

**SPECIAL PLANNING AND ZONING COMMISSION  
JANUARY 4, 2012  
CITY COUNCIL CHAMBERS @ 12:00 P.M.**

**P&Z PRESENT**

Mario Garza  
Carlos Lopez  
Rene Flores  
Marisela Marin  
Abiel Flores  
Diana Izaguirre

**P&Z ABSENT**

Luann Caudle

**STAFF PRESENT**

Sergio Zavala  
Bobby Salinas  
Irasema Dimas

**GUESTS PRESENT**

Berta Filut  
Bill Filut  
Buster Brown  
Norma Sanchez

**CALL TO ORDER**

Acting Chairwoman Marisela Marin called the meeting to order at 12:00 p.m.

**CITIZENS PARTICIPATION**

Acting Chairwoman Marin asked if there was any citizens' participation. There was no response upon inquiry.

**APPROVAL OF MINUTES FOR NOVEMBER 16, 2011**

Acting Chairwoman Marin asked if there were any corrections to the minutes for November 16, 2011. There being no corrections, Mr. Rene Flores moved to approve the minutes as presented. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 12:02 p.m.**

**Ended: 12:01 p.m.**

**ITEM # 1.1**

**Election of Chairman and Vice-Chairman**

Mr. Sergio Zavala stated that no action would be sought. It was just for a heads up on the new board members.

**Started: 12:02 p.m.**

**Ended: 12:15 p.m.**

**ITEM # 1.2**

**Conditional Use Permit:**

**Texas Citrus Fiesta Fun Fair  
Lots 4-5, Block 147; Lots 7-12, Block  
158, Lots 1-12, Block 174; Lots 7-12,  
Block 175, Mission Original Townsite,  
& La Lomita Plaza inclusive of Dunlap's**

**ROW from 11<sup>th</sup> to Loop 374; Tom Landry's ROW from Conway to the alley alignment of Block 175, Mission Original Townsite; Catholic War Veteran's ROW from Dunlap to the alley alignment of Block 158, Mission Original Townsite; and Loop 374's ROW from Conway to the alley alignment of Block 147, Mission Original Townsite C-3**

**January 28, 2012**

**Texas Citrus Fiesta (c/o Berta H. Filut)**

Mr. Zavala went over the write-up stating that Texas Citrus Fiesta (TCF) organizers will be having their annual "Fun Fair" event on January 28, 2012. They are also proposing to use Dunlap Ave. as an area for vendors. The fun fair will also have an area for crafts located east of the Chamber of Commerce building and La Lomita Plaza (Leo Peña Park) will be used for the 'Vaqueros' cook-off and food vendors. There will be continued trash pick-up throughout the event.

- TCF proposed to close 4 streets:
  - **Tom Landry** from Perkins Ave. to Conway Ave.
  - **Business Highway 83** from Perkins Ave. to Conway Ave.
  - **Catholic War Veterans Blvd.** from Perkins Ave. to Dunlap Ave.
  - **Dunlap Ave.** from Tom Landry Ave. to Business Highway 83

The street closures will help ensure the safety of the patrons and those working in the Fun Fair. *(Note: TxDOT approval is required for the closure of Business Highway 83 and Tom Landry).*

- **Hours of Operation:** 10:00 a.m. to 10:00 p.m.
- **Parking:** Parking for this event will be provided east and north of the Chamber of Commerce building and east of Fallas Paredes.
- The Zoning code requires the 'Fun Fair' to be a minimum of 300' separation from residentially used property from lot line to lot line. There are several residential properties within this radius; thus a waiver of the separation requirement needs consideration.
- **Ch. 10 – Amusement and Entertainment:** Security will be evident as in past events via Mission PD officers (as hired by TCF). Restrooms will be available in the Crafts area, Vendors on Dunlap area and at the Vaqueros (Leo Peña Park) location. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – will need to be complied with.

The primary issue here is traffic safety to the event's pedestrians. With sufficient professional security, barricades, lighting, & TCF monitoring, this event has the potential to be very successful and well attended. TCF has assured the City that all aspects of security will be taken care of.

Staff recommended approval subject to: **1)** TxDOT approval of the street closures for Business Highway 83 and Tom Landry, **2)** no objection to waiver of the 300' separation requirement, **3)** must comply with the Fire and Health Codes, and **4)** must comply with Noise, Amusements and Entertainment, and any other related codes.

Acting Chairwoman Marin asked if there was any public opposition to the request.

There was no response.

Acting Chairwoman Marin asked if the applicant or representative were present.

Mrs. Berta Filut stated that TCF feels that this would be a successful event. She mentioned that they have talked to Fallas Paredes, Mission Hardware Store, and Danny's about the location of the event and they were all excited and even offer to give up their parking for the use of the event. She also stated that this year they would be honoring the Iraq and Afghanistan war veterans.

Mr. Rene Flores stated that he would like to see that The Texas Citrus Fiesta Parade be a bigger event next year like the Border Fest and he would like to help TCF organize the event for next year.

Mrs. Filut replied that any help given would be greatly appreciated.

Mr. Mario Garza stated that he wouldn't have any problems as long as the TXDOT permit for the closure of the street be submitted.

There being no further comments, Acting Chairwoman Marin entertained a motion. Mr. Mario Garza moved to approve the conditional use permit as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 12:15 p.m.**

**Ended: 12:18 p.m.**

**ITEM # 1.3**

**Conditional Use Permit:**

**Texas Citrus Fiesta Carnival  
7.4 acres out of Lot 25-6,  
West Addition  
to Sharyland and Lot 1,**

**North Star Plaza  
AO-I & C-3  
January 16, 2012 to January 30, 2012  
Texas Citrus Fiesta (c/o Berta H. Filut)**

Mr. Salinas went over the write-up stating that the subject site is located near the NW corner of Conway and Griffin Parkway (F.M. 495). Texas Citrus Fiesta organizers have been given permission to have their annual carnival on the vacant lots to the north and west of the old Carl's Supermarket.

The hours of operation are as follows: Weekdays 5:30 p.m. to 10:30 p.m. and Weekends 1:00 p.m. to 11:30 p.m. Parking will be provided by utilizing the old Carl's parking lot located to the south. We encourage that "No Parking" signs be placed along Conway and FM 495 and that there be early morning trash pick-up throughout the entire site during the "Heart of America Shows" Carnival's tenure.

The Zoning code states that a carnival site should be a minimum of 300' away from any residentially used property from lot line to lot line. This CUP is compliant to this Code, i.e., there are no homes within 300'.

Security will be evident as in past events via Mission PD officers (as hired by TCF) and sufficient restrooms will be available. All provisions of Chapter 10 of the Mission Code of Ordinances – Amusements and Entertainment – will need to be complied with, in particular the insurance coverage requirements for such amusements.

Staff recommended approval subject to: **1)** installation of a perimeter fence/debris stop, **2)** installation of "No Parking" signs along Conway and Griffin Parkway, and **3)** meet Noise, Insurance, and any other related Code.

Acting Chairwoman Marin asked if there was any public opposition to the request.

There was no response.

Acting Chairwoman Marin asked if the applicant or representative were present.

Mrs. Berta Filut from Texas Citrus Fiesta was present to answer any questions from the board.

There being no further comments, Acting Chairwoman entertained a motion. Mr. Mario Garza moved to approve the conditional use permit as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM # 2.0**  
**ADJOURNMENT**

There being no further items for discussion, Mr. Rene Flores moved to adjourn the meeting. Mrs. Diana Izaguirre seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 12:18 p.m.

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Marisela Marin, Acting Chairman  
Planning and Zoning Commission