



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a special meeting on **Wednesday, June 28, 2023 at 7:00 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters.

The public dial information to participate in the telephonic meeting is as follows:

Time: **Wednesday, June 28, 2023 07:00 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFRVdENzWXI5VUxFT1ZUQT09>

Or Dial by telephone - +1 346 248 7799 US - Meeting ID: 990 466 2781 - Password: 833227

Meeting ID: 990 466 2781 - Password: 833227

At any time during the course of the posted meeting, the Mission City Council may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Council may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER AND ESTABLISH QUORUM

DISCLOSURE OF CONFLICT OF INTEREST

CITIZEN'S PARTICIPATION

SPECIAL MEETING

PUBIC HEARING

PLANNING AND ZONING RECOMMENDATIONS

1. Rezoning: Being a 5.93 acre tract of land, being out of Lot 97, Mission Acres, (AO-I) Agricultural Open Interim to (R-1T) Townhouse Residential, Daniel E. Estrada, and Adoption to Ordinance# _____ - De Luna
2. Rezoning: Lot 65 and the West ½ of Lot 64, Shary Villas Subdivision, (R-1) Single Family Residential to (C-1) Office Building, Jesus Trevino, and Adoption to Ordinance # _____ - De Luna
3. Conditional Use Permit: D'Lux Event Center at 507, N. Conway Avenue, Lot 8, Block 92, Mission Original Townsite, C-3, Nora N. Garcia, and Adoption to Ordinance # _____ - De Luna
4. Conditional Use Permit: Mobile Food Truck - FrizzFries at 2509 Colorado Street, Lot 1, Block 2, Santa Lucia Development, C-3, Martha L. Urena Reyes, and Adoption to Ordinance # _____ - De Luna

5. Conditional Use Permit: Mobile Food Truck – Midtown Ceviche Bar at 2509 Colorado Street, Lot 1, Block 2, Santa Lucia Development, C-3, Juan Pinera, and Adoption to Ordinance # _____ - De Luna
6. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Suerte Bar & Grill at 205 N. Shary Road, Suites A & B, Lot 1, South Shry Commercial, C-3, Suerte Bar & Grill on Shary, LLC, c/o Jessica Aguilar, and Adoption to Ordinance # _____ - De Luna
7. Conditional Use Permit: Storage Units for Lease on property zoned C-1 (Office Building), Being the North 330' of Lot 25-11, West Addition to Sharyland, C-1, Robby Gonzalez, and Adoption to Ordinance # _____ - De Luna
8. Conditional Use Permit Renewal: Auto Mechanic Shop in an AO-I Zone at 1603 Adams Avenue, A .85 acre tract of land out of Lot 23-1, West Addition to Sharyland Subdivision, AO-I, Marco A. Hinojosa, Sr., and Adoption to Ordinance # _____ - De Luna

APPROVALS AND AUTHORIZATIONS

9. Acceptance of the Comprehensive Annual Financial Report (AFR) for the fiscal year ended September 30, 2022 - Vela

ADJOURNMENT

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 23rd day of June, 2023 at 4:00 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 SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **28th day of June, 2023** the City Council of the City of Mission will hold a special meeting at 7:00 p.m. at 1201 E. 8th Street, Mission, Texas and by Teleconference 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 City Council 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 Council 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 Council 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 City Council 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 City Council upon notice thereof; as the Council shall determine.

On this the **23rd day of June, 2023** 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 4:00 p.m. on said date.



Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 28, 2023

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Rezoning: Being a 5.93 acre tract of land, being out of Lot 97, Mission Acres, (AO-1) Agricultural Open Interim to (R-1T) Townhouse Residential, Daniel E. Estrada, and Adoption to Ordinance# _____ - De Luna

NATURE OF REQUEST:

On June 28, 2023, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located on the Southeast corner of W. 20th Street and Adams Avenue (aka Pena Avenue). There was no public opposition during the P&Z Meeting. The board unanimously recommended denial.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Denial

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Denial *RP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM# 1.1

REZONING: Being a 5.93 acre tract of land,
being out of Lot 97, Mission Acres
AO-I to R-1T
Daniel E. Estrada

REVIEW DATA

The subject site is located on the Southeast corner of W. 20th Street and Adams Avenue (aka Pena Avenue) – see vicinity map.

SURROUNDING ZONES:	N:	R-1	– Single Family Residential
	E:	AO-I & R-1	– Agricultural Open Interim & Single Family Residential
	W:	AO-I & R-1	– Agricultural Open Interim & Single Family Residential
	S:	R-1	– Single Family Residential

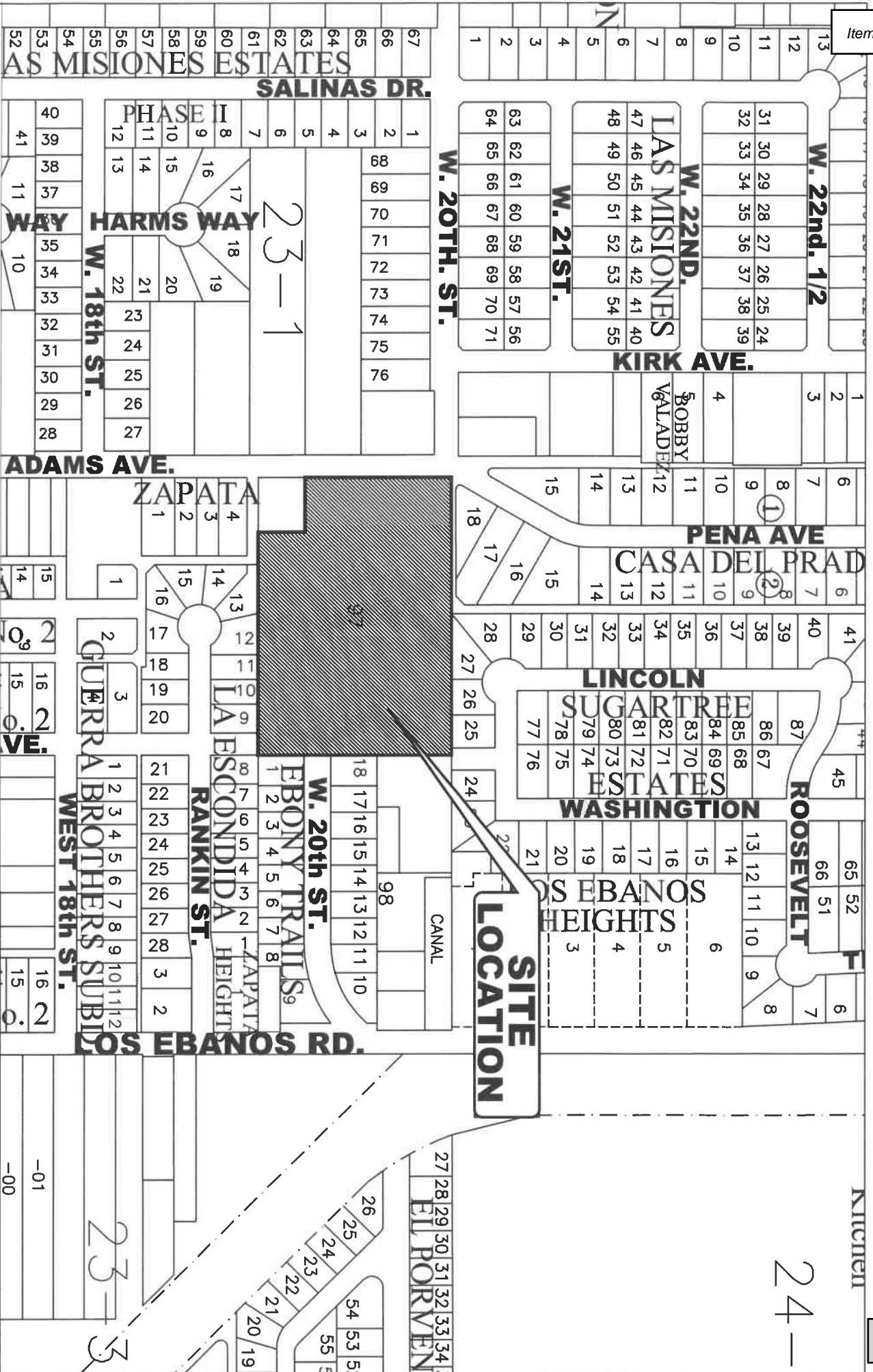
EXISTING LAND USES:	N:	Single Family Residential
	E:	Single-Family Residential
	W:	Single Family Residential
	S:	Single Family Residential
	Site:	Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City’s Future Land Use Map, and surrounding land uses. Approving an R-1T zone in this single-family residential area would be detrimental to surrounding property owners.

RECOMMENDATION: Staff is recommending Denial.

Item 1.



**SITE
LOCATION**



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

PH: (956) 580-8672
FAX: (956) 580-8680

No.



C2150-00-001-0015-00 (133340)
 VELASQUEZ JESUS & PATRICIA MARIA
 2005 PENA AVE
 MISSION TX 78572-7525

C2150-00-002-0015-00 (133354)
 VELA MARIANELA
 2006 PENA ST
 MISSION TX 78572

C2150-00-002-0016-00 (133357)
 SANDOVAL OSCAR & MARIA
 2004 PENA ST
 MISSION TX 78572

C2150-00-002-0017-00 (133356)
 VELA ELIANA ANNETTE
 2002 PENA ST
 MISSION TX 78572

L0833-00-000-0005-00 (574429)
 VERA ALDO GARCIA & MIRNA
 352 S PARK DR
 GRIFFITH IN 46319

L0833-00-000-0006-00 (574430)
 MONCADA JUAN A JR & MONICA M
 1516 RANKIN ST
 MISSION TX 78572

L0833-00-000-0007-00 (574431)
 GARZA JESUS
 1518 RANKIN ST
 MISSION TX 78572

L0833-00-000-0008-00 (574432)
 NINO GERARDO
 1520 RANKIN ST
 MISSION TX 78572

L0833-00-000-0009-00 (574433)
 ROSALES MAGALY
 902 FRIO ST
 MISSION TX 78572

L0833-00-000-0011-00 (574435)
 CUELLAR SANDRA
 1604 RANKIN ST
 MISSION TX 78572

L0833-00-000-0012-00 (574436)
 CANTU GUILLERMINA & CARLOS
 1606 RANKIN ST
 MISSION TX 78572

L0833-00-000-0013-00 (574437)
 FLORES MIGUEL A JR & ESTELA
 5110 N INSPIRATION RD
 MISSION TX 78573

L0833-00-000-0014-00 (574438)
 ZAPATA JOSE R & ALICIA
 1610 RANKIN ST
 MISSION TX 78572

L0833-00-000-0015-00 (574439)
 MARTINEZ JOSE
 GABRIELLA VILLARREAL
 1611 RANKIN ST
 MISSION TX 78572

L0833-00-000-0016-00 (574440)
 ROSALES EUGENIO & AURORA
 1609 RANKIN ST
 MISSION TX 78572

L0833-00-000-0017-00 (574441)
 MORENO JUAN M & AYDE M PENA
 1607 RANKIN ST
 MISSION TX 78572

L0833-00-000-0018-00 (574442)
 ALVARADO NORA IDALIA
 635 RICARDO AVE
 MISSION TX 78574

L0833-00-000-0019-00 (574443)
 SITAL KRYSTINA D
 1509 RANKIN ST
 MISSION TX 78572

L0833-00-000-0020-00 (574444)
 SANCHEZ EDUARDO
 1805 WASHINGTON ST
 MISSION TX 78572

L0833-00-000-0021-00 (574445)
 RENDON MANUEL & MARIA J
 1606 INSPIRATION RD APT 9
 MISSION TX 78572

L0833-00-000-0022-00 (574446)
 RODRIGUEZ ERNESTO A CANTU
 1519 RANKIN ST
 MISSION TX 78572

L0833-00-000-0023-00 (574447)
 CANTU JONATHAN DANIEL MONCADA
 1516 RANKIN ST
 MISSION TX 78572

M4900-00-000-0097-00 (238025)
 MATUS OBED
 PO BOX 363
 MCALLEN TX 78505

M4900-00-000-0097-01 (238026)
 CANTU OSCAR & MARIA ELOISA
 1800 ADAMS ST
 MISSION TX 78572

M4900-00-000-0098-03 (238030)
 ALVAREZ APOLONIO & DORA
 ATTN: LETICIA ALVAREZ
 2620 RINGGOLD CIR APT NO. 4
 EDINBURG TX 78539

M4900-00-000-0098-04 (238031)
 V1 REF LLC
 5708 LUZ ESCOBEDO ST
 EDINBURG TX 78542

O3100-09-000-0022-00 (450532)
 GARCIA JUAN L & CELSA
 2100 WASHINGTON ST
 MISSION TX 78572

O3100-09-000-0023-00 (450531)
 SOLIS IRMA CLAUDIA IRMA & RUBY SOLIS
 1515 MADISON ST
 MISSION TX 78572

O3100-09-000-0024-00 (450530)
 DE LEON JORGE & MARIA ELENA
 1517 MADISON ST
 MISSION TX 78572

O3100-09-000-0025-00 (450529)
 HOUSING AUTHORITY OF THE
 CITY OF MISSION
 906 E 8TH ST
 MISSION TX 78572

O3100-09-000-0026-00 (450528)
 CARILLO MARIO E
 1900 W 20TH ST
 MISSION TX 78572

O3100-09-000-0027-00 (450527)
 RAMOS ROSA MARIA RODRIGUEZ &
 2206 THORNTON ST NO 1
 MISSION TX 78572

O3100-09-000-0028-00 (450526)
 HOUSING AUTHORITY OF MISSION
 906 E 8TH ST
 MISSION TX 78572

O3100-09-000-0029-00 (450525)
 HOUSING AUTHORITY OF MISSION
 906 E 8TH ST
 MISSION TX 78572

O3100-09-000-0030-00 (450524)
 HOUSING AUTHORITY OF MISSION
 906 E 8TH ST
 MISSION TX 78572

O3100-09-000-0076-00 (450477)
 SAHDALA CARLOS & AURA JULISSA
 2101 WASHINGTON ST
 MISSION TX 78572

O3100-09-000-0077-00 (450476)
 ESTRADA ELODIA P
 2102 LINCOLN ST
 MISSION TX 78572

T5900-02-023-0001-07 (305812)
 VILLEGAS BELINDA
 1911 ADAMS ST
 MISSION TX 78572

T5900-02-023-0001-08 (305813)
 HINOJOSA MARCO A & THELMA M
 1607 ADAMS ST
 MISSION TX 78572

T5900-02-023-0001-09 (305814)
 GONZALEZ SAMUEL & MARIA E
 1605 ADAMS ST
 MISSION TX 78572

T5900-02-023-0001-20 (305824)
 ORTIZ TOMASA
 1913 ADAMS ST
 MISSION TX 78572

T5900-02-023-0001-21 (305825)
 ORTIZ TOMASA
 1913 ADAMS ST
 MISSION TX 78572

T5900-02-024-0001-18 (305844)
 GUAJARDO MARIA MAGDALENA
 2016 OKLAHOMA ST
 MISSION TX 78572

T5900-02-024-0001-26 (305852)
 CASTILLO CLAUDIA
 207 MOCKINGBIRD AVE
 MISSION TX 78572

Z4000-00-000-0001-01 (332151)
 ZAPATA RENE & ERNESTO
 1600 ADAMS ST
 MISSION TX 78572

Z4000-00-000-0002-01 (332153)
 MORALES JAVIER & GRACIELA
 1610 N BRYAN RD
 MISSION TX 78572

Z4000-00-000-0003-01 (332155)
 PEREZ PASCUAL A & MARIA DEL CARMEN
 1604 ADAMS ST
 MISSION TX 78572

Z4000-00-000-0004-01 (332157)
 CANTU ASCENCIO S & LINDA G
 1606 N ADAMS
 MISSION TX 78572

L3340-02-000-0076-00 (599435)
 PEREZ MARIO JR & MARIA ISABEL
 1701 W 20TH ST
 MISSION TX 78572

E2920-00-000-0001-00 (732629)
 GARCIA EVERARDO & CARLA
 1517 W 20TH ST
 MISSION TX 78572

E2920-00-000-0003-00 (732633)
 AGUILAR OSWALDO ARQUIMIDES & KAI
 1310 BASHAM RD
 MISSION TX 78573-0299

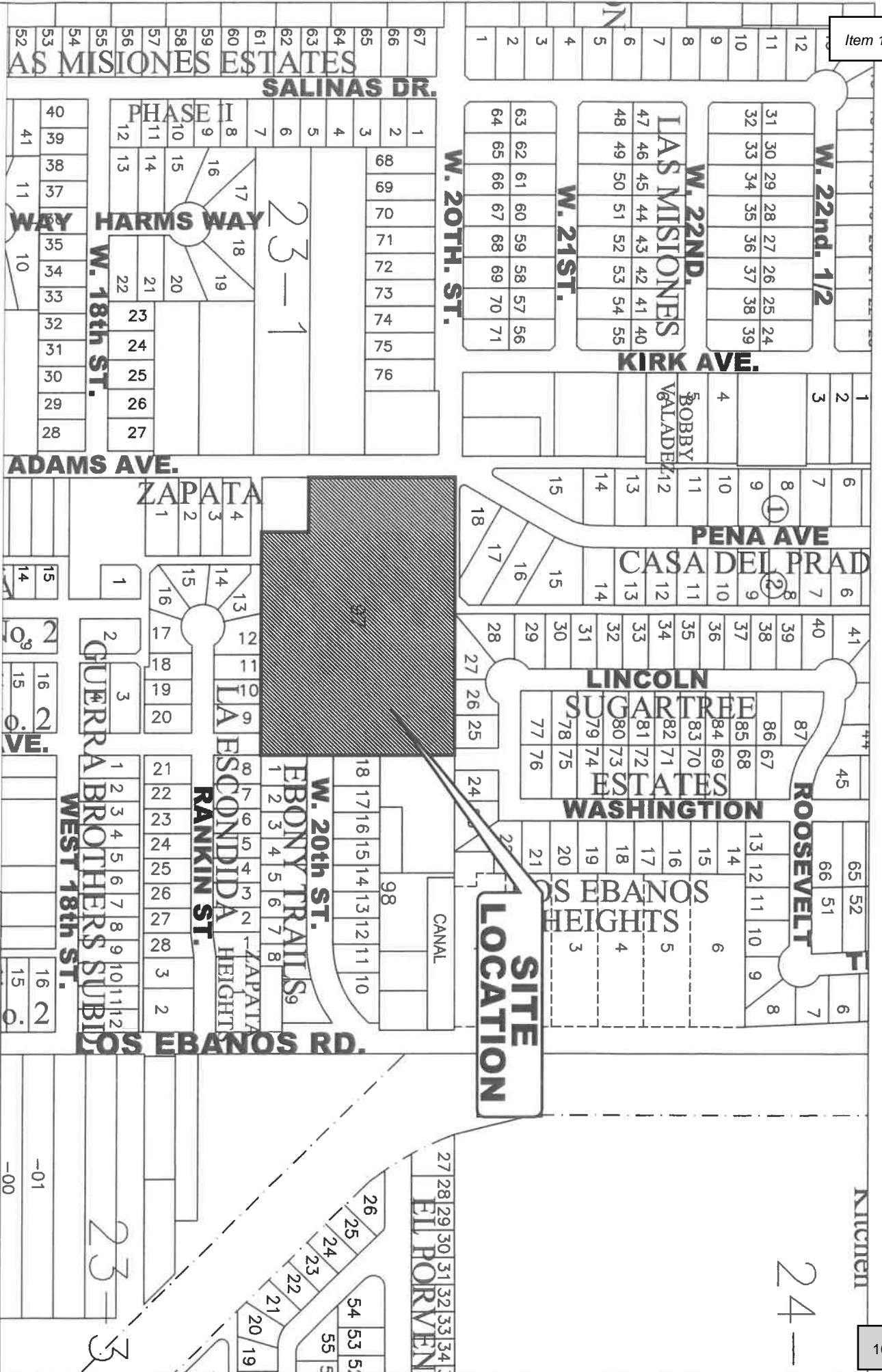
E2920-00-000-0004-00 (732634)
 GUTIERREZ JAIME A & CRYSTAL REYES
 1511 W 20TH ST
 MISSION TX 78572

E2920-00-000-0015-00 (732645)
 ESQUIVEL JORGE
 7404 ROBERT MICHAELS ST
 MISSION TX 78574

E2920-00-000-0016-00 (732646)
 MUNOZ HOMERO JR & ROSARIO VELA
 1512 W 20TH ST
 MISSION TX 78572

E2920-00-000-0017-00 (732647)
 GARZA EFREN & DEISY GARZA
 1514 W 20TH ST
 MISSION TX 78572

Item 1.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78372

PH: (956) 580-6372
 FAX: (956) 580-6860

No.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING A 5.93 ACRE TRACT OF LAND, BEING OUT OF LOT 97,
MISISON ACRES, FROM (AO-I) AGRICULTRUAL OPEN INTERIM TO (R-1T)
TOWNHOUSE RESIDENTIAL**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

Legal Description	From	To
Being a 5.93 acre tract of land, being out of Lot 97, Mission Acres	AO-I	R-1T

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.2

REZONING: Lot 65 and the West ½ of Lot 64,
Shary Villas Subdivision
R-1 to C-1
Jesus Trevino

REVIEW DATA

The subject site is located at the Southeast corner of N. Shary Road and E. 20th. Street. – see vicinity map.

SURROUNDING ZONES:

N:	R-1	– Single-Family Home
E:	R-1	– Single-Family Home
W:	R-1	– Single-Family Home
S:	AO-I	– Agricultural Open Interim

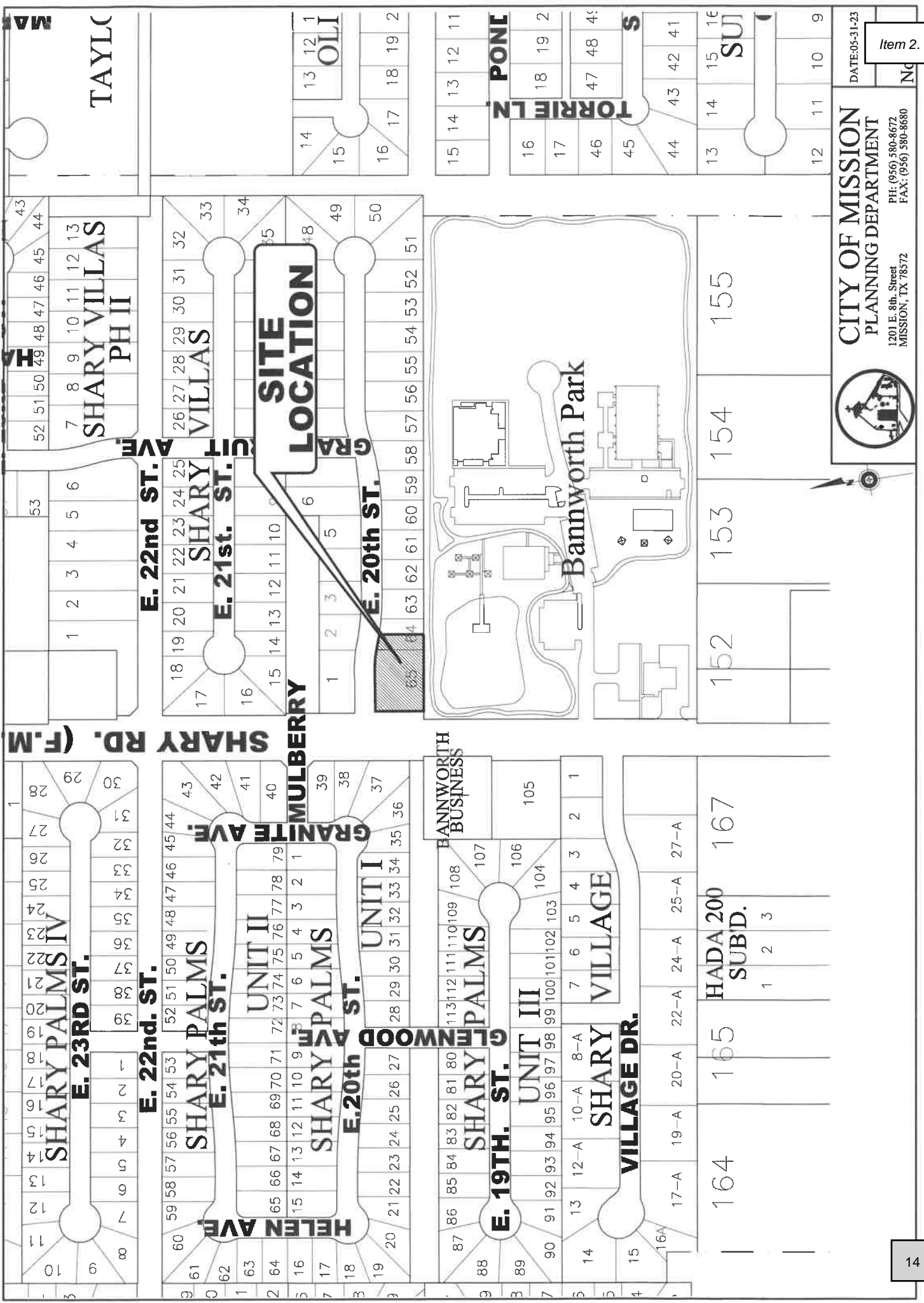
EXISTING LAND USES:

N:	Single-Family Home
E:	Single-Family Home
W:	Single-Family Home
S:	Bannworth Park
Site:	Single-Family Home

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone does not comply with the City’s Future Land Use Map, and surrounding land uses. Approving a C-1 zone would be detrimental to the surrounding properties. Staff notes that this item was presented to P&Z on December 21, 2022 and no action was taken to give the applicant the opportunity to get with the neighbors to discuss his proposal since there was opposition.

RECOMMENDATION: Staff recommends Denial.

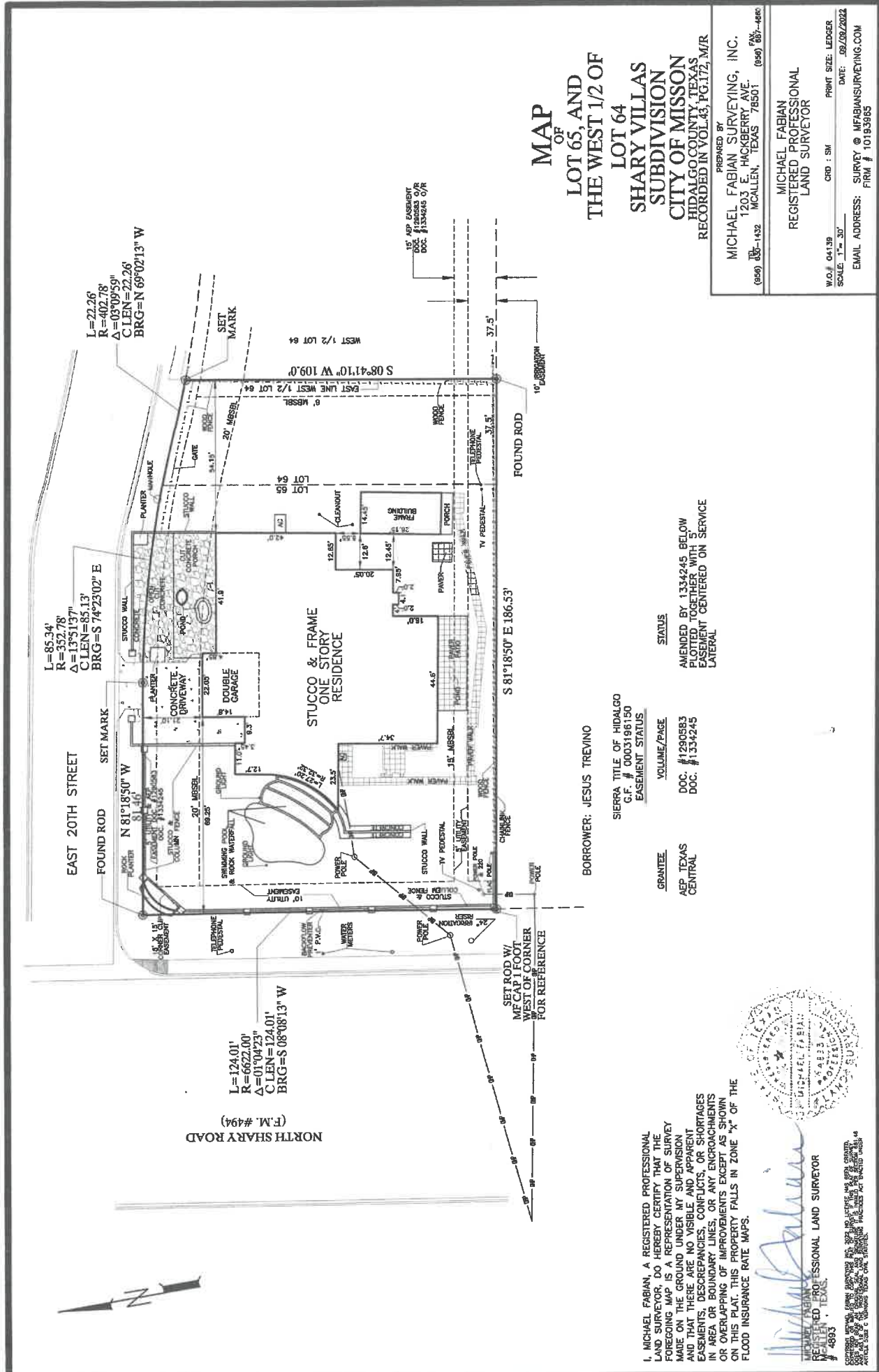


CITY OF MISSION
 PLANNING DEPARTMENT
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE: 05-31-23

Item 2.





**MAP OF
LOT 65, AND
THE WEST 1/2 OF
LOT 64
SHARY VILLAS
SUBDIVISION
CITY OF MISSION
HIDALGO COUNTY, TEXAS
RECORDED IN VOL. 43, PG. 172, M/R**

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
(850) 885-4332 MCALLEN, TEXAS 78501 (850) 885-4800

**MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR**

W.O.F. 04139 PRINT SIZE: LEDGER DATE: 09/09/2022
SCALE: 1"=30' CRD.: SM

EMAIL ADDRESS: SURVEY@MFIANSURVEYING.COM
FIRM # 10193985

L=85.34'
R=352.78'
Δ=135°13'7"
C LEN=85.13'
BRG=S 74°23'02" E

L=22.26'
R=402.78'
Δ=03°09'59"
C LEN=22.26'
BRG=N 69°02'13" W

L=124.01'
R=6622.00'
Δ=01°04'23"
C LEN=124.01'
BRG=S 08°08'13" W

STATUS
AMENDED BY 1334245 BELOW
PLOTTED TOGETHER WITH 5'
EASEMENT CENTERED ON SERVICE
LATERAL

GRANTEE
AEP TEXAS
CENTRAL

VOLUME/PAGE
DOC. # 290583
DOC. # 1334245

**SIERRA TITLE OF HIDALGO
C.F. # 0003196150
EASEMENT STATUS**

BORROWER: JESUS TREVINO



I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS.

Michael Fabian
**MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLEN, TEXAS
4893**

CONSENT TO PRINT: I HEREBY AUTHORIZE THE SURVEYOR TO PRINT AND PUBLISH THIS SURVEY MAP AND TO REPRODUCE AND TRANSMIT THE SAME IN ANY MANNER AND BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT INFRINGING ANY PATENT RIGHTS OR OTHER RIGHTS OF THIRD PARTIES.

S2950-00-000-0235-00 (281198)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

S2950-00-000-0235-10 (281200)
GARCIA ARTURO
2008 N SHARY RD
MISSION TX 78572

S2973-01-000-0036-00 (534290)
MARIN JHIMMY & GUADALUPE
217 E KIWI ST
MCALLEN TX 78504

S2973-01-000-0037-00 (534291)
RODRIGUEZ ALFREDO & MARIA C
ALMA R RODRIGUEZ
2000 GRANITE AVE
MISSION TX 78572

S2973-01-000-0038-00 (534292)
BECERRA LAURA LUZ
500 WICHITA AVE UNIT 80
MCALLEN TX 78503

S2973-01-000-0039-00 (534293)
LOPEZ RODOLFO & MARGARITA
2004 GRANITE AVE
MISSION TX 78572

S2973-03-000-0105-00 (539975)
TREVINO JOSE ANGEL
2404 E 20TH ST
MISSION TX 78572

S3011-00-000-0001-00 (672803)
TREVINO MIGUEL A & JENNIFER LEE
2219 KARINA DR
MISSION TX 78572

S3011-00-000-0002-00 (672805)
FRANCO ALEJANDRO & SOLANGE S
2403 E 20TH ST
MISSION TX 78572

S3011-00-000-0003-00 (672806)
GARZA SARITA B
300 N TAYLOR ROAD
MCALLEN TX 78501-8610

S3011-00-000-0004-00 (672807)
ZECCA CESAR
2901 LA VISTA AVE
MCALLEN TX 78501

S3011-00-000-0061-00 (672864)
BENSON ADRIANA
2408 EAST 20TH ST
MISSION TX 78572

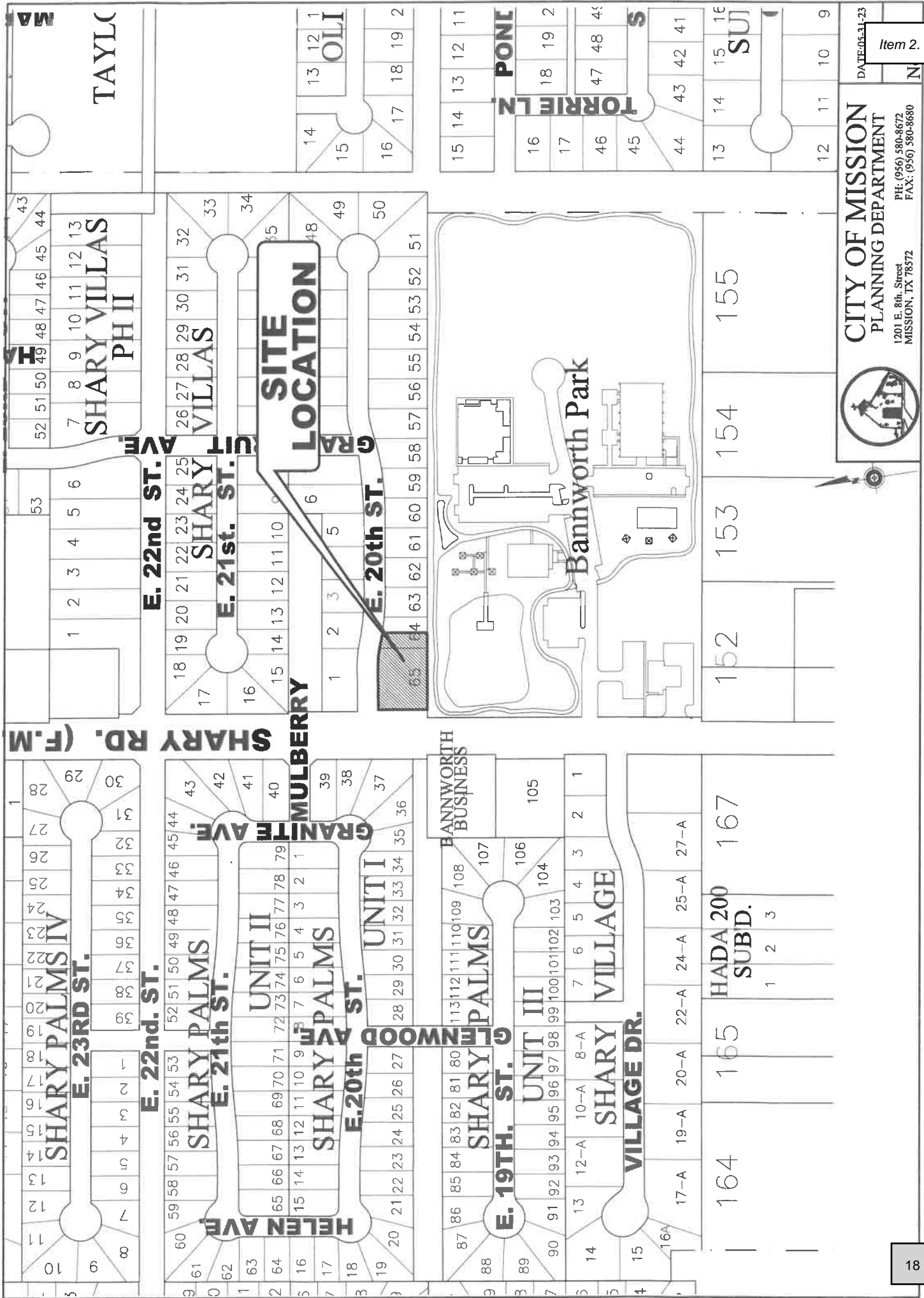
S3011-00-000-0062-00 (672865)
CORONA CATHIA
512 N MONTEMORELOS DR
ALTON TX 78573

S3011-00-000-0063-00 (672866)
TREVINO MIRTHA
2404 E 20TH ST
MISSION TX 78572

S3011-00-000-0064-00 (672881)
ONIVERT INVESTMENTS FAMILY
LIMITED PARTNERSHIP
2211 MONACO DR
MISSION TX 78573-8476

S3011-00-000-0065-00 (672882)
ONIVERT INVESTMENTS FAMILY
LIMITED PARTNERSHIP
2211 MONACO DR
MISSION TX 78573-8476

B1556-00-000-0001-00 (1238476)
T-JAM DEVELOPMENT LTD
2409 S 23RD ST
MCALLEN TX 78503



CITY OF MISSION
 PLANNING DEPARTMENT
 1201 E. 8th. Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE: 05-31-23

Item 2.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING LOT 65 AND THE WEST 1/2 OF LOT 64, SHARY VILLAS
SUBDIVISION, FROM (R-1) SINGLE FAMILY RESIDENTIAL TO (C-1) OFFICE
BUILDING**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED:

Legal Description	From	To
Lot 65 and the West 1/2 of Lot 64, Shary Villas Subdivision	R-1	C-1

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.7

CONDITIONAL USE PERMIT: D'Lux Event Center
 507 N. Conway Avenue
 Lot 8, Block 92, Mission Original Townsite
 C-3
 Nora N. Garcia

REVIEW DATA

The subject site is located just off the NW corner of Conway and 5th Street – see vicinity map. The applicant leased the 4,600 sq. ft. building for her proposed event center. Staff notes that this building has always been used as an Event Center since 2002. The last CUP approved for this location was on May 14, 2018 for La Mansion Ballroom & Catering and it was for the sale & on-site consumption of alcohol. The applicant does not have a bar component nor is planning on offering any alcoholic beverages to her customers. An event center is an allowable use under a C-3 (General Business) zone as long as they apply for a conditional use permit, therefore the need for the request.

- **Days & Hours of Operation:** Monday – Sunday from 10am to 2am
- **Employees:** 7
- **Parking:** Typically parking reflects a need of 46 parking spaces (1 space per 100 sq. ft.). The property is in Mission's Central Business District (CBD); thus, exempt from parking requirements for existing structures.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: The applicant proposes to host weddings, quinceaneras, reunions, birthday parties, seminars, etc. Staff mailed out 27 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

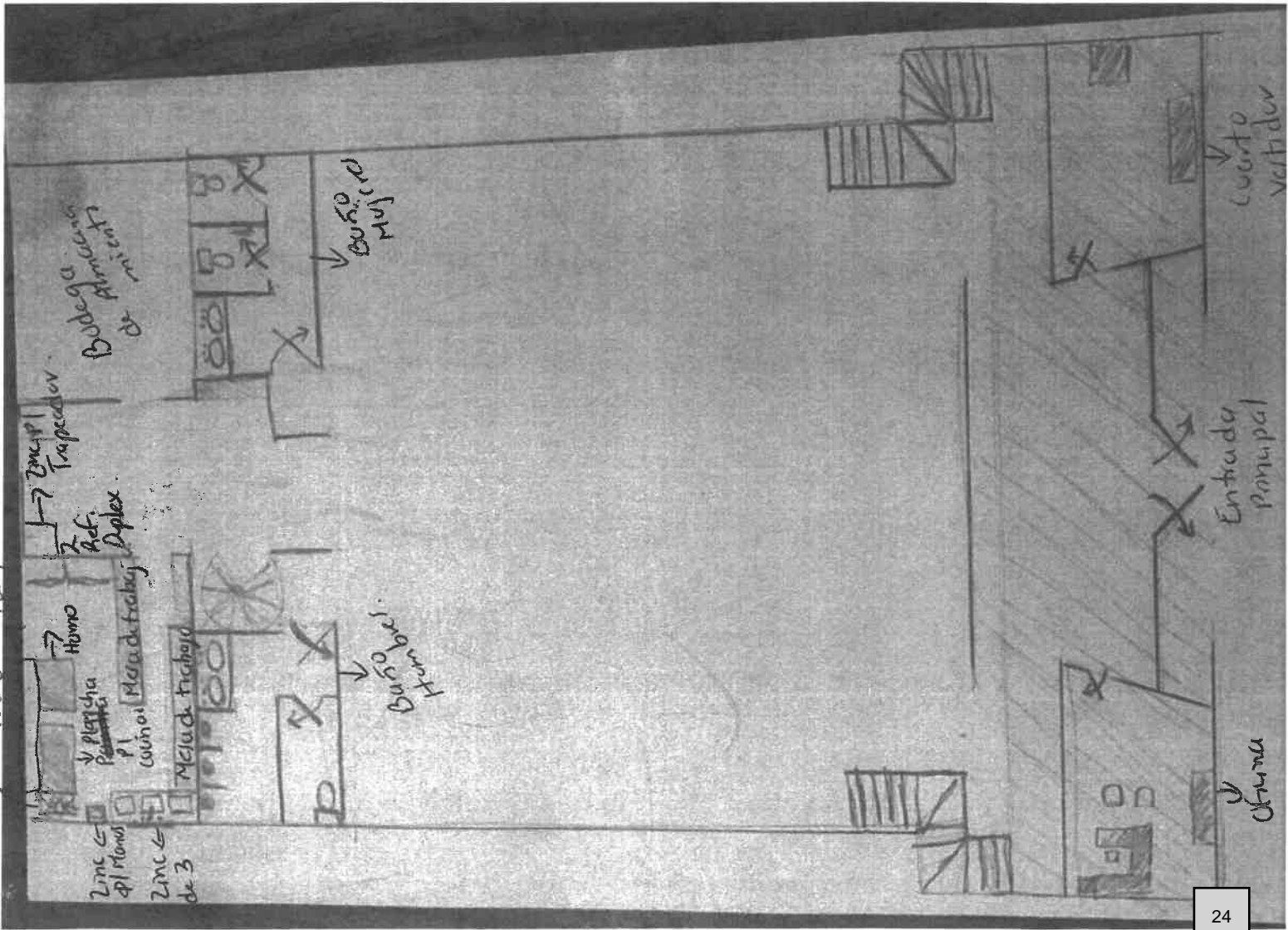
- 1) Must comply with all City Codes (Building, Fire, Health, etc.),
- 2) Must acquire a business license prior to occupancy, and
- 3) CUP not to be transferable to others.



Lote: JUKSE - UUIROK

Plano de campo

07/12/2013 1:30 PM



M5200-00-077-0001-00 (239141)
 SAENZ PEDRO JR & ANTONIO
 3609 HAWK CT
 MCALLEN TX 78504

M5200-00-077-0001-10 (239142)
 SAENZ ANTONIO & PEDRO JR
 3609 HAWK CT
 MCALLEN TX 78504

M5200-00-077-0002-00 (239143)
 SAENZ PEDRO JR & ANTONIO
 3609 HAWK CT
 MCALLEN TX 78504

M5200-00-077-0011-00 (239150)
 RODRIGUEZ JOSE DE JESUS JR &
 703 INSPIRATION RD
 PHARR TX 78577

M5200-00-077-0012-00 (239151)
 JOSYAS LP
 703 W INSPIRATION DR
 PHARR TX 78577

M5200-00-078-0001-00 (239152)
 BDSO LLC
 500 N CONWAY AVE
 MISSION TX 78572

M5200-00-078-0002-00 (239153)
 BDSO LLC
 500 N CONWAY AVE
 MISSION TX 78572

M5200-00-091-0001-00 (239304)
 CITY OF MISSION
 1201 E 8TH ST
 MISSION TX 78572

M5200-00-091-0002-00 (239305)
 ALEMAN JUAN
 1800 CHERIL RD
 MISSION TX 78573

M5200-00-091-0002-10 (239306)
 GONZALEZ MARIA YOLANDA N
 1603 DOHERTY
 MISSION TX 78572

M5200-00-091-0003-00 (239307)
 LOPEZ ONESIMO & AURORA
 1632 N BRYAN RD
 MISSION TX 78572

M5200-00-091-0004-00 (239308)
 FUENTES ALFREDO
 650 MAIN ST.
 FORDS, NJ. 08863-1447

M5200-00-091-0004-10 (239309)
 CARDENAS ESMERALDA
 405 RIO GRANDE DR
 MISSION TX 78572

M5200-00-091-0005-00 (239310)
 BDSO LLC
 500 N CONWAY AVE
 MISSION TX 78572

M5200-00-092-0001-01 (239318)
 DE LA CRUZ CONSUELO
 121 W 6TH ST
 MISSION TX 78572

M5200-00-092-0002-00 (239319)
 TAMAYO MODESTO V
 1111 W YUCCA AVE
 MCALLEN TX 78504

M5200-00-092-0003-00 (239320)
 MORENO ROY & BIANCA HILARIA
 508 N DUNLAP AVE
 MISSION TX 78572

M5200-00-092-0004-00 (239321)
 GUZMAN ISMAEL & ALMA M
 506 N DUNLAP AVE
 MISSION TX 78572

M5200-00-092-0005-00 (239322)
 OCHOA MANUEL & MARIA C
 8416 ZURICH AVE
 MISSION TX 78573

M5200-00-092-0006-00 (239323)
 OCHOA MANUEL & MARIA C
 8416 ZURICH AVE
 MISSION TX 78573

M5200-00-092-0007-00 (239324)
 AUSTIN ALEXANDER WALTER AKA WAI
 501 N CONWAY AVE
 MISSION TX 78572

M5200-00-092-0007-10 (239325)
 ARELLANO JOSE SANTOS & CYNTHIA
 PO BOX 1434
 SAN JUAN TX 78589

M5200-00-092-0008-00 (239326)
 GUEVARA NORMA
 507 N CONWAY
 MISSION TX 78572

M5200-00-092-0009-00 (239327)
 VARCO INVESTMENTS LTD
 700 E LEVEE ST STE 101
 BROWNSVILLE TX 78520

M5200-00-092-0010-00 (239328)
 INNOVATIVE DISABILITY CONSULTING INC
 7441 TX-107
 MISSION TX 78572

M5200-00-092-0011-00 (239329)
 GONZALEZ MARIA YOLANDA N
 1603 DOHERTY
 MISSION TX 78572

M5200-00-092-0012-00 (239330)
 RGV PALMS PROPERTIES LLC
 523 N CONWAY AVE STE 3
 MISSION TX 78572

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT D’LUX EVENT CENTER AT 507 N. CONWAY AVENUE, LOT 8, BLOCK 92, MISSION ORIGINAL TOWNSITE

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
507 N. Conway Ave. Lot 8, Block 92, Mission Original Townsite	D’Lux Event Center	<ol style="list-style-type: none"> 1) Life of Use; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Must acquire a business license prior to occupancy; and 4) CUP not to be transferable to others

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.8

CONDITIONAL USE PERMIT: Mobile Food Truck
 - FrizzFries
 2509 Colorado Street
 Lot 1, Block 2, Santa Lucia Development
 C-3
 Martha L. Ureña Reyes

REVIEW DATA

The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place her mobile food truck to offer a variety of fries. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Tuesday – Sunday from 11:30am to 10pm
- **Employees:** 3-4
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

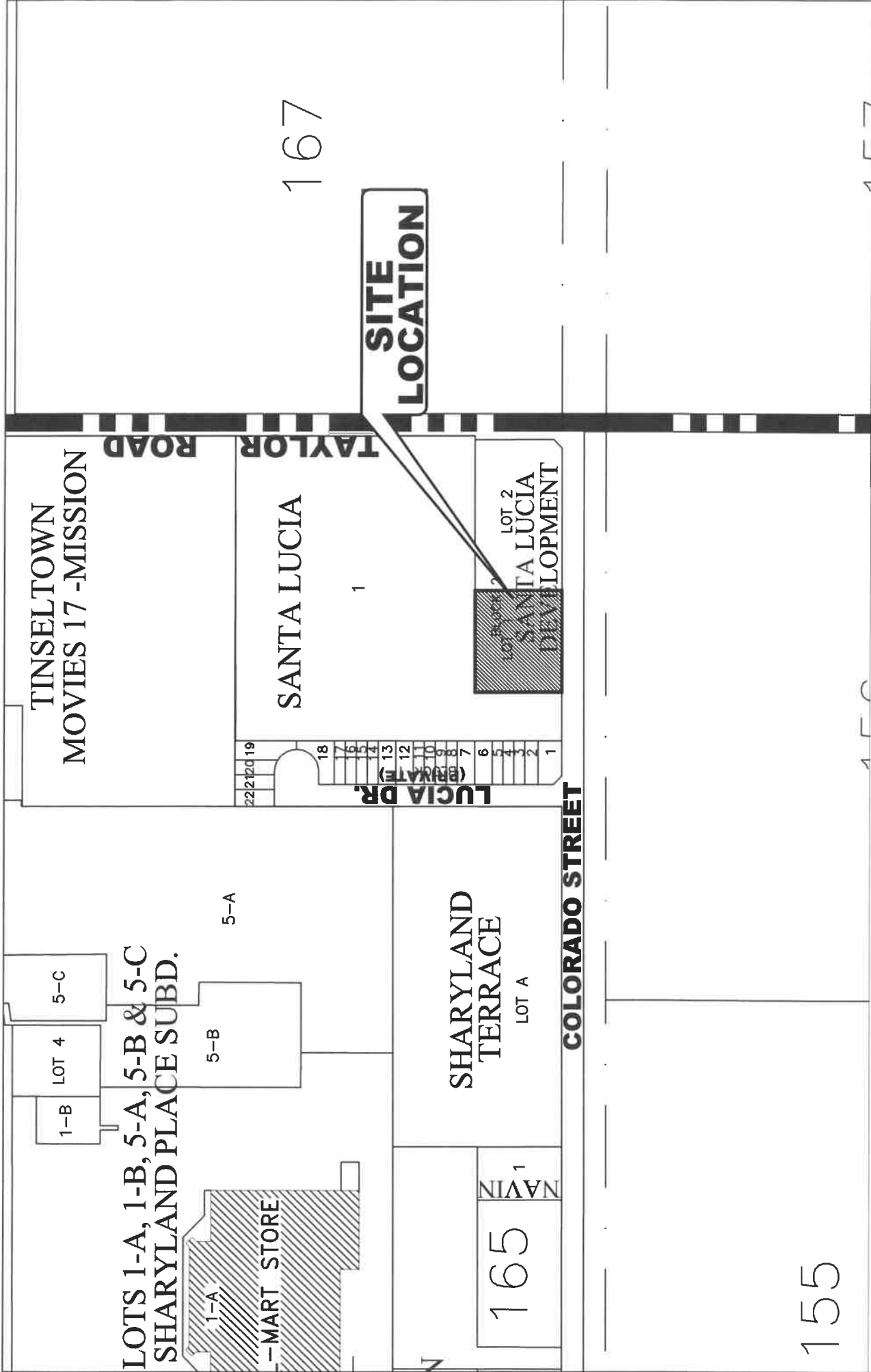
REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

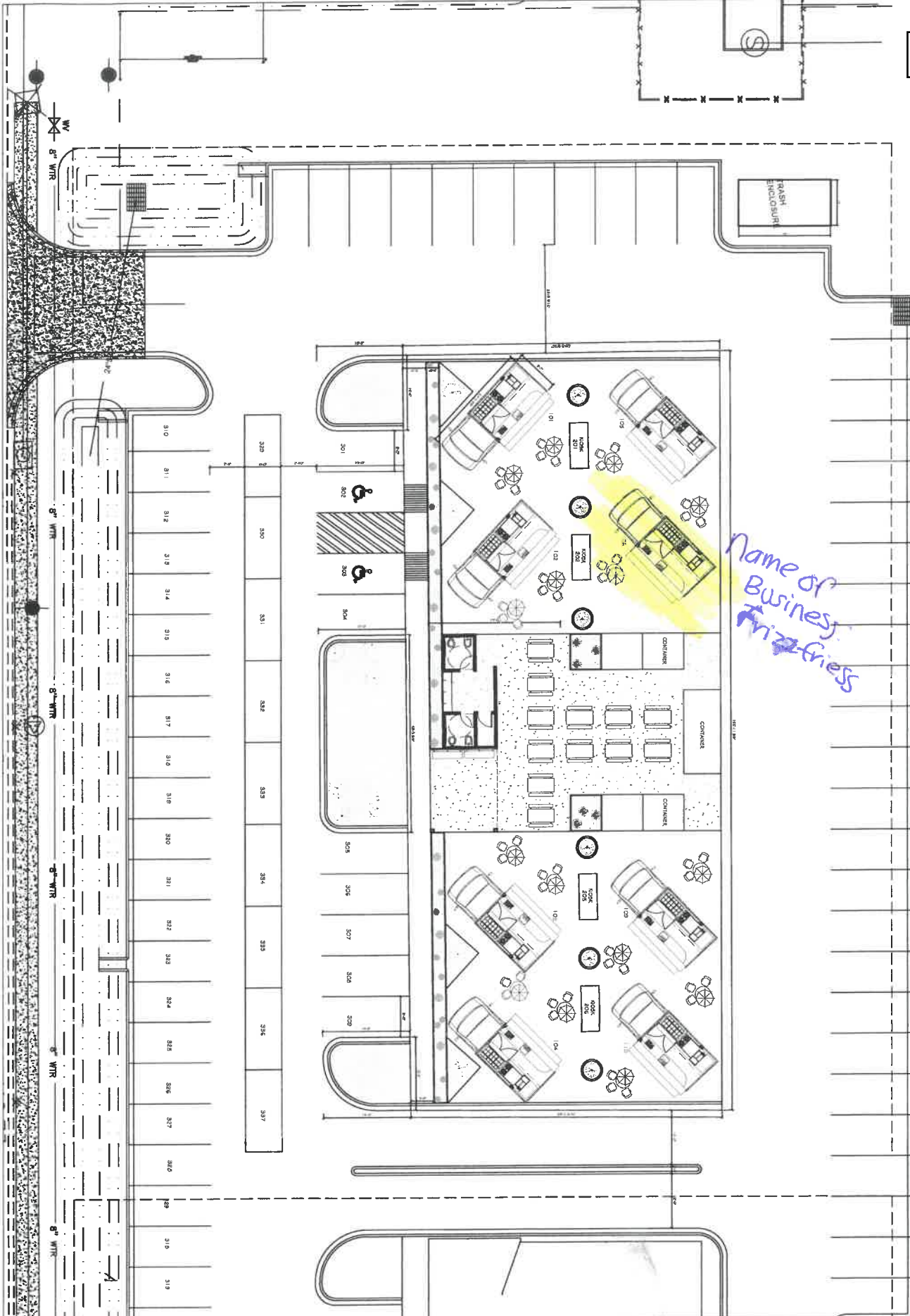
- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680







Name of Business:
pizza-fries

PROJECT TITLE: FOOD TRUCK SANTA LUCIA	
PROJECT ADDRESS: 2515 COLORADO ST.	
ISSUED DATE: 07/10/2023	REVISION DATE:
ISSUED BY: J.G. & J.T.	REVISION BY:
SCALE:	REVISION DATE:
FLOOR PLAN	REVISION BY:
SITE PLAN	REVISION DATE:
SCALE	REVISION BY:

2515 COLORADO ST
DENVER, CO 80202

MDM

Development + Construction

MENU FRIZZ FRIES

Item 4.

HOUSE SPECIALS

TRUFFLE FRIES WITH PARMESAN

BIRRIA FRIES

CARBONARA FRIES

CHILI CHEESE FRIES

AIR FRIED SWEET PATATOES & BEETROOT
WITH SPECIAL SAUCE

PARSELY GARLIC AND PARMESAN FRIES

MAKE YOUR OWN

PICK YOUR FRY

- WAFFLE
- REGULAR
- WEDGES
- CURLY
- TWIRL
- SWEET PATATO
- BEETROOT

PICK YOUR MEAT

- BIRRIA
- BACON
- CHILI
- BARBACOA
- TINGA
- CHICARON DE RES
- MOLE

PICK A SAUCE/TOPPINGS

- BURGER (S)
- CHEESE (T)
- BUTTER(T)
- SPICY MAYO (S)
- PICO DE GALLO
- PARSLEY, GARLIC, PARMESAN
- MOZZERELLA
- CLASSICS
 - KETCHUP
 - MEYO



S2950-00-000-0156-00 (280830)
 SHIN FOUNDATION I LTD
 1401 W ESPERANZA AVE
 MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
 SANTA LUCIA AT BENTSEN LAKES LLC
 2603 E 3 MILE RD
 PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
 VILLAS ST LUCIA OWNERS ASSOCIATIC
 620 S 12TH ST
 MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
 RAMIREZ BLANCA ALICIA
 921 LUCIA DR
 MISSION TX 78572

S1819-00-001-0003-00 (1071562)
 GASECA LLC
 1110 S CLOSNER BLVD
 EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
 TGR CAPITAL LLC
 329 S MCCOLL RD
 MCALLEN TX 78504

S1819-00-001-0005-00 (1071564)
 RAMIREZ TANIA YANET
 915 LUCIA DR
 MISSION TX 78572

S1819-00-001-0006-00 (1071565)
 CONFIDENTIAL
 913 SANTA LUCIA DR
 MISSION TX 78572

S1819-00-001-0007-00 (1071566)
 QUINTANILLA ARNOLDO JR & MAYRA A
 911 SANTA LUCIA DR
 MISSION TX 78572

S1819-00-001-0008-00 (1071567)
 SAYCOCIE AKHASONE & MARICARMEN
 909 LUCIA DR
 MISSION TX 78572

S1819-00-001-0009-00 (1071568)
 FALCON IVAN
 907 LUCIA DR
 MISSION TX 78572

S1819-00-001-0010-00 (1071569)
 FERNANDEZ KARLA O DURAN
 905 SANTA LUCIA DR
 MISSION TX 78572

S1819-00-001-0011-00 (1071570)
 GARCIA SERGIO I
 903 SANTA LUCIA DR
 MISSION TX 78572

S1819-00-001-0012-00 (1071571)
 SANCHEZ TERESA IRMA
 901 SANTA LUCIA DR
 MISSION TX 78572

S1819-00-002-0001-00 (1071582)
 MDM REAL ESTATE DEV LLC
 329 MCCOLL ROAD
 MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
 MDM REAL ESTATE DEV LLC
 329 MCCOLL ROAD
 MCALLEN TX 78501

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT MOBILE FOOD TRUCK - FRIZZFRIES
AT 2509 COLORADO STREET, LOT 1, BLOCK 2, SANTA LUCIA DEVELOPMENT**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
2509 Colorado Street Lot 1, Block 2, Santa Lucia Development	Mobile Food Truck - FrizzFries	1) 1 yr. re-evaluation in order to assess this new operation 2) Must comply with all City Codes (Building, Fire, Health, etc.) 3) Must acquire a business license prior to occupancy

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 28, 2023
PRESENTED BY: Susana De Luna, Planning Director
AGENDA ITEM: Conditional Use Permit: Mobile Food Truck – Midtown Ceviche Bar at 2509 Colorado Street, Lot 1, Block 2, Santa Lucia Development, C-3, Juan Pinera, and Adoption to Ordinance # _____ - De Luna

NATURE OF REQUEST:

On June 28, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval subject to: 1) 1 year re-evaluation in order to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.); and 3) Must acquire a business license prior to occupancy.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *RP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM# 1.9

CONDITIONAL USE PERMIT: Mobile Food Truck
 - Midtown Ceviche Bar
 2509 Colorado Street
 Lot 1, Block 2, Santa Lucia Development
 C-3
 Juan Pinera

REVIEW DATA

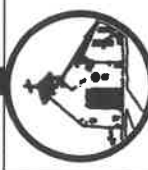
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place his mobile food truck to offer ceviche, shrimp cocktails among other seafood. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Thursday from 11am to 10pm and Friday – Sunday from 11am to 11pm
- **Employees:** 4 employees in total 2 per shift
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.



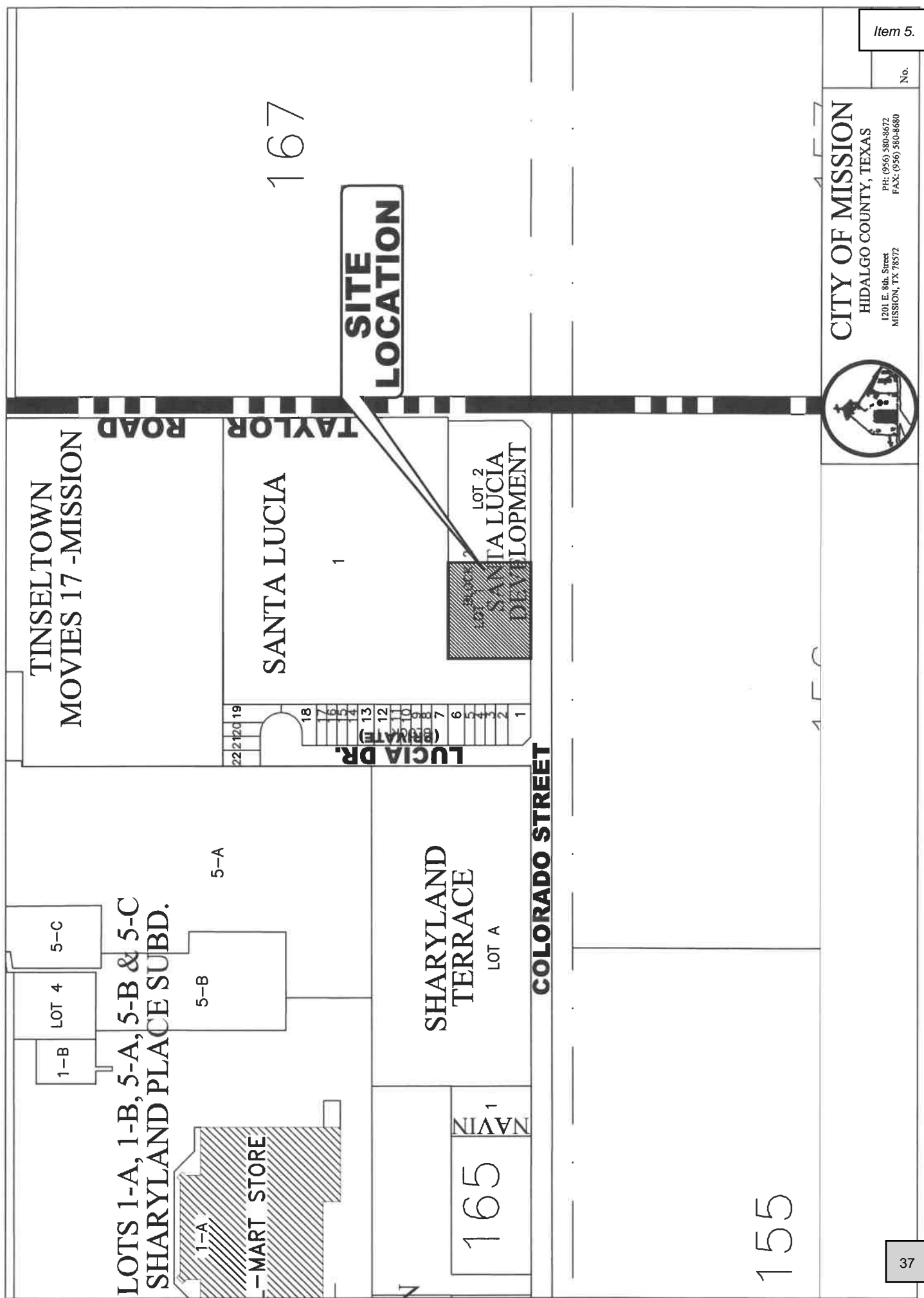
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-8672
FAX: (956) 380-6680

155

165

167

**SITE
LOCATION**





Item 5.

S

SITE PLAN

FLOOR PLAN

DESCRIPTION:

DESIGNER: J.G. & J.T.

PROJECT NUMBER: YYDDMM

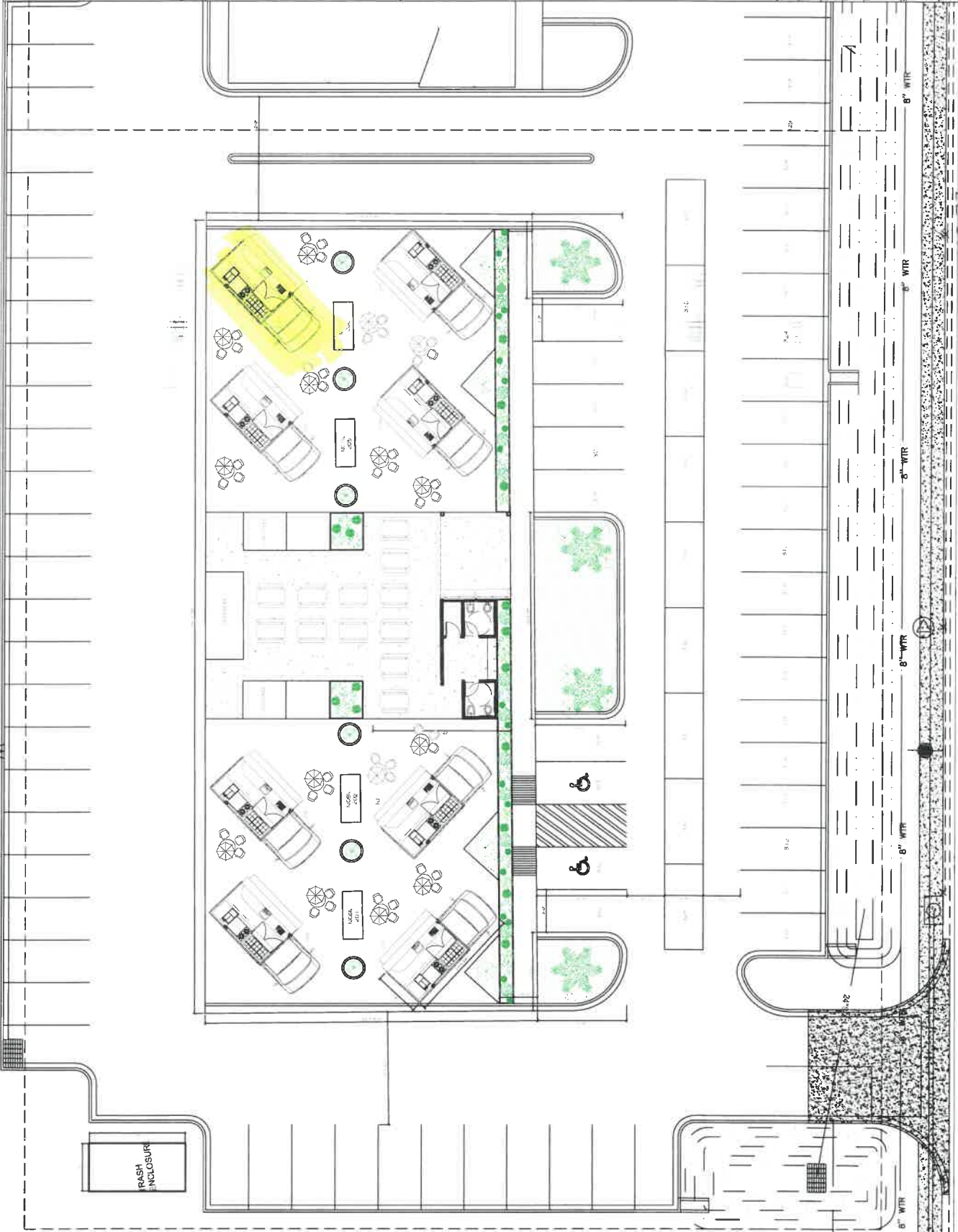
DATE: 01/10/2023

ISSG

PROJECT TITLE: FOOD TRUCK SANTA LUCIA

PROJECT ADDRESS: 2515 COLORADO ST.

REVISION DATE:	REVISION BY:	COMMENTS:
REVISION DATE:	REVISION BY:	COMMENTS:



MDM
 Development + Construction
 1505 W. WINDING ST.
 SUITE 5
 DALLAS, TX 75272



CEVICHEs

ceviche peruano \$12.99

White fish with fresh lime juice, tossed with red onions, cilantro and our chef signature sauce. Garnished with choclo, cancha and sweet potato.

ceviche lima \$12.99

White fish marinated with fresh lime juice, tossed with red onions, cilantro and aji amarillo sauce. Garnished with choclo, cancha and sweet potato.



machu pichu \$12.99

White fish marinated with fresh lime juice, tossed with red onions, cucumber, fresh mango cubes and a touch of serrano pepper to give it some heat!

ceviche midtown \$12.99

White fish marinated with fresh lime juice, tossed with cucumber, jicama, red onions, tomatoes, mango, cilantro and habanero pepper. Garnished with avocado.

ceviche mexico \$12.99

The perfect combination of white fish marinated with lime juice tossed with cilantro, red onion, tomatoes, cucumber, serrano pepper, a dash of clam and tomato juice and our midtown touch house sauce to give it that extra body of flavor. Topped off with slices of avocado.



MIDTOWN'S NEW

midtown lomo \$14.99

A Peruvian staple dish done the Midtown Way! Delicious stir featuring mouth watering ribeye, red onions, tomatoes and french fries served over rice.

midtown lobster brioche \$16

Midtown brings a little lobster into your world! Try this buttery flavor packed lobster brioche! We give it our own touch with our secret house sauce! (Served chilled).



PRICE SUBJECT TO CHANGE DEPENDING ON MEAT

*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

FRESH & TASTY



aguachile sierra \$18

Traditional Aguachile recipe with a Peruvian fusion twist.

aguachile mango habanero \$18

Shrimp marinated in fresh lime juice. Tossed with red onions, cucumber, fresh mango cubes, and a touch of habanero to give it great heat!

coctel de camarón \$12.99

Shrimp fully cooked marinated in Midtown cocktail sauce that will live you craving more! Tomatoe, onion, cilantro and serrano pepper to bring a bit of heat. Topped off with a little avocado.

ASK ABOUT UPGRADES: OCTOPUS, SCALLOPS, OYSTERS, ETC.

palta de camarones \$14.99

Fresh avocado stuffed with shrimp, diced red onions, tomatoes, cilantro and our chef signature sauce.



quinoa salad \$12

Quinoa, red onions, tomatoes, cucumbers, radish, cilantro, avocado, fresh lime juice and extra virgin olive oil.



DRINKS

- soft drink \$3
- inca kola \$4
- bottled water \$3
- chicha morada \$4
- jugo de maracuyá \$4

SPECIAL DESSERT

mousse de maracuyá \$7

S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
VILLAS ST LUCIA OWNERS ASSOCIATIC
620 S 12TH ST
MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
RAMIREZ BLANCA ALICIA
921 LUCIA DR
MISSION TX 78572

S1819-00-001-0003-00 (1071562)
GASECA LLC
1110 S CLOSNER BLVD
EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
TGR CAPITAL LLC
329 S MCCOLL RD
MCALLEN TX 78504

S1819-00-001-0005-00 (1071564)
RAMIREZ TANIA YANET
915 LUCIA DR
MISSION TX 78572

S1819-00-001-0006-00 (1071565)
CONFIDENTIAL
913 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0007-00 (1071566)
QUINTANILLA ARNOLDO JR & MAYRA A
911 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0008-00 (1071567)
SAYCOCIE AKHASONE & MARICARMEN
909 LUCIA DR
MISSION TX 78572

S1819-00-001-0009-00 (1071568)
FALCON IVAN
907 LUCIA DR
MISSION TX 78572

S1819-00-001-0010-00 (1071569)
FERNANDEZ KARLA O DURAN
905 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0011-00 (1071570)
GARCIA SERGIO I
903 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0012-00 (1071571)
SANCHEZ TERESA IRMA
901 SANTA LUCIA DR
MISSION TX 78572

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL ROAD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL ROAD
MCALLEN TX 78501

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT MOBILE FOOD TRUCK – MIDTOWN
CEVICHE BAR AT 2509 COLORADO STREET, LOT 1, BLOCK 2, SANTA LUCIA
DEVELOPMENT**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
2509 Colorado Street Lot 1, Block 2, Santa Lucia Development	Mobile Food Truck – Midtown Ceviche Bar	1) 1 yr. re-evaluation in order to assess this new operation 2) Must comply with all City Codes (Building, Fire, Health, etc.) 3) Must acquire a business license prior to occupancy

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 28, 2023

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Suerte Bar & Grill at 205 N. Shary Road, Suites A & B, Lot 1, South Shry Commercial, C-3, Suerte Bar & Grill on Shary, LLC, c/o Jessica Aguilar, and Adoption to Ordinance # _____ - De Luna

NATURE OF REQUEST:

On June 28, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located near the NW corner of Shary Road and Selena Street (E. 1st Street) along the west side of Shary Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval subject to: 1) 2 year re-evaluation at which time the applicant will have to renew his CUP and TABC License; 2) Waiver of the 300' separation requirement from the residential homes; and 3) Must continue to comply with all City Codes (Fire, Health, and Building Code requirements)

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *RP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM# 2.1

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Suerte Bar & Grill
205 N. Shary Road, Suites A & B
Lot 1, South Shary Commercial
C-3
Suerte Bar & Grill on Shary, LLC
c/o Jessica Aguilar

REVIEW DATA

The subject site is located near the NW corner of Shary Road and Selena Street (E. 1st Street) along the west side of Shary Road - see vicinity map. The applicant occupies a 3,870 sq.ft. building with an outdoor terrace along the south side for this Bar & Grill. Access to the site is off of Shary Road. The last CUP approved for this location was on January 9, 2023 for a period of 2 years. The applicant recently changed the name of the LLC from Buzz Entertainment, LLC to Suerte Bar & Grill, LLC therefore the need to apply for a new Conditional Use Permit.

It is also noted that the applicant has a “bar” component within the restaurant which requires the use of Sec. 1.56 (3a.) of the Zoning Code which states: *Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos or nightclub*: “the property line of the lot of any of the above mentioned businesses which have late hours (after 10:00 p.m.) must be at least 300 feet from the nearest residence, church, school or publicly owned property . . .”. There is one residence to the north a few mobile homes to the west within 300 feet.

Hours of operation: Monday – Sunday from 12p.m. to 2 a.m.

Staff: 10 employees

Parking: In viewing the floor plan, there are 42 seating spaces in the interior portion of the restaurant/bar and 24 seating spaces in the terrace for a total of 66 seating spaces, which require 22 parking spaces (66 seats/1 space for every 3 seats = 22 parking spaces). It is noted that the parking area is held in common (58 existing parking spaces) and will be shared with other businesses.

REVIEW COMMENTS: Staff notes that this business has been in operation since June of 2020. Staff mailed out 13 notices to property owners within 200’ radius of the site, and as of this writing, staff has not received any comments in favor or against this request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there has been 1 incident reported due to public intoxication.

RECOMMENDATION: Staff recommends approval subject to: 1) 2 year re-evaluation at which time the applicant will have to renew his CUP and TABC License, 2) Waiver of the 300’ separation requirement from the residential homes, and 3) Must continue to comply with all City Codes (Fire, Health, and Building Code requirements).

MOCKINGBIRD AVENUE

SUBDIVISION No.2

10
11
12
13
14
15
16
17
18
19
20
21
22
23

LOT 2A

MARTIN VILLARREAL JR.

JASON ST.

TWIN LAKES MOBILE HOME SUBD. #2

L A K E

184

E. 1st ST.

ANGO 1

NAMAR 2

DENNY'S @ SHARYLAND 1

SHARYLAND BUSINESS PLAZA

HOME DEPOT SUBDIVISION

LOT 1

LOT 2

E. 4th ST.

HAIDAR 1

195

SUNDANCE CROSSING

EL LUGAR 1

SITE LOCATION
NORTH SHARYLAND MISSION EVENT CENTER

RUBY RED BLVD.

6

1

2

3

4

5

6

NORTH SHARYLAND COMMONS 2

6

8

9

NORTH SHARYLAND COMMONS LOT 3

4

5

21

20

19

HAM



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

Item 6.

No.





Suerte
BAR & GRILL



APPETIZERS

- JALAPEÑO BOMBERS \$5
- FRIED MUSHROOMS \$5
- MOZZARELLA STICKS \$6
- CHIPS & QUESO \$6
- APPETIZER SAMPLER \$15
(3 Appetizers of your choice from above)
- FRIED PICKLES \$7
- BACON WRAPPED JALAPEÑOS \$9

PULGA JALES

- SPIRO-PAPA \$5
- SPIRO BASKET \$10
- HOT CHEETOS & CHEESE \$3
- FRIJOLE ROMANTICOS \$5
Small cup of frijoles charros topped with bistek and queso blanco.



APPETIZER SAMPLER



SPIRO BASKET

www.suertebargrill.com



Suerte
BAR & GRILL



TACOS Y TOSTADAS

BISTEK \$8 CHICKEN \$8 FAJITA \$11 AL PASTOR/TRIPA \$9

5 corn or flour tortillas served with onion, cilantro, and limes on the side. (Add cheese or avocado for \$1.50)

*Vegan option available for \$12

BIRRIA TACOS \$11
3 corn tacos de res, onions, cilantro, and limes on the side. (Avocado for \$1.50, shrimp for \$3)

BIRRIA FLAUTAS \$11
4 flautas filled with birria, mozzarella cheese, with sides of avocado, sour cream, consome, cilantro, onion, salsa roja or verde.

CHICKEN FLAUTAS \$8
4 chicken flautas served topped with shredded lettuce, crema y queso fresco. Served with a side of rice and beans.



BIRRIA TACOS



BIRRIA FLAUTAS

www.suertebargrill.com



Suerte
BAR & GRILL



TACOS & TOSTADAS

TACO LONCHE COMBO \$10
3 corn tacos de bistek, 2 lonches. (Add cheese for \$1.50, avocado for \$1.50)

TACOS A LA PLANCHA \$11
2 tacos a la plancha made with four tortillas, bistek, white cheese, grilled onions, sour cream and green salsa, served with sides of rice and beans.
*with Fajita \$14

TACO GIGANTE \$12
1 Large flour taco made with refried beans, white cheese and bistek, side of rice and ensalada.
*with Fajita \$15
(Add Hot Cheetos for \$1)

SUPER QUESADILLA \$10
Blends of cheeses, refried beans and bistek served on a large flour tortilla with sides of lettuce, tomato, avocado, and sour cream. Served with a side of rice.
*with fajita \$13

CHICKEN TOSTADAS \$8
2 tostadas topped with refried beans, cheese, baked and seasoned chicken, lettuce, tomato, cream, served with a side of rice. (Add avocado for \$1.50)



TACO LONCHE COMBO



CHICKEN TOSTADAS



SUPER QUESADILLA

www.suertebargrill.com



Suerte
BAR & GRILL



SANDWICHES & TORTAS

GRILLED CHEESE \$5

GRILLED CHEESE MAMALON \$9
Grilled cheese w/crispy bacon, avocado & mild siracha sauce with a side of fries.
(Add fried egg for \$1)

MEXICAN TORTA \$10
Tasty bistek served in a warm, slightly toasted torta smothered with refried beans, mayo along with grilled ham, cheese topped with avocado, lettuce, tomato, crema, side of fries.

LONCHES \$10
Order of 4 Lonches topped with mayo, bistek, cabbage, tomato, cilantro, crema, avocado, queso fresco.
*Vegan option available for \$12



GRILLED CHEESE MAMALON



MEXICAN TORTA



LONCHES

www.suertebargrill.com



Suerte
BAR & GRILL



BURGERS & PAPITAS!

- SUERTE BURGER** \$10
Home made burger served on regular buns topped with cheese, lettuce and tomato. Served with side of fries.
- HOT CHEETO & CHEESE BURGER** \$11
Home made burger topped w/Hot Cheetos & cheese. Served with side of fries.
- MEXICAN BURGER** \$13
Home made burger w/grilled ham, cheese, fried egg, lettuce, tomato, avocado, mayo all topped off with a jalapeño. Served with side of fries.
- PIZZA FRIES** \$9
Fries topped with marinara sauce, mozzarella cheese and pepperonis.
- BACON CHEESE FRIES** \$8
Fries topped with 2 blends of shredded cheese and bits of bacon.
- SUCIA FRIES** \$10
Fries topped with bistek meat, hot cheetos, nacho cheese & jalapeño.
- BASIC FRIES \$5** **CHEESE FRIES \$6**
- PAPA ASADA \$7** **PAPA ASADA W/BISTEK \$10**



SUERTE BURGER



PIZZA FRIES



PAPA ASADA W/ BISTEK

www.suertebargrill.com



Suerte
BAR & GRILL



PLATOS

- ENCHILADAS SUIZAS** \$10
Made with Chicken Mozzarella cheese. Topped with our house green salsa paired with a side of beans and rice.
- AMERICAN ENCHILADAS** \$10
Cheese, paired with a side of beans and rice. *with Ground Beef \$12
- SANCHOS FOR 2** \$14
Beans and cheese nachos topped w/bistek, guac, sour cream and onions. *with Fajita \$18



ENCHILADAS SUIZAS



SANCHOS



AMERICAN ENCHILADAS

www.suertebargrill.com



Suerte
BAR & GRILL



WINGS & THINGS

- ORDER OF 6 WINGS** \$9
Add 2 more wings 1.50
Bone In or Boneless
Choice of: Hot, Lemon Pepper, BBQ, Mango Habanero, Garlic Parm
Served w/side order of fries & ranch dressing
- MEXICAN HOTDOGS** \$6
2 bacon wrapped hotdogs topped with cilantro, onion, tomato, mayo, ketchup & mustard.
*with fries \$9
Add avocado for \$1.50, hot Cheetos for \$1.



MEXICAN HOTDOGS



SHRIMP TACOS A LA PLANCHA

LA PESCA

- SHRIMP TACOS A LA PLANCHA** \$13
2 shrimp tacos smothered in white cheese on flour tortillas. Served with a side of rice & beans.
- SHRIMP TOSTADAS** \$11
2 tostadas topped with grilled shrimp sautéed in butter & bacon, queso blanco and picadillo. Served with a side of rice. Add an avocado for \$1.50
- SHRIMP COCKTAIL** \$15



SHRIMP COCKTAIL

www.suertebargrill.com



Suerte
BAR & GRILL



GROUP SERVINGS

- SUERTE SAMPLER** \$45
5 Tacos de bistek, 4 lonches, 4 fajitas de pollo, 4 Mex Hotdogs, sides of cilantro, grilled onions, limes and salsa
- TACO PLATTER** \$40
Platter of 25 tacos de bistek
- TACO HEART PLATTER** \$55
Platter of 25 tacos de bistek in Shape of a heart Hot Cheetos, Grilled Onions, Salsa, Limes.
- BIRTHDAY PLATTER** \$75
Platter of 50 tacos de bistek shaped in number requested. Sides of onion, cilantro, lime and salsa.



BIRTHDAY PLATTER

DESSERT

- CHURRO SUNDAE** \$7
Churros & vanilla ice cream served in a cup.
- FLAN** \$7
Topped with whipped cream, caramel and fresh fruit.

BEVERAGES

- MEXICAN COKES, PONCHE, MANZANA** \$3.50
- LIMONADA** \$5
- BOTTLED WATER** \$2
- TOPO CHICO** \$4
- CANNED SODA** \$2.50



FLAN

Taxes included in prices above unless specified otherwise.

18% automatic gratuity is added on all parties 4 or more &/or on tabs of \$100 & up.

www.suertebargrill.com



Suerte

BAR & GRILL



BRUNCH

BREAKFAST PLATE \$10
2 eggs of your choice, 2 bacon strips, cubed potatoes, refried beans, and toast.

CHICKEN CHILAQUILES \$10

W/BEANS EN SALSA ROJA

MAMA MIGAS PLATE \$10
Migas Omelette, Chorizo Refried Beans, Bacon Strips & Diced Potatoes

TOSTADAS CHIFLADAS \$10

2 tostadas topped with refried beans, chorizo, avocado, queso fresco with side of cubed potatoes.

GRILLED CHEESE MAMALON \$9

Melted cheese, fried egg, crispy bacon, avocado & house Sracha sauce.

TACOS

- Bistek \$8 - Fajita \$11 - Vegan \$9
- Birria \$10 - Tripa \$9 - Al Pastor \$9

SUERTE TACO \$4

Taco loaded with egg, a slice of bacon, refried beans, & cheese. Served with a side of potatoes.

FRIJOLE ROMANTICOS \$5

Small cup of frijoles charros topped with bistek and queso blanco.

ORDER OF 6 WINGS \$9

Add 2 more wings 1.50
Bone In or Boneless
Choice of: Hot, Lemon Pepper, BBQ, Mango Habanero, Garlic Parm
Served w/side order of fries & ranch dressing

LA AZUCAR \$7

CHURRO SUNDAE
Churros and Vanilla Ice Cream
Served in a cup.

FLAN \$7

Topped with whipped cream, caramel and fresh fruit.



TOSTADAS CHIFLADAS



CHICKEN CHILAQUILES

Taxes not included in prices above unless specified otherwise.
www.suertebargrill.com



Suerte

BAR & GRILL



LA PEDA

MIMOSA PA LAS CHINGONAS \$45
Giant OJ Mimosa topped with fresh fruit

BLUE HAWAIIAN MIMOSA \$8

Blue Hawaiian flavored

WATERMELON MIMOSA \$8
Watermelon flavored mimosa made with Lemonade, Champagne, Malibu Watermelon

PEACH MIMOSA \$8

Peach flavored mimosa made with Lemonade, Champagne, & Malibu Peach

MANGO MIMOSA \$8

Mango flavored mimosa

PALOMA MIMOSA \$8

MIMOSA \$5

OJ and Champagne Mimosa

MICHELADA \$11

House Michi mix topped with olives, dried shrimp, lemon and your choice of beer.

BEVERAGES

MEXICAN COKES \$3.50
Ponche/ Manzana

LIMONADA \$5

BOTTLED WATER \$2

TOPO CHICO \$4

CANNED SODA \$2.50



Taxes not included in prices above unless specified otherwise.
www.suertebargrill.com



Suerte

BAR & GRILL



STICKER ART DRINKS

EL 956 CUHH \$13

Tropical flavored, rum, topped with fresh pineapples, trechas y chamoy.

LA DOBLE P \$12

Sweet and Refreshing! Cherry Coconut flavored topped with Cucumbers, Chamoy and Trechas



EL 956 CUHH



LA DOBLE P

FROZEN DRINKS 20 OZ

EL GORRITO \$12

Our own version of a frozen and very tasty piña colada topped with a slice of pineapple.

LA MACETA \$11

Our very tasty and delicious mangoada mixed with tequila, topped with mango chunks, chamoy stick, chamoy and trechas.

EL NOPAL \$12

Just like a chamoyada at the raspa stand, but with cucumber chili flavored tequila topped with pickles, and chamoy stick.



EL NOPAL

www.suertebargrill.com



Suerte

BAR & GRILL



MARGARITAS 20 OZ

LA CHALUPA \$9

Traditional lime margarita on the rocks.

LA SANDIA \$11

Tastes just like the real thing! Refreshing watermelon flavored margarita.

EL BARRIL \$8

Cucumber/lima flavored margarita

LA CORONA \$10

Traditional lime margarita on the rocks made with Patron Tequila.

SPECIALTY DRINKS

EL BORRACHO \$15

Cuidado! This is the strongest drink of the house. Made with a combination of vodka, tequila, whiskey, gin & rum.

EL CAMARON \$11

Our own Michelada Mix with your choice of beer topped with chamoy, house trechas, dried shrimp and olives.



LA CHALUPA



LA SANDIA



EL BORRACHO

www.suertebargrill.com



Suerte

BAR & GRILL



DRINKS AND COCKTAILS

- EL COTORRO** \$8
Our version of a Vampire; grapefruit soda, tequila, lime juice, salt, and Viuda de Sanchez.
- LA SIRENA** \$8
Our ocean, blue specialty cocktail full of fruit juices & rum topped with pineapple.
- LA LUNA** \$8
Tequila, lime juice, and club soda. Our version of a carreta!
- EL SOL** \$8
Agua de limon spiked with Natural Light Vodka of your choice:
-Classic Lemonade
-Strawberry Lemonade
-Black Cherry Lemonade
- LA DAMA** \$8
Martini; your choice of watermelon or cucumber flavor.
- EL VALIENTE** \$10
Old fashioned made with Jameson Orange.
- LA CALAVERA** \$8
Suerte's version of a Mule. Made with vodka, ginger beer and lime.

PALOMAS Y MOJITOS

- LA ESTRELLA** \$8
Our version of a Paloma; grapefruit soda, tequila, lime juice and salt.
- EL CORAZON** \$8
A watermelon flavored Paloma made with grapefruit soda, tequila, lime juice and salt.
- LA ROSA** \$8
Bonita y buena! Strawberry flavored mojito
- LA PALOMA CHINGONA** \$75
Paloma served in a 160oz cantaro. Served to groups of 3 or more



LA SIRENA



EL CORAZON

www.suertebargrill.com



Suerte

BAR & GRILL



CERVEZAS

- | | | | |
|---------------------------|---------------|-------------------------|---------------|
| IMPORTS AND MICROS | \$5.50 | SELECT DOMESTICS | \$4.50 |
| DOS EXX | | BUD LIGHT | |
| CORONA | | BUDWEISER | |
| CORONA PREMIER | | MICHELOB ULTRA | |
| INDIO | | MILLER LIGHT | |
| VICTORIA | | COORS LIGHT | |
| MODELO | | LONESTAR | |
| MODELO OROS | | | |
| BOHEMIA | | | |
| SHINOR BOCK | | | |
| STELLA ARTOIS | | | |
| HEINEKIN | | | |
| SMIRNOFF | | | |
| SMIRNOFF APPLE | | | |
| TECATE | | | |
| WHITE CLAW | | | |
| TOPO CHICO SELTZER | | | |
| CASA AZUL SELTZER | | | |
| MICHELOB ULTRA GOLD | | | |
| CRAFT | \$6 | | |
| FOUR CORNERS: EL CHINGON | | | |
| KARBACH: CRAWFORD BOCK | | | |

**BUY A ROUND OF BEER \$10
FOR OUR KITCHEN STAFF!**



Taxes not included in prices above unless specified otherwise.
www.suertebargrill.com



Suerte

BAR & GRILL



SHOTS AND DROP SHOTS

- LA BICHOTA** \$6
Pink Starburst flavored.
- EL PERREO** \$6
Refreshing blue raspberry flavored.
- EL CATRIN** \$6
Tastes similar to a white gummy bear.
- LA TOXICA** \$6
Our version of a green tea flavored shot.
- EL DIABLITO** \$6
Tamarindo vodka & Chamoy flavored.
- EL PAJARO** \$6
A favorite among our guests. Tropical, coconut flavored shot.
- LA PERA** \$6
A little fruity & sweet, tastes better than the real thing!
- EL MANGOLON** \$8
Mango flavored shot.
- EL PARAGUAS** \$6
Cucumber flavored shot.
- EL PALETERO** \$8
Our version of the mexican lollipop shot.
- EL BIRTHDAY SURPRISE** \$8
Cake flavored topped with whipped cream, candle & blow horn.
- LA MANZANA** \$8
Shot of apple whiskey dropped into a half glass of green apple flavored Smirnoff

TEQUILA FLIGHTS

- LA BANDERA** \$10
Line 'em up! Shot of Don Julio Tequila, Lime juice and sangrita.
- LA MUERTE** \$45
Lo mejor de Don Julio Tequila!
-Don Julio 70
-Don Julio Reposado
-Don Julio 1942
- EL MUNDO** \$75
A variety of the best tequila on deck
-Clase Azul
-Don Julio 1942
-1800 Cristalino or Mezcal

TEQUILA

- | | |
|--------------------|--------------------|
| 1800 | CLASE AZUL |
| 1800 CRISTALINO | MAESTRO DOBEL |
| DON JULIO 1942 | MEZCAL 400 CONEJOS |
| DON JULIO BLANCO | |
| DON JULIO REPOSADO | |
| DON JULIO 70 | |
| PATRON SILVER | |
| CLASE AZUL | |



LA BANDERA



EL PALETERO

www.suertebargrill.com

S2950-00-000-0184-02 (280957)
AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN TX 78504-2670

S2950-00-000-0184-15 (280961)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0184-52 (624567)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

G9955-00-000-0001-00 (716978)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

S4660-00-000-0001-00 (730399)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

T6916-00-000-0002-00 (841645)
TRESFUENTES LLC
2704 SAN DIEGO
MISSION TX 78572

S2950-00-000-0184-43 (1179904)
MPJ GROUP LLC
400 W NOLANA AVE STE H2
MCALLEN TX 78504

N6761-00-001-0004-00 (1236067)
WEINGARTEN SHARY NORTH JV
PO BOX 924133
HOUSTON TX 77292

N6761-00-001-0006-00 (1236071)
WEINGARTEN SHARY NORTH JV
PO BOX 924133
HOUSTON TX 77292

N6761-00-001-0005-00 (1236070)
MDC COASTAL 5 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

M5200-99-000-0000-P5 (1012083)
NCR CORPORATION
CORPORATE PROPERTY TAXES
846 SPRING ST NW
ATLANTA GA 30308

T9100-02-000-0001-0 (1465499)
AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN, TX 78504-2670

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – SUERTE BAR & GRILL AT 205 N. SHARY ROAD, SUITES A & B, LOT 1, SOUTH SHARY COMMERCIAL

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
205 N. Shary Road Lot 1, South Shary Commercial	Sale & On-Site Consumption of Alcoholic Beverages – Suerte Bar & Grill	<ol style="list-style-type: none"> 1) 2 years re-evaluation at which time the applicant will have to renew his CUP and TABC License; 2 2) Waiver of the 300’ separation requirement from the residential homes; 3) Must continue to comply with all City Codes (Fire, Health, and Building Code requirements.

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 28, 2023
PRESENTED BY: Susana De Luna, Planning Director
AGENDA ITEM: Conditional Use Permit: Storage Units for Lease on property zoned C-1 (Office Building), Being the North 330' of Lot 25-11, West Addition to Sharyland, C-1, Robby Gonzalez, and Adoption to Ordinance # _____ - De Luna

NATURE OF REQUEST:

On June 28, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located approximately 660' E. of Bryan Road along the north side of E. Griffin Parkway. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval for Life of Use subject to: 1) Must comply with all City Codes (Building, Fire, Lighting, etc.) 2) Must comply with solid buffer, 3) Comply with City's detention requirements, and 4) Must acquire a business license prior to occupancy.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *RP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM# 2.3

CONDITIONAL USE PERMIT: Storage Units for Lease
 on property zoned C-1 (Office Building)
 Being the North 330' of Lot 25-11,
 West Addition to Sharyland
 C-1
 Robby Gonzalez

REVIEW DATA

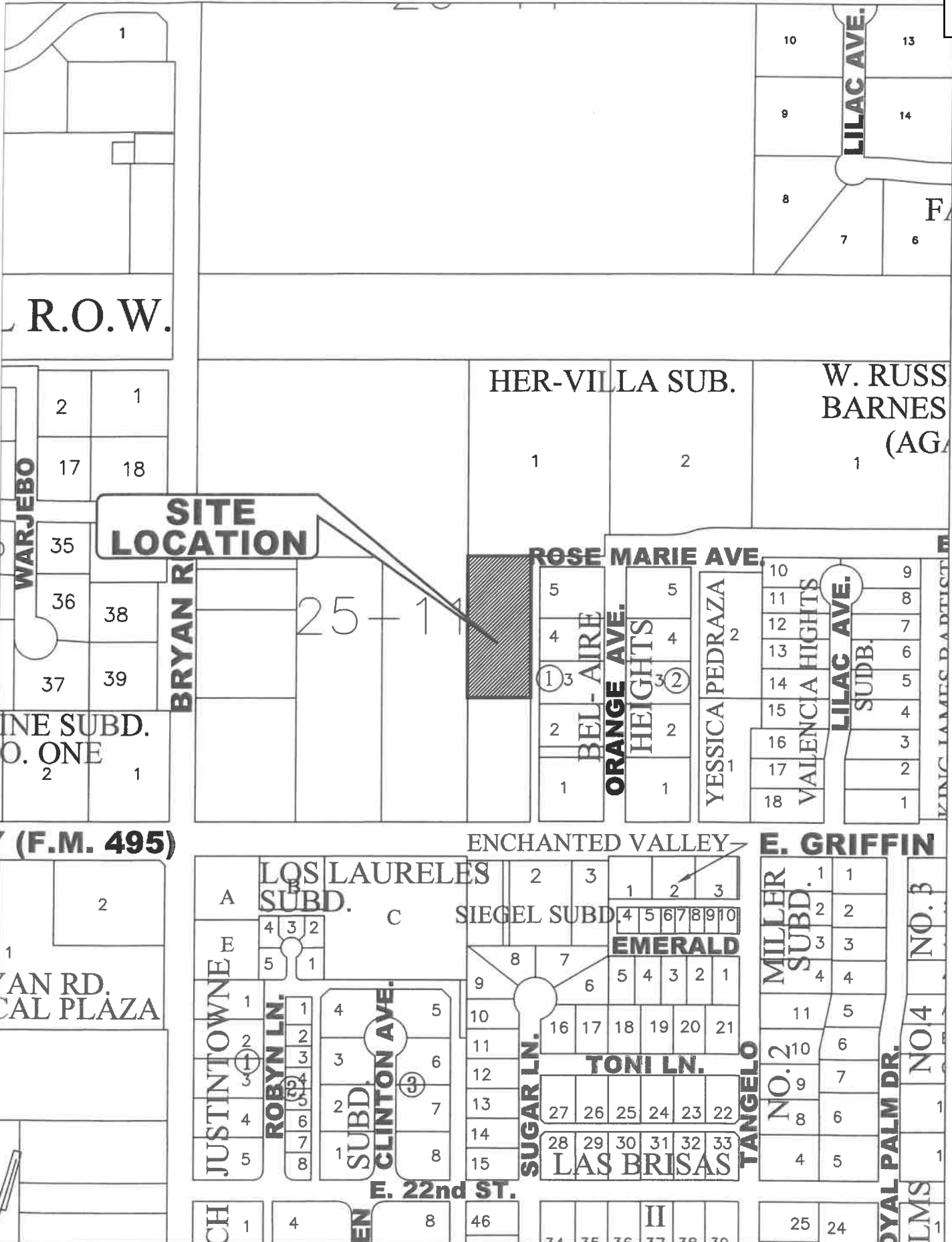
The subject site is located approximately 660' E. of Bryan Road along the northside of E. Griffin Parkway – see vicinity map. The applicant desires a Conditional Use Permit to have Storage Units for lease at this Office Building (C-1) location to be allowed. The applicant is proposing to build 5 different buildings to include the following: 84 (10'x10'); 16 (10'x20'); and 24 (12'x30') for a total of 124 storage units and an office to be located within the retail offices.

- **Days & Hours of Operation:** Office hours: Monday – Sunday from 10am to 10pm. However, the storage units will have a 24-hour access though a coded front gate
- **Employees:** 1-2
- **Parking & Landscaping:** In reviewing the site plan, the applicant is proposing to construct a parking lot with 58 spaces in the area south of the property which will include the 4 parking spaces required for the office. Access to the storage unit facility will be through a 27' access driveway along the westside of the property off of E. Griffin Parkway (FM 495). Landscaping will be complied with. An 8' solid buffer will be required along the property line.
- **Lighting:** Installation of down cast lighting not to illuminate adjoining residents.
- **Other Requirements:** Must comply with all Building, Lighting, and Fire Codes.

REVIEW COMMENTS: Staff mailed out 15 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Must comply with all City's Codes (Fire, Building, Lighting, etc.)
- 2) Must comply with solid buffer,
- 3) Comply with City's detention requirements, and
- 4) Must acquire a business license prior to occupancy.



R.O.W.

SITE LOCATION

25-14

(F.M. 495)

ENCHANTED VALLEY

E. GRIFFIN

AN RD. CAL PLAZA

LOS LAURELES SUBD.

SIEGEL SUBD.

EMERALD

MILLER SUBD.

JUSTINTOWNE

ROBYN LN.

CLINTON AVE.

SUGAR LN.

TONI LN.

LAS BRISAS

TANGELO

NO. 2

ROYAL PALM DR.

NO. 3
NO. 4
NO. 5
NO. 6
LMS

E. 22nd ST.

CH

46

II

25 24



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.



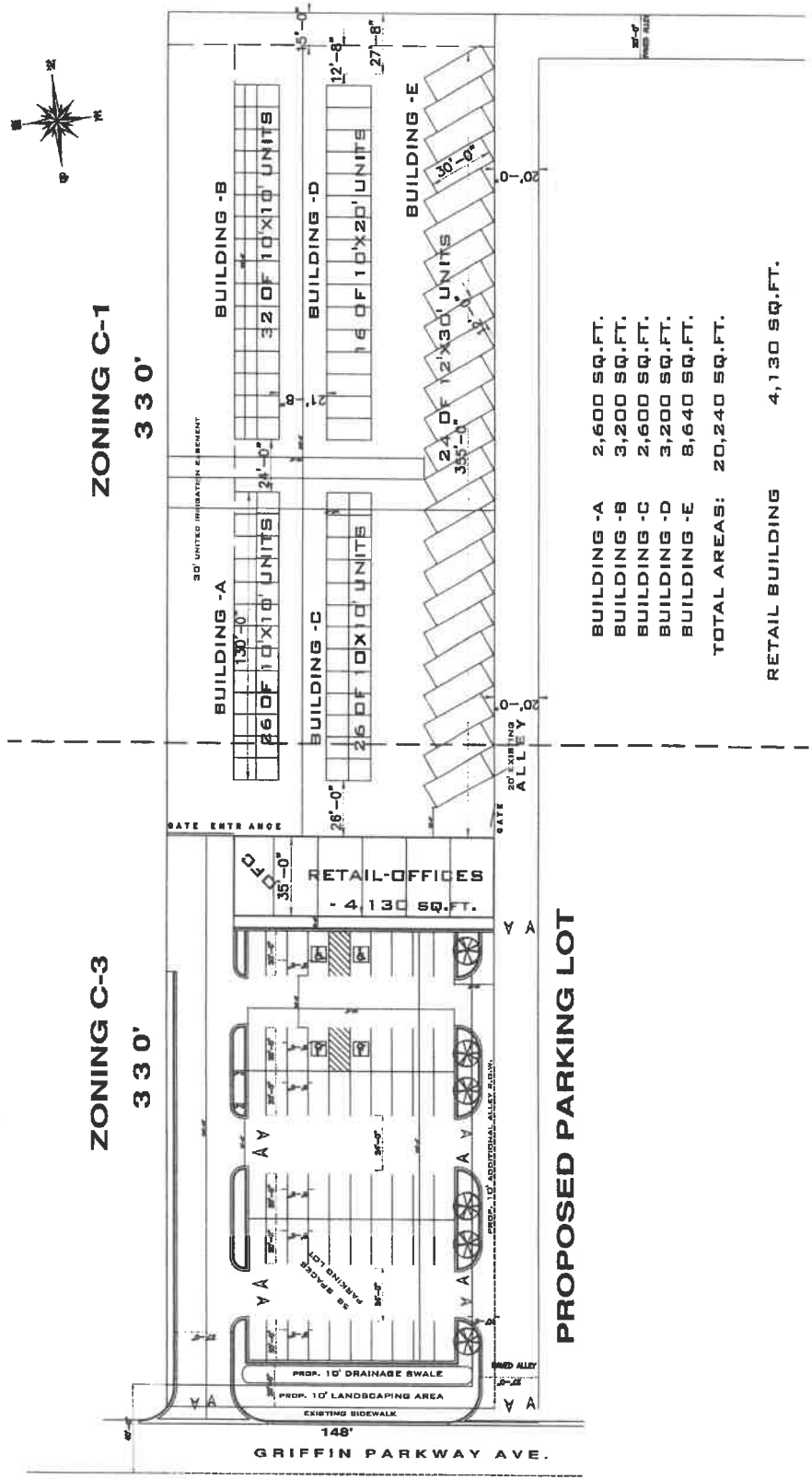
Lamar CONSTRUCTION
 1229 E. GRIFFIN PARKWAY AVE., STE. C MISSION, TX 78172
 lamarconstructiontx@yahoo.com

Proposed Project:
 PARKING LOT - RETAIL BUILDING
 & STORAGE UNIT PROJECT
 1229 E. GRIFFIN PARKWAY AVE.
 MISSION, TEXAS

DATE:	MAY 9, 2023
CHECKED BY:	
COMPUTER:	
PROJECT:	
NO. SHEETS:	2
TOTAL SHEETS:	2

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

SHEET NO. **SHEET 2**



- BUILDING - A 2,600 SQ.FT.
- BUILDING - B 3,200 SQ.FT.
- BUILDING - C 2,600 SQ.FT.
- BUILDING - D 3,200 SQ.FT.
- BUILDING - E 8,640 SQ.FT.
- TOTAL AREAS: 20,240 SQ.FT.**

RETAIL BUILDING 4,130 SQ.FT.

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B2150-00-001-0001-00 (123300)
 LORETTO RESTAURANT GROUP FAMILY
 1233 E GRIFFIN PKWY
 MISSION TX 78572

B2150-00-001-0002-00 (123301)
 MARTINEZ FRANCISCO JR
 2309 ORANGE ST
 MISSION TX 78574

B2150-00-001-0003-00 (123302)
 SANTA ANA RAUL B
 2321 ORANGE ST
 MISSION TX 78574

B2150-00-001-0004-00 (123303)
 CAVAZOS GERARDO
 2325 ORANGE
 MISSION TX 78574

E5800-01-000-0001-00 (170032)
 CAVAZOS GEORGE
 1302 E GRIFFIN PKWY
 MISSION TX 78572

S3420-00-000-0001-00 (513170)
 LONGORIA RAYMOND & EDNA
 2025 N CONWAY AVE
 MISSION TX 78572

S3420-00-000-0002-00 (513172)
 LONGORIA RAYMOND R & EDNA
 2025 N CONWAY AVE
 MISSION TX 78572

S3420-00-000-0003-00 (513173)
 QUINTANILLA JOSE L & GRACIELA
 1232 E GRIFFIN PKWY
 MISSION TX 78572

W0100-00-024-0011-03 (316957)
 OCHOA CIRO JR & LILLIAN D
 1208 E GRIFFIN PARKWAY
 MISSION TX 78572

W0100-00-025-0011-01 (317022)
 LORETTO RESTAURANT GROUP FAMILY
 1233 E GRIFFIN PKWY
 MISSION TX 78572

W0100-00-025-0011-03 (317024)
 LONGORIA RAYMOND & EDNA
 2025 N CONWAY AVE
 MISSION TX 78572

W0100-00-025-0011-04 (317025)
 LONGORIA RAYMOND
 2025 N CONWAY AVE
 MISSION TX 78572

W0100-00-025-0011-09 (317030)
 DE LA CRUZ HERIBERTO & ANGELA
 2312 N BRYAN RD
 MISSION TX 78574

H2425-00-000-0001-00 (658389)
 HERNANDEZ RICHARD
 ABELINA V HERNANDEZ
 PO BOX 52772
 MCALLEN TX 78505

H2425-00-000-0002-00 (658390)
 VILLARREAL ADELAIDO A JR
 ELVIRA G VILLARREAL
 2420 PECAN BLVD
 MCALLEN TX 78501

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR STORAGE UNITS FOR LEASE ON PROPERTY ZONED C-1 (OFFICE BUILDING), BEING THE NORTH 330' OF LOT 25-11, WEST ADDITION TO SHARYLAND

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
Being the North 330' of Lot 25-11, West Addition to Sharyland	Storage Units for Lease on property zoned C-1 (Office Building)	<ol style="list-style-type: none"> 1) Life of Use; 2) Must comply with all City Codes (Fire, Building, Lighting, etc.); 3) Must comply with solid buffer 4) Comply with City's detention requirements, and 5) Must acquire a business license prior to occupancy

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 28, 2023

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Conditional Use Permit Renewal: Auto Mechanic Shop in an AO-I Zone at 1603 Adams Avenue, A .85 acre tract of land out of Lot 23-1, West Addition to Sharyland Subdivision, AO-I, Marco A. Hinojosa, Sr., and Adoption to Ordinance # _____ - De Luna

NATURE OF REQUEST:

On June 28, 2023 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site is located 105' north of W. 18th Street along the west side of Adams Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval subject to: 1) 4 years re-evaluation to continue to assess the business; 2) Continued compliance with all City Codes; and 3) CUP not to be transferred to others

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *RP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM# 2.4

CONDITIONAL USE PERMIT RENEWAL: Auto Mechanic Shop in an AO-I Zone
 1603 Adams Avenue
 A .85-acre tract of land out of Lot 23-1,
 West Addition to Sharyland Subdivision
 AO-I
 Marco A. Hinojosa, Sr.

REVIEW DATA

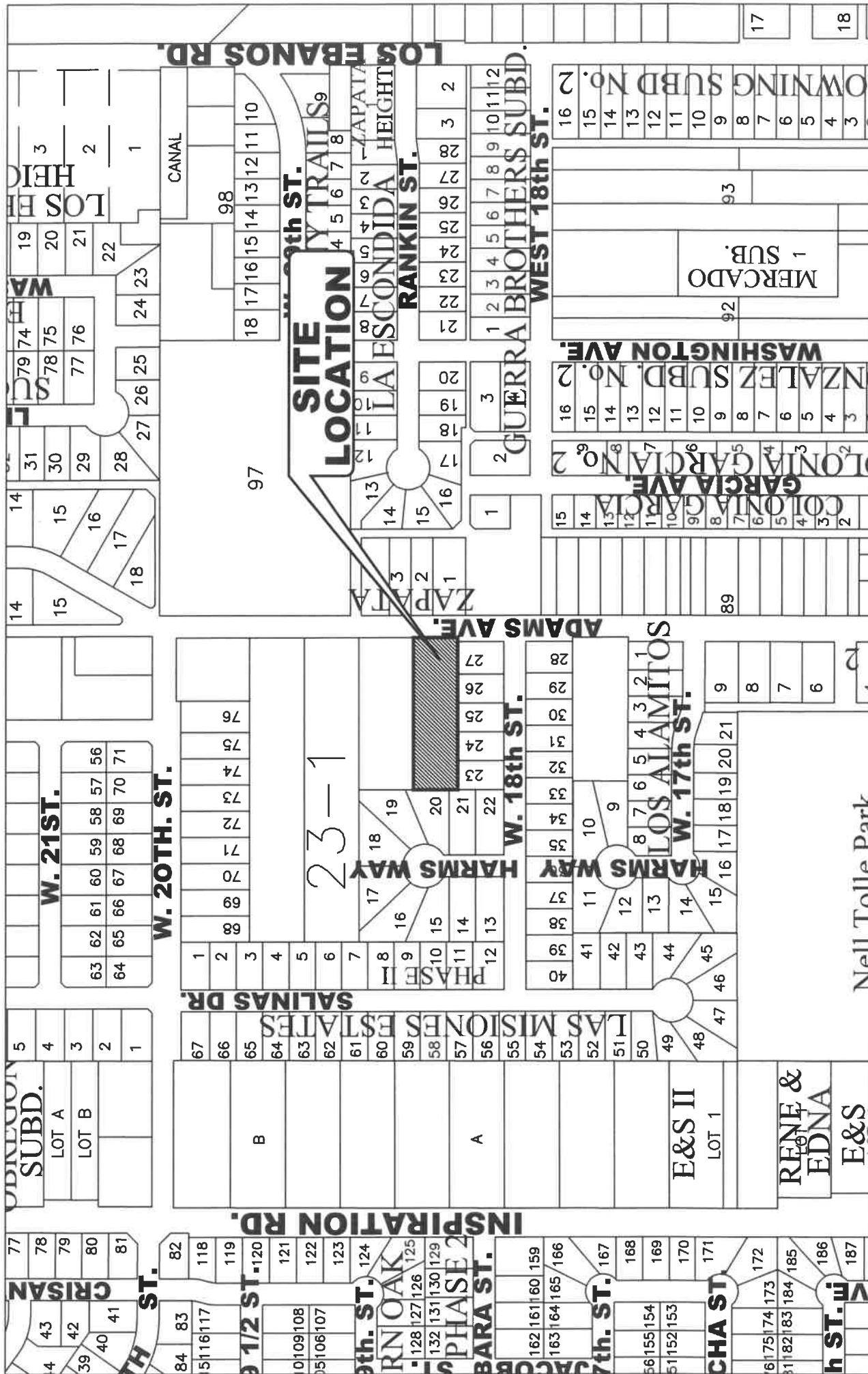
The subject site is located 105' north of W. 18th Street along the west side of Adams Avenue – see **vicinity map**. The site currently has an existing masonry building with four bays for auto mechanic work. Access to the site is from Adams Avenue. The applicant has been in operation at this location since 2013. The applicant would like to renew his conditional use permit for the auto mechanic shop. This CUP was last approved by P&Z on May 13, 2020 for a period of 3 years. Staff notes that this would be their 4th renewal.

- **Days & Hours of Operation:** Monday – Saturday from 8am to 6pm
- **Employees:** 2 employees will run the shop
- **Parking:** There is a large asphalt area available for customer parking. There is enough room for 10+ to be parked on site.

REVIEW COMMENTS: This mechanic shop is in the midst of a residential neighborhood; however, it has been a mechanic business for several years. Staff mailed out 32 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.


RECOMMENDATION: Staff recommends approval subject to:

- 1) 4 year re-evaluation to continue to assess the business
- 2) Continued compliance with all City Codes, and
- 3) CUP not to be transferred to others



Item 8.

No.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680



M4900-00-000-0095-00 (238016)
GUERRA PILAR & ANGEL JAVIER
1402 ADAMS ST
MISSION TX 78572

M4900-00-000-0095-01 (238017)
GUERRA SONIA
1400 ADAMS ST
MISSION TX 78572

M4900-00-000-0097-01 (238026)
CANTU OSCAR & MARIA ELOISA
1800 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-08 (305813)
HINOJOSA MARCO A & THELMA M
1607 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-09 (305814)
GONZALEZ SAMUEL & MARIA E
1605 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-10 (305815)
HINOJOSA MARCO A & THELMA M
1607 ADAMS ST
MISSION TX 78572

Z4000-00-000-0001-01 (332151)
ZAPATA RENE & ERNESTO
1600 ADAMS ST
MISSION TX 78572

Z4000-00-000-0002-01 (332153)
MORALES JAVIER & GRACIELA
1610 N BRYAN RD
MISSION TX 78572

Z4000-00-000-0003-01 (332155)
PEREZ PASCUAL A & MARIA DEL CARM
1604 ADAMS ST
MISSION TX 78572

Z4000-00-000-0004-01 (332157)
CANTU ASCENCIO S & LINDA G
1606 N ADAMS
MISSION TX 78572

L3340-02-000-0013-00 (599372)
CASTANEDA MATILDE
1801 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0014-00 (599373)
PINA ENRIQUE & LORENA C
1803 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0015-00 (599374)
SALAZAR MARIA M
JESUS M CONTRERAS
1805 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0017-00 (599376)
GARCIA RODOLFO GARCIA
1901 W 40TH STREET
MISSION TX 78573

L3340-02-000-0018-00 (599377)
BARAJAS RAUL & MARIA
1808 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0019-00 (599378)
MARTINEZ SYLVIA R
1806 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0020-00 (599379)
BARAJAS CLAUDIA RUBI & JOSE SOSTENES
1804 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0021-00 (599380)
ESPINOZA RAMON L JR
PO BOX 2941
MISSION TX 78573

L3340-02-000-0022-00 (599381)
MORALES BERNADETTE
3208 UMAR AVE
MCALLEN TX 78504

L3340-02-000-0023-00 (599382)
RODRIGUEZ ANDRES Jr
1704 W 18TH ST
MISSION TX 78572

L3340-02-000-0024-00 (599383)
SANCHEZ MARIA B SALAS
1702 W 18TH ST
MISSION TX 78572

L3340-02-000-0025-00 (599384)
SAENZ MARCELO & ANDREA
1700 W 18TH ST
MISSION TX 78572

L3340-02-000-0026-00 (599385)
GARZA ARTURO JR
1618 W 18TH ST
MISSION TX 78572

L3340-02-000-0027-00 (599386)
RIVERA CECILIA M
1616 W 18TH ST
MISSION TX 78572

L3340-02-000-0028-00 (599387)
MAREZ GUSTAVO & NANCY DALIA
1617 W 18TH ST
MISSION TX 78572

L3340-02-000-0029-00 (599388)
AREVALO ROGELIO JR
10606 N GLASSCOCK RD
MISSION TX 78573-5913

L3340-02-000-0030-00 (599389)
TAMAYO MARTIN G & ROMUALDA
804 GREEN VALLEY DR
MISSION TX 78572

L3340-02-000-0031-00 (599390)
LOPEZ OZIEL
1703 W 18TH ST
MISSION TX 78572

L3340-02-000-0032-00 (599391)
CANO GUILLERMO & FLOR E
1705 W 18TH ST
MISSION TX 78572

L3340-02-000-0033-00 (599392)
JASSO ROOSEVELT
1707 W 18TH ST
MISSION TX 78572

L3340-02-000-0034-00 (599393)
LOPEZ RICARDO AGUILAR
1110 WOODLOCK DR
PASADENA TX 77506

L3340-02-000-0035-00 (599394)
SAAVEDRA DOMINGA & MARCELINO
1711 W 18TH ST
MISSION TX 78572

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL AUTO MECHANIC SHOP IN AN AO-I ZONE AT 1603 ADAMS AVENUE, A .85 ACRE TRACT OF LAND OUT OF LOT 23-1, WEST ADDITION TO SHARYLAND SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of June 28, 2023, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 7:00 p.m. Wednesday, June 28, 2023, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
1603 Adams Avenue A .85 acre tract of land out of Lot 23-1, West Addition to Sharyland Subdivision	Auto Mechanic Shop in an AO-I Zone	1) 4 year re-evaluation to continue to assess the business 2) Continued compliance with all City Codes; and 3) CUP not to be transferred to others

READ, CONSIDERED AND PASSED, this the 28th day of June, 2023.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 28, 2023
PRESENTED BY: Angie Vela, Finance Director
AGENDA ITEM: Acceptance of the Comprehensive Annual Financial Report (AFR) for the fiscal year ended September 30, 2022 - Vela

NATURE OF REQUEST:

Acceptance of the Comprehensive Annual Financial Report (AFR) for fiscal year ended 09/30/22 for the City of Mission.

Esmeralda Yniguez & Chad Young, CRI, CPA’s and Advisors, representative, will be available to present and answer any questions from the council in reference to the audit.

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval RP

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____