



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, June 18, 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: June 18, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 848 8162 2950

Passcode: 832649

One tap mobile

+13462487799, Meeting ID: 848 8162 2950 # Password: 832649

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 - June 4, 2025

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request for Tract 1, a tract of land containing 5.182 acres, from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), and Tract 2, a tract of land containing 4.210 acres, from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), both out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of West Griffin Parkway approximately 112 feet East of Holland Avenue. Applicant: 3BU Family Limited Partnership - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to General Business District ("C-3") for a 2.50-acre tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located along the West side of Conway Avenue approximately 1,170 feet South of West Mile 2 Road. Applicant: MAS Engineering, LLC - Cervantes

CONDITIONAL USE PERMIT

4 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Tony's Hot Dogs & More in a property zoned General Business District ("C-3"), being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2300 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres - Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – La Mexico in a (C-2) Neighborhood Commercial District, being Lot 9, Block 5, Taurus Estates Subdivision No. 9, Ph. I, located at 4009 N. Inspiration Road, Applicant: Blesson George – Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit 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

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

8 Conduct a public hearing and consideration of a Renewal of a Conditional Use Permit for the Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District, being a 1.68 tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 West Mile 2 Road. Applicant: Azucena Bastida - Cervantes

ADJOURNMENT

Signed this the 13th day of June, 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 13th day of June, 2025 at 1:45 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 **18th day of June, 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 **13th day of June, 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 1:45 p.m. on said date.

Anna Carrillo, City Secretary