

**PLANNING AND ZONING COMMISSION
MAY 21, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

Omar Guevara

STAFF PRESENT

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

GUEST PRESENT

Vanessa Ochoa
Steve Masengale
Neva Masengale
Mary Morales
Keith Mora
Melinda Youngblood
Rudy Youngblood
Mario A. Guerra
Adan Hernandez
Mario Flores
Marcos Montero
Cruz Martinez
Gracie Saenz Reyna

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.

Mr. Alaniz arrived at the meeting at 5:31 p.m.

APPROVAL OF MINUTES FOR MAY 7, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 7, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:54 p.m.

Item #2

Conditional Use Permit:

**A Home Occupation – Daycare
Lot 37, Woodcrest Estates Subdivision
2807 Norma Drive
R-1
Neva P. Masengale**

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

Ms. Melinda Youngblood resides at 2806 Nicole Drive. She stated she had several concerns regarding the daycare since she resides next to the daycare and she has a swimming pool in her backyard. She asked if a child had trespass onto her property would she be liable for any injury or

death. She asked if in the proposed daycare the bylaws could state if a child under the care of the daycare enters onto her property the daycare is liable for any incidents. Will the proposed daycare owner build the shared fence into a privacy fence since her daughter and her friends would swim periodically. They lay out daily watching TV and enjoying being outdoors so they don't really want to be bothered by children, staring at them through the fence in their bikini. She mentioned her other concern is that there is a registered sex offender .4 miles away, which is about 2000 feet away down Nicole Drive. She stated that as an educator the safety of children is her top priority which the propose daycare will be located on the corner of Taylor and Norma Drive and once it is widen, the cars will be traveling even faster than they do as of right now and the property is a corner lot which is typically very dangerous for children because of the concerns and possible safety hazards.

Ms. Gracie Saenz Reyna resides at 2806 Nicole Drive. She mentioned her same concerns are in the neighborhood where there are registered sex offenders down the street. She stated also the traffic is her other concern. She mentioned an example is to imagine the number amount of children that are allowed to be at a residential daycare is limited but even that amount of increased traffic in this area is a very high traffic area especially at the hours when the daycare in the morning drop off and pick up. She mentioned around the majority of the neighbors even surrounding the area had not received notice we found out by other neighbors. Several neighbors have expressed they have a concern with her about the traffic liability with proximity of the swimming pool that can easily access to a child away from the premises.

Ms. Neva Masengale, the applicant, resides at 2807 Norma Drive. She mentioned that she isn't surprised at all that her neighbor stated it's an inconvenience to her since every time she wanted to make some innovation in her property she had trespassed her property, and that is why she has a restraining order from the police against her. She stated the neighbor had said that the pool is a problem but the children will only be with her from Monday to Friday. She mentioned the neighbor usually does her parties on the weekends only in hot weather and also at night on the weekends. She believes it won't be a problem. She stated the height of the fences are high enough for the children to not cross over to different properties because they are designed for adults. Also, the children will be under the supervision of a responsible adult that will be prepared precisely to be able to take care of the child. She believes her project is a project that could help the city since there are many mothers who need places where their children are protected and educated plus a benefit to our area because the area lacks a child care system, despite the fact that there are many schools in the surroundings on Shary road.

Mr. Steve Masengale stated he has a 2 x 4 fence There's nothing on the fence. It's just plain but they have a smooth surface on their side of the fence so there's no issue.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked regarding the regulations for daycare, is there anything in the guidelines regarding sex offenders within the proximity of they plan to operate

Mr. Cervantes stated the daycares are regulated by the State of Texas.

Ms. Garza asked if Mr. Cervantes knew regarding the regulations if there is anything that would prohibit them operating a daycare so close to the residence of a sex offender.

Mr. Cervantes stated no, not to his knowledge.

Chairwoman Izaguirre asked if there were any other questions.

Mr. Sanchez asked if the building would have to be regulated by the State of Texas.

Mr. Cervantes stated Yes, the State of Texas has to do their inspections for the daycare.

Ms. Garza asked the applicant how many children does she plan to have in the daycare.

Ms. Masengale stated the city allows her to have 12 children maximum

Ms. Thompson asked how much staff would she require.

Ms. Masengale stated it would be herself and an assistant to start, and if it is more, if necessary, I am willing to have one more assistant but it is what the City of Mission allows me to have 12 children 2 people 6 children each.

Ms. Thompson stated to the applicant that she would need to receive the approval of the neighbors within 200 feet around the property she has to get 90% of those neighbors that approve of you having another assistant.

Ms. Masengale stated yes, she understands but to start it's going to be herself and one assistant.

Ms. Austin asked how many daycare are in the City of Mission.

Ms. De Luna stated there are 10 daycare home occupations.

Mr. Sanchez asked about the allegation of neighbors didn't receive notice.

Mr. Cervantes stated according to our ordinance and the state law we notify 200 feet from the property. He stated the City of Mission also advertised in newspaper.

Mr. Sanchez asked what is the other structure in the rear of the property.

Mr. Cervantes stated it's the applicant's office outside which is like a refuge for her.

The Board discussed the parking situation for employees and drop off and pickup since there is a lot of traffic in the area.

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

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #3

Conditional Use Permit:

A Drive – Thru Service Window –

**Hiro, LLC aka Pura Vida Snacks & Drinks
Being Lot C1-A, Replat of Lots C1 thru C11,
Taurus Estates No. 3 Subdivision
3009 N. Inspiration Road, Suite A
C-3
Hiram Cisneros**

Mr. Cervantes stated the site is located at the NW corner of Inspiration Road and Giselle Street. Per Code of Ordinance, a Drive-Thru Service Window requires the approval of a Conditional Use Permit by the City Council. The applicant has operated a snack shop at this location since 2018 under Xquinkles Snackland Inspiration. The last conditional use permit approved for the drive-thru service window for this location was on June 10, 2024 for life of use. The applicant would now like to change the name of the business to Pura Vida Snacks & Drinks, and that requires a new conditional use permit. The proposed hours of operation are as follows: Monday – Sunday from 11:00 am to 9:00 pm. Staff: 1 employee; Parking: There are 19 seating spaces, which require 6 parking spaces (19 total seating spaces/3 = 6.33 parking spaces). There are 138 existing parking spaces in the commercial plaza that are shared with the other businesses. Staff notes that there is landscaping in front of the business and along Giselle Street which must be maintained by the property owner or the applicant. Sale of Alcohol Section 6-4: of the Zoning Code requires such uses to be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that fall within the 300 feet, however, P&Z and City Council have waived the separation requirement in the previous approval. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (32) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of use with the understanding that the permit can be revoked due to non-compliance; 2) Acquire a new business license; 3) Continued compliance with all City Codes (Building, Fire, Health, etc.); 4) Compliance with TABC requirements; 5) Waiver of the 300' separation requirement from the residential neighborhoods; 6) CUP is not to be transferable to others; and 7) Hours of operation: Monday – Sunday from 11:00 am to 9:00 pm.

Mr. Sanchez asked if it the same owners different name of business.

Mr. Cervantes stated yes its only a name changes to the business.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:55 p.m.

Ended: 5:56 p.m.

Item #4

Conditional Use Permit:

**An Event Center – Florence Events
Lot 5, Northtown Unit No. 1 Subdivision
2722 N. Conway Avenue
C-3
Erica Veronica Perez**

Mr. Cervantes stated the site is located approximately 75 feet South of E. 28th Street along the East side of N. Conway Avenue, S.H. 107 Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a 2,250.00 square foot suite for an Event Center that will be named "Florence Events". Proposed activities: The venue features several types of events and private gatherings. The proposed hours of operation are as follows: Monday thru Sunday from 9:00 am to 12:00 am. Staff will be 1 employee Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces are needed. There is a total of 41 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 (23) 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. Chairwoman Izaguirre asked if there was any input in favor or against the request. 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 9:00 am to 12:00 am; 3) Must comply with the noise ordinance; 4) Acquisition of a business license prior to occupancy; and 5) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:56 p.m.

Ended: 6:07 p.m.

Item #5**Conditional Use Permit:**

**To allow a Mobile Food Unit – Elotes & More
Being the East 300 feet of the South
300 feet of the North 300 feet of the
East 479.4 feet of the West 1249.4 feet Of Lot
24-6, West Addition to Sharyland Subdivision
2215 N. Conway Avenue
C-2
Ricardo Martinez**

Mr. Cervantes stated the site is located at the Southwest corner of N. Conway and Griffin Parkway within the property of the Conway Avenue Baptist Church. Pursuant to Section 1.56 of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council. The applicant proposes to place a 9 foot by 18 foot mobile food unit using three church parking spaces to allow the unit owners to sell their corn products. The church pastor has allowed the use of the building restrooms to be accessible to the employees and customers while the church is in service only. The proposed hours of operation are as follows: Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m. Staff: 4 to 6 employees. Parking: The church has a total of 60 parking spaces available. Based on the capacity of the church 50 parking spaces required, exceeding code by 10. (1 parking space for every 4 seats in the auditorium 200 seats/4 = 50 parking spaces). The application for this conditional use permit was submitted after the April 28, 2025 ordinance amendment placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units. The proposed location is 1,040 feet of the existing mobile food unit located at 1625 N. Conway. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) 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 denial to the Conditional Use Permit since it does not comply with the new minimum distance requirement from other existing mobile food units. However, if the board or Council is inclined to approve the request, then staff recommends the following conditions: 1) 1-year re-evaluation in order to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Add landscaping with a drip irrigation system along Griffin Parkway; 4) Restrooms must be accessible to the employees and patrons at all times; 5) Acquisition of a business license prior to occupancy; 6) CUP is not transferable to others; and 7) Hours of operation are Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m.

Chairwoman Izaguirre asked if the applicant is the church.

Mr. Cervantes stated the applicant is Ricardo Martinez and he has an agreement through the church and the hours of operation are limited with the church services.

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

Mr. Cruz Martinez resides at 6521 N. 25th Street in McAllen, Texas. He stated initially stated the idea with his brothers a couple months back and got information on Mobile Food Trucks with the City of Mission at that time there wasn't a mile foot radius ordinance changed. He stated he wasn't aware about the ordinance changed until last minute.

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.

Ms. Thompson asked if the mobile food park is referred to a unit itself.

Mr. Cervantes stated yes.

Ms. Austin asked if the operation is to sell only to the Church members.

Mr. Cervantes stated no it's to sell to the public.

Chairwoman Izaguirre is it only during church hours.

Mr. Cervantes stated yes only during church hours since that is the only time the restrooms would be available, but the location would be in violation of the brand new ordinance. He mentioned the intent of the ordinance to limit how many mobile food units, so the City of Mission doesn't have them everywhere like in the City of McAllen.

Chairwoman Izaguirre asked how much the application fee is. Since the applicant can look for another location without paying the applicant fee all over again since he wasn't aware of the denial of the location.

Mr. Cervantes stated the application fee is \$250 and he would have to pay the fee again since the fee is for sending out notices and advertising in the newspaper. He added that before he applied for a mobile food unit he was told the mobile food unit would be denied by the city of mission due to the not being in compliance to the new adopted ordinance.

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to deny the conditional use permit request. There was no second motion, motion withdrawal.

Ms. Thompson asked if the mobile food unit will be used only when the church is in operation.

Mr. Cervantes stated Yes.

Ms. Thompson asked if there will be efficient parking when the church is in service.

Mr. Cervantes stated for parking the church has a total of 60 parking spaces available. Based on the capacity of the church 50 parking spaces required, exceeding code by 10. (1 parking spaces for every 4 seats in the auditorium $200 \text{ seats} / 4 = 50 \text{ parking spaces}$).

Ms. Thompson asked if there is an entrance and exit through Griffin and Conway

Mr. Cervantes stated yes.

Ms. Thompson stated that her main concern was the traffic and children safety since the applicant is proposing the mobile food unit at the entrance and exit of the parking lot.

Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. There was no second motion, motion withdrawal.

Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to deny the conditional use permit request based on traffic concerns during the church services. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:07 p.m.

Ended: 6:14 p.m.

Item #6

Conditional Use Permit:

**To designate an area as a Mobile Food Park
for the operation of five (5) Mobile Food Units
being a 77 feet x 210 feet tract of land, Block 144,
Mission Original Townsite Subdivision,
410 E. 9th Street
C-3
Mario A. Guerra**

Mr. Cervantes stated the site is located at the southeast corner of E. 9th Street and N. Oblate Avenue. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to have a mobile food park to allow mobile food unit owners to sell their products. The applicant proposes to construct separate restrooms for men and women, and a 15-foot x 44-foot canopy for the common seating area. Based on the current ordinance, each mobile food truck operator must still apply for their own C.U.P. to operate within the mobile food park. The proposed hours of operation are as follows: Monday through Sunday from 7:00 am to 12:00 am. Parking: The proposed 48 chairs results in 16 parking spaces required by code. The applicant is proposing 14 new parking spaces, and there are 5 existing parking spaces, for a total of 19 parking spaces. Staff notes that this property is located within Mission Central Business District, thus exempt from parking requirements. Landscaping: The applicant is proposing landscaping areas within the property. The application for this conditional use permit was submitted before the ordinance was amended, placing distance limitations. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) legal notices to the surrounding property owners.

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

There was none.

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

Chairwoman Izaguirre asked will all the cement be removed and would the parking be restriped and landscaping.

Mr. Cervantes stated yes.

Chairwoman Izaguirre asked about the green areas and what would the City of Mission require.

Mr. Cervantes stated the City of Mission required 10% of the property to be landscaped.

Chairwoman Izaguirre asked if the site plan presented met the required landscaping.

Mr. Cervantes stated yes, but the applicant could add more landscaping if he had too.

Chairwoman Izaguirre asked the applicant of the proposed site plan, and if the landscaping is correct.

Mr. Guerra stated he plans to do the landscaping exactly like the site plan as much as he can.

The board members discussed the different areas of the site plans since there are two different site plans. They discussed the different concerns of the entrance and traffic and parking.

Mr. Cervantes stated staff can meet with the applicant to discuss the site plan for the mobile food park and asked for the item to be tabled.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to table the conditional use permit request. Ms. Garza 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

Renewal:

To allow a portable building for office use

Lot 4, Henry Saenz Subdivision,

1519 E. Expressway 83

C-4

AM PM Roadside & Recovery LLC

Mr. Cervantes stated the site is located along the North side of US Expressway 83 approximately 600 feet West of Stewart Road. On April 11, 2022, the applicant was issued a renewal of a Conditional Use Permit for three (3) years to allow the portable building for office use. The applicant is requesting a one-year extension of the Conditional Use Permit to keep the 14' by 72' portable building to be used as office space. The applicant states that if the property owner does not grant him permission to build a permanent structure he has plans to relocate the business. The portable building is setback 103 feet from the front property line and the rest of the property is being used for the storage and repair of vehicles. The business has three (3) employees, and the hours of operation for the office will be Monday thru Friday from 8:00 a.m. to 5:00 p.m. Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 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 for a 1-year only; 1) Must comply with all City

Codes (Building, Fire, Landscaping and Signs); 2) Hours of operation for the office are Monday thru Friday from 8:00 am to 5:00 pm; and 3) CUP is not transferable to others.

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

Mr. Kieth Mora is the owner of AM PM Roadside Recovery has been there for many years and has tried to convince the property owner to allow him to build a permanent structure for office use. Unfortunately, he cannot build a structure that's not his property. He had to get approval by his landlord to do the additional landscaping. He 100% agrees with the City of Mission getting rid of the portable building.

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.

Mr. Alaniz asked how the board can help the citizens if the current renter at the property decides to move and a new business comes and applies for a conditional use permit.

Mr. Cervantes asked the applicant if the portable building belonged to him.

Mr. Mora stated that it belongs to the property owner.

Mr. Cervantes stated if somebody decides to open a new business at that location they can apply for a conditional use permit and go through the same process.

Ms. De luna stated staff has tried many times to inform the property owner to build a permanent structure and that it is an ongoing case with code enforcement.

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

Started: 6:20 p.m.

Ended: 6:21 p.m.

Item #8

Conditional Use Permit

Renewal:

Le Petite Pastries Restaurant

1821 N. Shary Road, Suite 7

Lot 1, Bannworth Business Center

C-2

Cesia Alfaro

Mr. Cervantes stated the site is located along the West side of Shary Road between Village Drive and Mulberry Street. Per Code of Ordinance, in a C-2 (Neighborhood Commercial) zone a Restaurant requires the approval of a Conditional Use Permit by the City Council. The applicant would like to renew the conditional use permit for the restaurant in order to continue to offer coffee, cookies, brownies, cheesecakes, and other items on the menu. The business has been in operation since April 25, 2024. Access to the site is via a 30' access driveway off Shary Road. The last

conditional use permit approved for this location was on April 8, 2024 for 1 year. The proposed hours of operation are as follows: Monday–Saturday from 9:00 am to 7:00 pm, closed Sundays. Staff: 3 employees. Parking: In reviewing the floor plan, there are 13 total seating spaces, which require 4 parking spaces (13 total seating spaces/3 = 4.33 parking spaces). There are 58 existing parking spaces in the commercial plaza that are shared with the other businesses. Landscaping: Staff notes that additional landscaping will need to be added along Shary Road and must be maintained by the property owner or the applicant. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of the use contingent on the additional landscaping with a drip irrigation system along Shary Road; 2) Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); 3) Restrooms must be accessible to employees and patrons at all times; 4) CUP is not to be transferable to others; and 5) Hours of operation: Monday–Saturday from 9:00 am to 7:00 pm, Closed Sundays.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 6:21 p.m.

Ended: 6:22 p.m.

Item #9

Conditional Use Permit

Renewal:

Tommasino Pizza Pasta & Vino

2100 E. Griffin Parkway

Lots 1 & 2, Block 2, Springfield

Phase I Commercial Subdivision

C-3

Javier Covarrubias

Mr. Cervantes stated the site is located at the Southeast corner of E. Griffin Parkway and Creek Run Street in a suite within a multi-tenant commercial plaza for the Italian restaurant. Pursuant to the City of Mission Code of Ordinances, a restaurant with alcohol sales requires the approval of a conditional use permit by the City Council. On January 10, 2024, the applicant obtained a Conditional Use Permit for two years. The applicant would like to extend the hours for the sale and consumption of alcoholic beverages to obtain a late hours license from TABC. In 2024, the Council approved for alcoholic

beverages to be sold at the restaurant even though the restaurant is within 300 feet of a residential subdivision. The proposed hours of operation are as follows: Every day from 8:00 a.m. to 2:00 a.m. Parking: In reviewing the floor plan, there is a total of 116 seating spaces resulting in 39 parking spaces required. There are 72 parking spaces available in the commercial plaza and the parking is shared with the other businesses. Landscaping is meeting code. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 50 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 for a 2-year period in order to assess this operation: 1) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 2) Wet zone property; and 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. 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: 6:22 p.m.

Ended: 6:23 p.m.

Item #10

Site Plan Approval:

**Construction of a commercial plaza –
Lot 2, Riverside View Subdivision #2
300 E. Mile 2 Road
1 Valley Construction**

Mr. Ramirez stated the site is a 2-lot development having double frontage to N. Francisco Avenue and E. 2 Mile Road. Currently, zoning for the property is (C-2) Neighborhood Commercial which is suitable for this type construction. The Proposed are 28 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project. The structure will include 4 suites with a grand total of 5,420 square feet and with a parapet height of 24'. 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. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. 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. 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 recommended 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. Ms. Thompspon moved to approve the site plan. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:23 p.m.

Ended: 6:24 p.m.

Item #11

Site Plan Approval:

**Construction of a chain restaurant named Eddie's Taqueria
Lot A, Girasol Estates Subdivision
1730 W. Griffin Parkway
C-3
Edgar Gutierrez**

Mr. Ramirez stated that Edgar Gutierrez is requesting a 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 Northeast corner of N. Inspiration Road. and W. Griffin Parkway. This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Northeast corner of Lot B and fire lanes will be noted at restricted locations throughout the site. The building will be 86 feet from the W. Griffin Pkwy. frontage exceeding the minimum building setback requirements of 60' set by the original plat design. The applicant is proposing one structure with a main entrance from W. Griffin Pkwy and a secondary entrance from N. Inspiration Road and will include aa service alley along the North side of the property which will be used for access the dumper enclosure and additional parking. A total of 30 parking spaces (3 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. An extra serving lane may serve as addition stacking and queuing, if necessary. 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. The applicant must comply with any and all other format findings. 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. A conditional use permit for the drive thru window is being processed separately. 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. Ms. Thompspon moved to approve the site plan. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:56 p.m.

Item #12

Site Plan Approval:

**Construction of 10 apartments
Lot 14, Taurus Estates No. 10 Subdivision
3201 Magdalena Street
ANH Construction**

Mr. Ramirez stated The property is a corner lot measuring 14,950 square feet with a frontage of 115 feet intersecting Magdalena Street and W. Mile 2 Road. The subdivision was designed for R-3 type construction and is prepped with 50 feet right-of-way complete with curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements. Proposed are 20 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. There will be one main structure proposed on the Lot: The building will house ten apartments each measuring 1,540 square feet. A landscaping plan shall be submitted for review and compliance per subdivision ordinance Ch.98 Subdivision – Landscaping regulations. Sidewalks will be required per plat notes. 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. Ms. Thompson moved to approve the site plan. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#13**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 6:25 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission