

**PLANNING AND ZONING COMMISSION**  
**APRIL 15, 2026**  
**CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Irene Thompson  
Diana Izaguirre  
Kevin Sanchez  
Connie Garza  
David Villarreal  
Raqueneel Austin

**P&Z ABSENT**

Steven Alaniz

**STAFF PRESENT**

Elisa Zurita  
Gabriel Ramirez  
Susie De Luna  
Xavier Cervantes  
Alex Hernandez

**GUEST PRESENT**

Juan Cantu  
Dannie Wade  
Leonardo V. Garza  
Yen Lai  
Janneth Mendez

**CALL TO ORDER**

Vice-Chairman Sanchez 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 APRIL 1, 2026**

Vice-Chairman Sanchez asked if there were any corrections to the minutes for April 1, 2026. Ms. Austin moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:30 p.m.**

**Ended: 5:34 p.m.**

**Item #2**

**Rezoning:**

**Being Lot 6, Block 75,  
Original Townsite of Mission Subdivision  
This property is located at 312 W. 4th Street  
R-2 to C-2  
Pedro A. Zamarron**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Duplex-fourplex Residential District ("R-2") to Neighborhood Commercial District ("C-2") to occupy a former commercial establishment at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property is located at the Northeast corner of W. 4th Street and Cummings Avenue and measures 150 feet along 4th Street and 50 feet along Cummings Avenue for a total area of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) District to the North and East, Agricultural Open Interim (AO-I) to the South and Public (P) district to the West. The property has an abandoned 2-suite commercial building with a parking lot that accommodates ten (10) vehicles. The surrounding land uses include

the single-family homes to the East and North, A water reservoir to the South and an irrigation canal to the West. The Future Land Use Map shows the property designated as Low density residential. The requested rezoning is not in line with the comprehensive plan designation but due that the property has a long history of commercial uses staff believe that Neighborhood Commercial zoning will complement the area. Notices were mailed to fourteen (14) surrounding property owners. Planning staff has not received any phone calls from the notice. Staff recommends approval to C-2 zoning.

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

There was none.

Vice-Chairman Sanchez 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.

Ms. Garza asked if the property is being rezoned R-2 to C-2.

Mr. Cervantes stated yes that is correct.

Ms. De Luna stated that the City of Mission conducted a mass rezoning in 2006, at which time the area was rezoned to R-1. She further noted that the property was rezoned to R-2 four years ago.

Ms. Garza inquired about the status of the commercial designation, noting that the property had previously been zoned for commercial use.

Ms. De Luna explained that the property was initially rezoned to R-1 (single-family residential). She noted that four years ago, the owner successfully rezoned the area to R-2.

Ms. Garza expressed confusion regarding the zoning, as she recalled that particular location being designated for commercial use.

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

**Started: 5:34 p.m.**

**Ended: 5:36 p.m.**

**Item #3**

**Rezoning:**

**being an 11.43 acre tract of land, being a portion of a 22.380 acre tract of land situated in Porcion 55, being a part of Lot 25-6 of the West Addition to Sharyland Subdivision**

**This property is located along the North side of W. Griffin Parkway approximately 760 feet West of**

**N. Conway Avenue,  
R-3 to C-3  
Yen W. Lai**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") for a commercial development at the site. The tract of land has 11.43 acres in area and measures 827.13 feet East-West and measures 1,058.89 feet North-South. The surrounding zones are General Business (C-3) District to the East, South and West and Agricultural Open Interim (AO-I) District to the North. The surrounding land uses include Carmelita's restaurant, Paris Bakery and Move it Storage to the West. To the East the surrounding land uses include Starbucks coffee, ER 24/7, Wells Fargo Bank, Burger King and El Pollo Loco. The property is vacant. The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation. Notices were mailed to seven (7) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

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

Ms. Garza asked if all the surrounding properties were zoned as C-3.

Mr. Cervantes stated yes.

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

**Started: 5:36 p.m.**

**Ended: 5:37 p.m.**

**Item #4**

**Conditional Use Permit:**

**To allow a Mobile Food Unit - Sushi Crunch  
In an approved Food Truck Park,  
Being the West ½ of Lots 7 & 8, Block 176,  
Mission Original Townsite Subdivision  
This property is located at 307 W. Tom Landry Street,  
Space A,  
C-4  
Janeth Mendez**

Mr. Cervantes stated that the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell Sushi. The proposed hours of operation are as follows: Monday through Sunday from 10:00 a.m. to 12:00 am. Staff: 2 employees Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: 1) Approval for a 1-year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are every day from 10:00 am to 12:00 am; 4) Must comply with the noise ordinance; 5) Acquisition of a business license before occupancy; and 6) CUP is not transferable to others.

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

There was none.

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 further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Austin moved to approve the Conditional Use Permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre arrived at 5:37pm

Vice-Chairman Sanchez yield the chair to Chairwoman Izaguirre

**Started: 5:37 p.m.**

**Ended: 5:46 p.m.**

**Item #5**

**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 amending subsection 3, Car Wash Establishments, by establishing a two-mile minimum radius and distance requirement,**

**ensuring no new car wash business be established within a two-mile radius of an existing car wash. Applicant: City of Mission - Cervantes**

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

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

Mr. Dannie Wade, a resident of Wagon City South living at 200 Buckboard, expressed concerns regarding local water usage. He noted that there is an abundance of car washes within a ten-mile radius despite ongoing news of a water shortage and reservoir limitations. Mr. Wade stated that it is difficult to see significant amounts of water allocated to car washes when residents have invested heavily in landscaping that requires irrigation. As a citizen, he argued that while car washing is a convenience, the priority should be ensuring enough water is available for residents to maintain their property and plants.

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 stated that the existence of a drought problem was not a new development and noted that such conditions could sometimes persist for extended periods. However, she pointed out that these phases are often followed by periods of significant rainfall that alleviate the issue. She argued that attributing the need for a permanent change in the ordinance to a drought would establish long-term policy on what she characterized as a temporary situation.

Mr. Cervantes stated that ordinances are subject to revision and emphasized that they can be changed. He further stated that nothing is permanent.

Ms. Thompson stated that the city consistently faces drought problems, even if they are recurring and temporary. She noted that public water restrictions have been implemented specifically regarding when residents can water their landscaping due to an obvious water shortage. She also suggested that it is valid to question whether the city maintains sufficient water capacity for the entire year. Referring back to a January meeting, she reminded the group of her recommendation for the city to investigate a tiered billing approach for high-consumption users and inquired if that proposal had been examined.

Mr. Cervantes stated his belief that the City administration is considering the proposal. He added that he could follow up to provide further information.

Ms. Thompson stated that the City could continue to implement distance-based limits, such as one, two, or ten miles, but argued that such measures fail to address the core issue. She suggested that

the primary concern remains finding an effective way to control water usage among high-consumption users

Chairwoman Izaguirre stated that she believed the administration was looking into the matter.

Ms. Garza inquired whether the matter had been discussed with legal counsel. She noted that she had seen social media posts from an individual potentially considering litigation due to the restriction and reiterated her interest in finding out if legal counsel had been consulted.

Mr. Cervantes stated that the ordinance amendment had been reviewed and approved by the city attorney. He then inquired if there were any further questions.

Mr. Villarreal inquired whether there was an estimation regarding the amount of water usage reduced by changing the restriction from one mile to two miles.

Mr. Cervantes stated that he could not provide specific numbers. He explained that the measure would help prevent the entry of additional businesses that consume a substantial amount of water.

Chairwoman Izaguirre noted that there were three car washes on Shary Road and approximately four near the coffee shop, suggesting that those types of businesses likely required further review.

Ms. Thompson expressed a desire to compare the city's current rates with those of other municipalities. She further inquired, referencing Mr. Villarreal's earlier point, about the ultimate impact the two-mile expansion would have on water consumption.

Chairwoman Izaguirre stated that there would be fewer car washes, which would result in lower water consumption.

Ms. Thompson noted that a large, wide parcel of land exists along Stewart Road, extending between Bryan Road and the expressway. She observed that, under the proposed changes, only the southwest corner of that area would remain available.

Mr. Cervantes explained that the proposed changes were more restrictive. He noted that a forthcoming ordinance would address the remaining portions of land, requiring a conditional use permit for any qualifying properties. He informed the group that this matter would be presented at the next meeting, adding that because car washes are inherently noisy, this process would provide surrounding property owners with the opportunity to object.

Ms. Thompson stated that she understood the concept behind the proposal but expressed confusion regarding the timing. She noted that since the drought was already an issue in January when the ordinance was set at one mile, she questioned why a two-mile restriction had not been implemented at that time.

Mr. Cervantes acknowledged that the restriction perhaps should have been set at two miles in January. He suggested that the initial decision might have been premature due to insufficient research.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the ordinance amendment. Mr. Sanchez seconded the motion. Upon a vote, Ms. Garza and Ms. Thompson voted nay. The motion passed in a 4-2 vote.

**Started: 5:46 p.m.**

**Ended: 5:49 p.m.**

**Item #6**

**Ordinance Amendment: Consideration of the adoption of an ordinance amending the Code of Ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Amending the Fees for Subdivision Infrastructure Inspections for Geotechnical Lab Testing. Applicant: City of Mission - Cervantes**

Mr. Cervantes proposed an ordinance amendment to introduce a fee for subdivision inspection lab testing. He explained that while the city currently contracts engineering firms to ensure infrastructure is built correctly to prevent future maintenance issues, the existing system for handling failed tests is problematic. Under current rules, developers are responsible for paying for failed tests directly; however, because the engineering firms work for the city, this creates a conflict in payment collection. To resolve this, he requested that an additional 15% fee be added to the initial estimate to cover potential failed tests, ensuring the engineering firm remains under the city's direction throughout the process. He further clarified that if any of these funds remain at the time the subdivision is recorded the balance would be returned to the developer.

Ms. Garza inquired whether additional funds or resources would be required if the initial amount proved insufficient.

Mr. Cervantes explained that the city maintains mechanisms to monitor account balances throughout the process. He stated that if a high number of failed tests occurs and the initial 15% fee proves insufficient, the city will request additional funds from the developer for escrow.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Austin inquired about the frequency of test failures, specifically requesting the current rate at which such failures are encountered.

Mr. Ramirez stated that while the outcome depends on the specific subdivision, an additional 15% should be sufficient to cover the issue.

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

**Started: 5:49 p.m.**

**Ended: 5:56 p.m.**

**Item #7**

**Ordinance Amendment: Conduct a public hearing and consideration of the adoption of an ordinance amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.37 – R-1A (Large Lot Single Family Residential District), Subsection (3) Conditional Uses, Section 1.371 - R-1 (Single Family Residential District), Subsection (3) Conditional Uses, Section 1.372 – R-1T (Townhouse Residential District), Subsection (3) Conditional Uses, Section 1.38 – R-2 (Duplex-Fourplex Residential District), Subsection (3) Conditional Uses, Section 1.39 – R-3 (Multi-Family Residential District), Subsection (3) Conditional Uses, and Section 1.40 (Mobile Home and Modular Home District), Subsection (3) Conditional Uses, Section 1.44(A) – C-5 (Adaptive Commercial District), Subsection (3) Conditional Uses, Section 1.45 – I-1 (Light Industrial District), Subsection (3) Conditional Uses, Section 1.46 – I-2 (Heavy Industrial District), Subsection (3) Conditional Uses, Section 1.47 - PUD (Planned Unit Development), Subsection (2) Permitted Uses by Adding Telephone, Radio, Television and/or Other Communications Towers as a Conditional Use. Applicant: City of Mission - Cervantes**

Mr. Cervantes presented a zoning ordinance amendment that would allow cell towers in several additional zoning districts via a conditional use permit. He noted that while towers are currently restricted to commercial and agricultural zones, the city has received requests for installations on residential and industrial properties. He explained that the amendment would enable individuals to apply for towers in these other categories through the conditional use permit process, which includes public hearings where specific conditions can be applied. Following his explanation, he inquired if anyone in the audience wished to speak in favor of or in opposition to the item.

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

Mr. Juan Cantu, the president of Wagon City South, spoke in favor of the amendment, representing a small community where many residents live on set budgets. He explained that constructing a 40-foot tower would provide free internet for the community hall and lower individual residents' costs to a flat rate of \$35.99, including taxes. He noted that the community had held a meeting on February 11, 2026, where members voted to support erecting the tower on their property next to the Grand Park. Mr. Cantu emphasized that the tower would serve only the park's residents and would not be used for outside commercial purposes. He further detailed the financial benefits, noting that the arrangement would cover the hall's electricity bill and save the community approximately \$2,000, which could be reinvested into park infrastructure such as the recently remodeled swimming pool.

He assured the group that the community holds a million-dollar insurance policy to cover any potential issues. He concluded by reiterating his commitment to saving money for the park's residents.

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 inquired whether individuals interested in the proposal would still be required to apply for a conditional use permit.

Mr. Cervantes explained that applications would be reviewed on a case-by-case basis. He stated that the ordinance would allow individuals to apply for a specific property, after which the city would notify neighbors within a 200-foot radius, post a conditional use permit sign, and schedule public hearings. He noted that if surrounding property owners objected, the permit could be denied or approved with additional conditions. Furthermore, he clarified that while these are typically life-of-the-use permits due to the substantial investment involved, the level of public opposition would be a significant factor in determining whether the permit is granted or denied.

Ms. Thompson observed that she could foresee a situation where a large developer might utilize this option in order to benefit from cost savings.

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

## **ITEM#8**

### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:56 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission