

MINUTES FROM A PLANNING & ZONING MEETING ON March 25, 2025

The Government Body of the City of Rio Hondo, Texas met for a Planning & Zoning Meeting on March 25, 2025 at 6:00 pm in the Commission Chambers at City Hall, with Mayor- Gustavo Olivares Presiding- Present, Mayor Pro-Tem- Margaret Perez , Present and Commissioners, Juan Garza- Present, Esteban Bocanegra- Present, Olga Gallegos- ABSENT, and Jose Cavazos- Present

ALSO PRESENT: Ben Medina - City Administrator, Ana Hernandez - Assistant City Administrator, Robert Drinkard - City Attorney, Chief Bilokury, Sgt Michael Rodriguez, Officer Doria, Daniel Bryant – Resident, Ruben Rocha Jr., Tony & Christy David – Residents, Diana Jean Bustamente – Resident, David & Victoria Reyes – Residents, Gloria Rodriguez – Resident,

Planning & Zoning Meeting called to order at 6:00 pm

Invocation led by Pastor David Reyes

1. First Public Hearing on Zoning Case 2025-01 to rezone from Single Family Residential to Business District Lot 1 Block 1 SL Graham Subdivision known as 900 N Arroyo, Rio Hondo, Texas

Public Hearing opened at 6:05 pm

- Mr. Medina gave a brief introduction regarding the request from Mr. Daniel Bryant. Mr. Medina stated Mr. Bryant's plan is to put his business office at this location. He currently works with Port of Brownsville, Port of Rio Hondo building docks. Mr. Bryant would like to have a more centralized location. During times of storms, he would like to bring his dolphin & bay watching boats to park at this location.
- Mr. Bryant addressed the council. He stated so far, he has cleaned up property, he's put up a flag and a sign and has parked some cars there. He wants to be able to park a barge, he wants to be able to do some paperwork, do some dock work, park a fishing boat, park a barge, in the past he parked the equipment next to the park and that didn't work.
- Commissioner Bocanegra asked if the size of the barge will interfere with existing barge trap. Mr. Daniel replied that wouldn't be the case. The size of the barge is 12 x 45. Mr.

Bryant also stated that this would all have to be approved by the GLO, which Mayor reiterated by saying that even if the Commission was to approve this request and will still have to be approved by the GLO.

- Commissioner Garza asked how long the barges will be there. Mr. Bryant replied only if there is work.
- Resident Ruben Rocha addressed the council. He stated that this was just a bad idea. What's coming in with the barges? How big are the barges? What will be on them? What will be on the property? Not a good place for this. Mr. Rocha stated that as far as the zoning goes it sounds like Spot Zoning.
- Mayor Olivares commented that there is other proposed projects for this area.
- Resident Anthony David stated that this is a residential area and they like they're peace & quiet. Mr. David gave the definition of spot zoning defined as singling a small parcel of land for the use of classification totally different of the surrounding areas for the benefit of one owner of such property and to detriment of the other owners because of the harm resulting from the incompatible uses spot zoning is illegal in most cases. Mr. David stated he has lived here 20 years and pointed that Mrs. Rodriguez has lived here 60 years and this individual comes in wanting to put a commercial business; why have it rezone. He stated that if Mr. Bryant does business with Port of Harlingen and Port of Brownsville then he should go there. This will bring erosion when he starts parking his barges. Residents will pay the price. He questioned if created a business plan and the city will probably not be making a penny out of this business.
- Ms. Rodriguez asked if this will raise her taxes. She doesn't have money to afford more taxes. What does she get out of this?
- Mrs. Kristi David addressed the council and stated that Mr. Bryant bought a residential property knowing he wanted to establish a business if he knew he wanted a business why not buy Commercial property. She states that Mr. Bryant says there won't be barges well then what Business will have without barges and if he does have business where will all that traffic go through. She stated we can't even handle the traffic right now. What will happen with the water system. Will be getting more fines from TCEQ? She also stated that if the City wants to make it all commercial she requests a heads up so she can sell her property.

Commissioner Bocanegra made a motion to close Public Hearing at 6:23 pm.

Commissioner Perez seconded the motion, all voted "aye" to approve; motion carried

Public Hearing Closed at 6:23

2. Public Hearing and Action on the Preliminary Plat for Parkway Estates Subdivision.

Public Hearing opened at 6:24 pm

- Mr. Medina addressed the council he stated this is located on the corner of South Robinson and Parkway Street it is a 10 lot subdivision. The applicant is Noe Alaniz. Water will be provided by East Rio Hondo and is asking the City of Rio Hondo provide sewer services. We would do a line extension to the lift station on the corner of Williams Rd. and Parkway St. Our engineer Raul Garcia is reviewing the plats. 30 ft right of way street but Mr. Garcia will comment on that. All residential lots, single family homes. At this time it is outside City Limits but he is requesting for an annexation. No mobile homes. The lots will be 59 x 132.
- Mayor stated that at this time Mr. Alaniz is asking for pre-liminary approval which means that he can start working on the other steps. Mayor stated that before approval is given, Mr. Alaniz will have to submit annexation paperwork.
- Commissioner Bocanegra asked if would be able to handle the additional sewer. Mr. Medina replied there will be an impact fee charged to improve the pumps at liftstation. We can handle the sewer but the infrastructure at the liftstation has to be improved. Mr. Alaniz will be paying for this and the line extension.
- Mr. & Mr. David along with Mr. Rocha voiced their concerns on how they could not handle more sewer back ups and are concerned that approving this subdivision will bring more problems to their properties. The Mayor replied that it would be a matter of improving the pumps at the liftstation.
- Commissioner Garza is for the city growing.

Commissioner Bocanegra made a motion to close public hearing at 6:32 pm. Commissioner Perez seconded the motion, all voted "aye" to approve motion carried.

Public Hearing closed at 6:32

Commissioner Garza made a motion to approve the Preliminary Plat for Parkway Estates Subdivision with the recommendations. Commissioner Perez seconded the motion, all voted "aye" to approve; motion carried.

3. Consideration and Action adopting the City of Rio Hondo annexation study areas.

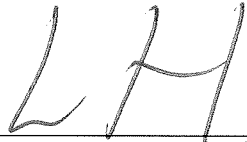
- Mr. Medina stated that part of the process of annexing areas you have to have a study and a plan. There are 2 areas that are being looked at East South Side where Dollar Tree is at we would need to annex all the way to the canal will need to talk to the property owner. The other is the Arroyo Escondido area.

Commissioner Bocanegra made a motion to adopt the City of Rio Hondo annexation study areas with the addition of Rio Hondo Estates. Commissioner Perez seconded the motion, all voted "aye" to approve; motion carried

4. Adjournment

Commissioner Bocanegra made a motion to adjourn at 6:40 pm. Commissioner Bocanegra seconded the motion, all voted "aye" to approve motion carried.

Approved:



Gustavo Olivares, Mayor

Date: _____

Attest:

Ben Medina, City Administrator

Date: _____