



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, **August 6 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: August 6, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 841 5820 5363

Passcode: 641908

One tap mobile

+13462487799, Meeting ID: 841 5820 5363 # Password: 641908

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 - July 16, 2025

PUBLIC HEARINGS

REZONING

- 2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), being 1.50 acres out of Lot 64, New Caledonia Unit No. 1 Subdivision, located at the Southeast corner of W. Mile 3 and La Homa Roads. Applicant: CEI Engineering Associates, Inc. and Murphy Oil USA, Inc. - Cervantes

CONDITIONAL USE PERMIT

- 3 Conduct a Public hearing and consideration of a Conditional Use Permit to allow a convenience store and fuel station in a General Business (C-3) District – Murphy USA, being 1.50-acres out of Lot 64, New Caledonia Unit No. 1 Subdivision, located at the Southeast corner of W. Mile 3 and La Homa Roads. Applicant: CEI Engineering Associates, Inc. and Murphy Oil USA, Inc.- Cervantes
- 4 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy - Cervantes
- 5 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Moon Restaurant Mixology in a property zoned General Business (C-3) District, being Lot 11, Block 3, Shary Gardens Subdivision, located at 1603 E. Griffin Parkway. Applicant: American Restaurants, LLC c/o Lourdes Lerma – Cervantes

SITE PLAN APPROVAL

6 Site Plan Approval for the construction of a temperature controlled self-storage facility named JAFRI Self-Storage on a 2.51-acre tract of land, more or less, out of and forming a part of Lot 28-6, West Addition to Sharyland Subdivision. Applicant: Syed Husain, - Cervantes

7 Site Plan Approval for the construction of a 72-unit multifamily living community on a 4-acre tract of land out of Lot 10-7, West Addition to Sharyland Subdivision, Applicant: MHA Conway Village c/o Rioplex Engineering, LLC – Cervantes

PLAT APPROVAL

8 Plat Approval Subject to Conditions for the proposed Meadow Way at Meadow Creek Subdivision, A 0.551-acre, 0.615-acre, and 0.611-acre tracts of land, forming part of Meadow Creek Country Club Subdivision Phase 1-B, Developer: LAC Enterprises, Engineer: Benavides Engineering, - Cervantes

9 Plat Approval Subject to Conditions and Consideration of a Variance for a lot without frontage to a public street for Izagi Oaks Subdivision, a 2.5-acre tract of land, more or less, being the West 726 feet of the North 10 acres of the South 20 acres of Lot 293, John H. Shary Subdivision, AO-I, Developer: Diana Izaguirre, Engineer: Izaguirre Engineering Group, LLC- Cervantes

ADJOURNMENT

Signed this the 31st day of July, 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 31st day of July, 2025 at _____ a.m./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 **6th day of August, 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 **31st day of August, 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 _____ a.m./p.m. on said date.

Anna Carrillo, City Secretary