

**PLANNING AND ZONING COMMISSION  
NOVEMBER 18, 2020  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Debra Alvarez  
Bealinda De Forest  
Raquenel Austin  
Jasen Hardisen  
Javier Barrera  
Ruben Arcaute

**P&Z ABSENT**

Hector Moreno

**STAFF PRESENT**

Susana De Luna  
Jessica Munoz  
Alex Hernandez

**GUESTS PRESENT**

Diana/Rudy  
Yannelly De Leon  
Eric Villanueva  
Rene Barrera

**CALL TO ORDER**

Chairwoman Diana Izaguirre called the meeting to order at 5:30 p.m.

**CITIZENS PARTICIPATION**

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

There was none.

**APPROVAL OF MINUTES FOR OCTOBER 28, 2020**

Chairwoman Izaguirre asked if there were any corrections to the minutes for October 28, 2020. Mrs. Raquenel Austin moved to approve the minutes as presented. Mr. Ruben Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Item #1.1**

**Request to abandon a 20' alley on the South side of Lot 10, Block 157, Mission Original Townsite and on the North side of Lot 1, R.O. Subdivision**

Ms. De Luna went over the write-up stating the City of Mission holds public hearings on issues involving any abandonment of public ROWs. Public notification procedures (similar to rezoning's) have been activated, i.e., notices were sent to owners within a 200' radius, plus a publication of such 'ROW abandonment' placed in the City's Paper.

The subject site is located near the SW corner of Perkins and W. Tom Landry.

Recently, Staff received a request from the property owners on the north and south side of this 20' alley to be abandoned. Since this alley does not have any utilities or been used staff does not object to this request.

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. Mr. Ruben Arcaute moved to approve the request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Item #1.2**

**Rezoning**

**1.374 acre tract of land, more or less, out of the North Five (5) acres of the South 24.08 acres of Lot 30-1, West Addition to Sharyland 3702 N. Inspiration Road  
AO-I to C-3  
AEC Engineering, LLC**

Ms. De Luna went over the write-up stating that this site is located near the northeast corner of Basham Road & Inspiration Road along the east side of Inspiration Road.

**SURROUNDING ZONES:**

N:	AO-I – Agricultural Open Interim
E:	AO-I – Agricultural Open Interim
W:	R-2 – Duplex-Fourplex Residential
S:	R-1 – Single Family Residential

**EXISTING LAND USES:**

N:	Vacant Agricultural
E:	Agricultural Open Interim
W:	Duplex-Fourplex Residential
S:	Single Family Residential
Site:	Vacant Agricultural

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

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses, however we have seen similar request in other areas. The applicant is proposing to construct a Dollar General.

**RECOMMENDATION:** Staff is seeking direction.

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. Mr. Ruben Arcaute moved to approve the request as per staff's recommendation. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Item #1.3**

**Rezoning: A 7.87 Gross acre tract of land, more or less,  
out of the South 10 acres of Lot 272,  
John H. Shary Subdivision  
2803 N. Glasscock Road  
AO-I to R-1A  
RGV Villa Homes, LLC**

Ms. De Luna went over the write-up stating that this site is located near the northwest corner of Glasscock Road and E. 28<sup>th</sup> Street along the west side of Glasscock Road.

**SURROUNDING ZONES:**

N:	AO-I – Agricultural Open Interim
E:	R-1 – Single Family Residential
W:	R-1A – Large Lot Single Family
S:	AO-I – Agricultural Open Interim

**EXISTING LAND USES:**

N:	Agricultural Open Interim
E:	Single Family Residential
W:	Large Lot Single Family
S:	Vacant Agricultural
Site:	Agricultural Open Interim

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

**REVIEW COMMENTS:** The proposed zone complies with the City's Future Land Use Map, and surrounding land uses.

**RECOMMENDATION:** Approval.

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

There was none.

Representing the applicant, Mr. Rene Barrera, P.E. was available to address any questions.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Jasen Hardisen asked what are the lot sizes proposed for this subdivision?

Mr. Barrera stated the lots sizes will vary from 75 x 110 or larger. Mr. Barrera added this subdivision will comply with the zoning in this area.

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

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

**Ended: 5:42 p.m.**

**Item #1.4**

**Conditional Use Permit**

**Renewal:**

**Sale & On-Site Consumption Alcoholic  
Beverages – La Fogata Restaurant  
300 N. Shary Road  
Lot 1, El Lugar Subdivision  
C-3  
El Lugar Cabrito & Steak House**

Ms. De Luna went over the write-up stating that this site is located 1/3 mile north of Expressway 83 along the east side of Shary Road. La Fogata is a family oriented Mexican restaurant and bar that has been in operation since 2008. This CUP was most recently approved by P&Z on October 24, 2018 for a period of 2 years.

- **Hours of operation:** Sundays – Thursday from 8a.m. to 10.p.m. & Fridays-Saturdays from 8a.m. to 12p.m.
- **Staff:** 40
- **Parking:** The existing 21,533 sq. ft. building has a grand total of 357 seating spaces which require 119 parking spaces (357/3 seats). There is a total of 168 parking spaces exceeding code by 49 spaces.
- **Landscaping:** The applicant is in compliance with the landscaping requirements by currently providing various trees, plants and shrubs within landscaped islands throughout the site.
- Section 1.56-3 of the Zoning Code cites that 'Bars' must be 300' from the nearest residence, church, school or publicly owned property. There is one single family home and several mobile homes within 300' (see aerial); however, P&Z and the Council waived this separation requirement in the CUP's previous approval.

**REVIEW COMMENTS:** Staff has asked Mission PD to provide a report in relation to the sale of alcohol which we should have by the meeting date.

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

1. Cup to be valid for a period of 2 years at which time the applicant will need to renew their CUP and their TABC License.
2. Waiver of the 300' separation requirement from the residential homes.
3. Must continue to comply with all Building, Fire, and Health 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.

There was none.

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

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

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

**Item #1.5**

**Conditional Use Permit**

**Renewal:**

**Mobile Food Truck – El Sancho BBQ**

**1625 N. Conway Avenue**

**The north ½ of Lot 13 & all of Lot 14, Block 258,**

**Mission Original Townsite Subdivision**

**C-3**

**Daniel Sanchez**

Ms. De Luna went over the write-up stating that this site is located 400' north of Kika De La Garza Loop along the west side of Conway Avenue. The primary business is Jitterz Coffee Bar. This CUP was most recently approved by P&Z on November 13, 2019 for a period of 1 year. The applicant desires a CUP renewal to continue the use of the Food Truck.

- **Hours of operation:** Monday through Friday from 7:00 a.m. to 10:00 p.m., Saturday from 8 a.m. to 10:00 p.m., and Sunday 8:00 a.m. to 7:00 p.m.
- **Staff:** Only the applicant will be running the stand.
- **Parking:** The coffee shop has a large paved area directly west of the building. In addition, there is additional parking in the front of the coffee shop through Conway.
- **Landscaping:** There are some green areas south side and west side of Jitterz.

**REVIEW COMMENTS:** El Sancho BBQ has been operating at this location without any issues. The applicant has an agreement with Jitterz to use their restroom facilities for both his personal use and for customer use. Parking is also plentiful and not a concern.

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

- 1) CUP to valid for a period of 2 years;
- 2) Must continue to comply with Fire, and Health Requirements.

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: 5:44 p.m.**

**Ended: 5:44 p.m.**

**Item #2.0**

**Preliminary & Final**

**Plat Approval:**

**Gastel Plaza Subdivision**

**A 4.08-acre tract of land out of Lot 17-10,  
West Addition to Sharyland and out of Lot 11,  
Heritage Commercial Plaza Subdivision Unit 1,  
C-3**

**Developer: Robert Gastel, President of Belton LLC**

**Engineer: Quintanilla, Headley and Associates, Inc.**

No Action Taken

**Started: 5:44 p.m.**

**Ended: 5:44 p.m.**

**Item #3.0**

**Preliminary & Final**

**Plat Approval:**

**La Homa Crossing Subdivision Phase II**

**A 32.73-acre tract of land being portions out,  
of Lots 75, 76, 77, 78, and 79, Block 2,  
La Homa Ranch Citrus Groves Unit No. 1  
Subdivision**

**ETJ**

**Developer: Red Rock Real Estates Development Group**

**Engineer: Quintanilla, Headley and Associates, Inc.**

Ms. De Luna went over the write-up stating that this site is located at the NE Corner of La Homa Road and West Mile 7 Road (Mission Rural ETJ). The developer is proposing 27 Single Family Residential lots.

### **WATER**

The water CCN belongs to Sharyland Water Supply Corporation. The developer proposed to connect to an existing 8" water line located along Coyote Drive within La Homa Crossing Subdivision and extending a proposed 8" water line thru the proposed subdivision to provide water service to each lot and connecting along La Homa Road to an existing 8" water line. There will be 3 fire hydrants provided to be use as filling stations for this Rural E.T.J. Subdivision.

### **SEWER**

Sanitary sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot

meets or exceeds the county's typical ½ acre standard where septic tanks are permitted. This area is not within the City of Mission's Sewer CCN.

### **STREETS & STORM DRAINAGE**

All internal streets are 32' Back to Back within a 50' Right of Way. Access will be from Coyote Drive and to La Homa Road. The Residential Detention will be provided by the proposed detention area Lot "A", which is located on the northwest corner of the subdivision. The street runoff will be collected by a storm system consisting of 24" and 30" pipes and 7 type "A" inlets that will discharge into the proposed detention area. One (1) 8" bleeder line will connect to an existing TxDot Type "F" inlet along West Mile 7 Road. The City Engineer has reviewed and approved the drainage report.

### **RECOMMENDATION**

Staff recommends approval subject to meeting the Model Subdivision Rules, complying with the street alignment policy and meeting any comments from the County Planning Department.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera moved to approve the request as per staff's recommendation. Mr. Ruben Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:47 p.m.**

**Ended: 5:49 p.m.**

**Item #4.0**

**Preliminary & Final**

**Plat Approval:**

**Hillcrest Valley Subdivision (aka Davila Estate)  
Being a 6.299 acre tract of land out of  
Lot 5, Miller Bros. Nursery Re-Subdivision  
R-1**

**Developer: Norma Davila**

**Engineer: Rodriguez Engineering**

Ms. De Luna went over the write-up stating that this site is located near the West Mile 2 Road/Hillcrest Drive intersection. The developer is proposing 22 Single Family Residential lots, all exceeding area requirements for an R-1 Lot.

**WATER** - The developer proposed a looped 8" water system to an existing 8" line located along the east side of Hillcrest Drive to provide water service to each lot. Fire hydrants will be installed per the Fire Marshal's direction.

**SEWER** - In regards to sewer, the developer proposed to connect an 8" sanitary sewer line to an existing 8" sewer line along the west side of Hillcrest Drive. The \$200.00/Residential Lot Capital Sewer Recovery Fee will be imposed as required by Ordinance #4310, i.e. 22 lots X \$200.00/Lot = \$4,400.00.

## **STREETS & STORM DRAINAGE**

The subdivision has frontage to Hillcrest Drive a 50' ROW 32' B/B street. The internal lots will be fronting a 50' ROW 32' B/B paved street built to the City's construction specifications. Drainage for the subdivision is proposed via Type A inlets connected to 24" RCP drainage line draining directly to the abutting City Drain Ditch. The applicant will also be dedicating 35' of additional ROW for the widening of the current drainage ditch along the east side of the property.

## **OTHER COMMENTS**

Escrow Park Fees (**22 Lots X \$300.00 = \$6,600.00**)

Installation of Street Lighting as per City standards

Exclusion from the Water District

## **RECOMMENDATION**

Staff recommends approval subject to:

1. Must meet the Model Subdivision Rules;
2. Comply with the street alignment policy; and
3. Must pay the capital sewer recovery fees.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

## **ITEM #5.0**

### **OTHER BUSINESS**

## **ITEM #6.0**

### **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 5:49 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



