

**PLANNING AND ZONING COMMISSION
DECEMBER 3, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Omar Guevara
Steven Alaniz
Connie Garza

P&Z ABSENT

Raquel Austin
Irene Thompson

STAFF PRESENT

Xavier Cervantes
Susana De Luna
Alex Hernandez
Jessica Munoz
Gabriel Ramirez

GUEST PRESENT

Elizabeth Gonzalez
Claudia Oviedo
Nallely Cerda-Davila
Anakaren Gracia
Horacio Davila

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 19, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for November 19, 2025. Mr. Sanchez moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval:

**Holland Estates Subdivision Phase III
A tract of land containing 15.125 acres out of
Lot 27-5, West Addition to Sharyland Subdivision
R-1T
Skyview Investments Properties, LLC
Melden & Hunt, Inc.**

Mr. Ramirez stated that the proposed Holland Estates Subdivision Phase III was a tract of land containing 15.125 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway. Mr. Ramirez mentioned that the engineering firm working on this project was Melden & Hunt.

The proposed subdivision consists of 60 townhome lots, with 2 designated as common lots. The internal streets will be public. Peace Avenue will connect to the existing street stub to Tabasco Subdivision. The City of Mission will provide water and Sewer services.

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

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 plat as per the staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Plat Approval:

Laguna Heights Subdivision

Being a 27.07 acres tract of land, out of Lot

17-2, West Addition to Sharyland Subdivision

R-1

Victor Meza & Emigdio Salinas

M2 Engineering, PLLC

Mr. Ramirez stated that the proposed Laguna Heights Subdivision (Private Subdivision), a 27.07-acre tract of land, out of Lot 17-2 West Addition to Sharyland Subdivision, he mentioned that the variance request was removed from the agenda item and asked the board to disregard the request. He mentioned that the developer was Mr. Victor Meza & Emigdio Salinas, and the Engineer M2 Engineering, PLLC.

The proposed subdivision consists of 140 single-family residential lots and 2 common areas. The subdivision will have frontage to Los Ebanos and S. Mile One Roads, both to be improved by the developer and widened. All internal street will be private and to be maintained by the HOA. Water and sanitary sewer will be serviced by the City of Mission

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, Los Ebanos and S. Mile One Roads street widening improvements or escrows, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the plat as per the staff's recommendation. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:41 p.m.

Item #4

Rezoning:

Lot 8, Block 71, Original Townsite

Of Mission Subdivision

R-1 to R-2

Casa Nueva, LLC c/o Esai & Brigida Reyna

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single Family Residential ("R-1") to Duplex-Fourplex Residential ("R-2"). He mentioned that the property was located at 405 N. Nicholson Avenue.

The surrounding zoning is single-family residential in all directions, with a property at the Northeast corner of W. 4th and Nicholson zoned Duplex-Fourplex Residential. The subject property has a single-family home. The surrounding land uses include single-family homes to the North and West and a triplex multifamily development to the South and East. At the NE. corner of 4th and Nicholson, there is an 8-unit apartment complex. There was a comprehensive rezoning of the neighborhood that took place in 2006, which made the triplexes and the apartment complexes a legal non-conforming use.

The future land use map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan.

Staff recommends denial of the rezoning request.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza 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.

Mr. Sanchez asked if the staff's recommendation was based on the future land use map?

Mr. Cervantes replied future land use plan and the comprehensive plan adopted in 2006.

Chairwoman Izaguirre stated that the property on the north side appeared to be a duplex.

Mr. Sanchez asked city staff whether any calls had been received in opposition.

Mr. Cervantes replied that no phone calls had been received in opposition.

Chairwoman Izaguirre stated that she was ok with the request since duplexes are present in all directions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the rezoning request. Ms. Garza 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:

**Drive-Thru Service Window –
Taqueria Oviedo 2
708 N. Inspiration Road, Ste. 3
C-3
Claudia Oviedo**

Mr. Cervantes stated the site is located along the East side of N. Inspiration Road, approximately 765 feet South of W. Business Highway 83.

The applicant is proposing a drive-thru service window to take care of the customers. Access to the site is provided off N. Inspiration Road with a 30' driveway. The proposed service window will be located approximately 40' from the first parking stall in front of the building, which provides stacking for approximately two vehicles. Currently, the applicant has an existing window on the north side of the building, which will be closed, and is proposing a new service window on the south side.

Staff recommends approval of the request, subject to compliance with the following conditions: 2 years with the understanding that the permit can be revoked due to noncompliance; Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; Hours of operation to be as follows: Monday – Sunday from 11:00 am to 12:00 am; and 5) The plaza owner will be required to seal off an existing drive-thru service window on the North side of the building before the issuance of a building permit for the requested window.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if anyone had any questions.

There was none.

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

Started: 5:43 p.m.

Ended: 5:44 p.m.

Item #6

Conditional Use Permit:

**To allow a Mobile Food Unit -
Lu's Coffee Shop
1001 S. Bryan Road
C-3
Nallely Cerda Davila**

Mr. Cervantes stated the property was located along the East side of S. Bryan Road, approximately 1,300 feet South of US Expressway 83. The applicant is leasing a green space from the owners of the Missionville Plaza.

The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is at 801 N. Bryan, which is 1.2 miles away.

Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions: Permit for one year to re-evaluate this new 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; Acquisition of a business license is required before any coffee sales; Hours of operation are Every day from 7:00 a.m. to 6:00 p.m.; and the conditional use permit is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:44 p.m.

Ended: 5:45 p.m.

Item #7

Conditional Use Permit:

**For the Complimentary Offering of Alcoholic
Beverages for Social and/or Cultural Events
921 E. 12th Street
R-2
Upper Valley Art League, c/o Robert Codina**

Mr. Cervantes stated that the property was located at the Northeast corner of Kika De La Garza and 12th Street. The Upper Valley Art League has an annual event where complimentary alcoholic beverages are offered during their event.

Since events have occurred with no incidents, and the Upper Valley Art League firmly attests that they are very watchful of how much the patrons are responsibly served, and intend to have continued vigilance at their social exhibit events, staff recommends approval of the request, subject to compliance with conditions: Life of use with the understanding that the permit can be revoked due to non-compliance; Continued compliance with all City Codes (Building, Fire, Health, etc.); CUP is not transferable to others; Hours of operation of the gallery to be as follows: Wednesday – Friday from 10:00 am to 6:00 pm, and Saturdays from 10:00 am to 2:00 pm; Exhibit events Saturday from 7:00 pm to 9:00 pm; and Must comply with noise ordinance.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz 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.

Mr. Cervantes stated the site is located at the northwest corner of Salinas Drive & West Griffin Parkway. The applicant proposes a renewal of the conditional use permit for the business.

Mr. Cervantes mentioned that 6 months ago, when the mobile food truck next door was presented, the surrounding neighbors had traffic concerns. He added that staff met with the owners from El Ronco Servi Car, and they made some adjustments soon after, addressing the traffic concerns.

Staff recommends approval of the request, subject to compliance with the following conditions: Permit for three years to continue to assess this business; Continued compliance with all City Codes (Building, Fire, Health, etc.); Waiver of the 300 feet separation requirement from the residential homes; Compliance with TABC requirements; CUP is not transferable to others; and Hours of operation to be as follows: Sunday – Thursday from 12:00 pm to 10:00 pm and Friday & Saturday from 12:00 pm to 11:00 pm.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

ITEM#10

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Alaniz seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:49 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission