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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, May 6, 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 - April 15, 2026

### **PUBLIC HEARINGS**

#### **REZONING**

2 Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Office Building District ("C-1"), being all of Lot 1, Block 4, and a 0.213 gross acre tract of land, being a portion of that abandoned and vacated Bryce Drive between Blocks 3 & 4, Bryan Park Addition Subdivision, located along the East side of Bryan Road approximately 1,500 feet North of U.S. Business 83. Applicant, Series 3-Rentals c/o Noralinda Gonzalez Garza - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Office Building District ("C-1"), being the East 134' of Lot 9 and the East 146.8' of Lot 10, Block 113, Original Townsite of Mission Subdivision, located along the West side of Mayberry Road approximately 100 feet South of 8th Street. Applicant, Julian Arellano & Noe Salinas - Cervantes

4 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates Subdivision, located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83. Applicant, LLAAG, LLC c/o Lyonel A. Adame Garza - Cervantes

5 Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Townhouse Residential District ("R-1T"), being the South 2.85 acres out of Lot 39, Bell-Woods Company's Subdivision "C", located along the West side of Compton Road approximately 1,288 feet North of Mile 2 Road. Applicant, Aaron Balli - Cervantes

### **CONDITIONAL USE PERMIT**

6 Conduct a public hearing and consideration of a Conditional Use Permit to place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex-Fourplex Residential District, being a 1.97-acre tract out of the remainder of Lot 21-3, West Addition to Sharyland

Subdivision, located at 1005 Kenwood Avenue. Applicant: Ernie Villarreal, PMSI Inc. Project Manager - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant in a Neighborhood commercial (C-2) District - Vex Kitchen, being Lots 88 & 89, Mayberry Plaza UT No. 3 Subdivision, located at 800 E. 1st street, Applicant: VEX Kitchen, LLC c/o Victor Gutierrez - Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation for the sale of firearms - Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Applicant: Robert D. Russell - Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Han’s Katsuya Restaurant in a property zoned General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D Applicant: The BAB, LLC, c/o Junduck Han – Cervantes

**SITE PLAN APPROVAL**

10 Site Plan Approval for the Construction of a Multi-Tenant Building named The MIX, on Lot 1, Blk 2, Santa Lucia Subdivision, located at 2509 Colorado Street. Applicant: MDM Real Estate Dev., LLC. – Cervantes

**SINGLE LOT VARIANCE**

11 Single Lot Variance for a 0.14-acre tract of land, being the North 125 feet of the East 50 feet of Lot 6, Mission Acres Subdivision, located at 1523 Green Lawn Drive. Applicant: Jose G. Villarreal – Cervantes

**ADJOURNMENT**

Signed this the 30th day of April, 2026

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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 April, 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.

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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 **6th day of May, 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:

- (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 April, 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.

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Anna Carrillo, City Secretary