



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, February 4, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

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 - January 21, 2026

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition "A" to Sharyland Orchards Subdivision and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District ("C-2"), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Large Lot Single-Family Residential District ("R-1A") to Neighborhood Commercial District ("C-2"), being the South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, located at 1403 N. Shary Road. Applicant, Jose Pena - Cervantes

4 Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Public District ("P"), being Lot 1, Mission Library Subdivision, located at 801 E. 12th Street. Applicant, City of Mission - Cervantes

CONDITIONAL USE PERMIT

5 Conduct a public hearing and consideration of a Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (i-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.) – Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, being the East 25'x125' of the West 75'x125' and the Southwest 50'x125' of Lot 5, Mission Acres Subdivision, located at 1547 W. Business Highway 83, Applicant: Arlae Salinas – Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 E. Tom Landry Street. Applicant: Teresa González – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th Street. Applicant: J. Valdez Property Holdings LLC – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez - Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, – Cervantes

ADJOURNMENT

Signed this the 29TH day of January, 2026

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 29th day of January, 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.

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 **4th day of February, 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 purposes 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:

- in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- at a subsequent public meeting of the Commission upon notice thereof; as the Commission shall determine.

On this the **29th day of January, 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.

Anna Carrillo, City Secretary