

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

P&Z PRESENT

Diana Izaguirre
Steven Alaniz
Connie Garza
Raquenel Austin
Kevin Sanchez

P&Z ABSENT

Omar Guevara
Irene Thompson

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez

GUEST PRESENT

Jesus Ivan Perez
Jonathan Morales
Cesar Avendano

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 AUGUST 20, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for August 20, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:29 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**Being the North 30.458 acres out of Lot 6-9,
West Addition to Sharyland Subdivision,
the site is located along the East side
of Mayberry Road approximately 170 feet
North of Military Highway
AO-I to I-1
Victor Trevino
c/o Bruno M. Castillo**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development. The tract of land measures 1,005.4 feet along Mayberry Road and has a depth of 1,320 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the north and east, Agricultural Open Interim (A-OI) and Light Industrial (I-1) to the south and Light Industrial District (I-1) to the west. The surrounding land uses are agricultural land to the west, south and east and a battery storage facility to the north. The subject property is used as farmland. The Future Land Use Map shows the subject property as General Commercial and Planned Unit Development but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in

the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map. The future 365 Toll Road cuts through a portion of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit. Notices were mailed to 10 surrounding property owners. Planning staff has 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.

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.

There was none.

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

Started: 5:32 p.m.

Ended: 5:36 p.m.

Item #3

Rezoning:

**Being a 0.148 acre tract of land out of lot 6,
Mission Acres Subdivision,
This site is located along the South side of
Green Lawn Drive approximately 150 feet East of
Washington Avenue.
C-3 to R-1
Jesus Ivan Perez**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District ("C3") to Single-family Residential District ("R-1") for the proposed construction of a residential home. The tract of land measures 50 feet along Green Lawn Drive and has a depth of 127.76 feet. The surrounding zones are Single-family Residential District (R-1) to the north and General Business District (C-3) to the west, east and south. The surrounding land uses are residential homes in all directions. The subject property is vacant. The Future Land Use Map shows the subject property as General Commercial, but the requested rezoning is in line with how the city block is developed with single-family homes. Notices were mailed to 24 surrounding property owners. Planning staff has 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.

Mr. Cesar Avendano resides at 1900 Washington Street Unit B, He is against the rezoning for a Single-Family Residential District. He stated the reason he is against the rezoning since there is already commercial in the area. He mentioned since he already deals with the commercial side and

they do have a lot of traffic. He stated compared to McAllen this is one of the only areas down Old 83 that doesn't really have full commercial. He mentioned there is a vacant lot that used to be an abandoned building that was recently demolished. He stated so that would be give away for more commercial potentially. He mentioned he has a building next to it as well. He believes whoever zoned a commercial did perfectly. He stated yes, he understood that there's residential but it's dilapidated residential in the area. He mentioned there's even a house that's residential there as well that's dilapidated and has received a lot of infractions. He stated it would be wise to keep it commercial.

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.

Ms. Garza asked if the street Green Lawn looks more like an alley than a street.

Mr. Cervantes stated It's an alley. He mentioned the house would be facing Green Lawn Drive.

Chairwoman Izaguirre stated no one would build a business facing an alley.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, Ms. Garza vote nay. The motion passed with a 4-1 vote.

Started: 5:36 p.m.

Ended: 5:37 p.m.

Item #4

Conditional Use Permit

Renewal:

**A Mobile Food Unit – Café Allegro
Being a 0.56 of an acre tract of land
being a portion of Lot 25-10,
West Addition to Sharyland Subdivision
1001 E. Griffin Parkway
C-1
Johnathan Morales**

Mr. Cervantes stated the subject site is located approximately 300' east of E. Palm Circle along the north side of E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council. The applicant is leasing an area within the Picasso Chiropractic Clinic to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pickup and go. Access to the site is provided off Griffin Parkway through an existing 22' concrete driveway. The proposed days and hours of operation are Monday–Saturday from 7:00 am to 7:00 pm, closed on Sundays. Staff: 2 employees. Parking: There is a total of 8 parking spaces available that will be shared amongst the two businesses. Staff notes that the Chiropractic Clinic operates by appointment only. The last conditional use permit approved for the mobile food unit for this location was on October 28, 2024 for a period of 1 year. Staff notes that this would be the 1st renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 two (2) years to continue to assess this

conditional use permit; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Saturday from 7:00 am to 7:00 pm.

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. Austin 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.

Ms. Garza asked if the new ordinance apply to the applicant or are they grandfathered.

Mr. Cervantes stated they are grandfathered.

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

ITEM#5

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:37 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission