

**PLANNING AND ZONING COMMISSION  
OCTOBER 26, 2022  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Connie Garza  
Diana Izaguirre  
Raquenel Austin  
Hector Moreno  
Jasen Hardison

**P&Z ABSENT**

Debra Alvarez  
Javier Barrera  
Ruben Arcaute

**STAFF PRESENT**

Cynthia Gonzalez  
Irasema Dimas  
Gabriel Ramirez

**GUESTS PRESENT**

Ines Lopez  
Carlos Garcia  
Roel Moreno  
Lalo Ramirez  
Irma Cuellar  
Anita Gonzalez  
Cassandra Bazan  
Lydia Bazan  
Jose Perez  
Isaac Garza

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

**CITIZENS PARTICIPATION**

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

There was none.

**APPROVAL OF MINUTES FOR OCTOBER 12, 2022**

Chairwoman Izaguirre asked if there were any corrections to the minutes for October 12, 2022. Mr. Hardison moved to approve the minutes as presented. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:35 p.m.**

**Item #1.1**

**Rezoning:**

**A 4.09 acre tract of land being 4.12 acres out of Lot 66,  
New Caledonia Subdivision Unit 1, Save and except  
The State of Texas tract a 0.0287 of an acre tract out of  
Lot 66, New Caledonia Subdivision Unit 1  
AO-I to C-3  
Tejano Investments, LLC**

Ms. Irasema Dimas went over the write-up stating the subject site is located at the Northwest corner of W. Mile 3 Road and N. Schuerbach Road. – see vicinity map.

**SURROUNDING ZONES:**

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

**EXISTING LAND USES:**

N:	Vacant
E:	Single Family
W:	Large Lot Single Family
S:	Vacant
Site:	Vacant

**FLUM:** General Commercial (GC)

**REVIEW COMMENTS:** Since the property is along a major thoroughfare and is consistent with the existing land uses staff is receptive to the request.

**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 applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to approve the rezoning request. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

**Started:** 5:35 p.m.

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

**Item #1.2**

**Rezoning:**

**Being a 7.426 acre out of Lot 32-1,  
West Addition to Sharyland Subdivision  
AO-I to R-2  
Ricardo Salazar**

Ms. Irasema Dimas went over the subject site is located approximately 180' South of White Oak Drive and West Mile 3 Road.

**SURROUNDING ZONES:**

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

**EXISTING LAND USES:**

N:	Commercial Plaza
E:	Large Lot Single Family
W:	Single-Family
S:	Padron Junk Yard
Site:	Vacant

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

**REVIEW COMMENTS:** It is not uncommon to see an apartment complex development behind a commercial plaza. Examples of some will be the apartment complex behind Dennis on Shary

Road, the Reserve at Cimarron behind the Kohl's shopping plaza on Colorado, and the most recent approval is along east of 1<sup>st</sup> Street next to Rocha's Restaurant. Staff is receptive to the request.

**RECOMMENDATION:** Staff is recommending Approval.

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

Mrs. Nidia Bazan owner of the property at 4108 Rene Avenue stated she had some concerns. She added she only had the rear of the property and her property is currently landlocked. She mentioned she has been paying taxes but she has to access to the property.

Mrs. Bazan wanted to know if there was going to be an alley or a street with the new development that would give her access.

Mrs. Garza asked Mrs. Bazan how she accessed the property.

Mrs. Bazan stated she currently does not access to the property.

Mrs. Garza asked Mrs. Bazan if she lived there.

Mrs. Bazan stated she does not live there but she does have a big shed on the rear of the property.

Chairwoman Izaguirre asked if the applicant was present.

Mr. Roel Moreno the developer was present. He stated he recently purchased the property and has a fence and cleaned it up.

Chairwoman Izaguirre asked the developer if he would be okay with giving access to the neighbors.

Mr. Moreno stated he had no problem and he would talk to Mrs. Bazan.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the rezoning request. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:42 p.m.**

**Ended: 5:53 p.m.**

**Item #1.3**

**Rezoning:**

**A tract of land containing 5.000 acres, being a part  
or portion out of Lot 42, Bell-Woods Co's Subdivision  
R-1T to R-2  
R.T. Real Estates Investments, LLC**

Ms. Irasema Dimas went over the subject site is located approximately 120' North of Thompson on the East 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-2 & C-2 – Duplex-Fourplex &  
Neighborhood Commercial

**EXISTING LAND USES:**

N: Vacant  
E: Vacant  
W: Single-Family/Escobar Rios Elementary  
S: Apartments  
Site: Vacant

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

**REVIEW COMMENTS:** Since the applicant's request is consistent with the existing R-2 (Duplex-fourplex) subdivision on the southside of the property staff is receptive to the request.

**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 applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the rezoning as requested. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started:** 5:43 p.m.

**Ended:** 5:45 p.m.

**Item #1.4**

**Rezoning:**

**Being a 3.01acre tract of land out of and forming a  
Part or portion of Lots 184 and 194,  
John H. Shary Subdivision  
AO-I to C-3  
Dragonfly 6265, LLC**

Ms. Irasema Dimas went over the subject site is located approximately 400' North of East 1<sup>st</sup> Street on the West side of North Shary Road.

**SURROUNDING ZONES:**

N: C-3 – General Commercial  
E: C-3 – General Commercial  
W: AO-I – Agricultural Open Interim  
S: C-3 – General Commercial

**EXISTING LAND USES:**

N: Commercial  
E: Commercial  
W: Twin Lakes RV Park  
S: Commercial  
Site: Recreational Vehicles (Twin Lakes)

**FLUM:**

General Commercial (GC)

**REVIEW COMMENTS:** Since the property is along a major thoroughfare and is consistent with the existing land uses staff is receptive to the request.

**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 applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to approve the rezoning as requested. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:45 p.m.**

**Ended: 5:47 p.m.**

**Item #1.5**

**Conditional Use Permit:**

**Drive-Thru Service Window - IHOP**

**3501 N. Conway Avenue**

**Lot 32, Bell-Woods Co's Subdivision**

**C-3**

**Issac Garza**

Ms. Irasema Dimas went over the write-up stating the subject site is located approximately 1,355' north of Mile 2 Road along the west side of Conway Avenue. The applicant is proposing to construct a 4,625 sq. ft. building for an IHOP Restaurant with a curbside pickup drive-thru service window. The primary access to the building will be from Conway Avenue through a proposed 30' common access easement. The curbside pickup drive-thru service window will be on the south side of the building

- **Days/Hours of Operation:** Open 24hours – Everyday.
- **Staff:** 45 to 50 employees in different shifts
- **Parking & Landscaping:** In reviewing the floor plan, the 4,625 sq. ft. building will have a total of 256 seating spaces inside the restaurant and 16 seating spaces in the patio area. A total of 91 parking spaces will be required. It is noted that in total there will be 195 parking spaces that will be held in common with the future development. Landscaping & Lighting will be in compliance with City Codes.

**REVIEW COMMENTS:** Staff mailed out 18 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

**RECOMMENDATIONS:** Staff recommends approval for life of use subject to:

- 1.) Must comply with all City Codes (Building, Fire, Health, etc.)
- 2.) Must acquire a business license prior to occupancy.
- 3.) CUP not to be transferable to others.

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

There was none.

Chairwoman Izaguirre asked if the applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the conditional use permit. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Item #1.6**

**Conditional Use Permit:**

**Guest/Pool House on Property Zoned  
Large Lot Single Family Residential  
2211 Monaco Drive  
Lot 9, Monaco Subdivision  
R-1A  
Jesus Treviño**

Ms. Irasema Dimas went over the write-up stating the subject site is located approximately 780' west of Shary Road along the north side of Monaco Drive. The applicant is requesting a conditional use permit for the construction of a guest/pool house. The proposed guest/pool house and garage will have 966' square feet. It will consist of (1 bedroom), (2) bathrooms, laundry room, and a double garage. Guest houses are allowed in a Large Lot Single Family Zone as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal of 12,000 sq. ft.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above
- Proposal must be clearly secondary to the primary residence
- Shall not have access to a public street (No shared/extended driveway)
- Shall not have separate kitchen area or utilities

**REVIEW COMMENTS:**

The lots total square footage is 20,438 and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any guest vehicle. The guest home must be connected to the same water and electrical meters, i.e. no separate utilities. Staff mailed out 24 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Since no kitchen is included, staff recommends approval subject to: 1) no separate utility and electrical connections, 2) transferability to other future owners imposing the same conditions imposed to this applicant, and 3) not to be used for rental purposes.

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

There was none.

Chairwoman Izaguirre asked if the applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the conditional use permit. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:49 p.m.**

**Ended: 5:51 p.m.**

**Item #1.7**

**Conditional Use Permit:**

**Texas Citrus Fiesta Vaquero Cook-off  
& Fun Fair on November 18 & 19, 2022  
1200 E. Business Highway 83  
Being a tract of land containing 6.56 acres,  
more or less, being part or portion of a  
6.79-acre tract out of Lot 20-11, West Addition  
to Sharyland Subdivision  
C-3  
Texas Citrus Fiesta**

Ms. Irasema Dimas went over the write-up stating the subject site is located near the SE corner of Bryan Road and E. Business Hwy. 83. Texas Citrus Fiesta organizers have been given permission to have their annual Vaquero Cook-off and Fun Fair on the vacant lot. They are proposing to set up on November 18 at 12:00 p.m. for both events. Although, both events will take place on November 19, 2022 from 8:00 a.m. to 8:00 p.m. with approximately 48 vendors and a stage for entertainment. The VIP tent will be used for food donations.

- **Parking:** Parking for this event will be provided along the southeast area of the property.
- The Zoning code states that fun fair sites should be a minimum of 300' away from any residentially used property from lot line to lot line. There is a mobile home park immediately to the east of the property, therefore a waiver would be needed for this location.
- Chapter 10 – Amusements and Entertainment: Security will be evident as in the past events via Mission PD Officers (as hired by TCF). Restrooms will be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – will need to be complied with, in particular the insurance coverages requirement for such amusements.

**REVIEW COMMENTS:** With sufficient professional security, barricades, lighting, & TCF monitoring, this event will again be very successful and well attended. Staff mailed out 61 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

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

1. Installation of a perimeter fence/debris stop
2. Installation of "No Parking" signs along E. Business Hwy. 83 and Bryan Road;
3. Meet Noise, Amusement & Entertainment, Insurance, and any other related codes, and
4. Waiver of the 300' separation requirement from residential neighborhoods.

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

There was none.

Chairwoman Izaguirre asked if the applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the conditional use permit. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:07 p.m.**

**Ended: 6:08 p.m.**

**Item #1.8**

**Conditional Use Permit:**

**Manufacture of Sheet Metal in a C-3 Zone  
2500 W. Expressway 83  
Lots 5, 6, & 7, Ala Blanca Norte Unit 1  
C-3  
Ines Lopez**

Ms. Irasema Dimas went over the write-up stating the subject site is located 100' west of Dolores Del Rio Avenue along the north side of W. Expressway 83. The applicant is proposing to manufacture sheet metal (decoiling and cutting) within his 5,192' existing building and wishes to add an additional 3,250 sq.ft for phase 1 to the west of the property. His future plans will be to have a display show room within the building for a total of 18,244 sq.ft.

Zoning Code, Article VIII, Section 1.43.3.i states: Any of those permitted uses under the light industrial zoning district would be consider subject to applying for a conditional use permit.

The applicant utilizes only 1 machine to cut and decoil the sheet metal. The customer would be able to decide the shape and size of the sheet metal that they need. The applicant stated that the roll forming line machine does not exceed 40-50 decibel, thus complying with the noise ordinance.

- **Hours of Operation:** Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m.
- **Staff:** 3 employees operating the business.
- **Parking & Landscape:** In reviewing the floor plan, the 5,192 sq. ft. building will require 16 parking spaces and he is proposing 19. Once phase 1 is complete he will need to add an additional 5 parking spaces to comply with the minimum requirement. The applicant is also proposing to have 23,691 sq.ft. of landscaping thus meeting code.

**REVIEW COMMENTS:** P&Z has reviewed and approved other similar requests for manufacturing and processing products, Staff feels that this new business will be beneficial to the current business area. Staff mailed out 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

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

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must comply with all City Codes (Building, Fire, Parking, etc.),



- 3.) Installation of a solid buffer fence along the north side of the property, and
- 4.) Must acquire a business license.

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

There was none.

Chairwoman Izaguirre asked if the applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the conditional use permit. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:54 p.m.**

**Ended: 5:55 p.m.**

**Item #2.0**

**Preliminary & Final  
Plat Approval:**

**Las Comadres #11 Subdivision**

**Being a 40.85 acre tract of land out of all of Lots 14,  
15, 16, & 18, Nick Doffing Co. Subdivision**

**Suburban ETJ**

**Developer: Carlos Leal**

**Engineer: South Texas Infrastructure Group**

Mr. Gabriel Ramirez went over the write-up stating the proposed subdivision is located on Doffing Road and approximately 3,000 feet north of 3 Mile Line (Mission Suburban ETJ). The developer is proposing (68) sixty-eight Single Family Residential lots.

### **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 to provide water service to each lot. There are 8 fire hydrants 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 meets or 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**

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access will be from Doffing Road. The proposed drainage system shall consist of 12 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 18" to 36" and will discharge into an existing Hidalgo County Drainage Irrigation District No. 1 Regional Detention Facility (RDF). 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 the board if they had questions.

There was none.

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

**Started: 5:55 p.m.**

**Ended: 5:56 p.m.**

**Item #2.0**

**Preliminary & Final**

**Plat Approval:**

**Sendero Phase I Subdivision**

**Being a resubdivision of 51.376-acre tract  
of land out of the south end of Porcion 52  
PUD (R-1)**

**Developer: Rhodes Development, Inc.**

**Engineer: Melden & Hunt, Inc.**

Mr. Gabriel Ramirez went over the write-up stating the proposed subdivision is part of a master plan located approximately 397' west of S. Inspiration Road and along the south side of Mile One South Road. The developer is proposing (156) One Hundred Fifty-Six Single Family Residential lots.

### **WATER**

The developer is proposing to connect to an existing 12" water line located along the south R.O.W. of Mile One South Rd. and extend an 8" water line through the subdivision providing a 2" water service to each lot. There are 11 proposed fire hydrants via direction of the Fire Marshal's office.

### **SEWER**

The developer is proposing to connect to an existing manhole within the R.O.W. at the southern access of the development and extend a 12" line west along the north side of the Perezville Ditch. A proposed 8" Sanitary Sewer line will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$30,600.00 (\$200 x 156 Lots).

### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way, access will be from Mile One South Rd. and/or Inspiration Rd. The proposed storm drainage system will consist of multiple curb inlets ranging in size from 24" to 42" RCP. Surface and street runoff will be caught by said inlets and conveyed via storm lines into the Perezville Drain (owned by H.C.D.D. No. 1) adjacent to south side of this property and ultimately have an outfall into the Mission Pilot Channel system of the H.C.D.D No.1 via 5'x5' box culvert under the United Main Canal. The development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study. The required detention of 278,000 cubic feet (6.336 ac-ft) shall be provided within the Perezville Drain Ditch widening. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.

## Installation of Street Lighting as per City Standards

### **RECOMMENDATION**

Staff recommends approval subject to:

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

Chairwoman Izaguirre asked the board if they had questions.

There was none.

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

### **ITEM #4.0**

### **ADJOURMENT**

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to adjourn the meeting. Mrs. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:57 p.m.



Diana Izaguirre, Chairwoman  
Planning and Zoning Commission