

**PLANNING AND ZONING COMMISSION
SEPTEMBER 16, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

Irene Thompson

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Ana G. Bazaldua

GUEST PRESENT

Christina DeMara
Janette Salinas
Santana Rodriguez
Juan Guajardo
Jose Rubio
Mary Rubio
Helen Walbere
Erica Cantu
Claudia Solis
Aejndro Solis
James Alfaro
John Paul Perez

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 AUGUST 5, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for August 5, 2026. Mr. Sanchez moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Site Plan Approval:

Site Plan Approval for the construction of 6 apartments in a (R3) Multifamily Residential District legally described as Lot 12, Las Cumbres Terrace Subdivision, Applicant: M2 Express

Mr. Ramirez stated The property is a corner lot measuring 17,238 square feet with a frontage of 105 feet intersecting Mountain Road and N. Trosper Road. The subdivision was designed for R-3 type construction and is prepped with 60 feet right-of-way complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 12 spaces. There will be three structures proposed on the Lot: Each building (duplex) will house two

apartments measuring a grand total of 1,896 square feet. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision Landscaping regulations.

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 request for Site Plan Approval subject to conditions. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Site Plan Approval:

Site Plan Approval for the construction of a chain restaurant named Reyna's BBQ in a (C-3) General Business District legally described as Lot 6A, Replat of Lot 6A and 7A M.E.D.C Subdivision located at 2401 Victoria Street. Applicant: Erika Bettina Resendez

Mr. Ramirez stated the applicant is requesting a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community. The project is located on Lot 6A, Replat of 6A and 7A, M.E.D.C Subdivision located approximately 320 feet East of S. Shary Road along the North side of Victoria Road. This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Southwest corner of Lot 6A, and fire lanes will be noted at restricted locations throughout the site. The building will be 96 feet from Victoria Street exceeding the minimum building setback requirements of 30' set by the zoning ordinance. The applicant is proposing one main structure with two entrances from the access road along the West side of this lot. A total of 62 parking spaces (5 being designated for ADA) are allocated for public use, which exceeds the minimum of 49 required for this business. An extra serving lane may serve as additional stacking and queuing, if necessary. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. 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.

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

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alanis moved to approve the request for Site Plan Approval subject to conditions. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 6:04 p.m.

Item #4

Rezoning:

Conduct a public hearing and consideration of a rezoning request from Single family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC.

The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to obtain a separate water meter for a separate guesthouse. The property is located along the West side of Harmony approximately 850 feet South of Mile 2 Road. The tract of land has 6,860 square feet in area and measures 49 feet along Harmony Lane and has a depth of 140 feet. The surrounding zoning is Single-family Residential (R-1) District in all directions. The surrounding land uses single-family homes in all directions. The minimum lot dimensions for R-2 zones are 50 feet by 100 feet with a minimum lot area of 6,000 square feet for a duplex. The lot does not meet with the minimum lot frontage requirements by one (1) foot. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan. Notices were mailed to 20 surrounding property owners. Planning staff has received opposition to the rezoning. A petition was submitted citing protection of the single-family character of the neighborhood, precedence to other R-2 zonings, and traffic and infrastructure concerns. The petition was signed by 13 people and make up 24.07 percent of the property owners within 200 feet and 21.4 percent of the property owners within 400 feet. Due to House Bill 24 becoming State Law in 36 Item 6 2025, a super majority vote of the City Council will not be required for the rezoning to be approved.

Chairwoman Izaguirre asked if there was anyone in the audience for or against the item.

Alejandro Solis from 3007 Harmony Lane voiced his concerns regarding the rezoning request being discussed, the integrity of the subdivision being his biggest concern and the possibility of this opening the door to chaos in a very peaceful community.

Cristina De Mara-Kirby property owner of 3004 Harmony Lane Unit A voiced her intention for the rezoning as it being a step needed to be taken to meet the needs of the future owner of the home being proposed. She presented the board and the audience with hard copies of the plans and gave a detailed explanation of her basis behind the request. Stating that her company focuses on serving adults with special needs as well as veterans and that her intention was not to build a duplex rather than just meet the needs of her client. The client needs separate bills to be paid by his government allotment check. To do so while living under the care of his mother he will be needing his own meter in the same property, reason for the request for the second meter.

Claudia Solis from 3007 Harmony Lane voiced her deep concerns about the possibility of the integrity of the subdivision being compromised by the aggressive title on the request R2- Duplex-Fourplex Residential. She explained how tight the community is and how peaceful everything is, with the

potential rezoning she fears that will be affected. Opening for the possibility if not now in the future to have an actual duplex built and that would mean more traffic to an area that has narrow streets and no sidewalks. Above all her concern was the integrity of the neighborhood being tarnished.

John Paul Perez from 3002 Hackberry Avenue, home that sits behind the property requesting the rezoning, expressed concern regarding the request as its home sits behind the property, as well as pointing out the big percentage of the community within the 200 ft radius and the 400-foot radius to be discontent with the request and against any modifications to the zoning. He stated his outmost concern being that if rezoned R-2 with the good intentions of the petitioner, there's nothing holding the petitioner to not ever build a Duplex-Fourplex and make use of the zoning stated upon the property.

Santana Rodriguez from 3006 Melody Lane stated the neighborhood has no curb and gutters, no sidewalks and the streets being rather narrow. She added that those concerns have been brought up to city hall for aide with the streets and their sewer/drainage system with no solution nor success to the requests being made. He voiced that the demographic for the neighborhood was of an older generation, and they enjoy the peace and quiet that comes with that. He also spoke on behalf of his neighbors stating that they are in agreeance with the current R-1 zoning and completely in disagreement with the possibility of an R-2, regardless of the intentions of the petitioner.

Chairwoman Izaguirre asked if there was anyone else that needed to speak up regarding the item. There was none.

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, stated upon doing some due diligence on the subdivision packet that was provided by Ms. De Mara-Kirby, she noticed quite a few properties with more than one unit per lot, Mr. Sanchez questioned why 3005 Melody Lane appeared to be an apartment complex to what Mr. Cervantes explained that it was intended to be dorm rooms for the church complex back when the church was being built, and the property was currently zoned as single family residential. Chairwoman Izaguirre then questioned 3001 Melody Lane and the fact that there are 3 mailboxes in the property. Mr. Cervantes explained that the lot at the end of Melody Lane was split into 3 tracts reason for the 3 mailboxes and the reason for the property for have remained as one lot on HCAD is due to the fact that this subdivision was annexed to the city in 1994 and some properties and lots were grandfather into the annexation as is.

Chairwoman asked if the plans presented under R-1 were approved, Mr. Cervantes made it clear the project was approved with no problems under the condition of having one meter to meet the requirements of the present zoning. He added that if the project remains to be a one meter development he doesn't foresee any issues, the only hold up here is the need for a second meter that its now putting a halt to the development. Mrs. Garza questioned if the possible new designation would affect the entire subdivision to what Mr. Cervantes stated only affects the one lot. Mr. Sanchez

also questioned the address being Unit-A to what Mr. Cervantes clarified the lot had been split into 2 tracts.

Chairwoman asked Ms. De Mara-Kirby if she would be willing to keep the plan as is, with the one meter, to what Ms. De Mara-Kirby stated she has no issues with the one meter, the request is more for her client that cares for a person with a disability and when do so they get an social security check due to the regulations and strictness of the program all the expenses of the person receiving said check must be done via the funds provided by the government, that being glasses, light, water, etc..

Chairwoman Izaguirre asked that if the need for the second meter is merely to meet the special needs for the client/buyer why can't it be done since the plan presents a home rather than an apartment building or rental. Mr. Cervantes explained that the only way a second meter can be processed is via rezoning, once the rezoning is in place then the second meter can be granted. He also explained that if in the future the land is sold, the zoning goes with it and the new owner could easily just build a duplex, and that's why it triggered so much opposition.

Chairwoman Izaguirre mentioned that as a city we are lacking the flexibility to work with these types of cases and rather than a rezoning the meter could be attained via a conditional use permit and only granted for the one person in specific. Mr. Cervantes explained that he understands the intention behind the petition and what she intends to do to meet the needs of the buyer which is to care for her disabled family member can be done under one meter. Chairwoman Izaguirre challenged the choice of having Ms. De Mara-Kirby apply for an R-2 when it had a higher probability of being denied to what Mr. Cervantes stated that Ms. De Mara-Kirby was told the only way to get a second meter was to apply for a rezoning and was given the same chance as anyone else interested in the same type of request.

Mr. Cervantes gave the option of tabling the item to consult with the City attorney to see the possibility of approving a second meter in an R-1 zone and revisiting in the next meeting.

Chairwoman Izaguirre entertained a motion. Ms. Garza moved to table the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.

Ended: 6:05 p.m.

Item #5

Conditional Use Permit:

**For the Sale & On-Site Consumption of Alcoholic Beverages
– The Drunken Chicken Restaurant in a (C-3) General
Business District, being Lot 12, Block 92, Mission Original
Townsite Subdivision, located at 523 N. Conway Avenue,
Suite 1 & 2, Applicant: The Drunken Chicken BBQ-Grill LLC,**

c/o Erica Irma Cantu

Mr. Cervantes stated the site is located at the Southwest corner of Conway Avenue and 6th Street. Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and onsite Consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council. The Drunken Chicken Restaurant has been in operation at this location since September 13, 2022. The restaurant offers a variety of BBQ plates and would like to incorporate alcohol beverages into their menu. The hours of operation are as follows: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., Monday closed, staff: 10 employees. The restaurant has 14 tables that seat 4 to 8 people for a total of 78 seating spaces, which would require 26 parking spaces. They currently have 10 parking spaces at the back of the building. The restaurant would be exempt by Code from requiring new off-street parking, since it is located within the Downtown District. Staff notes that the city parking lot at the NW corner of Conway and 6th Street, which has an additional 44 parking spaces, was also available. The applicant has an agreement with the church to use their parking spaces if needed. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a church and 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 approved for the sale of alcoholic beverages at this location was on January 12, 2008, for a period of 1 year for Cocina del Caribe Restaurant. 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. 49 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 recommended approval with the following conditions: 1) Approval of a 1-year permit to continue to assess this business. 2) Waiver of the 300' separation requirement from a church and residential homes 3) Must comply with all City Codes (Building, Fire, Health, etc.) 4) Hours of Operation are the following: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., and Monday closed 5) Must comply with TABC requirements 6) CUP is not transferable to others

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

The applicant was present but chose not to speak.

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

Started: 6:05 p.m.

Ended: 6:06 p.m.

Item #6

Conditional Use Permit: For a bar named Mala Fama Restaurant Bar and for the Sale &

On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Resubdivision of Plaza Cantera Subdivision (AKA as Lots 2A and 3, Stewart Plaza Subdivision), located at 1512 E. Expressway 83, Suite 108 and 109, Applicant: Janette Salinas dba JS Ventures Group, LLC.

Mr. Cervantes stated The subject site is located at the Southwest corner of Stewart Road and Expressway 83. Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council. The applicant is leasing a total of 4,000 square feet for two (2) suites within a commercial plaza for a bar/lounge venue and would like to offer the sale and on-site consumption of alcoholic beverages to her customers. The venue has a kitchen, and food will be available for the customers. The applicant will have live music inside and must comply with the noise ordinance. Hours of Operation: Wednesday thru Sunday from 8:00 p.m. to 2:00 a.m. Staff: 10 employees The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses. As per the Fire Department the maximum capacity for this venue is 145 people. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. 62 Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present and chose not to speak.

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 further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:07 p.m.

Ended: 6:07 p.m.

Item #7

Conditional Use Permit:

To construct four (4) electric vehicle charging ports, being Lot 1A, Sharyland Place Subdivision, in a (C-3) General Business District, located at 2410 E. Expressway 83. Applicant: Brad Slott P.E., Project Manager (Kimley/Horn)

Mr. Cervantes stated the subject site is located at the Southeast corner of S. Shary Road (F.M. 494) and E. Expressway 83. The applicant is proposing to install 4 charging ports. The charging ports will be placed within the Walmart Supercenter parking lot for public use. Access to the chargers would be through 2 driveways off S. Shary Road and 2 driveways off E. Expressway 83. Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets

where gasoline products are sold require the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: Monday – Sunday, 24Hours. The working staff will be 0 employees, self-operated. Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 952 parking spaces is available for this establishment. 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 recommended approval with the following conditions: 1) Approval for the life of Use. 2) Must apply for a building and sign permit 3) Must comply with all City Codes (Building, Fire, Health, etc.); 4) 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. Mr. Sanchez moved to close the public hearing. Mr. Villarreal 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 further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alanis moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:07 p.m.

Ended: 6:09 p.m.

Item #8

Ordinance Amendment:

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; Section 1.43. C-3 (General Business District), Subsection (3) Conditional Uses; and Section 1.44. C-4 (Heavy Commercial District), by removing Portable Buildings as a Conditional Use. Applicant: City of Mission

Mr. Cervantes stated This ordinance will streamline the process for the issuance of building permits by not requiring a conditional use permit for a portable building. The proposed ordinance would allow the issuance of a moving permit with the correct zoning and with a site plan approval if the portable building has a concrete skirt around the base of the building. Staff recommends the adoption of the 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. Mr. Sanchez 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. Alanis moved to approve the ordinance amendment request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:09 p.m.

Ended: 6:14 p.m.

Item #9

Ordinance Amendment:

Consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article IV, Section 1.17, Powers of Board of Adjustment, to authorize the Zoning Board of Adjustment to hear and decide Special Exceptions expressly authorized by Appendix A; Amending Article XIII, Exceptions and Modifications, Section 1.59, General, by adding a Special Exception authorizing a carport accessory to an existing single family or two-family residence to encroach into the required front setback; Establishing standards, procedures and conditions for such Special Exceptions. Applicant: City of Mission

Mr. Cervantes stated this ordinance will streamline the process for the issuance of building permits by allowing the construction of carports within the 20-foot front setback, limited to no more than 400 square feet in size, with a Special Exception granted by the Zoning Board of Adjustment Section 211.009(a)(2) allows for special exceptions to the zoning ordinance if the proposed construction will not have detrimental impact on surrounding properties. The applicant will be required to submit preliminary architectural plans or renderings of the proposed carport and notices to the surrounding property owners within 200 feet will be mailed along with a sign in the property with the information of the public hearing. The board must find that the proposed carport, including its size, location, and construction materials, is compatible with the character of the neighborhood and will not adversely affect the value of surrounding properties. Staff recommends the adoption of the ordinance.

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

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 if the board had any questions.

There was none.

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

Started: 6:15 p.m.

Ended: 6:17 p.m.

Item #10

Variance Request:

Consideration and possible action on matters related to the approval of a variance to allow the construction of a 100-foot in height pylon sign for the Circle K gas station, being Lot 1, El Milagro Commercial Phase 1 Subdivision, located at 1601 E. Military Road (F.M. 1016). Applicant – Laura Davalos (Alamo Sign Solutions)

Mr. Cervantes stated the applicant is proposing to construct a pylon sign measuring 100 feet in height instead of the required 80-foot maximum height. The request is for a variance not to comply with Sec. 86-155 (2) (f) (3) – Expressway and Secondary Arterial Corridors of the Mission Code of Ordinances, which states: Ground or tenant sign: In the case of a multiunit building, one ground pole or tenant sign will be allowed per site; Maximum height: 80 feet. Staff recommends denial.

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

James Alfaro with Alamo Sign Solutions, spoke on behalf of his client Circle K, he stated the only purpose of the sign being at a 100 ft was merely for the purpose of visibility and being seen by the consumers.

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

Chairwoman Izaguirre asked if the board had any questions.

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

Started: 6:17 p.m.

Ended: 6:19 p.m.

Item #11

Single Lot Variance

Single Lot Variance for the North 49 feet of Lot 34, Johnson City Subdivision, in a property zoned (R-1) Single Family Residential, located at 3004 Harmony Lane. Applicant: Christina DeMaria Kirby

Mr. Cervantes stated This property is located at the North 49 feet of Lot 34, Johnson City Subdivision located along the West side of Harmony Lane approximately 830 feet South of Mile 2 North Road.

The land measures 140 feet by 49 feet, measuring 6,860 square feet or .157 acres per map records Lot 34 got split into two separate tracts of land by metes and bounds description in August 2026. 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 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 (\$675), and Water Rights Fee (\$3000) will be imposed as a condition for approval. Staff recommended: 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.

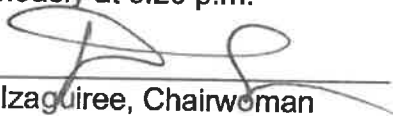
There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the single lot variance request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#16

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:20 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

SHARY GOLF COURSE ADVISORY BOARD MINUTES
SEPTEMBER 10TH, 2026

- **Call to Order**
 - Mr. Thomas Lee called the meeting to order at 5:30 pm.
- **Roll Call**
 - The following board members were present: Joe Salinas, Thomas Lee, Isaac Martinez, Nacho Pecina.
 - The following board members were absent: Toby Garza, Javi Barrera, Ben Lau.
 - The following staff members and others were present: Michael Fernuik Golf Director, Carl Davis MEDC Board Member, Efrain Gutierrez Golf Superintendent, Tony Ocana Starlight Manager.
- **Public Participation**
 - None
- **Approval of Minutes**
 - The minutes from August 13th were approved and written. Motion made to accept Isaac Martinez, second by Nacho Pecina, approved unanimously.
- **Golf Director's Report**
 - Financial Performance Report for August, separation of Day sales and Night sales. Detailed report for revenue on the day course and night course. Impact of Starlight is impactful to course revenue, waiting to see what the quarter numbers will be generated from the night course. Driving range report based on credit card sales for the month of August. Beverage cart report for the month of August. Isaac Martinez comments on the sales done by the range dispenser on how beneficial it has been to the course. Thomas Lee asking how we can get the driving range more appealing. Subcommittee is working with Efrain for that same goal. Tony Ocana commenting on how many rounds are being paid for on a weekly basis for the Starlight. Mike Ferniuk commenting on an average of eighty rounds per day and how the course lost two days of revenue due to rain. It's been a steady flow of rounds on a daily basis and will be more impactful when the winter season comes around. Tony Ocana commenting on how the night marshal has been helping out sanding and moving tee boxes. Thomas Lee asking about using temporary artificial grass to help heal the tee boxes. Efrain comments on how Artificial mats will kill the grass if not moved on a daily basis. Efrain Gutierrez comments on how much a pallet of paspalum grass would be to purchase. Filling divots every day is being done by the outside staff, as well as moving the tee markers every day. Mike Ferniuk going over course condition report and how holes 1-18 have been worked on for the month of August. Efrain commenting on how there has not been any rain and the heat conditions have been very hot. Greens are running at a speed of 8 and Starlight at 9. Bermuda

decline has been an issue on the greens and has been treated, brown patches have been dealt with throughout the month. Tees on holes 1-18 are fair as well as the Starlight course, same problem as always are the divots how the tee markers being moved. Weeds have been sprayed and are being more cautious on the over spray. Aerification has been continuing on holes 1-18, roped areas are being knocked down by customers. Retaining water is being looked at around the greens and has been taken care of. Thomas Lee asking if fairways are being mowed during signature events and should be prioritized when they are being held. Efrain commenting on how the course only has one fairway mower for 27 holes and is not sufficient enough, plus man power. Isaac Martinez asking what has been approved for the coming fiscal year as far as mowers and equipment. Irrigation performance is fair, bunkers will not be worked on and will need to wait till the course has more man power. Pump station has broken components and is not dependable. New Pump is still waiting to be approved and will be brought upon on Sept. 22nd meeting pending the reimbursement agreements, will take six to seven months to build. Overall course playing conditions are good and improving. Green fertilizer has been ordered for the winter season. Mike Ferniuk commenting on how difficult it has been to hire outside staff, brainstorming on how we can bring in more interest to the positions. Isaac Martinez commenting on how experienced candidates should be compensated with higher hourly rates.

- Starlight manager Tony Ocana reports on customer experience and how lighting on hole 9 needs improvement, as well as hole 5 by the tee box. Efrain commenting on light poles are available around the Mayberry rd. side and are working with AEP and the city manager. Solar lights are still being planned throughout the Starlight course. Work orders have been submitted for more lights around the putting greens and the snack bar. Night carts are set at company settings unless they've been meddled with by employees. Starter shack still being staged and will be prioritized according to need of service. Pace of play happens between holes 2 and 3, marshal is approaching them and letting them know that pace of play needs to be followed accordingly.
- Final point of discussion was about promotional reports and how effective is has been for the course. Recognition of "holes in one" on social media needs to be continued. Sub committee has met in the past week with Efrain about the needs of the golf course, capital needs of the golf course and came into the drainage and driving range and has been reviewed. Capital assets including equipment and pump station are being discussed and looked at by committee. No new business.

- Public Participation

- None

- Unfinished Business

- None

- **Chairman's Comments**

- None

- **Adjournment**

- Meeting was adjourned at 6:56 pm. Motion made by Thomas Lee and seconded by Nacho Pecina and approved 7-0.