PLANNING AND ZONING COMMISSION
JUNE 3, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
Diana Izaguirre	Irene Thompson	Gabriel Ramirez	Juan Cantu
Kevin Sanchez	Steven Alaniz	Susie De Luna	Dannie Wade
David Villarreal	Connie Garza	Xavier Cervantes	Marilyn Wade
Raquenel Austin		Alex Hernandez	Debra Smith
		Elisa Zurita	Dean Smith
			Cindy Ellis
			Fernando Rodriguez
			Samantha Santos
			Adrian Guerrero
			Liliana Torres
			Arturo Guerrero
			Martin Garza
			Maria Belen Naranjo

CALL TO ORDER
Chairwoman Izaguirre called the meeting to order at 5:38 p.m.

DISCLOSURE OF CONFLICT OF INTEREST
There was none.

CITIZENS PARTICIPATION
There was none.

APPROVAL OF MINUTES FOR MAY 20, 2026
Chairwoman Izaguirre asked if there were any corrections to the minutes for May 20, 2026. Mr. Sanchez moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.
Ended: 5:40 p.m.
Item #2
Rezoning: **Being Lot 1, Block 230, Original Townsite of Mission Subdivision, located at the Southeast corner of W. 15th Street and Dunlap Avenue**
C-3 to R-2
Bel-Mar Properties, LTD
c/o Martin Garza

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District ("C-3") to Duplex-Fourplex District ("R-2") for the proposed construction of a duplex or a triplex apartment complex. The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South. The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business. The subject property is vacant. The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning. Notices were mailed to 21 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

The applicant was present.

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 discussion, Chairwoman Izaguirre entertained a motion. Ms. Sanchez moved to approve the rezoning request. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:40 p.m.
Ended: 5:41 p.m.
Item #3
Conditional Use Permit: **To allow a Portable Building for an Office Use**
Being Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision, located at 1609 E. Expressway 83.
C-4
Samantha Santos

Mr. Cervantes stated the site is located approximately 600 feet East of Stewart Road along the North side of Expressway 83. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Ms. Samantha Santos, is requesting a Conditional Use Permit for a Portable Building to be used as an office for a retail plant nursery business. The last Conditional Use Permit approved for this location was on September 11, 2023, for Universal Landscaping. Days/Hours of Operation: Tuesday – Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m. Staff: 2 employees. Parking: The business requires a minimum of 4 parking spaces. The site has a total of 20 spaces, thus in compliance with the parking code requirements. Staff notes that the parking area needs to be re-striped. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) 1-year approval to assess this operation; 2) Must to comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 3) Acquire 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.

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:41 p.m.
Ended: 5:45 p.m.
Item #4

Conditional Use Permit:	**To allow a Portable Building for an Office Use** **Being, Lot 6, Henry Saenz Subdivision,** **located at 1523 E. Interstate Highway 2.** **C-4** **Pitayo Auto Sales and Auto Parts** **c/o Ricardo Gomez Jr**

Mr. Cervantes stated the site is located at the Northwest corner of Interstate Highway 2 and Stewart Road. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Mr. Ricardo Gomez, is requesting a Conditional Use Permit for a Portable Building to be used as a sales office. The business license was issued on May 28, 2024. The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months. The Permit expired. Days/Hours of Operation: Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed. Staff: 2. A 193' x 84' asphalt area exists in front of the building. It will serve as the display area for vehicles and parking for patrons. A minimum of 5 parking spaces is required for the proposed use based on the square footage of the building. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1. 1-year approval to assess this operation 2. Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.) 3. 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. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez inquired about the city's position on portable buildings, noting his understanding that they were disfavored. He mentioned that, in past instances, portable structures were permitted for two years on the condition that progress was being made toward a permanent building.

Mr. Cervantes agreed, explaining that the City Council encourages businesses to construct permanent facilities. However, he noted that businesses are often content with portable structures, leading to occasional friction when these matters come before the Council, which prefers permanent buildings. He added that many of these business owners rent, and the property owner simply wants to lease without making a major investment, renting a portable structure remains their preferred choice.

Mr. Sanchez asked how long the building had been there, remarking that it appeared to have been in place for a while. He noted that the permit for the structure had just elapsed.

Mr. Cervantes clarified that the business has remained in operation, despite the permit having elapsed.

Ms. De Luna explained that the renter wants to buy the property or construct a permanent building, but the property owner is unwilling.

Mr. Sanchez recalled that item, noting that the renter wanted to build a permanent structure despite knowing they might eventually lose it.

Ms. De Luna clarified that the issue actually rests with the property owner.

Mr. Cervantes stated that while the existing situation works for both the owner and the renter, it is not ideal for the city, though it is currently working for the business. However, he noted that as the city grows and develops, a restaurant or similar business might want to purchase and redevelop the site. He added that with a lot of new development coming in along the corridor, including another apartment complex, the future of these types of businesses may be changing.

Chairwoman Izaguirre stated that it could also have a negative impact, noting that some businesses might not want to establish themselves there because the city has to report more about the existing conditions.

Mr. Cervantes agreed.

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

Started: 5:45 p.m.
Ended: 5:46 p.m.
Item #5
Conditional Use Permit: **To Construct a Pool House being Lot 22, Malmasion Luke at Trinity Subdivision, located at 1103 Travis Street. R-1A María Belén Naranjo**

Mr. Cervantes stated the subject site is located along the East side of Travis Street approximately 545 feet North of Trinity Street. 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 20,355 square feet. The code requires a 12,000-square-foot minimum lot. The pool 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 pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant is proposing to construct a pool house for the family. The applicant is proposing to construct a 630 square foot pool house that consists of a bedroom, bathroom, and a laundry room. Attached to a lounge area for outdoor activities. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Life of use permit with the understanding it can be revoked for noncompliance 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, 4. Not to be used for rental purposes.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:46 p.m.
Ended: 5:48 p.m.
Item #6
Conditional Use Permit: **To Construct a Studio Guest House being Lot 65, Sharyland Plantation**

Monte Real Phase II Subdivision,
located at 2803 Grand Canal Drive
(PUD)
Pilar Brito

Mr. Cervantes stated the subject site is located along the North side of Grand Canal Drive, approximately 150 feet East of the intersection of Grand Canal Drive and Grande Canal 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 16,029 square feet. The code requires a 12,000-square-foot minimum lot. The studio 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. Proposed activities: The applicant is proposing to construct a guest house for the family. The applicant is proposing to construct a 636 square feet guest house attached to a secondary 3-car detached garage from the main house. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 with the understanding the it can be revoked for noncompliance. 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, 4. Not to be used for rental purposes.

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

The applicant was present.

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

Started: 5:48 p.m.
Ended: 5:50 p.m.
Item #7
Conditional Use Permit: **To allow a 40-foot Telecommunications Tower for Internet Development,**
Wagon City South Recreation Area,
Wagon City South Subdivision,
along the North side of Chuck Wagon Drive,
approximately 300 feet West of N. Conway Avenue,

(R-4)
Eduardo Hinojosa

Mr. Cervantes stated the subject site is located approximately 300' West of Conway Avenue along the North side of Chuck Wagon Drive. Per the Code of Ordinance, a Telecommunications Tower requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit for the installation and operation of a 40' wireless communications tower and broadband internet transmission facility. The proposed facility will be used to provide broadband internet and communications services to the residents of Wagon City South. The proposed structure will consist of a 3' x 3' concrete slab with a 40' self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility will comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required. The proposed use is intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) 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. Staff recommends approval of the request subject to compliance with the following conditions: 1. Life of use with the understanding that it could be revoked for non-compliance 2. Comply with insurance requirements on telecommunications towers 3. Must comply with all City Codes (Building, Fire, etc.) 4. The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab. 5. Acquisition of a building permit. 6. Must allow for co-location by others 7. Transferability to others requires a new conditional use permit.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if this was the project where the city amended the ordinance to allow construction in residential zones.

Mr. Cervantes stated that this indeed project triggered the amendment of the zoning ordinance.

Mr. Sanchez stated that he knew there was substantial support for the project, but asked if there was any opposition to the conditional use permit.

Mr. Cervantes stated that there was no opposition, noting that they had sent letters to 100 surrounding neighbors, posted the sign, and published the notice in the newspaper, but never heard from anybody.

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

Started: 5:50 p.m.
Ended: 5:52 p.m.
Item #8
Conditional Use Permit: **A bar named Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, (C-3) Par 5 Golf Lounge, LLC**

Mr. Cervantes stated the subject site is located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road. 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 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers. The proposed use is recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment. The applicant will not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses. Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. Staff: 6 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. The maximum capacity for this venue is 35 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. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1 year approval to continue to assess this new operation 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Must comply with TABC requirements 4. Acquire a business license prior to occupancy 5. CUP is not transferable to others 6. Must have a minimum of one (1) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance 7. Maximum occupancy is 35 people 8. Must have security cameras inside and outside with a minimum 30-day retention 9. Must comply with the noise ordinance 10. Hours of operation to be as follows: Monday – Wednesday from 12:00 p.m. to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. 11. One water closet and one lavatory required for each gender prior to the issuance of a business license.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:52 p.m.
Ended: 5:54 p.m.
Item #9

Conditional Use Permit Renewal:	**A Mobile Food Unit – Tony's Hot Dogs & More Being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2120 West Mile 3 Road. (C-3) Andres Antonio Cruz Torres**

Mr. Cervantes stated the subject is located at the Northeast corner of Moorefield and West 3 Mile Road. The applicant is leasing a space from the Puente Tire Center for the operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant has had a mobile food unit in operation since December 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025, due to a traffic accident that damaged the unit. The City Council approved the C.U.P. on June 23, 2025, and he resumed operations at the site. The business license was issued on July 25, 2025. The location follows the city's new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 16 surrounding property owners. Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions: Permit for two years to re-evaluate this operation. Must comply with all City codes (Building, Fire, Health, and Sign, etc.) Restrooms must be accessible to the employees and patrons at all times. Must provide a minimum of 5 parking spaces at all times. Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. The conditional use permit is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the mobile food unit was grandfathered in before the mobile food unit ordinance was established, or if it came after the fact.

Mr. Cervantes stated that it was, explaining that the mobile food unit had been there before but then experienced an accident. He added that the unit was closed for a while, but was able to qualify for the one-mile radius restriction regarding other existing mobile food units.

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

Started: 5:54 p.m.
Ended: 5:55 p.m.
Item #10
Site Plan Approval: **Construction of a commercial plaza on Lots 16 thru 19, and the East nine and one-half feet of Lot 15, Block 2, Tierra Grande Commercial Plaza Subdivision, located at 2527 E. Griffin Parkway, Melissa R. Careaga Quesada**

Mr. Ramirez stated the site is currently a self-service carwash facility that will be demolished, rebuilt and retrofitted into 6-suites within the existing Tierra Grande Commercial Plaza located at the Northeast corner of Griffin Parkway and Tierra Drive. Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided. Proposed are 28 parking spaces (1 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project to include a shared reciprocal access driveway running East to West connecting both common parking and landscaping areas. The 6-suite plaza will measure a grand total of 5,838 square feet with a parapet height of 24' which will be attached to the existing building on the east side. A perpetual easement for ingress and egress purposes over and across the West 15 and onehalf feet of Lot 15 will remain open for public access. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. A sign ordinance mandate has been recorded and found in document no. 1638047 which can be amended but must be adhered to as stated in the affidavit of notification. This is an encumbrance for the now future owners and/or tenants of this addition. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:55 p.m.
Ended: 5:58 p.m.

Item #11
Site Plan Approval: **Construction of a 105-unit senior living community on a 6-acre tract of land out of Lot 2, Mrs. E.V. Flores Subdivision located along the South side of Leonor Street approximately 700 feet East of Schuerbach Road Roundstone Development, LLC**

Mr. Ramirez stated Las Fuentes Senior Living will be an affordable 105-unit gated community catered to seniors 55+ on 6 landscaped acres developed by Roundstone, Located at 2801 Leonor St, Mission, TX. The property sits along the South side of Leonor Street, approximately 700 feet East of Schuerbach Road. The property is currently open with a proposed use of R-3 multifamily residential. The proposed site plan shows to be compliant with its zoning requirements to include setbacks and restrictions. Las Fuentes Senior Living Apartments will consist of 105 apartments organized into 5 garden style buildings, with building 1 being 3 stories in height. The proposed units will range from 1 and 2-bedroom apartments: 58 – one-bedroom units; 47 – two-bedroom units. Also included is a single-story, wood framed free standing leasing office/clubhouse, shade covered children's playground, and a dog park. The project is served via surface parking and a detention pond. The subdivision has frontage to Leonor Street being a public 40-foot ROW with proposed curb and gutters, drainage, and utilities. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 210 spaces: 184 allocated for residential and 26 for the clubhouse. A landscaping plan has been submitted and reviewed for compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations and a lighting layout per site plan requirements. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre asked what the detention ponds would be used for, noting that there would be some off-site improvements.

Mr. Ramirez stated that it will lead into Schuerbach Road and south to the canal, half a mile away from the site. He added that everything is also going through the subdivision approval process, they are still waiting on the drainage report, and since they are only doing the site plan approval.

Chairwoman Izaguirre asked why they did not approve the drainage report first.

Mr. Ramirez explained that it is a one-lot subdivision and they are handling it administratively.

Chairwoman Izaguirre asked if city engineering had already reviewed it.

Mr. Ramirez stated that it is currently under review, especially the off-site improvements.

Chairwoman Izaguirre asked what they had changed and if they had anything more.

Mr. Ramirez explained that they had already obtained permission from the La Joya school district and would be using their easements to extend their area.

Chairwoman Izaguirre asked if the city already possessed the letter of permission from the school.

Mr. Ramirez confirmed that they have permission, along with a full set of plans for the drainage.

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

ITEM#12
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 5:58 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission

PLANNING AND ZONING COMMISSION
JULY 1, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
David Villarreal	Diana Izaguirre	Gabriel Ramirez	Gracie Reyna
Raquenel Austin	Kevin Sanchez	Susie De Luna	Linda Garcia
Irene Thompson		Xavier Cervantes	Jesus Alvarez
Steven Alaniz		Alex Hernandez	Gerardo Rodriguez
Connie Garza		Elisa Zurita	Roberto Gonzalez
		Ana G. Bazaldua	Lane Rangel
			Azucena Bastida
			Maria B. Rivera
			Joy Morales F.
			Lucero M. Rendon
			Maria Ester Salinas
			Jerry Pena

CALL TO ORDER
Madam Chair Thompson called the meeting to order at 5:33 p.m.

DISCLOSURE OF CONFLICT OF INTEREST
There was none.

CITIZENS PARTICIPATION
There was none.

APPROVAL OF MINUTES FOR JUNE 3, 2026
Madam Chair Thompson asked if there were any corrections to the minutes for June 3, 2026. Mr. Villarreal moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.
Ended: 5:35 p.m.
Item #2
Plat Approval Subject to Conditions: **The Proposed Sommercrest Oaks Estates (a private Subdivision) Being a 9.851-acre tract out of the South 12 acres out of the East 26.49 acres of Lot 296, John H. Shary Subdivision, Developer: RGV Villa Development, LLC, Engineer: BIG Engineering, Inc.**

Mr. Ramirez stated the property is located along the West side of N. Taylor Road approximately 100 feet North of Mile 2 Road. This development will consist of a 28-large lot single-family residential development with one lot dedicated to storm detention. The average proposed lot will measure 65 feet in width by 130 feet in depth,16 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1A single family residential zone. Water and sewer services will be provided by the City. There is a total of 2 fire hydrants via direction of the Fire

Marshall. The internal public streets are 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from Taylor Road being a public R.O.W. A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design. The required Capital Sewer Recovery Fees ($200xlot), Park Fees ($675xlot), 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. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans. In addition, the developer must pay escrows for 20 feet of asphalt and a 5-foot sidewalk along Taylor Road.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the request for Plat Approval subject to conditions. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.
Ended: 5:37 p.m.
Item #3
Rezoning: **Being Lot 5, Miller Bros. Nursery Re-Subdivision, Located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road.**
AO-I to R-1
Victor and Nora Davila

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") for a proposed single-family development. The tract of land measures 326 feet along Moorefield Road and has a depth of 668.34 feet for a total of five (5) acres in area. The surrounding zones are Single-family Residential District (R-1) to the East and South, Neighborhood Commercial (C-2) District and Single-family Residential District (R-1) to the North and outside the city limits to the West. The surrounding land uses are vacant and single-family homes to the North, single-family homes to the East and South and vacant to the West. The subject property has a house and a barn that will be demolished to allow the construction of a single-family subdivision. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 52 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.
Ended: 5:41 p.m.
Item #4
Rezoning: **Being Lot 1, Ango Subdivision, located at 2210 E. 1st Street.**
R-3 to C-3
Gerardo Rodriguez
c/o Ango Holdings, Inc.

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") to convert the existing townhomes into a 34 room hotel project. The property is located along the South side of E. 1st Street approximately 600 feet West of Shary Road. The tract of land has 2.15 acres in area and measures 619.1 feet along 1st Street and measures 151.5 feet in depth. The surrounding zones are Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East. The surrounding land uses include an apartment complex to the East, a private lake to the North and vacant land to the West and South. The property has a fully developed townhomes complex. 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 fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request. Staff recommends approval.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked whether sufficient parking would be provided for the proposed use.

Mr. Cervantes explained that the City's parking ordinance requires two parking spaces per apartment unit. He further stated that hotel and extended-stay uses have different parking requirements under the ordinance.

Madam Chair Thompson noted that a hotel unit typically consists of a single room, whereas an apartment unit may contain multiple bedrooms. She asked how many bedrooms were included in each of the proposed units.

Mr. Gerardo Rodriguez, the applicant's representative, stated that the proposal involves converting four existing apartment units into extended-stay units. He explained that the units consist of one-bedroom, two-bedroom, and three-bedroom layouts and asked which parking requirement would apply to the proposed use.

Madam Chair Thompson confirmed her understanding of the unit configurations and stated that the proposed parking would be sufficient. She concluded that each extended-stay unit would be required to provide one parking space under the applicable parking requirements.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villareal moved to approve the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.
Ended: 5:41 p.m.
Item #5

Conditional Use Permit:	**To allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park** **Being Lot 1, Block 2, Santa Lucia Development Subdivision, Located at 2509 Colorado Road, Ste. 206.** **C-3** **Baudelia Gomez**

Mr. Cervantes stated the subject site is located at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado 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 is leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more. The proposed hours of operation are as follows: Every day from 8:00 a.m. to 12:00 am. Staff: 5 employees in different shifts. Parking: The Mobile Food Park measures 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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: Approval for a 1-year re-evaluation to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are every day from 8:00 am to 12:00 am; Must comply with the noise ordinance, Acquisition of a business license before occupancy; CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.
Ended: 5:42 p.m.
Item #6
Conditional Use Permit: **An Event Center – Okidokie Playroom, LLC being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. (C-3) Okidokie Playroom, LLC c/o Maria F. Chavez**

Mr. Cervantes stated the subject site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named "Okidokie". The applicant is proposing to host kid's birthday parties. The proposed hours of operation are as follows: Monday – Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10 p.m. Staff will be 4 employees. Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) 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: Approval for 1 year to evaluate the operations, Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Monday-Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10:00 p.m., Must comply with the noise ordinance, Must obtain a business license prior to occupancy Maximum occupancy is 75 people, Must have security cameras inside and outside with a minimum 30-day retention, CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 5:42 p.m.
Ended: 5:44 p.m.
Item #7
Conditional Use Permit: **To allow a Mobile Food Unit – The Milpita 956**
Being Lot 1, Esdras Vega Subdivision,
Located at 600 N. Shary Road,
(C-3)
Lumare Investments, LLC
c/o Lucero M. Rendon

Mr. Cervantes stated the subject site is located at the Northwest corner of E. 6th Street and Shary Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant would like to place a mobile food unit in the north green area landscaping of the commercial plaza to sell elotes and munchies. The applicant has obtained written permission from Still Tap to utilize the restrooms for their staff and customers. Access to the site is off of E. 6th Street, through an existing 24' driveway. The parking area is held in common, and there is a total of 58 parking spaces. The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located in a food truck park at 2509 Colorado Road and is 1.1 miles away. Staff: 2 employees. Hours of operation: Monday – Saturday from 5:00 p.m. to 10:00 p.m. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1 year approval to continue to assess this new operation, 2. Must comply with all City Codes (Building, Fire, Health, etc.), 3. Must comply with noise ordinance, 4. Acquire a business license prior to occupancy, 5. CUP is not transferable to others, 6. Hours of Operation to be as follows: Monday – Saturday from 5:00 p.m. to 10:00 p.m., and 7. Restrooms must be accessible to the employees and patrons at all times.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.
Ended: 5:48 p.m.
Item #8

Conditional Use Permit:	**To allow a Mobile Food Unit – Lakeview Coffee,** **Being a 1.68 acre tract of land,** **out of Lot 28-5, West Addition to Sharyland Subdivision,** **located at 305 W. Mile 2 Road** **(AO-I)** **Azucena Bastida**

Mr. Cervantes stated the subject site is located at the Southwest corner of West Mile 2 and Compton Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant currently has a life of use conditional use permit for Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District. She would like to place a mobile food unit next to the lake to offer her customers coffee, sandwiches, and pastries while conducting business at the site. The proposed location follow's the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located at 208 E. Griffin Parkway (HEB) and is 1.1 miles away. Staff: 3 employees. Days & Hours of operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. The applicant proposed to place a couple of benches for her customers to sit while enjoying their food. If the request is approved, the applicant will be adding 5 additional parking spaces to comply with the parking requirements. Staff mailed out (40) legal notices to the surrounding property owners. The Planning staff received a call and a visit in opposition to the mobile food unit. The concern voiced was regarding the increase in traffic, with people entering their subdivision at different hours. They informed staff that a petition in opposition to the request would be submitted. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1-year approval to continue to assess this new operation; 2. Must comply with all City Codes (Building, Fire, Health, etc.); 3. Restrooms must be accessible to the employees and patrons at all times; 4. Must provide a minimum of 5 parking spaces at all times. 5. Acquire a business license prior to occupancy, 6. CUP is not transferable to others, 7. Days and Hours of Operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. 8. Maximum occupancy is 30 based on 10 parking spaces provided.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.
Ended: 6:04 p.m.
Item #9
Conditional Use Permit: **A Home Occupation for the Sale of Firearms Being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, (R-1) Opfor Group, LLC c/o Jerry Pena**

Mr. Cervantes stated the subject site is located along the North side of Nicole Drive approximately 450' West of Taylor Road. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tabacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license. The applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications. The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities. The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive. A petition signed by 41 people was submitted in opposition to the request. The petitioners cite concerns about traffic and commercial activity in a residential neighborhood. The petition reflects 71.95 percent of the property owners within 200 feet and 37.33 percent of the property owners within 400 feet. Based on the petition percentages a super majority vote of the City Council will be required for the Conditional Use Permit to be approved. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1 year approval to assess this new operation; 2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 4. Acquire a business license; 5. CUP is not transferable to others; 6. Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence; and 7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Gracie Reyna resides at 2800 Nicole Drive and Ms. Linda Garcia resides two houses west of the proposed location stepped forward to state their strong opposition to the proposed residence-based business. Ms. Reyna stated noted the single-family residential neighborhood has been established since 2002. They expressed concern that approving a business, particularly one related to firearms, would set a negative precedent. They recalled a previous petition for a home daycare that the community successfully blocked. The neighborhood already faces high-speed traffic, which required the installation of speed humps around 2020–2021 after Nicole Drive was extended to Sherry Road. The speakers argued that a new business would increase traffic, endangering children who play and ride bicycles in the area. She stated that several neighbors were not properly notified about previous meetings, though notices were received for this specific hearing. They presented a signed petition from multiple absent neighbors who are vehemently opposed to commercial operations in the neighborhood. he speakers concluded by requesting the board members to consider how they would feel if a firearms business were proposed in their own neighborhoods, asking them to respect the community's desire to keep the area purely residential.

Ms. Linda Garcia stated that the neighborhood is highly active, with both children and adults frequently walking and playing in the streets. She expressed concern that introducing a business would compromise pedestrian safety. Ms. Garcia noted that she purchased her home 20 years ago, and Ms. Reyna purchased hers even earlier, with the explicit understanding that the neighborhood was exclusively residential, quiet, and safe. She recalled that speed humps were recently installed to curb reckless driving and argued that regardless of whether direct firearm sales occur, commercial activities do not belong in a residential zone. Finally, Ms. Garcia noted that both she and Ms. Reyna are businesswomen who operate their companies out of properly zoned commercial properties rather than their homes, arguing that other residents should be held to the same standard.

Mr. Jerry Pena the applicant residing at 2705 Nicole Drive spoke in favor of the request, clarifying that the proposed license is strictly for administrative paperwork and certification processing. He confirmed that no customers or clients would visit the property, thereby generating no additional traffic. He noted that he has operated this business since 2018, primarily conducting training and operations off-site at a ranch. The applicant expressed agreement with the neighbors regarding traffic safety, stating that he personally signed the neighborhood speed hump petition and has six children who play in the area. Highlighting his professional background, he stated he holds a doctorate in education focusing on active shooter events and serves as the Director of Veteran Services for Chicanos Por La Causa. He concluded by emphasizing his active role in the neighborhood watch and reassuring the board that his immediate neighbors are fully aware of and comfortable with his background and profession.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson initiated discussion by inquiring whether a previously approved firearms-related home occupation permit was located within a gated subdivision.

Mr. Cervantes clarified that the commission had reviewed and approved three similar requests, with the most recent case occurring two months prior. He explained that in the previous instance, the applicant sought an Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) license to pursue a county shooting range project and required a residential anchor address. Neighborhood opposition in that case was successfully mitigated by attaching a binding affidavit to the permit conditions, wherein the applicant promised to conduct no in-person or online sales from the residence. He stated noted that for the current application, staff integrated a dual-affidavit condition: first, prohibiting any on-site sales or transactions of firearms at all times, and second, prohibiting customer traffic, public gatherings, or on-site instructional training at the residence. He concluded that under these strict guidelines, the neighborhood would remain unaffected as the request functions strictly as an administrative paperwork alignment.

Madam Chair Thompson asked the applicant, Mr. pena to testify regarding his current business operations.

Mr. Pena confirmed that this was an existing, ongoing mobile operation rather than a new start-up. He stated that since 2018, his active business operations have been conducted entirely off-site at an L-shaped private shooting range located on Northfield Road. He noted that he utilizes a mobile trailer to transport all necessary equipment and inventory directly to the range, ensuring that no firearm-related commercial activity takes place at any residential location.

Madam Chair Thompson inquiries regarding his licensing records.

Mr. Pena stated that his current ATF license is registered to an address on FM 88. He explained that the primary purpose of the requested home occupation permit is to establish his home residence as his official business mailing address, allowing him to receive sensitive ATF documentation, compliance correspondence, and corporate mail directly and efficiently. He emphasized that he does not permit customer traffic at his home for security reasons, and all firearm rentals and instructional activities are strictly controlled and confined to the private range.

Madam Chair Thompson addressing safety and storage concerns raised.

Mr. Pena confirmed that the ATF has inspected his residence on multiple occasions and verified that his inventory is properly secured in dedicated gun safes. He further noted that he participates in the Guardian Arms program for the Department of Veterans Affairs, utilizing his secure home storage to hold firearms for veterans as part of a suicide prevention and mental health initiative.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a call for the vote, the motion carried with a vote of 4–1, with Ms. Garza abstention on the record.

Started: 6:04 p.m.
Ended: 6:09 p.m.
Item #10

Conditional Use Permit Renewal:	**To keep three (3) portable buildings, Being Lot 1, Nido De Aguila Subdivision, Located at 915 W. Expressway 83, (P) Excellence in Leadership Academy**

Mr. Cervantes stated the subject site is located at the Southwest corner of S. Olmo Street and W. U.S. Expressway 83 Frontage Road. Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting to keep three (3) 24' x 70' portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding is solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently has 167 students and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which will allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off will be located along the east side of the building. The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer from 8:00 am to 12:00 pm. Staff: 4 teachers. Parking: The educational component of the church will operate during the non-church hours and utilize the existing 239 parking spaces on-site. The last conditional use permit for this location was approved on August 12, 2025, for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure at this location. The applicant is currently leasing the facility from the Luz para las Naciones Church. The current plan is to request a renewal for the portables due to declining enrollment and due to the budget being reduced for the year. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1. 1-year permit to continue to assess this conditional use permit, 2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.), 3. CUP is not transferable to others, and 4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer.

Ms. Austin asked why enrollment had declined and wondered if the students were not in the actual building. They also questioned the reason for using outside classrooms.

Mr. Cervantes stated compared the startup school's trajectory to the early histories of IDEA Public Schools and Vanguard. They noted that IDEA similarly began in a Baptist church and utilized portable buildings 25 years ago before expanding into its current large-scale presence. However, unlike that growth model, the school under discussion is currently experiencing declining enrollment and financial strain. Consequently, they are requesting a one-year temporary extension to improve operations and stabilize their student body.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Villarreal moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Ms. Austin asked if whether classes were being held inside the main building.

Mr. Cervantes stated that all classes are strictly conducted within the portable buildings, while the main church building is used only for administrative purposes.

Ms. Moreno stated the provided campus details for the property located at 915 East Expressway. They clarified that while the school serves students from pre-K3 through eighth grade, the on-site portable buildings are utilized exclusively for the preschool section. Due to interior space limitations within the leased church facility, the main building cannot accommodate the entire student body, necessitating the use of external structures.

Madam Chair Thompson noted that these portable units are situated at the rear of the property, offering minimal visibility from the main highway and remaining largely obscured except from adjacent side streets.

Mr. Cervantes confirmed that the portable structures are entirely obscured from the expressway corridor. He noted that the units are only visible to traffic traveling along the adjacent side street.

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

Started: 6:09 p.m.
Ended: 6:10 p.m.
Item #11

Conditional Use Permit Renewal:	**A Mobile Food Truck Park – 307 Food Park, Being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, Located at 307 W. Tom Landry Street. (C-4) Roberto Gonzalez**

Mr. Cervantes stated the subject site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Per Code of Ordinances, designating an area as a mobile food park for the operations of mobile food units requires the approval of a conditional use permit by the City Council. The applicant has established a mobile food truck park that offers truck owners the opportunity to offer their products. The applicant has constructed 4 mobile food truck pads, a unisex restroom, an office, and a 26ft x 33ft canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. The proposed days and hours of operation are as follows: Every day from 10:00 am to 12:00 am. Staff: 1 employee. 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: Life of Use with the understanding the permit can be revoked for noncompliance; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Every day from 10:00 am to 12:00 am; Must comply with the noise ordinance; and CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to approve the conditional use permit renewal request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:10 p.m.
Ended: 6:11 p.m.
Item #12

Conditional Use Permit Renewal:	**A Mobile Food Unit – Fiesta Hot Dogs** **Being Lot 1, Madrigal Subdivision,** **Located at 208 N. Inspiration Road.** **(C-2)** **Federico Garcia**

Mr. Cervantes stated the site is located 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council. The applicant proposes to renew the conditional use permit of the mobile food unit to sell their products. The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation. The hours of operation are as follows: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Staff: 2 employees. Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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: Approval for 2 year re-evaluation to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Must comply with the noise ordinance; and CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.
There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 6:11 p.m.
Ended: 6:23 p.m.
Item #13

Conditional Use Permit Renewal:	**A Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC Being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. (C-3) Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business; 2. Continued compliance with all City Codes (Building, Fire, Health, etc.); 3. Waiver of the 300' separation requirement from the residential homes; 4. Continued compliance with TABC requirements; 5. CUP is not transferable to others; 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances;10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Maria Salinas, representing properties at 709 Oblate Avenue and 715 Miller, requested that the item be formally tabled and rescheduled for a future public hearing. She stated that three neighborhood children and their mothers, who had attended the previously canceled meeting on the 17th, were unable to attend the current session due to a scheduling conflict with employment workshops and prior commitments. Ms. Salinas emphasized the importance of community fairness and youth participation in municipal governance. Additionally, she submitted a physical packet to Mr. Cervantes detailing 16 to 17 alleged neighborhood violations, which included broken sidewalks, removed or defaced "No Trespassing" and "No Parking" signs, fence damage, and ongoing disturbances caused by patrons drinking, yelling, and screaming. She further noted that the establishment possesses a capacity of approximately 360 individuals but only provides 12 designated parking spaces.

Ms. Austin asked regarding property ownership and signs.

Ms. Salinas stated that the affected adjacent property belongs to Mr. Pena, who authorized her to photograph the damage and violations on his behalf.

Mr. Lane Rangel, co-owner of the establishment at 815 North Francisco, spoke in favor of the application. He addressed the property damage claims by stating he personally witnessed the signs being blown down by the wind. Mr. Rangel asserted that management was only recently informed that parking on the Pena property was completely unacceptable, prompting them to post notices on the bar's entrance warning patrons that unauthorized vehicles would be towed. He noted that the business has operated under new ownership for four years and was previously tracking toward a Life-of-Use Permit before community opposition arose. To resolve the parking deficit, Mr. Rangel proposed paving an adjacent side area to accommodate eight additional vehicles. He cited a past police response to a vehicular theft incident where the responding officer commended the establishment's quiet track record. Addressing noise concerns, Mr. Rangel stated that their primary revenue occurs during the winter tourism season and expressed willingness to remove requests for late-night outdoor live music on Thursday and Friday nights, limiting outdoor performances to a Monday-through-Wednesday timeframe.

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

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson questioned staff regarding the timeline of the parking complaints. Mr. Cervantes clarified the record, stating that the parking issues had been officially brought forward nine months prior and that the applicant was made aware of the non-compliance at that time.

Ms. Garza inquired about the procedural options regarding Ms. Salinas's request to reschedule.

Mr. Cervantes confirmed that he had personally witnessed the neighborhood children waiting to participate at the previously canceled meeting. He advised the board that they could vote to table the item and open a new public hearing at the next scheduled meeting.

Madam Chair Thompson asked regarding the operational impact on the business.

Mr. Cervantes clarified that tabling the item would allow the applicant to continue operating under their existing approved conditions in the interim.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to "tabled" the conditional use permit renewal request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:23 p.m.
Ended: 6:28 p.m.
Item #14

Homestead Exemption Variance:	**The North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision Located at 1040 Adams Avenue. Jesus Alvarez**

Mr. Ramirez stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business; 2. Continued compliance with all City Codes (Building, Fire, Health, etc.); 3. Waiver of the 300' separation requirement from the residential homes; 4. Continued compliance with TABC requirements; 5. CUP is not transferable to others; 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances;10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if the board had any questions.

Ms. Garza asked by inquiring if the application pertained to a single residence.

Mr. Ramirez confirmed that the request involved a single variance for a single lot.

Madam Chair Thompson asked whether public notice had been distributed to the surrounding neighborhood.

Mr. Ramirez clarified that notification was not legally required for this specific action.

Mr. Villarreal questioned whether the proposal complied with current municipal code.

Mr. Ramirez stated that the application did not meet standard code requirements, which necessitated the variance request. Specifically, the property features a 40-foot lot frontage rather than the established 50-foot single-family residential minimum, and the applicant is proposing 3.5-foot side setbacks. Mr. Ramirez noted that a waiver of associated fees was also included within the proposal for board consideration.

Ms. Garza asked if the board routinely waives these fees.

Mr. Ramirez explained that while the waiver is built into the presentation framework, the board holds discretionary authority to grant or deny it.

Mr. Cervantes provided legal clarification, noting that under the municipal ordinance governing Homestead Variances, the board's action constitutes a recommendation that must ultimately be forwarded to the City Council for final approval, inclusive of the fee waiver provision.

Ms. Garza requested to introduce an amendment to the motion to exclude the fee waiver, citing it as her sole objection.

Mr. Cervantes advised that the board could proceed to a vote on the primary motion, assuring Ms. Garza that her specific objection regarding the fees would be formally relayed to the City Council.

Madam Chair Thompson asked Mr. Villarreal if he wished to amend his standing motion to approve. Mr. Villarreal declined to amend and re-stated his motion to approve the item as originally presented.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villareal moved to approve the Homestead Exemption Variance request. Ms. Austin seconded the motion. Upon a vote, the motion passed, with Ms. Garza voting in opposition. Ms. Thompson directed staff to ensure the official record explicitly reflects that Ms. Garza's dissenting vote was based exclusively on her objection to the fee waiver.

Started: 6:28 p.m.
Ended: 6:31 p.m.
Item #15
Conduct a public hearing and consideration and possible action on matters related to the adoption of an amendment to the City of Mission Code of Ordinances Chapter 98-Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission – Cervantes

Mr. Cervantes stated the city has a policy to require access easement during the processing of commercial subdivision plats but the requirement is not in an ordinance. To avoid possible challenges from developers on having to show access easements along the perimeters of their plats, staff is recommending the adoption of the ordinance amendment. Staff recommends approval.

Madam Chair Thompson opened the board discussion by observing that local business owners are typically receptive to cross-access agreements, noting that shared access points generally enhance customer convenience and logistical efficiency. She inquired whether staff had encountered significant stakeholder opposition to the proposed mandate.

Mr. Cervantes reported that while no formal opposition had been registered within the current jurisdiction, his professional experience in other municipalities demonstrated that resistance does occur. He noted that in previous roles, some business owners rejected cross-access layout connectivity entirely or sought financial remuneration from adjacent property owners as a condition for establishing a physical connection.

Mr. Alaniz questioned the subjectivity and physical feasibility of the ordinance, pointing out that certain existing commercial developments feature misaligned parking lots that make immediate interconnectivity structurally impractical.

Mr. Cervantes clarified that under the provisions of the proposed ordinance, cross-access compliance would be a mandatory standard for development. Any applicant seeking relief from this requirement due to structural misalignment or owner opposition would be legally required to apply for a formal variance, which would necessitate a public hearing and final action by the City Council. He added that while standard subdivision plats are traditionally reviewed and approved through administrative staff channels without legislative oversight, non-compliance with this specific interconnectivity mandate would elevate the item to the City Council.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

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

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to approve the ordinance amendment request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#16
ADJOURNMENT
There being no discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:31 p.m.

Irene Thompson, Madam Chair
Planning and Zoning Commission

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

P&Z PRESENT	**P&Z ABSENT**	**STAFF PRESENT**	**GUEST PRESENT**
David Villarreal	Steven Alaniz	Gabriel Ramirez	Stephanie Casas
Raquenel Austin		Susie De Luna	Graciela Casas
Irene Thompson		Xavier Cervantes	James Sanchez
Connie Garza		Alex Hernandez	Ronne Ontiveros
Diana Izaguirre		Elisa Zurita	Maria Ester Salinas
Kevin Sanchez		Ana G. Bazaldua	Adie Ocha
			Bob Galligan
			Lane Rangel

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 JULY 1, 2026
Chairwoman Izaguirre asked if there were any corrections to the minutes for July 1, 2026. Ms. Thompson moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.
Ended: 5:35 p.m.
Item #2
Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum R-1T Townhouse Residential District frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

Mr. Ramirez stated the Abrego Abodes Subdivision consists of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83. The subdivision lots will have access from E. 2-1/2 Street, which will be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road will also be widened and paved with curb & gutters. The Engineering Department has reviewed and approved the drainage report. The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z and approved by City Council on February 10, 2026. The subdivision engineer is requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6. The required Capital Sewer Recovery Fees ($200xlot), Park Fees ($675xlot), 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 recording the plat. Staff recommend approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre noted that they were requesting a 20-foot variance.

Mr. Ramirez confirmed that was correct for lots 2 through 6.

Chairwoman Izaguirre asked if East 2 1/2th Street was the front of the property.

Mr. Ramirez stated that it was.

Chairwoman Izaguirre asked why staff was recommending denial.

Mr. Ramirez explained that the R1T zoning code requires a 25-foot lot frontage, and because staff believes the project can meet that requirement, they are recommending the variance be denied.

Mr. Sanchez asked if a reason had been given as to why they chose 20 feet over 25 feet.

Mr. Ramirez stated that it was more of a marketing strategy to maximize the lot space. He added that while they proposed 20 feet, the issues had been addressed.

Chairwoman Izaguirre asked what the minimum requirement was.

Mr. Ramirez stated it was 25 feet.

Chairwoman Izaguirre clarified that she thought he meant a variance from the front setback.

Mr. Ramirez clarified that it was actually just for the frontage width.

Chairwoman Izaguirre confirmed that he was talking about the width of the lot.

Mr. Ramirez stated that was correct.

Chairwoman Izaguirre reiterated that she initially thought the 20-foot request was for a front setback.

Mr. Ramirez clarified that it was a matter of width, noting the minimum should be 25 feet while the proposed width was 20 feet.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the request for Plat Approval subject to conditions as recommended by staff. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.
Ended: 5:37 p.m.
Item #3

Conditional Use Permit:	**To allow a portable building for office use** **Being A 0.468-acre tract out of Lot 3, Mission Acres Subdivision, Located at 1612 West Business Highway 83** **C-3** **Maria G. Mendoza**

Mr. Cervantes stated that the site is located 165 feet West of Washington Avenue along the North side of West Business Highway 83. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a portable building for office use. The use will be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision. The proposed days and hours of operation are Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed. Staff: 2 Employees. Parking: Staff require a minimum of 4 parking stalls for the site. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to: Approval for a two years with no renewals; Must comply with all City Codes (Building, Fire, Health, etc.), Must comply with landscaping and parking code, Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm, Must comply with the noise ordinance, CUP is not transferable to others.

Mr. Cervantes stated that he was changing the recommendation from the original packet to a two-year approval, with the understanding that there would be no renewals and that this condition would apply to the property rather than the applicant. He explained that this adjustment aligns with how the City Council recently voted on two portable buildings along the expressway. To remain consistent, he applied that same recommendation to this case, meaning the property would be allowed to host the portable building for two years, after which a permanent foundation would be required.

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 for confirmation that the property is not located off the expressway.

Mr. Cervantes confirmed it is a commercial property.

Ms. Austin asked about the size of the building.

Chairwoman Izaguirre noted that the property is only 74 feet wide.

Mr. Cervantes stated it is a small building measuring 10 by 17 feet.

Chairwoman Izaguirre asked about the length of the lot.

Mr. Cervantes replied that it is 150 feet long.

Mr. Sanchez noted the recommendation for the permit to run with the property rather than the applicant and asked if there was any kind of notice or due process requirement to inform subsequent purchasers.

Mr. Cervantes explained that for the two expressway portable buildings processed a month prior, the Council voted this way specifically so that a new applicant could not take over the site with a new timeline. He emphasized that the restriction limits the property to two years total regardless of additional applicants, aiming for a strict two-year limit with no renewals.

Mr. Sanchez questioned how binding that restriction would be over time, noting that different city councils have been advised to revisit such issues over the years.

Mr. Cervantes acknowledged that things can change, but stated that this serves as the current update. He added that he will have a workshop the following week with the City Council to facilitate additional discussions on the matter.

Ms. Garza asked for clarification on whether the approval term was two or three years. Mr. Cervantes confirmed it is for two years with no renewals, tied directly to the property.

Ms. Austin asked if it was known how many employees would be working there.

Mr. Cervantes responded that it would likely be between one and two.

Ms. Garza asked where they would park,

Mr. Cervantes stated that the applicant needs to add that detail to the site plan, which remains a work in progress, but must include customer parking.

There being no further 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: 5:41 p.m.
Ended: 5:42 p.m.
Item #4

Conditional Use Permit:	**To allow a 20' x 76' portable building for office use – Medcare – EMS** **Being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street** **C-4** **Veronica Ontiveros**

Mr. Cervantes stated the site is located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas. The proposed days and hours of operation are Monday–Sunday, 24/7. Staff: 7 Employees. Parking: A business this size requires a minimum of 7 parking stalls. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to: Approval for a 2-years with no renewals; Hours of operation are Monday through Sunday, 24/7; Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.); Must comply with the noise ordinance; CUP is not transferable to others.

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

The applicant was present.

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

Started: 5:41 p.m.
Ended: 5:42 p.m.
Item #5

Conditional Use Permit Renewal:	**The Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites Being Lot 1, Hampton Inn & Suites Subdivision, Located at 2505 Victoria Drive, (C-3) Victoria Heights, LLC, c/o Pratiba Kasan**

Mr. Cervantes stated the subject site is located 1,320' east of Shary Road along the North side of Victoria Drive. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone requires the approval of a Conditional Use Permit by the City Council. The applicant has a 4-story hotel that has been in business since October 2008. Access to the site is off two 26' driveways of Victoria Drive. The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons. The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic beverages at this location was on July 8, 2024 for a period of 2 years. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours. Staff: 22 employees in different shifts Parking: In reviewing the site plan, the 4-story building has 108 rooms, which require 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code. Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300' from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that falls within the 300 feet; however, P&Z and City Council have waived this separation requirement in the previous conditional use permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners. Staff notes that there have been no incidents reported to the Police Department. 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 use permit; 2) Waiver of the 300' separation requirement from residential homes; 3) Compliance with all City Codes (Building, Fire, Health, etc.); 4) CUP not to be transferable to others; 5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours.

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 further discussion, Chairwoman Izaguirre 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 entertained a motion. Mr. Sanchez moved to un-tabled item #6. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.
Ended: 6:00 p.m.
Item #6

Tabled Conditional Use Permit Renewal:	**A Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC Being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. (C-3) Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicles, three (3) abandoned vehicles, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business. 2. Continued compliance with all City Codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes. 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others. 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m. 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m. 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Mr. Cervantes presented the update, noting that the report from the red line differentiates between the last processing to today. He stated that above the red line was the crime report detailing activity since the case was last seen, which showed only minor incidents. He reported that the police chief had no objections and recommended approval. Mr. Cervantes reminded the board that at the last City Council meeting, the Council imposed additional restrictions. Specifically, live music was restricted to Saturdays and Sundays only, from 12:00 p.m. to 9:00 p.m. He added that photos detailing violations had been received from Ms. Salinas, placed in the board packets, and referenced during the police briefing. Staff recommended a one-year approval term. He further noted that the establishment was willing to provide one security officer after 8:00 p.m., having reduced their occupancy after that hour to meet the required threshold.

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

Ms. Stephanie Casas stepped forward and stated her name as Stephanie Casas, residing at 324 East 8th Street and explained that she works overnight shifts from 7:00 p.m. to 7:00 a.m., making it difficult for her to sleep during the day due to the loud noise. She noted that she had called the police department regarding the issue long before and that residents had been dealing with this disturbance for eight years, spanning back to when she was pregnant with her son. She expressed her opposition to the request due to her work schedule.

Chairwoman Izaguirre asked Ms. Casas how close she lives to the establishment and requested her address again. Ms. Casas repeated her address as 324 East 8th Street.

Chairwoman Izaguirre asked staff to pull up the site location map to identify which block Ms. Casas lived on.

Ms. Casas stated she was on block 116.

Mr. Hernandez stated that 324 East 8th Street appeared to be Lot 12 on Block 116.

Ms. Thompson asked if Ms. Casas lived right across the corner from the establishment.

Ms. Casas confirmed.

Ms. Thompson noted that the house sat on the corner directly across the street.

Chairwoman Izaguirre clarified the location as being at Oblate Avenue and 8th Street, noting she was on Lot 12 block 113.

Ms. Garza asked staff if she was within the 200-foot notification radius.

Chairwoman Izaguirre reviewed the map and stated that Ms. Casas was actually outside the radius.

Mr. Rob Galligan stepped forward and identified himself as a co-owner of the establishment. He stated that since restrictions were put in place about a year and a half prior, the business had not featured any outdoor live music, meaning no noise was coming from the establishment. He clarified that any music played is kept inside where it cannot be heard from the outdoors. Mr. Galligan addressed past accusations, stating that the business had been restricted based on incorrect allegations of prostitution and drug sales made by a single individual, who was not the person who had just spoken. He explained that these accusations had severely hurt their business. He noted that while they used to host live music from 3:00 p.m. to 6:00 p.m. a couple of days a week during the winter Texan season, they were no longer permitted to do so. He concluded by stating that the music tradition at the venue was nearly 80 years old and had operated for many years without issue.

Ms. Maria Ester Salinas addressed the board, stating her name and referencing properties at 719 Oblate Avenue and 715 Miller Avenue. She noted that a stand had been taken against the regional alcohol permit. She disputed the co-owner's claims about financial harm, stating that the business was instead harming the lives of the neighbors. Ms. Salinas argued that while the location was grandfathered as a store from her time living in the area since the 1950s, it was never grandfathered as a bar or canteen. She raised concerns over parking capacity, stating the business only has 12 parking spots despite having a capacity for 360 people, and called on the city to intervene. Beyond the music, she expressed concern over traffic, cars, motorcycles, and the impact on neighborhood safety and children's education. Ms. Salinas noted that several petitions had been submitted, including signatures from the school board and a resident named Ester, emphasizing that school officials did not want the children's health, sleep, or test scores affected by the noise. She shared that a school board member, Mr. Garza, suggested the business relocate to another area to become a nice restaurant. Responding to the applicant's remarks about false accusations, Ms. Salinas stated she was not lying, reporting that neighbors had complained to her about illegal activities outside and break-ins. She concluded by stating that if they keep their music entirely inside with nothing outside, that would be acceptable.

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.

Mr. Cervantes pointed out that item number 11 represented a process to limit the business to the live music outside. He noted that the applicants had requested to modify the hours to for the live music outside Monday through Friday from 2:00 p.m. to 7:00 p.m.

Ms. Thompson asked for clarification regarding the timeline of the police reports.

Mr. Cervantes explained that the crime data differentiated the incidents that occurred after the case last went before the City Council.

Ms. Thompson noted that this applied to the first five incidents.

Mr. Cervantes confirmed that was correct.

Ms. Thompson then asked when the last approval had taken place.

Mr. Cervantes replied that it occurred on October 28, 2025.

Ms. Thompson asked what the length of that term was, noting that the period from October to the current meeting was not a full year.

Mr. Cervantes clarified that it had been about seven or eight months, explaining that while it had originally been approved for six months, it was just late showing up on the agenda.

Ms. Thompson observed that, essentially, five incidents had occurred within a six-month span.

Mr. Cervantes agreed but noted he had checked with the police chief, who considered the incidents to be minor and held no objections.

Chairwoman Izaguirre asked if the abandoned vehicle issue had been resolved.

Mr. Rangel stated that he would take care of it that week.

Chairwoman Izaguirre noted that the vehicle appeared to have been reported there several times since June 25th.

Ms. Garza stated that the issue fell under code enforcement.

Chairwoman Izaguirre countered that it was a police department matter.

Ms. Garza agreed.

Chairwoman Izaguirre then asked Mr. Cervantes to clarify whether an abandoned vehicle is handled by code enforcement or the Police Department.

Mr. Cervantes replied that it depends on the circumstances.

Ms. De Luna clarified that if a vehicle is parked on the street, it is a police department matter, but if it is inside the property, it falls under code enforcement.

Ms. Austin asked if it was known who owned the vehicle.

Mr. Rangel stated that it belonged to him and clarified that it was not abandoned, as he was using it for a vehicle wrap featuring an "ICE HOUSE" label.

Mr. Sanchez asked if a Mission Police Department incident number had been assigned to the case if a code enforcement report existed.

Ms. De Luna stated that all of the recorded incidents belonged to the Police Department and that there was no code enforcement report.

Ms. Thompson asked if the board had any code enforcement reports reflecting issues on the property.

Ms. De Luna replied that they could request one, but they did not currently have one on hand.

Ms. Thompson asked if staff was aware of any existing code enforcement issues.

Mr. Cervantes replied that they were not, as code enforcement had not been called out to the site.

Ms. De Luna reiterated that all the current documentation pertained strictly to the Police Department.

Ms. Thompson pointed out that the operators had been made aware of ongoing parking issues during the previous meeting in October.

Mr. Cervantes agreed, explaining that it is a very old business with limited parking that is grandfathered in a way. He noted that the operators are trying to acquire more parking, but the property to the north is not for sale. He stated that until that northern property becomes available, the business is limited to its current parking capacity, which has been the case for many years, resulting in people parking elsewhere.

Ms. Garza directed attention to the staff recommendation for a maximum occupancy of 150 people.

Mr. Cervantes clarified that this maximum occupancy would apply before 8:00 p.m.

Ms. Garza then asked how many parking spaces would be required under that recommendation.

Mr. Hernandez and Mr. Cervantes calculated that a 150-person occupancy would require 50 parking spaces.

Chairwoman Izaguirre pointed out that the establishment only has 12 parking spaces, questioning how staff could request an approval under those conditions.

Mr. Cervantes repeated that the business holds a highly grandfathered status.

Chairwoman Izaguirre responded that common sense must apply when attempting to park 150 people.

Ms. Thompson asked what would happen to the item if the board denied the request, specifically asking if it would head to the City Council.

Mr. Cervantes confirmed that it would and stated that the board has the authority to recommend denial.

Ms. Thompson then asked if the City Council would require a supermajority vote to override a denial recommendation from the board, or if a simple majority would suffice.

Mr. Cervantes stated that a supermajority was not required.

Chairwoman Izaguirre corrected him, stating that the City Council would indeed need a supermajority vote to override the board's recommendation.

Ms. Austin suggested that if the street parking was inadequate, the board could act on that basis, but she noted that patrons should not be parking in the street.

Ms. Thompson concluded by stating that while grandfathered status generally allows a business to continue indefinitely, it does not mean the situation is ideal. She expressed the opinion that there are other uses for the property that would be far more beneficial to the neighborhood. Given that persistent issues continue to arise on a monthly basis, she stated that the problems would simply keep returning.

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

Started: 6:00 p.m.
Ended: 6:01 p.m.
Item #7

Site Plan Approval:	**Construction of a supermarket** **Named Border Town** **Lot 1, Laguna Oaks Subdivision Phase I** **Jorge De Zenea**

Mr. Ramirez stated that Jorge De Zenea is requesting Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community. The site is located at the Southeast corner of S. Inspiration Road. and Mile 1 S. Road. The applicant is proposing one structure with two main entrances from S. Inspiration Road and Mile 1 South Road. The building footprint is set to the far Southeast corner of the property exceeding the minimum building setback requirements set by the original plat design and the City's zoning ordinance. A total of 33 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. Fire lanes and cross pedestrian pathways are noted throughout the site by the Fire Marshal's directive. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 6:01 p.m.
Ended: 6:01 p.m.
Item #8
Site Plan Approval: **Construction of a commercial warehouse which will serve as the Central Kitchen for La Ganadera, located at 301 Del Mar Street**
Nicolas Elizondo

No Action.

Started: 6:01 p.m.
Ended: 6:01 p.m.
Item #9
Site Plan Approval: **Construction of a residential hotel on Lot 3, Sharyland Plantation Grove Hotel/Bungalow Subdivision within the existing site of the Bungalows on Shary located at 3700 Plantation Grove Boulevard**
Oscar Falcon

Mr. Ramirez stated the property is located within the existing Bungalows on Shary complex at the SE corner of S. Shary Road and Plantation Grove Boulevard. The new addition will include access from Santa Lorena Street. The complex was designed for PUD type construction and will be prepped with a traffic driveway complete with curb and gutters, drainage, and utilities. The structures meet all the zoning setback requirements. Proposed are 18 Living Units within 5 structures (1 being a story building). Typically, every unit will measure 580 square feet, and every building will house 4 units for a total of 2,320 square feet. The only building with 2 stories will house 2 units. Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. A 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. Buffers exist therefore no separation will be imposed. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none

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

ITEM#10
ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:01 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission