

**PLANNING AND ZONING COMMISSION
JUNE 4, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Irene Thompson
Raquenel Austin
Omar Guevara

P&Z ABSENT

Connie Garza
Steven Alaniz

STAFF PRESENT

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

GUEST PRESENT

Charlie Lugo
Hector Moreno
Oscar Saenz
Karen Prewitt
Constantino Gonzalez
Natalie Garza
Mario Guerra
Leonel Cantu
Stephanie Mendiola
Gerardo Benavides

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 MAY 21, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 21, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**A 11.337 acre tract of land, being all
of Lot 12, New Caledonia Unit No. 1 Subdivision,
the site is located along the East side of Moorefield
Road approximately 305 feet North of Oleander Drive
AO-I to R-1
Carlos Lugo, Jr. – CSL Construction, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1") to allow a 51-lot single-family subdivision with a public street. The proposed lots will measure 55 feet in lot frontage and 125 feet lot depth. The minimum lot requirements are 50 feet by 100 feet. The property is currently vacant. The subject property measures 330' along Moorefield Road and it measures 1,497.3' of lot depth for a total of 11.337 acres in area. The proposed subdivision will have a street connection to the subdivision to the north by connecting to Hill Crest Drive. The surrounding zones are Single Family Residential District ("R-1") to the North, East and South and outside the city limits to the West. East of the ditch are single family subdivisions. The existing land uses are: Tiffany Terrace single family

subdivision to the North, the Oleander Estates single-family subdivision and the Einstein's Learning Academy to the South and the Taurus Estates No. 2 single family subdivision to the East. The Future Land Use Map shows the subject property as Low Density Residential. The requested rezoning is in line with the designation of the property in the Future Land Use Map. Notices were mailed to 66 surrounding property owners. Complaints have been received by staff from the surrounding property regarding dust coming from the subject property. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:32 p.m.

Ended: 5:34 p.m.

Item #3

Rezoning:

**Being Lot 2, Los Olivos Subdivision
This site is located along the North side of
Olivos Court approximately 462 feet North of
Trinity Street
R-1A to R-1
Francisco & Mariana Garcia**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") to allow a replat of the subject property into seven (7) lots for the applicant and their children. The children lots will have lot depths ranging from 100.29 feet to 110.13 feet. Due to not being able to comply with the 120 feet minimum lot depth for Large Lot Single Family District Zoning the applicant requests the rezoning to a higher density single family zoning category. The property is currently vacant. A plat amendment was approved by the City Council during the May 12, 2025 meeting to remove a plat note placing restrictions in the number of lots in the subdivision. The subject property measures 514.29' by 342.55' for a total lot area of 4.04 acres. The lot has access to Olivos Court, a private street. Olivos Court has a connection to Trinity Street. Los Olivos is a private gated subdivision. The surrounding zones are Large Lot Single Family District ("R-1A") to the North and South, Single Family Residential District ("R-1") to the East and Agricultural Open Interim ("AO-I") to the West. East of the ditch are single family subdivisions. The existing land uses are: The Mission Catholic Cemetery (San Jose Cemetery) to the West, A vacant tract to the South, The Oak Alley @ Cimarron single family subdivision to the North and the Wilson Drain ditch to the East. The Future Land Use Map shows

the subject property as Lower Density Residential. Staff feels that the subject property is in transition and finds Single Family Residential district as an acceptable alternative. Notices were mailed to 33 surrounding property owners. To this date there have been no objections to the rezoning request. Staff recommends approval to the rezoning request.

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

There was none.

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

Started: 5:34 p.m.

Ended: 5:36 p.m.

Item #4

Conditional Use Permit:

**A Drive-Thru Service Window –
Eddie's Taqueria Restaurant
Lot A, Girasol Estates Subdivision
1730 W. Griffin Parkway
C-3
Edgar Gutierrez**

Mr. Cervantes stated the site is located at the Northeast corner of N. Inspiration Road and W. Griffin Parkway. The site will include a drive-through service window on the north side of the building. Access to the drive-thru service window would be off N. Inspiration Road via a 30-foot-wide driveway. The customers will place the order along the east side of the building and pick up the orders along the north side. The customer's drive-thru window location allows double-stacking for approximately 14 vehicles. Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: Monday – Saturday from 5:00 am to 3:00 pm and Sundays from 6:00 am to 2:00 pm. The working staff will be 18 employees in different shifts. Parking: In reviewing the floor plan, there are a total of 16 tables with a total of 72 seating spaces proposed, which would require 24 parking spaces. (1 parking space for every 3 seats = 24 parking spaces). The site plan shows a total of 30 parking spaces provided and 14 vehicles on the drive-thru lane. 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. Staff recommends Approval for Life of Use with the understanding that the permit can be revoked; 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Installation

of a speed bump at the end of the ordering window; 3) Acquisition of a business license prior to occupancy; and 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. 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. Ms. Thompson moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 5:37 p.m.

Item #5

Conditional Use Permit:

**A Drive- Thru Service Window at the
Mija Mercado Coffee Shop
Being the West 50 feet of Lots 16, 17, and 18,
Block 161, Original Townsite of Mission Subdivision
214 E. Tom Landry, Suite B
C-3
Natalie Garza**

Mr. Cervantes stated the site is located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street. The applicant would like to utilize the existing drive-thru service window for the coffee shop. Access to the drive-thru service window would be from the one-way (Tom Landry Street) and exiting onto a paved/dedicated alley. Per Code of Ordinance, a drive-thru service window requires the approval of a Conditional Use Permit by the City Council. The proposed hours of operation are as follows: Monday – Sunday from 6:00 am to 10:00 pm. Staff: 3 employees. Parking: In reviewing the floor plan, there are 12 seating spaces, which require 4 parking spaces (12 seating spaces/3 = 4 parking spaces). There is a total of 6 parking spaces on the side and rear of the building. Tom Landry shoulder will also be available for customer parking. Staff notes that this property is located within Mission's Central Business District and is exempt from the parking requirements for existing structures. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of the use approval with the understanding that the permit can be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Landscaping, etc.) 3) CUP is not to be transferable to others and; 4) Hours of operation: Monday–Sunday from 6:00 am to 10:00 pm.

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

The applicant was present.

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

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

There was none.

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

Started: 5:37 p.m.

Ended: 5:38 p.m.

Item #6

Site Plan Approval:

Construction of a temperature controlled self-storage facility named SecureCare Move It Self-Storage on the unrecorded Lot 1, Storage Depot No. 3 Subdivision this site is located at 304 W. Griffin Parkway C-3 SecureCare Moveit McAllen, LLC c/o AVAD Capital, LLC

Mr. Ramirez stated the site is located approximately 1,070 feet East of N. Holland Rd. along the North side of W. Griffin Parkway. This is an undeveloped site to be subdivided and include the extension and installation of utility services. The applicant is proposing three structures with a main entrance from a shared access driveway East of this development. All setbacks are being met as per the subdivision ordinances. There are no allocated parking stalls to this development. The storage units will be accessible by drive access lanes. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:38 p.m.

Ended: 5:58 p.m.

Item #7

**Plat Approval Subject to conditions
Consideration of variance:**

**Lot depth, width and area in a R-1 zone
for the and proposed Meadow Way at
Meadow Creek Subdivision
A 0.551 acre, 0.615 acre tracts of land,
forming part of Meadow Creek Country Club
Subdivision Phase 1-B
R-1
Developer: LAC Enterprises
Engineer: Benavides Engineering**

Mr. Ramirez stated that the proposed Meadow Way at Meadow Creek Subdivision consists of a twenty-one single family residential lots and it is located within the Meadow Creek Country Club Subdivision Phase 1-B. This subdivision will have access to existing streets (Crystal Drive for tracts 2 & 3; Meadow Way Drive for tract 1), sewer and water main lines, and access to drainage detention ponds within the neighborhood. The Engineering Department has reviewed and approved the drainage report. These tracts of land were rezoned from AO-I to R-1 on February 14, 2024 by P&Z and approved by City Council on February 26, 2024. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Due to lot size restrictions, the developer is proposing to match to the existing surrounding lots which measure 40 feet by 80 feet. Proposed lots will average 40 feet to 45.46 feet in width and 79.92 feet and 90 feet in depth resulting in total areas of 3,736.67 square feet to 4,084.36 square feet, respectively, therefore requiring a variance from the zoning ordinance whereas the minimum lot width is 50 feet, minimum lot depth is 100 feet, and the minimum area is to be 5,000 square feet. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans. He mentioned to the board the subdivision isn't a public hearing but since staff got directive from Mayor to send out notices to the surrounding properties and to allow the citizens public comment.

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

Ms. Karen Prewitt resides at 2105 Mauve drive. She stated the item was approved on April 8, 2024 at that time the city council requested that the residents receive notices because the request was to add to the plat note to not have any two story home and a 1 car garage in the subdivision. She stated Lots 1 through 7 if you notice parking in front all the time so that would disrupt people that are already using that area for parking if homes are going to be built there. She mentioned from Lots 9 through 14 there are five palm trees the lots were originally made to be 60 feet apart. She stated the original approved size was 60' x 100' so there should not be a variance on the lot size. She stated if the board were to approve the minimum 50' they would have to cut down four of the palm trees. She added she disapproved of the area being approved for 50'. She stated the senate bill 15 is allowing for smaller homes and smaller lots which was already rezoned to R-1 the lot size was 60' x 100' minimum and it was recently changed. She mentioned it's a huge difference in the size compared to what is required by allowing the 5000 will be to knock down the palm trees in order to build the house.

Mr. Gerardo Benavides from Benavides Engineering in Alamo, Texas stated that he is the civil engineer representing the property owner & developer. He stated these 3 tracts of land are restricted by a warranty deed, that restricts and prohibits providing the 100 foot lot depth on the properties which they only have 90 feet of depth. Additionally, the proposal range is from 42 to 45 lot widths which is a bit wider than what is already existing in front the homes on the lots and they are providing 10 feet of additional depth composed to the already existing in the lots. He stated the current zone was R-1 and the code is a 50' minimum width of the frontage of the lots and 100 feet of depth. He stated since they have a hardship of the property of the width that is not being met with the dimensions. He mentioned they had looked at different zoning but none of the rezoning applied to the development they were proposing.

Mr. Leonel cantu resides at 2502 Country Club Drive. He stated they are proposing 1 story 2 car garage homes and the same size and square footage to keep the value average.

Mr. Oscar Saenz resides at 2103 Crystal Drive. He stated he is concerned about the proposed development of these properties since the lot width is between 40 to 45 and the depth is 90 feet dimensions and area was zoned R-1 with the City Of Mission is promoting affordable housing in particular area and below the updated code of the minimum 5000 square feet. He stated the R-1 zoning they are proposing 3000 square feet which the 50 feet requirement adopted to ensure responsible sustainable development. He stated his main concerns are from potential impacts, this type of development could have the quality of life for residence, smaller size issues with parking congestion reduced space and that increased runoff affect safety. He mentioned density, and infrastructure capacity places an additional burden on existing services, drainage, utilities, and access. He stated the city should hold firm to the current requirements and deny any exception or variances for the proposed development unless it can be shown to all standards in place. He added the adoption to the R1 was approved in April. He stated residential were told by members of the city that this is not a golf course anymore so the developer shouldn't be comparing these sizes to the existing infrastructure.

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.

Ms. Thompson asked what is the current minimum standard for a R-1 zone.

Mr. Ramirez stated the minimum requirement is 50 feet x 100 feet.

The board discussed the depth and the applicant is proposed for the lot to be narrow.

Ms. Thompson asked why is staff recommending approval of the variances and plat.

Mr. Ramirez stated there is already a restriction in place already in the warranty deed and the proposed lots are matching to the surrounding areas.

Ms. Thompson stated her concern was that the lot size requirement doesn't match the zoning.

Chairwoman Izaguirre asked what would be the side setback.

Mr. Ramirez stated it would be 6 feet.

The board discussed the different options the subdivision could have done in order to have the lot size.

Mr. Leonel Cantu stated they are trying to build an 1,800 to 2,000 square foot home which it would affect the property unfortunately they are limited on the depth of the property.

Mr. Sanchez stated he has concerns with the lot size and a variance.

Ms. Thompson asked if R-1T was an option at the time would they done R-1T.

Mr. Ramirez stated it wasn't an option.

Ms. Thompson asked how many more parcels would be affected by the lot size.

Mr. Ramirez stated this is the last of the lots that are empty for this subdivision.

The board discussed the different options for the lot size requirement.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to deny the subdivision for the double variance request. Motion failed.

Chairwoman Izaguirre entertained a new motion. Ms. Thompson moved to approve the variance and subdivision. Mr. Guevara seconded the motion. Upon a vote, Ms. Austin voted nay. The motion passed with a 4 to 1 vote.

Started: 5:58 p.m.

Ended: 6:02 p.m.

Item #8

Plat Approval

Subject to conditions:

**Sendero Phase III Subdivision,
being a resubdivision of 19.248 acres
of land out of the South end or Porcion 52
PUD
Developer: Rhodes Development, Inc.
Engineer: Meldan & Hunt, Inc.**

Mr. Ramirez stated that the property is part of a Master Plan. This site is currently open with a proposed use of 101 residential lots and 1 common area this subdivision will have access from Sendero Subdivision Phase I-B by an existing street (Moorefield Rd.) being a paved 32' B-B street within a 50' ROW. All other streets will comply with subdivision regulations and City standards. The sanitary sewer and main water lines will be extended and looped accordingly from the adjacent developments to and thru the subdivision to collect and provide service to all lots. Surface runoff from the lots and the proposed streets will be caught by inlets and conveyed into a proposed system of detentions ponds and discharge in the Perezville Drain. The Engineering Department has reviewed and approved the drainage report. The required Capital Sewer Recovery Fees (\$200xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be paid prior to subdivision recording. No Park Fees – Mike Rhodes dedication of land satisfies the park

dedication ordinance. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if all the lots comply with all of the zoning requirements.

Mr. Ramirez stated yes, this is Phase III. He mentioned Phase I and Phase II already have been approved.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the subdivision. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to untable the Conditional Use Permit. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:04 p.m.

Item #9

**Tabled Conditional Use
Permit:**

**To designate an area as a Mobile Food Park
for the operation of four (4) Mobile Food Units
being a 77 feet x 210 feet tract of land, Block 144,
Mission Original Townsite Subdivision,
410 E. 9th Street
C-3
Mario A. Guerra**

Mr. Cervantes stated the site is located at the southeast corner of E. 9th Street and N. Oblate Avenue. 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 have a mobile food park to allow mobile food unit owners to sell their products. The applicant proposes to construct separate restrooms for men and women, and a 20-foot x 34-foot canopy for the common seating area. Based on the current ordinance, each mobile food truck operator must still apply for their own C.U.P. to operate within the mobile food park. The proposed hours of operation are as follows: Monday through Sunday from 7:00 am to 12:00 am. Parking: The proposed 48 chairs results in 16 parking spaces required by code. The applicant is the proposed 40 chairs result in 13 parking spaces required by code. The applicant is proposing 8 new parking spaces, and there are 5 existing parking spaces, for a total of 12 parking spaces. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. Landscaping: The applicant is proposing landscaping areas within the property. The application for this conditional use permit was submitted before the ordinance was amended, placing distance limitations. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends Approval for a 1-year re-

evaluation in order to assess this new operation; 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday through Sunday from 7:00 am to 12:00 am; 3) Must comply with the noise ordinance; 4) Acquisition of a business license prior to occupancy for each mobile food unit; 5) CUP is not transferable to others; and Restrooms must be registered with the Texas Department of Licensing and Regulation for Americans with Disabilities Act compliance.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

ITEM#10

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 6:04 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission