

**PLANNING AND ZONING COMMISSION
AUGUST 10, 2022
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

STAFF PRESENT

Susie De Luna
Alex Hernandez
Jessica Muñoz
Cynthia Gonzalez
Irasema Dimas
Gabriel Ramirez

GUESTS PRESENT

Charles A. Garrett
Mary Ángeles Garrett
William Squibb
Rachel Cortez
Jose L. Cortez
Carlos M. Reyes
Robert Wernert
Larry Fair
Cuqui Anzaldua
Humberto Munguia
Jaime Gutiérrez
Gloria Lopez
Jose Bernal
Donato Lopez
Karen McNallen
Rich Roth
Rene & Keri Gonzalez
Solveig Klassen
Angelica Treviño
Carlos
Keith

Lorena Rincon
Carlos Andrade
Carlos Jr. Andrade
Pat Brightwell
Bob Brightwell
Jung Suk Lee
Carlos Martinez
Anabella Ramos
Monico Salvador
Vasquez
Luis Alberto Ramirez
Navarro
Sophia S. Peña
Mercedes & Enrique
Castro
Noe Lopez
Hollis Ruthledge
Joseph & Teresa
Hemer
Oscar Luebbert
Martin Torres

Enrique
Steve Choi
Susan Galik
Alfonso Quintanilla
Nathaly Garza
Adalberto Arguelles
Jesus F. Martinez
Javier Hinojosa
Jason
Maria Esther Camargo
Daniel Acosta
Edgar Gonzalez
Erik D
Dr. Gloria J. Crum
Asia Gibb
Marisol
Nalth Zoom Admin
Brady Gloria
Phil & Gloria Crum
Steve Choi

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:34 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR JULY 27, 2022

Chairwoman Izaguirre asked if there were any corrections to the minutes for July 27, 2022. Mrs. Alvarez moved to approve the minutes as presented. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 6:01 p.m.

Item #1.1

**Re-Designation of Land Use: A 3.91 acre tract of land, situated in
Porcion 58, more or less, out of
Lot 124, John H. Shary Subdivision
PUD(AO-I) to PUD(R-3)
Carlos Andrade & Angelica Treviño**

Ms. Irasema Dimas went over the write-up stating the subject site was located approximately 180' west of Shary Road along the south side of Hunt Valley Road.

SURROUNDING ZONES:	N:	PUD	– Planned Unit Development
	E:	C-2	– Neighborhood Development
	W:	PUD	– Planned Unit Development
	S:	PUD	– Planned Unit Development

EXISTING LAND USES:	N:	Residential Homes
	E:	Commercial Plaza
	W:	Vacant
	S:	Vacant
	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.

RECOMMENDATION: Staff is recommending denial.

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

Joseph Phillips who resides at 109 Rio Grande Court stated that the concerns were: 1) The zoning was not compatible with the uses around the area, 2) Privacy- Citizens from the apartments would be looking into neighboring backyards, 3) Drainage. Mr. Phillips added he would want to know if a drainage report has been done, and 4) flooding around neighboring properties.

Mr. Erik Diaz who resides at 709 Rio Grande Court stated he was against the request. He added that the main concerns were 1) The Multifamily use, 2) Water running into the neighboring canal and over flooding.

Mr. Charles Garrett who resides at 1908 Trinity stated that he was against the request. His main concern was the layout. He stated he would like to see the engineered drawings. He added there is major problems with sewage/drainage in the area.

Chairwoman Izaguirre stated that right now it was only the re-designation of land use so staff does not have access to that information and it cannot be requested at this time. She added that information is turned in to the city at the development stage.

Mrs. Ann Camarillo who resides at 2116 Pecos stated she was against the request. She stated this property was backing up Cimarron Subdivision which is going through other zoning challenges with the club. She added that it feels like as a resident of Mission, living in Cimarron they are getting attacked from all sides. She mentioned she would like to see the City defend and protect the commitment made to the community that's investing in town.

Mr. Rick Roth who resides at 518 Rio Grande Drive stated his main concern was both foot and vehicle traffic. He mentioned he would like to know how this development would affect the traffic around the Cimarron area. He added that it is already difficult to walk on the main street.

Mrs. Anita Iglesias who resides at 2113 Pecos Street asked that how could citizens say yes or no to the development if there are no complete details on the project.

Mr. Ryan Dryeen 809 Brazos Street stated that the big concerns were flooding and drainage.

Mr. Martin Torres who resides at 1107 Rio Balsas stated that homes in the area have never flooded. He asked that if this request is approved and construction is beginning and the area begins to flood what would be the recourse.

Chairwoman Izaguirre stated that the City Engineer would be the one to answer that question. She added that all developments have to comply with city ordinances. She mentioned that at this moment we were only at the rezoning process.

Mr. Carlos Andrade the applicant stated this project will bring a lot of advantages to the community. He stated he founded Retama Business Center six years ago. He added this new project will change the concept and the esthetics of the community. He mentioned the 3.9 acre property is right behind the Retama Business Center. Mr. Andrade stated this project consisted of 8 vertical towers with 78 apartments of 1700-1900 square feet each with 6 penthouses of approximately 2,500 square feet each. He added the estimated cost of each apartment would be \$350,000 – \$450,000. He mentioned this would help generate value, taxes, development, and a new concept in all South Texas.

Mr. Mariano Garcia translated that Mr. Andrade is trying to make the best use of this vacant property with multi-family residential. He added that this would be a innovative project. He mentioned Mr.

Andrade was aware of the concerns and he would be working with city staff and engineers to address the concerns.

Mr. Charles Garrett asked if there had been a study done on property value.

Mr. Garcia answered "no".

Mr. Carlos Martinez who lives at Cimarron stated that the project looked very nice but it would increase the flood insurance for the neighboring homes.

Mr. Ryan Dryeen stated that he would like to know the relationship of the developer to the Cimarron Country Club owner.

Mr. Garcia stated that there was no relation.

Mrs. Anita Iglesias asked if the development would have access through Cimarron.

Chairwoman Izaguirre mentioned that according to exhibits provided at this time, access was only through Shary road.

Mr. Jose Luis Ramirez who resides at 1024 Rio Grande Dr. asked how many apartments would be done.

Mr. Andrade answered that it would be 84 condominiums.

Mr. Ramirez asked if there had been a study done that would show how this development would impact schools in our City.

Mr. Andrade stated a study that deep was not performed.

Mr. Debra Alvarez asked if all condominiums would be for sale.

Mr. Andrade stated they would all be for sale.

Mr. Hollis Rutledge who resides at 214 Rio Grande Dr. stated this development was not compatible to what the city stated many years ago. He added this was a zoning issue and does not meet the intent of the zoning ordinance as it exists today.

Mr. Enrique Castro who resides at 810 Brazos stated this was nice project but he wanted to know how the city would stop other projects if they approve this one.

Mr. Rich Roth who resides at 518 Rio Grande Court asked if anyone has looked at the fact that crime is going to be high by bringing in these tall high apartments. He suggested a crime study be done before the development.

Mr. Carlos Reyes who resides at 818 Rio Grande Drive stated that this project is a joke. He added that there were better places where this development could be done.

Chairwoman Izaguirre asked the board if they had questions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Alvarez moved to deny the PUD(R-3) based on the City's future land use map. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:06 p.m.

Item #2.0

Site Plan Approval:

**Construction of a Climate Controlled Storage Facility
(Extra Space Storage)
Lots 8A & 9A, M.E.D.C Subdivision
C-3
Centennial American Properties, LLC**

Mr. Gabriel Ramirez went over the write-up stating the subject site was located at the Northeast corner of Grapefruit Blvd. and Victoria Ave. The developer intends to build a 33,217sqft 3-story self-storage warehouse to include an office, associated parking, and landscaping throughout the site.

Upon reviewing of the site plan, the building will have access from both Grapefruit Blvd. and Victoria Ave. with access thru and around the building. All building setbacks are being complied with.

A total of 12 parking spaces are allocated to serve the business to include 2 HC stalls. There are total of 3 fire hydrants that will serve the building: 2 are existing fire hydrants (one located at the SE corner of the property and the other at the NW corner) and a new unit to be installed on the East side of the building. Designated fire lanes will be noted at restricted locations.

Storm water detention area has been designated at the northern most part of the property to fulfill drainage requirements. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan will be reviewed so that nearby residential properties won't be affected.

OTHER COMMENTS:

1. 1 enclosed dumpster will be located within the lot to be screened with a 6' block fence and opaque (solid) gates.
2. Sign permit will be required

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked the board if they had questions.

Mr. Austin stated that she objects to the fact that this big storage unit will be at the entrance of the beautiful Mission Event Center.

Chairwoman Izaguirre stated that this goes through the Weingarten and they are always strict to what will go on the properties they sell.

Mr. Ramirez stated that the property has been sold and it has the proper zone for this development.

Mrs. Austin stated the Mission Event Center was the main attraction at the moment for the City of Mission.

Mr. Ramirez stated that there was nothing to restrict however, the design engineer was present to answer any questions.

Chairwoman Izaguirre stated this was way better than the car wash. She added maybe the board could speak to the council on the color schemes.

Mrs. Alvarez stated she has mentioned before that the City does not have a color scheme.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Barrera moved to approve the Site Plan as recommended by staff. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:06 p.m.

Ended: 6:07 p.m.

Item #3.0

Homestead Exemption

Variance:

The East ½ of Lot 9, Block 1,

Mission Acres Subdivision

R-2

Sophia Sue Peña

Mr. Ramirez went over the write-up stating This tract is located on the Northwest corner of Lee St. and Greenlawn Dr. The lot measures 0.4132 Ac. The lot exceeds the minimum square footage size requirements for an R-1 lot. The applicant proposes to construct a single-family residence. On 11-10-14, the City Council passed the Homestead Exemption Variance ordinance which allows for homesteads to be granted with various waiver to the City's subdivision requirements if and only, the lot is being proposed for the applicant's personal single-family home.

WATER – The applicant is proposing to connect to an existing 2" water line located along Greenlawn Dr. to provide water service to the lot.

SEWER – The applicant is proposing to connect to existing 6" sanitary sewer line located along the west side of Lee St. to provide sewer service to the lot. The Capital Sewer Recovery Fee is waived as per the Homestead Exemption Variance.

STREET & STORM DRAINAGE – The subject site has frontage to Lee Street, which is a paved street equipped with curb & gutter for drainage. No additional ROW is required.

OTHER COMMENTS

- Must comply with Model Subdivision Rules
- Waiver of park and sewer capital recovery fees.

- A fire hydrant is within the required 500' minimum distance of the property. No additional fire hydrants are needed.
- A streetlight is located on the East side of Lee St.
- Submittal of affidavit of intention to build a single-family residence within one year for personal use only.

RECOMMENDATION: Staff recommends approval subject to compliance with all homestead exemption variance requirements (i.e., affidavit, etc.).

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the homestead exemption variance as recommended by staff. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:07 p.m.

Ended: 6:08 p.m.

Item #4.0

**Preliminary & Final
Plat Approval:**

Las Esperanzas Subdivision

**A tract of land containing 27.22 acre of land,
being part or portion of Lot 183,
John H. Shary Subdivision
R-2 & R-3**

Developer: Dragonfly 6265, LLC

Engineer: Javier Hinojosa Engineering

Mr. Ramirez went over the write-up stating this subdivision is located along the east side of Glasscock Road, approximately 1,550 feet north of E. U. S. Expressway 83. The developer is proposing a (66) Sixty-Six Lot development with a mix use of (41) Forty-One Duplex – Fourplex lots and (25) Twenty-Five Multi Family Residential lots. Lots numbered 1-9, 26-43, 45-55, and 62-65 are zoned R-2 Duplex-Fourplex Residential all others are zoned R-3 Multi-Family Residential.

WATER

The developer is proposing to connect from a proposed 12" water line located along the east side of Glasscock Road and looped with a proposed 8" water line to service each lot. They are proposing 8 fire hydrants as via direction of the Fire Marshal's office.

SEWER

Wastewater service will connect into an existing lift station on the southwest corner of the subdivision. An internal 8" sewer line system will provide sewer service to all the lots. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$13,200.00 (\$200.00 x 66 lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 37' Back-to-Back within a 60' Right of Way. Access will be from Glasscock Road. The proposed drainage system shall consist of 11 inlets within the streets to collect surface runoff from the lots and streets. Storm pipe ranges from 24" to 36" RCP and shall discharge into

an existing detention pond adjacent to the east side of this subdivision. The detention pond shall discharge via a 24" RCP storm drain back into an existing City of Mission 36" storm drain located along Glasscock Road. The required detention for this subdivision is 239,249 cubic feet (5,492 Ac.Ft.). The existing lake/detention pond, owned by the developer currently has a capacity of 2,438,735 cubic feet (55.986 Ac.Ft.). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Escrow Park fees (66 lots x \$500 = 33,000.00)

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 and Park Fee's

Chairwoman Izaguirre asked the board if they had questions.

There was none.

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

Started: 6:08 p.m.

Ended: 6:10 p.m.

Item #4.1

Preliminary & Final

Plat Approval:

G.E.O. Subdivision

**A 7.50 acre tract of land being the South 7.50 acres of
Lot 1, Nick Doffing Subdivision No. 5**

Rural E.T.J.

Developer: Antioco G. Cantu Garza

Engineer: Quintanilla, Headley and Associates, Inc.

Mr. Ramirez went over the write-up stating this subdivision is located on the East side of Doffing Road (FM 492), approx. ½ mile North of 3 Mile Road (Mission Rural ETJ). The developer is proposing a (5) five lot subdivision, one (1) being commercial. The developer is requesting variances for lots 2-5 having frontages of 25' widths (min. 50').

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8" water line located along the West side of Doffing Road (FM 492) with a proposed 8" water line to provide water service to each lot. There is 1 fire hydrant provided to be used as filling stations via direction of the Fire Marshal's office.

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

STREETS & STORM DRAINAGE

Access to lots 1-5 will be available from Doffing Road. The existing terrain has a slight grade toward an easterly direction. Detention will be provided by excavating a private drainage area on site with an 8" PVC bleeder line that will outfall into the road-side ditch of Doffing Road (FM 492) The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends denial:

- Not meeting minimum City of Mission subdivision standards and/or Model Subdivision Rules
- Denial of all variances

Chairwoman Izaguirre asked the board if they had questions.

Chairwoman Izaguirre asked how the subdivision was not complying.

Mr. Ramirez stated that the frontages should have a minimum of 50'. He added the county has a minimum of 100'.

Chairwoman Izaguirre asked that if this subdivision had been approved by the county.

Mr. Ramirez answered "no".

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

Started: 6:10 p.m.

Ended: 6:11 p.m.

Item #4.2

Preliminary & Final

Plat Approval:

Garden Path Subdivision

A tract of land containing 8.887 acres,

Being a part or portion out of

Lot 266, John H. Shary Subdivision

R-1T

Developer: Deka Investments, LLC

Engineer: Emigdio "Milo" Salinas, P.E.

Mr. Ramirez went over the write-up stating this subdivision is located along on the West side of Taylor Road approximately 500' North of E. 25TH Street. The developer is proposing an (88) eighty-eight lot private townhome development with (2) two lots to be designated for storm water detention purposes.

WATER

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

SEWER

The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 8" sanitary sewer system located on the West side of this development. The Capital Sewer Recovery Fee will be required at \$200.00/lot which equates to \$17,200.00 (\$200.00 x 86 lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way. Access will be from Taylor Road. The proposed drainage system shall consist of 9 inlets within the streets to collect surface runoff from the lots and streets. Storm pipe ranges from 24" to 36" RCP and shall discharge into 2 onsite detention ponds situated at the entrance of the subdivision. From thereon, the detention pond will connect to the existing 36" main trunk line aligned along the ROW of Taylor Rd. The required detention for a 50-year frequency storm event for this development is 1.22 acre feet (53,195 CF) at a combined peak runoff rate of 36.70 CFS. The designed onsite detention ponds are proposed to provide a combined 1.22 acre feet (53.292 CF) of volume. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Escrow Park fees (86 lots x \$500 = 43,000.00)

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 and Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.

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. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously. Mr. Hector Moreno abstained from the vote.

Chairwoman Izaguirre excused herself from the meeting. Vice Chairman Barrera took over the meeting.

Started: 6:12 p.m.

Ended: 6:12 p.m.

Item #4.3

Preliminary & Final

Plat Approval:

Eduardo's Subdivision No. 20

A 19.67 acre tract of land, out of Lots 47-4 and 48-4,

**West Addition to Sharyland Subdivision
Rural E.T.J.
Developer: Izaguirre Real Estate Holdings
Engineer: Izaguirre Engineering Group, LLC**

Mr. Gabriel Ramirez went over the write-up stating this subdivision is located along the west side of Trosper Road approximately ½ mile north of Mile 6 Road. The developer is proposing 79 Single Family Residential lots.

WATER

The water CCN belongs to Sharyland Water Supply Corporation. The developer is proposing to connect to existing 8" water lines and extending a proposed 8" water thru the proposed subdivision to provide water service to each lot. There will be 5 fire hydrants to be used as filling station.

SEWER

Sanitary sewer service for this subdivision will be addressed by an internal 8" sewer line system as it ties into the existing 8" sanitary sewer lines located south of this development and connecting into Eduardo's Subdivision No. 19. The sewer CCN belongs to McAllen.

STREETS & STORM DRAINAGE

All internal streets are 32' Back-to-Back within a 50' Right of Way. Access will be from Trosper Road. The proposed drainage system shall consist of 6 inlets within the street to collect surface runoff from the lots and streets. Storm Pipes range from 24" to 36" R.C.P. and will discharge into an existing master development tract which flows south and outfalls to an existing H.C.D.D. No. 1 West Main III Drain Ditch. 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.

Vice Chairman asked the board if they had questions.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Arcaute moved to approve the request as per staff recommendation. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #5.0

ADJOURMENT

There being no further items for discussion, Vice Chairman Barrera entertained a motion. Mrs. Alvarez moved to adjourn the meeting. Mr. Hardison seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:12 p.m.


Diana Izaguirre, Chairwoman
Planning and Zoning Commission