

## **SPEER MEMORIAL LIBRARY BOARD**

The Speer Memorial Library Board met for its regularly scheduled meeting on September 17, 2024, at Speer Memorial Library.

### **A. Call to order**

The Meeting was called to order by Cynthia Leon at 5:02 p.m.

Attendance was taken.

#### **Present:**

Cynthia Leon  
Mayra Rocha  
Perri Ann Huntley  
Lina Cruz  
Rose Mary Gallagher

#### **Absent:**

Elizabeth Garza  
Beth Blanton

#### **Library Staff Present:**

Yenni Espinoza, Library Director

### **1. Approval/Disapproval of Absences**

All absences for June 18<sup>th</sup> were approved except for Mrs. Beth Blanton which were presented as Unexcused.

### **2. Board Minutes**

Mayra Rocha moved to approve the minutes as presented for the June 18, 2024, Speer Memorial Library Board Meeting. Cynthia Leon seconded the motion, and the motion passed unanimously.

### **3. Treasurer's Report**

Perri Ann Huntley stated that the current balances in both the Breyfogle and MacDonald accounts, with activity as of August 2024, were attached for review. She stated that the MacDonald account has a balance of \$27,476.62 and the Breyfogle account has a balance of \$3,726.75. The treasurer's report will be filed for audit.

### **B. Routine Business**

#### **4. HCLS**

Yenni Espinoza, Library Director reported HCLS meetings information: She mentioned the continuation of moving from the TLC system of checking in and checking out books in the catalog/collection database into a new system called Insignia in November or by the end of December. Letting the board know about the services that Insignia would be offering to the libraries.

#### **5. Librarian's Report**

Yenni Espinoza presented the Board members with the monthly reports for the months of June up to today. Yenni Espinoza reported on the numerous library activities held for the Summer Reading Pogrom for each department, which included The Children's Department had Movies on Mondays, Arts & Crafts on Tuesdays, Toddler Time on Wednesdays, Thursdays they have Cooking with Kids, and on Fridays they have Storytime.

The Teen Department programming for the summer they hosted different Video Game Tournaments throughout the summer. They also had craft events and movie nights throughout

every month. On Wednesdays, the teen department focuses on programming anime and manga for crafts, movies, and learning Japanese.

Yenni stated that the Book Club had their usual meetings throughout the months when they had book discussions on books. The Reference Department also hosted for this summer a Rocks Painting classes on Tuesdays at 10 am, Chess and Checkers on Thursdays at 10 am, and

Movies

once a month on a Saturday at 2 pm. Yenni Espinoza finalized the librarian's report.

**C. Any Discussion or Action on Board Items -**

**6. Using the Macdonald Grant To Purchase Library Materials for Patron Check Out-**

The board approved of using the Macdonald grant of \$19,723.10 to purchase library Materials for patron check out as needed in items like a Shush Booth, 3D printer, Circuit, Engraver and Cutter, Sewing Machine, 4K Player, and etc.

**7. Using the Macdonald Grant Interest to Purchase Library Furniture-**

The board approved of the using the Macdonald grant interest of \$7,753.52 to purchase library furniture as needed in items like a Chairs, Sofa, and etc.

**D. Unfinished Business – None**

**E. New Business –**

**8. Nominating Committee for Officers 2025/Renewals-**

Cynthia Leon appointed Elizabeth Garza and Mayra Rocha for nominating committee for Officers 2025. Lina Cruz and Rose Mary Gallager stated they would like to renew their Seat in the library board. They put forth Jeff Taylor as a recommondation to be part of the Library Board


**F. Announcements or Remarks**

The next Speer Memorial Library Board meeting is tentatively scheduled for December 10, 2024, at 5:00 p.m.

**G. Adjournment**

Mayra Rocha made a motion to adjourn the meeting, and Lina Cruz seconded the motion which passed unanimously. Cynthia Leon adjourned the meeting at 6:13 p.m.

Library Board Secretary \_\_\_\_\_

  
(Lina Cantu Cruz)

Date

11/27/2024

**MINUTES FOR THE  
MISSION CIVIL SERVICE COMMISSION  
November 5, 2024**

**Commission-Present**

**Polo Garza-Chairman  
Jerry Saenz-Vice-Chair-A  
Guillermo Delgadillo-Member**

**Staff Present**

**Jesse Lerma Jr-CS Director  
Noemi Munguia-HR Director  
Mike Silva-Fire Chief  
Cesar Torres-Police Chief  
Leeroy Garcia-FF Union President  
Frank Chairez-Deputy Chief  
Abel Trevino-ENG Fire  
Patricia Rigney-City Atty  
Joey Flores-CPT  
Tony Trevino-CPT**

**Call to Order**

Mr. Polo Garza called the meeting to order at 9:00 a.m.

**Pledge of Allegiance**

Mr. Garza led the Pledge of Allegiance

**Approval of Minutes-October 21, 2024**

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Delgadillo made a motion to approve the minutes as submitted. Mr. Garza seconded the motion. Motion was approved unanimously.

**Consideration and Action Regarding the Reports of the Three-Member Board of Physicians Regarding ENG Abel Trevino's Fitness For Duty, Pursuant to Texas Local Government Code Section 143.081 (d)**

Mr. Lerma advised the Commission that we had received the report from the three-member board of physicians as requested pertaining to ENG Trevino's fit for duty evaluation. Mr. Lerma advised the Commission that the results were that ENG Trevino was not fit for duty. After a brief discussion, Mr. Delgadillo made a motion to accept the report and turn it over to Chief Silva as required by law. Mr. Garza seconded the motion. Motion was approved unanimously.

**Consideration and Action to Open the Mission Fire Department DC's Promotional Examination to CPTs with Less Than Two Years of Service, Pursuant to Texas Local Government Code 143.030 (d)**

Mr. Lerma advised the Commission that Chief Garcia submitted a letter requesting that we open the DC's Promotional exam to individuals with less than two years of service to be able to conduct a competitive exam, he went on to state that based on his conversation with the eligible candidates we would not have enough participants. After a brief discussion, Mr. Delgadillo made a motion to open up the examination to individuals with less than two years of service to be able to have a competitive examination. Mr Garza seconded the motion. Motion was approved unanimously.

**Pending Business**

Mr. Lerma advised the Commission of the pending entry level examinations coming up for both departments and the LT's examination for the Fire Department

**Adjourn**

Meeting was adjourned at 9:10 a.m.

**PARKS AND RECREATION BOARD MEETING**  
**October 8, 2024**

<u>BOARD MEMBERS PRESENT</u>	<u>STAFF</u>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Jesus Mendiola	Ricardo Contreras
Karina Garza	Juan Carlos Calderon
Diego Gutierrez	Pete Charles

**Call to Order**

Tony Guerrero called the meeting to order.

**Roll Call**

Roll call was taken and quorum was met.

**Prayer**

Brad Bentsen led us in prayer.

**Approval of Minutes**

The Board Members approved the minutes for the September 10, 2024 Board meeting. Motion to approve was made by **Karina Garza** and seconded by **Chris Voss**. The motion to approve minutes passed unanimously.

**CITIZEN PARTICIPATION**

George Gutierrez came before the Board to ask for permission to continue to provide his services at the Hike and Bike Trails of passing out water and providing security to the cars. His presence at the Hike and Bike Trails is appreciated by many trail goers and even Mission PD.

He expressed his passion to continue to have a presence at the Trails, but is wanting official permission to be there since other Departments such as the Health Department have asked him to leave since he is distributing waters without permission from the City. The Board discussed the pros and cons of giving him official permission to be there, but decided to table their decision until further discussion.

Pete Charles gathered information from other cities on their prices in rentals to compare to ours for La Placita, however no other city has an amphitheater like La Placita to fully compare. However, McAllen charges \$225 a day for a Pavilion, Edinburg charges \$150 every hour for a Pavilion, and the City of Mission charges \$300 for the day for La Placita. Pete Charles suggested to increase the price to \$700 per day for renting La Placita for a market.

### **UPDATE ON AQUATICS**

This fall season is the slow season at the pool, but lap swimming continues. Sharyland High School continues to use the facility for their swim and water polo practices. This upcoming weekend our USA swim team will have a swim meet in Brownsville. The Aquatics Department is in communication with a home-schooled program that wants to use the pool for their PE class, a meeting is still pending to see whether or not it will be approved.

### **New Business/Old Business**

Due to lack of quorum no old or new business.

### **Adjournment**

Meeting was dismissed, but no quorum was available to motion.

**PLANNING AND ZONING COMMISSION  
SEPTEMBER 4, 2024  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Kevin Sanchez  
Steven Alaniz  
Connie Garza  
Raquenel Austin  
J.D Villarreal  
Irene Thompson

**P&Z ABSENT**

Omar Guevara

**STAFF PRESENT**

Alex Hernandez  
Jessica Munoz  
Gabriel Ramirez  
Elisa Zurita  
Irasema Dimas

**GUEST PRESENT**

Hector Enriquez  
Jose Luis Morin  
Delfino Gaona  
Glenda Gaona

**CALL TO ORDER**

Chairwoman Ms. 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 21, 2024**

Chairwoman Ms. Izaguirre asked if there were any corrections to the minutes for August 21, 2024. Ms. Garza moved to approve the minutes. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:30 p.m.**

**Ended: 5:40 p.m.**

**Item #1.1**

**Rezoning:**

**Lots 8-11, Amber Grove Subdivision  
R-2 to R-3  
Amber Development, LLC**

Mr. Hernandez went over the write-up stating the subject site is located approximately 240' East of Trosper Road along the south side of Palmer Road.

**SURROUNDING ZONES:**

N:	R-2	– Duplex-Fourplex Residential
E:	R-2	– Duplex-Fourplex Residential
W:	R-2	– Duplex-Fourplex Residential
S:	R-2	– Duplex-Fourplex Residential

**EXISTING LAND USES:**

N:	Apartments
E:	Vacant
W:	Vacant
S:	Apartments

Site: Vacant

**FLUM:** Lower Density Residential (LDA)

**REVIEW COMMENTS:** Staff notes that the proposed zone does not comply with the City's Future Land Use Map. The request is to consider an R-3 Zone (Multi-family residential), in an already established R-2 zone (Duplex-Fourplex) subdivision which will not be consistent to the lots within this subdivision or surrounding land uses. Staff mailed out 21 notices to property owners within 200' radius to get their input in regards to this request. As of this date, staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff is recommending Denial.

Mr. Sanchez arrived to the meeting at 5:31pm

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

Mr. Mario Reyna with Melden & Hunt, mentioned that Amber Grove Subdivision was a 14 Lot subdivision which consisted of duplex-fourplex's & six-plex's. He added that a permit was submitted for a six-plex but was denied, that the zone only allows up to four apartments. Mr. Reyna feels that by approving the multi-family residential zone, it won't compromise the area since the subdivision had always been proposed for apartments. He added that the city's code of ordinances for an R-2 had not been updated since 2014.

Chairwoman Izaguirre asked what is the approximate square footage on lots 4,5,6 & 7.

Mr. Reyna replied 10,000 to build fourplex.

Chairwoman Izaguirre asked what is the sq. footage for lot 11?

Mr. Reyna replied 14,500 sq.ft.

Chairwoman Izaguirre do you have a site plan?

Mr. Reyna replied that he didn't have the site plan with him.

Ms. Thompson asked if the subdivision had a home owner's association.

Mr. Reyna replied yes, however it isn't a gated community.

Ms. Thompson asked if the subdivision had any deed restrictions?

Mr. Reyna replied no, the developer is the builder of the apartments.

Chairwoman Izaguirre asked how old was the City of Mission Code for an R-2 or R-3?

Ms. Dimas replied that it was updated in 2022.

Ms. Garza asked how was the subdivision approved.



Mr. Hernandez replied (R-2) Duplex- Fourplex Residential.

Mr. Sanchez stated that the R-3 zone was for Multi-Family apartments?

Mr. Hernandez replied yes, and the setbacks are different for an R-3 zone.

Ms. Austin asked if lots 12,13 & 14 were vacant.

Mr. Reyna replied lots 1-6, 12,13 & 14 have been built on.

Chairwoman Izaguirre mentioned 12, 13 & 14 were impacted with the detention pond which is why those are smaller.

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.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the rezoning. Mr. Sanchez seconded the motion. Upon a vote, the motion passed 5-1, with Ms. Garza opposed.

**Started: 5:40 p.m.**

**Ended: 5:46 p.m.**

**Item #1.2**

**Rezoning:**

**Lot 8, Block 5, Taurus Estates #9 Phase I  
R-2 to R-3  
Ericka Padron**

Mr. Hernandez went over the write-up stating the site is located approximately 147' North of Azalea Street along the West side of N. Inspiration Road. – see vicinity map.

<b>SURROUNDING ZONES:</b>	N:	R-2	- Duplex-Fourplex Residential
	E:	R-1/AO-I	- Single Family Residential & Agricultural Open Interim
	W:	R-1	- Single Family Residential
	S:	C-2	- Neighborhood Commercial

<b>EXISTING LAND USES:</b>	N:	Apartment
	E:	Single Family Home/Junkyard
	W:	Single Family Home
	S:	Commercial
	Site:	Vacant

**FLUM:** Moderate Density Residential (MD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map. Moderate Density Residential uses would reflect townhomes, mobile homes, duplexes; zonings would include R-1T, R-2, R-4 (mobile homes). Staff mailed 22 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends denial.

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

Mr. Hector Enriquez stated he was proposing a rezoning for an R-3 to build an eight-plex.

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

Chairwoman Ms. Izaguirre asked the board if they had any questions for staff.

There were none.

Chairwoman Ms. Izaguirre asked if there is a site plan?

Mr. Hernandez replied no they don't have a site plan since it was a rezoning.

Chairwoman Izaguirre asked how big was the lot?

Mr. Hernandez replied that the lot was 16,000 sq. ft.

Mr. Alaniz asked if there was enough parking.

Mr. Hernandez replied that the minimum was 2 parking spaces per unit.

Ms. Thompson asked if the apartment complexes on Inspiration Road were all fourplex.

Mr. Hernandez replied that there was only fourplex's in the area.

Ms. Thompson asked that if the apartments that were being proposed were two-story.

Mr. Hernandez replied no.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to "Table" the rezoning until the applicant brings a site plan. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:46 p.m.**

**Ended: 5:48 p.m.**

**Item #1.3**

**Rezoning:**

**Lot 2, Block 4, Gulf Breeze Addition  
R-1 to C-3  
AMS Management & Properties, LLC  
c/o Ana M. Gutierrez-Salinas**

Mr. Hernandez went over the write-up stating the site is located approximately 75' East of N. Conway Aveune along the South Side of Sunrise Lane. – see vicinity map.

**SURROUNDING ZONES:** N: R-1 - Single Family Residential  
E: R-1 - Single Family Residential  
W: C-3 - General Business  
S: C-3 - General Business

**EXISTING LAND USES:** N: Single Family Home  
E: Single Family Home  
W: Vacant  
S: Commercial Building  
Site: Vacant

**FLUM:** Low Density Residential (LD)

**REVIEW COMMENTS:** The Future Land Use Map showed this area as a Low Density Residential (LD) land use area, which is more consistent with a residential zone such as R-1 zoning. The land use for this property has been residential for years and staff believes that it still remains as viable boundary between commercial and residential uses. Though the site is located adjacent to a commercial use, the desired C-3 zone is in conflict with the Future Land Use Map. The Future Land Use Map is not 'set on stone' and zoning does not have to match, but unless there is a unique reason to deviate from it.

Staff notes that on September 8, 2014 the City Council considered and approved a C-3 rezoning request for Lot 1, which is adjacent to this property. Staff mailed 16 notices to property owners within 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends approval.

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

There were none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any questions for staff.

There were none.

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

**Started: 5:48 p.m.**

**Ended: 5:53 p.m.**

**Item #1.4**

**Rezoning:**

**A 2.44 acre tract of land out of the,  
7.8 acres out of the Fernandez Strip  
Out of Porcion 52**

**R-2 to C-3  
Sandra Tamez**

Mr. Hernandez went over the write-up stating the subject site is located approximately 1,660' South of Mile One South Road along the west side of S. Inspiration Road. – see vicinity map.

**SURROUNDING ZONES:**

N:	PUD	- Single Family Residential
E:	PUD	- Single Family Residential
W:	PUD	- Single Family Residential
S:	R-3	- Multi-Family Residential

**EXISTING LAND USES:**

N:	Single Family Home
E:	RV Park
W:	Vacant
S:	Vacant
Site:	Single Family Home

**FLUM:** Low Density Residential (LD)

**REVIEW COMMENTS:** Staff mailed out 10 notices to property owners within 200' radius to get input in regards to this request. The applicant's original request for an R-2 was approved by City Council on May 8, 2023; however, the applicant wishes to rezone part of the lot to C-3 to rent as a venue for events. The proposed zone does not comply with City's Future Land Use Map nor surrounding land uses. Staff notes that the applicant is requesting a higher density than what is currently existing in this area and for that reason staff cannot support the request.

**RECOMMENDATION:** Staff recommends Denial.

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

Ms. Daniela is speaking on behalf of Ms. Tamez. She stated Ms. Tamez is requesting for part of the property to be rezoned to C-3 so she could be able to rent it for events for her family and friends.

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

Chairwoman Izaguirre asked why couldn't the board see the item under a conditional use permit?

Mr. Hernandez replied that it was not an allowable use under the R-2 zone.

Chairwoman Izaguirre asked why did Muñequita Ranch obtain a conditional use permit?

Ms. Dimas replied Muñequita Ranch was a different zone.

Ms. Thompson asked that who were the property owners that surrounded the area.

Mr. Hernandez replied that the property on the north side was the applicant and on the north and south was Rhodes.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to approve the rezoning. Ms. Austin seconded the motion. Upon a vote, the motion passed 5-1, with Ms. Garza abstained.

**Started: 5:53 p.m.**

**Ended: 5:55 p.m.**

**Item #1.5**

**Conditional Use Permit:**

**Mobile Food Truck- Baja Fish Tacos  
2509 Colorado Street, Ste. 202  
Lot 1, Block 2, Santa Lucia Development  
C-3  
Octavio A. Morales**

Mr. Hernandez went over the write-up stating the subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – **see vicinity map**. The applicant is leasing a space on the Mobile Food Park and would like to place his mobile food truck to offer a variety of seafood. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Thursday & Sunday from 10:45 am to 12:00 am  
Friday & Saturday from 10:45am to 2:00am
- **Employees:** 7 employees
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

**REVIEW COMMENTS:** Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.)
- 3) Must acquire a business license prior to occupancy; and
- 4) CUP not transferable to others

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

Mr. Morales who is one of the owners of Baja Fish Tacos was present.

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 the board if they had any questions for staff.

There was none.

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

**Started: 5:55 p.m.**

**Ended: 6:01 p.m.**

**Item #1.6**

**Conditional Use Permit**

**Renewal:**

**Sale & On-Site Consumption of Alcoholic**

**Beverages- Taboo Bar & Grill**

**608 N, Shary Road, Suites 9 & 10**

**Lot 1, Alba Plaza**

**C-3**

**BGD Investments, LLC**

Mr. Hernandez went over the write-up stating the subject site is located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road —**see vicinity map**. Access to the site is via a 34' driveway off of Shary Road. The applicant is currently operating a nightclub. It is noted that a nightclub and the sale & on-site consumption of alcoholic beverages are an allowable use under the General Business Zone (C-3), but require a conditional use permit and the City Council's approval. This nightclub concept offers food, VIP areas, live music and concerts, etc. The last CUP approved for this location was on February 12, 2024 for a 6-month period.

- **Days/Hours of Operation:** Thursday – Sunday from 6:00 p.m. to 2 a.m. Alcoholic beverages will only be served during allowable State selling hours.
- **Staff:** 10 employees
- **Parking:** It is noted that parking is held in common and there is a total of 138 total parking spaces shared with the various businesses within the commercial plaza.
- Section 1.56-3 of the Zoning Code cites that Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs: must be 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within 300' (see aerial); however, P&Z and the Council have waived this separation requirement in previous CUP's.

**REVIEW COMMENTS:** Staff mailed out 29 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. In conferring with Mission PD for incidents at this location, reports included employees selling narcotics from inside the establishment, intoxicated patrons, and other minor incidents.

**RECOMMENDATION:** Staff recommends approval subject to:

1. 6-months re-evaluation to continue to assess this operation.
2. Waiver of the 300' separation requirement from the residential homes.
3. Continue to comply with the Building, Fire, Health, Noise and Sign Codes,
4. Continue to comply with TABC requirements, and
5. Must have at least 2 securities at all times.

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. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any questions for staff.

Ms. Garza asked how many police reports did planning department receive from the Police Department.

Mr. Hernandez replied four police reports.

Ms. Garza asked that if the employee selling narcotics was arrested.

Mr. Hernandez replied that the report didn't state that.

Ms. Garza asked that what happens if the conditional use permit would expire? Does the business continue to operate?

Mr. Hernandez replied yes, the last time taboo bar & grill was seen was in February.

Mr. Alaniz asked if the applicant was present?

Mr. Hernandez replied no.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit renewal for six months. Mr. Villarreal seconded the motion. Upon a vote, the motion passed 5-1, with Ms. Garza abstaining.

**Started: 6:01 p.m.**

**Ended: 6:05 p.m.**

**Item #2.0**

**Preliminary & Final  
Plat Approval:**

**Crystal Estates Phase IV Section 1 Subdivision  
Being a 7.489-acres parcel of land, out of Lot 27-1,  
West Addition to Sharyland  
R-2  
Developer: DG & GG Investments, LLC  
Engineer: Ever Engineering, LLC**

Mr. Ramirez went over the write-up stating this proposed subdivision is located east of Inspiration Rd. approximately 1,400' south of W. 2 Mile Road. – **see vicinity map**. The developer is proposing twenty-four (24) Duplex - Fourplex lots. - see plat for actual dimensions, square footages, and land uses.

**VARIANCE**

The developer is requesting to change the following street names:  
Estevan St. to Britney St. / Gabriel St. to Bailey St.

*Note:*

*Code of Ordinances / Chapter 98 - SUBDIVISIONS, Sec. 98-134. - Streets. (n) Street names.*

*Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of or in alignment with existing streets, in which case names of existing streets shall be used, and shall conform to the existing street naming system.*

### **WATER**

The developer shall connect to an existing 12" water line located along the west side of Inspiration Rd. and extend into the subdivision. The water line will be a main 8" looped line providing water service for each lot. There are 2 proposed fire hydrants via direction of the Fire Marshal's office.  
– see utility plan

### **SEWER**

Sanitary sewer service for this subdivision will tie into a proposed manhole located within the Inspiration Rd. ROW. The sewer line will extend into the subdivision collect from each lot through a 6" stub out into the proposed 8" sewer main line. The Capital Sewer Recovery Fee has been paid and credited to the account.

### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access will be from Inspiration Rd. The development will utilize 2 proposed detention ponds to mitigate the increase in runoff for the 50-year development conditions to below the 10-year existing conditions. The development will add impervious cover to the site and increase flows. However, flow rates for runoff leaving the site will be less than existing conditions due to the proposed detention ponds. Therefore, the runoff resulting from the proposed development will not produce a significant adverse impact to other properties, habitable structures, or drainage infrastructure systems downstream. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

- Installation of street lighting as per City Standards
- Park Fees have been paid and credited to the account
- Water District Exclusion
- Conveyance or Payment of Water Rights
- Must comply with all other format findings.

### **RECOMMENDATION**

Staff recommends approval subject to:

1. Water District Exclusion
2. Conveyance or Payment of Water Rights/Fee
3. Denial of the requested variance to use suggested street names requested by the owner and keep the existing City's continued and aligned street names as noted on the Code of Ordinances / Chapter 98 - SUBDIVISIONS, Sec. 98-134. - Streets. (n) Street names.

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

Mr. Delfino Gaona was present. He mentioned that the variance that he was requesting was to name the streets under his daughter's names.

Mr. Ramirez stated the variance has been submitted and is a part of the proposal. He explained that staff recommends denial simply because the streets don't align with the city's existing names.



Chairwoman Izaguirre stated that the subdivision was not a private subdivision.


Mr. Sanchez stated that on gated & private subdivisions the board has allowed the name change of the streets.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to deny the variance request for street names changes and approve the subdivision plat. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#3.0**

**ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:05 p.m.

  
\_\_\_\_\_  
Diana Izaguirre, Chairwoman  
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION  
SEPTEMBER 18, 2024  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Steven Alaniz  
Connie Garza  
J.D Villarreal  
Irene Thompson  
Omar Guevara

**P&Z ABSENT**

Kevin Sanchez  
Raquenel Austin

**STAFF PRESENT**

Susie De Luna  
Alex Hernandez  
Jessica Munoz  
Elisa Zurita

**GUEST PRESENT**

Ernesto Gonzalez  
Jorge Gonzalez  
Julio c. Alaniz  
Hector Enriquez  
Roger de Leon

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:31 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR SEPTEMBER 4, 2024**

Chairwoman Izaguirre asked if there were any corrections to the minutes for September 4, 2024. Ms. Garza moved to approve the minutes. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:32 p.m.**

**Ended: 5:51 p.m.**

**Item #1.1**

**Conditional Use Permit:**

**The Cordelle Event Center  
2402 Brock Street, Ste. C  
Lot 20, Shary Business Center  
(aka Shary Business Center Condos Unit 3)  
C-3  
Julio C. Alaniz**

Ms. De Luna went over the write-up stating the subject site is located approximately 130' east of Shary Road along the south side of Brock Street. The applicant is leasing a 2,156 sq. ft. suite within a multi-unit commercial plaza for a proposed event center. The applicant proposes to have small scale events such as birthday parties, gender reveals, reunions, seminars, etc. Access to the site will be provided via a driveway off of Shary Road and Brock Street.

- **Hours of Operation:** Sunday – Saturday from 8:00 a.m. to 12:00 a.m.
- **Staff:** 4 employees
- **Parking:** In viewing the floor plan, there is a total of 48 seating spaces, which require 16 parking spaces (48 seats/ 1 space for every 3 seats = 16 parking spaces). It is noted that the parking area is held in common (153 existing parking spaces) and are shared with other businesses. Staff notes that when this commercial plaza was built the parking requirements were based on the square footage and not on the actual use.

**REVIEW COMMENTS:** Staff mailed out 25 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff notes that there are 3 existing event centers within this commercial plaza. Based on the existing number of business in this plaza, there is not enough parking to accommodate the guests for the proposed event center.

**RECOMMENDATION:** Denial.

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. Villarreal moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Garza asked where the other event centers were located in the plaza.

Ms. De Luna stated they are located in the corners of the plaza.

Mr. Alaniz asked if that was all the parking.

Ms. De Luna stated yes, staff noticed a lot of the suites have been remodeled to allow several businesses in the suite. She added each business requires their own parking.

Chairwoman Izaguirre mentioned that the parking lot needed to be maintained by the business owners.

Ms. De Luna stated that notices were sent out on the maintenance of the parking.

Mrs. Thompson stated that the building looked like it was extended in the rear, where the employee parking was. She asked if the 153 includes the front and rear parking.

Ms. De Luna stated yes, it's a total 153 but currently only 97 parking spots were available, since some of the parking were enclosed.

Mrs. Thompson discussed the type of businesses in the plaza that are open during the weekdays.

Ms. De Luna stated that the parking was the main issue and not the businesses.

Chairwoman Izaguirre stated that the use, the parking and the hours of operation all are an issue for the plaza.

Mr. Julio Alaniz who resides at 2802 Fort Brown Avenue Edinburg, TX stated that the business will mostly operate during the day. He added that the hours he proposed were to be flexible with his customers. He mentioned that the events he was proposing to have were in the evening when other business are not opened.

Chairwoman Izaguirre asked if it was opening at 8am or 8pm.

Mr. Alaniz stated that the hours of operation he proposed were to be flexible with his customers.

E: Single Family Home/Junkyard  
W: Single Family Home  
S: Commercial  
Site: Vacant

**FLUM:** Moderate Density Residential (MD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Moderate Density Residential uses reflect townhomes, mobile homes, duplexes; zonings would include R-1T, R-2, and R-4. An R-3 zone requires a High Density Residential Designation. This category includes fourplexes, multi-family, mobile home and RV parks.

Based on the size of the property it would be difficult to comply with the R-3 and the Subdivision requirements. Staff mailed out 22 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends denial.

Note: This item was considered by P&Z on September 4, 2024 but was tabled to give the applicant the opportunity to provide a site plan of the proposed apartments. The plans attached were submitted as part of the building permit application no other plan has been submitted after the P&Z meeting.

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

Mr. Roger De Leon & Mr. Hector Enriquez presented the site plan to the board members.

Mr. Alaniz asked if it was a total of 8.

Mr. De Leon stated yes.

Mr. Alaniz asked what was the number of parking spaces required.

Ms. De Luna stated the code requires 2 parking spaces per unit. She added the site plan review showed 12, which it lacked 4.

Mrs. Thompson asked the applicant if he would consider doing 6 units instead of 8 units.

Mr. De Leon stated that he would need to discuss it with his client.

Chairwoman Izaguirre 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.

The board discussed other options the applicant had.

Mrs. Thompson asked if it could be 2 story apartments.

Ms. De Luna stated yes, but require a site plan review.

Mrs. Thompson asked if Mr. Alaniz was the owner or tenant of the suite.

Mr. Alaniz stated he was the tenant.

Mrs. Thompson asked how long had he been leasing the suite.

Mr. Alaniz stated a month.

Mrs. Thompson asked if there was an enclosed area in the rear.

Mr. Alaniz stated that there was enclosed area but it belonged to the suite next door, but had access to the door that lead to the alley.

Mrs. Thompson asked if he could restore the parking spaces.

Mrs. Alaniz stated no, that he wasn't the property owner.

Mrs. Thompson asked if he visited the site during business hours to look at the parking situation.

Mr. Alaniz stated no.

The board discussed different options in regards to the hours of operation.

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

**Started: 5:51 p.m.**

**Ended: 5:54 p.m.**

**Item #1.2**

**Conditional Use Permit:**

**To have 3 Shipping Containers for  
Office & Warehouse Use  
1405 Business Park Drive  
Being all of Lot 2, Re-plat of Lot 13,  
Expressway Business Park Phase VIII  
I-1  
Arch Renati, LLC**

Ms. De Luna went over the write-up stating the site is located approximately 1,034' south of Trinity Street along the east side of Business Park Drive. The applicant would like to manufacture shipping container homes, also known as "tiny homes", to be used as affordable housing. This units will be built and shipped to different regions in Texas as well as other states. He would like a conditional use permit to move in (3) 40' x 8' shipping containers. One of the containers will be transformed as an office with 2 restrooms for use of the employees, and the other 2 will be used as warehouse space. He is also proposing to construct (2) 50' x 75' metal roofs to provide shade for the manufacturing of the tiny homes. If request is approved the project has been planned in two phases to allow time for company's progression. The first phase will consist of the office, warehouse, and a metal room. The second phase will consist of a warehouse and metal room. Access to the site will be off of Business Park Drive.

- **Hours of Operation:** Monday – Friday from 7:00 a.m. to 5:00 p.m.

- **Staff:** 15 employees
- **Parking:** In viewing the floor plan, there is a total of 15 parking spaces being proposed. Based on the square footage of the structures, there is a total of 6 parking spaces, exceeding code by 9. The applicant will have to comply with the landscaping requirements.

**REVIEW COMMENTS:** Staff mailed out 10 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff notes that a similar CUP was approved for "Shed's by George" on January 8, 2014.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 year re-evaluation after obtaining the business license in order to assess this new business,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not to be 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. Garza moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any questions for staff.

There were none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the Conditional Use Permit. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion to un table item 1.3. Ms. Garza moved to un table item 1.3. Mr. Guevara seconded the motion. Upon a vote the motion passed.

**Started: 5:54 p.m.**

**Ended: 6:11 p.m.**

**Item #1.3**

**Tabled**

**Rezoning:**

**Lot 8, Block 5, Taurus Estates #9 Phase I**

**R-2 to R-3**

**Erika Padron**

Ms. De Luna went over the write-up stating the site is located approximately 147' North of Azalea Street along the West side of N. Inspiration Road.

<b>SURROUNDING ZONES:</b>	N:	R-2	- Duplex-Fourplex Residential
	E:	R-1/AO-I	- Single Family Residential & Agricultural Open Interim
	W:	R-1	- Single Family Residential
	S:	C-2	- Neighborhood Commercial

<b>EXISTING LAND USES:</b>	N:	Apartments
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Mrs. Garza stated that the apartments would not align with the apartments that are located on the north side.

Chairwoman Izaguirre asked what was the lot size.

Ms. De Luna stated 136'x136'.

Mrs. Thompson asked if there was a way to fit more than 4 units on the lot.

Ms. De Luna stated 5 units can fit, but the applicant would need to reduce the footprint.

Ms. Thompson asked what was the parking requirements for one apartment.

Ms. De Luna stated the parking requirements for one unit was 2 parking spaces.

Chairwoman Izaguirre asked the board if they had any questions for staff.

There were none.

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

**Started: 6:11 p.m.**

**Ended: 6:15 p.m.**

**Item #2.0**

**Preliminary & Final  
Plat Approval:**

**Sonoma Ranch Subdivision Phase I  
A tract of land containing 22.84 acres of land,  
being a part or portion of Lot 30-9,  
R-1**

**Developer: Jason E. Garza**

**Engineer: Javier Hinojosa Engineering**

Mr. Hernandez went over the write-up stating this proposed subdivision is located along the east side of Mayberry Road approximately 1,320' north of Mile 2. — **see vicinity map**. The developer is proposing 108 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

### **WATER**

The developer is proposing to connect to an existing 8" water line located along the west R.O.W. of Mayberry Rd. and extend an 8" water line thru the subdivision providing a 1" water service to each lot. This line will be looped into the adjacent property SE of this site and all other ends will be prepped with 2" blow offs for future main extensions. There is a total of 10 proposed fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

### **SEWER**

The developer is proposing to connect to an existing 8" line along and within the R.O.W of Mayberry Road. A proposed 8" Sanitary Sewer line will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$21,600.00 (\$200 x 108 Lots).

## **STREETS & STORM DRAINAGE**

The subdivision will have 2 accesses both from Mayberry Road, with all internal streets being 32' Back-to-Back within 50' Right of Ways. This phase will have 2 open end streets leading north for future expansion. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff. Pipe sizes shall range from 18" to 36" each discharging into proposed detention ponds along the western part of the subdivision. Each pond will be excavated as part of the construction of its phase. The detention pond in phase II will tie to an inlet in phase I with a choked 18" pipe. The phase I detention pond outfall will be along the east side of Mayberry Road extending south to and tie to an existing inlet approximately 170' north of Mile 2 North. The City Engineer has reviewed and approved the drainage report.

## **OTHER COMMENTS**

- Water District Exclusion
- Assignment of Water Rights or payment of \$3000 per ac. ft.
- Escrow Park fees (108 Lots x \$500 = \$54,000.00)
- Must Comply with all other format findings

## **RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees
3. Provide Water District Exclusion, and
4. Assignment of Water Rights or payment of fee

Chairwoman Izaguirre asked if there were any questions for staff.

Ms. Garza asked if the subdivision being presented had issues with the water and sewer.

Mr. Hernandez stated there were no concerns when the subdivision was last presented.

Chairwoman Izaguirre stated Ms. Garza question was about the offset on the water and sewer.

Mr. Hernandez stated that a water line was attached to an existing 8" line just south of the irrigation canal running north. The developer will be extending an 8" water line through the subdivision and the sewer line will also be connected to an existing 8" sewer line.

Mr. Javier Hinojosa stated there isn't an offset sewer; it will be connected to a adjacent line. There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the subdivision plat. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:11 p.m.**

**Ended: 6:15 p.m.**

**Item #2.1**

**Preliminary & Final  
Plat Approval:**

**Sonoma Ranch Subdivision Phase II  
A tract of land containing 16.14 acres of land,  
being a part or portion of Lot 30-9,  
R-1  
Developer: Jason E. Garza  
Engineer: Javier Hinojosa Engineering**



Mr. Hernandez went over the write-up stating this proposed subdivision is located along the east side of Mayberry Road approximately 2,036' north of Mile 2. — **see vicinity map**. The developer is proposing 75 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

### **WATER**

The developer is proposing to connect to an existing 8" water line located along the west R.O.W. of Mayberry Rd. and extend an 8" water line thru the subdivision providing a 1" water service to each lot. This line will be looped into the newly installed water mains of phase I. There is a total of 6 proposed fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

### **SEWER**

The developer is proposing to connect to an existing 8" line along and within the R.O.W of Mayberry Road. A proposed 8" Sanitary Sewer line will run through the subdivision and collect from each lot through a 4" front and center stub out service. This line will connect to the newly installed system from phase I. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$15,000.00 (\$200 x 75 Lots).

### **STREETS & STORM DRAINAGE**

The subdivision will 1 main access from Mayberry Road, with all internal streets being 32' Back-to-Back within 50' Right of Ways. This phase will connect from 2 additional streets extending from phase I having access to phase I. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff. Pipe sizes shall range from 18" to 36" each discharging into proposed detention ponds along the western part of the subdivision. Each pond will be excavated as part of the construction of its phase. The detention pond in phase II will tie to an inlet in phase I with a choked 18" pipe. The phase I detention pond outfall will be along the east side of Mayberry Road extending south to and tie to an existing inlet approximately 170' north of Mile 2 North. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

- Water District Exclusion
- Assignment of Water Rights or payment of \$3000 per ac. ft.
- Escrow Park fees (75 Lots x \$500 = \$37,500.00)
- Must Comply with all other format findings

### **RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees
3. Provide Water District Exclusion, and
4. Assignment of Water Rights or payment of fee

Chairwoman Izaguirre asked if there were any questions for staff.

Ms. Garza asked if an 8" waterline was able to service the subdivision.

Mr. Hernandez stated yes, an 8" waterline is the minimum size water line.


Chairwoman Izaguirre stated that an 8" was more than enough for single family residential subdivision.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the subdivision plat. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#3.0**

**ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:16 p.m.



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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION  
OCTOBER 2, 2024  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Steven Alaniz  
Connie Garza  
Irene Thompson  
Omar Guevara  
Kevin Sanchez  
Raquene Austin

**P&Z ABSENT**

J.D Villarreal

**STAFF PRESENT**

Susie De Luna  
Alex Hernandez  
Elisa Zurita  
Gabriel Ramirez

**GUEST PRESENT**

Mike Braunstein  
Alexandra Santos  
Julio Alaniz  
Isaac Pietizak  
Carlos Salinas  
Lourdes Lerma  
Ramon Sotelo  
Dina Salinas  
Ester Salinas  
Valerie De Luna  
Robert Deshazo

**CALL TO ORDER**

Vice-Chairman Sanchez called the meeting to order at 5:31 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

Ms. Ester Salinas resides at 716 Miller Avenue, stated she had a concern regarding the construction the City of Mission was doing in front of her property which is causing a traffic safety problem.

**APPROVAL OF MINUTES FOR SEPTEMBER 18, 2024**

Vice-Chairman Sanchez asked if there were any corrections to the minutes for September 18, 2024. Ms. Thompson moved to approve the minutes. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:32 p.m.**

**Ended: 5:53 p.m.**

**Item #1.1**

**Rezoning:**

**Being a 0.97 acre tract of land, more or less, out of and forming a part of Lot 204, John H. Shary Subdivision C-4 to R-1T  
Lourdes Lerma**

Ms. De Luna went over the write-up stating the subject site is located approximately 352.56' West of N. Shary Road along the south side of Mirabelle Street.

**SURROUNDING ZONES:**

N:	R-1	– Single Family Residential
E:	C-4	– Heavy Commercial
W:	R-1	– Single Family Residential
S:	R-3	– Multi-Family Residential

**EXISTING LAND USES:** N: Single Family Homes  
E: Commercial  
W: Single Family Homes  
S: Vacant  
Site: Commercial

**FLUM:** General Commercial (GC)

**REVIEW COMMENTS:** Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. A GC (General Commercial) classification includes professional and medical office uses in addition to retail business or service uses that are in conformance with the uses permitted in a C-1 and C-3 zone. Townhomes are usually found in a MD (Moderate Density) classification which includes two family residential, mobiles and townhomes. Staff notes that it is not uncommon to see townhomes abutting commercial properties. Staff mailed out 24 notices to property owners within 200' radius to get their input in regards to this request. As of this date, staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff is recommending Approval.

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

Mr. Issac Pietizak who resides at 2202 E. 8<sup>th</sup> Street, he is a HOA Board member of the Mirabelle Subdivision. He stated he had a petition with over 50 percent against the rezoning. He added that the subdivision believed that the rezoning goes against the original proposed commercial area. He mentioned lots 47 to 51 were the lots that would be affected since they were proposing to 2-story townhouses. He explained that the subdivision also opposed to the rezoning because the proposed entrance would interfere with the emergency gate that was located on the Mirabelle street.

Ms. Valerie De Luna who resides at the Mirabelle Subdivision stated she was against the rezoning due to the lack of privacy she would have in the rear of her property.

Mr. Robert Deshazo who resides at Lot 47, Mirabelle Subdivision, stated he opposed to the rezoning because of lack of privacy. He added that the applicant was proposing the entrance of the subdivision where the gate entrance to Mirabelle Subdivision was located, and the community did not agree since they pay to maintain the gate.

Ms. Alexandra Santos who resides at 2204 E. 8<sup>th</sup> Street stated she opposed due to the traffic increase, children's safety and her property value.

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

Mr. Alaniz asked if plans were submitted or if what was being presented was only the rezoning.

Ms. De Luna stated that it was only the rezoning. She added that the entrance of the subdivision needed to be off of Shary Road and not Mirabelle Street.

Ms. Thompson asked if the applicant owned the entire lot.

Ms. De Luna stated yes, the applicant wants commercial in the front and townhouses in the rear. She mentioned that the property owner would need to subdivide and propose the entrance through Shary Road.

Ms. Thompson asked if the property to the south was zoned Multi-family Residential.

Ms. De Luna stated yes.

Ms. Thompson asked if Lots 41 and ½ of lot 47 would be impacted by 2-story buildings.

Ms. De Luna stated yes.

Vice Chairman Sanchez asked once the city verified the petition, what are the procedures for the petition.

Ms. De Luna stated the petition would need 20 percent of the residence signatures who are within the 200' radius. She added that 4 out of 5 votes were needed by City Council to be approved.

Vice Chairman Sanchez asked if the petition was 50 percent and verified.

Ms. De Luna stated if planning & zoning recommends approval, city council needed 4 out of 5 votes to be approved.

Mr. Alaniz asked if the subdivision would need a driveway since the entrance would have to be from Shary Road. He added why isn't the applicant rezoning the entire lot.

Ms. De Luna stated the applicant wanted to rezone only a small portion to Multi-Family Residential and use the rest of the property for commercial use.

Ms. Austin asked if the applicant was going to build a road for the subdivision.

Ms. De Luna stated yes, the subdivision would require a road.

Vice Chairman Sanchez asked if the board needed to table the rezoning since the petition needed to be verified.

Ms. De Luna stated that staff can verify the signatures before the City council meeting.

Ms. Austin asked how many units were proposed.

Ms. De Luna stated 12 units.

Mr. Guevara asked if all 12 units were being proposed as 2 story.

Ms. De Luna stated all 12 units.

Ms. Garza asked if the fire department would reject the proposal.

Ms. De Luna stated any plan that was submitted had to be reviewed by the fire department and public works.

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

Chairwoman Izaguirre arrived the meeting at 5:52 P.M.

Chairwoman Izaguirre took over the meeting.

**Started: 5:53 p.m.**

**Ended: 5:54 p.m.**

**Item #1.2**

**Rezoning:**

**Being a 4.516 acre tract of land  
out of Lot 6-9, West Addition to  
Sharyland Subdivision  
AO-I to I-1  
Union Design Developers, L.P.**

Ms. De Luna went over the write-up stating the site is located approximately 800' East of S. Mayberry Road along the North side of E. Military Highway.

<b>SURROUNDING ZONES:</b>	N:	AO-I	- Duplex-Fourplex Residential
	E:	AO-I/I-1	- Agricultural Open Interim & Light Industrial
	W:	AO-I	- Agricultural Open Interim
	S:	AO-I	- Agricultural Open Interim

<b>EXISTING LAND USES:</b>	N:	Vacant
	E:	Vacant
	W:	Vacant
	S:	Vacant
	Site:	Vacant

**FLUM:** General Commercial (GC)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map. However it complies with the fairly new existing surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect the proposed zone. Staff mailed 9 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends approval.

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

Chairwoman Izaguirre asked the board if they had any questions for staff.

There were none.

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

**Started: 5:54 p.m.**

**Ended: 5:58 p.m.**

**Item #1.3**

**Rezoning:**

**Being a 26.395 acre tract out of a  
35.72 acres out of Lot 5-10,  
West Addition to Sharyland  
AO-I to I-1  
Union Design Developers, L.P.**

Ms. De Luna went over the write-up stating the site is located at the Southwest corner of E. Military Highway and S. Bryan Road.

<b>SURROUNDING ZONES:</b>	N:	I-1	- Light Industrial
	E:	I-I & AO-I	- Light Industrial & Agricultural Open Interim
	W:	AO-I	- Agricultural Open Interim
	S:	AO-I/I-1	- Agricultural Open Interim & Light Industrial

<b>EXISTING LAND USES:</b>	N:	Vacant
	E:	Vacant
	W:	Vacant
	S:	Vacant
	Site:	Vacant

**FLUM:** General Commercial (GC)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map. However it complies with the fairly new existing surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect the proposed zone. Staff mailed 8 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends approval.

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

Mr. Mike Braunstein attended the meeting on behalf of Sharyland Utilities district, He mentioned that the office was located at 301 S. Mayberry Road. He added that the transition line was 10038 KV that runs across the property. He stated he wasn't opposed to the rezoning and that sharyland owned the easement. His main concern was public safety and wanted to make sure the easement wasn't being obstructed. He asked what was being proposed to be build, and if there is an easement agreement before anything would be built on the lot.

Chairwoman Izaguirre stated that would be discussed during the subdivision process.

Chairwoman Izaguirre 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.

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

**Started: 5:58 p.m.**

**Ended: 6:04 p.m**

**Item #1.4**

**Conditional Use Permit  
Renewal:**

**La Muñequita Ranch Event Center in a  
property Zoned (AO-I) Agricultural Open Interim  
3608 Compton Drive  
The North 4 acres of Lot 35, and the South 1.98  
acres of Lot 34, Bell-Wood Company's Subdivision "C"  
AO-I  
Dina Salinas-Valdez**

Ms. De Luna went over the write-up stating the site is located ¼ mile north of 2 Mile Road along the east side of Compton Road. The applicant has been running La Muñequita Ranch for more than 16 years. This is a family operated property that has several amenities such as a pond, stage, and kitchen, used for private family and rental events such as outdoor birthday parties, small weddings, quinceañeras and sweet 16, and other gatherings. Access to the property is off of a dirt road off of Compton Road. The last CUP approved for this location was on March 14, 2022 for a period of 2 years after business license issuance.

- **Days/Hours of Operation:** Sunday – Thursday from 8 am – 5 pm due to property management and upkeep, and Friday & Saturday from 8 am to 1 am depending on scheduled events.
- **Parking:** The applicant proposed to have a maximum of 150 guests, which requires 50 parking spaces (1 parking space for every 3 seats). There is an area designated for parking within the property.

**REVIEW COMMENTS:** Staff mailed out 11 notices to property owners within 200' radius and as of this write-up staff has not received any comments in favor or against this request. Staff has checked with the Police Department for any complaints regarding this use and no reports have been filed. Since this business has been in operation for 16 years without any complaints, staff does not object to an extended approval tenure.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:



- 1) Compliance with all City Codes, (Building, Fire, Health, Noise, etc.), and
- 2) CUP not to be transferable to others

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

Ms. Ester Salinas who owns 3 acres next to the event center stated her main concern was additional light poles to be located east of Compton Drive. She added that she was not opposed to the conditional use permit.

Chairwoman Izaguirre 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.

Chairwoman Izaguirre asked the board if they had any questions for staff.

Ms. Garza asked what does the city require to finish the Compton Road.

Ms. De Luna stated the property owners on the west side would need to dedicate a portion of their land to widen the street.

Chairwoman Izaguirre asked if Compton Drive was a public street or a private street.

Ms. De Luna stated Compton Drive was a public street.

Ms. Thompson asked if the street would get widen during the subdivision process.

Ms. De Luna stated yes.

Ms. Garza asked if the event center required security for the events.

Ms. De Luna stated yes, that is a requirement.

Ms. Garza asked if the parking was enough for 150 people.

Ms. De Luna stated yes.

Ms. Garza asked if the city required the event center to be ADA compliant or its grandfathered.

Ms. De Luna stated that the event center was grandfathered as is. She added the City of Mission does not require to be ADA compliant, that would be with the State of Texas.

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

Chairwoman Izaguirre entertained a motion to un table item 1.5. Ms. Garza moved to un table item 1.5. Mr. Alaniz seconded the motion. Upon a vote the motion passed.

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

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

**Item #1.5**

**Tabled**

**Conditional Use Permit:**

**The Cordelle Event Center  
2402 Brock Street, Suite C  
Lot 20, Shary Business Center  
(aka Shary Business Center Condos Unit 3)  
C-3  
Julio C. Alaniz**

Ms. De Luna went over the write-up stating the site is located approximately 130' east of Shary Road along the south side of Brock Street. The applicant is leasing an 1,820 sq.ft. suite within a multi-unit commercial plaza for a proposed event center. The applicant proposes to have small scale events such as corporate meetings, birthday parties, gender reveals, reunions, seminars, etc. Access to the site will be provided via a driveway off of Shary Road and Brock Street.

- **Hours of Operation:** Monday – Thursday from 6:00 pm to 12:00 am, Friday from 6:00 pm – 2am, and Saturday & Sunday from 8 am – 2am
- **Staff:** 4 employees
- **Parking:** In viewing the floor plan, there is a total of 48 seating spaces, which require 16 parking spaces (48 seats/ 1 space for every 3 seats = 16 parking spaces). It is noted that the parking area is held in common (142 existing parking spaces) and are shared with other businesses. Staff notes that when this commercial plaza was built the parking requirements were based on the square footage and not on the actual use.

**REVIEW COMMENTS:** Staff mailed out 25 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff notes that more than 50% of the businesses within the plaza are only open Monday thru Friday and close at 5pm. The applicant has amended the hours of operation to avoid any conflicts with the other businesses.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 year re-evaluation after business license issuance to assess this new operation,
- 2) Compliance with all City Codes (Building, Fire, Health, etc.),
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not be transferrable 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. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Ended: 6:09 p.m.**

**Item #2.0****Preliminary & Final  
Plat Approval:****Las Cumbres Terrace Subdivision (Private)  
Being a 4.5 -acre tract of land, more or less, out of  
Lot 29-4, West Addition to Sharyland Subdivision  
R-2****Developer: Victor Meza****Engineer: M2 Engineering, PLLC**

Mr. Ramirez went over the write-up stating this proposed site located along the West side of Troesper Rd. approximately 660' North of Mile 2 Rd. The site currently is vacant and unimproved consistent with grassland and bare surface. The subdivision will be private and feature approximately twelve (12) Fourplex lots. — see plat for actual dimensions, square footages, and land uses.

**WATER**

The developer is proposing to connect to an existing 12" water line located along the west R.O.W. of N. Troesper Rd. and extend an 8" water line through the site providing water service to each lot. It will be looped to the south onto the existing 8" line which was stubbed by the Troesper Fair Heights development. There are 2 proposed fire hydrants via direction of the Fire Marshal's office.  
– see utility plan

**SEWER**

The developer is proposing to connect to an existing sewer line on the east side ROW of N. Troesper Rd. and extend an 8" PVC line to collect from all lots abutting the internal street which will end with a standard MH. All lots will be stubbed with a 6" PVC line. The Capital Sewer Recovery Fee is required at \$670.00/Lot which equates to \$8,040.00 (\$670 x 12 Lots).

**STREETS & STORM DRAINAGE**

The subdivision will have 1 main access to be gated and end with a cul-de-sac. This access will have a 60' ROW with median islands at the entrance. The design will also include the street with a proposed paved 40' B-B.

The site is located within Zone "C", areas of minimal flooding based on the Community FIRM Panel No. 480334 0400C, Map Revised November 16, 1982. The proposed drainage infrastructure for this subdivision shall consist of an internal pipe system with curb inlets that will capture and convey the residual storm runoff towards an onsite detention pond. The runoff will be collected, detained onsite, and ultimately discharging into an existing 36" storm line located along the west side of Troesper Rd., which then discharges into the Mission Lateral a Hidalgo Co. Drainage District No. 1 owned ditch. The City Engineer has reviewed and approved the drainage report.

**OTHER COMMENTS**

0. Payment of Park Fees in the amount of \$24,000.00 (\$500 x 1-fourplex x 12 lots)
1. Installation of Street Lighting as per City Standards
2. Compliance with the Private Street policies
3. Water District Exclusion
4. Conveyance or Payment of Water Rights (\$3,000.00 per ac-ft.)
5. Comply with all other format findings

**RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Recovery Sewer fee
2. Payment of Park fee
3. Water District Exclusion, and
4. Conveyance or Payment of Water Rights

Chairwoman Izaguirre asked if there were any questions for staff.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the subdivision plat. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

### **ITEM#3.0**

#### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Ms. Thompson seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:08 p.m.



Diana Izaguirre, Chairwoman  
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION  
OCTOBER 16, 2024  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Kevin Sanchez  
Steven Alaniz  
Connie Garza  
Omar Guevara  
Irene Thompson  
J.D Villarreal

**P&Z ABSENT**

Raquenel Austin  
Diana Izaguirre

**STAFF PRESENT**

Irasema Dimas  
Alex Hernandez  
Elisa Zurita

**GUEST PRESENT**

Alex Quintanilla  
Guadalupe Gonzalez  
Dina Salinas  
Rosbel Gutierrez  
Lesly Saucedo  
Jonathan Morales

**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 OCTOBER 2, 2024**

Vice-Chairman Sanchez asked if there were any corrections to the minutes for October 2, 2024. Ms. Thompson moved to approve the minutes. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:31 p.m.**

**Ended: 5:31 p.m.**

**Item #1.1**

**Rezoning:**

**Being a 1.0 gross acre tract of land,  
more or less, out of the South 5.0  
acres of the North 10.0 acres of the  
South 20.0 acres of Lot 294,  
John H. Shary Subdivision  
R-3 to R-1  
Homer Rivas, M.D.**

Ms. Dimas stated that the applicant withdrew the application.

**Started: 5:31 p.m.**

**Ended: 5:33 p.m.**

**Item #1.2**

**Rezoning:**

**A 1.020-acre tract of land,  
more or less, being all the existing  
70-foot strip of United Irrigation  
District Canal Right-of-Way between  
Lot 40 and 41, Bell-Woods Company's  
Subdivision "C"  
AO-I to R-2**

**DS3 Development  
Dina Salinas**

Ms. Dimas went over the write-up stating the site is located approximately 579' East of N. Trospen Road between Lots 40 and 41 of Bell-Woods Company's Subdivision "C".

**SURROUNDING ZONES:**

N:	AO-I	- Agricultural Open Interim
E:	R-2	- Duplex – Fourplex Residential
W:	R-2	- Duplex – Fourplex Residential
S:	AO-I	- Agricultural Open Interim

**EXISTING LAND USES:**

N:	Vacant
E:	Vacant
W:	Vacant
S:	Vacant
Site:	Vacant

**FLUM:** Low Density Residential (LD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map. However it complies with the fairly new existing surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect the proposed zone. Staff mailed 9 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends Approval.  
Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Mrs. Dina Salinas who resides at 3608 Compton Drive, mentioned that she had been approved in May 2023 for the rezoning of her adjacent properties. She added she was advised to purchase the irrigation canal instead of crossing over the irrigation canal.

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

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

There were none.

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

**Started: 5:33 p.m.**

**Ended: 5:36 p.m.**

**Item #1.3**

**Conditional Use Permit:**

**To Place a Mobile Food Truck – Café Allegro  
1001 E. Griffin Parkway  
Being a 0.54 of an acre tract of land being**

**A portion of Lot 25-10, West Addition to Sharyland  
C-1  
Jonathan Morales**

Ms. Dimas went over the write-up stating the site is located approximately 300' east of E. Palm Circle along the north side of E. Griffin Parkway. The applicant is leasing an area within the Picasso Chiropractic Clinic to place Café Allegro Mobile Food Truck. He plans to offer a variety of coffees and pastries. This operation will only be for pick up and go. Access to the site is provided off of Griffin Parkway through an existing 22' concrete driveway.

- **Days / Hours of operation:** Monday – Saturday from 7am – 11 am and closed on Sundays
- **Staff:** 2 employees will man this operation.
- **Parking & Landscaping:** There is a total of 8 parking spaces available that will be shared amongst the two businesses. The Chiropractic Clinic operates by appointment only. The applicant will be required to add landscaping.

**REVIEW COMMENTS:** Staff mailed out 15 notices to property owners within 200' radius and as of this write up staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1-year re-evaluation to continue to assess this operation,
- 2) Compliance with all City Codes (Building, Fire, Parking, etc.),
- 3) Acquisition of a business license, and
- 4) CUP not transferable to others

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.

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

**Started: 5:36 p.m.**

**Ended: 5:36 p.m**

**Item #1.4**

**Tabled**

**Rezoning:**

**Being a 0.97 acre tract of land, more  
or less, out of and forming a part of  
Lot 204, John H. Shary Subdivision  
C-4 to R-1T  
Lourdes Lerma**

Ms. Dimas stated that the applicant requested to take no action as they will not be presented.

**Started: 5:36 p.m.**

**Ended: 5:37 p.m.**

**Item #2.0**

**Single Lot Variance:**

**The South One-Half of  
Lot 4, Lucila Subdivision  
R-1  
Jose A. Lopez**

Mr. Hernandez went over the write-up stating the site is located approximately 150' South of Mile One South Rd. on the East side of Erma Ave. - see vicinity map. The property measures 50'x100' for a total of 5,000 sq. ft. or 0.11 of an acre in which the owner is proposing to build a residential home. Currently, the property is vacant.

**WATER:** There is an existing 8" water line along the West ROW of Erma Ave. Water service is readily available. There is also an existing fire hydrant at SW corner of this site therefore this requirement is fulfilled.

**SEWER:** The property also has access to an existing 8" sanitary sewer line located along the East ROW of the same street. Sanitary sewer service is accessible and the Capital Recovery Sewer fee will be imposed.

**STREETS:** The property has frontage to Erma Ave. There is no additional ROW needed. A streetlight can be found on front of this site therefore no need for additional street lights at this location.

**OTHER COMMENTS**

Park Fee is required at \$500 (per lot).

**RECOMMENDATION**

Staff recommends approval subject to payment of the Sewer Capital Recovery fee and payment of the Park fee.

Vice-Chairman Sanchez asked if there were any questions for staff.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Mr. Alaniz moved to approve the single lot variance. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:37 p.m.**

**Ended: 5:40 p.m.**

**Item #3.0**

**Preliminary & Final  
Plat Approval:**

**Tanglewood at Bentsen Palm Phase V  
A tract of land containing 11.688 acres being out of Lot 14,  
Del Monte Irrigation Co. Subdivision  
PUD (R-1)  
Developer: Rhodes Enterprises, Inc.  
Engineer: Melden & Hunt, Inc.**

Mr. Hernandez went over the write-up stating this proposed site located is located approximately 150' East of the intersection of Falcon Drive & Kingfisher Lane with a continuation of Falcon Drive.



The property is currently open with a proposed use of (42) Forty-Two Single Family Residential lots – see plat for actual dimension, square footages, and land uses.

**WATER:** The developer shall connect to an existing 8" water line located along the South ROW of Falcon Drive within Tanglewood Phase IV which ended with a flush valve. The flush valve will be removed and a line will extend into the proposed development with a new 8" water line to provide water for each lot by a 1" service. There are 3 proposed fire hydrants via direction of the Fire Marshal's office.

**SEWER:** The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line along the North side of Falcon Drive being a continuation from Tanglewood Phase IV. This system will extend and also connect to an existing line NE of this proposed site. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$8,400.00 (\$200.00 x 42Lots).

**STREETS & STORM DRAINAGE:** The proposed internal streets will be 32' back-to-back within a 50' Right of Way. Access will be from Falcon Drive. The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into an existing H.C.I.D No. 18 drain ditch, which was widened by phase III to accommodate future phases. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

Water District Exclusion

Conveyance or Payment of Water Rights

No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.

Must comply with all other format findings

Installation of street lighting as per City Standards

#### **RECOMMENDATION**

Staff recommends approval subject to:

Payment of Capital Sewer Recovery Fees

Provide Water District Exclusion, and

Conveyance or Payment of Water Rights

Vice-Chairman Sanchez asked if there were any questions for staff.


There was none.

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

**ITEM#4.0**

**ADJOURNMENT**

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:40 p.m.



Kevin Sanchez, Vice-Chairman  
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION  
NOVEMBER 6, 2024  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Kevin Sanchez  
Steven Alaniz  
Connie Garza  
J.D Villarreal  
Raquenel Austin  
Diana Izaguirre

**P&Z ABSENT**

Irene Thompson  
Omar Guevara

**STAFF PRESENT**

Susana De Luna  
Alex Hernandez  
Jessica Munoz  
Elisa Zurita  
Gabriel Ramirez

**GUEST PRESENT**

Abraham Munoz  
Claudia Bajos  
Rosie Olivarez  
Magdalena Garcia  
Elias Guajardo  
Isela Salinas  
Isaac Pietrzak

**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 OCTOBER 16, 2024**

Chairwoman Izaguirre asked if there were any corrections to the minutes for October 16, 2024. Ms. Garza moved to approve the minutes. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:33 p.m.**

**Ended: 5:36 p.m.**

**Item #1.1**

**Conditional Use Permit:**

**Single Family Dwelling within property  
Zoned (R-4) Mobile Home and Modular District  
1508 Ragland Road  
Being a 0.242 acre gross, 0.176 acre net, tract of  
Land out of the north 206.28' out of Lot 31,  
Sharyland Orchards Subdivision  
(aka Lot 1, King Mobile Subdivision U/R)  
R-4  
DSSG Investments, LLC**

Ms. De Luna went over the write-up stating the site is located at the Northeast corner of Ragland Road and Pleasant Lane. The lot's dimensions are 88.14'x87' for a total of 7,668 sq.ft.

**ZONING CODE:** Section 1.40(3f) of the Mission Zoning Code under Conditional Uses allows for: "One single-family dwelling per lot. Structure must meet the requirements of the R-1 district." Based on the site plan, it is noted that the house will not be meeting the 10' rear setback, thus if CUP is approved, the applicant would need to seek a variance request through ZBA. Also, there is proposed fire pit area with a yoga deck being proposed on the 10' utility easement that would need to be relocated.

**HISTORY:** There are a total of 5 properties previously approved for residential use within King Mobile Subdivision.

**REVIEW COMMENTS:** Staff mailed out 28 notices to property owners within 200' radius and as of this write up staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:  
1) Meeting all R-1 setbacks and/or obtaining a variance for the rear setback,  
2) Relocating fire pit with yoga deck, and  
3) CUP to be transferable to others.

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

There were 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 the board if they had any questions for staff.

There were none.

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

**Started: 5:36 p.m.**

**Ended: 5:39 p.m.**

**Item #1.2**

**Conditional Use Permit:**

**Home Occupation – Z Galleria Antiques  
2401 Sunset Lane  
Being the West 172' of the South 120' of  
The West 363' of Lot 152, Sharyland  
Orchards Subdivision Addition "A"  
R-1A  
Elias Guajardo**

Ms. De Luna went over the write-up stating the site is at the Northeast corner of Shary Road and Sunset Lane. The applicant resides in this home and would like to designate 658 sq.ft. within the home for an antique shop. Customers would be able to buy/sell gold and silver, antiques, collectibles, jewelry, customers could also consign items & purchase items. Access to the property is proposed to be off of Sunset Lane and exit to Shary Road.

- **Days / Hours of operation:** Monday – Saturday from 9am – 5pm and Sunday –closed.
- **Staff:** The applicant and 1 employee will man this operation.
- **Parking & Landscaping:** The house measures a total of 1,432 sq. ft. Based on the size designated for the home occupation, it will require 5 parking spaces, thus meeting code. The applicant did mention that in his previous locations that most cars he had was 3 at one time.

- Landscaping is meeting code.

**REVIEW COMMENTS:** Staff mailed out 14 notices to property owners within 200' radius and as of this write up staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 year re-evaluation to continue to assess this operation,
- 2) Must comply with all City Codes (Building, Fire, Parking, etc.),
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP 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. Garza moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any questions for staff.

Ms. Garza asked if the business was in operation.

Ms. De Luna stated no as of now the business isn't operating.

Ms. Garza asked what type of signs are allowed for the home occupation.

Ms. De Luna stated the only signs allowed would be 24" x 18" signs attached on the door.

Mr. Guajardo who resides at 2401 Sunset Lane attended the meeting.

Ms. Garza asked where the designated parking was located.

Mr. Guajardo stated the wooden fence would be relocated back and he would pave the area for the total of 5 parking spaces also, the business is not in operation.

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

**Started: 5:39 p.m.**

**Ended: 5:43 p.m.**

**Item #1.3**

**Conditional Use Permit:**

**To Keep a Portable Building  
for a Photography Studio  
1547 W. Business Highway 83  
Being the East 25'x125' of the  
West 75'x125' and the Southwest  
50'x125' of Lot 5, Mission Acres  
C-3**

## **Arlae Salinas**

Ms. De Luna went over the write-up stating the site is located at the Northeast Corner of W. Business Highway 83 and Washington Street. The portable building measures 19.4'x23'. The applicant is requesting a conditional use permit to use the existing portable building for a Photography Studio. Access to the site is off of Washington Avenue.

- **Hours of Operation:** Tuesday – Sunday 10 a.m. to 7 p.m.
- **Staff:** 1 employee will operate the business
- **Parking & Landscaping:** The building requires a minimum 4 parking spaces. Staff notes there are 2 existing parking stalls. The applicate will need to add 2 additional parking stalls to have a minimum of 4 parking stalls. Landscaping will need to be added and maintain.

**REVIEW COMMENTS:** It is not uncommon to have portable buildings to be used as an office. Staff knows that having a portable building may not be a long-term desire of the City when considering aesthetics. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable will need to be upgraded with an on-site built structure. Staff mailed out 19 notices to property owners within 200' radius and has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1.) 1-year re-evaluation to continue to assess this operation
- 2.) Must comply with all City Codes (Landscaping, maintenance of parking area, etc.)
- 3.) The building must be skirted,
- 4.) Acquisition of a business license prior to occupancy
- 5.) CUP not be transferable to others

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

Ms. Isela Salinas attended the meeting on behalf for Ms. Arlae Salinas

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

Ms. Garza asked if there was another structure in the rear of the property.

Ms. De Luna stated it's a storage building.

Chairwoman Izaguirre asked if there is another house on the property.

Ms. De Luna stated the property used to be residential it was rezoned commercial.

Ms. Garza asked if the shed was going to be removed.

Ms. De Luna asked Ms. Salinas if her sister will be moving the storage shed.

Ms. Salinas stated her sister doesn't plan on moving the shed.

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

**Started: 5:43 p.m.**

**Ended: 5:50 p.m**

**Item #1.4**

**Conditional Use Permit:**

**To Keep a Portable Building  
for Sales Office – Munoz Garden  
1911 S. Conway Avenue  
Being a 15.07 Acre tract of land out of  
Lot 13-6, West Addition to Sharyland  
I-1  
Munoz Garden Center**

Ms. De Luna went over the write-up stating the site is located 4,653' South of Expressway 83 along the west side of S. Conway Ave. The portable building measures 30' x 60'. The applicant is requesting a conditional use permit to use the existing portable building as an office for a Nursery. Access to the site is off of Conway Avenue off of a 40' driveway.

- **Hours of Operation:** Monday – Saturday 8 a.m. to 6 p.m.
- **Staff:** 3 employees will operate the business
- **Parking & Landscaping:** The building requires a minimum 4 parking spaces. Staff notes there are a total of 121 parking stalls.

**REVIEW COMMENTS:** It is not uncommon to have portable buildings to be used as an office. Staff knows that having a portable building may not be a long-term desire of the City when considering aesthetics. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable will need to be upgraded with an on-site built structure. Staff mailed out 6 notices to property owners within 200' radius and has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1.) 1-year re-evaluation to continue to assess this operation
- 2.) Must comply with all City Codes (Landscaping, maintenance of parking area, etc.)
- 3.) The building must be skirted,
- 4.) Acquisition of a business license prior to occupancy
- 5.) CUP not be transferable to others

Ms. De Luna explained to the board members. She mentioned the property owner started to lease the portable building to the plant nursery before they were aware they were required to get a conditional use permit for a portable building.

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

Mr. Abraham Munoz attended the meeting. He stated the business is located at 1911 S. Conway Avenue.

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

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

**Started: 5:50 p.m.**

**Ended: 6:05 p.m**

**Item #1.5**

**Conditional Use Permit:**

**Construct a Drive-Thru Service Window  
– Taqueria Oviedo  
608 W. Griffin Parkway  
Lot 2, Aziz No. 2 Subdivision  
C-3  
Taqueria Oviedo  
c/o Elizabeth Oviedo**

Ms. De Luna went over the write-up stating the site is located near the NE corner of W. Griffin Parkway and Holland Road along the north side of W. Griffin Parkway. Taqueria Oviedo has been in business since 2015 at the above location serving authentic Rio Bravo Tacos and seafood delights. They understand the evolving needs of their valued customers and would like to address the challenge of customer convenience and safety, by constructing a drive-thru service window. They aim to provide a solution that allows customers to order and receive their food without leaving the comfort and safety of their vehicles. Access to the site will be provided off of W. Griffin Parkway through existing 26' driveways.

- **Days & Hours of Operation:** Monday – Sunday from 11:00 am to 12:00 am
- **Employees:** 7 employees in different shifts
- **Parking:** In reviewing the site plan, the applicant is proposing to install a 24' x 38' drive-thru service window and a 4' x 8' LED menu board. They are also proposing for their customers to come in through W. Griffin Parkway and place their order and exit thru the alley. The applicant is proposing to install One Way Signs to alert to patrons that they can no longer come in through the alley. Staff notes that the parking is held in common for this commercial plaza and they have a total of 60 parking spaces that are shared with other businesses.

**REVIEW COMMENTS:** Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff notes that on June 28, 2012 the City Council adopted Ordinance No. 3782 prohibiting all drive-thru service window businesses from exiting or entering from an adjoining public alley where said alleys serve any adjoining residences. The purpose of this ordinance was to avoid having water meter damaged and having commercial vehicles blocking the alley. In this particular case, staff notes that the home directly north uses the alley as a driveway, which would create a conflict for that reason staff cannot support this request.

**RECOMMENDATION:** Staff recommends denial.

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

Ms. Rosie Olivarez who resides at 709 W. 24<sup>th</sup> Place, stated she and her husband used the rear driveway daily and it would be inconvenient for her since her driveway is located near the proposed drive thru.



Ms. Magdalena Garcia who resides at 707 W. 24<sup>th</sup> Place, stated she agrees with Ms. Olivarez it was also an inconvenience for her.

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

Chairwoman Izaguirre asked if the alley was for the commercial plaza or the residential subdivision.

Ms. De Luna stated the alley was created for the plaza. She mentioned the alley is a public street it could be used by any property owner.

Chairwoman Izaguirre asked if there was an easement in the alley.

Ms. De Luna stated there was a utility easement that runs along the rear of the property.

Ms. Austin asked if there were meters along the way that could be damaged.

Ms. De Luna stated she hadn't seen any meters but had seen the dumpsters.

Mr. Sanchez asked if there was an issue with the fire department.

Ms. De Luna stated the main issue with the fire department was the width of the drive-thru between the building.

Mr. Saenz is representing the fire department stated the main concern was the fire trucks wouldn't be able to fit between the buildings. He mentioned the size of the fire trucks are 10' to 14' wide. He stated they wouldn't be able to fit the aerial device between buildings. He mentioned if they were to put an awning to protect the window there would be a conflict since the aerial device wouldn't fit. He stated there also wouldn't be access to the fire hydrants.

Chairwoman Izaguirre asked if it didn't have an awning would it be fine.

Mr. Saenz answered yes, also if the alley was a 1 way instead of a 2 way.

Chairwoman Izaguirre asked if the dumpster trucks were driving through the alley.

Mr. Saenz stated yes, the dumpster trucks drive through the alley. He mentioned the dumpster trucks are a bit taller than the fire trucks. He stated if the applicant were to add the awning the fire trucks and dumpster would knock off the awning and it would collapse the building would put the fire department personnel at risk and it would be expensive for the City of Mission also for the applicant to repair the damages.

Ms. Garza asked if the dumpster trucks come from the West to East.

Mr. Mendiola stated the dumpster trucks come off of Holland.

Chairwoman Izaguirre asked if the dumpster trucks used the space between the 2 buildings.

Mr. Mendiola stated the dumpster trucks try not to go through the space between the buildings. He mentioned the dumpster trucks back up to Holland.

Chairwoman Izaguirre asked if the applicant doesn't have an awning then the Fire & Sanitation Department wouldn't have a problem with the drive thru.

Ms. De Luna stated staff is recommending for the drive thru be a one way. She mentioned Mrs. Oviedo has already gotten permission from the plaza property owner. She mentioned the property owner will designate the alley to be a one way.

Ms. Garza asked how many residents used the alley to access their residence.

Ms. De Luna stated it would only be one person since Mrs. Olivarez is the only person in the Trosper Gardens subdivision that has a driveway in the rear of her property.

Mr. Saenz suggested for the applicant to move the menu sign back to where the parking is located, also the hood would have to be removed.

The Board members are discussing among each other different options to assist the applicant.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit subject to relocate the exterior hood system, A/C unit and proposed menu sign; no awning; and the alley to be a one way only. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously, with Ms. Garza abstained.

**Started: 6:05 p.m.**

**Ended: 6:07 p.m**

**Item #1.6**

**Conditional Use Permit:**

**Sale & On-Site Consumption of  
Alcoholic Beverages – El Itacate  
301 N. Shary Road, Ste. 240  
Lot 2, Shary Town Plaza  
C-3  
Las Pupusas Del Itacate, LLC**

Ms. De Luna went over the write-up stating the site is located approximately 450' north of 1<sup>st</sup> Street along the westside of Shary Road. The applicant is leasing a 4,004 sq.ft. suite within a commercial plaza for a Mexican Restaurant. The applicant would like to offer alcohol with her meals. Access to the site will be off of two 30' driveways off of Shary Road.

- **Hours of Operation:** Monday to Sunday from 7:00 a.m. to 12:00 a.m.
- **Staff:** 15 employees in different shifts
- **Parking:** In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats = 37.6 parking spaces). It is noted that the parking area is held in common (143 existing parking spaces) and are shared with other business within the commercial plaza.
- **Sale of Alcohol:** The restaurant includes a 'bar' component. Section 1.56(3a) of the Zoning code requires a minimum separation of 300' from the property line of any churches, school,

publicly owned property, and residences. There are none of these land uses within the above radius (measured door to door for church or hospital; measured lot line to lot line for schools.)

**REVIEW COMMENTS:** Staff mailed out 15 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1.) 1-year re-evaluation to continue to assess this new operation;
- 2.) Must comply with all City Codes (Building, Fire, etc.)
- 3.) Acquisition of a business license prior to occupancy.
- 4.) CUP not to be 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. Austin moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Garza asked if the business is required to have handicap spaces.

Ms. De Luna stated yes, the commercial plaza already has the required handicap spaces.

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

**Started: 6:07 p.m.**

**Ended: 6:09 p.m.**

**Item #1.7**

**Conditional Use Permit:**

**Elegancia Event Center  
3009 N. Conway Avenue, Ste. 5  
Lot 1, J. Reyes Subdivision  
C-3  
Brandon Solis**

Ms. De Luna went over the write-up stating the site is located approximately ¼ of a mile south of W. Mile 2 Road along the west side of Conway Avenue. The applicant is leasing a 1,500 sq.ft. suite within a commercial plaza for a proposed Event Center. The applicant is proposing to host small scale events such as birthday parties, baby showers, baptisms, and graduations. Access to the site is off of a 30' driveway cut along Conway on the north side of the property.

- **Hours of Operation:** Monday to Sunday from 9:00 a.m. to 12:00 a.m.
- **Staff:** 2 employees
- **Parking:** In reviewing the floor plan, there is a total of 70 seating spaces, which require 23 parking spaces (70 seats/3 seats = 23.3 parking spaces). It is noted that the parking area is held in common (70 existing parking spaces) and are shared with other business within the commercial plaza.

**REVIEW COMMENTS:** Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1.) 1 yr. re-evaluation in order to assess this new business;
- 2.) Must comply with all City Codes (Building, Fire, etc.)
- 3.) Acquisition of a business license prior to occupancy
- 4.) CUP not to be 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. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any questions for staff.

There was none.

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

Chairwoman Izaguirre entertained a motion to untable item 1.8. Mr. Sanchez moved to untable item 1.8. Mr. Alaniz seconded the motion. Upon a vote the motion passed.

**Started: 6:09 p.m.**

**Ended: 6:30 p.m.**

**Item #1.8**

**Tabled**

**Rezoning:**

**Being a 0.97 acre tract of land, more or less, out of and forming a part of Lot 204, John H. Shary Subdivision C-4 to R-1T  
Lourdes Lerma**

Ms. De Luna went over the write-up stating the site is located approximately 352.56' West of N. Shary Road along the south side of Mirabelle Street.

**SURROUNDING ZONES:**

N:	R-1	– Single Family Residential
E:	C-4	– Heavy Commercial
W:	R-1	– Single Family Residential
S:	R-3	– Multi-Family Residential

**EXISTING LAND USES:**

N:	Single Family Homes
E:	Commercial
W:	Single Family Homes
S:	Vacant
Site:	Commercial

**FLUM:**

General Commercial (GC)

**REVIEW COMMENTS:** Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. A GC (General Commercial) classification includes professional and medical office uses in addition to retail business or service uses that are in conformance with the uses permitted in a C-1 and C-3 zone. Townhomes are usually found in a MD (Moderate Density) classification which includes two family residential, mobiles and townhomes. Staff notes that it is not uncommon to see townhomes abutting commercial properties.

Staff mailed out 26 notices to property owners within 200' radius to get their input in regards to this request. Staff did receive a petition with 42% in opposition. The concerns voiced in the petition include: increased traffic and congestion, noise and disturbance, property value impact, privacy concerns, security issues, overburdening local infrastructure, change in community character, proposed emergency exit will remove greenway and impede the traffic flow, and the private drive will not allow the free flow of garbage collection.

**RECOMMENDATION:** Staff is recommending Approval.

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

Mr. Isaac Pietrzak resides at 2202 E. 8th Street located at the Mirabelle Subdivision. He mentioned he is the treasurer of the HOA Mirabelle Subdivision. He stated the subdivision has over 90 homes. He stated that the petition he had submitted had over 60 property owners that signed the petition and were opposed to the rezoning but only 26 property owners were within the 200' radius. He stated 42% were opposed to the rezoning. He stated the Mirabelle subdivision property owners were concerned about the potential increase in traffic on Shary Road which intersects with the Mirabelle subdivision and exit on Mirabelle Street. He mentioned the applicant was proposing an entrance and exit on Mirabelle street. He stated that another concern would be the dumpster trucks collecting trash; property values; and privacy issues since the homes are located in a low density area. He stated on Glenwood Avenue there are five homes where the two-story townhouses would have a clear access to the property owner's backyard.

Mr. David Salinas is representing the rezoning on behalf of Mrs. Lerma. He stated he had submitted a layout of the site plan to the board. He added it still has a lot of progress to do. He mentioned the applicant thought it was best to propose the residential side on the rear of the property instead of trying to propose commercial in the rear of the property. He mentioned it would be a downward zone if they were to do townhouses versus commercial. He stated they were going to limit or reduce the size of the proposed lots to make them smaller in depth since they would create more room for the vehicles to maneuver when they would be entering residential subdivision. He mentioned there was going to be a gate with a keypad for the residents that would live in the townhouses subdivision which would come off of Shary Road and would go down the main road that's going to separate the two proposed commercial plazas. He mentioned they were not going to allow the townhomes to have backyards for the purpose of the residents having parties would be disturbing the Mirabelle subdivision. He said they do have another option they are considering doing the property all commercial. He stated they have no intention of accessing Mirabelle Street the only entrance and exit would be through Shary Road.

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

Chairwoman Izaguirre asked where the entrance is going to be located if it was going to be located on Mirabelle Street.

Ms. De Luna stated that the entrance would be off of Shary Road.

Ms. Garza asked about the 40' ROW if all the developments are required to have the 50' ROW.

Ms. De Luna replied yes 50' ROW. She stated typically a site plan isn't required during the rezoning. However, it was required by one of the Board Members.

Mr. Alaniz asked about the emergency exit.

Mr. Saenz stated the emergency exit would be used by emergency vehicles. The issues with putting another gate where the Mirabelle subdivision gate is located there would be a delay to the emergency. He mentioned if they were to move the gate they would have to label it for Emergency vehicles only.

Ms. Austin asked when they would use the emergency exit.

Mr. Saenz stated they have to check the fire hydrants to make sure they are safe and working.

Chairwoman Izaguirre stated the proposal would need a cul-de-sac.

Mr. Saenz stated yes it would so they wouldn't use the main entrance.

Chairwoman Izaguirre asked Mr. Pietrzak if the Mirabelle subdivision would be okay with the street connected into the Mirabelle subdivision.

Mr. Pietrzak stated they were opposed. They would rather have the property be commercial instead of residential also, since the electrical powerhouse is located in the easement for the gate and their mailboxes are located there. He stated the subdivision main concerns are the traffic, the privacy issue with the townhouses being a two story.

Chairwoman Izaguirre asked Ms. De Luna to explain the petition map.

Ms. De Luna stated that Mr. Pietrzak had obtained signatures that were outside of the 200' radius. They were a total of 40 signatures outside the radius colored in orange and only 11 within the radius colored in yellow.

Chairwoman Izaguirre asked what the orange color was.

Ms. De Luna stated the orange is for the property owners signatures.

Chairwoman Izaguirre asked if they were in favor or against.

Ms. De Luna stated they are all against.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to deny the rezoning. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously, with Mr. Sanchez abstained.

**Started: 6:30 p.m.**

**Ended: 6:32 p.m.**

**Item #2.0**

**Single Lot Variance:**

**A tract of containing 0.36 acres of land out of the South One-Half of Block 15-8, West Addition to Sharyland Subdivision of porciones 53, 54, 55, 56, & 57 further being Out of Lot 61 of the unrecorded Melba Carter Subdivision R-1**

**Sergio Salinas & Sonia Salinas**

Mr. Ramirez went over the write-up stating the site is located on the SE corner of Mayberry Road and Melba Carter. The property measures 120'x112' for a total of 13,440 sq. ft. exceeding the minimum square footage size requirements for an R1 lot in which the owner is proposing to build a residential home. Currently, the property is vacant.

**WATER:** There is an existing 8" water line along the South ROW of Melba Carter. Water service is readily available. There is also an existing fire hydrant directly across the street of this site therefore this requirement is fulfilled.

**SEWER:** The property also has access to an existing 8" sanitary sewer line located along the South ROW of the same street. The applicant is currently connected to the city sewer system. An existing stubout is active and will service this lot. Sewer Capital Recovery fees do not apply.

**STREETS:** The property has a double frontage to Melba Carter and Mayberry Rd. where Melba Carter will be reserved. There is no additional ROW needed. A streetlight can be found on front of this site therefore no need for additional street lights at this location.

**OTHER COMMENTS**

- Park Fee is required at \$500 (per lot).

**RECOMMENDATION**

Staff recommends approval subject to payment of the Park fee.

Chairwoman Izaguirre asked if there were any questions for staff.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the single lot variance as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:32 p.m.**

**Ended: 6:35 p.m.**

**Item #2.1**

**Request by Sandra Tamez to have P&Z waive 6-month waiting period in order to reapply for a Rezoning of a 2.44 acre tract of land out of the 7.8 acres out of the Fernandez Strip out of Porcion 52**

Ms. Austin asked if the applicant was requesting the whole lot or the 2.44 acres they had requested before.

Ms. De Luna stated they were requesting the same area which is the 2.44 acres. She mentioned the property owner own 7 acres in total.

Ms. Daniella stated she is representing the applicant. She mentioned the rezoning had gotten approved for a short-term rental by planning & zoning but she spoke with Ms. De Luna she discovered they weren't allowed to have an event place as a short-term rental.

Ms. De Luna stated the short-term rentals would only allow the rental of the property but not the commercial use or to advertise since the property isn't zoned for commercial use.

Ms. Daniella stated Ms. Tamez is wanting to get the required permits. She mentioned the applicant had wanted to advertise as an event center for the 2.44 acres.

Chairwoman Izaguirre asked if there were any questions for staff.

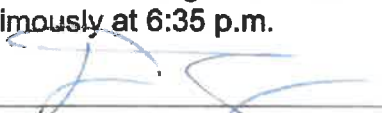
There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the 6 months waiver. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#3.0**

**ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:35 p.m.

  
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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



# Minutes

TRAFFIC SAFETY COMMITTEE  
Tuesday, June 18, 2024 12:00 Noon  
Mission Police Department – Conference Room  
1200 E. 8<sup>th</sup> Street  
Mission, Texas 78572

## MEMBERS PRESENT

German Reyna  
Apolinar Solis  
Luis Dovalina  
Luis Moreno  
Brandon Lau  
Francisco Rivera  
Rodolfo Trevino

## MEMBERS ABSENT

Humberto Garza  
Gilbert Salinas  
Luis Enrique Lopez

## STAFF PRESENT

Chief Cesar Torres  
Asst. Ted Rodriguez  
Asst. Rey Perez  
Maribel Castellanos  
Abel Bocanegra

## GUESTS PRESENT

Bertha Godinez  
Jennifer Godinez  
L. Godinez

## Call To Order

With a quorum being present, Assistant Chief Ted Rodriguez called the Regular Meeting to order at 12:17 p.m.

## Invocation

Assistant Chief Ted Rodriguez led the Invocation

## Pledge of Allegiance

Chief Torres led the pledge of allegiance.

## Citizens' Participation

Assistant Chief Ted Rodriguez asked if there was any citizen's participation.

There was none.

## Approval of Minutes for Friday, February 16, 2024

Assistant Ted Rodriguez asked if there were any corrections to the minutes. Mr. Luis Moreno moved to approve the minutes as presented. Mr. Rodolfo Trevino seconded the motion. Upon a vote, the motion passed unanimously.

## New Business

### **Tabled Item 1.1 Discussion on the placing of speed humps on West 27<sup>th</sup> Street, Woodland Ridge Subdivision.**

Mrs. Bertha Godinez begins by explaining that she is the spoke person from the neighborhood and neighbors have asked her about the status of this request. She also asked the Board to take into consideration that there are children playing outside specially now that they are out on vacation. Her main concern is an auto pedestrian accident.

City Engineer Mr. Abel Bocanegra starting by saying that the request does not meet the 1,000 ft City requirement and another City requirement is that the speed humps can't be near a driveway, which in this place it is. With this been said it does not meet the requirements for installation. Chief Torres started by explaining about the three-day survey that was perform. There was only 1 citation given on the first day and a warning on the third day but no heavy traffic to move forward with the request. Chief Torres also added that he will request an evening survey, that way we have two and can help with the final decision. Mr. Francisco Rivera stated that maybe if the request is taking to a board for a variance it can help with the installation. Chief Torres explained the process about taking this request to the ZBA Board and request a variance and maybe the speed humps can get install. There being no further discussion, Mr. Luis Dovalina entertained a motion for the request to be sent to Zoning Board of Adjustment Board for a variance request for the installation of the speed humps. Mr. Francisco Rivera move to approve the motion as recommended by Mr. Luis Dovalina. Mr. German Reyna seconded the motion. Upon a vote, the motion passed unanimously.

### **Old Business**

Assistant Chief Ted Rodriguez asked if there was any old business.

There was none.

### **Adjournment**

There being no further discussion Mr. German Reyna entertained a motion to adjourn. Mr. Rodolfo Trevino seconded the motion. Upon a vote, the meeting was adjourned at 12:55 pm.



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Cesar Torres, Chief of Police