



PLANNING & ZONING COMMISSION MEETING

January 27, 2025 at 5:00 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Planning & Zoning Commission Meeting will be held January 27, 2025 at 5:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas.

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. **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.

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 the request of a Commissioner.

5. **CONSIDERATION AND APPROVAL OF THE OCTOBER 21, 2024 PLANNING AND ZONING COMMISSION MEETING MINUTES. (REBEKAH DOLPHUS, CITY SECRETARY)**

OTHER BUSINESS

6. **SPECIFIC USE PERMIT REQUEST FROM JOE RUIZ SR. (APPLICANT) FOR AN AUTOMOTIVE PAINT AND BODY REPAIR FACILITY.
1.13-ACRE TRACT OF LAND, MORE OR LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, BEING LOTS 1-7, BLOCK 1, WEST END, OF THE CITY OF HONDO. THE SUBJECT PROPERTY IS LOCATED AT 2303 19TH STREET AND IS IDENTIFIED AS ASSESSOR'S PARCEL IDENTIFICATION NO . 18403.**
 - A. OPEN PUBLIC HEARING**
 - B. STAFF PRESENTATION (UCHE ECHEOZO, DEVELOPMENT SERVICES DIRECTOR)**
 - 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 JOE RUIZ SR. (APPLICANT) FOR AN AUTOMOTIVE PAINT AND BODY REPAIR FACILITY.**
7. **REZONING REQUEST NO.002-24: REQUEST FROM THE CITY COUNCIL OF THE CITY OF HONDO (APPLICANT) FOR A REZONING REQUEST 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, DEVELOPMENT SERVICES DIRECTOR)**
 - 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 TO FORWARD TO CITYY COUNCIL.**
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 January 24, 2025 at 3:00 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, October 21, 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 Makenna Lange, Commissioner Brendon Lowe, Commissioner Theresa Rivera

Absent: Commissioner Matt Hansen

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 July 15, 2024 Planning & Zoning Commission Meeting minutes. (Rebekah Dolphus, City Secretary)

Commissioner Hook moved to approve July 15, 2024 P&Z Commission Meeting minutes; seconded by Commissioner Lange. Motion passes unanimously.

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.

Public Hearing opened @ 6:03 p.m.

B. Staff Presentation. (Uche Echeozo)

Mr. Echeozo, Development Services Manager, recommended approval of the application.

C. Applicant Presentation.

No presentation.

MINUTES
PLANNING & ZONING COMMISSION MEETING
Monday, October 21, 2024 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

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

No public comments

E. Adjourn Public Hearing.

Public Hearing adjourned @ 6:05 p.m.

F. Discuss and consider action on Specific Use Permit request from Luis Ainslie (applicant) for El Amigo Bail Bonds.

Commissioner Lowe moved to approve the Specific Use Permit for El Amigo Bail Bonds; seconded by Commissioner Hook. Motion passes unanimously.

7. Rezoning request No. 002-24: Request from the City Council of the City of Hondo (applicant) for a rezoning from Residential R-2 to Residential R-3 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

Public Hearing opened at 6:07 p.m.

B. Staff Presentation (Uche Echeozo)

Mr. Echeozo, Development Services Manager, explained on a map the R2, R3, and Central Business District. Recommended approval contingent on holding a Town Hall/Community meeting to ensure residents are better informed about the project.

C. Applicant Presentation

Councilman Ytuarte discussed the change, noting that some residents prefer manufactured homes as affordable starter options. Commissioner Hook inquired whether the change applies solely to vacant lots or all areas.

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

Ernest Garza, 1703 16th Street, expressed concern about being previously required to have a modular home and not a manufactured home. He raised questions about the stipulations and enforcement of standards for the proposed zoning, emphasizing the importance of maintaining neighborhood pride and avoiding lower standards. Several attendees requested clarification on the process and the differences between R2 and R3 zoning.

E. Adjourn Public Hearing

Public Hearing adjourned @ 6:50 p.m.

F. Discuss and consider action on Rezoning Request No. 002-24.

Commissioner Hook moved to table the request until a Town Hall/Community meeting is held to provide residents with a better understanding of the proposed changes; seconded by Commissioner Lowe. Motion passes unanimously.

8. Adjourn.

Commissioner Lowe moved to adjourn; seconded by Commissioner Lange. Motion passes unanimously.

Meeting adjourned at 6:53 p.m.

MINUTES
PLANNING & ZONING COMMISSION MEETING
Monday, October 21, 2024 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

PASSED AND APPROVED THIS 27TH DAY OF JANUARY 2025.

ATTEST:

Lynda Hook, Chairwoman

Brenda Vavricek, Secretary

Minutes prepared by: _____
Rebekah Dolphus, City Secretary



Planning and Zoning

Title: Consider a request from Ruiz Auto Service Body and Paint (Joe Ruiz Sr.), the lessee of the property situate at 2303 19th Street, Hondo, TX, to use the property for an auto repair, body and paint facility. Legal Description of the property is stated as WEST END BLOCK 1, LOTS 1-7 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: January 24, 2025

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Joe Ruiz Sr. of Ruiz Auto Service Body and Paint, applicant and lessee, to consider a Specific Use Permit for an automobile repair, body and paint repair facility that would be operated from the property situated at 2303 19th Street, Hondo, Texas. The current zoning for this property is Commercial - C, and under this type of zoning, the body shop and repair aspect of the use 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: 18403

Legal Description: WEST END BLOCK 1, LOTS 1-7, of the City of Hondo, Medina County, Texas.

GENERAL LOCATION:

Generally located on the South side of 19th Street, and West of Avenue X (formerly the old Lone Star Kawasaki 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&dockey=z2Code_z20000288

DEPARTMENT COMMENTS:

The applicant, in discussion with the Development Services Department, confirmed that his business would provide for a spray booth that would be properly ventilated to eliminate any odors affecting the surrounding area.

Staff Recommendation:

Staff recommends **approval** for a request from Ruiz Auto Service Body and Paint (Joe Ruiz Sr.), the lessee of the property situate at 2303 19th Street Hondo, TX, to use the property for an Automobile repair, body and paint repair facility. Legal Description of the property is stated as WEST END BLOCK 1, LOTS 1-7 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. Make provision to eliminate odors and noxious gases

ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

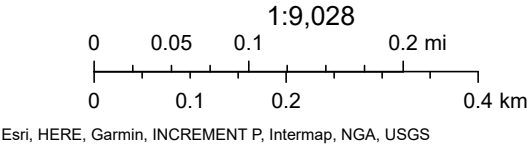
Uche Echeozo, Development Services Director

Medina CAD Web Map



1/16/2025, 12:07:02 PM

 Override 1  Medina County Boundary
 Abstracts



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: 2303 US Hwy 90 Parcel # _____

Project Name: Ruiz Auto Service Body & Paint

Legal Description: Automobile repair, body and paint repair facility.

Acreage: 1.1 Number of Existing Lots: 2 Number of Proposed Lots: 2

Current Zoning: Commercial Proposed Zoning: Commercial (Auto Repairs/Body Repairs)

Description of Project/Request (attach separate letter if necessary): I am requesting for a body shop be added to this location. (See attached.)

Proposed Use: ☒ Commercial | ☐ Residential | ☐ Industrial | ☐ Mixed Use

Regulatory Flood Zone: ☐ X (Shaded) | ☐ X (Unshaded) | ☐ A | ☐ AE | ☐ AE (Floodway) N/A
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: Ruiz Auto Service Body & Paint Contact Person: Joe Ruiz Sr.

Address: _____

Phone Number: _____ Fax Number: N/A Email: ruizautoservicehondo@gmail

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

(Application Continues on Next Page)

I am in the process of locating a spray booth to purchase that way it'll be properly ventilated to eliminate any odors from effecting the surrounding area.

Due to the building being bigger in size and looking to expand, I will have to hire more help. Which means I'll provide more job opportunities for the people in our community, along with providing more business for the local stores, restaurants, etc. In the past, I have also employed high school students that participated in the school's work program to help educate them to aspire the automotive trade.

Hours of operation are only Monday through Friday, 8am-5pm. On some occasions I stay and work a little late to complete a job but no more than a couple hours.

For pictures of the facility, it is posted on

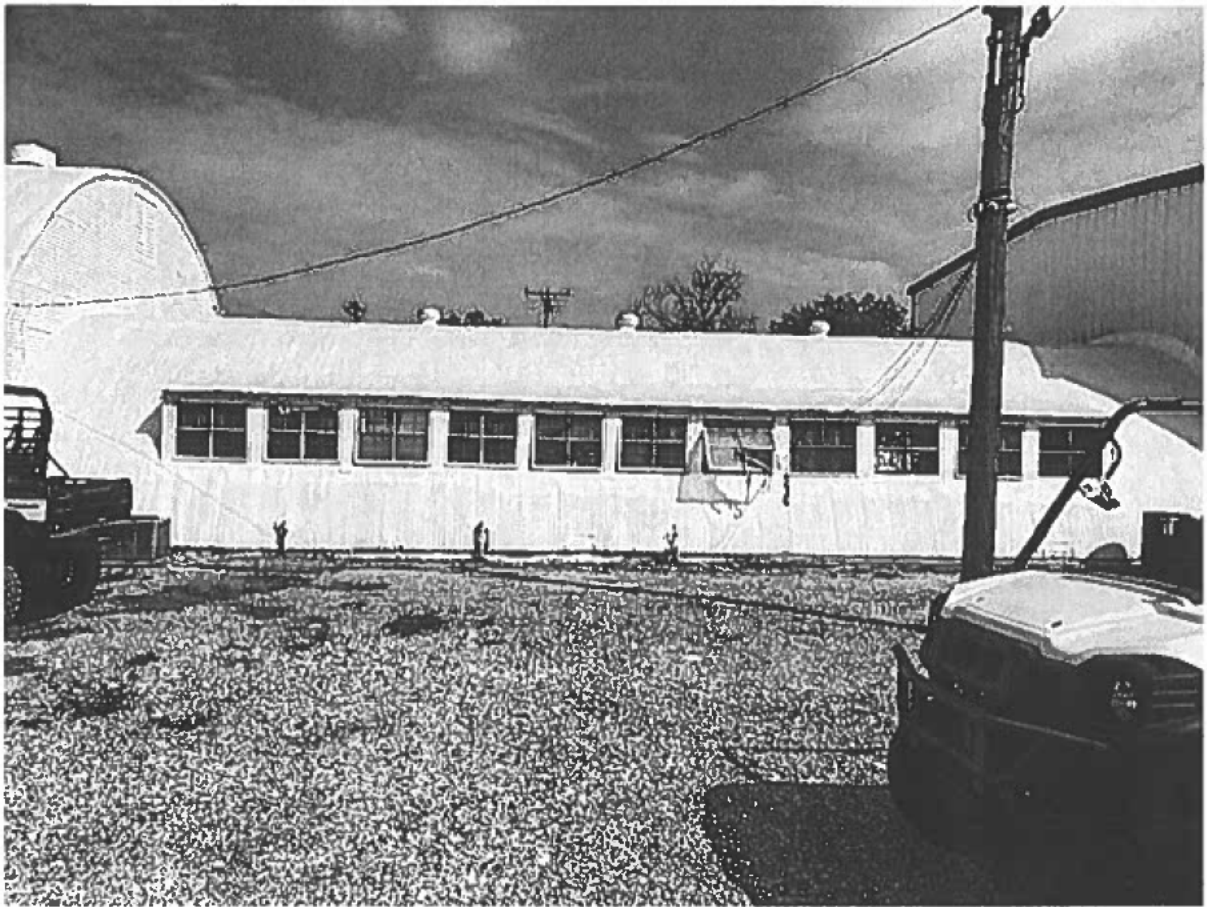
<https://www.loopnet.com/Listing/2302-19th-st-Hondo-TX/33644238/>







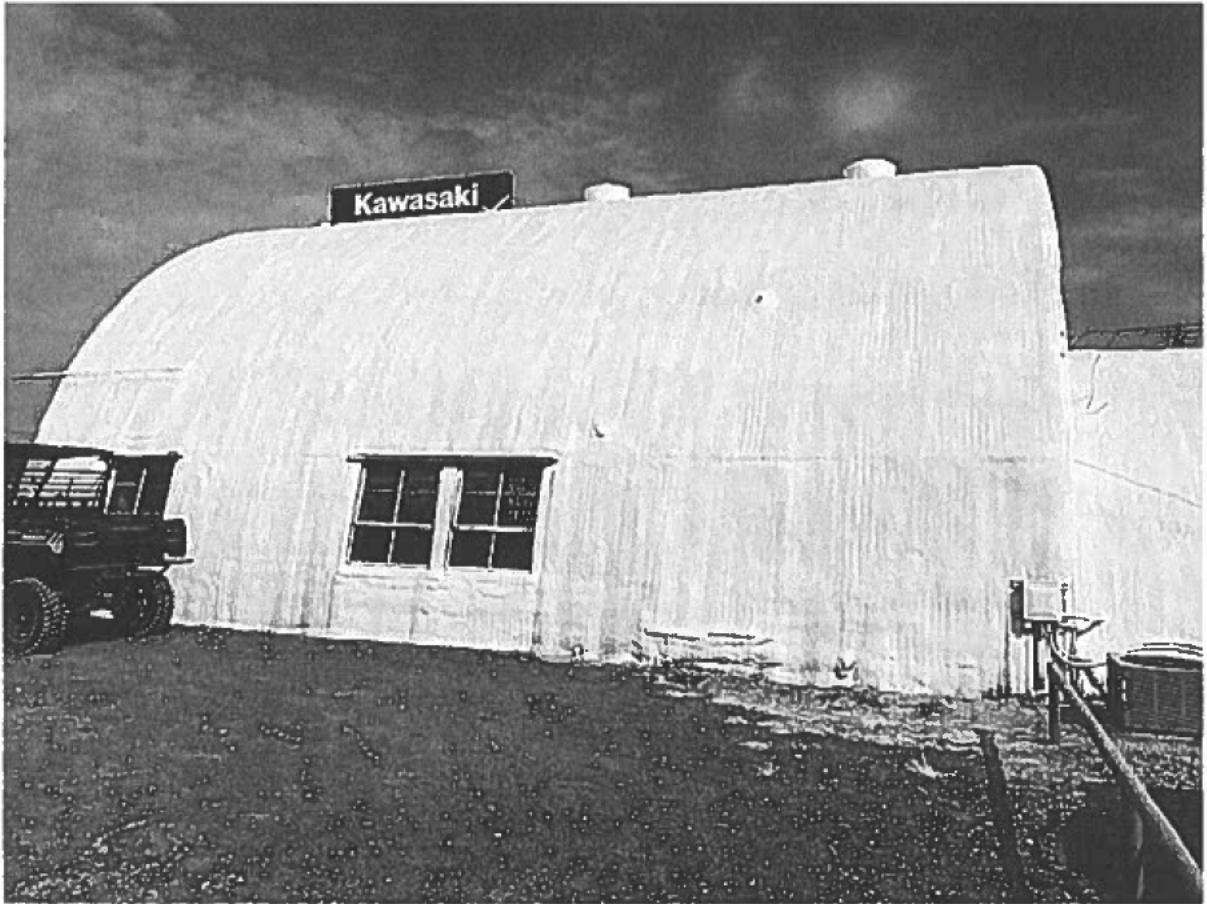














NOTICE OF PUBLIC HEARING

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, January 27, 2025 at 5:00 p.m.**, and **Hondo City Council** on **Monday, January 27, 2025 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 an Automotive Paint & Body Repair Facility: Request from Joe Ruiz Sr. (applicant) for a Specific Use Permit on a 1.13-acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being lots 1 - 7, Block 1, West End, of the City of Hondo.

The subject property is located at **2303 19th Street**. The property is generally located south of 19th Street and east of Avenue X and is identified as Assessor's Parcel Identification No. 18403.

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 an Automotive Paint & Body Repair Facility: Request from Joe Ruiz Sr. (applicant).

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____ SIGNATURE: _____

Property ID	Geographic ID	Owner Name	Property Number	Property Street
Name	Property Zip	Owner Address 1	Owner Address 2	Owner City
State	Owner Zip	Legal Description	Legal Acres	Neighborhood
Code	Tax Year			Abstract
18403	HO0062-00001-00001-18403	MC NIEL CLARENCE L & RENAE Z	2303	19TH ST
78861	3003 US HWY 90 W	HONDO TX	78861	WEST END BLOCK 1 LOT
1-7	1.134 SHOIN HO0062	2025		
18403	HO0062-00001-00001-18403	MC NIEL CLARENCE L & RENAE Z	2303	19TH ST
78861	3003 US HWY 90 W	HONDO TX	78861	WEST END BLOCK 1 LOT
1-7	1.134 SHOIN HO0062	2025		
17977	HO0040-00015-00008-17977	LOWE ADAM & ASHLEY	2207	19TH ST
78861	2207 19TH ST	HONDO TX	78861	MAYER BLOCK 15 LOT 8-
10	PARTS OF 0.372 SHOIN HO0040	2025		
9537	0A1043-00158-00000-09537	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 SHOIN A1043	2025	
18403	HO0062-00001-00001-18403	MC NIEL CLARENCE L & RENAE Z	2303	19TH ST
78861	3003 US HWY 90 W	HONDO TX	78861	WEST END BLOCK 1 LOT
1-7	1.134 SHOIN HO0062	2025		
18403	HO0062-00001-00001-18403	MC NIEL CLARENCE L & RENAE Z	2303	19TH ST
78861	3003 US HWY 90 W	HONDO TX	78861	WEST END BLOCK 1 LOT
1-7	1.134 SHOIN HO0062	2025		
18404	HO0062-00002-00001-18404	MC NIEL CLARENCE L & RENAE Z	2002	AVE X
78861	3003 US HWY 90 W	HONDO TX	78861	WEST END BLOCK 2 LOT 1
	PART OF 2.3129 SHOIN HO0062	2025		
55150	HO0040-00015-00004-55150	ARMENDARIZ FELIPE DE JESUS & ELIANA V		
	2208 20TH ST	78861	2208 20TH ST	HONDO TX 78861
	BLOCK 15 LOT 4; ACRES .1928	0.1928 SHOIN HO0040	2025	
18403	HO0062-00001-00001-18403	MC NIEL CLARENCE L & RENAE Z	2303	19TH ST
78861	3003 US HWY 90 W	HONDO TX	78861	WEST END BLOCK 1 LOT
1-7	1.134 SHOIN HO0062	2025		
17977	HO0040-00015-00008-17977	LOWE ADAM & ASHLEY	2207	19TH ST
78861	2207 19TH ST	HONDO TX	78861	MAYER BLOCK 15 LOT 8-
10	PARTS OF 0.372 SHOIN HO0040	2025		
17978	HO0040-00015-00005-17978	ROBERTS DOW L & CAROL A	2210	20TH ST
78861	29790 GRAND TURF	FAIR OAKS RANCH TX	78015	MAYER BLOCK
15	LOT 5; LABEL TEX0326989	LABEL TEX0326988 ACRES .1928	0.1928	SHOIN
	HO0040	2025		
17989	HO0040-00016-00009-17989	TORRES CARLOS MATEO & PINA SANDRA	2207	
	20TH ST	78861	2111 CASTRO AVENUE	HONDO TX 78861
	BLOCK 16 LOT 9; ACRES .1928	0.1928 SHOIN HO0040	2025	
18403	HO0062-00001-00001-18403	MC NIEL CLARENCE L & RENAE Z	2303	19TH ST
78861	3003 US HWY 90 W	HONDO TX	78861	WEST END BLOCK 1 LOT
1-7	1.134 SHOIN HO0062	2025		
9532	0A1043-00158-00000-09532	CORRIGAN PATRICK	2401	19TH ST
	PO BOX 1026 HONDO TX	78861	A1043 H. WILSON SURVEY 158; 3.227 ACRES	
	3.227 SHOIN A1043	2025		
17990	HO0040-00016-00010-17990	YBARRA PETE	2209	20TH ST
	1708 18TH ST	HONDO TX	78861	MAYER BLOCK 16 LOT 10
	SHOIN HO0040	2025		0.1928
66485	HO0040-00015-00003-66485	CONTRERAS OSCAR JR	2206	20TH ST
78861	2206 20TH ST	HONDO TX	78861	MAYER BLOCK 15 LOT 3;
	ACRES .1928	0.1928 SHOIN HO0040	2025	

18403	HO0062-00001-00001-18403	MC NIEL CLARENCE L & RENAE Z 2303 19TH
ST	78861 3003 US HWY 90 W	HONDO TX 78861 WEST END BLOCK 1 LOT
1-7	1.134 SHOIN HO0062	2025
17988	HO0040-00016-00008-17988	REYES RUBEN G ESTATE & GLORIA ESTATE
	2205 20TH ST 78861	2205 20TH ST HONDO TX 78861 MAYER
BLOCK 16 LOT 8;	ACRES .1928 0.1928	SHOIN HO0040 2025
17977	HO0040-00015-00008-17977	LOWE ADAM & ASHLEY 2207 19TH ST
	78861 2207 19TH ST	HONDO TX 78861 MAYER BLOCK 15 LOT 8-
10 PARTS OF 0.372	SHOIN HO0040	2025

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, January 27, 2025 at 5:00 p.m.** to discuss and consider the following:

A request from Ruiz Auto Service Body & Paint, represented by Joe Ruiz Sr., for a Specific Use Permit on a 1.13-acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being Lots 1-7, Block 1, West End, of the City of Hondo.

The subject property is located at **2303 19th Street**. The property is generally located south of 19th Street and west of Avenue X and is identified as Assessor's Parcel Identification No. 18403.

Ruiz Auto Service Body & Paint, requests a Specific Use Permit to allow the property to be used as an **automotive paint and body repair facility**.

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, January 27, 2025 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 are available at the Development Services Office, 1600 Avenue M, Hondo, Texas. For more information, call (830) 426-4737.

/s/ Rebekah Dolphus
City Secretary

Publish: January 9, 2025



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: January 24, 2025

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. This matter/agenda item had been discussed earlier in October of last year but was tabled to enable the citizens have a better understanding of what is involved. A Town Hall/ Community meeting was held on November 26, and the general idea (from the public) appeared to want an R2 zoning that allows a Manufactured Home. It is pertinent to note that an R3 Zoning also does allow a Manufactured home. However, it also allows Duplexes, Triplexes, Fourplexes 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:

The department successfully carried out a community engagement exercise. It was gathered that most residents that attended the meeting wanted the possibility to place a Manufactured home within the R2 zoning. They were not in favor of density development such as fourplexes. It is possible to either go with the Council's request as it is in their application, or look towards creating a new zoning classification to reflect the needs of that community..

Staff Recommendation:

Staff recommends **approval**, 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

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)

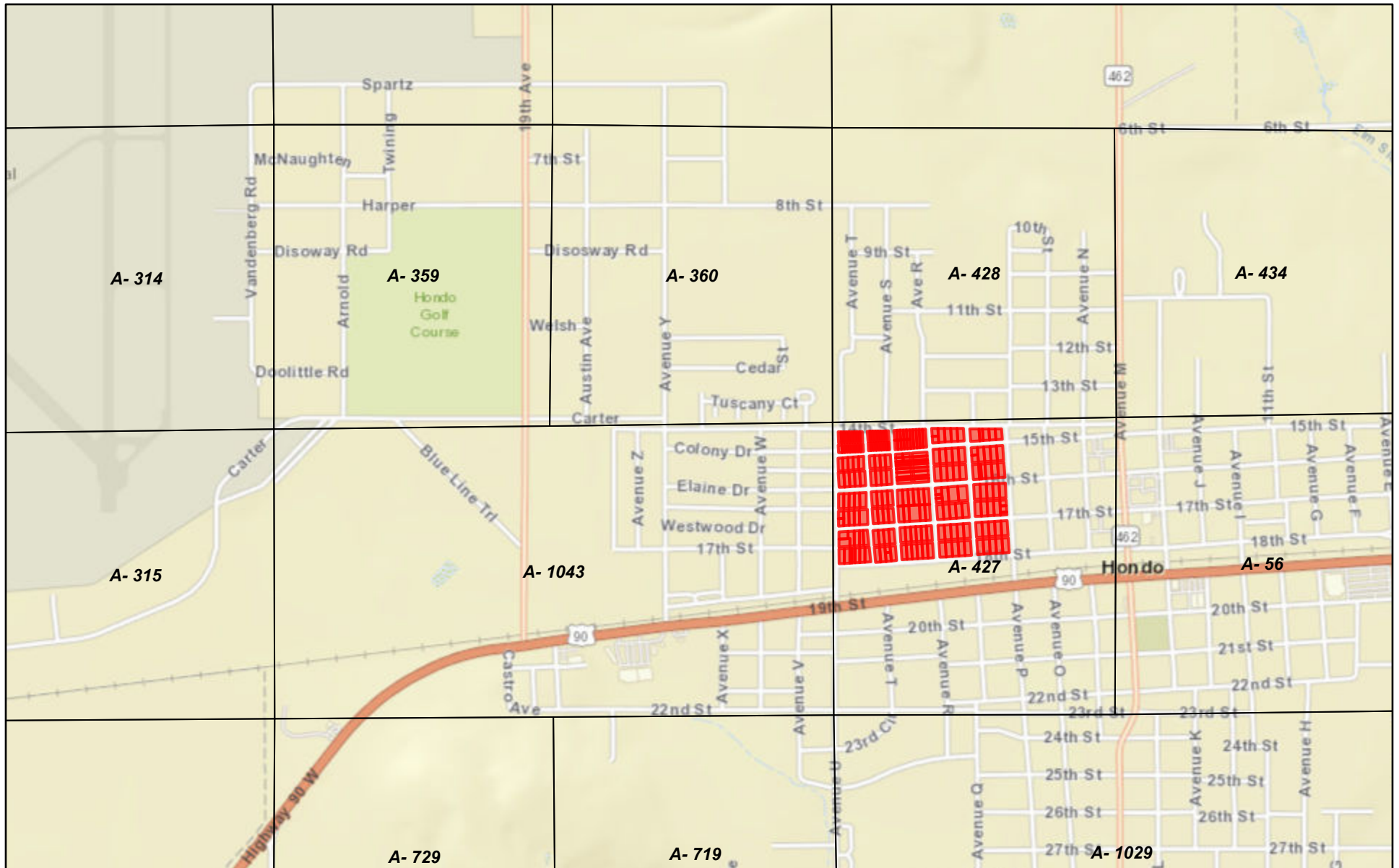
PROPERTY OWNER INFORMATION			
Company Name: <u> N/A </u>	Contact Person: <u> N/A </u>		
Address: <u> N/A </u>			
Phone Number: <u> N/A </u>	Fax Number: <u> </u>	Email: <u> N/A </u>	
<i>Include proof of ownership as supplemental information on separate sheets.</i>			

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: _____

Medina CAD Web Map



10/2/2024, 3:23:28 PM

 Override 1  Medina County Boundary
 Abstracts

1:18,056

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.



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, January 27, 2025 at 5:00 p.m.**, and **Hondo City Council** on **Monday, January 27, 2025 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 830-426-4737 for more information.

RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree _____ - OR - Disagree _____

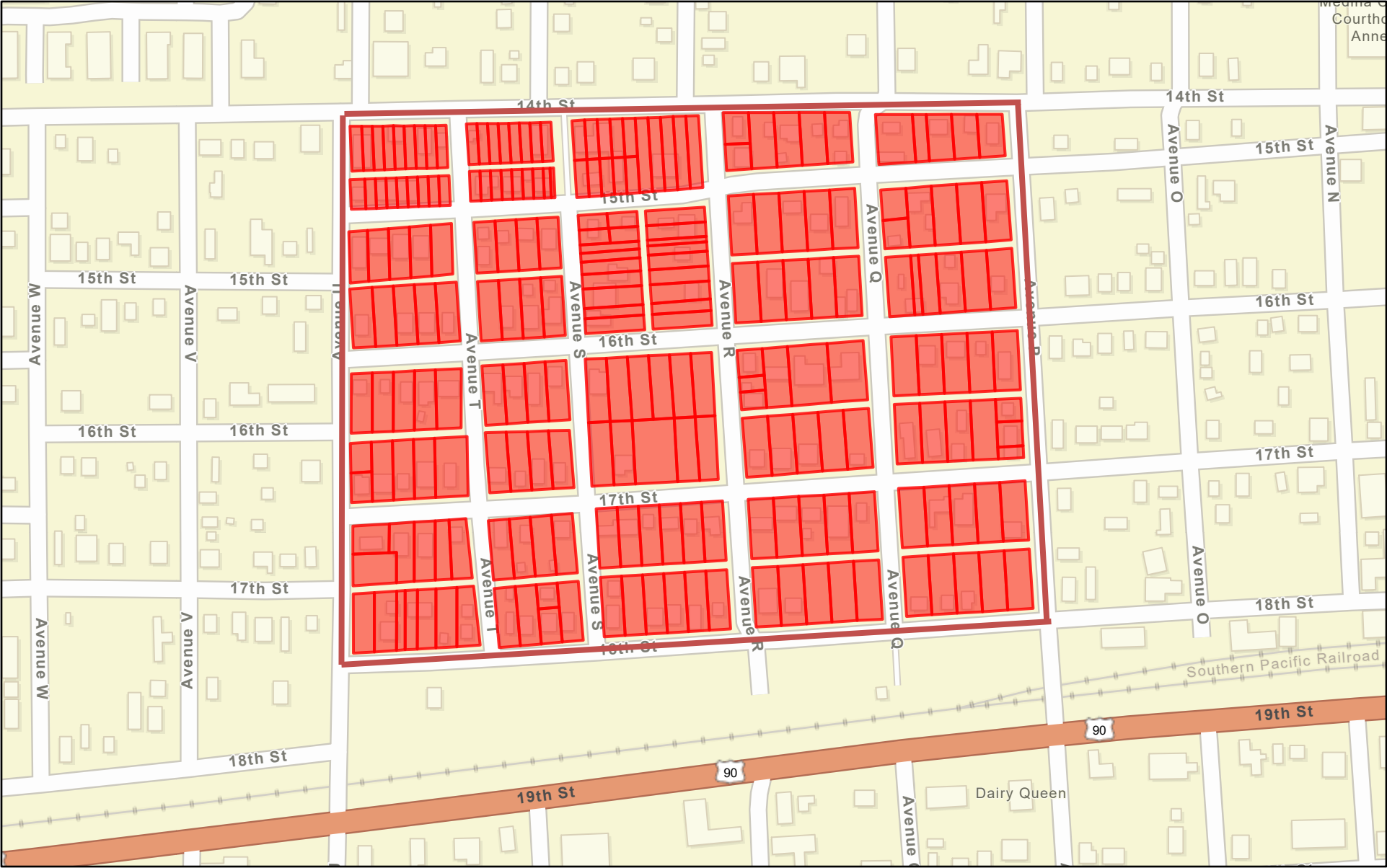
RE: Rezoning Case No. 002-24: Request from City Council of the City of Hondo (applicant) for a Rezoning from Residential - R2 to Residential - R3.

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____ SIGNATURE: _____

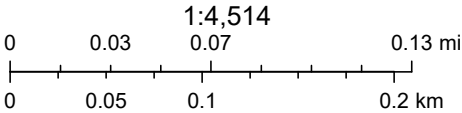
Medina CAD Web Map



10/22/2024, 11:46:29 AM

 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.

YSRRAEL DE LA GARZA
C/O DENNIS DE LA GARZA
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MARGIE GONZALES
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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

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368 LOVELL ST
ELGIN, IL 60120

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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
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AUSTIN, TX 78746

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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
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JOSE & MARIA NAJERA
401 CR 444
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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
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HONDO, TX 78861

CARLOS HERNANDEZ
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HONDO, TX 78861

ELSIE YBARRA
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HELOTES, TX 78023

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

BEN LEYVA
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TANYA BENTANCOURT
602 27TH STREET
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PATRICIO GARZA ESTATE
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C6 HONDO LLC
%FELIMON CUELLAR
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ATTN: GUADALUPE KESSLER
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DEBBIE FLORES
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CARLOS ARCOS
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%LUPE SOLIZ
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HOUSTON, TX 77077

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RACHEL ALCARAZ
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MANUEL & ANTONIA ALCARAZ ESTATE
%PASCUAL ALCARAZ EXECUTOR
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HONDO, TX 78861

JOSE & ERNESTINA ALVARADO ESTATE
%ELSA A LARA
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JOSE E GONZALES JR
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EDNA P TRINIDAD
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RAUL GUZMAN
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MARIA CONTRERAS
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HONDO, TX 78861

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BOERNE, TX 78015

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EVERADO A GUEDEA
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HONDO, TX 78861

GREGORIO & HORTENCIA VILLA ESTATE
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HONDO, TX 78861

YVONNE MARIE FLOWERS ESTATE
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HONDO, TX 78861

RONALD J MORIN
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HONDO, TX 78861

EDWARD & CHRISTINA RUIZ
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HONDO, TX 78861

ANITA TREVINO BERNAL
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HONDO, TX 78861

OLGA DURAN L/E
JEANETTE MONTONARO
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JEANETTE MENDOZA
565 CR 367
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SAN ANTONIO, TX 78233

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HONDO, TX 78861

JOE E & ESPERANZA CAMPOS ESTATE
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NELIDA A SANCHEZ
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RAYNALDO & ROSA VALDILLES
1904 16TH STREET
HONDO, TX 78861

FELIX CUELLAR
1906 16TH STREET
HONDO, TX 78861

GARY L OLIVE
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ISMAEL & ENEDELIA HERRERA
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LUIS RODRIGUEZ SANTOS
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ROBERT & MARY RODRIGUEZ
1906 15TH STREET
HONDO, TX 78861

EMELIO & MARIA GONZALES ESTATE
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HONDO, TX 78861

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JESSE GARCIA
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C/O DAVID CAMPOS
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ANNA CONTRERAS
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HONDO, TX 78861

RAUL & ENRIQUE ESCAMILLA ESTATE
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DAVID & DIANA LOERA
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HONDO, TX 78861

FIRST MEXICAN BAPTIST CHURCH
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HONDO, TX 78861

JUANITA J ROMO
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HONDO, TX 78861

MELODY LEWIS
1895 BARON DR
NEW BRAUNFELS, TX 78130

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

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300 CR 4526
HONDO, TX 78861

NICOLAS SANTILLANO
CANDELARIO SANTILLANO-TRUSTEE
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1111 30TH STREET LOT 2
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FABIAN & MONICA GONZALES
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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

NOTICE OF PUBLIC HEARING

The **City Council** of the City of Hondo will hold a public hearing on **Monday, January 27, 2025 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 U 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: January 9, 2025

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, January 27, 2025 at 5:00 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 U 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: January 9, 2025