



BOARD OF ADJUSTMENTS MEETING

October 21, 2025 at 6:00 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Board of Adjustment Meeting of the City of Hondo will be held October 21, 2025 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas.

Persons may submit questions or comments for items on the agenda by email to: rdolphus@hondo-tx.org. Questions or comments submitted by email must be received by the city at least 1 hour prior to the scheduled start of the meeting in order to be presented to the Board of Adjustments during the meeting.

The following items will be discussed, to-wit:

1. **CALL TO ORDER.**
2. **QUORUM CHECK.**

OTHER BUSINESS

3. **DISCUSS AND CONSIDER ACTION ON A REQUEST FROM GENERATIONS SIGNS INC. (APPLICANT), FOR A VARIANCE FROM THE UNIFIED DEVELOPMENT CODE, CHAPTER 7, SECTION 7.3.6(K) TO ALLOW A POLE SIGN ON A PROPERTY NOT MEETING THE REQUIRED 200 FEET FRONTAGE. THE PROPERTY IS LOCATED AT 101 19TH STREET (BLUE WAVE EXPRESS CAR WASH), SITUATED SOUTH OF 19TH STREET AND EAST OF STAGE COACH DRIVE WITHIN THE CITY OF HONDO IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE, CHAPTER 3, VARIANCE FROM THE UNIFIED DEVELOPMENT CODE, CHAPTER 3.3.13 VARIANCE. THE BOARD OF ADJUSTMENT SHALL HAVE THE POWER TO AUTHORIZE, UPON APPEAL IN SPECIFIC CASES, SUCH VARIANCES FROM THE TERMS OF THIS ORDINANCE AS WILL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN UNNECESSARY HARDSHIP. A VARIANCE FROM THE TERMS OF THIS ORDINANCE SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS AND UNTIL IT IS DETERMINED. (UCHE ECHEOZO, DEVELOPMENT SERVICES MANAGER)**
4. **DISCUSS AND CONSIDER ACTION ON A REQUEST FROM ENRIQUE(HENRY) CAMACHO, (APPLICANT), FOR A VARIANCE FROM THE UNIFIED DEVELOPMENT CODE, TO ALLOW THEM TO PLACE 2 PORTABLE STORAGE**

SHEDS ON AN EMPTY LOT FOR THE PURPOSE OF STORING EQUIPMENT. THE CURRENT ZONING FOR THE LOT IS R2 – RESIDENTIAL 2 DISTRICT, WHICH ALLOWS ONLY ONE SINGLE FAMILY DWELLING. THE STORAGE SHEDS ON THEIR OWN CHANGES THE USE OF THE PROPERTY TO THAT OF STORAGE, WHICH IS NOT PERMITTED ACCORDING TO SECTION 6.1.2 (I) NUMBER 16. THE PROPERTY IS LOCATED AT THE CORNER OF 1107 23RD STREET AND AVENUE L ON THE EAST SIDE OF THE ROAD, WITHIN THE CITY OF HONDO, MEDINA COUNTY TEXAS. IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE, CHAPTER 3, VARIANCE FROM THE UNIFIED DEVELOPMENT CODE, CHAPTER 3.3.13 VARIANCE. THE BOARD OF ADJUSTMENT SHALL HAVE THE POWER TO AUTHORIZE, UPON APPEAL IN SPECIFIC CASES, SUCH VARIANCES FROM THE TERMS OF THIS ORDINANCE AS WILL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN UNNECESSARY HARDSHIP. A VARIANCE FROM THE TERMS OF THIS ORDINANCE SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS AND UNTIL IT IS DETERMINED. (UCHE ECHEOZO, DEVELOPMENT SERVICES DIRECTOR)

5. **ADJOURN.**

I hereby certify that the above Notice of Board of Adjustment Meeting of the City of Hondo was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, TX at a place convenient and readily accessible to the general public at all times on October 15, 2025 at 5:00 p.m.

ATTEST:



Rebekah Dolphus
City Secretary



The Board of Adjustments 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 Board of Adjustments Meetings are 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.



BOARD OF ADJUSTMENT

Title: Discuss and consider a request from CWE Hondo LLC, property owner, Generations Signs Inc. (Applicant), for a variance from the Unified Development Code, Chapter 7, and section 7.3.6 (k) **to allow a pole sign on a property not meeting the required 200 feet frontage.** The property is located at 101 19th Street (Blue Wave Express Car Wash), situated South of 19th Street and East of Stage Coach Drive within the City of Hondo. The legal description being, A0362 F. ENDERLE SURVEY 194 ACRES 1.4511 within the city of Hondo Medina County, Texas. In accordance with the Unified Development Code, Chapter 3. 3.13 Variance. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. The Board of Adjustment shall not grant a variance from the terms of this ordinance unless and until it is determined.

Date: October 16, 2025

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Jennifer Starnes (with Generations Signs Inc), applicant, on behalf of CWE Hondo LLC for a variance to allow a pole sign on a property not meeting the required 200 feet frontage. Typically, for an On-Premise pole sign located within a Commercial District, The Unified Development Code stipulates that this be only allowed for those businesses having 200 linear feet of street frontage. The applicant is requesting a variance to enable them place their pole sign **on a property with a street frontage of 145' 10"**. Supplemental Information is attached for the Board's review and consideration.

This variance request is similar to the Advance Auto sign variance request approved by the Board of Adjustment on February 13, 2023. Advance Auto does not have any frontage on US Hwy 90. Has a shared access with Golden Chick and Starbucks, but was approved for a free standing pole sign fronting US Hwy 90 along the Starbucks US Hwy 90 frontage.

This will reflect a close row of free standing pole signs. There will be Golden Chick, Advance Auto, Starbucks, Hondo Inn, and Taco Bell. Unfortunately, the way these properties were platted historically, without frontage, burdens the retailers, creating a signage hardship.

PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel number: 4135

Legal Description: A0362 F. ENDERLE SURVEY 194 ACRES 1.4511 within the city of Hondo Medina County, Texas

GENERAL LOCATION:

Generally located on the South of 19th Street and East of Executive Inn, This property use to house the old pawnshop

FINANCIAL IMPACT:

None.

VARIANCE DESCRIPTION:

Requesting a variance from the Unified Development Code, Chapter 7, and section 7.3.6 (k) **to allow a pole sign on a property not meeting the required 200 feet frontage.**

§ 7.3Signs.

Signage regulations shall be in conformance to those general regulations as contained in Section 25.1604 Sign Regulations [Section [7.3](#)] of this ordinance. It shall be unlawful to construct or install or permit to be constructed or installed any sign or billboard within the City limits of the City of Hondo, Texas, except as is expressly permitted herein.

k. Signs Located in the “C” Commercial District.

Signs shall be permitted to identify the use or uses of the property upon which they are displayed as follows:

iii. Pole Sign: Allowed only for those businesses having two hundred (200) linear feet of street frontage. Pole signs may be located in the front yard or the side yard provided such pole signs comply with the following:

Every portion of such sign extending over the required yard shall have a minimum clearance of eleven (11) feet. Each sign shall be supported by a single or dual freestanding pole without guy wires and braces. Not more than one (1) pole sign shall be erected in the required front yard for each one hundred feet (100') of street frontage, or one (1) for each yard required because of reverse frontage. The maximum area permitted is the total area of all tenants or services advertised on one (1) sign structure. The maximum height, of sign and pole inclusive, shall not exceed fifty (50) feet.

§ 12.09.005Variances.

(a) Request for variance.

(1) A person may file a written request for a variance from these rules with the city council's designated representative for variances to this article. The request must contain the following information:

(A) The specific nature of the variance requested;

(B) A detailed explanation of why the person believes he/she should be granted the variance, including any supporting documentation;

(C) A signed statement that the facts contained in the request are true and with the person's personal knowledge.

(2) The mayor, or his/her designated representative, may request the person to provide additional information, which must be filed within ten (10) days of the request or as otherwise directed in the request. Failure to timely submit additional information as requested shall constitute a withdrawal of the variance request.

(b) When variances may be granted.

(1) The variance is necessary to avoid an unusual, direct, and substantial hardship;

(2) There are no other reasonably available means for avoiding the hardship without a variance;

(3) Granting the variance is consistent with the goals of this article; and

(4) Granting the variance will not cause significant harm to any other person or group of persons or result in the city being in violation of regulatory requirements.

Staff Recommendation:

Staff recommends **approval** for a request from CWE Hondo LLC, property owner, Generations Signs Inc. (Applicant), for a variance from the Unified Development Code, Chapter 7, and section 7.3.6 (k) **to allow a pole sign on a property not meeting the required 200 feet frontage.** The property is located at 101 19th Street (Blue Wave Express Car Wash), situated South of 19th Street and East of Stage Coach Drive within the City of Hondo. The legal description being, A0362 F. ENDERLE SURVEY 194 ACRES 1.4511 within the city of Hondo Medina County, Texas. In accordance with the Unified Development Code, Chapter 3. 3.13 Variance. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. The Board of Adjustment shall not grant a variance from the terms of this ordinance unless and until it is determined

ATTACHMENTS:

Supplemental Information Package

STAFF CONTACT(S):

Uche Echeozo, Development Services Director



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:	101 19th Street, Hondo, TX 78861			Parcel#	4135
Project Name:	BlueWave Express Car Wash				
Legal Description:	A0362 F. ENDERLE SURVEY 194; ACRES 1.4511				
Acreage:	1.4511	# of Existing Lots:	1	# of Proposed Lots:	1
Current Zoning:	Commercial		Proposed Zoning:	Commercial	
Description of Project/Request (Attach separate letter if necessary):				See Attachments	
Requesting variance to allow a pole sign without the required 200 ft of frontage. The property does not meet the required frontage.					
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:	Generations Signs, Inc.		Contact Person:	Jennifer Starnes	
Address:	6540 Little Joe Trai, San Antonio, TX 78253				
Phone Number:	210-688-3449		Email Address:	jennifer@generationssigns.net	
IF ACTING AS REPRESENTATIVE OF PROPERTY OWNER, APPLICATION MUST INCLUDE THE NOTARIZED AUTHORIZED LETTER.					

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name:	CWE Hondo LLC	Contact Person:	Carlos Swanson
Address:	4317 Marsh Ridge Road, Carrollton, TX 75010		
Phone Number:	817-343-5312	Email Address:	carlos@crossdevelopment.com
CONSULTANT INFORMATION			
COMPANY NAME	CONTACT PERSON	PHONE NUMBER	LICENSE NUMBER
<u>Architect/Designer</u>			
<u>Engineer</u>	L Squared Engineering	936-647-0420	
<u>Surveyor</u>	Clemente Turrubiarres, PE, RPLS	936-443-0507	
<u>Attorney</u>			
<u>Other</u> Sign company	Generations Signs, Inc	210-688-3449	18202,7341

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: Jennifer Starnes

Date: 8/29/2025

FOR CITY USE ONLY	



To: Generations Signs

Dear sir/madam,

Please proceed with requesting the signage variance on our behalf at 101 19th St, Hondo, TX 78861.

CWE Hondo LLC
4317 Marsh Ridge Rd
Carrollton, TX 75010

Heather Rimmer
Vice President

Cell: 214-205-2715

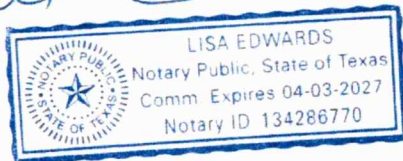
heather@crossdevelopment.net



A handwritten signature in blue ink, appearing to read "Heather Rimmer", with a long horizontal flourish extending to the right.

On this 25 day of August, 2025, before me, Lisa Edwards personally appeared Heather Rimmer, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein contained

A handwritten signature in blue ink, appearing to read "Lisa Edwards", written in a cursive style.



4317 Marsh Ridge Rd | Carrollton, TX 7501

Fee: \$67.00

Tax Certificate

11/22/2024

Page 1 of 3



Order #: 24-802032-NJ

2400 Dallas Parkway, Suite 560 | Plano, TX 75093
support@unitedtaxco.com

IMPORTANT NOTES!

- CAD# 4135: 2025 PROPOSED TOTAL VALUE: \$0**
- Medina County Groundwater Conservation District: Bonds Approved: \$0.00, Bonds Issued: \$0.00, Bond Tax Rate: 0.00695000/\$100 of assessed valuation, Stand-by Fee: \$0.00**

Property Details

CAD #:	4135	County: Medina
Owner(s):	HEFLEY JOEL EDWARD	Deed: VOL 642/777
Situs:	101 19TH ST HONDO, TX 78861	
Owner Mailing:	313 E HONDO, DEVINE TX 78016-3351	

Legal Description	Assessment	2024	2025
A0362 F. ENDERLE SURVEY 194; 1.452 ACRES	Improvement	\$256,590.00	Not Available
	Land	\$513,900.00	Not Available
	Market Total	\$770,490.00	\$0.00
	Assessed Total	\$770,490.00	\$0.00
	Certified	Yes	No

Exemption Summary

Year	Current Exemptions	W/O Exemptions Estimate
2025	None	\$0.00
2024	None	\$16,331.24

Tax Summary

Collector	Year	Tax Rate	Base Tax	Due 11/2024	Due 12/2024	Status
Medina County Tax Assessor Collector Acct #: R4135 1102 15th Street Hondo, TX 78861 Phone: (830)-741-6100	2024	2.11959200	\$16,331.24	\$16,331.24	\$16,331.24	Due
	Sub Total	2.11959200	\$16,331.24	\$16,331.24	\$16,331.24	
Total (as of: 11/22/24)		2.11959200	\$16,331.24	\$16,331.24	\$16,331.24	Due

Fee: \$67.00

Tax Certificate

11/22/2024

Page 2 of 3



Order #: 24-802032-NJ

2400 Dallas Parkway, Suite 560 | Plano, TX 75093
support@unitedtaxco.com

Taxing Jurisdictions								
	Account	Collected By	Year	Tax Rate	W/O Exempt	Base Tax	Due 11/2024	Due 12/2024
Medina County	R4135	Medina County Tax Assessor Collector	2024	0.364600	\$2,809.21	\$2,809.21	\$2,809.21	\$2,809.21
City of Hondo	R4135	Medina County Tax Assessor Collector	2024	0.480000	\$3,698.35	\$3,698.35	\$3,698.35	\$3,698.35
Hondo ISD	R4135	Medina County Tax Assessor Collector	2024	0.926900	\$7,141.67	\$7,141.67	\$7,141.67	\$7,141.67
County F.M. Road	R4135	Medina County Tax Assessor Collector	2024	0.086500	\$666.47	\$666.47	\$666.47	\$666.47
MCESD #3 - Community EMS	R4135	Medina County Tax Assessor Collector	2024	0.065400	\$503.90	\$503.90	\$503.90	\$503.90
MCESD #6 - Hondo-Yancey VFD	R4135	Medina County Tax Assessor Collector	2024	0.096700	\$745.06	\$745.06	\$745.06	\$745.06
Medina County Hospital District	R4135	Medina County Tax Assessor Collector	2024	0.092900	\$715.79	\$715.79	\$715.79	\$715.79
Medina County Groundwater Conservation District	R4135	Medina County Tax Assessor Collector	2024	0.006592	\$50.79	\$50.79	\$50.79	\$50.79
Property Total (as of: 11/22/24)				2.119592	\$16,331.24	\$16,331.24	\$16,331.24	\$16,331.24

Exemption Information							
Entity	HOM	OV65	DP	DV 10-30%	DV 31-50%	DV 51-70%	DV 71-100%
Medina County		15K		5K	7.5K	10K	12K
City of Hondo		15K		5K	7.5K	10K	12K
Hondo ISD	100K	15K	10K	5K	7.5K	10K	12K
MCESD #3 - Community EMS				5K	7.5K	10K	12K
County F.M. Road	3K	15K		5K	7.5K	10K	12K
MCESD #6 - Hondo-Yancey VFD				5K	7.5K	10K	12K
Medina County Hospital District				5K	7.5K	10K	12K
Medina County Groundwater Conservation District		15K		5K	7.5K	10K	12K

Fee: \$67.00

Tax Certificate

11/22/2024

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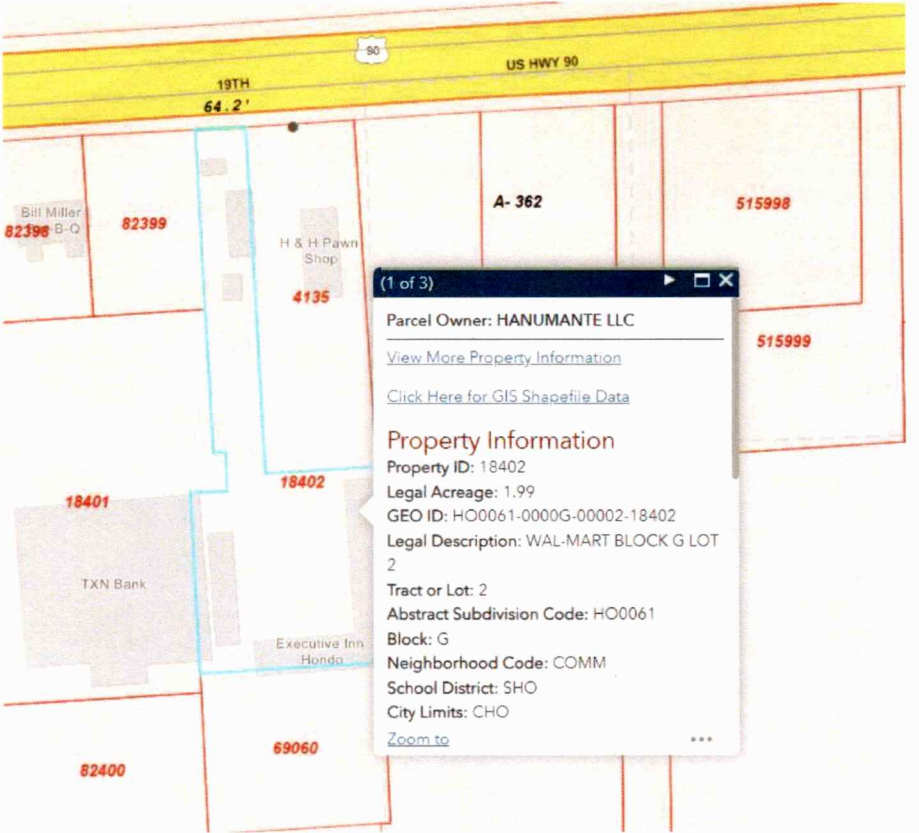
Order #: 24-802032-NJ

2400 Dallas Parkway, Suite 560 | Plano, TX 75093
support@unitedtaxco.com

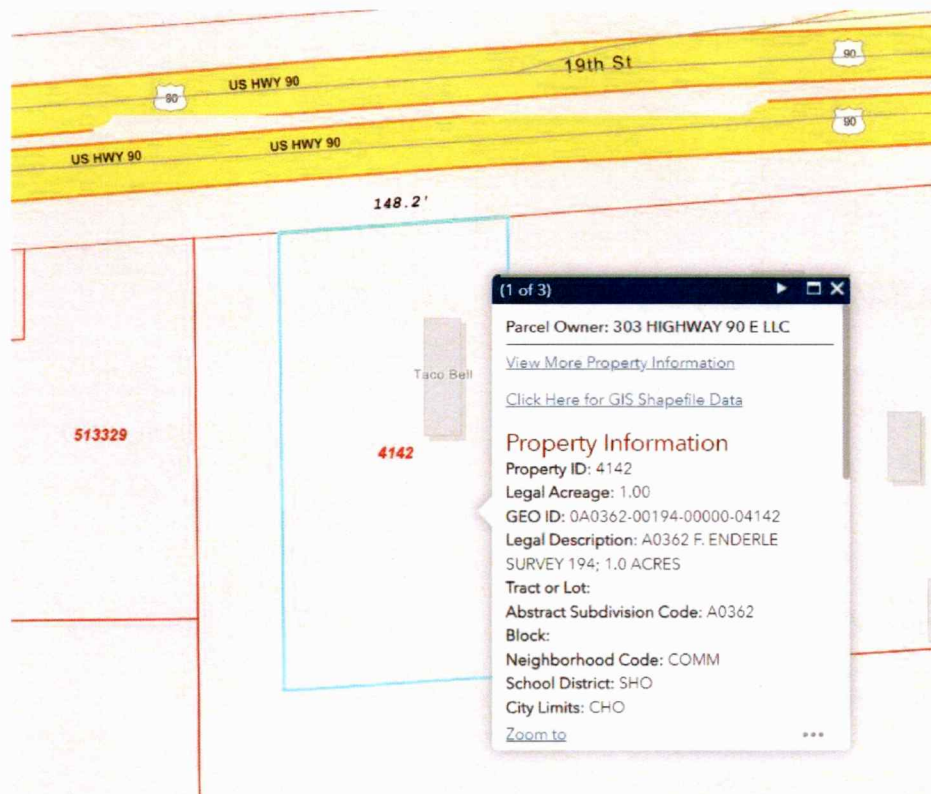
CONDITIONS AND DISCLAIMERS

THIS REPORT IS PROVIDED SUBJECT TO THE LIMITATIONS AND EXCLUSIONS CONTAINED WITHIN THE UTS SUPPLIER AGREEMENT ("AGREEMENT"), AS MODIFIED FROM TIME TO TIME. IT IS EXPRESSLY UNDERSTOOD THAT THIS REPORT DOES NOT CONSTITUTE A REPORT UPON THE SUBJECT PROPERTY ON (i) THE STATUS OF TITLE, (ii) LIENS, (iii) MINERAL (WHETHER WORKING OR ROYALTY) INTERESTS, TAXES OR LEASES, (iv) PERSONAL PROPERTY TAXES, OR (v) OTHER FORMS OF NON-AD VALOREM TAXES WHICH MAY BE, OR HAVE BEEN, ASSESSED (EX. PAVING ASSESSMENTS AND/OR LIENS, HOMEOWNER ASSESSMENTS, MAINTENANCE ASSESSMENT) AND NO REPRESENTATION OR WARRANTY IS PROVIDED WITH REGARD TO ANY OF SUCH MATTERS. ANY INFORMATION CONTAINED WITHIN ANY REPORT PROVIDED BY UTS REGARDING ANY OF FOREGOING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE COMPLETE, ACCURATE OR RELIED UPON BY ANY PARTY.

Executive Inn (101 A 19th St, Hondo, TX 78861) – 64.2’ of frontage



Taco Bell (303 US-90, Hondo, TX 78861) – 148.2' of frontage



240"

24"



D/F Excellant internally illuminated extrusion cabinet painted to match Silver & PMS 2736 C w/ digitally printed graphics applied to white flex face material.

Ø10.75"X0.500" Sch 60 Steel pole painted Silver

Ø20"X0.375" Sch 40 Steel pole painted Silver

Ø26"X0.375" Sch 40 Steel pole painted Silver

Ø48" x 162" deep 3000 psi concrete footer w/ Ø26"X0.375" Sch 40 Steel Pole

50'-0" (600") O.A.H.

38'-0" (456") Clearance

144"
108"
36"

17'-0" (204")

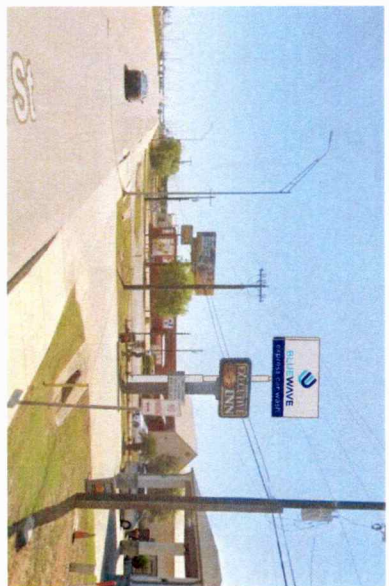
20'-0" (240")

162"
48"

F

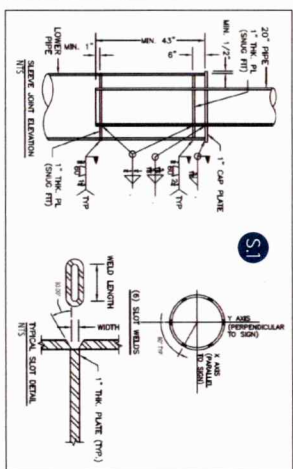
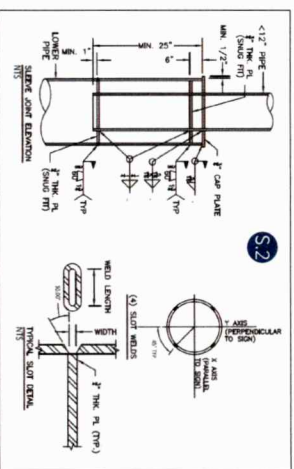
Illuminated Pole Sign

Scale: 1/8" = 1'-0"



Proposed

DESIGN SPECIFICATIONS	
IBC	2023
ASCE	7-22
ACI	318-19
ANSI/ISO	380-18
DESIGN LOADS	
Wind	V = 105 mph
Exposure	C
Risk Cat.	II



Quantity
1

Square Footage
240 Sq Ft

Square Footage Calculation

Description
Provide illuminated pole sign per detail.

Color Key

- AkzoNobel "Silver" B81-P
- PMS 2736 C
- PMS 305 C
- PMS 2768 C
- PMS Cool Gray 2 C
- White



222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM
This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$35 per hour.

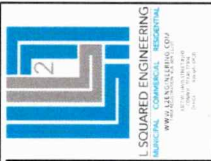


CLIENT
BlueWave Car Wash

LOCATION ADDRESS
BlueWave Express Car Wash
101 19th Street
Honda, TX 78861

LAYOUT DATES
06/23/2025 - SK
07/31/2025 - SK
08/06/2025 - BS
08/15/2025 - SK
08/27/2025 - RS

PROJECT NO.
33666



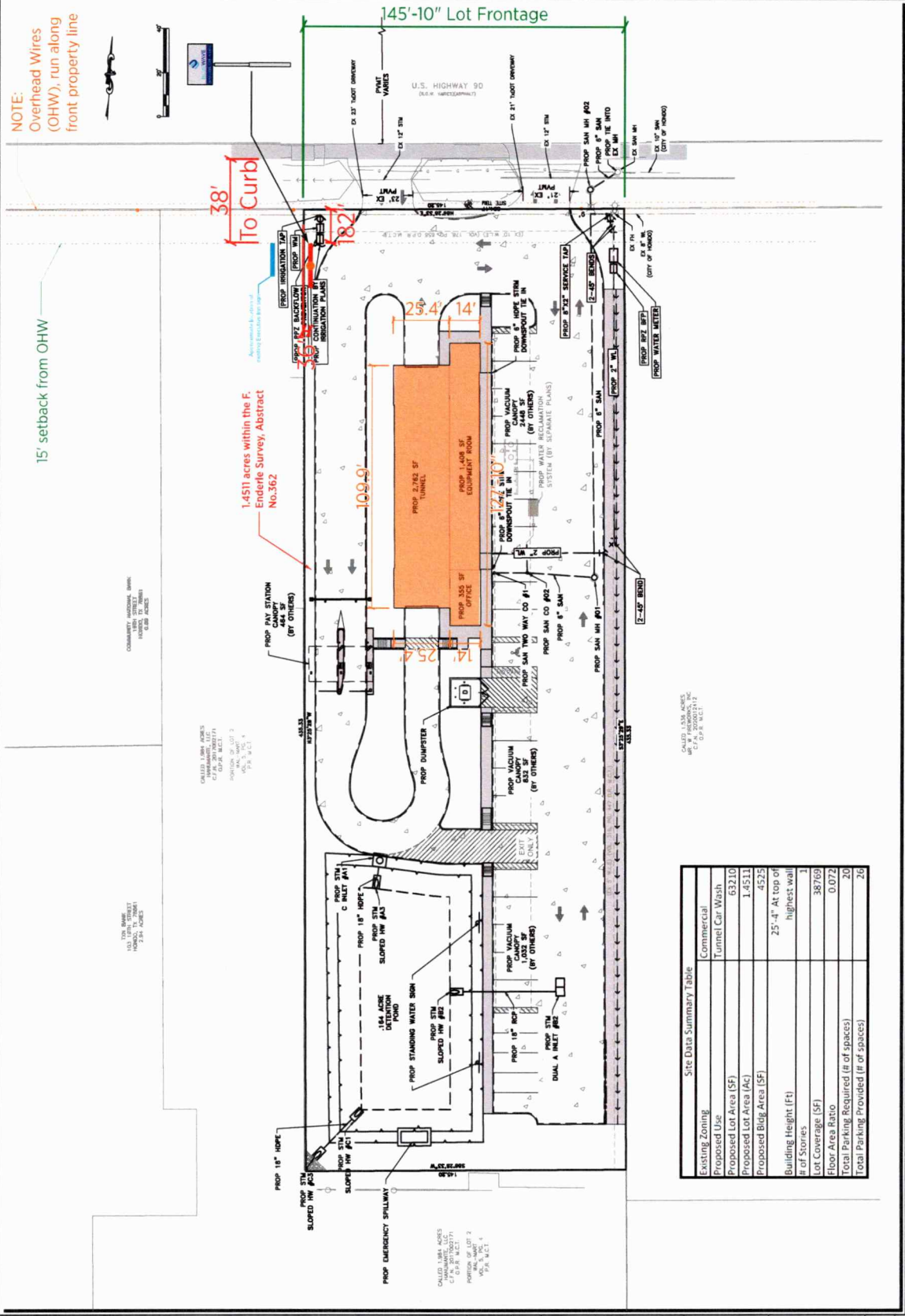
1201 BAY
14511 E. STATE ST.
HOUSTON, TX 77040
713.464.1234
LSE@LSQUARED.COM

CLEARWATER EXPRESS - HONDO

OVERALL SITE PLAN

NO.	DATE	DESCRIPTION
1	04/11/17	CONCEPT
2	05/02/17	PRELIMINARY
3	05/02/17	FINAL

SCALE: 1" = 20' (PLAN)
1" = 40' (SECTION)



NOTE:
Overhead Wires
(OHV), run along
front property line

15' setback from OHV

38'
To Curb

1.4511 acres within the F.
Enderle Survey, Abstract
No. 362

CALLED 1.538 ACRES
W/IN 2000/12/12
C.F. 2000/12/12

Site Data Summary Table	
Existing Zoning	Commercial
Proposed Use	Tunnel Car Wash
Proposed Lot Area (SF)	63,210
Proposed Lot Area (Ac)	1,451
Proposed Bldg Area (SF)	452
Building Height (Ft)	25'-4" At top of highest wall
# of Stories	1
Floor Coverage (SF)	387,609
Floor Area Ratio	0.072
Total Parking Required (if of spaces)	20
Total Parking Provided (if of spaces)	26

Hondo-Variance Checklist

- ☐ Completed, original Variance Request Application
- ☐ Recent tax statement indicating taxes are currently paid for Property
- ☐ All exhibits shall be provided electronically (with Metes and Bounds in Word and exhibits in PDF format)
- ☐ Exhibit A shall provide the following information:
 - o Title Block (in lower right corner) with type of plan/illustration, existing subdivision name with block designation and lot number or existing Abstract/Survey name and Abstract number, preparation date
 - o North arrow, scale or note of approximate scale and legend, if abbreviations or symbols are used
 - o Site boundaries, existing lot lines, existing easements, site acreage and square footage, and approximate distance to the nearest public cross street
 - o Land Owner's name, address and telephone number; Developer-applicant name, address and telephone number; surveyor and/or engineer name, address and telephone number.
 - o Site Data Summary Table listing existing zoning, proposed use, proposed lot area(s) with square footage and acreage, proposed building area (gross square footage), building height (feet and number of stories), lot coverage, floor area ratio (for non-residential zoning), total parking required (with ratio), total parking provided, number of dwelling units and number of bedrooms (for multi-family developments).
 - o Proposed reservations for natural features including flood plains, drainage ways, creeks, tree masses and wetlands. If the site does not contain a floodplain, note that "no floodplain exists on the site"
 - o Building locations and dimensions, dimensions between buildings on the same lot, use of buildings, building lines and setbacks.
 - o Parking lot areas and structures, proposed typical layout and number of standard spaces, standard parking dimensions, angle of parking if other than 90 degrees, accessible parking spaces, drive aisles and loading and unloading areas.
 - o Existing and proposed easements (utility, access, drainage, visibility, street, sidewalk and maintenance, etc.)
 - o Existing or proposed driveways with pavement widths, rights of way, median openings, cross access between internal developments and access to properties adjacent to the subject site with surface type and radii.

Name of Preparer Zach Nagle	Staff Initial(s)
Preparer Telephone 570-292-1103	
Preparer Email Address Zach.nagle@egansign.com	
Date 8/29/2025	

MEDINA TAX

Property	Owner	Property Address	Tax Year	2024 Assessed Value
R4135	HEFLEY, JOEL EDWARD	101 19TH ST HONDO 78861	2024 ▾	CERTIFIED \$770,490

Page: Property Details ▾

2024 GENERAL INFORMATION

Property Status Active
Property Type Real
Legal A0362 F. ENDERLE SURVEY 194; 1.452
Description ACRES
Neighborhood HONDO ISD IN TOWN
Account 0A0362-00194-00000-04135
Map Number -
Effective Acres -

2024 OWNER INFORMATION

Owner Name HEFLEY, JOEL EDWARD
Owner ID
Exemptions
Percent 100%
Ownership
Mailing Address 313 E HONDO DEVINE, TX 78016-3351
Agent MARVIN F POER & COMPANY
(A136203)

TOTAL TAXES DUE	Effective Date: 8/27/2025
Current Amount Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2024

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,698.35	12-31-2024	\$3,698.35	\$0.00
County F.M. Road	\$666.47	12-31-2024	\$666.47	\$0.00
Hondo ISD	\$7,141.67	12-31-2024	\$7,141.67	\$0.00
MCESD #3 - Community EMS	\$503.90	12-31-2024	\$503.90	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$745.06	12-31-2024	\$745.06	\$0.00
Medina County	\$2,809.21	12-31-2024	\$2,809.21	\$0.00
Medina County Groundwater Conservation District	\$50.79	12-31-2024	\$50.79	\$0.00
Medina County Hospital District	\$715.79	12-31-2024	\$715.79	\$0.00
TOTALS	\$16,331.24		\$16,331.24	\$0.00

2023

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,454.66	1-29-2024	\$3,454.66	\$0.00
County F.M. Road	\$656.15	1-29-2024	\$656.15	\$0.00
Hondo ISD	\$7,418.42	1-29-2024	\$7,418.42	\$0.00
MCESD #3 - Community EMS	\$317.80	1-29-2024	\$317.80	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$790.54	1-29-2024	\$790.54	\$0.00
Medina County	\$2,787.45	1-29-2024	\$2,787.45	\$0.00
Medina County Groundwater Conservation District	\$54.94	1-29-2024	\$54.94	\$0.00
Medina County Hospital District	\$709.90	1-29-2024	\$709.90	\$0.00
TOTALS	\$16,189.86		\$16,189.86	\$0.00

2022

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,313.51	1-26-2023	\$3,313.51	\$0.00
County F.M. Road	\$629.34	1-26-2023	\$629.34	\$0.00
Hondo ISD	\$8,678.81	1-26-2023	\$8,678.81	\$0.00
MCESD #3 - Community EMS	\$324.53	1-26-2023	\$324.53	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$758.24	1-26-2023	\$758.24	\$0.00
Medina County	\$2,966.99	1-26-2023	\$2,966.99	\$0.00
Medina County Groundwater Conservation District	\$59.92	1-26-2023	\$59.92	\$0.00
Medina County Hospital District	\$710.47	1-26-2023	\$710.47	\$0.00
TOTALS	\$17,441.81		\$17,441.81	\$0.00

2021

Tax Statement Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,427.41	1-20-2022	\$3,427.41	\$0.00
County F.M. Road	\$641.67	1-20-2022	\$641.67	\$0.00
Hondo ISD	\$7,973.36	1-20-2022	\$7,973.36	\$0.00
MCESD #3 - Community EMS	\$323.30	1-20-2022	\$323.30	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$528.27	1-20-2022	\$528.27	\$0.00
Medina County	\$3,037.20	1-20-2022	\$3,037.20	\$0.00
Medina County Groundwater Conservation District	\$63.72	1-20-2022	\$63.72	\$0.00
Medina County Hospital District	\$693.09	1-20-2022	\$693.09	\$0.00
TOTALS	\$16,688.02		\$16,688.02	\$0.00

2020

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,497.86	1-25-2021	\$3,497.86	\$0.00
County F.M. Road	\$645.05	1-25-2021	\$645.05	\$0.00
Hondo ISD	\$8,495.12	1-25-2021	\$8,495.12	\$0.00
MCESD #3 - Community EMS	\$339.87	1-25-2021	\$339.87	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$531.05	1-25-2021	\$531.05	\$0.00
Medina County	\$3,230.21	1-25-2021	\$3,230.21	\$0.00
Medina County Groundwater Conservation District	\$70.81	1-25-2021	\$70.81	\$0.00
Medina County Hospital District	\$708.07	1-25-2021	\$708.07	\$0.00
TOTALS	\$17,518.04		\$17,518.04	\$0.00

2019

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,566.92	1-29-2020	\$3,566.92	\$0.00
County F.M. Road	\$636.52	1-29-2020	\$636.52	\$0.00
Hondo ISD	\$9,118.17	1-29-2020	\$9,118.17	\$0.00
MCESD #3 - Community EMS	\$352.15	1-29-2020	\$352.15	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$524.03	1-29-2020	\$524.03	\$0.00
Medina County	\$3,218.26	1-29-2020	\$3,218.26	\$0.00
Medina County Groundwater Conservation District	\$69.87	1-29-2020	\$69.87	\$0.00
Medina County Hospital District	\$698.71	1-29-2020	\$698.71	\$0.00
TOTALS	\$18,184.63		\$18,184.63	\$0.00

2018

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,579.27	1-29-2019	\$3,579.27	\$0.00
County F.M. Road	\$638.23	1-29-2019	\$638.23	\$0.00
Hondo ISD	\$9,632.97	1-29-2019	\$9,632.97	\$0.00
MCESD #3 - Community EMS	\$338.38	1-29-2019	\$338.38	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$525.44	1-29-2019	\$525.44	\$0.00
Medina County	\$3,226.88	1-29-2019	\$3,226.88	\$0.00
Medina County Groundwater Conservation District	\$68.95	1-29-2019	\$68.95	\$0.00
Medina County Hospital District	\$451.87	1-29-2019	\$451.87	\$0.00
TOTALS	\$18,461.99		\$18,461.99	\$0.00

2017

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,648.54	1-19-2018	\$3,648.54	\$0.00
County F.M. Road	\$624.77	1-19-2018	\$624.77	\$0.00
Hondo ISD	\$9,762.09	1-19-2018	\$9,762.09	\$0.00
MCESD #3 - Community EMS	\$335.82	1-19-2018	\$335.82	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$532.48	1-19-2018	\$532.48	\$0.00
Medina County	\$3,292.13	1-19-2018	\$3,292.13	\$0.00
Medina County Groundwater Conservation District	\$69.97	1-19-2018	\$69.97	\$0.00
Medina County Hospital District	\$457.22	1-19-2018	\$457.22	\$0.00
TOTALS	\$18,723.02		\$18,723.02	\$0.00

2016

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$3,408.29	1-24-2017	\$3,408.29	\$0.00
County F.M. Road	\$604.19	1-24-2017	\$604.19	\$0.00
Hondo ISD	\$9,152.44	1-24-2017	\$9,152.44	\$0.00
MCESD #3 - Community EMS	\$347.53	1-24-2017	\$347.53	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$497.42	1-24-2017	\$497.42	\$0.00
Medina County	\$3,054.79	1-24-2017	\$3,054.79	\$0.00
Medina County Groundwater Conservation District	\$65.37	1-24-2017	\$65.37	\$0.00
Medina County Hospital District	\$423.13	1-24-2017	\$423.13	\$0.00
TOTALS	\$17,553.16		\$17,553.16	\$0.00

2015

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$2,243.62	1-26-2016	\$2,243.62	\$0.00
County F.M. Road	\$454.97	1-26-2016	\$454.97	\$0.00
Hondo ISD	\$6,517.27	1-26-2016	\$6,517.27	\$0.00
MCESD #3 - Community EMS	\$297.37	1-26-2016	\$297.37	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$371.71	1-26-2016	\$371.71	\$0.00
Medina County	\$2,279.31	1-26-2016	\$2,279.31	\$0.00
Medina County Groundwater Conservation District	\$49.11	1-26-2016	\$49.11	\$0.00
Medina County Hospital District	\$317.69	1-26-2016	\$317.69	\$0.00
TOTALS	\$12,531.05		\$12,531.05	\$0.00

2014

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$2,026.55	1-27-2015	\$2,026.55	\$0.00
County F.M. Road	\$454.97	1-27-2015	\$454.97	\$0.00
Hondo ISD	\$5,649.95	1-27-2015	\$5,649.95	\$0.00
MCESD #3 - Community EMS	\$297.37	1-27-2015	\$297.37	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$371.71	1-27-2015	\$371.71	\$0.00
Medina County	\$2,146.98	1-27-2015	\$2,146.98	\$0.00
Medina County Groundwater Conservation District	\$46.59	1-27-2015	\$46.59	\$0.00
Medina County Hospital District	\$301.33	1-27-2015	\$301.33	\$0.00
TOTALS	\$11,295.45		\$11,295.45	\$0.00

2013

 Tax Statement  Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$2,026.55	1-30-2014	\$2,026.55	\$0.00
County F.M. Road	\$446.05	1-30-2014	\$446.05	\$0.00
Hondo ISD	\$5,649.95	1-30-2014	\$5,649.95	\$0.00
MCESD #3 - Community EMS	\$297.37	1-30-2014	\$297.37	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$297.37	1-30-2014	\$297.37	\$0.00
Medina County	\$2,155.90	1-30-2014	\$2,155.90	\$0.00
Medina County Groundwater Conservation District	\$45.56	1-30-2014	\$45.56	\$0.00
Medina County Hospital District	\$294.39	1-30-2014	\$294.39	\$0.00
TOTALS	\$11,213.14		\$11,213.14	\$0.00

2012

Tax Statement

Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$2,026.55	1-30-2013	\$2,026.55	\$0.00
County F.M. Road	\$446.05	1-30-2013	\$446.05	\$0.00
Hondo ISD	\$5,649.95	1-30-2013	\$5,649.95	\$0.00
MCESD #3 - Community EMS	\$297.37	1-30-2013	\$297.37	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$297.37	1-30-2013	\$297.37	\$0.00
Medina County	\$2,175.73	1-30-2013	\$2,175.73	\$0.00
Medina County Groundwater Conservation District	\$44.60	1-30-2013	\$44.60	\$0.00
Medina County Hospital District	\$287.95	1-30-2013	\$287.95	\$0.00
TOTALS	\$11,225.57		\$11,225.57	\$0.00

2011

Tax Statement

Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$2,026.55	1-18-2012	\$2,026.55	\$0.00
County F.M. Road	\$425.73	1-18-2012	\$425.73	\$0.00
Hondo ISD	\$5,649.95	1-18-2012	\$5,649.95	\$0.00
MCESD #3 - Community EMS	\$297.37	1-18-2012	\$297.37	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$297.37	1-18-2012	\$297.37	\$0.00
Medina County	\$2,220.83	1-18-2012	\$2,220.83	\$0.00
Medina County Groundwater Conservation District	\$44.60	1-18-2012	\$44.60	\$0.00
Medina County Hospital District	\$275.06	1-18-2012	\$275.06	\$0.00
TOTALS	\$11,237.46		\$11,237.46	\$0.00

2010

Tax Statement



Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$1,952.21	12-28-2010	\$1,952.21	\$0.00
County F.M. Road	\$414.83	12-28-2010	\$414.83	\$0.00
Hondo ISD	\$5,649.95	12-28-2010	\$5,649.95	\$0.00
MCESD #3 - Community EMS	\$297.37	12-28-2010	\$297.37	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$297.37	12-28-2010	\$297.37	\$0.00
Medina County	\$2,231.73	12-28-2010	\$2,231.73	\$0.00
Medina County Groundwater Conservation District	\$41.14	12-28-2010	\$41.14	\$0.00
Medina County Hospital District	\$262.18	12-28-2010	\$262.18	\$0.00
TOTALS	\$11,146.78		\$11,146.78	\$0.00

2009

Tax Statement



Details

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$1,952.21	1-29-2010	\$1,952.21	\$0.00
County F.M. Road	\$416.31	1-29-2010	\$416.31	\$0.00
Hondo ISD	\$5,649.95	1-29-2010	\$5,649.95	\$0.00
MCESD #3 - Community EMS	\$297.37	1-29-2010	\$297.37	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$297.37	1-29-2010	\$297.37	\$0.00
Medina County	\$2,230.25	1-29-2010	\$2,230.25	\$0.00
Medina County Groundwater Conservation District	\$38.66	1-29-2010	\$38.66	\$0.00
Medina County Hospital District	\$247.80	1-29-2010	\$247.80	\$0.00
TOTALS	\$11,129.92		\$11,129.92	\$0.00

2008

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$1,952.21	2-10-2009	\$1,952.21	\$0.00
County F.M. Road	\$384.10	2-10-2009	\$384.10	\$0.00
Hondo ISD	\$5,600.39	2-10-2009	\$5,600.39	\$0.00
MCESD #3 - Community EMS	\$295.88	2-10-2009	\$295.88	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$292.91	2-10-2009	\$292.91	\$0.00
Medina County	\$2,341.76	2-10-2009	\$2,341.76	\$0.00
Medina County Groundwater Conservation District	\$37.67	2-10-2009	\$37.67	\$0.00
TOTALS	\$10,904.92		\$10,904.92	\$0.00

2007

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$1,902.38	11-30-2007	\$1,902.38	\$0.00
County F.M. Road	\$343.38	11-30-2007	\$343.38	\$0.00
Hondo ISD	\$5,457.44	11-30-2007	\$5,457.44	\$0.00
MCESD #3 - Community EMS	\$289.78	11-30-2007	\$289.78	\$0.00
MCESD #6 - Hondo-Yancey VFD	\$289.78	11-30-2007	\$289.78	\$0.00
Medina County	\$2,433.64	11-30-2007	\$2,433.64	\$0.00
Medina County Groundwater Conservation District	\$37.67	11-30-2007	\$37.67	\$0.00
TOTALS	\$10,754.07		\$10,754.07	\$0.00

2006

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$1,723.91	12-7-2006	\$1,723.91	\$0.00
County F.M. Road	\$357.02	12-7-2006	\$357.02	\$0.00
Hondo ISD	\$6,822.73	12-7-2006	\$6,822.73	\$0.00
Medina County	\$2,563.67	12-7-2006	\$2,563.67	\$0.00
Medina County Groundwater Conservation District	\$39.72	12-7-2006	\$39.72	\$0.00
TOTALS	\$11,507.05		\$11,507.05	\$0.00

2005

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$573.88	12-30-2005	\$573.88	\$0.00
County F.M. Road	\$113.30	12-30-2005	\$113.30	\$0.00
Hondo ISD	\$2,401.85	12-30-2005	\$2,401.85	\$0.00
Medina County	\$830.83	12-30-2005	\$830.83	\$0.00
Medina County Groundwater Conservation District	\$12.69	12-30-2005	\$12.69	\$0.00
TOTALS	\$3,932.55		\$3,932.55	\$0.00

2004

[Tax Statement](#) [Details](#)

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$521.01	12-31-2004	\$521.01	\$0.00
County F.M. Road	\$105.14	12-31-2004	\$105.14	\$0.00
Hondo ISD	\$2,401.85	12-31-2004	\$2,401.85	\$0.00
Medina County	\$822.82	12-31-2004	\$822.82	\$0.00
Medina County Groundwater Conservation District	\$12.39	12-31-2004	\$12.39	\$0.00
TOTALS	\$3,863.21		\$3,863.21	\$0.00

2003

Tax Statement Details

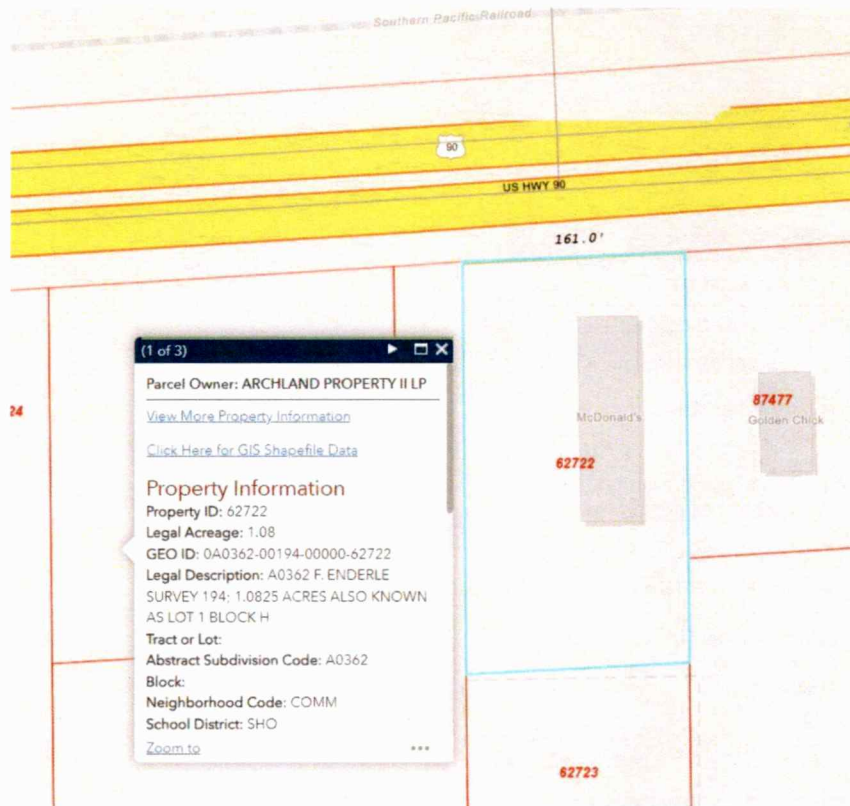
TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hondo	\$521.01	11-10-2003	\$521.01	\$0.00
County F.M. Road	\$100.61	11-10-2003	\$100.61	\$0.00
Hondo ISD	\$2,401.85	11-10-2003	\$2,401.85	\$0.00
Medina County	\$802.58	11-10-2003	\$802.58	\$0.00
Medina County Groundwater Conservation District	\$11.93	11-10-2003	\$11.93	\$0.00
TOTALS	\$3,837.98		\$3,837.98	\$0.00

DISCLAIMER

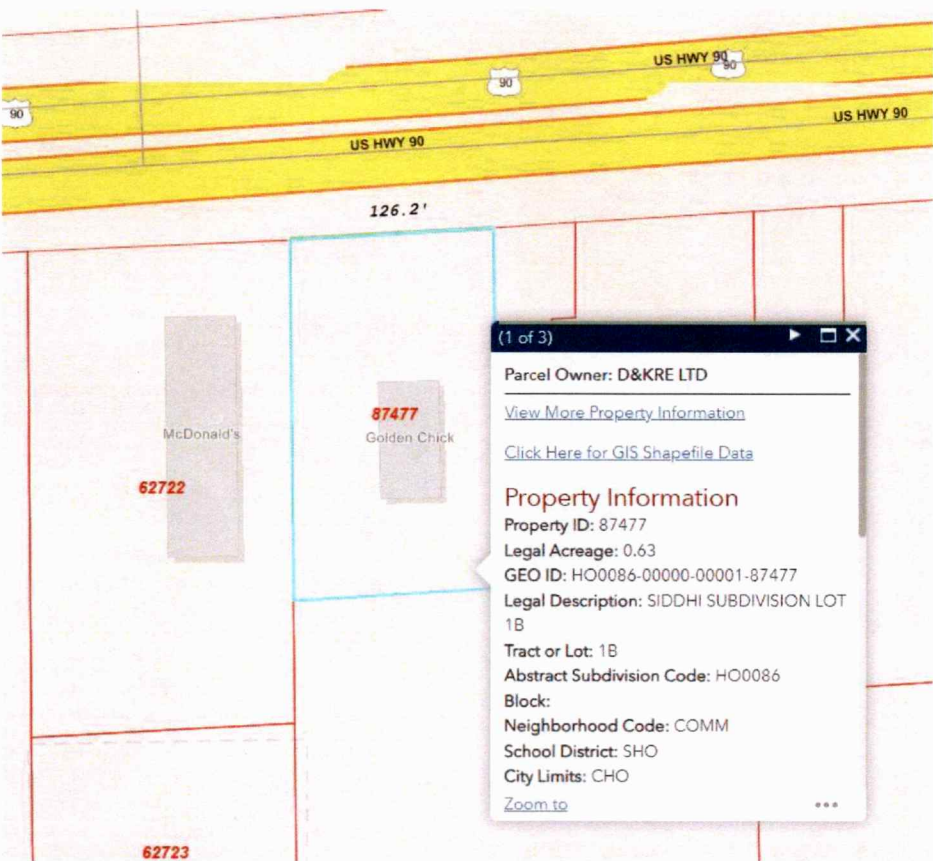
Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

EXHIBIT A

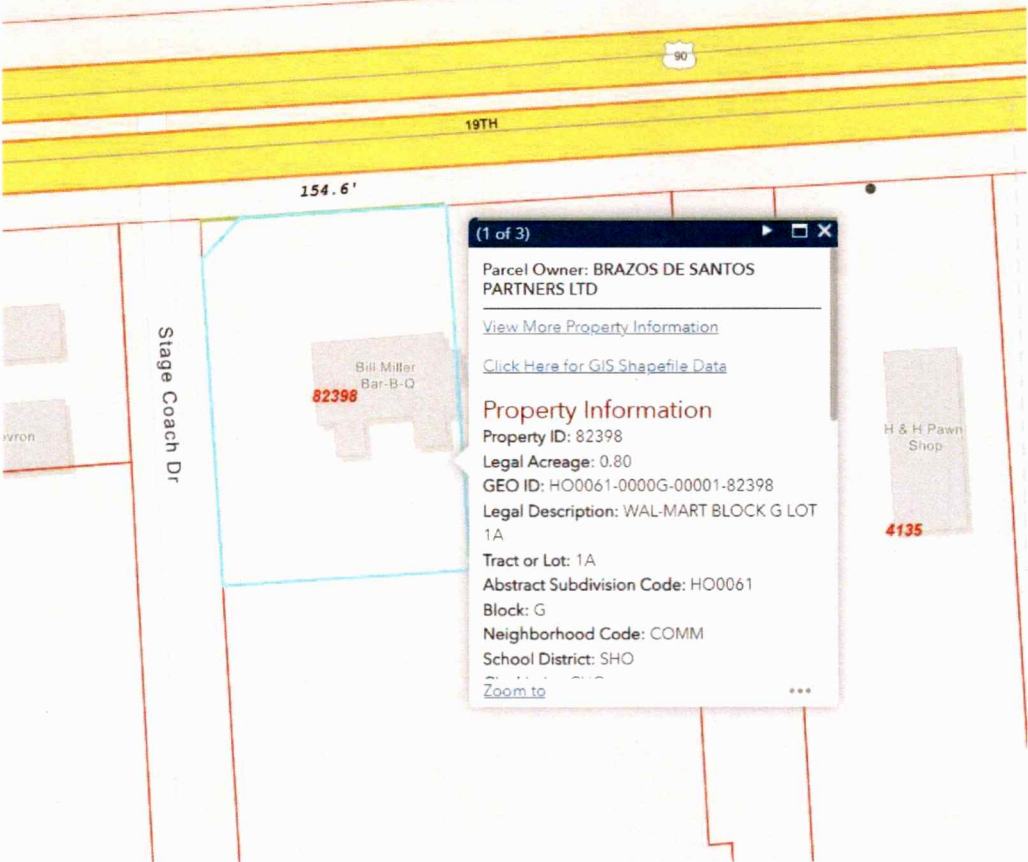
McDonalds (269 US-90, Hondo, TX 78861) – 161' of frontage



Golden Chick (275 US-90, Hondo, TX 78861) – 126.2’ of frontage



Bill Miller BBQ (103 US-90 Unit B, Hondo, TX 78861) – 154.6’ of frontage



(1 of 3)

Parcel Owner: BRAZOS DE SANTOS PARTNERS LTD

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 82398

Legal Acreage: 0.80

GEO ID: HO0061-0000G-00001-82398

Legal Description: WAL-MART BLOCK G LOT 1A

Tract or Lot: 1A

Abstract Subdivision Code: HO0061

Block: G

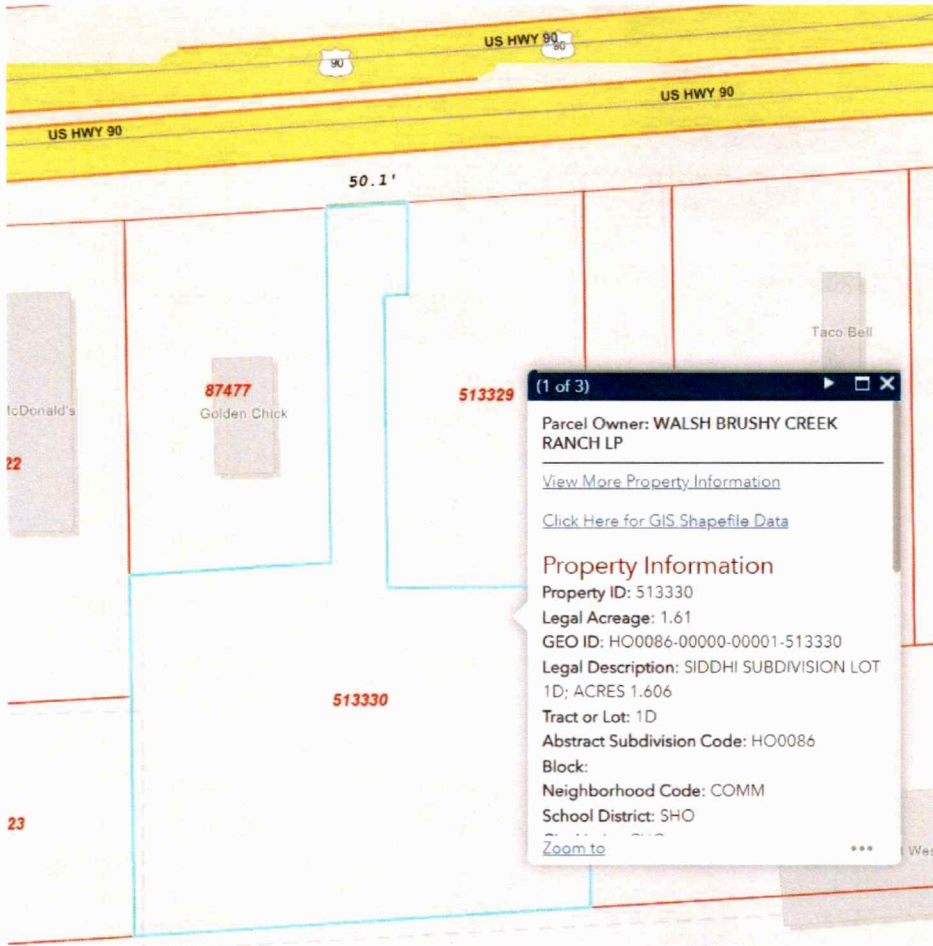
Neighborhood Code: COMM

School District: SHO

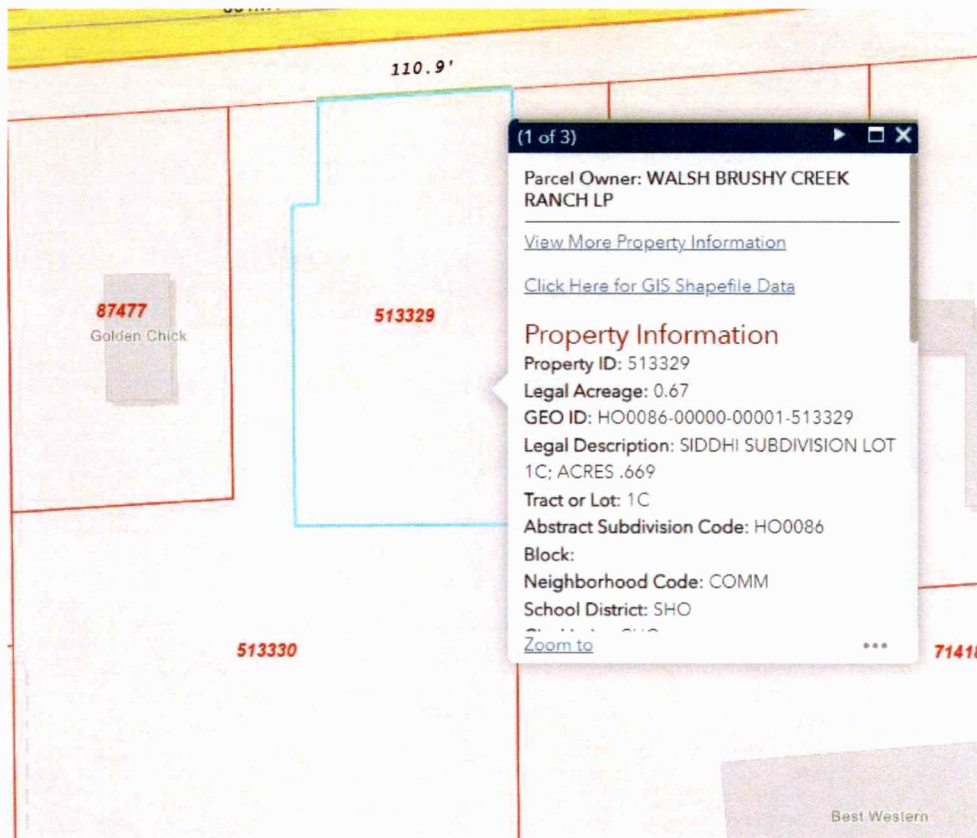
[Zoom to](#) ***



Advanced Auto (281 US-90, Hondo, TX 78861) – 50.1' of frontage



Starbucks (281 90 E East, Hondo, TX 78861) – 110.9' of frontage



NOTICE OF PUBLIC HEARING

The **Board of Adjustment** of the City of Hondo will hold a public hearing on **Tuesday, October 21, 2025 at 6:00 p.m.** in the Council Chambers, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Generations Signs Inc. (applicant) for a variance to allow a pole sign on a property not meeting the required 200 feet frontage. The property is located at **101 19th Street, BlueWave Express Car Wash**, situated south of 19th Street and east of Stage Coach Dr., within the City of Hondo, Medina County, Texas. Assessor's Parcel Identification No. 4135.

Legal description being A0362 F. ENDERLE SURVEY 194; 1.4511 Acres

/s/ Rebekah Dolphus
City Secretary

Publish: October 2, 2025



BOARD OF ADJUSTMENT

Title: Discuss and consider a request from Enrique(Henry) Camacho, (applicant), for a variance from the Unified Development Code, **to allow them to place 2 portable storage sheds on an empty R2 – Residential lot for the purpose of storing equipment.** The property is located at the corner of 1107 23rd Street and Avenue L on the East side of the road, within the City of Hondo, Medina County Texas. The legal description being, A1029 J. WOLFART SURVEY 184; 0.201 ACRES within the city of Hondo Medina County, Texas. In accordance with the Unified Development Code, Chapter 3. 3.13 Variance. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. The Board of Adjustment shall not grant a variance from the terms of this ordinance unless and until it is determined.

Date: October 16, 2025

From: Uche Echeozo, Development Services Director

BACKGROUND:

The City of Hondo received a request from Enrique (Henry) Camacho, owner/applicant, for a variance **to allow them to place 2 portable storage sheds on an empty R2 – Residential lot for storing equipment** The current zoning for the lot is R2 – Residential 2 District which allows only one single family dwelling. The storage sheds on their own changes the use of the property to that of storage, which is not permitted according to Section 6.1.2 (I) number 16. Supplemental Information is attached for the Board’s review and consideration.

It is pertinent to note that the said storage sheds are already in place at the property on 1107 23rd Street without a permit and not meeting setbacks standards as required by the Unified Development Code.

The applicant has and lives in another property next to the subject property. There is no suggestion of any hardship as stipulated by the Unified Development Code with respect to variances.

PROPERTY I.D. AND LEGAL DESCRIPTION:

Parcel number: 512675

Legal Description: A1029 J. WOLFART SURVEY 184; 0.201 ACRES within the city of Hondo Medina County, Texas

GENERAL LOCATION:

Generally located on the South of 23rd Street and East of Avenue L, This property by the corner of 23rd street and Avenue L.

FINANCIAL IMPACT:

None.

VARIANCE DESCRIPTION:

Requesting a variance from the Unified Development Code, Section 6.1.2 (I) number 16 **to allow them to place 2 portable storage sheds on an empty R2 – Residential lot for storing equipment**

The nature of this proposal cannot also be looked at as an accessory structure situation because, according to the Unified Development Code, the following sections detail the meaning and significance of accessory structures or uses:

11.2 Defined Terms

Accessory Use. An accessory use or structure is one customarily a part thereof, which is clearly incidental and secondary to a permitted use and which does not change the character thereof.

https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&docode=z2Code_z20000324

6.3 Accessory Uses

Accessory Use of Structure or Building: An accessory use or structure is one customarily a part thereof, which is clearly incidental and secondary to a permitted use and which does not change the character thereof.

https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&docode=z2Code_z20000283

7.5 Accessory Structures

7.5.1 Residential Districts. Accessory buildings including garages, tool sheds and other utility structures shall be permitted behind the front setback line, except that carports may be located at a minimum of five (5) feet from the front property line or street-side property line as applicable, and there is no spacing requirement between detached carport and any other structure on the property. An accessory building or carport attached to a primary structure (whether original or subsequently added to the primary structure) is considered part of the primary structure and must comply with the setback requirement of the primary structure. Accessory buildings shall not be used for commercial purposes. No accessory structure or carport shall be so located or placed that it obstructs the vision of a motor vehicle driver approaching any street, alley or drive intersection in accordance with the twenty-five (25) foot clear vision triangle requirements of UDC [Chapter 7, Section 7.6\(a\)\(iv\)–\(v\)](#). The following restrictions shall apply to Accessory Buildings.

https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=hondoset&collection=hondo&docode=z2Code_z20000290

[§ 12.09.005 Variances.](#)

(a) Request for variance.

(1) A person may file a written request for a variance from these rules with the city council's designated representative for variances to this article. The request must contain the following information:

(A) The specific nature of the variance requested;

(B) A detailed explanation of why the person believes he/she should be granted the variance, including any supporting documentation;

(C) A signed statement that the facts contained in the request are true and with the person's personal knowledge.

(2) The mayor, or his/her designated representative, may request the person to provide additional information, which must be filed within ten (10) days of the request or as otherwise directed in the request. Failure to timely submit additional information as requested shall constitute a withdrawal of the variance request.

(b) When variances may be granted.

- (1) The variance is necessary to avoid an unusual, direct, and substantial hardship;
- (2) There are no other reasonably available means for avoiding the hardship without a variance;
- (3) Granting the variance is consistent with the goals of this article; and
- (4) Granting the variance will not cause significant harm to any other person or group of persons or result in the city being in violation of regulatory requirements.

Staff Recommendation:

Staff recommends **denial** for a request from Enrique (Henry) Camacho, owner/applicant, for a variance **to allow them to place 2 portable storage sheds on an empty R2 – Residential lot for storing equipment.** The property is located at the corner of 1107 23rd Street and Avenue L on the East side of the road, within the City of Hondo, Medina County Texas. The legal description being, A1029 J. WOLFART SURVEY 184; 0.201 ACRES within the city of Hondo Medina County, Texas. In accordance with the Unified Development Code, Chapter 3. 3.13 Variance. The Board of Adjustment shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. The Board of Adjustment shall not grant a variance from the terms of this ordinance unless and until it is determined.

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:	1107 23 rd St.			Parcel#	
Project Name:					
Legal Description:	Sur. No 184 John Wolfart Abst. No 1029				
Acreage:	0.201	# of Existing Lots:	1	# of Proposed Lots:	1
Current Zoning:	R2		Proposed Zoning:		
Description of Project/Request (Attach separate letter if necessary):			Requesting permission to place 2 portable storage sheds on the property for the purpose of storing equipment. My residential lot (across the st) lacks sufficient space for them.		
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:		Contact Person:	Enrique (Henry) Camacho
Address:			
Phone Number:	(830) 426-9501	Email Address:	gmacamacho@yahoo.com

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

(Application Continues on Next Page)

PROPERTY OWNER INFORMATION			
Company Name:		Contact Person:	Henry Camacho
Address:			
Phone Number:	(830) 426-9501	Email Address:	gmacamacho@yahoo.com
CONSULTANT INFORMATION			
COMPANY NAME	CONTACT PERSON	PHONE NUMBER	LICENSE NUMBER
<u>Architect/Designer</u>			
<u>Engineer</u>			
<u>Surveyor</u>			
<u>Attorney</u>			
<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: Emilio Camacho

Date: 8/25/25

FOR CITY USE ONLY	

ROUTE MASON LOT

68.76
E ← M

BACK PROPERTY
LINE TO SHEDS

11.0' 81

EAST FENCE LINE
TO LG SHED

36.8'

lg shed
10x10

sm shed
8x10

WEST FENCE LINE TO SM. SHED

41.7'

67.9' Distance from front fence
line to storage sheds

1'
dist between
sheds

89.91'

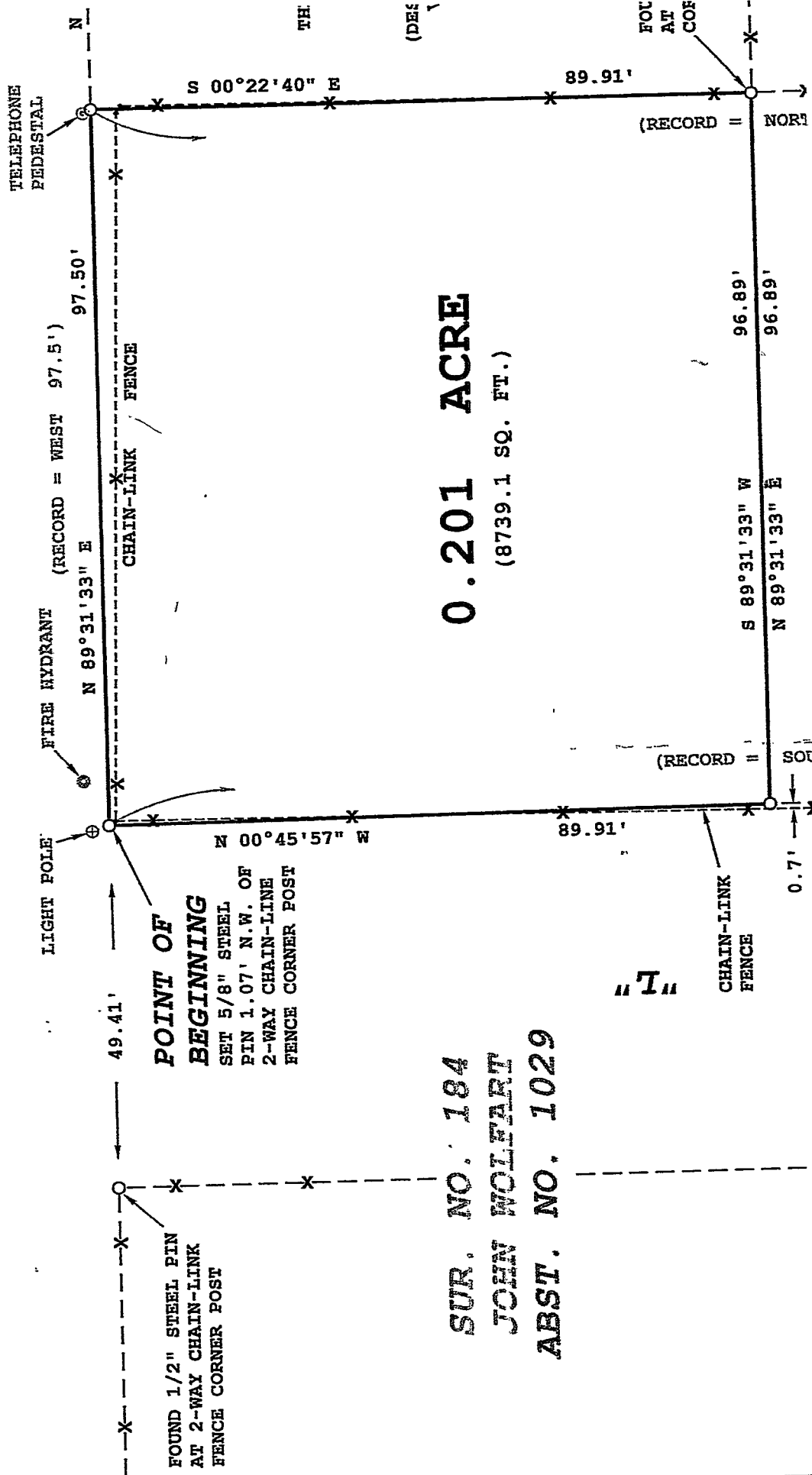
AVENUE L

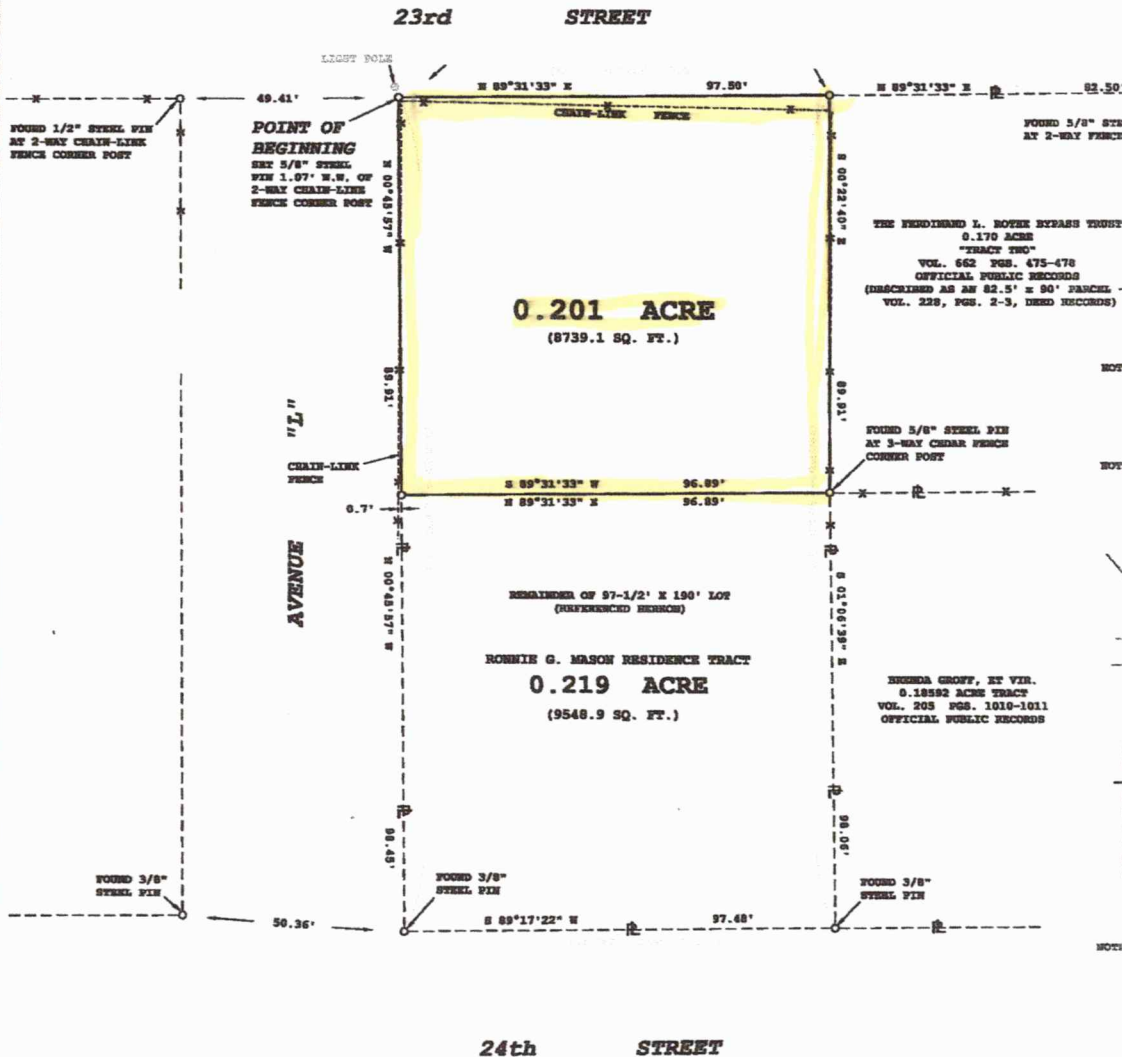
97.50

23rd STREET
(ADDRESS 1107 23rd St.)

BLOCK 66
ORIGINAL TOWN OF HONDO

23rd STREET





SCALE:
1" = 20 FEET
0 20 40
GRAPHIC SCALE IN FEET

NOTE: BEARINGS SHOWN HEREON ARE TRUE GEODETIC (SURFACE) BEARINGS (RELATIVE TO TRUE NORTH) BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS (MAY '84 DATUM).

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

--- DENOTES EXISTING FENCE
--- DENOTES PROPERTY LINE

DEED RECORD REFERENCE PERTAINING TO SURVEYED PROPERTY SHOWN HEREON:

DONALD DUBAVANT, ET UX. TO
RONNIE G. MASON, ET UX.
97-1/2' x 190' LOT
VOL. 275 PGS. 674-675
DEED RECORDS
02/17/1977

NOTE: PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA (LOCATED IN BOOK X), AS IDENTIFIED BY F.B.M.A. FLOOD INSURANCE RATE MAP NO. 48325C0460C, EFFECTIVE APRIL 3, 2012.

PLAT SHOWING A PERIMETER/BOUNDARY SURVEY OF A 0.201 ACRE TRACT OF LAND, BEING THE NORTH PORTION OF THE SAME LANDS REFERRED TO AND DESCRIBED AS A 97-1/2' x 190' LOT, AS RECORDED IN VOL. 275, PGS. 674-675, DEED RECORDS; SITUATED WITHIN SUR. NO. 184, JOHN WOLFART, ABST. NO. 1029; ON AND EAST OF AVENUE "L", ON AND SOUTH OF 23rd STREET, IN THE CITY OF HONDO, MEDINA COUNTY, TEXAS.

SURVEYED: APRIL 20, 2021, FOR RONNIE G. MASON

SJD/SEK "A"
RONNIE MASON TRV



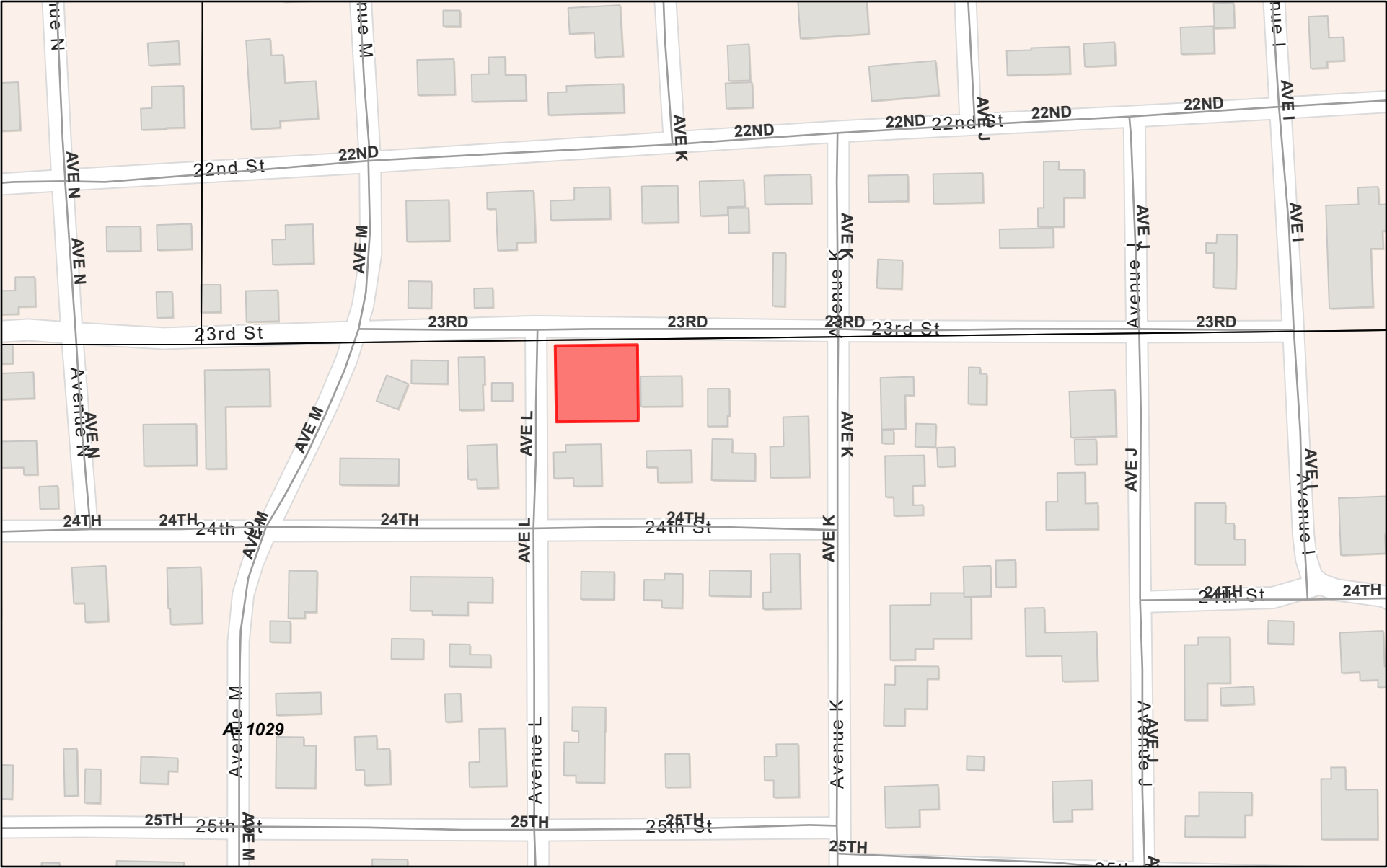
THE STATE OF TEXAS:
COUNTY OF MEDINA:

I HEREBY STATE THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION CORRECTLY REPRESENT AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, ON THE DATE GIVEN; AND THAT THERE ARE NO VISIBLE OR APPARENT ENCUMBRANCES OR ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

Hilmar A. Koch
HILMAR A. KOCH
REG. PROF. LAND SURVEYOR NO. 2082

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 701 EM 1796 D'HAUS, TEXAS 78850
PHONE: 830-363-7331 FAX: 830-363-7441
E-MAIL: KOCHECH@GMAIL.COM
WEBSITE: KOCHECHLANDSURVEYORS.COM
(TEXAS FIRM REGISTRATION/LICENSE NO. 10005800)

Medina CAD Web Map



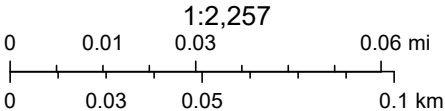
10/21/2025, 9:26:25 AM

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 **Board of Adjustment** of the City of Hondo will hold a public hearing on **Tuesday, October 21, 2025 at 6:00 p.m.** in the Council Chambers, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Enrique (Henry) Camacho for a variance to allow him to place 2 portable storage sheds on an empty lot for the purpose of storing equipment. The property is located at **1107 23rd Street**, situated at the corner of 23rd and Ave L on east side of road, within the City of Hondo, Medina County, Texas. Assessor's Parcel Identification No. 512675.

Legal description being A1029 J. WOLFART SURVEY 184; .201 Acres

/s/ Rebekah Dolphus
City Secretary

Publish: October 2, 2025