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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, November 5, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

### **REGULAR MEETING**

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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 - October 15, 2025

### **PUBLIC HEARINGS**

#### **REZONING**

2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") and Townhouse Residential District ("R-1T") to General Business District ("C-3"), being a 2.0992-acre tract of land situated in the Gabriel Manquillia Survey, Abstract No. 53, located at the Southwest corner of E. Griffin Parkway (FM 495) and Augusta Drive. Applicant, L Squared Engineering c/o Roy Dale Wood, Gary Arlen Wright and Linda Wright Baker - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo - Cervantes

#### **CONDITIONAL USE PERMIT**

4 Conduct a public hearing and consideration of a Conditional Use Permit for Tutoring Services in a property zoned Office Building District ("C-1"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo - Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – 7 Brew Coffee in a (C-3) General Business District, being Lot 6, Block 1, North Sharyland Commons Subdivision, located at the corner of Shary Road (FM 494) and Ruby Red Boulevard. Applicant: Citadel Development - Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to install eight (8) Electric Vehicle Charging Stations within a portion of the Target parking lot in a (C-4) Heavy Commercial District, being Lot 3, Block A, Shary-Taylor Expressway Commercial Subdivision, located at 2427 East Expressway 83, Applicant: Lena Strauss, c/o Tesla, Inc. – Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Malquerida Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: Lada 52, LLC – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Windows – Tropical Breeze in a (C-3) General Business District, being all of Lot 19, Block 1, Oakwood Estates Subdivision, located at 1610 W. Griffin Parkway. Applicant: Margie Jennifer Briseno – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10 Applicant: Blesson George – Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a portable building for office use, being a 0.102 of one acre tract of land out of a tract of land adjacent to Lot 176, & 186, John H. Shary Subdivision, in a (C-3) General Commercial District, located at 302 S. Taylor Road. Applicant: Best Assets, LLC c/o Ryan Stauffer – Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep an RV “Temporarily” to care for health health-stricken parent in a (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at 4034 Lopez Street. Applicant: Ofelia Cisneros – Cervantes

#### **PLAT APPROVAL**

12 Plat Approval Subject to Conditions: Sonoma Ranch Subdivision Phase III, a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision, Developer: Carlos I. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

#### **ADJOURNMENT**

Signed this the **30th day of October, 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 **30th day of October, 2025** 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.

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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 **5th day of November, 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                                       |

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 **30th day of October, 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 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.

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Anna Carrillo, City Secretary