



PLANNING & ZONING COMMISSION MEETING

October 21, 2024 at 6:00 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Planning & Zoning Commission Meeting will be held October 21, 2024 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas.

Persons may submit questions or comments about 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 Planning & Zoning Commission during the meeting.

The following items will be discussed, to-wit:

1. **CALL TO ORDER.**
2. **QUORUM CHECK.**
3. **PLEDGE OF ALLEGIANCE.**
4. **COMMENTS ON NON-AGENDA ITEMS**
Any member of the public may address the Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. The commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT

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

5. **CONSIDERATION AND APPROVAL OF THE JULY 15, 2024 PLANNING AND ZONING COMMISSION MEETING MINUTES. (REBEKAH DOLPHUS, CITY SECRETARY)**

OTHER BUSINESS

6. **SPECIFIC USE PERMIT REQUEST FROM LUIS AINSLIE (APPLICANT) FOR EL AMIGO BAIL BONDS**
4.415 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 3, TEXAS DIVERSIFIED BLOCK 1. THE SUBJECT PROPERTY IS LOCATED AT 2537 19TH STREET AND IDENTIFIED AS ASSESSOR'S PARCEL IDENTIFICATION NO. 18400.
 - 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. DISCUSS AND CONSIDER ACTION ON SPECIFIC USE PERMIT REQUEST FROM LUIS AINSLIE (APPLICANT) FOR EL AMIGO BAIL BONDS.
7. **REZONING REQUEST NO. 002-24: REQUEST FROM THE CITY COUNCIL OF THE CITY OF HONDO (APPLICANT) FOR A REZONING FROM RESIDENTIAL - R2 TO RESIDENTIAL - R3 ON LAND SITUATED BETWEEN AVENUE P TO AVENUE U AND 14TH STREET TO 18TH STREET WITHIN THE CITY OF HONDO IN MEDINA COUNTY, TEXAS, OUT OF ABSTRACT NO. 427.**
 - 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. DISCUSS AND CONSIDER ACTION ON REZONING REQUEST NO. 002-24
8. **ADJOURN.**

I hereby certify that the above Notice of Planning & Zoning Commission Meeting was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, Texas, at a place convenient and readily accessible to the public at all times on October 18, 2024 at 6:00 p.m.

ATTEST:



Rebekah Dolphus
City Secretary



The Planning & Zoning Commission of the City of Hondo reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.074 (Personnel

Matters), Section 551.076 (Deliberations about Security Devices), or Section 551.087 (Deliberations Regarding Economic Development Negotiations) on any of the above items.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The City of Hondo Planning & Zoning Commission Meeting is available to all persons, regardless of disability. If you require special assistance, contact the City Secretary forty-eight (48) hours prior to the meeting time, at 830-426-3378.

MINUTES
PLANNING & ZONING COMMISSION MEETING
Monday, July 15, 2024 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.

Commissioner Brenda Vavricek called the meeting to order at 6:01 p.m. for Chairwoman Lynda Hook. Lynda is present but asked Ms. Vavricek to be her voice for this meeting.

2. Quorum check.

Chairwoman Lynda Hook, Commissioner Brenda Vavricek, Commissioner Matthew Hansen, Commissioner Brendon Lowe

Absent: Commissioner Makenna Lange, Commissioner Theresa Rivera

3. Pledge of Allegiance.

4. Comments on Non-Agenda Items

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No public comments.

CONSENT

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

5. Consideration and approval of the May 20, 2024 Planning & Zoning Commission Meeting minutes.

Commissioner Hook moved to approve May 20, 2024 P&Z Commission Meeting minutes; seconded by Commissioner Lowe. Motion passes unanimously.

6. Consideration and approval of the May 28, 2024 Planning & Zoning Commission Meeting minutes.

Commissioner Lowe moved to approve May 28, 2024 P&Z Commission Meeting minutes; seconded by Commissioner Hansen. Motion passes unanimously.

OTHER BUSINESS

7. Discuss and consider action to elect a Vice Chair to fill the unexpired term.

Commissioner Hook moved to elect Commissioner Hansen to fill Vice Chair vacancy; seconded by Commissioner Lowe. Motion passes unanimously.

8. Discussion and possible action on amending Unified Development Code section 7.3.6(e) Portable Signs. (Sean Patty, Director of Marketing-BR&E)

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Monday, July 15, 2024 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

Mr. Patty presented a PowerPoint on signs currently prohibited by UDC, emphasizing their affordability and benefit to businesses. He advocated for a business-friendly code for portable signs. City Manager Mr. Naron shared his ideas and agreed with Mr. Patty on the necessary actions.

Commissioner Hansen moved to have staff make recommendations on changes to the UDC section 7.3.6 Portable Signs; Seconded by Commissioner Hook. Motion passes unanimously.

9. Final Plat request from Sylvester & Melissa Gallardo (owner/applicant)
20.27 Acres of land situated in the City of Hondo, in Medina County, Texas, with the legal description being, A0428 A. Gsell Survey 187. The property also known as Twin Estates Subdivision, is located in the 1500 block of 11th Street at the corner of Avenue P.
The property is generally located north of 11th 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 @ 6:19 p.m.

B. Staff Presentation

Rebekah Dolphus, City Secretary, presented two response forms that were sent back with a response:

- Pamela Helvey Thigpen, 802 Avenue N; she does not agree or disagree with the plat but is concerned if a fence will be put up along her property on Avenue P because it was original to the property when purchased.

- Javier Delgado, 346 CR 653 Devine, TX; he disagrees with the plat because property taxes will increase and there will be more traffic through the area.

C. Applicant Presentation

No presentation.

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

No comments.

E. Adjourn Public Hearing.

Public Hearing adjourned @ 6:21 p.m.

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

Commissioner Hansen moved to accept Final Plat request from Sylvester & Melissa Gallardo; seconded by Commissioner Lowe. Motion passes unanimously.

10. Specific Use Permit request from Akhil Sunny (applicant) for a Bar & Grill
.49 Acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being a portion of Lot 13 and lots 14-18, block 20. The subject property is located at 1011 19th Street and is generally located south of 19th Street and east of Avenue K.
Assessor's Parcel Identification No. 16426.

A. Open Public Hearing

Public Hearing opened @ 6:25 p.m.

B. Staff Presentation

Mr. Echeozo, Development Services Manager, recommended approval with conditions. City Manager Mr. Naron asked questions for clarification from the applicant.

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City Council Chambers, 1600 Avenue M Hondo, Texas

C. Applicant Presentation

Mr. Sunny stated that the establishment will be a sports bar offering finger snacks and TVs for watching sports on big game days. After one year, it plans to transition to a restaurant type, but will initially focus on limited finger foods.

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

No public comments

E. Adjourn Public Hearing

Public Hearing adjourned @ 6:35 p.m.

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

The Commission raised concerns about monitoring conditions. Mr. Echeozo stated it would be a Police Department issue for security. Mr. Naron mentioned that a local bar is having trouble securing officers due to safer options elsewhere.

Commissioner Vavricek moved to approve the Specific Use Permit with recommended conditions; no second. Motion died.

11. 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 6:41 p.m.

B. Staff Presentation

Mr. Echeozo, Development Services Manager, advised that the zoning for this property can be either R2-Residential or CL-Light Commercial. Given that the property is a current dwelling, it makes sense to zone it as R2, allowing the business to operate under a Specific Use Permit. Approval is recommended with conditions for monitoring traffic and maintaining all licenses.

C. Applicant Presentation

Ms. Salazar addressed the traffic concerns, stating that it will be minimal, with only three booth renters and mainly appointment only.

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

Amy Salazar, the property owner, mentioned that a licensed child care facility operated there for 10 years, accommodating 20-30 parents at a time. The location is on a corner lot with street and driveway parking, and there was never an issue with traffic.

E. Adjourn Public Hearing

Public Hearing adjourned @ 6:48 p.m.

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

Commissioner Lowe moved to accept Specific Use Permit request from Annalisa Salazar for a beauty/hair salon; seconded by Commissioner Hook. Motion passes unanimously.

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12. Specific Use Permit request from Solarize Tint (applicant) for a Window Tinting Retail Shop .0473 Acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being a portion of lot 18, block 21. The subject property is located at 1113 19th Street and is generally located south of 19th Street and east of Avenue M. Assessor's Parcel Identification No. 16436.

A. Open Public Hearing

Public Hearing opened @ 6:49 p.m.

B. Staff Presentation

Mr. Echeozo, Development Services Manager, advised that the business will be for window tinting and retail. The property is currently zoned as Central Business District, and this type of business can only operate under a Specific Use Permit. Approval is recommended.

C. Applicant Presentation

Mr. Ruben Saucedo addressed the Commission, stating that he has 36 years of experience and multiple locations in San Antonio, as well as in Bandera. 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 @ 6:58 p.m.

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

Commissioner Hansen moved to approve the Specific Use Permit request from Solarize Tint for a Window Tinting Retail Shop; seconded by Commissioner Lowe. Motion passes unanimously.

13. Adjourn.

Commissioner Hansen moved to adjourn; seconded by Commissioner Hook. Motion passes unanimously.

Meeting adjourned at 6:59 p.m.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2024.

Lynda Hook, Chairwoman

ATTEST:

Brenda Vavricek, Secretary

Minutes prepared by: _____
Rebekah Dolphus, City Secretary



Planning and Zoning

Title: Consider a request from El Amigo Bail Bonds (Luis Ainslie), the lessee of the property situate at 2537 19th Street Hondo, TX, to use the property for a Bail Bonds Office. Legal Description of the property is stated as Texas Diversified Block 1, Lot 3 PART OF, ACRES 4.415 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: September 20, 2024

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Luis Ainslie of El Amigo Bail Bonds, applicant and lessee, to consider a Specific Use Permit for a Bail Bonds Office that would be operated from the property situated at 2537 19th Street, Hondo, Texas. The current zoning for this property is Commercial, and under this type of zoning, a Bail Bond Office 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: 18400

Legal Description: TEXAS DIVERSIFIED BLOCK 1 LOT 3 PART OF, ACRES 4.415 of the City of Hondo, Medina County, Texas.

GENERAL LOCATION:

Generally located on the South side of 19th Street, and East of Boerne Avenue within a shopping complex.

FINANCIAL IMPACT:

None.

SPECIFIC USE PERMIT DESCRIPTION:

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

UDC code reference with links provided below.

3.12.3 Application for Specific Use Permit:

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

https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&doccode=z2Code_z20000288

DEPARTMENT COMMENTS:

The applicant, in discussion with the Development Services Department, confirmed that his business would just include meeting with customers and filling out paperwork for Bail Bonds.

Staff Recommendation:

Staff recommends approval for a request from El Amigo Bail Bonds (Luis Ainslie), the lessee of the property situate at 2537 19th Street Hondo, TX, to use the property for a Bail Bonds Office. Legal Description of the property is stated as Texas Diversified Block 1, Lot 3 PART OF, ACRES 4.415 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..

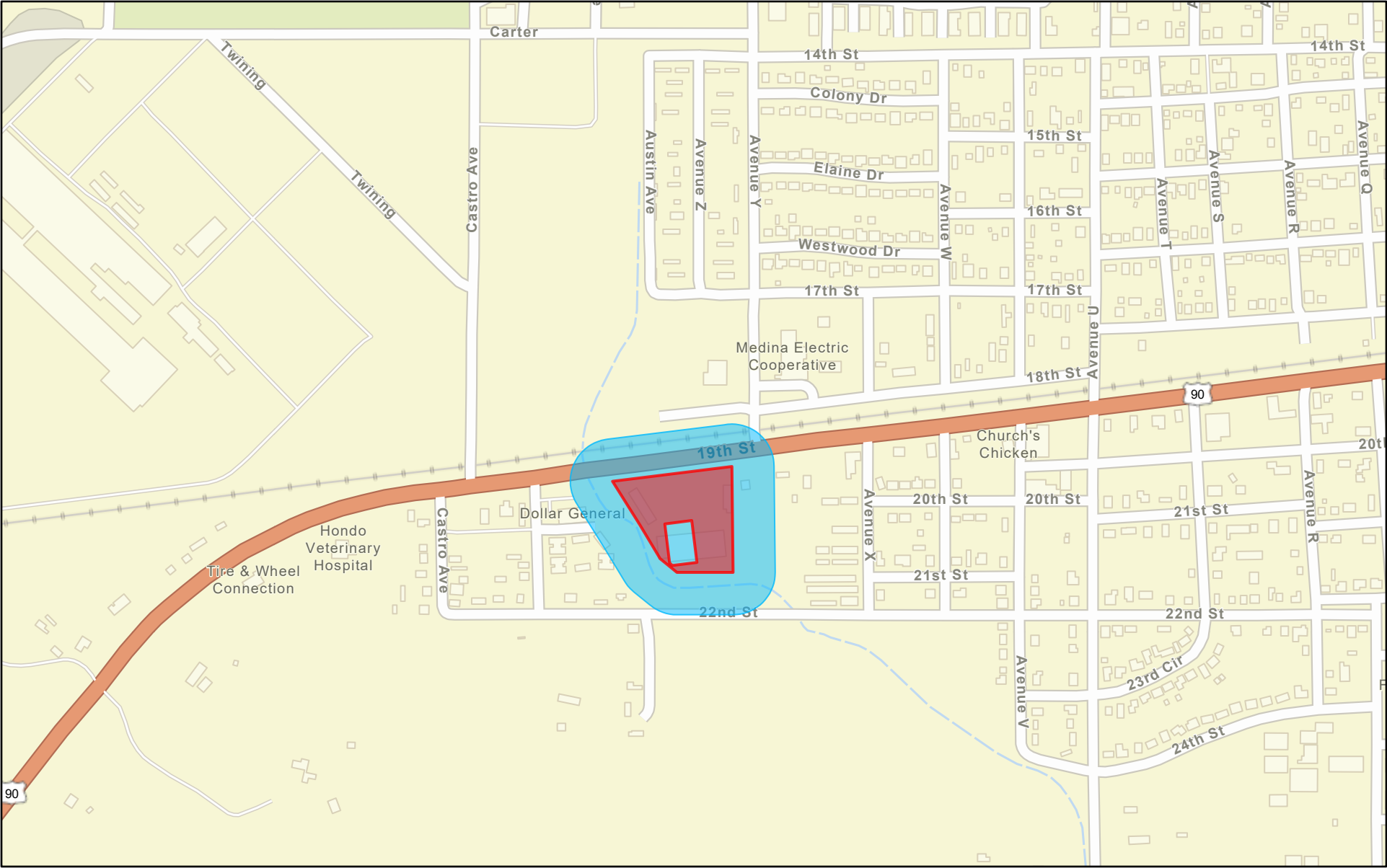
ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

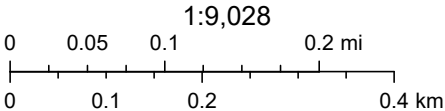
Medina CAD Web Map



10/14/2024, 3:04:37 PM

 Override 1

 Medina County Boundary



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

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

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

DEVELOPMENT PROJECT APPLICATION



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:	2537 19th street
Parcel #	
Project Name:	El Amigo Bail Bonds
Legal Description:	El Amigo Bail Bonds
Acreage: _____ Number of Existing Lots: _____ Number of Proposed Lots: _____	
Current Zoning: _____ Proposed Zoning: _____	
Description of Project/Request (attach separate letter if necessary): _____	
Meeting with customers to fill out paperwork for BAIL BONDS	
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:	El Amigo Bail Bonds
Contact Person:	Luis Ainslie
Address:	
Phone Number:	
Fax Number:	
Email:	elamgiobailbonds@gmail.com
If acting as representative of property owner, application must include notarized authorization letter.	

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name: <u>El Amigo Bail Bonds</u>		Contact Person: <u>Luis Ainslie</u>	
Address: [REDACTED]			
Phone Number: [REDACTED]	Fax Number: _____	Email: <u>elamgiobailbonds@gmail.com</u>	
<i>Include proof of ownership as supplemental information on separate sheets.</i>			

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: 8/28/2024



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, October 21, 2024 at 6:00 p.m.**, and **Hondo City Council** on **Monday, October 28, 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 Bail Bonds Office: Request from Luis Ainslie (applicant) for a Specific Use Permit on a 4.415 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 3, Texas Diversified Block 1, of the City of Hondo.

The subject property is located at **2537 19th Street**. The property is generally located south of 19th Street and east of Boerne Ave. and is identified as Assessor's Parcel Identification No. 18400.

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 Bail Bonds Office: Request from Luis Ainslie (applicant).

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____ SIGNATURE: _____

MAILING LIST

Property ID	Geographic ID	Owner Name	Property Number	Property Street Name	Property 2	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip	Legal Description	Legal Acres	Neighborhood Code	Abstract Code	Tax Year
18400	HO0058-0000:	ROUTH TODD S	2507-2531	19TH ST	78861		1601 PALOMINO RIDGE DRIVE	AUSTIN	TX	78733	TEXAS DIVERSIFIED BLOCK 1 LOT 3 PART OF; ACRES 4.415	4.415	COMM	HO0058	2025
9532	0A1043-00158	CORRIGAN PATRICK	2401	19TH ST	78861		PO BOX 1026	HONDO	TX	78861	A1043 H. WILSON SURVEY 158; 3.227 ACRES	3.227	COMM	A1043	2025
78474	0A1043-00158	HOLLAND & LEE PROPERTIES LLC	815	CARTER	78861		10003 NW MILITARY HWY STE 2213	SAN ANTONIO	TX	78231	A1043 H. WILSON SURVEY 158; TRACT 2; ACRES 28.125	28.125	SHOIN	A1043	2025
18397	HO0058-0000:	TAPIA MICHAEL & PEARL	2508	22ND ST	78861		PO BOX 699	HONDO	TX	78861	TEXAS DIVERSIFIED BLOCK 1 LOT 2 PART OF	1.042	SHOIN	HO0058	2025
18399	HO0058-0000:	TEXAS DIVERSIFIED PROPERTY		19TH ST	78861						TEXAS DIVERSIFIED BLOCK 1 LOT 3 PART OF DEDICATED DRAINAGE EASEMENT	2.39	SHOIN	HO0058	2025
9537	0A1043-00158	NOLASCO REAL ESTATE HOLDING LLC	2501	19TH ST	78861		974 E MAIN	UVALDE	TX	78801	A1043 H. WILSON SURVEY 158; 1.947 ACRES	1.947	COMM	A1043	2025
52721	HO0058-0000:	HONDO HEADSTRONG LLC	2511	19TH ST	78861		603 MAIN ST SUITE 201	GARLAND	TX	75040	TEXAS DIVERSIFIED BLOCK 1 LOT 3 PART OF	0.587	COMM	HO0058	2025
18398	HO0058-0000:	REVIVE LANDMARK HONDO LLC	2001	BOERNE AVE	78861		26108 OVERLOOK PKWY #401-132	SAN ANTONIO	TX	78260	TEXAS DIVERSIFIED BLOCK 1 LOT 2 PART OF; ACRES 2.615	2.615	SHOIN	HO0058	2025
18396	HO0058-0000:	TSB ACQUISITION II LC	2541	19TH ST	78861		1920 NACOGDOCHES STE 202	SAN ANTONIO	TX	78213	TEXAS DIVERSIFIED BLOCK 1 LOT 1	1.2079	COMM	HO0058	2025
9540	0A1043-00158	TEXAS NATIONAL GUARD ARMORY BOARD	1770	AVE Y	78861		PO BOX 5218	AUSTIN	TX	78763	A1043 H. WILSON SURVEY 158; 5.0 ACRES	5	SHOIN	A1043	2025

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, October 21, 2024 at 6:00 p.m.** to discuss and consider the following:

A request from Luis Ainslie, for a Specific Use Permit on a 4.415 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 3, Texas Diversified Block 1, of the City of Hondo.

The subject property is located at **2537 19th Street**. The property is generally located south of 19th Street and east of Boerne Ave. and is identified as Assessor's Parcel Identification No. 18400.

Luis Ainslie requests a Specific Use Permit to allow the property to be used as a **Bail Bonds Office**.

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, October 28, 2024 at 6:00 p.m.** and make its final decision on this matter. Both public hearings will be conducted in the Council Chambers, 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

Publish: October 3, 2024



Planning and Zoning

Title: Consider a request from City Council, to consider a zoning change from R2 – Residential Two District to R3 – Residential Three District on land situated between Avenue P to Avenue U, AND 14th Street to 18th Street within the City of Hondo in Medina County, Texas, out of Abstract No. 427. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.3.1 and particularly Section 3.3.4 (b) which states “Applications for a rezoning may also be initiated by a majority vote of the City Council”. A Zoning Change Application and Zoning Change Submittal must be presented for consideration of a zoning change.

Date: October 12, 2024

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from the City Council, to consider a zoning change of a section of the community west of the Central Business District, specifically, all that land situated from Avenue P and Avenue U, and from 14th Street to 18th Street Hondo, Texas. The City Council is looking at changing the zoning from the current zoning which is R2 – Residential Two District, to R3 – Residential Three District. The matter came up when Councilman Ituarte complained that the R2 zoning restrictions are preventing landowners to, for instance, put a “double-wide” manufactured home in their property. The R3 District allows such house types as Manufactured Homes, Fourplexes, Duplexes and Town Homes.

PROPERTY I.D. AND LEGAL DESCRIPTION:

Due to the peculiar nature of this application, the legal description for the properties would be established as follows:

Hondo Addition:

Block 81, Lots 1-10; Block 82, Lots 1-10; Block 83, Lots 1-5; Block 83, Lots 9-10; Block 83, Lots 11-12; Block 84, Lots 1-10; Block 85, Lots 1-10; Block 86, Lots 1-10; Block 87, Lots 1-5; Block 88, Lots 1-5.

Bendele Addition:

Block 1, Lots 1-12; Block 2, Lots 1-10; Block 3, Lots 1-8; Block 4, Lots 1-8; Block 5, Lots 1-12; Block 6, Lots 1-12; Block 7, Lots 1-18; Block 8, Lots 1-8; Block 9, Lots 1-10; Block 10, Lots 1-18; Block 11, Lots 1-16; Block 12, Lots 1-15.

GENERAL LOCATION:

Generally located on the West side of the Central Business District from Avenue P, Westwards to Avenue U. And from 14th Street, Southwards to 18th Street.

FINANCIAL IMPACT:

None.

ZONING CHANGE DESCRIPTION:

Requesting a zoning change from the UDC code reference with links provided below.

[Section 3.3 Zoning Map Amendment \(Rezoning\)](#)

[3.3.1](#)

The City Council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established.

Recommendations by Planning and Zoning Commission: Before taking action on any proposed amendment, supplement, or change, the City Council may submit the same to the City Planning and Zoning Commission for its recommendation and report

3.3.4 Zoning Change Application:

- a. Any person, corporation, or group of persons having a proprietary interest in any property, upon proof of such interest, may petition for a change or amendment to the provisions of this ordinance, or the Planning and Zoning Commission may, on its own motion, institute proposals for change and amendment in the public interest. A Zoning Change Application and Zoning Change Submittal must be presented for consideration of a zoning change (See Appendix for Zoning Change Submittal).
- b. Applications for a rezoning may also be initiated by a majority vote of the City Council.

DEPARTMENT COMMENTS:

This is a major zoning change that would affect a lot of people either positively or negatively and as such would require substantial community engagement.

Staff Recommendation:

Staff recommends approval, **subject to a Town Hall/Community meeting**, for a request from the City Council, to consider a zoning change from R2 – Residential Two District to R3 – Residential Three District land situated between Avenue P to Avenue U, AND 14th Street to 18th Street within the City of Hondo in Medina County, Texas, out of Abstract No. 427. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.3.1 and particularly Section 3.3.4 (b) which states “Applications for a rezoning may also be initiated by a majority vote of the City Council”. A Zoning Change Application and Zoning Change Submittal must be presented for consideration of a zoning change.

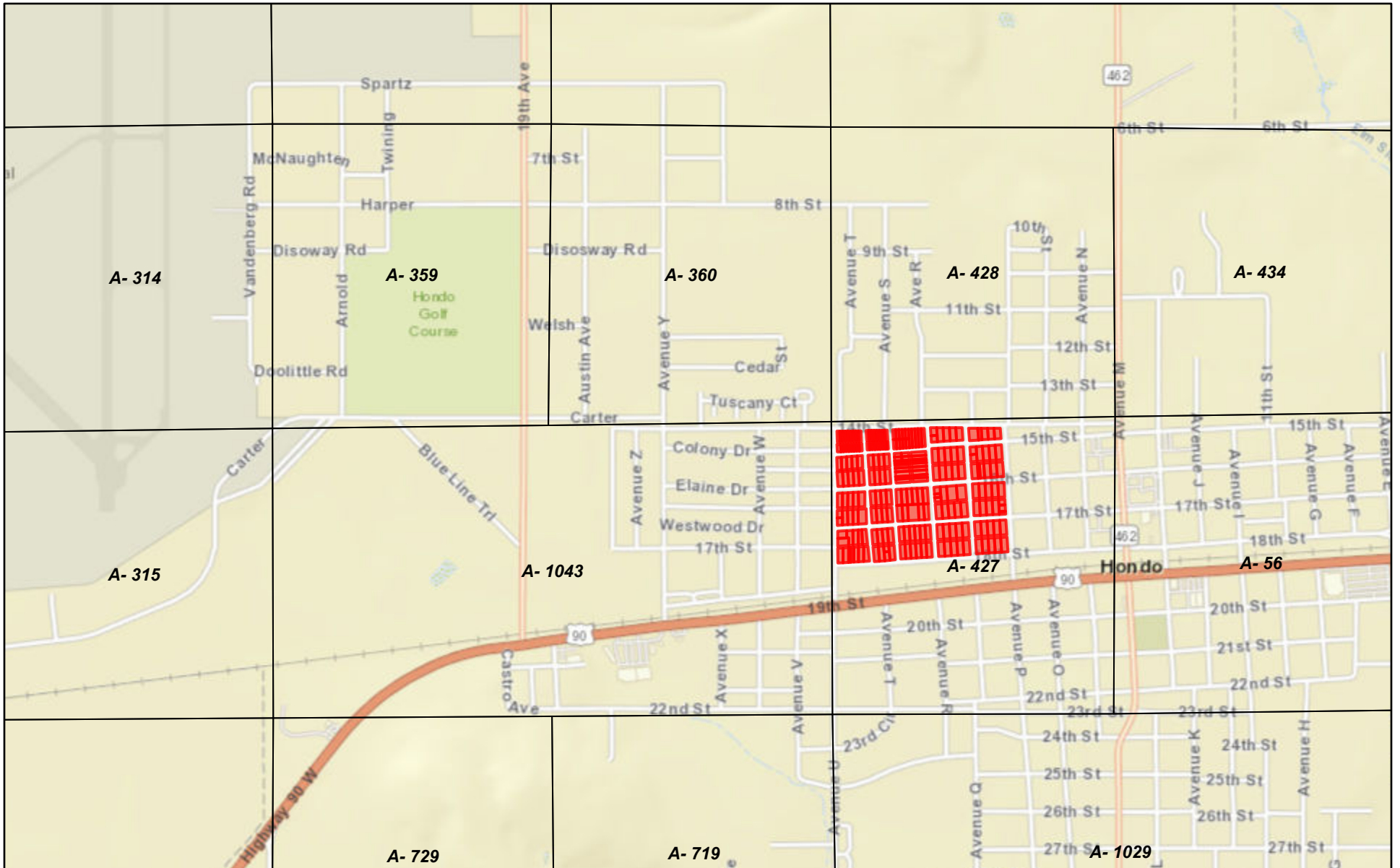
ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

Medina CAD Web Map



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 Override 1  Medina County Boundary

Abstracts

1:18,056

0 0.13 0.25 0.5 mi

A horizontal number line representing distance in kilometers. It starts at 0 and ends at 0.8 km. Major tick marks are labeled at 0, 0.2, 0.4, and 0.8 km. There are 8 equal intervals between 0 and 0.8 km, with minor tick marks at the midpoints of each interval (0.1, 0.15, 0.2, 0.25, 0.3, 0.35, 0.4, 0.45, 0.5, 0.55, 0.6, 0.65, 0.7, 0.75, 0.8 km).

Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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

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

DEVELOPMENT PROJECT APPLICATION

HONDO

THIS IS GOD'S COUNTRY

Application must be accompanied by applicable documents and fees. Content of application submittal must be in accordance with the requirements of the Unified Development Code and applicable checklist. No incomplete application packages will be accepted.

APPLICATION TYPE

- ☐ Preliminary Plat | ☐ Final Plat | ☐ Minor Plat | ☐ Site Plan | ☐ Planned Development
☐ Variance | ☒ Zoning Change | ☐ Specific Use Permit | ☐ Annexation | ☐ Other _____

PROJECT DESCRIPTION

Project Address: MULTIPLE Parcel # MULTIPLE

Project Name: TO REZONE FROM RESIDENTIAL TWO (R2) TO RESIDENTIAL THREE (R3) DISTRICT

Legal Description: MULTIPLE

Acreage: UNKNOWN Number of Existing Lots: 228 Number of Proposed Lots: _____

Current Zoning: R2 Proposed Zoning: R3

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

Council to amend the Zoning Ordinance of City of Hondo, and

changing from R2 to R3, the area from Ave P to Ave M and from 14th-18th Streets

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: CITY OF HONDO Contact Person: MAYOR JOHN McANALLY

Address: 1600 AVENUE M. HONDO TX 78861

Phone Number: [REDACTED] Fax Number: _____ Email: mayor@hondo-tx.org

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

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name: <u> N/A </u>	Contact Person: <u> N/A </u>		
Address: <u> N/A </u>			
Phone Number: <u> N/A </u>	Fax Number: <u> </u>	Email: <u> N/A </u>	
<i>Include proof of ownership as supplemental information on separate sheets.</i>			

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: _____



NOTICE OF PUBLIC HEARING

As a property owner, you are hereby notified that a property you own is situated within **200** feet of an area that has been proposed for **Rezoning**. The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Monday, October 21, 2024 at 6:00 p.m.**, and **Hondo City Council** on **Monday, October 28, 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:

Rezoning Case No. 002-24: Request from City Council of the City of Hondo (applicant) for a Rezoning from Residential – R2 to Residential – R3 on land situated between Avenue P to Avenue U and 14th Street to 18th Street (see attached) within the City of Hondo in Medina County, Texas, out of Abstract No. 427.

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 830-426-3378 for more information.

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree _____ - OR - Disagree _____

RE: Rezoning Case No. 002-24: Request from City Council of the City of Hondo (applicant) for a Rezoning from Residential - R2 to Residential - R3.

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____ SIGNATURE: _____

Medina CAD Web Map

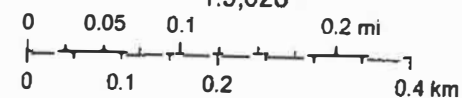


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 Override 1  Medina County Boundary

 Abstracts

1:9,028



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

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 each parcel.

YSRRAEL DE LA GARZA
C/O DENNIS DE LA GARZA
10566 DUGAS DR
SAN ANTONIO, TX 78245

MARGIE GONZALES
1709 AVENUE P
HONDO, TX 78861

JESSICA M CIPRIANI
126 ROCK CANYON
BOERNE, TX 78006

TANYA CUELLAR
PO BOX 930
HONDO, TX 78861

VICTOR R ORTIZ
1412 18TH STREET
HONDO, TX 78861

ERNESTO RIVERA ALARCON
% FELIX ALARCON
8214 MEADOW FIRE ST
SAN ANTONIO, TX 78251

CARMEN YBARRA L/E
MARIA ALMA RODRIGUEZ
1410 16TH STREET
HONDO, TX 78861

JOSE LUIS VELASQUEZ
368 LOVELL ST
ELGIN, IL 60120

SANTOS & CAROLINA MORALES
1610 18TH STREET
HONDO, TX 78861

JANET RICO
8088 CR 429
D'HANIS, TX 78850

BNN JOINT VENTURE
PO BOX 444
HONDO, TX 78861

INDERCIO & LAURA VILLA
PO BOX 451
D'HANIS, TX 78850

YVETTE M CASTILLO
1403 15TH STREET
HONDO, TX 78861

MANUEL ALVARO SOTO-ESPITIA
5632 LAMAR ST
WATAUGA, TX 76148

MARISSA M GREER
1705 BARN SWALLOW DR
AUSTIN, TX 78746

JUANITA D MARTINEZ ESTATE
1409 15TH STREET
HONDO, TX 78861

NORBERTA GONZALES II
1112 AVENUE H
HONDO, TX 78861

JOHNNIE MORALES JR
4600 GRIDER PASS
AUSTIN, TX 78749

EMILIO QUINTANILLA JR
VANESSA ROBLES
1413 15TH STREET
HONDO, TX 78861

JOSE & MARIA NAJERA
401 CR 444
HONDO, TX 78861

IGNACIO & ANDREA CASTILLO ESTATE
C/O MELISSA PUENTES
1603 17TH STREET
HONDO, TX 78861

SYLVIA MILLER
3107 BROADWAY
BUILDING 2
SAN ANTONIO, TX 78209

ERMELINDA SANCHEZ MC INTOSH
101 WOODLAKE DR
MC QUEENEY, TX 78133

MARGARITO & ROSA GAMBOA ESTATE
10805 US HWY 87W
LA VERNIA, TX 78121

RUBEN RIOS & CINDY ESPINOZA YTUARTE
C/O IRENE HOADLEY
1216 THOUSAND OAKS LOOP
SAN MARCOS, TX 78666

BLANCA WEST
1702 AVENUE P
HONDO, TX 78861

JACQUELINE GARCIA
1607 17TH STREET
HONDO, TX 78861

MIGUEL & ROSA LEYVA ESTATE
1409 16TH STREET
HONDO, TX 78861

CARLOS HERNANDEZ
1505 17TH STREET
HONDO, TX 78861

ELSIE YBARRA
1609 17TH STREET
HONDO, TX 78861

MARIO M GARCIA
1608 17TH STREET
HONDO, TX 78861

MARIO & MARY ANN GARCIA
PO BOX 134
HONDO, TX 78861

JENNIFER GARCIA
PO BOX 134
HONDO, TX 78861

JESSICA MORIN
1510 17TH STREET
HONDO, TX 78861

ARTURO VALLEZ
PO BOX 134
HONDO, TX 78861

CARLOS & GLORIA ARCOS
1601 16TH STREET
HONDO, TX 78861

ROGELIO & TERESA RAMIREZ
1608 16TH STREET
HONDO, TX 78861

JAMES DOMINGUEZ GONZALES
PO BOX 775
HONDO, TX 78861

MELQUIADEZ VELAZQUEZ
10911 YAUPON HOLLY
HELOTES, TX 78023

RENE G RODRIGUEZ
1512 17TH STREET
HONDO, TX 78861

JERRY & ROSEMARY MORIN
1510 17TH STREET
HONDO, TX 78861

BEN LEYVA
1508 17TH STREET
HONDO, TX 78861

TANYA BENTANCOURT
602 27TH STREET
HONDO, TX 78861

MARIA MARTINEZ
1608 AVENUE P
HONDO, TX 78861

PATRICIO GARZA ESTATE
1507 15TH STREET
HONDO, TX 78861

FRANK & ANITA ESCAMILLA
1501 16TH STREET
HONDO, TX 78861

GUADALUPE & GILBERT VILLARREAL
704 34TH STREET
HONDO, TX 78861

C6 HONDO LLC
%FELIMON CUELLAR
PO BOX 188
HONDO, TX 78861

SHARAYAH GONZALES
1507 16TH STREET
HONDO, TX 78861

JESUS ABREGO ESTATE
ATTN: GUADALUPE KESSLER
PO BOX 33373
PALM BEACH GARDENS, FL 33420

DOMINGO & CAROLINA GALLARDO
1506 16TH STREET
HONDO, TX 78861

MICHAEL WHARTON
DEBBIE FLORES
1506 30TH STREET
HONDO, TX 78861

JESUS & MARY LOU GARZA
1505 AVENUE P
HONDO, TX 78861

MELINDA & BLAS PALACIOS
1503 15TH STREET
HONDO, TX 78861

IDA RODRIGUEZ GARZA
1507 15TH STREET
HONDO, TX 78861

AGAPITO & MARIA RAMIREZ ESTATE
3100 AVENUE Q APT 902
HONDO, TX 78861

TOMAS & PETRA MARTINEZ
548 GERALDINE
UVALDE, TX 78801

AMANDA DOMINGUEZ
1610 16TH STREET
HONDO, TX 78861

EVA ARCOS L/E
CARLOS ARCOS
1608 16TH STREET
HONDO, TX 78861

FECUNDO & FELIS GARZA ESTATE
1602 16TH STREET
HONDO, TX 78861

LUCINE LEMUS
1601 15TH STREET
HONDO, TX 78861

DEDRIK & RAPHAELLA YTUARTE
1603 15TH STREET
HONDO, TX 78861

GUADALUPE & AMELIA HERNANDEZ
ESTATE
1605 15TH STREET
HONDO, TX 78861

LUCY RODRIGUEZ
1607 15TH STREET
HONDO, TX 78861

RESELDA GONZALES
ALEJANDRO RODRIGUEZ
1609 15TH STREET
HONDO, TX 78861

ANGELINA VENTURA GONZALES L/E
DAVID VENTURA
1611 14TH STREET
HONDO, TX 78861

IDALIA LOPEZ
1403 AVENUE R
HONDO, TX 78861

RAUL & MARIA CORONADO ESTATE
1609 14TH STREET
HONDO, TX 78861

AMANDA & CALEB POSTEN
8801 CINNAMON CREEK DR APT 526
SAN ANTONIO, TX 78240

REYNALDO & DIANA YBARRA
1110 AVENUE N
HONDO, TX 78861

JOHN F CHAPMAN
PO BOX 716
D'HANIS, TX 78850

DALI LLC
PO BOX 241
HONDO, TX 78861

NIRA EMILIA HERNANDEZ
1503 14TH STREET
HONDO, TX 78861

ELISANDRO & MARIA SALAZAR ESTATES
%ERNESTO SALAZAR
261 PR 4422
HONDO, TX 78861

ELIDA GONZALES
1402 AVENUE P
HONDO, TX 78861

RAUL & MICHAEL JASSO
1412 15TH STREET
HONDO, TX 78861

HONDO EMPOWERMENT COMMITTEE
PO BOX 183
HONDO, TX 78861

ADELINA VELASQUEZ PIMENTEL ESTATE
PO BOX 274
HONDO, TX 78861

JOE GONZALES
PRISCILLA ALCAREZ
1906 18TH STREET
HONDO, TX 78861

ROBERTO SANCHEZ
1908 18TH STREET
HONDO, TX 78861

ALVINO & CHRISTINA VALLES
10710 LAZY OAKS
SAN ANTONIO, TX 78217

JAVIER & JOSEPHINE CAMPOS
1903 17TH STREET
HONDO, TX 78861

MICHAEL & MARGIE IBARRA
1901 17TH STREET
HONDO, TX 78861

SANDRA BENAVIDES
1902 18TH STREET
HONDO, TX 78861

EMILIA M SILVA ESTATE
%LUPE SOLIZ
1904 18TH STREET
HONDO, TX 78861

GLADYS KNOWLES ESTATE
C/O LONNIE KNOWLES
11431 HIGHGROVE DR
HOUSTON, TX 77077

ERNESTO ALARCON
8214 MEADOW FIRE STREET
SAN ANTONIO, TX 78251

SANTOS CHAVEZ SANCHEZ
2027 BEDFORD ST
SANTA ROSA, CA 95404

LEANDRO & FRANCES SALAZAR ESTATE
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HONDO, TX 78861

MARIA ELIDA SALINAS
1236 OAKLEAF CT
AURORA, IL 60506

JOSE & ANGELITA RIOS ESTATE
1904 17TH STREET
HONDO, TX 78861

MARISSA J RAMIREZ
1906 17TH STREET
HONDO, TX 78861

LUCIA ALCARAZ L/E
RACHEL ALCARAZ
1908 17TH STREET
HONDO, TX 78861

MANUEL & ANTONIA ALCARAZ ESTATE
%PASCUAL ALCARAZ EXECUTOR
1908 17TH STREET
HONDO, TX 78861

JOSE & ERNESTINA ALVARADO ESTATE
%ELSA A LARA
1605 AVENUE U
HONDO, TX 78861

SERGIO & GLADYS FLORES
1809 16TH STREET
HONDO, TX 78861

JOSE E GONZALES JR
1807 16TH STREET
HONDO, TX 78861

EDNA P TRINIDAD
1803 16TH STREET
HONDO, TX 78861

RAUL GUZMAN
1801 16TH STREET
HONDO, TX 78861

RAYMOND GARCIA
115 DAY ROAD
SAN ANTONIO, TX 78210

RANDY & JULYSSA RAMIREZ
1703 17TH STREET
HONDO, TX 78861

ALBERTO YBARRA
PO BOX 672
HONDO, TX 78861

EPIFANIO CONTRERAS L/E
MARIA CONTRERAS
1808 17TH STREET
HONDO, TX 78861

MARIVEL GARCIA
TRUSTEE FOR KAEDIN GARCIA
1807 17TH STREET
HONDO, TX 78861

LUPE CONTRERAS
1803 17TH STREET
HONDO, TX 78861

JAY JAMES ARCOS
1801 17TH STREET
HONDO, TX 78861

VANESSA R DE LOS SANTOS
1701 17TH STREET
HONDO, TX 78861

LUCIO D TORREZ
1502 AVE A
HONDO, TX 78861

ARMANDO, JOANN, & ANNA GARCIA
1804 18TH STREET
HONDO, TX 78861

VALERIA BUCKLEY
8639 POPPY HILLS
BOERNE, TX 78015

CIPRIANO CASTILLO ESTATE
1808 18TH STREET
HONDO, TX 78861

LYDIA DE LOS SANTOS
1701 17TH STREET
HONDO, TX 78861

RACHEL RAMIREZ
1703 17TH STREET
HONDO, TX 78861

FREDDY MENDOZA
610 WEST 2ND STREET
WAPATO, WA 98951

GLADYS KNOWLES ESTATE
C/O LONNIE KNOWLES
11431 HIGHGROVE DR
HOUSTON, TX 77077

ELSIE DURAN TAYLOR L/E
BRENDA BUTLER & ASHLEY TAYLOR
PO BOX 927
HONDO, TX 78861

LUCIA GONZALES L/E
ROGELIO GONZALES
1708 18TH STREET
HONDO, TX 78861

RAMSEY & CONNIE RAMIREZ
810 16TH STREET
HONDO, TX 78861

IRENE ESCAMILLA
2209 WESTWOOD DRIVE
HONDO, TX 78861

SOFIA ALVAREZ
2201 WESTWOOD DR
HONDO, TX 78861

IRMA D BARRIENTES GUEDEA L/E
EVERADO A GUEDEA
1502 22ND STREET
HONDO, TX 78861

GREGORIO & HORTENCIA VILLA ESTATE
1506 AVENUE R
HONDO, TX 78861

YVONNE MARIE FLOWERS ESTATE
1504 AVENUE R
HONDO, TX 78861

RONALD J MORIN
1502 AVENUE R
HONDO, TX 78861

EDWARD & CHRISTINA RUIZ
1601 14TH STREET
HONDO, TX 78861

JUAN & EPIFANIA YBARRA ESTATE
1507 AVENUE S
HONDO, TX 78861

ANITA TREVINO BERNAL
1708 16TH STREET
HONDO, TX 78861

OLGA DURAN L/E
JEANETTE MONTONARO
1802 16TH STREET
HONDO, TX 78861

JEANETTE MENDOZA
565 CR 367
HONDO, TX 78861

JOSEFINA GARZA RUIZ
5431 ENCANTA ST
SAN ANTONIO, TX 78233

JOSE & LYDIA ONTIVEROS
1501 ½ AVENUE T
HONDO, TX 78861

EMILIA HERNANDEZ NIRA
1503 14TH STREET
HONDO, TX 78861

JOE E & ESPERANZA CAMPOS ESTATE
1801 15TH STREET
HONDO, TX 78861

NELIDA A SANCHEZ
1902 16TH STREET
HONDO, TX 78861

RAYNALDO & ROSA VALDILLES
1904 16TH STREET
HONDO, TX 78861

FELIX CUELLAR
1906 16TH STREET
HONDO, TX 78861

GARY L OLIVE
1306 AVENUE S
HONDO, TX 78861

ISMAEL & ENEDELIA HERRERA
1507 AVENUE U
HONDO, TX 78861

ORFELINA VILLA L/E
VIRGINIA WINKLER
2114 CASTRO AVENUE
HONDO, TX 78861

RICHARD CLASBY
815 AVENUE S
HONDO, TX 78861

CARLOS & CARMEN BARRIENTES ESTATE
1905 15TH STREET
HONDO, TX 78861

TOMASA RODRIGUEZ L/E
LUIS RODRIGUEZ SANTOS
1903 15TH STREET
HONDO, TX 78861

ROBERT & MARY RODRIGUEZ
1906 15TH STREET
HONDO, TX 78861

EMELIO & MARIA GONZALES ESTATE
910 17TH STREET
HONDO, TX 78861

VELMA & JORGE GARCIA
265 PRIVATE ROAD 4422
HONDO, TX 78861

FELIX R ALARCON JR
1208 28TH STREET
HONDO, TX 78861

JESSE GARCIA
1903 14TH STREET
HONDO, TX 78861

JESUS & OFELIA GARCIA
1903 14TH STREET
HONDO, TX 78861

PETRA CAMPOS ESTATE
C/O DAVID CAMPOS
11529 BISCAYNE DRIVE NE
ALBUQUERQUE, NM 87111

JOSE Y BARRIENTES
1806 15TH STREET
HONDO, TX 78861

ANNA CONTRERAS
1808 15TH STREET
HONDO, TX 78861

RAUL & ENRIQUE ESCAMILLA ESTATE
1815 14TH STREET
HONDO, TX 78861

DAVID & DIANA LOERA
PO BOX 56
HONDO, TX 78861

JULIA ALVAREZ LOERA
1801 14TH STREET
HONDO, TX 78861

JESSE R & DELMA ARCOS
PO BOX 748
HONDO, TX 78861

FIRST MEXICAN BAPTIST CHURCH
PO BOX 472
HONDO, TX 78861

JUANITA J ROMO
1208 12TH STREET
HONDO, TX 78861

MELODY LEWIS
1895 BARON DR
NEW BRAUNFELS, TX 78130

DORA & PORFIRIO BENAVIDEZ
1408 14TH STREET
HONDO, TX 78861

DELIA SANCHEZ
213 BRIARCLIFF DRIVE
SAN ANTONIO, TX 78213

JULIE GUZMAN & CARLOS GUERRERO
1105 AVENUE T
HONDO, TX 78861

SARA HONDO LLC
24311 VINCA REEF
SAN ANTONIO, TX 78260

KANIVU LLC
1602 14TH STREET
HONDO, TX 78861

BERTHA MERINO
1612 14TH STREET
HONDO, TX 78861

DARIUS VALLEZ
1614 14TH STREET
HONDO, TX 78861

CANDELARIO & JOSEPHINA SANTILLANO
ESTATE
1409 25TH STREET
HONDO, TX 78861

SYLVIA RIOS FLORES
1605 13TH STREET
HONDO, TX 78861

JOSE & MICHELLE GARCIA
1603 13TH STREET
HONDO, TX 78861

DANIEL G SANCHEZ ESTATE
% JUANITA SANCHEZ
1601 13TH STREET
HONDO, TX 78861

JOSE ANGEL SANCHEZ
C/O ADRIAN SANCHEZ
160 CR 744
YANCEY, TX 78886

ROBERT ALVAREZ JR
300 CR 4526
HONDO, TX 78861

NICOLAS SANTILLANO
CANDELARIO SANTILLANO-TRUSTEE
1611 13TH STREET
HONDO, TX 78861

PATTY A MAULEON
1111 30TH STREET LOT 2
HONDO, TX 78861

MARGARITO MONCADA JR
7570 PEARSALL RD
SAN ANTONIO, TX 78252

ROSA GONZALES L/E
FABIAN & MONICA GONZALES
1305 AVENUE R
HONDO, TX 78861

TIODORO & MARY SANCHEZ
2002 15TH STREET
HONDO, TX 78861

EMILIA HERNANDEZ NIRA
1503 14TH STREET
HONDO, TX 78861

DAVID & GRISELDA TREVINO
2006 15TH STREET
HONDO, TX 78861

HOPE C PUCKETT
2007 14TH STREET
HONDO, TX 78861

WTG GAS TRANSMISSION COMPANY
303 VETERANS AIRPARK LANE
SUITE 5000
MIDLAND, TX 79705

DAVID CUELLAR
2005 14TH STREET
HONDO, TX 78861

WEST END BAPTIST CHURCH
1508 AVENUE U
HONDO, TX 78861

ALFREDO TAPIA SR ESTATE
% ALFREDO TAPIA JR
1608 24TH STREET
HONDO, TX 78861

YVETTE FLORES
PO BOX 274
HONDO, TX 78861

OMAR ALARCON
1334 O'HARA DRIVE
SAN ANTONIO, TX 78251

FRANCISCO & BERTHA RODRIGUEZ
2006 17TH STREET
HONDO, TX 78861

JOHN & CRYSTAL STAUTZENBERGER
1602 AVENUE U
HONDO, TX 78861

ALEX & REBECCA TRINIDAD ESTATE
PO BOX 833
HONDO, TX 78861

HENRY TORRES
2005 16TH STREET
HONDO, TX 78861

ROSA YTUARTE BARRIENTES
802 AVENUE T
HONDO, TX 78861

CATHRYN ALBIN DAVILA
2007 17TH STREET
HONDO, TX 78861

STEVEN & CATHY LOPEZ
2002 18TH STREET
HONDO, TX 78861

FELICIANO LONGORIA
1315 AVENUE A
HONDO, TX 78861

ESPERANZA RODRIGUEZ
1710 14TH STREET
HONDO, TX 78861

JOYCELIN GUZMAN
1302 AVENUE S
HONDO, TX 78861

ROBERTO & JUANITA CAMPOS ESTATES
1802 14TH STREET
HONDO, TX 78861

ESPERANZA "HOPE" RODRIGUEZ
1804 14TH STREET
HONDO, TX 78861

MARIA RANGEL CORTEZ
1806 14TH STREET
HONDO, TX 78861

MARIA M MARTINEZ
1608 AVENUE P
HONDO, TX 78861

ROGELIO & PAUBLO GONZALES
1708 18TH STREET
HONDO, TX 78861

EVA GARCIA
1601 14TH STREET
HONDO, TX 78861

GRANGER REALTY & INVESTMENTS LLC
GOODRICH PROPERTY VENTURES LLC
PO BOX 17244
SAN ANTONIO, TX 78217

DIANA BENITES CORTEZ
2008 AVENUE P
HONDO, TX 78861

MELISSA CASTILLO PUENTES
1603 17TH STREET
HONDO, TX 78861

HANBECK LTD
15 LAKE DRIVE
ROUND ROCK, TX 78665

ERNEST GARZA
LORENA GURRUSQUIETA
1703 16TH STREET
HONDO, TX 78861

TILLMAN VANCE HABY
12400 MILES ROAD
ATASCOSA, TX 78002

GLORIA & RICARDO BENAVIDES
1415 SUNSET LK
SAN ANTONIO, TX 78245

KRISTEN AARON
1308 HWY 173 S
HONDO, TX 78861

RUBEN & ESMERALDA SILVA
1712 17TH STREET
HONDO, TX 78861

RAUL & DOLORES CARRILLO
1710 17TH STREET
HONDO, TX 78861

STEVEN A SCHNEIDER
1323 CR 640
YANCEY, TX 78886

SOUTHERN PACIFIC TRANS CO
1400 DOUGLAS STOP 1640
OMAHA, NE 68179

EVA BENITES
1103 AVENUE P
HONDO, TX 78861

VANESSA R MARTINEZ
PO BOX 442
D'HANIS, TX 78850

CELESTE DELGADO
2305 MARCUS ABRAMS BLVD
AUSTIN, TX 78746

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, October 21, 2024 at 6:00 p.m.** in the Council Chambers, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from City Council of the City of Hondo for a Zone Change from Residential-R2 to Residential-R3 on land situated between Avenue P to Avenue N and 14th Street to 18th Street within the City of Hondo in Medina County, Texas, out of Abstract No. 427.

/s/ Rebekah Dolphus
City Secretary

Publish: October 3, 2024

NOTICE OF PUBLIC HEARING

The **City Council** of the City of Hondo will hold a public hearing on **Monday, October 28, 2024 at 6:00 p.m.** in the Council Chambers, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from City Council of the City of Hondo for a Zone Change from Residential-R2 to Residential-R3 on land situated between Avenue P to Avenue N and 14th Street to 18th Street within the City of Hondo in Medina County, Texas, out of Abstract No. 427.

/s/ Rebekah Dolphus
City Secretary

Publish: October 3, 2024