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## **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, July 16, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

The Public Dial Information to Participate Via Zoom/Telephone Meeting is as Follows:

Time: July 16, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 829 8735 6268

Passcode: 592051

One tap mobile

+13462487799, Meeting ID: 829 8735 6268 # Password: 592051

### **REGULAR MEETING**

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

### **APPROVAL OF MINUTES**

- 1 Approval of Minutes for P&Z Meeting - June 18, 2025

### **PUBLIC HEARINGS**

#### **REZONING**

- 2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 17.13 acre tract of land out of 18.39 acres out of Lot 5-9, West Addition to Sharyland Subdivision, located along the South side of E. Military Highway approximately 1,390 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes
- 3 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 9.853 acre tract of land out of 35.72 acres out of Lot 5-10, West Addition to Sharyland Subdivision, located along the North side of Old Military Highway approximately 700 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes
- 4 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 18.56 acre tract of land situated in Porcion 56, and being out of the residue of Lot 6-8, West Addition to Sharyland Subdivision, located along the North side of E. Military Highway approximately 2,630 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes
- 5 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") and Office Building District ("C-1") Office Building District to Single-Family Residential District ("R-1"), being a 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road. Applicant: Victor Trevino - Cervantes

6 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 7.29 acre tract of land (Deed call – 6.96 acres) out of the Southeast corner of Lot 30-8, West Addition to Sharyland Subdivision, located along the West side of Mayberry Road approximately 1,300 feet North of Mile 2 Road. Applicant: Aaron Balli - Cervantes

7 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Duplex-Fourplex District (“R-2”), being a 0.2066 acre tract of land, out of Lot 192, John H. Shary Subdivision, located at 405 N. Glasscock Road. Applicant: New Era Land & Properties LLC - Cervantes

8 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E. - Cervantes

### **CONDITIONAL USE PERMIT**

9 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Daycare in a (R-1) Single Family Residential District, being Lot 6, Block 5, East Side Addition Subdivision, located at 900 Reynosa Street, Applicant: Maria Del Carmen Salinas - Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit for a Life and Health Insurance Agency – Puga Insurance Agency, LLC, in a Neighborhood Commercial (C-2) District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 1. Applicant: Noe Puga – Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit to allow the Manufacturing & Packaging of Ice Cream and Pork Rinds in a property zoned General Business District (“C-3”), being Lots 3-6, Block 175, Mission Original Townsite Subdivision, located at 204 W. Tom Landry Street. Applicant: Ice Cream Man Place, Inc. - Cervantes

12 Conduct a public hearing and consideration of a Conditional Use Permit for the on-site consumption of alcoholic beverages at an Event Center – Florence Events, in a General Business (C-3) District, being Lot 5, Northtown Unit No. 1 Subdivision, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez – Cervantes

13 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive- Thru Service Window for a Restaurant – La Cocina de la Abuela Tere in a (C-3) General Business District, being the South 105’ out of the West 180’ out of the East 440’ out of Lot 25-5, West Addition to Sharyland Subdivision, and being Lot 1, Block B, Cinco De Mayo Ranch Subdivision, located at 1500 W. Griffin Parkway, Suite E, Applicant: Cocina de la Abuela Tere - Cervantes

14 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Lucio Income Tax & Health Insurance Agency in a (R-1) Single Family Residential District, being Lot 12, Block 78, Mission Original Townsite Subdivision, located at 112 E. 5<sup>th</sup> Street, Applicant: Jose Manuel Lucio III - Cervantes

15 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Our Mission Primary Home Care LLC in a (R-1) Single Family Residential District, being Lot 1 & the West 52’ of Lot 2, Block 4, Parkview No. 1 Subdivision, located at 802 Pamela Drive, Applicant: Arnoldo Morgan - Cervantes

16 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to designate an area as a Mobile Food Park in a (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Original Townsite of Mission Subdivision, located at 307 W. Tom Landry, Applicant: Roberto Gonzalez - Cervantes

17 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Medelina's Restaurant in a (C-4) Heavy Commercial District, being 1.08 acres of land, out of a portion of Lot 204, John H. Shary Subdivision, located at 2224 E. Business Highway 83, Applicant: Medelinas Restaurant LLC, c/o Sandalio R. Garcia - Cervantes

### **SITE PLAN APPROVAL**

18 Site Plan Approval for the construction of a chain convenience store and gas station named CIRCLE K on the unrecorded Lot 1, El Milagro Commercial Phase I Subdivision, Applicant: Morris and Associates, Engineers, LLC – Cervantes

19 Site Plan Approval for the construction of a chain retail automotive parts store named AUTOZONE in a property zoned (C-3) General Business District being Lot 1, Block 4, Taurus Estates No. 9 Subdivision Phase I, located at 2113 W. Mile 3 Road. Applicant: AutoZone, Inc. – Cervantes

### **PLAT APPROVAL**

20 Plat Approval Subject to Conditions: The Grove on Moorefield Subdivision, being a 11.34 – acre tract of land, more or less, all of Lot 12, New Caledonia Subdivision Unit 1, Developer: CSL Construction and Development, Engineer: M2 Engineering, PLLC, - Cervantes

### **ADJOURNMENT**

Signed this the 11th day of July, 2025

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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 11th day of July, 2025 at 10:15 a.m.

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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 **16th day of July, 2025** 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

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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 **11th day of July, 2025** 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 at 10:15 a.m. on said date.

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Anna Carrillo, City Secretary