

MINUTES
REGULAR CITY COUNCIL MEETING
Monday, April 28, 2025 @ 6:00PM
City Council Chambers, 1600 Avenue M Hondo, Texas

1. Call to order.

Mayor McAnelly called the meeting to order at 6:00 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.*

No Citizens’/Public Comments

PRESENTATIONS

6. City Manager’s Report. (John Naron, City Manager)

A. Update on Grants

The City was awarded a \$50,000 National Fitness Campaign Grant, with a meeting scheduled this week to plan next steps. The Library and Police Department continue to be active in securing grants. Public Works received the Transportation Alternatives Grant. The City also received the Department of Energy Grid Resilience Grant, Downtown Community Block Grant and HOME Grant. A decision on the Solar Project Grant is expected in June, and an application has been submitted for the T-Mobile Downtown Hometown Grant.

B. 2023 Certificate of Obligation projects update.

Baseball field lights are installed and fields have been constructed. Fairhall painting is complete, tile work is underway, and HVAC installation is finished. Well electrical upgrades are expected by September, with the downtown storage tank

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returning to service in June. Engineering for the west side trunk main is 95% complete. Airport improvements are finalized. Electric reconducting has not yet begun, but inventory mapping in the GIS model is nearly complete.

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 Villa moved to approve items 7 and 8 on the Consent agenda; seconded by Council Woman Ramirez. Motion passes unanimously.

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)

Cemetery Advisory Board

- Linda Cipriano**
- Patricia Mares**

Planning & Zoning Commission

- Matt Hansen**

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.

- Opened at 6:14 p.m.

B. Staff Presentation. (Uche Echeozo, Development Services Manager)

- Mr. Echeozo presented Planning & Zoning Commissions approval of this request.

C. Owner/applicant presentation.

- Mr. Peterson did not make a presentation, he answered a few questions.

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

- A female who identified herself as "owning the property across the street" wanted more clarification on what was going in and wondering if it will be residential.

E. Adjourn Public Hearing.

- Adjourned at 6:18 p.m.

MINUTES
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Monday, April 28, 2025 @ 6:00PM
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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.

- Opened at 6:22 p.m.

B. Staff Presentation. (Uche Echeozo, Development Services Manager)

- Mr. Echeozo presented Planning & Zoning Commissions approval of this request.

C. Owner/applicant presentation.

- Mr. Virani addressed concerns regarding security and assured the Council that on-site security will be provided.

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

- No public comments

E. Adjourn Public Hearing.

- Adjourned at 6:26 p.m.

F. Discuss and consider action on Specific Use Permit request from Rick Virani (Owner/Applicant) for a Country Bar.

Councilman Ytuarte moved to approve the Specific Use Permit request from Rick Virani for a Country Bar with conditions that adequate security must be on premise which can be on-duty police officers, off-duty police officers, a security guard service agency, or bouncers; seconded by Councilman Claire. Motion passes unanimously.

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.

- Opened at 6:52 p.m.

B. Staff Presentation. (Uche Echeozo, Development Services Manager)

- Mr. Echeozo presented the Planning & Zoning Commission's decision to table the item for a future workshop in order to gain a better understanding. He clarified that the proposal is not specific to any one area but rather aims to allow the option more broadly. The Mayor noted that the proposed district mirrors the R-2 district in its regulations but includes Mobile Homes as an allowed use.

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

- No public comments

D. Adjourn Public Hearing.

- Adjourned at 7:01 p.m.

Mr. Ytuarte expressed that he would like townhomes to be removed from the R-4 district when the item is brought back for discussion or approval at a later date.

MINUTES
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12. Discuss and consider action to purchase and install lighting on the soccer fields at the Hondo Sports Complex. (John Naron, City Manager)

Mr. Naron presented a phased approach for lighting the soccer fields. Phase 1 would cost approximately \$65,000 and include the installation of six poles to light two small fields and one large field, with an estimated cost of \$10,000 per pole. Phase 2 would involve six additional poles at an estimated cost of \$60,000. The Electric Department would handle pole installation and materials using BuyBoard purchasing; the only external cost would be for electrical work beyond city capabilities. Mr. Naron noted the project could be funded in-house, as the fields could potentially generate approximately \$3,600 to \$4,000 per weekend. Council expressed unanimous support, and a final decision will be made when the item is brought back for approval.

13. Adjourn.

Councilman Villa moved to adjourn; seconded by Council Woman Ramirez. Motion passes unanimously.

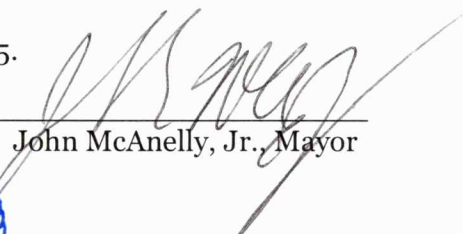
Meeting adjourned at 7:10 p.m.

PASSED AND APPROVED THIS 23RD DAY OF JUNE 2025.

ATTEST:



Rebekah Dolphus, City Secretary



John McAnelly, Jr., Mayor