

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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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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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.

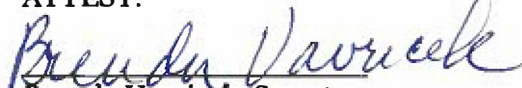
13. Adjourn.

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

Meeting adjourned at 6:59 p.m.

PASSED AND APPROVED THIS 21ST DAY OF OCTOBER 2024.

ATTEST:


Brenda Vavricek, Secretary


Lynda Hook, Chairwoman



Minutes prepared by: 
Rebekah Dolphus, City Secretary