

**PLANNING AND ZONING COMMISSION
JULY 16, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

Omar Guevara

STAFF PRESENT

Xavier Cervantes
Patricio Martinez
Jessica Munoz
Elisa Zurita
Gabriel Ramirez
Susie De Luna

GUEST PRESENT

Karen Prewitt
Jerry Benavides
Jovita Garza
Erica Perez
Silvia Pascual
Elizabeth Lopez
Maria del Carmen Salinas
Roberto Gonzalez
Juan Rodriguez
Teresa Toleda
Manuel Cejudo
Arnoldo Morgan
Rosie Morgan
Lourdes Garrett
Erica Ocana Alcazar

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 JUNE 18, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for June 18, 2025. Ms. Austin moved to approve the minutes as presented. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:37 p.m.

Item #2

Rezoning:

**A 17.13 acre tract of land out of
18.39 acres out of Lot 5-9, West Addition to
Sharyland Subdivision, the site is located along
the South side of E. Military Highway
approximately 1,390 feet West of S. Bryan Road
AO-I to I-1
Victor Trevino**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development. The tract of land measures 273 feet along E. Military Highway and has a depth of 1,200 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the South, East and West and Light Industrial District (I-1) to the North. The surrounding land uses are agricultural land in all directions. The subject property is used as farmland. The Future Land Use Map shows the subject property as General Commercial but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future Industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map. The Future 365 Toll Road cuts through a portion of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit. Notices were mailed to 14 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request. Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Mr. Julio Cerda resides at 2800 N. Steward Road. He mentioned he is representing South Texas Infrastructure Engineering and his client. He stated just to understand at this point the Anzaldua's highway or corridor is located on the Future Land Use Map only and has not been approved by the environmental process so looking at the Zoning Map looking at Lot 15 under the railroad tracks it is already rezoned and subdivided being it subdivided want to make sure the highway itself hasn't been dedicated yet. He stated he knew there has been discussion with City of Mission and RMA of the possible route since they have not gone through the environmental process. He mentioned the environmental process is very important because that's where the public states their opinion on the best route. He mentioned technically the best route hasn't been assigned yet and they have not given any options for the route. He stated this is what the RMA has proposed to the municipalities and is thinking of doing in the area but the dedication should not be asked for at this point. He stated that he just wants to make sure during the subdivision process they would like to be treated the same as the surrounding properties owners. He stated as far for the rezoning he is in favor.

Vice-Chairman Sanchez 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.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the rezoning request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 5:37 p.m.

Item #3

Rezoning:

**A 9.853-acre tract of land out of 35.72 acres
Out of Lot 5-10, West Addition to Sharyland
Subdivision, this site is located along the North**

**side of Old Military Highway approximately 700
feet West of S. Bryan Road
AO-I to I-1
Victor Trevino**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development. The tract of land measures 580 feet along Old Military Highway and has a depth of 740 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the West and Light Industrial District (I-1) to the North, East and South. The surrounding land uses are agricultural land in all directions. The subject property is used as farmland. The Future Land Use Map shows the subject property as General Commercial but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map. The future 365 Toll Road cuts through the majority of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit. Notices were mailed to 3 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Mr. Julio Cerda resides at 2800 N. Steward Road. He mentioned he is representing the client under South Texas Infrastructure Group. He stated he was present for the rezoning also is making sure the route on the highway that hasn't gone through the public meetings and the chosen routes hasn't been given as of now.

Vice-Chairman Sanchez 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.

Vice-Chairman Sanchez stated he is yielded the chair to Chairwoman Izaguirre

Chairwoman Izaguirre arrived at the meeting at 5:37 p.m.

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 rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:39 p.m.

Item #4

Rezoning:

**A 18.56 acre tract of land situated in Porcion 56,
and being out of the residue of Lot 6-8,
West Addition to Sharyland Subdivision,
This site is located along the North side
of E. Military Highway approximately 2,630 feet**

**West of S. Bryan Road
AO-I to I-1
Victor Trevino**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development. A draft master plan for the proposed industrial development of this property is shown in this packet. The tract of land measures approximately 1,250 feet along E. Military Highway and has a depth of approximately 1,100 feet. The surrounding zones are Agricultural Open Interim (A-OI) on all directions. The surrounding land uses include single-family homes to the Northwest and agricultural land to the East and South. The subject property is used as farmland. The Future Land Use Map shows the subject property as General Commercial with the Northwest corner designated as Planned Unit Development. During the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map. The future 365 Toll Road misses this property completely as shown in the attached RMA map. Notices were mailed to 10 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.

Mr. Julio Cerda resides at 2800 N. Steward Road. He mentioned he is representing the client with South Texas Infrastructure Engineering. He stated he was present for the rezoning and in favor of the rezoning. He mentioned he just wanted to make a comment he knows there is a purposed 365 toll road on the plan and is making sure that it is understood the route has not gone through the public hearing process and they are against the route and are in favor of the rezoning.

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 rezoning request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:39 p.m.

Ended: 5:41 p.m.

Item #5

Rezoning:

**A 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, this site is located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road
AO-I & C-1 to R-1
Victor Trevino**

Mr. Cervantes stated the applicant is requesting to rezone a portion of his property from Agricultural Open Interim District ("AO-I") and Office Building District ("C-1") to Single-family Residential District ("R-1") so that the owner's house is in the correct zoning. For the remaining portion of the property with frontage on West Mile 2 Road, the applicant intends to split it for a future office commercial development. The tract of land measures 50 feet along West Mile 2 Road and has a depth of 1,320 feet. The surrounding zones are Office building District (C-1) and Agricultural Open Interim (A-OI) to the West, Agricultural Open Interim (A-OI) to the North and South, and Agricultural Open Interim (A-OI), Single-family Residential District and Duplex-fourplex Residential District (R-2) to the East. The surrounding land uses include the offices of the United Irrigation District to the West, The Prosper Fair Heights single-family subdivision, a duplex-fourplex subdivision under construction, and land with farm animals to the East. The property to the South is vacant and the Escobar/Rios Elementary School is located to the North. The subject property has a home with a shed in the back. The Future Land Use Map shows the subject property as Low-Density Residential. The requested zoning is in line with the future land use map designation for the property. Notices were mailed to 18 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.

Mr. Julio Cerda resides at 2800 N. Steward Road. He mentioned he is representing South Texas Infrastructure Engineering. He stated he was present for the rezoning and in favor of the rezoning.

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 rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #6

Rezoning:

**A 7.29 acre tract of land (Deed call – 6.96 acres)
out of the Southeast corner of Lot 30-8,
West Addition to Sharyland Subdivision,
This site is located along the West side
of Mayberry Road approximately 1,300 feet
North of Mile 2 Road
AO-I to R-1T
Aaron Balli**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T") to develop a townhouse residential development. The tract of land is 7.29 acres in area measures 660 feet along N. Mayberry Road and has a depth of 971.5 feet. The surrounding zones are Agricultural Open Interim (A-OI) to

the West, South and North, and Single-family Residential District to the East. The surrounding land uses include the Sonoma Ranch single-family subdivision under construction to the East, single-family homes and vacant land to the North, and an irrigation canal and the Pueblo de Paz apartments to the South and West. The subject property is vacant along Mayberry and has a home at the northwest corner. The Future Land Use Map shows that the south 300 feet of the subject property is designated as high-density residential while the remaining tract is designated as low-density residential. A portion of the requested zoning is not in line with the future land use map designation, but staff believes the property is in transition to medium-density residential land uses. Notices were mailed to 12 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. 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 rezoning request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.

Ended: 5:46 p.m.

Item #7

Rezoning:

**A 0.2066 acre tract of land, out of Lot 192,
John H. Shary Subdivision,
This site is located at 405 N. Glasscock Road
R-1 to R-2
New Era Land & Properties LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single-Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") to build a duplex structure. The tract of land is 0.2066 acres in area and it measures 50 feet along Glasscock Road and has a depth of 180.0 feet. The surrounding zones are Single-Family Residential District (R-1) to the North, West and South and Mobile & Modular Home District to the East. The surrounding land uses are Single-Family homes to the North, West and South and the Valley View Estates Mobile Home Park to the East. The subject property is vacant. The Future Land Use Map designates the property as low-density residential. The requested rezoning is not in line with the low-density designation in the comprehensive plan. The same rezoning request was pursued by a different applicant in November of 2023. There was opposition from the surrounding property owners citing drainage, fire protection and trash concerns. The rezoning was denied by the Planning and Zoning Commission and the City Council. Notices were mailed to 30 surrounding property owners. As of packet day the Planning staff

has received (1) phone call in opposition from the surrounding property owners. Staff recommends disapproval of the rezoning request.

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

Ms. Marisol Manzano resides at 407 N. Glasscock Road; she stated the property isn't compatible for a Duplex - Fourplex in the area and there is high traffic so there wouldn't be enough room for parking.

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 Lot was 50' wide.

Mr. Cervantes stated yes, it is. He stated he had mentioned to the applicant that some people like to have a big backyard.

Ms. Garza asked if it was residential.

Mr. Cervantes stated yes to the north, south and west.

Ms. Thompson asked if there was an alley in the rear.

Mr. Cervantes stated yes that's correct.

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

Started: 5:46 p.m.

Ended: 6:07 p.m.

Item #8

Rezoning:

**A 0.615 of an acre and Tract 3 being a 0.611 of an acre,
both tract forming a part of the Meadow Creek
Country Club Phase 1-B Subdivision, this site is
located along the East side of Crystal Drive between
Diane and Mauve Drives
R-1 to R-1T
Gerardo Benavides, P.E.**

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 subdivide for homes with lot sizes not in compliance with the minimum lot sizes in the R-1 zoning district. Tract 2 measures 297.49' along Crystal Drive with a depth of 90'. Tract 3 measures 297.53' along Crystal Drive with a depth of 90' along the south side and 88.89' along the north side. The surrounding zones are Agricultural Open Interim District (A-OI) to the east and Planned Unit Development District (PUD) to the West, South and North. The surrounding land uses include Single-Family homes to the North, West and South and a golf course to the East. The subject properties are vacant. For tract 2 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,824.62 square feet.

For tract 3 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,800 square feet. The Future Land Use Map shows that the properties are designated for Planned Unit Development. The designation for the subject tracts from the PUD ordinance on file is agricultural open space to be a part of the golf course. Although the requested rezoning is not in line with the PUD designation of agricultural open space the requested lot sizes are in line with the lot sizes to the west that average in area 3,195 square feet. Notices were mailed to 28 surrounding property owners. There was opposition during the variance request for the proposed subdivision. The developer has altered the lot sizes as a result for Tract 1 from 7 lots to 4 lots. Staff recommends approval to the rezoning request.

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

Ms. Karen Prewitt who resides at 2101 Mauve Drive, she stated she was the one that submitted the petition and went around to the neighborhood. She stated that she was there to speak against the proposed rezoning of R1T. As you can see on your map, the blue is actually over 3,800 square feet for the lots. The pink Xs are under that. While there are garden homes in our neighborhood from the original PUD, those were actually originally designed for winter Texans, seasonal residents looking for low-maintenance, owner-occupied homes connected to the golf course. However, our golf course closed in 2019, so the purpose and the demand for these homes have changed significantly. Currently, nearly half of the existing garden homes have become rental properties with frequent tenant turnover. This has already affected the character and stability of the neighborhood. Adding 14 more high-density homes would only increase that impact. My neighbors and I unanimously agree we value a quiet, safe environment. That's what we have now, and we don't want it to change. It's important to point out that there are over 40 townhomes in the northern part of Meadow Creek. More than half of those units are rentals because they did not sell. Adding even more high-density housing is not addressing a need. It is adding to an existing issue. Beyond neighborhood character and housing saturation, increasing the number of homes would place more demand on city services such as police, fire, and ambulance resources. For all these reasons, I respectfully request that you reject R1T rezoning and uphold the current lower-density R1 zoning to help us preserve the quality of life in our neighborhood.

Mr. Jerry Benavides, Benavides Engineering, 520 Hunter Drive, Alamo, Texas. He is the Engineer of record representing the developer, who couldn't attend the meeting in person and he may be online. However, he'd like to express a couple of notes here after speaking with residents that have clearly stated some of the concerns and give just a little bit of a history on the project. He mentioned this subdivision was originally recorded in 1987 under a PUD. Like Ms. Karen mentioned, it was centered around a golf course and associated amenities that have gradually diminished with time. Today, the golf course is no longer active and the amenities no longer exist. As a result, this area has become underutilized and no longer reflects the character or condition envisioned in the original PUD. These two tracts of property that we are trying to rezone have been vacant for many years after my client originally acquired them. They have accumulated overgrown brush presenting ongoing maintenance issues. Our new development will introduce homeowners who will actively maintain their properties, including the regular lawn care and upkeep, which will enhance the visual appeal of the neighborhood, and remove unsightly overgrown grass currently visible from public streets. Items that I wanted to point out, he did not have the opportunity to speak on the previous city council were concerns from the residents, which were traffic and safety hazards. We understand that bringing in these townhomes, we are considering them, we want to make the point clear, they are not townhomes. They are single family residential units. They are not at zero lot lines. They are going to have setbacks. The reason why we are going through a townhome rezone is to allow them to have

a frontage of 42 feet, which is going to align with the existing development that is fronting those properties. Traffic was a concern. The layout that we have prepared for this development includes a two-car garage with a two-car driveway, which is going to host four vehicles on site without the need of parking on the public right of way, which is a huge safety concern at the moment right now. If you drive by that area, you're going to see boats, you're going to see mobile trailers that are being hauled by F-250s and Doolies that takes up all the frontage of the owner's/developer's property, that hasn't been developed and they have the right to park in the public right of way. This development would eliminate the need for on-street parking, which is currently prevailing in the area and pose a greater hazard to vehicle circulation. Furthermore, if needed, they would be providing sidewalks that will not only enhance the lifestyle of the new residents, but also the existing residents, since this current subdivision does not have sidewalks. Public utilities and infrastructure, you know, and according to coordination and development standards with the City of Mission Engineering and Planning Department, we have submitted our utility plans, we have submitted our water, storm water, and sanitary sewer plans, and the City Engineering Department does not oppose our development. We have proven that there's existing capacity and that the flow lines work and that the drainage system works for this new development. I can't really speak for existing development and how the grading and there's other items in the neighborhood that may flood. However, it is our responsibility as the engineer and the developer to provide proper and safety for this new development. I also like to point out that this development is not a departure of the community's character, as Ms. Karen just explained. It is a natural continuation and enhancement. He stated the main reason for rezoning is to allow the lot size configuration that matches existing lots in the surrounding subdivision. In fact, our proposed lots are slightly larger than many of the existing lots that are proposed.

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.

Chairwoman Izaguirre asked who did this yellow map on the lot comparison.

Mr. Cervantes stated City staff prepared the map.

Chairwoman Izaguirre asked that all the lots on the west side are 3,195 square feet.

Mr. Cervantes stated on the average.

Chairwoman Izaguirre asked about the previous one that was approved in the last meeting. She asked what was the square footage on those lots.

Mr. Cervantes stated it is the same lot sizes that were proposed from the variance. It's just on the other track, which is track one, He had proposed the seven lots there he reduced it to four lots, so he's in agreement to make the lots bigger in that in that part of the subdivision.

Chairwoman Izaguirre asked if they were approving two different ones or all three tracks at the same time.

Mr. Cervantes stated you have track two and three that he's wanting the seven lots like he originally proposed which are the ones in yellow.

Chairwoman Izaguirre asked the one in pink has it already been approved

Mr. Cervantes stated he's already in agreement on that one. He's in agreement from seven to four.

Ms. Thompson stated this was presented to us previously and we approved the variance correct zoning was not going to get changed.

Mr. Cervantes stated No, the zoning wasn't going to be changed.

Ms. Thompson asked if this was presented to the council and council voted to deny the request.

Mr. Cervantes stated that's correct.

Ms. Thompson asked if the developer decided to try a different route with the same layout but now they're going to go to a townhouse zone instead.

Mr. Cervantes stated so this is his only other option for the seven lots he desires for tract 2 and 3.

Chairwoman Izaguirre stated this is the same exact thing they had done with Lantana Landing on Troster and two and a half mile they had approved townhome lots, but they build Homes and it was due to meet the setbacks were going to be able to meet to build the homes with the square footage they wanted but they weren't going to meet the square footage of the lot for the 6,000 square foot lot so they approved townhomes rezoning.

Mr. Cervantes stated Yes there is a precedence. There was a similar approval somewhere else by Adams. So, there is a precedence of approving rezoning's like this, but when the variance went before you, two or three meetings ago, staff recommended approval of variance requests.

Ms. Thompson asked what was the City Council's primary cause for denial.

Mr. Cervantes stated that the Council in general does not like variances and if you remember three or four months ago. We reduced the lot sizes so they said well, they we reduced the lot sizes to help developers They should comply with the 50 by 100 lot sizes. Yeah, I don't like they in general they don't like variances.

Chairwoman Izaguirre stated but it's just hard because all these other lots are 80 feet 80 feet long like It's a very particular case because they're constricted to the 80 foot instead of a hundred feet.

Mr. Cervantes stated it was 90 feet in depth. If he has to comply with the 5,000 minimum square feet, he will not be able to develop those lots because they would be bigger lots than the other lots to the west and a finance company will not finance.

Ms. Austin asked what about the lots adjacent to these she sees like four homes up at the top. She asked if those are the same size as the yellow lots.

Mr. Cervantes asked if it was the lots in between.

Ms. Austin stated lots 5-7 and lots that are already developed is that correct.

Chairwoman Izaguirre stated that if you see the ones on the bottom at the very south they are 3,240 square feet at the bottom and then on the top obviously lots 4-6 they don't have that but it looks like it might be around the same similar square feet.

Ms. Austin asked if the lots in the middle are only one 55.

Mr. Cervantes stated yes, because those got re-plated and they were bigger lots.

Chairwoman Izaguirre asked what he is proposing now is right in between lots four five six and these new ones and He's at 4,800 square feet.

Mr. Cervantes stated 3,700 square feet.

Ms. Thompson asked what is the minimum width on the townhouse

Chairwoman Izaguirre stated 25.

Ms. Thompson asked if it gets rezoned. Is there anything preventing him from deciding they're going to cut the tracts into smaller ones.

Mr. Cervantes stated No. They could change.

Mr. Cervantes stated yes or they could turn around and sell the two tracks and then the next developer could pursue smaller lots.

Ms. Thompson asked so once you rezone it then the potential is there for it to go down even further than.

Mr. Cervantes stated yes, the potential is to have houses against each other like in some townhouse developments where there's no side setback. So yes, that is a possibility.

Mr. Thompson asked If it is rezoned or approved by this board for Townhouse. Do you have a feeling as to whether or not the City Council would decline to deny it anyway.

Mr. Cervantes stated he doesn't know how the Council will vote.

Chairwoman Izaguirre stated they're the ones that approve Lantana Landing, how it was approved and another development.

Mr. Sanchez asked if there was a lot of opposition to Lantana Landing.

Chairwoman Izaguirre stated No.

Mr. Sanchez asked the petition that means exactly.

Mr. Cervantes stated they need a supermajority vote with the City Council so it will be four out of five votes required. Regardless of how you recommend today, a supermajority vote is required by the City Council based on the petition since they got more than 20%. So, if you have there been no petition and you recommend approval then a supermajority wouldn't be needed.

Mr. Sanchez stated So if they approve it, they're going to need a supermajority anyway to do it and if they deny it, they're going to need a supermajority to overturn whichever way you need four out of five votes.

Mr. Cervantes stated yes, but for future reference if you get a rezoning and you deny it without a petition the Council will need a supermajority to overturn.

Mr. Sanchez stated So whichever way we go, it's a supermajority.

Ms. Thompson stated the challenge is the rezoning and not having the ability to maintain. Think with the variance at least we were able to maintain these dimensions. The challenge here is that it's within an existing development. It's not a brand-new piece of land, you know that it already has existing folks that you know are used to things.

Mr. Sanchez stated he agreed. The reason he voted in favor last time was the argument that it was going to maintain the character of the neighborhood weighed heavily on him and that's there's promises that were being made. It's going to maintain the character. But again, there's no guarantee with the variance he was confined to those seven lots per tract.

Chairwoman Izaguirre stated Yes, she believed if they would have told the City Council why we voted that way they might have seen it.

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

Started: 6:07 p.m.

Ended: 6:13 p.m.

Item #9

Conditional Use Permit:

**To allow a Home Occupation – Daycare in
A (R-1) Single Family Residential District
Being Lot 6, Block 5, East Side Addition Subdivision
900 Reynosa Street
R-1
Maria Del Carmen Salinas**

Mr. Cervantes stated the subject site is located at the southeast corner of Reynosa Street and Naranjo Avenue. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant is proposing a home occupation – daycare out of their residence. They plan to work directly with Alliance, which is a program funded by the government that helps provide child care for single parents. The proposed hours of operation are Monday – Friday from 7:00 am to 5:00 pm. Staff: 3 employees (*Note: Sec.1.56(1)(d) states: There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.) Parking: The applicant is proposing 3 parking spaces. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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 request subject to compliance with the following conditions: 1) 1 year permit to continue to assess this new home occupation; 2) Applicant to be limited to one (1) employee at a time, or must submit a petition

reflecting 90% of the property owners within 200 feet radius in favor of the variance to the number of employees allowed; 3) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 4) Continued compliance with all City Codes (Building, Fire, Health, etc.); 5) Pick-up and Dropoff of children must be within the private property; 6) Acquire a business license; 7) CUP is not transferable to others; and 8) Hours of operation to be as follows: Monday – Friday from 7:00 am to 5:00 pm.

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

Mr. Juan Rodriguez and Mrs. Carmen Salinas is his wife; they have been married for 25 years and they are the new property owners. He stated they have applied to operate the children daycare. They plan to have 10 to 15 Children in the daycare and they believe they have the potential of caring for the children.

Ms. Jovita Garza resides at 821 Sonora Street, she asked If this property on Reynosa Street becomes a commercial property, will the properties close by become commercial too. If so, will you let me know.

Mr. Cervantes stated the zoning is single family residential and the plan is to keep the zoning single family residential. So basically, the family will live there, but they will also have a daycare. So, it's a business within the house but the family is supposed to live there. And then they have like a little family business, which is a daycare.

Ms. Garza stated yeah, but still it's a commercial property. It will turn into a commercial because it's a business.

Mr. Cervantes stated It's a side business that is allowed if the city council approves it but the zoning remains single family residential.

Ms. Garza asked Can anyone do that.

Mr. Cervantes stated Yes, if they go through the process and it's approved.

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 there was a layout of a Floor plan.

Chairwoman Izaguirre stated it's on page 95.

Ms. Garza asked What age group they plan to have. She mentioned the applicant had stated they said 10 to 15 children. But she wants to know about how many employees they intend to hire.

Mr. Rodriguez stated it is a program the government had offered them. He doesn't know how many children but he believed they have the potential also the business is for single mothers only.

Ms. Garza asked the applicant from what age group they were going to have in the daycare.

Mr. Rodriguez stated they still don't know the age range but they are thought to be 3 to 6 years old but he will have the age group for the City Council meeting. He mentioned the state had wanted him to remodel the house and they would discuss the age group of the children but we can only have a certain number. We're not going to have a large number of employees.

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: 6:13 p.m.

Ended: 6:13 p.m.

Item #10

Conditional Use Permit:

**To allow a Life and Health Insurance Agency –
Puga Insurance Agency, LLC, in a Neighborhood
Commercial (C-2) District, Being Lot 1,
Bannworth Business Center Subdivision
1821 N. Shary Road, Suite 1
C-2
Noe Puga**

Mr. Cervantes stated the proposed business is within the Bannworth Business Center located along the West side of Shary Road approximately 360 feet North of Village Drive. Pursuant to Section 1.42 (3)(d) of the City of Mission Code of Ordinances, a business establishment which performs services on the premises such as banks, loan companies, insurance and real estate requires the approval of a conditional use permit by the City Council. The applicant is leasing a 1,088.00 square foot suite for an insurance business that will be named "Puga Insurance Agency". The proposed hours of operation are as follows: Monday thru Friday from 8:00 am to 5:00 pm. Staff will be 4 employees. Parking: Due to the total of 1,088 square feet, a total of 7 parking spaces are required. There is a total of 62 parking spaces held in common for the commercial plaza. 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 of the conditional use permit request subject to compliance with the following conditions: 1) Approval for life of the use; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday thru Friday from 8:00 am to 5:00 pm; 4) Must obtain 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: 6:13 p.m.

Ended: 6:14 p.m.

Item #11

Conditional Use Permit:

**To allow the Manufacturing & Packaging
of Ice Cream and Pork Rinds
Being Lots 3-6, Block 175, Mission Original
Townsite Subdivision
204 W. Tom Landry Street
C-4
Ice Cream Man Place, Inc.**

Mr. Cervantes stated the applicant is requesting a new conditional use permit to continue to operate the manufacturing of ice cream and pork rinds at the subject property located at the Northeast corner of Tom Landry Street and Perkins Avenue. The business has been in operation at the subject property since 1994 when the owners were simply selling ice cream. For the manufacturing the owners obtained a conditional use permit in 2013 and has been renewed several times since then. In the year 2020, the applicant was granted a life of the use conditional use permit. Per the Code of Ordinance, a manufacturing facility in a General Business District requires a conditional use permit granted by the City Council. The previous conditional use permit was granted to Mr. Alberto Pascual. The business owners desire that the new conditional use permit be granted to the company named Ice Cream Man Place, Inc. The company is the distributor for Blue Bonnet Ice Cream in the Rio Grande Valley, and they manufacture Sandy Fruit products. The proposed hours of operation are Monday to Friday from 8:00 a.m. to 5:00 pm. Staff: 8 employees Parking: 6 parking spaces are provided within the private property. The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 18 surrounding property owners. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) Life of the use permit with the understanding that the conditional use permit could be revoked; 2) Must comply with all City codes (Building, Fire, Health, and Sign, etc.); 3) Acquisition of a business license is required; 4) Hours of operation are Monday to Friday from 8:00 a.m. to 5:00 p.m.; and 5) The conditional use permit 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. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:14 p.m.

Ended: 6:16 p.m.

Item #12

Conditional Use Permit:

**The On-Site Consumption of Alcoholic Beverages
at an Event Center – Florence Events,
Being 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, the on-site consumption of alcoholic beverages at 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 applicant is proposing for alcoholic beverages to be consumed at the establishment, but no alcoholic beverages are proposed to be sold at the venue. The applicant's background check for the proposed BYOB (bring your own beer) establishment shows no reportable records. 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. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) Approval for 1 year to evaluate the operations; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday thru Sunday from 9:00 am to 12:00 am; 4) Must comply with the noise ordinance; 5) Must obtain a business license prior to occupancy; 6) Maximum occupancy is 110 people; 7) Must have security cameras inside and outside with a minimum 30-day retention; 8) CUP is not transferable to others; and 9) Must comply with section 1.56(12) of the Zoning Ordinance.

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. Austin moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:16 p.m.

Ended: 6:17 p.m.

Item #13

Conditional Use Permit:

**A Drive- Thru Service Window for a Restaurant -
La Cocina de la Abuela Tere
Being the South 105' out of the West 180'
of the East 400' out of Lot 25-5, West Addition
to Sharyland Subdivision, and being Lot 1,
Block B, Cinco De Mayo Ranch Subdivision
1500 W. Griffin Parkway, Suite E,
C-3
Cocina de la Abuela Tere**

Mr. Cervantes stated the subject site is located at the Northwest corner of Wednesday Street and Griffin Parkway. Per Code of Ordinance, a drive-thru service window requires the approval of a Conditional Use Permit by the City Council. The applicant has been leasing a 2,628 square foot building, which includes a drive-thru service window, since December 2021. The location of the drive-thru service window provides enough stacking for at least three vehicles. Access to the site is provided off Wednesday Street via a 24' driveway. The applicant would like to continue utilizing the service window for her business. Hours of operation: Monday – Sunday from 7:00 am to 10:00 pm. Staff: 3 employees. Parking: There are a total of 30 seating spaces, which require 10 parking spaces ($30/3 = 10$). The site has 31 parking spaces that are held in common, thus meeting code. □ The last conditional use permit for the drive-thru service window for this location was approved on March 13, 2023 for a period of 2 years. The applicant shared that she was unable to renew the conditional use permit on time due to not being able to pay the application fee since business has been very slow and drive-thru not being used. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) 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 conditional use permit request subject to compliance with the following conditions: 1) 1 year approval to continue to assess the business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) CUP is not transferable to others; and 4.) Hours of Operation: Monday to Sunday from 7:00 am to 10:00 pm.

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. Thomson moved to close the public hearing. Mr. Alaniz 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. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:17 p.m.

Ended: 6:18 p.m.

Item #14

Conditional Use Permit

Renewal:

A Home Occupation –

Lucio Income Tax & Health Insurance Agency

Being Lot 12, Block 78, Mission

Original Townsite Subdivision

112 E. 5th Street

R-1

Jose Manuel Lucio III

Mr. Cervantes stated the subject site is located at the southwest corner of E. Rafael Ramirez Street (E. 5th Street) and Doherty Avenue. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant has been operating a home occupation from his home since October 31, 2024. He utilizes the living room and the one-car garage as an office setting. He remodeled the garage to serve as a reception and waiting area. Ninety percent of his clients are serviced virtually, and the remaining clients are seen in person by appointment only. The proposed hours of operation are Monday – Friday from 9:00 am to 5:00 pm. Staff: 2 employees, one living in the home. Parking: The driveway can accommodate one vehicle and the carport two more vehicles. The last conditional use permit for this home occupation was approved on July 22, 2024 for 1 year. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) 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 for life of use with the understanding the permit can be revoked: 1) Life of the use permit approval with the understanding the permit can be revoked to due noncompliance; 2) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3) Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); 4) CUP is not transferable to others; and 5) Hours of operation to be as follows: Monday – Friday from 9:00 am to 5:00 pm.

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 the board if they had any other 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: 6:18 p.m.

Ended: 6:19 p.m.

Item #15

Conditional Use Permit

Renewal:

**A Home Occupation – Our Mission Primary Home Care LLC
Being Lot 1 & The West 52' of Lot 2, Block 4,
Parkview No. 1 Subdivision
802 Pamela Drive
R-1
Arnoldo Morgan**

Mr. Cervantes stated the subject site is located at the southwest corner of Pamela Drive and Mayberry Road. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant has been operating a Personal Home Care Business for the elderly. The applicant hires personal care attendants to aid with daily living activities for individuals within the community and surrounding cities. Their services are provided at their clients' home not at their business, however the state requires them to have an office with a computer and a place to store their important documentation. The proposed days and hours of operation are Monday – Friday from 8:00 am to 5:00 pm. Staff: 2 employees, both living in the home. Parking: In 2024, they had a circular driveway, and now they have 6 parking stalls for the clients. The last conditional use permit approved for this home occupation was approved on July 22, 2024 for 1 year. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 permit approval with the understanding the permit can be revoked due to noncompliance; 2) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3) Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); 4) CUP is not transferable to others; and 5) Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm.

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

Ms. Rosie Morgan resides at 802 Pamela drive and the owner of Our mission primary home care and is asking for a continuum on the conditional use permit.

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 the board if they had any other 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: 6:19 p.m.

Ended: 6:21 p.m.

Item #16

Conditional Use Permit

Renewal:

To designate an area as a Mobile Food Park

Being the West ½ of Lots 7 & 8, Block 176,

Original Townsite of Mission Subdivision

307 W. Tom Landry

C-4

Roberto Gonzalez

Mr. Cervantes stated the subject site is located 75' West of N. Perkins Avenue along the northside of W. Tom Landry. Per Code of Ordinance, to designate an area as a mobile food park for operations of mobile food units require the approval of a Conditional Use Permit by the City Council. The applicant proposes to have a mobile food park to offer truck owners the opportunity to offer their products. The applicants propose to have 4 mobile food trucks, build a unisex-restroom, an office, and a 26' x 33' canopy for seating area. The seating area will have 4 picnic tables under the canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. Each mobile food truck operator would still need to apply for their own CUP to operate within the mobile food park. The proposed days and hours of operation are Every day from 10:00 am to 12:00 am. Staff: 1 employee. Parking: Based on the site plan, there is a total of 24 seating spaces, which require 8 parking spaces and 3 for each mobile food unit for a total of 20 parking spaces. The applicant is proposing 13 parking spaces for the entire site and has secured a written agreement with the property owner from West Side Liquor Store to use his 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. A conditional use permit to designate an area as a mobile food park for operations of mobile food units for this location was approved on July 8, 2024 for 1 year. However, if the conditional use permit has not been used within one year after the date granted, the permit is automatically canceled. Therefore, they need to reapply. 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 for life of use with the understanding the permit can be revoked: 1) 1 year permit approval to assess this new operation; 2) Compliance with Section 1.56-11 of the Zoning Ordinance; 3) Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); 4) The restrooms must be in compliance with the American Disabilities Act; 5) Must acquire a business license prior to occupancy; 6) CUP is not transferable to others; 7) Hours of operation to be as follows: Every day from 10:00 am to 12:00 am; and 8) No noise from the establishment should be heard by the homes to the North.

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 the board if they had any other questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz 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 #17

**Conditional Use Permit
Renewal:**

**The Sale & On-Site Consumption of Alcoholic
Beverages - Medelina's Restaurant
Being 1.08 acres of land, out of a portion of Lot 204,
John H. Shary Subdivision
2224 E. Business Highway 83
C-4
Medelina's Restaurant LLC
c/o Sandalio R. Garcia**

Mr. Cervantes stated the subject site is located at the southwest corner of Glenwood Avenue and East Business Highway 83. 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 has been operating a First-Class Family Oriented Mexican Restaurant with top quality food since February 2023. The applicant would like to incorporate a mobile unit that is set in the back of the restaurant during evening hours in which he will offer cooked meats. He is proposing to continue offering alcoholic beverages with their meals in the restaurant and in the mobile unit. Access to the site is from 2 – 24' driveways off of Business Highway 83. The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am. The restaurant will be open from 7:00 am to 3:00 pm and the Mobile Unit from 5:00 pm to 12:00 am. Staff: 16 employees in different shifts. Parking: There are a total of 84 seats in the restaurant, which require 28 parking spaces (84 seats/3= 28 parking spaces). It is noted that there are 36 parking spaces available that are shared with other businesses. Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within the 300' radius, however P&Z and City Council have waived this requirement for similar businesses. Since the majority of the sales are food items, and there have been no police reports staff recommends approval of the permit renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 for life of use with the understanding the permit can be revoked: 1) 1 year permit approval to continue to assess this restaurant; 2) Compliance with Section 1.56-3a of the Zoning Ordinance; 3) Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); 4) Waiver of the 300' separation requirement from the residential neighborhood; 5) Compliance with

TABC requirements; 6) CUP is not transferable to others; 7) Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am; and 8) Noise from the establishment must not be heard by the homes to the south.

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

Mr. Sandalio R. Garcia representing medelina's is asking if the Conditional Use Permit could be approved.

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

Chairwoman Izaguirre asked the board if they had any other 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: 6:22 p.m.

Ended: 6:24 p.m.

Item #18

Site Plan Approval:

**Construction of a chain convenience store and gas station
named CIRCLE K on the unrecorded Lot 1,
El Milagro Commercial Phase I Subdivision
I-1
Morris and Associates, Engineers, LLC**

Mr. Ramirez stated the site is a 1-lot development having double frontage to Anzalduas Hwy (S.H. 396) and E. Military Rd. (F.M. 1016). Currently, zoning for the property is (LI) Light Industrial District which is suitable for this type construction. The new development will include new internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements. Proposed are 24 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project. The site will include a main structure with a grand total of 5,200 square feet; a gas filling area with canopy for public use; a commercial filling station; and a certified automated truck scale. 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. 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. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:24 p.m.

Ended: 6:24 p.m.

Item #19

Site Plan Approval:

**Construction of a chain retail automotive parts store named AUTOZONE
Being Lot 1, Block 4,
Taurus Estates No. 9 Subdivision Phase I
this site is located at 2113 W. Mile 3 Road
C-3
AutoZone, Inc.**

Mr. Ramirez stated the site is located at the Southeast corner of W. 3 Mile Road and N. Moorefield Rd. having double frontage with two access points: one from N. Moorefield Rd. and the other from the shared access driveway and common parking area to the East abutting the lot. Currently, zoning for the property is (C-3) General Business which is suitable for this type construction. This is an existing recorded subdivision which includes internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements. The site will include 34 allocated parking spaces (2 being ADA spaces) meeting the minimum number of paved, striped off-street parking spaces required for this project. The additional parking stalls will be held in common and inclusive to the adjacent businesses. Proposed is a main structure with a grand total of 7,200 square feet which will include a concrete loading dock. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan as submitted.

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 site plan. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:24 p.m.

Ended: 6:24 p.m.

Item #20

Plat Approval

Subject to conditions:

**The Grove on Moorefield Subdivision,
being a 11.34 – acre tract of land, more or less,
All of lot 12, New Caledonia subdivision Unit 1
R-1
Developer: CSL Construction and Development, Engineer
Engineer: M2 Engineering, PLLC**

Mr. Ramirez stated that the proposed The Groves at Moorefield Subdivision consists of 52 single-family residential lots and it is located along the East side of N. Moorefield Road approximately 500 feet South of Tiffany Drive. This project will be required to comply with all the land use and infrastructure planning requirements. The proposed subdivision is consistent with the surrounding single-family residential district area. Water (Interlocal Agreement) and Sewer services will be provided by the City of Mission. Storm water drainage requirements meet the current standard for a 50-year storm event. 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 recording of the plat. The proposed Hill Crest Drive, a public street, will connect to the existing Hill Crest Drive in the Tabasco Subdivision to the North of this development. The proposed lots are in line with the required lot sizes for R-1 zoning. The average lot size measures 55 feet by 125 feet with an area of 6,875 square feet Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Escrow cost to widen Moorefield Road, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

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

ITEM#21

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 6:26 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
JUNE 18, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Raquenel Austin
Omar Guevara
Connie Garza
Steven Alaniz

P&Z ABSENT

Irene Thompson

STAFF PRESENT

Xavier Cervantes
Patricio Martinez
Jessica Munoz
Elisa Zurita
Gabriel Ramirez
Susie De Luna

GUEST PRESENT

Robert Russell
Gustavo Gamboa
Jose C. Hernandez
Marlon Garza
Blesson George
Azucena Bastida
Jerry Walsh
Bruce Tobey
Estbanan

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JUNE 4, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for June 4, 2025. Ms. Garza moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:43 p.m.

Item #2

Rezoning:

**Tract 1: A tract of Land Containing 5.182 acres, from AO-I to C-3, and Tract 2: A tract of containing 4.210 acres, From AO-I to R-1T, both out of Lot 24-5, West Addition to Sharyland Subdivision, the site is located along the South side of WEST Griffin Parkway approximately 112 feet East of Holland Avenue
AO-I to C-3 & R-1T
3BU Family Limited Partnership**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") and Townhouse Residential District ("R-1T") to allow a commercial development (3 lots) along West Griffin Parkway with a 37 lot townhome development immediately to the south. The developer is proposing a public street to connect the proposed townhomes to West Griffin Parkway. Tract 1 measures 691.9 feet along West Griffin Parkway and has a depth of 330 feet along the east side and 311.82 feet along the West side for a total area of 5.182 acres. Tract 2 measures 691.25 feet East to West and has a depth of 250

feet along the east side and 270 feet along the West side for a total area of 4.21 acres. The surrounding zones are Single Family Residential District ("R-1") to the South, Agricultural Open Interim District ("AO-I") to the West, General Business District ("C-3") to the North, and General Business District ("C-3") and Multi-family Residential District ("R-3") to the East. The existing land uses are: a large commercial plaza and Delia's tamales to the North, a vacant tract to the west, The Northside single-family subdivision to the South and Elizondo's Plumbing to the East. The subject property has an abandoned home with an abandoned large shed in the back. The Future Land Use Map shows the subject property (Tract 1) as General Commercial and (Tract 2) as Low-Density Residential. Even though the requested rezoning for Tract 2 of the rezoning is not considered low-density residential, townhouses are an acceptable transition from commercial land uses to low-density residential land uses. Notices were mailed to 30 surrounding property owners. Planning staff received one phone with concerns about lack of maintenance (high weeds) in the property. Staff recommends approval to the rezoning request.

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

Mr. Marlon Garza with Melden and Hunt engineers are representing the property owner. He stated the intention for the property is to have commercial in the front and residential in the rear of the property. He stated the homes would be separate buildings. They are requesting townhomes zone since the lot size of property would be smaller lot smaller homes. He stated they have already submitted the preliminary subdivision plans with the City Staff.

Ms. Austin asked how many townhomes are being proposed in the area.

Mr. Marlon Garza stated they are proposing 37 lots and three commercial lots in the front and two on the right on the eastern side of the property and 1 larger one on the west side of the property and down the middle there will be a detention pond separating the commercial from the residential so they won't be directly abutting each other. The drainage would go onto FM 495 onto the TXDOT system.

Ms. Garza asked How do you propose the flow of traffic would be from the townhouse to FM 495.

Mr. Marlon Garza stated there would be a single entrance to enter and exit onto FM 495 so there would only be one entrance to enter and exit with two cul-de-sacs for the townhouses.

Ms. Garza asked if the entrance will be the same entrance would be used for the commercial.

Mr. Marlon Garza stated they could use the main entrance for the commercial or they could have a separate entrance for the two lots on the east side. He added that they could establish a cross-side access agreement of some sort so that they can remain that way and they don't have to get the FM495 or at the time of building permit if they need to then they can request a permit with TXDOT for a driveway, but the understanding at the moment is that they would be entering and exiting off of FM495 they had proposed.

Chairwoman Izaguirre arrived at the meeting at 5:37pm.

Mr. Sanchez yielded the chair to Chairwoman Izaguirre.

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

Mr. Gustavo Gamboa resides at 704 W. 22nd street. He stated the property that he is talking about is behind his property and his neighbor's property. He mentioned he had lived there since 1967 and there had always been an easement behind the property. He stated he was told there wasn't an easement and someone had bought the easement of the properties owned by someone. He wanted to know if they purchased it from the Hidalgo County Irrigation District. He stated there is a pipe for irrigation. He stated when he was young there used to be a canal there.

Mr. Marlon Garza stated the developer did not purchase the irrigation easement or the R.O.W. He stated the easement is still there, but it won't be affecting the site. The reason that there's a little indentation along the south eastern part of the site that's the portion of the land that's in the easement. Everything else is outside of the property so it's actually on the south end of the property boundary in their backyard not within our property. It just goes north towards in that section and then it goes north towards Griffin Parkway.

Mr. Sanchez asked if it was 163.25.

Mr. Marlon Garza stated that is the portion of the irrigation easement the only portion that goes into their property, but the owner did not decide to relocate them or buy them out as of now.

Chairwoman Izaguirre asked if there was an easement on the 528.

Mr. Marlon Garza stated yes, on the southern side of their outside property boundary. He mentioned they made sure to clarify it with the irrigation district they had thought it was a little odd that the easement would go straight and then go to their little portion.

Mr. Gustavo Gamboa stated he doesn't oppose for the owner to build townhouse but as long as they put a brick fence on back from his property. He asked what kind of fence are they going to build.

Mr. Cervantes stated the fence would be a masonry or wooden cedar fence.

Mr. Marlon stated the requirement is typically a cedar fence. He stated he's not sure if there were any plans to do a fence.

Chairwoman Izaguirre asked what they would be building.

Mr. Cervantes stated they plan to do commercial in the front and townhomes in the rear of the property.

Ms. Austin asked if it was a cul-de-sac.

Mr. Marlon stated going east and west it's a cul-de-sac and going north and south within the subdivision.

Mr. Cervantes stated if the zoning is approved the proposed subdivision would be seen by the board in a few weeks.

Mr. Gustavo Gamboa Jr. who resides at 2017 Joanna Ave. He stated he lived just across the street from the property and the property owner currently has a fence on the other side of the easement. He asked if they were going to keep it on the east side of the canal, which is on or if they were going to move the fence back to the original placed.

Chairwoman Izaguirre stated that the fence would be on the property where tract 2 ends.

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

Started: 5:43 p.m.

Ended: 5:45 p.m.

Item #3

Rezoning:

**A 2.50 acre tract of land out of Lot 28-6,
West Addition to Sharyland Subdivision
This site is located along the West side
of Conway Avenue approximately 1,170
feet South of West Mile 2 Road
C-1 to C-3
MAS Engineering, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Office Building District ("C-1") to General Business District ("C-3") to allow a commercial development at the site. The subject property has 110.08 feet of frontage along Conway Avenue, but the property widens to 248.08 feet at the rear. The subject property has a depth of 575.32 feet and a total area of 2.5 acres. The developer is processing a 2-lot subdivision with an access easement for the rear lot to have access to Conway Avenue. The surrounding zones are Single Family Residential District ("R-1") to the West, Mobile & Modular Home District to the South, Agricultural Open Interim (AO-I) to the East and Office Building District (C-1) and General Business District (C-3) to the North. The existing land uses are: a commercial plaza to the North with Donato Panaderia and Valley Pediatric Clinic, The Wagon City Mobile Home Subdivision to the South, the Mission North single family subdivision to the west and a residential home in a large tract of land to the East. The Future Land Use Map shows the subject property designated for High Density Residential. Even though the requested rezoning is not in line with the Future Land Use Map designation, the property has frontage to Conway Avenue which is a major commercial thoroughfare. Due to the heavy traffic along Conway Avenue and based on the commercial zonings to the North of the property, staff believes that the property is in transition and recommends approval of the rezoning request. 62 legal notices were mailed to the surrounding property owners. Ms. Davis, the manager of the Wagon City Mobile Home Subdivision, called the Planning Department expressing concerns about the lack of maintenance of the subject property. 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. Mr. Guevara 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. Garza moved to approve the rezoning request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:48 p.m.

Item #4

Conditional Use Permit:

**To allow a Mobile Food Unit –
Tony's Hot Dog & More
Being the South 3.86 acres out of Lot 22,
New Caledonia Subdivision
2300 W. Mile 3 Road
C-3
Andres Antonio Cruz Torres**

Mr. Cervantes stated the applicant is requesting a new conditional use permit to operate a mobile food unit at the subject located at the Northeast corner of Moorefield and West 3 Mile Roads. The applicant is leasing a space from the Pejunte Tire Center for the proposed operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant had a mobile food unit in operation since December of 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025 due to a traffic accident that damaged the unit. The applicant desires to resume the operations and use the restrooms of the Tire Center for the customers. The location follows the city's new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 18 surrounding property owners. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) Permit for one year to re-evaluate this new operation; 2) Must comply with all City codes (Building, Fire, Health, and Sign, etc.); 3) Must install landscaping prior to obtaining the business license; 4) Restrooms must be accessible to the employees and patrons at all times; 5) Acquisition of a business license is required prior to any food sales; 6) Must provide a minimum of 5 parking spaces at all times; 7) Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.; and 8) The conditional use permit is not transferable to others.

Chairwoman Izaguirre asked if the Building inspector can make sure the canopy is safe.

Mr. Cervantes stated the structure has been there many years but he can make sure the structure is safe before the business license is issued.

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

There was none.

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

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #5

Conditional Use Permit:

**A Drive- Thru Service Window -
La Mexico
Being Lot 9, Block 5,Taurus Estates
Subdivision No. 9, Ph. I,
4009 N. Inspiration Road
C-2
Blesson George**

Mr. Cervantes stated that the convenience store is located at the Northwest corner of Inspiration Road and Azalea 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 been operating the convenience store at this location since January 12, 2023. He would like to continue utilizing the drive-thru service window, therefore the need to reapply for the conditional use permit. The site has a 30' access point off of Inspiration Road and a 24' access to an alley off Azalea Street. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles. The hours of operation are as follows: Monday – Sunday from 6:00 am to 11pm. Staff: 8 employees. Parking: Based on the square footage of the building (3,728 sq. ft.) there are 12 parking spaces required. The applicant has 24 parking spaces, exceeding code by 12 spaces. The last CUP for the Drive-thru Service Window was approved on February 26, 2024 for a period of 1 year. Staff notes that this would be their second renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 3 year approval to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) CUP is not transferable to others; and 4) Hours of operation: Monday – Sunday from 6:00 am to 11pm.

Chairwoman Izaguirre asked what are the black wooden panel on the R.O.W.

Mr. Cervantes stated they are sign holders to announce specials. He stated he could ask the applicant to remove them.

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

The applicant was present.

Mr. Blesson George resides at 1004 Travis Street. He stated the had bought the plants for the landscaping and he just has to plant the plants. He stated the pallets have been in the R.O.W since he bought the store. He stated he would remove them out of the R.O.W

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

There was none.

There being no discussion, Chairwoman Izaguirre 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: 5:50 p.m.

Ended: 5:55 p.m.

Item #6

Conditional Use Permit:

**A Home Occupation for the sale
of firearms – Guns & More
being Lot 19, Monaco Subdivision
2208 Monaco Drive
R-1A
Robert D. Russell**

Mr. Cervantes stated the subject site is located 820' west of Shary Road along the south side of Monaco Drive, in a gated private street. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant would like to keep his Federal Firearms License active and one of the requirements is for him to have permission from the City to utilize his home address for the business. The applicant has a Federal Firearms license, which allows him to process paperwork for the issuance of the firearms, if first approved by the Federal Bureau of Alcohol, Tobacco and Firearms. The home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant will be the only person operating the business and there will be no advertising on the premises. The proposed gun sales will be strictly via online sales and by appointment only; walk-ins are not welcome but will happen on occasion. The applicant makes the majority of his sales at Gun Shows. Staff notes that a conditional use permit was approved for a home occupation - sale of firearms for this same location on September of 2011 for a period of 1 year. Shortly after his approval, the applicant moved his business to a commercial location. In 2018, the applicant closed his business due to health reasons. The applicant obtained a letter from the Monaco Homeowners Association stating that he was approved to move his ATF license to his residence. The applicant's home has

an alarm system, and the firearms are safely stored in a safe. In an effort to comply with the ATF requirements and to keep his license current for at least 2 more years he would like the board's consideration of his request. Staff notes that during his CUP tenure there were no complaints filed. The P&Z Commission has seen and approved a similar request for 2706 E. 28th Street. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) 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 approval to assess this new operation; 2) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3) Acquire a business license; and 4) CUP is not transferable to others.

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

The applicant was present.

Mr. Robert Russell resides at 2208 Monaco Drive. He stated he had a ATF license for many years he used to have a store at 2704 E. Griffin Parkway but he closed the store because he had cancer and he couldn't run the store by himself. The ATF stated he had to receive a permit from the city. He added he isn't selling guns at the location and he only does appointments and he has to know the person and he had an alarm system and safe for the guns to be stored. He stated the only reason he is renewing the license since he had the license for many years and don't want to lose the license. He just wants to keep his license with the ATF and the City of Mission.

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

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

There was none.

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

Started: 5:55 p.m.

Ended: 6:02 p.m.

Item #7

Conditional Use Permit:

**The Sale & On-Site Consumption of Alcoholic
Beverages – Taboo Bar & Grill
Being Lot 1, Alba Plaza Subdivision
608 N. Shary Road, Suites 9 & 10
C-3
Blesson George**

Mr. Cervantes stated the site located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City

Council. This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music and concerts, etc. The hours of operation are as follows: Thursday – Sunday from 6:00 pm to 2 am. Staff: 15 employees in different shifts. Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza. Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school or publicly owned property. There is a residential subdivision within 300 feet, however P&Z and City Council have waived this separation requirement in previous conditional use permits. The last conditional use permit use approved for this location was on September 9, 2024 for a period of 6 months. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. Staff requested a report from Mission PD in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 8 incidents from September 9, 2024 to present that range from: 1-Suspicious Circumstances, 2-fights, 1-assault, 1-accident minor, 1-assist ambulance, 1-alarm, and 1-public assistance. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for six (6) months to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) Continued compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30 day retention. The cameras must be approved by the Police Chief; 7) Maximum occupancy to be 165 people at all times; and 8) Hours of operation: Thursday – Sunday from 6:00 pm to 2 am.

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

The applicant was present.

Mr. Blesson George resides at 1004 Travis Street. He stated they only open the business for two business days which is Fridays and Saturdays which is hard to sell more than 30% of food items in the establishment. He stated all the police calls were called by him most of the time.

Mr. Cervantes stated there has been a few police incidents.

Mr. Blesson George stated if instead of the renewal for 6 months can he get a 1 year permit since it takes time and money to get the renewal for the Conditional Use Permit.

Mr. Cervantes stated since there has been 8 incidents for : 1-Suspicious Circumstances, 2-fights, 1-assault, 1-accident minor, 1-assist ambulance, 1-alarm, and 1-public assistance he recommended a six month permit.

Chairwoman Izaguirre asked which police incident reports had he called in to the police.

Mr. Blesson George stated there was only one incident he had called in due to a woman fainting in the establishment for low blood sugar.

Mr. Cervantes stated since he let the conditional use permit expires and lapse that is the reason why staff is recommending 6 months. He stated for the next renewal of the conditional use permit staff can recommend a 1 year renewal if police incidents are low and he applies on time.

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

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

Mr. Sanchez asked if there was any complaints or opposition to the business.

Mr. Cervantes stated there was no opposition to the establishment.

Ms. De Luna stated they installed insulation or a sound buffer so staff hasn't received any complaints.

Mr. Cervantes state the applicant has 5 security officers and security cameras.

Ms. Garza asked if staff could add security officers to the recommendation.

Mr. Cervantes stated yes, the board can add any additional condition during the operation to the recommendation. He added they already have 5 security officers.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request with an additional condition the applicant must have 5 security officers at all times while open. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:04 p.m.

Item #8

**Conditional Use Permit
Renewal:**

**The Ohana Construction and Landscaping Nursery
Being a 1.68 tract of land, out of Lot 28-5,
West Addition to Sharyland Subdivision
305 West Mile 2 Road
AO-I
Azucena Bastida**

Mr. Cervantes stated the site is located at the Southwest corner of West Mile 2 and Compton Roads. The applicant would like to renew her conditional use permit to continue to use the property for the purpose of selling plants and trees. The proposed hours of operation are as follows: Tuesday – Saturday from 9:00 am to 6:00 pm. and Sundays & Mondays are by appointment only. The working staff is 4 employees. Parking: The parking must be striped for at least 4 vehicles. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (40) 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 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 life of use with the understanding the permit can be revoked: 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.); 2) No dumping of dead plants or trees outside of the property.; 3) Parking for at least (4) four vehicles must be

provided.; 4) Hours of operation are: Tuesday – Saturday from 9:00am to 6:00pm. and Sundays & Mondays are by appointment only.; and 5) CUP is not transferable to others.

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

The applicant was present.

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

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


There was none.

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

ITEM#9

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:04 p.m.

A handwritten signature in dark ink, appearing to read 'D. Izaguirre', is written over a horizontal line.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission

CITIZEN'S ADVISORY COMMITTEE
July 29, 2025
Regular Meeting

Members Present

Lorenzo Garza-Chairman
Emigdio Villanueva, Jr.-Vice Chairman
Roxanne Méndez
Zoreida Lopez
Marsha Terry
Monika Rosales-Flores
Clarisa Y. Ríos

Members Absent

Francisco Cadena
Ruben Davila Lozano

Staff Present

Michael J. Elizalde
Esther G. Rivera

Guest Present

Janie Vela, AHSTI
George Nusule, AHSTI

Call Public Hearing to Order and Establish Quorum

Chairman Garza called the meeting to order at 6:04 pm. Esther G. Rivera conducted roll call. She stated that six members were present, therefore there was a quorum. Ms. Rios joined the meeting at 6:13 p.m.

Citizens Participation

Chairman Garza asked if any citizens were present to discuss any items on the agenda or express their concerns. No citizens were present and no comments were received. Chairman Garza continued to the next agenda item.

Discussion and Recommendation to Approve Minutes for Public Hearing/Regular Meeting held on June 25, 2025

Chairman Garza asked the members if they had reviewed the minutes of the Public Hearing/Regular Meeting held on June 25, 2025. Ms. Rivera inquired if there were any questions or comments. After a brief discussion, Chairman Garza asked for a motion to approve the minutes as presented. Mr. Villanueva motioned to approve the minutes as presented. Ms. Mendez seconded the motion. Motion carried unanimously (6-0).

Affordable Homes of South Texas, Inc. Presentation on Status of CDBG FY 2024/2025 Funds Awarded

Mr. Elizalde presented Ms. Janie Vela from Affordable Homes of South Texas, Inc. (AHSTI) so she could provide an update on the agency's status on utilizing the \$100,00.00 CDBG funds awarded. Ms. Vela introduced herself as the Vice President and Director of Homebuyer Development and presented Mr. George Nusule as the newest member in her department. Ms. Vela informed the members that they have closed on three mortgage loans for the Speedy Trails Subdivision. Advised that applicants have been interested in the subdivision but due to not qualifying for the loan or needing more than the \$15,000.00 subsidy assistance could not become homeowners at Speedy Trails Subdivision. Chairman Garza and several members inquired on

what implementation have been placed to exhaust the funding prior to end of the fiscal year. Ms. Vela assured the members that AHSTI has used all means to market the Speedy Trails Subdivision on their website, social media, and conducting Open Houses. Informed that on August 9th and 23rd they would be having an Open House. Ms. Vela also informed that they are reviewing prior applicants to verify if they improved their financial situations to determine if they qualify. She stated Homebuyer Education and credit counseling are offered to all applicants and if the loan officer recommends for the applicant to attend, it is a requirement. After a brief discussion, Chairman Garza continued to the next agenda item.

Other Business

A. Progress Report: CDBG-June

Ms. Rivera presented June Unofficial Progress Reports for CDBG expenditures received to date for the agencies, housing and administration. She mentioned most agencies are at 75% or above except HOPE Medical Services who are working on there invoice and are expected to submit in July their request at 100%. Chairman Garza inquired on the department projects. Mr. Elizalde informed that all department projects have initial and pending invoices form the departments. After a brief discussion, Chairman Garza asked for a motion to approve CDBG June progress report as presented. Ms. Terry motioned to approve the Progress Report as presented. Ms. Lopez seconded the motion. Motion carried (7-0).

B. Progress Report: CDBG-CV June

Ms. Rivera presented June Unofficial Progress Reports for CDBG-CV expenditures received to date. Ms. Rivera informed that communications with agency and department continue and expecting all funds to be exhausted by within a month or two. After a brief discussion Chairman Garza asked for motion to approve CDBG-CV June progress report as presented. Ms. Lopez motioned to approve the Progress Report as presented. Ms. Mendez seconded the motion. Motion carried (7-0).

C. FY 2025/2026 Annual Action Plan Discussion

Mr. Elizalde presented to the members the final approved allocations for Annual Action Plan FY 2025/2026. Stated the awarded agencies and amounts were for C.A.S.A. of Hidalgo County \$1,000.00, Comfort House \$5,000.00, Amigos Del Valle, Inc. \$25,000.00, Silver Ribbon \$3,000.00, LRGVDC-Area Agency on Aging \$4,000.00, LRGVDC-Aging & Disability Resource Center \$4,000.00, Fire Department-Inflatable Fire Safety House \$12,000.00, Fire Department-Portable Radios \$220,000.00, Planning & Code Enforcement Department \$37,139.00, Parks & Recreation Department-CWV Park (LED Lighting) \$53,000.00, Public Works Department-Sewer/Manhole Improvements \$401,562.00, Housing Assistance Program (Rehabilitation) \$90,000.00, and CDBG Program Administration \$213,925.00. Mr. Elizalde informed that if any departments could not exhaust their funding that secondary projects could be funded through a substantial amendment within the Fiscal Year. After a brief discussion, Chairman Garza continued to the next agenda item.

Citizen's Advisory Committee Members/Director's Comments:

A. Chairman's Comments

Chairman Garza has no more comments and thanked everyone that joined the meeting. Proceeded to inquire if the members present had any comments, suggestions, and/or recommendations.

B. Committee Member's Comments

Vice Chairman Villanueva inquired on the City's plans for the Safe Haven house on Guadalupe Street. Would like to attend any meeting where he could make recommendations/suggestions to the City Council/Mayor and City Manager. Ms. Rosales-Flores thanked Mr. Elizalde for all the hard work in managing the CDBG program. Ms. Lopez advised she still had concerns on the allocations of funds, majority being allocated to infrastructure projects. Ms. Rios mentioned she is learning so much about the CDBG program. She would like to learn more on how funds could be used and the process of selecting of agencies. Mr. Elizalde advised the members they can call or visit the office any time to discuss the program procedures.

C. Director's Comments

Mr. Elizalde thanked the members for attending and appreciated their comments and concerns over the program's procedures. Informed the members that changes to the City Council meeting dates will be changing due to new regulations and would be conflicting with the Citizens Advisory Committee meetings being in September 2025. The City Council meeting will be conducted on Tuesdays and asked the members to consider what date of the week they would like to change the CAC meeting to. He advised that more information would be provided at the next CAC meeting in August, 2025.

Adjourn

Chairman Garza inquired if there were any other items of discussion, if not, asked for a motion to adjourn the meeting. Ms. Mendez motioned to adjourn the meeting. Ms. Lopez seconded the motion. Motion carried unanimously (7-0). The meeting was adjourned at 7:32 p.m.

Lorenzo Garza, Chairman

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
August 8, 2025**

Commission-Present

**Polo Garza-Chairman
Guillermo Delgadillo
Robert Pena**

Staff Present

**Jesse Lerma Jr-CS Director
Noemi Munguia-HR Director
Mike Silva-Fire Chief
Cesar Torres-Chief of Police**

Call to Order

Mr. Polo Garza called the meeting to order at 8:00 a.m.

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-July 16, 2025

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Delgadillo made a motion to approve the minutes as presented. Mr. Pena seconded the motion. Motion was approved unanimously.

Approval of Mission Fire Department ENG's Promotional Examination Scores and the Creation of a New Eligibility List

Mr. Lerma advised the Commission that they had conducted the exam on July 31, 2025. They had fourteen (14) participants and six (6) passed. He advised them that the top four would be promoted immediately and the remaining two would remain on the list. After a brief discussion, Mr. Pena made a motion to approve the scores and to create a new eligibility list as requested. Mr. Delgadillo seconded the motion. Motion was approved unanimously.

Approval to Create a New Eligibility List for the Mission Police Department

Mr. Lerma advised the Commission that they had received a letter from Chief Torres requesting a new eligibility list because they had exhausted the existing list. Mr. Lerma recommended the following schedule for approval:

1. Start Advertising-August 8, 2025
2. Applications become available-August 11, 2025
3. Deadline to Submit Applications-September 18, 2025
4. Date of Examination-September 25, 2025

After a brief discussion, Mr. Delgadillo made a motion to create a new eligibility list. Mr. Pena seconded the motion. Motion was approved unanimously.

Pending Business

Mr. Lerma advised them that hearing for LT Ruben Gaytan had been settled prior to hearing.

Adjourn

The meeting was adjourned at 8:15 a.m.