



PLANNING & ZONING COMMISSION
April 19, 2021 6:00 P.M.
AGENDA

Notice is hereby given that the City of Hondo Planning and Zoning Commission Meeting will be held April 19, 2021 at 6:00 p.m. in the City Hall, City Council Chambers at 1600 Avenue M, Hondo, Texas.

LIMITED PUBLIC ACCESS: Due to the COVID-19 pandemic in-person access to the City Council Chamber will be restricted to city board members and city staff. The public may access the meeting remotely through telephone or video conference. 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. 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 Planning and Zoning Commission during the meeting.

The following items will be discussed, to-wit:

1. Call to order.
2. Quorum check.
3. Discuss and consider the meeting minutes for April 20, 2020; May 4, 2020; July 20, 2020; September 21, 2020; and November 16, 2020.
4. *Public Comment. Persons may submit questions or comments for Citizens'/Public Comment by email to: 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 Planning and Zoning Commission during the meeting. In accordance with the Texas Open Meetings Act, the City of Hondo Planning and Zoning Commission cannot deliberate or take action on items not listed on the meeting agenda.*
5. **Public Hearing / Request for Specific Use Permit / Case No P554-21.** A request from Michael Sanchez for a Specific Use Permit for 0.24 acres of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, 1402 14th Street, Lot 1, Block 7 of the C.J. Bless Addition to the City of Hondo as shown on plat recorded in Volume 71, Page 645, Deed Records of Medina County, Texas, and Relocated to Volume 6, Page 58, Plat Records of Medina County, Texas. The current zoning for the subject property is Residential-Two (R2) District. The property owner has requested a Specific Use Permit authorizing use of the subject property as a Law Office.
6. **Discuss and consider/ Request for Specific Use Permit / Case No P554-21.** A request from Michael Sanchez for a Specific Use Permit for 0.24 acres of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, 1402 14th Street, Lot 1, Block 7 of the C.J. Bless Addition to the City of Hondo as shown on plat recorded in Volume 71, Page 645, Deed Records of Medina County, Texas, and Relocated to Volume 6, Page 58, Plat Records of Medina County, Texas. The current zoning for the subject property is Residential-Two (R2) District. The property owner has requested a Specific Use Permit authorizing use of the subject property as a Law Office.

7. **Public Hearing / Request for Specific Use Permit / Case No P555-21** a request from CSRH Properties, LLC and Paul Hudson d/b/a Hudson Metals for a Specific Use Permit for a 10.034 acre tract land located at 146 18th Street, Hondo, Texas, and described as 10.034 acre tract of land out of Survey No. 194, Abstract No. 362, F. Enderle, original Grantee, being a portion of Block "C" of the original Town of Hondo, as shown on a plat thereof recorded in Volume 1, Page 127, Plat Records, Medina County, Texas; and as described as Tract 2 in the General Warranty Deed to CSRH Properties, LLC, dated September 12, 2013, Document No. 2014036243, Official Public Records, Medina County, Texas. The current zoning for the subject property is Commercial (C) District. The property owner has requested a Specific Use Permit authorizing use of the subject property for the sale of structural pipe, storage containers, portable buildings, and other related uses.
8. **Discuss and consider/ Request for Specific Use Permit / Case No P555-21** a request from CSRH Properties, LLC and Paul Hudson d/b/a Hudson Metals for a Specific Use Permit for a 10.034 acre tract land located at 146 18th Street, Hondo, Texas, and described as 10.034 acre tract of land out of Survey No. 194, Abstract No. 362, F. Enderle, original Grantee, being a portion of Block "C" of the original Town of Hondo, as shown on a plat thereof recorded in Volume 1, Page 127, Plat Records, Medina County, Texas; and as described as Tract 2 in the General Warranty Deed to CSRH Properties, LLC, dated September 12, 2013, Document No. 2014036243, Official Public Records, Medina County, Texas. The current zoning for the subject property is Commercial (C) District. The property owner has requested a Specific Use Permit authorizing use of the subject property for the sale of structural pipe, storage containers, portable buildings, and other related uses.
9. **Public Hearing / Variance/ Case No P556-21.** A request from Katelin Buescher for a variance for a 6.769 acre tract of land located at 1331 Kollman Drive, Hondo, Texas, and described as being 6.405 acres out of Survey No. 189, Abstract No. 794, A. Reitzer original Grantee, and 0.364 acre out of Survey No. 190, Abstract No. 795, A. Reitzer, original Grantee, being a portion of that certain 13.127 acres of land described in a Deed to Lance J. Saathoff, et ux from Ira L. Giddens, et ux, dated June 23, 2015, as recorded in Instrument No. 2015004181, Official Public Records, Medina County, Texas. The current zoning for the subject property is Residential Estate (RE) District. The property owner has requested a variance to allow for installation of up to 30 linear feet of 6-foot tall iron fencing within the front yard setback. Hondo city code (UDC Sec. 7.6) allows for the installation of front yard fencing no higher than 4-feet unless appealed to the Planning and Zoning Commission.
10. **Discuss and consider / Variance/ Case No P556-21.** a request from Katelin Buescher for a variance for a 6.769 acre tract of land located at 1331 Kollman Drive, Hondo, Texas, and described as being 6.405 acres out of Survey No. 189, Abstract No. 794, A. Reitzer original Grantee, and 0.364 acre out of Survey No. 190, Abstract No. 795, A. Reitzer, original Grantee, being a portion of that certain 13.127 acres of land described in a Deed to Lance J. Saathoff, et ux from Ira L. Giddens, et ux, dated June 23, 2015, as recorded in Instrument No. 2015004181, Official Public Records, Medina County, Texas. The current zoning for the subject property is Residential Estate (RE) District. The property owner has requested a variance to allow for installation of up to 30 linear feet of 6-foot tall iron fencing within the front yard setback. Hondo city code (UDC Sec. 7.6) allows for the installation of front yard fencing no higher than 4-feet unless appealed to the Planning and Zoning Commission.
11. **Public Hearing / Request for Specific Use Permit / Case No P557-21.** A request from A Malik 79 Investment, Inc. for a Specific Use Permit for an approximately 2,300 sq. ft. property located at 2535 19th Street, Hondo, Texas, and described as Block 1, Lot 3 of the Texas Diversified Subdivision, as amended by the Resubdivision Plat, of record at Volume 4, Page 1, Plat Records, Medina County, Texas. The current zoning for the subject property is Commercial (C) District. The property owner has requested a Specific Use Permit authorizing use of the subject property for the retail sale of tobacco and CBD products.
12. **Discuss and consider / Request for Specific Use Permit / Case No P557-21** a request from A Malik 79 Investment, Inc. for a Specific Use Permit for an approximately 2,300 sq. ft. property

located at 2535 19th Street, Hondo, Texas, and described as Block 1, Lot 3 of the Texas Diversified Subdivision, as amended by the Resubdivision Plat, of record at Volume 4, Page 1, Plat Records, Medina County, Texas. The current zoning for the subject property is Commercial (C) District. The property owner has requested a Specific Use Permit authorizing use of the subject property for the retail sale of tobacco and CBD products.

13. Public Hearing / Request for Zoning / Case No P558-21. A request from Medina County (property owner) for a zoning change for the following properties:

(a) **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.

(b) **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.

(c) **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.

Medina County request to rezone the properties listed (a) – (c) above from the current zoning of Commercial (C) Zoning District to Government/Public (GP) Zoning District.

(d) **1301 13th Street, Hondo, Texas**, described as Lot 8, 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.

Medina County requests to rezone the property listed as (d) above from the current zoning of Residential-Three (R3) Zoning District to Government/Public (GP) Zoning District.

(e) **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.

Medina County requests to rezone the property listed as (e) above from the current Zoning Commercial (C) Zoning District and Central Business (CBD) Zoning District and Residential-Three (R3) Zoning District to Government/Public (GP) Zoning District.

(f) **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.

Medina County requests to rezone the property listed as (f) above from the current zoning of Residential-Three (R3) Zoning District to Government/Public (GP) Zoning District.

(g) **Portion of Ave N located between 13th Street and 14th Street, Hondo, Texas**, described as 0.428 acres of land, being all of Avenue N between 13th Street and 14th Street, C.J. Bless Addition, Hondo, Texas as recorded in Volume 6 on page 58 of the Plat Records of Medina County Texas.

Medina County requests to rezone the property listed as (g) above from the current zoning of Residential-Three (R3) Zoning District and Government/Public (GP) Zoning District to Government/Public (GP) Zoning District.

(h) **1402 Avenue M, Hondo, Texas**, (Medina County WIC/Health & DA Offices), described as 0.384 acre of land, more or less, situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, being all of Block 91 of the City of Hondo as shown on a plat thereof recorded in Volume 1, Page 127 of the Plat Records of Medina County, Texas.

Medina County requests to rezone the property listed as (g) above from the current zoning of Central Business (CBD) Zoning District to Government/Public (GP) Zoning District.

14. Discuss and consider/ Request for Zoning / Case No P558-21. a request from Medina County (property owner) for a zoning change for the following properties:

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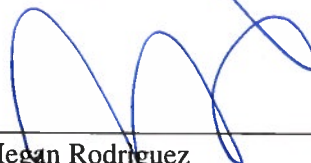
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15. Adjourn.

I hereby certify that the above Notice of a Regular Meeting of the City of Hondo Planning and Zoning Commission 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 12:16 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 Planning & Zoning 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.