



PLANNING & ZONING COMMISSION MEETING

October 20, 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 October 20, 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.

OTHER BUSINESS

5. **SPECIFIC USE PERMIT REQUEST FROM ACE BAIL BOND COMPANY (APPLICANT) FOR A BAIL BONDS OFFICE.**
.16 ACRE-TRACT OF LAND, MORE OR LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, BEING LOT 10 AND A PORTION OF LOT 9, HONDO BLOCK 21, OF THE CITY OF HONDO.
THE SUBJECT PROPERTY IS LOCATED AT 1906 AVE K AND IS IDENTIFIED AS ASSESSOR'S PARCEL IDENTIFICATION NO. 16430.

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 SPECIFIC USE PERMIT REQUEST FROM ACE BAIL BOND COMPANY (APPLICANT) FOR A BAIL BONDS OFFICE.

6. **SPECIFIC USE PERMIT REQUEST FROM DKM LAND HOLDINGS LLC (APPLICANT) FOR AN OPERATIONAL HEADQUARTERS OF A COMMERCIAL PAVING AND CONSTRUCTION COMPANY.**
3.7 ACRE-TRACT OF LAND, MORE OR LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HONDO, IN MEDINA COUNTY, TEXAS, J. NEY SURVEY 160, ABSTRACT 729.
THE SUBJECT PROPERTY IS LOCATED AT 2903 HWY 90 W AND IS IDENTIFIED AS ASSESSOR'S PARCEL IDENTIFICATION NO. 7203.

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 SPECIFIC USE PERMIT REQUEST FROM DKM LAND HOLDINGS LLC (APPLICANT) FOR AN OPERATIONAL HEADQUARTERS OF A COMMERCIAL PAVING AND CONSTRUCTION COMPANY.

7. **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 October 14, 2025 at 5:00 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.



Planning and Zoning

Title: Consider a request from **Ace Bail Bond Company** (Sandra Herrera), the lessee of the property situate at 1906 Avenue K, Hondo, TX, to use the property for a Bail Bonds Office. Legal Description of the property is stated as HONDO BLOCK 21 LOT 10 & 9 Part Of. 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.

Date: October 14, 2025

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Sandra Herrera of Ace Bail Bond Company, applicant and lessee, to consider a Specific Use Permit for a Bail Bond Office that would be operated from the property situated at 1906 Avenue K, Hondo, Texas. The current zoning for this property is Central Business District - CBD, and under this type of zoning, a Bail Bond Office can only be carried out under a Specific Use Permit regime. The applicant was also 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: 16430

Legal Description: Hondo Block 21 Lot 10 & 9 Part of within the City of Hondo, Medina County, Texas.

GENERAL LOCATION:

Generally located on the South side of 19th Street, and West of Avenue K.

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&dockey=z2Code_z20000288

DEPARTMENT COMMENTS:

The applicant, in discussion with the Development Services Department, confirmed that his business would just include meeting with customers and filling out paperwork for Bail Bonds.

Staff Recommendation:

Staff recommends **approval** for a request from Ace Bail Bond (Sandra Herrera), the lessee of the property situate at 1906 Avenue K, Hondo, TX, to use the property for a Bail Bonds Office. Legal Description of the property is stated as HONDO BLOCK 21 LOT 10 & 9 Part Of within the City of Hondo. 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..

ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director

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: 1906 Ave K, Hondo, Texas Parcel # _____

Project Name: Ace Bail Bond Company

Legal Description: Hondo block 21, Lot 10 and 9

Acreage: 0.1624 Number of Existing Lots: _____ Number of Proposed Lots: _____

Current Zoning: Commercial Proposed Zoning: special use

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

Operate Ace Bail Bond Company office in CBD.

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: Ace Bail Bond Company Contact Person: Sandra Herrera or Brenda Luna

Address: 1200 W. Main St., Uvalde, Tx 78801

Phone Number: 830-591-1100 Fax Number: _____ Email: acebailbondsofualde@gmail.com

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

(Application Continues on Next Page)

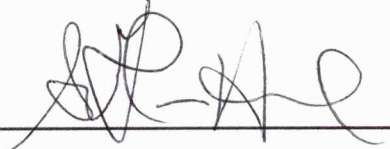
PROPERTY OWNER INFORMATIONCompany Name: Rosalinda Alvarado and Richard Camacho Contact Person: Rosalinda AlvaradoAddress: 1906 Ave. K, Hondo, TexasPhone Number: 210-818-2320 Fax Number: — Email: —

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.

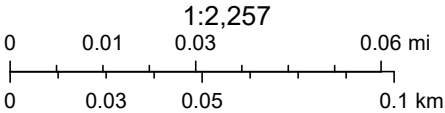
Signature: Date: 9/15/2025

Medina CAD Web Map



10/17/2025, 5:20:50 PM

- Override 1
- Streets
- Abstracts
- 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.

NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, October 20, 2025 at 6:00 p.m.** to discuss and consider the following:

A request from Ace Bail Bond Company, for a Specific Use Permit on a .16-acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being Lot 10 & a portion of Lot 9, Hondo Block 21, of the City of Hondo.

The subject property is located at **1906 Ave K**. The property is generally located north of 20th Street and west of Ave K and is identified as Assessor's Parcel Identification No. 16430.

Ace Bail Bond Company requests a Specific Use Permit to allow the property to be used as a **Bail Bonds Office**.

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, October 27, 2025 at 6:00 p.m.** and make its final decision on this matter. Both public hearings will be conducted in the Council Chambers, 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: October 2, 2025



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, October 20, 2025 at 6:00 p.m.**, and **Hondo City Council** on **Monday, October 27, 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 Bail Bonds Office: Request from Ace Bail Bond Company (applicant) for a Specific Use Permit for a .16-acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being Lot 10 & a portion of Lot 9, Hondo Block 21, of the City of Hondo.

The subject property is located at **1906 Ave K**. The property is generally located north of 20th Street and west of Ave K and is identified as Assessor's Parcel Identification No. 16430.

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 Bail Bonds Office: Request from Ace Bail Bond Company (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 20 de octubre de 2025 a las 6:00 p.m.**, y **el Concejo Municipal de Hondo el lunes 27 de octubre 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 una Oficina de Fianzas (Bail Bonds Office): Solicitud de Ace Bail Bond Company (solicitante) para un Permiso de Uso Específico para un terreno de 0.16 acres, más o menos, ubicado dentro de los Límites Corporativos de la Ciudad de Hondo, en el Condado de Medina, Texas, siendo el Lote 10 y una porción del Lote 9, Hondo Block 21, de la Ciudad de Hondo.

La propiedad en cuestión se encuentra en **1906 Ave K**. La propiedad se encuentra generalmente al norte de la Calle 20 (20th Street) y al oeste de la Ave K, y está identificada como Parcela No. 16430 del Asesor.

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 _____

ASUNTO: Permiso de Uso Específico para una Oficina de Fianzas (Bail Bonds Office): Solicitud de Ace Bail Bond Company (solicitante).

Mi razón y/o comentarios son los siguientes:

FECHA: _____

NOMBRE EN LETRA DE MOLDE: _____

FIRMA: _____



Planning and Zoning

Title: Consider a request from **DKM Land Holdings LLC** (Steven McNew), the potential owner of the property situate at 2903 Hwy 90W, Hondo, TX, to use the property as operational headquarters of a commercial paving and construction company. Legal Description of the property is stated as A0729 J. NEY SURVEY 160; ACRES 3.7. 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.

Date: October 14, 2025

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from DKM Land Holdings LLC, applicant who intends to purchase the property, to consider a Specific Use Permit for the operational headquarters of a commercial paving and construction company which will include;

- Storage, staging and showcasing of equipment when not deployed on jobs
- Occasional on-site servicing and maintenance of construction and paving equipment
- Use of on-site offices for business operations
- Storage of small tools, materials and construction accessories
- Occasional rental or display of equipment

All these would be operated from the said property situated at 2903 Hwy 90 W, Hondo, Texas. The current zoning for this property is 'C' – Commercial District, and under this type of zoning, the proposed company headquarters can only be carried out under a Specific Use Permit regime. The applicant was also 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: 7203

Legal Description: A0729 J. NEY SURVEY 160; ACRES 3.7. within the City of Hondo, Medina County, Texas.

GENERAL LOCATION:

Generally located towards the far western part of the city South of 19th Street

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&docco de=z2Code_z20000288

DEPARTMENT COMMENTS:

The applicant, in discussion with the Development Services Department, was given the option to either seek a rezoning to Light Industrial (which would make the use a permitted use if approved – subject to spot zoning issues) or go for a Specific Use Permit. The applicants eventually went with the Specific Use Option. After careful review, it is the opinion of the department that the proposal would be a use beneficial to the City of Hondo.

Staff Recommendation:

Staff recommends **approval** for a request from DKM Land Holdings LLC (Steven McNew), the potential owner of the property situate at 2903 Hwy 90 W, Hondo, TX, to use the property as operational headquarters of a commercial paving and construction company. Legal Description of the property is stated as A0729 J. NEY SURVEY 160; ACRES 3.7. 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..

ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director



THIS IS GOD'S COUNTRY

DEVELOPMENT PROJECT APPLICATION

Development Services Division • 1600 Ave M • Hondo, TX 78861 • 830-426-4737

Application must be accompanied by applicable documents and fees. The 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	☐ Annexation
☒ Specific Use Permit		☐ Other:	

PROJECT DESCRIPTION

Project Address:	2903 Hwy 90 W) Hondo TX 78861	Prop 7D Parcel#	7203
Project Name:	DKM Construction		
Legal Description:	A0729 J. NEY Survey 160; Acres 3.7		

Acreage:	3.7	# of Existing Lots:		# of Proposed Lots:	
Current Zoning:	Commercial	Proposed Zoning:	Special USE		
Description of Project/Request (Attach separate letter if necessary):		* Attached			

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), a 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 THE PUBLIC WORKS DEPARTMENT MUST BE ATTACHED.

APPLICANT INFORMATION

Company Name:	DKM Land Holdings, LLC	Contact Person:	Steven McNew
Address:	PO Box 48 Uvalde TX 78802		
Phone Number:	830 278 7157	Email Address:	Steven@DKMEnterprises.com

IF ACTING AS REPRESENTATIVE OF PROPERTY OWNER, APPLICATION MUST INCLUDE THE NOTARIZED AUTHORIZED LETTER.

(Application Continues on Next Page)

10/31/25

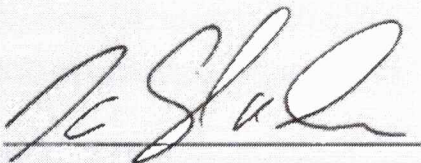
PROPERTY OWNER INFORMATION → Purchasing 9/29/25			
Company Name:	DKM Land Holdings, LLC		Contact Person: Don McLaughlin
Address:	PO Box 48 Uvalde TX 78802		
Phone Number:	830-278-7157	Email Address:	Donjre@dkmenterprises.com
CONSULTANT INFORMATION			
COMPANY NAME	CONTACT PERSON	PHONE NUMBER	LICENSE NUMBER
<u>Architect/Designer</u>			
<u>Engineer</u>	Ken Dirksen	830 279 9447	#F-8848 #10193741
<u>Surveyor</u>			
<u>Attorney</u>	Alex Wegrzyn	830 278 2544	
<u>Other</u>			

As the owner of the subject property identified above, or as the duly authorized representative thereof, I hereby certify that, to the best of my knowledge, this application is complete and accurate. I understand that the submission of this application does not constitute approval.

I further acknowledge that the approval process, as outlined in the Texas Local Government Code Chapter §212.009, will not commence until the Development Officer has provided written certification that the plat application meets all requirements of the City Code and applicable state law.

Additionally, I respectfully request consideration of this application and consent to any necessary public notifications. This includes the publication and posting of public hearing notices, the placement of required notices on the subject property, and the mailing of notices to adjacent property owners, as required by law.

Signature:



Date:

9-5-25

FOR CITY USE ONLY



9/05/25

Re: City of Hondo – DEVELOPMENT PROJECT APPLICATION

SPECIAL USE PERMIT: 2903 Hwy 90 W Hondo TX

DKM Land Holdings, LLC intends to use the **2903 Hwy 90 W**, property as the operational headquarters of a commercial paving and construction company, which will include:

- Storage, staging, and showcasing of equipment when not deployed on jobs
- Occasional on-site servicing and maintenance of construction and paving equipment (primary service location is already established in Uvalde, TX)
- Use of on-site offices for business operations
- Storage of small tools, materials, and construction accessories
- Occasional rental or display of equipment

DKM Enterprises has been proudly serving communities since 2000, with our headquarters located in Uvalde, Texas. In addition to our headquarters, we operate branch locations in Monahans, Texas; Cleburne, Texas; and Abilene, Kansas.

DKM is privately owned by Don McLaughlin Jr. and Steven McNew. We currently employ approximately 90 individuals and manage active projects across multiple states, including Texas, Kansas, Iowa, Nebraska, Virginia, Louisiana, and Minnesota.

If granted this special use permit, DKM anticipates hiring 4 to 8 employees from the Hondo area to support our operations. We are committed to investing in local talent and contributing to the continued growth of Hondo, Texas.

Upon Approval of SUP we will finalize with Jason Gunn at TXDOT the plan expand the entrance of the property:

Driveway Reconstruction (Proposed)

- Throat width at ROW: 40 ft (two-way heavy-truck access)
- Curb-return radius: 35 ft minimum; 45 ft preferred for WB-67 design vehicles
- Gate setback: ≥ 50 ft from ROW to allow WB-67 vehicles to clear the highway while gates open



- Construction: 2" HMA over 8–10" flex base (or per district specifications)
- Apron slope: 2–4% away from highway; culvert sizing to be coordinated with TxDOT (currently no culvert is present)

We look forward to expanding our business while becoming an active and supportive member of the Hondo community.

Sincerely,

Don McLaughlin

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**3.720 ACRES
OUT OF THE JOHN NEY SURVEY NO. 160
ABSTRACT NO. 729
IN THE CITY OF HONDO
MEDINA COUNTY, TEXAS**

LEGAL DESCRIPTION

3.720 acres out of the John Ney Survey No. 160, Abstract No. 729, in the City of Hondo, Medina County, Texas, and being the same property conveyed to Victory Baptist Church of Hondo, Texas by deed recorded in Volume 470, Page 1068, Official Public Records of Medina County, Texas, and said 3.720 acre tract being more particularly described by metes and bounds, with bearings based on UTM84 - Zone 14 North by GPS observation, as follows:

BEGINNING at a 5/8 inch iron rod with orange cap found on the southeast line of U.S. Highway 90 at its intersection with the north line of said Survey No. 160 and south line of Survey No. 158, for the southwest corner of that 2.030 acre tract conveyed to Medina Tire and Wheel, LLC by deed recorded in Document No. 2025005624, Official Public Records, for the northwest corner of this tract;

THENCE S 89°16'38" E along the south line of said 2.030 acre tract, at 5.4 feet passing a 3 inch pipe fence corner post, continuing generally along a fence, a total of 303.42 feet to a 10 inch cedar fence corner post for a called angle point in the south line of said 2.030 acre tract, for the northeast corner of this tract, and also an upper northwest corner of that 19.733 acre tract (Tract II) conveyed to Clarence L. McNiel et ux by deed recorded in Volume 224, Page 38, Official Public Records;

THENCE S 00°11'49" E along the upper west line of said 19.733 acre Tract II, and generally along a fence, 398.75 feet to a 3 inch pipe fence corner post for the southeast corner of this tract and an interior corner of said 19.733 acre Tract II;

THENCE westerly along the lower north line of said 19.733 acre Tract II, and generally along a fence the following two courses:

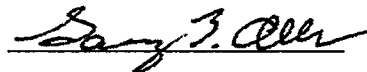
1. N 89°45'50" W 276.17 feet to a 3 inch pipe fence corner post for an angle point;
2. N 51°08'37" W 300.58 feet to a 3 inch pipe fence corner post on the southeast line of said U.S. Highway 90 for the west corner of this tract and a westerly North corner of said 19.733 acre Tract II;

And from which, a right-of-way disk found in concrete at a fence corner on the southeast line of U.S. Highway 90 bears S 37°57'41" W 543.71 feet;

THENCE N 37°57'41" E along the southeast line of U.S. Highway 90, generally along and north of a fence, 102.61 feet to a right-of-way disk found in concrete for an angle point and beginning of a curve in the southeast line of said highway;

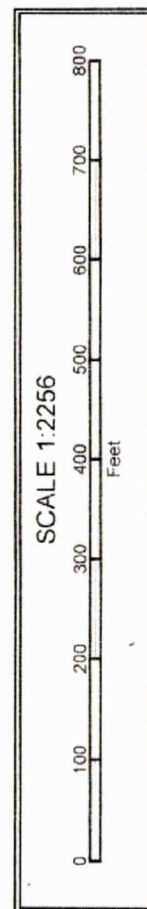
THENCE northeasterly along the southeast line of said highway and along a non-tangent curve to the right having a radius of 2227.01 feet, a central angle of 4°59'44", an arc length of 194.16 feet and a chord of 194.10 feet bearing N 47°09'58" E to the **POINT OF BEGINNING**.

This metes and bounds legal description is based on the Land Title Survey and survey plat made by Garry T. Allen, RPLS 5401 on September 4, 2025.



GARRY T. ALLEN, RPLS 5401
Garry T. Allen & Associates, Inc.
141 CR 454
Hondo, TX 78861
830-426-3725

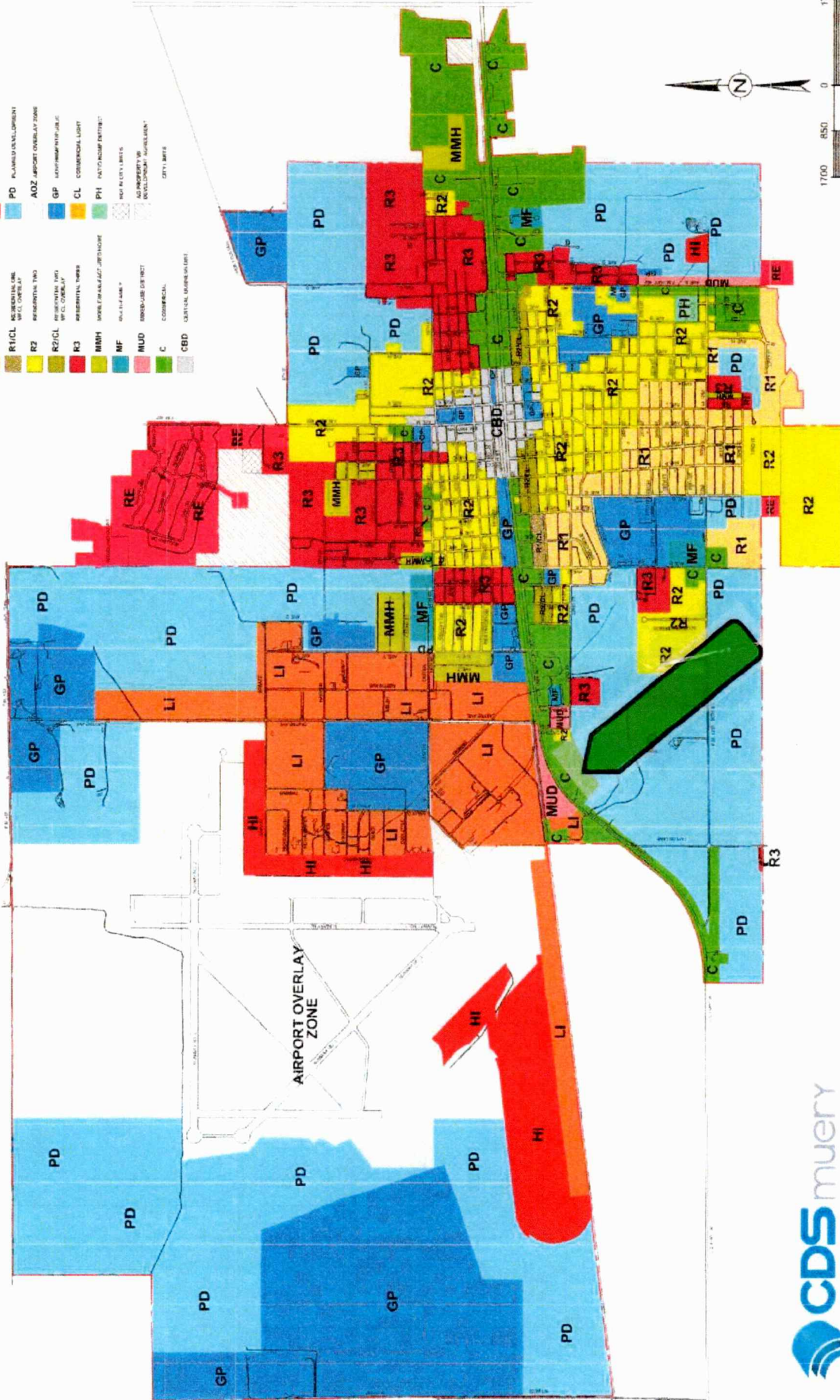


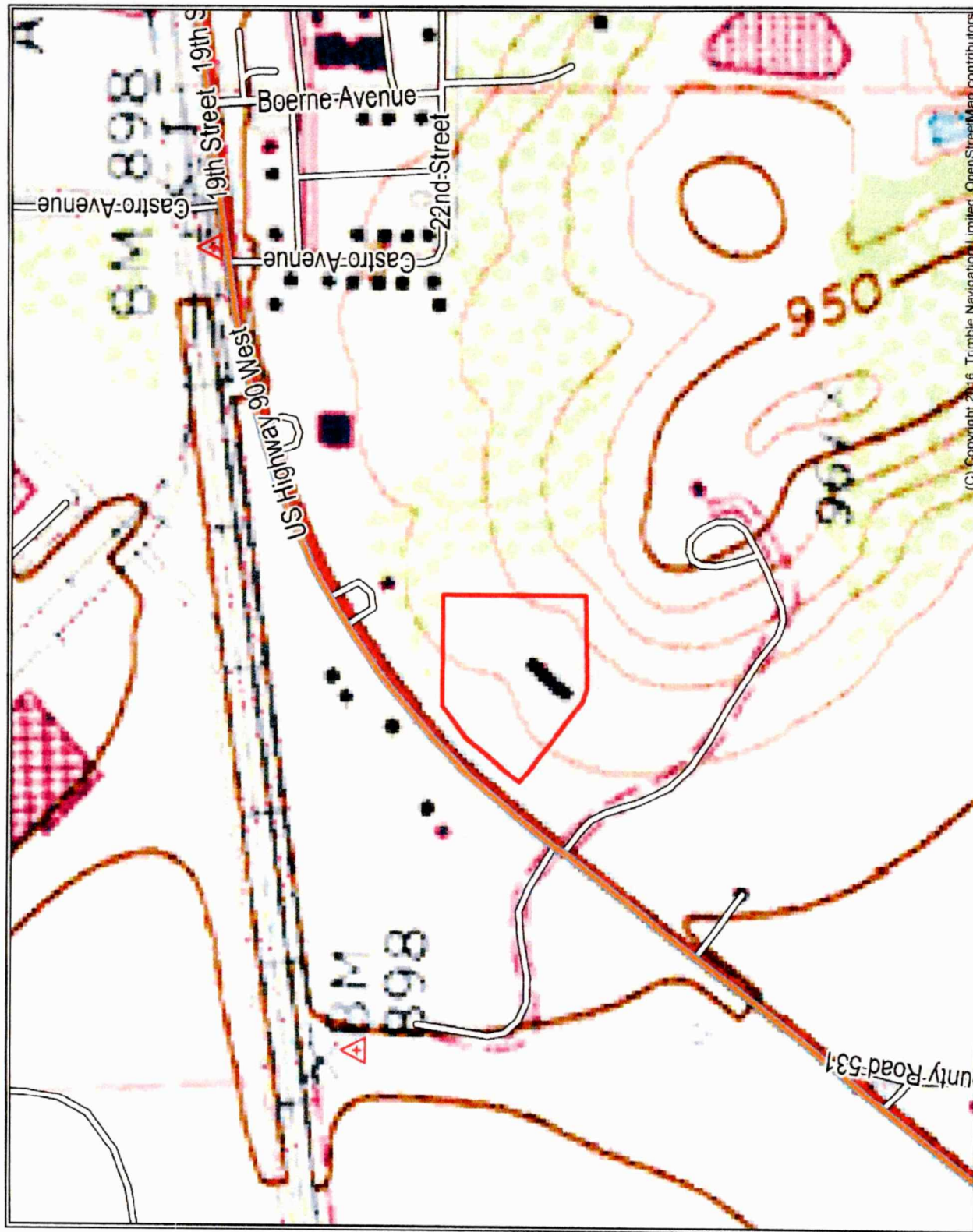


CITY OF HONDO ZONING MAP

LEGEND

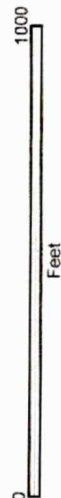
RE	RESIDENTIAL ESTATE	LI	LIGHT INDUSTRIAL
R1	RESIDENTIAL ONE-ACRE	HI	HEAVY INDUSTRIAL
R1CL	RESIDENTIAL ONE-ACRE WITH COMMERCIAL	PD	PLANNED DEVELOPMENT
R2	RESIDENTIAL TWO-ACRE	AOZ	AIRPORT OVERLAY ZONE
R2CL	RESIDENTIAL TWO-ACRE WITH COMMERCIAL	GP	GENERAL PURPOSE
R3	RESIDENTIAL THREE-ACRE	CL	COMMERCIAL LIGHT
MMH	MIDDLE DENSITY HOUSING	PH	PLANNED HOUSING
MF	MEDIUM DENSITY HOUSING	PH	PLANNED HOUSING
MUD	MEDIUM DENSITY HOUSING	PH	PLANNED HOUSING
C	COMMERCIAL	PH	PLANNED HOUSING
CBD	CITY CENTER DISTRICT	PH	PLANNED HOUSING

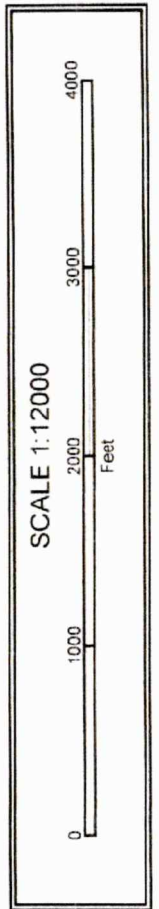




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SCALE 1:4800





NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, October 20, 2025 at 6:00 p.m.** to discuss and consider the following:

A request from DKM Land Holdings LLC, for a Specific Use Permit on a 3.7-acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being J. NEY SURVEY 160, ABSTRACT 729.

The subject property is located at **2903 HWY 90 W** and is identified as Assessor's Parcel Identification No. 7203.

DKM Land Holdings LLC requests a Specific Use Permit to allow the property to be used as **an operational headquarters for a commercial paving and construction company.**

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, October 27, 2025 at 6:00 p.m.** and make its final decision on this matter. Both public hearings will be conducted in the Council Chambers, 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: October 2, 2025



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, October 20, 2025 at 6:00 p.m.**, and **Hondo City Council** on **Monday, October 27, 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 operational headquarters for a commercial paving and construction company: Request from DKM Land Holdings LLC (applicant) for a Specific Use Permit on a 3.7-acre tract of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being J. NEY SURVEY 160, ABSTRACT 729.

The subject property is located at **2903 HWY 90 W** and is identified as Assessor's Parcel Identification No. 7203.

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 operational headquarters for a commercial paving and construction company: Request from DKM Land Holdings LLC (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 20 de octubre de 2025 a las 6:00 p.m.**, y **el Concejo Municipal de Hondo el lunes 27 de octubre 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 una sede operativa de una empresa comercial de pavimentación y construcción: Solicitud de DKM Land Holdings LLC (solicitante) para un Permiso de Uso Específico sobre un terreno de 3.7 acres, más o menos, ubicado dentro de los Límites Corporativos de la Ciudad de Hondo, en el Condado de Medina, Texas, siendo J. NEY SURVEY 160, ABSTRACT 729.

La propiedad en cuestión se encuentra en **2903 Hwy 90 W** y está identificada como Número de Identificación de Parcela del Tasador 7203.

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 _____

ASUNTO: Permiso de Uso Específico para una sede operativa de una empresa comercial de pavimentación y construcción: Solicitud de DKM Land Holdings LLC (solicitante).

Mi razón y/o comentarios son los siguientes:

FECHA: _____

NOMBRE EN LETRA DE MOLDE: _____

FIRMA: _____