

PLANNING AND ZONING COMMISSION
APRIL 2, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Raquenel Austin
Omar Guevara
Irene Thompson
Steven Alaniz

P&Z ABSENT

Connie Garza

STAFF PRESENT

Xavier Cervantes
Susie De Luna
Jessica Munoz
Elisa Zurita
Gabriel Ramirez
Patricio Martinez

GUEST PRESENT

Antonio Esparza
Angelita Esparza
Susan Garza
Rosalinda Dominguez
Maria G. Rodriguez
Gilberto J. Rodriguez
Maria G. Alaniz
Alicia Castillo
Marco Salas
Rafael Salas
Ricardo Aguirre

CALL TO ORDER

Vice-Chairman Sanchez called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR MARCH 19, 2025

Vice-Chairman Sanchez asked if there were any corrections to the minutes for March 19, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:41 p.m.

Item #1.0

Rezoning: To consider a Rezoning request from Single Family Residential District ("R-1") to General Business District ("C-3") for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo.

Mr. Cervantes stated the applicant wanted to rezone the property from a single family residential to general business. The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to General Business District ("C-3") to allow a commercial business in the property. The subject property measures 64.40 feet along Rafael Ramirez Street and 100 feet along Keralum Avenue for a total of 6,440.00 square feet. There is a commercial building in the subject property that measures 40 feet by 60 feet which is a total of 2,000 square feet. The building was built in the year 1974 as per the records of the Hidalgo County Appraisal District. The surrounding land uses consist of single-family homes to the East and North, Multifamily Residential to the West and a church to the South. The future land use map designates this property as Low Density Residential. The entire neighborhood was rezoned to Single-family Residential district ("R-1") during comprehensive rezoning in the year 2005. He mentioned the applicant was looking into renting out

the commercial property or to sell the property to a company. He stated the board can consider the C-3 General Business or to approve a downzone for commercial use.

Vice-Chairman Sanchez stated he yielded the chair to Chairwoman Izaguirre to conduct the meeting.

Chairwoman Izaguirre stated she arrived at 5:33 P.M.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Maria G. Alaniz resides at 2202 Nicole Drive, stated her sister was the applicant they had submitted the applicant to building a duplex-fourplex since they thought it was enough land to build a duplex. She mentioned the City of Mission had rezoned the property to single family residential. she added they have been using the property as a commercial property and hoping to have the property rezoned to commercial.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked how many had the building been rented out as commercial.

Mr. Cervantes stated the building in 1974 but the last business that rented the building was a church; the building had also been used for commercial use. He mentioned the options of a commercial zone between a c-2 or a c-3.

Ms. Thompson asked which zoning would be sufficient with the current parking space.

Mr. Cervantes stated the (C-2) zone would be in compliance with the current parking spaces.

The board discussed different options for the rezoning.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the rezoning request for a (C-2) Neighborhood Commercial. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:44 p.m.

Item #2.0

Rezoning: To Consider a Rezoning request from Single Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia.

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Single Family Residential District ("R-1") to Duplex-fourplex District ("R-2") to allow a fourplex multifamily residential development. The subject property measures 120.00 feet along Washington Avenue and 150 feet along Barnes Street for a total of 18,000.00 square feet. There is a frame home structure in the subject property that measures 24 feet by 44 feet for a total of approximately 1,056 square feet. The minimum lot size for a fourplex corner lot is 8,200 square feet. The subject property exceeds the minimum lot size by 9,800 square feet. The surrounding zones consist of Single-family Residential District ("R-1") to the North, East and South and Duplex-Fourplex Residential District

("R-2") to the West The surrounding land uses consist of single-family residential homes in all directions The future land use map designates this property as Low Density Residential. The requested rezoning is in line with the adopted comprehensive plan. The Planning Staff has received 1 objection to the rezoning request from surrounding property owners.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the west one-half of Lot 63 is the entire property.

Mr. Cervantes stated yes.

Ms. Thompson mentioned Mr. Cervantes had stated they were duplex-fourplex in the area.

Mr. Cervantes stated yes, across the Washington street which is in lot 62, Lot 7, Lot 58-A duplex-triplex.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the rezoning request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion to untable the item. Ms. Thompson moved to untable the Conditional Use Permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:46 p.m.

Item #3.0

Tabled: Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza

Ms. De Luna stated the site is located at the Northeast corner of Stewart Road and E. 21st Street. Per Code of Ordinance, a Pool House requires the approval of a Conditional Use Permit by the City Council. The applicant would like to build a 16'x22' pool house to include a bathroom. Access to the site is off of E. 21st Street. She mentioned P&Z tabled the item due to a survey showing the proposed swimming pool not meeting the required setbacks but the setbacks are being met by 22' in the rear property line in the previous layout it was shown the structure was encroaching. she mentioned the survey has been revised.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:39 p.m.

Ended: 5:43 p.m.

Item #4.0

Plat Approvals:

Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates

Mr. Ramirez stated that Lot 13 would be split into 2 lots each to measure 60' wide x 140' in length (8,400 sq. ft.). All lots will front the existing interior public street. The lots will be 15 feet shy from meeting the minimum lot frontage requirements for R-1A zoning of 75 feet and are 120 square feet shy of meeting the 8,500 square feet lot area requirements. The proposed lots meet the R-1A requirements for lot depth. The setbacks will remain at 25 feet in the front, 10 feet in the rear, and interior side 6 feet, except where a greater setback is required. He mentioned the variance requested is allowed to propose 60' frontage instead of the required 75'. He stated all water and utilities already exist and accessing would not be a problem. The Engineering Department has reviewed and approved the drainage report. Staff recommends approval of the re-plat request subject to payment of the Capital Sewer Recovery fee, payment of the Park Fee, approval of the infrastructure from the different city departments as per the approved construction plans, and approval of the variance submitted for consideration.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Ms. Susan Garza resides at Lot 11, she lived there for 40 years and doesn't approve of the lots being split since the lots are all large lots. She mentioned she lives at the cul-de-sac traffic is terrible. she stated she disapproved.

Ms. Angelita Esparza resides at Lot 6, she has lived there for 45 years. She mentioned the subdivision used to be peaceful and all the children would ride the bus to school. She mentioned there is a lot of traffic in the area.

Ms. Maria G. Rodriguez resides at lot 2, she opposed the variance, she mentioned the applicant did go around the neighborhood with a petition to allow him to place mobile homes on the lot. She mentioned the majority opposed to the replat.

Ms. Mirna Aguirre resides at lot 9, she opposed the variance due to the same problems as the neighbor.

Mr. Hilario Moya resides at Lot 12, he opposed the variance because there is a lot of traffic and suspicious activity but his main concern is crime due to the neighborhoods not knowing who is going to be at the property or what kind of people are going to rent.

Mr. Sanchez asked about his signature on the petition.

Mr. Moya stated yes, he had signed in the beginning but after speaking to his wife he believes it is not a good idea.

Ms. Susan Garcia resides at Lot 2, She mentioned her neighborhood on Lot 1 had an appointment today and couldn't be there and he was against it.

Ms. Rosalinda Dominguez resides at lot 18, She stated she was opposed to the variance for the replat due to not wanting more people in the subdivision since the applicant wants to build and rent the mobile homes or apartments. She mentioned about 15 to 20 years ago she had come to the city of mission to see if she was allowed to move in a trailer onto her property for her mom. She mentioned Mr. Gonzalez had a trailer on his property and the city had made him remove it since the mobile is not allowed on an R1-a lot.

Ms. Thompson asked if she was lot 18 and if she had signed the petition in agreement.

Ms. Dominguez stated yes, she signed and she disagrees.

Ms. Thompson stated to her she had signed the petition to agreement of the variance.

Ms. Dominguez stated she was sick at the time and just came back from the hospital and her daughter had gone to the pharmacy to get her medication and usually for the medication the pharmacy sends a receipt to sign and she had thought the petition was the receipt. She had asked her daughter 3 to 4 days later for the pharmacy and her daughter had told her that it wasn't from the pharmacy but from the neighbor with the petition.

Chairwoman Izaguirre asked if she signed it by mistake.

Ms. Dominguez stated yes it was by mistake.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked when the subdivision was originally developed.

Mr. Ramirez stated the subdivision was annexed into the city of mission so it was a part of the county at one point.

Chairwoman Izaguirre asked if the subdivision has septic tanks.

Mr. Ramirez stated they have a sewer and no curb and gutter.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to deny the Re-plat. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:00 p.m.

Ended: 6:11 p.m.

Item #5.0

Discussion on proposed amendments to the lot size requirements for the different zoning categories.

Mr. Cervantes stated the mayor is interested in the lot sizes to be reduced in order to have more affordable housing since land is getting more expensive. He stated that reducing the lot size requirements should help a little bit. The changes are shown down below.

MISSION RESIDENTIAL REGULATIONS

	R-1	R-1A	R-1T	R-2	R-3	R-4
Lot frontage	60 50 ft. Internal 65 55 ft. Corner	75 65 ft. Internal 80 70 ft. Corner	20 25 ft. Internal 30 ft. Corner	50 ft. Internal 60 ft. Corner	70 ft. Internal 80 ft. Corner	50 ft. Internal 60 ft. Corner
Lot depth	100 ft.	120 ft.	60 80 ft.	100 ft.	100 ft.	100 ft.
Lot area	6,000 5,000 sq. ft. Internal 7,000 5,500 sq. ft. Corner	8,500 7,800 sq. ft. Internal 9,000 8,400 sq. ft. Corner	2,000 sq. ft. Internal 3,000 2,400 sq. ft. Corner	6,000 sq. ft. for single family and duplex; 6,700 sq. ft. for a triplex; 7,800 sq. ft. for a fourplex Corner lots 6,700 sq. ft. for single family and duplex; 7,500 sq. ft. for triplex; 8,200 for fourplex	7,000 sq. ft. Internal 8,000 sq. ft. Corner	5,000 sq. ft. Internal 6,000 sq. ft. Corner
Front setback	20 ft.	25 20 ft.	10 20 ft.	20 ft.	30 20 ft.	15 ft.
Side setback	6 ft. 10 ft. Corner	6 ft. 10 ft. Corner	6 ft. except 0 ft. with fire wall 10 ft. Corner	6 ft. 10 ft. Corner	6 ft. Internal 15 ft. Corner	6 ft. Internal 10 ft. Corner
Rear setback	10 ft.	10 ft.	0 ft.	10 ft.	15 10 ft.	5 10 ft.

R-1 Single-family Residential District

R-1A Large Lot Single-family Residential District

R-1T Townhouse Residential District

R-2 Duplex-fourplex Residential District

R-3 Multi-family Residential District

R-4 Mobile & Modular Home Residential District

Mr. Cervantes stated the ordinance will go before the board the next meeting to take into consideration amending the lot sizes.

The board discussed different suggestions of options on the lot size requirements.

Ms. Austin asked in the item before would the lot requirement would be affected.

Mr. Cervantes stated yes, it would still require a variance since the frontage would be a 65' setback since they are proposing 60'. He explained for an example if they were to Re-plat and they would conform with the new standards state law does not don't require a public hearing. He mentioned

once the item is moved forward to be amended by the commission the ordinance will be presented and if the board has any changes at the time the board can vote on.

Started: 6:11 p.m.

Ended: 6:23 p.m.

Item #6.0

Discussion on parking requirements for multi-family developments.

Mr. Cervantes stated that he took the request to amend the parking requirements for multifamily developments to the Ordinance Review Committee ("ORC") and staff researched the parking requirements for other Valley cities and compared those results to Mission's parking requirement. It was determined that the City of Mission is consistent with the other cities like Pharr, San Juan, Alamo and San Benito and stricter than the cities of Brownsville and Harlingen while Weslaco, Alton and McAllen are more strict. The ORC considered the request and recommended that the ordinance not be amended at this time since there have been no formal concerns or complaints from tenants or developers to the Planning Department regarding the parking for multi-family developments.

Ms. Thompson stated aside from Mission that has 2 per apartment, Alamo, Pharr, San Benito, San Juan, she asked what the lot sizes were.

Mr. Cervantes stated the new subdivisions are mostly for fourplexes but can also have an apartment complex with 50 to 100 apartment complexes.

Ms. Thompson discussed the different cities parking requirements.

Mr. Cervantes stated the City of McAllen amended the parking code recently.

Mr. Sanchez asked if it was up to the developer to designate the bedrooms or study.

Mr. Cervantes stated it's based on the floor plan.

Chairwoman Izaguirre stated in the City of Alton its 1.5 parking spaces per unit.

Mr. Alaniz stated if the room has a closet it's usually used as a bedroom.

Ms. Thompson asked if there had been general compliments from residents.

Mr. Cervantes stated no.

Chairwoman Izaguirre stated the issue is when cars park on the side of the street.

Mr. Cervantes stated yes, that its usually happens when a resident has a little party or event. He mentioned different parking scenarios.

Chairwoman stated in a fourplexes that has 3 bedroom and require 10 parking spaces instead of 8 spaces.

Mr. Sanchez stated 1 parking space per bedroom would be 12 which would be too much parking spaces.

Ms. Thompson stated not every bedroom needs a parking space.

Chairwoman Izaguirre stated in a fourplexes that have 2 bedroom the city requires 8 parking spaces.

Mr. Cervantes stated that Alton and Weslaco are stricter than Mission but less strict to McAllen. He mentioned Alton and Weslaco have a stricter ordinance than the City of Mission.

Ms. De Luna stated On April 9th, 2007 the City Council adopted Ordinance #3235 requiring two (2) off-street parking spaces for each apartment regardless of the # of bedrooms and 2 parking spaces for every 3+ bedroom unit.

Chairwoman Izaguirre stated the board should request more parking for homes.

Mr. Cervantes stated the City of Mission requires two parking spaces for new homes and they can be in the drive way. He asked the board if they agreed for staff to monitor the parking situation in multifamily developments.

The board agreed for staff to monitor the parking.

ITEM#7.0

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:23 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission