

MINUTES
REGULAR CITY COUNCIL MEETING
Monday, July 22, 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 Brett Williams, Councilman Joe Claire, Mayor Pro Tem Jose “Porky” Ytuarte, Council Woman Rachel Ramirez, Councilman John E. Villa

Absent: None

Staff Present: City Manager John Naron, City Attorney Richard Lindner, Chief Finance Officer Chris Hill, City Secretary Rebekah Dolphus, IT Manager Josh Rodriguez, Public Relations & Recreation Director Jamie Kindred, Chief of Police Justin Soza, Director of Public Works Rene Saenz, Executive Director of Hondo EDC Sean Patty, Development Services Manager Uche Echeozo, Human Resources Manager Michele Thacker

3. Invocation by Pastor Ty Fitzpatrick, God’s Country Fellowship 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.*

Chavel Lopez, 1002 Avenue S, Hondo, Texas

- Item 14, Longevity & Certification Pay. He is in favor of proposal.**
- He believes living wage is \$18-\$19/hour and the City should give employees 5% raise for FY 2024-2025.**

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 6, 7, 8, & 9 on the Consent agenda; seconded by Councilman Ytuarte. Motion passes unanimously.

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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)

- Parks & Recreation Advisory Board – Raul Ytuarte
- Cemetery Advisory Board – Russ Renaud

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 Street and west of Avenue P within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No. 4571.

A. Open Public Hearing

Public Hearing opened @ 6:05 p.m.

B. Staff Presentation (Uche Echeozo)

Mr. Echeozo, Development Services Manager, presented the Planning & Zoning Commission's July 15, 2024 deliberations and approval. He noted that the P&Z Commission has final approval over subdivision plats per the Ordinance.

C. Applicant Presentation

No presentation.

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

No public comments.

E. Adjourn Public Hearing.

Public Hearing adjourned @ 6:09 p.m.

F. Discussion and Possible Action on Final Plat request from Sylvester & Melissa Gallardo

Councilman Villa moved to approve Final Plat request from Sylvester & Melissa Gallardo on Twin Estates Subdivision; seconded by Councilman Williams. Motion passes unanimously.

11. Specific Use Permit request from Akhil Sunny (applicant) for a Bar & Grill.

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.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. Assessor's Parcel Identification No. 16426.

A. Open Public Hearing

Public Hearing opened @ 6:11 p.m.

B. Staff Presentation (Uche Echeozo)

Mr. Echeozo, Development Services Manager, presented the Planning & Zoning Commission's July 15, 2024 deliberations and noted that no decision was made because a motion to approve failed to receive a second, causing the motion to die.

C. Applicant Presentation

No presentation.

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

No public comments.

E. Adjourn Public Hearing

Public Hearing adjourned @ 6:13 p.m.

F. Discussion and possible action on Specific Use Permit request from Akhil Sunny (applicant) for a Bar & Grill

Council members expressed concern about the lack of a decision at the Planning & Zoning Commission Meeting and security issues. They noted it's not their responsibility to verify the source of officers, which need not be Hondo PD officers; this is the owner's responsibility upon accepting conditions. It was recommended by Mr. Naron, City Manager, that the Council provide guidance on monitoring criteria and define what constitutes "a lot" of calls.

Councilman Villa moved to deny the Specific Use Permit request from Akhil Sunny for a Bar & Grill; seconded by Council Woman Ramirez. Motion passes 4-0. Councilman Ytuarte abstained.

12. Specific Use Permit request from Annalisa Salazar (applicant) for a Beauty/Hair Salon.

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

A. Open Public Hearing

Public Hearing opened at 6:44 p.m.

B. Staff Presentation (Uche Echeozo)

Mr. Echeozo, Development Services Manager, presented the Planning & Zoning Commission's July 15, 2024 deliberations and approval is recommended with conditions for monitoring traffic and maintaining all licenses.

C. Applicant Presentation

No presentation.

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

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No public comments.

E. Adjourn Public Hearing

Public Hearing adjourned @ 6:46 p.m.

F. Discussion and possible action on Specific Use Permit request from Annalisa Salazar (applicant) for a beauty/hair salon.

Council Woman Ramirez moved to approve the Specific Use Permit request from Annalisa Salazar for a beauty/hair salon with recommended conditions of approval: Monitor traffic impacts and a potential to relocate when the business expands, and maintaining all State Health and Safety laws including licensing issues; seconded by Councilman Villa. Motion passes unanimously.

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. Assessor's Parcel Identification No. 16436.

A. Open Public Hearing

Public Hearing opened @ 6:48 p.m.

B. Staff Presentation (Uche Echeozo)

Mr. Echeozo, Development Services Manager, presented the Planning & Zoning Commission's July 15, 2024 deliberations and approval is recommended. He advised the location is the old Amigo Bail Bonds building.

C. Applicant Presentation

Mr. Ruben Saucedo addressed City Council, stating that he has 36 years of experience and multiple locations in San Antonio, as well as in Floresville. He addressed concerns about the car wash, explaining that he is not willing to go through the additional hassles to open it. He specializes in car, tractor, and house window tinting. He plans to operate out of the back of the property and offer mobile services. The business will take appointments and be open during the week.

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

No public comments.

E. Adjourn Public Hearing

Public Hearing adjourned @ 6:55 p.m.

F. Discussion and possible action of Specific Use Permit request from Solarize Tint (applicant) for a Window Tinting Retail Shop.

Councilman Villa moved to approve the Specific Use Permit request from Solarize Tint for a Window Tinting Retail Shop with recommended conditions of approval: if he wants to introduce a car-washing service he must come back to Development Services for application review; seconded by Councilman Williams. Motion passes unanimously.

14. Discuss and consider action on longevity and certification pay proposals. (John Naron, City Manager)

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Mr. Naron presented longevity pay of \$10/month paid in December 2024 and license/certification pay for Water and Waste Water as follows; D=\$130/month, C=\$300/month, B=\$400/month, and CDL=\$130/month. License/certification pay will start on pay period following City Council meeting and if you are dual licensed one will pay 100% and the other will pay 50%.

Council expressed concern that employees in other areas could also seek additional pay for licenses/certifications that are part of their employment. Council also asked how often longevity pay is utilized in City government.

Councilman Villa moved to approve the longevity and license/certification pay as presented; seconded by Councilman Ytuarte. Motion passes unanimously.

15. Discuss and consider action on broadcasting City Council meetings.

Councilman Williams moved to continue broadcasting on BoxCast and add Facebook with comments; seconded by Councilman Ytuarte. Motion passes unanimously.

16. Discussion regarding status and review of zoning and Specific Use Permit for Hondo Beer Market located at 1710 Avenue M.

Mayor McAnelly stated that no action can be taken without a written notification of violation and recommendation from P&Z, along with Public Hearings, per Ordinance 1148. Mr. Naron, City Manager, suggested setting an acceptable number of disturbances or calls for updating Specific Use Permit (SUP) Ordinance, from this day forward. Amendments to SUP's can be made but not immediately. Councilman Ytuarte advocated for an annual review as required by the SUP, emphasizing Council's responsibility for safety at the location but no intent to shut down the bar. Councilman Williams proposed removing on-duty officers and bouncers, instead using licensed security facilities or off-duty officers and questioned how we can go about adjusting SUP. Mr. Lindner, City Attorney, explained aspects of the SUP's reference to local government code. Executive Session was recommended to discuss the Hondo Beer Market permit in question.

Councilman Villa moved to adjourn into Executive Session under Section 551.071 – Consultation with Attorney; seconded by Council Woman Ramirez. Motion passes unanimously.

The City Council of the City of Hondo convened into Executive Session @ 7:48 p.m.

The City Council of the City of Hondo reconvened into regular session @ 8:11 p.m.

18. Adjourn.

Councilman Villa moved to adjourn; seconded by Council Woman Ramirez. Motion passes unanimously.

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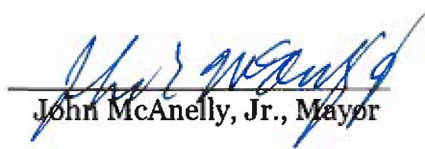
Meeting adjourned at 8:12 p.m.

PASSED AND APPROVED THIS 12TH DAY OF AUGUST 2024.

ATTEST:



Rebekah Dolphus
City Secretary


John McAnelly, Jr., Mayor