PLANNING AND ZONING COMMISSION
OCTOBER 1, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
Diana Izaguirre	Kevin Sanchez	Xavier Cervantes	Lorene Bazan
Connie Garza		Alex Hernandez	Jose De La Garza
Omar Guevara		Elisa Zurita	Victoria Bazan
Irene Thompson		Gabriel Ramirez	Claudia Bajos
Steven Alaniz		Jessica Munoz	Elizabeth F. Glass
Raquenel Austin			Nora Marroquin

CALL TO ORDER
Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST
There was none.

CITIZENS PARTICIPATION
There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 17, 2025
Chairwoman Izaguirre asked if there were any corrections to the minutes for September 17, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.
Ended: 5:32 p.m.
Item #2
Conditional Use Permit: **An Event Center – Le Jardin**
Being Lot 1, J. Reyes Subdivision
3009 N. Conway Avenue, Suite 5
C-3
Nora Marroquin

Mr. Cervantes stated the subject site is located along the West side of Conway Avenue approximately 970 feet South of Mile 2 Road. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a 1,500 square foot suite in a commercial plaza for an Event Center that will be named "Le Jardin". The applicant is proposing to host birthdays, baby showers, small weddings and quinceaneras. The proposed hours of operation are as follows: Every day from 9:00 a.m. to 1:00 a.m. Staff will be 3 employees. Parking: Due to the total of 77 chairs allowed by the maximum occupancy, a total of 26 parking spaces is required. There is a total of 70 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends

approval for 1 year subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Every Day from 9:00 a.m. to 1:00 a.m.; 3) Must comply with the noise ordinance; 4) Must obtain a business license prior to occupancy; 5) Maximum occupancy is 80 people; 6) Must have security cameras inside and outside with a minimum 30-day retention; and 7) CUP is 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. Ms. Thompson moved to close the public hearing. Mr. Guevara 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. Mr. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.
Ended: 5:33 p.m.
Item #3
Conditional Use Permit: **An Event Center – Partytorium**
Being Lot 1, Treme Subdivision
2210 E. Intestate Highway 2, Suites F & G
C-3
Elizabeth Fregoso-Glass

Mr. Cervantes stated the subject site located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named "Partytorium". The applicant is proposing to host kid's birthday parties. The proposed hours of operation are as follows: Every day from 9:00 a.m. to 9:00 p.m. Staff will be 1 employee. Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval for 1 year Subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are every day from 9:00 am to 9:00 pm; 3) Must comply with the noise ordinance; 4) Must obtain a business license prior to occupancy; 5) Maximum occupancy is 82 people; 6) Must have security cameras inside and outside with a minimum 30-day retention; and 7) CUP is 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. Ms. Thompson moved to close the public hearing. Mr. Guevara 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. Ms. Garza moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.
Ended: 5:34 p.m.
Item #4

Conditional Use Permit Renewal:	**To allow a Home Occupation – We Care Family Daycare in a Single Family Residential District Being the West ½ of Lots 1 & 2, Block 103, Mission Original Townsite Subdivision 311 W. Leo Najo Street, Apartments A, B, C, R-1 Jose de la Garza**

Mr. Cervantes stated the subject is located at the Southeast corner of Cummings and Leo Najo Street. Per Code of Ordinance, a daycare center in a residential zone requires the approval of a Conditional Use Permit by the City Council. The applicant has been running the daycare at this location since October 2018. The applicant has a total of 25 children ranging from infants to 12 year old at different times. The last conditional use permit for this home occupation at this location was approved on October 10, 2022 for a period of 3 years. Staff notes that this would be the applicants 4 th renewal. Since the applicant does not reside at this location, he needs to comply with Section 1.56(1)(g) of the Zoning Code which states: The Planning and Zoning Commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent basis to the City Council who shall have, the ultimate authority on the matter. Subsections 1.56-1(a), (d), and/or (f), states that a minimum of 90 percent of the property owners within 200' mailout radius shall provide written support for the proposed home occupation since the applicant has a daycare center. The proposed days and hours of operation are Monday–Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm. Staff: 5 employees. Parking: Being a triplex, 6 parking spaces can be used for the daycare operation. Parking has not been an issue since most of the children are dropped off or picked up by the applicant. The applicant is the owner of the apartments. Since the applicant has obtained 90% of the signatures and has complied with all the requirements, staff does not object to renewing the conditional use permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure

that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 4 year re-evaluation to continue to assess this home occupation; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Must comply with DHS Certification; 4) CUP is not transferable to others; and 5) Hours of operation to be as follows: Monday – Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm.

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. Ms. Thompson moved to close the public hearing. Mr. Guevara 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. Mr. Alaniz moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.
Ended: 5:35 p.m.
Item #5

Conditional Use Permit Renewal:	**The Sale & On-Site Consumption of Alcoholic Beverages – El Itacate Restaurant** **Being Lot 2, Shary Town Plaza Subdivision** **301 N. Shary Road, Suite 240** **C-3** **Las Pupusas Del Itacate, LLC** **c/o Claudia Bajos**

Mr. Cervantes stated the subject site is located approximately 450' north of 1st Street along the west side of Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 4,004 square foot suite within a commercial plaza for a Mexican Restaurant. She has been in operation at this location since February of this year. She would like to continue to offer alcohol with her meals. Therefore, the need to renew her conditional use permit. Access to the site is via two 30' driveways off Shary Road. The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am. Staff: 15 employees in different shifts. Parking: In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats – 37.6 parking spaces). It is noted that the parking is held in common. There are 143 existing parking spaces available and are shared with the other businesses within the commercial plaza. Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff

has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. Staff asked PD for any reports of this location regarding alcohol. As of this date, no incidents have been reported. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am

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. Ms. Thompson moved to close the public hearing. Ms. Austin 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. Ms. Austin moved to approve the conditional use permit request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.
Ended: 5:38 p.m.
Item #6
Ordinance Amendment: The adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.36 (3) (L) – AO-I (Agricultural Open Interim Use District); Conditional Uses to add Bed & Breakfast and Event Centers to the list of possible conditional uses.

Mr. Cervantes stated due to other factors on November 25, 2019, a provision was removed from the list of possible conditional uses that would previously allow event centers and bed and breakfasts to be established in a property zoned Agricultural Open Interim. The language that was removed would allow as a conditional use other uses which, as determined by the Planning and Zoning Commission, are not contrary to the purpose established for the district. By the removal of that language from the code of ordinance, an event center or a bed and breakfast facility became not a possible conditional use under this zoning category. The proposed ordinance would allow those types of facilities with a conditional use permit after public hearings are held. Staff recommends the adoption of the ordinance. He mentioned there's been some interest in properties that are zoned agricultural to have like a small event center or a bed and breakfast. There are several properties that are acres that are zone agricultural that sometimes have an old house that lend themselves for an event center or a bed and breakfast facility. As a result, staff is proposing to amend the zoning ordinance to allow such a facility with a conditional use permit. He added if somebody would want to pursue that, they could

apply and staff will send a notice to the surrounding property owners and the council may grant it depending on how the public hearings go and the conditions that we may impose.

Ms. Thompson asked how are the Bed and Breakfast held by the City of Mission.

Mr. Cervantes stated they aren't allowed in the City of Mission.

Ms. Thompson asked Bed and breakfast not allowed.

Mr. Cervantes stated No.

Ms. Thompson mentioned Event centers are allowed.

Mr. Cervantes stated they were allowed in the past because there was some language in the ordinance that allowed establishments that this board will allow establishments like that, but that language was removed a few years ago. So as a result, if somebody wants to set up a new one, it's not allowed.

Mr. Guevara asked if applicants are requested a lot.

Mr. Cervantes stated staff has had some interest so we may get an application in the near future.

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. Alaniz moved to close the public hearing. Ms. Thompson 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. Ms. Thompson moved to approve the ordinance amendment request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.
Ended: 5:39 p.m.
Item #7

Single Lot Variance:	**A 0.3244 of one acre out of Lot 19,** **Los Ebanos Village Subdivision** **1500 Esperanza Avenue** **R-1** **Victoria M. Bazan**

Mr. Ramirez stated this property is located at the Northwest corner of N. Los Ebanos Road and Esperanza Avenue. The land measures 154.00 feet by 92.50 feet, being a .0.3244 acre tract of land out of Lot 19, Los Ebanos Village, per map records. Lot 19 got split into two separate tracts of land

by metes and bounds description on February 28, 2025. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has double frontage to N. Los Ebanos Road and Esperanza Ave, both being public streets, and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Capital Sewer Recovery fee ($200.00), Parks Fee ($650), and Water Rights Fee ($1500) will be imposed as a condition for approval. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the Single Lot Variance request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#8
ADJOURNMENT
There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:39 p.m.

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Diana Izaguirre, Chairwoman
Planning and Zoning Commission