

**PLANNING AND ZONING COMMISSION
OCTOBER 24, 2012
CITY COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Rene Flores
Ned Sheats
Carlos Lopez
Mario Garza
Abiel Flores

P&Z ABSENT

Diana Izaguirre
Marisela Marin

STAFF PRESENT

Daniel Tijerina
Bobby Salinas
Sonia Marroquin
Alex Hernandez
Susana De Luna
Annette Zavala

GUESTS PRESENT

Raymond Longoria
Maria Del Pilar Gonzalez
Robert & Diane Vlasik

CALL TO ORDER

Chairman Rene Flores called the meeting to order at 5:03 p.m.

CITIZENS PARTICIPATION

Chairman Rene Flores asked if there was any citizens' participation.

Deputy City Manager, Mrs. Sonia Marroquin introduced Planning Director, Daniel Tijerina to the P&Z Board and recognized Interim Planning Director, Bobby Salinas for doing a commendable job during the interim.

Mr. Daniel Tijerina thanked the City for giving him the opportunity and looked forward to working with P&Z, Mayor, City Council, City Manager, and staff. He added that he appreciated the work that Mr. Bobby Salinas had done while interim.

Chairman Rene Flores stated that on behalf of the P&Z Board and himself he welcomed Planning Director, Daniel Tijerina. He congratulated Mr. Tijerina for his new job, endeavors and wished him Good Luck and hope he has the same commitments as Mr. Bobby Salinas and Mr. Sergio Zavala had done. Chairman Rene Flores thanked Interim Planning Director, Bobby Salinas for doing a job well done.

APPROVAL OF MINUTES FOR OCTOBER 10, 2012

Chairman Rene Flores asked if there were any corrections to the minutes for October 10, 2012. Mr. Ned Sheats moved to approve the minutes as presented. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:07 p.m.

Ended: 5:17 p.m.

ITEM # 1.1

Discussion and Action to Amend Future Land Use Map within the Boundaries of Stewart Road to the West; Taylor Road to the East; 2 ½ Mile to the North; and Griffin Parkway to the South

Mr. Bobby Salinas went over the write up stating that this is the 2nd in a series of FLUM amendments. The FLUM gives the general public, developers, public officials, and interested others '*broad strokes*' of how the City of Mission's land uses should be located – it is not intended to be a rock solid depiction of a future zoning map. When determining general land use patterns, staff typically factors in the following:

- ❖ Frontage to Existing Major Streets such as FM Roads/MPO arterials – properties next to FM roads or State Highways (or the Expressway) have a larger tendency to be commercial or even attract apartments; if a property is next to Conway (SH 107)
- ❖ Frontage to *Future* Major streets – The MPO Thoroughfare Map is a Countywide map that requires uniform ROW profiles though the road is in different cities; this MPO Map has been reviewed and approved by all municipalities to require the ROWs
- ❖ Existing land uses – if adjoining next to SF Residences, the undeveloped acreage may have a higher tendency to be SF Res – the same for commercially used properties
- ❖ Existing zonings – if undeveloped acreage is in the midst of a certain *zoning* district (middle of R-1), the likelihood is that it will be SF used & zoned & should thus be designated for SF Res purposes
- ❖ Adjoining land uses – if undeveloped acreage is in the middle of a certain *land use*, then it will likely be used similarly
- ❖ Elevation of tracts – if property is naturally in a very low-lying area and it's flood zone reflects this as a perpetual hazard, then it should likely be designated as "Public" for area wide detention purposes and not be designated for SF Res purposes
- ❖ Highest & Best use analysis – this is a common sense approach after factoring all the above items, i.e., Staff can determine what the highest & best use should be for a certain acreage. For example, though there may be estate residential settings along FM 495, the long term effect should likely be for non-residential purposes such as offices, etc.

In order to fully understand the FLUM acronyms, we provide the following legend:

- **LD** – Low Density Residential; typical Single Family Residential setting; zoning would include R-1

- **LDA** – Lower Density Residential; typical SF Residential setting; zoning would include R-1A
- **MD** – Moderate Density Residential; typical uses would reflect townhomes, mobile homes, duplexes; zonings would include R-1T, R-2, R-4 (mobile homes)
- **HD** – High Density Residential; typical uses would reflect apartments; possibly clustered townhouses; RV parks; zonings would usually include R-3 and R-4 (RV’s)
- **•** - Neighborhood Commercial; typical uses would include convenience stores, barber shops, day cares, etc.; usually found at major intersections or in midst of older residential communities to serve the immediate neighborhood; Zoning is C-2
- **GC** – General Business; typically uses would include retail sales, restaurants, shops, offices, etc.; zonings include C-1, C-2, C-3
- **HC** – Heavy Commercial; typical uses would include heavy equipment sales or uses that require a large outdoor sales area; zoning would be C-4
- **P** – Public – typically includes schools, parks, city or county property

ANALYSIS

Mr. Salinas stated that in this component of the FLUM, there were several reconciliations of land uses/zonings and proposals to the FLUM that are the following:

SITE LOCATION	FROM/TO	JUSTIFICATION
Acreage out of Lot 294, John H. Shary (Water Tower Site)	LDA to P	This change would reconcile the FLUM due to the existing Public Use (Water Tower)
Iglesia De Cristo Subdivision	LDA to P	This change would reconcile the FLUM due to the existing Public Use (Church)
Acreage out of Lot 264, John H. Shary Subdivision (East of Canyon Gate)	LD to GC	With a widened Shary Road; and an existing C-2 to the north of this tract; GC seems to be the highest and best use of this tract.
		There has been interest in possibly building duplex-fourplexes at this juncture. The property is adjacent to an existing storage facility on the west

North area of Park Subdivision	LD to MD	and commercial others to the south, there would be no interaction with the R-1 to the east since there are no stubbed streets, thus a duplex-fourplex proposal would be a nice transition between the R-1 and the storage facility.
Acreage out of Lot 256, John H. Shary Subdivision (North of Adam's Crossing)	LD to MD	With existing R-3 to the south and R-1 to the north, an MD designation could allow for R1-T or R-2, which would be a good buffer between the R-1 and R-3 zones.

See exhibits A & B.

Mr. Bobby Salinas also mentioned that there was some interest in building some apartments west of Iglesia De Cristo Church and wanted to get the Board's input.

Chairman Rene Flores stated that there is a need for more properties to be developed for apartments and would like to see that particular area to be upgraded more in order to allow future development to grow.

Mr. Ned Sheats asked if the property on the north side of Mr. Fun's was owned by the same person.

Mr. Bobby Salinas replied, "Yes, since it's one property".

Mr. Ned Sheats asked Mr. Salinas if the City wanted to have different zones in the same property.

Mr. Bobby Salinas stated that they would be proposing a subdivision to keep the frontage along Griffin Parkway commercial and as you get away from Griffin Parkway they would go into a residential setting.

Mr. Ned Sheats asked where the access would be for this property.

Mr. Bobby Salinas stated that there would be a proposed street to access this area.

Chairman Rene Flores asked if there was any public opposition to the request.

There was no response.

Chairman Rene Flores asked if there were any comments from the board.

Mr. Ned Sheats mentioned that he was ok with the proposed changes.

After a brief discussion, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approve the amendment to the FLUM as per staff's recommendations including the property west of Iglesia De Cristo Subdivision to be changed to HD. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:18 p.m.

Ended: 5:24 p.m.

ITEM # 1.2

Rezoning:

**E. 1.45' of Lot 2,
Siegel Subdivision
C-1 to C-2
Raymond Longoria**

Mr. Bobby Salinas went over the write up stating that the subject site is located 760' east of Bryan Road along the south side of Griffin Parkway. The site's dimensions are 145 x 200' (29,000 sq. ft.). The lot fronts Griffin Parkway.

The surrounding zones include: C-1 (Office Building) to the north, and R-1 (Single Family Residential) to the south, east and west. The surrounding land uses consist of single family homes to the north, east and south, and open acreage to the west. The subject site currently has a single family home.

The Future Land Use Map reflects a General Commercial (GC) designation.

Meriting C-2, staff conveys the following:

- 1) C-2 is consistent with the FLUM designation of GC; the highest and best use for this site is of a commercial nature.
- 2) The subject site adjoins Griffin Parkway, a TxDOT minor arterial street (an existing 100' ROW/5 lane street).
- 3) The traffic produced along Griffin Parkway is more conducive for non-residential use, plus the property is already zoned C-1.
- 4) C-2 allows for more commercial uses than C-1, however its allowable uses are still minimal and are geared to serve the immediate neighborhood communities, i.e. restaurants/bars, gasoline service station, requires a conditional use permit with City Council approval.

Staff recommended approval.

Chairman Rene Flores asked if there was any public opposition to the request.

Mr. Robert Vlasik asked if staff knew what the applicant was proposing.

Mr. Bobby Salinas mentioned that he believed it was for a daycare.

Chairman Rene Flores asked if the applicant or representative were present.

The applicant, Mr. Raymond Longoria stated that they wanted to do a daycare in that property.

Mr. Ned Sheats asked Mr. Longoria if he would be expanding the home.

Mr. Raymond Longoria replied, "No, but in the near future they would be expanding".

Mrs. Diane Vlasik asked Mr. Longoria if they were going to use the existing home for the daycare or were they doing to do a new building.

Mr. Raymond Longoria stated that they were going to use the existing home for the daycare.

There being no further discussion, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approve the rezoning as per staff's recommendations. Mr. Abiel Flores seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:24 p.m.

Ended: 5:28 p.m.

ITEM # 1.3

**Conditional Use Permit Renewal: Home Occupation – To re-package Dips
3502 Santa Inez
Lot 110, Los Nogales, Ph. III
PUD
Maria Del Pilar Gonzalez**

Mr. Bobby Salinas went over the write up stating that the subject site is located 70' south of San Roman along the west side of Santa Inez. This conditional use permit was most recently approved on 1-11-12. The applicant has been receiving 2-4 gallon buckets per month of pre-manufactured dips/sauces in which she opens and adds her own ingredients to the dips and re-packages them to sell to businesses at the business's site. No sales occur at her home, nor are there any customers going to the home. The applicant has a room within her garage where she has a large working area, a 3 compartment sink, and a large blender. The home has a driveway capable of accommodating 2 vehicles as required for residential areas. There is no advertising on the premises and walkin's are not welcomed.

- Days & Hours of Operation: Saturdays from 8 a.m. to 3 p.m.
- Staff: Only the applicant will be operating the business.
- Signage: No signage is desired.
- Must continue to comply with Health & Fire Codes.

In Staff's assessment, the service has not increased traffic, and there is no signage indicating that the site is anything else other than a residence. Staff does not object to a 1 year re-evaluation in order to keep vigilance on the health and sanitary conditions of this food-link proposal. Staff recommended approval subject to: 1) 1 year re-evaluation to continue to assess the operation; and 2) continue to comply with Sect. 1.56-1 of the Zoning Ordinance.

Chairman Rene Flores asked if there were any public opposition to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

Mrs. Maria Del Pilar Gonzalez who resides at 2502 Santa Inez was present to address any questions that the Board might have.

Chairman Rene Flores asked Mrs. Gonzalez how her business was doing.

Mrs. Gonzalez stated that her business was doing well. She added that currently she was distributing to 10 different stores and was hoping her business to grow more in the near future.

There being no further discussion, Chairman Rene Flores entertained a motion. Mr. Mario Garza moved to approve the conditional use permit as per staff's recommendation. 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. Mario Garza moved to adjourn the meeting. Mr. Ned Sheats seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:28 p.m.

Rene A. Flores, Chairman
Planning and Zoning Commission