

**PLANNING AND ZONING COMMISSION  
FEBRUARY 27, 2019  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Ned Sheats  
Raquene Austin  
Debra Alvarez  
Javier Barrera  
Hector Moreno

**P&Z ABSENT**

Jose Luis Morin

**STAFF PRESENT**

Jaime Acevedo  
Virgil Gonzalez  
Susana De Luna  
Jessica Muñoz  
Joel Chapa  
J.P. Terrazas

**GUESTS PRESENT**

Kelly Heller-Vela

**CALL TO ORDER**

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

**CITIZENS PARTICIPATION**

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

There was none.

**APPROVAL OF MINUTES FOR FEBRUARY 13, 2019**

Chairwoman Izaguirre asked if there were any corrections to the minutes for February 13, 2019. Mr. Ned Sheats moved to approve the minutes as presented. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:32 p.m.**

**Ended: 5:36 p.m.**

**Item #1.1**

**Rezoning:**

**A tract of land containing 26.99 acres situated  
in Hidalgo County, Texas, being all of Lots 27  
and 28, New Caledonia Unit No. 1  
AO-I to P  
Idea Public Schools**

Mr. Jaime Acevedo went over the write-up stating the subject site is located near the corner of Mile 3 North Road and Schuerbach Road along the east side of Schuerbach.

**SURROUNDING ZONES:** N: AO-I – Agricultural Open Interim  
E: Mission ETJ  
W: Mission ETJ  
S: Mission ETJ

**EXISTING LAND USES:** N: Multi-Family Residential  
E: Single Family Residential  
W: Single Family Residential  
S: Single Family Residential  
Site: Vacant

**FLUM:** **No FLUM designation**

**REVIEW COMMENTS:** This is a tract of land that was annexed by the City in January 2019. Since this is a recent annexation, there is no designation for this land on our Future Land Use Map. If approved, we will revise the Future Land Use Map with the appropriated designation for this recently annexed property. Staff does not object the request for this rezoning to Public. There are other schools that have been approved in the area and the only real concern that we have with schools is traffic. Planning, Police, Fire, and are City Engineer are all working with Melden & Hunt the firm who represents Idea Public Schools on addressing traffic concerns at this location. Staff does not object to the Public proposal.

**RECOMMENDATION:** Approval.

Chairwoman Izaguirre asked if there were any comments for or against the request.

Mr. Sheats recommended that they keep as many cars as possible even if they have to run the cars around the perimeter of the property to avoid stacking of vehicles.

Mr. Acevedo stated that was exactly what was being proposed. He added that the site plan showed the widening of Schuerbach Road, a stacking lane and then a maze of driveways.

Mrs. Kelly Heller-Vela was present to address any questions from the Board.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Ned Sheats moved to approve the rezoning request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:36 p.m.**

**Ended: 5:36 p.m.**

**Item #2.0**

**Pre-Final Plat Approval: Glasscock Hills Subdivision  
Being a 19.61 acre tract of land comprised of  
the South ½ of Lot 262, John H. Shary Subdivision  
and 1.10 acre tract out of a certain second tract  
lying adjacent to Lot 262, being 3.75 acre  
R-1  
Developer: MJVM, LTD**

**Engineer: AEC Engineering, LLC**

Mr. Acevedo stated that he received a request from the applicant to table the item since they were several issues pending and would like to resolve before being considered by P&Z. Mr. Acevedo suggested that instead of tabling the item he would like to take no action.

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

**Ended: 5:40 p.m.**

**Item #3.0**

**Pre-Final Plat Approval: 6 Western Vegas Subdivision Unit II  
A 4.13 acre tract of land out of Block 16,  
Texan Gardens Subdivision  
ETJ  
Developer: Garco, LTD  
Engineer: Quintanilla, Headley & Associates, Inc.**

Mr. Acevedo went over the write-up stating the subdivision is located at the NE corner of Western Road and Mile 6 Road along the east side of Western Road. The developer is proposing 5 Single Family Residential lots and 1 Non-Residential Lots all exceeding area requirements.

**WATER** - The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8" line located along the east side of Western Road and another 8" line that runs along the north side Mile 6 North Road to provide water service to each lot. The City's Rural ETJ regulations do not require fire hydrants.

**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 area is not within the City of Mission's Sewer CCN. (NOTE: Mission sewer is over 3 miles away).

**STREETS & STORM DRAINAGE:** The subdivision has frontage to Mile 4 North Road and Western Road. An additional 20' of ROW will be dedicated along Western Road and another 20' along Mile 6 North Road to comply with any future widening of such roads. There will be no internal lots as lots will have frontage to existing Western Road or Mile 6 North Road which is also existing. Drainage for the subdivision is proposed by onsite detention and additional drainage by a roadside ditch along the east side of Western Road and another along the north side of Mile 6 North Road. The roadside ditch along the east side of Western Road flows southerly and the roadside ditch along the north side of Mile 6 North Road flows westerly. There is an existing 18" culvert across Mile 6 North Road on the east side of Western Road.

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

Mr. Acevedo stated that at this point no drainage report was submitted but in talking to the developer he assured that a drainage report would be submitted for today's meeting so any approval would be subject to the submittal of an approved drainage report.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raquenel Austin moved to approve the subdivision plat as per staff's recommendation including the approved drainage report. Mr. Hector Moreno seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #3.0  
OTHER BUSINESS**

Mr. Acevedo advised P&Z that on Monday's City Council meeting the City Council recommended that staff re-evaluates and amend the future land use map. He added that P&Z will be working closely with the City Council in several workshops that would divide the City probably in 4 sections to consider each area individually.

Mr. Acevedo stated that another item up for discussion would be to consider changing the date of the P&Z meeting to either Tuesday or Thursday or keep it as it currently is due to a Board Member not being able to make Wednesday meeting due to his class for a PHD.

After a couple of minutes of discussion amongst the Board Members the consensus was to keep the meeting date as is and to consider giving the Board Member excused absences until he finishes with this course.

**ITEM #4.0  
ADJOURNMENT**

There being no further items for discussion, Mr. Ned Sheats moved to adjourn the meeting. Mr. Javier Barrera seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:47 p.m.

---

Diana Izaguirre, Chairwoman  
Planning and Zoning Commission