption of alcohol to be located at 1710 Avenue M Hondo, TX 78861. The legal description being, Hondo Block 15 Lot11 and South 15ft. of Lot 12. 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: February 16, 2023

From: Jessica Carpenter, Development Services Director

BACKGROUND:

The City of Hondo has received a request from Egzon Shala, the leasee of the new bar registered as the Hondo Beer Market, for a Specific Use Permit for on premise service and consumption of alcohol to be located at 1710 Avenue M Hondo, TX 78861. The legal description being, Hondo Block 15 Lot11 and South 15ft. of Lot 12. 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.

PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel number: R16376

Legal Description: Hondo Block 15 Lot11 and South 15ft. of Lot 12

GENERAL LOCATION:

Generally located to the north of 18th Street, on the west side of Avenue M, adjacent to Black Creek Coffee and the Wine Bar.

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.

- SUP - for on premise service and consumption of alcohol - File # SP 03-10 - is on file for this property.

A Specific Use Permit exists for this property. However, in light of the fatal circumstance that occurred at this location on July 18, 2021, there are conditions to be considered to be added to a new SUP to ensure the City

is monitoring bar establishment activities, as well as the tenant is ensuring safety protocols with security staffing are in place to prevent future incidents and provide a safe establishment for their patrons..

The applicants for this SUP are the current owners and operators of Luigi's restaurant in Hondo. This is an established eatery, reputable, and in good standing with the City. The applicants are proposing to open a separate location for the Hondo Beer Market bar establishment. The proposed location for this new bar, as addressed above, was the prior Cheers and Beers bar establishment that is now closed. The applicant are anticipated to have an establishment in good favor of the city and its residents. The registered name is the Hondo Beer Market. The atmosphere will be a casual, sports bar, socializing type of establishment. There will be a full bar menu and an option for Luigi's cuisine to be delivered in addition to the full alcohol drink menu of a bar.

Hour of Operation:

Monday	4:00 PM to 12:00 AM
Tuesday	4:00 PM to 12:00 AM
Wednesday	Closed
Thursday	4:00 PM to 12:00 AM
Friday	4:00 PM to 2:00 AM
Saturday	4:00 PM to 2:00 AM
Sunday	4:00 PM to 12:00 AM

The Occupant Load for this establishment is 199, and has been issued.

The property owners and the tenants and are as follows:

Owners:

Charleah Villarreal
Felipe Villarreal

Tenants:

Ismet Shala – Father
Egzon Shala – Son
Atdhe Shala – Son

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

5.2.1 “CBD” Central Business District

a. Purpose. The purpose of the “CBD” Central Business District zoning category is to accommodate the types of business and commercial uses that have historically been located in the Hondo central business area.

d. Specific Use

Dance Hall, Tavern, or Nightclub, Bar, Pub

<https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&docco de=z2Code z20000276>

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 11:00 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, or staff hired as bouncers.

STAFF RECOMMENDATION:

Staff recommends approval for a request from Egzon Shala, the leasee of the new bar registered as the Hondo Beer Market, for a Specific Use Permit for on premise service and consumption of alcohol to be located at 1710 Avenue M Hondo, TX 78861. The legal description being, Hondo Block 15 Lot11 and South 15ft. of Lot 12. 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.

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 11:00 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, or staff hired as bouncers.

PLANNING AND ZONING COMMISSION:

Planning and Zoning Commission approved the request from Egzon Shala, the leasee of the new bar registered as the Hondo Beer Market, for a Specific Use Permit for on premise service and consumption of alcohol to be located at 1710 Avenue M Hondo, TX 78861. The legal description being, Hondo Block 15 Lot11 and South 15ft. of Lot 12. 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.

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 11:00 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, or staff hired as bouncers.

ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Jessica Carpenter, Development Services Director

CERTIFICATE OF OCCUPANCY

City of Hondo, Texas

This Certificate is issued pursuant to the requirements of the City of Hondo Code of Ordinances certifying that, at the time of issuance, this structure or portion as described herein was inspected and found to be in compliance with the applicable requirements of the 2015 International Building Code and the applicable ordinances of the City of Hondo.

Building Address: 1710 AVE M
Construction Type: Type III-B
Occupancy Use: TAVERN OR BAR
Occupancy Group:

Permit Number: 20230020
Design Occupant Load: 199
Automatic Fire Sprinkler Required?: No
Automatic Fire Sprinkler Present?: No

Owner Name: EGZON SHALA
Owner Address: PO BOX 768, HONDO, TX 78861

Description of Structure or Portion to be Occupied: TWO STORY STRUCTURE 2990SQ FT. OF THE LOWER LEVEL WILL BE OCCUPIED

Special Conditions of Permit: ADHERE TO SUP

01/20/2023

Development Services Director

Date

Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of the 2015 International Building Code or other ordinances of the City of Hondo. The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation of the City or any provisions of the adopted City Codes.