PLANNING AND ZONING COMMISSION
JULY 15, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
David Villarreal	Steven Alaniz	Gabriel Ramirez	Stephanie Casas
Raquenel Austin		Susie De Luna	Graciela Casas
Irene Thompson		Xavier Cervantes	James Sanchez
Connie Garza		Alex Hernandez	Ronne Ontiveros
Diana Izaguirre		Elisa Zurita	Maria Ester Salinas
Kevin Sanchez		Ana G. Bazaldua	Adie Ocha
			Bob Galligan
			Lane Rangel

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 JULY 1, 2026
Chairwoman Izaguirre asked if there were any corrections to the minutes for July 1, 2026. Ms. Thompson moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.
Ended: 5:35 p.m.
Item #2
Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum R-1T Townhouse Residential District frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

Mr. Ramirez stated the Abrego Abodes Subdivision consists of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83. The subdivision lots will have access from E. 2-1/2 Street, which will be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road will also be widened and paved with curb & gutters. The Engineering Department has reviewed and approved the drainage report. The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z and approved by City Council on February 10, 2026. The subdivision engineer is requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6. The required Capital Sewer Recovery Fees ($200xlot), Park Fees ($675xlot), and all other format findings will be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to recording the plat. Staff recommend approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre noted that they were requesting a 20-foot variance.

Mr. Ramirez confirmed that was correct for lots 2 through 6.

Chairwoman Izaguirre asked if East 2 1/2th Street was the front of the property.

Mr. Ramirez stated that it was.

Chairwoman Izaguirre asked why staff was recommending denial.

Mr. Ramirez explained that the R1T zoning code requires a 25-foot lot frontage, and because staff believes the project can meet that requirement, they are recommending the variance be denied.

Mr. Sanchez asked if a reason had been given as to why they chose 20 feet over 25 feet.

Mr. Ramirez stated that it was more of a marketing strategy to maximize the lot space. He added that while they proposed 20 feet, the issues had been addressed.

Chairwoman Izaguirre asked what the minimum requirement was.

Mr. Ramirez stated it was 25 feet.

Chairwoman Izaguirre clarified that she thought he meant a variance from the front setback.

Mr. Ramirez clarified that it was actually just for the frontage width.

Chairwoman Izaguirre confirmed that he was talking about the width of the lot.

Mr. Ramirez stated that was correct.

Chairwoman Izaguirre reiterated that she initially thought the 20-foot request was for a front setback.

Mr. Ramirez clarified that it was a matter of width, noting the minimum should be 25 feet while the proposed width was 20 feet.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the request for Plat Approval subject to conditions as recommended by staff. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.
Ended: 5:37 p.m.
Item #3

Conditional Use Permit: **To allow a portable building for office use**
Being A 0.468-acre tract out of Lot 3, Mission Acres Subdivision, Located at 1612 West Business Highway 83
C-3
Maria G. Mendoza

Mr. Cervantes stated that the site is located 165 feet West of Washington Avenue along the North side of West Business Highway 83. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a portable building for office use. The use will be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision. The proposed days and hours of operation are Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed. Staff: 2 Employees. Parking: Staff require a minimum of 4 parking stalls for the site. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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: Approval for a two years with no renewals; Must comply with all City Codes (Building, Fire, Health, etc.), Must comply with landscaping and parking code, Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm, Must comply with the noise ordinance, CUP is not transferable to others.

Mr. Cervantes stated that he was changing the recommendation from the original packet to a two-year approval, with the understanding that there would be no renewals and that this condition would apply to the property rather than the applicant. He explained that this adjustment aligns with how the City Council recently voted on two portable buildings along the expressway. To remain consistent, he applied that same recommendation to this case, meaning the property would be allowed to host the portable building for two years, after which a permanent foundation would be required.

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

Chairwoman Izaguirre asked for confirmation that the property is not located off the expressway.

Mr. Cervantes confirmed it is a commercial property.

Ms. Austin asked about the size of the building.

Chairwoman Izaguirre noted that the property is only 74 feet wide.

Mr. Cervantes stated it is a small building measuring 10 by 17 feet.

Chairwoman Izaguirre asked about the length of the lot.

Mr. Cervantes replied that it is 150 feet long.

Mr. Sanchez noted the recommendation for the permit to run with the property rather than the applicant and asked if there was any kind of notice or due process requirement to inform subsequent purchasers.

Mr. Cervantes explained that for the two expressway portable buildings processed a month prior, the Council voted this way specifically so that a new applicant could not take over the site with a new timeline. He emphasized that the restriction limits the property to two years total regardless of additional applicants, aiming for a strict two-year limit with no renewals.

Mr. Sanchez questioned how binding that restriction would be over time, noting that different city councils have been advised to revisit such issues over the years.

Mr. Cervantes acknowledged that things can change, but stated that this serves as the current update. He added that he will have a workshop the following week with the City Council to facilitate additional discussions on the matter.

Ms. Garza asked for clarification on whether the approval term was two or three years. Mr. Cervantes confirmed it is for two years with no renewals, tied directly to the property.

Ms. Austin asked if it was known how many employees would be working there.

Mr. Cervantes responded that it would likely be between one and two.

Ms. Garza asked where they would park,

Mr. Cervantes stated that the applicant needs to add that detail to the site plan, which remains a work in progress, but must include customer parking.

There being no further 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: 5:41 p.m.
Ended: 5:42 p.m.
Item #4

Conditional Use Permit:	**To allow a 20' x 76' portable building for office use – Medcare – EMS** **Being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street** **C-4** **Veronica Ontiveros**

Mr. Cervantes stated the site is located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas. The proposed days and hours of operation are Monday–Sunday, 24/7. Staff: 7 Employees. Parking: A business this size requires a minimum of 7 parking stalls. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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: Approval for a 2-years with no renewals; Hours of operation are Monday through Sunday, 24/7; Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.); Must comply with the noise ordinance; 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. 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: 5:41 p.m.
Ended: 5:42 p.m.
Item #5

Conditional Use Permit Renewal:	**The Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites Being Lot 1, Hampton Inn & Suites Subdivision, Located at 2505 Victoria Drive, (C-3) Victoria Heights, LLC, c/o Pratiba Kasan**

Mr. Cervantes stated the subject site is located 1,320' east of Shary Road along the North side of Victoria Drive. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone requires the approval of a Conditional Use Permit by the City Council. The applicant has a 4-story hotel that has been in business since October 2008. Access to the site is off two 26' driveways of Victoria Drive. The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons. The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic beverages at this location was on July 8, 2024 for a period of 2 years. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours. Staff: 22 employees in different shifts Parking: In reviewing the site plan, the 4-story building has 108 rooms, which require 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code. Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300' from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that falls within the 300 feet; however, P&Z and City Council have waived this separation requirement in the previous conditional use permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners. Staff notes that there have been no incidents reported to the Police Department. 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 permit; 2) Waiver of the 300' separation requirement from residential homes; 3) Compliance with all City Codes (Building, Fire, Health, etc.); 4) CUP not to be transferable to others; 5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours.

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 further discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to un-tabled item #6. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.
Ended: 6:00 p.m.
Item #6

Tabled Conditional Use Permit Renewal:	**A Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC Being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. (C-3) Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicles, three (3) abandoned vehicles, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 with the conditions below: 1. Permit for one (1) year to continue to assess this business. 2. Continued compliance with all City Codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes. 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others. 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m. 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m. 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Mr. Cervantes presented the update, noting that the report from the red line differentiates between the last processing to today. He stated that above the red line was the crime report detailing activity since the case was last seen, which showed only minor incidents. He reported that the police chief had no objections and recommended approval. Mr. Cervantes reminded the board that at the last City Council meeting, the Council imposed additional restrictions. Specifically, live music was restricted to Saturdays and Sundays only, from 12:00 p.m. to 9:00 p.m. He added that photos detailing violations had been received from Ms. Salinas, placed in the board packets, and referenced during the police briefing. Staff recommended a one-year approval term. He further noted that the establishment was willing to provide one security officer after 8:00 p.m., having reduced their occupancy after that hour to meet the required threshold.

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

Ms. Stephanie Casas stepped forward and stated her name as Stephanie Casas, residing at 324 East 8th Street and explained that she works overnight shifts from 7:00 p.m. to 7:00 a.m., making it difficult for her to sleep during the day due to the loud noise. She noted that she had called the police department regarding the issue long before and that residents had been dealing with this disturbance for eight years, spanning back to when she was pregnant with her son. She expressed her opposition to the request due to her work schedule.

Chairwoman Izaguirre asked Ms. Casas how close she lives to the establishment and requested her address again. Ms. Casas repeated her address as 324 East 8th Street.

Chairwoman Izaguirre asked staff to pull up the site location map to identify which block Ms. Casas lived on.

Ms. Casas stated she was on block 116.

Mr. Hernandez stated that 324 East 8th Street appeared to be Lot 12 on Block 116.

Ms. Thompson asked if Ms. Casas lived right across the corner from the establishment.

Ms. Casas confirmed.

Ms. Thompson noted that the house sat on the corner directly across the street.

Chairwoman Izaguirre clarified the location as being at Oblate Avenue and 8th Street, noting she was on Lot 12 block 113.

Ms. Garza asked staff if she was within the 200-foot notification radius.

Chairwoman Izaguirre reviewed the map and stated that Ms. Casas was actually outside the radius.

Mr. Rob Galligan stepped forward and identified himself as a co-owner of the establishment. He stated that since restrictions were put in place about a year and a half prior, the business had not featured any outdoor live music, meaning no noise was coming from the establishment. He clarified that any music played is kept inside where it cannot be heard from the outdoors. Mr. Galligan addressed past accusations, stating that the business had been restricted based on incorrect allegations of prostitution and drug sales made by a single individual, who was not the person who had just spoken. He explained that these accusations had severely hurt their business. He noted that while they used to host live music from 3:00 p.m. to 6:00 p.m. a couple of days a week during the winter Texan season, they were no longer permitted to do so. He concluded by stating that the music tradition at the venue was nearly 80 years old and had operated for many years without issue.

Ms. Maria Ester Salinas addressed the board, stating her name and referencing properties at 719 Oblate Avenue and 715 Miller Avenue. She noted that a stand had been taken against the regional alcohol permit. She disputed the co-owner's claims about financial harm, stating that the business was instead harming the lives of the neighbors. Ms. Salinas argued that while the location was grandfathered as a store from her time living in the area since the 1950s, it was never grandfathered as a bar or canteen. She raised concerns over parking capacity, stating the business only has 12 parking spots despite having a capacity for 360 people, and called on the city to intervene. Beyond the music, she expressed concern over traffic, cars, motorcycles, and the impact on neighborhood safety and children's education. Ms. Salinas noted that several petitions had been submitted, including signatures from the school board and a resident named Ester, emphasizing that school officials did not want the children's health, sleep, or test scores affected by the noise. She shared that a school board member, Mr. Garza, suggested the business relocate to another area to become a nice restaurant. Responding to the applicant's remarks about false accusations, Ms. Salinas stated she was not lying, reporting that neighbors had complained to her about illegal activities outside and break-ins. She concluded by stating that if they keep their music entirely inside with nothing outside, that would be acceptable.

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. Cervantes pointed out that item number 11 represented a process to limit the business to the live music outside. He noted that the applicants had requested to modify the hours to for the live music outside Monday through Friday from 2:00 p.m. to 7:00 p.m.

Ms. Thompson asked for clarification regarding the timeline of the police reports.

Mr. Cervantes explained that the crime data differentiated the incidents that occurred after the case last went before the City Council.

Ms. Thompson noted that this applied to the first five incidents.

Mr. Cervantes confirmed that was correct.

Ms. Thompson then asked when the last approval had taken place.

Mr. Cervantes replied that it occurred on October 28, 2025.

Ms. Thompson asked what the length of that term was, noting that the period from October to the current meeting was not a full year.

Mr. Cervantes clarified that it had been about seven or eight months, explaining that while it had originally been approved for six months, it was just late showing up on the agenda.

Ms. Thompson observed that, essentially, five incidents had occurred within a six-month span.

Mr. Cervantes agreed but noted he had checked with the police chief, who considered the incidents to be minor and held no objections.

Chairwoman Izaguirre asked if the abandoned vehicle issue had been resolved.

Mr. Rangel stated that he would take care of it that week.

Chairwoman Izaguirre noted that the vehicle appeared to have been reported there several times since June 25th.

Ms. Garza stated that the issue fell under code enforcement.

Chairwoman Izaguirre countered that it was a police department matter.

Ms. Garza agreed.

Chairwoman Izaguirre then asked Mr. Cervantes to clarify whether an abandoned vehicle is handled by code enforcement or the Police Department.

Mr. Cervantes replied that it depends on the circumstances.

Ms. De Luna clarified that if a vehicle is parked on the street, it is a police department matter, but if it is inside the property, it falls under code enforcement.

Ms. Austin asked if it was known who owned the vehicle.

Mr. Rangel stated that it belonged to him and clarified that it was not abandoned, as he was using it for a vehicle wrap featuring an "ICE HOUSE" label.

Mr. Sanchez asked if a Mission Police Department incident number had been assigned to the case if a code enforcement report existed.

Ms. De Luna stated that all of the recorded incidents belonged to the Police Department and that there was no code enforcement report.

Ms. Thompson asked if the board had any code enforcement reports reflecting issues on the property.

Ms. De Luna replied that they could request one, but they did not currently have one on hand.

Ms. Thompson asked if staff was aware of any existing code enforcement issues.

Mr. Cervantes replied that they were not, as code enforcement had not been called out to the site.

Ms. De Luna reiterated that all the current documentation pertained strictly to the Police Department.

Ms. Thompson pointed out that the operators had been made aware of ongoing parking issues during the previous meeting in October.

Mr. Cervantes agreed, explaining that it is a very old business with limited parking that is grandfathered in a way. He noted that the operators are trying to acquire more parking, but the property to the north is not for sale. He stated that until that northern property becomes available, the business is limited to its current parking capacity, which has been the case for many years, resulting in people parking elsewhere.

Ms. Garza directed attention to the staff recommendation for a maximum occupancy of 150 people.

Mr. Cervantes clarified that this maximum occupancy would apply before 8:00 p.m.

Ms. Garza then asked how many parking spaces would be required under that recommendation.

Mr. Hernandez and Mr. Cervantes calculated that a 150-person occupancy would require 50 parking spaces.

Chairwoman Izaguirre pointed out that the establishment only has 12 parking spaces, questioning how staff could request an approval under those conditions.

Mr. Cervantes repeated that the business holds a highly grandfathered status.

Chairwoman Izaguirre responded that common sense must apply when attempting to park 150 people.

Ms. Thompson asked what would happen to the item if the board denied the request, specifically asking if it would head to the City Council.

Mr. Cervantes confirmed that it would and stated that the board has the authority to recommend denial.

Ms. Thompson then asked if the City Council would require a supermajority vote to override a denial recommendation from the board, or if a simple majority would suffice.

Mr. Cervantes stated that a supermajority was not required.

Chairwoman Izaguirre corrected him, stating that the City Council would indeed need a supermajority vote to override the board's recommendation.

Ms. Austin suggested that if the street parking was inadequate, the board could act on that basis, but she noted that patrons should not be parking in the street.

Ms. Thompson concluded by stating that while grandfathered status generally allows a business to continue indefinitely, it does not mean the situation is ideal. She expressed the opinion that there are other uses for the property that would be far more beneficial to the neighborhood. Given that persistent issues continue to arise on a monthly basis, she stated that the problems would simply keep returning.

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

Started: 6:00 p.m.
Ended: 6:01 p.m.
Item #7

Site Plan Approval:	**Construction of a supermarket** **Named Border Town** **Lot 1, Laguna Oaks Subdivision Phase I** **Jorge De Zenea**

Mr. Ramirez stated that Jorge De Zenea is requesting Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community. The site is located at the Southeast corner of S. Inspiration Road. and Mile 1 S. Road. The applicant is proposing one structure with two main entrances from S. Inspiration Road and Mile 1 South Road. The building footprint is set to the far Southeast corner of the property exceeding the minimum building setback requirements set by the original plat design and the City's zoning ordinance. A total of 33 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. Fire lanes and cross pedestrian pathways are noted throughout the site by the Fire Marshal's directive. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 6:01 p.m.
Ended: 6:01 p.m.
Item #8

Site Plan Approval:	**Construction of a commercial warehouse which will serve as the Central Kitchen for La Ganadera, located at 301 Del Mar Street Nicolas Elizondo**

No Action.

Started: 6:01 p.m.
Ended: 6:01 p.m.
Item #9

Site Plan Approval:	**Construction of a residential hotel on Lot 3, Sharyland Plantation Grove Hotel/Bungalow Subdivision within the existing site of the Bungalows on Shary located at 3700 Plantation Grove Boulevard Oscar Falcon**

Mr. Ramirez stated the property is located within the existing Bungalows on Shary complex at the SE corner of S. Shary Road and Plantation Grove Boulevard. The new addition will include access from Santa Lorena Street. The complex was designed for PUD type construction and will be prepped with a traffic driveway complete with curb and gutters, drainage, and utilities. The structures meet all the zoning setback requirements. Proposed are 18 Living Units within 5 structures (1 being a story building). Typically, every unit will measure 580 square feet, and every building will house 4 units for a total of 2,320 square feet. The only building with 2 stories will house 2 units. Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. A landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a lighting plan will be reviewed as to not affect nearby neighborhoods. Buffers exist therefore no separation will be imposed. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none

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

ITEM#10
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 6:01 p.m.

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Diana Izaguirre, Chairwoman
Planning and Zoning Commission