



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 21, 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: May 21, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 841 9468 4369

Passcode: 770100

One tap mobile

+13462487799, Meeting ID: 841 9468 4369 # Password: 770100

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 - May 7, 2025

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

2 Conduct a public hearing and consideration of a Conditional Use Permit to Neva P. Masengale for a Home Occupation - Daycare in a (R-1) Single Family Residential District, being Lot 37, Woodcrest Estates, located at 2807 Norma Drive – Cervantes

3 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for Hiro, LLC aka Pura Vida Snacks & Drinks, being Lot C1-A, Replat of Lots C1 thru C11, Taurus Estates No. 3 Subdivision in a (C-3) General Business District, located at 3009 N. Inspiration Road, Suite A, Applicant: Hiram Cisneros –Cervantes

4 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Florence Events, being Lot 5, Northtown Unit No. 1 Subdivision in a C-3 zone General Business District, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez – Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elotes & More, being the East 300 feet of the South 300 feet of the North 300 feet of the East 479.4 feet of the West 1249.4 feet of Lot 24-6, West Addition to Sharyland Subdivision, in a (C-2) Neighborhood Commercial District, located at 2215 N. Conway Avenue. Applicant: Ricardo Martinez – Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to Designate an area as a Mobile Food Park for the operation of five (5) Mobile Food Units, being a 77 feet x 210

feet tract of land, Block 144, Mission Original Townsite Subdivision, in a C-3 zone General Business District, located at 410 E. 9th Street. Applicant: Mario A. Guerra – Cervantes

7 Conduct a public hearing and consideration of a renewal of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4, Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83. – Cervantes

8 Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Le Petite Pastries Restaurant in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center, located at 1821 N. Shary Road, Ste. 7, Applicant: Cesia Alfaro – Cervantes

9 Conduct a public hearing and consideration of a renewal and an amendment of a Conditional Use Permit for the sale and on-site consumption of alcoholic beverages and to allow late hours – Tommasino Pizza Pasta & Vino, being Lots 1 & 2, Block 2, Springfield Phase I Commercial Subdivision, in a (C-3) General Business District, located at 2100 E. Griffin Parkway. Applicant: Javier Covarrubias – Cervantes

SITE PLAN APPROVAL

10 Site Plan Approval for the construction of a commercial plaza, on Lot 2, Riverside View Subdivision #2, located at 300 E. Mile 2 Road, Applicant: 1 Valley Construction – Cervantes

11 Site Plan Approval for the construction of a chain restaurant named Eddie’s Taqueria on Lot A, Girasol Estates, located at 1730 W. Griffin Pkwy. (C-3) General Business District. Applicant: Edgar Gutierrez, - Cervantes

12 Site Plan Approval for the construction of 10 apartments, on Lot 14, Taurus Estates No. 10 Subdivision, located at 3201 Magdalena St., Applicant: ANH Construction – Cervantes

ADJOURNMENT

Signed this the 16th day of May, 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 16th day of May, 2025 at 4:30 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 **21st day of May, 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 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 **16th day of May, 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 _____ p.m. on said date.

Anna Carrillo, City Secretary