

**PLANNING AND ZONING COMMISSION
DECEMBER 16, 2020
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Debra Alvarez
Bealinda De Forest
Jasen Hardisen
Javier Barrera
Ruben Arcaute
Hector Moreno

P&Z ABSENT

Raquenel Austin

STAFF PRESENT

Irasema Dimas
Jessica Munoz
Alex Hernandez

GUESTS PRESENT

Mariano Garcia
Andres Gonzalez
Aaron Hanley
Abel Bocanegra
Daniel Silva
Fred Kurth
Rolly

CALL TO ORDER

Chairwoman Diana Izaguirre 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 NOVEMBER 18, 2020

Chairwoman Izaguirre asked if there were any corrections to the minutes for November 18, 2020. Mr. Javier Barrera moved to approve the minutes as presented. Mr. Ruben Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #1.1

Rezoning

**The South 5.0 acres of Lot 26-1,
West Addition to Sharyland Subdivision
2500 N. Inspiration Road
R-2 to R-1T
Francisco Ruiz**

Ms. Dimas went over the write-up stating that this site is located approximately 1500' north of Griffin Parkway (FM 495) on Inspiration Road along the east side of Inspiration Road.

SURROUNDING ZONES:

N:	R-4	– Mobile & Modular Home
E:	R-4	– Mobile & Modular Home
W:	R-1	– Single Family Residential
S:	AO-I	– Agricultural Open Interim

EXISTING LAND USES: N: Mobile Homes
E: Mobile Homes
W: Single Family Residential
S: Edinburg Main Canal
Site: Vacant Agricultural

FLUM: Moderate Density Residential (MD)

REVIEW COMMENTS: The proposed zone complies with the City's Future Land Use Map, and surrounding land uses. The R-1T 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. Mr. Ruben Arcaute 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: 5:35 p.m.

Ended: 5:36 p.m.

Item #1.2

**Rezoning: A 3.394 acre tract of land out of Lot 25-6,
West Addition to Sharyland Subdivision
2315 N. Conway Blvd.
AO-I to C-3
Raul Garcia, Jr.**

Ms. Dimas went over the write-up stating that this site is located near the northwest corner of Conway Blvd. and Griffin Parkway (F.M. 495) along the west side of Conway.

SURROUNDING ZONES: N: C-3 – General Business
E: C-3 – General Business
W: AO-I – Agricultural Open Interim
S: C-3 – General Business

EXISTING LAND USES: N: Wells Fargo Bank
E: Taco Ole Restaurant, Tire & Flower Shops
W: Vacant Agricultural
S: Vacant Commercial Building
Site: Vacant Agricultural

FLUM: General Commercial (GC)

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

RECOMMENDATION: Staff recommends 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. Mr. Jasen Hardisen seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 5:41 p.m.

Item #1.3

**Conditional Use Permit: To Designate this area as a Mobile Food Park
for Operation of Mobile Food Units
801 N. Bryan Road
Lot 1. Tamkin Subdivision
I-1
Mission Economic Development Corporation**

Ms. Dimas went over the write-up stating that this site is located on the SW corner of Bryan Road and Business Highway 83.

On November 16, 2018 the City Council approved a conditional use permit to designate an area as a Mobile Food Park for operation of Mobile Food Units for a period of 2 years at the Mission EDC Building. The area being considered is located at the northern section of the property. This conditional use permit was approved with the idea to help businesses start up and then move to a brick and motor restaurant not be on a permanent basis. Since the initial intention has been changed therefore the need to consider it as a new conditional use permit. The new request is to have 15 mobile food units at any given time 12 locations would be stationary and 3 locations would be accessible as in and out locations. Patrons and employees will have access to the Jitters and the 5 x 5 Brewing Company restrooms facilities.

- **Parking:** There are currently several existing parking areas shared with the various businesses within the CEED Building. It is noted that the parking is held in common and there is a total of 221 total parking spaces.

- Hours of Operation: Monday – Thursday from 7:00 a.m. to 12 p.m., Friday & Saturday from 7:00 a.m. to 12 a.m., and Sunday from 7:00 a.m. to 10 p.m.
- Other requirements: Must continue to comply with all Building, Fire and Health Codes.

RECOMMENDATION: Staff recommends approval for a period of 2 years subject to each mobile food unit to obtain a business license with the City of Mission.

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

The applicant Mr. Daniel Silva was available to address any questions.

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Debra Alvarez asked how many food trucks do we currently have?

Mr. Silva stated we currently have 10.

There being no further 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: 5:41 p.m.

Ended: 5:44 p.m.

Item #2.0

Preliminary & Final

Plat Approval:

El Milagro Subdivision Phase I

Being 176.57 acres

Being part of all of Lots 9-7, 9-8, 9-9, 9-10,

10-7, 10-8, 10-9, 10-10, 11-7, 11-8, 11-9,

West Addition to Sharyland Subdivision

AO-I (PUD proposed)

Developer: Charco Land Sales, LLC

Engineer: Melden & Hunt, Inc.

Ms. Dimas went over the write-up stating that this site is located between S. Conway Blvd and Anzalduas Highway and north of Los Indios Road. The developer is proposed (333) Three hundred and Thirty-Three Single Family Residential lots, (100) One Hundred Townhouse lots, (1) One Multi-Family Lot, (3) Three Commercial Parking lots, (12) Commercial Tracts, (7) Green landscape/common lots, (6) Landscape Drain Ditch/common lots, (4) Civic lots for a total of 466 Planned Development Lots for actual dimensions, square footages, and land uses.

WATER

The developer proposed to connect to an existing 12" water line located along west side of Anzalduas Highway and looped to an existing 12" water line north of Los Indios Road

to provide water service to each lot. There are (38) fire hydrants provided via direction of the Fire Marshal's office.

SEWER

The developer proposed to connect to a 12" sewer line along the west side of Anzalduas Highway and at the southwest corner of Anzalduas Highway and Los Indios Road Lift Station. An internal of 10" and 12" sewer line systems will provide sewer services to all the lots. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$86,600.00 (\$200.00 x 433lots).

STREETS & STORM DRAINAGE

The proposed internal streets range from 12' one way, 20' one way, 32' two way, 36' two way, 46' and 52' Back to Back within the proposed 30', 50', 68', 70', 94', and 120' Right of Ways. Access will be from Anzalduas Highway and Los Indios Road. The proposed drainage system shall consist of 140 Inlets within the streets to collect surface runoff from the lots, streets and parking areas. Storm Pipes ranges from 24" to 54" and will discharge into the proposed Madero drain ditch system as part of the March 2008 Sharyland Plantation Development Drainage Master Plan Restudy. They are proposing to widen of the Madero Drain Ditch and will move runoff north and discharge into the Mission Pilot Channel of the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

RECOMMENDATION Staff recommends approval subject to: 1) Payment of Capital Sewer Recovery Fee's; 2) Provide Water District Exclusion; and 3) Comply with all other format findings.

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

There was none.

The applicant Mr. Fred Kurth was available to address any questions the board might have.

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. Hector Moreno seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:47 p.m.

Item #3.0

Preliminary & Final

Plat Approval:

Matermi Subdivision

**Being a 18.81 acre tract of land, more or less
out of Block 16, Texan Gardens Subdivision
ETJ**

Developer: Julio Cerda

Engineer: South Texas Infrastructure Group, LLC

Ms. Dimas went over the write-up stating that this site is located at the east end of Western Palm Dr. which is at the NE Corner of Western Road and Western Palm Dr. (Mission Suburban ETJ). The developer proposed (34) Thirty-four Single Family Residential lots.

WATER

The water CCN belongs to Agua Special Utility District. The developer proposed to connect to an existing 8" water line located along north side of Western Palm Dr. within Western Palm Subdivision to provide water service to each lot of Matermi Subdivision. There are 3 fire hydrants provided to be used 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 1/2 acre standard where septic tanks are permitted. This area is not within the City of Mission's Sewer CCN.

STREETS & STORM DRAINAGE

The proposed internal street is a 32' back to back within a 50' right of way. Access will be from Western Palm Dr. The proposed drainage system shall consist on the installation of an internal storm sewer system with 4 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 18" to 30" and will consist of a proposed outfall to a regional detention pond, has be dedicated to the Hidalgo County Drainage District #1. 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 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: 5:47 p.m.

Ended: 5:50 p.m.

Item #4.0

Preliminary & Final

Plat Approval:

**Tanglewood at Bentsen Palm Phase III
Being resubdivision of 3.950 acres located
in the south end of Porciones 48, 49, 50, 51,
& 52, out of Lot 14, Del Monte Irrigation &
Construction Co.**

PUD

Developer: Mike Rhodes

Engineer: Melden & Hunt, Inc.

Ms. Dimas went over the write-up stating that this site is located at the east end of Oriole Dr. which is 430L.F. from the NE Corner of Robin Lane and Oriole Dr. The developer proposed (18) Eighteen Single Family Residential lots.

WATER

The developer proposed to connect to an existing 8" water line located along north side of Oriole Dr. within Tanglewood Phase II and looped to an existing 12" water line along Schuerbach Road to provide water service to each lot. There are 2 fire hydrants provided via direction of the Fire Marshal's office.

SEWER

The developer proposed an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 12" sanitary sewer line along the west side of Schuerbach Road. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$3,600.00 (\$200.00 x 18Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' back to back within a 50' right of way. Access will be from Oriole Dr. The proposed drainage system shall consist of 2 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24" to 30" and will discharge into an existing Hidalgo County Irrigation District No. 18 Drain Ditch. Then to discharges into the Mission Pilot Channel of the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

No Park Fee's Mike Rhodes dedication of park land still stratifies the park Dedication Ord.
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 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.

**ITEM #5.0
OTHER BUSINESS**

**ITEM #6.0
ADJOURMENT**

There being no further items for discussion, Mr. Ruben Arcaute moved to adjourn the meeting. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:50 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission

