

**PLANNING AND ZONING COMMISSION
APRIL 1, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Diana Izaguirre
Kevin Sanchez
Connie Garza
David Villarreal
Raquenel Austin
Steven Alaniz

P&Z ABSENT

STAFF PRESENT

Elisa Zurita
Gabriel Ramirez
Ana G. Bazaldua
Xavier Cervantes
Alex Hernandez
Susie de Luna

GUEST PRESENT

Jessica Barrera
Pam Torres
Antonio Villarreal
Sonia Saucedo
Anna V. Saucedo
Jesus O. Molina
Irene Molina
Delfino Ayala
Nora E. Ayala
Ernie Villarreal

CALL TO ORDER

Chairwoman Izaguirre 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 18, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for March 18, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #3

Conditional Use Permit:

**A Mobile Food Unit – Rincon Tapatio
in an approved Food Truck Park
Lot 1, Block 2, Santa Lucia Development Subdivision
This property is located at 2515 Colorado Street, Suite 203
C-3
Crystal Zavala**

Mr. Cervantes stated that the site is located at the Northwest corner of Colorado and Taylor Road along the north side of Colorado Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant is leasing a space in an approved Mobile Food Park to offer a variety of tacos. The applicant was granted a Conditional Use Permit for this location on February 10, 2025, for a period of two years. Shortly after receiving approval, the applicant chose to remove the mobile food truck from the park due to personal reasons. The proposed hours of operation are as follows: Tuesday through Sunday from 4:00 p.m. to 12:00 am. Staff: 3 employees. Parking: The Mobile Food

Park measures 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: 1) Approval for a 2-year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are every day from 4:00 pm to 12:00 am; 4) Must comply with the noise ordinance; 5) Acquisition of a business license before occupancy; and 6) CUP is not transferable to others.

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.

There was none.

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

Started: 5:32 p.m.

Ended: 5:37 p.m.

Item #4

Conditional Use Permit:

**An Event Center with proposed On-Site Consumption of Alcoholic Beverages – Rodeo Bull Event Center Being Lot 9, Northtown Unit No. 1 Subdivision, This property is located at 2714 N. Conway Avenue, C-3
Jessica Barrera**

Mr. Cervantes stated that the subject site is located within a commercial plaza located at the Southeast corner of Conway Avenue and E. 28th Street. Per Code of Ordinance, an event center and the on-site consumption of alcoholic beverages (BYOB) require the approval of a Conditional Use Permit by the City Council. The applicant would like to take over an existing event center and would like to include bring your own beverage (BYOB) for her customers. She plans to host small-scale events such as weddings, quinceañeras, graduations, baby showers, meetings, posadas, and indoor markets. Since she is a new owner, a new conditional use permit is required due to the change of ownership. Days/Hours of Operation: Monday – Sunday from 8:00 a.m. to 1:00 a.m. Staff: 2 employees. In reviewing the floor plan, staff noticed that the applicant is proposing a total of 88 seating spaces (11 tables with 8 chairs each) for this establishment, which would require 29 parking

spaces. The parking spaces are calculated based on the number of seats, 1 parking space for every 3 seats. (88 seats/3=29.33 parking spaces). It is noted that the parking area is held in common for this commercial plaza (72 existing parking spaces). Alcoholic Beverages – This request is compliant with Sec. 6-4, which requires that no alcoholic beverages be sold within 300’ of a church, public or private school, or public hospital. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for one (1) year to continue to assess this new business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Continued compliance with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with the noise ordinance; 7) Hours of operation to be as follows: Monday – Sunday from 8:00 a.m. to 1:00 a.m; 8) Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m; 9) Maximum occupancy is 115 people; 10) BYOB establishments must not exceed three calls for emergency within any 90-day period categorized as major disturbance; and 11) Place “No alcohol beyond this point” signs at every exit and in parking lot.

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. Garza inquired whether there was a limit on the amount of alcohol that can be introduced into the facility.

Mr. Cervantes noted that there was not a set limit on the amount of alcohol that could be introduced, however there must be moderate consumption. He further explained that the whole purpose of having a licensed security officer was for there to be more control in regards to alcohol.

Ms. Thompson inquired about any known issues with other businesses holding similar BYOB CUPs.

Mr. Cervantes mentioned there has not been any known issues with other businesses holding similar CUPs.

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

Started: 5:37 p.m.

Ended: 5:43 p.m.

Item #5

Conditional Use Permit: To Place one (1) portable building for

**use as a classroom
Being a 1.97-acre tract out of the remainder of Lot 21-3,
West Addition to Sharyland Subdivision
This property is located at 1005 Kenwood Avenue,
R-2
Ernie Villarreal, PMSI Inc. Project Manager**

Mr. Cervantes stated that Mr. Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, is requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy. According to the applicant, the enrollment for the Monet Elementary School at the church premises is projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7th grades. A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms. Even though 188 parking spaces are required by code, the church only has 170 total parking spaces. With the installation of the classrooms, 29 parking spaces will be lost. The 188 required parking spaces are based on a church capacity of 750 people. For a church, the code requires one parking space for every four-person capacity. The building permit for the Vanguard Academy School along N. Stewart Road on March 16, 2026. Once the school is operational all the portable buildings at the church property will be removed. Staff recommends approval of the request, subject to: 1) The permit is for two years; and 2) The applicant must obtain all necessary permits and approvals prior to the use of the property.

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

Ms. Irene Molina, 1009 Hollyfield Street, is presenting several serious concerns regarding traffic and if the zoning of the area would be affected by the additions and modifications regarding the Vanguard Academy.

Chairwoman Izaguirre advised Ms. Irene Molina that she would not be affected and the area would not be affected regarding zoning and traffic.

Mr. Cervantes invited Ms. Molina to give him a visit in his office to revisit this matter in detail.

Chairwoman Izaguirre asked for a second time if there was any input in favor or against the request.

Mr. Ernie Villarreal, representative from Vanguard Academy, 2028 School Lane, stated the details of the request of a temporary portable building for Vanguard Academy.

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.

There was none.

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

Started: 5:43 p.m.

Ended: 5:55 p.m.

Item #6

Variance Request:

To allow the construction of a Billboard Sign along Griffin Parkway, and to allow it to be a distance of 177 feet from an existing billboard sign Being Lot 1, Elizondo 495 Plaza Subdivision, This property is located at 2211 E. Griffin Parkway (F.M. 495), C-3 Antonio & Melissa Villarreal

Mr. Cervantes stated that the applicant is proposing to construct an 8-foot by 16-foot LED changeable billboard sign measuring 128 square feet, and 35 feet in total height. The request is for a variance not to comply with Sec. 86-154. – General Business District of the Mission Code of Ordinances, which states: (b) Billboard sign. Off-premises signs shall not be permitted in the general business, the heavy commercial, the light industrial, and heavy industrial zones except as provided for in the expressway corridor and the secondary arterial corridors. A Secondary Arterial Corridor is defined by Ordinance to be all of U.S. Business Highway 83 and the commercially or industrially zoned properties along F.M. 1016 frontage, south of the U.S. Expressway 83. (4) Spacing: off-premises billboards shall not be erected within 1,500 linear feet of another offpremises sign. There is a total of eight (8) existing billboards along Griffin Parkway within the city limits. As per Code of Ordinance: Billboard sign is defined as any flat surface erected on a framework or on any structure, or attached to posts and used for, or designed to be used for, the display of bills, poster, or other advertising materials, for the purpose of advertising a business, organization, event, person, place, or thing not located on the same premises as such advertising material, with one or two parallel and directly opposite signs with their faces oriented in opposite directions and space not more than ten feet apart. Staff recommends denial.

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

Mr. Antonio Villarreal, Petitioner and owner of A&M Epic Agency, stated his case in great detail sharing the vision and mission of his project.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if there would be any further variances need for the proposal.

Mr. Cervantes stated that if it was just a pole sign with no off-premise advertisement a variance would be needed for the height and the square footage.

Ms. Thompson inquired about the stance of the property owner in regards to this proposal.

Mr. Cervantes stated he holds proper supporting documentation that states the property owner is well aware and in agreement with this request.

Chairwoman Izaguirre asked when did the commission approved the billboard ordinance.

Mr. Cervantes stated 2 years ago to have no more billboards on Griffin Parkway limiting only on the Expressway, Business 83 and a portion of Conway.

Mr. Villarreal stated that there is a requirement in a minimum distance specifically, at least a thousand feet between Lamar billboards.

Mr. Sanchez raised a concern regarding the proximity of a specific sign, asking for clarification on how it could be located only 177 feet away from an existing Lamar Advertising sign.

Mr. Villarreal stated they could pinpoint the exact locations of existing Lamar Advertising signs.

Ms. Thompson questioned how it was possible to bypass the standard spacing requirements.

Mr. Villarreal stated that the billboard could be moved to any location on the property, provided it maintained the same distance from the existing Lamar sign on the corner. He further noted that since the Lamar sign is a static billboard, the current separation of 177 foot distance should be acceptable for the proposed project.

Ms. Thompson expressed her disagreement with the proposal, stating she was against having two billboards located on the same property. She further argued that it would not be ideal for the location to break the city ordinance or for the Commission to grant an exception specifically for this site along FM 495 (Griffin Parkway). Her emphasizes maintaining the integrity of the 1,000-foot spacing rule rather than allowing a variance that would increase sign density in that corridor.

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

ITEM#7

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 5:55 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission