

**ORDINANCE NO. 1188-01-19**

**AN ORDINANCE OF THE CITY OF HONDO REPEALING ORDINANCE NO. 877-04-07; AMENDING CHAPTER 4, SECTION 4.1 AND CHAPTER 5, SECTION 5.3.2 OF THE UNIFIED DEVELOPMENT CODE; REZONING VARIOUS PROPERTIES LOCATED ALONG 20<sup>TH</sup> STREET BETWEEN AVENUE E AND AVENUE X; AND PROVIDING AN EFFECTIVE DATE OF THE ORDINANCE.**

**WHEREAS**, the City of Hondo ("City") has adopted a comprehensive plan to promote health, safety, good morals, and general welfare of the community; and

**WHEREAS**, on April 2, 2007, the City adopted Ordinance No. 877-04-07 establishing the 20<sup>th</sup> Street Mixed Use Zoning District ("20<sup>th</sup> Street MUD"); and

**WHEREAS**, the purpose of the 20<sup>th</sup> Street MUD was to allow Commercial Light (CL) uses on residentially-zoned properties located along 20<sup>th</sup> Street but confusion has arisen regarding the properties included in the 20<sup>th</sup> Street MUD and the uses permitted within the district; and

**WHEREAS**, City adopted the Hondo Unified Development Code ("UDC") on January 8, 2018, by Ordinance No. 1148-01-18 which incorporated the portions of the existing zoning for the 20<sup>th</sup> Street MUD; and

**WHEREAS**, city staff and the Planning & Zoning Commission have reviewed the Ordinance No. 877-04-07 and the UDC and now recommend certain revisions to the UDC in order to clarify the zoning for properties located along 20<sup>th</sup> Street.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS THAT:**

1. **Findings of Fact.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.
2. **Repeal of 20<sup>th</sup> Street MUD.** MUD Ordinance No. 877-04-07 is hereby repealed in its entirety. The following sections are amended from the UDC as follows:
  - a. Section 4.1 of the UDC is deleted and replaced with the following:

The City of Hondo, Texas, is hereby divided into fourteen (14) zoning districts. The use, height, and area regulations as established herein are uniform in each district. The fourteen (14) zoning districts established herein shall be known as:

| Abbreviated Designation | Zoning District Name        |
|-------------------------|-----------------------------|
| RE                      | Residential Estate          |
| R1                      | Residential One             |
| R2                      | Residential Two             |
| R3                      | Residential Three           |
| PH                      | Patio Home District         |
| MF                      | Multi-Family                |
| MMH                     | Mobile/Manufactured Home    |
| CBD                     | Central Business District   |
| C                       | Commercial                  |
| CL                      | Commercial – Light District |
| LI                      | Light Industrial            |
| HI                      | Heavy Industrial            |
| GP                      | Government/Public           |
| MUD                     | Mixed-Use                   |

b. Section 5.3.2 is deleted in its entirety

3. **Zoning Action.**

a. The following properties will be zoned as follows:

| Property Description                       | Current Zoning                   | New Zoning         |
|--------------------------------------------|----------------------------------|--------------------|
| Mayer Block 15, Lots 1-5                   | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Mayer Block 14, Lots 1-5                   | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Mayer Block 16, Lots 6-10                  | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Mayer Block 17, Lots 4-8                   | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Mayer Block 13, Lots 1-5                   | C                                | C                  |
| Mayer Block 20, Lots 1-10                  | GP                               | GP                 |
| Fly, Block C, Lots 1-5                     | C with 20 <sup>th</sup> St. MUD  | C                  |
| Fly, Block D, Lots 1-5                     | C with 20 <sup>th</sup> St. MUD  | C                  |
| Fly, Block D, North 61 feet of lots 9 & 10 | C with 20 <sup>th</sup> St. MUD  | C                  |
| Fly, Block C, Lots 6-10                    | R1 with 20 <sup>th</sup> St. MUD | R1 with CL Overlay |
| Fly, Block D, Lots 6-10                    | R1 with 20 <sup>th</sup> St. MUD | R1 with CL Overlay |
| Fly, Block D, South Part of Lots 9&10      | R1 with 20 <sup>th</sup> St. MUD | R1 with CL Overlay |
| Hondo, Block 23, Lots 1-4                  | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Hondo, Block 24, Lots 1-5                  | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Hondo, Block 25, Lots 6-10                 | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Hondo, Block 26, Lots 6-10                 | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Hondo, Block 77, Lots 6-10                 | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |
| Hondo, Block 78, Lots 6-10                 | R2 with 20 <sup>th</sup> St. MUD | R2 with CL Overlay |

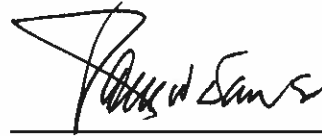
|                                                                                 |                                       |                    |
|---------------------------------------------------------------------------------|---------------------------------------|--------------------|
| Hondo, Block 79, Lots 1-5                                                       | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo, Block 80, Lots 1-5                                                       | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo, Block 23, Lots 5-8                                                       | CBD with 20 <sup>th</sup> St. MUD     | CBD                |
| Hondo, Block 22, Lot 1-8                                                        | CBD                                   | CBD                |
| Hondo, Block 21, Lots 1-10                                                      | CBD                                   | CBD                |
| Hondo, Block 20, Lots 1-8                                                       | CBD                                   | CBD                |
| Hondo, Block 27, Lots 10-14                                                     | CBD                                   | CBD                |
| Hondo, Block 28                                                                 | GP                                    | GP                 |
| Hondo, Block 29, Lots 7, 10, 11, 12, 13, 14                                     | GP                                    | GP                 |
| Hondo, Block 30, Lots 6-10                                                      | GP                                    | GP                 |
| Hondo, Block 19, Lots 1-5                                                       | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo Block 55, Lots 1-4                                                        | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo, Block 56, Lots 1-5                                                       | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo, Block 57, Lots 6-10                                                      | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo, Block 58, Lots 6-10                                                      | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo Block 55, Lot 5                                                           | C with 20 <sup>th</sup> St. MUD       | C                  |
| Hondo Block 59, Lots 8 and the West ½ of Lot 7                                  | MUD with 20 <sup>th</sup> St. Overlay | R2 with CL Overlay |
| Hondo, Block 59, Lots 5,6 and East ½ of Lot 7                                   | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo, Block 60, Lots 1-4                                                       | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| Hondo, Block 60, Lot 5 to 8 (Parts of)                                          | C with 20 <sup>th</sup> St. MUD       | C                  |
| AA0056 A.C. Bullack Survey 186, Acres 0.965, Includes pts of Lots 5-8, Block 60 | R2 with 20 <sup>th</sup> St. MUD      | R2 with CL Overlay |
| HEB, Block 1, Lot 1                                                             | C with 20 <sup>th</sup> St. MUD       | C                  |

The above-listed properties are also depicted in **EXHIBIT "A"**, which is incorporated herein for all purposes.

4. **Effective Date.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.
5. **Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.
6. **Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or

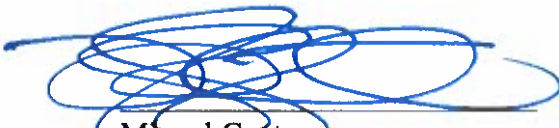
unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance

PASSED AND APPROVED this 28<sup>th</sup> day of January, 2019.



JAMES W. DANNER SR.  
MAYOR

ATTEST:



Miguel Cantu  
City Secretary

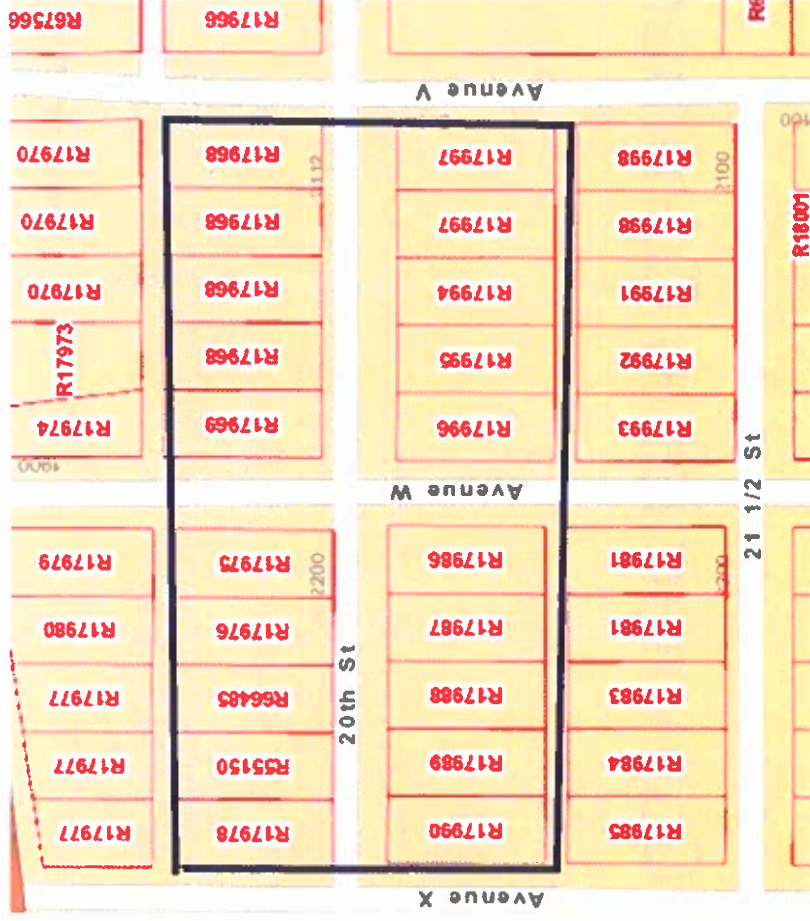


**EXHIBIT "A"**

**SKETCHES OF PROPERTIES INCLUDED IN ZONING ACTION**



# Residential Two with 20<sup>th</sup> St MUD Overlay to Residential Two with Commercial Light Overlay



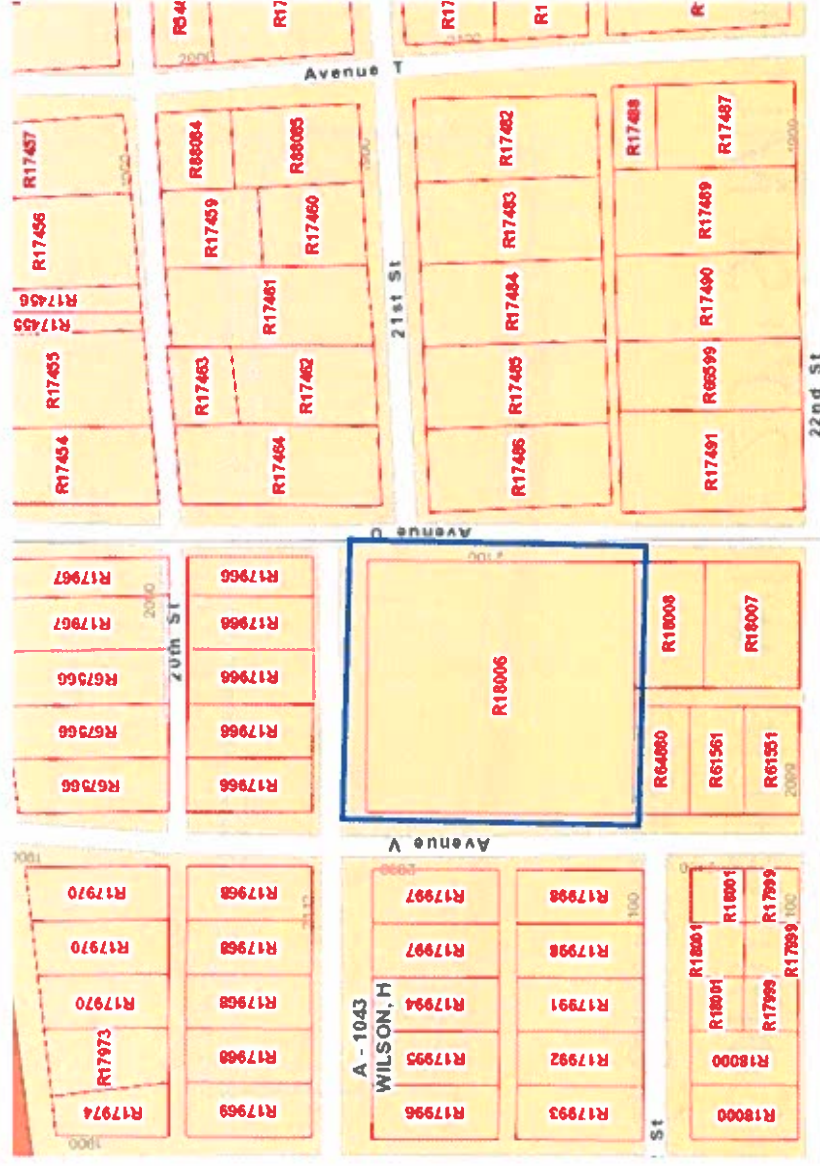
- Legal Descriptions included:
- Mayer Block 15, Lots 1-5
  - Mayer Block 14, Lots 1-5
  - Mayer Block 16, Lots 6-10
  - Mayer Block 17, Lots 4-8

**\*NOT IN 20<sup>TH</sup> ST MUD\***



The figure shows three mobile phones arranged vertically, each displaying a different screen of the 'My Location' application. The top phone shows a screen with a title bar, a list of location categories (Home, Work, School, etc.), and a map. The middle phone shows a screen with a title bar, a list of location categories, and a map. The bottom phone shows a screen with a title bar, a list of location categories, and a map.

**\*NOT IN 20<sup>TH</sup> ST MUD\***



PLAT MAP  
CITY OF ST. LOUIS, MISSOURI

11th St

21st St

Avenue R

Avenue T

Avenue U

1800

1900

2000

90

1852

10061

10062

10063

10064

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**-Fly, Block D, North 61 feet of  
lots 9&10**



## Lots 9&10



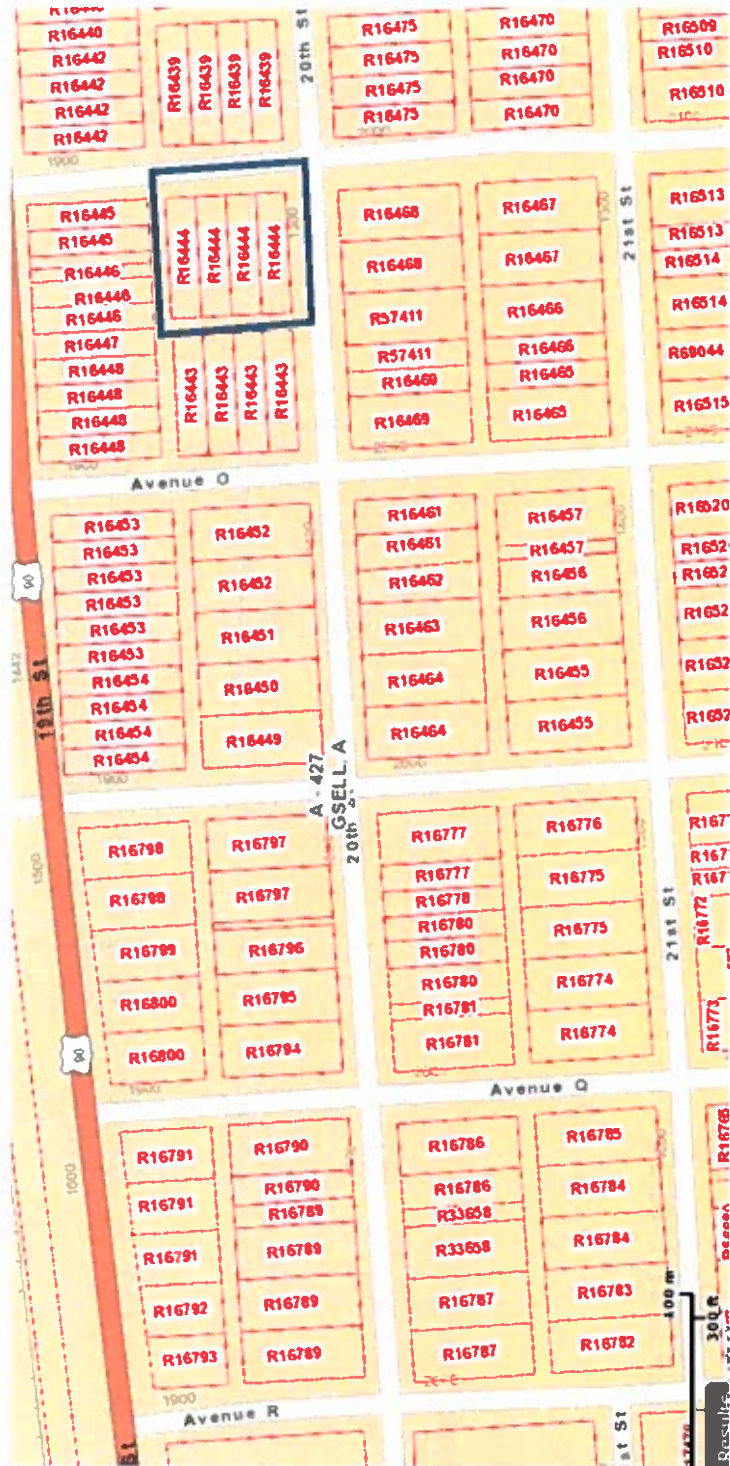
# Residential Two with 20<sup>th</sup> St MUD Overlay to Residential Two with Commercial Light Overlay

Legal Descriptions included:

- Hondo, Block 23, Lots 1-4
- Hondo, Block 24, Lots 1-5
- Hondo, Block 25, Lots 6-10
- Hondo, Block 26, Lots 6-10
- Hondo, Block 77, Lots 6-10
- Hondo, Block 78, Lots 6-10
- Hondo, Block 79, Lots 1-5
- Hondo, Block 80, Lots 1-5



**Legal Descriptions  
included:  
-Hondo, Block 23, Lots  
5-8**

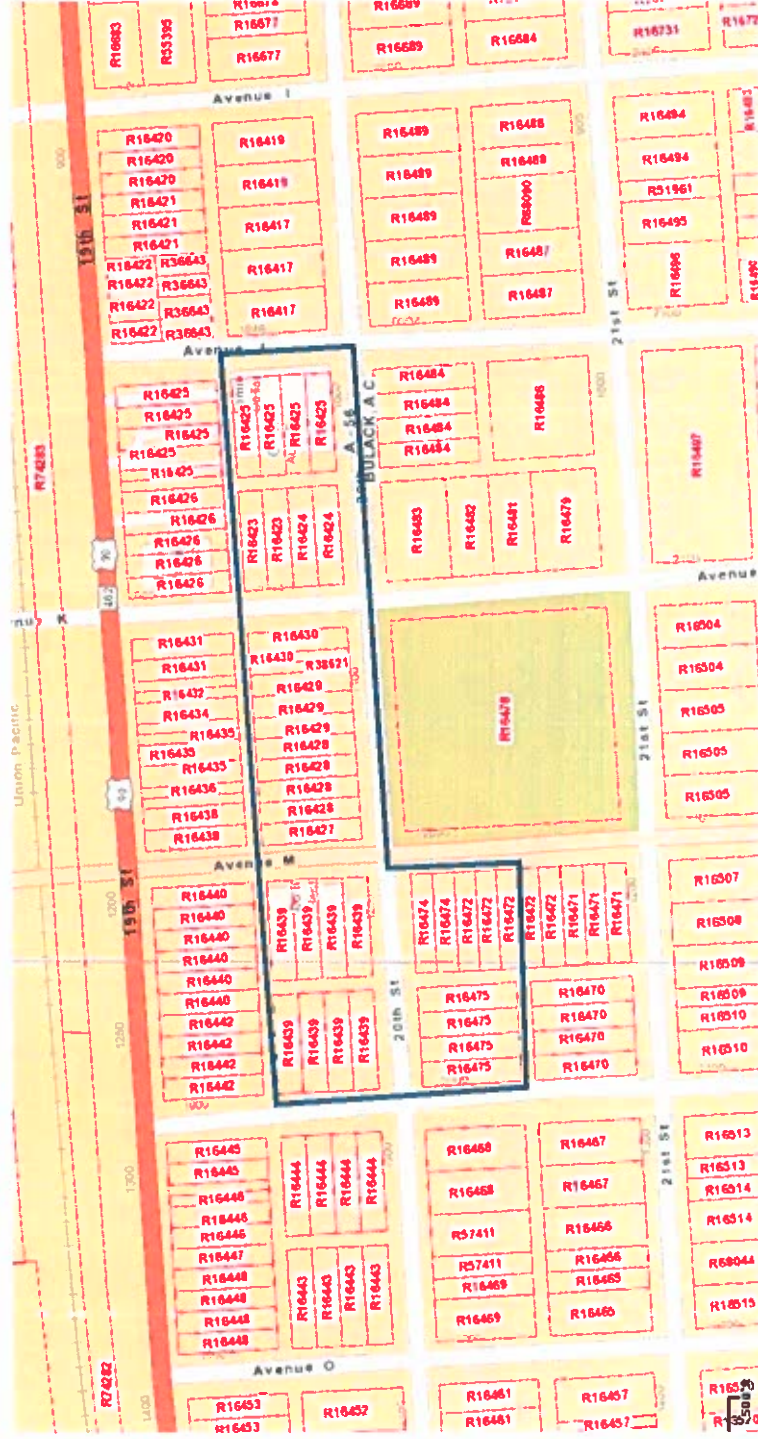


# Central Business District to Central Business District

- Legal Descriptions included:
- Hondo, Block 22, Lot 1-8
  - Hondo, Block 21, Lots 1-10
  - Hondo, Block 20, Lots 1-8
  - Hondo, Block 27, Lots 10-

14

**\*NOT IN 20<sup>TH</sup> ST MUD\***



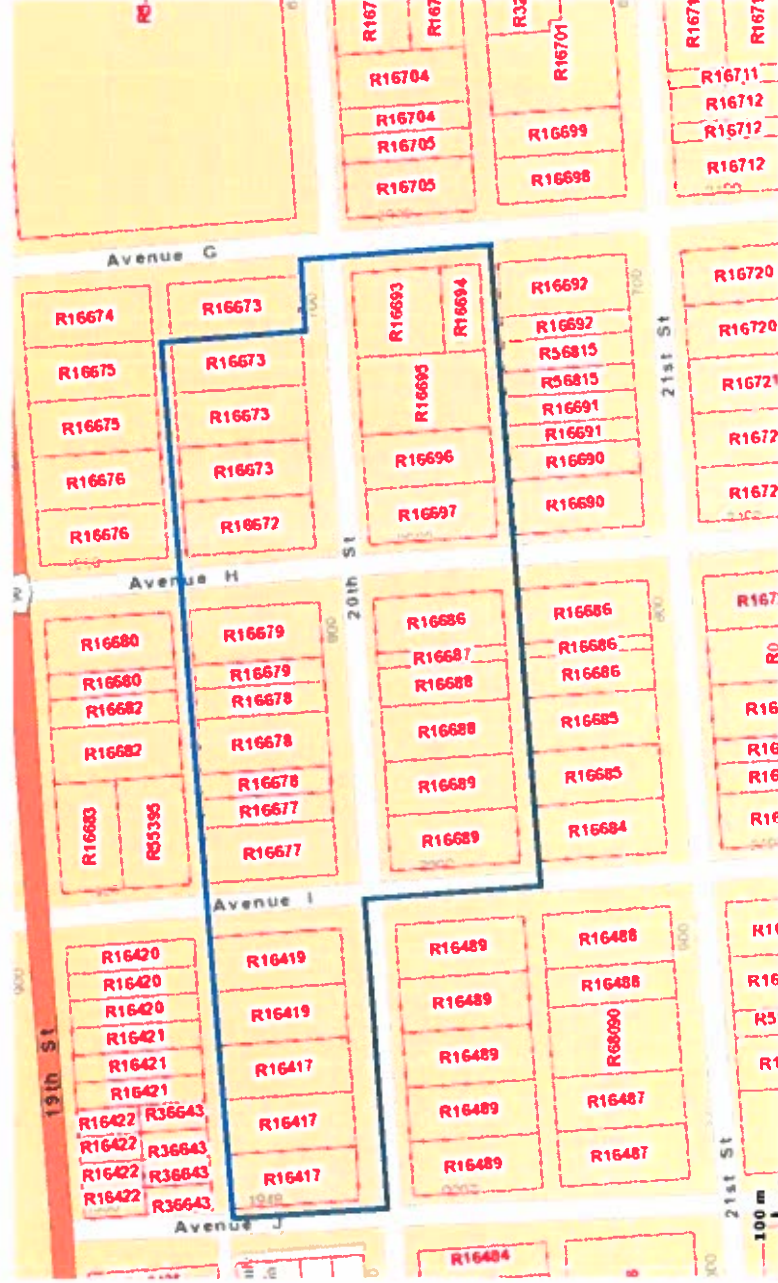


**-Hondo, Block 30, Lots 6-10**

# Residential Two with 20<sup>th</sup> St MUD Overlay to Residential Two with a Commercial Light Overlay

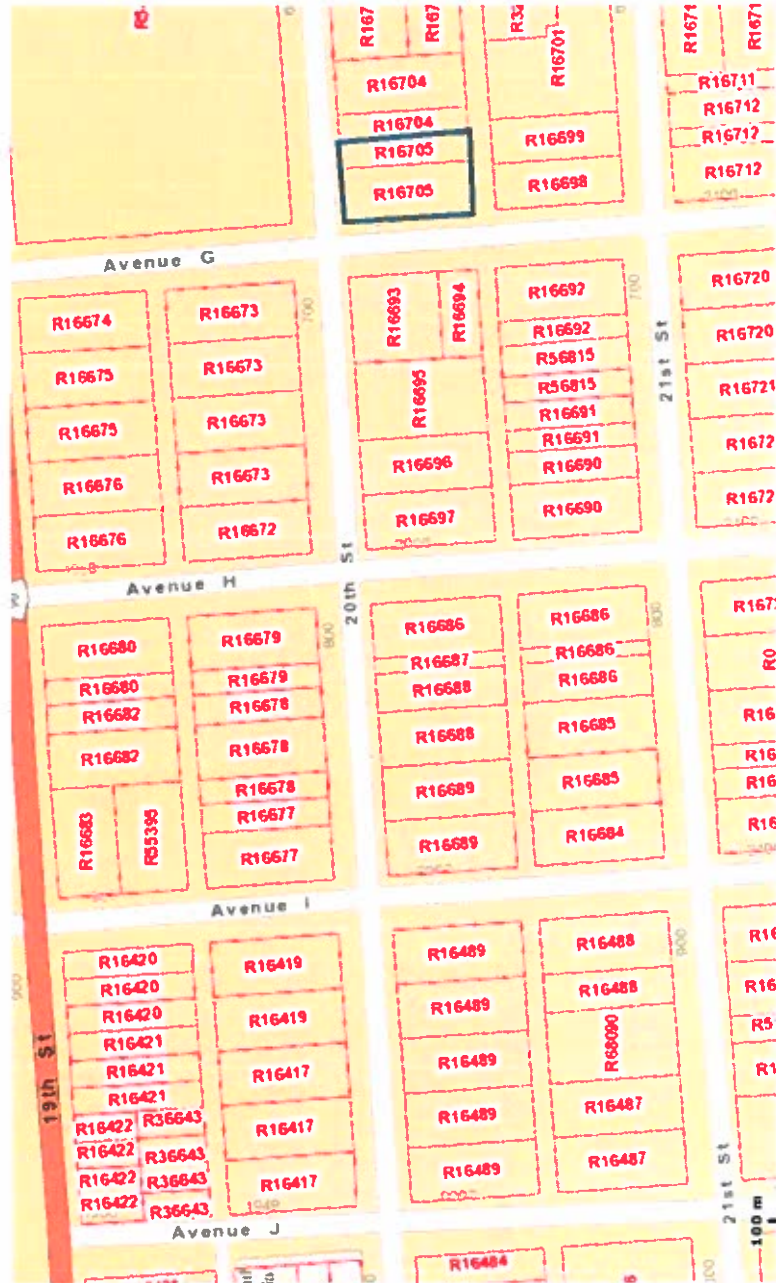
Legal Descriptions included:

- Hondo, Block 19, Lots 1-5
- Hondo Block 55, Lots 1-4
- Hondo, Block 56, Lots 1-5
- Hondo, Block 57, Lots 6-10
- Hondo, Block 58, Lots 6-10



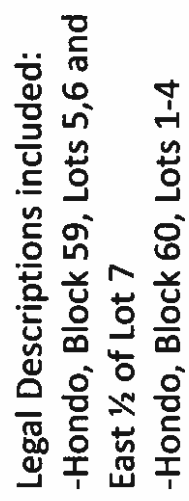
A detailed street map of a residential area in Chicago, showing a grid of streets and property lots. The map includes Avenue G, Avenue H, Avenue I, and Avenue J running horizontally, and 19th St, 20th St, and 21st St running vertically. Numerous lots are labeled with their respective addresses, such as R16674, R16673, R16680, R16679, R16682, R16678, R16677, R16688, R16687, R16686, R16685, R16684, R16420, R16419, R16489, R16488, R16487, and R16484. The lot R16673 is highlighted with a black border. The map also shows various street names and numbers, including 19th St, 20th St, 21st St, and Avenue G, Avenue H, Avenue I, Avenue J.

**Legal Descriptions included:**  
-Hondo Block 59, Lots 8 and  
the West ½ of Lot 7





**Legal Descriptions included:**  
**-Hondo, Block 59, Lots 5,6 and**  
**East ½ of Lot 7**  
**-Hondo, Block 60, Lots 1-4**



# Commercial with 20<sup>th</sup> St MUD Overlay to Commercial

Legal Descriptions included:  
-Hondo, Block 60, Lot 5 to 8  
(Parts of)



# Residential Two with 20<sup>th</sup> St MUD Overlay and Residential Two to Residential Two with Commercial Light Overlay

Legal Descriptions included:  
-AA0056 A.C. Bullack Survey  
186, Acres 0.965, Includes pts  
of Lots 5-8, Block 60

