

**PLANNING AND ZONING COMMISSION
JANUARY 8, 2020
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Javier Barrera
Raquenel Austin
Diana Izaguirre
Ruben Arcaute
Debra Alvarez
Hector Moreno

P&Z ABSENT

Jasen Hardisen

STAFF PRESENT

Jaime Acevedo
Susana De Luna
Jessica Munoz
Joel Chapa
Irasema Dimas

GUESTS PRESENT

Jaime Trevino

CALL TO ORDER

Chairwoman Diana Izaguirre called the meeting to order at 5:33 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR DECEMBER 16, 2019

Chairwoman asked if there were any corrections to the minutes for December 16, 2019. Mr. Javier Barrera moved to approve the minutes as presented. Mr. Ruben Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #1.1

Election of Chairman and Vice Chairman

Mr. Jaime Acevedo stated that it was common procedure to elect a Chairman and a Vice-Chairman every year.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera stated that he would like to nominate Miss. Diana Izaguirre for Chairwoman. Mrs. Debra Alvarez stated that she would like to nominate Mr. Javier Barrera for Vice Chairman. Mr. Ruben Arcaute seconded the nomination.

Started: 5:34 p.m.

Ended: 5:38 p.m.

Item #1.2

Conditional Use Permit:

**Home Occupation – Beauty Salon
317 S. Holland Avenue**

**Lot 5, Block 7, Erdahl Subdivision
R-1
Gloria Hernandez**

Mr. Acevedo went over the write-up stating that this site is located 200' south of Leal along the east side of Holland Road. This applicant is proposing a 2-chair salon from her residence. All customers would be by appointment only to eliminate the accumulation of vehicles on her property. Access is from Holland where customers can park on the applicant's driveway which is wide enough and deep enough to accommodate up to 4 vehicles safely. If approved, the applicant would have to comply with the "*home occupation*" regulations provided in sec. 1.56-1 of the Zoning Code.

- **Days / Hours of operation:** Monday through Friday from 9:00 a.m. to 7:00 p.m. (by appointment only)
- **Staff:** Mrs. Hernandez is the only person running the salon.
- **Parking:** On existing double wide driveway.

Staff has approved similar requests in the past. As of this writing 12/27/2019, no calls or complaints have been received by staff regarding this CUP.

RECOMMENDATION: Approval, subject to a 1-year re-evaluation to access this new operation and compliance with all home occupation codes.

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

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to approve the Conditional Use Permit as per staff's recommendation. Mrs. Raquene Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:39 p.m.

Item #1.3

**Conditional Use Permit: Texas Citrus Fiesta "Carnival"
200 N. Shary Road
Lots 1, 2, 4, 6, & 7, MEDC Subdivision
C-3
January 13, 2020 – January 26, 2020**

Mr. Acevedo went over the write-up stating that this item will be seen at the next P&Z meeting.

No action was taken on this item.

Started: 5:39 p.m.

Ended: 5:40 p.m.

Item #1.4

**Conditional Use Permit
Renewal:**

**Sale & On-Site Consumption of Alcoholic
Beverages – Taqueria El Zarape
2423 E. Expressway 83, Ste. 100
Lot 2, Block A, Shary - Taylor
Expressway Commercial Subdivision
C-4
Taqueria El Zarape**

Mr. Acevedo went over the write-up stating that this site is located approximately ¼ mile east of Shary Rd. along the north side of the frontage road along Expressway 83, just east of Chili's. The last CUP for the sale and on-site consumption of alcohol for this site was approved by P&Z on November 13, 2018.

- Hours of operation: 7:00a.m. to 12:00a.m from Monday through Sunday. Alcoholic beverages will only be served during allowable State selling hours.
- Staff: 20 employees
- Parking and Landscaping: The 3,500 sq. ft. restaurant requires 47 spaces based on 1 space for every 75 sq.ft. There are 59 spaces provided. It is also noted that the parking area is held in common and access to the site is provided through existing, interlocking parking lots from Chili's and businesses to the north. This restaurant is located within an existing commercial site, which has existing landscaping and is in compliance with code.
- Staff has requested a report of complaints from Mission PD during the restaurant's previous CUP approval. We expect to have the report by the time of the meeting.

REVIEW COMMENTS: There are no churches or schools within 300' of this restaurant, nor have there been any comments in favor or against this request forwarded to the Planning Department during the CUP's tenure.

RECOMMENDATION: If there are no incidents reported by Mission PD, Staff recommends approval of this CUP for a period of 4 years at which time the applicant will have to renew their TABC license and Conditional Use Permit.

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

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to approve the Conditional Use Permit as per staff's recommendation. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:40 p.m.

Ended: 5:43 p.m.

Item #2.0

Homestead Exemption

Variance:

A tract of land out of Lot 28-9

West Addition to Sharyland Subdivision

AO-I

C-3

Efrailan Marin

Mr. Acevedo went over the write-up stating that this site is located along the south side of East 2 Mile Line Road between Mayberry and Bryan Road. On 11-10-14, the City Council passed the HEV ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home.

WATER - The applicant is proposing to connect to an existing 12" water line located along south side of East 2 Mile Line Road to provide water services to the lot.

SEWER – With regards to sewer, the applicant will connect to an existing 12" sanitary sewer line located along the south side of East 2 Mile Line Road to provide sewer services to the lot. The capital sewer recovery fee is waived via the HVE.

STREETS & STORM DRAINAGE - The subject site has frontage to East 2 Mile Line Road which was recently widened and the ROW needed for the expansion dedicated by the applicant so no additional ROW is needed. Storm drainage will be accomplished through on-site detention, there is also drainage inlets on East 2 Mile Line Road.

OTHER COMMENTS

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

RECOMMENDATION

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

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

Their being none

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

**ITEM #3.0
OTHER BUSINESS**

**ITEM #4.0
ADJOURNMENT**

There being no further items for discussion, Mrs. Raquene Austin moved to adjourn the meeting. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:43 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission