

**PLANNING AND ZONING COMMISSION
APRIL 16, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Omar Guevara
Steven Alaniz
Connie Garza

P&Z ABSENT

Irene Thompson
Raquenel Austin

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Jessica Munoz
Elisa Zurita
Gabriel Ramirez
Susie De Luna

GUEST PRESENT

Joaquin Diaz
Natalie Franco
Kevin Sparks
Elio C. Garza
Javier Hinojosa
Juan Mendez
Aida Molina
Minerva Flores
Jessica Flores

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 APRIL 2, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for April 2, 2025. Mr. Sanchez moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**being a 1.33 acre tract of land, being out of
And forming a part or portion of Lot 25-5, West
Addition to Sharyland Subdivision, the site
is located along the North side of West Griffin Parkway
(FM 495) approximately 1,062 feet East of Holland Avenue
AO-I to C-3
Securecare Moveit McAllen, LLC
c/o AVAD Capital LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to General Business District ("C-3") to allow for an expansion of the existing "Move It Storage" units to the properties the company owns to the West. For the expansion a portion of the property is already zoned "C-3" but the remaining 93 feet in the western edge of their property is not properly zoned. The surrounding zones consist of: Single Family Residential District ("R-1") to the North and General Business District ("C-3") to the East, South and West. The Future Land Use Map shows the subject property as General Commercial since it has frontage to W. Griffin Parkway.

The requested rezoning is in line with the future land use map. Staff recommends approval to the rezoning request.

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. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any question.

There was none.

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

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Rezoning:

**A tract of land containing 10.06 acres of land,
being part or portion of Lot 26-11, West Addition
to Sharyland Subdivision, the site is located
along the East side of North Bryan Road
approximately 1280 feet North of E. Griffin Parkway
AO-I to R-1A
J.S. Kawamoto, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Large Lot Single-family Residential District to allow for a new single family development named The Orchards at James subdivision to be built on the property. The surrounding zones consist of: Large Lot Single-family District ("R-1A") to the North and East, and Agricultural Open Interim District ("AO-I") to the south and West. Existing Land Uses are: Single family residential to the North and East, Vacant and a single family home to the South and Vacant to the West. The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development. Staff recommends approval to the rezoning request.

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. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any question.

There was none.

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

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #4

Rezoning:

**A tract of land containing 9.99 acres of land,
being part or portion of Lot 26-10, West
Addition to Sharyland Subdivision, the site
is located along the West side of N. Bryan Road
approximately 1280' North of E. Griffin Parkway
AO-I to R-1A
J.S. Kawamoto, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Large Lot Single-family Residential District to allow for a new single family development named The Orchards at James subdivision to be built on the property. The surrounding zones consist of: Large Lot Single-family District ("R-1A") to the North and East, and Agricultural Open Interim District ("AO-I") to the south and West Existing Land Uses are: Single family residential to the North and East, Vacant and a single family home to the South and Vacant to the West. The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development Staff recommends approval to the rezoning request.

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. Mr. Guevara 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. Mr. Alaniz moved to approve the rezoning request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:48 p.m.

Item #5

Conditional Use Permit:

**To place a Mobile Food Unit named Pepe Noches,
Being Lot C, Girasol Estates Subdivision,**

**1726 W. Griffin Parkway
C-3
Joaquin Diaz**

Mr. Cervantes stated the site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive. Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. 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. The applicant is requesting a conditional use permit to place an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu will include tacos, enchiladas, papas asadas, menudo among other items. The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am. Staff recommends approval of the request subject to compliance with the following conditions: 1) 1 year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, and Sign, etc.); 3) Install landscaping with drip irrigation system prior to obtaining the business license; 4) Restrooms must be accessible to employees and patrons at all times.; 5) Acquisition of a business license prior to occupancy.; and 6) CUP not transferable to others.

Ms. Garza asked where the car wash was located on the property.

Mr. Cervantes stated the rear of the property.

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

Mr. Juan Mendez lives in the subdivision he stated the subdivision already has trouble with traffic.

Ms. Aida Molina resides at 2303 Flores Drive. She stated that traffic is terrible and there are children in play cars speeding in the subdivision. There have been accidents parking in the east side of the property. She opposed any type of business in the area.

Ms. Minerva Flores resides at 2401 Flores Drive. she stated there has been traffic issues and have told people to go through the other neighborhood exit. She stated the business El Ronco has signs to not block parking.

Mr. Joaquin Diaz, owner of Pepe Noches business, resides at 1726 W. Griffin Parkway, stated El Ronco has a lot of traffic the business has road marking but customers don't respect the signs. He believes the business should have an employee controlling traffic like other businesses such as Delia's Tamales.

Ms. Jessica Flores resides at 2101 Flores Drive. she stated that traffic is terrible and the customers speed in the subdivision and she had spoken to the owner and she was told to go through the other exit. She mentioned having another business in the area is too much for the traffic for the neighborhood.

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

Chairwoman Izaguirre asked how long El Ronco was open and how long is the food truck was going to be open till.

Mr. Cervantes stated all day and Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am. He mentioned the conditional use permit for El Ronco is almost up for renewal. He stated staff will be requesting a meeting with the El Ronco owner to discuss the traffic situation.

Mr. Sanchez asked if the applicant would be required to follow the new ordinance once he has to renew his conditional use permit.

Mr. Cervantes stated he would not be required to be under the new amended ordinance only. He said that if his conditional use permit expires then he would have to follow under the new rules.

Mr. Guevara stated he doesn't see why the customer would access the subdivision if the business is on Griffin Parkway.

Mr. Cervantes stated the customers would enter the parking lot and park and drive on Salinas Drive and then Griffin Parkway.

Chairwoman Izaguirre stated they would be using Salinas Drive.

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

Started: 5:48 p.m.

Ended: 5:51 p.m.

Item #6

Conditional Use Permit:

**A Drive-Thru Service Window – Chipotle Restaurant
Lot 6, North Sharyland Commons Subdivision
100 N. Shary Road
C-3
Kimco Chipotle**

Mr. Cervantes stated the site will include a drive thru service window on the north side of the building. Access to the drive thru service window would be off two (2) points. One access is off Ruby Red Boulevard via a 24foot wide driveway. The second access is off a service road via a 24foot wide driveway. They would place the order on the east side of the building and pick up the orders on the northside. The customers will drive-thru window location allows stacking for approximately 7 vehicles. The site plan shows a total of 36 parking spaces provided. Staff recommends Approval for Life of Use subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Installation of a speed bump at the end of the ordering window; 3) Acquisition of a business license prior to occupancy; and 4) CUP not be 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. Mr. Alaniz 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. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:52 p.m.

Item #7

Conditional Use Permit:

**Event Center –Charmed Event Venue
Lot 19, Sparks & Townsend Plaza,
2704 E. Griffin Parkway, Ste. A1
C-3
Natalie Franco**

Mr. Cervantes stated the site is located approximately 450 feet West of N. Taylor Road along the South side of E. Griffin Parkway (F.M. 495). The venue features several types of events and private gatherings. The proposed hours of operation are as follows: Monday thru Sunday from 9:00am to 9:00pm. Staff will be 2 employees Parking: Due to the total of 54 proposed chairs, a total of 18 parking spaces are needed. There was a total of 103 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to the surrounding property owners. Staff recommends Approval for 2 years subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday thru Sunday from 9:00am to 9:00pm; 3) Must comply with the noise ordinance, 4) Acquisition of a business license prior to occupancy; and 5) CUP not be 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. Mr. Sanchez moved to close the public hearing. Mr. Guevara 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. Mr. Alaniz moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #8

Conditional Use Permit Renewal: **Drive-Thru Service Windows and the Sale & On-Site Consumption of Alcoholic Beverages at La Palma Azul Snack Shop**
3501 N. Conway Avenue, Ste. 1
Lot 2, IHOP on Conway Subdivision
C-3
Elio C. Garza

Mr. Cervantes stated the site is located approximately 1,355 feet north of Mile 2 Road along the west side of Conway Avenue. The applicant leases a 1,701 sq. ft. building for a snack shop, which includes two drive-thru service windows on the north side of the building. Access to the site is from Conway Avenue via a 24' driveway. Customers place the order on the first window and then proceed to pick up the order on the second window. The drive-thru windows allow stacking for approximately 3 vehicles. The proposed hours of operation are as follows: Monday – Saturday from 11:00 am to 10:00 pm, and Sunday from 12:00 pm to 8:30 pm. Staff: 9 employees in different shifts. Parking: There is a total of 3 tables with 4 chairs each for a total of 12 seating spaces, which would require 4 parking spaces (1 parking space for every 3 seats = 4). There is a total of 130 parking spaces in the commercial plaza that are shared with the other businesses. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to 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. Mr. Sanchez moved to close the public hearing. Mr. Guevara 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. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #9

Site Plan Approval:

Construction of a chain restaurant –
Chipotle Mexican Grill
Lot 6, North Sharyland Commons Subdivision
100 N. Shary Road
C-3
Kimco Chipotle

Mr. Ramirez stated the site is located at the Southeast corner of N. Shary Road. and Ruby Red Boulevard. The building will be 79 feet from the N. Shary Road. frontage meeting the minimum

building setback requirements per City of Mission Zoning ordinance for (C-3) General Business District. A total of 36 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this type of business. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. Staff recommends approval of the Site Plan Approval request.

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 site plan. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:55 p.m.

Item #10

Site Plan Approval:

Construction of 5 apartments

Lot 14, Las Esperanzas Subdivision

2113 Dragonfly Street

R-3

Abel Hernandez

Mr. Ramirez stated that the property is an irregular lot measuring 18,308 square feet at a cul-de-sac with a frontage of 76.66 feet intersecting Dragonfly Street and N. Dove Street. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 10 spaces. There will be three structures proposed on the Lot: Two buildings will house two apartments each (two duplexes) measuring 2180 square feet and a standalone structure (building one –single apartment to measure 1090 square feet. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the site plan. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:56 p.m.

Item #11

Site Plan Approval:

Construction of 6 apartments

Lot 59, Las Esperanzas Subdivision

105 S. Dove Street

R-3

Abel Hernandez

Mr. Ramirez stated that the property is an irregular lot measuring 18,366 square feet at a cul-de-sac with a frontage of 50.61 feet intersecting Cassandra Street and S. Dove Street. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 12 spaces. There will be three structures proposed on the Lot: Each building (duplex) will house two apartments measuring 991 square feet for apartment 1; 1185 square feet for apartment 2, 4, & 6; and 1006 square feet for apartment 3 & 5. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the site plan. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:56 p.m.

Ended: 5:57 p.m.

Item #12

Single Lot Variance:

**A 1.0 acre tract of land, more or less,
out of the East 17.35 acres out of Lot 29-8,
lying North of Canal, in the west Addition
to Sharyland Subdivision
925 E. Mile 2 Road
AO-I
Vicente Lozano**

Mr. Ramirez stated that the property is located along the North side of a United irrigation District canal approximately 1266 feet East of Mayberry Road situated along the North side of E. Mile 2 Road. The owner proposes to reconstruct their home thru a General Land Office (GLO) housing grant that will include demolishing the existing structure and building a new residence. A new development adjacent to the East side of this site (Bryan Landing Subdivision) has created a public street stubout giving the subject property access to a public street. This new subdivision, designed for residential housing, includes infrastructures such as streets, utilities (street lighting, fire hydrants, and drainage), all developed under the single-family residential zoning district. Capital Sewer Recovery fee (\$200.00) will be imposed as a condition of approval. Staff recommends approval of the Single Lot Variance

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Single Lot Variance. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:57 p.m.

Ended: 6:00 p.m.

Item #13**Plat Approval****Subject to conditions:**

**The Orchards at the James Subdivision,
A tract of land containing 10.06 acres of land,
situated in Hidalgo County, Texas, being part or
portion of Lot 26-11, West Addition to Sharyland
Subdivision**

AO-I (Proposed R-1A)

Developer: Earth Works Development, Inc.,

Engineer: Javier Hinojosa Engineering

Mr. Ramirez stated that proposed the Orchards at the James Subdivision consists of thirty-four single family residential lots and it is located along the East side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495). The proposed subdivision is consistent of 74 single-family residential district lots. Water and Sewer services will be provided by the City of Mission. Storm water drainage requirements meet the current standard for a 50-year storm event. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Mr. Cervantes stated the proposed Las Brisas Drive, a public street, will connect to Las Brisas Drive in the Sunterra Estates Subdivision. The proposed lots are in line with the proposed changes to the lot sizes for R1-A zoning. He mentioned later in the agenda there is a lot size ordinance amendment so they couldn't require a variance for the subdivision

Chairwoman Izaguirre asked what is the variance for?

Mr. Sanchez stated in order to not be required for a variance for the size of the lot.

Mr. Cervantes stated if the board recalled during the last meeting they discussed the change of lot sizes for affordable housing.

Chairwoman Izaguirre asked if the subdivisions are going to be completed at the same time.

Mr. Javier Hinojosa the developer stated the subdivision are located next to each other so the developer is proposing to connect a drainage line for both subdivisions. He mentioned the subdivisions are going to be completed at the same time.

Chairwoman Izaguirre asked if the board has any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the subdivision. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:50 p.m.

Ended: 5:58 p.m.

Item #14**Plat Approval**

ShiZue Gardens at the James Subdivision,

Subject to conditions: **A tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision**
AO-I (Proposed R-1A)
Developer: Earth Works Development, Inc.,
Engineer: Javier Hinojosa Engineering

Mr. Ramirez stated that the proposed ShiZue Gardens at the James Subdivision consists of thirty-five single family residential lots and it is located along the West side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495). The proposed lots measure 65 feet in width by 140 feet in depth consistent with the proposed new lot size minimums for R1-A zoning. Water and Sewer services will be provided by the City of Mission. Storm water drainage requirements meet the current standard for a 50-year storm event. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the subdivision. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:09 p.m.

Item #15

To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.37, R-1A Large Lot Single-Family Residential District, Subsection 5, Area Requirements; Section 1.371, R-1 Single-Family Residential District, Subsection 5, Area Requirements; Section 1.372, R-1T Townhouse Residential District, Subsection 5, Area Requirements; Section 1.39, R-3 Multi-Family Residential District, Subsection 5, Area Requirements; Section 1.40, R-4 Mobile Home District, Subsection 2, Permitted Uses, Subsection 3, Conditional Uses, Subsection 4, Prohibited Uses, Subsection 5, Area Requirements, and Subsection 6, Required Conditions

Mr. Cervantes stated that in the last Planning & Zoning meeting the board had discussed the ordinance amendments for lot sizes and the setbacks. He mentioned Chairwoman Izaguirre asked for the recommendation for an R-1T to be an 18' front setback. He stated the R-4 zone would only apply for mobile home parks and mobile home subdivision would be prohibited.

Chairwoman Izaguirre asked which zone and setback had she recommended the previous meeting.

Mr. Cervantes stated she had recommended 18' instead of 20' front setback in townhouse district .

Chairwoman Izaguirre stated yes, that would be her only recommendation.

Mr. Sanchez asked who had come up with the amended setbacks if staff compared it with other cities.

Mr. Cervantes stated staff compared the lot sizes and setback with different cities.

Chairwoman Izaguirre stated sometimes the lot is irregular and needs a smaller setback.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the amendment to have an 18' front setback for the R-1T zoning district. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Motion withdrawn by Mr. Sanchez because the public hearing was not held.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Mr. Alaniz 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 further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the amendment of an R-1T 18' instead of 20' front setback. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:09 p.m.

Ended: 6:17 p.m.

Item #16

To consider an ordinance amendment to the City of Mission Code of Ordinances Chapter 98 – Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144. Park Dedication of Fees in Lieu of Requirements, Subsection (D) Money in Lieu of Land, Amending the Park Fees Required per Dwelling Unit during the Subdivision Process

Mr. Cervantes stated the park's advisory board is recommending that the park dedication fee be increased from \$500 to \$650. He mentioned staff had compared the park fees with different cities. Staff recommends amending the park fees in the amount of \$650.00 per dwelling unit. The fee shall increase in the amount of \$25.00 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment, maximum fee to be capped at \$750.00 per dwelling unit. He mentioned the park fee would go to the existing parks in the city.

Chairwoman Izaguirre asked if the developers impact the rest of the community also impacts the citizens since they have to pay property taxes so would the developer pay twice.

Mr. Cervantes stated the park fees would go to the improvements of existing parks or to purchase properties for parks. He added that the fees cannot be used for maintenance of an existing park.

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. Garza moved to close the public hearing. Mr. Guevara 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 further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the amendment of the park fees. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:17 p.m.

Ended: 6:21 p.m.

Item #17

To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Section 1.2. Definitions. by defining Mobile Food Park; Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit, by establishing a radius for Mobile Food Units and Mobile Food Parks

Mr. Cervantes stated Staff was given a directive by the City Council to revisit the Mobile Food Unit Ordinance in regards to increasing the distance limitation between mobile food units and mobile food parks. He stated a definition for a mobile food park and a mobile food unit. Mobile food units shall not be allowed within one-mile of another mobile food unit or mobile food park. This subsection does not apply to mobile food units approved by City Council prior to enactment of this amendment. Mobile food parks shall not be allowed within half-mile of another mobile food park or within one-mile of a mobile food unit and may only be located on commercial zone properties.

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. Guevara moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked if the food park that is being built near the west side liquor on Tom Landry would be affected.

Mr. Cervantes stated it wouldn't be affected.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the amendment of the mobile food units and food parks ordinance. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:21 p.m.

Ended: 6:23 p.m.

Item #18

Discussion regarding the Texas Department and Licensing and Regulation (TDLR) State Law requiring cities to require TDLR registrations for all commercial projects over \$50,000.00 in permit valuation

Mr. Cervantes stated that the State Government Code, Title 4, Subtitle E, Chapter 469, Subchapter C, Subsection 469.101 states that if the estimated construction cost of a commercial project is \$50,000.00 or more, all plans and specifications for the construction or alteration to a building or facility is subject to Section 469.101 of the Act must be submitted by a design professional along with a form prescribed by the Texas Department of Licensing and Regulation (TDLR) to a registered accessibility specialist. The form must be submitted not later than the twentieth day after the plans and specifications are issued. When there is not a design professional with overall responsibility, the owner of a building or facility must submit the construction documents to a registered accessibility specialist prior to filing an application for building permit or commencement of construction. An owner or design professional may submit revised construction documents to a registered accessibility specialist to review, including change orders, addenda, or letters. For any new commercial building over 20,000 square feet, a licensed architect is required by the Texas Board of Architects to seal the plans but for smaller buildings the developer can simply hire a designer to draw the plans if desired. This could result in new commercial buildings not being in compliance with the Federal Americans with Disabilities Act (ADA). Failure to require the TDLR registration could result in fines of up to \$5,000.00 per violation to both the owner and the city. Staff recommends starting to enforce the State Law to be in compliance with the American with Disabilities Act.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Started: 6:23 p.m.

Ended: 6:25 p.m.

Item #19

Discussion regarding amendments to the Future Land Use Map

Mr. Cervantes stated Mayor Garza requested a Planning and Zoning Commission workshop to discuss making possible changes to the Future Land Use Map for the area south of US Expressway 83. She is available on April 22, April 23, April 29, or April 30.

The board agreed on April 23rd at 12:00pm for lunch.

ITEM#20

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Ms. Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:25 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission