



PLANNING & ZONING COMMISSION MEETING

September 15, 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 September 15, 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.

PRESENTATIONS

5. **PRESENT THE CITY OF HONDO COMPREHENSIVE PLAN VISION STATEMENT. (UCHE ECHEOZO, DEVELOPMENT SERVICES MANAGER)**
6. **PRESENTATION ON AUTO REPAIR FACILITIES IN RESIDENTIAL NEIGHBORHOODS THAT IS BEING TAKEN TO CITY COUNCIL. (UCHE ECHEOZO, DEVELOPMENT SERVICES MANAGER)**

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.

7. **CONSIDERATION AND APPROVAL OF THE APRIL 21, 2025 PLANNING AND ZONING COMMISSION MEETING MINUTES. (REBEKAH DOLPHUS, CITY SECRETARY)**

OTHER BUSINESS

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. **PUBLIC HEARING ON PRELIMINARY PLAT REQUEST FROM KEVIN GEAR OF GEAR CONSTRUCTION, OWNER/APPLICANT, ON 3.696 ACRES OF LAND SITUATED WITHIN THE CITY OF HONDO ETJ IN MEDINA COUNTY, TEXAS. THE SUBJECT PROPERTIES ARE GENERALLY LOCATED ON SOUTH SIDE OF 34TH STREET AND WEST OF FM 462. LEGAL DESCRIPTION BEING A0889 F. SYBELLE SURVEY 183 AND ASSESSOR'S PARCEL IDENTIFICATION NO'S 8475, 8462, AND 62462. THE PRELIMINARY PLAT REQUEST IS TO MAKE 10 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 KEVIN GEAR OF GEAR CONSTRUCTION.

10. **PUBLIC HEARING ON A REZONING REQUEST FROM ST. JOHN THE EVANGELIST CATHOLIC CHURCH FOR A ZONE CHANGE FROM RESIDENTIAL-R2 TO CBD (CENTRAL BUSINESS DISTRICT). LEGAL DESCRIPTIONS BEING HONDO BLOCK 32 LOTS 1-10 AND HONDO BLOCK 29 NORTH HALF PARTS OF LOTS 15-18. ASSESSORS PARCEL IDENTIFICATION NO'S 16497 AND 16486.**

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 A REZONING REQUEST FROM ST. JOHN THE EVANGELIST CATHOLIC CHURCH FOR A ZONE CHANGE FROM RESIDENTIAL-R2 TO CBD (CENTRAL BUSINESS DISTRICT).

11. **PUBLIC HEARING ON PRELIMINARY PLAT REQUEST FROM ST. JOHN EVANGELIST CATHOLIC CHURCH, APPLICANT, ON 3.10 ACRES OF LAND SITUATED WITHIN THE CITY OF HONDO IN MEDINA COUNTY, TEXAS. THE SUBJECT PROPERTIES ARE GENERALLY LOCATED ON SOUTH SIDE OF 21ST STREET AND BETWEEN AVE J AND AVE K. LEGAL DESCRIPTIONS BEING HONDO BLOCK 29, SOUTH HALF PART OF LOTS 1 & 2, LOTS 4 & 5, LOTS 15-18 AND HONDO BLOCK 32 LOTS 1-10. ASSESSOR'S PARCEL IDENTIFICATION NO'S 16481, 16479, 16485, 16486, AND 16497. THE PRELIMINARY PLAT REQUEST IS TO MAKE CURRENT 18 LOTS INTO 2 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 ST. JOHN EVANGELIST CATHOLIC CHURCH.

12. **PUBLIC HEARING ON THE ADOPTION OF THE 2024 EDITIONS OF THE ICC BUILDING AND RELATED CODES, REPLACING THE CURRENT 2015 EDITIONS OF THESE CODES AS ADOPTED BY THE CITY.**

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 ADOPTING THE 2024 EDITIONS OF THE ICC BUILDING AND RELATED CODES, REPLACING THE CURRENT 2015 EDITIONS OF THESE CODES AS ADOPTED BY THE CITY.

13. **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 September 9, 2025 at 4:30 p.m.

ATTEST:

/S/ REBEKAH DOLPHUS

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.