

**PLANNING AND ZONING COMMISSION
JANUARY 27, 2021
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Debra Alvarez
Bealinda De Forest
Javier Barrera
Jasen Hardison
Hector Moreno
Raquenel Austin

P&Z ABSENT

Ruben Arcaute

STAFF PRESENT

Susana De Luna
Irasema Dimas
Jessica Munoz
Alex Hernandez

GUESTS PRESENT

Sandra Gonzalez
Andres Gonzalez
Yolanda Hernandez
Aaron Hanley
Javier Hinojosa
Hugo Serna

CALL TO ORDER

Acting Chairman Javier Barrera called the meeting to order at 5:32 p.m.

CITIZENS PARTICIPATION

Chairwoman Diana Izaguirre asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR JANUARY 13, 2021

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 13, 2021. Mrs. Raquenel Austin moved to approve the minutes as presented. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:56 p.m.

Ended: 5:57 p.m.

Item #1.1 Election of Chairman and Vice-Chairman

Ms. Susana De Luna stated that it was common procedure to elect a Chairman and a Vice Chairman every year.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Bealinda De Forest nominated Diana Izaguirre as the Chairman. Mrs. Debra Alvarez seconded the motion. Mrs. Debra Alvarez nominated Javier Barrera as the Vice-Chairman. Mr. Jason Hardison seconded the motion. Upon a vote, the motions passed unanimously.

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #1.2

REZONING:

**Being a 0.6026 of one acre tract of land out of
Lot 182, John H. Shary Subdivision
200 N. Glasscock Road**

R-1 to R-3
Jose R. Gonzalez

Ms. De Luna went over the write-up stating that site was located near the Glasscock Road and E. 2 ½ Street Intersection along the east side of Glasscock Road.

SURROUNDING ZONES: N: (C-2) – Neighborhood Commercial District
E: (AO-I) – Agricultural Open Interim
W: (R-1) – Single Family Residential District
S: (R-1) – Single Family Residential District

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

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. The R-1 would be a better neighbor for this area.

RECOMMENDATION: Staff is recommending denial.

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

Mrs. Yolanda Hernandez who resides on Selena Street, stated that she was against the request as well as her neighbors.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to deny the request as per staff's recommendation. Mrs. Raquene Austin seconded the motion. Upon a vote, the motion to deny the request passed unanimously.

Started: 5:38 p.m.

Ended: 5:42 p.m.

Item #1.3

REZONING: Being a 5.0 gross acre tract of land, more or less out of that certain 17.88 acre out of Lot 29-4, West Addition to Sharyland Subdivision 3301 N. Trospen Road AO-P to R-1 David Sanchez

Ms. De Luna went over the write-up stating that site was located ¼ of a mile north of W. 2 Mile Road along the west side of Trosper Road.

SURROUNDING ZONES: N: AO-I – Agricultural Open Interim
E: AO-I – Agricultural Open Interim
W: AO-I – Agricultural Open Interim
S: R-1 – Single Family Residential

EXISTING LAND USES: N: Single Family Residential/Ranch
E: Single Family Residential/Ranch
W: United Irrigation District office
S: Single Family Residential/Ranch
Site: Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone complies with the City’s Future Land Use Map, and surrounding land uses. The R-1 would be a better neighbor for this area.

RECOMMENDATION: Staff is recommending approval.

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

Mrs. Sandra Nino who resides at 3300 N. Trosper Road, stated that she was not in opposition just had some questions for the board. She asked for clarification of what they want to do with the property?

Ms. De Luna mentioned that they are proposing to subdivide the property into 20 single family residential lots. Although the only item being considered would be the rezoning of the land.

Mrs. Nino asked will there be any requirements from the subdivision as far as the size of the homes?

Ms. De Luna replied “No”. As long as they comply with the R-1 (Single Family Residential) requirements. Now as far as the size of homes that would be up to the developer if he wants to put restrictions on the size of homes.

Mrs. Nino asked will we get notified when this property will be subdivided?

Mrs. De Luna stated the subdivision will go through the review process but notices will not be sent out for this process.

Chairwoman Izaguirre asked if the board had any questions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raqueneel Austin moved to approve the request as per staff’s recommendation. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.

Ended: 5:45 p.m.

Item #1.4

**REZONING: 15.65 acres out of Lot 28-2,
West Addition to Sharyland Subdivision
3003 N. Los Ebanos Road
AO-I to R-1
Susan Kawamoto**

Ms. De Luna went over the write-up stating that site was located near the W. 2 Mile Road and Los Ebanos Road intersection along the west side of Los Ebanos Road.

SURROUNDING ZONES: N: AO-I – Agricultural Open Interim
E: AO-I – Agricultural Open Interim
W: AO-I – Agricultural Open Interim
S: AO-I – Agricultural Open Interim

EXISTING LAND USES: N: Single Family Residential/Ranch
E: Single Family Residential/Ranch
W: Single Family Residential/Ranch
S: Single Family Residential/Ranch
Site: Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone complies with the City's Future Land Use Map, and surrounding land uses. The R-1 would be a better neighbor for this area.

RECOMMENDATION: Staff is recommending approval.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the request as per staff's recommendation. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:48 p.m.

Item #1.5

**REZONING: Being 176.574 acres, being part or all of Lots
9-7, 9-8, 9-9, 9-10, 10-7, 10-8, 10-9, 10-10, 11-8,
11-9, West Addition to Sharyland Subdivision
3300 Anzalduas Hwy**

**AO-I to PUD
Charco Land Sales, LLC**

Ms. De Luna went over the write-up stating that site was located near the Anzalduas Hwy and Los Indios Rd. intersection along the north side of Los Indios Rd.

SURROUNDING ZONES: N: (AO-I) – Agricultural Open Interim
E: (AO-I) – Agricultural Open Interim
W: (AO-I) – Agricultural Open Interim
S: (AO-I) – Agricultural Open Interim

EXISTING LAND USES: N: Vacant
E: Vacant
W: City Park
S: Vacant
Site: Vacant

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone complies with the City's Future Land Use Map, and surrounding land uses. The PUD request would be a better neighbor for this area.

RECOMMENDATION: Staff is recommending approval.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raquene Austin moved to approve the request as per staff's recommendation. Mr. Jasen Hardisen seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.

Ended: 5:51 p.m.

Item #1.6

**Conditional Use Permit: Home Occupation – Beauty Salon
317 S. Holland Ave.
Lot 5, Block 7, Erdahl Subdivision
R-1
Gloria Hernandez**

Ms. De Luna went over the write-up stating that site was located 200' south of Leal along the east side of Holland Road.

The last conditional use permit for this home occupation was approved by P&Z on January 8, 2020 for a period of 1 year. The applicant would like to renew the CUP for the home occupation – Beauty Salon. The applicant has a 1-chair salon at her residence. All customers would be by appointment only to eliminate the accumulation of vehicles on her property. Access is from Holland where customers can park on the applicant's driveway which is wide enough and deep enough to accommodate up to 4 vehicles safely.

- Employees: Mrs. Hernandez is the only person running the salon.
- Days/Hours of Operation: Monday through Friday from 9:00 a.m. to 7:00 p.m. (by appointment only)
- Parking: On existing double wide driveway.

As of this writing 1/20/21, no calls or complaints have been received by staff regarding this CUP.

RECOMMENDATION: Approval, subject to a 1-year re-evaluation to continue accessing this operation and continue compliance with all home occupation codes.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Bealinda De Forest asked how many years has this business been open?

Ms. De Luna stated this business has been in operation for 1 year. The owner is the only employee and sees customers by appointment only.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the request as per staff's recommendation. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:52 p.m.

Item #1.7

Tabled Rezoning:

A tract of land containing 0.613 of one acre,
Being a part or portion of the Gulf Course and Lake
Reserve out of Meadow Creek Country Club Phase
I-B
1914 Crystal Drive
PUD(AO-P) to PUD(R-1)
Leonel Cantu

No action taken on this item.

Started: 5:52 p.m.

Ended: 5:52 p.m.

Item #1.8

TABLED

CONDITIONAL USE PERMIT: Drive-Thru Service Window – Los Pinguinitos Snacks
2427 E. Griffin Parkway
Lot 16, Block 1, Tierra Grande Commercial Plaza
C-3
Hernando Cuellar

No action taken on this item.

Started: 5:53 p.m.

Ended: 5:54 p.m.

Item #2.0

Site Plan Approval: Commercial – Lube Station
2908 N. Conway Ave.
A 1.16 acre gross, tract of land out of
Lot 27-7, West Addition to Sharyland Subdivision
C-3
Jose L. Rodriguez

Ms. De Luna went over the write-up stating that site was located on the southeast corner of E. 30th Street and Conway Blvd.

Viewing the site plan, there is a one-story building that will have 4 garage areas with an office. The primary access for the lube station will be from a 24' driveway off of Conway and a 24' driveway off of E. 30th Street.

The minimum required setbacks for the site will be: 30' front setback, 5' rear setback, ½ of the building height to the side setback and 10' to the corner. It is noted that all setbacks comply.

With regards to parking, the site plan shows 26 parking spaces. For a building of this size the City Code requires 14, therefore meeting code. Staff will work with our City Sanitation Department and the applicant, during permit approval process, so that individual or a single trash container are added along the alley.

This development will need to install a 5' sidewalk along Conway Ave. and 4' sidewalks along E. 30th Street. Ten percent landscaping will be required with a combination of trees, plants, and shrubs.

RECOMMENDATION: Staff recommends approval subject to:

- 1) Compliance with Building and Fire codes, and
- 2) acquisition of a business license.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raquene Austin moved to approve the request as per staff's recommendation. Mr. Jasen Hardisen seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:56 p.m.

Item #3.0

PRELIMINARY & FINAL

PLAT APPROVAL:

Ebanos Estates Subdivision

Being a 15.65 acre tract of land being a part or portion of Lot 28-2, West Addition to Sharyland

R-1 (Proposed)

Developer: Earth Works Development, Inc.

Engineer: Javier Hinojosa Engineering

Ms. De Luna went over the write-up stating that site was located 500ft South from the Intersection of W. 2 Mile Road and Los Ebanos Road. The developer is proposing (61) Sixty-one Single Family Residential.

WATER

The developer is proposing to connect from an existing 16" water line located along west side of Los Ebanos Road and looped with a proposed 8" water line to service to each lot. There are proposing 5 fire hydrants as via direction of the Fire Marshal's office.

SEWER

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 12" sanitary sewer line along the east side of Los Ebanos Road. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$12,200.00 (\$200.00 x 61Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from Los Ebanos Road. The proposed drainage system shall consist of 8 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24" to 30" and will discharge into a proposed detention pond along the east side of this subdivision. The detention pond shall discharge via an 24inch storm drain and installing a 10inch bleeder line to an existing City of Mission 36" storm drain located along the east side of Los Ebanos Road. Then to discharges into the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Escrow Park fees (61 Lots x \$500 = 30,500.00)

Installation of Street Lighting as per City Standards

Must Comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.

Chairwoman Izaguirre asked if the board had any questions.

There was none. There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the request as per staff's recommendation. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #4.0
OTHER BUSINESS**

**ITEM #5.0
ADJOURNMENT**

There being no further items for discussion, Mr. Javier Barrera moved to adjourn the meeting. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:00 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission