

**PLANNING AND ZONING COMMISSION
MAY 24, 2023
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Connie Garza
Diana Izaguirre
Raquenel Austin
Ruben Arcaute
Steven Alaniz
Jasen Hardison
Javier Barrera
Kevin Michael Sanchez

P&Z ABSENT

STAFF PRESENT

Victor Flores
Susie De Luna
Jessica Munoz
Cynthia Gonzalez
Pat Martinez
Gabriel Ramirez

GUESTS PRESENT

Andres Montalvo
Isidoro Gomez
Oscar Cantu
Luis Gomez
George Thatcher III
Carolina Gutierrez
Liliana E. Gonzalez
Julio Cerda
Jose Anzaldua
Santiago Coronado
Rubicela Coronado

CALL TO ORDER

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

CITIZENS PARTICIPATION

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

There was none

APPROVAL OF MINUTES FOR MAY 10, 2023

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 10, 2023. Mr. Arcaute moved to approve the minutes. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:41 p.m.

Item #1.1

Rezoning:

**Being a 2.33 gross tract out of that
certain 17.88 acre tract out of Lot 29-4,
West Addition to Sharyland
R-1 to C-3
Isidoro Gomez**

Ms. De Luna went over the write-up stating the subject site is located approximately 700' west of Trosper Road along the north side of W. Mile 2 Road

SURROUNDING ZONES:

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

EXISTING LAND USES:

N: Single-Family Home
E: Vacant/Residential Subdivision
W: United Irrigation District #1

S: Vacant
Site: Vacant

FLUM: Low Density Residential (LD)
& Public (P)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving a C-3 zone in this location would be detrimental to the surrounding single-family residential properties.

RECOMMENDATION: Staff recommends denial.

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

Mr. Julio Cerda was present to represent Mr. Gomez. He stated they were trying to do C-3 in the front. he added that Mr. Gomez wanted to do storage units. He mentioned there is truck traffic from the irrigation district.

Chairwoman Izaguirre asked if it was half of the 2.33 acres.

Mr. Cerda confirmed "yes".

Ms. De Luna clarified that 2.33 acres is that total that was asked to be rezoned.

Mr. Cerda stated he had 7 acres and was requesting to rezone 2.33 acres to commercial for storage units.

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

Mr. Barrera asked that why was staff recommending denial.

Ms. De Luna stated that staff was not opposed to the storage units, however if its zoned to C-3 than they can have other types of businesses.

Mr. Arcaute asked if a C-3 was required for storage units.

Ms. De Luna confirmed "yes". She mentioned that an amendment would be required for any other zone.

Mr. Barrera asked if we could approve it with a condition.

Ms. De Luna stated unfortunately a condition is not allowed for a rezoning.

Mr. Sanchez asked if what was in red is the 2.33 acres.

Ms. De Luna confirmed "yes".

Mrs. Austin mentioned that if the board approved the rezoning then they could do any other business on the 2.33 acres.

Mr. Cerda asked if they could rezone to C-1 and ask for a CUP.

Ms. De Luna stated the only way would be to amend the C-1.

City Attorney, Victor Flores stated they would have to rezone for PUD.

Mrs. Garza asked what would be a better option.

City Attorney, Victor Flores stated it would be up to the board.

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

Started: 5:41 p.m.

Ended: 5:46 p.m.

Item #1.2

Rezoning:

**A 4.50 acre tract of land, more or less,
carved out of the South one (1/2) of
the East 10 acres of the North 20 of
Lot 29-4, West Addition to Sharyland
AO-I to C-3
Redline Development, LLC**

Ms. De Luna went over the write-up stating the subject site is located approximately 650' north of W. Mile 2 Road along the west side of Trosper Road.

SURROUNDING ZONES:

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

EXISTING LAND USES:

N: Residential Subdivision
E: Single-Family Home
W: Single-Family Home
S: Single-Family Home
Site: Vacant

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving a C-3 zone in this location would be detrimental to the surrounding single-family residential properties. Staff received a petition with 80% in favor to the request for storage units.

RECOMMENDATION: Staff recommends denial.

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

Mr. Milo Salinas with M2 Engineering was present to represent the applicant. He stated they were the project engineers. He added they were proposing storage units. He added they reached out to the neighbors to get their support.

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

Mrs. Austin stated she had a problem approving the C-3.

Ms. De Luna stated staff could amend another zone to include storage units.

Mr. Barrera stated that at the same time we cannot punish the applicants.

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

Started: 5:46 p.m.

Ended: 5:54 p.m.

Item #1.3

Rezoning:

**1.0 acre tract of land out
of Lot 195, John H. Shary
AO-I to R-3
Benchmark Real Estate Investments, LLC
c/o Epigmenio Gonzalez**

Ms. De Luna went over the write-up stating the subject site is located approximately 420' east of Shary Road along the south side of E. 4th Street.

SURROUNDING ZONES:

N: R-1 - Single-Family Residential
E: C-3 & R-3 - General Business & Multi-Family
W: C-3 - General Business
S: C-3 - General Business

EXISTING LAND USES:

N: Residential Subdivision
E: Single - Family Residential
W: IHOP
S: La Fogata
Site: Vacant

FLUM:

General Commercial (GC)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. This property is located between two commercial properties, which would be the best use for this property.

RECOMMENDATION: Staff recommends denial.

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

Mrs. Liliana Gonzalez the owner of Benchmark Real Estates Investments, LLC stated they planned to build high end 2 story apartments like townhouses. She added they would be gated and about 12-18 apartments. She mentioned they would be similar to the ones behind Shipley's donuts.

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

Mrs. Garza asked that what was the zone to the east of this property.

Ms. De Luna stated this property was in the middle of two commercial lots.

Mrs. Garza stated it would be odd to have townhomes in between two commercial properties.

Mrs. Austin asked if there were apartments adjacent to this property.

Ms. De Luna stated the property was vacant.

Chairwoman Izaguirre asked that what was the zone for that property.

Mr. Sanchez stated it was R-3 and C-3.

Chairwoman Izaguirre asked that why does the property on the east side have two colors.

Ms. De Luna stated they had two different zones.

Chairwoman Izaguirre asked that what zone was the darker color.

Ms. De Luna stated it was an R-3 zone. She added that when ever those properties develop they would have to subdivide and have access from E. 4th street.

Chairwoman Izaguirre mentioned that staff really needs to update the future land use map.

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

Started: 5:54 p.m.

Ended: 6:00 p.m.

Item #1.4

Rezoning:

**A 19.00 acre composite tract of land being
compromised of the West 627.0' of the North
½ of the East ½ of Lot 15-11, West Addition
to Sharyland, and all of Lot 3 and the West
297.0' of Lot 4, Rees Subdivision
C-1 & C-3 to R-1
Oscar L. Cantu**

Ms. De Luna went over the write-up stating the subject site is located approximately 600' east of Bryan Road along the north side of Trinity Road

SURROUNDING ZONES:

N: AO-I - Agricultural Open Interim
E: R-1A - Large Lot Single Family
W: C-3 - General Business
S: R-1A - Large Lot Single Family

EXISTING LAND USES:

N: Vacant

E: Residential Subdivision
W: Vacant & Commercial
S: Residential Subdivision
Site: Vacant

FLUM: General Commercial (GC)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and is not being consistent with the surrounding large lot single family properties.

RECOMMENDATION: Staff recommends denial.

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

Mr. Homer Gonzalez stated he was against the request. He added that he was opposed to the size of the lots.

Mr. Oscar Cantu the applicant stated the lots would be 8,000 square feet. He added that they were going to do a copy and paste from Mayfair subdivision. He mentioned the homes would be \$350,00 to \$400,00. He added they would continue the sidewalks and the trees.

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

Mrs. Garza asked that what was the minimum size requirement for R-1.

Ms. De Luna stated it was 6,000 square feet.

Mr. Alaniz asked for the R-1A.

Ms. De Luna stated it was 8,500 square feet.

Chairwoman Izaguirre mentioned she remembered Mayfair Subdivision being approved for R-1A.

Ms. De Luna stated staff was so much opposed to the homes but an R-1 was a higher density. She added staff could not restrict the square footage.

Chairwoman Izaguirre asked if he filled out the application wrong.

Mr. Cantu stated that he was informed to put R-1.

No action was taken.

Started: 6:00 p.m.

Ended: 6:01 p.m.

Item #1.5

Rezoning:

**The North 190.5' of the West 180' of
Lot 24-11, West Addition to Sharyland
C-1 to C-2
Mario R. Anzaldua**

Ms. De Luna went over the write-up stating the subject site is located at the southwest corner of Griffin Parkway (FM 495) and Bryan Road

SURROUNDING ZONES:

N:	C-3	- General Business
E:	C-1	- Office Building
W:	C-1	- Office Building
S:	R-1	- Single-Family Residential

EXISTING LAND USES:

N:	Vacant
E:	ITM Income Tax Masters, LLC
W:	Bryan Medical Plaza
S:	Single-Family Residential
Site:	Single-Family Residential

FLUM: General Commercial (GC)

REVIEW COMMENTS: The proposed zone complies with the City's Future Land Use Map and surrounding land uses. The applicant is proposing a daycare at this location, therefore the need for a C-2 zone.

RECOMMENDATION: Staff recommends approval.

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. Arcaute moved to close the hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 6:02 p.m.

Ended: 6:07 p.m.

Item #1.6

Conditional Use Permit:

**Designate an Area as a Mobile Food Park
& Open-Air Market
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
MDM Commercial Properties**

Ms. De Luna went over the write-up stating the subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. The applicant is the owner of the entire commercial development and would like to designate an area as a Mobile Food Park and Open-Air Market. This will be an outdoor market for local vendors, patrons, and foodies. The applicant is proposing to have 8 Mobile Food Units, 3- containers, 4-kiosk for pop-up shops, restrooms facilities, and an area on the parking lot designated for the vendors of the Open-Air Market. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Hours of Operation for Mobile Food Park:** Monday – Sunday from 8am to 12am
- **Hours of Operation for Open-Air Market:** Every Saturday from 6pm – 10pm
- **Parking & Landscaping:** The designated area for the proposed Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage he is required 23 parking spaces. The applicant has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. If request is approved each mobile food unit has to obtain a conditional use permit and their business license.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.

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. Arcaute moved to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

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

Started: 6:02 p.m.

Ended: 6:07 p.m.

Item #1.7

Conditional Use Permit:

Mobile Food Truck

- Antojitos Tlaquepaque

2509 Colorado Street

Lot 1, Block 2, Santa Lucia Development

C-3

Luis Gomez

Ms. De Luna went over the write-up stating the subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place his mobile food truck to offer Mexican Food. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Sunday from 10am to 10pm
- **Employees:** 2-3
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord

has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.

- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.

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. Arcaute moved to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

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

Started: 6:02 p.m.

Ended: 6:07 p.m.

Item #1.8

Conditional Use Permit:

**Mobile Food Truck
- Caramela Food Boutique
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
Caramela Food Boutique**

Ms. De Luna went over the write-up stating the subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place her mobile food truck to offer teas, frappes, smoothies, a variety of crepes, pancakes, paninis, tacos, etc. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Tuesday – Sunday from 8am to 11pm
- **Employees:** 2
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.

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. Arcaute moved to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

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

Started: 6:07 p.m.

Ended: 6:09 p.m.

Item #1.9

Conditional Use Permit:

**Whoopee Event Center
301 W. Griffin Parkway, Suites 2 & 3
Lot 1D, Mission Park Plaza
C-3
Yolanda Torres**

Ms. De Luna went over the write-up stating the subject site is located approximately 750' west of Conway Avenue along the south side of Griffin Parkway (FM 495). The applicant is leasing two suites within a commercial plaza totaling 2,728 sq.ft. for the proposed event center. Access to the site will be provided off of Griffin Parkway through two existing 24' driveways. An event center is an allowable use under a C-3 (General Business) zone as long as they apply for a conditional use permit, therefore the need for the request.

- **Days & Hours of Operation:** Monday – Sunday from 8am to 1am
- **Employees:** 3
- **Parking & Landscaping:** Based on one square footage of the suites, they require 27 parking spaces. (1 space per 100 sq.ft.) It is noted that the parking area is held in common (78 existing parking spaces) and is shared with other businesses. The parking lot will need to be re-stripped.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes. The tenant sign will need to be maintained due to the damages caused by the recent storm.

REVIEW COMMENTS: The applicant proposes to host kids' parties, baby showers, casual play dates, and small-scale events. Staff mailed out 18 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Must comply with all City Codes (Building, Fire, Health, etc.),

- 2) Must acquire a business license prior to occupancy, 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. Austin moved to close the hearing. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 6:09 p.m.

Ended: 6:11 p.m.

Item #2.0

Conditional Use Permit

Renewal:

Sale & On-Site Consumption of Alcoholic

Beverages – Mariscos El 7 Mares #2

2500 E. Expressway 83, Ste. 100

Lot 5B, Sharyland Place Subdivision

C-3

7 Mares Mexican Seafood Cocina, LLC

Ms. De Luna went over the write-up stating the restaurant is located within the Kohl's Commercial Plaza approximately ¼ mile east of Shary Road along the south side of Expressway 83. The restaurant has been in business at this location since 2018. The last conditional use permit approved by P&Z at this location was on April 22, 2020 for a period of 3 years. The applicant would like to renew his permit so that he can continue offering alcoholic beverages with his meals. Staff notes that this would be the 2nd renewal for this location.

- **Days & Hours of Operation:** Monday – Sunday from 11am to 9pm
- **Employees:** 4
- **Parking & Landscaping:** There are a total of 64 seating spaces, which require 21 parking spaces (64 seats/1 space for every 3 seats = 21.3 parking spaces). It is noted that the parking area is held in common (657 existing parking spaces) and is shared with other businesses. The parking area is also connected and has access to Wal-Mart's existing, interlocking parking lots.
- **Sec.6-4:** This request is compliant with Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital. There are none of this uses within the above radius (measured door to door for church, or hospital; measured lot line to lot line for schools.)

REVIEW COMMENTS: Staff requested a report from Mission PD in regards to the sale and on-site consumption of alcohol. Since this CUP was last seen, there have been no calls to PUD from this location. Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) Life of Use,
- 2) Must continue to 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 hearing. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

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 approve the conditional use permit. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:11 p.m.

Ended: 6:13 p.m.

Item #2.1

Conditional Use Permit

Renewal:

**To keep a 20' x 8' Storage Container
for Temporary Office Use – Chairel Company, LLC
608 Trinity Road
Lot 2B, AN-VAR Subdivision
I-1
Chairel Company, LLC
(c/o Ana Guerra)**

Ms. De Luna went over the write-up stating the subject site is located approximately 520' west of Mayberry Road along the south side Trinity Road. The applicant has been in operation at this location since 2021. The applicant would like to renew her conditional use permit to keep the storage container (POD) for temporary office use. This CUP was last approved by P&Z on October 13, 2021 for a period of 1 year. Staff notes that the applicant did not obtained her business license until April 18, 2022.

- **Hours of Operation:** Monday – Saturday from 7 am to 6 pm
- **Staff:** 5 employees
- **Parking & Landscaping:** A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. The applicant will need to comply with the landscaping requirements. At least 1 ornamental tree will need to be planted.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess this new operation, and
2. Compliance with the Building, Fire and Sign Codes.

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

Mr. Andres Montalvo stated they are in the process of purchasing the lot. He added that once they are the owner they will make the building permanent.

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

Chairwoman Izaguirre asked if the board had any questions.

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

Started: 6:14 p.m.

Ended: 6:16 p.m.

Item #3.0

Discussion and Possible Action to Designate Honorary Street Name

Ms. De Luna went over the write-up stating staff has received a written petition, dated May 1, 2023, from Mr. Santiago Coronado requesting that the City of Mission consider the honorary street name of "Sandra Coronado St." for Laredo Street, from Paul Drive to Humberto Javier Avila (Pecan St), a distance of approximately 470'.

Mrs. Sandra Coronado was the most wonderful, loving, caring, unselfish, intelligent, supportive, responsible, protective, hard-working daughter a parent could ever have. She went to college and graduated with a bachelor's degree in social science, which took her 6 years to accomplish because she was working and going to school at the same time. Sandra was the oldest child. She would always be present for her siblings' special occasions and holidays. She had a saying and that was "Ohana" which means family and family never gets left behind or forgotten.

Mrs. Sandra Coronado worked with the Hidalgo County Sheriff's Department for almost 2 years. On December 9, 2018, while on her way to work on a Sunday morning, her vehicle was struck by a vehicle that ran a stop sign at a high speed, jumped over the frontage road.

There is a brief letter attached for your review and consideration. This particular stretch of Laredo Street is in the neighborhood in which Mrs. Coronado lived. An honorary street name will have NO change of address for anyone.

Her family respectfully requests that an honorary street name be approved on this block stretch of Paul Drive to Humberto Javier Avila (Pecan St.).

Staff does not object to this request.

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. Arcuate moved to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the honorary street name. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:16 p.m.

Ended: 6:18 p.m.

Item #3.1

Site Plan Approval:

**Construction of a Commercial Suite
Lot 2, Rocha Commercial Subdivision
C-3
Cercamex, LLC**

Mr. Ramirez went over the write-up stating the subject site is located on the east side of Bryan Rd. approximately 766' south of Bus. Hwy 83. The developer is proposing one main structure on the property being a vacant 1.31-acre tract of land.

Upon reviewing the site plan, main access will be from Bryan Rd. The building size will measure 2,400 sqft. which will consist of a showroom, sales desks, and administration offices.

The front building setback is approximately 76' from the property line and all other setbacks are to comply with zoning ordinance, easements or greater as per site plan.

A total of 7 parking spaces will be allocated to serve the Suite, 2 being handicapped stalls. There is an existing fire hydrant north of the site. Fire lanes will be noted at restricted locations throughout the parking zone.

Storm water will be captured by curb and gutter, asphalt paving and drainage detentions ponds and bleed into city's system. 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.

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to approve the Site Plan Approval. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#4.0

ADJOURMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:18 p.m.


Diana Izaguirre, Chairwoman
Planning and Zoning Commission