



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 17, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning Commission, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

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 3, 2026

PUBLIC HEARINGS

REZONING

- 2 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Neighborhood Commercial District ("C-2"), being Lots 5 & 6, Block 90, Original Townsite of Mission Subdivision, located at 504 Doherty Avenue. Applicant: Raul A. Cardea - 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 Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicants: Victor and Nora Davila - Cervantes

CONDITIONAL USE PERMIT

- 4 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez – Cervantes
- 5 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Okidokie Playroom, LLC in a (C-3) General Business District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Okidokie Playroom, LLC, c/o Maria F. Chavez–Cervantes
- 6 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy - Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Truck Park – 307 Food Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Roberto Gonzalez – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel – Cervantes

HOMESTEAD EXEMPTION VARIANCE

10 Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision, located at 1040 Adams Avenue. Applicant: Jesus Alvarez - Cervantes

Notice Regarding Executive Session: The City of Mission Planning and Zoning Commission may convene in a closed meeting, also known as Executive Session, at any time during the course of this meeting for any posted item, as authorized by the Texas Open Meetings Act, Tex. Gov’t Code Chapter 551, including, but not limited to, Tex. Gov’t Code §§ 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 551.089, and Tex. Gov’t Code §§ 418.175–.182, as applicable. Any final action, decision, or vote on a matter deliberated in Executive Session will be made only in open session in accordance with law.

ADJOURNMENT

Signed this the 11th day of **June, 2026**

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 **11th day of June, 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.

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 June, 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 **11th day of June, 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.

Anna Carrillo, City Secretary