

PLANNING AND ZONING COMMISSION
MARCH 4, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Irene Thompson
Diana Izaguirre
Kevin Sanchez
Raquanel Austin
Connie Garza
Steven Alaniz

P&Z ABSENT

David Villarreal

STAFF PRESENT

Patricio Martinez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz
Susie De Luna
Ana G. Bazaldua

GUEST PRESENT

Lourdes Lerma
Ramon Sotelo

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 FEBRUARY 18, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for February 18, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Conditional Use Permit:

**The Sale & On-Site Consumption of
Alcoholic Beverages – Ricardi Café, LLC
being Lot 15, Block 3, Shary Garden Subdivision
This property is located at 1601 E. Griffin Parkway, Suite A
C-3
Ricardi Café, LLC
c/o Lourdes Lerma**

Ms. De Luna stated that the subject site is located at 1601 E. Griffin Parkway 83 within the Shary Gardens Commercial Plaza. Per the 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 1,368 square foot suite within a commercial plaza for a Café Shop. This business has been in operation since October 2025, and the applicant would like to offer alcoholic beverages with their meals. The applicant would like to provide live music entertainment, such as a pianist or guitarist, during special events. According to the applicant, 86 percent of the total sales are food-related, and 14 percent are alcoholic beverages-related. The hours of operation are as follows: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m. Staff: 4 employees in different shifts. Parking: There are a total of 61 seating spaces available, which require 20 parking spaces. It is noted that the parking is held in common, and there are 119 parking

spaces that are shared with the other businesses within the commercial plaza. Sale of Alcohol: 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 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 with the conditions below: 1) Permit for two (2) years 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 to be 78 people at all times; and 9) Hours of operation: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m.

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.

Ms. Thompson inquired whether staff typically recommends a Conditional Use Permit for one or two years for the Sale & On-site consumption of alcoholic beverages.

Ms. De Luna stated that staff recommends aligning the permit with the TABC license renewal, which is for two years. She mentioned that the owners are the business owners of the restaurant located in the plaza.

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

Ms. Connie Garza arrived to the meeting at 5:31p.m.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #3

**Conditional Use Permit
Renewal:**

**To install a Temporary Mobile Office
being Lot 2A, Mission Business Park Subdivision
This property is located at 107 international Boulevard
I-1
B2Z Builders, LLC**

Ms. De Luna stated that the site is located at the Northeast corner of Industrial Way and International Boulevard. 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 desires to place two (2) 8' x 20' modular offices for the sole use of the day-to-day business operations of said construction company. The initial approval took place on February 29, 2024 but the site has not developed yet. The access to the site is off International Boulevard by a 36-foot driveway. The property has an area of 142,270.99 square feet. The proposed hours of operation are as follows: Monday – Saturday, from 7:00 am to 6:00 pm. The working staff will be 4 employees. Parking & Landscaping: The applicant is proposing 7 parking spaces, thus compliant with the parking requirements. The city requires 10% of the landscaping to be irrigated. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) 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) Approval for 2-year re-evaluation subject to; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m.; 4) No Business License will be issued before landscaping is in place; 5) Acquisition of a business license prior to occupancy; 6) Must comply with the noise ordinance; and 7) 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. 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. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#4

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 5:32 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission