

**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.**

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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 14<sup>th</sup> Street to 18<sup>th</sup> 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.**

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PASSED AND APPROVED THIS 27<sup>TH</sup> DAY OF JANUARY 2025.

  
Lynda Hook, Chairwoman

ATTEST:

  
Brenda Vavricek, Secretary

Minutes prepared by:   
Rebekah Dolphus, City Secretary

