CITY OF MISSION

PLANNING AND ZONING COMMISSION
MISSION CITY HALL
DECEMBER 02, 2026 at 5:30 PM

AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, December 2, 2026** at **5:30 p.m**. in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

1. Call to Order and Establish Quorum
2. Disclosure of Conflict of Interest

3. Citizens Participation for items listed on the agenda

APPROVAL OF MINUTES

4 Approval of Minutes for P&Z Meeting - November 18, 2026

PLAT APPROVAL

5 Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Capricorn Estates Subdivision Phase II located along the East side of Moorefield Road approximately 1,320 feet South of Griffin Parkway, being the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates., Developer: LLAAG, LLC., Engineer: Homero Luis Gutierrez - Cervantes

SITE PLAN APPROVAL

6 Site Plan Approval for the construction of an industrial warehouse shell building on the unrecorded Lot 1, Trinity Park Subdivision, located at the Northeast corner of Trinity Street and Conway Avenue. Applicant: Kelley A. Heller-Vela - Cervantes

7 Site Plan Approval for the construction of a franchise tire shop named RNR Tire Express on the West 136.13 feet of Lot 4E, El Pueblo Phase 2 Subdivision, located at 605 E. Expressway 83. Applicant: ARB Contractors, LLC – Cervantes

8 Site Plan Approval for the construction of a storage warehouse facility aka flex space warehousing on Lot 202, John H. Shary Subdivision, located at 1818 E. U.S. Business 83. Applicant: Mario Cantu - Cervantes

9 Site Plan Approval for the construction of a storage warehouse facility aka flex space warehousing on Lot 2, Business Park Plaza Phase II Subdivision, located at 911 Business Park Drive. Applicant: Member Construction, LLC - Cervantes

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

10 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Home Occupation for a Beauty Studio, R & R Lash Studio, in a (R-1) Single-family Residential District, being Lot 13, Taurus Estates No. 9 Subdivision Phase III, located at 2004 Azalea Street. Applicant: Rosa Hernandez – Cervantes

11 Public hearing and take action to consider a of the Conditional Use Permit for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Den Bar & Grill, LLC Restaurant in a (C-3) General Business District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: The Den Bar & Grill, LLC - Cervantes

12 Public hearing and take action to consider a Conditional Use Permit for a Recreational & Event Center – Milk & Marble Café, LLC, being Lot 2 and a 12 feet x 24 feet strip on Lot 3, River Oaks Plaza Subdivision, in a C-3 zone General Business District, located at 1802 E. Griffin Parkway, Applicant: Milk & Marble Café, LLC - Cervantes

13 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units “M”, Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street, Suite M, Applicant: Royal Water LLC – Cervantes

14 Public hearing and take action to consider the Conditional Use Permit Renewal for a Restaurant and for the Sale & On-Site Consumption of Alcoholic Beverages – La Fogata Restaurant, being Lot 1, El Lugar Subdivision in a C-3 zone General Business District, located at 300 N. Shary Road, Applicant: El Lugar Cabrito & Steakhouse, LLC - Cervantes

Notice Regarding Executive Session: The City of Mission Planning and Zoning may convene in a closed meeting, also known as Executive Session, at any time during the course of this meeting for any posted item, as authorized by the Texas Open Meetings Act, Tex. Gov’t Code Chapter 551, including, but not limited to, Tex. Gov’t Code §§ 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 551.089, and Tex. Gov’t Code §§ 418.175–.182, as applicable. Any final action, decision, or vote on a matter deliberated in Executive Session will be made only in open session in accordance with law.

ADJOURNMENT

Signed this the **24th** day of **November, 2026**

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Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the **24th** day of **November, 2026** and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION

Notice is hereby given that on the **2nd day of December, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the Planning and Zoning Commission should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Commission at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Commission may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

Should any final action, final decision, or final vote be required in the opinion of the Commission with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

(a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or

(b) at a subsequent public meeting of the Commission upon notice thereof; as the Commission shall determine.

On this the **24th day of November, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary