

PLANNING AND ZONING COMMISSION
NOVEMBER 19, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Irene Thompson
Steven Alaniz
Raquenel Austin
Omar Guevara
Kevin Sanchez

P&Z ABSENT

Connie Garza
Diana Izaguirre

STAFF PRESENT

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

GUEST PRESENT

Juan Rivas
Martha Rivas
Marlon Garza
Elias Guajardo
Arturo G. Celestino
Mark Perez
Sasha Velazquez

CALL TO ORDER

Vice-Chairman Sanchez called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 5, 2025

Vice-Chairman Sanchez asked if there were any corrections to the minutes for November 5, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Plat Approval

Subject to Conditions: The proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, This site is located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road PUD
Developer: Rhodes Enterprises, Inc.
Engineer: Melden & Hunt, Inc.

Mr. Ramirez stated this development is located approximately 3/4 of a mile North of Military Road on the West side of S. Inspiration Road. Las Palmas at Bentsen Palm Phase I will be a private subdivision consisting of 80 single family residential lots, and 3 common areas 1 being a detention pond. This subdivision will have 2 access points both being from S. Inspiration Road. All internal streets will be private 32' B-B with curb and gutters within 50' right-of-way's. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within the proposed detention pond. The Engineering Department has reviewed and approved the

drainage report. The tract of land is currently zoned Planned Unit Development (PUD) where the developer has designed the subdivision per their master plan for this area. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall 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 and Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

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

There was none.

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

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Plat Approval

Subject to Conditions:

**The proposed Mission Park Trails Subdivision
being a subdivision of a tract of land containing
19.139 acres being all of Lots 48 and 49,
Hidden Hills Estate Subdivision
This site is located at the Southwest corner of
Walsh Avenue and Business Highway 83
R-3
Developer: Mission Park Trails, LLC
Engineer: Melden & Hunt, Inc.**

Mr. Ramirez stated the property is located at the Southwest corner of Walsh Avenue and Business Highway 83 (Loop 374). The tract of land is currently zoned Multifamily Residential District (R-3) where the developer has designated a section for the construction of duplexes and fourplexes and a portion for townhouses. This development will be consisting of 20 duplex-fourplex lots and 89 townhome lots and 3 common areas. This subdivision will have 3 access points all being from Walsh Avenue. All internal streets will be public and be paved within 60' right-of-way's to include 2 alleys. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 138.860 cu. ft. of detention has been provided by Hidden Hills Estate Subdivision. The Engineering Department has reviewed and approved the drainage report. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot) and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall 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 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.

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

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the plat approval request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #4

Plat Approval

Subject to Conditions:

**The proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, This site is located along the West side of N. Bryan Road approximately 2,505 feet North of Mile 2 Road R-1A
Developer: RAM RGV, Inc.
Engineer: Melden & Hunt, Inc.**

Mr. Ramirez stated this development is located 2,505 feet North of Mile 2 Road on the West side of N. Bryan Road. The Estates at Bryan Subdivision will be a private subdivision consisting of 16 single family residential lots, and 2 detention ponds. This subdivision will have 1 main access point being from N. Bryan Road. The internal street will be a private 32' B-B with curb and gutters within a 50' right-of-way. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, the required 32,788 cubic feet of detention will be provided within the proposed detention ponds. The Engineering Department has reviewed and approved the drainage report. The tract of land is currently zoned Large Lot Single Family Residential District (R-1A). The average lot will measure 150'x140' consistent with the R-1A zoning. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), and Conveyance or Payment of Water Rights (\$3000xac.). All other format findings shall 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 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.

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

There was none.

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

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #5

Ordinance Amendment: **Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsections (2) Permitted Uses, and (3) Conditional Uses by making business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate offices a permitted use; and by removing business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices as a conditional use.**

Mr. Cervantes stated that this ordinance will streamline the process for the issuance of building permits and business licenses for banks, mortgage companies, insurance and real estate offices in properties zoned Neighborhood Commercial ("C-2"). The proposed ordinance would allow those types of facilities that are currently allowed with a conditional use permit to be permitted by right without having the conduct public hearings. Staff recommends the adoption of the ordinance.

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

There was none.

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

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

There was none.

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

Started: 5:35 p.m.

Ended: 5:36 p.m.

Item #6

Rezoning:

**Being a 2.07-acre tract of land out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of W. Griffin Parkway (FM 495) approximately 966 feet East of Holland Avenue.
AO-I to C-3
Ace Engineering, LLC c/o J.S. Kawamoto**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") for a commercial development at the site. The tract of land has 2.07 acres in area and measures 155.6 feet along Griffin Parkway and has a depth of 580.6 feet. The surrounding zones are General Business District (C-3) to the North

and East, Single-family Residential District (R-1) to the South and General Business District (C-3) and Multi-family Residential (R-3) to the West. The surrounding land uses include the Elizondo Plumbing business and apartments to the West, The El Pato Restaurant and vacant land to the East, the Taco Bell restaurant and Move it Storage to the North and single-family homes to the south. The property is vacant. The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for low density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses. Notices were mailed to 26 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

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

There was none.

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

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

There was none.

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

Started: 5:36 p.m.

Ended: 5:38 p.m.

Item #7

Conditional Use Permit:

**To Construct a Guest House
Being Lot 23, Stewart Terrace Subdivision
1608 Merlin Drive
R-1
Yesenia Celestino**

Mr. Cervantes stated the subject site is located along the South side of Merlin Drive approximately 350 feet East of N. Stewart Road. 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. Lot must be a minimum of 12,000 sq. feet. The property has an area of 12,745 square feet. 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. Proposal must be clearly secondary to the primary residence. Shall not have access to a public street (No shared/extended driveway). Shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) 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; 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; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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

There was none.

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

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

There was none.

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

Started: 5:38 p.m.

Ended: 5:40 p.m.

Item #8

Conditional Use Permit:

**The Sale & On-site Consumption of
Alcoholic Beverages - Lux Lounge
Being Lot 1, Alba Plaza Subdivision
608 N. Shary Road, Suites 4 & 5
C-3**

Briella's Bistro, LLC c/o Martha Rivas

Mr. Cervantes stated the subject site is located along the East side of Shary Road approximately $\frac{1}{4}$ mile south of East Business Highway 83 within a commercial plaza. Access to the site is via a 34' driveway off Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 2,251 square foot suite within a commercial plaza for a Lounge/Bistro. The applicant would like to offer alcoholic beverages with the meals. The suite includes a small stage for DJ or Karaoke, 2 VIP areas, a photo area, a bar, a kitchen, and a storage area. Days & Hours of Operation: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm. Staff: 10 employees. Parking: In reviewing the floor plan, there is a total of 115 seating spaces proposed (21 tables, 2 VIP area, bar), which requires 38 parking spaces (115 seats/1 space for every 3 seats – 38.3 parking spaces). It is noted that the parking is held in common. There is a total of 136 existing parking spaces, shared with other businesses within the commercial plaza. Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The applicant proposes to have a security on-site. Staff notes that the last conditional use permit considered for the sale and on-site consumption of

alcoholic beverages for this location was for Extreme Pizza. It was approved on November 13, 2023, for life of use. Since the use was not transferable, a new permit needs to be considered. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) 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) Permit for one (1) year to continue to assess this new business.; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) 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) Hours of operation to be as follows: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm; 8) Must comply with the Noise Ordinance; 9) Maximum occupancy to be at all times; and 10) Must have one licensed security officer during the peak hours.

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

There was none.

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

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

There was none.

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

Started: 5:40 p.m.

Ended: 5:41 p.m.

Item #9

Conditional Use Permit:

**An Event Center – Confetti Avenue Party Place
Being Lot 2, River Oaks Plaza Subdivision
1802 E. Griffin Parkway
C-3
Sasha Velazquez**

Mr. Cervantes stated the subject site is located at the Southwest corner of Glasscock Road and E. Griffin Parkway. 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 3,350 square feet within a commercial plaza for an event center. The applicant is proposing to host kids' birthday parties. Days & Hours of Operation: Every Day from 11:00 a.m. to 11:00 p.m. Staff: 1 employee. Parking: Due to the total of 72 proposed chairs, a total of 24 parking spaces are required. There is a total of 342 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 (27) 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 re-evaluation subject to: 1) Hours of operation are Every Day from 11:00 a.m. to 11:00 p.m.; 2) Maximum occupancy being ____; 3) Must obtain a business license before occupancy; 4) Must comply with the noise ordinance; 5) CUP is not transferable to others; and 6) Must comply with all City Codes (Building, Fire, Health, etc.)

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

There was none.

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

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

There was none.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #10

**Conditional Use Permit
Renewal:**

**A Home Occupation – Z Galleria Antiques
Being the west 172 feet out of the South
120 feet out of the West 363 feet, Lot 152,
Sharyland Orchards Subdivision Addition “A”
2401 Sunset Lane
R-1A
Elias Guajardo**

Mr. Cervantes stated the applicant is requesting a renewal of his conditional use permit in the subject property zoned Large Lot Single Family Residential District (“R-1A”) to sell gold, silver, antiques and collectibles. The code of ordinances states that a home occupation is allowed in a property zoned residential with a conditional use permit. The property is located at the Northeast corner of N. Shary Road and Sunset Lane. The applicant resides at the property and designates 658 square feet for the home business. The house has a total of 1,432 square feet. The proposed hours of operation are Monday through Saturday from 9:00 a.m. to 5:00 p.m. There will be one employee for the home occupation. The subject property has a parking lot with spaces for five (5) vehicles. Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls from 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 the use requested is compatible and complementary to adjacent properties. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) Life of the use permit with the understanding that it can be revoked for non-compliance; 2) Must continue to comply with all city

codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation are Monday to Saturday from 9:00 a.m. to 5:00 p.m.

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

There was none.

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

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

There was none.

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

ITEM#11

ADJOURNMENT

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:42 p.m.

Kevin M. Sanchez, Vice-Chairman
Planning and Zoning Commission