



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, October 15, 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 - October 1, 2025

PUBLIC HEARINGS

REZONING

- 2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co. - Cervantes

CONDITIONAL USE PERMIT

- 3 Conduct a public hearing and consideration of a Conditional Use Permit for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units "M", "N", "O", "P", and "Q", Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street. Applicant: Royal Water LLC – Cervantes
- 4 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Taqueria Oviedo in a (C-3) General Business District, being Lot 2, Aziz No. 2 Subdivision, located at 608 W. Griffin Parkway. Applicant: Elizabeth Oviedo – Cervantes
- 5 Conduct a public hearing and reconsideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned General Business (C-3) 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

SITE PLAN APPROVAL

- 6 Site Plan Approval for the construction of a chain convenience store and gas station named Murphy, USA, at the unrecorded Lot 1, Replat of a Portion of Lot 64, Caledonia, Unit no.1, Applicant: Murphy USA, – Cervantes

ADJOURNMENT

Signed this the **8th day of October, 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 **8th day of October, 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 **15th day of October, 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 **8th day of October, 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