

**PLANNING AND ZONING COMMISSION  
DECEMBER 15, 2021  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Javier Barrera  
Hector Moreno  
Ruben Arcaute  
Debra Alvarez

**P&Z ABSENT**

Jasen Hardison  
Raquenel Austin  
Bealinda O. Deforest

**STAFF PRESENT**

Susana De Luna  
Alex Hernandez  
Jessica Munoz  
Cynthia Gonzalez  
Gabriel Ramirez  
Patricio Martinez

**GUESTS PRESENT**

Daniela Banda  
Cesar Wilson  
Richie Mendoza  
Juan Cuellar  
Ana Maria Gonzalez  
Roberto Calvillo  
Antonio Fabiola  
Diana Rodriguez  
Rogelio Hernandez  
Osvaldo Peña  
Jessica Cerda  
Olga Rodriguez  
Chris Felix  
Yesenia  
Milo Salinas  
Mario Salinas  
Josie Snell  
Desiree  
Aaron Huerta  
Krytsallyn Rodriguez  
Kelly Heller  
Ayiza Huerta  
Felix  
Jaclyn Ibañez  
Maria Alicia Fuentes  
Rud Felix  
Abel Bocanegra  
Jackie & Ej  
Michelle Moreno  
JP Terrazas  
Steven Alaniz

**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 NOVEMBER 17, 2021**

Chairwomen Izaguirre asked if there were any corrections to the minutes for November 17, 2021. Mr. Barrera moved to approve the minutes as presented. Mrs. Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Item #1.1**

**Rezoning:**

**1.113 acres out of Lot 16-1  
West Addition to Sharyland  
PUD(AO-I) to PUD(R-1)  
Cabe Construction, LLC**

Ms. De Luna went over the write-up stating that the site is located approximately 300' south of Mile One South Road and Scenic Way along the east side Scenic Way.

**SURROUNDING ZONES:**

N: R-1 – Single Family Residential  
E: R-1 – Single Family Residential  
W: R-1 – Single Family Residential  
S: R-1 – Single Family Residential

**EXISTING LAND USES:**

N: Vacant  
E: Vacant  
W: Vacant  
S: Vacant  
Site: Vacant

**FLUM:**

Planned Unit Development (PUD)

**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.

Chairwoman Izaguirre asked the board if they had questions.

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

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

**Ended: 5:38 p.m.**

**Item #1.2**

**Rezoning:**

**1.65 acres out of Lot 28-2,  
West Addition to Sharyland  
AO-I to R-1  
Earth Works Development, Inc.**

Ms. De Luna went over the write-up stating that the subject site is located approximately 450' south of W. Mile 2 Road along the west side of Los Ebanos Road.

**SURROUNDING ZONES:**

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

**EXISTING LAND USES:**

N: Residential  
E: Residential

W: Vacant  
S: Vacant  
Site: Vacant

**FLUM:** Low Density Residential (LD)

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

**RECOMMENDATION:** Staff is recommending Approval.

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

Chairwoman Izaguirre asked the board if they had questions.

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

**Started:** 5:38 p.m.

**Ended:** 5:39 p.m.

**Item #1.3**

**Rezoning:**

**A 0.50 of an acre of land out of  
Lot 29-4, West Addition to Sharyland  
AO-I to R-1  
Jessica Cerda**

Ms. De Luna went over the write-up stating that the subject site is located 173' west of N. Trosper Road along the north side of W. Mile 2 Road.

<b>SURROUNDING ZONES:</b>	N:	R-1	– Single Family Residential
	E:	R-1	– Single Family Residential
	W:	AO-I	– Agricultural Open Interim
	S:	AO-I	– Agricultural Open Interim

<b>EXISTING LAND USES:</b>	N:	Residential
	E:	Residential
	W:	Residential
	S:	Residential
	Site:	Vacant

**FLUM:** Low Density Residential (LD)

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

**RECOMMENDATION:** Staff is recommending Approval.

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

Chairwoman Izaguirre asked the board if they had questions.

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

**Started: 5:39 p.m.**  
**Ended: 5:40 p.m.**  
**Item #1.4**  
**Rezoning:**

**Lot 3, Block 35,  
Original Townsite of Mission  
R-1 to C-3  
Julio Cesar Wilson**

Ms. De Luna went over the write-up stating that the subject site is located 150' north of E. 1<sup>st</sup> Street along the east side of N. Conway Blvd.

**SURROUNDING ZONES:**

N:	C-3	– General Commercial
E:	R-1	– Single Family Residential
W:	C-3	– General Commercial
S:	C-3	– General Commercial

**EXISTING LAND USES:**

N:	Residential
E:	Residential
W:	Convenience Store
S:	Commercial Plaza
Site:	Residential

**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.

Chairwoman Izaguirre asked the board if they had questions.

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

**Started: 5:40 p.m.**  
**Ended: 5:44 p.m.**  
**Item #1.5**  
**Rezoning:**

**Lot 12, Block 81,  
Mission Original Townsite  
R-1 to R-2  
R.G.V. Villa Development LLC**

Ms. De Luna went over the write-up stating that the subject site is located at the Southwest corner of E. 5<sup>th</sup> Street and Francisco Avenue.

**SURROUNDING ZONES:**

N:	R-1	– Single Family Residential
E:	R-1	– Single Family Residential
W:	R-1	– Single Family Residential
S:	R-1	– Single Family Residential

**EXISTING LAND USES:**

N:	Vacant
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E: Apartments  
W: Residential  
S: Vacant  
Site: Vacant

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

**REVIEW COMMENTS:** This is an area where we have a mixture of land uses. There is a church, an apartment complex, vacant lots, and single-family homes all within 300' of the subject property. The Future Land Use Map reflects Low Density (LD) Residential; reflecting that R-1 remains the best compatible use for the neighborhood. Rezoning the site to R-2 would also go against the mass zoning that was done by P&Z and City Council for the Old Townsite area in 2006.

In 2019 a similar request was brought before the P&Z and City Council and it was denied. Therefore, giving the impression that the City Council wants to keep this area as residential.

The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses.

**RECOMMENDATION:** Staff recommends Denial.

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

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 request as per staff recommendation. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Item #1.6**

**Rezoning:**

**Lot 2 & Lot 4, Toellner Subdivision**

**R-1 to R-1T**

**Felipe Rodriguez Villalon & Diana Rodriguez**

Ms. De Luna went over the write-up stating that the subject site is located 495' north of E. 4<sup>th</sup> Street and San Antonio Ave. along the east side San Antonio Avenue.

**SURROUNDING ZONES:**

N:	R-3	– Multi Family Residential
E:	R-3	– Multi Family Residential
W:	R-1	– Single Family Residential
S:	R-1	– Single Family Residential

**EXISTING LAND USES:**

N:	Apartments
E:	Apartments
W:	Residential
S:	Residential
Site:	Residential/Vacant

**FLUM:** Moderate Density Residential (MD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses.

\*Note: Moderate Density Residential classification includes residential, mobile homes, and townhome uses.

**RECOMMENDATION:** Staff is recommending approvals.

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

Mrs. Ana Maria Gonzalez who resides at 803 Solar Dr. stated she was opposed to the request. Her main concern was flooding and traffic flow in the area.

Mrs. Diana Rodriguez the applicant stated they have been trying to change the zone on the property. She added the previous time it was denied because of flooding but she mentioned those issued have been solved. She added they were proposing townhomes that had their own parking and streets.

Chairwoman Izaguirre asked the board if they had questions.

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

Ms. De Luna asked the board if they could hear item # 8.0 before the next item on the agenda, since is a waiver for the following rezoning request.

**Started: 5:51 p.m.**

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

**Item #1.7**

**Rezoning:**

**A 22.04 acre tract of land out of  
Lot 28-5, West Addition to Sharyland  
R-1 to R-1T  
Robert Calvillo**

Ms. De Luna went over the write-up stating that the subject site is located at the SE corner of Holland and W. Mile 2 Road along the south side of Mile 2 Road.

<b>SURROUNDING ZONES:</b>	N:	AO-I & C-1	– Agricultural Open Interim & Office Building
	E:	AO-I	– Agricultural Open Interim
	W:	AO-I & R-1	– Agricultural Open Interim
	S:	R-1	– Single Family Residential

<b>EXISTING LAND USES:</b>	N:	Office
	E:	Single Family Residential
	W:	Single Family Residential
	S:	Single Family Residential
	Site:	Vacant

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

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, nor surrounding land uses. Townhouses would need to have a Moderate Density Residential Designation.

**RECOMMENDATION:** Staff recommends Denial.

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

Mrs. Desiree Melecio who resides at 712 Stonegate Dr. stated she had concerns on drainage and on how it would affect the area.

Ms. De Luna stated the drainage improvements have been factored in and reviewed by the city engineer and they are following county requirements for drainage.

Mrs. Melecio asked if later on they would be notified on the plans for the subdivision.

Ms. De Luna stated the subdivision has been reviewed and approved. She added Mrs. Melecio could stop by the office to see the approved layout.

Chairwoman Izaguirre mentioned that by the time the subdivision gets to Planning and Zoning the drainage report had be reviewed and approved the Hidalgo County Drainage District #1.

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

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

**Ended: 6:00 p.m.**

**Item #1.8**

**Rezoning:**

**A tract of land being the North 15.0 gross  
Acres of land, more or less out of Lot 27-1,  
West Addition to Sharyland  
AO-I to C-3  
Glenda Gaona**

Ms. De Luna went over the write-up stating that the subject site is located ¼ Mile South of W. Mile 2 Road and N. Inspiration along the East side of N. Inspiration Road.

<b>SURROUNDING ZONES:</b>	N:	R-1 & AO-I	– Single Family Residential & Agricultural Open Interim
	E:	R-1	– Single Family Residential
	W:	R-1	– Single Family Residential
	S:	R-4	– Mobile & Modular Homes

<b>EXISTING LAND USES:</b>	N:	Residential
	E:	Residential/Vacant
	W:	Residential
	S:	Mobile Home
	Site:	Vacant

**FLUM:** Moderate Density Residential (MD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses.

\*Note: Moderate Density Residential classification includes residential, mobile homes, and townhomes uses. Multi-family would be need to have a High-Density Residential Designation

**RECOMMENDATION:** Staff recommends Denial.

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

Mr. Rich Mendoza representing the applicant stated he was present to answer any questions or concerns.

Chairwoman Izaguirre asked the board if they had questions.

Chairwoman Izaguirre asked how many lots were being proposed.

Mrs. Mendoza stated they were looking at about 56 lots.

Mr. Moreno asked if it was going to be a private subdivision.

Mr. Mendoza stated it would be public streets.

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

**Started: 6:00 p.m.**

**Ended: 6:06 p.m.**

**Item #1.9**

**Conditional Use Permit:**

**To Place Hibachi Fire Express  
Mobile Food Truck  
704 E. Griffin Parkway  
Being a 1.25 acre out of Lot 24-8,  
West Addition to Sharyland  
C-3  
Hibachi Fire Express  
(c/o Steven Alaniz)**

Ms. De Luna went over the write-up stating the subject site is located approximately 400' west of the intersection of E. Griffin Parkway (FM 495) and Mayberry Road along the south side of E. Griffin Parkway (FM 495). The applicant would like to keep an 18'x 8' mobile food truck on the northeast side of the property for the sale of chicken, steak, and shrimp bowls. The applicant has an established business at the location –Brick Fire Pizza and now wants to offer his customers other food options. Access to the site is from an existing driveway along the west side of the property and exiting along the east side of the property. The existing restroom facilities located within the restaurant would be available for the mobile food truck customers.

- **Hours of Operation:** Monday – Sunday from 11am – 2pm and 5 pm – 10pm
- **Staff:** 3 employees
- **Parking:** There are 68 parking spaces held in common for the restaurant and the existing daycare which would be shared with the mobile food truck. It is noted that there are 4 parking spaces marked with “No Parking” on the rear of the property, which would need to be made available. Also, there is a second trash container bin blocking a parking space. The parking lot will need to be re-stripped.

**REVIEW COMMENTS:** Notices were sent to property owners within 200' where Staff has not received any comments in favor or against this CUP. Based on the lack of parking for the 3 businesses staff cannot support the request.

**RECOMMENDATION:** Staff is recommending denial.

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

Chairwoman Izaguirre asked the board if they had questions.

Chairwoman Izaguirre asked how many parking spaces were they lacking.



Ms. De Luna stated their parking complies with what they have now but if they were to add the mobile food unit they would be lacking 3-4 parking spaces.

Chairwoman Izaguirre asked if they would use 4 from the neighboring property if they would be okay.

Ms. De Luna stated they would have to submit written permission giving them access to 4 parking spaces.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Barrera moved to approve the request subject to the applicant submitting a written agreement allowing them to use 4 parking lots from any of the adjacent businesses. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:06 p.m.**

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

**Item #2.0**

**Discussion and Possible Action to Designate Honorary Street Name**

Staff has received a written request from Mrs. Olga Rodriguez to have the name of their family member, Ruben Rodriguez as an honorary street name from Conway Avenue to Mayberry Road on E. 1<sup>st</sup> Street, a distance of ¼ of mile. Mr. Rodriguez was born on July 22, 1957 in McAllen, Texas to Leonel & Isabel Rodriguez. Along with his parents and his 9 brothers and sisters they migrated to different cities in Texas, Oklahoma and California where they work in agriculture.

Mr. Rodriguez was a father of 8 children. He was a retired contractor but never retired from his love for wood working. You could often find him at his workshop making rocking horses, cribs, cradles, beds or simply teaching his boys the tricks of the trade. Mr. Rodriguez enjoyed making hand held crosses to give away and would say "these are not meant for you to keep if you know of someone with a bigger stress than yours let them have it and come get more." Making crosses and kneelers were his biggest passion.

Mr. Rodriguez was a Board Member for the City of Mission Parks & Recreation, band booster member and president for many years. He was a selfless man of God who lived a life of service, spreading God's merciful love for us through word and action. He also served in many different church ministries. In 2014, Mr. Rodriguez was recognized for his contributions to the community by being named "Mr. Mission" by the Progress Times. He was also recognized posthumously by the State of Texas in a House Resolution for his contributions to his community.

His family respectfully requests that an honorary street name be approved on this ¼ mile stretch of East 1<sup>st</sup> Street where it intersects with 8 streets (inclusive of Conway through Mayberry Road).

An honorary street name will have NO change of address for anyone.

Staff does not object to this request.

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

Chairwoman Izaguirre asked the board if they had questions.

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

**Started: 6:08 p.m.**

**Ended: 6:10 p.m.**

**Item #3.0**

**Homestead Exemption**

**Variance:**

**A 0.50 of an acre of land out of  
Lot 29-4, West Addition to Sharyland  
AO-I (R-1 proposed)  
Jessica Cerda**

Ms. De Luna went over the write-up stating that the subject site is located 173' West of N. Trosper Road, along the north side of W. Mile 2 Road. The lot measures 101.38' x 174' or 17,640.12 sq. ft. The lot exceeds the square footage size requirements for an R-1 lot. The applicant desires to construct her single-family residence thereon. On 11-10-14, the City Council passed the Homestead Exemption Variance ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home. However, this process needs to be done within 1 year of approval.

**WATER** – The applicant is proposing to connect to an existing 12" water line located along W. Mile 2 Road to provide water service to the lot.

**SEWER** – The applicant is proposing to connect to existing 12" sanitary sewer line located along the north side of W. Mile 2 Road to provide sewer service to the lot. The capital sewer recovery fee is \$200.00 per lot.

**STREETS & STORM DRAINAGE** – The subject site has frontage to W. Mile 2 Road, which is a City Road which has a 70' of R.O.W. with a 56' back to back road pavement. Since this area is NOT developed, additional 10' of R.O.W. will be required at this time. Drainage will be onsite.

**OTHER COMMENTS**

- Must comply with Model Subdivision Rules.
- Must dedicate water rights.
- The street light requirement is also waived via the HEV.
- The park fees are \$500.00 per Lot.

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

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

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Moreno moved to approve 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 #3.1**

**Site Plan Approval:**

**Construction of 10 Apartments  
2010 Graham Avenue  
Lot 25, Taurus Estates No. 10  
R-3  
Juan Muñiz**

Ms. De Luna went over the write-up stating that the subject site is located approximately 127' west of the intersection of Graham Avenue and Hillcrest Drive along the south side of Graham Avenue. Site Plan approval is required prior to permit issuance for multi-unit complexes of five or more.

Viewing the site plan, there is 1 two story building that has 10 units multi-family apartment complex. The applicant is proposing 10 one-bedroom units that each has approximately 560 sq. ft. of living area. The building must comply with all fire code requirements for a multi-family complex.

The minimum required setbacks for the site will be: 20' front setback, 5' rear setback, and 6' side setbacks. It is noted that all setbacks are in compliance. A 4' sidewalk will be required along Graham Avenue during the building permit stage.

As seen in the aerial, the primary access will be to Graham Avenue and having a secondary access from a 20' Alley. With regards to parking and landscaping, the parking is held in common within the lot and landscaping. A large commercial size dumpster will need to be located within the lot.

Staff notes that capital sewer recovery fees and parks fees have already been paid.

**RECOMMENDATION:** Staff recommends approval subject to: Compliance with all building and fire codes.

Chairwoman Izaguirre asked the board if they had any questions.

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

**Started: 6:11 p.m.**

**Ended: 6:13 p.m.**

**Item #4.0**

**Preliminary & Final  
Plat Approval:**

**MaLuz Subdivision**

**Being all of Lot 33 and Lot 34,**

**Block 14, Texan Gardens Subdivision**

**Suburban ETJ**

**Developer: Julio Cerda**

**Engineer: South Texas Infrastructure Group**

Ms. De Luna went over the write-up stating the proposed subdivision is located on the Northwest corner of W. Mile 6 Road and Texan Road (Mission Suburban ETJ). The developer is proposing (25) Twenty-Five Single Family Residentials 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 North side of W. Mile 6 Road with a proposed 8" water line to provide water service to each lot. There are 4 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**

Access will be available from W. Mile 6 Road and/or Texan Road. The existing terrain has a slight grade towards the Northeast of the property. Runoff will be mitigated to the proposed 50-year storm water runoff. Approximately a total of 35,860 cft or 0.823 acre-ft will need to be detained in the green areas of the proposed lots and by re-grading and excavating the existing roadside ditch along the frontage of W. 6 Mile Road. The City Engineer has reviewed and approved the drainage report.

### **RECOMMENDATION**

Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

Chairwoman Izaguirre asked the board if they had any questions.

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

**Started: 6:13 p.m.**

**Ended: 6:14 p.m.**

**Item #5.0**

**Preliminary & Final  
Plat Approval:**

**Sendero Phase II Subdivision  
Being a resubdivision of 17.942 acres  
of land out of the south end of Porcion 52  
PUD  
Developer: Rhodes Development, Inc.  
Engineer: Melden & Hunt, Inc.**

Ms. De Luna went over the write-up stating the proposed subdivision is part of a master plan located approximately 1,800' east of Schuerbach Road on the south side of Mile 1 South Road. The developer is proposing (81) Eight-One Single Family Residential lots.

### **WATER**

The developer shall connect from an existing 12" water line located along the south side of Mile 1 South Road and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants as via direction of the Fire Marshal's office.

### **SEWER**

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 12" sanitary sewer line along the south side of the development. The Capital Sewer Recovery Fee is required at \$200/Lot which equates to \$16,200 (\$200 x 81Lots).

### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way. Access will be from 1 Mile South Road. The proposed drainage system shall consist of 8 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24" to 42" and will discharge into the Perezville Drain. This Development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study. The Perezville Drain has an ultimate outfall into the Mission Pilot Channel system of the H.C.D.D No. 1 via a 5'x5' box culvert under the United Main Canal. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

Water District Exclusion

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

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
2. Provide Water District Exclusion
3. Comply with all other format findings.

Chairwoman Izaguirre asked the board if they had any questions.

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

**Started: 6:14 p.m.**

**Ended: 6:16 p.m.**

**Item #6.0**

**Preliminary & Final**

**Plat Approval:**

**Las Esperanzas Subdivision**

**A tract of land containing 27.22 acres  
of land, being part or portion of Lot 183,  
John H. Shary Subdivision**

**R-2**

**Developer: Eat Dragonfly 6265, LLC**

**Engineer: Javier Hinojosa Engineering**

Ms. De Luna 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 (65) Sixty-Five Duplex - Fourplex Family Residential lots.

## **WATER**

The developer is proposing to connect from an existing 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 6 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/Lot which equates to \$13,000 (\$200 x 65 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 10 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 193,627 cubic feet (4.445 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 (65 lots x \$500 = \$32,500)

Installation of Street Lighting as per City Standards

Must Comply with all other format findings

## **RECOMMENDATION**

Staff recommends approval subject to:

4. Payment of Capital Sewer Recovery Fee's and Park Fee's
5. Provide Water District Exclusion
6. Comply with all other format findings.

Chairwoman Izaguirre asked the board if they had any questions.

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

**Started: 6:16 p.m.**

**Ended: 6:17 p.m.**

**Item #7.0**

**Preliminary & Final**

**Plat Approval:**

**Ebanos Estates Subdivision**

**A tract of land containing 17.26 acres  
of land, being part or portion of Lot 28-2,  
West Addition to Sharyland  
R-1 & AO-I (R-1 proposed)**

**Developer: Earth Works Development, Inc.**

**Engineer: Javier Hinojosa Engineering**

Ms. De Luna went over the write-up stating the proposed subdivision is 500' South from the Intersection of W. Mile 2 Road and Los Ebanos Road. The developer is proposing (66) Sixty-Six Single Family Residential lots.

#### **WATER**

The developer is proposing to connect from an existing 16" water line located along west side of Los Ebanos Road and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants as via direction of the Fire Marshal's office.

#### **SEWER**

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 12" sanitary sewer line along the east side of Los Ebanos Road. The Capital Sewer Recovery Fee is required at \$200/Lot which equates to \$13,200 (\$200 x 66 lots).

#### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from Los Ebanos Road. The proposed drainage system shall consist of 8 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24" to 30" and will discharge into a proposed detention pond along the east side of this subdivision. The detention pond shall discharge via a 24" storm drain and installing a 10" bleeder line to an existing City of Mission 36" storm drain located along the east side of Los Ebanos Road. Then to discharges into the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

Water District Exclusion

Escrow Park fees (66 Lots x \$500 = \$33,000)

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 any questions.

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

Started: 5:49 p.m.

Ended: 5:51 p.m.

**ITEM #8.0**

**Request by Robert A. Calvillo to have P&Z waive 6-month waiting period in order to reconsider a change of zone being a 22.04 acre tract of land out of Lot 28-5, West Addition to Sharyland**

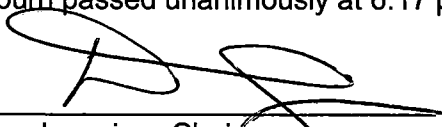
Ms. De Luna mentioned to the board that in order to see the rezoning they board would need to waive the 6-month waiting period.

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

**ITEM #9.0**

**ADJOURMENT**

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to adjourn the meeting. Mrs. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:17 p.m.

  
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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission