

**PLANNING AND ZONING COMMISSION
JANUARY 21, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

STAFF PRESENT

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

GUEST PRESENT

Olga Paez
David Lopez, Jr.
Guillermo Guerrero

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 JANUARY 7, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 7, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:31 p.m.

Item #2

Election of Chairman and Vice-Chairman:

Ms. Thompson elected Ms. Diana Izaguirre as Chairwoman and Mr. Kevin Sanchez as Vice-Chairman.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to elect Ms. Diana Izaguirre as Chairwoman and Mr. Kevin Sanchez as Vice-Chairman. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:37 p.m.

Item #3

**Being a 9.83-acre tract out of Lot 33,
Bell Woods CO's Subdivision "C"
This property is located along the West
Side of Conway Avenue, approximately
265 feet North of Victory Street.
David Lopez, Jr.**

c/o Guadalupe and Alejo Cabrera

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T") for a proposed 62-lot townhome development. The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet. The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West. The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and the Bellwood Manor (4-plex lots) subdivision is under construction to the West. The subject property is vacant. The Future Land Use Map shows the West two thirds of the property designated for low-density residential uses. The East one third of the property is designated for general commercial uses. Even though the requested rezoning of the property is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses. Notices were mailed to 10 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. 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. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if staff the last time the board had seen the rezoning did the commission table the item.

Mr. Cervantes stated the rezoning had gotten approved from Planning & Zoning and the applicant had withdrawn the application before it was seen by City Council and the applicant has to go through the process again. He mentioned that originally the previous developer was rezoning the property for fourplex lots but the developer withdrew the application and the project fell through. He added the applicant now is a different developer and he is interested in a subdivision for townhouses.

Mr. Sanchez asked if this would be considered a down zone from what the board had approved before.

Mr. Cervantes stated Yes, it's a less intense rezoning from what the board approved three months ago and it's medium density.

Chairwoman Izaguirre stated there would be more cars and more homes.

Mr. Cervantes stated it would depend on how it would be developed.

Chairwoman Izaguirre stated the last time when the board approved it was for 120 townhomes and less acreage.

Mr. Cervantes stated staff does have a preliminary design for the townhouse subdivision but it could change.

Chairwoman Izaguirre asked How many lots are they proposing in the preliminary design?

Mr. David Lopez Jr. with Lopez Engineering Designs stated they made a preliminary layout and they proposed 69 lots. He mentioned he spoke to the developer and the developer wanted to make the width 50 feet width so they would have to reduce the lots and make them wider and the depth to be around 80 to 90. He added it would be 50 lots in total.

Chairwoman Izaguirre asked if the lots were going to be 50 feet wide.

Mr. Lopez stated yes, 50 feet wide and then the depth will be a minimum of 80 feet. He mentioned they are a medium-sized density but it would be giving individuals the ability to purchase lots and then build on them rather than having fourplexes and renting.

Mr. Sanchez asked if the proposed plan would meet the minimum standards for lot size.

Mr. David Lopez stated yes, these lots would have a 0 side setback to give the homes a buffer between each lot. He mentioned only one side of the homes would have windows.

Chairwoman Izaguirre stated the lots would be 4,000 square foot lots.

Mr. Cervantes stated if the zoning is approved by the city council they would have the subdivision come before the board and that's when the board would see the details of the lots layout.

Chairwoman Izaguirre asked why staff did not recommend (R-1) Single Family Residential District instead of (R-1T) Townhouse Residential District.

Mr. Cervantes stated the request three months ago was from (AO-I) Agricultural Open Interim District to (R-3) Multi-Family Residential District. He mentioned the board had approved the rezoning from (AO-I) to (R-3) but the applicant decided to withdraw before it was seen by the City Council.

Ms. Thompson asked why rezone the property to (R-1T) Townhouse Residential District and not (R-1) Single Family Residential District?

Mr. Cervantes stated the applicant wanted to have townhouses so they could have a 0 foot side setback on one side and a five foot setback on the other.

Ms. Thompson asked What the minimum for (R-1) Single Family Residential District.

Mr. Cervantes stated the minimum is 50 feet by 100 feet.

Ms. Thompson asked what is the depth?

Mr. Cervantes stated the depth is 100 foot

Ms. Thompson asked what is the depth and width for (R-1T) Townhouse Residential District?

Mr. Cervantes stated for an (R-1T) Townhouse Residential District it is 25 feet by 80 feet. He mentioned it seems the developer is wanting larger lots than the 25 feet by 80 feet.

Chairwoman Izaguirre asked what does the future land use map have for the property?

Mr. Cervantes stated the future land use map has commercial in the front of the property and then low-density residential for two-thirds of the rear of the property.

Chairwoman Izaguirre asked if it's an (R-1) Single Family Residential District.

Mr. Cervantes replied "Yes".

Chairwoman Izaguirre asked if it would be the 5,000 square foot lot.

Mr. Cervantes replied "Yes".

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 rezoning request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:38 p.m.

Item #4

**Being a 0.316-acre tract out of Lot 93,
Mission Acres Subdivision
This property is located along the South
Side W. 18th Street, approximately 190 feet
West of N. Los Ebanos Road
CV Star Builders LLC**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family development. The tract of land has 0.316 acres in area and measures 51 feet along W. 18th Street and has a depth of 270 feet. The surrounding zones are Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South. The surrounding land uses are single-family homes in all directions. There is an unpaved alley along the East side of the property. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 25 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. 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. 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 rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:42 p.m.

Item #5

**Being a 0.40 of an acre tract out of Lot 182,
John H. Shary Subdivision
This property is located at 1906 E. 2 ½ Street
Mario Reyna
c/o Abrego & Sons, Inc.**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property located at the Southwest corner of 2 ½ Street and Glasscock Road from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T") for a proposed 6-unit townhome development. The tract of land has 0.4 acres in area and measures 155 feet along E. 2 ½ Street and 100 feet along Glasscock Road. The surrounding zones are Duplex-Fourplex Residential (R-2) to the South, Multifamily Residential (R-3) to the East and Single-family Residential (R-1) to the West and North. The surrounding land uses are single-family homes to the West and North, apartments to the East and a vacant tract to the South. The vacant tract to the South was recently rezoned to R-2. The subject property has what appears to be a vacant residential structure, and vehicles are parked in the paved area facing Glasscock Road. The Future Land Use Map shows the property designated for low-density residential uses. Even though the requested rezoning is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses. Notices were mailed to 21 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. 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. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked how the property to the south was rezoned too?

Mr. Cervantes stated the property to the south the property owner wanted to be rezoned to (R-3) but the City Council approved the rezoning for a (R-2).

Ms. Thompson asked what the specifications width and depth are for an (R-2) Duplex-Fourplex residential district.

Mr. Cervantes stated it is 50 feet by 100 feet.

Ms. Thompson asked if it would be the same as R1?

Mr. Cervantes replied "Yes".

Ms. Thompson asked what is the lot size for a townhouse?

Mr. Cervantes stated it is 25 feet by 80 feet.

Chairwoman Izaguirre asked what they were going to build in the next lot?

Mr. Cervantes stated that in the property to the South the owner wanted to build eight units but they got R-2 zoning from the Council so they are only limited to four units.

Ms. Thompson asked if the Council would approve R1T for the property?

Mr. Cervantes stated it would be a down zoning from neighborhood commercial but he had no idea on how Council is going to feel about the zoning change.

Ms. Thompson asked If it was to be subdivided into townhouse lots, what access would be from 2nd and Half Street?

Mr. Cervantes stated the front of the townhouses will be facing 2nd and Half Street. He stated the applicant's desire is to build six (6) townhouses but the code will only allow five based on the lot size requirements.

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

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #6

Conditional Use Permit:

**To Construct a Pool House
Being Lot 13, Oak Alley at Cimarron Subdivision
1708 Oak Alley Drive
R-1A
Horacio Bazan Jr.**

Mr. Cervantes stated the subject site is located 1,056 feet East of S. Stewart Road along the South side of Oak Alley Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 10,399.75 square feet. The code requires a 12,000-square-foot minimum lot. The pool house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. 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 with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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 other questions.

There was none.

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: 5:44 p.m.

Ended: 5:47 p.m.

Item #7

Conditional Use Permit:

**To Construct a Guest House and a Pool House
Being Lot 36, Shary Unit VII Subdivision
2004 E. 20th Street
R-1
Guillermo Guerrero**

Mr. Cervantes stated the subject site is located at the Cul-De-Sac of E. 20th Street and Cardinal Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 14,493 square feet. The code requires a 12,000-square-foot minimum lot. The guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. A variance to the Glasscock Road setbacks was approved by the Zoning Board of Adjustments on 09-24-2025. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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

Mr. Mario stated he was her on behalf of his grandmother which she resides on Lot 37, He stated his grandmother had questions on the construction such as the permit to construct and if the guest house will have a separate meter.

Mr. Cervantes stated in the conditions for the guest house it stated they cannot be a separate electric and water meter for the guest.

Mr. Mario asked Mr. Cervantes if he could explain in Spanish to his grandmother.

Mr. Cervantes replied "Yes".

Mr. Cervantes explained to Mr. Mario's grandmother the Guest has a list of conditions and one of the conditions is that it has to be the same water and electric meter form the main house.

Mr. Mario's grandmother asked if the guest house was going to have two floors and if the guest was going to have two floors.

Mr. Cervantes stated there are no windows on the side; it would be only a one floor guest/ pool house.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the board could look at the design and if it meets the necessary setbacks?

Mr. Cervantes stated the applicant was granted a variance on the setback from the Zoning Board of Adjustments.

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.

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

Started: 5:47 p.m.

Ended: 5:58 p.m.

Item #8

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic Beverages
– Chick-Po on the Grill
Being Lot 2, Shary Town Plaza Subdivision
301 N. Shary Road, Suite 200
C-3
Chick-Po on the Grill LLC**

Mr. Cervantes stated the subject site is located approximately 565 feet North of 1st Street along the West side of North Shary Road Access to the site is off North Shary Road via a 34-foot driveway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the

approval of a Conditional Use Permit by the City Council. On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window. The applicant is leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that has been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals. Parking: The suite has 9 tables and 10 booths with a total of 82 seating spaces, which requires 27 parking spaces. There is a total of 135 parking spaces held in common that will be shared with other businesses. Days/Hours of Operation: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m. Staff: 10 employees. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Permit for one (2) years to continue to assess this operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Must comply with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with noise ordinance; 7) Hours of operation to be as follows: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.; 8) Wet zone property and; 9) Maximum occupancy is 57 people.

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.

Ms. Thompson asked if the applicant has live music.

Mr. Cervantes stated they do not have any live music.

Mr. Alaniz asked if they would serve beer and wine or liquor.

Mr. Cervantes stated it is only beer and wine.

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

Started: 5:58 p.m.

Ended: 5:50 p.m.

Item #9

**Conditional Use Permit
Renewal:**

**Sale & On-Site Consumption of Alcoholic Beverages
– Las Calles De Mexico Taqueria
Being all of Lot 1, Sundance Crossing Subdivision
308 N. Shary Road, Suite A
C-3
Las Calles De Mexico, LLC**

Mr. Cervantes stated the subject site is located approximately 200 feet South of 4th Street along the East side of Shary Road. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business has been in operation since June 2020 and added alcoholic beverages to its menu in January 2024. The applicant is also requesting extended hours of operation and to be allowed to play live music. The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year. Access to the site is via two 25-foot driveways off of North Shary Road along the north and South sides of the property. Parking: There is a total of 76 seating spaces, which require 25 parking spaces. There is a total of 80 parking spaces held in common, which are shared with other businesses. Days/Hours of Operation: Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday– Saturday from 7:00 a.m. to 2:00 a.m. Staff: 5 employees. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. No incidents have been reported for this business. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) 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) Permit for three (3) years to continue to assess this new business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Continued compliance with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with the noise ordinance; 7) Hours of operation to be as follows: Sunday – Thursday from 7:00 a.m. to 11:00 p.m. and Friday – Saturday from 7:00 a.m. to 2:00 a.m.; and 8) Maximum occupancy is 90 people.

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.

Ms. Thompson asked if the applicant has live music.

Mr. Cervantes stated yes, they have karaoke.

Ms. Thompson asked if it was indoor or if they had a patio.

Mr. Cervantes stated it's only indoors and they do not have a patio outside.

Ms. Thompson asked if the applicant has to comply with the noise ordinance.

Mr. Cervantes stated yes.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Sanchez 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 5:50 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission