



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.

MINUTES
PLANNING & ZONING COMMISSION MEETING
Monday, January 27, 2025 @ 5:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.

Chairwoman Lynda Hook called the meeting to order at 5:02 p.m

2. Quorum check.

Chairwoman Lynda Hook, Commissioner Brenda Vavricek, Commissioner Matt Hansen, Commissioner Makenna Lange, Commissioner Brendon Lowe, Commissioner Theresa Rivera

Absent: None

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 October 21, 2024, Planning & Zoning Commission Meeting minutes. (Rebekah Dolphus, City Secretary)

Commissioner Lange moved to approve October 21, 2024, P&Z Commission Meeting minutes; seconded by Commissioner Vavricek. Motion passes unanimously.

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 identified as Assessor's Parcel Identification No. 18403.

A. Open Public Hearing.

Public Hearing opened @ 5:05 p.m.

B. Staff Presentation. (Uche Echeozo)

Mr. Echeozo, Development Services Manager, recommended approval of the application with a special condition to eliminate odors and noxious gases.

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City Council Chambers, 1600 Avenue M Hondo, Texas

C. Applicant Presentation.

Mr. Ruiz introduced himself, stating he has been in business for 28–30 years and in the automotive industry for 55 years in San Antonio. He noted the new location will create additional jobs for the City of Hondo.

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

No public comments

E. Adjourn Public Hearing.

Public Hearing adjourned @ 5:10 p.m.

F. Discuss and consider action on Specific Use Permit request from Joe Ruiz Sr. (applicant) for an Automotive Paint and Body Repair Facility.

Commissioner Rivera moved to approve the Specific Use Permit request from Joe Ruiz Sr. for an Automotive Paint and Body Repair Facility; seconded by Commissioner Lowe. Motion passes unanimously.

7. Rezoning request No. 002-24: Request from the City Council of the City of Hondo (applicant) for a rezoning request 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 5:12 p.m.

B. Staff Presentation (Uche Echeozo)

Mr. Echeozo, Development Services Manager, explained that following the town hall, residents expressed support for manufactured housing but opposed duplexes, triplexes, and townhomes. He noted potential interest in creating an R-2A zoning category, which does not currently exist. He also clarified that the current code permits manufactured homes with or without a permanent foundation. Mr. Echeozo reminded the Commission that the item up for vote was solely the proposed zoning change from R-2 to R-3 for the specified area.

C. Applicant Presentation

No presentation.

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

- Bertha Merino, 1612 14th Street, expressed her disagreement due to a misunderstanding of the potential implications and requested that future notices be provided in Spanish. She also asked for clarification on how the change would impact existing structures.

- Jose “Porky” Ytuarte, 2018 Southern Breeze, stated he sees no negative impact from the proposed change.

- Olga Wolf, 1503 14th Street, expressed concern about potential increases in property taxes and stated her preference for the creation of an R-2A zoning category, as discussed during the Town Hall.

- Felix Alarcon, 1208 28th Street, stated that many people are against the proposal and felt that notices should have only been sent up to 19th Street, as those beyond that point would not be affected by the change.

- John Villa, 1407 17th Street, stated that the discussion of R-2A has caused confusion and clarified that the current matter only involves R-2 and R-3 zoning.

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E. Adjourn Public Hearing

Public Hearing adjourned @ 5:47 p.m.

F. Discuss and consider action on Rezoning Request No. 002-24 to forward to City Council.

Commissioner Vavricek moved to not approve the change from R2 – R3 in the proposed zone; seconded by Commissioner Lange. Motion passes unanimously.

8. Adjourn.

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

Meeting adjourned at 5:50 p.m.

PASSED AND APPROVED THIS 21ST DAY OF APRIL 2025.

ATTEST:

Lynda Hook, Chairwoman

Brenda Vavricek, Secretary

Minutes prepared by: _____
Rebekah Dolphus, City Secretary



Planning and Zoning

Title: Consider a request from Brighter Door LLC, Owner, Howard Surveying, applicant, to consider a preliminary plat on 2.58 Acres Tract of land comprising two lots, and situated within the City of Hondo in Medina County, Texas, with legal descriptions being, READ OAK SUBDIVISION LOT 1, ACRES 2.013 and LOT 2, ACRES 0.57, located at 1007 and 1009 Avenue M within the Shoin Neighborhood. Parcel ID 4683 and 31932. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.4.1 and particularly Section 3.4.2 (a) which states “All persons, desiring to subdivide a tract of land within the jurisdiction of the UDC shall first prepare and submit to the Development Officer a Preliminary Plat together with supplementary material as specified hereinafter (see Development Guide). No final plat shall be approved until a preliminary plat is approved pursuant to this Section.

Date: April 15, 2025

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Jonathan Peterson, contact for Brighter Door LLC, applicant/owner, to consider a preliminary plat of their property situated at 1007 AND 1009 Avenue M in Hondo Texas. The subject properties are generally located North of 11th Street and East of Avenue M within the Shoin Neighborhood and is identified as assessor’s parcel identification Nos. 4683 and 31932. This area is also known as the **Red Oak Subdivision**. The said lots are currently zoned R2 – Residential Two District. This submittal is intended to create 7 lots out of the two existing lots. This subdivision is for Housing Development.

PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel number: R4683 and R31932

Legal Description: RED OAK SUBDIVISION LOTS 1 & 2 ACRES 2.013 and 0.57 within city of Hondo in Medina County, Texas.

GENERAL LOCATION:

Generally located on the North side of 11th Street, and East of Avenue M within the Shoin Neighborhood and identified as assessor’s parcel identification Nos. 4683 and 31932.

FINANCIAL IMPACT:

None.

PRELIMINARY PLAT DESCRIPTION:

Requesting a preliminary plat from the UDC code reference with links provided below

3.4 Plat Review

3.4.2 (a)

All persons desiring to subdivide a tract of land within the jurisdiction of the UDC shall first prepare and submit to the Development Officer a preliminary plat together with supplementary material as specified hereinafter (See Development Guide). No final plat shall be approved until a preliminary plat is approved pursuant to this Section.

DEPARTMENT COMMENTS:

This preliminary plat is requested in accordance with the UDC.

Staff Recommendation:

Staff recommends approval for a request from Brighter Door LLC, Owner, Howard Surveying, applicant, to consider a preliminary plat on 2.58 Acres Tract of land comprising two lots, and situated within the City of Hondo in Medina County, Texas, with legal descriptions being, READ OAK SUBDIVISION LOT 1, ACRES 2.013 and LOT 2, ACRES 0.57, located at 1007 and 1009 Avenue M within the Shoin Neighborhood. Parcel ID 4683 and 31932. This is in accordance with City of Hondo Code of Ordinances, Exhibit 9A Unified Development Code, Chapter 3 Development Review Procedures, Section 3.4.1 and particularly Section 3.4.2 (a) which states “All persons, desiring to subdivide a tract of land within the jurisdiction of the UDC shall first prepare and submit to the Development Officer a Preliminary Plat together with supplementary material as specified hereinafter (see Development Guide). No final plat shall be approved until a preliminary plat is approved pursuant to this Section.

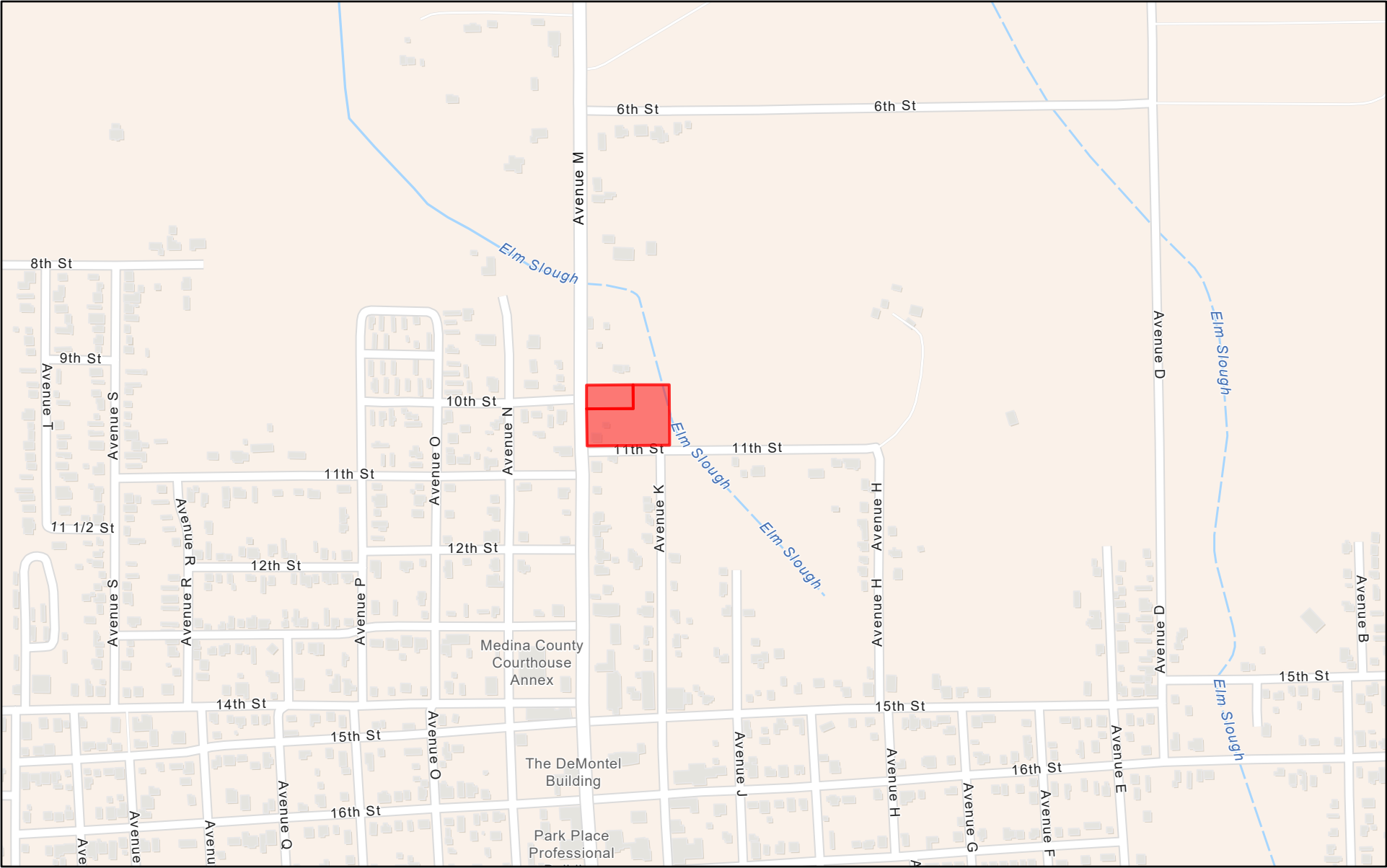
ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

Medina CAD Web Map



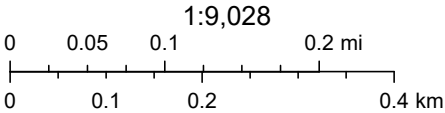
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Override 1



Medina County Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

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: 1007 + 1009 Ave M Parcel # 31932 + 4683

Project Name: Replot Lots 1 + 2 Red Oak Subd

Legal Description: Lots 1 + 2 Red Oak Subd.
Vol. 11, Pg. 135 Plat Records

Acreage: 2.58 Number of Existing Lots: 2 Number of Proposed Lots: 7

Current Zoning: B2 Proposed Zoning: N/A

Description of Project/Request (attach separate letter if necessary): Replot 2 lots
into 7 lots

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: Howard Surveying Contact Person: Keith Howard

Address: 402 State Hwy 173 S Hondo, TX 78861

Phone Number: 830-426-4776 Fax Number: _____ Email: jhowardsurvey@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: Brighter Door, LLC Contact Person: Jonathan Peterson

Address: 122 CH 4621 Hondo, TX. 78861

Phone Number [REDACTED] Number: [REDACTED] Email: jonathan@summit

Include proof of ownership as supplemental information on separate sheets. landscapedesign.com

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: Theresa Haege

Date: 3-12-25



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 Preliminary Plat**. The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Monday, April 21, 2025 at 6:00 p.m.**, and **Hondo City Council** on **Monday, April 28, 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:

Preliminary Plat: Request from Brighter Door LLC, owner, and Keith Howard of Howard Surveying, applicant, for a Preliminary Plat 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**. The property is generally located north of 11th Street and east of Avenue M within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No.'s 31932 & 4683.

The preliminary plat request is to make the current 2 lots into 7 lots.

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: Preliminary Plat request from Brighter Door LLC, owner, and Keith Howard of Howard surveying, applicant, to make current 2 lots into 7 lots.

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____

SIGNATURE: _____



AVISO DE AUDIENCIA PÚBLICA

Como propietario de una propiedad, por medio de la presente se le notifica que una propiedad de su propiedad se encuentra dentro de **200 pies** de una propiedad para la cual se ha propuesto un **Plano Preliminar**. La Ciudad de Hondo llevará a cabo las siguientes dos (2) audiencias públicas: **la Comisión de Planeación y Zonificación el lunes 21 de abril de 2025 a las 6:00 p.m.**, y **el Concejo Municipal de Hondo el lunes 28 de abril de 2025 a las 6:00 p.m.** Cada audiencia pública se llevará a cabo en la Cámara del Concejo Municipal en el Ayuntamiento, ubicado en 1600 Ave M, Hondo, Texas. Las audiencias públicas están disponibles para todas las personas sin importar discapacidad. Si necesita asistencia especial, comuníquese con la oficina de la Ciudad al menos 48 horas antes de cualquiera de las reuniones.

El siguiente caso será presentado, y se dará la oportunidad de hablar a todas las personas interesadas:

Plano Preliminar: Solicitud de Brighter Door LLC, propietario, y Keith Howard de Howard Surveying, solicitante, para un Plano Preliminar en un terreno de 2.58 acres ubicado dentro de la Ciudad de Hondo, en el Condado de Medina, Texas, correspondiente a los Lotes 1 y 2 de la Subdivisión Red Oak.

Las propiedades en cuestión están ubicadas en **1007 y 1009 Avenue M**. Generalmente se localizan al norte de la Calle 11 y al este de la Avenida M, dentro del vecindario Shoin, y están identificadas con los Números de Identificación Catastral 31932 y 4683.

La solicitud del plano preliminar es para convertir los 2 lotes actuales en 7 lotes.

Si no puede asistir a esta audiencia pública pero desea expresar su apoyo u oposición a esta solicitud, por favor complete el formulario de respuesta que se encuentra a continuación y devuélvalo a **Rebekah Dolphus en 1600 Ave M, Hondo, Texas 78861**. Si ya no es el propietario de la propiedad, por favor reenvíe esta carta al nuevo propietario o devuélvala al Ayuntamiento. Si tiene alguna pregunta sobre esta solicitud, por favor llame al 830-426-4737 para obtener más información.

FORMULARIO DE RESPUESTA (debajo de esta línea)

POR FAVOR MARQUE UNA DE LAS SIGUIENTES OPCIONES:

Estoy de acuerdo _____ - o - En desacuerdo _____

Referencia: Solicitud de Plano Preliminar por parte de Brighter Door LLC, propietario, y Keith Howard de Howard Surveying, solicitante, para convertir los 2 lotes actuales en 7 lotes.

Mi razón y/o comentarios son los siguientes:

FECHA: _____

NOMBRE EN LETRA DE MOLDE: _____

FIRMA: _____

Property ID	Geographic ID	Owner Name	Property Number
4636	0A0434-00188-00000-04636	MUNOZ GRACIELA L	
17505	HO0019-00001-00003-17505	ESTRADA ARTURO	1102
68499	HO0019-00002-00002-68499	ELLIOTT TERRY GENE	1008
4616	0A0434-00188-00000-04616	ACJP PROPERTIES LLC	1103
17516	HO0019-00003-00001-17516	BOWDEN STACIE	910
38784	0A0434-00188-00000-38784	BRIGHTER DOOR LLC	
17512	HO0019-00002-00003-17512	MC CUE RICHARD A & CHRIE ANN	1201
18192	HO0051-00001-00001-18192	ACJP PROPERTIES LLC	1105
4630	0A0434-00188-00000-04630	DE LEON ARMELINDA HERNANDEZ	907
55638	HO0019-00003-00002-55638	STEVENS ELLEN FRANCES	908
4630	0A0434-00188-00000-04630	DE LEON ARMELINDA HERNANDEZ	907
4683	0S0446-00000-00001-4683	BRIGHTER DOOR LLC	1009
17512	HO0019-00002-00003-17512	MC CUE RICHARD A & CHRIE ANN	1201
4664	0A0434-00188-00000-04664	HERNANDEZ PEDRO G JR	909
4579	0A0428-00187-00000-04579	KEILMAN DALLAS T & MICHELLE	901
17512	HO0019-00002-00003-17512	MC CUE RICHARD A & CHRIE ANN	1201
4626	0A0434-00188-00000-04626	HERNANDEZ ERNESTINA L/E	911
4643	0A0434-00188-00000-04643	WHETSTEIN JOYCE	1101
4675	0A0434-00188-00000-04675	STEVENS ELLEN FRANCES	607
4660	HO0049-00000-00009-04660	HARTUNG MICHELE ANN	
4615	0A0434-00188-00000-04615	PALACIOS JOE L ESTATE & LISA C	
31932	0S0446-00000-00002-31932	BRIGHTER DOOR LLC	1007
17511	HO0019-00002-00001-17511	ELLIOTT TERRY GENE	1008
17517	HO0019-00003-00003-17517	RIVERA ANDREW DALE	906

Property Street Name	Property Zip	Owner Address 1	Owner Address 2	Owner City
			809 11TH ST	HONDO
AVE M	78861		1102 AVE M	HONDO
AVE M	78861		PO BOX 1055	HONDO
AVE M	78861		580 COUNTY ROAD 342	HONDO
AVE M	78861		257 PR 4561	HONDO
11TH ST	78861		1317 KOLLMAN DR	HONDO
10TH ST	78861		1201 10TH ST	HONDO
AVE M	78861		580 COUNTY ROAD 342	HONDO
AVE M	78861		13031 PARK CROSSING	SAN ANTONIO
AVE M	78861		607 AVENUE M	HONDO
AVE M	78861		13031 PARK CROSSING	SAN ANTONIO
AVE M	78861		1317 KOLLMAN DR	HONDO
10TH ST	78861		1201 10TH ST	HONDO
AVE M	78861		911 AVENUE M	HONDO
AVE N	78861		PO DRAWER 232	HONDO
10TH ST	78861		1201 10TH ST	HONDO
AVE M	78861	HERNANDEZ PEDRO G JR	911 AVENUE M	HONDO
AVE M	78861		7191 HWY 173 N	HONDO
AVE M	78861		607 AVENUE M	HONDO
11TH ST	78861		802 11TH STREET	HONDO
AVE K	78861		1110 AVENUE K	HONDO
AVE M	78861		1317 KOLLMAN DR	HONDO
AVE M	78861		PO BOX 1055	HONDO
AVE M	78861		906 AVE M	HONDO

Owner Stat	Owner Zip	Legal Description	Legal Acres	Neighborhood
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; ACRES 2.78	2.78	SHOIN
TX	78861	GARWOOD BLOCK 1 LOT 3 & 4; ACRES .3719	0.3719	SHOIN
TX	78861	GARWOOD BLOCK 2 LOT 2; ACRES .186	0.186	SHOIN
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; .159 ACRES	0.159	SHOIN
TX	78861	GARWOOD BLOCK 3 LOT 1; ACRES .186	0.186	SHOIN
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; 1.467 ACRES RV PARK	1.467	SHOIN
TX	78861	GARWOOD BLOCK 2 LOT 3-5; ACRES .5579	0.5579	SHOIN
TX	78861	SCHUEHLE & HOECKE BLOCK 1 LOT 1 & 2; ACRES .4022	0.4022	SHOIN
TX	78217	A0434 J. GUNHENSBERGER SURVEY 188; ACRES .434	0.434	SHOIN
TX	78861	GARWOOD BLOCK 3 LOT 2; ACRES .186	0.186	SHOIN
TX	78217	A0434 J. GUNHENSBERGER SURVEY 188; ACRES .434	0.434	SHOIN
TX	78861	RED OAK SUBDIVISION LOT 1; ACRES 2.013	2.013	SHOIN
TX	78861	GARWOOD BLOCK 2 LOT 3-5; ACRES .5579	0.5579	SHOIN
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; .3339 ACRES	0.3339	SHOIN
TX	78861	A0428 A. GSELL SURVEY 187; ACRES 1.5	1.5	SHOIN
TX	78861	GARWOOD BLOCK 2 LOT 3-5; ACRES .5579	0.5579	SHOIN
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; ACRES .5	0.5	SHOIN
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; ACRES .31	0.31	SHOIN
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; ACRES 6.5	6.5	SHOIN
TX	78861	R. G. POPE LOT 9	8.558	SHOIN
TX	78861	A0434 J. GUNHENSBERGER SURVEY 188; .835 ACRES	0.835	SHOIN
TX	78861	RED OAK SUBDIVISION LOT 2	0.569	SHOIN
TX	78861	GARWOOD BLOCK 2 LOT 1	0.186	SHOIN
TX	78861	GARWOOD BLOCK 3 LOT 3; ACRES .2092	0.2092	SHOIN

Abstract Co Tax Year

A0434	2025
HO0019	2025
HO0019	2025
A0434	2025
HO0019	2025
A0434	2025
HO0019	2025
HO0051	2025
A0434	2025
HO0019	2025
A0434	2025
S0446	2025
HO0019	2025
A0434	2025
A0428	2025
HO0019	2025
A0434	2025
A0434	2025
A0434	2025
HO0049	2025
A0434	2025
S0446	2025
HO0019	2025
HO0019	2025

NOTICE OF PUBLIC HEARING

The **Planning & Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, April 21, 2025 at 6:00 p.m.** in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Brighter Door LLC, owner, and Keith Howard of Howard Surveying, applicant, for a Preliminary Plat 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. The property is generally located north of 11th Street and east of Avenue M within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No.'s 31932 & 4683.

/s/ Rebekah Dolphus
City Secretary

Publish: March 27, 2025

NOTICE OF PUBLIC HEARING

The **City Council** of the City of Hondo will hold a public hearing on **Monday, April 28, 2025 at 6:00 p.m.** in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Brighter Door LLC, owner, and Keith Howard of Howard Surveying, applicant, for a Preliminary Plat 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. The property is generally located north of 11th Street and east of Avenue M within the Shoin Neighborhood and is identified as Assessor's Parcel Identification No.'s 31932 & 4683.

/s/ Rebekah Dolphus
City Secretary

Publish: March 27, 2025



Planning and Zoning

Title: Consider a request from Rick Virani, Owner/applicant, seeking a Specific Use Permit for a Country Bar to be located at 1703 19th Street, Hondo TX 78861. The Legal description being Lots 1-2 & 3 North 20', Fly Block D, of the City of Hondo. In accordance with the Unified Development Code, Chapter 3, 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: April 15, 2025

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Rick Virani, owner/applicant, to consider a Specific Use Permit for a Country Bar that would be operated from the property situated at 1703 19th Street, Hondo, Texas. The current zoning for this property is Commercial – C, and under this type of zoning, the Country Bar can only be operated under a Specific Use Permit regime. The applicant intends to create an exclusive Country Bar with a private room along with security personnel. Their idea is to have a public place within Hondo to enhance community entertainment without the need to travel outside the city. The applicant was 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: 17465

Legal Description: FLY BLOCK D, LOT 1-2 & 3 NORTH 20' of the City of Hondo, Medina County, Texas.

GENERAL LOCATION:

Generally located on the South side of 19th Street, and East of Avenue T (within the same complex that houses Zee's Mart)

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 be a Country Bar. It promises to be exclusive and the proposal is to set it apart from all other bars that are within the City of Hondo. On the issue of security, the owner affirms to provide adequate security to ensure citizens are safe.

Staff Recommendation:

Staff recommends **approval** for a request from Rick Virani, owner/applicant of the property situate at 1703 19th Street Hondo, TX, to use the property for a Country Bar. Legal Description of the property is stated as FLY BLOCK D, LOT 1-2 & 3 NORTH 20' of the City of Hondo, Medina County, Texas. 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. Providing adequate security on premise for the hours of operation.
 - a. Security providers may be on-duty police officers, off-duty police officers, a security guard service agency
 - b. For weekends (Fridays and Saturdays) on-duty or off-duty police personnel to be retained from 9pm – 2am

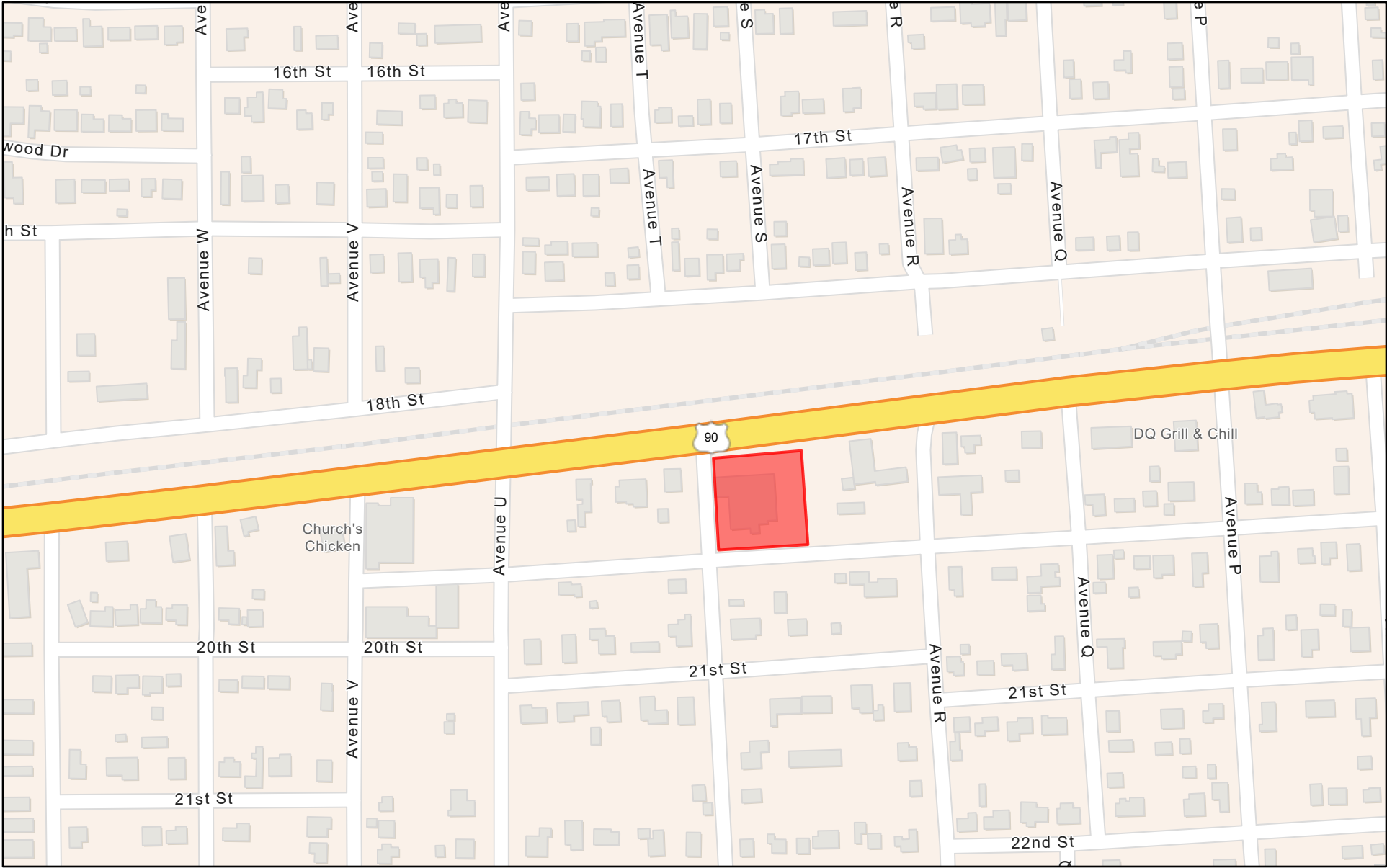
ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

Medina CAD Web Map



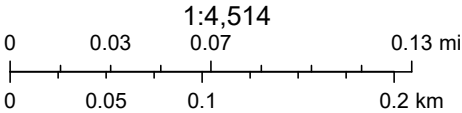
4/8/2025, 9:40:21 AM



Override 1



Medina County Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

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: <u>1703 19th Street</u> Parcel # _____ Project Name: <u>Country Bar</u> Legal Description: <u>In door area open to the public devoted to the sales and service of alcoholic beverages for on-premises</u> Acreage: _____ Number of Existing Lots: _____ Number of Proposed Lots: _____ Current Zoning: _____ Proposed Zoning: _____ Description of Project/Request (attach separate letter if necessary): <u>I would like to create an exclusive Country Bar with a private room along with security personnel. The idea is to have a public place within Hondo to enhance community entertainment without the need to travel outside the community</u> Proposed Use: ☒ Commercial ☐ Residential ☐ Industrial ☐ Mixed Use Regulatory Flood Zone: ☐ X (Shaded) ☐ X (Unshaded) ☐ A ☐ AE ☐ AE (Floodway) <i>If in A, AE, or AE(Floodway), Floodplain Development Permit is required.</i> 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 <i>Infrastructure review letter from Public Works Department must be attached.</i>

APPLICANT INFORMATION
Company Name: _____ Contact Person: <u>Rick Virani</u> Address: <u>1705 19th Street Hondo TX 78861</u> Phone Number: <u>[REDACTED]</u> Fax Number: _____ Email: <u>[REDACTED]</u> <i>If acting as representative of property owner, application must include notarized authorization letter.</i>

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name: <u>PIRS Inc</u>		Contact Person: <u>Rafiq Virani (Rick)</u>	
Address: <u>1703, 1705 19th Street Hondo TX 78861</u>			
Phone Number: <u>210-722-6949</u>		Fax Number: _____ Email: <u>rvirani@yahoo.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: 3/21/25



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, April 21, 2025 at 6:00 p.m.**, and **Hondo City Council** on **Monday, April 28, 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 a Country Bar: Request from Rick Virani (owner/applicant) for a Specific Use Permit for a 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**. The property is generally located south of 19th Street and east of Avenue T and is identified as Assessor's Parcel Identification No. 17465.

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 Country Bar: Request from Rick Virani (owner/applicant).

My reason and/or comments are as follows:

DATE: _____

PRINT NAME: _____

SIGNATURE: _____



AVISO DE AUDIENCIA PÚBLICA

Como propietario de una propiedad, por medio de la presente se le notifica que una propiedad de su propiedad se encuentra dentro de **200 pies** de una propiedad para la cual se ha propuesto un **Permiso de Uso Específico**. La Ciudad de Hondo llevará a cabo las siguientes dos (2) audiencias públicas: **la Comisión de Planeación y Zonificación el lunes 21 de abril de 2025 a las 6:00 p.m.**, y **el Concejo Municipal de Hondo el lunes 28 de abril de 2025 a las 6:00 p.m.** Cada audiencia pública se llevará a cabo en la Cámara del Concejo Municipal en el Ayuntamiento, ubicado en 1600 Ave M, Hondo, Texas. Las audiencias públicas están disponibles para todas las personas sin importar discapacidad. Si necesita asistencia especial, comuníquese con la oficina de la Ciudad al menos 48 horas antes de cualquiera de las reuniones.

El siguiente caso será presentado, y se dará la oportunidad de hablar a todas las personas interesadas:

Permiso de Uso Específico para un Bar Campestre: Solicitud de Rick Virani (propietario/solicitante) para un Permiso de Uso Específico para un terreno de aproximadamente 1.06 acres, ubicado dentro de los Límites Corporativos de la Ciudad de Hondo, en el Condado de Medina, Texas, correspondiente a los Lotes 1-2 y los 20 pies del norte del Lote 3, Fly Block D, de la Ciudad de Hondo.

La propiedad en cuestión está ubicada en **1703 Calle 19**. Generalmente se localiza al sur de la Calle 19 y al este de la Avenida T, y está identificada con el Número de Identificación Catastral 17465.

Si no puede asistir a esta audiencia pública pero desea expresar su apoyo u oposición a esta solicitud, por favor complete el formulario de respuesta que se encuentra a continuación y devuélvalo a **Rebekah Dolphus en 1600 Ave M, Hondo, Texas 78861**. Si ya no es el propietario de la propiedad, por favor reenvíe esta carta al nuevo propietario o devuélvala al Ayuntamiento. Si tiene alguna pregunta sobre esta solicitud, por favor llame al 830-426-4737 para obtener más información.

FORMULARIO DE RESPUESTA (debajo de esta línea)

POR FAVOR MARQUE UNA DE LAS SIGUIENTES OPCIONES:

Estoy de acuerdo _____ - o - En desacuerdo _____

Referencia: Permiso de Uso Específico para un Bar Campestre: Solicitud de Rick Virani (propietario/solicitante).

Mi razón y/o comentarios son los siguientes:

FECHA: _____

NOMBRE EN LETRA DE MOLDE: _____

FIRMA: _____

Property ID	Geographic ID	Owner Name	Property Number
17468	HO0017-0000D-00006-17468	HAYES JESSE JR	1912
17465	HO0017-0000D-00001-17465	PIRS INC	1705
54647	HO0017-0000D-00009-54647	HUTTO MICHELLE	1705
74282	0A0427-00185-00000-74282	TEXAS TRANSPORTATION COMMISSION	
88085	HO0017-0000C-00006-88085	GILMER DANIEL & ARIELLE	1908
17457	HO0017-0000C-00005-17457	BRIGHTER DOOR LLC	1901
17456	HO0017-0000C-00004-17456	HONDO GARDEN CLUB INC	1903
17467	HO0017-0000D-00004-17467	NOONER SAMMY WAYNE	1701
17470	HO0017-0000D-00010-17470	VANCE RITA G L/E	1710
83262	0A0427-00185-00000-83262	SOUTHERN PACIFIC TRANS CO	
17469	HO0017-0000D-00008-17469	DAVIS RAYMOND W JR & LORRIE	1708
17459	HO0017-0000C-00007-17459	GARCIA LITA R	1903
88084	HO0017-0000C-00006-88084	EDWARD WARD SEPARATE PROPERTY TRUST	1906

Property Street Name	Property Zi	Owner Address 1	Owner Address 2	Owner City
AVE R	78861		1912 AVE R	HONDO
19TH ST	78861		1705 19TH ST	HONDO
20TH ST	78861		3787 COUNTY RD 251	HONDO
			118 E RIVERSIDE	AUSTIN
AVE T	78861		1908 AVENUE T	HONDO
19TH ST	78861		122 CR 4621	HONDO
19TH ST	78861	PRESIDENT	1903 19TH ST	HONDO
19TH ST	78861		PO BOX 444	HONDO
21ST ST	78861	LONG ANN-MICHELLE VANCE	P O BOX 627	HONDO
		TAX DEPARTMENT	1400 DOUGLAS STOP 1640	OMAHA
21ST ST	78861		1708 21ST STREET	HONDO
20TH ST	78861		261 PR 4422	HONDO
AVE T	78861		1121 N PARK AVENUE	DEER PARK

Owner State	Owner Zip	Legal Description	Legal Acres
TX	78861	FLY BLOCK D LOT 6-7 & 8 PART OF; ACRES 1.1404	1.1404
TX	78861	FLY BLOCK D LOT 1-2 & 3 NORTH 20'; ACRES 1.059	1.059
TX	78861	FLY BLOCK D LOT 9 & 10 NORTH PARTS OF	0.1782
TX	78704	A0427 A. GSELL SURVEY 185; 2.0884 ACRES	2.0884
TX	78861	FLY BLOCK C LOT 6B; ACRES .287	0.287
TX	78861	FLY BLOCK C LOT 5; ACRES .4591	0.4591
TX	78861	FLY BLOCK C LOT 4 & 3 EAST PART OF; ACRES .572	0.572
TX	78861	FLY BLOCK D LOT 4-5 & 3 PART OF; ACRES 1.324	1.324
TX	78861	FLY BLOCK D LOT 10 & 9 SOUTH PARTS OF; ACRES .4731	0.4731
NE	68179	A0427 A. GSELL SURVEY 185; 4.873 ACRES PARK	4.873
TX	78861	FLY BLOCK D LOT 8 & 9 PARTS OF; ACRES .53	0.53
TX	78861	FLY BLOCK C LOT 7 PART OF; ACRES .2035	0.2035
WA	99006	FLY BLOCK C LOT 6A; ACRES .1848	0.1848

Neighborhood Code	Abstract Code	Tax Year
SHOIN	HO0017	2025
SHOIN	HO0017	2025
SHOIN	HO0017	2025
SHOIN	A0427	2025
SHOIN	HO0017	2025
SHOIN	HO0017	2025
SHOIN	HO0017	2025
SHOIN	HO0017	2025
SHOIN	HO0017	2025
SHOIN	A0427	2025
SHOIN	HO0017	2025
SHOIN	HO0017	2025
SHOIN	HO0017	2025

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, April 21, 2025 at 6:00 p.m.** to discuss and consider the following:

A request from Rick Virani, owner/applicant, for a Specific Use Permit on a 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**. The property is generally located south of 19th Street and east of Avenue T and is identified as Assessor's Parcel Identification No. 17465.

Rick Virani requests a Specific Use Permit to allow the property to be used as a **Country Bar**.

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, April 28, 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 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: March 27, 2025



Planning and Zoning

Title: Consider a request from the City of Hondo to consider amending the zoning map by creating a new zoning district (to be known as R4). 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 which states, “The City Council may from time to time amend, supplement, or change by ordinance, the boundaries of the districts or regulations herein established.”

Date: April 15, 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. After an initial Council Meeting, it was determined that a community workshop/meeting be held to avail the residents an opportunity to err their views. Sequel to that meeting it was determined, following recommendations by the City Attorney, to create a new zoning district that would reflect the needs of the people.

PROPERTY I.D. AND LEGAL DESCRIPTION:

None for now (Not Applicable)

GENERAL LOCATION:

N/A

FINANCIAL IMPACT:

None.

ZONING CHANGE DESCRIPTION:

Requesting an amendment to the zoning ordinance 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

DEPARTMENT COMMENTS:

This is about creating a totally new zoning district that either may affect many people positively or negatively and as such would require substantial community engagement.

Staff Recommendation:

Staff recommends approval, **Community meeting/workshop**, for a request from the City to consider a new zoning district within the City of Hondo in Medina County, Texas. 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.

ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

5.1.6 “R4” Residential Four District

- a. **Purpose.** The purpose of this district is to allow dwellings that are designed and constructed for occupancy by one family and located on a lot having a minimum area of 6,000 square feet. Only one dwelling unit per lot will be allowed in this district. These dwellings shall have no physical connection to a building located on any other lot or tract of land.

b. **Area Regulations**

Lot Size	Lots for permitted use shall have a minimum area of six thousand (6,000) square feet of area.
Width of Lot	Minimum width of lot shall be fifty (50) feet, measured at the front setback line.
Depth of Lot	Minimum depth of lot shall be one hundred (100) feet, with the measurement representing the average depth of lot from the property line adjacent to the front street to the rear of the lot.
Residential Density	A maximum of one (1) dwelling per lot (Double-wide manufactured homes permitted).
Percent Impervious Area	The combined area occupied by all buildings, structures, off- street parking and paved areas shall not exceed sixty (60) percent of the total lot area.
Height	Maximum height of thirty-five (35) feet, or two (2) stories.
Front Yard Setback	Minimum of twenty-five (25) feet from the property line adjacent to front street. The front yard setback is also referred to as the “Building line.”
Side Yard Setback	Minimum setback of ten (10) feet from the property line that is located adjacent to a side street. Minimum setback of five (5) feet from a side property line that represents a common side property line with an adjoining property other than a dedicated street or other right-of-way.
Rear Yard Setback	A minimum rear yard setback of twenty (20) feet.

c. **Permitted Use:**

Single-Family Dwelling Detached
Industrialized Homes
Double-wide Manufactured Homes

Church or Rectory Public School (PK-12)
Park, Playground, or Community Center
Registered Family Home
Accessory Building
Home Occupation
Off-Street Parking Incidental to Main Use
Swimming Pool (Private)
Public Park or Playground Railroad Track or Right-of-Way
Farm (Horticulture)
Specific Use Permit; [sic]

d. Specific Use

Group Home for the Developmentally Disabled
Townhomes
College or University Childcare or Preschool (0-5)
Foster Home Facility
Library (Public)
Nursing Home or Residence for the Elderly
Cemetery or Mausoleum
Chiropractic Clinic
Private School (PK-12)
Community Center (Public)
Electrical Substation
Fire Station or Similar Public Safety Building
Telephone Line and Exchange Switching or Relay Station
Water Reservoir, Water Pumping Station or Well
Water Treatment Plant
Bed and Breakfast (in Private Home)
Private Country Club with Golf Course
Public Golf Course
Commercial Golf Course
Swim or Tennis Club
Florist or Garden Shop

**Beauty Shop or Barbershop and Sun Tanning
Salon**

Accountant/Bookkeeper

Real Estate

Law Offices

Jewelry Repair

Small Electric Motor Repair

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, April 21, 2025 at 6:00 p.m.** in the Council Chambers, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the creation of a new zoning district.

The proposed district, to be named R4 - Residential 4, would allow for the placement of Manufactured Homes and include related development standards.

/s/ Rebekah Dolphus
City Secretary

Publish: April 3, 2025

NOTICE OF PUBLIC HEARING

The **City Council** of the City of Hondo will hold a public hearing on **Monday, April 28, 2025 at 6:00 p.m.** in the Council Chambers, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the creation of a new zoning district.

The proposed district, to be named R4 - Residential 4, would allow for the placement of Manufactured Homes and include related development standards.

/s/ Rebekah Dolphus
City Secretary

Publish: April 10, 2025