

SPECIAL PLANNING AND ZONING COMMISSION
JUNE 19, 2023
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Connie Garza
Diana Izaguirre
Ruben Arcaute
Steven Alaniz
Jasen Hardison

P&Z ABSENT

Raquenel Austin
Javier Barrera
Kevin Michael Sanchez

STAFF PRESENT

Victor Flores
Susie De Luna
Jessica Munoz
Pat Martinez
Gabriel Ramirez

GUESTS PRESENT

Oscar L. Cantu
Belinda Villegas
Eloy Elizondo
Marco Gonzalez
Evangelina Rodriguez
Jay Villegas

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 MAY 24, 2023

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 24, 2023. Mr. Hardison moved to approve the minutes. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:42 p.m.

Item #1.1

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 approval.

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

Mr. Marcos Gonzalez stated he did not know the size of the lots. He stated he was opposed to anything less than 8,500.

Mr. Oscar L. Cantu the applicant stated that he purchased Mayfair Subdivision. He added that the average size for the lots would be 8,000 sq. ft. which is the same as Mayfair Subdivision. He stated it would be a copy and paste of Mayfair Subdivision.

Chairwoman Izaguirre asked if the subdivision would be gated.

Mr. Cantu stated "yes". he added it would be the same design, restrictions, and gates as Mayfair Subdivision.

Ms. De Luna explained that the R-1 lots can be 6,000 sq. ft. or higher.

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

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

Started: 5:42 p.m.

Ended: 5:43 p.m.

Item #2.0

Single-Lot Variance:

**Being 2.06 acre of land, more or less,
out of Lot 23-1, West Addition to Sharyland
R-1
Belinda Villegas**

Mr. Ramirez went over the write-up stating the subject site is located approximately 200' south of W. 20th St. along the west side of Adams Avenue. The lot measures 125' x 717' for a total of 89,625 sqft. and currently has an existing home on the lot to include a detached covered patio. The proposed structure will be 953 sqft. which will consist of 2 bedrooms, 1 bathroom, a game room, and a porch.

WATER: There is an existing 6" water line along Adams Ave. There is also an existing fire hydrant along Adams Ave. approx. 450' south of the subject site. No additional hydrants are required.

SEWER: There is an existing 8" sanitary sewer line running along Adams Ave., which currently serves this property.

STREETS: The property has a frontage along Adams Ave., a paved street. An additional 9' of ROW is required to meet the City's Transportation Plan. There is an existing streetlight located near the SE corner of the subject site, thus no new streetlight is required.

OTHER COMMENTS

Since there is an existing home on the property, Park Fees will not be imposed.
Since they are also connected to sewer, the Capital Sewer Recovery Fee will not be imposed.

RECOMMENDATION

Staff does not object to the single lot variance subject to: 1) Dedication of 9' additional ROW along Adams Ave.

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 Single Lot Variance. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:46 p.m.

Item #2.1

Variance request to the Subdivision Code to allow multiple uses in an un-subdivided tract of land being the East ½ of the West 4.7 acres of the East 9.6 acres of the North 19 acres of Lot 24-5, West Addition to Sharyland, as requested by Eloy Elizondo

Ms. De Luna went over the write-up stating that on May 16, 2023 staff received a written request to allow an Auto Repair Shop and a Used Car Dealer on an un-subdivided acreage out of Lot 24-5, West Addition to Sharyland. Staff notes that currently the property has multiple uses such as a residential, multi-family and commercial.

- 2/27/02 – CUP for portable building to be used as sales office for plumbing business approved for life of use
- 4/9/03 – CUP to build two 4-plexes on property zoned C-3 approved for life of use
- Currently, Mr. Elizondo would like to add 2 more businesses, which triggers the subdivision process.

Mr. Elizondo would like the Board to consider allowing staff to issue any type of permit during the subdivision process. Staff notes that no subdivision has been submitted as of this write-up.

Staff recommends denial.

*Note: If the Board is inclined to approve the request staff would recommend that he complies with all city ordinances and building codes (ex. parking, lighting, landscaping, etc.)

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to the deny the variance request. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:46 p.m.

Ended: 5:47 p.m.

Item #3.0

Preliminary & Final

Plat Approval:

El Crucero III Subdivision

Being a resubdivision of a 21.50 acre tract of land out of Lot 18 and 19, Block 11, Texan Gardens Subdivision Suburban ETJ

Developer: Pena Chapa Development

Engineer: South Texas Infrastructure Group

Ms. De Luna went over the write-up stating the property is located on SW corner of 5 Mile Rd. and Texan Rd. (Mission Suburban ETJ) – see vicinity map. El Crucero III Subdivision is a proposed 22 single family lot subdivision with an optional commercial use for Lots 17, 21 & 22 – 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 supply each lot by individual services from an existing 12" water main on the north side of 5 Mile Rd. and proposing a new 12" water extension east of Texan Rd. to supply Lots 18-22. There will be 3 fire hydrants 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 from Mile 5 Rd. for Lots 1-16 and from Texan Rd for Lots 17-22. Storm water will be mitigated by installing a grate inlet on Texan Rd that will drain into an existing drain ditch located on the property. The developer is dedicating the property that encompasses the existing drain ditch which will account for a volume of 52,568 cft for detention purposes. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

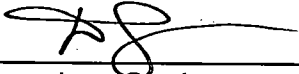
Staff recommend approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to the approve the Preliminary & Final Plat Approval. Mr. Hardison 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. Hardison seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:47 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission