

**PLANNING AND ZONING COMMISSION  
MAY 7, 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**

Steven Alaniz  
Raquenel Austin

**STAFF PRESENT**

Xavier Cervantes  
Susana De Luna  
Alex Hernandez  
Jessica Munoz  
Gabriel Ramirez

**GUEST PRESENT**

Arnoldo Padilla  
Alejandro Castillo  
Mike Blum  
Rogelio Gonzalez  
Ernie Villarreal  
Jana Acevedo  
Myra Anzaldua  
Israel Davila  
Anna L. Davila  
San Juanita Salinas  
Leticia Ramirez  
Guillermo Ramirez  
Ricardo Sanchez  
Abelardo Bocanerga  
Jorge Guerra  
Jonathan Cohrs  
Deann Cohrs  
Dominic Bazan  
Peython De La Garza  
Erika Adame  
Beto De La Garza

**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 APRIL 16, 2025**

Chairwoman Izaguirre asked if there were any corrections to the minutes for April 16, 2025. Mrs. Garza 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: 6:04 p.m.**

**Item #2**

**Future Land Use**

**Amendment:**

**Being Lots 1 & 2, 2<sup>nd</sup> amended map of  
Shary Village, from Low Density Residential  
to General Commercial District, located at**

**2313 Village Drive**  
**Applicant: Jesus G. Gonzalez**

Mr. Xavier Cervantes stated that the first item on the agenda was an amendment to the comprehensive plan. He mentioned that there was an attempt in 2021 by the applicant to rezone the property to Neighborhood Commercial District, but it was denied by the City Council due to heavy opposition from the neighborhood. He added that state law states that zoning must be in accordance with the city's comprehensive plan. He stated that if the comprehensive plan amendment would get approved, the rezoning could be approved. The process is the same, notices will be sent to the property owners and a public hearing would be held. He stated that the property is located at 2313 Village Drive and the applicant desires to transform the existing home in the property into an office complex and intends to build a parking lot in lot 2, to provide on-site parking for the employees and the customers. The surrounding zones consist of: Office Building ("C-1") to the North and Agricultural Open Interim ("AO-I") to the East, Large Lot Single Family District ("R-1A") South and West. The applicant argues that the property should be zoned commercial due to it being a hard corner of Shary Road and the commercial development to the north of the property lines up to the applicant's West side of Lot 2. A petition was submitted in opposition to the request from the majority of the Shary Village property owners. The petitioners state that the land use change is a violation of the subdivision deed's restrictions. Also, the petitioners state that the commercial designation will impede and affect the residential environment and safety of the one street neighborhood. The board can consider a less intense commercial land use which is Neighborhood Commercial.

Staff recommends denial of the Future Land Use Amendment.

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

Mrs. Payton De La Garza who resides at 2201 Village Drive, stated that the subdivision was a one street neighborhood. She mentioned that changing the first two lots to commercial would cause major traffic issues. She added that her neighborhood had no sidewalks, and by adding commercial property to the corner would be unreasonable and unsafe. She also mentioned that the commercial properties that are north of the property being discussed are not part of a subdivision. She stated that Lots 1 & 2 are part of Shary Village and have deed restrictions and HOA restrictions.

Mr. Mike Blum who resides at 116 W. Shasta Ave, Mcallen Tx, stated that the house was purchased by the current owner over 30 years ago. He mentioned that when Mr. Gonzalez purchased the home, shary road was a two-lane road, he added that the traffic on shary would stay on shary that there was no reason for anyone to drive into village drive if the house is on the corner. Mr. Mike Blum presented a picture to the board of the front of the house. He stated that the front door was located facing village drive. However, the door to the business would be facing shary road. He mentioned since the door was going to be facing shary and not village, no traffic would be entering the subdivision. He stated that the covenants and deed restrictions that prohibit the use of land for commercial, that could only be resolved by other means.

Mr. Dominic Bazan who resides at 2309 Village Drive, stated that he lives right next to the property being discussed. He mentioned that he does not like the idea of a commercial business right next to his home. He stated that he was totally against the idea.

Mrs. Erica Adame who resides at 2210 Village Drive, stated that she was against the request. She added that the exit of the subdivision was offset with bannworth park and there was no protection when taking a left turn. She mentioned that if the parking for the business was being proposed on side it would cause more congestion especially if there wasn't enough parking for the business.

Mr. Jesus Gonzalez who resides at 106 Rio Grande Drive, stated that he lived in the home for 17 years. He mentioned that his son lives at the home now and the home is too big for him. He added that it was very difficult to lease the home for residential purposes. He mentioned that the business that was being proposed was for his son that was a realtor.

Mrs. Kathleen Rowland who resides at 2214 Village Drive, stated that the subdivision had been there for a long time and was a family neighborhood. She mentioned that she was against the request and would like the board to deny it.

Mrs. Elvia Garza who resides at 2303 Village Drive, stated that her and her husband were against the request.

Mrs. Deann Cohrs who resides at 2304 Village Drive, stated that the second lot was not completely incased. She mentioned that at one point there were doors on Lot 2 where the parking was being purposed for the future parking lot" through Village Drive. She stated that when you're at the entrance of the subdivision two cars barley fit, that when a car was parked in front of the home and your driving into the subdivision and one car driving out, you have to stop on shary to be able to drive into the subdivision. She added that she was against the request.

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

Chairwoman Izaguirre asked if there was a minimum distance between entrances.

Mr. Xavier Cervantes replied that Tx dot had regulations to access their highways. He mentioned that he thinks Tx dot would allow the existing driveway to be the driveway for the parking lot. He stated that the applicant was not purposing to use Lot 2, to access the parking lot. He added that he didn't know what would happen in the future if someone else would purchase the property.

Chairwoman Izaguirre mentioned that Lot 65, which is on East 20<sup>th</sup> street was denied for the same reason. She stated that the property was residential and there was more than 80% in opposition.

Mr. Kevin Sanchez stated that if there was more than 80% it required a super majority.

Mr. Xavier Cervantes replied that the super majority was for rezoning only. He added if it was a rezoning case it would require the super majority from city council.

Mrs. Irene Thomson asked what were the parking requirements.

Mr. Xavier Cervantes replied that if the home was converted to an office complex, it would require 13 parking spaces.

Mr. Kevin Sanchez asked the applicant, what was his plan to get this approved if there were deed restrictions and HOA restrictions.

Mr. Jesus Gonzalez mentioned that was a different process.

Mr. Kevin Sanchez stated if Mr. Gonzalez had a plan.

Mr. Jesus Gonzalez replied that it was not the right place to discuss that. He added that he had a plan to discuss improvements with the neighbors and would need to hire an attorney. He stated that he had done this before in the City of McAllen.

Mrs. Irene Thomson asked if the property had deed restrictions.

Mr. Jesus Gonzalez replied no, but it was the same situation.

Chairwoman Izaguirre asked if the board had any question.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Kevin Sanchez moved to deny the request. Mrs. Irene Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:04 p.m.**

**Ended: 6:08 p.m.**

**Item #3**

**Rezoning:**

**A tract of land containing 2.531 acres,  
being out of Lot 10-7, West Addition to  
Sharyland Subdivision, located at the  
Northeast corner of Conway Boulevard  
(F.M. 1016) and Military Parkway  
AO-I to C-4  
Charco Land Sales**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Heavy Commercial District ("C-4"). to allow the development of a commercial plaza or a convenience store. The property has a commercial structure and a home. The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West. The Future Land Use Map shows the subject property as General Commercial District. The subject property is in transition and staff finds Heavy Commercial uses as an acceptable alternative due to the fact that it is a corner of two major commercial corridors. Staff recommends approval of the rezoning.

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. Mrs. Irene Thompson moved to close the public hearing. Mr. Kevin Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any question.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Connie Garza moved to approve the rezoning request. Mrs. Irene Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:08 p.m.**

**Ended: 6:12 p.m.**

**Item #4**

**Rezoning:**

**A tract of land containing 4.000 acres,  
being out of Lot 10-7, West Addition to  
Sharyland Subdivision, located along  
the East side of Conway Boulevard  
(F.M. 1016) approximately 283' North of  
Military Parkway  
AO-I to R-3  
Charco Land Sales**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Mult-Family Residential District to ("R-3") Multifamily Residential District to allow the construction of a Mission Housing Authority multi-family development. The Mission Housing Authority has applied for housing tax credits with the Texas Department of Housing and Community Affairs for an apartment's development named Conway Village. The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West. Staff recommends approval to the rezoning request.

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

The Executive Director with the Mission Housing Authority Mr. Arnoldo Padilla was present, he stated that it was a 72 mixed unit finance development, he added that it was a mixture of income and not a set income development. He mentioned that the application with the Texas Department of Housing and Community Affair was awarded.

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

**Started: 6:12 p.m.**

**Ended: 6:14 p.m.**

**Item #5**

**Rezoning:**

**All of Lot 50, Mayberry Plaza Unit No. 2  
Subdivision, located at 112 North Mayberry  
Road  
C-2 to R-1  
AMS Management & Properties, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("C-2") Neighborhood Commercial District to ("R-1") Single Family Residential District. The property is located along the East side of Mayberry Road approximately 170 feet North of E. 1st Street. • The surrounding zones are Neighborhood Commercial (C-2) to the south and Single-family Residential District (R-1) to the east, west and north. The Future Land Use Map shows the Low-Density Residential District for the neighborhood. The requested rezoning is in line with the designation in the Future Land Use Map. Staff recommends approval to the rezoning request.

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

Mrs. Ana Maria Salinas who resides in the City of Palmhurst, stated that she wishes to sell the property. She mentioned that it was very difficult to sell that lot as a commercial lot and would like to rezone the property to residential.

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

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

**Started: 6:14 p.m.**

**Ended: 6:18 p.m.**

**Item #6**

**Rezoning:**

**A 1.067 acre tract of land, more or less, being  
the remainder tract at the Northeast corner out  
of that portion of Lot 304, John H. Shary Subdivision,  
located at the Northwest corner of Shary Road  
(F.M. 494) and Dorado Drive  
R-1T to C-3  
LAC Enterprises, (c/o Leonel Cantu)**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("R-1T") Townhouse Residential to ("C-3") General Business District. The applicant is interested in developing a two-story storage building with possible suites for lease. The surrounding zones consist of: Single

Family Residential District (R-1) to the east, Townhouse Residential District to the west and south, and City of Palmhurst to the north, which does not have a zone. The Existing Land Uses are Single-Family Residential to the east and north, townhomes to the west, and commercial to the south. The subject property is currently vacant with large oak trees. The Future Land Use Map shows the subject property as Lower Density Residential. • Staff notes that there is a commercial building to the south of the site, which existed prior to being annexed to the City in 1998. The building was constructed in 1978 according to HCAD records. Staff recommends denial of the C-3 zoning but approval to a less intense commercial zoning ("C-2") Neighborhood Commercial.

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

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Irene Thompson moved to close the public hearing. Mr. Kevin 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. Mrs. Connie Garza moved to approve the rezoning request. Mr. Omar Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:18 p.m.**

**Ended: 6:20 p.m.**

**Item #7**

**Rezoning:**

**Being 5.155 acres tract of land out of Lot 28-6,  
West Addition to Sharyland Subdivision,  
Located at the Southwest corner of Conway  
Boulevard (S.H. 107) and West Mile 2 Road  
R-4 to C-3  
Victor Trevino**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("R-4") Mobile Modular Home District to ("C-3"). The property is located at the intersection of two major commercial thoroughfares and, therefore, has much potential for commercial uses such as a commercial plaza or for separate lots for restaurants or other individual businesses. The applicant is requesting to rezone the subject property from Mobile & Modular Home District ("R-4") to General Business District ("C-3") to allow the redevelopment of the site for commercial uses. The subject property is the East one-half of the Rollin Home RV Park. The surrounding zones are Mobile & Modular Home District (R-4) to the west, General Commercial District (C-3) to the south and north and Single-family Residential District (R-1) to the east. The Future Land Use Map shows the subject property as General Commercial District. The requested rezoning is in line with the commercial designation of the property in the Future Land Use Map. Staff recommends approval to the rezoning request.

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

There was none.

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

**Started: 6:20 p.m.**

**Ended: 6:22 p.m.**

**Item #8**

**Rezoning:**

**Being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4<sup>th</sup> Street approximately 512 feet East of Shary Road (F.M. 494)  
C-3 to R-3  
Abiel Ramon**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from (“C-3”) General Business to (“R-3”) Multi-Family Residential. The site is located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). The surrounding zones consist of: Single Family Residential District (R-1) to the north, Agricultural Open Interim (AO-I) to the east, and Multi-Family Residential District (R-3) to the west and south. Staff notes that this property was zoned (R-3) before getting the “(C-3) zone in 2019. The request is consistent with the existing surrounding zones to the west and south. Staff recommends approval to the rezoning request.

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

There was none.

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

**Started: 6:22 p.m.**



**Ended: 6:41 p.m.**

**Item #9**

**Rezoning:**

**Being a 4.100 acre tract, being comprised  
Of the following tracts of land; Tract 1:  
a tract of land containing 1.0 acres, more or  
less, out of Lot 18-4, West Addition to Sharyland  
Subdivision; Tract II: A tract of land out of  
Lot 18-4, West Addition to Sharyland Subdivision,  
located along the North side of West 1st Street  
approximately 256 feet West of Holland Avenue.  
R-1 to R-1T  
Mario Salinas**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("R-1") Single Family Residential District to ("R-1T") Townhouse Residential District. The site is located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. The surrounding zones consist of: Single Family Residential District (R-1) to the east, north, and west, and Multi-Family Residential District (R-3) to the south. The Future Land Use Map shows the subject property as Moderate Density Residential. Moderate Density Residential uses generally include those specified in Townhouse Residential District (R-1T), Duplex-Fourplex Residential District (R-2), and the Mobile and Modular Home District (R-4) zoning. The requested zoning is in line with the Future Land Use Map. Staff recommends approval of the rezoning request.

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

Mrs. Olga Munguia who lives in the area, stated that there's been a lot of problems with the residents who reside in the apartments next door. She mentioned that if they build more apartments or housing the area was going to get worst.

Mrs. Ana Davila who resides at 806 W 1<sup>st</sup> Street, stated that she lives next to the property trying to get rezoned. She mentioned that that all she would see in the apartment complex across the street, was drug activity, prostitution, people smoking pot, traffic, and accidents. She added that she opposed to the rezoning request.

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

Chairwoman Izaguirre asked if the street had to be fixed.

Mr. Xavier Cervantes replied that would be a requirement during the subdivision process.

Chairwoman Izaguirre stated that typically what has to be fixed was there boundary line. She added but wouldn't they need to fix from there boundary line to Holland?

Mr. Xavier Cervantes replied that staff can only require what is in their boundary within the subdivision.

Chairwoman Izaguirre asked that how would that entrance help with traffic?

Mr. Xavier Cervantes replied that it could be a partnership with the residence in the front.

Chairwoman Izaguirre asked where would the drainage be located?

Mr. Xavier Cervantes replied what is being considered was only a rezoning. The drainage would be discussed during the subdivision process.

Mr. Mario Salinas who resides at 3301 New House Dr., he stated that he worked with MAS engineering. He mentioned that drainage would be in issue in that area, but he knew that there was an existing drain line running north to south from the school district and 1000 feet to the east but that one was not feasible for the land. He that he new that first street had to be widen and the property owner in the front had to donate some land.

Chairwoman Izaguirre asked if there was infrastructure that would have the capacity for that development.

Mr. Mario Salinas replied that there was a 12 inch water line to the west and tie into Holland Avenue.

Mr. Israel Avila who resides at 806 West 1<sup>st</sup> Street, stated that if Holland would be widen he would be left with no front yard. He mentioned that his mailbox had been run over several times because of crazy drivers.

Mrs. Irene Thompson asked that what was the difference in density in the number of lots between R-1 (Single Family Residential) and R-1T (Townhouse Residential).

Mr. Xavier Cervantes replied that the minimum lot size for an R-1 was 50 feet and for R-1T is 25 feet, it would be twice the density.

Mrs. Connie Garza stated that she was familiar with the area, she mentioned that it was heavily congested with apartments and concerned that this new development would generate more traffic.

Mr. Xavier Cervantes stated that his concern was finding a developer that was willing to develop single family residential lots with 50 feet lot frontage.

Mr. Adrian Gomez who resides at 1101 Frio St, he stated that he was the developer and was under contract and plan to purchase is it. He added that he was waiting for the approval or denial of the rezoning to move forward.

Mrs. Irene Thompson asked if it was feasible to build single family residential lots.

Mr. Adrian Gomez replied not even if they would cut the cost in half. He added that with the new ordinances that were passed it was even harder.

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. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:41 p.m.**

**Ended: 6:51 p.m.**

**Item #10**

**Conditional Use Permit:**

**To place two (2) portable buildings for use as a classroom and to allow El Divino Redentor church to have 141 parking spaces as compared to the 188 parking spaces required by code, being all out of the El Divino Redentor Subdivision 1020 N. Los Ebanos Road R-1  
Dr. Marisol Rocha, Vanguard Superintendent**

Mr. Cervantes stated that Dr. Marisol Rocha, the applicant, is requesting a Conditional Use Permit for the placement of two (2) portable buildings at the East end of the El Divino Redentor property to be used as classrooms by the Vanguard Monet Academy. According to the applicant the enrollment for the Monet Elementary School at the church premises is projected to grow by 78 students for the 2025-2026 school year. The four classrooms (two per building) will house 5<sup>th</sup> and 6<sup>th</sup> grades. Even though 188 parking spaces are required by code, the church only has 170 total parking spaces. With the installation of the classrooms 29 parking spaces will be lost. The 188 required parking spaces are based on a church capacity of 750 people. For a church the code requires one parking space for every four-person capacity. Based on the site plan, the applicant will need to pave a driveway which will connect to the existing Jaycees Park parking lot and will be required to overlay the alley along the east side of Jaycee Park to Barnes Street as a condition to the license to encroach. A connection to the Jaycee city park parking lot was allowed in 2006. On occasion the church patrons use the park parking for services. Staff recommends approval of the request subject to: 1) The permit to be for a two-year period; and 2) The applicant must obtain all necessary permits and approvals prior to the use of the property.

Chairwoman Izaguirre asked if the board had any questions.

There were none.

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

The representative from Vanguard Mr. Rogelio Gonzalez stated, that vanguard will be starting there 3<sup>rd</sup> in mission. He mentioned that the portable buildings were temporary. He added that the plan to start building the vanguard campus on Stewart was in two years.

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

Mrs. Irene Thompson asked if vanguard was leasing?

Mr. Rogelio Gonzalez replied yes, we use several spaces within the church.

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

**Started: 6:51 p.m.**

**Ended: 6:52 p.m.**

**Item #11**

**Conditional Use Permit:**

**For an Event Center – Epix Venue Event Center  
being Lot 9, Adams Crossing Subdivision  
2711 E. Griffin Parkway  
C-3  
Ricardo Sanchez, Jr**

Mr. Cervantes stated that the site was located approximately 354' West of Taylor Road along the North side of E. Griffin Parkway. The applicant is leasing a 1,375-square-foot suite within a commercial plaza for an event center. The applicant proposes to hold small-scale events such as birthday parties, graduations, business meetings, etc. Access to the site will be provided via a 30-foot driveway off Griffin Parkway. The hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day. Staff recommends approval of the request subject to: 1) 2 year re-evaluation to assess this new operation; 2) Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); 3) CUP is not to be transferable to others; and 4) Hours of operation will vary depending on the type of event, but between the hours of 10:00 a.m. to 1:00 a.m. every day.

Chairwoman Izaguirre asked if there was anyone in favor or against the request

There were none.

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

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

**Started: 6:52 p.m.**

**Ended: 6:55 p.m.**

**Item #12**

**Conditional Use Permit:**

**Sale & On-Site Consumption  
of Alcoholic Beverages – Doce Wine & Bar  
being the West 50 feet of Lots 16, 17, and  
18, Block 161, Original Townsite of Mission Subdivision  
214 E. Tom Landry Street  
C-3**

## **Myra Anzaluda**

Mr. Cervantes stated the site is located 100 feet West of Miller Avenue along the South side of East Tom Landry Street. The applicant proposes opening a wine bar and restaurant at this location. The applicant proposes 60 percent of alcoholic beverages and 40 percent of food sales. The proposed hours of operation are as follows: Sunday - Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday - Saturday from 2:00 p.m. to 10:00 p.m. Staff recommends approval subject to: 1) 2-year approval at which time the applicant will have to renew their C.U.P. and TABC License, with the understanding that the permit can be revoked; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Must acquire a business license prior to occupancy; 4) The hours of operation are Sunday through Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday through Saturday from 2:00 p.m. to 10:00 p.m.; and 5) C.U.P. is not transferable to others

Chairwoman Izaguirre asked if there was anyone in favor or against the request

Miss. Myra Anzaluda was present.

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

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

**Started: 6:55 p.m.**

**Ended: 6:56 p.m.**

**Item #13**

**Conditional Use Permit**

**Renewal:**

**Home Occupation – Beauty Salon**

**Lot 5, Block 7, Erdahl Subdivision**

**317 S. Holland Avenue**

**R-1**

**Gloria Hernandez**

Mr. Cervantes stated the site is located approximately 200 feet south of Leal Street along the east side of S. Holland Avenue. The applicant has been running a 1-chair beauty salon from her residence since January 2020. All of her customers are by appointment only to eliminate the accumulation of vehicles on her property. The proposed hours of operation are as follows: Monday – Saturday from 9:00 am to 6:00 pm. Staff recommends Approval for Life of Use, as this will be her 3rd. Renew; 2) Must comply with all City Codes (Building, Fire, Health, etc.) and 3) C.U.P. is not transferable to others

Chairwoman Izaguirre asked if there was anyone in favor or against this request.

There were none.

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

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

**Started: 6:56 p.m.**

**Ended: 6:57 p.m.**

**Item #14**

**Conditional Use Permit  
Renewal:**

**Sale & On-Site Consumption of  
Alcoholic Beverages – J.A.L.L.’s Sports Bar & Grill  
1810 W. Griffin Parkway, Suites B, C, & D,  
being Lots 7 & 8, Inspiration Point Subdivision  
Ph I  
C-3  
J.A.L.L.’s Sports Bar & Grill**

Mr. Cervantes stated the site is located the North side of W. Griffin Parkway approximately 300 feet West of Inspiration Road. As per the applicant, the sales of alcohol are greater than the sales of food. Therefore, this business is considered a bar. This business has been in operation at this location since May 2014. Access to the site is from Griffin Parkway. The last conditional use permit approved for this location was on March 27, 2023, for 2 years. Staff notes that this would be their 4th re-evaluation. The proposed hours of operation are as follows: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am. Staff recommends approval of the request subject to compliance with the following conditions: 1) 2-year re-evaluation to continue to assess this business. 2) Continued compliance with all City Codes (Building, Fire, Health, Noise, etc); 3) Waiver of the 300’ separation requirement from the residential neighborhoods; 4) Uniform Security must be provided only during special events; 5) CUP is not to be transferable to others; and 6) Hours of operation: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am

Chairwoman Izaguirre asked if there was anyone in favor or against this request.

There were none.

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

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

**Started: 6:57 p.m.**

**Ended: 6:58 p.m.**

**Item #15****Site Plan Approval:**

**Construction of 6 apartments  
Lot 62, Las Esperanzas Subdivision  
2101 Cassandra Street  
Abel Hernandez**

Mr. Ramirez stated that the property is located at 2101 Cassandra Street, the lot measures 14,358 square feet with a frontage of 80 feet intersecting Cassandra Street and Sunflower Street. The subdivision was designed for R-3 type construction and is prepped with 60 feet right-of-way complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 12 spaces. There will be three structures proposed on the Lot: Each building (duplex) will house two apartments measuring 1,830 square feet for building 1 & 2; 2,100 square feet for building 3. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. 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. Mrs. Irene Thompson moved to approve the site plan. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:58 p.m.**

**Ended: 6:59 p.m.**

**Item #16****Site Plan Approval:**

**Construction of a commercial plaza  
Lots 6, 7, & 8, Blk 6, Leal Subdivision No. 2  
300 S. Conway Avenue  
Dura Construction**

Mr. Ramirez stated that the property is located at 300 S. Conway Avenue. The site is a 3-lot development having double frontage to S. Conway Avenue and Guadalupe Street. There are residential properties to the West which will be buffered to comply with separation requirements. Currently, zoning for the property is C-3 General Business suitable for this type construction and is complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements. Proposed are 37 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project. The structure will include 5 suites with a grand total of 7,364 square feet and with a parapet height of 24'. 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. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. 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. Mrs. Irene Thompson moved to approve the site plan. Mr. Omar Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:59 p.m.**

**Ended: 6:59 p.m.**

**Item #17**

**Amended Plat Approval:**

**Amended Plat: Los Olivos Subdivision  
a recorded subdivision within the City of  
Mission city limits  
Engineer: Rene Barrera**

Mr. Ramirez stated that the applicant proposes to amend the recorded plat of Los Olivos Subdivision by removing plat note # 19 which states that a maximum of 5 residential lots are permitted for this subdivision. The purpose of this amendment is ultimately replat Lot 2 of Los Olivos Subdivision and making a 7-lot re-subdivision. The property has streets and infrastructure in place and is ready for building permits. The proposed replat will require a zoning change to comply with the new lot design and allow the issuance of building permits for the new lots created. This amended plat will not require conditions or preapprovals from other City departments since its only removing a single plat note. Chairwoman Izaguirre asked if the board has any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Connie Garza moved to approve the amendment. Mr. Kevin Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

## **UNFINISHED BUSINESS**

Chairwoman Izaguirre entertained a motion to un table item #18. Mr. Kevin Sanchez moved to un table item #18. Mrs. Connie Garza second the motion. Upon a vote, the motion passed.

**Started: 6:59 p.m.**

**Ended: 7:08 p.m.**

**Item #18**

**Conditional Use Permit:**

**For an Event Center – Elevated Events  
R.G.V.  
being Lot 12, Block 92, Mission Original  
Townsite  
523 N. Conway Avenue, Suite 3  
Savannah Pankratz**

Mr. Cervantes stated that this item was previously seen a couple of months ago. He mentioned that it was tabled because the board had concerns on parking. He mentioned that the applicant was given permission to use the parking from the church for the event center. He added that the applicant did not submit an agreement from the church, but had a verbal agreement. Staff recommends approval



subject to: 1) 2 year permit to evaluate the parking situation; 2) Must comply with all city codes (Building, Fire, Health, Signage, etc.); 3) Must acquire a business license prior to occupancy; 4) Hours of operation are Every day from 8:00 am to 12:00am; 5) Must comply with the noise ordinance; and 6) Must obtain a registration number from the Texas Department of Licensing and Regulation from compliance with the Americans with Disabilities Act before a business license can be issued. The Applicant will need to speak to the officials from the state for compliance to ADA.

Chairwoman Izaguirre asked if the board as any questions.

Mrs. Irene Thompson asked that staff was going to require a written agreement between the church and the applicant.

The applicant's husband stated that he met with father Roy in March and father Roy, didn't have any problems with the applicant using the parking. He added that the parking was public parking that there was an agreement with the city and the church a long time ago. He mentioned that once the buildings were removed the parking lot would be public.

Mrs. Irene Thompson asked that who gave him that Information.

He replied that he met with planning staff.

Chairwoman Izaguirre stated that the parking was owned by Our Lady of Guadalupe.

The applicant's husband stated that he was advised by planning that the only thing that was needed was a letter from the church allowing them to use the parking. But when father Roy calls the City he is informed that the parking lot needs insurance.

Shela Pankratz who resides at 1301 N Keralum Avenue stated, that her and her partner build that building. She merioned that it used to be a dry-cleaning place, she stated that she purchased the property in 2000 and remodeled it because it was a disaster. She added that they have been trying to lease the place for the last two years but haven't been successful. She stated that Cocina de Caribe was the first restaurant at that location and now the Drunken Chicken, and since then they have always used the parking lot at the church.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Irene Thompson moved to approve the conditional use permit for a one-year re-evaluation subject to all other conditions. Mrs. Irene Thompson seconded the motion. Upon a vote, the motion passed unanimously.

## **ITEM#19 ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Kevin Sanchez moved to adjourn the meeting. Mrs. Connie Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 7:08 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission