



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, August 20, 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 20, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 897 2197 6455

Passcode: 219974

One tap mobile

+13462487799, Meeting ID: 897 2197 6455 # Password: 219974

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 - August 6, 2025

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Townhouse Residential District ("R-1T"), being 14.269 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue approximately 320 feet North of Monte Cruz Street. Applicant: Mario Reyna c/o Triton Group Ventures, LLC - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to General Business District ("C-3"), being Lot 19, Block 3, Oakwood Estates Subdivision, located at the Northeast corner of W. Griffin Parkway and River Oak Avenue. Applicant: Eduardo Sanchez - Cervantes

CONDITIONAL USE PERMIT

4 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Nursery in a property zoned (AO-I) Agricultural Open Interim District, being Lot 2, Lozano Estates Subdivision, located at 1711 W. Mile 3 Road, Applicant: Antonio Arellano – Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Custom Suppressor Solutions, LLC, in a (R-1A) Large Lot Single Family Residential District, being Lot 26, Rockingham Subdivision, located at 1706 Sandstone Drive, Applicant: Christopher Anderson – Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit for an Outdoor Padel Court and other recreational activities as shown in the site plan – IMGN Park in a (C-3) General Retail District, being the Northwest 9.96 acres out of Lot 203, John H. Shary Subdivision, located at 719 Ragland Street. Applicant: Jorge E. Careaga - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Danny's Place, 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: Daniel Leal – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Martha's Burgers & More, 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: Martha Avitia – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs, being Lot 1, Madrigal Subdivision, in a (C-2) Neighborhood Commercial District, located at 208 N. Inspiration Road. Applicant: Federico Garcia – Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Dak's Snacks in a (C-2) Neighborhood Commercial District, being Lot 1, Sylvia Plaza Subdivision, located at 810 N. Schuerbach Road, Suite D, Applicant: Cristina Salazar - Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – The Cordelle Events, being Lot 20, Shary Business Center Subdivision, in a (C-3) General Commercial District, located at 2402 Brock Street, Suite C, Applicant: Julio Alaniz – Cervantes

SINGLE LOT VARIANCE

12 Single Lot Variance: A 1.0 ac. of land out of the South one-half (S. ½) of the North one-half (N ½) of Lot 26-10, West Addition to Sharyland Subdivision of Porciones 53,54,55,56, & 57, in a property zoned Agricultural Open Interim, located at 1106 Teofilo Drive, Applicant: Angel Antonio Guzman – Cervantes

PLAT APPROVAL

13 Plat Approval Subject to Conditions for the proposed Imperio Vista Subdivision, being a 5.92 acre tract of land out of Lot 97, Mission Acres Subdivision, Developer: Obed Matus, Engineer: Rio Delta Engineering, - Cervantes

VARIANCE REQUEST

14 Consideration and possible action to approve a variance to not require off-street parking for a development in a property legally described as a 0.27-acre tract out of the North ½ of Lot 5, Block K, Wright Addition Subdivision, located at 1009 Highland Park Avenue. Applicant – Izaguirre Engineering Group, LLC - Cervantes

ORDINANCE AMENDMENTS

15 Consideration of the adoption of an ordinance amending the code of ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Establishing a Process and Per Hour Fee for Subdivision Infrastructure Inspections and for Geotechnical Lab Testing. Applicant: City of Mission - Cervantes

ADJOURNMENT

Signed this the 14th day of August, 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 14th day of August, 2025 at 3:15 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 **20th 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 **14th 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 3:15 p.m. on said date.

Anna Carrillo, City Secretary