



PLANNING & ZONING COMMISSION MEETING

April 21, 2025 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 April 21, 2025 at 6:00 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 JANUARY 27, 2025 PLANNING AND ZONING COMMISSION MEETING MINUTES. (REBEKAH DOLPHUS, CITY SECRETARY)**

OTHER BUSINESS

6. **PRELIMINARY PLAT REQUEST FROM BRIGHTER DOOR LLC, OWNER, AND KEITH HOWARD OF HOWARD SURVEYING, APPLICANT, ON 2.58 ACRES OF LAND SITUATED WITHIN THE CITY OF HONDO IN MEDINA COUNTY, TEXAS, LOTS 1 & 2, RED OAK SUBDIVISION. THE SUBJECT PROPERTIES ARE LOCATED AT 1007 & 1009 AVENUE M AND ARE IDENTIFIED AS ASSESSOR'S PARCEL IDENTIFICATION NO'S 31932 & 4683. THE REQUEST IS TO MAKE THE CURRENT 2 LOTS INTO 7 LOTS.**
 - A. OPEN PUBLIC HEARING.**
 - B. STAFF PRESENTATION. (UCHE ECHEOZO, DEVELOPMENT SERVICES MANAGER)**
 - C. OWNER/APPLICANT PRESENTATION.**
 - D. PUBLIC COMMENTS. (LIMITED TO 3 MINUTES PER PERSON)**
 - E. ADJOURN PUBLIC HEARING.**
 - F. DISCUSS AND CONSIDER ACTION ON PRELIMINARY PLAT REQUEST FROM BRIGHTER DOOR LLC AND KEITH HOWARD OF HOWARD SURVEYING.**
7. **SPECIFIC USE PERMIT REQUEST FROM RICK VIRANI (OWNER/APPLICANT) FOR A COUNTRY BAR. 1.06 ACRE-TRACT OF LAND, MORE OR LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, BEING LOTS 1-2, & 3 NORTH 20', FLY BLOCK D, OF THE CITY OF HONDO. THE SUBJECT PROPERTY IS LOCATED AT 1703 19TH STREET AND IS IDENTIFIED AS ASSESSOR'S PARCEL IDENTIFICATION NO. 17465.**
 - A. OPEN PUBLIC HEARING.**
 - B. STAFF PRESENTATION. (UCHE ECHEOZO, DEVELOPMENT SERVICES MANAGER)**
 - C. OWNER/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 RICK VIRANI (OWNER/APPLICANT) FOR A COUNTRY BAR.**
8. **PUBLIC HEARING ON CREATING A NEW ZONING DISTRICT, TO BE NAMED R4 - RESIDENTIAL 4, WHICH WOULD ALLOW FOR THE PLACEMENT OF MANUFACTURED HOMES AND INCLUDE RELATED DEVELOPMENT STANDARDS.**
 - A. OPEN PUBLIC HEARING.**
 - B. STAFF PRESENTATION. (UCHE ECHEOZO, DEVELOPMENT SERVICES MANAGER)**
 - C. PUBLIC COMMENTS. (LIMITED TO 3 MINUTES PER PERSON)**
 - D. ADJOURN PUBLIC HEARING.**
 - E. DISCUSS AND CONSIDER ACTION ON CREATING A NEW ZONING DISTRICT, TO BE NAMED R4 - RESIDENTIAL 4.**

9. **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 April 16, 2025 at 12:00 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.