

**PLANNING AND ZONING COMMISSION
JANUARY 7, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

Kevin Sanchez

STAFF PRESENT

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

GUEST PRESENT

Joe Michael Granados
Hector Tamez
Margarita Ramirez
Lynn Gascon
Ernie Villarreal
Rogelio Gonzalez
Linda Corpus

CALL TO ORDER

Vice-Chairwoman Thompson 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 DECEMBER 3, 2025

Vice-Chairwoman Thompson asked if there were any corrections to the minutes for December 3, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #2

Election of Chairman and Vice-Chairman:

Mr. Cervantes stated in the beginning of the year they always have election of officers. He mentioned the board could choose to have the same officers as they have now or if the board can make changes but before they vote on a new board member. He stated he would like for each board member to introduce yourself to the new board member and he can also introduce himself.

Mr. Steven Alaniz stated born and raised in Mission and a business owner

Ms. Irene Thompson stated she is a commercial real estate appraiser and have two kids living here in Mission for over 20 years.

Ms. Connie Garza stated she is a retired criminal justice professional and she owns a business and she has volunteered over 50 years of my life serving the community and loves community service.

Ms. Raquenel Austin stated she has been here since she has gotten married to her husband, Charles Austin, who is a doctor in Mission. She mentioned she has three daughters and she is retired.

Mr. David Villarreal stated he is a realtor, appraiser trainee, and in the real estate industry. He mentioned he graduated from UTSA.

Mr. Cervantes stated the board could choose to have the same officers as they currently have or if the board would like to can make any changes.

Ms. Thompson stated Neither of the Chairwoman or Vice-Chairman are present to the meeting. She asked Mr. Cervantes if he knew if they would be inclined to continue in their respective positions.

Mr. Cervantes stated he would be inclined to say yes.

Ms. Thompson asked if they could table the election till they are present or until the next meeting.

There being no discussion, Vice-Chairwoman Thompson entertained a motion. Ms. Garza moved to table the Election for Chairman and Vice-Chairman. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre Arrived to meeting at 5:35pm

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #3

Site Plan

Approval:

**The Construction of a Public Charter School
named Vanguard Academy-Monet Campus
On a tract of land containing 19.10 acres
being a part or portion of Lot 28-12,
West Addition to Sharyland Subdivision,
This site is located along the West side of N. Stewart
Road approximately 600 feet South of E. Mile 2 Road
AO-I
Vanguard Academy, Inc.**

Mr. Ramirez stated this development is located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. This project will have access from N. Stewart Road, a public street. The school will be built in two phases. When completed it will allow students from kinder to 12th grade with an ultimate enrollment of 1,600 students. The facility will be built in an AO-I zoned property where the site will be retrofitted and prepped with thru traffic lanes for queuing complete with curb and gutters, drainage, and utilities. The proposed structures meet all the setback requirements set forth on this site. The site plan will allow for the queuing of 300 vehicles within the school property. Proposed is a phased facility from pre-kinder thru 8th grade classrooms and offices. Phase I will consist of a flexible model with a contemporary layout allowing for growth. Phase II will be added for future 9th to 12th grade establishments. The school grounds will also include 2 full size soccer fields. The campus will have 200 parking spaces available to faculty and visitors. Accommodations have been addressed to fulfill and comply with the minimum number of paved, off-street parking spaces for this project. A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods. The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties.

The school officials have agreed to undertake off-site sidewalk improvements and have agreed to undertake Mile 2 Road and N. Steward Road intersection improvements. 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 approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:38 p.m.

Item # 4

**Single Lot Variance: A 0.2009 of one acre out of Lot 192,
 John H. Shary Subdivision
 This site is located at 215 N. Glasscock Road
 R-1
 Troy Garza**

Mr. Ramirez stated the property is located along the West side of N. Glasscock Road approximately 142.50 feet North of E. 2-1/2 Street. The land measures 50 feet by 175 feet being a 0.2009-acre tract of land out of Lot 192, John H. Shary Subdivision per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to N. Glasscock Road and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A home preexisted on the lot therefore Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will not be imposed as a condition for approval. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

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 single lot variance request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:39 p.m.

Item # 5

**Single Lot Variance: A 0.316 of one acre out of Lot 93,
 Mission Acres Subdivision
 This site is located at 1508 W. 18th Street
 R-1**

CV Star Builders

Mr. Ramirez stated this development is located along the South side of W. 18th Street approximately 180 feet West of Los Ebanos Road. The land measures 51 feet wide by 270 feet in depth being a 0.316-acre tract of land out of Lot 93, Mission Acres Subdivision per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to W. 18th Street and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single lot Variance; approval and procedures (b). A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$948) will be imposed as a condition for approval. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

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 single lot variance request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:39 p.m.

Ended: 5:45 p.m.

Item #6

Rezoning:

**Being a 0.199 acre tract of land
out of Block 4, Erdahl Subdivision
This property is located at the Northwest
corner of U.S. Expressway 83 and Holland Avenue
Eleazar X. Romero**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Office Building District ("C-1") in order to sell the property to a buyer interested in building a 2,000 square foot office building for a law practice. The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas. The triangular-shaped tract of land measures 150 feet in length and 79.55 feet along Holland Avenue. The surrounding zones are Single-family Residential District to the North and East, Single-family Residential and General Business District to the South and General Business District to the West. The property is vacant. The surrounding land uses include single-family homes to the North and East, US Expressway 83 along the South and a commercial plaza to the West. The Future Land Use Map shows the property designated for commercial uses. The requested rezoning is in line with the comprehensive plan designation. Due to the small and irregular-shaped property it is likely that variances to the parking and setbacks will be needed. The buyer has been advised not to purchase the land until a site plan has been approved by the department. Notices were mailed to twenty-three (23) 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 it was an access easement for 30 foot.

Mr. Cervantes stated yes, there is an alley to the north.

Ms. Thompson asked if it's an abandoned alley.

Mr. Cervantes stated No, He added that the alley is in use.

Ms. Garza stated she drives through the area every single day and she had seen plenty of vehicles that are always parked on the property. She stated they accommodate the overflow for the parking for the businesses that are next to the property. She mentioned there is a restaurant and there's a multiple of other businesses next to it.

Mr. Cervantes stated the property belongs to the same owner of the plaza to the west that is why they are currently using it for excess parking, but the owner is interested in selling the property.

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

There was none.

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

Mr. Cervantes stated that must likely variances will be needed for the property. He mentioned staff doesn't have a site plan for the project but If the Council approves the rezoning the applicant will be required by staff to request a site plan. If variances are needed for the parking that will go before P&Z and the Council. If variances are needed for the setbacks they will go before the Zoning Board of Adjustments.

Chairwoman Izaguirre asked if staff can show the Measurements.

Mr. Cervantes stated Yes, It's a small property.

Chairwoman Izaguirre asked how much would be the front setback.

Mr. Cervantes stated it would depend on which way the building would be facing.

Chairwoman Izaguirre asked what is the setback if the building will be facing the expressway.

Mr. Cervantes stated it would be 40 feet. He mentioned for the parking variance the site plan will be coming before the board and City Council for consideration.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the board voted in favor but Ms. Garza voted nay being 5 to 1 vote.

Started: 5:45 p.m.

Ended: 5:46 p.m.

Item #7

Conditional Use Permit:

**The Texas Citrus Fiesta Fun Fair with
the Sale & On-Site Consumption of
Alcoholic Beverages,
Located at 1801 S. Inspiration Road
PUD
Virginia Passamentt**

Mr. Cervantes stated the site is located at 1801 S. Inspiration Road. Texas Citrus Fiesta organizers will be having their annual Fun Fair event on January 30 & 31, 2026, and would like to sell alcoholic beverages during the event. The fun fair will be located at the Bentsen Community Park, including (45) various vendors, (20) mobile food units, and carnival rides. Setup will begin on Thursday, January 29th, at 8:00 a.m. Hours of Operation: Friday from 5:30 p.m. to 12:00 a.m. & Saturday from 2:00 p.m. to 10:00 p.m. Parking for this event will be provided at Bentsen Park, with additional overflow parking available on the north and south sides of the park. Overnight security will be provided starting Thursday. The Zoning code requires the Fun Fair and the Sale & On-Site consumption of alcohol to be a minimum of 300 feet separation from residentially used property from lot line to lot line. There are several residential properties within this radius; thus, a waiver of the separation requirement needs consideration. Ch. 10 – Amusements and Entertainment: Security will be evident as in past events via Mission PD officers (as hired by TCF). Restrooms will be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – will need to be complied with. Staff recommends approval of the request with conditions: 1) Waiver of the 300 feet separation; 2) Must comply with Health & Fire Codes; 3) Must meet Noise, Amusement, and Entertainment codes; and 4) Must comply with the TABC regulations.

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

There was none.

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

Started: 5:46 p.m.

Ended: 5:54 p.m.

Item #8

Conditional Use Permit:

**To Construct a Guest House
Being Lot 19, Mayberry Manor Subdivision
2804 Highland Park Drive
R-1
Margarita Ramirez**

Mr. Cervantes stated the subject site is located along the East side of Highland Park Drive approximately 125 feet South of Alameda Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 11,571 square feet. Code requires 12,000 minimum lot. Guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (22) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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

Ms. Lynn Gascon resides at 2802 Highland Park, she stated her main concern would be for the property owner turning the guest house into a rental and the noise and the parking. She mentioned some of their guests are parking on the street which are blocking her driveway. She mentioned she has to leave her garbage can outside in order to have access of her driveway

Chairwoman Izaguirre asked staff if they can to the aerial.

Staff presented the aerial to board.

Chairwoman Izaguirre asked What lot number is Ms. Gascon.

Ms. Gascon stated she is the house below.

Ms. Margarita Ramirez stated she is property owner. She mentioned the intent is to build the guest house for her daughter. She stated it is for her autistic daughter who is 15 years old. She wanted her daughter to be able to transition to learning how to live independently when her daughter becomes 18 or 20 years old. She mentioned in the meantime, they do have family who come in out of town once a year. She sated she is a single mom and has four kids and her house is completely full. She stated she doesn't plan on renting out the Guest house to anybody its only for her family. She mentioned they don't make any noise and never had any sort of noise compliant. She added the neighborhood is quiet. She mentioned the property behind her tend to have a lot of parties and it does get loud. She stated they don't have any parties and she believed they don't park on the street. She added her partner will sometimes park on the street but they have enough parking spaces in the parking lot to fit everyone and her 15 year old also doesn't have a vehicle so she wouldn't see issues with it.

Ms. Linda Corpus resides at 2803 Highland Park, she stated she lives across the street from the applicant. Her main concern is the small area of parking. She mentioned she isn't sure if the

neighborhood has a lot of noise and she does know it gets noises from the dogs. Also from the neighbor.

Chairwoman Izaguirre asked Ms. Corpus if there was an event center.

Ms. Corpus stated yes, it's located behind the property and it's called Las Glorias Event center. She added lately they haven't been playing music but it's loud when they do.

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

Chairwoman Izaguirre asked if the city has a limit on how many they can have in the neighborhood.

Mr. Alex Hernandez stated there is a limit for the driveway to be either a 10' x 44' or a 18' x 26' just enough to fit two vehicles and they can accommodate way more.

Chairwoman Izaguirre stated asked staff if they could add more.

Mr. Alex Hernandez replied "yes", they can add more and they also have a long driveway to accommodate.

Ms. Thompson stated looking at the aerial they can have four maybe even five to park in the driveway.

Mr. Alex Hernandez stated the bare minimum is 10' x 44' or 18' x 26'.

Chairwoman Izaguirre asked what size is the addition.

Ms. Ramirez stated it is a 20' x 20' addition.

Chairwoman Izaguirre asked if it's a swimming pool room or if it's a guest house.

Mr. Alex Hernandez stated the addition is a guest house and the site plan is mislabeled.

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

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

Started: 5:54 p.m.

Ended: 5:56 p.m.

Item #9

Conditional Use Permit:

**The Sale & On-site Consumption of
Alcoholic Beverages – Evera Bar & Grill
Being all of Lot 1, Plantation Grove**

**Tech- Center No. 2 Subdivision
4001 S. Shary Road, Suite 100
PUD
HTV Enterprise, LLC, c/o Hector Tamez**

Mr. Cervantes stated the subject site is located at the Southeast corner of San Mateo and Shary Roads. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 3,627 sq.ft. suite and proposes to operate a bar and grill at this location. Staff notes that the City Council recently approved a CUP for the sale & on-site consumption of alcoholic beverages for Malquerida Bar & Grill on December 9, 2025. Since the CUP is not transferable to others, a new conditional use permit is required due to the change in ownership. The suite has 38 tables with 4 chairs each, 3 VIP areas for 6, a stage for the band, a bar, a kitchen, and an office upstairs. The applicant is proposing to have live music or bands on Thursday, Fridays & Saturdays and a full menu until 12:00 am. Days/Hours of Operation: Monday – Sunday from 12:00 p.m. to 2:00 a.m. Staff: 10 employees. In reviewing the floor plan, staff noticed that the applicant is proposing a total of 170 seating spaces for this establishment, which requires 57 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (170 seats/3=56.6 parking spaces). However, the maximum capacity for this establishment is 120 people, which means the applicant would need to reduce the number of tables to comply with the Fire Department's requirement. Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 180 existing parking spaces that are shared with other businesses. Sale of Alcohol: The proposed establishment includes a 'bar' component. Section 1.56(3a) of the Zoning Code requires a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There is a single-family residential neighborhood located within 300' radius; however, P&Z and the City Council have waived this separation requirement in the previous CUP's approval. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for one (1) year to continue to assess this new business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Waiver of the 300' separation requirement from the residential neighborhoods; 4) Continued compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Must comply with noise ordinance; 8) Must have security officers; 9) Hours of operation to be as follows: Monday – Sunday from 12:00 pm to 2:00 am; 10) Must have a minimum of one licensed security officer from 8:00 p.m. to 2:00 a.m.; and 11) Maximum occupancy is 120 people.

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

There was none.

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

Started: 5:56 p.m.

Ended: 5:58 p.m.

Item #10

**Conditional Use Permit
Renewal:**

**A Mobile Food Unit – Lola Food Truck
Being a re-subdivision of all of Lot 2,
Re-Subdivision of Lot 1, Mission Center Subdivision
1931 N. Conway Avenue
C-3
Patricia Rey**

Mr. Cervantes stated the subject site is located at the Southwest corner of W. 20th Street and N. Conway Avenue. The applicant proposes a renewal of the conditional use permit for the Mobile Food Unit. Her menu consists of Burgers and Tacos. This business has been in operation since July 11, 2025. The last Conditional Use Permit was approved by the City Council on February 24, 2025, for a one-year. The applicant has 3 picnic tables to allow their customers to sit and enjoy their food. Access to the site is provided off of Conway Avenue and W. 20th Street. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The proposed hours of operation are as follows: Thursday – Sunday from 5:00 pm to 10:00 pm, Staff: 1 employee. Parking: There is a total of 37 parking spaces available that are shared amongst the three businesses that she owns. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) 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. The mobile food unit was in operation before the adoption of the ordinance establishing minimum distance requirements. Staff Recommendation: 1) Approval for 2-year re-evaluation to continue to assess this mobile food unit; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Hours of operation to be as follows: Thursday – Sunday from 5:00 pm to 10:00 pm; 4) CUP is not transferable to others; and 5) Must comply with the noise ordinance.

Mr. Cervantes added that the board can consider a life of use permit with the understanding the permit could be revoked.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the applicant owner of the property.
Mr. Cervantes replied “yes”.

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

Started: 5:58 p.m.

Ended: 6:00 p.m.

Item #11

Ordinance Amendment:

Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsection (3) Conditional Uses by eliminating bars as a conditional use. Applicant: City of Mission

Mr. Cervantes stated the ordinance will eliminate a bar as a listed conditional use under the (C-2) Neighborhood Commercial zoning category. As a result, a bar will only be allowed in a (C-3) General Business District with a conditional use permit. Staff recommends the adoption of the ordinance.

Ms. Garza asked the bar and grills that are located in (C-2) Neighborhood Commercial District will they stay as is.

Mr. Cervantes stated we currently have none in (C-2) Neighborhood Commercial District and the businesses are in a (C-3) General Business District.

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. 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. Ms. Thompson moved to approve the ordinance amendment request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:00 p.m.

Ended: 6:04 p.m.

Item #12

Ordinance Amendment:

Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by Adding Subsection 3, Car Wash Establishments, by Establishing a One-mile minimum radius and Distance Requirement, Ensuring No New Car Wash Business be Established within a One-mile Radius of an Existing Car Wash. Applicant: City of Mission

Mr. Cervantes stated the ordinance will prohibit the establishment of new car wash businesses within a one-mile radius of an existing car wash due to the on-going drought. He added that the ordinance will assist with the city's water conservation efforts. Staff recommends the adoption of the ordinance.

Chairwoman Izaguirre asked Mr. Cervantes if staff has looked into how much water car washes are using for example for different rates. She asked if it could that be implemented into the ordinance or would it have to be something implemented with utilities.

Mr. Cervantes replied "no", that would have to be separate ordinance for the water rates. He added the ordinance is only for the facility will have to be one mile away from an existing car wash. He stated that staff mapped all the existing car washes including the ones that are part of a convenience store.

Chairwoman Izaguirre asked how does the city regulate the water usage does it go through the water rates or could it be tied to the ordinance.

Mr. Cervantes stated there is a regulation in the language of the ordinance that they have to recycle the water and qualifying car washes shall be designed to employ water recycling system there is a regulation for that.

Chairwoman Izaguirre stated even with the recycling of water they still use a lot.

Mr. Cervantes replied "Yes". He added if a new car wash wanted to operate in city limits it would have to be further than one mile from an existing car wash. He stated based on the map that he showed it would be around South Conway or South Bryan road where there is still some space for a new car wash could locate but most of Central Mission will not have any space.

Ms. Garza asked if it would be applicable to a mom and pop car wash.

Mr. Cervantes replied "yes" it would be for any type of car wash.

Ms. Susie De Luna replied to Chairwoman Izaguirre question the rate would have to be through a utility building 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. 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. Ms. Garza moved to approve the ordinance amendment request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.

Ended: 6:06 p.m.

Item #13

Ordinance Amendment:

Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.41. – C-1 (Office Building District), Subsection (2) Permitted Uses, and (3) Conditional Uses; Section 1.42. C-2 (Neighborhood Commercial District), Subsection (2) Permitted Uses, & (3) Conditional Uses; and Section 1.43. C-3 (General Business District), Subsection (2) Permitted Uses, and (3) Conditional Uses by making Drive-thru Service Window Business for Food Establishments a Permitted Use; and by removing Drive-thru Service Window Business for Food Establishments as a Conditional Use. Applicant: City of Mission

Mr. Cervantes stated the ordinance will streamline the process for the issuance of building permits for new restaurants and fast-food establishments by not requiring a conditional use permit for a drive-thru window. The proposed ordinance would allow the issuance of a building permit with the correct zoning and with a site plan approval from the Planning and Zoning Commission. Staff recommends the adoption of the ordinance. He stated staff does not see the need to have public hearings and for a drive through window since it delays the permit process. He added this is part of our efforts to streamline the commercial building permit process to not require a Conditional Use Permit for a drive through window.

Ms. Garza stated if the applicants don't come before us for a conditional use permit for a set amount of time. She asked will the board apply a set amount of time to be applicable with the implementation of the ordinance.

Mr. Cervantes stated for an example there is a fast food restaurant going to be built along West Griffin Parkway and they will have to go through with the site plan and will come before Planning and zoning for approval of the project. He added that is when the board would have the have an opportunity to review the site plan for proper stacking or any other issues.

Ms. Garza stated but the concern is if issues are seen generally it will surface during the time that they come for a renewal. She asked if they were to approve the site plan will the applicant have to come back for a renewal.

Mr. Cervantes stated if there are any issues then it will be caught by code enforcement and they will get involved.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

ITEM#14

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Ms. Thompson seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:06 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission