

**PLANNING AND ZONING COMMISSION
FEBRUARY 14, 2024
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Jasen Hardison
Steven Alaniz
Connie Garza
J.D Villarreal
Omar Guevara
Kevin Sanchez
Diana Izaguirre

P&Z ABSENT

Raquel Austin
Jasen Hardison

STAFF PRESENT

Susana De Luna
Jessica Munoz
Alex Hernandez
Victor Flores
Irasema Dimas

GUEST PRESENT

Cesar Elizondo
Aimee Elizondo
Elsa Elizondo
Joanna Cruz
Eluid Saucedo
Karen Prewitt
Kay Wolf
Pedro Mendoza
Rosario Mendoza
Javier S. Martinez
Selma Gonzalez
Wendy & Angel Guzman
Julian Gonzalez
Jaquelin Lopez
Irma Garza Acuna
Ida Garza
Gabriel Guerra
Robert Norrgard
Ricardo Gomez Jr.
Diane Norrgard
Jael Geshay
Sanjuanita Lozano
Krysti Davis
Robert Dukauits
Ricardo Garcia
Omar Garcia

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:35 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR JANUARY 24, 2024

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 24, 2024. Mr. Sanchez moved to approve the minutes. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion to un table Items 1.1, 1.2, and 1.3. Mr. Sanchez moved to un table the items. Mrs. Garza seconded the motion. Upon the vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:56 p.m.

Item #1.1, 1.2, 1.3

Rezoning:

**A tract of land containing 0.612 of one acre,
being a part or portion of the Gulf Course and Lake
Reserve out of Meadow Creek Country Club Phase I-B
1916 Crystal Drive**

**(AO-I) Agricultural Open Interim to
(R-1) Single Family Residential
Meadow Creek Development**

**A tract of land containing 0.551 of one acre, being
a part or portion of the Gulf Course and Lake Reserve
out of Meadow Creek Country Club Phase I-B**

1931 Meadow Way Drive

**(AO-I) Agricultural Open Interim to
(R-1) Single Family Residential
Meadow Creek Development**

**A tract of land containing 0.613 of one acre, being
A part or portion of the Gulf Course and Lake Reserve
out of Meadow Creek Country Club Phase I-B**

1914 Crystal Drive

**(AO-I) Agricultural Open Interim to
(R-1) Single Family Residential
Meadow Creek Development**

Ms. De Luna went over the captions and locations for items 1.1, 1.2, and 1.3.

Chairwoman Izaguirre asked if there was anyone in the audience in favor or against the request.

Mrs. Karen Prewitt who resides at 2101 Mauve Drive stated that she was against the rezoning request. See exhibit A.

Mrs. Kay Wolf who resides at 2100 Mauve Drive stated that she was against the rezoning request. See exhibit B.

Mrs. Diana Norrgard stated that she resides at 1807 Meadow View Drive and was against the rezoning request.

Mr. Gabriel Guerrero who represents Meadow Creek Developments at 5105 N. 10th Street Mcallen Texas, mentioned that they met with the residents from Meadow Creek. He added that he told the residents that he would mention the concerns to the rest of the owners from Meadow Creek that they were only the owners of the properties being rezoned and not the whole subdivision. He added that he was willing to work with the residents with any concerns they have. Mr. Gabriel Guerrero mentioned that they were willing to comply with every requirement the city had if approved to rezone.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked that if the lift station was removed?

Ms. De Luna stated that she knew that the lift stations were removed and were on city sewer.

Mr. Edgar Gonzalez City Engineer stated that the lift stations were removed during the Bentsen phase 3 project.

Chairwoman Izaguirre asked that if the lift stations were cleaned out?

Mr. Edgar Gonzalez stated that he was not aware that he would need to ask the utility supervisor.

Chairwoman Izaguirre asked that if the city had lights on mile 1 and scenic way?

Ms. De Luna stated that the issue had been addressed to AEP. She added that she was not aware on process AEP had.

Chairwoman Izaguirre stated that if the issue was with AEP and not with the City of Mission.

Ms. De Luna stated that the city takes care of the lights but the issue had been addressed to AEP to replace the lights.

Chairwoman Izaguirre asked that when was the request submitted?

Mr. Edgar Gonzalez stated that the request was submitted a couple of months ago.

Chairwoman Izaguirre stated that if they can check the status on that request.

Mr. Edgar Gonzalez stated "yes".

Chairwoman Izaguirre asked that if the water pressure had been checked?

Mr. Edgar Gonzalez stated no. He added that he would need to address it to the utility supervisor and check the area.

Chairwoman Izaguirre asked that at what time do they have issues with the water pressure.

Mrs. Karen Prewitt stated that they had issues in the morning.

Chairwoman Izaguirre stated that the reason she was asking all these questions were of all the issues this subdivision had. She mentioned that the rezoning was not the issue that it was things that the city needed to look into.

Mr. Kevin Sanchez asked that if the subdivision had an HOA?

Ms. De Luna stated that there was no HOA.

Chairwoman Izaguirre asked that what was the Bentsen project.

Mr. Edgar Gonzalez stated that it was a sewer line project.

Chairwoman Izaguirre asked that what was the project that the city was widening a ditch in the area.

Mr. Edgar Gonzalez stated that it was a county project. He mentioned that it was precinct 3. He also mentioned that there was another project through Rhodes Development that they widening a ditch that fronts their property.

Chairwoman Izaguirre asked staff that when was the other drainage project on elm getting done.

Mr. Edgar Gonzalez stated that project was getting done in the next phase. He added when the Glasscock project was done.

Chairwoman Izaguirre asked that the city should show the constituency of that project. She added that great things have happened in the city and people should know so they won't be worried.

Ms. Garza stated that the concerns brought to the board can be solved outside and not with the items that had been presented.

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

Started: 5:56 p.m.

Ended: 6:15 p.m.

Item #1.4

Rezoning:

A 27.969 acre tract of land out of
Lot 29-10, West Addition to Sharyland
AO-I to R-1
Jorge E. Miranda

Ms. De Luna went over the write-up stating the subject site is located ¼ mile north of Mile 2 Road along the west side of Bryan Road – see vicinity map:

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:	Residential
	E:	Residential
	W:	Residential & Open Acreage
	S:	Residential & Open Acreage
	Site:	Residential

FLUM: Lower Density Residential (LDA)

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

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if there was anyone in the audience in favor or against the request.

Mr. Julian Gonzalez who resides at 1204 E. Mile 2 Road stated that he was against the rezoning request. He mentioned that he had several concerns on the rezoning request. He mentioned that one of his concerns was the infrastructure in that area. He added that in the 22 years that he had lived that area he had gone through several hurricanes and never had any flooding issues. He mentioned that any obstruction or any violation to what he had right now can cause flooding. He stated that another concern he had was the traffic and with the new subdivision it would cause more traffic and accidents.

Mr. Joel Geshay who resides at 1308 E. 2 Mile Lane stated that he was against the rezoning request. He mentioned that one of his concerns were property values. He stated that the area had major traffic problems. He mentioned that the subdivision would not be conducive it to the area.

Mr. Sanchez asked that what was the minimum lot size for an (R-1A) Large Lot Single Family Residential.

Ms. De Luna stated that it was 8,500 sq ft.

Mrs. Wendy Guzman stated that she was against the rezoning request. She stated that she drives through that intersection every day and she had witness a lot of car accidents. She added that the Bryan house was a huge hazard if you're driving from north to south.

Mrs. San Juanita Lozano who resides at 1206 E. Mile 2 stated that she was against the rezoning request. She stated that her main concern was the amount of homes that are going to be built. She added that when Mr. Miranda lived in that property she had several issues with people jumping her fence.

Mrs. Christy Buckley Davis who resides at 3305 N. Bryan Road stated that she agreed with all the concerns Mr. Julian Gonzalez had.

Mr. Robert Dukquits who resides at 1104 E. 2 Mile Road stated that he was against the rezoning request.

Mr. Robert Garcia who resides at 1105 E. 2 Mile Road stated that he shared the same concerns as his neighbors.

The developer Mr. Omar Garcia stated that none of the concerns voiced were in regards to the rezoning. He added that those concerns would be addressed with the city during the subdivision process.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Sanchez asked the developer if he had an idea on how many lots were being purposed?

Mr. Omar Garcia stated that would be during the subdivision process.

Mr. Villarreal stated that basically what the investor was trying to do was rezone the property. He added that all the concerns that the citizens had were resolved during the subdivision process.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to approve the rezoning. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:15 p.m.

Ended: 6:20 p.m.

Item #1.5

Rezoning:

**A tract of land being tract 37,
Resubdivision of M.L. Woods CO., Inc.
(aka Lot 37, Earnhard Subdivision U/R)
C-3 to R-1
Rosebel Avila**

Ms. De Luna went over the write-up stating the subject site is located approximately 700' east of Conway Boulevard. along the south side of Melba Carter – see vicinity map.

SURROUNDING ZONES:

N:	R-1	– Single Family Residential
E:	R-1	– Single Family Residential
W:	C-3	– General Business
S:	I-1	– Light Industrial

EXISTING LAND USES:

N:	Residential
E:	Vacant Lot
W:	Commercial Building
S:	Open Acreage
Site:	Residential

FLUM:

Industrial (I)

REVIEW COMMENTS: The area currently has a mixture of uses ranging from residential, commercial, and industrial. Staff notes that the proposed zone does not comply with the City's Future Land Use Map however, it complies with the surrounding land uses. This property was rezoned to commercial back in 1998, but it has never been used as commercial. Currently, the applicant has a residence on the lot.

The City Council has recently denied other rezoning request for commercial use making it clear that the Council would like to keep this area as single family residential. The City has invested in various improvements over the past several years. These improvements include street lights, sidewalks, and several CDBG homes.

RECOMMENDATION: Staff recommends approval.

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

Mr. Rosebel Avila was present he stated that the purpose of the rezoning was to keep his home on his property.

Ms. Irene Garza who resides at 308 Melba Carter Street stated that the sign was on the wrong property. She added that if the property owner was allowed to have two homes.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:20 p.m.

Ended: 6:26 p.m.

Item #1.6

Rezoning:

**All of Lots 1 & 2, Block 2,
Leal Subdivision
R-1 to C-3
Pedro Mendoza**

Ms. De Luna went over the write-up stating the subject site is located on the southwest corner of W. 1st Street and Dunlap Avenue— see vicinity map.

SURROUNDING ZONES:

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

EXISTING LAND USES:

N:	Mission Fire Station #2
E:	Residential
W:	Canal ROW
S:	Residential
Site:	Garage/Warehouse

FLUM:

Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. The property is surrounded by residential homes, although staff notes that this property has a warehouse which has been used as a mechanic shop since the 1950's. Staff mailed out 16 notices to property owners within 200' radius to get their input in regards to this request. As of this date, staff has not received any comments in favor or against this request. Since this property has always been used as commercial, staff does not foresee any detrimental effect to the surrounding residential areas.

RECOMMENDATION: Staff recommends approval.

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

Mr. Pedro Mendoza stated that property had been used as a mechanic shop for many years. He stated that he wanted to rezone the property to comply with the requirements.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to approve the rezoning. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:26 p.m.

Ended: 6:29 p.m.

Item #1.7

Conditional Use Permit:

**Home Occupation – Urgent Care Transport
3307 Amethyst Avenue
The North 37.50' of Lot 130A & Lot 130B
Mountain View Ph. I
R-1
Cesar Elizondo**

Ms. De Luna went over the write-up stating the subject site is located approximately 100' north of Ramirez Street along the west side of Amethyst Avenue – see vicinity map. The applicant proposes to designate a room within their home to be utilized as an office for dispatching only. The applicant offers transportation service for medical patients, to and from doctor's appointments. Traffic and parking will not be an issue, as the vans will not be parked at the site. The vans would be taken home to the employee's houses on a daily basis. No customers will be going to the home and no sign is proposed.

- **Days/Hours of operation:** Monday - Friday from 7am to 5pm
- **Staff:** 2 employees will man this operation

REVIEW COMMENTS: Staff notes that other similar home occupations have been approved with no concerns. Normally, staff would not require a conditional use permit since there will be no incoming or outgoing traffic and everything will be via phone or online. The applicant is required to get insurance and a business license from the City, therefore the need for a conditional use permit. Staff mailed out 21 notices to property owners within 200' radius and staff received one call in opposition to this request. The concern voiced is that this subdivision has a home owners association that does not allow a business out of a residence.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess the new business, and
2. Compliance with all City Codes (Building, Health, Fire, etc.)

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

Mr. Cesar Elizondo who resides at 3307 Amethyst Avenue stated that his home was only used for office purposes. He stated that no business was going to be conducted at his home.

Mr. Sanchez asked that if the HOA was aware?

Mr. Cesar Elizondo stated that the HOA was ok with an office but no other type of business.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Villarreal moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the conditional use permit as per staff's recommendations. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:29 p.m.

Ended: 6:30 p.m.

Item #1.8

Conditional Use Permit:

**Drive-Thru Service Door and
Sale & On-Site Consumption of Alcoholic
Beverages – Tiny Cantina
2210 E. Interstate Hwy 2, Ste. W
Lot 1, Treme Subdivision**

**C-3
Tiny Cantina
c/o Raul Correa**

Ms. De Luna went over the write-up stating the subject site is located at the SW corner of J.R. Drive and Expressway 83 along the Frontage Road. The applicant is leasing a 2,000 sq.ft. suite located at the east end of the plaza which include a glass door which he intends to use as a drive-thru service door. The customers will place their order at the drive-thru service door and will be directed to the marked parking stalls to wait for their order. The applicant will offer beer, wine and snacks to go or indoor seating if you like to sit and relax. Access to the site is off Expressway 83 and JR Drive, through existing 30' driveways.

- **Days/Hours of operation:** Monday – Thursday from 12pm to 10pm, Friday – Saturday from 11am to 11pm, and Sunday from 12pm to 9pm
- **Staff:** 5 employees will man this operation
- **Parking:** In reviewing the site plan, there is a total of 45 seating spaces which require 15 parking spaces. It is noted that parking is held in common and there is a total of 106 total parking spaces shared with the various businesses within the commercial plaza.
- **Sale of Alcohol:** This business does have a bar component which requires that there be no churches, schools, or residences within 300' of the restaurant. There are no such uses within 300'.

REVIEW COMMENTS: Staff mailed out 5 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff notes that the applicant has other similar businesses in McAllen, Pharr & South Padre Island that have been running with no problems.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess the new business, and
2. Compliance with all City Codes (Building, Health, Fire, etc.)

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the conditional use permit as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:31 p.m.

Ended: 6:32 p.m.

Item #1.9

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. De Luna 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 – see vicinity map. The applicant proposes to manufacture sheet metal (decoiling and cutting) within his 8,442 sq.ft. existing buildings. His future plans will be to have a display showroom within the building for a total of 18,244 sq.ft. Access to the site is via two driveways off of Expressway 83 Frontage Road. 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.

This item was previously considered and approved by City Council on November 14, 2022 for a period of 1 year, however Section 1.54(4) of the Zoning Code states that if a conditional use permit has not been used within one year after the date granted, the permit is automatically canceled. Since it's being over a year and the business has not even started, therefore the need to re-apply.

The applicant proposed to utilize 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, Landscaping, 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 entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to the approve the conditional use permit as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:32 p.m.

Ended: 6:34 p.m.

Item #2.0

Conditional Use Permit:

**To Keep El Comalito Mobile Food Truck
1900 W. Griffin Parkway
Lot 4, Inspiration Point Subdivision
C-3
Omar Solis**

Ms. De Luna went over the write-up stating the subject site is located approximately 500' from N. Inspiration Road along the north side of W. Griffin Parkway (FM 495) –see vicinity map. El Comalito Mobile Food Truck offers Mexican inspired cuisine, like tacos, tostadas, and burritos. The operation is pick up and go basis. Access to the site is provided off of Griffin Parkway through 2 existing 24' concrete driveways. The last CUP for this location was approved by P&Z on April 27, 2022 for a period of 1 year. The applicant would like to renew his CUP, staff notes that this would be his first renewal.

- **Days / Hours of operation:** Monday – Sunday from 6am – 12 pm and 6:00 p.m. to 11:00 p.m.
- **Staff:** 2 employees will man this operation.

- **Parking:** The building measures 3,200 sq. ft. Based on the size of the building, there is a total of 11 parking spaces required for the building and 3 parking spaces that will be required for the mobile food trailer for a total of 14 parking spaces. Staff notes that the parking is held in common for this commercial plaza.

REVIEW COMMENTS: Staff notes that the property owner has two adjacent lots to this and Mr. Solis will be able to utilize those parking spaces for his business. Staff mailed out 28 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) 2-year re-evaluation to continue to assess this operation,
- 2) Compliance with all City Codes (Building, Fire, Parking, etc.),
- 3) No tables or chairs in parking lot, and
- 4) CUP not transferable to others

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:34 p.m.

Ended: 6:36 p.m.

Item #2.1

Conditional Use Permit:

**To Keep a Portable Building for
Sales Office Use – Twins Auto Plex
1523 E. Interstate Hwy 2
Lot 6, Henry Saenz Subdivision
C-4
Twins Auto Plex, LLC
c/o Javier Sergio Martinez**

Ms. De Luna went over the write-up stating the subject site is located on the NW corner of Interstate Highway 2 and Stewart Road —see vicinity map. The request is to keep a portable building to be used as a sales office for the sale of automobiles. This same portable building has been used as a sales office since January 26, 2005. Since the CUP is not transferable to others, the applicant desires his own CUP to continue the use of the portable building as a sales office. It is noted that Lots 1-5 of this subdivision all have portable buildings thereon that are also used as automobile sales offices.

- **Hours of Operation:** Monday to Friday from 9 am to 6 pm and Saturdays from 9 am to 4 pm
- **Staff:** Owner and 1 employee
- **Parking & Landscaping:** A 193' X 84' asphalt area exists in the front of the building. It will serve as the display area for the vehicles and parking for patrons as well. A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. Staff observes that the lot is in a highly visible area—NW corner area of U.S. Expressway 83 and Stewart Road. Like we have done with the other existing auto and truck sales dealers in the area, we are asking that the applicant improve the landscaping in the front display area of the lot.

RECOMMENDATION: Staff recommends approval subject to:

1. 6 month re-evaluation to assess this new operation,
2. Compliance with all City Codes (Building, Fire, Sign, etc.)

3. Compliance with Section 1.57-3 of the Landscaping and Buffering Code on outside storage. Regarding the later condition of approval, the rear storage area of the site must be completely screened from public view,
4. Acquisition of a Business License, and
5. CUP not transferable to others.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Guevara moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:34 p.m.

Ended: 6:36 p.m.

Item #2.2

Conditional Use Permit:

**To Keep a Portable Building for
Sales Office Use – Pitayo Auto Sales
1523 E. Interstate Hwy 2
Lot 6, Henry Saenz Subdivision
C-4
Pitayo Auto Sales & Auto Parts
c/o Ricardo Gomez, Jr.**

Ms. De Luna went over the write-up stating the subject site is located on the NW corner of Interstate Highway 2 and Stewart Road —see vicinity map. The request is to keep a portable building to be used as a sales office in conjunction with another car lot business. Staff notes that this same portable building has been used as a sales office since January 26, 2005. Since the CUP is not transferable to others, the applicant desires his own CUP to continue the use of the portable building as a sales office. It is noted that Lots 1-5 of this subdivision all have portable buildings thereon that are also used as automobile sales offices.

- **Hours of Operation:** Monday to Friday from 10am to 6pm and Saturdays from 10am to 5pm
- **Staff:** Owner and 1 employee
- **Parking & Landscaping:** A 193' X 84' asphalt area exists in the front of the building. It will serve as the display area for the vehicles and parking for patrons as well. A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. Staff observes that the lot is in a highly visible area—NW corner area of U.S. Expressway 83 and Stewart Road. Like we have done with the other existing auto and truck sales dealers in the area, we are asking that the applicant improve the landscaping in the front display area of the lot.

RECOMMENDATION: Staff recommends approval subject to:

1. 6 month re-evaluation to assess this new operation,
2. Compliance with all City Codes (Building, Fire, Sign, etc.)
3. Compliance with Section 1.57-3 of the Landscaping and Buffering Code on outside storage. Regarding the later condition of approval, the rear storage area of the site must be completely screened from public view,
4. Acquisition of a Business License, and
5. CUP not transferable to others.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Guevara moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:37 p.m.

Ended: 6:40 p.m.

Item #2.3

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – Angel's Kitchen
2005 W. Mile 3 Road, Ste. 1700
Lot 7, Block 4, Taurus Estates No. 9 Phase I
C-3
Angel's Kitchen, LLC
c/o Antonia Hernandez**

Ms. De Luna went over the write-up stating the subject site is located approximately 1/8 of a mile west of Inspiration Road along the south side of W. Mile 3 Road – **see vicinity map**. The applicant has been running the business at this location and would now like to offer alcoholic beverages with his meals. Access to this location is off of a 36' driveway of W. Mile 3 Road, a 30' driveway off of Crisantema Street and another along Magdalena Avenue.

- **Hours of Operation:** Monday – Friday from 8am to 9pm, Saturday from 8am to 7pm, and Sunday from 8am to 3pm
- **Staff:** 4 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 53 seating spaces, which require 18 parking spaces (53 seats/1 space for every 3 seats = 17.6 parking spaces). It is noted that the parking area is held in common in this commercial plaza (165 existing parking spaces) and is shared with other businesses. Staff notes that the parking would need to be re-striped, potholes fixed and add landscaping.
- **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 is a residential subdivision within 300'; however, P&Z and the Council have waived this separation requirement in previous CUP's.

REVIEW COMMENTS: Staff mailed out 24 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. Since the sale of alcohol is not the primary use, staff does not object to this proposal.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 2 years re-evaluation at which time the applicant will have to renew his CUP & TABC License,
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 3.) Waiver of the 300' separation requirement from residential homes.

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

Mrs. Antonia Hernandez was present stated that the times had changed. She mentioned that on Friday, Saturday, and Sunday they were open until 11:00p.m.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the conditional use permit as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:40 p.m.

Ended: 6:42 p.m.

Item #2.4

Conditional Use Permit:

Drive-Thru Service Window

- La Mexico

4009 N. Inspiration Road

Lot 9, Block 5, Taurus Estates Subdivision No. 9 Ph. I

C-2

Blesson B. George

Ms. De Luna went over the write-up stating the subject site is located on the NW corner of Inspiration Road and Azalea Street. –see vicinity map. The applicant would like to renew the conditional use permit to keep utilizing the existing drive-thru service window for his business. The last CUP for the Drive-Thru Service Window was approved on September 26, 2022 for a period of 1 year. The site has a 30' access point off of Inspiration Road and a 24' access to an alley off of Azalea. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles.

- **Hours of Operation:** Monday to Sunday from 6:00 a.m. to 1:00 a.m.
- **Staff:** 8 employees
- **Parking:** Based on the square footage of the building there are 12 parking spaces required. The applicant has 24 parking spaces, leaving 12 surplus spaces. Staff notes that the parking would need to be restriped and add more landscaping.

REVIEW COMMENTS: 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: Staff recommends approval subject to:

- 1.) 1 yr. re-evaluation in order to assess this business;
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 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 entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 6:42 p.m.

Ended: 6:43 p.m.

Item #3.0

Site Plan Approval:

Construction of a Health Care Facility with Medical Retail Space

Lot 1, KMDG Subdivision

A Re-Plat of Lots 3-9, of Morwil Heights Subdivision

C-3

Luis L. Khit

Mr. Ramirez went over the write-up stating the subject site is located approximately 430' south of E. 8th Street along N. Bryan Rd. – see vicinity map. The developer is proposing one main structure on the property being a vacant 1.364 -acres of a combined 7 lots.

Upon reviewing the site plan, main access will be from N. Bryan Rd. The building size will measure 14,932 sq. ft. which will be split between an Administration & Expansion and Leasable Space. The leasable space will be prepped for 3 suites and the admin. building will consist of exam rooms, offices, work stations, storages, break rooms, restrooms, and a second floor available for expansion.

The front building setback is approximately 118' from the property line and all other setbacks are to comply with zoning ordinance, easements or greater as per site plan.

A total of 60 parking spaces will be allocated to serve the Plaza, 4 being handicapped stalls. There is an existing fire hydrant at the NW corner of the site and along the south property line which will be relocated slightly further south closer to the lot line. Fire lanes will be noted at restricted locations throughout the parking zone.

Storm water detention areas will surround the site to comply with drainage requirements as stipulated on the approved drainage report. Landscaping is to comply with the City's regulations and code ordinances and a Lighting Plan has been 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 permits will be required.
3. Installation of a solid buffer fence abutting residential properties.

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the site plan approval as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:43 p.m.

Ended: 6:44 p.m.

Item #3.1

Site Plan Approval:

**Construction of a Commercial Plaza
Lot 1, Loretto Subdivision
C-3
Robert Gonzalez**

Mr. Ramirez went over the write-up stating the subject site is located on the north side of E. Griffin Pkwy (F.M. 495) approximately 170' west of Orange Ave. – see vicinity map. The developer is proposing one main structure on the property being a vacant 2.24-acre tract of land. The main access will be from E. Griffin Pkwy (F.M. 495) and an alley on the east side of the lot that has been granted permission to be widen.

The building will have a Spanish colonial façade with classic terracotta shingles, stucco style finish, and 3 towers with Mediterranean accents. The structure will measure a grand total of 4,859 sq. ft. which will consist of 5 suites: suite A will have a total of 647 sq. ft.; all others will be 1,053 sq. ft. Each suite will be equipped with a unisex restroom, water heater, mop sink, and front and rear access doors. A 5' rear sidewalk will be required per fire code.

The front building setback is approximately 220'-6" from the property line and all other setbacks are to comply with zoning ordinance, easements or greater as per site plan. A total of 54 parking spaces and 4 handicap stalls are allocated to serve the Plaza. An existing fire hydrant and its assemblies are located to the east of this site. Fire lanes will be noted at restricted locations throughout the site.

Storm water detention area has been designated on the south side of the property that will connect to an existing inlet located at Orange Street. Landscaping is to comply with the City's regulations and code ordinances and a Lighting Plan has been 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 solid buffer and opaque (solid) gates.
2. Sign permits will be required per tenant.
3. Installation of a buffer fence abutting all

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the site plan approval as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:44 p.m.

Ended: 6:45 p.m.

Item #3.2

Site Plan Approval:

**Construction of a Commercial Plaza
Lot 1, Camelia's Plaza Subdivision
C-1
Jose R. Carreras**

Mr. Ramirez went over the write-up stating the subject site is located on the west side of N. Bryan Rd. approximately 451' south of E. Griffin Pkwy (F.M. 495). – see vicinity map. The developer is proposing one main structure on the property being a vacant 2.923 acres of land. The main access will be from N. Bryan Rd. by a designated access driveway to the south of the property and a shared common access easement with the owner to the north.

The building will have a contemporary façade with flat roofs, stucco finish, some stone work, and standard metal and glass storefronts. The structure will measure a grand total of 11,850 sq. ft. which will consist of 6 units: each unit will be 1,975 sq. ft. The units will include a unisex restroom and front and rear access doors.

The front building setback is approximately 146'-6" from the property line and all other setbacks are to comply with zoning ordinance, easements or greater as per site plan. A total of 70 parking spaces and 2 handicap stalls are allocated to serve the Plaza to include 3 electric vehicle parking lots equipped with charging stations. There are 2 existing fire hydrants and its assemblies located on front of the development that will serve this project with fire lanes noted at restricted locations throughout the site.

Storm water detention area has been designated on the south side along the property line that will connect to an existing 60" RCP within the N. Bryan Rd. R.O.W. Landscaping is to comply with the City's regulations and code ordinances and a Lighting Plan has been 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 solid buffer and opaque (solid) gates.

2. Sign permits will be required per tenant
3. Installation of a buffer fence abutting all residential properties

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to the approve the site plan approval. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:45 p.m.

Ended: 6:46 p.m.

Item #4.0

Single Lot Variance:

**A 1.0 ac. of land out of the South one-half (S. ½) of the North one-half (N ½) of Lot 26-10, West Addition to Sharyland Subdivision of Porciones 53,54,55,56, & 57
AO-1
Angel Guzman**

Mr. Ramirez went over the write-up stating the subject site is located on Teolifo Dr., a private street that intersects with Bryan Rd. - see vicinity map. The property measures 264' X 153.33' in which the owner is proposing to build a residential home. Currently, the property is vacant. This lot will require a 10' utility easement dedication along the western and southern most boundaries.

WATER: There is an existing 8" water line along Bryan Rd. The meter would be installed along the Bryan Rd. R.O.W. resulting in a service line to measure approx. 790' in length. There is also an existing fire hydrant along Bryan Rd. 200' south of the intersection approx. 1000' away from the site. A hydrant would be required to be within 500' of the property.

SEWER: There is no city sewer available in this area. An OSSF would be required for this property.

STREETS: The property has no frontage to a public street however access to the property is thru a 15' public roadway easement together with the said lot shared with same on the north side property which has been designated as a private driveway aka Teolifo Dr. The nearest streetlight is located at the intersection of Teolifo Dr. and Bryan Rd. approx. 790' away from the property, thus requiring a streetlight no further than 150' from the site.

OTHER COMMENTS

- Park Fees are required at \$500 per lot.
- Capital Sewer Recovery Fee will not be imposed.
- Provide proof of exclusion from the Water District
- Property to be rezoned for its proposed use
- Comply with the 50yr storm detention requirements

RECOMMENDATION

Staff recommends approval subject to

1. Dedication of an additional 10' front public roadway easement to be used for road right-of-way
2. Provide proof of water district exclusion
3. Install a water service line to an existing 8" line on Bryan Rd.
4. Dedication of a 10' utility easement along the western most and southern boundary of the property
5. Payment of Park fee
6. Installation of a street light within 150' from the site

7. Comply with the 50year storm detention code
8. Rezoning of property
9. Request variance for the installation of on-site sewer facility (septic tank)

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Single Lot Variance as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:46 p.m.

Ended: 6:47 p.m.

Item #5.0

Homestead Exemption

Variance:

**A tract of land out of Lot 192,
John H. Shary Subdivision
R-1
Rodrigo Gutierrez**

Mr. Ramirez went over the write-up stating the subject site is located on the east side of Union St. approximately 283' north of E. 2 ½ St. – **see vicinity map**. The lot measures 75'x 165' or 12,375 sq. ft. The lot exceeds the minimum square footage size requirements for an R-1 lot. The applicant proposes to construct a single-family residence.

WATER – The applicant is to connect to an existing 8" water line located along the west side of Union St. to supply water to the lot.

SEWER – The applicant is to connect to existing 8" sanitary sewer line located along the east side of Union 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 Union St. No additional ROW will be required per Homestead Exemption Variance.

OTHER COMMENTS

- 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 front of the Lot.
- Submittal of affidavit of intention to build a single-family residence within one year for personal use only.

RECOMMENDATION: Staff recommends approval

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Homestead Exemption as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:47 p.m.
Ended: 6:48 p.m.
Item #6.0
Preliminary & Final
Plat Approval

Sendero Phase IA Subdivision
Being a resubdivision of 16.473 acres of land out of
The south end of Porcion 52
PUD (R-1)
Developer: Rhodes Development, Inc.
Engineer: Melden & Hunt, Inc.

Mr. Ramirez went over the write-up stating the subject site is located approximately 397' west of S. Inspiration Road and along the south side of Mile One South Road — **see vicinity map**. The developer is proposing (111) One Hundred Eleven Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The developer connected to an existing 12" water line located along the south R.O.W. of Mile One South Rd. and extended an 8" water line through the subdivision providing a 2" water service to each lot. There are 5 fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

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. An 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 are required at \$200.00/Lot which equates to \$22,200.00 (\$200 x 111 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 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 if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the Subdivision as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:48 p.m.
Ended: 6:49 p.m.
Item #6.1
Preliminary & Final
Plat Approval

RENU Acres Subdivision
A 5.0 acre tract of land out of Lot 92,
The Nick Doffing Co. Subdivision No. 1
Rural E.T.J.
Developer: Uner Gomez
Engineer: Nain Engineering, LLC

Mr. Ramirez went over the write-up stating the subject site is located at the southeast corner of the intersection of W. Mile 7 North and Brushline Road (Mission Rural ETJ) – see vicinity map. The developer is proposing (5) Five Single Family Residentials lots – see plat for actual dimension, square footages, and land uses.

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 Brushline Road with individual service lines to Lots 1, 3, 4, & 5 and a service line connecting to an existing 8" main from W. Mile 7 North for Lot 2. There are 2 existing fire hydrants available to be used as filling stations via direction of the Fire Marshal's office – see utility plan

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 Brushline Rd for Lots 1, 3, 4, and 5 and from W. Mile 7 North Rd for Lot 2. The storm runoff after development will be increased by 2.25cfs for a total of 5.0cfs, which has been calculated that 8,817 cf of storm runoff for a 50 yr design frequency and will be detained within the property by a proposed detention area. An 18" pipe with safety end treatment will be required at driveways. 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 if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the subdivision as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:49 p.m.
Ended: 6:50 p.m.
Item #6.2
Preliminary & Final
Plat Approval

Reserve on Taylor Subdivision
Being a 10.0 acres tract of land,
out of Lot 236, John H. Shary Subdivision
R-1A
Developer: Elite Development, LLC
Engineer: M2 Engineering, PLLC

Mr. Ramirez went over the write-up stating the subject site is located on the West side of Taylor Rd. approximately 1,520' South of Griffin Pkwy (F.M. 495) — **see vicinity map**. The tract is currently vacant with a proposed land use for 30 residential lots and 2 detention ponds. This subdivision will be private therefore shall comply with policies and regulations per city ordinance. — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect to an existing 6" water line located along the west R.O.W. of Taylor Rd. and extend an 8" water line through the site providing water service to each lot. It will be looped to the west connecting into the existing adjacent subdivision. There are 4 proposed fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

SEWER

The developer will connect to an existing sewer line located north of this site along the south ROW of the proposed E. 22nd St. and extend south into the subdivision with an 8" PVC line to collect from all lots abutting to this street which will end with a standard MH on front of Lot 30. All lots will be stubbed front-and-center with a 4" PVC line. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$6,000.00 (\$200 x 30 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 1 street with access from Taylor Rd. and end at a cul-de-sac. Since this development will be private, no other dead-ends for future expansions or accesses will be necessary. The street will have a 50' ROW with median islands to support gate entrances, key pads, and turn-arounds. The design will include a proposed 32' B-B paved street with curb & gutter. A 30' ROW parallel from the northern property line will be dedicated to the future expansion of E. 22nd St. which shall be escrowed to the City for this purpose.

The site lies within a Zone X flood zone as per FIRM panel No. 480345 005C. The site features uniform drainage patterns draining towards the west. The proposed drainage infrastructure consists of an internal pipe system with curb inlets that will capture and convey the residual storm runoff towards an onsite drainage detention pond situated along the east property line. From thereon, the onsite detention pond will connect and drain into an existing 36" storm line found along the west side of Taylor Rd. The municipal separate storm sewer system is owned and operated by the City of Mission. The designated detention pond is designed to accommodate the required storage volume. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

1. Installation of Street Lighting as per City Standards
2. Water District exclusions
3. Payment of Park fees (\$500xLot)
4. Comply with all other format findings

RECOMMENDATION

Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the Subdivision as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#7.0

ADJOURMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:50 p.m.

A handwritten signature in black ink, appearing to read 'Diana Izaguirre', written over a horizontal line.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission

Exhibit "A"

Planning and Zoning Committee 2-14-24

Good evening committee members,

I am here today in protest of this rezoning of all 3 tracts. As I have researched the Mission, TX Code of Ordinances for AO-P, Section 1.361, 1A, part a and b, there are 10 items that must take place "prior to applying for rezoning." I have sent 1 email to Ms. DeLuna and 2 emails to Mr.

Bocanegra asking if these requirements have been met. However, I have not received a response from either person. At our meeting with the Meadow Creek Development ^{architect} ~~owners~~ ^{the owners} ~~representatives~~ on Monday, I asked if ~~they~~ ^{he} had hired an engineer to develop a plan for the drainage needed per the ordinances. ~~Mr. Guerrero~~ ^{He} said they do not have an engineer at this time because the city said it must be rezoned first.

I would like to inform you about what my extensive hours of research has uncovered. According to former mayor Beto Salinas in the Nov 2016 city council meeting, Meadow Creek was originally not within city limits in 1984 when the PUD was filed with Hidalgo County but was annexed later. At that time, the county added the drainage systems from golf course ponds to the resacas, just to ensure the 5 year drainage plan was in place. Now, the county requires a 50 year drainage plan. If you look at all of the recent developments in Mission, retention ponds are part of those areas and they are not even in a flood plain. The drainage we have on the 5 year plan, is shown in the photos of these tracts during the June 2018 rain event of 22" of rain. The current condition of the drainage pond located behind tract 2 is inoperable due to years of overgrowth and no maintenance.

According to the ordinances, prior to processing the rezoning application, draining challenges must be met with "realistic/viable solutions to solve them." I have not heard of any such solutions from city staff in regards to these plans.

I come to you today with not only my concerns but the concerns of elderly homeowners who are unable to attend. These tracts were not part of the housing development because the area is

needed to ensure there is proper drainage for the well-established homes in the area. New homes can and have been built at a higher elevation which puts existing homes at risk of flooding.

I am asking this board to hear my concerns, not only to ensure the city's liability is upheld, but to do your due diligence in completing all 10 rezoning steps, **prior to approving this rezoning application.** This is the only way **you can ensure** the well-established homes in our area are not impacted negatively.

TRO

Exhibit "B"

Good evening,

My name is Kay Wolf and I live at 2100 Mauve Dr.. Thank you for allowing me to speak.

I was recruited to move here 18 years ago to serve as Assistant City Manager for the City of Hidalgo.

I find it hard to believe that we need to add more housing in the area being discussed that does not have enough water pressure for our needs, like not enough water pressure for a shower every day and it takes a long time to wash clothes.

Also, the sewer situation is atrocious. The smell is constant and bad outside & inside our homes. This is truly a serious health issue for us and for the city. Nothing ever seems to be completed once it starts. And the sewer and water are serious examples.

One last note is there is a very serious area located where ^{home} Whole 10 is. There has been a huge amount of brush, lumber, palm fronds, stuff from trash & building junk has been dumped out there creating a truly serious mound. This too has become a really serious issue as a fire hazard.

It would behoove you to listen to your constituents ^{because} Everyone is worried about it.

There is one last note that is dangerous and that is the entrance to Scenic Dr. and all the way to circle drive and that is - there are no or not enough lights to get safely on the street and all the way into circle drive.

Thank you for listening.