



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, December 3, 2025 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 - November 19, 2025

PLAT APPROVAL

- 2 Plat Approval Subject to Conditions for Holland Estates Subdivision Phase III, a tract of land containing 15.125 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue approximately 2,868 feet North of W. Griffin Parkway. Developer: Skyview Investments Properties, LLC., Engineer: Melden & Hunt, Inc. - Cervantes
- 3 Plat Approval Subject to Conditions and Consideration of a Variance from the City's street offset requirement of a minimum of 125 feet for the Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC - Cervantes

PUBLIC HEARINGS

REZONING

- 4 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-Fourplex Residential District ("R-2"), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna - Cervantes

CONDITIONAL USE PERMIT

- 5 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – Taqueria Oviedo 2 in a (C-3) General Business Commercial District, being Lot 1, Rivalsebas Subdivision, Located at 708 N. Inspiration Road, Suite 3, Applicant: Claudia Oviedo Adame - Cervantes
- 6 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Lu's Coffee Shop in a property zoned General Business District ("C-3"), being a 0.343 gross acre tract of land, out of Lot 1, of the Re-subdivision of the Mission Nursing Home Subdivision, located at 1001 S. Bryan Road. Applicant: Nallely Cerda-Davila - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for the Complimentary Offering of Alcoholic Beverages for Social and/or Cultural Events in a property zoned (R-2) Duplex-Fourplex Residential District, being Lot 1, Mission Library Subdivision, located at 921 E. 12th Street, Applicant: Upper Valley Art League, c/o Robert Codina – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – Eliz Event Center in a (C-3) General Business District, being Lot 9, Shary Business Center Subdivision (aka Shary Business Center Condos Unit 17), located at 2407 Brock Street, Suite C. Applicant: Elizabeth Gonzalez – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages and Drive-Thru Service Window – El Ronco Servi Car in a (C-3) General Commercial District, being Lot B, Girasol Estates Subdivision, located at 1728 W. Griffin Parkway, Applicant: Ismael Reyes – Cervantes

ADJOURNMENT

Signed this the **26th** day of **November, 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 **26th day of November, 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.

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 **3rd day of December, 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 **26th day of November, 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.

Anna Carrillo, City Secretary