

**PLANNING AND ZONING COMMISSION
AUGUST 20, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Omar Guevara
Steven Alaniz
Irene Thompson
Connie Garza
Raquene Austin

P&Z ABSENT

Kevin Sanchez

STAFF PRESENT

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

GUEST PRESENT

Julio C. Alaniz
Lino Leal
Martha Avita
Antonio Arellano
Wendy Guzman
Arminda Perez
Chris Anderson
Roberto Gonzalez
David Deanda
Nallely Cerda
Ofie Soza
Katherine Deanda

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

Ms. Garza abstained from Item 12.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR AUGUST 6, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for August 6, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:40 p.m.

Item #2

Rezoning:

**A 14.269 acres out of Lot 27-5,
West Addition to Sharyland Subdivision,
the site is located along the East side
of Holland Avenue approximately 320 feet
North of Monte Cruz Street
R-1 to R-1T
Mario Reyna
c/o Triton Group Ventures, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Townhouse Residential District ("R-1T") to develop a townhouse

residential development. The irregular-shaped tract of land has 14.269 acres in area and measures 274.53 feet along N. Holland Avenue and has a depth of 1,260 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the South and East, Agricultural Open Interim (A-OI) and Mobile & Modular Home (R-4) to the West, and Single-family Residential (R-1) to the North. The surrounding land uses include single-family homes to the North and West, a mobile home subdivision to the West and East, a drain ditch and the IDEA Mission North school to the South. The subject property is vacant. The Future Land Use Map shows the property designated for low density residential uses, but staff believes the property is in transition to medium-density residential land uses. Notices were mailed to 40 surrounding property owners. Planning staff received no 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.

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza stated her main concern is traffic. She has traveled through that area, and she is familiar with that area. She asked if there was another outlet for the subdivision as far as getting in or out other than Trosper.

Mr. Cervantes stated No. He added that when the subdivision starts to be developed, they would be required to connect to Peace Avenue unless the subdivision is proposed as a gated subdivision.

Ms. Garza asked if there is an outlet through Peace that will take you out of the subdivision?

Mr. Cervantes stated Yes, if the subdivision that is coming are proposing public streets, people will be able to exit to the north on Peace and then get to Holland through the subdivision to the north.

Ms. Garza stated that traffic is going to flow into Holland.

Mr. Cervantes stated Yes, that is correct.

Ms. Garza stated whether they go north on Peace or whether they get out on Holland Road. They all end up on Holland road.

Mr. Cervantes stated Yes, the developer will be required to provide additional asphalt or escrows along Holland, just the portion of the frontage there, but with the growth comes additional traffic. He stated the city may widen Holland in the future. He mentioned that when the area completely develops, sometimes the city has projects to improve the street and turn the two lanes into four lanes

Ms. Austin asked how many units do you think would go in the subdivision.

Mr. Cervantes stated It depends on the width of the lots. They could be 25 feet wide, but sometimes they also go 35 to 40 feet. So it just depends on what the developer is going to do. He mentioned the subdivision will come before you later on for your approval.

Chairwoman Izaguirre asked if to the North it's R1.

Mr. Cervantes stated that it is correct, everything is R1. He said there is a mobile home district to the west and then to the east, and single-family to the North.

Chairwoman Izaguirre stated that Peace Avenue, which would connect to this one, would be designated as (R1) single-family residential. There is also a canal between the east and west, and a street runs west. She asked why we would do R1-T and not R-1 to be consistent with the street piece, and that's going to continue going down since it's going to be all residential homes. She asked if that is what our map shows (R1).

Mr. Cervantes stated yes, in the comprehensive plan, it shows the area designated for low density residential but staff feels that the area is in transition. So, staff finds it acceptable to allow the R1T, which is kind of like medium density residential.

Chairwoman Izaguirre stated it would be smaller than even those mobile home subdivisions because R1-T are 25 feet wide.

Mr. Cervantes stated potentially, yes.

Chairwoman Izaguirre stated she thinks she is more inclined to (R-1).

Ms. Garza stated she feels the same way; she is more inclined to an (R-1)

Chairwoman Izaguirre stated that because it's not transitioning into something like these mobile home subdivisions actually have more width than what an R1T would have more width than length.

Ms. Thompson asked the site area is how many acres?

Mr. Guevara stated it is 14.26 acres.

Ms. Garza stated that they have three schools within a one mile radius. She mentioned they have O'Grady on Holland and 495, IDEA in between 495 and Trosper, and Rios. She stated there is always a lot of traffic in that area.

Chairwoman Izaguirre stated that instead of 50 lots, it would be 150 or 200.

Ms. Thompson asked Mr. Cervantes if they knew how long the property owner had owned the property.

Mr. Cervantes asked if Mr. Marlon Garza would like to answer the question.

Mr. Marlon Garza, with Melden and Hunt Engineers, stated as far as the ownership of the property of the timeline he isn't too certain. He knew they've been working on the project with them for quite some time, the surveying and the easements with the United Irrigation have taken a while to sort out. He mentioned the entirety of the timeline, but he wouldn't be too certain. He stated as to some of the other questions being mentioned before are proposing around 37 foot wide lots, and they're currently proposing 60 lots in the subdivision, with two of those potentially being common area lots due to the configuration of it. He mentioned those would be closer to Peace Avenue since they're having to adjust our roadway due to the easement on the far east side. He stated that's part of the

14 acres they're having to dedicate an additional 100 feet to the drainage district, which is already a 100 foot drainage district right away on the south side. He mentioned they're having to dedicate an additional 100 feet from those 14 acres, so they only have about 11 acres net.

Mr. Cervantes asked if Mr. Garza knew if the developer had a contract to purchase the property contingent on the zoning.

Mr. Garza stated he is not certain.

Chairwoman Izaguirre stated No, she mentioned she checked, and it was purchased in 2023. She stated she thinks that, based on the directly adjacent property, R1 would be more suitable for the area.

Ms. Garza asked if the board could make the motion if they want to go for R1.

Chairwoman Izaguirre stated Yes, you would just deny a R1-T since it's already R1.

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

Started: 5:40 p.m.

Ended: 5:42 p.m.

Item #3

Rezoning:

**Being Lot 19, Block 3, Oakwood Estates Subdivision,
This site is located at the Northeast corner of
W. Griffin Parkway and River Oak Avenue.
R-1 to C-3
Eduardo Sanchez**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to General Business District ("C-3") for a possible commercial development. The lot of record measures 65 feet by 120 feet. According to the Hidalgo County Appraisal District the lot has an area of 0.1771 acres. The surrounding zones are Single-family Residential (R-1) to the North and East, and General Retail district (C-3) to the West and South. The surrounding land uses are a commercial plaza to the west, Tropical Breeze Snow Cones to the West, The Little Club Dependent Center to the South and a single family home to the North. The subject property is vacant. The Future Land Use Map shows the subject property as General Commercial. The requested zoning is in line with the future land use map designation for the property. Notices were mailed to 22 surrounding property owners. Planning staff has 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. There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson 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.

Ms. Thompson asked if there was a neighborhood commercial.

Mr. Cervantes stated yes, there is but since the location is on a main road that already has a (C-3) General Business zone already existing in the area.

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

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #4

Conditional Use Permit:

**A Home Occupation – Nursery in a property
zoned (AO-I) Agricultural Open Interim District
Being Lot 2, Lozano Estates Subdivision
1711 W. Mile 3 Road
AO-I
Antonio Arellano**

Mr. Cervantes stated the subject site is located approximately 1,000 east of Inspiration Road along the south side of Mile 3 Road. The applicant has a large agricultural lot fronting 114.63 feet along W. Mile 3 Road, with a depth of 516.36 feet. Per Code of Ordinance, a nursery requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a conditional use permit to have a nursery on his lot where he has his homestead. Access to the site is off W. Mile 3 Road. The applicant proposes to have the plants displayed on a designated area along the front of the property, behind the fence. The proposed days and hours of operation are Monday–Saturday from 9:00 am to 6:00 pm and Sunday from 9:00 am to 3:00 pm. Staff: 5 employees. Parking: The applicant has a long driveway that could easily stack up 4 to 5 vehicles and a circular driveway in front of the property for at least 5 vehicles. 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) 1 year permit to continue to assess this conditional use permit; 2) Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); 3) No vehicles will be allowed to park on the lawn or the Mile 3 right-of-way; 4) CUP is not transferable to others; and 5) Hours of operation to be as follows: Monday – Saturday from 9:00 am to 6:00 pm, and Sunday from 9:00 am to 3:00 pm.

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

Mr. Antonio Arellano resides at 1711 W. Mile 3 Road. He is the applicant, and he is in favor of the conditional use permit.

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

Started: 5:44 p.m.

Ended: 5:39 p.m.

Item #5

Conditional Use Permit:

**A Home Occupation for the Sale of Firearms -
Custom Suppressor Solutions, LLC, In a
(R-1A) Large Lot Single Family Residential District
Being Lot 26, Rockingham Subdivision
1706 Sandstone Drive
R-1A
Christopher Amderson**

Mr. Cervantes stated the subject site is located at the southwest corner of Sandstone Drive and Tulip Avenue. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant proposes to operate a federally licensed firearm business at his residence. The proposed use will provide limited firearm transfers, online sales processing, and/or gunsmithing services with no retail showroom. The conditional use permit is a requirement for his application with the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) for a Federal Firearm License. The business will function entirely from a secure, dedicated room within their home. Their proposed business will operate without signage or exterior advertising; store all firearms in locked, bolted-down safes, utilize a monitored alarm system and video surveillance; comply fully with all federal, state, and local regulations, ensure that all transfers require background checks via the NICS system; and restrict access to the secure business area to the owners only. The proposed days and hours of operation are Fridays from 5:00 pm to 6:00 pm by appointment only. (They expect minimal customer traffic, typically fewer than 3 visits per week). Staff: Husband and wife only. Parking: There is a two-car driveway, a garage, and a circular driveway that could easily stack up two vehicles. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (22) legal notices to surrounding property owners. The applicant provided letters of support from two of his neighbors. 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 permit to continue to assess this conditional use permit; 2) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3) Compliance with all City Codes (Building, Fire, Sign Codes, etc.); 4) Acquire a business license; and 5) CUP is not transferable to others 6. Hours of operation: Fridays from 5:00 pm to 6:00 pm, by appointment only.

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

Mr. Chris Anderson resides at 1706 Sandstone Drive. He is the applicant and is for the conditional use permit. He stated he would like to give a little clarification about what he is trying to do. He stated

the name of the company is Custom Suppressor Solutions. He mentioned he is planning to design firearm accessories, and they will be manufactured in Ohio. He stated that the only thing he would be doing is distributing the accessory. He mentioned he doesn't intend to sell actual firearms. He stated it's a custom suppressor; he is a precision rifle shooter. He mentioned he goes to a lot of target matches, and there's a good market for it. He stated he would like to be able to pursue this.

Mr. Lincoln Talbert who resides at 1702 Sandstone Drive, stated he is a couple of houses down from the applicant. In their restrictions for the Rockingham subdivision, they've filed. He mentioned there's a restriction for commercial businesses that invite the general public into the neighborhood. He asked his question is whether that's been vetted by the city, since that is against our covenants in our subdivision.

Chairwoman Izaguirre stated this is a question for staff.

Mr. Cervantes stated that the City does not enforce the restrictions; only the HOA or developer can do that.

Mr. Lincoln Talbert stated without knowing that he would like to show that he is against the approval of the recommendation.

Mr. Lino Leal who resides at 1700 Sandstone, which is three houses down from where they want to open the Gun sales. He stated he disapproved. He thinks the gun sales need to be where they need to be, not in a residential area, because we don't know what kind of security they'll have. If somebody can come in, steal guns, and he doesn't want that in a residential area.

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

Chairwoman Izaguirre asked Do we have anybody else.

Staff stated yes.

Chairwoman Izaguirre stated they'll rescind the motion.

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

Catherine Deanda resides at 1617 Sandstone Drive. She stated she was against the request as well. She has a family and she worried about traffic. She mentioned the applicant had mentioned that he wasn't going to, he was only going to be mailing out of his home, but she is concerned that there is a return address on those shipments. She believes that the neighborhood isn't an area for commercial business. She stated they have a bunch of business owners who have homes in our neighborhood as well, and they all have a business establishment. So she thinks that for a place of business, it's not for a neighborhood.

Ms. Ophelia Soza resides at 1701 Stonegate. She stated that due to the nature of the sales, she doesn't agree with the approval.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Ms. Thompson asked if she could see the aerial. She stated her main concern would be the possible sale of firearms, she understands that the weapons themselves are not being sold, but it's accessories. However, the conditional use permit is to sell firearms, so at some point should the applicant should decide they are going to expand and start selling firearms. We wouldn't be able to do anything at that point to rescind that, and it was only accessories. She stated that her biggest concern is the ability of it being expanded beyond the scope of what the applicant intends at this point.

There being no further 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: 5:50 p.m.

Ended: 5:54 p.m.

Item #6

Conditional Use Permit:

**An Outdoor Padel Court and other recreational activities as shown in the site plan – IMGN Park, Being being the Northwest 9.96 acres out of Lot 203, John H. Shary Subdivision
719 Ragland Street
C-3
Jorge E. Careaga**

Mr. Cervantes stated Mr. Jorge E. Careaga, the applicant, is requesting a Conditional Use Permit for the IMGN Park that has outdoor padel courts and an outdoor soccer field. The business is located 800' South of US Business 83 along the west side of Ragland Street. The business has been in operation since 2022. Section 1.43-C-3 (General Business) (3) (g) states that "Amusement parks, circus or carnival grounds, commercial amusement, or recreational development, or other temporary structures used for temporary purposes" are allowed with a conditional use permit. The site no longer has a restaurant but has a kitchen and contains three (3) outdoor padel courts and an outdoor soccer field with restrooms for men and women. There are 26 parking spaces (4 ADA spaces) available for the patrons. Hours of operation are Monday to Sunday from 9:00 a.m. to 11 p.m. Notices were mailed out to 31 surrounding property owners within 200 feet of the subject property. Staff has not received any phone calls in opposition to the request. Staff recommends approval of the request subject to: 1) The permit to be for a two-year period; 2) Must comply with the building, fire and health codes; 3) Must maintain the 6' buffer requirement; 4) Must obtain a new business license; 5) Must comply with the noise ordinance; and 6) Hours of operation are limited to Monday to Sunday from 9:00 a.m. to 11:00 p.m.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the permit is for 2 years.

Mr. Cervantes stated yes, that is correct, and staff, we probably will be recommending life of use approval after 2 years.

Mr. Guevara asked if the soccer field already existed.

Mr. Cervantes stated yes.

Mr. Alaniz asked how many parking spaces they have in total.

Mr. Cervantes stated 26 parking spaces.

Ms. Garza asked if it was enough parking spaces.

Mr. Cervantes stated Yes, it is enough.

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

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #7

Conditional Use Permit:

**To allow a Mobile Food Unit – Danny’s Place
the West ½ of Lots 7 & 8, Block 176,
Mission Original Townsite Subdivision
307 W. Tom Landry Street
C-4
Daniel Leal**

Mr. Cervantes stated the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to place a mobile food unit in a mobile food park to sell their products. The proposed hours of operation are as follows: Monday through Saturday from 6:00 am to 12:00 am. Staff: 2 employees Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) 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 re-evaluation in order to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Monday through Saturday from 6:00 am to 12:00 am; Must comply with the noise ordinance, Acquisition of a business license prior to occupancy for each mobile food unit; 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. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:55 p.m.

Ended: 5:55 p.m.

Item #8

Conditional Use Permit:

**To allow a Mobile Food Unit – Martha's Burgers & More
the West ½ of Lots 7 & 8, Block 176,
Mission Original Townsite Subdivision
307 W. Tom Landry Street
C-4
Martha Avitia**

Mr. Cervantes stated the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to place a 9-foot by 18-foot mobile food unit in a mobile food park to sell their products. The proposed hours of operation are as follows: Monday through Sunday from 7:00 am to 12:00 am. Staff: 3 employees Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) 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 re-evaluation in order to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Monday through Sunday from 7:00 am to 12:00 am; Must comply with the noise ordinance, Acquisition of a business license prior to occupancy for each mobile food unit; 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. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:55 p.m.

Ended: 5:57 p.m.

Item #9

Conditional Use Permit

Renewal:

**a Mobile Food Unit – Fiesta Hot Dogs
being Lot 1, Madrigal Subdivision
208 N. Inspiration Road
C-2
Federico Garcia**

Mr. Cervantes stated the subject site is located 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road. Pursuant to Section 1.56 (11)(H) 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 renew the conditional use permit of the mobile food unit to sell their products. The hours of operation are as follows: Monday through Thursday from 6:00 p.m. to 12:00 a.m. and Friday through Sunday from 6:00 pm to 1:00 am. Staff: 4 employees Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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 2 year re-evaluation to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), 93 Item 9 Hours of operation are Monday through Thursday from 6:00 p.m. to 12:00 a.m. and Friday through Sunday from 6:00 pm to 1:00 am.; Must comply with the noise ordinance CUP is not transferable to others.

Chairwoman Izaguirre yielded the chair to Ms. Thompson at 5:57 PM.

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

Mr. Federico Garcia stated he is the applicant of the mobile food truck and to approve the conditional use permit.

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

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

There was none.

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

Started: 5:57 p.m.

Ended: 5:58 p.m.

Item #10

**Conditional Use Permit
Renewal:**

**A Drive-Thru Service Window – Dak’s Snacks
being Lot 1, Sylvia Plaza Subdivision
810 N. Schuerbach Road, Suite D
C-2
Cristina Salazar**

Mr. Cervantes stated the subject site is located at the southeast corner of Schuerbach Road and Business 83. Per Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council. There is an existing 24' x 35' (840 sq. ft.) snack shop with a drive-thru service window that has been in existence since July 2021. Access to the site is provided off Schuerbach Road with a 45' driveway. The service window is located approximately 15' from the corner of the building, which provides stacking for approximately two vehicles. The proposed days and hours of operation are Monday–Sunday from 11:00 am to 11:00 pm Staff: 2 employees Parking: the 840 sq. ft. site requires 5 parking spaces. It is noted that the parking area is held in common (35 existing parking spaces, inclusive of gas pump stalls) and is shared with other businesses. The last conditional use permit approved for the drive-thru service window for this location was on September 26, 2022 for a period of 2 years. Staff notes that this would be the 3rd renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (9) 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 noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Sunday from 11:00 am to 11:00 pm.

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

There was none.

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

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

There was none.

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

Started: 5:58 p.m.

Ended: 6:00 p.m.

Item #11

**Conditional Use Permit
Renewal:**

**An Event Center – The Cordelle Events
Being Lot 20, Shary Business Center Subdivision
2402 Brock Street, Suite C
C-3
Julio Alaniz**

Mr. Cervantes stated the subject site is located 130 feet East of Shary Road F.M. 494 along the South side of Brock Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes a renewal of the conditional use permit for the Event Center. The hours of operation are as follows: Sunday through Saturday from 8:00 a.m. to 12:00 am. Staff: 3 employees Parking: Due to the total of 48 seating spaces, which requires 16 parking spaces (48 seats/ 1 space for every 3 seats = 16 parking spaces. It is noted that the parking area is held in common (142 existing parking spaces) and shared with other businesses. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (11) 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 2 years re-evaluation subject to: 1) Hours of operation are Sunday through Saturday from 6:00 a.m. to 12:00 a.m; 2) Maximum occupancy being 71; 3) Must comply with the noise ordinance; 4) CUP is not transferable to others; and 5) Must have security cameras inside and outside with a minimum 30-day retention.

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

Mr. Julio Alaniz is the applicant for the business and is in favor of the conditional use permit.

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

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

There was none.

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

Started: 6:00 p.m.

Ended: 6:02 p.m.

Item #12**Single Lot Variance:**

**A 1.0 ac. of land out of the South one-half (S. ½)
of the North one-half (N ½) of Lot 26-10, West
Addition to Sharyland Subdivision of Porciones
53,54,55,56, & 57
1106 Teofilo Drive
AO-I
Angel Antonio Guzman**

Mr. Ramirez stated the subject site is located on Teolifo Dr., a private street that intersects with Bryan Road. The property measures 264' X 153.33' in which the owner is proposing to build a residential home. Currently, the property is vacant. This is an unrecorded subdivision and will require a 10 feet utility easement dedication along the western and southern most boundaries and an additional 10' front public roadway easement to be used for road right-of-way. There is no city sewer available in this area. An OSSF would be required for this property. The applicant shall request a variance for the installation of on-site sewer facility (septic tank). The applicant will be required to Install a water service line from the site to an existing 8" main line on Bryan Rd. and the installation of a street light within 150 feet from the site. A Capital Sewer Recovery fee (\$200.00), Payment of the Park fee (\$650) will be imposed as a condition of approval. Staff recommends approval of the Single Lot Variance subject to conditions: 1) Dedication of an additional 10' front public roadway easement to be used for road right-of-way; 2) Provide proof of water district exclusion; 3) Install a water service line from Bryan Rd; 4) Dedication of a 10' utility easement along the western most and southern boundary of the property; 5) Payment of Park fee; 6) Installation of a street light within 150' from the site; and 7) Request variance for the installation of on-site sewer facility (septic tank).

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

There was none.

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

Ms. Garza abstained from item 12.

Started: 6:02 p.m.

Ended: 6:03 p.m.

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

**The proposed Imperio Vista Subdivision,
being a 5.92 acre tract of land out of Lot 97,
Mission Acres Subdivision
R-1T
Developer: Obed Matus
Engineer: Rio Delta Engineering**

Mr. Ramirez stated that the proposed Imperio Vista Subdivision consists of 30 single family residential lots and 1 detention area and is located on the Southeast corner of Adams Street and W. 20th Street. This subdivision will have access from Adams Street and will extend and connect to and from W. 20th Street. These streets are complete and equipped with all the infrastructure to

supply and service the new development. The Engineering Department has reviewed and approved the drainage report. The tract of land was rezoned from AO-I to R-1T on February 19, 2025 by P&Z and approved by City Council on February 24, 2025. All the lots are meeting the R-1T lot restrictions as per zoning requirements. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), 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 the recording of the plat. Staff recommends approval of the plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Thompson asked if the board had any questions.

There was none.

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

Started: 6:02 p.m.

Ended: 6:03 p.m.

Item #14

Variance Request: Consideration and possible action to approve a variance to not require off-street parking for a development in a property legally described as a 0.27-acre tract out of the North ½ of Lot 5, Block K, Wright Addition Subdivision, located at 1009 Highland Park Avenue. Applicant – Izaguirre Engineering Group, LLC

Mr. Cervantes stated the request is for a variance not to comply with Chapter 110, Traffic and Vehicles, Division 4 Off-street parking, Sec. 110-461 of the Mission Code of Ordinances, which states: In all districts there shall be provided at the time any building or structure is erected paved off-street parking spaces and accompanying maneuvering lanes in accordance with the minimum requirements. As mentioned in the variance letter there are other nearby examples of projects that have onstreet parking for the development's parking. The property owner is proposing to continue the same parking situation compared to the property to the south. Staff recommends approval.

Chairwoman Thompson asked if the board had any questions.

There was none.

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

Started: 6:05 p.m.

Ended: 6:16 p.m.

Item #15

Consideration of the adoption of an ordinance amending the code of ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Establishing a Process and Per Hour Fee for Subdivision Infrastructure Inspections and for Geotechnical Lab Testing. Applicant: City of Mission

Mr. Cervantes stated House Bill 3492 became state law and became effective on September 1, 2023. Under HB 3492, cities are prohibited from basing fees for applications, reviews, inspections, or related activities for constructing or improving public infrastructure on the cost or value of the project. Instead, fees should be based on the city's actual review, processing, and inspection costs. Currently, the City of Mission subdivision ordinance requires a 2% of the infrastructure value inspection fee to cover the cost of City employees doing field inspections throughout the construction of the subdivision. In addition, the city charges 5% of the infrastructure value fees for geotechnical testing. Instead of the 2% fee covering the cost of city staff conducting field inspections, staff propose charging \$85.00 per hour, per person. A monthly invoice will be sent to the developer during the construction of the subdivision. Instead of the 5% fee for geotechnical testing, staff propose obtaining a cost estimate from the geotechnical firm the city has under contract to cover their fees. The developer will be required to pay the estimate during the preconstruction meeting. The ordinance review committee met on August 8, 2025. They approved the ordinance with the understanding that the \$85.00 per person per hour fee will be re-evaluated every six months as subdivisions get recorded under the new system. Staff recommends the adoption of the ordinance.

Chairwoman Thompson asked if the board had any questions.

Ms. Garza asked how they calculate the hours, for example, if they're only there for 20 minutes.

Mr. Cervantes stated that in the ordinance we put in there that if they're in there 15 minutes, they're charged one hour. He stated that if they're there one hour and 15 minutes, they would be charged two hours, and if it's three, four people, it's going to be times three or four people. He mentioned that sometimes you have people from utilities, or you have people from streets and drainage. Sometimes subdivisions are more complicated than others. The sewer lines are very deep, or there are problems in the field. As a result sometimes city employees have to go more than normal. From now on the employees will just be keeping a log. In the future, the \$85 an hour may have to increase. And staff will be doing an evaluation later on, but that's what we're proposing to charge developers at this time.

Ms. Thompson asked if the \$85 an hour was that. Did they look at several subdivisions they've done in the past and then break it down.

Mr. Cervantes stated that it came from the city of Weslaco. He stated that in Weslaco, they consulted with an engineering firm on how much the engineering firm would charge them to conduct an inspection. The firm gave them a figure of \$85 per hour. He stated Weslaco kind of took a lead on this because most of the cities are still doing the percentage. He mentioned Weslaco was more proactive, and they set it up this way with the \$85. So we are just following what Weslaco is doing, but we may increase it in the future if we think \$85 an hour isn't enough.

Ms. Thompson asked How long has Weslaco been doing it.

Mr. Cervantes stated about one year.

Ms. Austin asked if 2% is insufficient.

Mr. Cervantes stated that it depends because some subdivisions are more complicated than others, if there is a very steep sewer line, or if there are construction issues. He stated that sometimes the

2% is not enough because we were out there a lot. He mentioned that on some occasions we may have profited from the 2% and on some occasions, we lost money.

Mr. Guevara asked if there is a deadline time for today's or if we are leaving it as an open date, or if it going to be reviewed in a year.

Mr. Cervantes stated that the agreement we had with the ordinance review committee was that in six months, we're going to evaluate, and we may determine that in six months we may need to increase the hourly rate. He stated they're going to already have some subdivisions recorded under this new system, so then they would be able to evaluate if the \$85 rate would need to be increased.

Ms. Thompson asked by law, by when does this need to be enacted. When did the new law happen.

Mr. Cervantes stated this law was adopted two years ago by the Texas Legislature and this should have been done two years ago.

Mr. Guevara stated will this become effective immediately here in Mission.

Mr. Cervantes stated this would go before the city council on Monday. So, we already have a few subdivisions that we had pre-construction meetings, and we did not charge anything because the city attorney said no more percentage fees. So, we have two or three subdivisions that we just need this adopted so that we can go back to the developer and get them to pay for the testing based on the estimate. And then we're already keeping a log for these new subdivisions. We're already keeping a log of the employees x times.

Ms. Austin asked Do the employees log in their phones through GPS, or how is that done?

Mr. Cervantes stated they're just asking the inspectors from utilities and engineering to maintain a daily log.

Ms. Austin asked so it's not like you're in one location and you go to another and your phones can kind of track where you are.

Mr. Cervantes stated that it could be done that way or we can just ask them to keep a daily log. When you went to one place, at what time were you there, when you left, at what time, when you went to another subdivision, at what time did you arrive.

Ms. Thompson asked How is Weslaco doing.

Mr. Cervantes stated he believes that's how they're doing it.

Ms. Thompson asked if they had run some numbers as far as how much time we usually spend over here. She asked if \$85 is that going to be enough to cover what we normally get but the intent of the law is from the inspections.

Mr. Cervantes stated We think that we're not going to get the 2% inspection. They are going to be charging the true cost. He stated It's the true cost of doing inspections, but they think that in the future, they may determine \$85 an hour is not enough money because of some of the employees that are in the field, other engineers, they're in higher-level positions. Then you also have the cost of the benefits of the employee, the cost of the trucks, and the cost of the fuel. So they seriously believe that in six months, they may need to increase the \$85 to maybe \$100 or \$125 to cover the true cost of being out there.

There being no further discussion, Chairwoman Thompson entertained a motion. Ms. Austin moved to approve the Ordinance. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#16

ADJOURNMENT

There being no discussion, Chairwoman Thompson entertained a motion. Mr. Guevara moved to adjourn the meeting. Ms. Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:16 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission