

**PLANNING AND ZONING COMMISSION
JUNE 3, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
David Villarreal
Raquene Austin

P&Z ABSENT

Irene Thompson
Steven Alaniz
Connie Garza

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Elisa Zurita

GUEST PRESENT

Juan Cantu
Dannie Wade
Marilyn Wade
Debra Smith
Dean Smith
Cindy Ellis
Fernando Rodriguez
Samantha Santos
Adrian Guerrero
Liliana Torres
Arturo Guerrero
Martin Garza
Maria Belen Naranjo

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:38 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR MAY 20, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 20, 2026. Mr. Sanchez moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:40 p.m.

Item #2

Rezoning:

**Being Lot 1, Block 230, Original Townsite
of Mission Subdivision,
located at the Southeast corner of W. 15th Street
and Dunlap Avenue
C-3 to R-2
Bel-Mar Properties, LTD
c/o Martin Garza**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District ("C-3") to Duplex-Fourplex District ("R-2") for the proposed construction of a duplex

or a triplex apartment complex. The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South. The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business. The subject property is vacant. The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning. Notices were mailed to 21 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villarreal 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. Sanchez moved to approve the rezoning request. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:40 p.m.

Ended: 5:41 p.m.

Item #3

Conditional Use Permit:

**To allow a Portable Building for an Office Use
Being Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision,
located at 1609 E. Expressway 83.
C-4
Samantha Santos**

Mr. Cervantes stated the site is located approximately 600 feet East of Stewart Road along the North side of Expressway 83. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Ms. Samantha Santos, is requesting a Conditional Use Permit for a Portable Building to be used as an office for a retail plant nursery business. The last Conditional Use Permit approved for this location was on September 11, 2023, for Universal Landscaping. Days/Hours of Operation: Tuesday – Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m. Staff: 2 employees. Parking: The business requires a minimum of 4 parking spaces. The site has a total of 20 spaces, thus in compliance with the parking code requirements. Staff notes that the parking area needs to be re-striped. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 recommends

approval of the request, subject to compliance with the following conditions: 1) 1-year approval to assess this operation; 2) Must to comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 3) Acquire a Business License prior to occupancy; and 4) CUP is not transferable to others.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Ms. Austin 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. Austin moved to approve the conditional use permit. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:45 p.m.

Item #4

Conditional Use Permit:

**To allow a Portable Building for an Office Use
Being, Lot 6, Henry Saenz Subdivision,
located at 1523 E. Interstate Highway 2.
C-4
Pitayo Auto Sales and Auto Parts
c/o Ricardo Gomez Jr**

Mr. Cervantes stated the site is located at the Northwest corner of Interstate Highway 2 and Stewart Road. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Mr. Ricardo Gomez, is requesting a Conditional Use Permit for a Portable Building to be used as a sales office. The business license was issued on May 28, 2024. The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months. The Permit expired. Days/Hours of Operation: Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed. Staff: 2. A 193' x 84' asphalt area exists in front of the building. It will serve as the display area for vehicles and parking for patrons. A minimum of 5 parking spaces is required for the proposed use based on the square footage of the building. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 recommends approval of the request, subject to compliance with the following conditions: 1. 1-year approval to assess this operation 2. Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.) 3. 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. Mr. Sanchez moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez inquired about the city's position on portable buildings, noting his understanding that they were disfavored. He mentioned that, in past instances, portable structures were permitted for two years on the condition that progress was being made toward a permanent building.

Mr. Cervantes agreed, explaining that the City Council encourages businesses to construct permanent facilities. However, he noted that businesses are often content with portable structures, leading to occasional friction when these matters come before the Council, which prefers permanent buildings. He added that many of these business owners rent, and the property owner simply wants to lease without making a major investment, renting a portable structure remains their preferred choice.

Mr. Sanchez asked how long the building had been there, remarking that it appeared to have been in place for a while. He noted that the permit for the structure had just elapsed.

Mr. Cervantes clarified that the business has remained in operation, despite the permit having elapsed.

Ms. De Luna explained that the renter wants to buy the property or construct a permanent building, but the property owner is unwilling.

Mr. Sanchez recalled that item, noting that the renter wanted to build a permanent structure despite knowing they might eventually lose it.

Ms. De Luna clarified that the issue actually rests with the property owner.

Mr. Cervantes stated that while the existing situation works for both the owner and the renter, it is not ideal for the city, though it is currently working for the business. However, he noted that as the city grows and develops, a restaurant or similar business might want to purchase and redevelop the site. He added that with a lot of new development coming in along the corridor, including another apartment complex, the future of these types of businesses may be changing.

Chairwoman Izaguirre stated that it could also have a negative impact, noting that some businesses might not want to establish themselves there because the city has to report more about the existing conditions.

Mr. Cervantes agreed.

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

Started: 5:45 p.m.

Ended: 5:46 p.m.

Item #5

Conditional Use Permit:

To Construct a Pool House

**being Lot 22, Malmasion Luke at Trinity Subdivision,
located at 1103 Travis Street.**

R-1A

María Belén Naranjo

Mr. Cervantes stated the subject site is located along the East side of Travis Street approximately 545 feet North of Trinity Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 20,355 square feet. The code requires a 12,000-square-foot minimum lot. The pool house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant is proposing to construct a pool house for the family. The applicant is proposing to construct a 630 square foot pool house that consists of a bedroom, bathroom, and a laundry room. Attached to a lounge area for outdoor activities. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) 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 with the conditions below: 1. Life of use permit with the understanding it can be revoked for noncompliance 2. The unit may not have a kitchen or separate utilities and electrical connections, 3. Transferability to other future owners, imposing the same conditions imposed on this applicant, 4. Not to be used for rental purposes.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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. Sanchez moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:46 p.m.

Ended: 5:48 p.m.

Item #6

Conditional Use Permit:

To Construct a Studio Guest House

being Lot 65, Sharyland Plantation

**Monte Real Phase II Subdivision,
located at 2803 Grand Canal Drive
(PUD)
Pilar Brito**

Mr. Cervantes stated the subject site is located along the North side of Grand Canal Drive, approximately 150 feet East of the intersection of Grand Canal Drive and Grande Canal Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 16,029 square feet. The code requires a 12,000-square-foot minimum lot. The studio guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant is proposing to construct a guest house for the family. The applicant is proposing to construct a 636 square feet guest house attached to a secondary 3-car detached garage from the main house. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 with the conditions below: 1. Life of use permit with the understanding the it can be revoked for noncompliance. 2. The unit may not have a kitchen or separate utilities and electrical connections, 3. Transferability to other future owners, imposing the same conditions imposed on this applicant, 4. Not to be used for rental purposes.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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 conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #7

Conditional Use Permit:

**To allow a 40-foot Telecommunications
Tower for Internet Development,
Wagon City South Recreation Area,
Wagon City South Subdivision,
along the North side of Chuck Wagon Drive,
approximately 300 feet West of N. Conway Avenue,**

(R-4)
Eduardo Hinojosa

Mr. Cervantes stated the subject site is located approximately 300' West of Conway Avenue along the North side of Chuck Wagon Drive. Per the Code of Ordinance, a Telecommunications Tower requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit for the installation and operation of a 40' wireless communications tower and broadband internet transmission facility. The proposed facility will be used to provide broadband internet and communications services to the residents of Wagon City South. The proposed structure will consist of a 3' x 3' concrete slab with a 40' self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility will comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required. The proposed use is intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) 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 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. Life of use with the understanding that it could be revoked for non-compliance 2. Comply with insurance requirements on telecommunications towers 3. Must comply with all City Codes (Building, Fire, etc.) 4. The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab. 5. Acquisition of a building permit. 6. Must allow for co-location by others 7. Transferability to others requires a new conditional use permit.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if this was the project where the city amended the ordinance to allow construction in residential zones.

Mr. Cervantes stated that this indeed project triggered the amendment of the zoning ordinance.

Mr. Sanchez stated that he knew there was substantial support for the project, but asked if there was any opposition to the conditional use permit.

Mr. Cervantes stated that there was no opposition, noting that they had sent letters to 100 surrounding neighbors, posted the sign, and published the notice in the newspaper, but never heard from anybody.

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

Started: 5:50 p.m.

Ended: 5:52 p.m.

Item #8

Conditional Use Permit:

**A bar named Par 5 Golf Lounge and for
the Sale & On-Site Consumption of Alcoholic Beverages
being Lot 1, Re-subdivision of Plaza
Cantera Subdivision
(aka Lots 3 and 4, Stewart Plaza Subdivision),
located at 1522 E. Expressway 83, Suite 117,
(C-3)
Par 5 Golf Lounge, LLC**

Mr. Cervantes stated the subject site is located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road. Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers. The proposed use is recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment. The applicant will not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses. Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. Staff: 6 employees. The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses. The maximum capacity for this venue is 35 people. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 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. 1 year approval to continue to assess this new operation 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Must comply with TABC requirements 4. Acquire a business license prior to occupancy 5. CUP is not transferable to others 6. Must have a minimum of one (1) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance 7. Maximum occupancy is 35 people 8. Must have security cameras inside and outside with a minimum 30-day retention 9. Must comply with the noise ordinance 10. Hours of operation to be as follows: Monday – Wednesday from 12:00 p.m. to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. 11. One water closet and one lavatory required for each gender prior to the issuance of a business license.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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. Sanchez moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #9

**Conditional Use Permit
Renewal:**

**A Mobile Food Unit – Tony’s Hot Dogs & More
Being the South 3.86 acres out of Lot 22,
New Caledonia Subdivision,
located at 2120 West Mile 3 Road.
(C-3)
Andres Antonio Cruz Torres**

Mr. Cervantes stated the subject is located at the Northeast corner of Moorefield and West 3 Mile Road. The applicant is leasing a space from the Puente Tire Center for the operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant has had a mobile food unit in operation since December 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025, due to a traffic accident that damaged the unit. The City Council approved the C.U.P. on June 23, 2025, and he resumed operations at the site. The business license was issued on July 25, 2025. The location follows the city’s new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 16 surrounding property owners. Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions: Permit for two years to re-evaluate this operation. Must comply with all City codes (Building, Fire, Health, and Sign, etc.) Restrooms must be accessible to the employees and patrons at all times. Must provide a minimum of 5 parking spaces at all times. Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. The conditional use permit is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the mobile food unit was grandfathered in before the mobile food unit ordinance was established, or if it came after the fact.

Mr. Cervantes stated that it was, explaining that the mobile food unit had been there before but then experienced an accident. He added that the unit was closed for a while, but was able to qualify for the one-mile radius restriction regarding other existing mobile food units.

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

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #10

Site Plan Approval:

**Construction of a commercial plaza
on Lots 16 thru 19, and the East nine and
one-half feet of Lot 15, Block 2,
Tierra Grande Commercial Plaza Subdivision,
located at 2527 E. Griffin Parkway,
Melissa R. Careaga Quesada**

Mr. Ramirez stated the site is currently a self-service carwash facility that will be demolished, rebuilt and retrofitted into 6-suites within the existing Tierra Grande Commercial Plaza located at the Northeast corner of Griffin Parkway and Tierra Drive. Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided. Proposed are 28 parking spaces (1 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project to include a shared reciprocal access driveway running East to West connecting both common parking and landscaping areas. The 6-suite plaza will measure a grand total of 5,838 square feet with a parapet height of 24' which will be attached to the existing building on the east side. A perpetual easement for ingress and egress purposes over and across the West 15 and onehalf feet of Lot 15 will remain open for public access. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. A sign ordinance mandate has been recorded and found in document no. 1638047 which can be amended but must be adhered to as stated in the affidavit of notification. This is an encumbrance for the now future owners and/or tenants of this addition. 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. Sanchez moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:58 p.m.

Item #11**Site Plan Approval:**

**Construction of a 105-unit senior living community
on a 6-acre tract of land out of Lot 2,
Mrs. E.V. Flores Subdivision
located along the South side of Leonor Street
approximately 700 feet East of Schuerbach Road
Roundstone Development, LLC**

Mr. Ramirez stated Las Fuentes Senior Living will be an affordable 105-unit gated community catered to seniors 55+ on 6 landscaped acres developed by Roundstone, Located at 2801 Leonor St, Mission, TX. The property sits along the South side of Leonor Street, approximately 700 feet East of Schuerbach Road. The property is currently open with a proposed use of R-3 multifamily residential. The proposed site plan shows to be compliant with its zoning requirements to include setbacks and restrictions. Las Fuentes Senior Living Apartments will consist of 105 apartments organized into 5 garden style buildings, with building 1 being 3 stories in height. The proposed units will range from 1 and 2-bedroom apartments: 58 – one-bedroom units; 47 – two-bedroom units. Also included is a single-story, wood framed free standing leasing office/clubhouse, shade covered children's playground, and a dog park. The project is served via surface parking and a detention pond. The subdivision has frontage to Leonor Street being a public 40-foot ROW with proposed curb and gutters, drainage, and utilities. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 210 spaces: 184 allocated for residential and 26 for the clubhouse. A landscaping plan has been submitted and reviewed for compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations and a lighting layout per site plan requirements. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre asked what the detention ponds would be used for, noting that there would be some off-site improvements.

Mr. Ramirez stated that it will lead into Schuerbach Road and south to the canal, half a mile away from the site. He added that everything is also going through the subdivision approval process, they are still waiting on the drainage report, and since they are only doing the site plan approval.

Chairwoman Izaguirre asked why they did not approve the drainage report first.

Mr. Ramirez explained that it is a one-lot subdivision and they are handling it administratively.

Chairwoman Izaguirre asked if city engineering had already reviewed it.

Mr. Ramirez stated that it is currently under review, especially the off-site improvements.

Chairwoman Izaguirre asked what they had changed and if they had anything more.

Mr. Ramirez explained that they had already obtained permission from the La Joya school district and would be using their easements to extend their area.

Chairwoman Izaguirre asked if the city already possessed the letter of permission from the school.

Mr. Ramirez confirmed that they have permission, along with a full set of plans for the drainage.

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

ITEM#12

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:58 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission