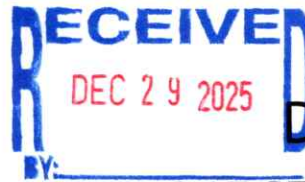


# HONDO

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

<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Planned Development	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Zoning Change	<input type="checkbox"/> Annexation
<input type="checkbox"/> Specific Use Permit		<input type="checkbox"/> Other:	

### PROJECT DESCRIPTION

Project Address:	1002 17 <sup>th</sup> , Hondo, Texas, 78861	Parcel#	
Project Name:			
Legal Description:	Hondo, Block 8, Lot 15 + 16 part		

Acreage:	0.1125	# of Existing Lots:	1	# of Proposed Lots:	1
Current Zoning:	Commercial Land	Proposed Zoning:	Residential (R2)		

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

Build residential home

<b>PROPOSED USE:</b>	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mixed Use
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<b>REGULATORY FLOOD ZONE:</b>	<input type="checkbox"/> X (Shaded)	<input type="checkbox"/> X (Unshaded)	<input type="checkbox"/> A	<input type="checkbox"/> AE	<input type="checkbox"/> AE (Floodway)
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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:	210-418-4738	Contact Person:	Sylvester Gallardo
Address:	3931 Parkway Drive, San Antonio, Texas 78228		
Phone Number:	(210) 274-2241	Email Address:	Smasg@sbcglobal.net

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

(Application Continues on Next Page)

RECEIVED

**PROPERTY OWNER INFORMATION**

Company Name:		Contact Person:	
Address:			
Phone Number:		Email Address:	

**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: 

Date: 12-23-25

**FOR CITY USE ONLY**


# Medina CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	16317	<b>Geographic ID:</b> HO0001-00008-00015-16317
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Effective Acres:</b>	0.1125	
<b>Location</b>		
<b>Situs Address:</b>	1002 17TH ST HONDO, TX 78861	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	HONDO BLOCK 8 LOT 15 & 16 PART OF	
<b>Abstract/Subdivision:</b>	HO0001	
<b>Neighborhood:</b>	(SHOIN) HONDO ISD IN TOWN	
<b>Owner</b>		
<b>Owner ID:</b>	155658	
<b>Name:</b>	GALLARDO SYLVESTER	
<b>Agent:</b>		
<b>Mailing Address:</b>	3931 PARKWAY DRIVE SAN ANTONIO, TX 78228	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$19,600 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$19,600 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)

<b>Appraised Value:</b>	\$19,600 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$19,600
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### Property Taxing Jurisdiction

**Owner:** GALLARDO SYLVESTER %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$19,600	\$19,600	\$0.00	
CHO	CITY OF HONDO	0.480000	\$19,600	\$19,600	\$94.08	
FED3	MEDINA COUNTY ESD #6	0.094440	\$19,600	\$19,600	\$18.51	
GME	MEDINA COUNTY	0.360400	\$19,600	\$19,600	\$70.64	
MWD	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	0.006277	\$19,600	\$19,600	\$1.23	
RFM	COUNTY F.M. ROAD	0.083000	\$19,600	\$19,600	\$16.27	
SHO	HONDO ISD	0.926900	\$19,600	\$19,600	\$181.67	
FED6	MCESD #3 - COMMUNITY EMS	0.060000	\$19,600	\$19,600	\$11.76	
HSP	MEDINA COUNTY HOSPITAL DISTRICT	0.096100	\$19,600	\$19,600	\$18.84	

**Total Tax Rate:** 2.107117

**Estimated Taxes With Exemptions:** \$413.00

**Estimated Taxes Without Exemptions:** \$413.00



## NOTICE OF PUBLIC HEARING

As a property owner, you are hereby notified that the property you own is situated within **200** feet of an area that has been proposed for **Rezoning**. The City of Hondo will hold the following two (2) public hearings: **Planning and Zoning Commission** on **Tuesday, February 17, 2026, at 6:00 p.m.**, and **Hondo City Council** on **Monday, February 23, 2026 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 people 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 people will be given an opportunity to speak:

**Rezoning Case No. 001-26:** Request from Sylvester Gallardo for a Zone Change from CBD (Central Business District) to Residential-R2 to Assessor's Parcel Identification No. 16317, being land situated on the corner of Avenue J and 17<sup>th</sup> street, within the City of Hondo, Medina County, Texas.

Legal description being Hondo Block 8 Lots 15 & 16 (16317).

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 **Julie Schneider 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.

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RESPONSE FORM (below this line)

PLEASE CHECK ONE OF THE FOLLOWING:

I Agree \_\_\_\_\_ - OR - Disagree \_\_\_\_\_

**RE: Rezoning Case No. 001-26:** Request from Sylvester Gallardo for a Zone Change from CBD (Central Business District) to Residential-R2.

My reasons and/or comments are as follows:

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**DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_



## AVISO DE AUDIENCIA PÚBLICA

Como propietario, por medio de la presente se le notifica que la propiedad de su titularidad se encuentra ubicada dentro de un radio de 200 pies de un área que ha sido propuesta para **Cambio de Zonificación**. La Ciudad de Hondo llevará a cabo las siguientes dos (2) audiencias públicas: **Comisión de Planificación y Zonificación** el martes 17 de febrero de 2026 a las 6:00 p.m., y el **Concejo Municipal de Hondo** el lunes 23 de febrero de 2026 a las 6:00 p.m. Cada audiencia pública se llevará a cabo en la Sala del Concejo Municipal del Ayuntamiento, ubicada en 1600 Ave M, Hondo, Texas.

Las audiencias públicas están disponibles para todas las personas, independientemente de cualquier discapacidad. Si requiere asistencia especial, comuníquese con la oficina de la ciudad al menos 48 horas antes de cualquiera de las reuniones.

El siguiente caso será considerado y todas las personas interesadas tendrán la oportunidad de expresar su opinión:

**Caso de Cambio de Zonificación Núm. 001-26:**  
Solicitud de Sylvester Gallardo para un cambio de zonificación de **CBD (Distrito Comercial Central)** a **Residencial-R2** para el Número de Identificación Catastral 16317, siendo un terreno ubicado en la esquina de Avenue J y 17th Street, dentro de la Ciudad de Hondo, Condado de Medina, Texas.

**Descripción legal:** Hondo Block 8, Lotes 15 y 16 (16317).

Si no puede asistir a esta audiencia pública pero aun así desea expresar su apoyo u objeción a esta solicitud, complete el formulario de respuesta a continuación y devuélvalo a **Julie Schneider**, 1600 Ave M, Hondo, Texas 78861. Si usted ya no es el propietario del inmueble, por favor reenvíe esta carta al propietario actual o devuélvala al Ayuntamiento. Si tiene alguna pregunta relacionada con esta solicitud, comuníquese al **830-426-4737** para obtener más información.

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### **FORMULARIO DE RESPUESTA (debajo de esta línea)**

#### **POR FAVOR MARQUE UNA DE LAS SIGUIENTES OPCIONES:**

Estoy de acuerdo \_\_\_\_\_ — **O** — No estoy de acuerdo \_\_\_\_\_

**RE:** Caso de Cambio de Zonificación Núm. 001-26: Solicitud de Sylvester Gallardo para un cambio de zonificación de CBD (Distrito Comercial Central) a Residencial-R2.

Mis razones y/o comentarios son los siguientes:

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**FECHA:** \_\_\_\_\_

**NOMBRE EN LETRA DE MOLDE:** \_\_\_\_\_

**FIRMA:** \_\_\_\_\_

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Si deseas, puedo adaptarlo a un español más sencillo, hacerlo bilingüe (inglés/español), o ajustarlo al formato oficial que usa la Ciudad de Hondo.

Property ID	Geographic ID	Owner Name	Property Number	Property Street Name	Property Zip	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip	Legal Description
16300	H00001-00007-00011-16300	GONZALES FRENIO R & MARIA (ESTATE)	910	17TH ST	78861		910 17TH STREET	HONDO	TX	78861	HONDO BLOCK 7 LOT 1, ACRES .1928
16301	H00001-00007-00002-16301	RODRIGUEZ ARMANDO A ESTATE & REBECCA	908	17TH ST	78861		908 17TH ST	HONDO	TX	78861	HONDO BLOCK 7 LOT 2, ACRES .1928
16302	H00001-00007-00003-16302	TANTON LAYLA RAY ANN & MARTIN MICHAEL ANTHONY	906	17TH ST	78861		5012 INVERNESS DRIVE	BAYTOWN	TX	77521	HONDO BLOCK 7 LOT 3, ACRES .1928
16308	H00001-00007-00009-16308	CJELLAR TRINIDAD M & TRINIDAD G	907	16TH ST	78861		907 16TH STREET	HONDO	TX	78861	HONDO BLOCK 7 LOT 9, ACRES .1928
16309	H00001-00007-00010-16309	WEBB TAMMY C	909	16TH ST	78861		141 CR 5632	CASTROVILLE	TX	78009	HONDO BLOCK 7 LOT 10, ACRES .1928
16310	H00001-00008-00001-16310	HAAK CLYDE H (ESTATE) LAW OFFICE	1615	AVE K	78861		507 CARIBBEAN	LOCKHART	TX	78644	HONDO BLOCK 8 LOT 1 & 2 & 3, ACRES .2893
16311	H00001-00008-00004-16311	SCHWETERS LISA JO	1611	AVE K	78861		8627 BERRYWEST CT	SAN ANTONIO	TX	78240	HONDO BLOCK 8 LOT 4 & 5
16312	H00001-00008-00006-16312	MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT	1607	AVE K	78861		1607 AVENUE K	HONDO	TX	78861	HONDO BLOCK 8 LOT 6, ACRES .0884
16313	H00001-00008-00007-16313	BERGEN JOHN J	1605	AVE K	78861		1206 ACCORN RD	HONDO	TX	78861	HONDO BLOCK 8 LOT 7 & 8
16314	H00001-00008-00009-16314	BERGEN JOHN J	1601	AVE K	78861		1206 ACCORN RD	HONDO	TX	78861	HONDO BLOCK 8 LOT 9 & 10
16315	H00001-00008-00011-16315	THOMPSON JAMES & ASHLEIGH	1003	16TH ST	78861		1003 16TH ST	HONDO	TX	78861	HONDO BLOCK 8 LOT 11-14, INCLUDES NORTH HALF 20FT ALLEY ACRES .48
16316	H00001-00008-00015-16316	IRONWOOD FINANCE INC	1002	17TH ST	78861		1127 2ND ST	CORPUS CHRISTI	TX	78404	HONDO BLOCK 8 LOT 15 & 16 PART OF
16317	H00001-00008-00015-16317	GALLARDO SYLVESTER	1006	17TH ST	78861		3931 PARKWAY DRIVE	SAN ANTONIO	TX	78228	HONDO BLOCK 8 LOT 15 & 16 PART OF
16318	H00001-00008-00017-16318	HAAK CLYDE H (ESTATE) LAW OFFICE	1202	17TH ST	78861		507 CARIBBEAN	LOCKHART	TX	78644	HONDO BLOCK 8 LOT 17 & 18, ACRES .225
16404	H00001-00017-00011-16404	ULBRICH DENNIS RAY "PETE"	1706	AVE J	78861		1706 AVENUE J	HONDO	TX	78861	HONDO BLOCK 17 LOT 11-14, ACRES .45
16405	H00001-00017-00015-16405	GEAR BARRY N ESTATE & VERONICA	1701	AVE K	78861		1306 KOLLMAN DRIVE	HONDO	TX	78861	HONDO BLOCK 17 LOT 15 PART OF
16406	H00001-00017-00016-16406	JARG LLC	1705	AVE K	78861		P O BOX 426	HONDO	TX	78861	HONDO BLOCK 17 LOT 16 & 17 PART OF
16407	H00001-00017-00015-16407	SCHINNER PEGGY J	1703	AVE K	78861		BOX 517	CASTROVILLE	TX	78009	HONDO BLOCK 17 LOT 15 & 16 PART OF
16409	H00001-00017-00018-16409	DOMINGUEZ ARTURO L & ALICIA T		AVE K	78861		PO BOX 305	HONDO	TX	78861	HONDO BLOCK 17 LOT 18 & 17 PART OF EAST PARKING LOT
16414	H00001-00018-00013-16414	MONTOYA JOE LUIS	905	17TH ST	78861		1208 AVE S	HONDO	TX	78861	HONDO BLOCK 18 LOT 13 & 14 PART OF, ACRES .2571
16415	H00001-00018-00014-16415	IBARRA ARMANDO T ESTATE & LYDIA ESTATE	1705	AVE J	78861		1705 AVENUE J	HONDO	TX	78861	HONDO BLOCK 18 LOT 14 & 15 PARTS OF, ACRES .1928
16416	H00001-00018-00014-16416	BERGEN JOHN J	907	17TH ST	78861		1206 ACCORN RD	HONDO	TX	78861	HONDO BLOCK 18 LOT 14 & 15 PARTS OF, ACRES .1788

## NOTICE OF PUBLIC HEARING

The **Planning and Zoning Commission** of the City of Hondo will hold a public hearing on **Tuesday, February 17, 2026, at 6:00 p.m.** in the Council Chamber, City Hall, 1600 Avenue M, Hondo, Texas, to discuss and consider the following:

A request from Sylvester Gallardo, owner/applicant, for a Zone Change from Central Business District to Residential-R2, 0.1125 Acre Tract of land situated within the City of Hondo in Medina County, Texas, with the legal description being, Lot 15 & 16, Block 8, Property ID 16317

The Subject property is located in the 1002 block of 17th Street at the corner of Avenue J. The property is generally located north of 17th Street and west of Avenue J.

/s/ Julie Schneider  
City Secretary

Publish: January 29, 2026

NOTICE OF PUBLIC HEARING  
CITY OF HONDO, TEXAS

Notice is hereby given that the City of Hondo, Texas, will hold public hearings to consider a request for rezoning in accordance with the City of Hondo Zoning Ordinance and the Texas Local Government Code.

**Request:**

Request for rezoning of property from **Central Business District** to **Residential-R2**.

**Property Location:**

1002 17<sup>th</sup> street, Hondo, TX 78861

Hondo Block 8 lot 15 & 16 part of

The subject property is located within the corporate limits of the City of Hondo, Medina County, Texas.

**Public Hearings will be held as follows:**

**Planning and Zoning Commission**

Date: Tuesday, February 17, 2026

Time: 6:00 p.m.

Location: Hondo City Hall, Council Chambers  
1600 Avenue M, Hondo, Texas

**Hondo City Council**

Date: Monday, February 23, 2026

Time: 6:00 p.m.

Location: Hondo City Hall, Council Chambers  
1600 Avenue M, Hondo, Texas

This notice is given in compliance with the City of Hondo Zoning Ordinance and Chapter 211 of the Texas Local Government Code.

**This is issued this 5th day of February, 2026.**

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Julie Schneider  
City Secretary  
City of Hondo, Texas