

PLANNING AND ZONING COMMISSION
JUNE 22, 2022
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Debra Alvarez
Raquenel Austin
Hector Moreno
Diana Izaguirre
Ruben Arcaute
Connie Garza
Jasen Hardison

P&Z ABSENT

Javier Barrera

STAFF PRESENT

Susana De Luna
Jessica Muñoz
Cynthia Gonzalez
Gabriel Ramirez
Irasema Dimas

GUESTS PRESENT

Cooper Lundquist
Marisela Garza
Heriberto Gloria
Angelica Lopez

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:31 p.m.

CITIZENS PARTICIPATION

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

There was none

APPROVAL OF MINUTES FOR JUNE 8, 2022

Chairwoman Izaguirre asked if there were any corrections to the minutes for June 8, 2022. Mr. Arcaute moved to approve the minutes as presented. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:33p.m.

Item #1.1

Rezoning:

**A 1.37 acre tract of
Land out of Lot 211,
John H. Shary Subdivision
C-4 to R-4
Cooper Lundquist**

Ms. De Luna went over the write-up stating the subject site was located on the northeast corner of Business Highway 83 and Stewart Road.

SURROUNDING ZONES:

| | | |
|----|-----|--------------------------|
| N: | R-4 | – Mobile & Modular Homes |
| E: | R-4 | – Mobile & Modular Homes |
| W: | R-4 | – Mobile & Modular Homes |
| S: | P | – Public |

EXISTING LAND USES:

| | |
|----|--------------|
| N: | Mobile Homes |
| E: | Mobile Homes |
| W: | Mobile Homes |
| S: | Church |

Site: Mobile Homes

FLUM: Moderate Density Residential (MD)

REVIEW COMMENTS: Staff notes that the proposed zone does not comply with the City Future Land Use Map, however the desired R-4 (Mobile & Modular Home) zoning district appears to be consistent with the surrounding land uses. The Future Land Use Map should be amended to reflect the existing 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 the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the R-4. Mrs. Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:35 p.m.

Item #1.2

Rezoning: A 3.20 acres tract of land, more or less,
out of Lot 211, John H. Shary Subdivision
C-4 to R-4
Cooper Lundquist

Ms. De Luna went over the write-up stating the subject site was located on the northeast corner of Business Highway 83 and Stewart Road.

| | | | |
|---------------------------|----|-----|--------------------------|
| SURROUNDING ZONES: | N: | R-4 | – Mobile & Modular Homes |
| | E: | R-4 | – Mobile & Modular Homes |
| | W: | R-4 | – Mobile & Modular Homes |
| | S: | P | – Public |

| | | |
|----------------------------|-------|--------------|
| EXISTING LAND USES: | N: | Mobile Homes |
| | E: | Mobile Homes |
| | W: | Mobile Homes |
| | S: | Church |
| | Site: | Mobile Homes |

FLUM: Moderate Density Residential (MD)

REVIEW COMMENTS: Staff notes that the proposed zone does not comply with the City Future Land Use Map, however the desired R-4 (Mobile & Modular Home) zoning district appears to be consistent with the surrounding land uses. The Future Land Use Map should be amended to reflect the existing 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 the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Alvarez moved to approve the R-4. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #1.3

Rezoning:

**The 0.7323 acre in the
Southeast part of Lot 6-8,
West Addition to Sharyland
AO-I to C-3
Cesar D. Cerda**

Ms. De Luna went over the write-up stating the subject site was located at the Northwest corner of S. Mayberry Road and Old Military Highway (FM 494).

| | | | |
|---------------------------|----|------|-----------------------------|
| 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: | Vacant |
| | S: | Vacant |
| | Site: | Vacant |

FLUM: General Commercial (GC)

REVIEW COMMENTS: The proposed zone does comply 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 the board if they had questions.

Mrs. Alvarez asked if the applicant was the owner of the whole island or just the piece in question.

Ms. De Luna stated the applicant is the owner of the piece only.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the C-3. Mrs. Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:41 p.m.

Item #1.4

Conditional Use Permit:

**To Place a Wood Frame Home in a
AO-I (Agricultural Open Interim) zone
1613 Thompson Road
Lot 19, Greenwood Mobile Home Estates
AO-I
Heriberto Gloria & Marisela Garza**

Ms. Irasema Dimas went over the write-up stating the subject site is located 930' west of Thompson Road and Los Ebanos Road intersection along the north side of Thompson Road. The applicant desires to place a 24' x 32' wood frame home at Greenwood Mobile Home Park. The current zone of the property is Agricultural, and under that zone a wood frame home would be allowed with a conditional use permit. The code specifically states that the requirements of the R-1 (Single Family Residential Zoning District) would need to be adhered to. The lot in question measures 50' x 140' for a total of 7,000 sq.ft. (Note: Although the width of the lot does not meet the minimum width of 60' for the R-1 district; the site exceeds the minimum total square footage by 1,000 sq.ft.).

REVIEW COMMENTS: Staff mailed out 24 notices to property owners within 200' radius of the site, and as of this writing, staff has received a petition showing 17% in favor of the request.

RECOMMENDATION: Staff recommends approval subject to:

1. Compliance with the minimum R-1 (Single Family Residential) setbacks and requirements
2. Compliance with all Building Codes
3. CUP being transferable to others

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

There was none

Chairwoman Izaguirre asked the board if they had questions.

Mr. Arcaute asked if the applicant had to provide a sidewalk.

Mrs. Dimas stated that would be a part of the requirements.

Mrs. Austin asked if all lots measure the same.

Ms. Dimas stated all lots are around the same size.

Mr. Heriberto Gloria the applicant stated the lot is 50' x 140'. He added the lot on the left and on the right are two lots that is why they look bigger. He added when he bought the lot he was not aware it was for mobile homes only. He mentioned he collected signatures from neighbors who were in favor of the request.

Mrs. Garza asked if there are other homes in that subdivision.

Ms. Dimas stated most of them are mobile homes that have add-ons that make them look like homes.

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

Started: 5:41 p.m.

Ended: 5:44 p.m.

Item #1.5

Conditional Use Permit

Renewal:

**Sale & On-Site Consumption of Alcoholic
Beverages – Tradicional Cocina Mexicana & Grill
302 W. Griffin Parkway, Ste. A & B
Lot 2, Storage Depot Subdivision
C-3
Panamerican Investments, LLC
(c/o Angelica M. Lopez)**

Ms. Dimas went over the write-up stating the subject site is located approximately ¼ west of Conway Avenue along the north side of Griffin Parkway (F.M. 495). The applicant has been running the business at this location since April of 2020, and would like to renew their CUP. The last conditional use permit for the sale and on-site consumption of alcoholic beverages at this location was approved by P&Z on May 13, 2020 for a period of 2 years. Access to this location is off of a 30' driveway of Griffin Parkway.

- **Hours of Operation:** Monday through Sunday from 8:00 a.m. to 3:00 p.m.
- **Staff:** A total of 5 employees
- **Parking:** The subject site shares use of common parking for the commercial plaza within Storage Depot Subdivision. There are 46 parking spaces, meeting code for this existing mixed use as proposed.
- **Sale of Alcohol:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of church, public or private school, private hospital, or residential uses. There are none of these land uses within the above radius.

REVIEW COMMENTS: Staff mailed out 9 notices to property owners within 200' radius of the site, and as of this writing, staff has not received any comments in favor or against this request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there has been no incidents reported.

RECOMMENDATION: Staff recommends approval subject to: 1) 2 years re-evaluation at which time the applicant will have to renew his CUP and TABC License and 2) Must continue to comply with all building, fire, health, and sign codes.

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

There was none

Chairwoman Izaguirre asked the board if they had questions.

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

Started: 5:44 p.m.

Ended: 5:45 p.m.

Item #1.6

Conditional Use Permit

Renewal:

Nursery on an Agricultural Zoned Property

305 W. Mile 2 Road

**Being a 1.68 acre tract of land, more or less,
out of Lot 28-5, West Addition to Sharyland**

AO-I

Azucena Bastida

Ms. Dimas went over the write-up stating the subject site is located on the SW corner of Mile 2 Road and Compton Road. The applicant would like to renew her conditional use permit to continue to use this agricultural property for the purpose of growing their plants and allow customers to see their inventory by appointment only. The last CUP approved for this location was on April 14, 2021 for a period of 1 year. Most of the transactions are done at the client's property.

- **Hours of Operation:** Monday through Sunday 9:00 am to 6:00 pm
- **Staff:** 4-5 employees
- **Parking:** Stripe the parking for at least 4 vehicles

REVIEW COMMENTS: Staff mailed out 17 notices to property owners within 200' radius of the site, and as of this writing, staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff's recommends approval for 3 years subject to: 1) Continue to Comply with Building, Fire, Parking, and Landscaping.

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

There was none

Chairwoman Izaguirre asked the board if they had questions.

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

Started: 5:43 p.m.

Ended: 5:45 p.m.

Item #2.0

Preliminary & Final

Plat Approval:

Bryan Pointe Subdivision Phase II

**Being a 4.271 acres tract of land out of Lot 18-11, of the
West Addition to Sharyland**

R-2

Developer: Mario Rodriguez

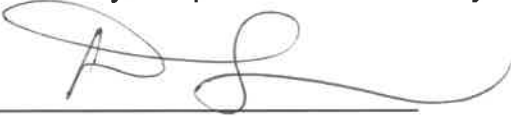
Engineer: Rio Delta Engineering

No Action Taken

ITEM #3.0

ADJOURNMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to adjourn the meeting. Mr. Hardison seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:46 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission