



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

Meeting ID: 860 8793 9291

Passcode: 166251

One tap mobile

+13462487799, Meeting ID: 860 8973 9291 # Password: 166251

REGULAR MEETING

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

4. APPROVAL OF MINUTES

April 2, 2025

PUBLIC HEARINGS

REZONING

- 1 Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to General Business District ("C-3") being a 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision, located along the North side of West Griffin Parkway (FM 495) approximately 1,062 feet East of Holland Avenue. Applicant: SecureCare Movelt McAllen, LLC c/o AVAD Capital LLC - Cervantes
- 2 Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to Large Lot Single-family Residential District ("R-1A") for a tract of land containing 10.06 acres of land, being a part or portion of Lot 26-11, West Addition to Sharyland Subdivision, located along the East side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC - Cervantes
- 3 Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to Large Lot Single-family Residential District ("R-1A") for a tract of land containing 9.99 acres of land, being a part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along the West side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC - Cervantes

CONDITIONAL USE PERMIT

- 4 Conditional Use Permit to place a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz – Xavier Cervantes
- 5 Public hearing and take action to consider a Conditional Use Permit for a Drive-Thru Service Window – Chipotle restaurant, being Lot 6, North Sharyland Commons Subdivision in a C-3 zone General Business District, located at 100 N. Shary Road. Applicant: Kimco Chipotle
- 6 Public hearing and take action to consider a Conditional Use Permit for an Event Center – Charmed Event Venue, being Lot 19, Sparks & Townsend Plaza in a C-3 zone General Business District, located at 2704 E. Griffin Parkway, Ste. A1 Applicant: Natalie Franco
- 7 Conditional Use Permit Renewal for Drive-Thru Service Windows and the Sale & On-Site Consumption of Alcoholic Beverages at La Palma Azul Snack Shop in a (C-3) General Business District) located at 3501 N. Conway Avenue, Ste. 1, being Lot 2, IHOP on Conway Subdivision, C-3, Elio C. Garza – Xavier Cervantes

SITE PLAN APPROVAL

- 8 Site Plan Approval for the construction of a chain restaurant named Chipotle Mexican Grill on Lot 6, North Sharyland Commons Subdivision, located at 100 N. Shary Road. (C-3) General Business District. Applicant: Kimco Chipotle, - Cervantes
- 9 Site Plan Approval: Construction of 5 apartments, being Lot 14, Las Esperanzas Subdivision, located at 2113 Dragonfly Street, Applicant: Abel Hernandez – Cervantes
- 10 Site Plan Approval: Construction of 6 apartments, being Lot 59, Las Esperanzas Subdivision, located at 105 S. Dove Street, Applicant: Abel Hernandez – Cervantes

SINGLE LOT VARIANCE

- 11 Single Lot Variance: A. 1.0 acre tract of land, more or less, out of the East 17.35 acres out of Lot 29-8, lying North of canal, in the West Addition to Sharyland Subdivision, in a property zoned Agricultural Open Interim, located at 925 E. Mile 2 Road, Applicant: Vicente Lozano – Cervantes

PRELIMINARY AND FINAL PLAT APPROVAL

- 12 Plat Approval Subject to Conditions: The Orchards at the James Subdivision, a tract of land containing 10.06 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes
- 13 Plat Approval Subject to Conditions: ShiZue Gardens at the James Subdivision, a tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision, R-1A (Proposed R-1), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

ORDINANCE AMENDMENTS

- 14 To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.37, R-1A Large Lot Single-Family Residential District, Subsection 5, Area Requirements; Section 1.371, R-1 Single-Family Residential District, Subsection 5, Area Requirements; Section 1.372, R-1T

Townhouse Residential District, Subsection 5, Area Requirements; Section 1.39, R-3 Multi-Family Residential District, Subsection 5, Area Requirements; Section 1.40, R-4 Mobile Home District, Subsection 2, Permitted Uses, Subsection 3, Conditional Uses, Subsection 4, Prohibited Uses, Subsection 5, Area Requirements, and Subsection 6, Required Conditions – Cervantes

15 To consider an ordinance amendment to the City of Mission Code of Ordinances Chapter 98 – Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144. Park Dedication of Fees in Lieu of Requirements, Subsection (D) Money in Lieu of Land, Amending the Park Fees Required per Dwelling Unit during the Subdivision Process - Cervantes

16 To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Section 1.2. Definitions. by defining Mobile Food Park; Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit, by establishing a radius for Mobile Food Units and Mobile Food Parks – Cervantes

DISCUSSIONS

17 Discussion regarding the Texas Department and Licensing and Regulation (TDLR) State Law requiring cities to require TDLR registrations for all commercial projects over \$50,000.00 in permit valuation - Cervantes

18 Discussion regarding amendments to the Future Land Use Map - Cervantes

ADJOURNMENT

Signed this the 11th day of April, 2025.

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 April, 2025 at 6:30 p.m.

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 April, 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 April, 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 6:30 p.m. on said date.

Anna Carrillo, City Secretary