



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, September 17, 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 - September 3, 2025

PUBLIC HEARINGS

REZONING

- 2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A"), being a 9.851 acre tract out of the South 12 acres out of the East 26.49 acres out of Lot 296, John H. Shary Subdivision, located along the West side of Taylor Avenue approximately 170 feet North of Mile 2 Road. Applicant, RGV Villa Development, LLC - Cervantes
- 3 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 a 26.65-acre tract of land being a part of Lot 29-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road approximately 104 feet South of Sonoma Ranch Street. Applicant, Carlos I. Garza - Cervantes
- 4 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Multi-family Residential District ("R-3"), being a 0.6026 of one acre tract of land out of Lot 182, John H. Shary Subdivision, located at 200 N. Glasscock. Applicant, Jose R. & Veronica L. Gonzalez - Cervantes
- 5 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 a 27.07-acre tract of land out of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road approximately 1,232 feet South of U.S. Expressway 83. Applicant, M2 Engineering, PLLC - Cervantes

CONDITIONAL USE PERMIT

- 6 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mortgage Lending Company in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 6, Applicant: Synergy One Lending, Inc. - Cervantes
- 7 Conduct a public hearing and consideration of a Conditional Use Permit to allow two (2) 36 feet by 60 feet portable buildings for office use, being a 15.07 acre tract of land, out of Lot 13-6, of Porcion

55, West Addition to Sharyland Subdivision; in a (I-1) Light Industrial District, located at 1921 S. Conway Avenue Applicant: Ryan Clark (Granite Construction Company) – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Events on Conway, being All of Lots 1 & 1-A through 1-k, Re-subdivision of Lots 1 and 1L, Conway Plaza Subdivision, in a (C-3) General Commercial District, located at 2002 N. Conway Avenue, Suite E. Applicant: Christopher Rosales – Cervantes

SITE PLAN APPROVAL

9 Site Plan Approval: Construction of a Townhouse Regime on all of Lot 2 and the south half of Lot 3, the Retreat at Cimarron, Applicant: Desarrollos Mosi, LLC - Cervantes

SINGLE LOT VARIANCE

10 Single Lot Variance for a tract of land being the East 1/2 of 1.00 gross acre of land out of Lot 23-4, West Addition to Sharyland Subdivision, in a property zoned Agricultural Open Interim, located at 1003 W. 20th Street, Applicant: Javier Cedillo - Cervantes

PLAT APPROVAL

11 Plat Approval Subject to Conditions for Bellwood Manor Subdivision Phase I, a tract of land containing 26.79 acres of land, being part or potion of Lot 39, Lot 40, Lot 41, and a 70.00 strip of canal right-of-way between Lot 40 and Lot 41, Bell-woods Company's Subdivision "C"., located on the East side of Trosper Road and approximately 1,970 linear feet North of W. Mile 2 Road, Developer: Dina Salinas, Engineer: S2 Engineering, PLLC., - Cervantes

ADJOURNMENT

Signed this the 11th day of September, 2025

Director of Planning

Xavier Cervantes,

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 11th day of September, 2025 at _____ a.m./ 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 **17th day of September, 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 **11th day of September, 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 _____ a.m./p.m. 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