HONDO

THIS IS GOD'S COUNTRY

REGULAR CITY COUNCIL MEETING
April 28, 2025 at 6:00 PM
City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Regular City Council Meeting of the governing body of the City of Hondo will be held April 28, 2025 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas, for the purpose of discussing matters incident and related to the City of Hondo.

The public may also access the meeting remotely through video/conference from your computer, tablet or smart phone at: https://boxcast.tv/channel/aetaajdf64jalxx2009a 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. **INVOCATION.**
4. **PLEDGE OF ALLEGIANCE.**
5. **CITIZENS'/PUBLIC COMMENTS**
   Persons who desire to address the City of Hondo City Council will be received at this time. Those persons wishing to speak should complete a Public Comment Form and submit it to the City Secretary prior to the meeting. If the speaker wishes to comment on a particular agenda item, then the speaker should indicate such item(s) on the form. Public comment is limited to 3 minutes per speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City of Hondo City Council cannot deliberate or take action on items not listed on the meeting agenda.

PRESENTATIONS

6. **CITY MANAGER 'S REPORT. (JOHN NARON, CITY MANAGER)**
   A. UPDATE ON GRANTS
   B. 2023 CERTIFICATE OF OBLIGATION PROJECTS UPDATE

CONSENT

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Council Member.

7. **CONSIDERATION AND APPROVAL OF THE APRIL 14, 2025 REGULAR CITY COUNCIL MINUTES. (REBEKAH DOLPHUS, CITY SECRETARY)**

8. **CONSIDERATION AND APPROVAL OF VARIOUS APPOINTMENTS TO BOARDS AND COMMISSIONS. (MAYOR MCANELLY)**

OTHER BUSINESS

9. **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.

10. **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.

11. **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.

12. **DISCUSS AND CONSIDER ACTION TO PURCHASE AND INSTALL LIGHTING ON THE SOCCER FIELDS AT THE HONDO SPORTS COMPLEX. (JOHN NARON, CITY MANAGER)**

13. **ADJOURN.**

I hereby certify that the above Notice of Regular City Council Meeting of the governing body of the City of Hondo was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, Texas, at a place convenient and readily accessible to the general public at all times on April 25, 2025 at 4:30 PM.

ATTEST:

Rebekah Dolphus
City Secretary

CITY OF HONDO HONDO, TEXAS

The City Council 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 City Council Meetings 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.

HONDO

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City Council Communication

Title: **CITY MANAGER 'S REPORT. (JOHN NARON, CITY MANAGER)** **A. UPDATE ON GRANTS** **B. 2023 CERTIFICATE OF OBLIGATION PROJECTS UPDATE**
Date: April 28, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:
None

STAFF CONTACTS:

MINUTES

REGULAR CITY COUNCIL MEETING

Monday, April 14, 2025 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.
Mayor McAnelly called the meeting to order at 6:01 p.m.

2. Quorum check.
Mayor John McAnelly Jr., Councilman Joe Claire, Mayor Pro Tem Jose "Porky" Ytuarte, Council Woman Rachel Ramirez, Councilman John E. Villa

Absent: Councilman Brett Williams

Staff Present: City Manager John Naron, City Attorney Mike McCann, City Secretary Rebekah Dolphus, IT Manager Josh Rodriguez, Public Relations & Recreation Director Jamie Kindred, Development Services Manager Uche Echeozo

3. Invocation by Pastor Mike Vasquez, First Baptist Church.

4. Pledge of Allegiance.

5. Citizens'/Public Comments: *Persons who desire to address the City of Hondo City Council will be received at this time. Those persons wishing to speak should complete a Public Comment Form and submit it to the City Secretary prior to the meeting. If the speaker wishes to comment on a particular agenda item, then the speaker should indicate such item(s) to on the form. Public comment is limited to 3 minutes per speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City of Hondo City Council cannot deliberate or take action on items not listed on the meeting agenda.*

Chavel Lopez, 1002 Ave S, Hondo, TX
- **Solar company identified an electricity issue: 270 volts entering the home instead of the standard 240 volts.**
- **Pay raise suggested for City employees to help offset the impact of tariffs.**
- **Council meetings are currently brief with most items placed on the Consent Agenda. There is an interest in adding more discussion items such as a voucher program, affordable housing initiatives, or department head summaries.**

CONSENT
The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Council member.

Councilman Ytuarte moved to approve items 6,7,8, and 9 on the Consent agenda; seconded by Council Woman Ramirez. Motion passes unanimously.

6. Consideration and approval of the March 10, 2025 Regular City Council Minutes. (Rebekah Dolphus, City Secretary)

7. Consideration and approval of the March 24, 2025 Regular City Council Minutes. (Rebekah Dolphus, City Secretary)

8. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 453-25 OF THE CITY OF HONDO , TEXAS, ("CITY") RESPONDING TO THE APPLICATION OF CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS - SOUTH TEXAS DIVISION (CENTERPOINT), TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY'S PARTICIPATION IN A COALITION OF CITIES KNOWN AS THE "ALLIANCE OF CENTERPOINT MUNICIPALITIES (ACM); REQUIRING THE REIMBURSEMENT OF COSTS; DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

9. Consideration and approval of various appointments to Boards and Commissions. (Mayor McAnelly)
Animal Care Services Advisory Board
- Angela Gonzales

OTHER BUSINESS

10. Discuss and consider action on amending and/or canceling future City Council Meeting dates. (John Naron, City Manager)

Councilman Ytuarte moved to cancel May 26, 2025 City Council Meeting; seconded by Council Woman Ramirez. Motion passes unanimously.

11. Present National Fitness Campaign Fitness Court and consider action to apply for a grant. (John Naron, City Manager)
Mr. Naron presented information via PowerPoint and this video:
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.nationalfitnesscampaign.com%2fwatch&c=E,1,NzDGzKdygGIDUa4fUlqZ_shGcYZEiDZtILCqrIOQDKODMf-XGx8-t6By5MMNfOFa3svAaj-OTv2P5B6d2vDCz50tEklirez6KLZSloDwkDwXPXMryUWy&typo=1

☐ Grant opportunity available providing up to $60,000, with a potential city match of $150,000. Match funding could potentially be secured through sponsorships from larger local businesses.

☐ **Site selection to be determined following grant approval.**

☐ **No additional staff would be required, as the program operates via cell phone and QR code.**

☐ **Councilman Claire expressed support and suggested possible locations near the HISD track or downtown across from the Courthouse for centralized access.**

Councilman Villa moved to authorize the City Manager to apply for the National Fitness Campaign Fitness Court Grant; seconded by Councilman Ytuarte. Motion passes unanimously.

12. Consideration and possible action to authorize the City Manager to begin the process for the sale of Real Property generally located 0.1 miles North of the intersection of Spatz and Castro Ave. on the east side of roadway and more thoroughly described as (John Naron, City Manager):

- A. 192.02 Acre Tract of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas out of Survey(s):
No. 153, Abstract No. 752, S. Parker, original Grantee, 72.33 Acres
No. 152, Abstract No. 751, S. Parker, original Grantee, .96 Acres
No. 154, Abstract No. 357, L. Essler, original Grantee, 9.49 Acres
No. 155, Abstract No. 358, L. Essler, original Grantee, 109.24 Acres
and being out of a 463.372 Acre Tract conveyed from the United States of America to City of Hondo by deed dated November 13, 1985, and recorded in Volume 23, Page 706 of the Official Records of Medina County, Texas.

Councilman Villa moved to approve the City Manager to begin the process for sale of real property; seconded by Council Woman Ramirez. Motion passes unanimously.

13. Adjourn.

Councilman Villa moved to adjourn; seconded by Councilman Ytuarte. Motion passes unanimously.

Meeting adjourned at 6:30 p.m.

PASSED AND APPROVED THIS 28TH DAY OF APRIL 2025.

_____
John McAnelly, Jr., Mayor

ATTEST:

_____
Rebekah Dolphus, City Secretary

HONDO

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City Council Communication

Title: **CONSIDERATION AND APPROVAL OF VARIOUS APPOINTMENTS TO BOARDS AND COMMISSIONS. (MAYOR MCANELLY)**
Date: April 28, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Mayor appointments

STAFF CONTACTS:

HONDO

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To: Members of the Hondo City Council

From: Mayor John McAnelly Jr.

Date: April 28, 2025

Re: Commission and Board Appointments

Several of the city's volunteer boards have the need for appointments and re-appointments. The appointment(s) are as follows:

1. Cemetery Advisory Board
I would recommend re-appointing Linda Cipriano and Patricia Mares.

2. Planning & Zoning Commission
I would recommend re-appointing Matt Hansen.

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City Council Communication

Title: **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.

Date: April 28, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. CC MEMO
2. PRELIM PLAT MAP
3. APPLICATION Redacted
4. PRELIM PLAT NEIGHBOR LETTER
5. PRELIM PLAT NOTICES INFO
6. PRELIM PLAT PAPER NOTICE PZ
7. PRELIM PLAT PAPER NOTICE CC

STAFF CONTACTS:

HONDO
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City of Hondo
Development Services Department
1600 Avenue M ● Hondo, Texas 78861 ● (830) 426-3378

MEMO

To: Mayor and Council

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: April 25, 2025

Subject: **Brighter Door LLC, OWNER, AND Keith Howard of Howard Surveying, applicant are submitting a preliminary plat on 2.58 Acres of land situated within the City of Hondo in Medina County, Texas and Covering Lots 1 and 2, Red Oak Subdivision. The subject properties are located at 1007 and 1009 Avenue M, Hondo Texas.**

The Planning and Zoning Commission meeting held as scheduled on Monday the 21st of April 2025 with four members in attendance.

Members deliberated over the issue of granting approval for the preliminary plat of the 2.58 acres of land also known as Red Oak Subdivision. Letters were sent out to neighbors and the City received no feedback. Citizens were also in attendance and questions and answers went 'back and forth' with concerns that included drainage issues.

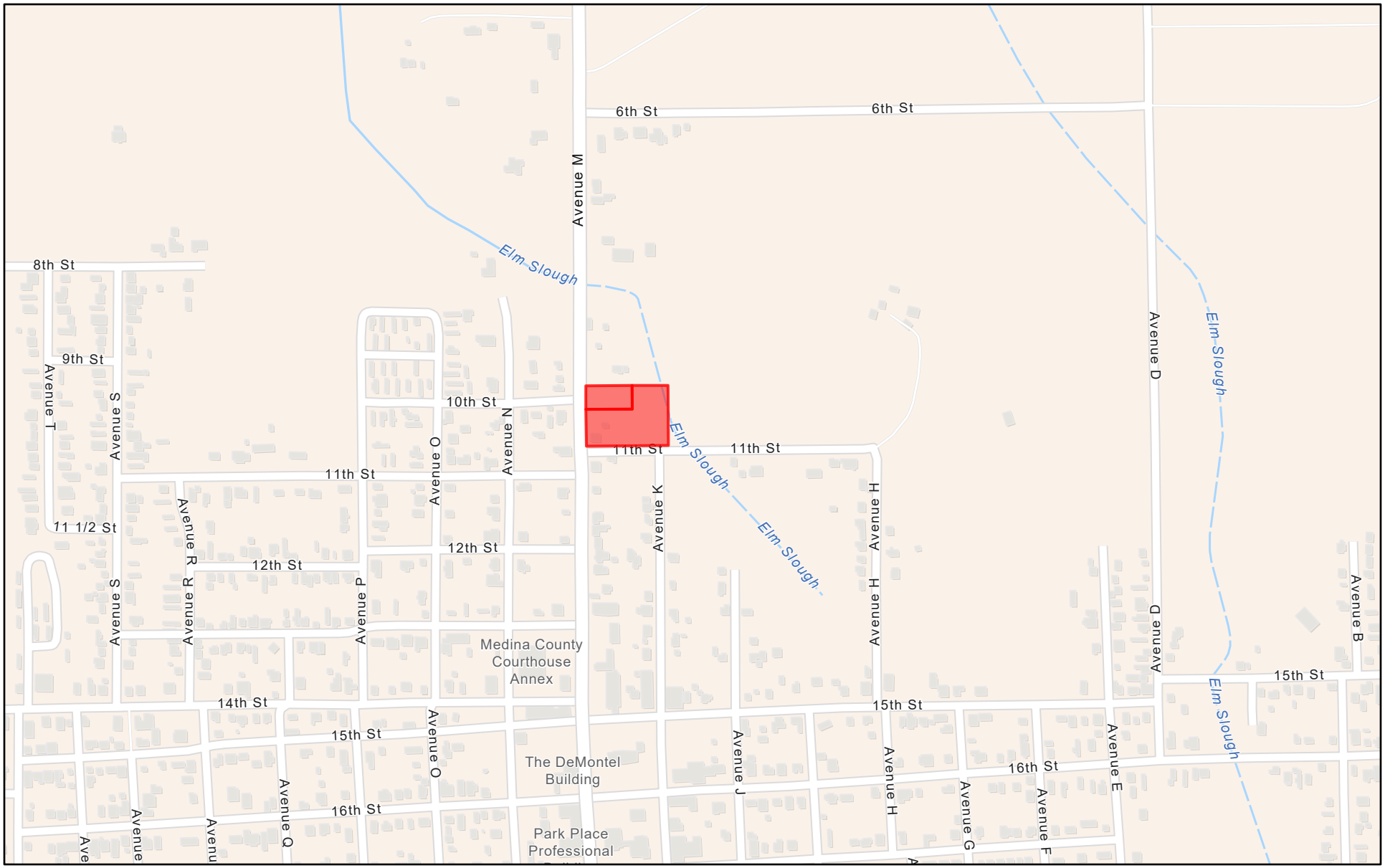
Commissioners, after deliberations, voted to approve the recommendation to plat the said property as requested. A recorded vote of all members present was taken and Commissioners Theresa Rivera, Matthew Hansen, Brendon Lowe, and the Chair – Lynda Hook all voted 'AYE'.

The meeting was adjourned by about 6.45p.m

Thank you

Uche Echeozo
Development Services Director

Medina CAD Web Map



4/8/2025, 1:57:37 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

HONDO
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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 + 46833

Project Name: Replat Lots 1 + 2 Red Oak Subd.

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

Acreage: 2.578 **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*): Replat 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 CR 4621 Hondo, TX. 78861

Phone Number [redacted] Number: _____ Email: jonathan@bcomm.tx landscapedesign.com

Include proof of ownership as supplemental information on separate sheets.

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: Jonathan Peterson 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	Neighborhc
TX	78861	A0434 J. GUNHENSPERGER 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. GUNHENSPERGER SURVEY 188; .159 ACRES	0.159	SHOIN
TX	78861	GARWOOD BLOCK 3 LOT 1; ACRES .186	0.186	SHOIN
TX	78861	A0434 J. GUNHENSPERGER 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. GUNHENSPERGER SURVEY 188; ACRES .434	0.434	SHOIN
TX	78861	GARWOOD BLOCK 3 LOT 2; ACRES .186	0.186	SHOIN
TX	78217	A0434 J. GUNHENSPERGER 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. GUNHENSPERGER 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. GUNHENSPERGER SURVEY 188; ACRES .5	0.5	SHOIN
TX	78861	A0434 J. GUNHENSPERGER SURVEY 188; ACRES .31	0.31	SHOIN
TX	78861	A0434 J. GUNHENSPERGER SURVEY 188; ACRES 6.5	6.5	SHOIN
TX	78861	R. G. POPE LOT 9	8.558	SHOIN
TX	78861	A0434 J. GUNHENSPERGER 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

HONDO

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City Council Communication

Title: **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.

Date: April 28, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:
1. CC MEMO
2. MAP
3. APPLICATION Redacted
4. NEIGHBOR LETTER
5. MAILING LABELS
6. RESPONSES
7. PAPER NOTICE

STAFF CONTACTS:

City of Hondo
Development Services Department
1600 Avenue M ● Hondo, Texas 78861 ● (830) 426-3378

MEMO

To: Mayor and Council

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: April 25, 2025

Subject: **Rick Virani, Lessee/Applicant, requesting a Specific Use Permit for a Country Bar on a 1.06 acre sized property within the corporate limits of the City of Hondo and being Lot 1 - 2, and 3 North 20', Fly Block D, of the City of Hondo, TX. This property is within the same complex that houses Zee's Mart.**

The Planning and Zoning Commission meeting held as scheduled on Monday the 21st of May 2025 with four members in attendance.

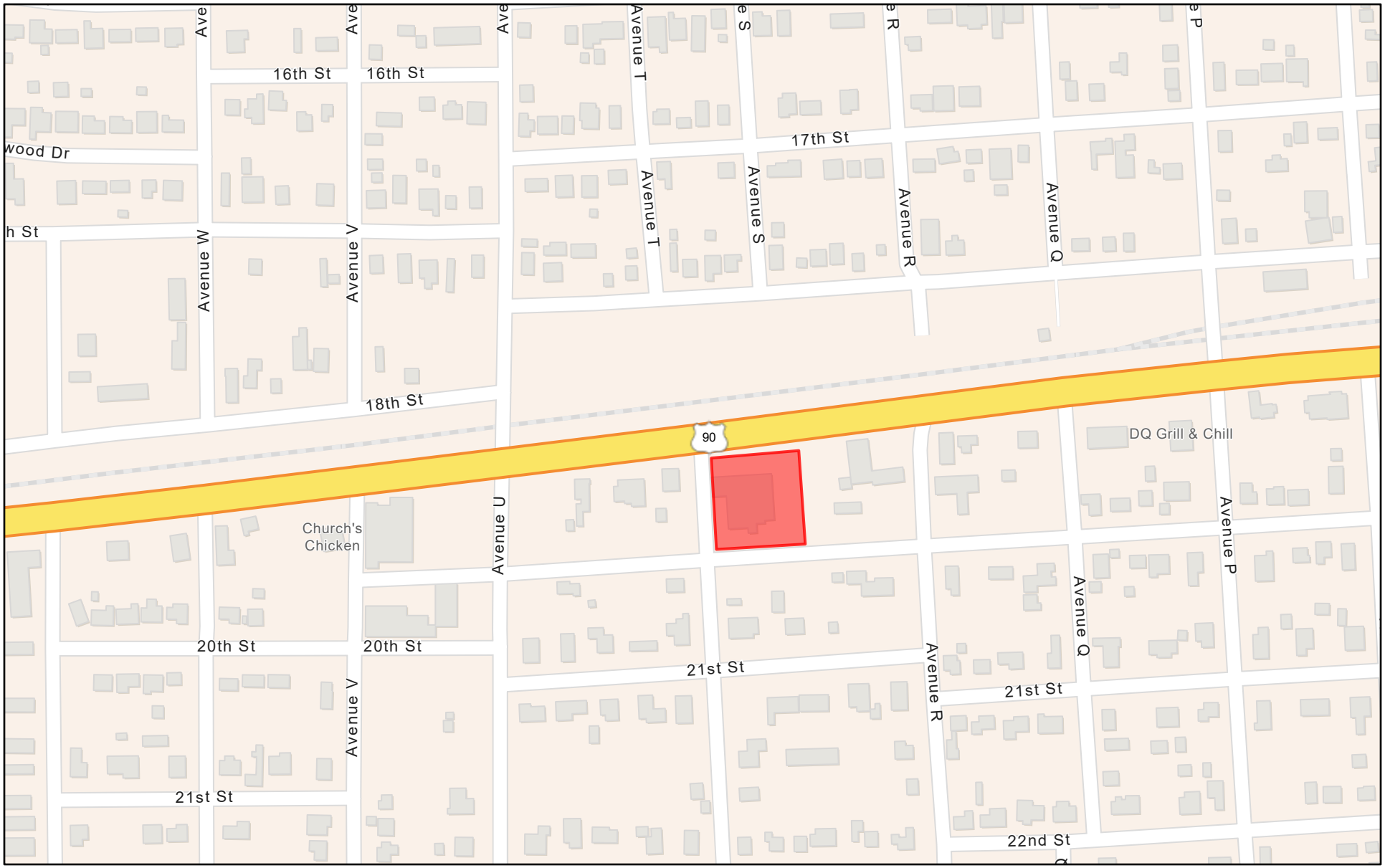
Members deliberated over the issue of recommending approval for the Country Bar. Letters were sent to neighbors but the City received only one feedback that agreed with the proposal, stating the need for more business within the City. Citizens were also in attendance and the applicant was present to answer questions.

Commissioners, after deliberations, voted to recommend approval for the Country Bar. A recorded vote of all members present was taken and Commissioners Matthew Hansen, Brendon Lowe, Theresa Rivera and the Chair – Lynda Hook all voted 'Aye'
The meeting was adjourned at about 6.45p.m

Thank you

Uche Echeozo
Development Services Director

Medina CAD Web Map



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

Override 1

Medina County Boundary

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

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.

HONDO
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DEVELOPMENT PROJECT APPLICATION

HONDO
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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: 1703 19th Street Parcel # _____

Project Name: Country Bar

Legal Description: In door area open to the public devoted to the sales and service of alcoholic beverages for on-premises

Acreage: _____ Number of Existing Lots: _____ Number of Proposed Lots: _____

Current Zoning: _____ Proposed Zoning: _____

Description of Project/Request (*attach separate letter if necessary*): 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

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: _____ Contact Person: Rick Virani

Address: 1705 19th Street Hondo TX 78861

Phone Number: [redacted] Fax Number: _____ Email: [redacted]

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

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION
Company Name: PIRS Inc Contact Person: Rafiq Virani (Rick)
Address: 1703, 1705 19th Street Hondo TX 78861
Phone Number: 210-722-6949 Fax Number: _____ Email: rrvirani@yahoo.com
Include proof of ownership as supplemental information on separate sheets.

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

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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:
This end of town needs growth.

DATE: 4/15/25

PRINT NAME: Jonathan Peterson

SIGNATURE: _____

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

HONDO

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City Council Communication

Title: **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.

Date: April 28, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. CC MEMO
2. R4 PROPOSED DESC VIA ATTORNEY
3. PAPER NOTICE P&Z
4. PAPER NOTICE CC

STAFF CONTACTS:

City of Hondo
Development Services Department
1600 Avenue M ● Hondo, Texas 78861 ● (830) 426-3378

MEMO

To: Mayor and Council

CC: City Manager – John Naron

From: Development Services Director - Uche Echeozo

Date: April 25, 2025

Subject: A request from the City of Hondo to create a new zoning district – R4 that will allow the placement of Doublewide manufactured homes together with single-family dwellings within the City of Hondo

---

The Planning and Zoning Commission meeting held as scheduled on Monday the 21st of April 2025 with 4 members in attendance.

Members deliberated over the issue of granting approval recommending the creation of a new zoning district. Notice was given through the publication in the local newspaper (as required by law). However very few people attended the public hearing.

Although, staff recommended a briefing workshop/community meeting to enable citizens understand better the proposal, Commissioners, after deliberations, voted to table the matter to enable them and the citizens understand the full implications before making informed judgements. A recorded vote of all members present was taken and Commissioners Brendon Lowe, Theresa Rivera, Matthew Hansen, and the Chair – Linda Hook all voted 'AYE'

The meeting was adjourned by about 6.45 p.m

Thank you

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

HONDO

THIS IS GOD'S COUNTRY

City Council Communication

Title: **DISCUSS AND CONSIDER ACTION TO PURCHASE AND INSTALL LIGHTING ON THE SOCCER FIELDS AT THE HONDO SPORTS COMPLEX. (JOHN NARON, CITY MANAGER)**
Date: April 28, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Soccer Lights

STAFF CONTACTS:

Council,

Staff is presenting a proposed lighting project for the soccer fields at the Hondo Sports Complex. This project is driven by growing demand and strong collaboration with the Hondo Youth Soccer Association (HYSA), who have been instrumental in maintaining and enhancing the fields through in-kind support and volunteer labor.

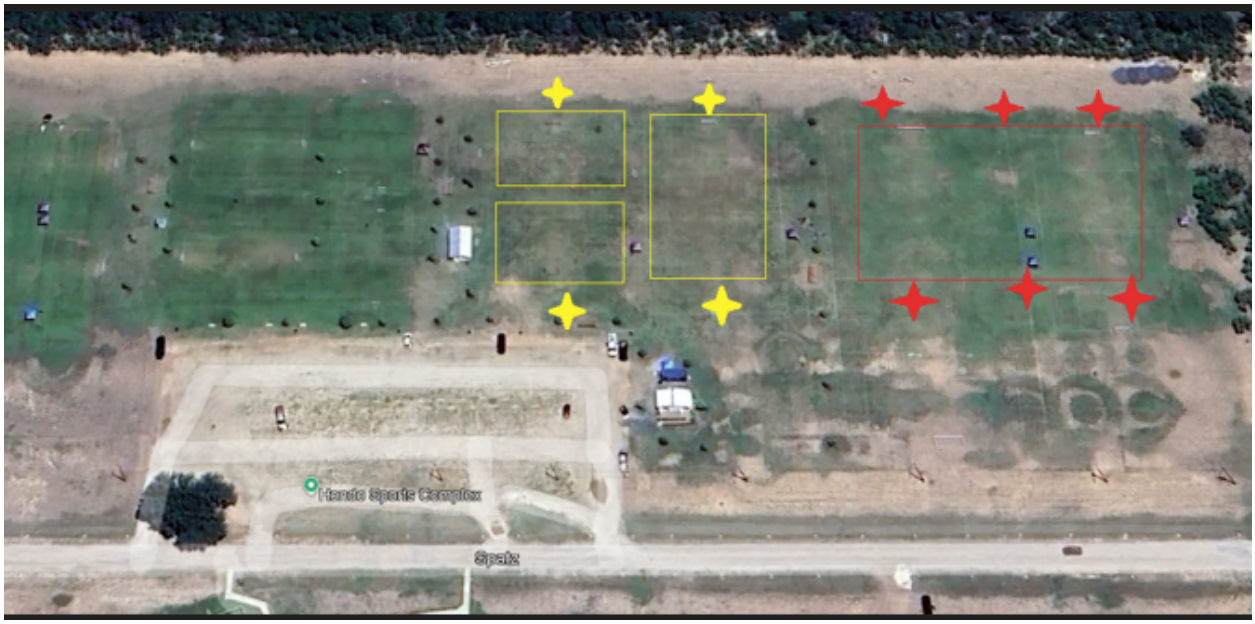
Project Overview:

We propose completing the lighting installation in **two phases**, as illustrated in the attached map:

- **Phase 1 (Yellow Stars):**
  Install 4 light poles and complete all necessary outside electrical work.
  Estimated Cost: $65,000
- **Phase 2 (Red Stars):**
  Install 4 additional light poles using the infrastructure put in place during Phase 1.
  Estimated Cost: $60,000

Our **Electric Department** will handle the pole installation in-house, which will significantly reduce labor costs. Materials will be procured using Buy Board. The only external expenses will be for licensed electrical work that cannot be performed by city staff.

Funding Concept:

This project could be funded internally, potentially through a short-term internal loan or reserve allocation. Future tournament revenue—such as from baseball and softball events—could then be used to reimburse these costs and reinvest into other improvements at the complex, such as parking or restroom upgrades.

The addition of lighting to the soccer fields would expand the complex's usability, allow for evening play, and create more opportunities for hosting local and regional tournaments—helping us continue to enhance quality of life and recreational access for our residents.