



**BOARD OF ADJUSTMENT**  
**April 20, 2021 6:00 P.M.**  
**AGENDA**

Notice is hereby given that a Board of Adjustment Commission Meeting of the governing body of the City of Hondo will be held April 20, 2021 at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas.

**LIMITED PUBLIC ACCESS:** Due to the COVID-19 pandemic in-person visitor access to the City Council Chamber will be limited to 15 guests or visitors (approximately 50% of the typical visitor seating capacity), plus city council and staff. The audio of the meeting is available by calling toll free: 1-877-309-2073 Access Code: 723-517-869. Access of the meeting is available through video conference from your computer, tablet or smart phone at: <https://www.gotomeet.me/cityofhondotx> Meeting ID No. 723-517-869. Please use teleconferencing etiquette during the meeting.

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

The following items will be discussed, to-wit:

1. Call to order.
  2. Quorum check.
  3. Board consideration for excusing any member absence.
  4. Discuss and consider approving minutes from October 20, 2020 and December 8, 2020.
  5. Public Comment. *Persons may submit questions or comments for Citizens'/Public Comment by email to: [mrodriguez@hondo-tx.org](mailto:mrodriguez@hondo-tx.org). Questions or comments submitted by email must be received by the city at least 1 hour prior to the scheduled start of the meeting in order to be presented to the Board of Adjustment during the meeting. In accordance with the Texas Open Meetings Act, the City of Hondo Board of Adjustment cannot deliberate or take action on items not listed on the meeting agenda.*
1. **Public Hearing /Request for Variance / Case B530-21.** A request from South Texas Rural Health Services for a variance for an 0.582-acre tract of land located at 2915 Avenue E, Hondo, Texas, and described Lot 1, Block 1, South Texas Rural Health Plat No. 2, Plat Records of Medina County, Texas. The current zoning for the subject property is Mixed Use Development (MUD) District. The property owner has requested a variance to reduce the number of required parking spaces. The City of Hondo Unified Development Code, Chapter 7 requires at least 51 parking space for the subject property. The requested variance would reduce the parking requirement to at least 30 spaces.


2. **Discuss and consider /Request for Variance / Case B530-21.** A request from South Texas Rural Health Services for a variance for an 0.582-acre tract of land located at 2915 Avenue E, Hondo, Texas, and described Lot 1, Block 1, South Texas Rural Health Plat No. 2, Plat Records of Medina County, Texas. The current zoning for the subject property is Mixed Use Development (MUD) District. The property owner has requested a variance to reduce the number of required parking spaces. The City of Hondo Unified Development Code, Chapter 7 requires at least 51 parking space for the subject property. The requested variance would reduce the parking requirement to at least 30 spaces.
3. **Public Hearing / Request for Variance/ Case B531-21.** A request from Medina County (property owner) for a variance from the Unified Development Code to allow for a waiver from the maximum impervious cover requirements for the following properties. The applicant is requesting that all of its properties listed below be considered as a single large site for purposes of calculating the limitations of impervious cover. Hondo city code would consider each property separately in calculating the limit of impervious cover percentage allowed.
- **1202-1204 13th Street, Hondo, Texas**, described as Lots 1 and 2, Block 2, C.J, Bless Addition to the City of Hondo, Medina County Texas, according to the plat thereof recorded in Volume 6, Page 58, Plat Records of Medina County, Texas.
  - **1206 13th Street, Hondo, Texas**, described as Lot 3, Block 2, C.J, Bless Addition to the City of Hondo, Medina County Texas, according to the plat thereof recorded in Volume 6, Page 57, Plat Records of Medina County, Texas.
  - **1208 13th Street, Hondo, Texas**, described as Lot 4, Block 2, C.J, Bless Addition to the City of Hondo, Medina County Texas, according to the plat thereof recorded in Volume 6, Page 57, Plat Records of Medina County, Texas.
  - **1301 13th Street, Hondo, Texas**, described as Lot 8, Block 6, C.J, Bless Addition to the City of Hondo, Medina County Texas, according to the plat thereof recorded in Volume 6, Page 57, Plat Records of Medina County, Texas.
  - **1402 Avenue N, Hondo, Texas**, described as 0.153 of an acre, more or less, being all of Lot 5 and part of Lot 4, Block 90, of the City of Hondo, according to the map or plat thereof recorded in Volume 1, Page 127, Plat Records of Medina County, Texas.
  - **1306 15th Street, Hondo, Texas**, described as 0.0803 of an acre, more or less, being all of Lot 3 and part of Lot 4, Block 90, of the City of Hondo, according to the map or plat thereof recorded in Volume 1, Page 127, Plat Records of Medina County, Texas.
  - **Portion of Ave N located between 13<sup>th</sup> Street and 14<sup>th</sup> Street, Hondo, Texas**, described as 0.428 acres of land, being all of Avenue N between 13<sup>th</sup> Street and 14<sup>th</sup> Street, C.J. Bless Addition, Hondo, Texas as recorded in Volume 6 on page 58 of the Plat Records of Medina County, Texas.
  - **1202 14<sup>th</sup> Street, Hondo, Texas**, described as 2.066 acres of land, being all of Lot A, Block 1, Medina County Annex Plat of record in Volume 11, Page 98 of the Plat Records of Medina County, Texas.
  - **1310 Avenue N, Hondo, Texas**, described as Lot 1, Block 6, C.J, Bless Addition to the City of Hondo, Medina County Texas, according to the plat thereof recorded in Volume 6, Page 57, Plat Records of Medina County, Texas.
4. **Discuss and consider / Request for Variance/ Case B531-21** a request from Medina County (property owner) for a variance from the Unified Development Code to allow for a waiver from the maximum impervious cover requirements for the following properties. The applicant is requesting that all of its properties listed below be considered as a single large site for purposes of calculating the limitations of impervious cover. Hondo city code would consider each property separately in calculating the limit of impervious cover percentage allowed.
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5. Adjourn.

I hereby certify that the above Notice of a Regular Meeting of the City of Hondo Board of Adjustments was posted on the bulletin board at City Hall, 1600 Avenue M., Hondo, Texas, in a place convenient and readily accessible to the general public on April 16, 2021, at 12.15 p.m. in accordance with the Texas Open Meetings Law.

ATTEST:

  
Megan Rodriguez  
Interim City Secretary



NOTICE OF ASSISTANCE AT PUBLIC MEETINGS  
The City of Hondo Board of Adjustments Meeting is available to all persons regardless of disability. If you require special assistance, contact the City Secretary forty-eight (48) hours prior to the meeting time at 830-426-3378.