

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF RIO HONDO, TEXAS, WAIVING THE REQUIRED PARKING REQUIREMENT OF TWO (2) PARKING SPACES PER DWELLING UNIT AND APPROVING ONE (1) PARKING SPACE PER DWELLING UNIT FOR CASA DEL VALLE ELDERLY HOUSING COMPLEX LOCATED AT 201 MORNING GLORY STREET, RIO HONDO, TEXAS; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS:

WHEREAS, the Casa del Valle Elderly Housing Complex is located at 201 Morning Glory Street, Rio Hondo, Texas; and

WHEREAS, the proposed development consists of thirty (30) residential dwelling units, composed of twenty-eight (28) one-bedroom units and two (2) two-bedroom units; and

WHEREAS, pursuant to the Rio Hondo Zoning Ordinance, residential developments are required to provide two (2) off-street parking spaces per dwelling unit, which would require a total of sixty (60) parking spaces for a thirty (30) unit development; and

WHEREAS, the applicant/property owner has requested a waiver to reduce the required parking from two (2) parking spaces per unit to one (1) parking space per unit, which would require thirty (30) parking spaces; and

WHEREAS, the site plan for Casa del Valle Elderly Housing Complex provides thirty-four (34) off-street parking spaces; and

WHEREAS, Casa del Valle is an elderly housing complex serving senior residents, a population that typically generates reduced parking demand; and

WHEREAS, the City Commission finds that the provision of thirty-four (34) parking spaces exceeds the requested reduced requirement of one (1) space per unit and will not adversely impact surrounding properties, public streets, traffic circulation, or public safety; and

WHEREAS, the City Commission determines that granting this waiver is consistent with the intent of the Rio Hondo Zoning Ordinance and is in the best interest of the public health, safety, and welfare of the City of Rio Hondo.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF RIO HONDO, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. The City Commission hereby waives the requirement of two (2) parking spaces per dwelling unit as required by the Rio Hondo Zoning Ordinance for the Casa del Valle Elderly Housing Complex, a thirty (30) unit development composed of twenty-eight (28) one-bedroom units and two (2) two-bedroom units.

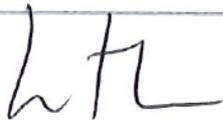
SECTION 3. The City Commission hereby approves a reduced parking requirement of one (1) parking space per dwelling unit, for a total required minimum of thirty (30) parking spaces.

SECTION 4. The development shall provide thirty-four (34) off-street parking spaces as reflected on the approved site plan.

SECTION 5. This waiver applies solely to the Casa del Valle Elderly Housing Complex located at 201 Morning Glory Street and does not amend the general parking requirements of the Rio Hondo Zoning Ordinance.

SECTION 6. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED on this 24th day of February 2026



Mayor
City of Rio Hondo, Texas

ATTEST:



City Secretary