



REGULAR CITY COUNCIL MEETING

November 10, 2025 at 6:00 PM

City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Regular City Council Meeting of the governing body of the City of Hondo will be held November 10, 2025 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas, for the purpose of discussing matters incident and related to the City of Hondo.

The public may also access the meeting remotely through video/conference from your computer, tablet or smart phone at: <https://boxcast.tv/channel/aetaajdf64jalxx2009a>. Persons may submit questions or comments for items on the agenda by email to: rdolphus@hondo-tx.org. Questions or comments submitted by email must be received by the city at least 1 hour prior to the scheduled start of the meeting in order to be presented to the City Council during the meeting.

The following items will be discussed, to-wit:

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

PROCLAMATIONS

6. **PROCLAMATION FOR VETERANS DAY 2025. (MAYOR MCANELLY)**

CONSENT

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

7. **CONSIDERATION AND APPROVAL OF THE RE-APPOINTMENT OF MRS. POLLY EDLUND TO THE MEDINA COUNTY 9-1-1 EMERGENCY COMMUNICATIONS DISTRICT BOARD OF MANAGERS. (MAYOR MCANELLY)**

OTHER BUSINESS

8. **DISCUSS AND CONSIDER ACTION ON RESOLUTION NO. 470-25 CANVASSING THE OFFICIAL RESULTS OF THE NOVEMBER 4, 2025 SPECIAL CHARTER AMENDMENT ELECTION AND SPECIAL ELECTION FOR CITY COUNCIL PLACE 2. (REBEKAH DOLPHUS, CITY SECRETARY)**
9. **DISCUSS AND CONSIDER ACTION ON AMENDING AND/OR CANCELING FUTURE CITY COUNCIL MEETING DATES. (JOHN NARON, CITY MANAGER)**
10. **DISCUSS AND CONSIDER ACTION ON CHANGING FEE SCHEDULE REGARDING SPAY AND NEUTER SERVICES. (COUNCIL WOMAN RAMIREZ)**
11. **2ND READING: DISCUSS AND CONSIDER ACTION ON RESOLUTION NO. ED 5-25 AUTHORIZING THE EXPENDITURE TO LIFTFUND IN THE AMOUNT OF \$105,000.00 FOR THE 0% INTEREST LOAN PROJECT AS PART OF THE SMALL BUSINESS DEVELOPMENT PROGRAM; AND AUTHORIZING PAYMENT THEREFORE. (SEAN PATTY, EDC DIRECTOR & CHRIS HILL, CHIEF FINANCE OFFICER)**
12. **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. (JOHN NARON, CITY 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.**
13. **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. (JOHN NARON, CITY 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.**

14. ADJOURN.

I hereby certify that the above Notice of Regular City Council Meeting of the governing body of the City of Hondo was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, Texas, at a place convenient and readily accessible to the general public at all times on November 4, 2025 at 9 p.m.

ATTEST:


Rebekah Dolphus
City Secretary



The City Council of the City of Hondo reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), or Section 551.087 (Deliberations Regarding Economic Development Negotiations) on any of the above items.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The City of Hondo City Council Meetings is available to all persons regardless of disability. If you require special assistance, contact the City Secretary forty-eight (48) hours prior to the meeting time at 830-426-3378.



City Council Communication

Title: PROCLAMATION FOR VETERANS DAY 2025. (MAYOR MCANELLY)

Date: November 10, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. Vet Day 2025

STAFF CONTACTS:

Whereas for two hundred- and fifty-years, in conflict and peacetime, individuals have served in the armed forces in defense of our country: and

Whereas men and women have joined with others from all across our country, joining many different cultures and ethnic and religious and economic backgrounds, resulting in a more perfect union of “out of many, one”: and

Whereas they, and sometimes their families, have left their homes, families and communities to go to all parts of the globe, enriching our understanding of the world of which we are only a part: and

Whereas life in the military is necessarily drastically different from civilian life and much more than just a job: and

Whereas many have suffered physically and mentally because of their service, and some have lost their lives in defense of their nation: and

Whereas those who served pledged their allegiance not to an individual, but to their nation, and to beliefs and ideas that government of the *people* should be by the *people* and for the *people*: and

Whereas our nation has set aside November 11 each year to honor the lives of all veterans; and

Whereas many from our own community are currently serving, and many have previously passed on, and many who have served still live among us:

Now, therefore, as Mayor of the City of Hondo, Texas, I, John McAnelly, Jr., with the agreement of the full City Council, call upon all citizens of our community to recognize and honor our Veterans, past and living, on this Veteran’s Day. November 11. 2025.



City Council Communication

Title: CONSIDERATION AND APPROVAL OF THE RE-APPOINTMENT OF MRS. POLLY EDLUND TO THE MEDINA COUNTY 9-1-1 EMERGENCY COMMUNICATIONS DISTRICT BOARD OF MANAGERS. (MAYOR MCANELLY)

Date: November 10, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



THIS IS GOD'S COUNTRY

City Council Communication

Title: DISCUSS AND CONSIDER ACTION ON RESOLUTION NO. 470-25
CANVASSING THE OFFICIAL RESULTS OF THE NOVEMBER 4, 2025 SPECIAL
CHARTER AMENDMENT ELECTION AND SPECIAL ELECTION FOR CITY
COUNCIL PLACE 2. (REBEKAH DOLPHUS, CITY SECRETARY)

Date: November 10, 2025 **From:** Rebekah Dolphus, City Secretary

INFORMATION:

This Resolution will be on the dias Monday evening. I will not get final numbers until after 2 p.m. Monday Nov 10

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: DISCUSS AND CONSIDER ACTION ON AMENDING AND/OR CANCELING FUTURE CITY COUNCIL MEETING DATES. (JOHN NARON, CITY MANAGER)

Date: November 10, 2025 ***From:*** John Naron, City Manager

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

Title: DISCUSS AND CONSIDER ACTION ON CHANGING FEE SCHEDULE REGARDING SPAY AND NEUTER SERVICES. (COUNCIL WOMAN RAMIREZ)

Date: November 10, 2025 ***From:***

INFORMATION:

Council Woman Ramirez would like to discuss reducing the cost of spay and neuter services from \$100 to \$50 and making eligibility not based on income.

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:



City Council Communication

***Title:* 2ND READING: DISCUSS AND CONSIDER ACTION ON RESOLUTION NO. ED 5-25 AUTHORIZING THE EXPENDITURE TO LIFTFUND IN THE AMOUNT OF \$105,000.00 FOR THE 0% INTEREST LOAN PROJECT AS PART OF THE SMALL BUSINESS DEVELOPMENT PROGRAM; AND AUTHORIZING PAYMENT THEREFORE. (SEAN PATTY, EDC DIRECTOR & CHRIS HILL, CHIEF FINANCE OFFICER)**

Date: November 10, 2025 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. EDC 2025.07.17 City of Hondo Presentation
2. RESOLUTION ED 5-25 (REVISED)
3. 5-25 LiftFund Agreement

STAFF CONTACTS:



City of Hondo 0% Interest Rate Loan Program (Proposed)



Who is LiftFund?

WE SUPPORT SMALL BUSINESS OWNERS

with affordable access to capital through small business loans and technical support for their dreams of entrepreneurship.



LiftFund



VISION

To be a driving force in transforming communities into vibrant hubs of opportunity, resilience, and economic independence.

This is the future that LiftFund imagines for the communities it serves.



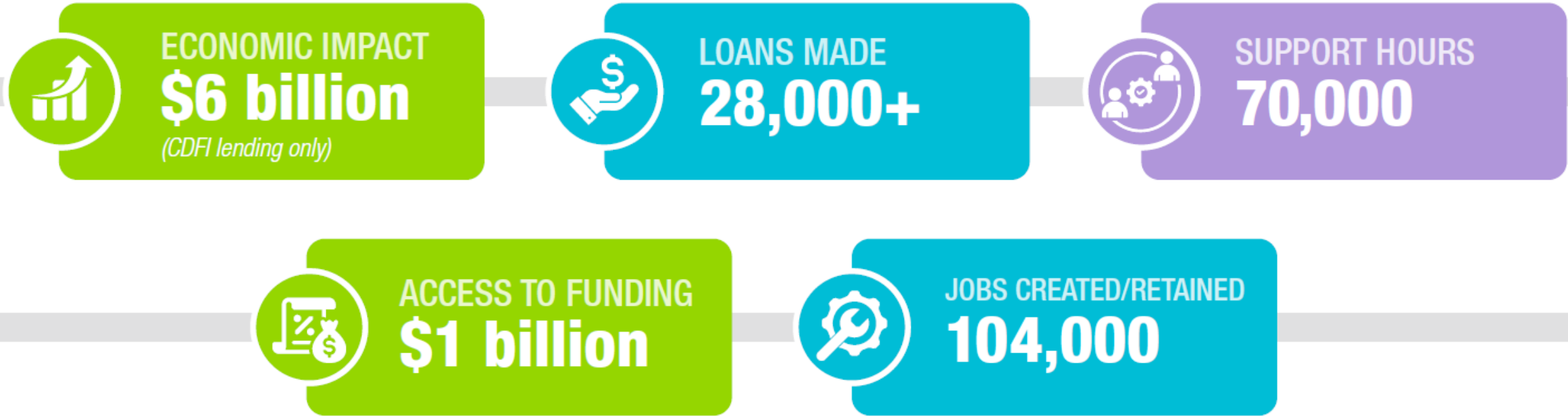
MISSION

To transform lives by offering financial resources and support services designed to promote economic empowerment and uplift entrepreneurs, small businesses, their neighbors and surrounding communities.

This is the role that LiftFund will play to make its vision a reality.

Our Impact

FIRST 30 YEARS



We are...

The first to
respond in a crisis.



A voice for
entrepreneurs.



A trusted partner for
people who **need a lift.**



Loan Buy Down Overview

Addresses the two most significant challenges for small businesses: capital and cash flow

WHY INVEST?

A WIN FOR SMALL BUSINESSES

- » **Community Impact:** Support local economic development and job creation
- » **Affordable Capital:** Provide entrepreneurs access to affordable capital to help grow and sustain their small business.
- » **Strengthened Relationships:** Build stronger ties with the community and business leaders
- » **Shared Success:** Collaborate with LiftFund to achieve mutual goals for economic growth and stability

A WIN FOR YOUR COMMUNITY

- » Increased economic activity
- » Increased job creation and retention
- » More business support, no loan liability
- » More businesses attracted by low-cost loans



Loan Buy Down Overview

INVESTMENT BY THE NUMBERS



2,157

LOANS MADE



\$55 million

LENDING AMOUNT



12,825

JOBS CREATED/RETAINED



\$14.5 million

INTEREST SAVED
BY BORROWERS



\$770 million

COMMUNITY
ECONOMIC IMPACT

Buy Down Partners:

Cities: City of Arlington, City of Corpus Christi, City of Edinburg, City of El Paso, City of Elsa, City of Laredo, City of Leon Valley, City of McAllen, City of San Antonio

Corporate/Nonprofit: CDFI Friendly Fort Worth, Congressional Earmark Funds, HEB, Hostetler/Wrigley Foundation, Houston Hospitality Association, Opportunity Finance Network, USAA, Wells Fargo

City of Hondo 0% Interest Rate Program

Budget: \$105,000

- Provide at least 7-10 loans to Hondo small businesses
- Average loan amount of \$35,000
- \$400,000 in capital to Hondo small businesses
- Create and/or retain up to 15 jobs
- Reduce the current interest rate to 0%
- One-year program
 - With flexible renewal options
- Tailored program marketing and dedicated team
 - Website landing page
 - Flyers
 - Virtual info session
 - Support from a Business Development Officer



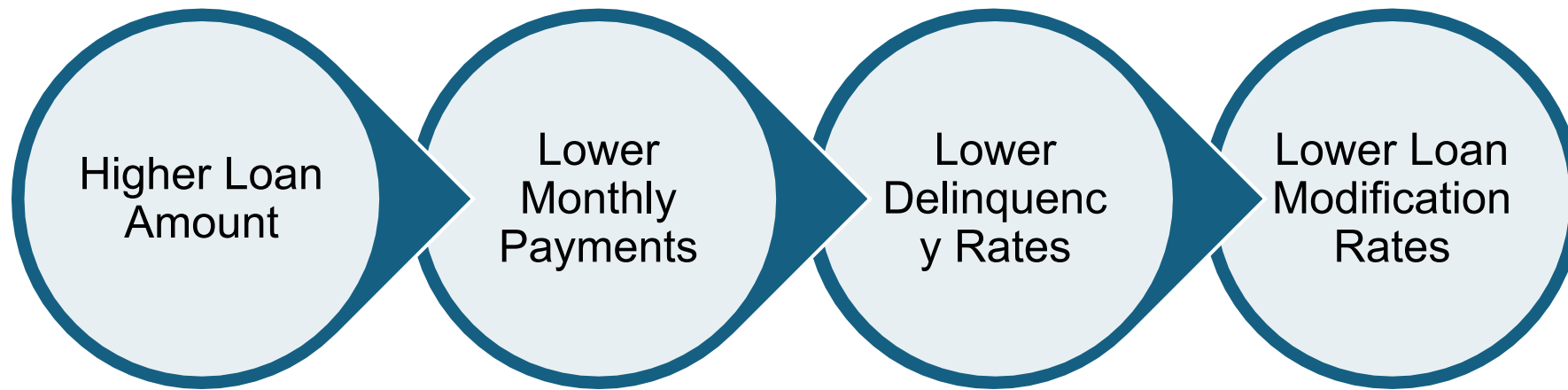
City of Hondo 0% Interest Rate Program



Loan Eligibility

- Business can be a startup or an established business (one that has been open for at least 6 months)
- Must be in good standing with creditors
- Loans are limited to businesses located within the Hondo city limits
 - Or intending to locate there and can demonstrate with a lease
- Business existence will be verified using LiftFund's current process
 - Smartlinx Report
 - Entity documents verified with the Secretary of State
 - Copies of an Assumed Business Name filed with the County

Benefits of Loan Buy Down Program



Other Positive Outcomes:

- Increased eligibility for traditional lending
- Increased credit score
- Increased revenue
- Jobs created & retained

Thank you.

Program Contact:
Caitlin Cowart
Director of Strategic Communications
& Public Affairs
Ccowart-deleon@liftfund.com
210-609-5109



RESOLUTION NO. ED 5- 25

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HONDO ECONOMIC DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT, RATIFYING AND REAPPROVING RESOLUTION NO. ED 5-25, AND APPROVING A FUNDING AGREEMENT WITH LIFTFUND FOR AN EXPENDITURE IN THE AMOUNT OF \$105,000.00 FOR THE 0% INTEREST LOAN PROJECT AS PART OF THE SMALL BUSINESS DEVELOPMENT PROGRAM, AUTHORIZED BY SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Hondo Economic Development Corporation (hereinafter referred to as the “HEDC”) is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, Section 505.158 of the Texas Local Government Code provides that “[f]or a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, “project” also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation’s board of directors to promote new or expanded business development.” Further, the statute provides that “[a] Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than \$10,000 until the governing body of the corporation’s authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings”; and

WHEREAS, the Board of Directors of the HEDC have approved a project with LiftFund in the amount of **One Hundred Five Thousand and No/100 Dollars (\$105,000.00)** for the 0% interest loan project as part of the Small Business Development Program, authorized by Section 505.158 of the Texas Local Government Code (the “Project”); and

WHEREAS, on or about August 21, 2025, HEDC approved Resolution No. ED 5-25 approving an expenditure to LiftFund in the amount of \$105,000.00 for the 0% interest loan project as part of the Small Business Development Program; and

WHEREAS, the Small Business Development Program consists of the following components: (1) \$105,000 total (\$100,000 interest buy-down plus \$5,000 marketing/outreach); (2) 0% interest to participants; (3) up to \$400,000 in loan volume; (4) 12-month term (Oct. 1, 2025–Sept. 30, 2026); (5) Quarterly reporting identifying each loan/recipient; and (6) eligibility/underwriting/acceptable uses as set out in the funding agreement between recipient and HEDC; and

WHEREAS, the Board of Directors of the HEDC do hereby reauthorize and reapprove Resolution No. ED 5-25 approving an expenditure to LiftFund in the amount of \$105,000.00 for the 0% interest loan project as part of the Small Business Development Program with the findings contained in this Resolution; and

WHEREAS, the Board of Directors of the HEDC do hereby authorize and approve the Funding Agreement with LiftFund, a copy of which is attached hereto as *Exhibit A* of this Resolution, and is incorporated herein for all purposes (the “Funding Agreement”); and

WHEREAS, the Board of Directors of the HEDC hereby find and determine that the project and expenditure through the Funding Agreement will promote new or expanded business development and otherwise meets the definition of “project” as that term is defined by Section 505.158 of the Texas Local Government Code, and the definition of “cost” as that term is defined by Section 501.158 of the Texas Local Government Code; and

WHEREAS, Section 501.073(a) of the Texas Local Government Code requires the City Council of the City of Hondo, Texas, to approve all programs and expenditures of HEDC, and accordingly the Funding Agreement attached hereto as *Exhibit A* is not effective until City Council has approved this project and Funding Agreement at a City Council meeting called and held for that purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HONDO ECONOMIC DEVELOPMENT CORPORATION, A TEXAS NON-PROFIT CORPORATION, AS FOLLOWS:

Section 1. That the foregoing recitals are hereby found to be true and correct findings of the Board of Directors of the HEDC, and are fully incorporated into the body of this Resolution.

Section 2. That the Board of Directors of the HEDC find and determine that the project and Funding Agreement, a copy of which is attached hereto as *Exhibit A* of this Resolution, will promote new and expanded business development, and is otherwise consistent with Section 505.158 of the Texas Local Government Code, as amended.

Section 3. That the Board of Directors of the HEDC do hereby authorize and approve the Funding Agreement, a copy of which is attached hereto as *Exhibit A* of this Resolution, and is incorporated herein for all purposes.

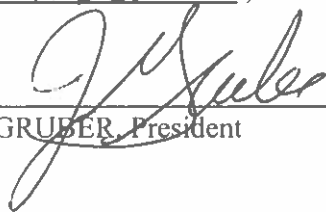
Section 4. That the Board of Directors of the HEDC do hereby authorize the Chair and/or Executive Director of the HEDC to execute said Funding Agreement in a form substantially similar to the Funding Agreement attached hereto as *Exhibit A* of this Resolution, and any documents related thereto, including any non-substantive revisions deemed necessary by HEDC counsel.

Section 5. That the Board of Directors of the HEDC do hereby authorize the release of any funds to LiftFund upon the following: (1) the approval of said Funding Agreement by the City Council of the City of Hondo, Texas; (2) execution of the Funding Agreement by the HEDC; and (3) upon approval of the HEDC Executive Director’s confirmation that all required documentation and reporting is satisfied.

Section 6. That this Resolution shall become effective after City Council of the City of Hondo, Texas, conducts two (2) readings of a resolution approving this project and Funding

Agreement, consistent with Section 505.158 of the Texas Local Government Code.

DULY RESOLVED by the Board of Directors of the Hondo Economic Development Corporation, on this the 16th day of October, 2025.



J. GRUBER, President

ATTEST:



ASHLEY LOWE, Secretary

DULY RESOLVED by the City Council of the City of Hondo, Texas, on this the _____ day of _____, 2025.

John McAnelly, Mayor
City of Hondo, Texas

ATTEST:

Rebekah Dolphus, City Secretary
City of Hondo, Texas

Exhibit A

[Funding Agreement]

RESOLUTION NO. ED 5-25

**RESOLUTION AUTHORIZING THE EXPENDITURE TO
LIFTFUND IN THE AMOUNT OF \$105,000.00 FOR THE 0%
INTEREST LOAN PROJECT AS PART OF THE SMALL
BUSINESS DEVELOPMENT PROGRAM; AND
AUTHORIZING PAYMENT THEREFORE**

WHEREAS, the Board of Directors finds it to be in the public interest to authorize the expenditure to **LIFTFUND** in the amount of **\$105,000.00** for services related to the **0% INTEREST LOAN** Project and **SMALL BUSINESS DEVELOPMENT** Program;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE HONDO ECONOMIC DEVELOPMENT CORPORATION:**

SECTION ONE. That the Board Chair and Secretary are hereby authorized and directed to execute, on behalf of the Hondo Economic Development Corporation, an expenditure to **LIFTFUND** in the amount of **\$105,000.00** for services related to the **0% INTEREST LOAN** Project and **SMALL BUSINESS DEVELOPMENT** Program.

SECTION TWO. That the City Chief Financial Officer is hereby authorized and directed to make all payments required of the Hondo Economic Development Corporation pursuant to said purchase and sale agreement upon the City Chief Financial Officer's receipt of notice issued by the Executive Director of the Hondo Economic Development Corporation.

On motion of Director **RONNIE MILLER**, seconded by Director **ROGER HERNANDEZ**, the above and foregoing resolution was adopted by the Board of Directors of the Hondo Economic Development Corporation at a regular meeting on the **21ST** day of **AUGUST**, **A.D., 2025** by the following vote:

Directors voting "AYE": **Ronnie Miller, Ashley Lowe, Roger Hernandez, Rose Mary Mares, Rachel Ramirez (Brett Riff – Absent)**

Directors voting "NAY": **NONE**



J. GRUBER,
Chair of the Hondo Economic Development
Corporation

ATTEST:



ASHLEY LOWE
Secretary of the Hondo Economic Development
Corporation

**STATE OF TEXAS §
COUNTY OF MEDINA §
CITY OF HONDO §**

**FUNDING AGREEMENT FOR THE
HONDO EDC INTEREST BUY-DOWN
PROGRAM FOR SMALL BUSINESSES**

This Funding Agreement (this “Agreement”) is entered into as of this ____ day of October 2025 (the “Effective Date”) by and between the Hondo Economic Development Corporation (“Hondo EDC”), a non-profit organization dedicated to promoting economic growth and opportunity in Hondo, Texas and whose principal place of business is located at 700 Vandenberg Rd, Hondo, Texas and LIFTFUND INC. (“LiftFund”), a non-profit corporation whose principal place of business is located at 2014 South Hackberry San Antonio, Texas 78210, (collectively, the “Parties”).

RECITALS

WHEREAS, the purpose of Hondo’s Interest Buy-Down Program for Small Businesses (the “Program”) is to reduce the cost of capital for qualified participants located or relocating within the city limits of Hondo, Texas; and

WHEREAS, the Hondo EDC will remit \$100,000 to LiftFund to buy down the interest on loans and \$5,000 for marketing and promotion. LiftFund will provide up to \$400,000 in loan volume for the Program; and

WHEREAS, the interest rate to Program participants will be 0.0%; and

WHEREAS, LiftFund shall provide resources for outreach, operations and loan capital to implement and sustain the program; and

WHEREAS, LiftFund shall institute loan underwriting criteria and payment terms and conditions for the Program;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the parties agree as follows:

**SECTION I
STATEMENT OF QUALIFYING BUSINESSES & ACCEPTABLE BUSINESS LOAN
PURPOSES**

- A. The following guidelines must be met in order to qualify for the Program:
- (i) Existing and start-up businesses.
 - (ii) Business must be registered with County of Medina and State of Texas, if applicable.
 - (iii) Business must generate sales tax.
 - (iv) Business must be in good standing with creditors.
 - (v) Business and business owner must meet credit requirements, according to LiftFund guidelines.
 - (vi) Business must be registered with the Texas Secretary of State.
 - (vii) Business must provide copies of assumed business name filed with the County of Medina, if applicable.
 - (viii) Business existence will be verified utilizing LiftFund’s verification process through SmartLinx.

- (ix) Businesses must be located, or relocating within, the city limits of Hondo. The business owner(s) does not have to reside within the city limits. The business must be located within the city limits. In the case of home-based businesses, the business must be located within the city limits. (Home-based businesses must generate a minimum of \$10,000.00 gross revenue a year).
- (x) Business must meet the Small Business Size standard, according to the Small Business Administration (SBA).
- (xi) Business must not be in one of the following industries: adult entertainment, lending, gambling, or marijuana-related business.
- (xii) Business must have the capacity to repay the loan.
- (xiii) Capacity to service the loan will be verified using current LiftFund practice for capacity verification.

B. The following are acceptable business loan purposes in order to qualify for the Interest Buy-Down Program for Small Businesses:

- (i) Working capital.
- (ii) Purchase of heavy machinery, equipment, furniture, fixtures, and inventory.
- (iii) Purchase of commercial real estate is only acceptable if applicant can serve the loan with a maximum term of 72 months.
- (iv) Refinancing of business term is only acceptable if:
 - The interest rate is usurious.
 - Business can prove the original purpose of the loan.
 - Good repayment history.
 - Refinancing this debt will improve business cash flow.

SECTION II

LOAN TERMS & CONDITIONS

All terms and conditions related to loan applications, such as commitment fees, pricing, terms, collateral, and required loan documents, will be established in accordance with LiftFund's relevant policies, schedules, and guidelines.

SECTION III

LOAN VOLUME

LiftFund shall ensure a loan volume of up to FOUR HUNDRED THOUSAND DOLLARS AND NO/100THS (\$400,000) is generated for the Program.

SECTION IV

REPORTS

LiftFund will provide a report to identify loans made and name and address of businesses receiving loans under the Program on a quarterly basis.

SECTION V
TERM AND TERMINATION

- A. This Agreement shall commence on October 1, 2025, and shall continue through September 30, 2026, unless terminated earlier in accordance with this Agreement. This Agreement may be extended for additional terms upon the mutual written agreement of the Hondo EDC and LiftFund, subject to the appropriation of funds and approval by the Hondo EDC Board of Directors and the Hondo City Council. In the event that all buydown funds allocated under this Agreement are not utilized during the contract term, LiftFund shall return any unexpended or uncommitted funds to the Hondo EDC within thirty (30) days following the contract end date or termination of this Agreement, whichever occurs first.
- B. If LiftFund fails to fulfill in a timely and proper manner its obligations under this contract or violates any of the agreements or stipulations of this contract, then LiftFund shall have thirty (30) days after the date of notice from the Hondo EDC to cure or correct such defect or failure.
- C. Notwithstanding the above, either party may terminate this Agreement at any time with 30 days written notice.

SECTION VI
VENUE

Venue for any legal action in connection with this Agreement is in County of Medina, State of Texas.

SECTION VII
INDEMNIFICATION

The Parties covenant to fully indemnify, save, and hold each other and their respective officers, employees, and agents ("Indemnitees") against all liability, damage, loss, claims demands, and actions of any kind on account of personal injuries (including, without limiting the foregoing, workers' compensation and death claims), or property loss or damage of any kind, which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with activities conducted under or incidental to this Agreement, including any injury, loss or damage caused by the sole or contributory negligence of any or all of the Indemnitees. The Parties must, at their own expense, investigate all those claims and demands, attend to their settlement or other disposition, defend all actions based on those claims and demands with counsel satisfactory to Indemnitees, and pay all charges of attorneys and all other cost and expenses of any kind arising from the liability, damage, loss, claims, demands, or actions.

SECTION VIII
LIMITATION OF LIABILITY

The Hondo EDC agrees to limit LiftFund's liability arising from acts, errors, or omissions such that the total liability of LiftFund shall not exceed the amount actually paid by the Hondo EDC to LiftFund during

the term of this Agreement. The Hondo EDC agrees that LiftFund will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, even if the Hondo EDC has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of LiftFund's liability, regardless of the cause of action under which such damages are sought.

SECTION IX **AGREEMENT CONSTRUCTION**

The headings of the Sections contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement. The Parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION X **SEVERABILITY**

If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XI **NOTICE**

Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to Hondo EDC:

Hondo Economic Development Corporation
700 Vandenberg Rd.
Hondo, TX 78861
Attn: Sean Patty

(b) Notices to LiftFund:

LiftFund Inc.
2014 S. Hackberry
San Antonio, Texas 78210
Attn: Adam Henson

Such notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally-recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the

overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XII
SUCCESSORS AND ASSIGNS

The Hondo EDC and LiftFund each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither the Hondo EDC nor LiftFund shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIII
CONFLICT OF TERMS AND MERGER CLAUSE

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibit, the terms of this Agreement shall be controlling. This Agreement constitutes the entire agreement by and between the parties regarding any and all matters herein.

SECTION XIV
AMENDMENTS AND MODIFICATIONS

No amendments or modifications to this Agreement may be made, nor any provision waived, unless in writing signed by a person duly authorized to sign agreements on behalf of each party.

EXECUTED by the parties in triplicate originals on this ____ day of October 2025.

THE HONDO EDC

By: _____
J. Gruber
President

LIFTFUND INC.

By: _____
Amy H. Hereford
President & CEO

Exhibit A
Statement of Work
LiftFund

1. Services

Funds will be used for an Interest Buy Down Program and marketing, which will allow LiftFund to provide 0% interest loans and consultations to small business owners and entrepreneurs in the City of Hondo, Texas.

2. Beneficiaries

LiftFund aspires to provide at least eight (8) eligible small business owners with 0% interest on loans up to thirty-five thousand dollars (\$35,000).

3. Other Funding Sources

LiftFund will be leveraging funds received from funders. In addition, LiftFund uses grant funding to support personnel and operation expenses.

4. Results

The Interest Buy Down program will provide small businesses in the City of Hondo with much needed capital at a 0% interest rate. It will result in up to \$400,000 in loan volume for the Program.

Exhibit B
Program Costs to the Hondo EDC

Type of Expenditures	Amount
Interest Buy Down	\$ 100,000
Marketing & Outreach	\$ 5,000
<i>Total</i>	\$ 105,000



City Council Communication

Title: 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. (JOHN NARON, CITY 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.

Date: November 10, 2025 **From:**

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. MEMO 2 Planning and Zoning_1906 Ave K SUP
2. APPLICATION
3. CAD MAP
4. PAPER NOTICE 2
5. NEIGHBOR LETTER 2
6. PARCELS WITHIN 200 FT

STAFF CONTACTS:



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: November 7, 2025

From: Development Services

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..

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)

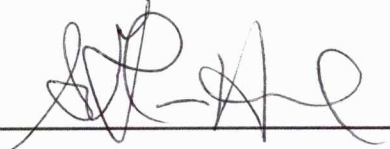
PROPERTY OWNER INFORMATIONCompany Name: Rosalinda Alvarado and Richard Camacho Contact Person: Rosalinda AlvaradoAddress: 1906 Ave. K, Hondo, TexasPhone Number: 210-818-2320 Fax Number: — Email: —

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



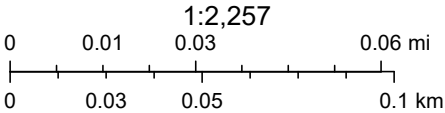
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Override 1

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, November 10, 2025 at 5:00 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, November 10, 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 23, 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, November 10, 2025 at 5:00 p.m.**, and **Hondo City Council** on **Monday, November 10, 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 10 de noviembre de 2025 a las 5:00 p.m.**, y **el Concejo Municipal de Hondo el lunes 10 de noviembre 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: _____

Property I	Geographic ID	Owner Name
16432	H00001-00021-00013-16432	DUFFY STEPHEN J & DENISE
16426	H00001-00020-00014-16426	S AND R REALESTATE GROUP LLC
16428	H00001-00021-00002-16428	HAAK CLYDE
16434	H00001-00021-00014-16434	DUFFY STEPHEN J & DENISE
16435	H00001-00021-00016-16435	HAAK CLYDE H LAW OFFICE
16431	H00001-00021-00011-16431	DUFFY STEPHEN J & DENISE
16423	H00001-00020-00001-16423	BUSTAMANTE JESSE & BUSTAMANTE LETICIA MARTINEZ
16429	H00001-00021-00006-16429	GUINN WILLIAM PAUL JR
16478	H00001-00028-00000-16478	HONDO CITY PARK
16482	H00001-00029-00006-16482	HONDO CITY OF
16430	H00001-00021-00010-16430	ALVARADO ROSALINDA & CAMACHO RICHARD
16424	H00001-00020-00003-16424	SOUTH TEXAS CHRISTIAN MINISTRIES INC
16483	H00001-00029-00008-16483	HONDO CITY OF
16436	H00001-00021-00018-16436	HAAK CLYDE H LAW OFFICE
16438	H00001-00021-00019-16438	HAAK CLYDE H LAW OFFICE
38621	H00001-00021-00009-38621	GUINN WILLIAM PAUL JR



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City Council Communication

Title: 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. (JOHN NARON, CITY 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.

Date: November 10, 2025 **From:**

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. MEMO 2 Planning and Zoning_2903 Hwy 90W SUP
2. APPLICATION
3. INTENDED USE LETTER
4. 3.70 Ac. Final Agreed Upon Covenants Agreement
5. EMAIL THREAD
6. PAPER NOTICE 2
7. NEIGHBOR LETTER 2
8. PARCELS WITHIN 200 FT

STAFF CONTACTS:



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: November 10, 2025

From: Development Services

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.

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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..

HONDO

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:	Steve@DKMEnterprises.com

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

(Application Continues on Next Page)

10/31/25

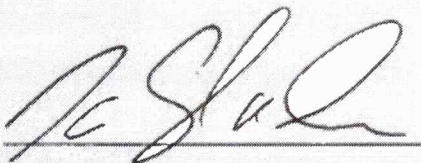
PROPERTY OWNER INFORMATION → Purchasing 9/29/25			
Company Name:	DKM Land Holdings, LLC		Contact Person: Don McLaughlin
Address:	PO Box 48 Uvalde TX 78802		
Phone Number:	830-278-7157	Email Address:	Donjre@dkmenterprises.com
CONSULTANT INFORMATION			
COMPANY NAME	CONTACT PERSON	PHONE NUMBER	LICENSE NUMBER
<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

C-1 CURVE DATA
 R=2227.01'
 D=4°59'44"
 L=194.16'
 C=194.10'
 CB=N 47°09'58" E

C-2 CURVE DATA
 R=2227.01'
 D=15°15'37"
 L=593.15'
 C=591.40'
 CB=N 57°20'51" E

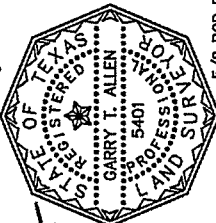
MEDINA TIRE AND WHEEL, LLC
 2.030 ACRES
 DOC. 2025005824, OPR

Survey of 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 1058, Official Public Records of Medina County, Texas. (legal description attached)

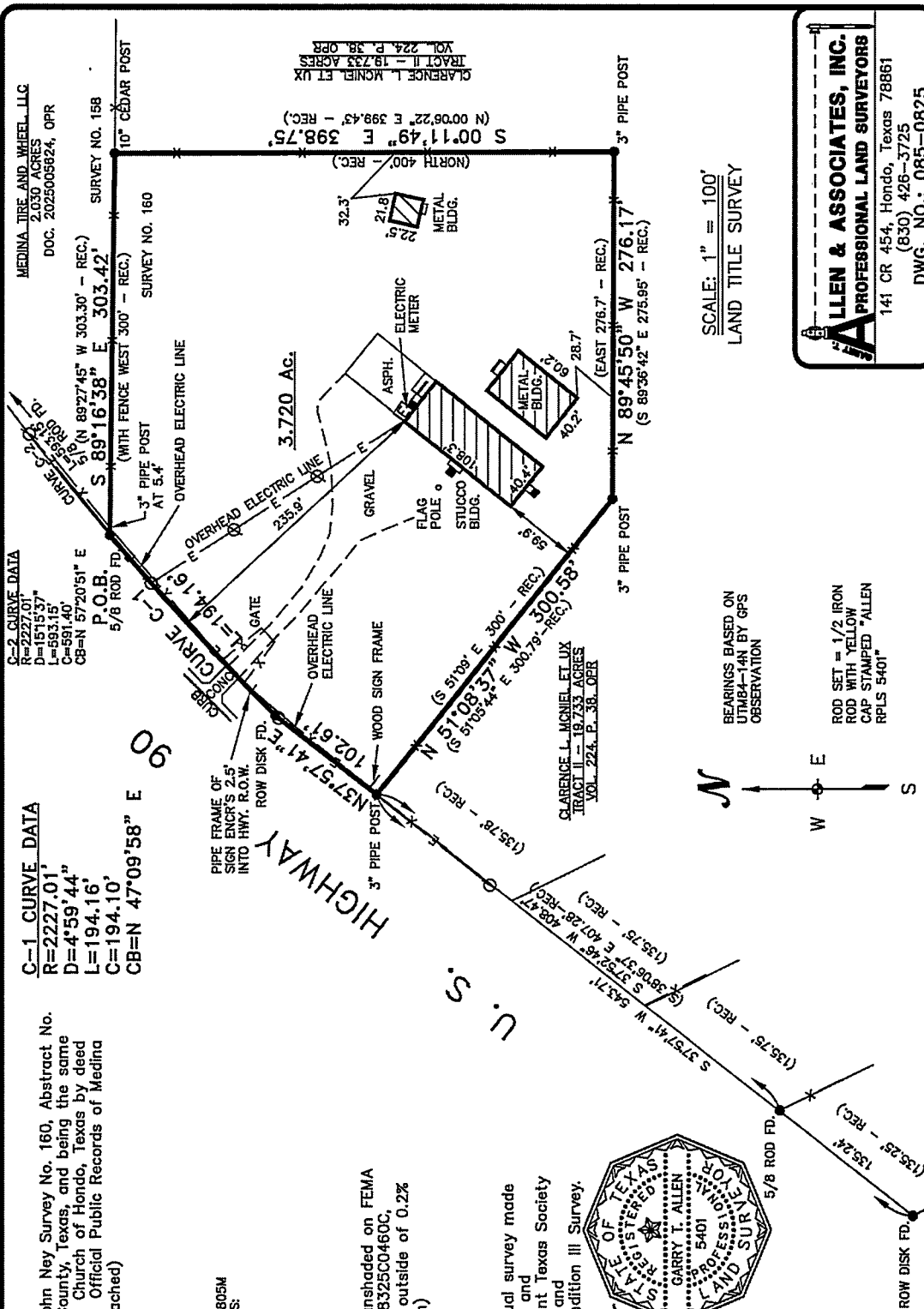
TITLE COMMITMENT OF NO. 25-0805M
 SCHEDULE B ITEM 10 EXCEPTIONS:
 (Nothing plattable)

This property is located in Zone X unshaded on FEMA Flood Insurance Rate Map number 48325C0460C, Effective Date April 3, 2012. (Areas outside of 0.2% annual chance (500 year) flood plain)

This plat was prepared from an actual survey made on the ground under my supervision and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.



GARRY T. ALLEN, RPLS 5401
 Field Surveyed September 4, 2025



ALLEN & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 141 CR 454, Hondo, Texas 78861
 (830) 426-3725
 DWG. NO.: 085-0825

**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:

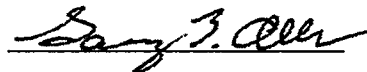
1. N 89°45'50" W 276.17 feet to a 3 inch pipe fence corner post for an angle point;
2. N 51°08'37" W 300.58 feet to a 3 inch pipe fence corner post on the southeast line of said U.S. Highway 90 for the west corner of this tract and a westerly North corner of said 19.733 acre Tract II;

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;

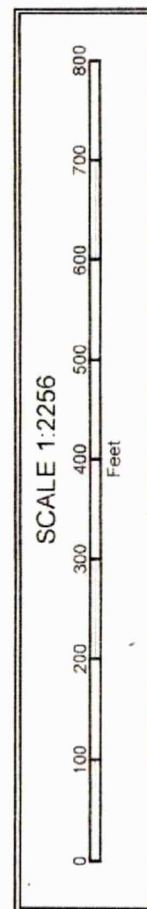
THENCE northeasterly along the southeast line of said highway and along a non-tangent curve to the right having a radius of 2227.01 feet, a central angle of 4°59'44", an arc length of 194.16 feet and a chord of 194.10 feet bearing N 47°09'58" E to the **POINT OF BEGINNING**.

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

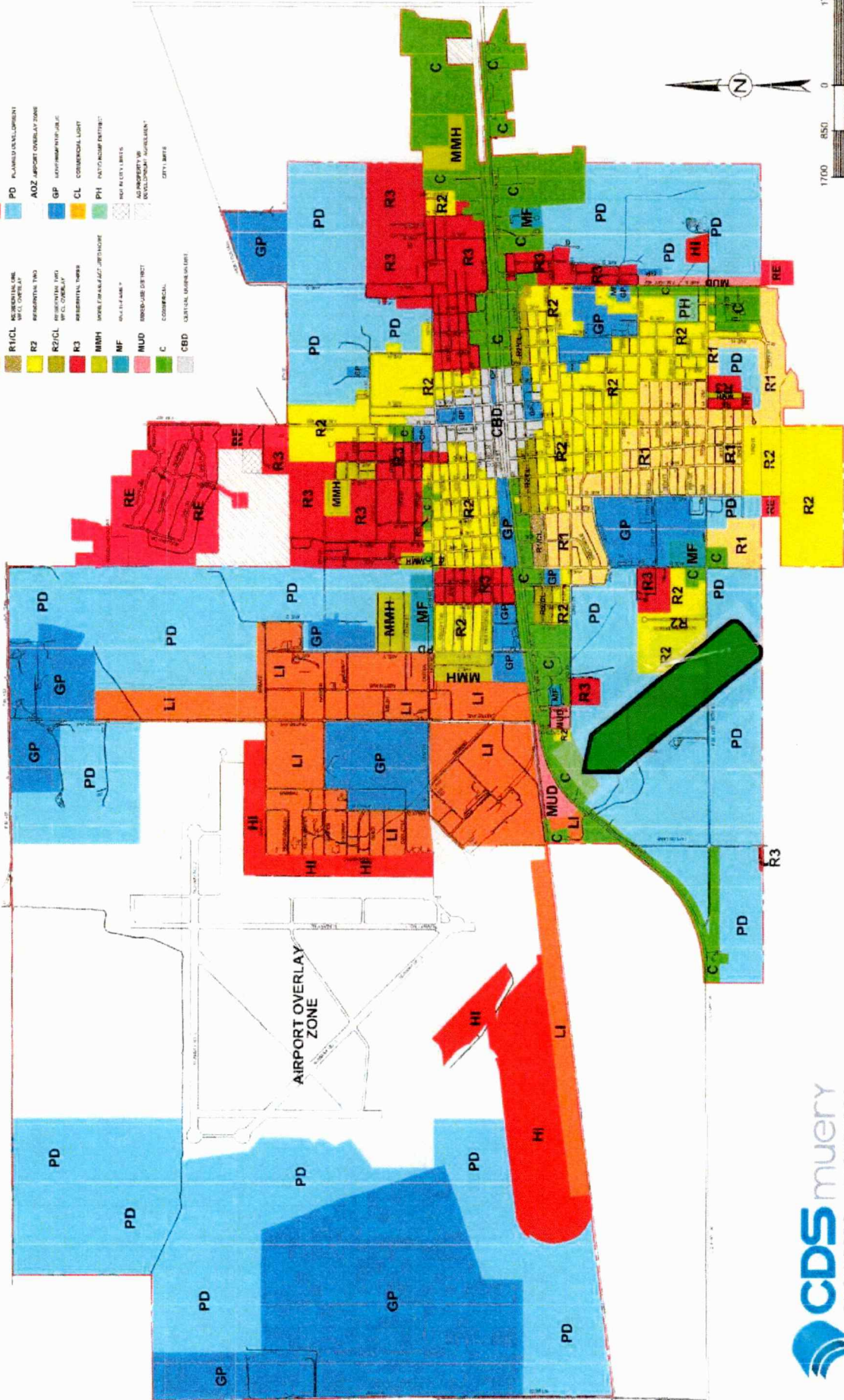


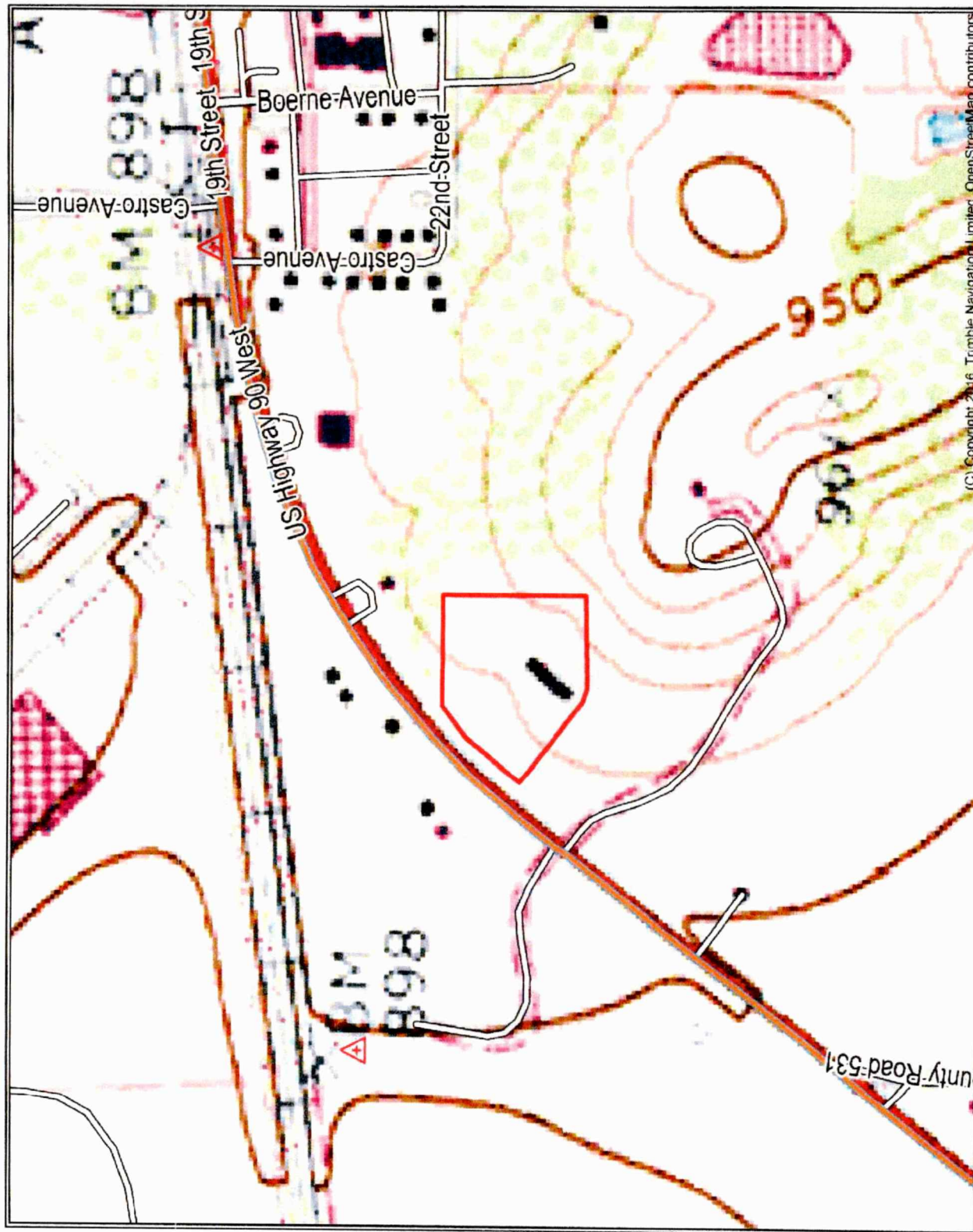


CITY OF HONDO ZONING MAP

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

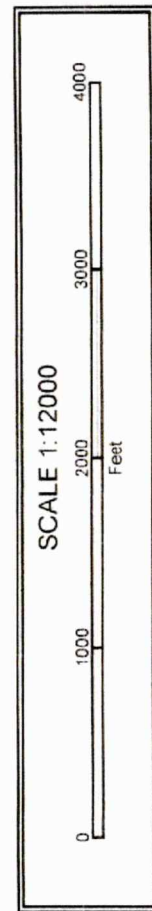




(C) Copyright 2016 Trimble Navigation Limited. OpenStreetMap contributors

SCALE 1:4800







DKM Enterprises, LLC

P.O. Box 48

Uvalde, Texas 78802

October 16, 2025

Mr. John Naron

City Manager

City of Hondo

1600 Avenue M

Hondo, Texas 78861

Re: Intended Use of Property at 2903 U.S. Highway 90 West, Hondo, Texas

Dear Mr. Naron,

On behalf of DKM, I would like to provide a brief description of our intended use of the property located at 2903 U.S. Highway 90 West, encompassing approximately 3.7 acres in Medina County, Texas.

DKM intends to utilize the property within its current footprint, consistent with the uses authorized under the attached Settlement Agreement. The site will serve as a location for the storage, staging, and showcasing of heavy equipment, as well as on-site servicing and maintenance, and limited equipment rental or display. We also plan to use the small-scale office facilities and storage for tools and materials necessary for operations.

This property will not include any batch plants, mixing plants, or manufacturing of concrete or asphalt. Our use of the site is strictly for the operations of our construction company, supporting logistical, equipment, and operational needs without any industrial manufacturing activities.



We have begun coordination with TXDOT, DKM is pursuing approval for the widening of the existing entrance to safely accommodate the ingress and egress of heavy trucks, minimizing potential disruption to traffic along Highway 90. Following the completion of design drawings and necessary approvals, DKM intends to pave the property—both as a functional improvement and as a demonstration site to showcase our paving capabilities and product offerings.

We appreciate the City's continued collaboration and look forward to working closely with your office as we advance the development of this site in a manner consistent with city requirements and community standards.

Please don't hesitate to contact me at (830) 591-7715 should you need additional information or supporting documentation.

Sincerely,

Steven McNew.

Managing Partner

DKM Land Holdings, LLC

**SETTLEMENT AGREEMENT REGARDING APPROVED USE OF PROPERTY
SUBJECT TO DEED RESTRICTIONS AND AMENDMENT TO THE DEED
RESTRICTIONS**

This Agreement is entered into on this 2nd day of September, 2025, by and between:

Clarence McNeil, Declarant, hereinafter referred to as the “Grantor,” and

DKM Land Holdings, LLC, a Texas limited liability company, hereinafter referred to as the “Buyer.”

WHEREAS, Buyer wishes to purchase the following described real property lying in Medina County, Texas, to-wit:

3.7 acres of land, more or less, being out of Survey No. 160, John Ney, Abstract No. 729, in Medina County, Texas, commonly known as 2903 Hwy 90 W, Hondo, Medina County, Texas 78861, also identified as, Medina County Property ID: 421888801, (the “Property”).

WHEREAS, Grantor is the creator and controlling authority over certain deed restrictions or recorded covenants that apply to the above described real property as recorded in Volume 40, Pages 107 of the Medina County Deed Records (the “Deed Restrictions”).

WHEREAS, the Deed Restrictions were amended by document recorded in Volume 470, Page 1074 of the Medina County Deed Records (the “Amendment”)

WHEREAS, Various disputes have arisen about the proposed use of the Property and the enforcement of the Deed Restrictions and the Amendment.

WHEREAS, the parties desire and are willing to compromise, settle, resolve and dispose of all potential litigation regarding the enforcement of the Deed Restrictions and Amendment between them related to any and all claims regarding the land use and enforcement of the Deed Restrictions and the Amendment GRANTOR may have against BUYER and related to any and all claims regarding the enforceability of the Deed Restrictions and the Amendment BUYER may have against GRANTOR.

WHEREAS, the parties AGREE that the Buyer’s intended use includes: (1) Storage, staging, and showcasing of heavy equipment; (2) On-site servicing and maintenance of equipment; (3) Use or construction of on-site office facilities; (4) Storage of small tools, materials, and accessories; and (4) Occasional equipment rental or display.

WHEREAS, the parties AGREE that the Amendment is unenforceable as a matter of public policy. Specifically, the “Amendment” is the language stating:

The Declarant shall have the power and authority to amend this declaration by filing

and recording such changes in the same manner as this declaration so long as Declarant owns an interest in the Property or the adjoining property. If Declarant no longer owns an interest in the Property or the adjoining property, these restrictions may be amended by unanimous vote of the parties owning the Property and the owners of the adjoining property to which Declarant owns an interest as of the date of this instrument.

NOW, THEREFORE, for and in consideration of the above premises, the mutual releases, promises and agreements herein contained, the avoidance of litigation and for other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties hereto do hereby agree as follows:

1. BUYER affirms and agrees that at all times the Property will be (1) maintained in good order; (2) kept tidy and free of excessive debris; and (3) not used for junk or scrap storage and that they shall use the Property in compliance with the specific Deed Restrictions .
2. GRANTOR affirms and agrees that BUYERS stated use of the Property is acceptable and does not violate the Deed Restrictions.
3. GRANTOR affirms and agrees and, understands that BUYER relies upon GRANTOR's agreement that the Amendment to the Deed Restrictions, as identified above, is void and unenforceable. Both parties agree that the Restrictions are enforceable. GRANTOR further agrees and affirms that he will take no position to the contrary regarding this specific language of the Amendment as set out in the recitals.
4. BUYER affirms and agrees that he has had Notice of the remainder of the Deed Restrictions, except and excluding the language identified in the Amendment and agrees they are enforceable.

Each party hereto agrees to cooperate fully to execute any and all supplementary documents and to take all additional actions that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.

1. In entering into this Agreement, each party hereto represents that the terms of this Agreement have been completely read or explained to them, that those terms are fully understood and voluntarily accepted by them and that each party has had the benefit of independent legal counsel.
2. The provisions of this Agreement may be changed, waived, modified or varied only by written agreement signed by all of the parties hereto.
3. This document may be executed in multiple counterparts or with detachable signature pages, which shall be construed together and shall be effective as if all were executed in one, unified document.
4. Each of the parties does hereby represent and warrant to each other that it is duly

authorized to execute and deliver this Agreement and has taken all actions necessary to authorize the execution and delivery of this instrument, and this Agreement constitutes a legal, valid and binding obligation, enforceable in accordance with its terms.

5. Any lawsuit, action or proceeding arising with respect to the validity, construction, enforcement or interpretation of this Agreement and all issues related thereto shall be brought in Medina County and shall be governed by and construed in accordance with the laws of the State of Texas.

6. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective representatives, successors and assigns.

7. This Agreement constitutes the entire agreement among the parties with respect to the subject matter hereof and supersedes any prior agreements, understandings, conditions, representations or warranties, whether oral or written by the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the undersigned execute this Agreement as of the date and year first above written.

Clarence McNeil

Date: September 2, 2025

Address: 3003 US Hw. 90 W
Hondo, Texas 78861

Phone: 210-414-5160

(Signature)

Clarence McNeil

dotloop verified
09/02/25 3:16 PM CDT
S09K-2KUW-IWGG-ZCZP

DKM Land Holdings, LLC

By: Steven McNew, Managing Partner

(Signature)

Steven McNew

dotloop verified
09/02/25 2:52 PM CDT
E4AK-XNZM-CFEG-XYEG

Date: September 2, 2025

Address: P.O. Box 48,
Uvalde, Uvalde County, TX 78802
Phone: 830-591-7715

Fwd: Request for Guidance, Process and Approval – Entrance Widening at 2903 Hwy 90 W, Hondo, TX - Victory Baptist Church

1 message

Steven McNew <mcnew@dkmusedpipe.com>
To: Enterprises DKM <Frontdesk@dkmusedpipe.com>

Thu, Oct 16, 2025 at 1:47 PM

Steven McNew
830-278-7157 office
830-591-7715 cell

Sent from my iPad

Begin forwarded message:

From: Jason Gunn <Jason.Gunn@txdot.gov>
Date: September 4, 2025 at 1:18:04 PM CDT
To: Steven McNew <mcnew@dkmusedpipe.com>
Cc: Don McLaughlin <donjr@dkmenterprises.com>
Subject: RE: Request for Guidance, Process and Approval – Entrance Widening at 2903 Hwy 90 W, Hondo, TX - Victory Baptist Church

Steven,

Thank you for the additional detail regarding the property and it's future use. A couple notes to help move this forward.

Regarding drainage, if any existing pervious condition on the property is changing (grass, soil, etc), even to gravel or base, this will affect the flows. This is why we request a site exhibit with grading so we can evaluate what is changing from the existing footprint. At a minimum we will need a "No Impact" drainage statement which should reference all existing conditions and future conditions showing data that confirms there is no impact to the TxDOT right-of-way. This statement needs to be signed and sealed by a professional engineer.

The dimensions and construction design look acceptable. A detailed design of the driveway would be preferred, and your engineer will need to shoot grade and determine if the driveway reconstruction will end up requiring a pipe culvert as you noted. CMP or RCP culverts are acceptable and 18" minimum diameter is preferred for commercial driveways.

I will put together the 1058 form for you. We'll need the full name, mailing address, phone number, and email address for who the permit it issued to. This should be the property owner or designated authority, not a contractor. Once we have all the required information I'll assemble the application draft and send it to you for review and signature.

Lastly, this property is within the city limits of Hondo so you'll want to contact them to ensure any/all City approvals are obtained.

Jason Gunn

Technical Project Manager

830-741-6627 (Office)

830-423-4690 (Cell)

Hondo Area Office

San Antonio District



From: Steven McNew <mcnew@dkmusedpipe.com>

Sent: Wednesday, September 3, 2025 4:47 PM

To: Jason Gunn <Jason.Gunn@txdot.gov>

Cc: Don McLaughlin <donjr@dkmenterprises.com>

Subject: Re: Request for Guidance, Process and Approval – Entrance Widening at [2903 Hwy 90 W](#), Hondo, TX - Victory Baptist Church

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Jason for the speedy response.

Regarding the property at [2903 Hwy 90 W](#), Hondo, TX, DKM Enterprises intends to repurpose the site as a storage and staging yard to support our operations.

Type of Business

DKM Construction provides asphalt, paving, pad site preparation, and road construction/repair services. We are headquartered in Uvalde, TX. The Hondo property will function as a support yard for meetings, storage, equipment, and staging operations.

Site Use / Layout

The property will be used “as is” as an open yard with a stabilized surface for equipment and material storage. No retail, high-traffic, or customer-facing operations are planned, and no additional buildings or high-occupancy structures are proposed.

Grading / Drainage

Please advise whether a formal grading/drainage plan will be required, as no new impervious development is planned.

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 are coordinating with our engineer, Ken Dirksen, and will provide all required final exhibits.

At this stage, could you confirm whether a completed Form 1058, accompanied by an engineer-approved driveway reconstruction sketch, would satisfy TxDOT's requirements—given that we do not intend to alter or redevelop the property beyond the driveway improvements?

We appreciate your guidance on obtaining permission to expand the drive so we can finalize documents and proceed with purchasing the property.

I'm working with TXDot for the first time so please excuse my lack of knowledge for the process and I look forward to learning as we navigate forward.

Thank you,

Steven McNew

830-278-7157 office

830-591-7715 cell

Sent from my iPad

On Sep 3, 2025, at 1:40 PM, Jason Gunn <Jason.Gunn@txdot.gov> wrote:

Steven,

Will the land use be changing from the existing church to some other commercial development? If so, we'll need information regarding what will be developed on the property.

1. Type of business
2. Site exhibit and/or property layout
3. Grading plan (drainage)
4. Proposed driveway reconstruction (dimensions – width at property line, radius (flares), construction material proposed, etc.)

Jason Gunn

Technical Project Manager

830-741-6627 (Office)

830-423-4690 (Cell)

Hondo Area Office

San Antonio District

<image001.png>

From: Steven McNew <mcnew@dkmusedpipe.com>

Sent: Wednesday, September 3, 2025 11:16 AM

To: Jason Gunn <Jason.Gunn@txdot.gov>

Cc: Don McLaughlin <donjr@dkmenterprises.com>

Subject: Request for Guidance, Process and Approval – Entrance Widening at [2903 Hwy 90 W](#), Hondo, TX - Victory Baptist Church

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Jason Gunn

Texas Department of Transportation

Hondo Area Office

[2903 Hwy 90 W](#) Hondo, TX

Dear Mr. Gunn,

I am writing on behalf of DKM Enterprises regarding planned improvements to the entrance at [2903 Hwy 90 W](#) in Hondo, Texas. As part of our upcoming purchase & operations at this property, we anticipate frequent use of the entrance by haul trucks and heavy equipment. Our priority is to ensure that all vehicles can safely enter and exit the property without creating hazards on Highway 90.

To support this, we are requesting TxDOT's guidance and approval on widening the existing entrance. Our initial assessment suggests that a combination of entrance widening, curb cutting, and recessing of the fence line would allow sufficient turning radius for trucks, preventing situations where a commercial driver might need to back into the highway to complete an approach.

We greatly value TxDOT's expertise and would like to collaborate to ensure the entrance design meets all applicable standards for safety and efficiency. Please advise us on the appropriate process, required permits, and any additional considerations needed to move this request forward.

Thank you for your time and assistance. We look forward to your guidance on how to proceed with this important improvement.

I'm also available to meet in person at the property as your schedule permits.

Sincerely,

Steven McNew

Vice President

DKM Enterprises, LLC

830-278-7157 office

830-591-7715 cell

Sent from my iPad



NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Monday, November 10, 2025 at 5:00 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, November 10, 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 23, 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, November 10, 2025 at 5:00 p.m.**, and **Hondo City Council** on **Monday, November 10, 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 10 de noviembre de 2025 a las 5:00 p.m.**, y **el Concejo Municipal de Hondo el lunes 10 de noviembre 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: _____

Property ID	Geographic ID	Owner Name	Property N
7195	0A0729-00160-00000-07195	MC NIEL CLARENCE L & RENAE Z	3003
81876	H00092-00000-00003-81876	CORTEZ RAMON S ESTATE & SANDRA D	
38034	0A0729-00160-00000-38034	CARROLL REALTY AND DEVELOPMENT LLC	2908
7197	0A0729-00160-00000-07197	MC NIEL CLARENCE L & RENAE Z	
9524	0A1043-00158-00000-09524	CAMPOS RUBEN ESTATE & JESUSITA	2902
81874	H00092-00000-00001-81874	CORTEZ RAMON S ESTATE & SANDRA D	
9536	0A1043-00158-00000-09536	BOBWHITE LAND & CATTLE LLC	2709
9521	0A1043-00158-00000-09521	BENITES GABRIEL	2808
9523	0A1043-00158-00000-09523	MEDINA TIRE AND WHEEL LLC	2805
7203	0A0729-00160-00000-07203	VICTORY BAPTIST CHURCH OF HONDO	2903
81875	H00092-00000-00002-81875	CORTEZ RAMON S ESTATE & SANDRA D	2906