



## **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, July 16, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

The Public Dial Information to Participate Via Zoom/Telephone Meeting is as Follows:

Time: July 16, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 829 8735 6268

Passcode: 592051

One tap mobile

+13462487799, Meeting ID: 829 8735 6268 # Password: 592051

### **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 18, 2025

### **PUBLIC HEARINGS**

#### **REZONING**

2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 17.13 acre tract of land out of 18.39 acres out of Lot 5-9, West Addition to Sharyland Subdivision, located along the South side of E. Military Highway approximately 1,390 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 9.853 acre tract of land out of 35.72 acres out of Lot 5-10, West Addition to Sharyland Subdivision, located along the North side of Old Military Highway approximately 700 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes

4 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 18.56 acre tract of land situated in Porcion 56, and being out of the residue of Lot 6-8, West Addition to Sharyland Subdivision, located along the North side of E. Military Highway approximately 2,630 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes

5 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") and Office Building District ("C-1") Office Building District to Single-Family Residential District ("R-1"), being a 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road. Applicant: Victor Trevino - Cervantes

6 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 7.29 acre tract of land (Deed call – 6.96 acres) out of the Southeast corner of Lot 30-8, West Addition to Sharyland Subdivision, located along the West side of Mayberry Road approximately 1,300 feet North of Mile 2 Road. Applicant: Aaron Balli - Cervantes

7 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Duplex-Fourplex District (“R-2”), being a 0.2066 acre tract of land, out of Lot 192, John H. Shary Subdivision, located at 405 N. Glasscock Road. Applicant: New Era Land & Properties LLC - Cervantes

8 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E. - Cervantes

### **CONDITIONAL USE PERMIT**

9 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Daycare in a (R-1) Single Family Residential District, being Lot 6, Block 5, East Side Addition Subdivision, located at 900 Reynosa Street, Applicant: Maria Del Carmen Salinas - Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit for a Life and Health Insurance Agency – Puga Insurance Agency, LLC, in a Neighborhood Commercial (C-2) District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 1. Applicant: Noe Puga – Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit to allow the Manufacturing & Packaging of Ice Cream and Pork Rinds in a property zoned General Business District (“C-3”), being Lots 3-6, Block 175, Mission Original Townsite Subdivision, located at 204 W. Tom Landry Street. Applicant: Ice Cream Man Place, Inc. - Cervantes

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

13 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive- Thru Service Window for a Restaurant – La Cocina de la Abuela Tere in a (C-3) General Business District, being the South 105’ out of the West 180’ out of the East 440’ out of Lot 25-5, West Addition to Sharyland Subdivision, and being Lot 1, Block B, Cinco De Mayo Ranch Subdivision, located at 1500 W. Griffin Parkway, Suite E, Applicant: Cocina de la Abuela Tere - Cervantes

14 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Lucio Income Tax & Health Insurance Agency in a (R-1) Single Family Residential District, being Lot 12, Block 78, Mission Original Townsite Subdivision, located at 112 E. 5<sup>th</sup> Street, Applicant: Jose Manuel Lucio III - Cervantes

15 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Our Mission Primary Home Care LLC in a (R-1) Single Family Residential District, being Lot 1 & the West 52’ of Lot 2, Block 4, Parkview No. 1 Subdivision, located at 802 Pamela Drive, Applicant: Arnoldo Morgan - Cervantes



[16](#) Conduct a public hearing and consideration of a Conditional Use Permit Renewal to designate an area as a Mobile Food Park in a (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Original Townsite of Mission Subdivision, located at 307 W. Tom Landry, Applicant: Roberto Gonzalez - Cervantes

[17](#) Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Medelina's Restaurant in a (C-4) Heavy Commercial District, being 1.08 acres of land, out of a portion of Lot 204, John H. Shary Subdivision, located at 2224 E. Business Highway 83, Applicant: Medelinas Restaurant LLC, c/o Sandalio R. Garcia - Cervantes

### **SITE PLAN APPROVAL**

[18](#) Site Plan Approval for the construction of a chain convenience store and gas station named CIRCLE K on the unrecorded Lot 1, El Milagro Commercial Phase I Subdivision, Applicant: Morris and Associates, Engineers, LLC – Cervantes

[19](#) Site Plan Approval for the construction of a chain retail automotive parts store named AUTOZONE in a property zoned (C-3) General Business District being Lot 1, Block 4, Taurus Estates No. 9 Subdivision Phase I, located at 2113 W. Mile 3 Road. Applicant: AutoZone, Inc. – Cervantes

### **PLAT APPROVAL**

[20](#) Plat Approval Subject to Conditions: The Grove on Moorefield Subdivision, being a 11.34 – acre tract of land, more or less, all of Lot 12, New Caledonia Subdivision Unit 1, Developer: CSL Construction and Development, Engineer: M2 Engineering, PLLC, - Cervantes

### **ADJOURNMENT**

Signed this the 11th day of July, 2025

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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 July, 2025 at 10:15 a.m.

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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 **16th day of July, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the Planning and Zoning Commission should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Commission at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Commission may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

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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 July, 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 10:15 a.m. on said date.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
JUNE 18, 2025  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Kevin Sanchez  
Raquenel Austin  
Omar Guevara  
Connie Garza  
Steven Alaniz

**P&Z ABSENT**

Irene Thompson

**STAFF PRESENT**

Xavier Cervantes  
Patricio Martinez  
Jessica Munoz  
Elisa Zurita  
Gabriel Ramirez  
Susie De Luna

**GUEST PRESENT**

Robert Russell  
Gustavo Gamboa  
Jose C. Hernandez  
Marlon Garza  
Blesson George  
Azucena Bastida  
Jerry Walsh  
Bruce Tobey  
Estbanan

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR JUNE 4, 2025**

Chairwoman Izaguirre asked if there were any corrections to the minutes for June 4, 2025. Ms. Garza moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:33 p.m.**

**Ended: 5:43 p.m.**

**Item #2**

**Rezoning:**

**Tract 1: A tract of Land Containing 5.182 acres, from AO-I to C-3, and Tract 2: A tract of containing 4.210 acres, From AO-I to R-1T, both out of Lot 24-5, West Addition to Sharyland Subdivision, the site is located along the South side of WEST Griffin Parkway approximately 112 feet East of Holland Avenue  
AO-I to C-3 & R-1T  
3BU Family Limited Partnership**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") and Townhouse Residential District ("R-1T") to allow a commercial development (3 lots) along West Griffin Parkway with a 37 lot townhome development immediately to the south. The developer is proposing a public street to connect the proposed townhomes to West Griffin Parkway. Tract 1 measures 691.9 feet along West Griffin Parkway and has a depth of 330 feet along the east side and 311.82 feet along the West side for a total area of 5.182 acres. Tract 2 measures 691.25 feet East to West and has a depth of 250

feet along the east side and 270 feet along the West side for a total area of 4.21 acres. The surrounding zones are Single Family Residential District ("R-1") to the South, Agricultural Open Interim District ("AO-I") to the West, General Business District ("C-3") to the North, and General Business District ("C-3") and Multi-family Residential District ("R-3") to the East. The existing land uses are: a large commercial plaza and Delia's tamales to the North, a vacant tract to the west, The Northside single-family subdivision to the South and Elizondo's Plumbing to the East. The subject property has an abandoned home with an abandoned large shed in the back. The Future Land Use Map shows the subject property (Tract 1) as General Commercial and (Tract 2) as Low-Density Residential. Even though the requested rezoning for Tract 2 of the rezoning is not considered low-density residential, townhouses are an acceptable transition from commercial land uses to low-density residential land uses. Notices were mailed to 30 surrounding property owners. Planning staff received one phone with concerns about lack of maintenance (high weeds) in the property. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Marlon Garza with Melden and Hunt engineers are representing the property owner. He stated the intention for the property is to have commercial in the front and residential in the rear of the property. He stated the homes would be separate buildings. They are requesting townhomes zone since the lot size of property would be smaller lot smaller homes. He stated they have already submitted the preliminary subdivision plans with the City Staff.

Ms. Austin asked how many townhomes are being proposed in the area.

Mr. Marlon Garza stated they are proposing 37 lots and three commercial lots in the front and two on the right on the eastern side of the property and 1 larger one on the west side of the property and down the middle there will be a detention pond separating the commercial from the residential so they won't be directly abutting each other. The drainage would go onto FM 495 onto the TXDOT system.

Ms. Garza asked How do you propose the flow of traffic would be from the townhouse to FM 495.

Mr. Marlon Garza stated there would be a single entrance to enter and exit onto FM 495 so there would only be one entrance to enter and exit with two cul-de-sacs for the townhouses.

Ms. Garza asked if the entrance will be the same entrance would be used for the commercial.

Mr. Marlon Garza stated they could use the main entrance for the commercial or they could have a separate entrance for the two lots on the east side. He added that they could establish a cross-side access agreement of some sort so that they can remain that way and they don't have to get the FM495 or at the time of building permit if they need to then they can request a permit with TXDOT for a driveway, but the understanding at the moment is that they would be entering and exiting off of FM495 they had proposed.

Chairwoman Izaguirre arrived at the meeting at 5:37pm.

Mr. Sanchez yielded the chair to Chairwoman Izaguirre.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Gustavo Gamboa resides at 704 W. 22nd street. He stated the property that he is talking about is behind his property and his neighbor's property. He mentioned he had lived there since 1967 and there had always been an easement behind the property. He stated he was told there wasn't an easement and someone had bought the easement of the properties owned by someone. He wanted to know if they purchased it from the Hidalgo County Irrigation District. He stated there is a pipe for irrigation. He stated when he was young there used to be a canal there.

Mr. Marlon Garza stated the developer did not purchase the irrigation easement or the R.O.W. He stated the easement is still there, but it won't be affecting the site. The reason that there's a little indentation along the south eastern part of the site that's the portion of the land that's in the easement. Everything else is outside of the property so it's actually on the south end of the property boundary in their backyard not within our property. It just goes north towards in that section and then it goes north towards Griffin Parkway.

Mr. Sanchez asked if it was 163.25.

Mr. Marlon Garza stated that is the portion of the irrigation easement the only portion that goes into their property, but the owner did not decide to relocate them or buy them out as of now.

Chairwoman Izaguirre asked if there was an easement on the 528.

Mr. Marlon Garza stated yes, on the southern side of their outside property boundary. He mentioned they made sure to clarify it with the irrigation district they had thought it was a little odd that the easement would go straight and then go to their little portion.

Mr. Gustavo Gamboa stated he doesn't oppose for the owner to build townhouse but as long as they put a brick fence on back from his property. He asked what kind of fence are they going to build.

Mr. Cervantes stated the fence would be a masonry or wooden cedar fence.

Mr. Marlon stated the requirement is typically a cedar fence. He stated he's not sure if there were any plans to do a fence.

Chairwoman Izaguirre asked what they would be building.

Mr. Cervantes stated they plan to do commercial in the front and townhomes in the rear of the property.

Ms. Austin asked if it was a cul-de-sac.

Mr. Marlon stated going east and west it's a cul-de-sac and going north and south within the subdivision.

Mr. Cervantes stated if the zoning is approved the proposed subdivision would be seen by the board in a few weeks.

Mr. Gustavo Gamboa Jr. who resides at 2017 Joanna Ave. He stated he lived just across the street from the property and the property owner currently has a fence on the other side of the easement. He asked if they were going to keep it on the east side of the canal, which is on or if they were going to move the fence back to the original placed.



Chairwoman Izaguirre stated that the fence would be on the property where tract 2 ends.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning requests. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:43 p.m.**

**Ended: 5:45 p.m.**

**Item #3**

**Rezoning:**

**A 2.50 acre tract of land out of Lot 28-6,  
West Addition to Sharyland Subdivision  
This site is located along the West side  
of Conway Avenue approximately 1,170  
feet South of West Mile 2 Road  
C-1 to C-3  
MAS Engineering, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Office Building District ("C-1") to General Business District ("C-3") to allow a commercial development at the site. The subject property has 110.08 feet of frontage along Conway Avenue, but the property widens to 248.08 feet at the rear. The subject property has a depth of 575.32 feet and a total area of 2.5 acres. The developer is processing a 2-lot subdivision with an access easement for the rear lot to have access to Conway Avenue. The surrounding zones are Single Family Residential District ("R-1") to the West, Mobile & Modular Home District to the South, Agricultural Open Interim (AO-I) to the East and Office Building District (C-1) and General Business District (C-3) to the North. The existing land uses are: a commercial plaza to the North with Donato Panaderia and Valley Pediatric Clinic, The Wagon City Mobile Home Subdivision to the South, the Mission North single family subdivision to the west and a residential home in a large tract of land to the East. The Future Land Use Map shows the subject property designated for High Density Residential. Even though the requested rezoning is not in line with the Future Land Use Map designation, the property has frontage to Conway Avenue which is a major commercial thoroughfare. Due to the heavy traffic along Conway Avenue and based on the commercial zonings to the North of the property, staff believes that the property is in transition and recommends approval of the rezoning request. 62 legal notices were mailed to the surrounding property owners. Ms. Davis, the manager of the Wagon City Mobile Home Subdivision, called the Planning Department expressing concerns about the lack of maintenance of the subject property. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Guevara moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:45 p.m.**

**Ended: 5:48 p.m.**

**Item #4**

**Conditional Use Permit:**

**To allow a Mobile Food Unit –  
Tony's Hot Dog & More  
Being the South 3.86 acres out of Lot 22,  
New Caledonia Subdivision  
2300 W. Mile 3 Road  
C-3  
Andres Antonio Cruz Torres**

Mr. Cervantes stated the applicant is requesting a new conditional use permit to operate a mobile food unit at the subject located at the Northeast corner of Moorefield and West 3 Mile Roads. The applicant is leasing a space from the Pejuente Tire Center for the proposed operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant had a mobile food unit in operation since December of 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025 due to a traffic accident that damaged the unit. The applicant desires to resume the operations and use the restrooms of the Tire Center for the customers. The location follows the city's new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 18 surrounding property owners. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) Permit for one year to re-evaluate this new operation; 2) Must comply with all City codes (Building, Fire, Health, and Sign, etc.); 3) Must install landscaping prior to obtaining the business license; 4) Restrooms must be accessible to the employees and patrons at all times; 5) Acquisition of a business license is required prior to any food sales; 6) Must provide a minimum of 5 parking spaces at all times; 7) Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.; and 8) The conditional use permit is not transferable to others.

Chairwoman Izaguirre asked if the Building inspector can make sure the canopy is safe.

Mr. Cervantes stated the structure has been there many years but he can make sure the structure is safe before the business license is issued.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Guevara moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:48 p.m.**

**Ended: 5:50 p.m.**

**Item #5**

**Conditional Use Permit:**

**A Drive- Thru Service Window -  
La Mexico  
Being Lot 9, Block 5,Taurus Estates  
Subdivision No. 9, Ph. I,  
4009 N. Inspiration Road  
C-2  
Blesson George**

Mr. Cervantes stated that the convenience store is located at the Northwest corner of Inspiration Road and Azalea Street. Per Code of Ordinance, a Drive-Thru Service Window requires the approval of a Conditional Use Permit by the City Council. The applicant has been operating the convenience store at this location since January 12, 2023. He would like to continue utilizing the drive-thru service window, therefore the need to reapply for the conditional use permit. The site has a 30' access point off of Inspiration Road and a 24' access to an alley off Azalea Street. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles. The hours of operation are as follows: Monday – Sunday from 6:00 am to 11pm. Staff: 8 employees. Parking: Based on the square footage of the building (3,728 sq. ft.) there are 12 parking spaces required. The applicant has 24 parking spaces, exceeding code by 12 spaces. The last CUP for the Drive-thru Service Window was approved on February 26, 2024 for a period of 1 year. Staff notes that this would be their second renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 3 year approval to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) CUP is not transferable to others; and 4) Hours of operation: Monday – Sunday from 6:00 am to 11pm.

Chairwoman Izaguirre asked what are the black wooden panel on the R.O.W.

Mr. Cervantes stated they are sign holders to announce specials. He stated he could ask the applicant to remove them.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

The applicant was present.

Mr. Blesson George resides at 1004 Travis Street. He stated the had bought the plants for the landscaping and he just has to plant the plants. He stated the pallets have been in the R.O.W since he bought the store. He stated he would remove them out of the R.O.W

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:50 p.m.**

**Ended: 5:55 p.m.**

**Item #6**

**Conditional Use Permit:                   A Home Occupation for the sale  
of firearms – Guns & More  
being Lot 19, Monaco Subdivision  
2208 Monaco Drive  
R-1A  
Robert D. Russell**

Mr. Cervantes stated the subject site is located 820' west of Shary Road along the south side of Monaco Drive, in a gated private street. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant would like to keep his Federal Firearms License active and one of the requirements is for him to have permission from the City to utilize his home address for the business. The applicant has a Federal Firearms license, which allows him to process paperwork for the issuance of the firearms, if first approved by the Federal Bureau of Alcohol, Tobacco and Firearms. The home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant will be the only person operating the business and there will be no advertising on the premises. The proposed gun sales will be strictly via online sales and by appointment only; walk-ins are not welcome but will happen on occasion. The applicant makes the majority of his sales at Gun Shows. Staff notes that a conditional use permit was approved for a home occupation - sale of firearms for this same location on September of 2011 for a period of 1 year. Shortly after his approval, the applicant moved his business to a commercial location. In 2018, the applicant closed his business due to health reasons. The applicant obtained a letter from the Monaco Homeowners Association stating that he was approved to move his ATF license to his residence. The applicant's home has

an alarm system, and the firearms are safely stored in a safe. In an effort to comply with the ATF requirements and to keep his license current for at least 2 more years he would like the board's consideration of his request. Staff notes that during his CUP tenure there were no complaints filed. The P&Z Commission has seen and approved a similar request for 2706 E. 28th Street. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 1 year approval to assess this new operation; 2) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3) Acquire a business license; and 4) CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

The applicant was present.

Mr. Robert Russell resides at 2208 Monaco Drive. He stated he had a ATF license for many years he used to have a store at 2704 E. Griffin Parkway but he closed the store because he had cancer and he couldn't run the store by himself. The ATF stated he had to receive a permit from the city. He added he isn't selling guns at the location and he only does appointments and he has to know the person and he had an alarm system and safe for the guns to be stored. He stated the only reason he is renewing the license since he had the license for many years and don't want to lose the license. He just wants to keep his license with the ATF and the City of Mission.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:55 p.m.**

**Ended: 6:02 p.m.**

**Item #7**

**Conditional Use Permit:**

**The Sale & On-Site Consumption of Alcoholic  
Beverages – Taboo Bar & Grill  
Being Lot 1, Alba Plaza Subdivision  
608 N. Shary Road, Suites 9 & 10  
C-3  
Blesson George**

Mr. Cervantes stated the site located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City



Council. This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music and concerts, etc. The hours of operation are as follows: Thursday – Sunday from 6:00 pm to 2 am. Staff: 15 employees in different shifts. Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza. Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school or publicly owned property. There is a residential subdivision within 300 feet, however P&Z and City Council have waived this separation requirement in previous conditional use permits. The last conditional use permit use approved for this location was on September 9, 2024 for a period of 6 months. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. Staff requested a report from Mission PD in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 8 incidents from September 9, 2024 to present that range from: 1-Suspicious Circumstances, 2-fights, 1-assault, 1-accident minor, 1-assist ambulance, 1-alarm, and 1-public assistance. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for six (6) months to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) Continued compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30 day retention. The cameras must be approved by the Police Chief; 7) Maximum occupancy to be 165 people at all times; and 8) Hours of operation: Thursday – Sunday from 6:00 pm to 2 am.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

The applicant was present.

Mr. Blesson George resides at 1004 Travis Street. He stated they only open the business for two business days which is Fridays and Saturdays which is hard to sell more than 30% of food items in the establishment. He stated all the police calls were called by him most of the time.

Mr. Cervantes stated there has been a few police incidents.

Mr. Blesson George stated if instead of the renewal for 6 months can he get a 1 year permit since it takes time and money to get the renewal for the Conditional Use Permit.

Mr. Cervantes stated since there has been 8 incidents for : 1-Suspicious Circumstances, 2-fights, 1-assault, 1-accident minor, 1-assist ambulance, 1-alarm, and 1-public assistance he recommended a six month permit.

Chairwoman Izaguirre asked which police incident reports had he called in to the police.

Mr. Blesson George stated there was only one incident he had called in due to a woman fainting in the establishment for low blood sugar.

Mr. Cervantes stated since he let the conditional use permit expires and lapse that is the reason why staff is recommending 6 months. He stated for the next renewal of the conditional use permit staff can recommend a 1 year renewal if police incidents are low and he applies on time.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any other questions.

Mr. Sanchez asked if there was any complaints or opposition to the business.

Mr. Cervantes stated there was no opposition to the establishment.

Ms. De Luna stated they installed insulation or a sound buffer so staff hasn't received any complaints.

Mr. Cervantes state the applicant has 5 security officers and security cameras.

Ms. Garza asked if staff could add security officers to the recommendation.

Mr. Cervantes stated yes, the board can add any additional condition during the operation to the recommendation. He added they already have 5 security officers.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request with an additional condition the applicant must have 5 security officers at all times while open. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:02 p.m.**

**Ended: 6:04 p.m.**

**Item #8**

**Conditional Use Permit  
Renewal:**

**The Ohana Construction and Landscaping Nursery  
Being a 1.68 tract of land, out of Lot 28-5,  
West Addition to Sharyland Subdivision  
305 West Mile 2 Road  
AO-I  
Azucena Bastida**

Mr. Cervantes stated the site is located at the Southwest corner of West Mile 2 and Compton Roads. The applicant would like to renew her conditional use permit to continue to use the property for the purpose of selling plants and trees. The proposed hours of operation are as follows: Tuesday – Saturday from 9:00 am to 6:00 pm. and Sundays & Mondays are by appointment only. The working staff is 4 employees. Parking: The parking must be striped for at least 4 vehicles. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (40) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval for life of use with the understanding the permit can be revoked: 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.); 2) No dumping of dead plants or trees outside of the property.; 3) Parking for at least (4) four vehicles must be

provided.; 4) Hours of operation are: Tuesday – Saturday from 9:00am to 6:00pm. and Sundays & Mondays are by appointment only.; and 5) CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

#### **ITEM#9**

#### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:04 p.m.

---

Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 17.13 acre tract of land out of 18.39 acres out of Lot 5-9, West Addition to Sharyland Subdivision, located along the South side of E. Military Highway approximately 1,390 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 9, 2025 – Application for rezoning submitted for processing.
- June 19, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development.
- The tract of land measures 273 feet along E. Military Highway and has a depth of 1,200 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) to the South, East and West and Light Industrial District (I-1) to the North.
- The surrounding land uses are agricultural land in all directions.
- The subject property is used as farmland.
- The Future Land Use Map shows the subject property as General Commercial but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future Industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map.
- The Future 365 Toll Road cuts through a portion of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit.
- Notices were mailed to 14 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

### STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

**RECORD OF VOTE:**

**APPROVED:**

\_\_\_\_\_

**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

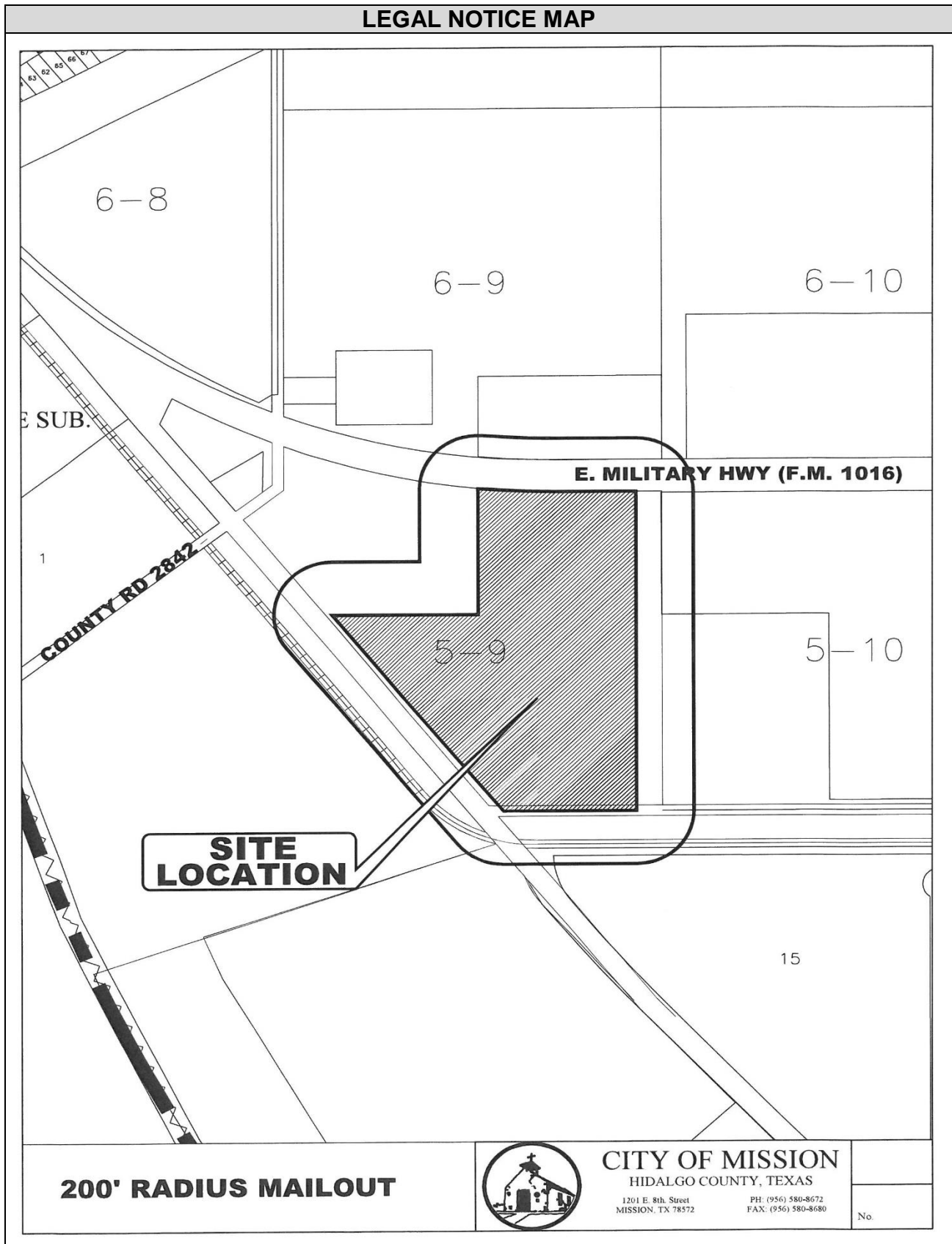
\_\_\_\_\_

\_\_\_\_\_ AYES

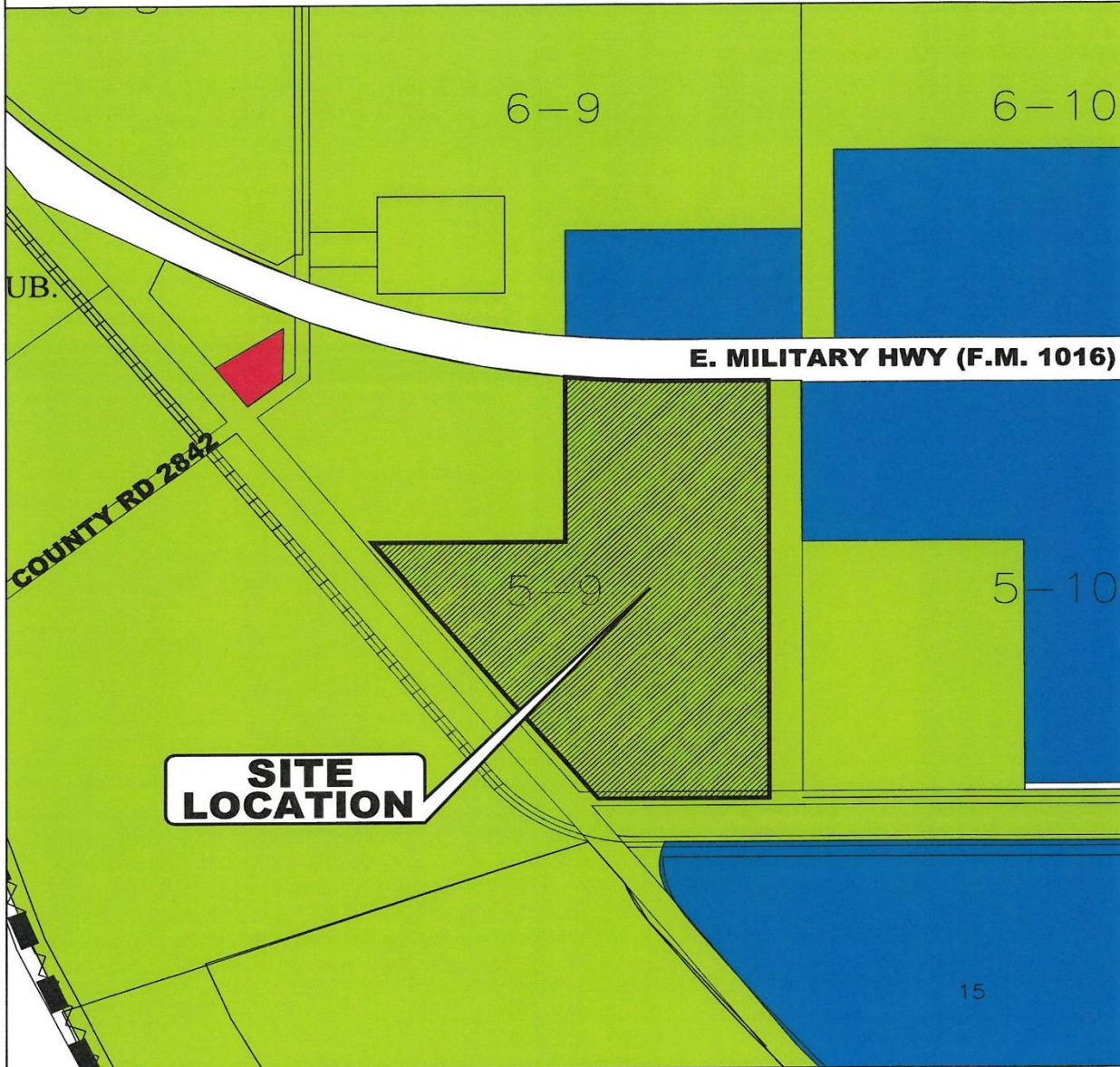
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_





# ZONING MAP



## ZONING LEGEND

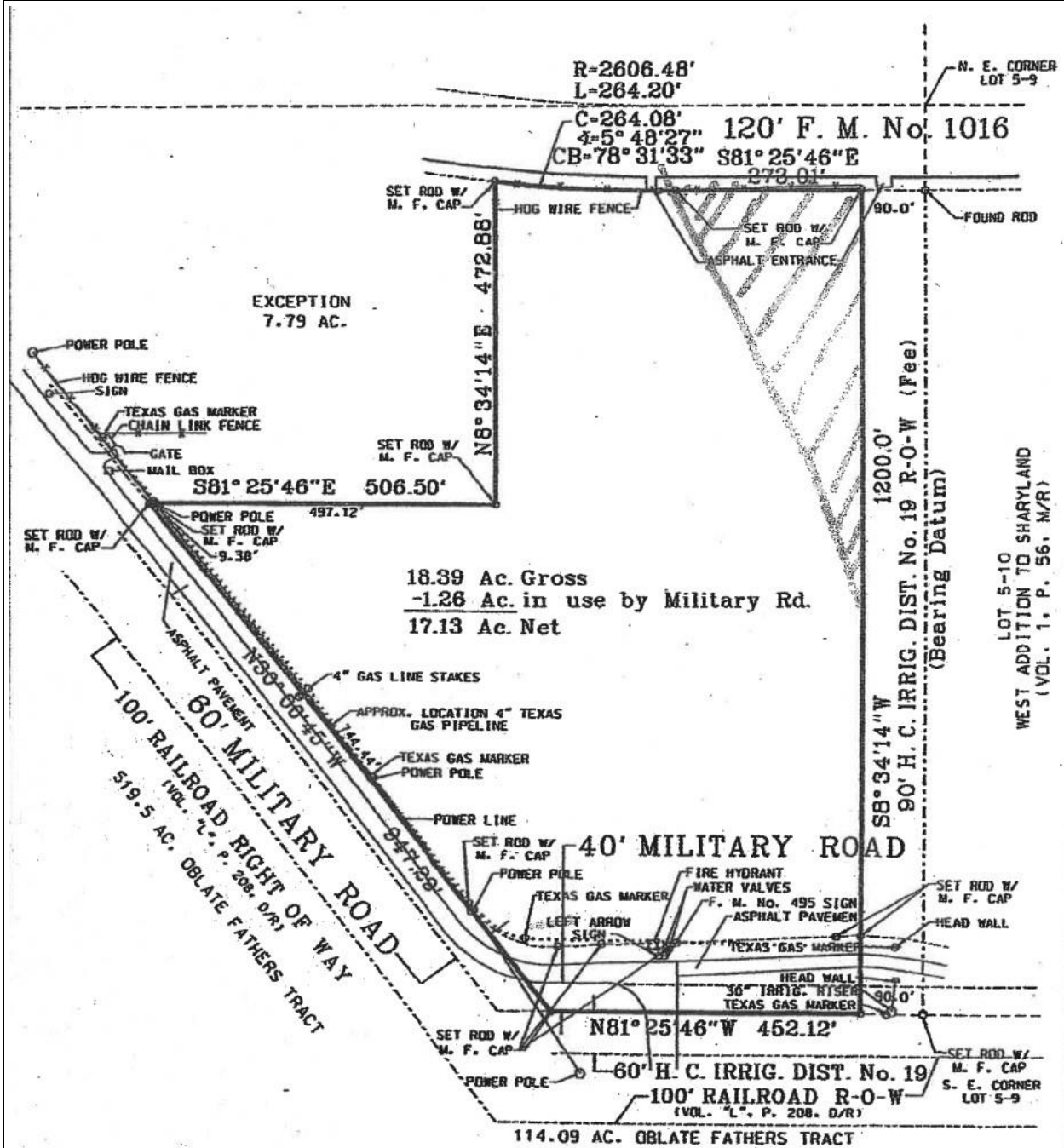
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> A0-I AGRICULTURAL OPEN INTERIM	<span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> C-4 HEAVY COMMERCIAL
<span style="display:inline-block; width:10px; height:10px; background-color:darkgreen;"></span> AO-P AGRICULTURAL OPEN PERMANENT	<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span> R-4 MOBILE & MODULAR HOME	<span style="display:inline-block; width:10px; height:10px; background-color:darkblue;"></span> C-5 ADAPTIVE COMMERCIAL
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> R-1A LARGE LOT SINGLE FAMILY	<span style="display:inline-block; width:10px; height:10px; background-color:darkblue;"></span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span> I-1 LIGHT INDUSTRIAL
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span> R-1T TOWNHOUSE RESIDENTIAL	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> C-1 OFFICE BUILDING	<span style="display:inline-block; width:10px; height:10px; background-color:darkblue;"></span> I-2 HEAVY INDUSTRIAL
<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="display:inline-block; width:10px; height:10px; background-color:teal;"></span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span> C-3 GENERAL BUSINESS	<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey;"></span> P PUBLIC



AERIAL



## PROPERTY SURVEY



SURVEY DONE WITHOUT THE BENEFIT OF  
A TITLE REPORT OR TITLE COMMITMENT.

I, MICHAEL FABIAN, A REGISTERED  
PROFESSIONAL LAND SURVEYOR, DO HEREBY  
CERTIFY THE FOREGOING MAP IS A  
REPRESENTATION OF SURVEY MADE ON THE  
GROUND UNDER MY SUPERVISION AND THAT  
THERE ARE NO VISIBLE DISCREPANCIES,  
CONFLICTS, OR SHORTAGES IN AREA OR

MAP  
OF THAT PART OF  
LOT 5-9,  
WEST ADDITION TO SHARYLAND,  
LYING SOUTH OF 120.0 FT. F. M. No. 1016  
SAVE AND EXCEPT A 7.79 AC. TRACT

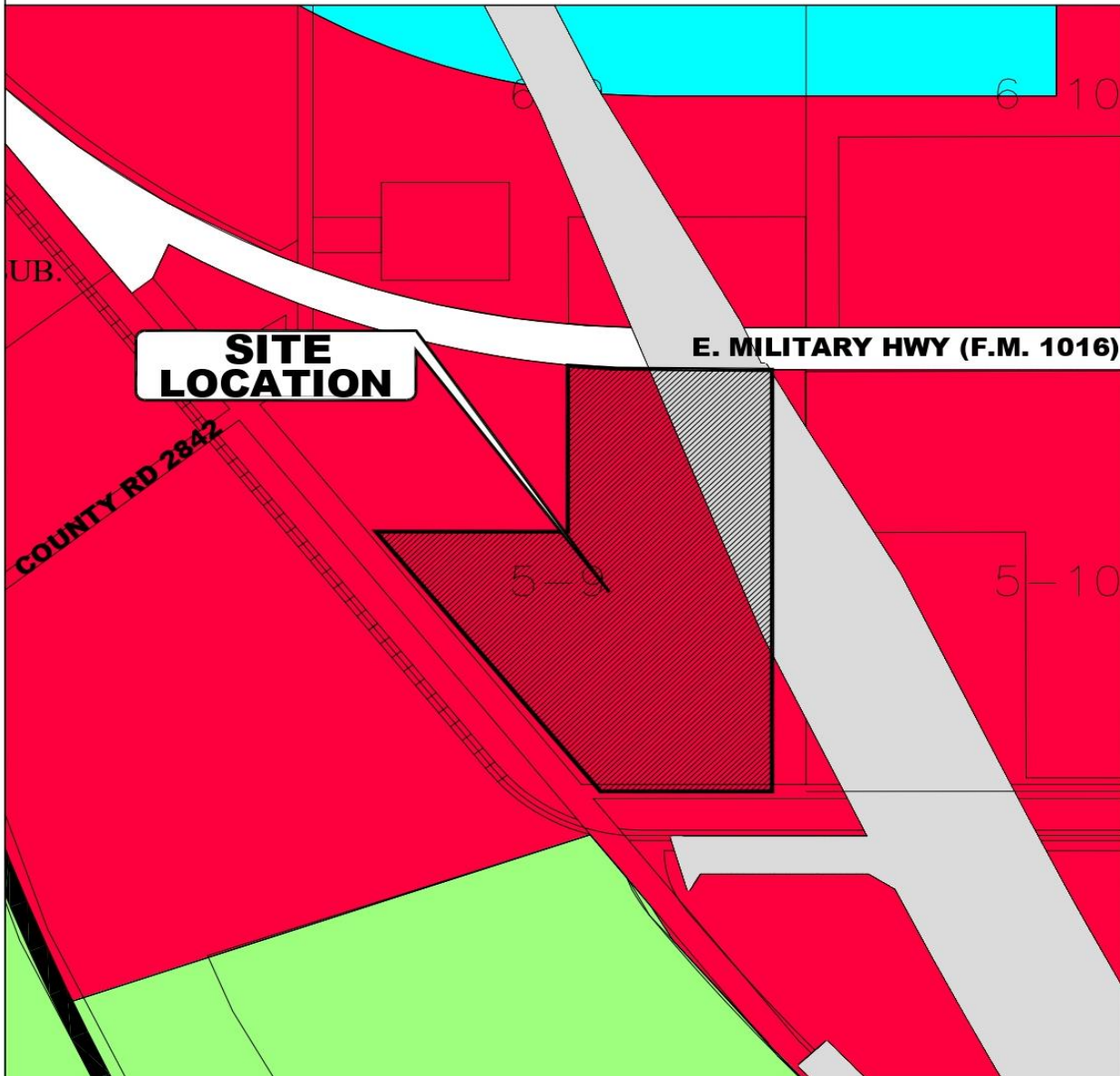


**PHOTO OF THE PROPERTY**





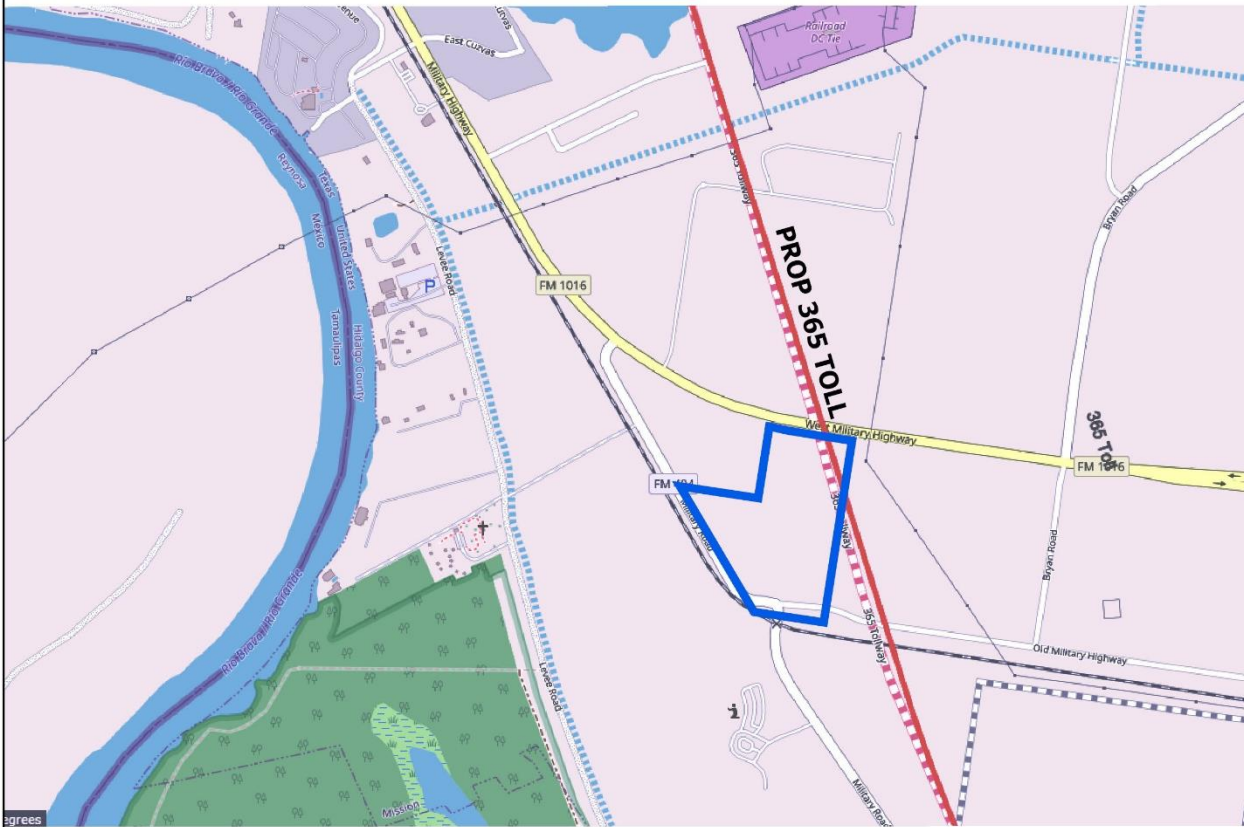
# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.       | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res. | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - MD - Moderate Density Res.  | <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> - HD - High Density Res.      | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> - P - Public               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> - ● - Neighborhood Commercial  | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> - PUD - Planned Unit Development |

# HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY MAP



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
728248	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
728251	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
730018	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
683513	SHARYLAND DISTRIBUTION & TRANSMISSION SERVICES LLC	1900 N AKARD ST	DALLAS	TX	75201-2729
316348	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
316346	MAZICE INVESTMENTS LLC	2501 W MILITARY HWY STE E6-E7	MCALLEN	TX	78503-8952
316347	UNION DESIGN DEVELOPERS L.P.	4314 S CONWAY AVE	MISSION	TX	78572-0034
101552	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041
316363	UNION DESIGN DEVELOPERS LP	4314 S CONWAY AVE	MISSION	TX	78572-0034
730709	ELIZONDO VALLEY PROPERTIES LP	403 N 38 1/2 ST	MCALLEN	TX	78501-8168
101541	SAN JUAN DIEGO CATHOLIC	PO BOX 3888	MISSION	TX	78573-0065
101550	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041
316343	WAASER SONJA ELISABETH & CHRISTINE LYNN ASBURY	4314 S CONWAY AVE	MISSION	TX	78572-0034
0		<Null>	<Null>	<Null>	<Null>
316345	STATE OF TEXAS FOR THE	COURTHOUSE ANX	EDINBURG	TX	78539



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 9.853 acre tract of land out of 35.72 acres out of Lot 5-10, West Addition to Sharyland Subdivision, located along the North side of Old Military Highway approximately 700 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 9, 2025 – Application for rezoning submitted for processing.
- June 19, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development.
- The tract of land measures 580 feet along Old Military Highway and has a depth of 740 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) to the West and Light Industrial District (I-1) to the North, East and South.
- The surrounding land uses are agricultural land in all directions.
- The subject property is used as farmland.
- The Future Land Use Map shows the subject property as General Commercial but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map.
- The future 365 Toll Road cuts through the majority of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit.
- Notices were mailed to 3 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

### STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

**RECORD OF VOTE:**

**APPROVED:**

\_\_\_\_\_

**DISAPPROVED:**

\_\_\_\_\_

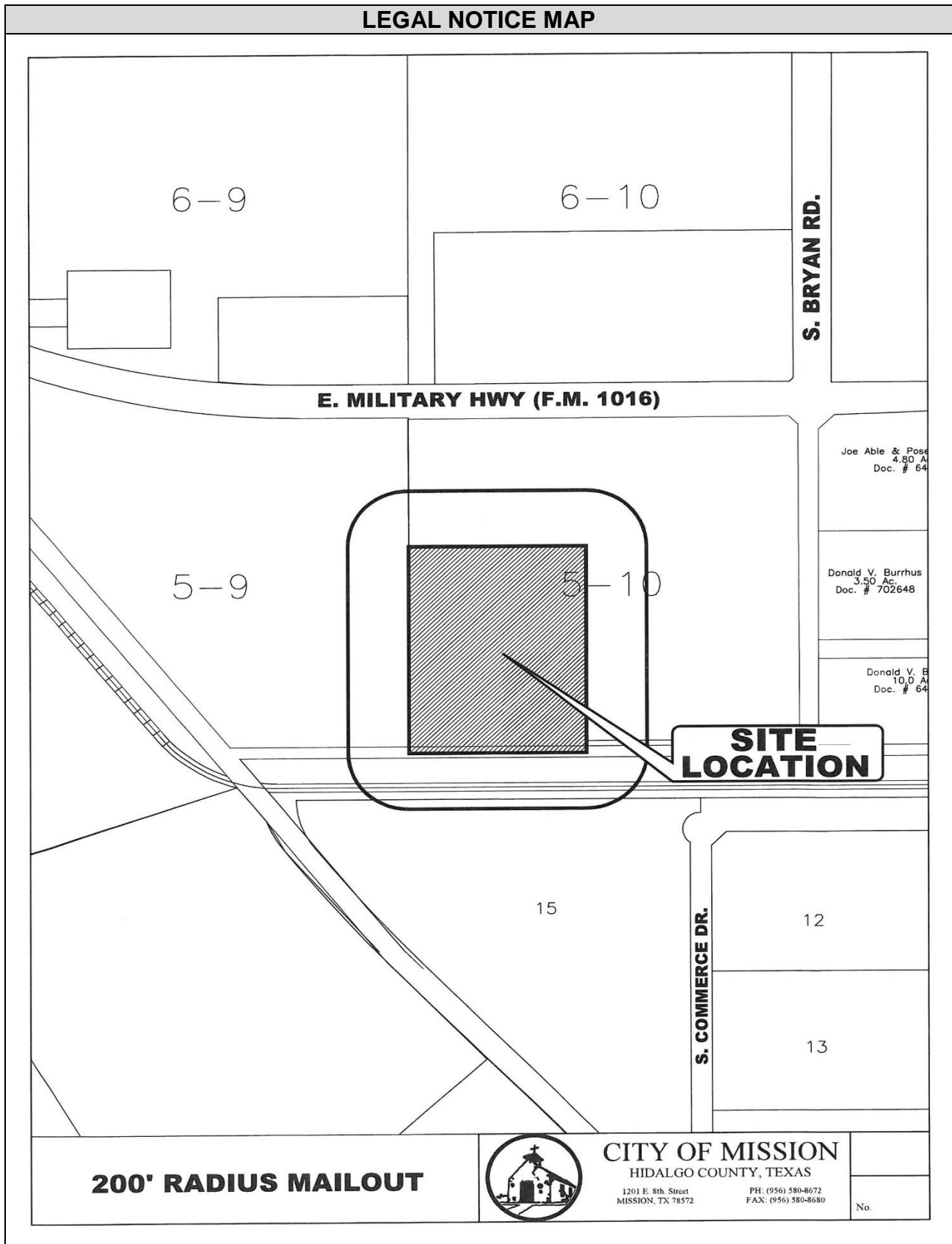
**TABLED:**

\_\_\_\_\_

\_\_\_\_\_ AYES

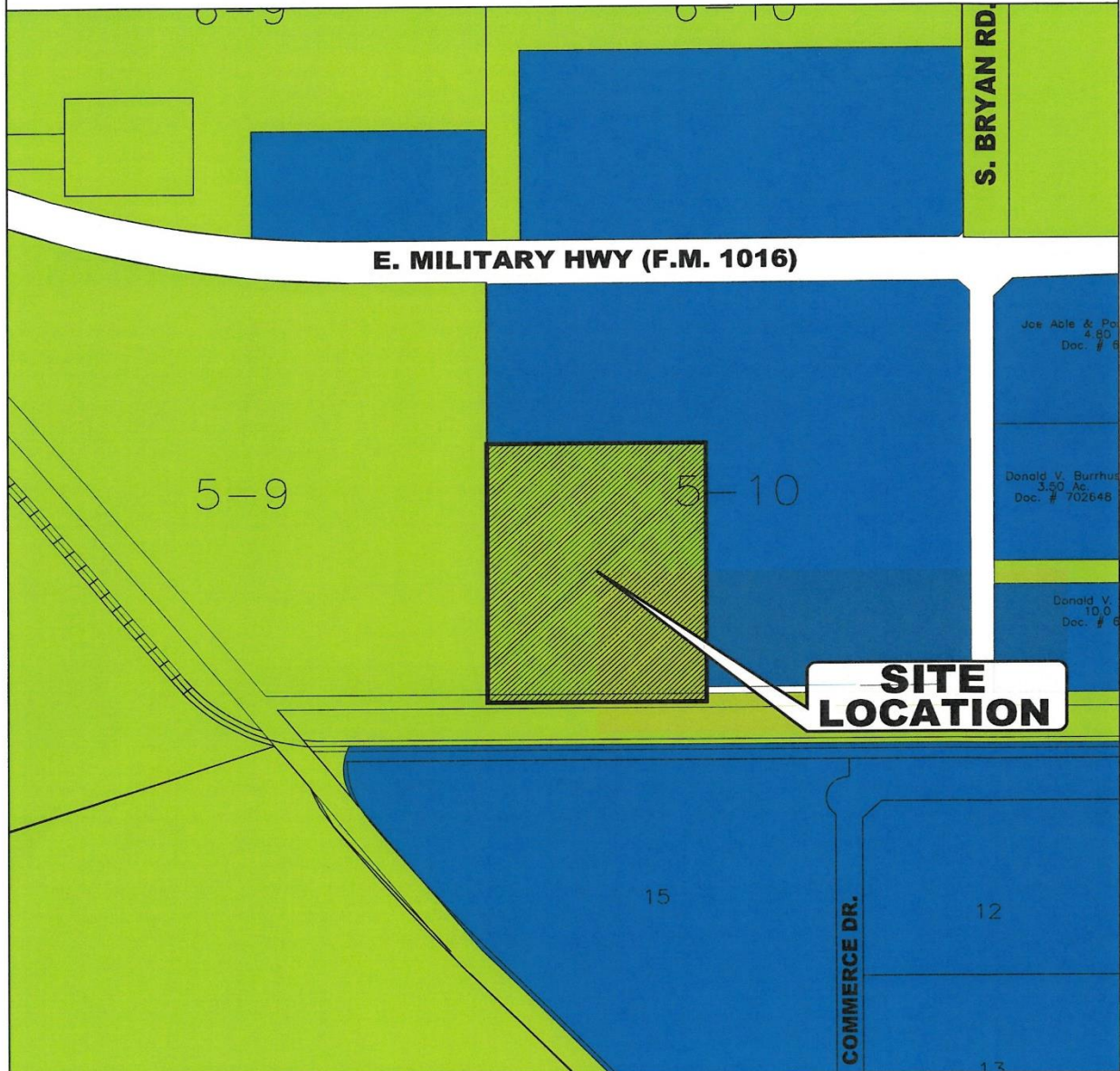
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_





# ZONING MAP



## ZONING LEGEND

<span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM	<span style="color: red;">■</span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="color: brown;">■</span> C-4 HEAVY COMMERCIAL
<span style="color: darkgreen;">■</span> AO-P AGRICULTURAL OPEN PERMANENT	<span style="color: red;">■</span> R-4 MOBILE & MODULAR HOME	<span style="color: purple;">■</span> C-5 ADAPTIVE COMMERCIAL
<span style="color: blue;">■</span> R-1A LARGE LOT SINGLE FAMILY	<span style="color: red;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL
<span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL	<span style="color: red;">■</span> C-1 OFFICE BUILDING	<span style="color: darkblue;">■</span> I-2 HEAVY INDUSTRIAL
<span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="color: lightblue;">■</span> PUD PLANNED UNIT DEVELOPMENT
<span style="color: teal;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="color: red;">■</span> C-3 GENERAL BUSINESS	<span style="color: grey;">■</span> P PUBLIC



AERIAL





## PROPERTY SURVEY

LOT 6-10  
WEST ADDITION TO SHARYLAND  
SUBDIVISION  
VOLUME 1, PAGE 56  
(M.R.H.C.T.)

UNION DESIGN DEVELOPERS, LP  
(DOC. NO. 3525210  
O.R.H.C.T.)

$$\frac{\text{LOT } 6-10}{\text{LOT } 5-10}$$

W. MILITARY, HWY-F.M. 1016  
(120' R.O.W.)

LOT 5-10

LOT 6-10  
LOT 6-11  
P.N.  
LO  
TR  
DETAIL

90.0' CANAL R.O.W.  
VOL. 1, PG. 56 (M.R.H.C.T.)

LOT 5-9	740.00'
LOT 5-10	

9.853 AC OF THE REMAINDER OF SAID 35.72 AC.  
UNION DESIGN DEVELOPERS, LP  
(DOC. NO. 3087710  
O.R.H.C.T.)

LOT 5-10  
WEST ADDITION TO SHARYLAND  
VOL. 1, PG. 56, M.R.H.C.T.

N 08°33'29" E

N 81° 26' 31" W

OLD MILITARY HWY.

—P.O.B.

TRACT I  
(26.395 AC.)

LOT 5-10  
WEST ADDITION TO SHARYLAND  
SUBDIVISION  
VOLUME 1, PAGE 56  
(M.R.H.C.T.)

TRACT 1 (35.72 AC.)  
UNION DESIGN DEVELOPERS, LP  
(DOC. NO. 3087710  
O.R.H.C.T.)

80.0' UTILITY  
EASEMENT OF WAY  
DOCUMENT NO. 1912602  
O.R.H.C.T.

40.00' R.O.W. EASEMENT  
VOL. 752, PG. 252 ( 2008 )  
D.R.H. C.T.)

LOT 5-10 LOT 5-11

S 08°33'29" W

BRYAN ROAD (60'R.O.W.)

1,317.98'

P.  
N.  
LO  
TR

DETAIL

**SERVICES, LLC.**

D. SUITE 13  
C 70E70

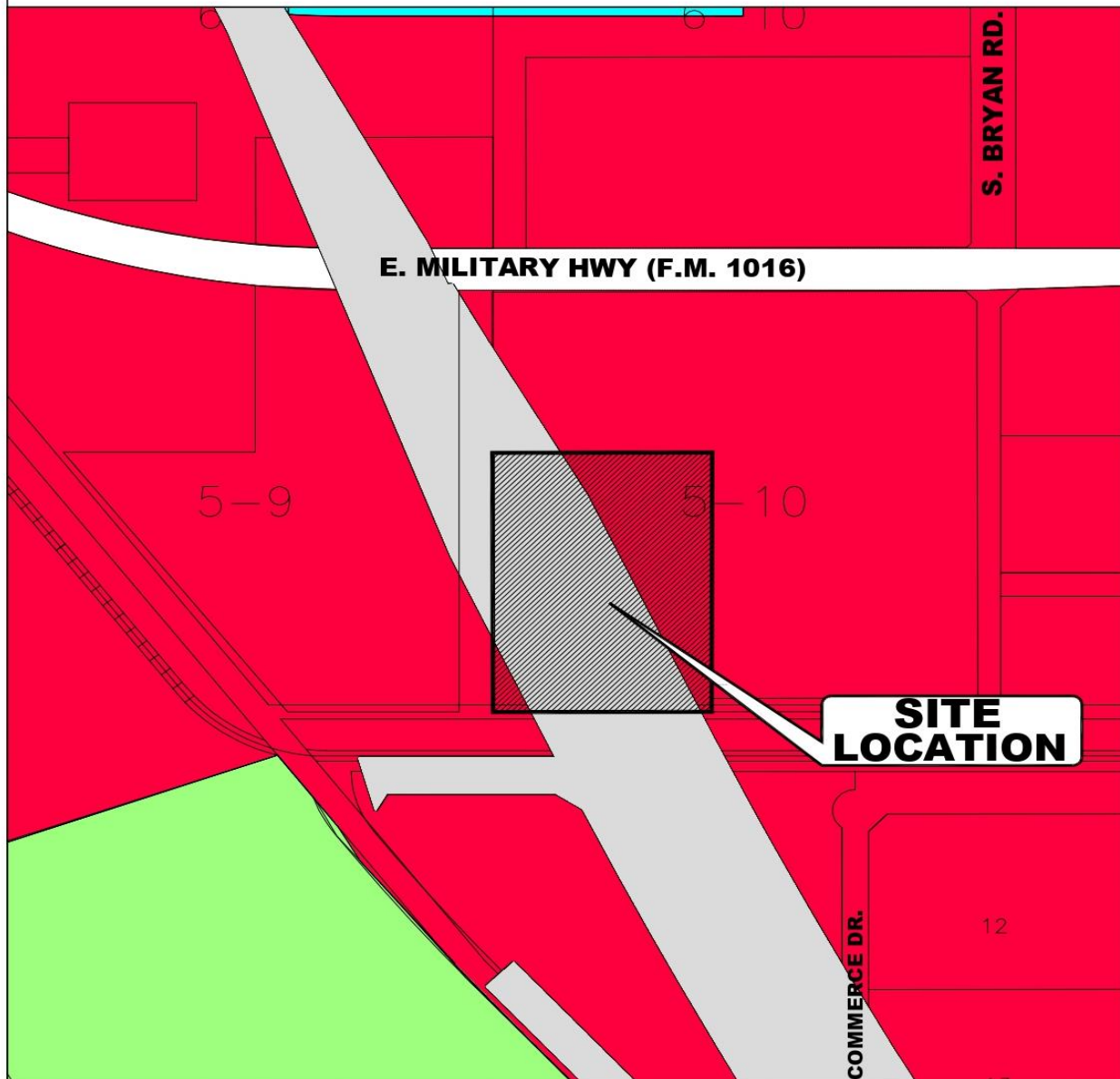
CASCADE REAL ESTATE  
OPERATING LP  
(DOC. NO. 3069818  
O.R.H.C.T.)

PHOTO OF THE PROPERTY





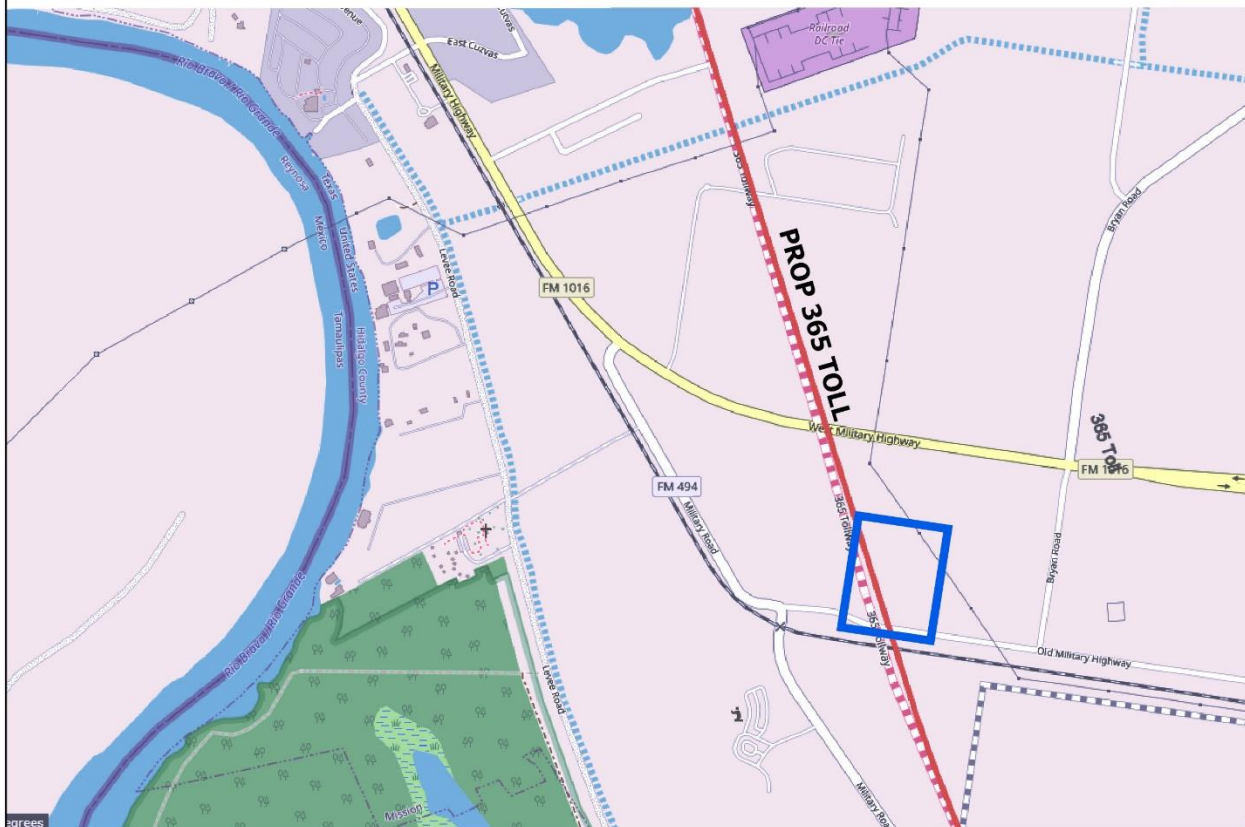
# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.           | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res.     | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightorange; border: 1px solid black;"></span> - MD - Moderate Density Res. | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple; border: 1px solid black;"></span> - HD - High Density Res.     | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> - P - Public               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> - ● - Neighborhood Commercial      | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> - PUD - Planned Unit Development |

## HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY MAP



**MAILOUT LIST**

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
316347	UNION DESIGN DEVELOPERS L.P.	4314 S CONWAY AVE	MISSION	TX	78572-0034
101550	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041
316343	WAASER SONJA ELISABETH & CHRISTINE LYNN ASBURY	4314 S CONWAY AVE	MISSION	TX	78572-0034



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 18.56 acre tract of land situated in Porcion 56, and being out of the residue of Lot 6-8, West Addition to Sharyland Subdivision, located along the North side of E. Military Highway approximately 2,630 feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 9, 2025 – Application for rezoning submitted for processing.
- June 19, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development. A draft master plan for the proposed industrial development of this property is shown in this packet.
- The tract of land measures approximately 1,250 feet along E. Military Highway and has a depth of approximately 1,100 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) on all directions.
- The surrounding land uses include single-family homes to the Northwest and agricultural land to the East and South.
- The subject property is used as farmland.
- The Future Land Use Map shows the subject property as General Commercial with the Northwest corner designated as Planned Unit Development.
- During the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map.
- The future 365 Toll Road misses this property completely as shown in the attached RMA map.
- Notices were mailed to 10 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

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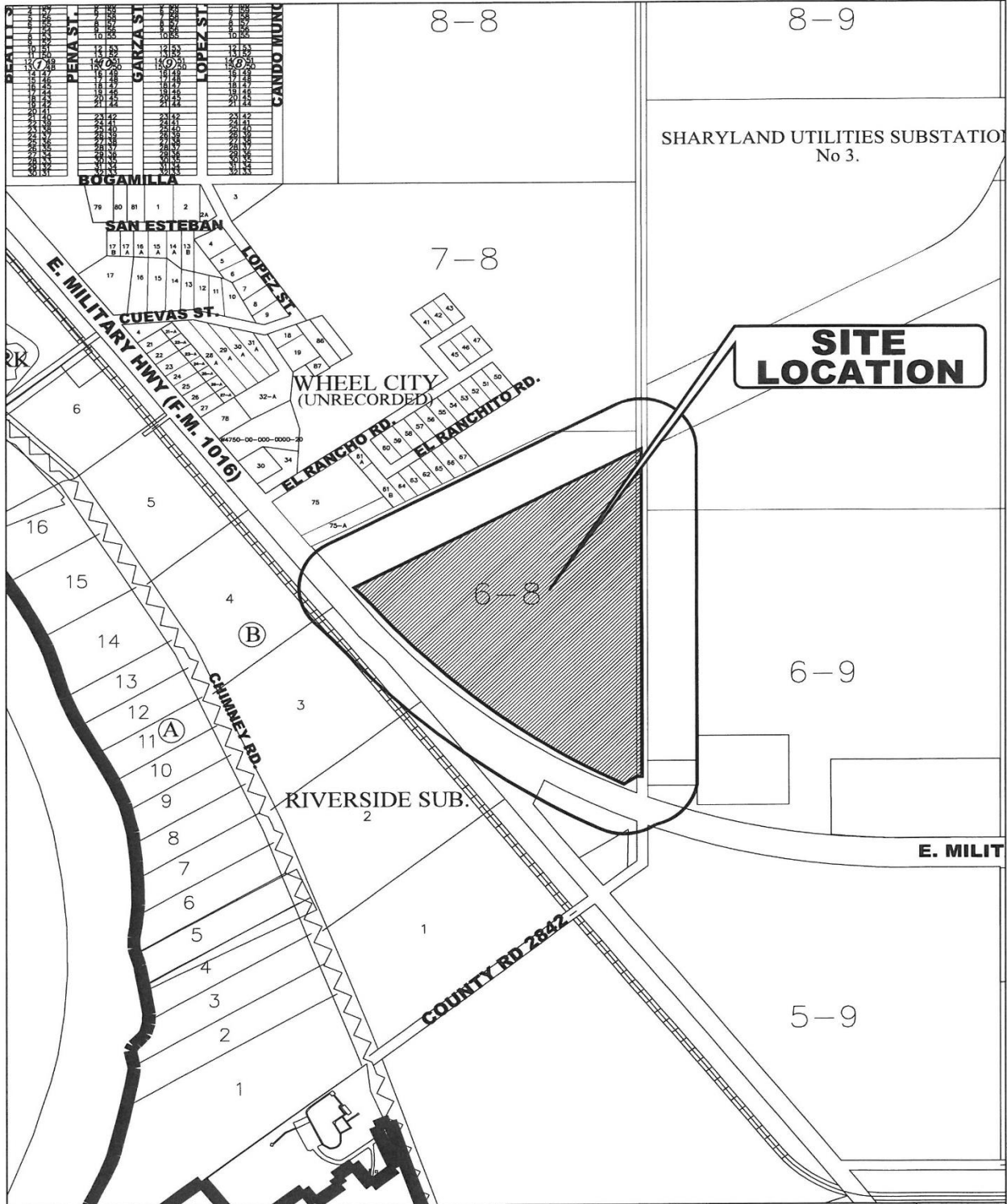
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

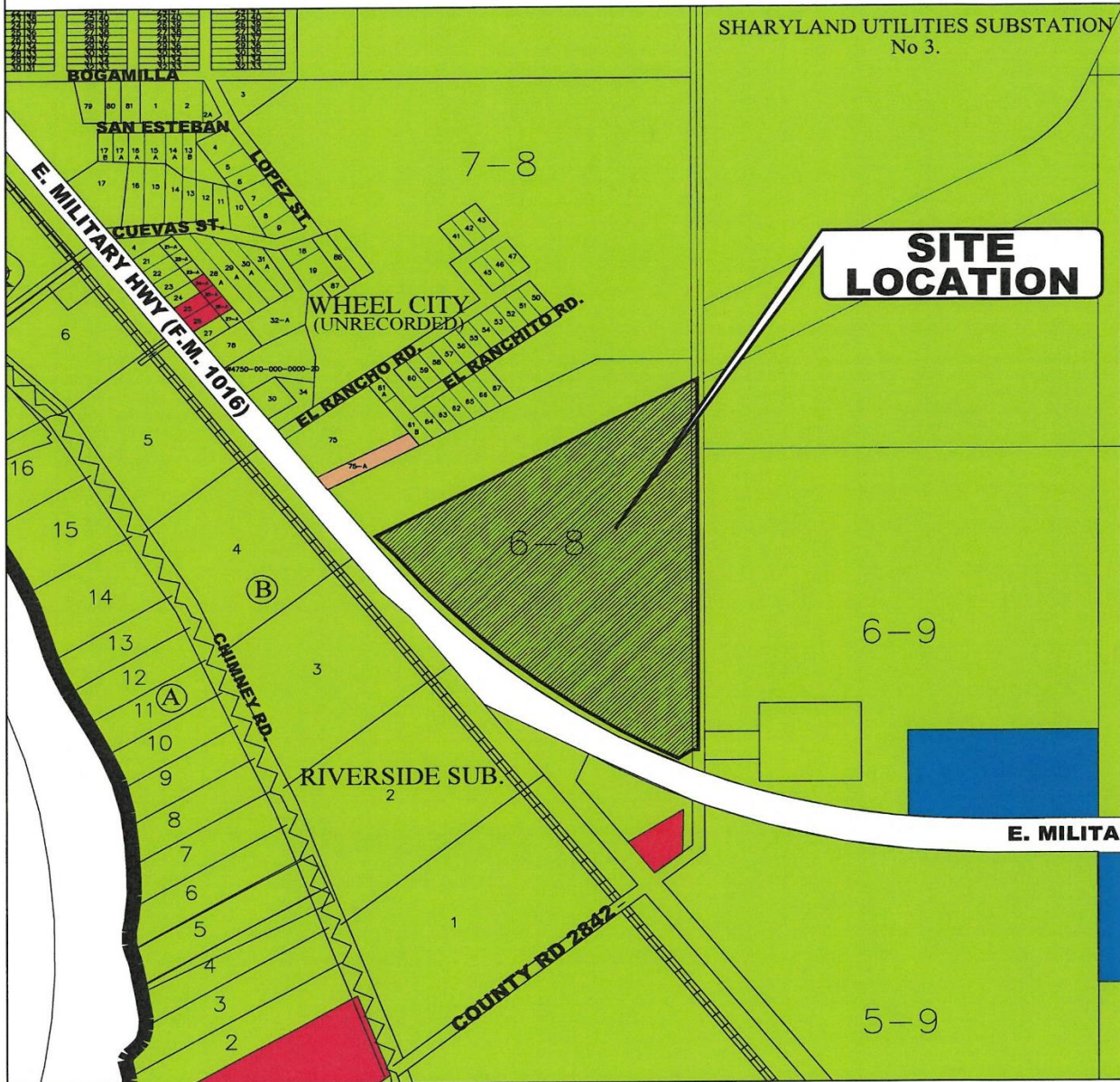
1201 E. 8th Street  
MISSION, TX 78572

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

No.



# ZONING MAP

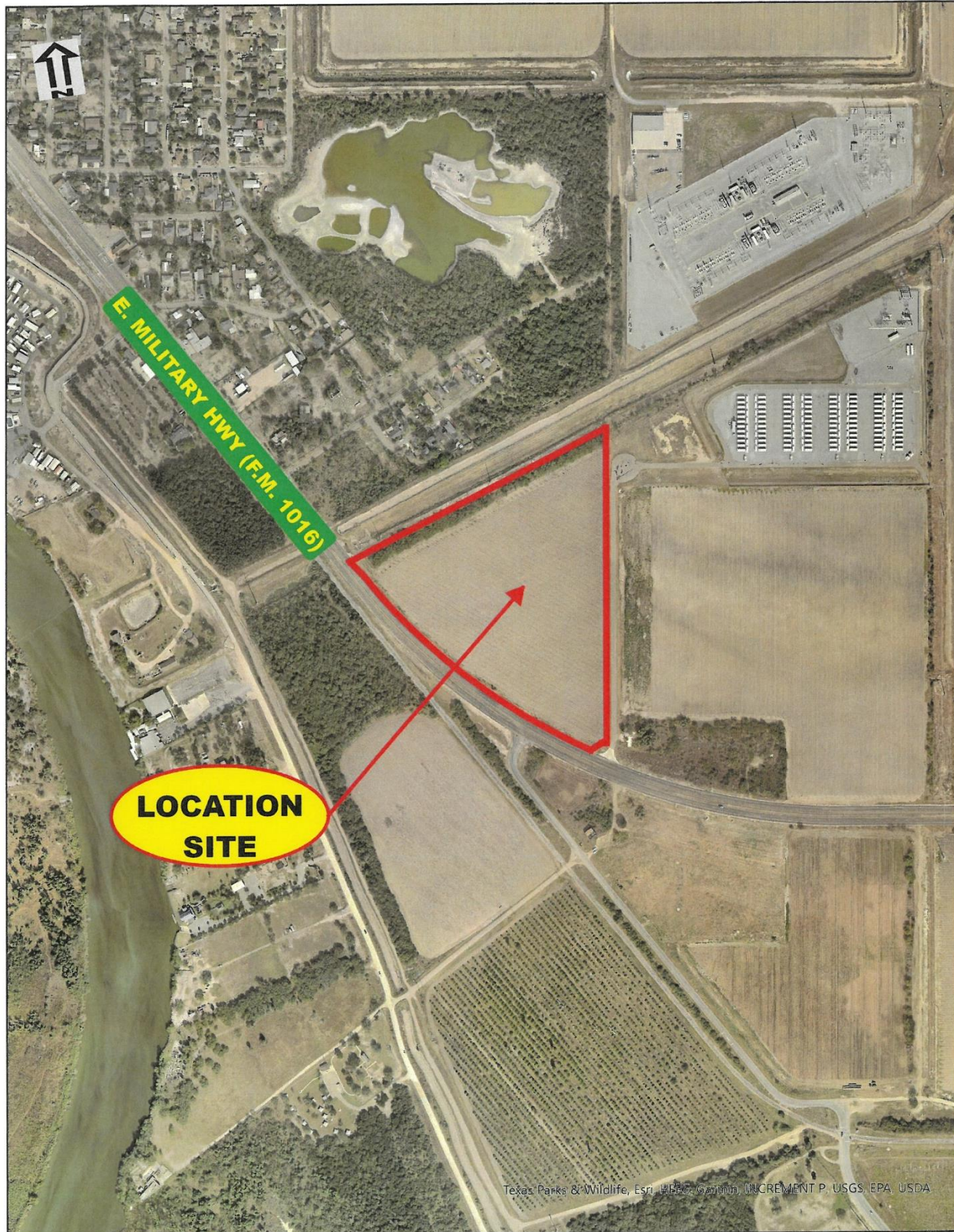


## ZONING LEGEND

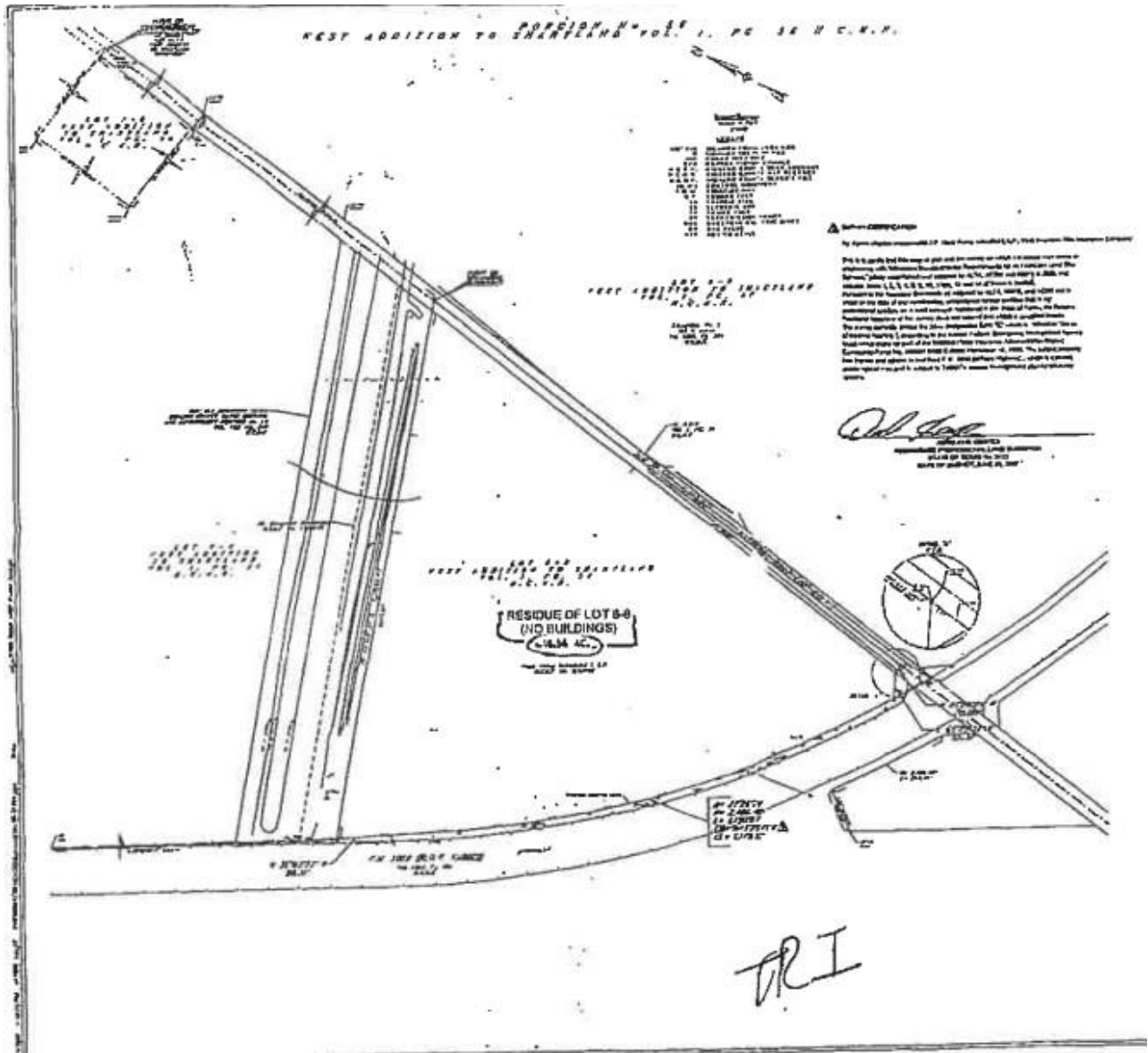
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> A0-I AGRICULTURAL OPEN INTERIM	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-4 HEAVY COMMERCIAL
<span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> AO-P AGRICULTURAL OPEN PERMANENT	<span style="background-color: #A52A2A; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-4 MOBILE & MODULAR HOME	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-5 ADAPTIVE COMMERCIAL
<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1A LARGE LOT SINGLE FAMILY	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> I-1 LIGHT INDUSTRIAL
<span style="background-color: #FFA07A; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1T TOWNHOUSE RESIDENTIAL	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-1 OFFICE BUILDING	<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> I-2 HEAVY INDUSTRIAL
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-3 GENERAL BUSINESS	<span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> P PUBLIC



AERIAL



PROPERTY SURVEY





## DRAFT MASTER PLAN



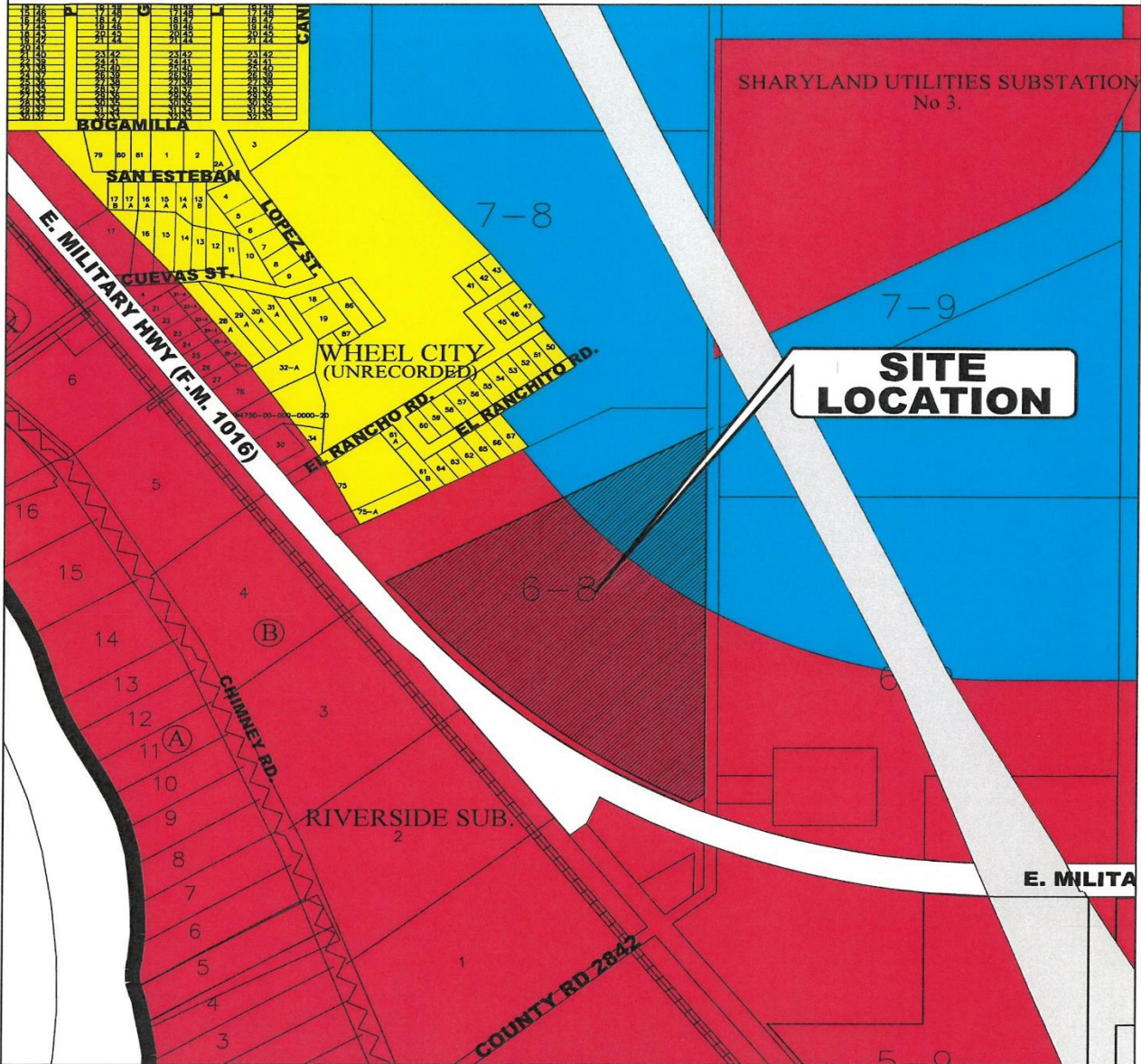


PHOTO OF THE SUBJECT PROPERTY





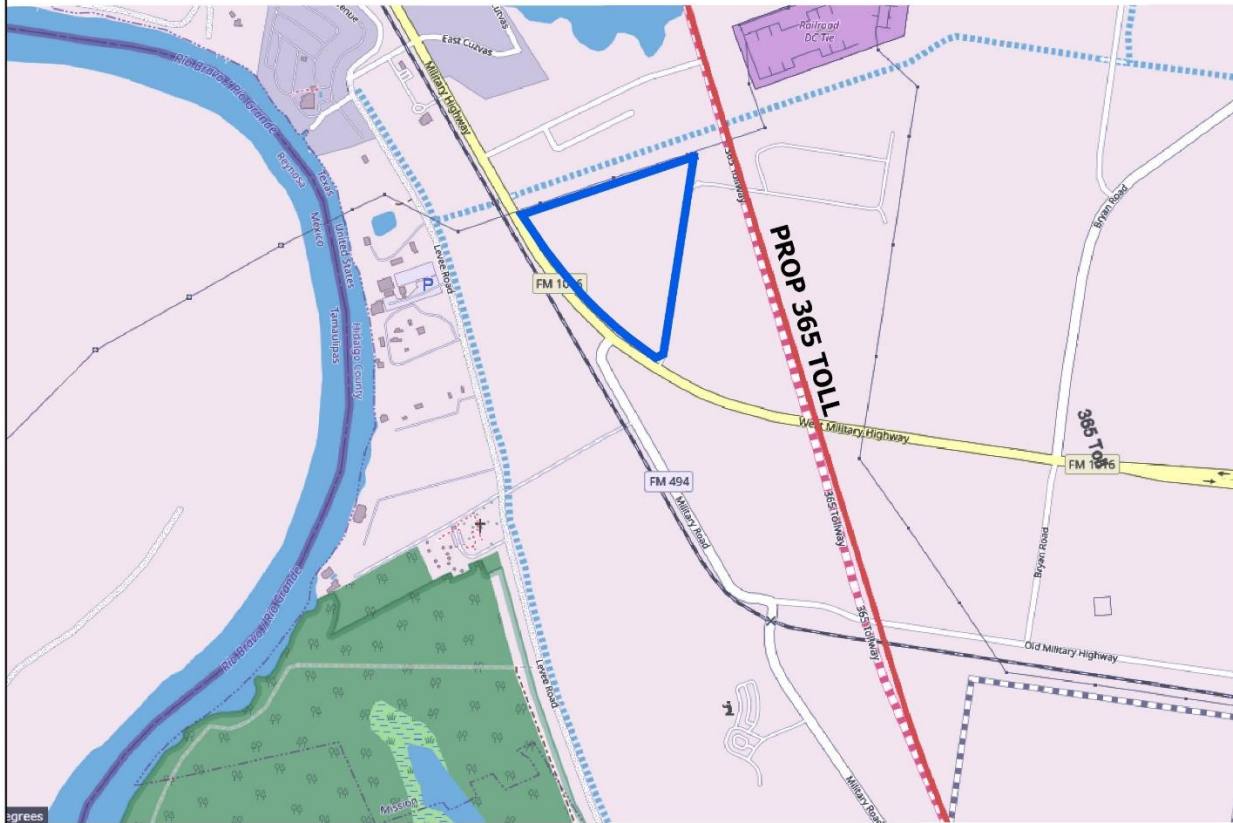
# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.       | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res. | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - MD - Moderate Density Res.  | <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> - HD - High Density Res.     | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> - ● - Neighborhood Commercial  | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |

# HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY MAP



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
316362	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041
316346	MAZICE INVESTMENTS LLC	2501 W MILITARY HWY STE E6-E7	MCALLEN	TX	78503-8952
316363	UNION DESIGN DEVELOPERS LP	4314 S CONWAY AVE	MISSION	TX	78572-0034
316367	PEREZ MARCOS & NORMA E	2603 E 20TH ST	MISSION	TX	78572-3303
732508	ELIZONDO VALLEY PROPERTIES LP	403 N 38 1/2 ST	MCALLEN	TX	78501-8168
271345	CAVAZOS ELOISA ROSA	4109 S CONWAY AVE	MISSION	TX	78572-1525
316360	UNION DESIGN DEVELOPERS L.P.	4314 S CONWAY AVE	MISSION	TX	78572-0034
316361	CERDA MELISSA ISLE ETAL	3800 SAN RODRIGO	MISSION	TX	78572-7512
960050	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041
1473477	MADERO STORAGE LAND HOLDINGS LLC	1495 CANYON BLVD STE 218	BOULDER	CO	80302-5367





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") and Office Building District ("C-1") Office Building District to Single-Family Residential District ("R-1"), being a 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road. Applicant: Victor Trevino - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 9, 2025 – Application for rezoning submitted for processing.
- June 19, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone a portion of his property from Agricultural Open Interim District ("AO-I") and Office Building District ("C-1") to Single-family Residential District ("R-1") so that the owner's house is in the correct zoning. For the remaining portion of the property with frontage on West Mile 2 Road, the applicant intends to split it for a future office commercial development.
- The tract of land measures 50 feet along West Mile 2 Road and has a depth of 1,320 feet.
- The surrounding zones are Office building District (C-1) and Agricultural Open Interim (A-OI) to the West, Agricultural Open Interim (A-OI) to the North and South, and Agricultural Open Interim (A-OI), Single-family Residential District and Duplex-fourplex Residential District (R-2) to the East.
- The surrounding land uses include the offices of the United Irrigation District to the West, The Trosper Fair Heights single-family subdivision, a duplex-fourplex subdivision under construction, and land with farm animals to the East. The property to the South is vacant and the Escobar/Rios Elementary School is located to the North.
- The subject property has a home with a shed in the back.
- The Future Land Use Map shows the subject property as Low-Density Residential. The requested zoning is in line with the future land use map designation for the property.
- Notices were mailed to 18 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

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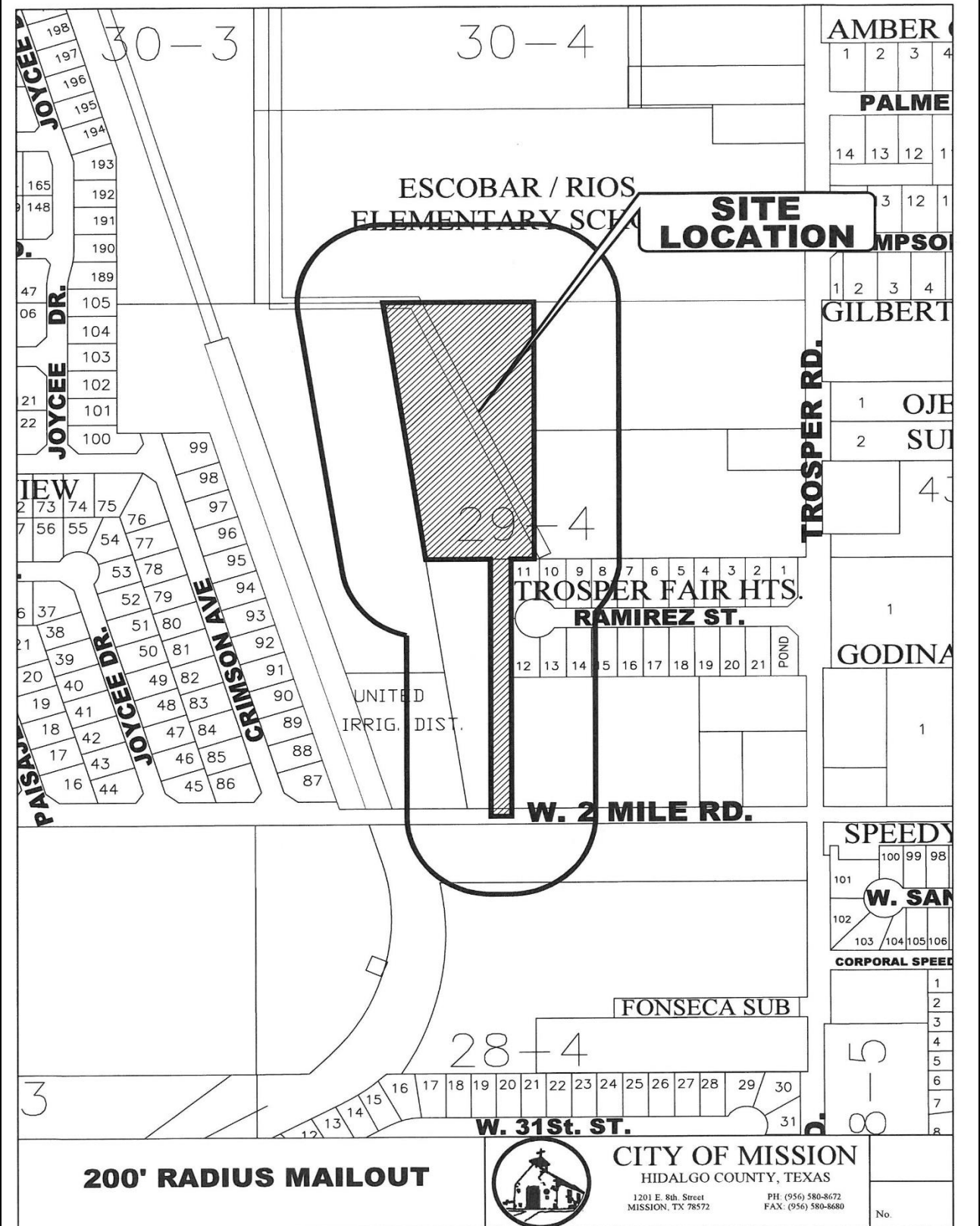
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\_\_\_\_\_ AYES

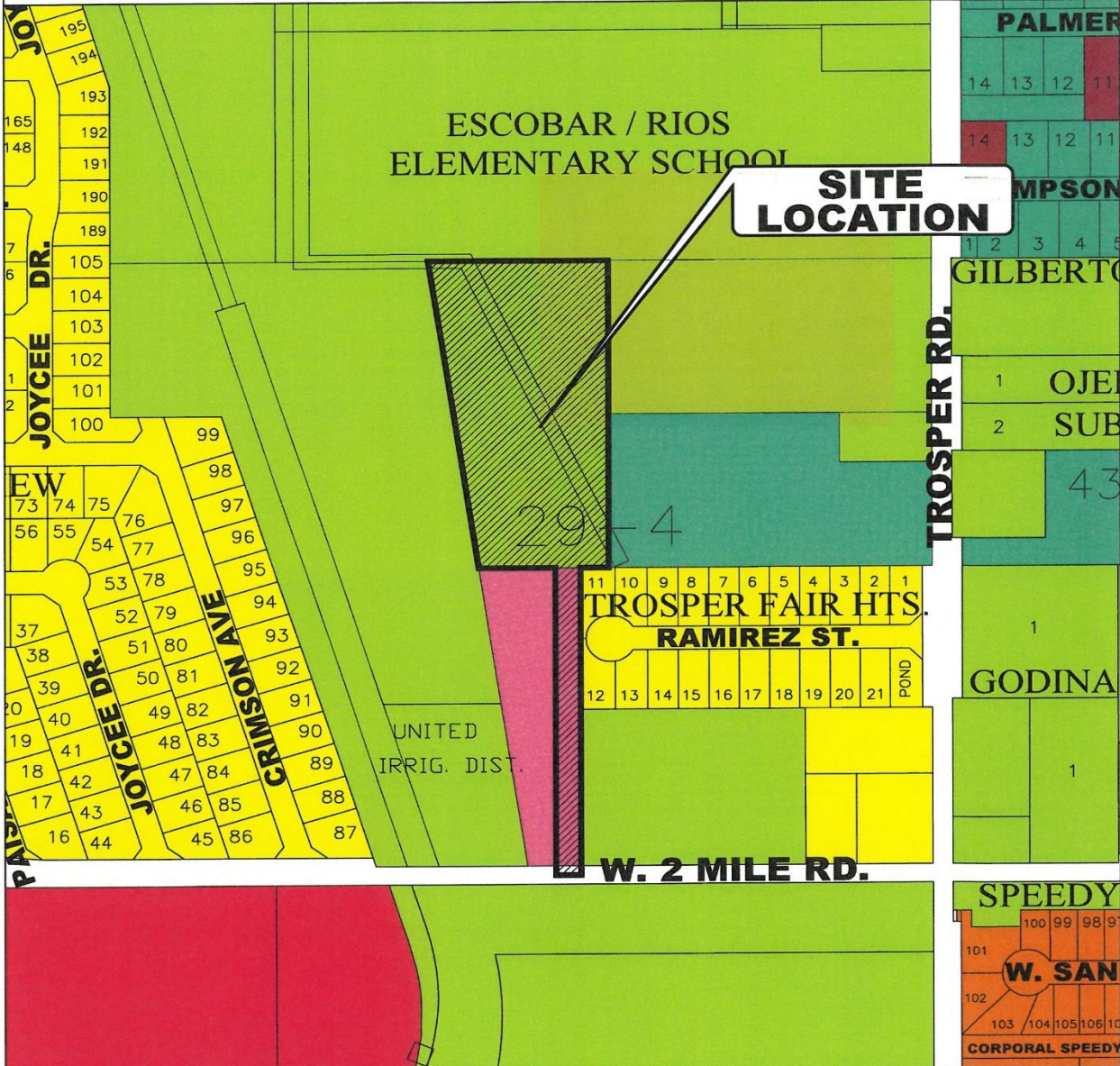
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

## LEGAL NOTICE MAP



# ZONING MAP



## ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC



AERIAL

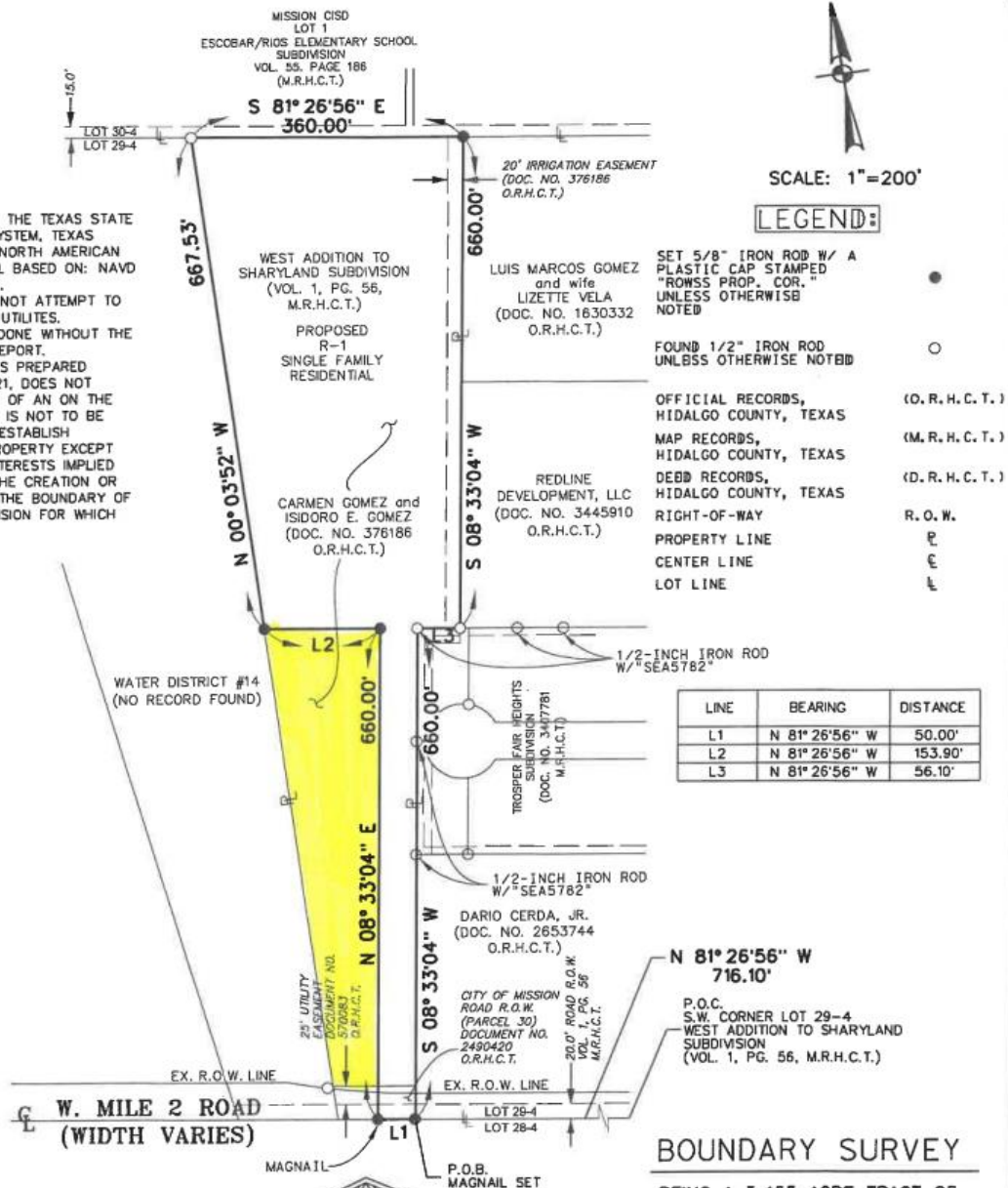




# PROPERTY SURVEY

## NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



## BOUNDARY SURVEY

BEING A 5.455 ACRE TRACT OF LAND OUT OF A 7.03 ACRE TRACT OUT OF LOT 29-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

06/09/2025

VICTOR H. TREVINO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968



**ROW SURVEYING SERVICES, LLC.**

900 S. STEWART RD. SUITE 113  
MISSION, TEXAS 78572  
TEL.: (956) 424-3335  
FAX: (956) 893-7116  
TBPLS REG. FIRM# 10193886

© COPYRIGHT 2025 ROW SURVEYING SERVICES LLC THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

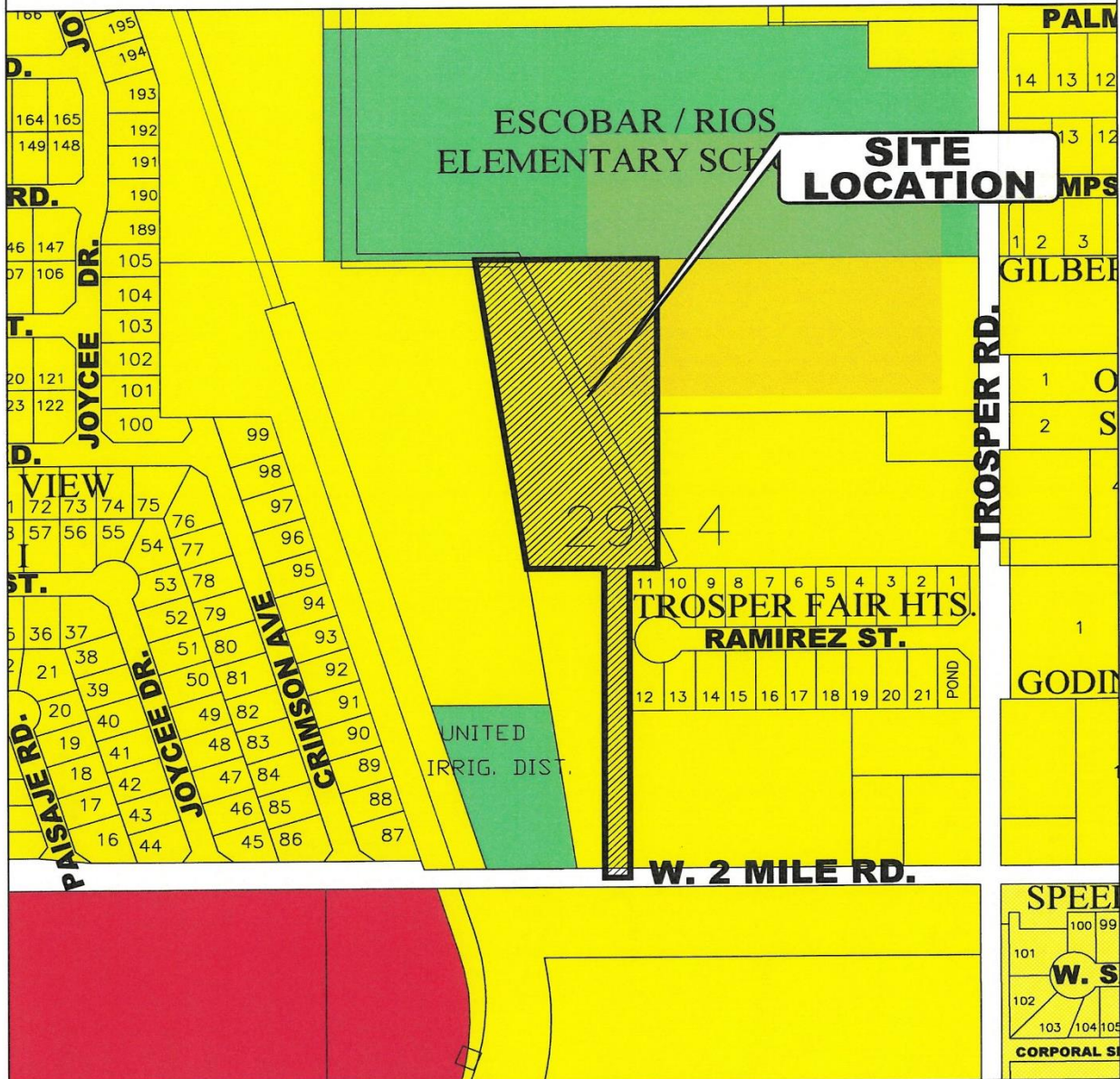


**PHOTO OF THE SUBJECT PROPERTY**





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |  |  |
|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> - LD - Low Density Res.        | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> - GC - General Commercial         |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> - LDA - Lower Density Res.  | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> - MD - Moderate Density Res.   | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> - I - Industrial                 |
| <span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> - HD - High Density Res.      | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> - P - Public                    |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> - ● - Neighborhood Commercial | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> - PUD - Planned Unit Development |

## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
317250	GOMEZ CARMEN & ISIDORO E	1000 W MILE 2 RD	MISSION	TX	78574-0542
317249	GOMEZ LUIS MARCOS	3421 N TROSPER RD	MISSION	TX	78573-1381
538466	CERDA DARIO & GLORIA D	806 W MI 2 RD	MISSION	TX	78574
524823	WATER DISTRICT 14	PO BOX 867	MISSION	TX	78573
317251	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
567925	CERDA DARIO & GLORIA D	806 W MI 2 RD	MISSION	TX	78574
728847	MISSION CISD	1201 BRYCE DR	MISSION	TX	78572-4311
317165	GALVAN JESUS MORA	1809 W 21ST ST	MISSION	TX	78572-0716
317169	JUAREZ MARIA DE MARTIN	3117 N HOLLAND AVE	MISSION	TX	78574-1503
1470680	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470681	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470682	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470683	RAMIREZ ELOY E & YADIRA DE LA FUENTE	903 RAMIREZ LN	MISSION	TX	78573-8711
1470675	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470676	BELANI CONSTRUCTION LLC	1402 S WAXAHACHIE ST	ALTON	TX	78573-3750
1470677	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470678	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470679	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), being a 7.29 acre tract of land (Deed call – 6.96 acres) out of the Southeast corner of Lot 30-8, West Addition to Sharyland Subdivision, located along the West side of Mayberry Road approximately 1,300 feet North of Mile 2 Road. Applicant: Aaron Balli - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 9, 2025 – Application for rezoning submitted for processing.
- June 19, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T") to develop a townhouse residential development.
- The tract of land is 7.29 acres in area measures 660 feet along N. Mayberry Road and has a depth of 971.5 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) to the West, South and North, and Single-family Residential District to the East.
- The surrounding land uses include the Sonoma Ranch single-family subdivision under construction to the East, single-family homes and vacant land to the North, and an irrigation canal and the Pueblo de Paz apartments to the South and West.
- The subject property is vacant along Mayberry and has a home at the northwest corner.
- The Future Land Use Map shows that the south 300 feet of the subject property is designated as high-density residential while the remaining tract is designated as low-density residential. A portion of the requested zoning is not in line with the future land use map designation, but staff believes the property is in transition to medium-density residential land uses.
- Notices were mailed to 12 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

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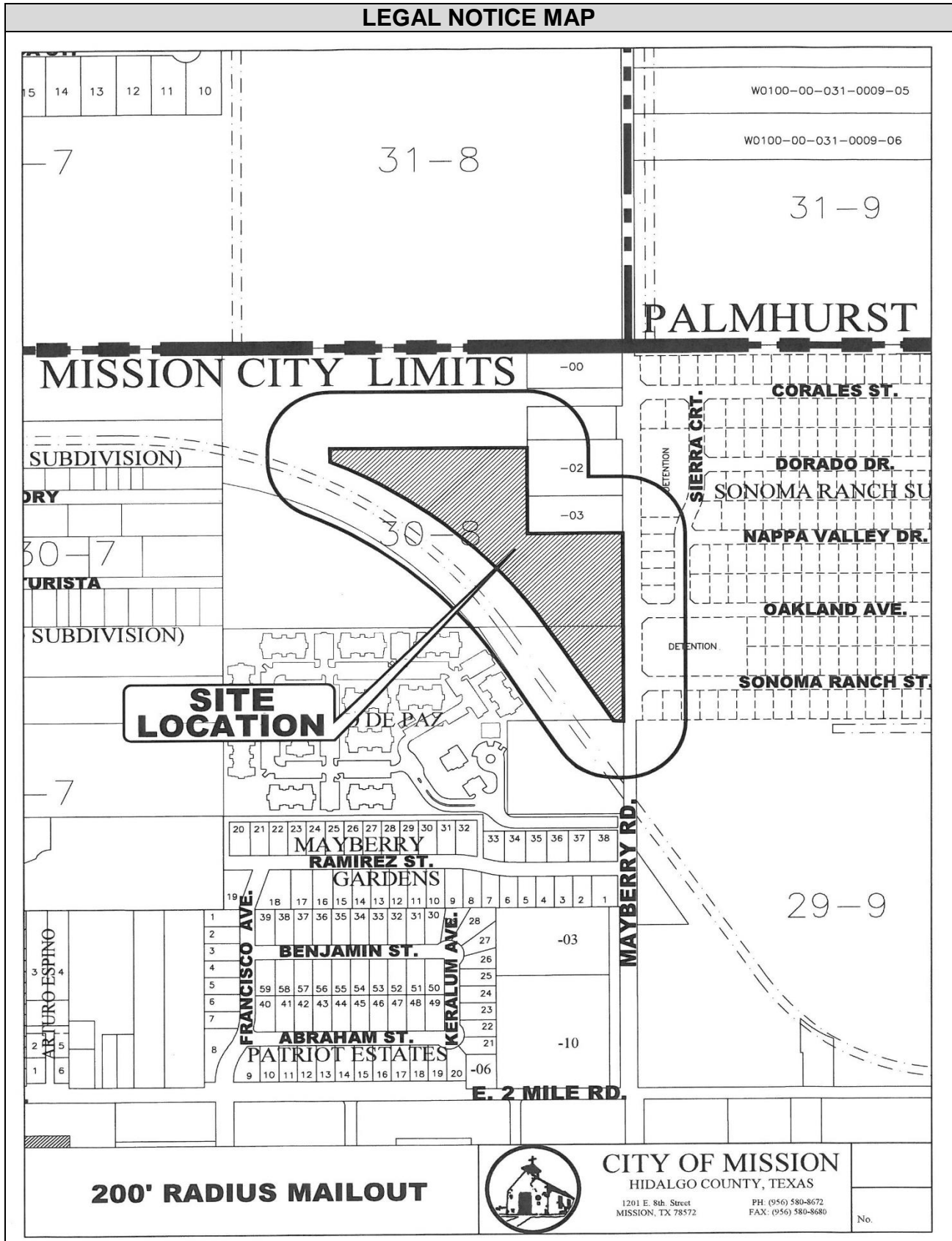
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

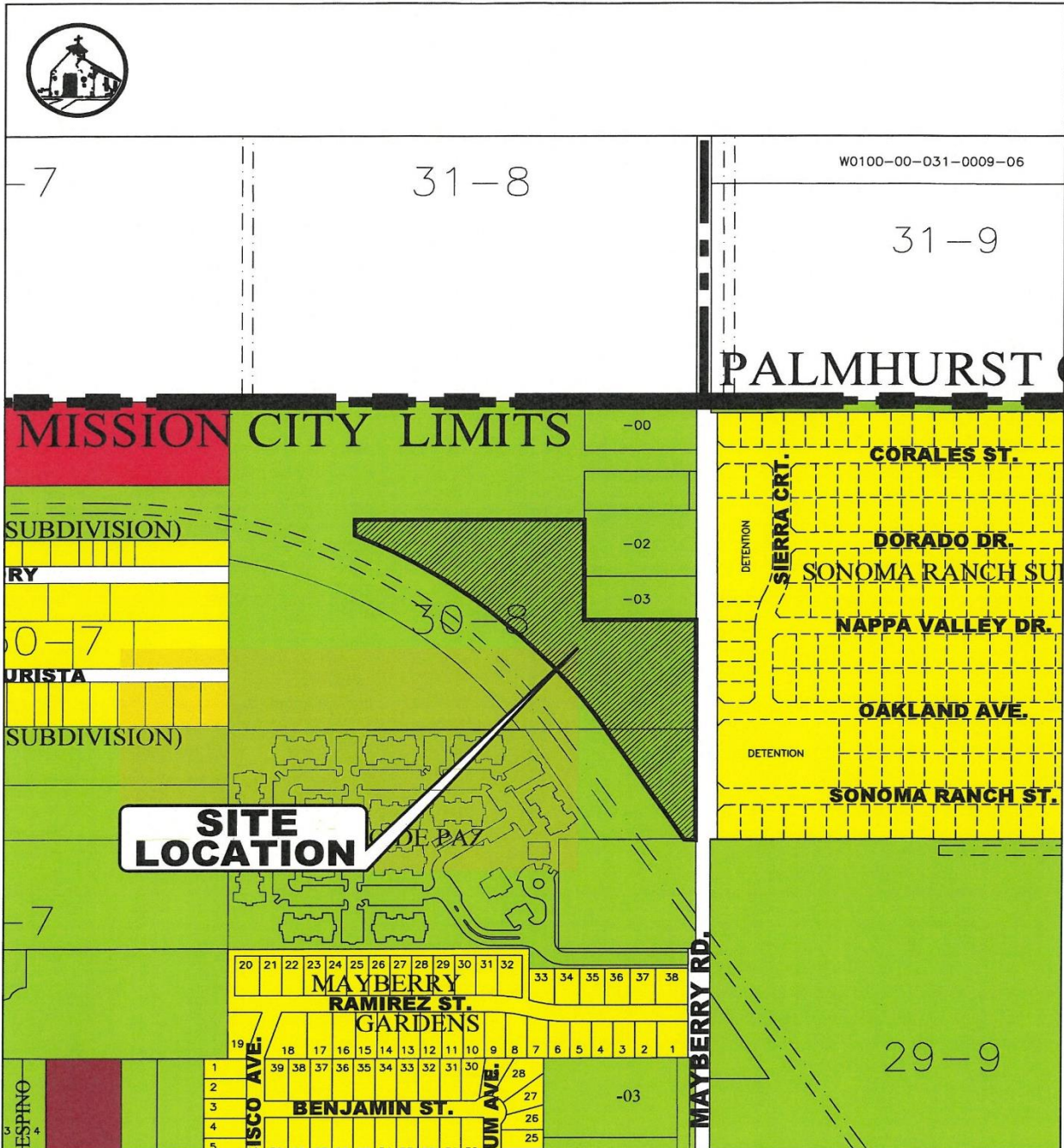
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_



















LEGAL NOTICE MAP



## ZONING MAP



## ZONING LEGEND

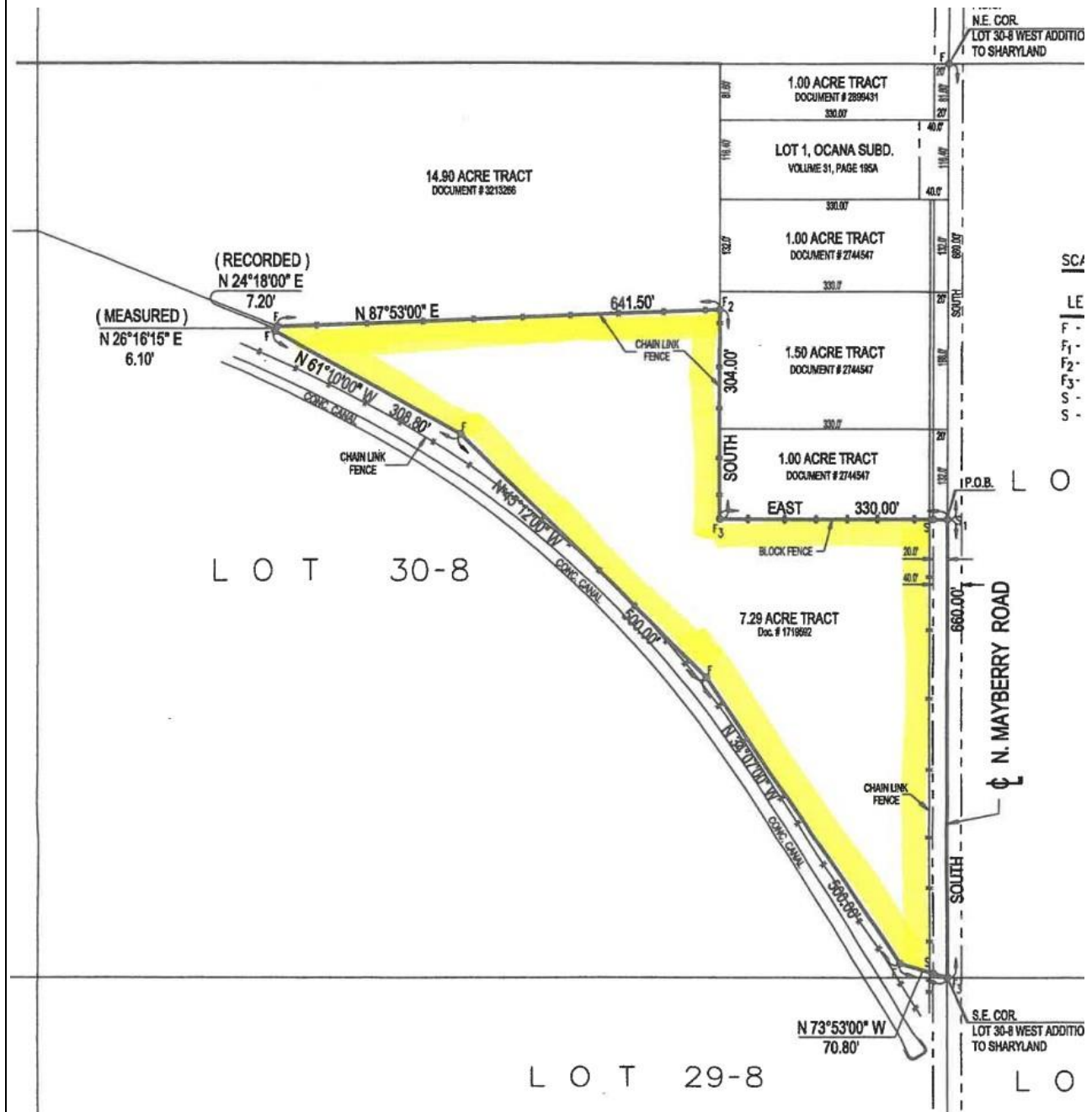
	A-O-I	AGRICULTURAL OPEN INTERIM		R-3	MULTI-FAMILY RESIDENTIAL		C-4	HEAVY COMMERCIAL
	AO-P	AGRICULTURAL OPEN PERMANENT		R-4	MOBILE & MODULAR HOME		C-5	ADAPTIVE COMMERCIAL
	R-1A	LARGE LOT SINGLE FAMILY		R-5	HIGH DENSITY MFCTD HOUSING		I-1	LIGHT INDUSTRIAL
	R-1T	TOWNHOUSE RESIDENTIAL		C-1	OFFICE BUILDING		I-2	HEAVY INDUSTRIAL
	R-1	SINGLE FAMILY RESIDENTIAL		C-2	NEIGHBORHOOD COMMERCIAL		PUD	PLANNED UNIT DEVELOPMENT
	R-2	DUPLEX-FOURPLEX RESIDENTIAL		C-3	GENERAL BUSINESS		P	PUBLIC



AERIAL



## PROPERTY SURVEY



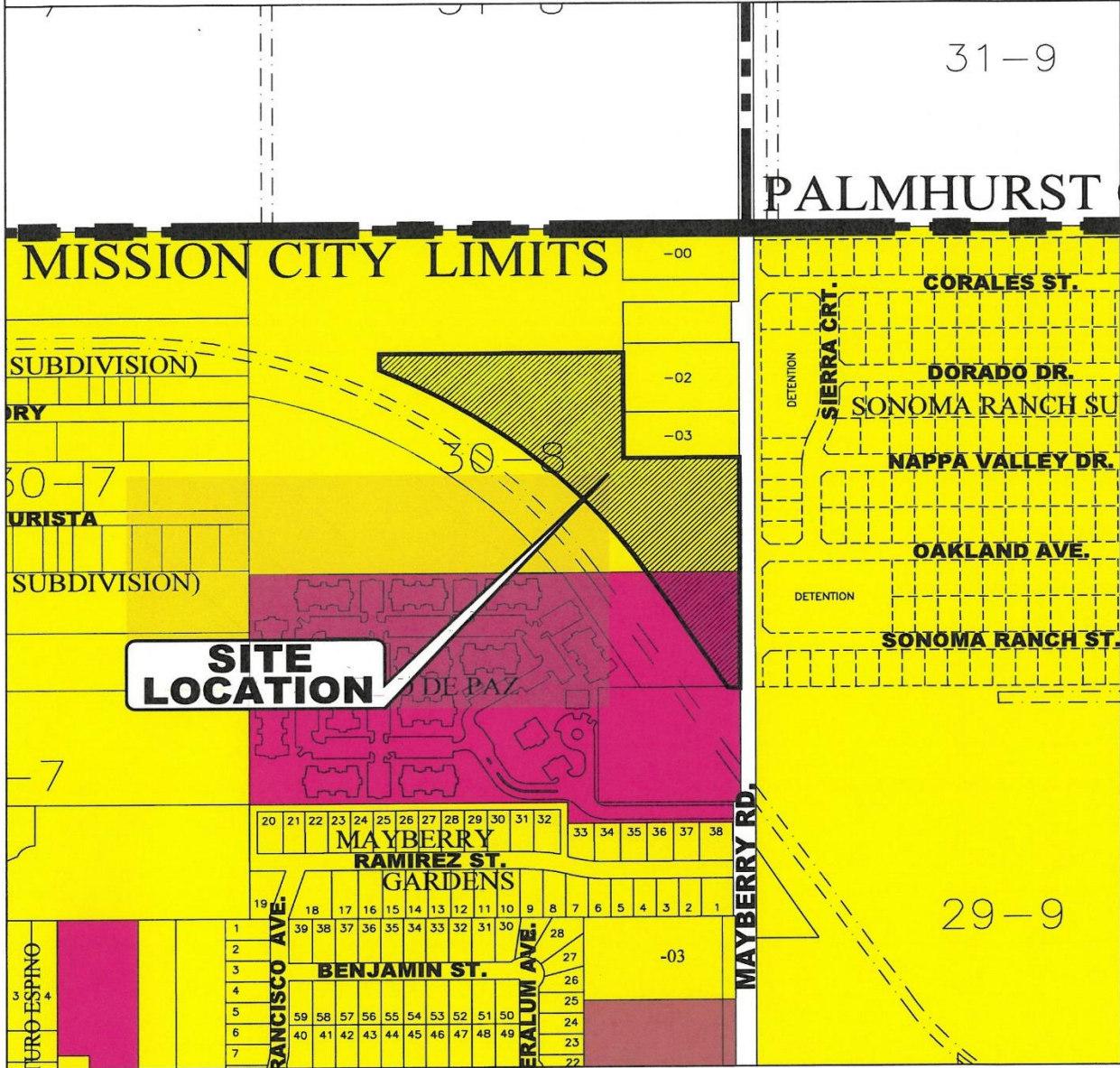


**PHOTO OF THE SUBJECT PROPERTY**





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> - LD - Low Density Res.         | <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> - GC - General Commercial     |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> - LDA - Lower Density Res.   | <span style="display:inline-block; width:15px; height:15px; background-color:lightbrown; border:1px solid black;"></span> - HC - Heavy Commercial    |
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| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> - HD - High Density Res.        | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> - P - Public                    |
| <span style="display:inline-block; width:15px; height:15px; background-color:darkgray; border:1px solid black;"></span> - ● - Neighborhood Commercial | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> - PUD - Planned Unit Development |

## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
317288	LOZANO FRANK & SAN JUANITA	10334 N 23RD LN	MCALLEN	TX	78504-6325
565998	JECRG INTERESTS INC	PO BOX 980667	HOUSTON	TX	77098-0667
317272	VILLARREAL RAFAEL & MARIA YNOCENCIA G	3309 N MAYBERRY RD	MISSION	TX	78573-1344
658540	PUEBLO DE PAZ APARTMENTS	175 POWDER FOREST DR	WEATOGUE	CT	06089-7902
317410	JONES ELIZABETH EPLER INDEPENDENT EXECUTOR	300 JAY AVE	MCALLEN	TX	78504
317403	ANZALDUA MAURO & GLORIA	3421 N MAYBERRY RD	MISSION	TX	78573-1343
317404	SALAZAR JANE S & ALFREDO G JR	3415 N MAYBERRY RD	MISSION	TX	78573-1343
317405	ZAMARRIPA RACQUEL	3311 N MAYBERRY RD	MISSION	TX	78573-1344
509196	ZAMARRIPA RACQUEL	3311 N MAYBERRY RD	MISSION	TX	78573-1344
317407	KHIT PROPERTY MANAGEMENT LLC	708 W NOLANA AVE	MCALLEN	TX	78504-3013
317363	TRAMUC LLC	2803 SAN RICARDO ST	MISSION	TX	78572-6485
317401	O'CANA ALBERT R JR & ERICA	3507 N MAYBERRY RD	MISSION	TX	78573-1342



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Duplex-Fourplex District ("R-2"), being a 0.2066 acre tract of land, out of Lot 192, John H. Shary Subdivision, located at 405 N. Glasscock Road. Applicant: New Era Land & Properties LLC - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 19, 2025 – Application for rezoning submitted for processing.
- July 2, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Single-Family Residential District ("R-1") to Duplex-Fourplex District ("R-2") to build a duplex structure.
- The tract of land is 0.2066 acres in area and it measures 50 feet along Glasscock Road and has a depth of 180.0 feet.
- The surrounding zones are Single-Family Residential District (R-1) to the North, West and South and Mobile & Modular Home District to the East.
- The surrounding land uses are Single-Family homes to the North, West and South and the Valley View Estates Mobile Home Park to the East.
- The subject property is vacant.
- The Future Land Use Map designates the property as low-density residential. The requested rezoning is not in line with the low-density designation in the comprehensive plan.
- The same rezoning request was pursued by a different applicant in November of 2023. There was opposition from the surrounding property owners citing drainage, fire protection and trash concerns. The rezoning was denied by the Planning and Zoning Commission and the City Council.
- Notices were mailed to 30 surrounding property owners. As of packet day the Planning staff has received (1) phone call from the surrounding property owners.

### STAFF RECOMMENDATION:

Staff recommends disapproval to the rezoning request.



**RECORD OF VOTE:****APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

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AYES

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NAYS

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DISSENTING

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## 200' RADIUS MAILOUT



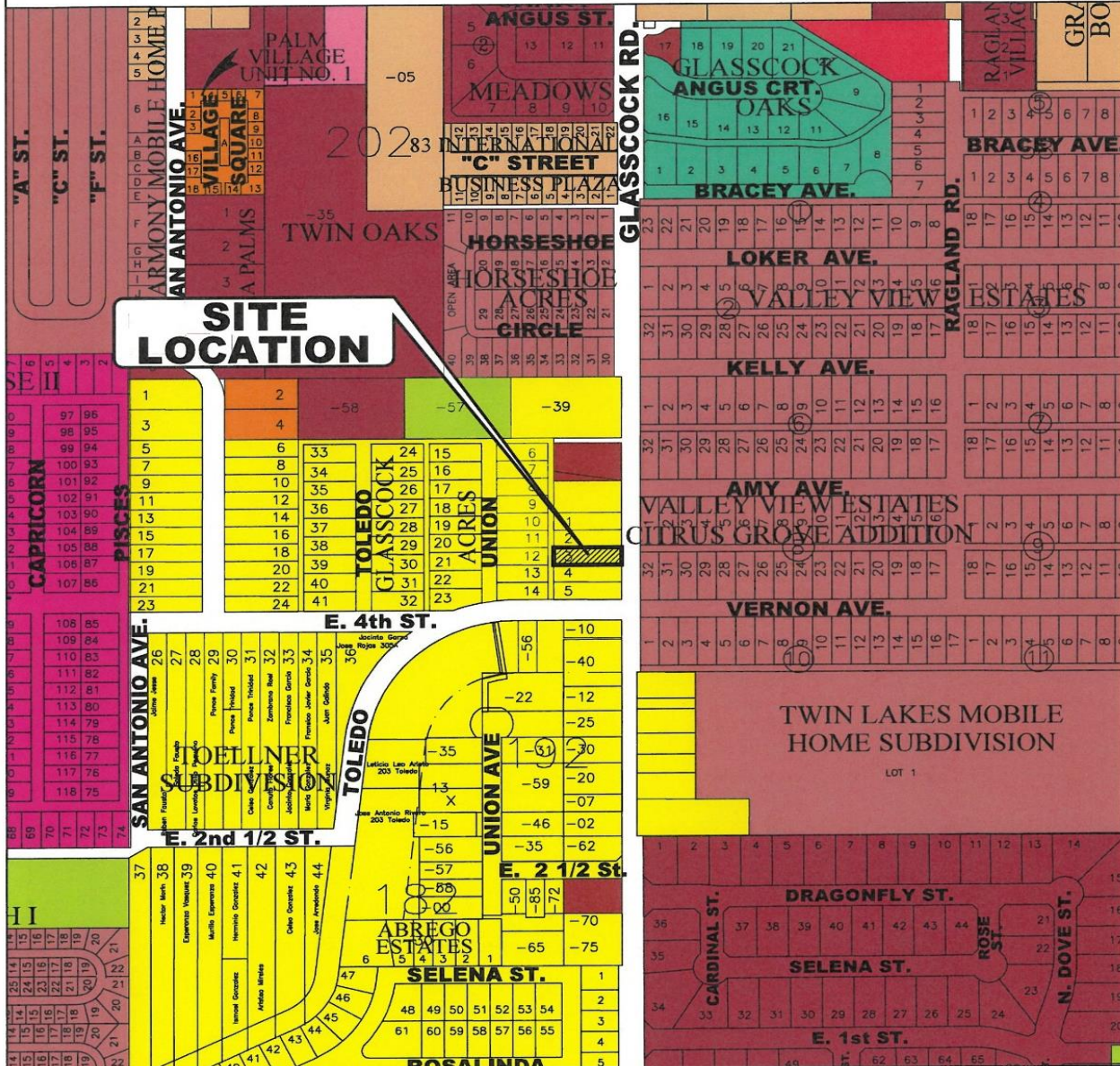
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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

No.

# ZONING MAP



## ZONING LEGEND

	A0-1 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC



AERIAL





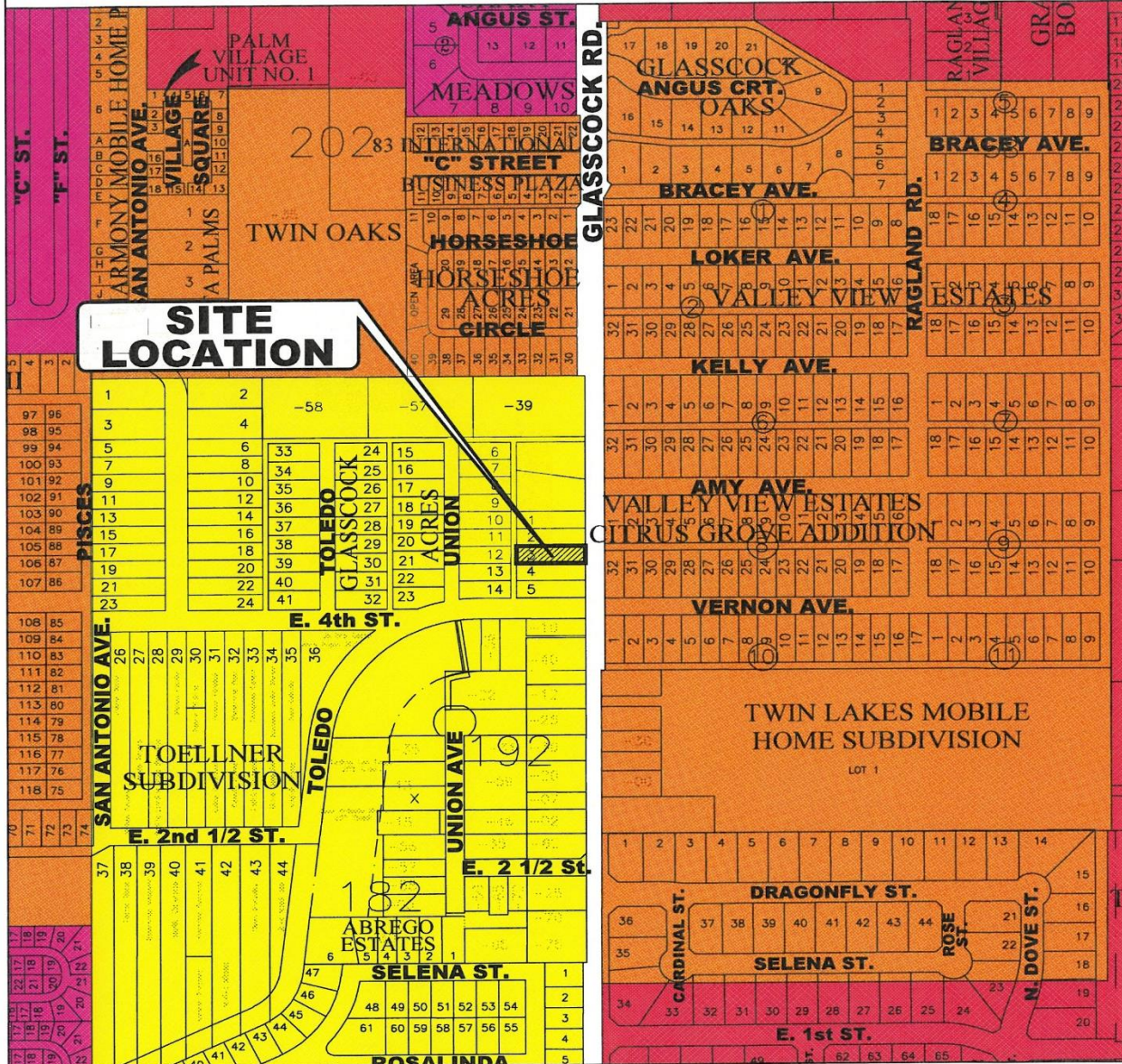


PHOTO OF THE SUBJECT PROPERTY





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                          | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - LDA - Lower Density Res.                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> - HC - Heavy Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> - MD - Moderate Density Res.                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - HD - High Density Res.                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgrey; border: 1px solid black; border-radius: 50%;"></span> - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |

## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
179240	CEPEDA GUADALUPE A & ANA L	401 S GLASSCOCK RD	MISSION	TX	78572
179239	SALINAS LUIS ANTONIO	403 S GLASSCOCK RD	MISSION	TX	78572
179238	ESPINOZA JUAN	1610 HESTER AVE	DONNA	TX	78537-2914
179237	MANZANO ANDRES LARA & MARISOL HOLDEN	407 N GLASSCOCK RD	MISSION	TX	78572
179236	JOSE ESCAMILLA JR	409 N GLASSCOCK RD	MISSION	TX	78572-8690
179245	GARCIA IGNACIO	4701 FIR AVE	MCALLEN	TX	78501-8627
179244	SOLIS ALMA GLORIA	302 PECAN AVE	MISSION	TX	78572-5947
179247	ZUNIGA MARIA DE LA LUZ	408 UNION AVE	MISSION	TX	78572-6501
683257	SALINAS SERGIO	3900 S WARE RD APT 218	MCALLEN	TX	78503-7303
683258	GONZALEZ RUTH & REBECCA CISNEROS	404 UNION AVE	MISSION	TX	78572-6501
179249	GONZALEZ RICARDO JR & VIRIDIANA D GUTIERREZ	402 UNION AVE	MISSION	TX	78572-6501
179255	CRUZ JOSUE & CINTHYA J DE LA GARZA DECUIR	3809 SAN RODRIGO	MISSION	TX	78572-7505
179256	CAMACHO HOMERO & JUANITA C	407 UNION AVE	MISSION	TX	78572-6502
179246	BRAVO ARMANDO HERNANDEZ & MELISA LIZETH FARIAS	411 N GLASSCOCK RD A	MISSION	TX	78572-9775
179257	SUN VISTA LAND DEV LLC	1218 MATAMOROS ST	MISSION	TX	78572-5822
179250	PARRA YARELI ITZEL	400 UNION AVE	MISSION	TX	78572-6501
313587	WEBSTER CORA CELESTIA	2001 AMY ST	MISSION	TX	78572-9258
313637	DEKEMA RONALD & CARLENE DEKEMA	210 23RD ST	OTSEGO	MI	49078-9624
313635	ADAMS MICHAEL SCOTT & FLORINDA	2005 VERNON ST	MISSION	TX	78572-9256
313656	HOSTRAWSEY CARAL A TRUSTEE	449 POST RD	LINO LAKES	MN	55014-1997
313636	STEPLEWSKI MARK & BOONSON	2003 VERNON ST	MISSION	TX	78572-9256
313607	NILES MARIA GUADALUPE	2002 AMY ST	MISSION	TX	78572-9223
313606	ESCAMILLA NOE RAUL	2000 AMY ST	MISSION	TX	78572-9223
313608	GROSS LONNIE D & BONNIE LEE	2004 AMY ST	MISSION	TX	78572-9223
313657	HAGERT MARY A	2505 7TH AVE SE	WILLMAR	MN	56201-6140
281019	BORJON HUMBERTO N	1906 E 4TH ST	MISSION	TX	78572-8007
458333	MEDINA CARMEN B & ROSA	603 SAN ANTONIO	MISSION	TX	78572-9218
281039	YLLADES FRANCISCO J & ADELA S	1910 E 4TH ST	MISSION	TX	78572-7051
281021	GARCIA MARIO C & LETICIA	319 N GLASSCOCK RD	MISSION	TX	78572-8163
1233641	RAMIREZ SALVADOR A & NANCY L MARTINEZ	412 UNION AVE	MISSION	TX	78572-6501





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Townhouse Residential District ("R-1T"), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E. - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 19, 2025 – Application for rezoning submitted for processing.
- July 2, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Single-Family Residential District ("R-1") to Townhouse Residential District ("R-1T") to subdivide for homes with lot sizes not in compliance with the minimum lot sizes in the R-1 zoning district.
- Tract 2 measures 297.49' along Crystal Drive with a depth of 90'. Tract 3 measures 297.53' along Crystal Drive with a depth of 90' along the south side and 88.89' along the north side.
- The surrounding zones are Agricultural Open Interim District (A-OI) to the east and Planned Unit Development District (PUD) to the West, South and North.
- The surrounding land uses include Single-Family homes to the North, West and South and a golf course to the East.
- The subject properties are vacant.
- For tract 2 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,824.62 square feet.
- For tract 3 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,800 square feet.
- The Future Land Use Map shows that the properties are designated for Planned Unit Development. The designation for the subject tracts from the PUD ordinance on file is agricultural open space to be a part of the golf course.
- Although the requested rezoning is not in line with the PUD designation of agricultural open space the requested lot sizes are in line with the lot sizes to the west that average in area 3,195 square feet.



- Notices were mailed to 28 surrounding property owners. There was opposition during the variance request for the proposed subdivision. The developer has altered the lot sizes as a result for Tract 1 from 7 lots to 4 lots.

### STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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### RECORD OF VOTE:

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

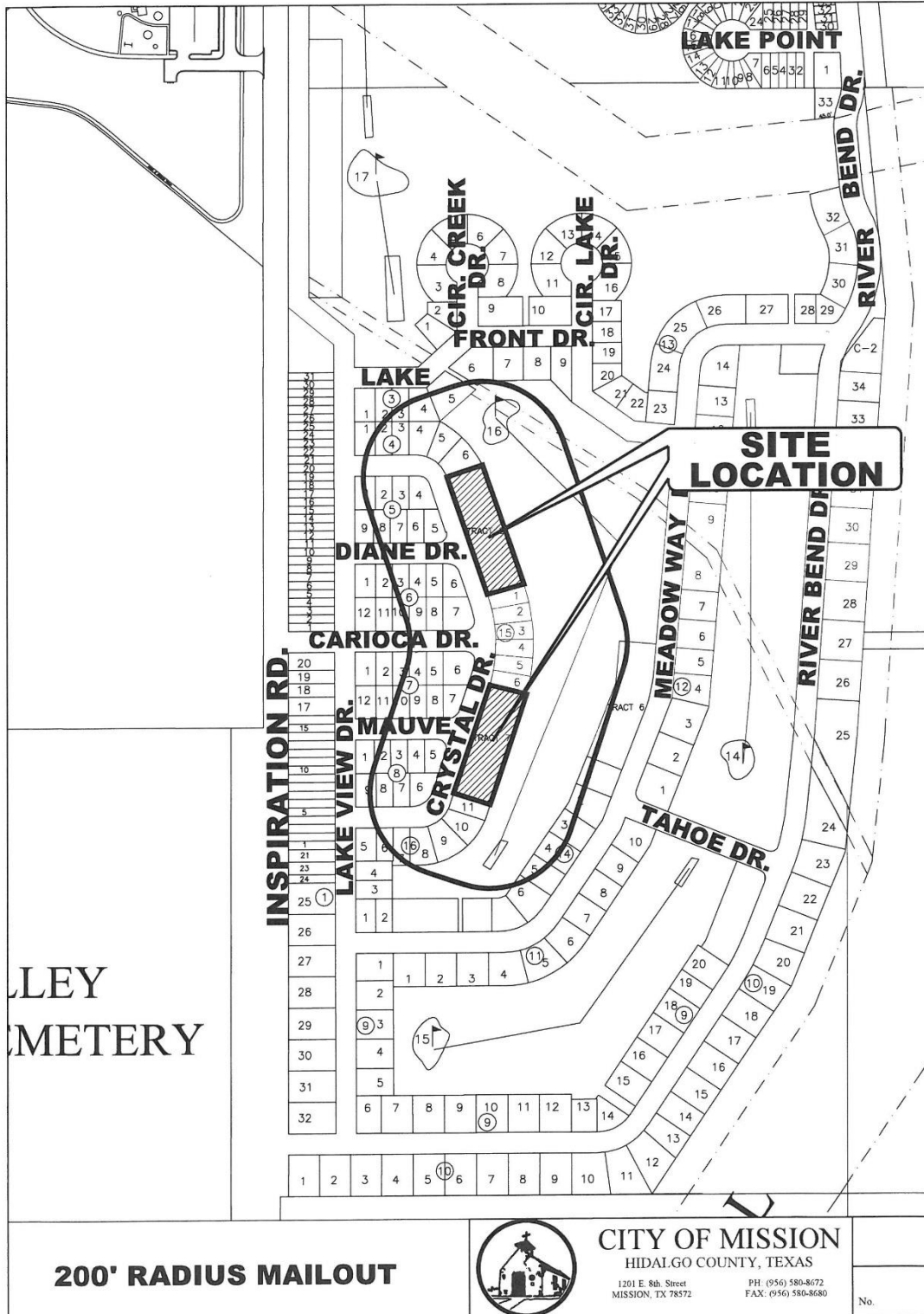
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

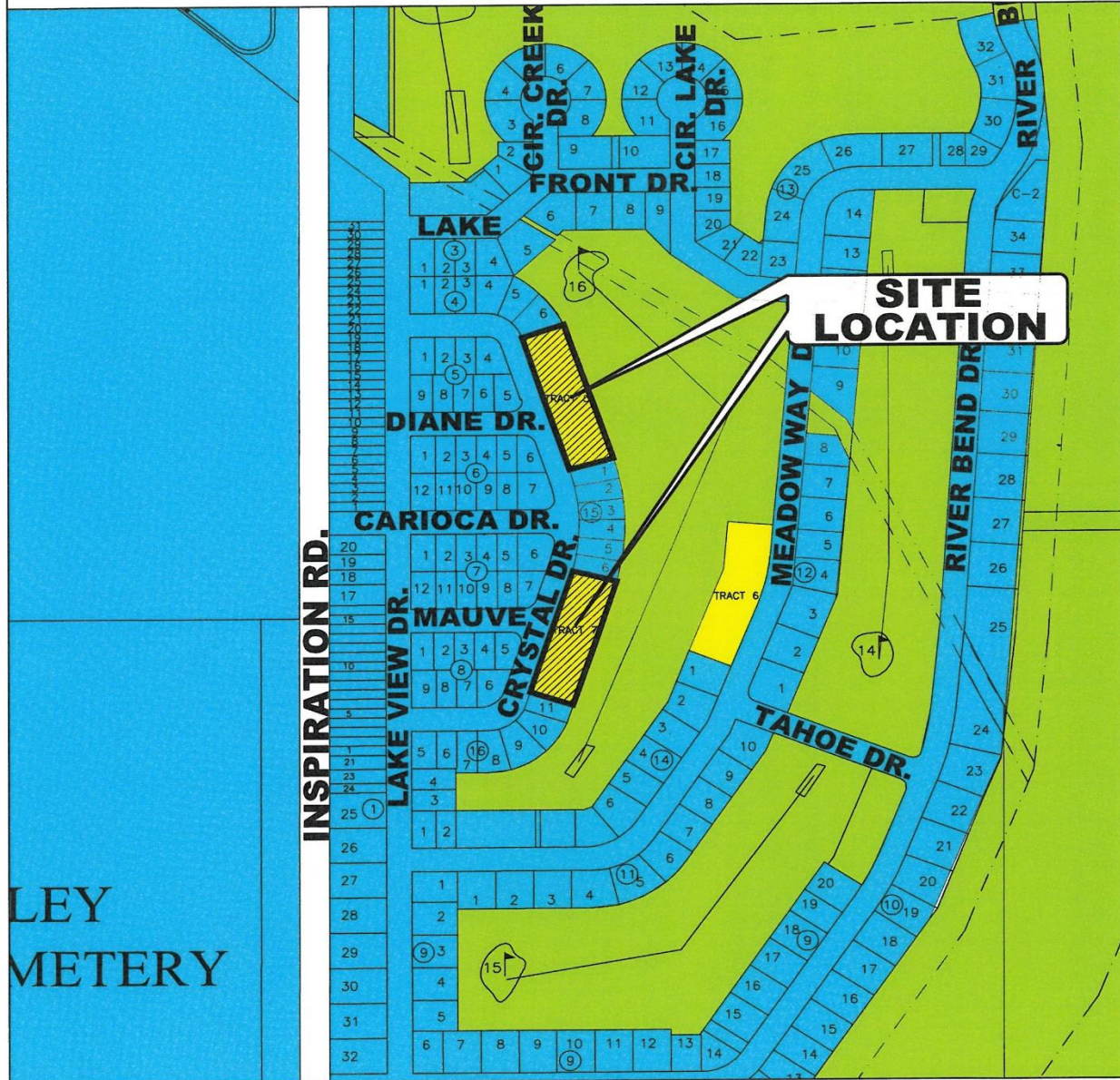
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

LEGAL NOTICE MAP



# ZONING MAP



## ZONING LEGEND

<span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM	<span style="color: red;">■</span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="color: orange;">■</span> C-4 HEAVY COMMERCIAL
<span style="color: green;">■</span> A0-P AGRICULTURAL OPEN PERMANENT	<span style="color: red;">■</span> R-4 MOBILE & MODULAR HOME	<span style="color: purple;">■</span> C-5 ADAPTIVE COMMERCIAL
<span style="color: blue;">■</span> R-1A LARGE LOT SINGLE FAMILY	<span style="color: red;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL
<span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL	<span style="color: red;">■</span> C-1 OFFICE BUILDING	<span style="color: blue;">■</span> I-2 HEAVY INDUSTRIAL
<span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="color: lightblue;">■</span> PUD PLANNED UNIT DEVELOPMENT
<span style="color: green;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="color: red;">■</span> C-3 GENERAL BUSINESS	<span style="color: white;">■</span> P PUBLIC

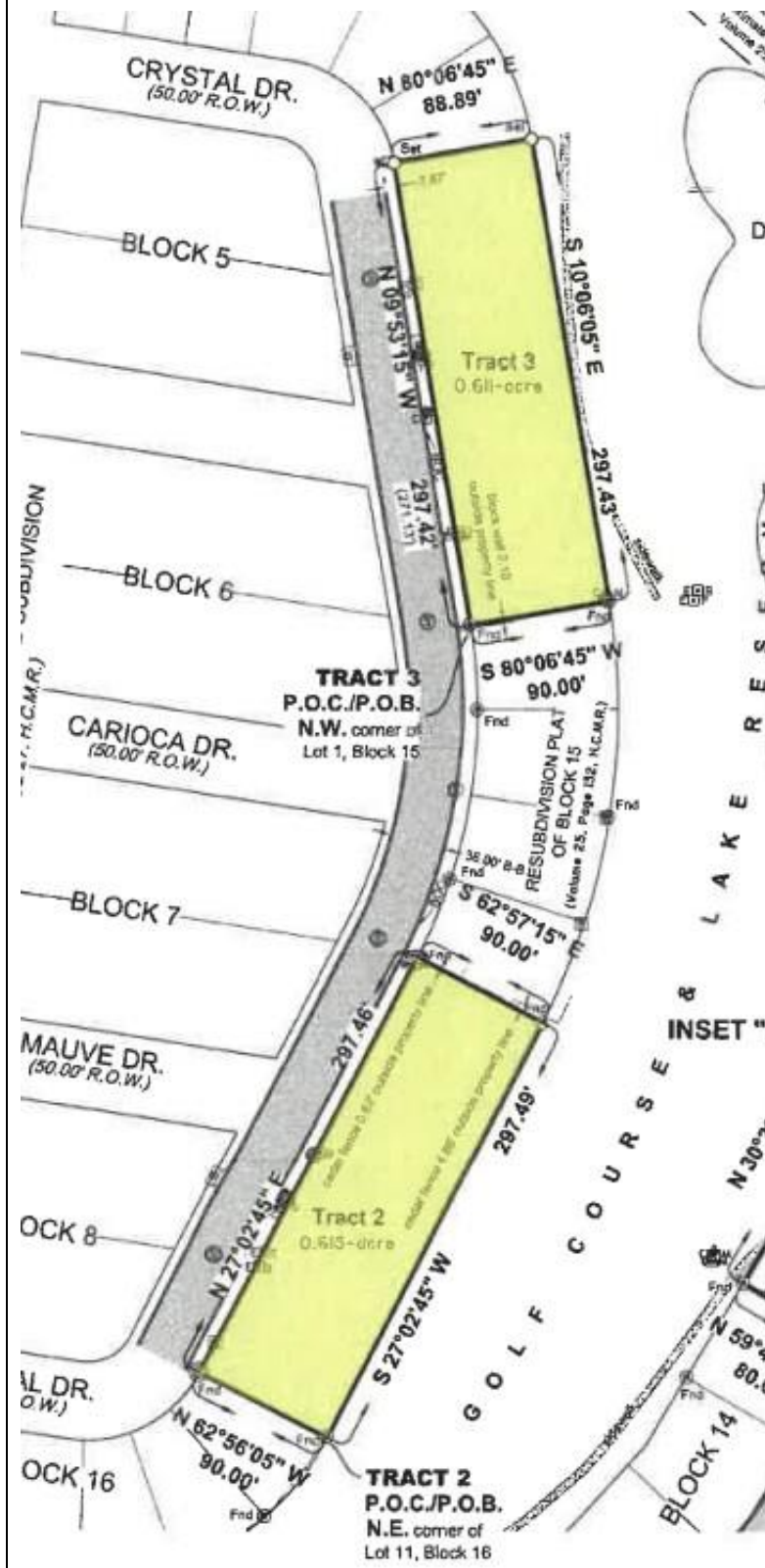


**AERIAL**





## PROPERTY SURVEY

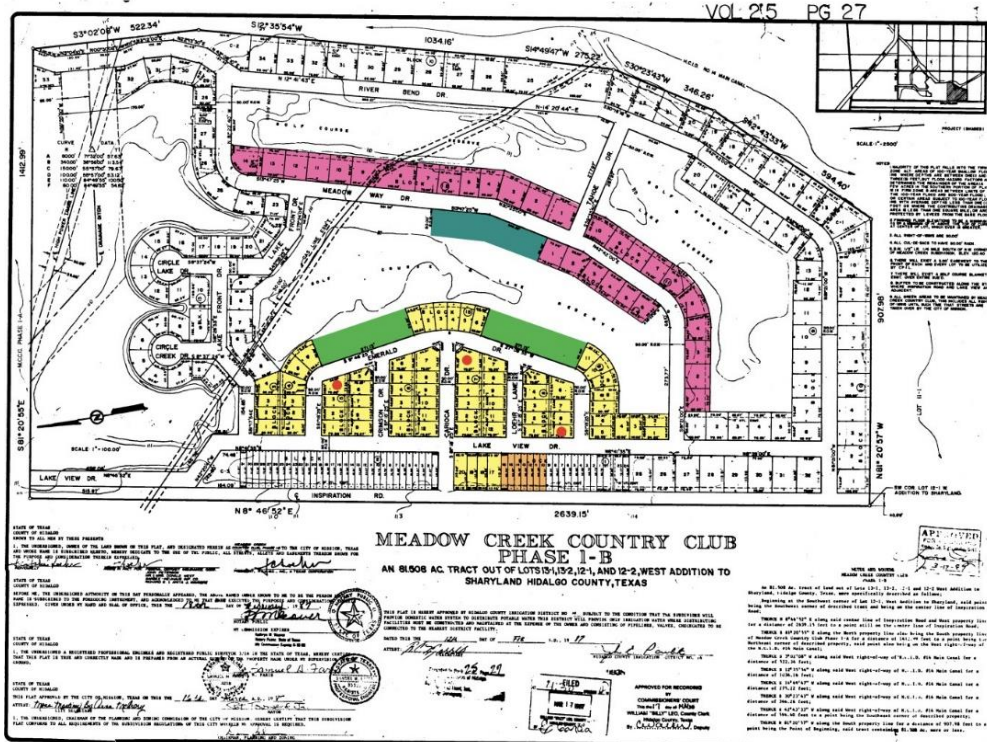


## PROPOSED LOTS



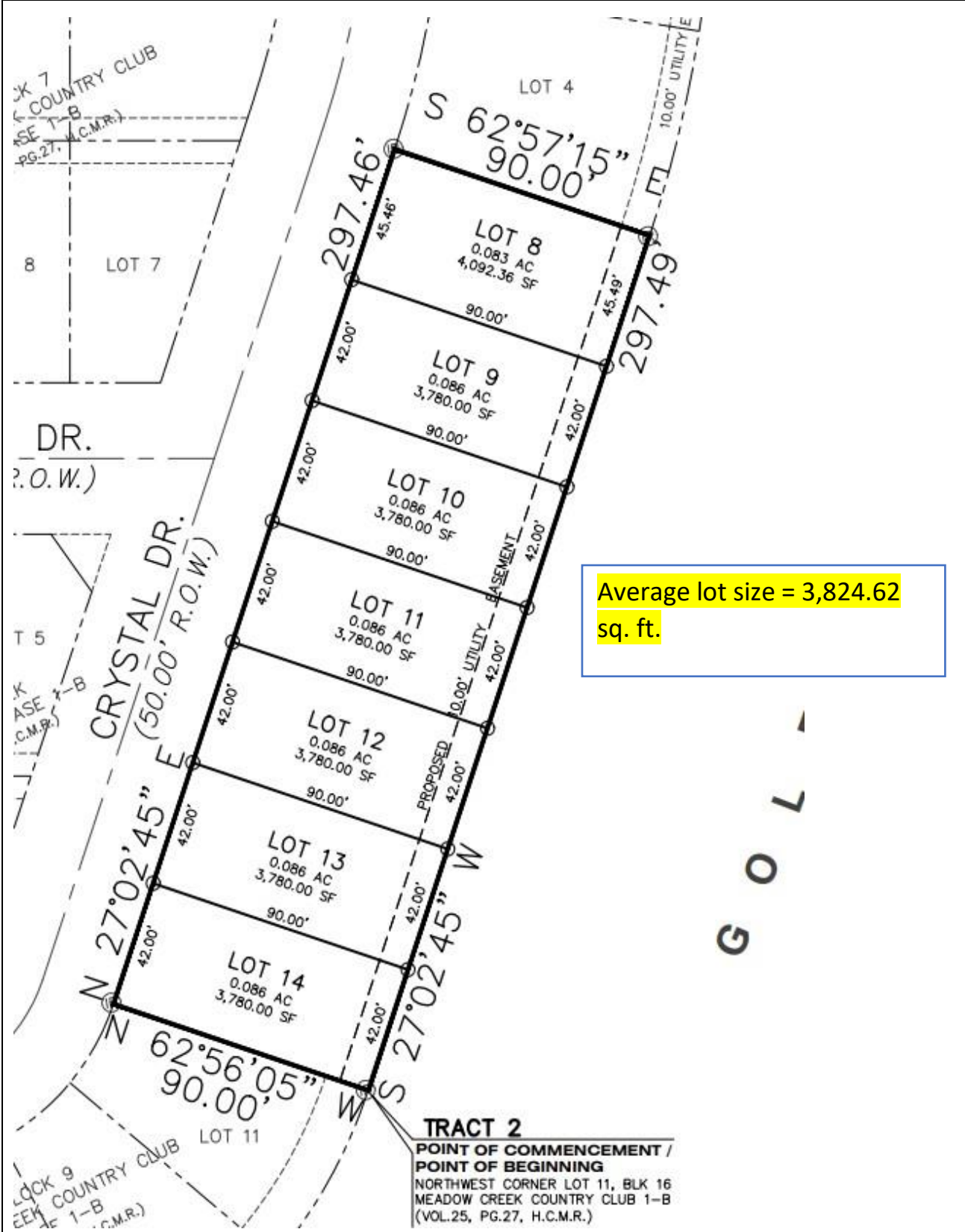


# PROPOSED LOTS

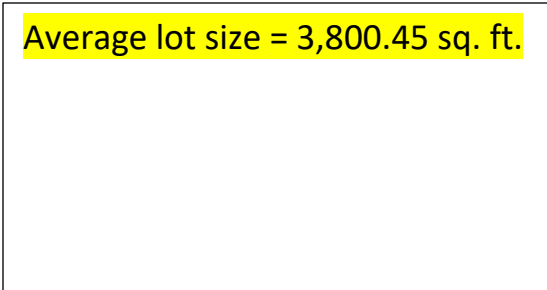


- Lots 40'x80' (29' wide foundation)
- Tract 1 and 2 Proposed New Development
- Lots 60'x90' (40' wide foundation)
- Tract 3 Proposed New Development
- Apartments 12 doors
- 2 Story Homes

PROPOSED LOTS FOR TRACT 2	
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PROPOSED LOTS FOR TRACT 3	
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## PUD MAP



- |   |  |
|---|--|
|  | R-1 : SINGLE-FAMILY RESIDENTIAL DISTRICT         |
|  | R-1T : TOWNHOUSE RESIDENTIAL DISTRICT            |
|  | AO-P : PERMANENT OPEN SPACE DISTRICT             |
|  | : STREETS  |
|  | : COMMON AREA                                    |
|  | R-3 : MULTI-FAMILY RESIDENTIAL DISTRICT          |
|  | R-5 : HIGH DENSITY MANUFACTURED HOUSING DISTRICT |
|  | C-2 : NEIGHBORHOOD COMMERCIAL DISTRICT           |



**PHOTO OF THE TRACT 2 PROPERTY**



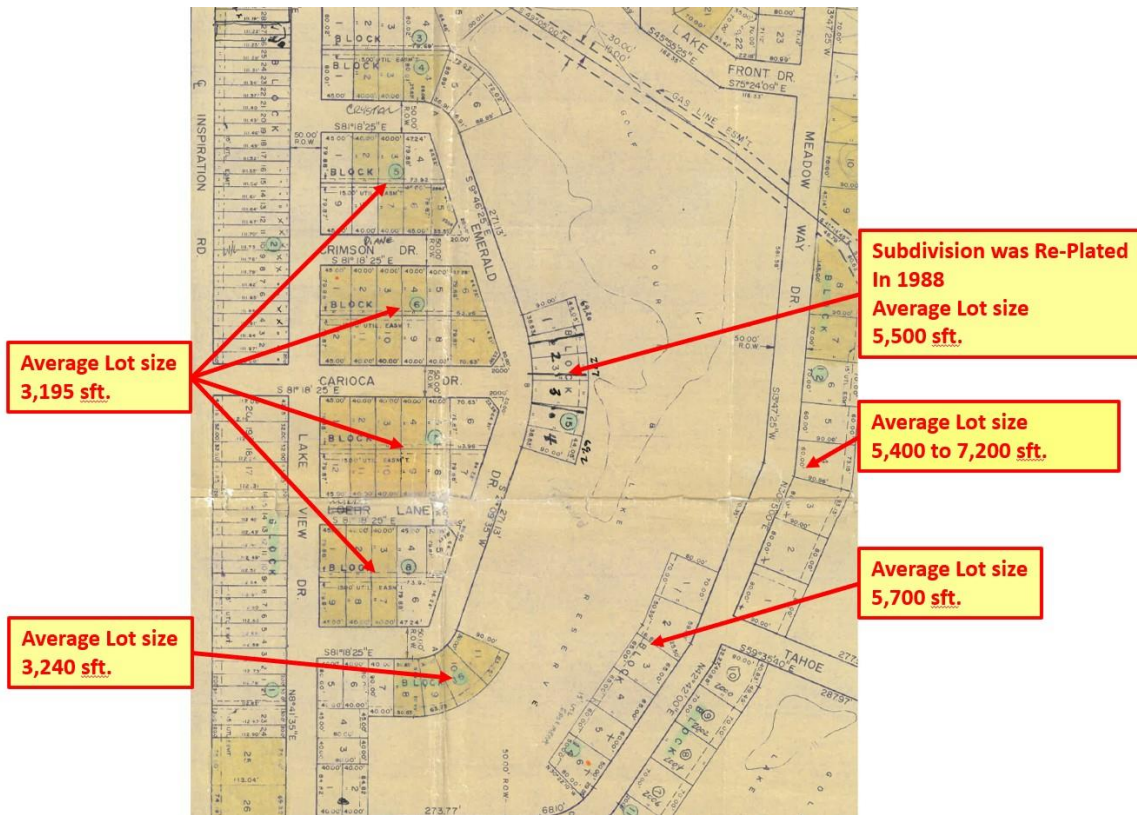


PHOTO OF THE TRACT 3 PROPERTY





## LOT COMPARISON



# MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
232619	CANTU OMAR	1623 DEBBY LN	MISSION	TX	78572-7717
232623	CANTU YANNELLY	2015 LAKE FRONT DR	MISSION	TX	78572
232622	RODRIGUEZ MARCELA BARCENAS	2101 LAKE FRONT DR	MISSION	TX	78572-7734
232649	RODRIGUEZ ALMA DELA	2104 CARIOCA DR	MISSION	TX	78572-7744
232662	CANTU JESUS	214 PASEO DEL REY	MISSION	TX	78572-6735
232663	CANTU JESUS	214 PASEO DEL REY	MISSION	TX	78572-6735
232658	GARRETT RICHARD A & LOURDES S GARCIA	2101 CARIOCA DR	MISSION	TX	78572-7745
232660	CANTU ANAHI	2102 MAUVE DR	MISSION	TX	78572-7746
232657	MANUEL MICHAEL A & KATHLEEN A COTRUSTEES LIVING TRUST	2103 CARIOCA DR	MISSION	TX	78572-7745
232661	CONGRES CONSTRUCTION LLC	2104 MAUVE DR	MISSION	TX	78572-7746
232787	CORTEZ JOSE	2003 MEADOW WAY DR	MISSION	TX	78572-7735
232791	ORTIZ GONZALO & MARICELA	2011 MEADOW WAY	MISSION	TX	78572-7735
232805	ORNELAS MARICELA TORRES	2127 CRYSTAL DR	MISSION	TX	78572-7782
232659	WOLF FRANCES KAY	2100 MAUVE DR	MISSION	TX	78572-7746
232656	RAMIREZ NORMA ALICIA	2010 MEADOW WAY DR	MISSION	TX	78572-7730
232655	ZAMORA FRANCISCA	2107 CARIOCA DR	MISSION	TX	78572-7745
232665	MARTINEZ MARTHA P NUNEZ	2000 CIR DR APT 1	MISSION	TX	78572-9681
232666	VILLEGAS JOSE LUIS	308 N MISSOURI ST	ALTON	TX	78573-0990
232618	BERGH REBECCA & ALBERT	2519 PONDEROSA DR	MISSION	TX	78572-4709
232621	GARCIA BRENDA	2103 LAKE FRONT DR	MISSION	TX	78572-7734
232629	MEDRANO EDWIN H & YADIRA	2108 CRYSTAL DR	MISSION	TX	78572-7781
232647	GARZA JUDITH	2100 CARIOCA DR	MISSION	TX	78572-7744
232648	VILLANUEVA PABLO & MARIELA A	2102 CARIOCA DR	MISSION	TX	78572-7744
232670	ROLDAN CUAUHTEMO F & PATRICIA F	2102 CRYSTAL DR	MISSION	TX	78572-7781
232668	PREWITT KAREN L	2101 MAUVE DR	MISSION	TX	78572-7747
232667	RIVERA JUAN ANTONIO III	2107 MAUVE DR	MISSION	TX	78572
232672	CASTILLO ALEJANDRO	2114 CRYSTAL DR	MISSION	TX	78572-7781
232628	SANCHEZ MARIA DE LOURDES O & MONICA ELISA GARZA	2116 CRYSTAL DR	MISSION	TX	78572-7781
232626	CANALES RIGOBERTO JR & SAN JUANITA RIOS	415 N CANAL AVE	MISSION	TX	78572-5028
232639	CGS PROPERTY RENTALS LLC	5105 SWEETWATER AVE	MCALLEN	TX	78503-0027
232634	GIRODENO ARTURO	COL SATELITE	MEXICO	NULL	NULL
232633	VALDES JULIO	COL LA RIOJA	MEXICO	NULL	NULL
232632	ROLDAN CHRISTINA GARCIA	2113 CRYSTAL DR	MISSION	TX	78572-7782
232627	CORTEZ MANUEL & MARILYN	4608 QUINCE AVE	MCALLEN	TX	78501-3698
232630	MICHELENA ROBERT M	2104 CRYSTAL DR	MISSION	TX	78572-7781
232638	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232640	SEIN RAUL E	4109 STILLWATER CV	EDINBURG	TX	78542-1437
232642	REYES NIKEE LEE	2109 DIANE DR	MISSION	TX	78572
232811	SAENZ OSCAR JR & MINERVA ENEDELIA GARCIA	2103 CRYSTAL DR	MISSION	TX	78572-7782
232810	PULIDO ALEJANDRA	3208 ERIN ST	MISSION	TX	78574-5243
232809	GARZA LETICIA CAVAZOS ET AL	HECTOR VICTORIA NO 16 APT 504 A	MEXICO	NULL	5200
232808	VOJE JONATHAN JOSE F	4353 NE HALSEY ST APT 7	PORTLAND	OR	97213-1555
232807	GARCIA SEVERIANO MORALES	2119 CRYSTAL DR	MISSION	TX	78572-7782
232644	GARCIA ANDREA	2105 DIANE DR	MISSION	TX	78572-8405
232788	RODRIGUEZ VELMA	2005 MEADOW WAY DR	MISSION	TX	78572-7735
232786	IBANIZ MELISSA RENEE	1902 RIVER BEND DR	MISSION	TX	78572-7713
232645	NUNEZ LUIS GERARDO & SENIA MAGALY	2103 DIANE DR	MISSION	TX	78572
232643	REYES NIKEE LEE	2109 DIANE DR	MISSION	TX	78572
232806	GONZALEZ CHARLES	2123 CRYSTAL DR	MISSION	TX	78572-7782
232631	HUNTLEY PERRI ANN	2100 CRYSTAL DR	MISSION	TX	78572-7781
232635	ROLDAN CHRISTINA MARIE	2101 CRYSTAL DR	MISSION	TX	78572-7782
232636	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232637	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232790	WILLIAMSON JOSHUA GREY	2009 MEADOW WAY DR	MISSION	TX	78572-7735
232789	SMAGE ROBERT & SHARON HECKER TRUSTEES	2011 MEADOW WAY	MISSION	TX	78572-7735
232650	SANDOVAL EDUARDO	1400 ROQUE SALINAS	MISSION	TX	78572-4778
232646	LONGORIA ARTURO R JR	1201 REYNOSA ST	MISSION	TX	78572-5952
232792	ADAMS MARK A & MAUREEN	1900 CRYSTAL DR	MISSION	TX	78572-7739
232795	MALDONADO DORA M & FRANCO L	1902 CRYSTAL DR	MISSION	TX	78572-7739
232797	REYNA ADRIANA IDALIA	1904 CRYSTAL DR	MISSION	TX	78572-7739
232798	ORTIZ JOSE & LAURA	1906 CRYSTAL DR	MISSION	TX	78572-7739
723237	MEADOW CREEK DEVELOPMENT LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835
232354	CAFA REAL ESTATE LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835



## CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Daycare in a (R-1) Single Family Residential District, being Lot 6, Block 5, East Side Addition Subdivision, located at 900 Reynosa Street, Applicant: Maria Del Carmen Salinas - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 13, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the southeast corner of Reynosa Street and Naranjo Avenue.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant is proposing a home occupation – daycare out of their residence. They plan to work directly with Alliance, which is a program funded by the government that helps provide child care for single parents.
- The proposed hours of operation are Monday – Friday from 7:00 am to 5:00 pm
- Staff: 3 employees (\*Note: Sec.1.56(1)(d) states: There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.)
- Parking: The applicant is proposing 3 parking spaces.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year permit to continue to assess this new home occupation.
2. Applicant to be limited to one (1) employee at a time, or must submit a petition reflecting 90% of the property owners within 200 feet radius in favor of the variance to the number of employees allowed.
3. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
4. Continued compliance with all City Codes (Building, Fire, Health, etc.)



5. Pick-up and Dropoff of children must be within the private property.
6. Acquire a business license
7. CUP is not transferable to others
8. Hours of operation to be as follows: Monday – Friday from 7:00 am to 5:00 pm

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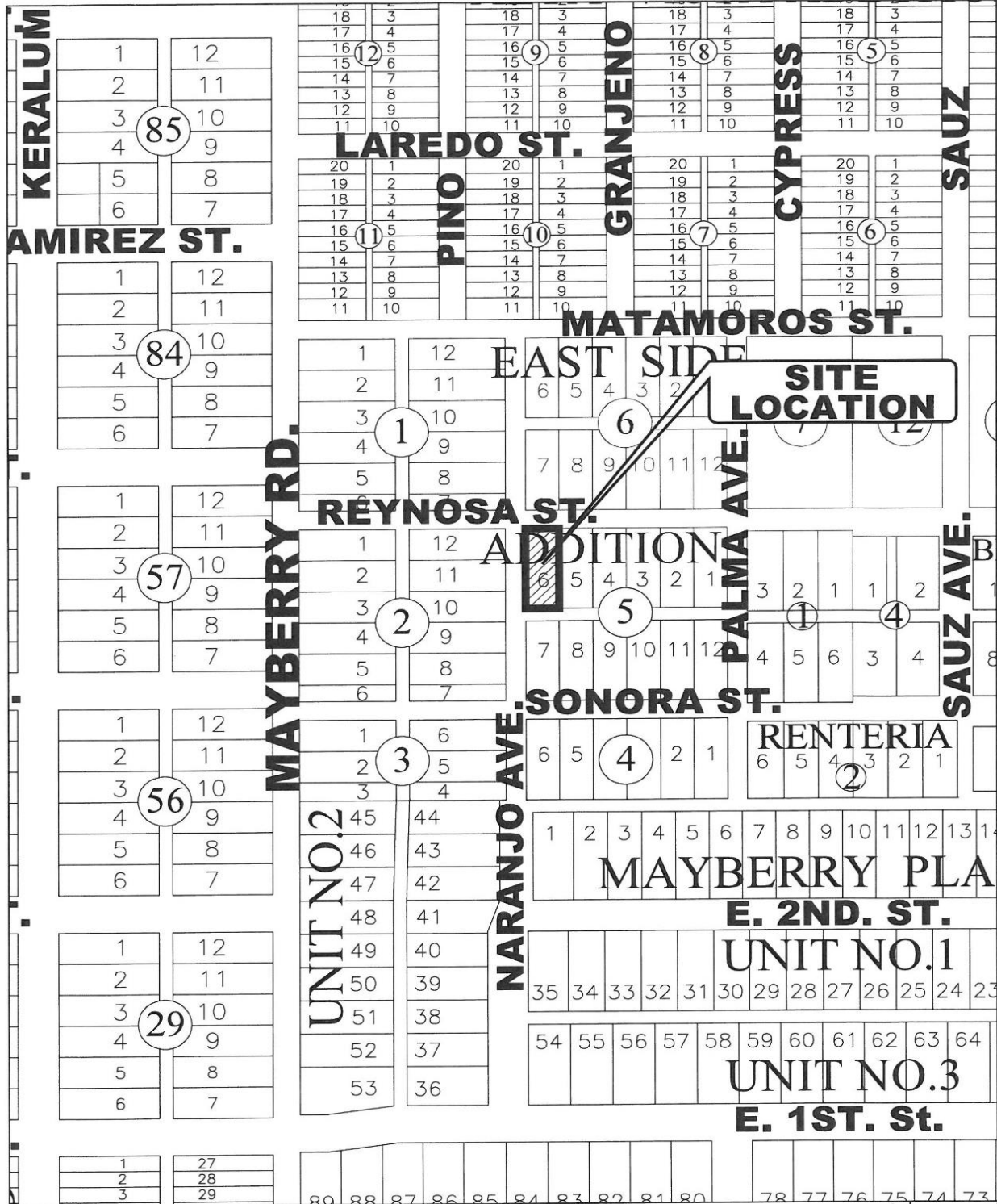
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

VICINITY MAP



**CITY OF MISSION**

HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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

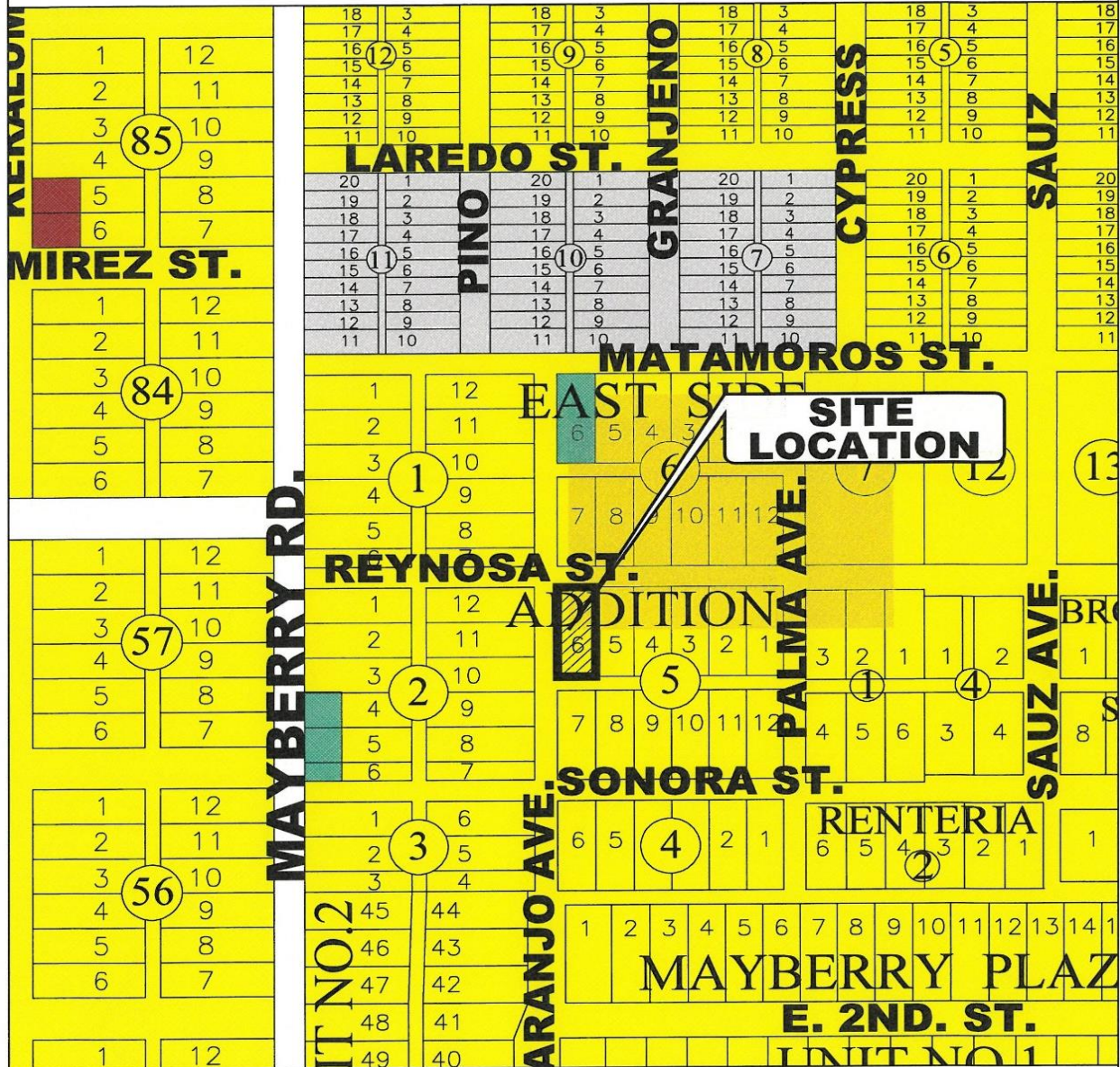
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## AERIAL MAP





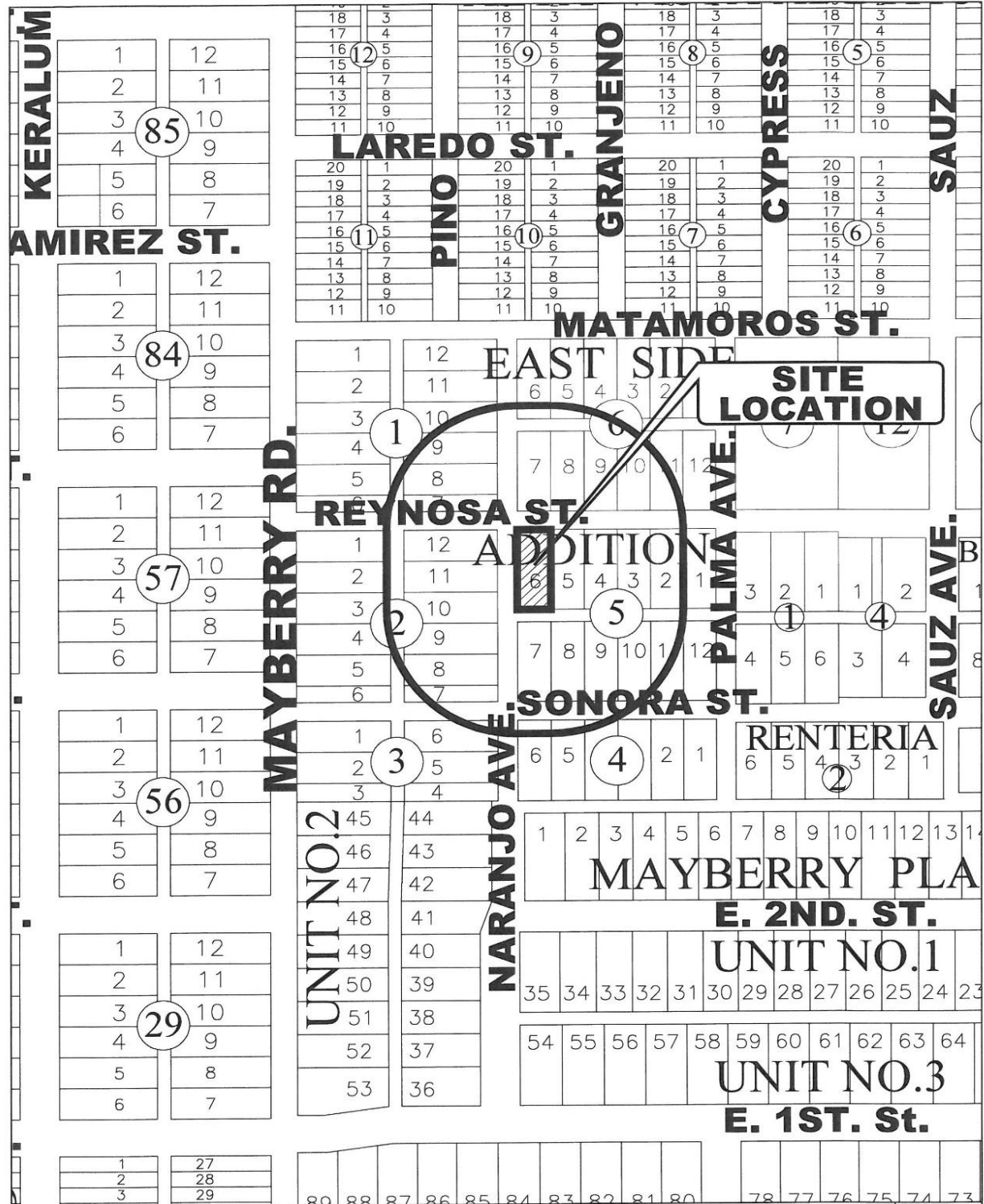
# ZONING MAP



## ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

# LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



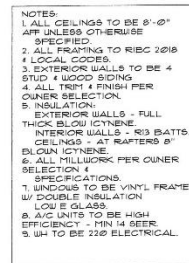
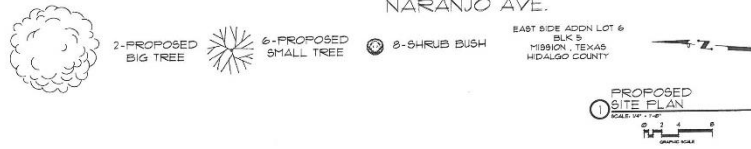
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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

No.

ATTACHMENTS	
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## PICTURES





## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
162512	LOPEZ EVA	407 NARANJO ST	MISSION	TX	78572-5846
162562	MORENO GAMALIEL V & NORMA ALICIA	917 REYNOSA	MISSION	TX	78572-5929
162515	RAMIREZ ANA MA TREVINO	411 NARANJO ST	MISSION	TX	78572-5846
162543	SANCHEZ ARMANDO SOLIS & MIRNA A SERNA SANCHEZ	910 REYNOSA ST	MISSION	TX	78572-5930
162544	ANDRADE MARTHA B PEQUENO	906 REYNOSA ST	MISSION	TX	78572-5930
162518	JUAREZ JOEL CRISTOBAL	320 N MAYBERRY ST	MISSION	TX	78572-5751
162514	MARIN FRANCISCO	409 NARANJO ST	MISSION	TX	78572-5846
162545	ACOSTA MARIA DEL SOCORRO	6902 AVENIDA DEL PASEO ST	PALMVIEW	TX	78572
162557	PENA RODRIGO H & KARINA	1512 ELM DR	MISSION	TX	78572-4507
162511	CANTU YESENIA ELIZONDO	400 N MAYBERRY RD	MISSION	TX	78572
162542	BRIONES VIRGILIO & MARGARITA	912 REYNOSA ST	MISSION	TX	78572-5930
162541	DIAZ MARIA I CANO & DANIEL LOZANO	7501 S CAGE STE C	PHARR	TX	78577-7068
162555	MENDOZA ELICEO	910 MATAMOROS ST	MISSION	TX	78572-5841
162560	GONZALEZ ANTONIO	909 REYNOSA ST	MISSION	TX	78572-5929
162556	RAMOS RODOLFO JR	1508 OAK DR	MISSION	TX	78572
162561	GUERRERO JESUS & ALICIA	4101 UVALDE	MCALLEN	TX	78503-8526
162540	SOLIS ARMANDO SANCHEZ	910 REYNOSA ST	MISSION	TX	78572-5930
162558	GONZALEZ JOEL A	2110 ROBIN ST	EDINBURG	TX	78542-5164
162559	SUN VISTA LAND DEVELOPMENT LLC	1358 GARDEN DR	MISSION	TX	78572-6299
162526	PENA MARIA ENRIQUETA	820 REYNOSA ST	MISSION	TX	78572-5928
162537	RANGEL ROEL	1103 ELM ST	MISSION	TX	78572-4441
162538	RANGEL ALICIA R	4502 STONEBRIDGE DR	PEARLAND	TX	77584-9240
162539	ORTIZ BRENDA	900 SONORA ST	MISSION	TX	78572-5901
162522	LUCIO ANTONIO & IRMA E	815 SONORA ST	MISSION	TX	78572-5935
162550	CANTU ELIOBARDIO & LILIA	915 SONORA ST	MISSION	TX	78572-5937
162549	NAVARRO ERNESTINA	913 SONORA ST	MISSION	TX	78572-5937
162548	GARCIA GUADALUPE R	911 SONORA ST	MISSION	TX	78572-5937
162546	DIAZ DANIEL & REBECCA	7625 N LOS EBANOS RD	MISSION	TX	78573-1427
162533	ROCHA RUPERTO CERDA & SILVIA CANTU	816 SONORA ST	MISSION	TX	78572-5936
162547	GONZALEZ JOEL A	2110 ROBIN ST	EDINBURG	TX	78542-5164
162525	GARCIA DORA HINOJOSA	822 REYNOSA ST	MISSION	TX	78572-5928
162523	CERDA ENRIQUE	1428 LUCERNE AVE	GUSTINE	CA	95322-1311
162524	GARZA JOVITA	821 SONORA ST	MISSION	TX	78572-5935
162519	CAVAZOS OSCAR & IRMA L	314 N MAYBERRY ST	MISSION	TX	78572-5751



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Life and Health Insurance Agency – Puga Insurance Agency, LLC, in a Neighborhood Commercial (C-2) District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 1. Applicant: Noe Puga – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 26, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 2, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 16, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The proposed business is within the Bannworth Business Center located along the West side of Shary Road approximately 360 feet North of Village Drive.
- Pursuant to Section 1.42 (3)(d) of the City of Mission Code of Ordinances, a business establishment which performs services on the premises such as banks, loan companies, insurance and real estate requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a 1,088.00 square foot suite for an insurance business that will be named “Puga Insurance Agency”.
- The proposed hours of operation are as follows: Monday thru Friday from 8:00 am to 5:00 pm.
- Staff will be 4 employees
- Parking: Due to the total of 1,088 square feet, a total of 7 parking spaces are required. There are a total of 62 parking spaces held in common for the commercial plaza.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 19 legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

- Approval for life of the use
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday thru Friday from 8:00 am to 5:00 pm
- Must obtain a business license prior to occupancy



- CUP is not transferable to others

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

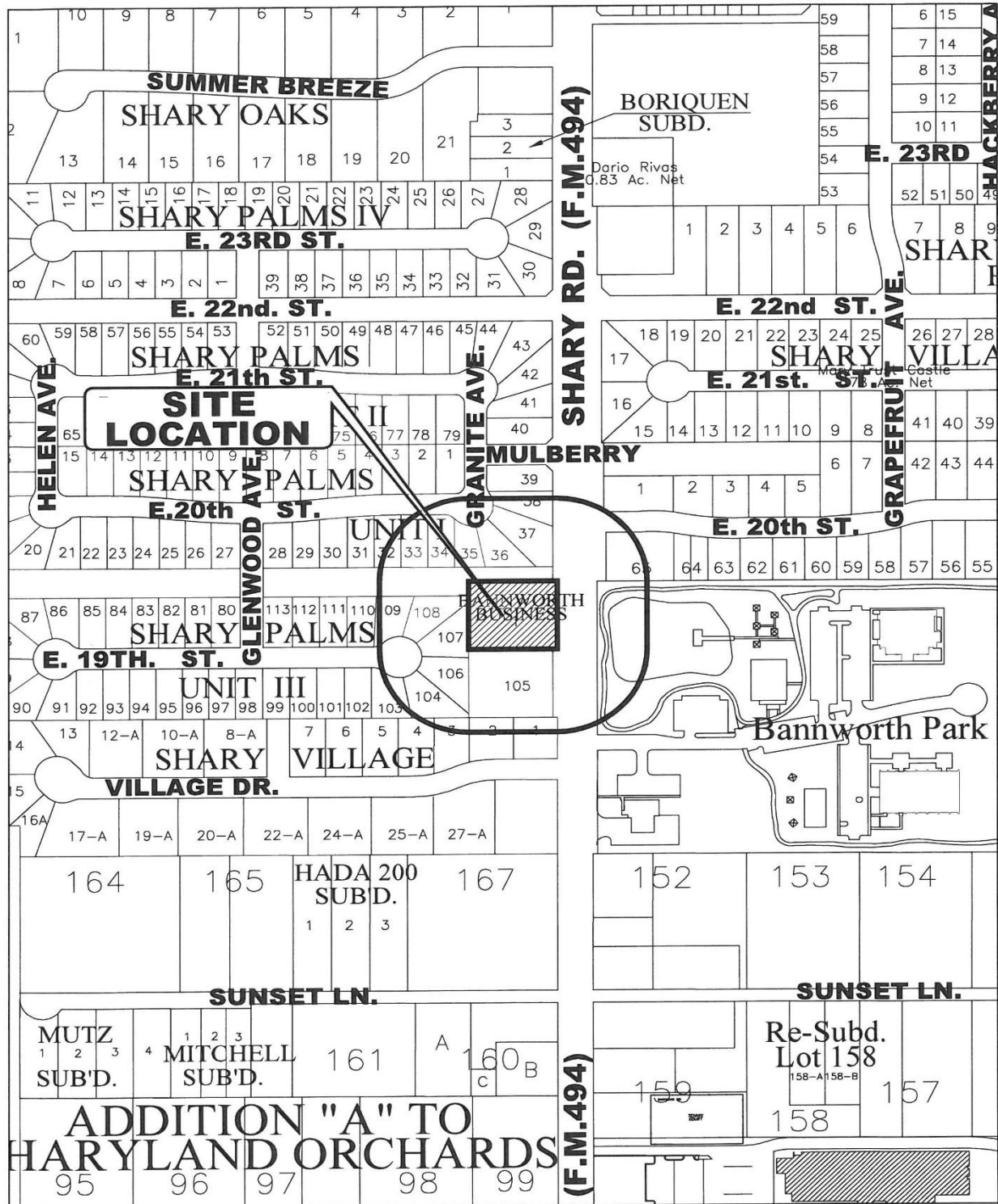
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\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



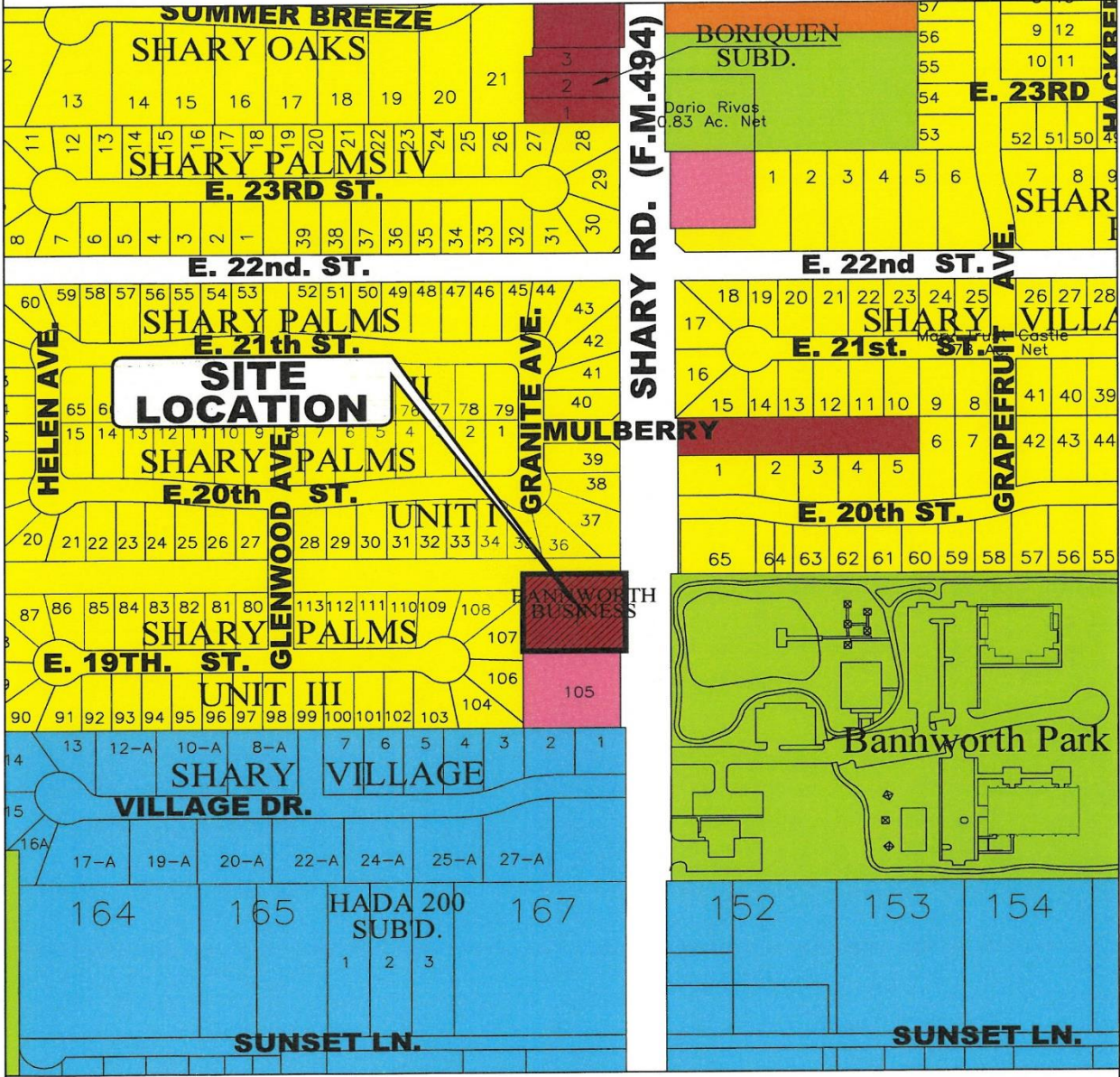
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572
















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

No.

## ZONING MAP



## ZONING LEGEND

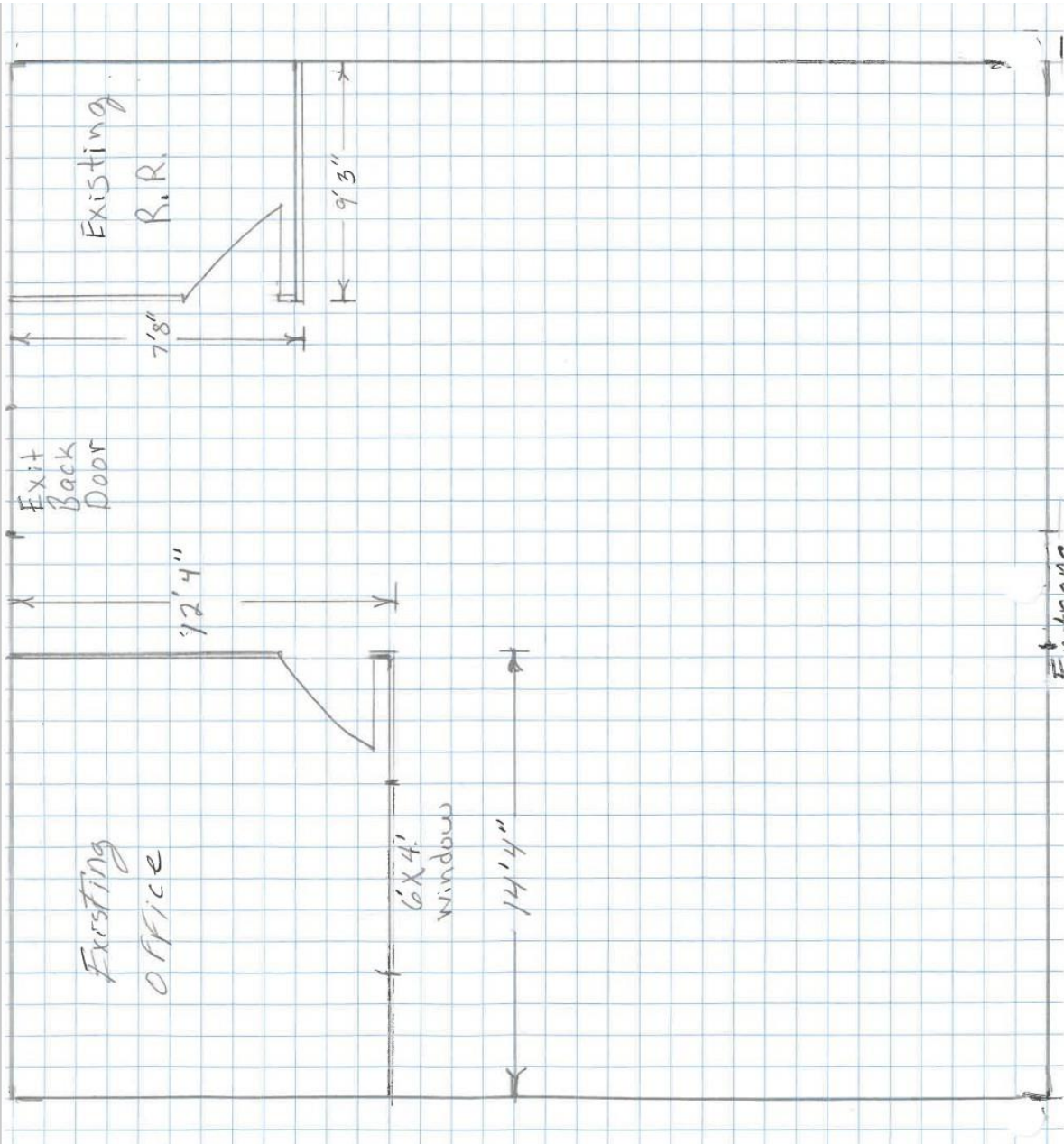
	A0-I	AGRICULTURAL OPEN INTERIM		R-3	MULTI-FAMILY RESIDENTIAL		C-4	HEAVY COMMERCIAL
	A0-P	AGRICULTURAL OPEN PERMANENT		R-4	MOBILE & MODULAR HOME		C-5	ADAPTIVE COMMERCIAL
	R-1A	LARGE LOT SINGLE FAMILY		R-5	HIGH DENSITY MFCT'D HOUSING		I-1	LIGHT INDUSTRIAL
	R-1T	TOWNHOUSE RESIDENTIAL		C-1	OFFICE BUILDING		I-2	HEAVY INDUSTRIAL
	R-1	SINGLE FAMILY RESIDENTIAL		C-2	NEIGHBORHOOD COMMERCIAL		PUD	PLANNED UNIT DEVELOPMENT
	R-2	DUPLEX-FOURPLEX RESIDENTIAL		C-3	GENERAL BUSINESS		P	PUBLIC



AERIAL



# FLOOR PLAN





PHOTOS





## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
672882	ONIVERT INVESTMENTS FAMILY LIMITED PARTNERSHIP	2211 MONACO DR	MISSION	TX	78573-8476
534291	RODRIGUEZ ALFREDO& MARIA C RODRIGUEZ ALMA ROSA TRUSTEE FAMILY TRUST	2000 GRANITE AVE	MISSION	TX	78572-3255
539977	ZOROLA JESUS R & LUZ M	2313 E 19TH ST	MISSION	TX	78572-3250
283656	BAZAN CHRISTOPHER D	2309 VILLAGE DR	MISSION	TX	78572-3283
534287	RODRIGUEZ ESTHER APOLONIA PEREZ	2310 E 20TH ST	MISSION	TX	78572-3210
539973	GALVAN AGUSTIN & RAQUEL	2308 E 19TH ST	MISSION	TX	78572-3249
534286	MAGNIFICAT HOLDINGS LLC	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121-2257
539979	HINOJOSA ROLANDO	2309 E 19TH ST	MISSION	TX	78572-3250
539978	GONZALEZ NICHOLAS & CRISTINA A	2311 E 19TH ST	MISSION	TX	78572-3250
539974	VIELMA MAURO A & ELIZABETH E	2310 E 19TH ST	MISSION	TX	78572-3249
539976	AGUIRRE MARTHA T	2312 E 19TH ST	MCALLEN	TX	78572-3249
534292	BECERRA LAURA LUZ	2002 GRANITE AVE	MISSION	TX	78572
283654	GONZALEZ JESUS F & MARIA D ROSARIO	617 BEAUMONT AVE	MCALLEN	TX	78501
534288	PANIAGUA JOHNNY	12011 E BORDER OAK DR	MAGNOLIA	TX	77354-6104
534289	KELLEY DONALD E JR & MARY F	2314 E 20TH ST	MISSION	TX	78572-3210
534290	MARIN JHIMMY & GUADALUPE	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121-2257
539975	TREVINO JOSE ANGEL	2404 E 20TH ST	MISSION	TX	78572-3389
281198	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
281199	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238476	T-JAM DEVELOPMENT LTD	2404 E 20TH ST	MISSION	TX	78502



## CITY OF MISSION

### AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to allow the Manufacturing & Packaging of Ice Cream and Pork Rinds in a property zoned General Business District ("C-3"), being Lots 3-6, Block 175, Mission Original Townsite Subdivision, located at 204 W. Tom Landry Street. Applicant: Ice Cream Man Place, Inc. - Cervantes

#### NATURE OF REQUEST:

##### Project Timeline:

- June 26, 2025 – Application for a conditional use permit submitted for processing.
- July 2, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

##### Summary:

- The applicant is requesting a new conditional use permit to continue to operate the manufacturing of ice cream and pork rinds at the subject property located at the Northeast corner of Tom Landry Street and Perkins Avenue. The business has been in operation at the subject property since 1994 when the owners were simply selling ice cream. For the manufacturing the owners obtained a conditional use permit in 2013 and has been renewed several times since then. In the year 2020, the applicant was granted a life of the use conditional use permit.
- Per the Code of Ordinance, a manufacturing facility in a General Business District requires a conditional use permit granted by the City Council.
- The previous conditional use permit was granted to Mr. Alberto Pascual. The business owners desire that the new conditional use permit be granted to the company named Ice Cream Man Place, Inc.
- The company is the distributor for Blue Bonnet Ice Cream in the Rio Grande Valley, and they manufacture Sandy Fruit products.
- The proposed hours of operation are Monday to Friday from 8:00 a.m. to 5:00 pm.
- Staff: 8 employees
- Parking: 6 parking spaces are provided within the private property.
- The Planning staff has not received any objections to the request from the surrounding property owners.
- Notices were mailed to 18 surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit request subject to compliance with the following conditions:

- Life of the use permit with the understanding that the conditional use permit could be revoked
- Must comply with all City codes (Building, Fire, Health, and Sign, etc.)
- Acquisition of a business license is required
- Hours of operation are Monday to Friday from 8:00 a.m. to 5:00 p.m.
- The conditional use permit is not transferable to others

**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

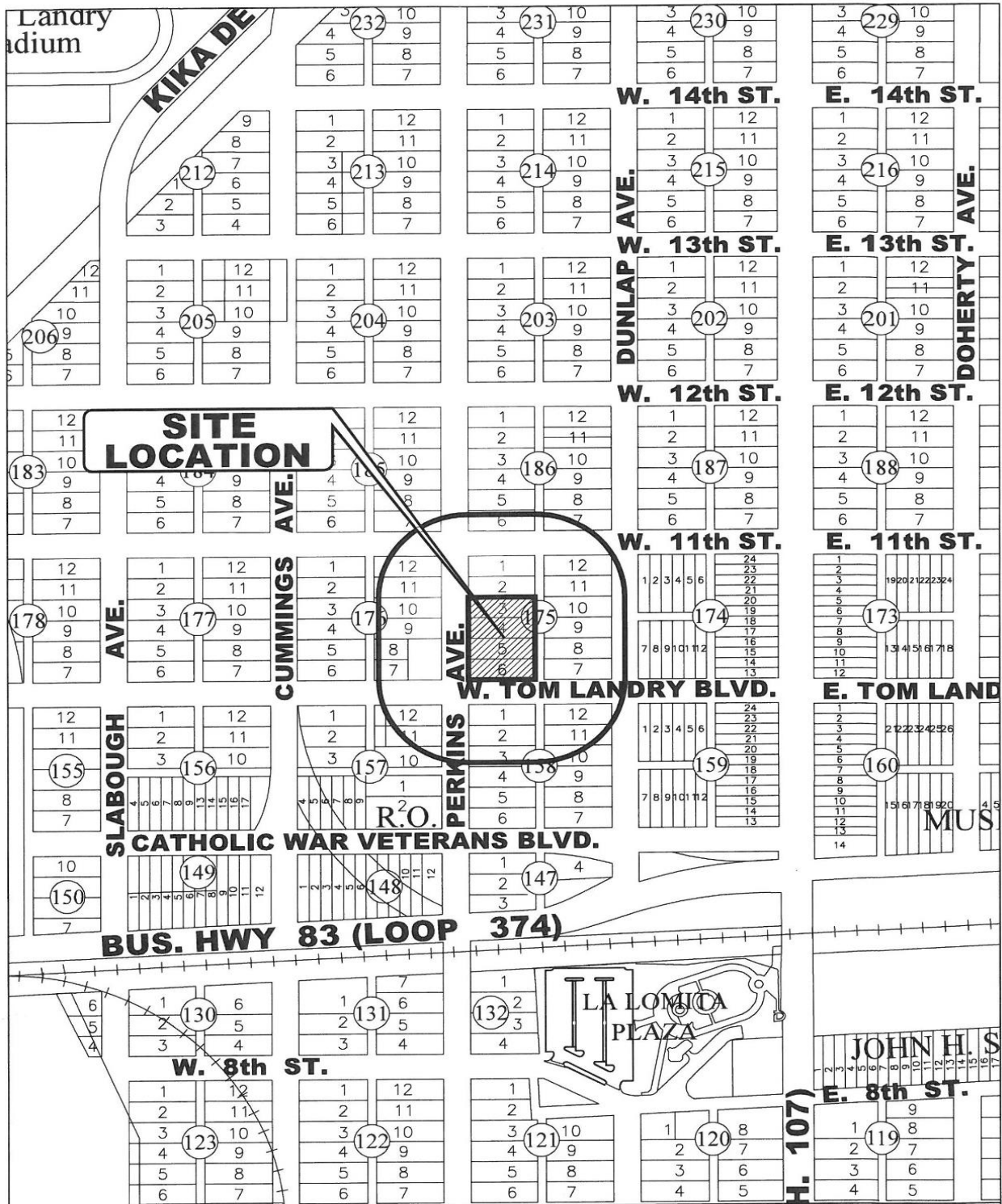
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_



## LEGAL NOTICE MAP

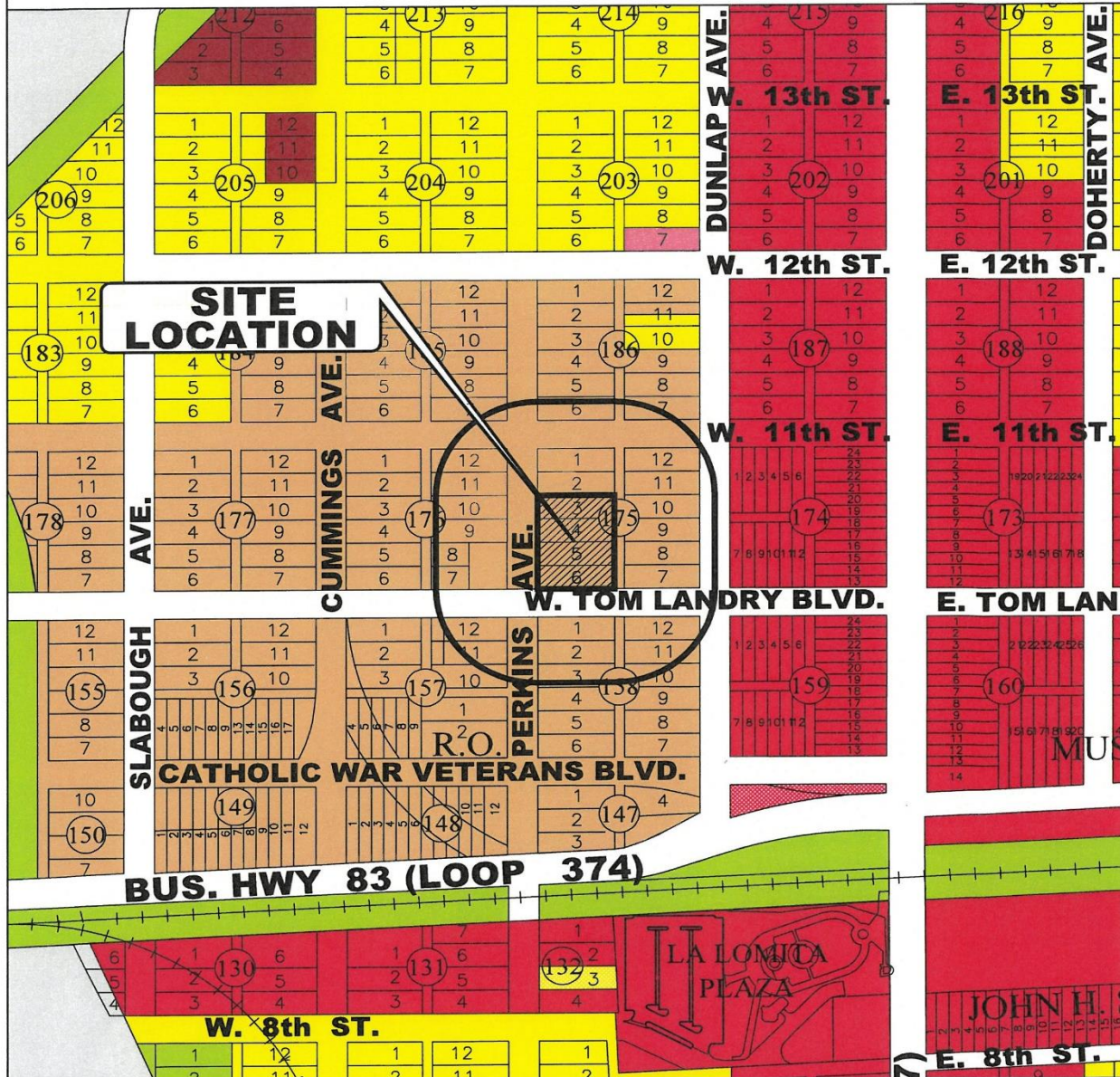


200' RADIUS MAILOUT

CITY OF MISSION  
HIDALGO COUNTY, TEXAS1201 E. 8th Street  
MISSION, TX 78572PH: (956) 580-8672  
FAX: (956) 580-8680

No.

## ZONING MAP



## ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC



AERIAL





PHOTO OF THE PROPERTY



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239841	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239950	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
239939	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239949	DUNN ROBERT L	216 W 11TH ST	MISSION	TX	78572-3916
239868	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239689	SEGLER INTERESTS LLC	20212 CHAMPIONS FOREST DR STE 700-369	SPRING	TX	77379
239852	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239851	VELA JOSE ANTONIO & JOSE LUIS	217 W 11TH ST	MISSION	TX	78572-3915
239850	MALDONADO CECILIA MARIA	1022 PERKINS AVE	MISSION	TX	78572
239866	GONZALEZ ROBERTO & TERESA C GONZALEZ	1714 N BRYAN RD	MISSION	TX	78572-3022
239867	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239686	DOLIFKA LAND COMPANY	PO BOX 444	BRIGHTON	CO	80601-0444
239685	D L LIGHTING & AUDIO LLC	3616 N 43RD ST	MCALLEN	TX	78501-3473
239687	GONZALEZ RUBEN	1803 AZALEA ST	MISSION	TX	78573-9166
239870	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935



## CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for the on-site consumption of alcoholic beverages at an Event Center – Florence Events, in a General Business (C-3) District, being Lot 5, Northtown Unit No. 1 Subdivision, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 26, 2025 – The City Council approved a Conditional Use Permit for an event center only.
- June 26, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 2, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 16, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located approximately 75 feet South of E. 28<sup>th</sup> Street along the East side of N. Conway Avenue, S.H. 107.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, the on-site consumption of alcoholic beverages at an Event Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a 2,250.00 square foot suite for an Event Center that will be named “Florence Events”.
- Proposed activities: The venue features several types of events and private gatherings.
- The applicant is proposing for alcoholic beverages to be consumed at the establishment, but no alcoholic beverages are proposed to be sold at the venue. The applicant’s background check for the proposed BYOB (bring your own beer) establishment shows no reportable records.
- The proposed hours of operation are as follows: Monday thru Sunday from 9:00 am to 12:00 am.
- Staff will be 1 employee
- Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces are needed. There are a total of 41 parking spaces held in common for the plaza.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.



**STAFF RECOMMENDATION:**

- Approval for 1 year to evaluate the operations
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday thru Sunday from 9:00 am to 12:00 am
- Must comply with the noise ordinance
- Must obtain a business license prior to occupancy
- Maximum occupancy is 110 people
- Must have security cameras inside and outside with a minimum 30-day retention.
- CUP is not transferable to others

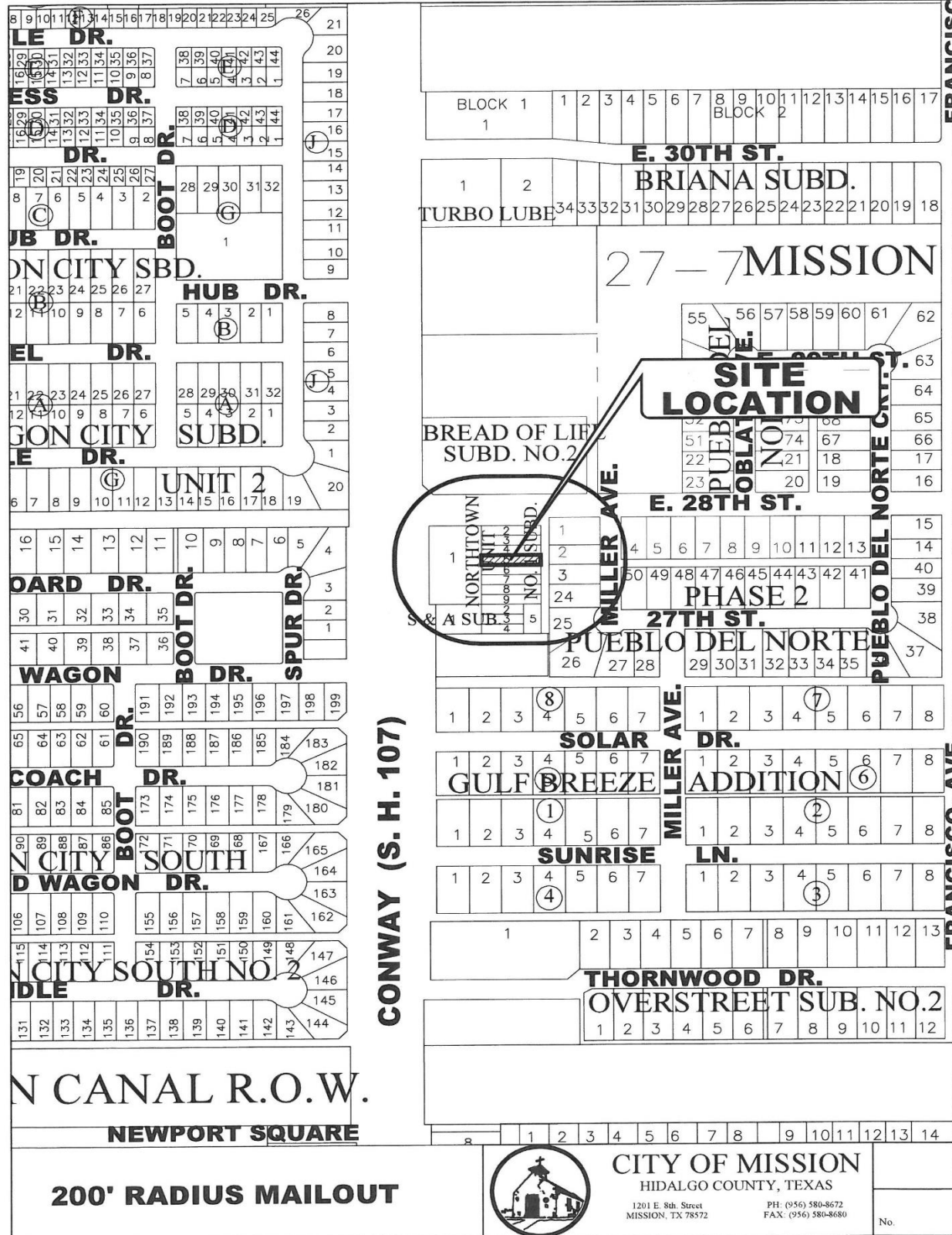
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\_\_\_\_\_ AYES

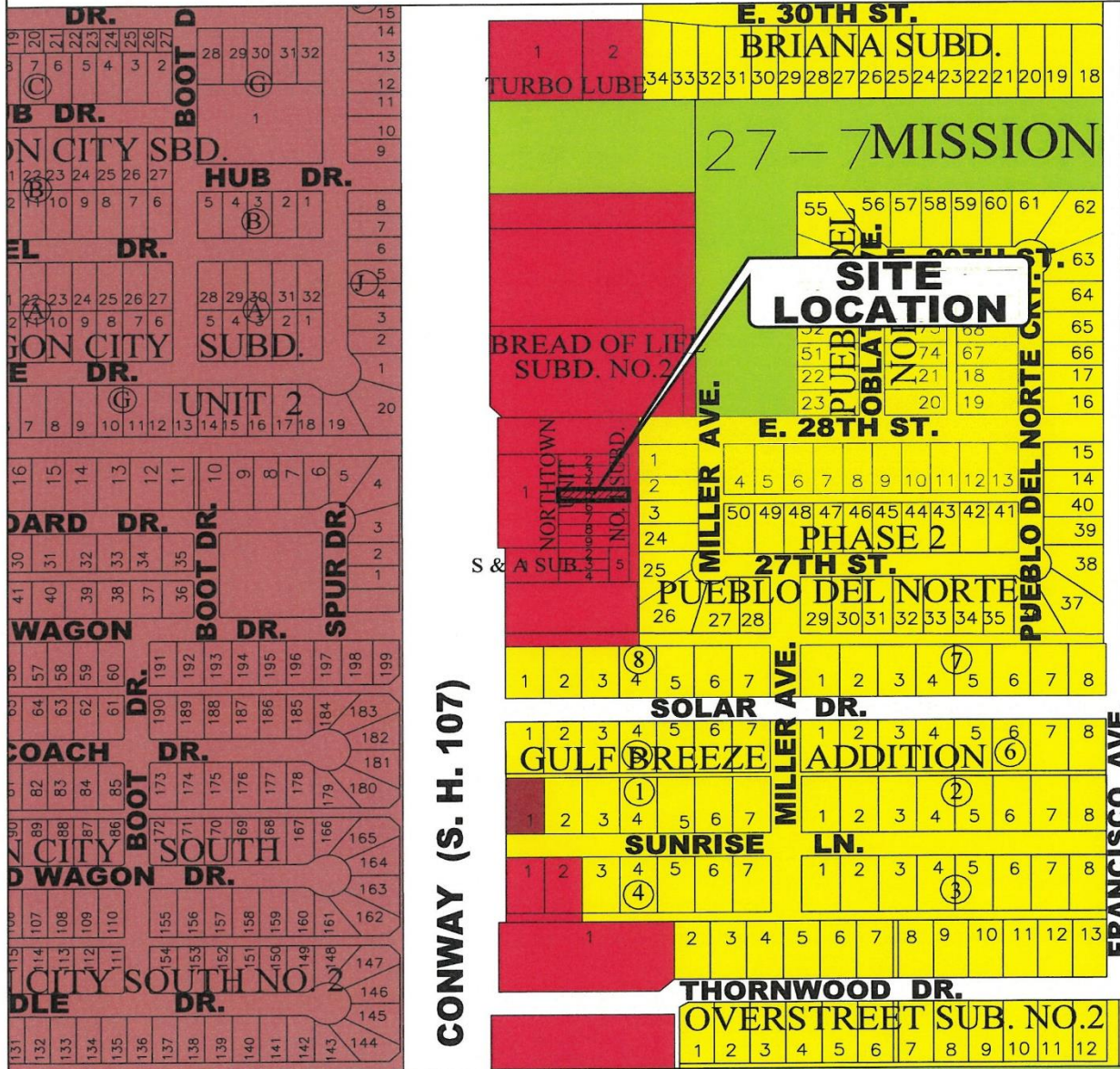
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

## LEGAL NOTICE



# ZONING MAP



## ZONING LEGEND

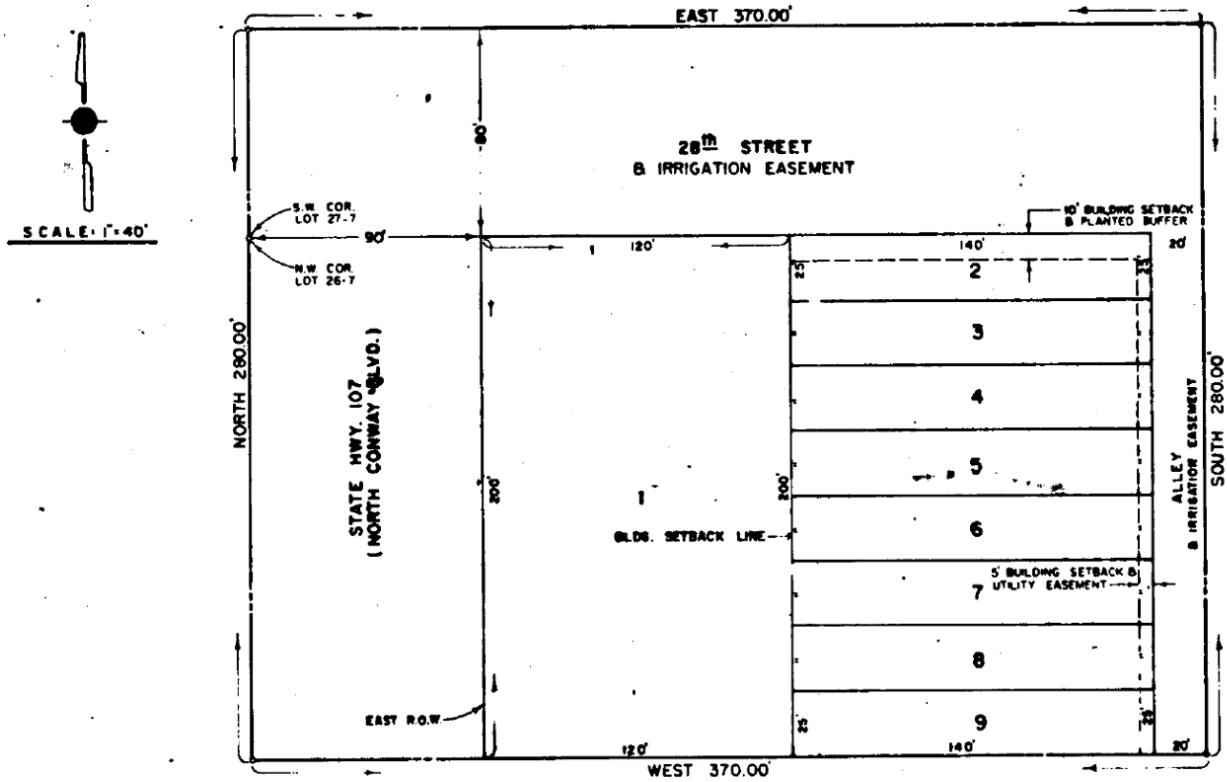
A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
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R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC



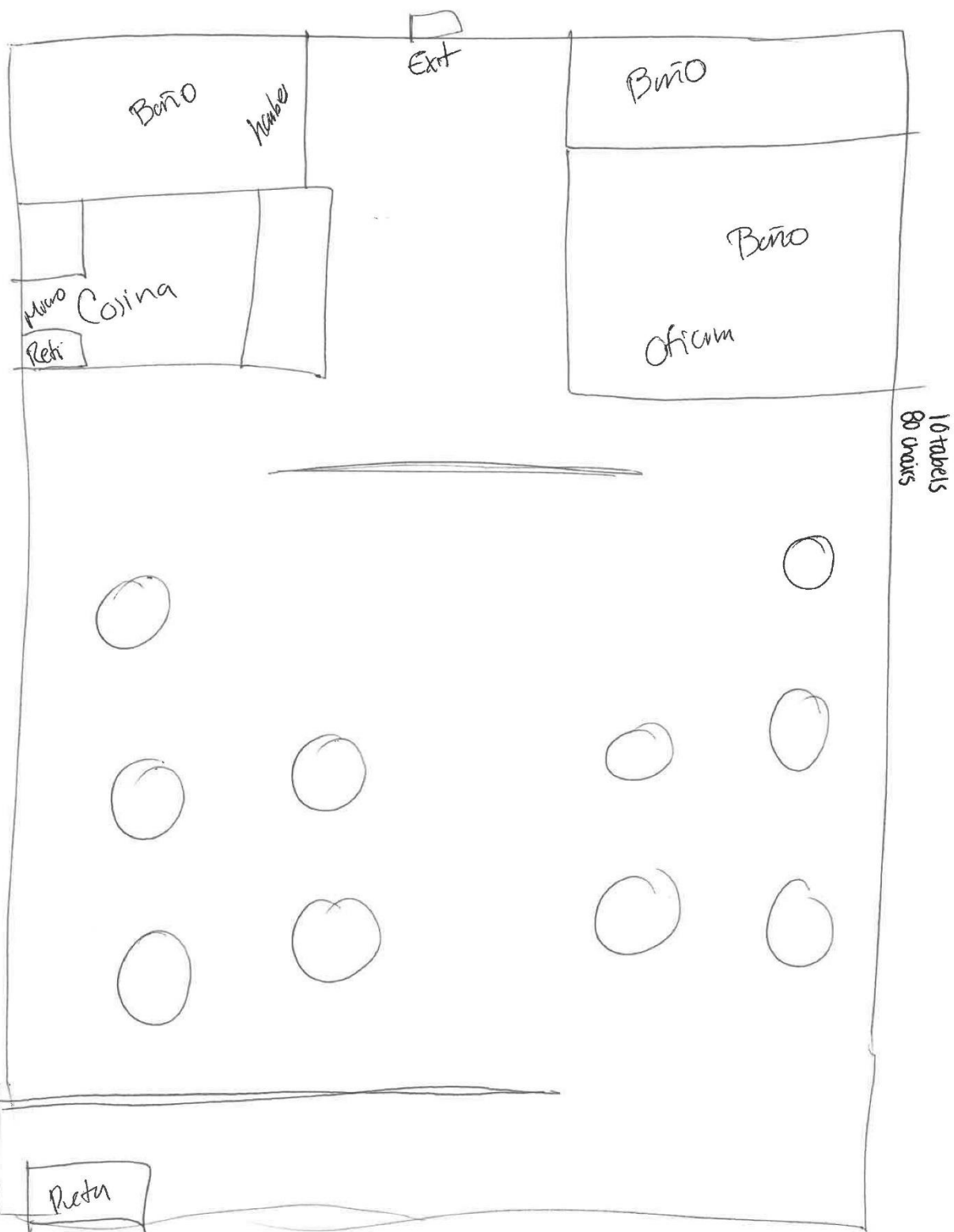
## AERIAL MAP



# PLAT OF LOT 5, NORTHTOWN UNIT NO.1 SUBDIVISION



# FLOOR PLAN





PHOTOS





PHOTOS



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
127319	BREAD OF LIFE CHURCH	2820 N CONWAY AVE	MISSION	TX	78574-2114
249476	TORRES HESQUIO & PALMIRA	2305 BRIARWOOD DR	MISSION	TX	78574-2307
249475	COBOS MIGUEL & JUANA A	2116 GOLD CREST	MCALLEN	TX	78504-3909
513242	MONTALVO ANNA M	2723 MILLER AVE	MISSION	TX	78574-2145
519691	CEJUDO MANUEL E & MYRIAM CEJUDO	2717 MILLER AVE	MISSION	TX	78574-2145
519692	HERNANDEZ LUIS E	110 W 22ND ST	MISSION	TX	78572-2814
249471	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
249472	OCHOA VANESSA	1616 E GRIFFIN PKWY NO 221	MISSION	TX	78572-3180
249473	TREVINO PEDRO	224 SHERRY LN	BURLESON	TX	76028-1348
249468	NORTHTOWN LOT OWNERS ASSOC	2716 N CONWAY AVE	MISSION	TX	78574-2143
249474	MORALES MARY O	1506 MORALES DR	MISSION	TX	78573-8472
513243	GONZALEZ MARIA A	2721 MILLER AVE	MISSION	TX	78574-2145
513241	BLACK JOSHUA & GLORIA	210 E 28TH ST	MISSION	TX	78574
527134	BREAD OF LIFE CHURCH	2820 N CONWAY AVE	MISSION	TX	78574-2114
521778	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
519746	SANCHEZ GERARDO & ERIN GAYLE	301 E 27TH ST	MISSION	TX	78574-2122
513245	URESTI-CORTEZ INVESTMENTS LLC	1604 THORNWOOD DR	MISSION	TX	78574-4038
519688	LOPEZ MARIA DE JESUS & GILDARDO	3714 BROADWAY ST	GALVESTON	TX	77550-4039
548160	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548156	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548159	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
249469	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
317059	HIDALGO CO R/O/W DEPT	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for a Restaurant – La Cocina de la Abuela Tere in a (C-3) General Business District, being the South 105' out of the West 180' out of the East 440' out of Lot 25-5, West Addition to Sharyland Subdivision, and being Lot 1, Block B, Cinco De Mayo Ranch Subdivision, located at 1500 W. Griffin Parkway, Suite E, Applicant: Cocina de la Abuela Tere - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 2, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the Northwest corner of Wednesday Street and Griffin Parkway.
- Per Code of Ordinance, a drive-thru service window requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been leasing a 2,628 square foot building, which includes a drive-thru service window, since December 2021. The location of the drive-thru service window provides enough stacking for at least three vehicles. Access to the site is provided off Wednesday Street via a 24' driveway.
- The applicant would like to continue utilizing the service window for her business.
- Hours of operation: Monday – Sunday from 7:00 am to 10:00 pm
- Staff: 3 employees
- Parking: There are a total of 30 seating spaces, which require 10 parking spaces ( $30/3 = 10$ ). The site has 31 parking spaces that are held in common, thus meeting code.
- The last conditional use permit for the drive-thru service window for this location was approved on March 13, 2023 for a period of 2 years.
- The applicant shared that she was unable to renew the conditional use permit on time due to not being able to pay the application fee since business has been very slow and drive-thru not being used. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request, subject to compliance with the following conditions:

1. 1 year approval to continue to assess the business
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others
4. Hours of Operation: Monday to Sunday from 7:00 am to 10:00 pm

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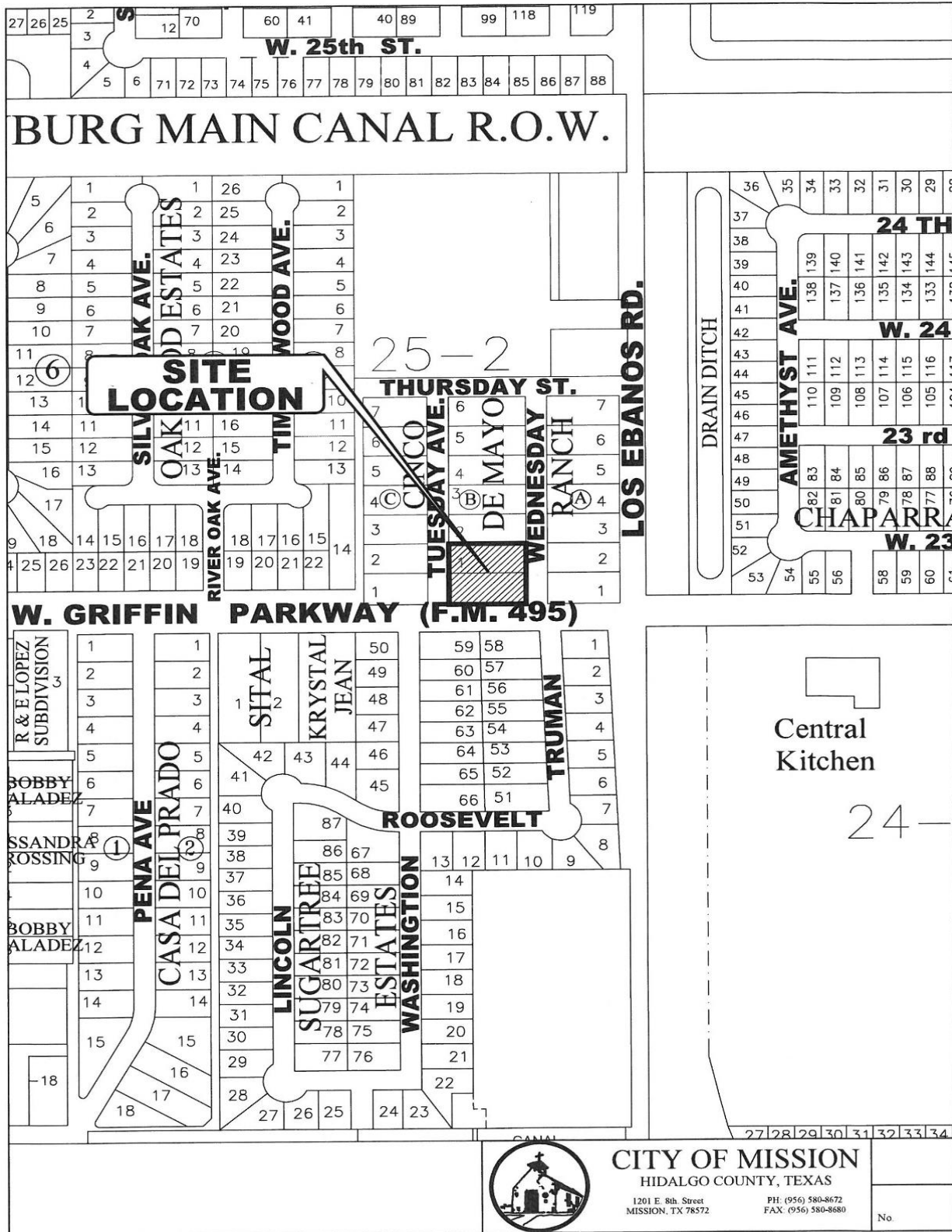
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# VICINITY MAP



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

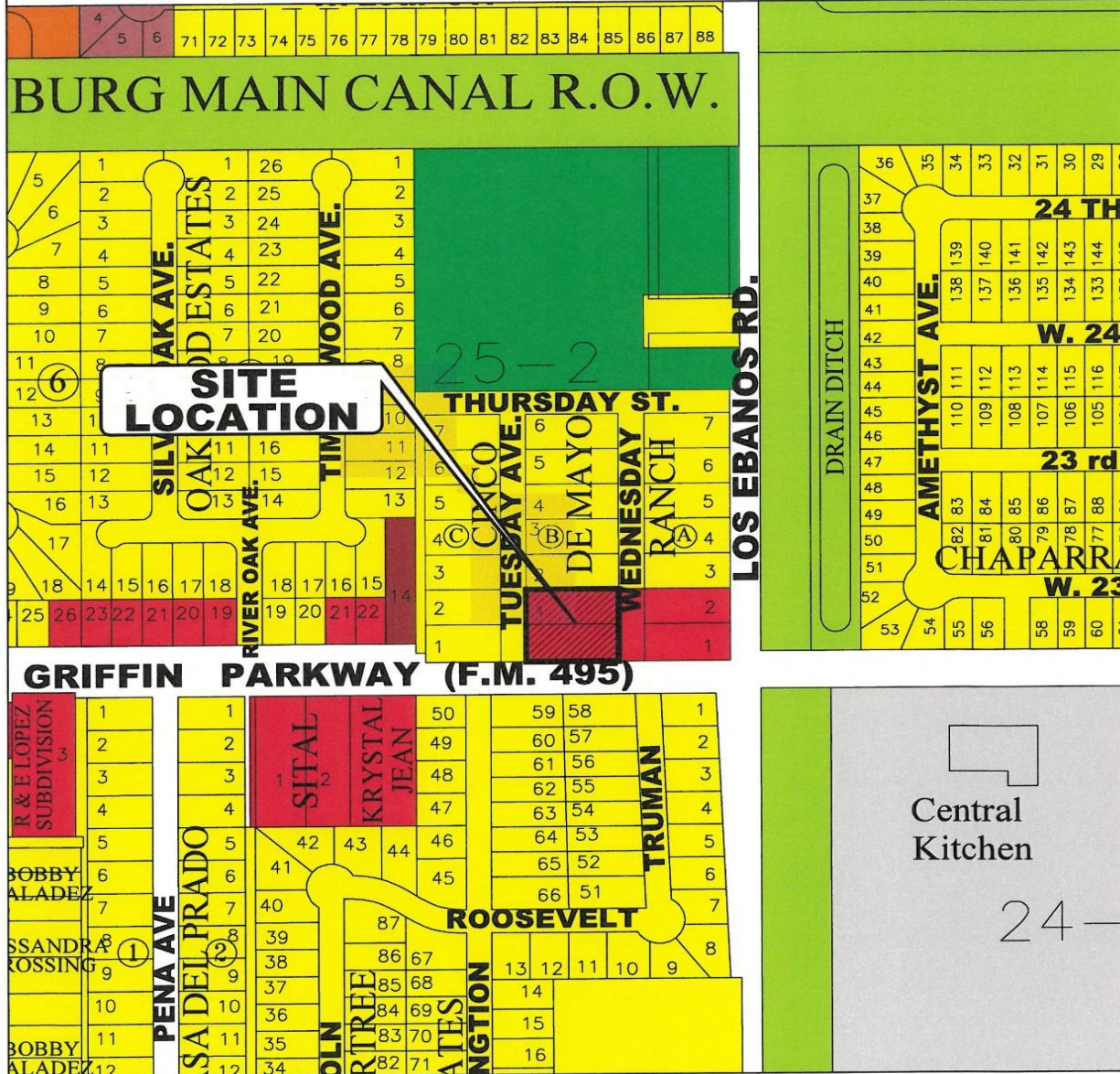


## AERIAL MAP





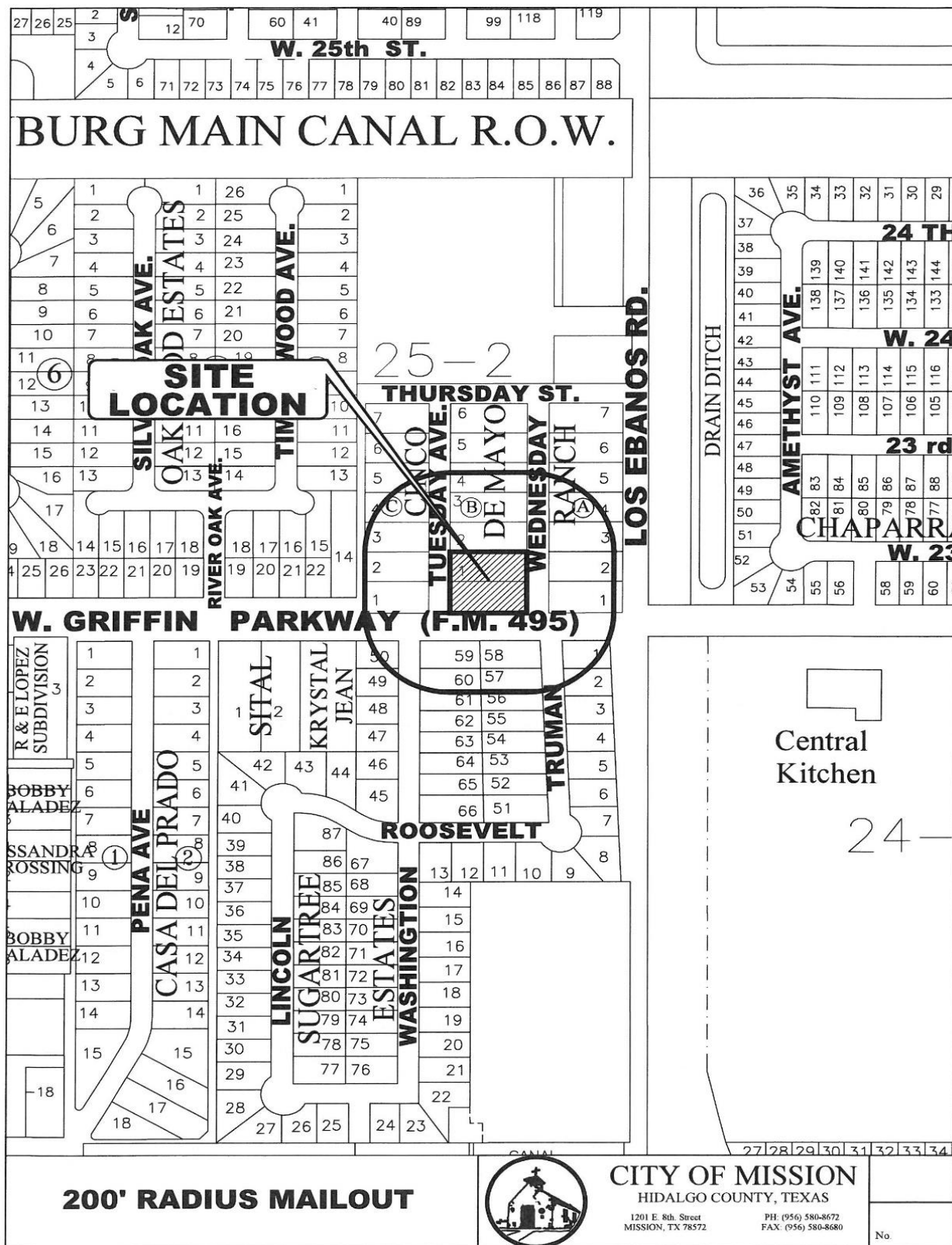
# ZONING MAP



## ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

LEGAL NOTICE MAP





## ATTACHMENTS



## La Gocina de la Abuela Tere

DONDE SE COME  
COMO EN CASA...  
PERO SIN TENER  
QUE LAVAR LOS  
PLATOS!

### Open hours:

Lunes- Sabado (M-S)

7 am- 3 pm

Domingos (Sun.)

CERRADO/CLOSED



1500 W. Griffin PKWY suite E

Mission, TX 78574

(956)271-4400

### COMIDA (LUNCH)- \$8.99

*Platos incluyen Arroz, Frijoles, Ensalada de Luchuga y Salsa!*

Enchiladas Americanas (queso o carne)	Chicharron Rojo	Plato de Sopes (3)
Enchiladas Rojas (queso fresco o papa)	Chicharron Verde	Flautas (3)
Enchiladas Verdes (pollo)	Bistec Ranchero	Entomatadas (3)
Chile Relleno (queso, carne, o mixto)	Picadillo	Enmoladas (3)
	Carne Desebrada	Calabacita con Pollo
	Carne Guisada	Gorditas (3)
	Asado de Puerco	

**\*\*Pregunte por el especial del día  
Lunes a Viernes de 11 am a 2 pm**

### OTRO PLATOS

Caldo de Res (arroz, limon, tortillas)	<b>\$8.99</b>
Combo de Hamburguesa (queso, papitas, refresco)	<b>\$8.99</b>
Combo de Torta de Bistec (lechuga, tomate, aguacate, y papitas)	<b>\$9.99</b>
Orden de Tacos de Bistec (5 maiz o 4 harina con cebolla, cilantro, frijoles charros y limon)	<b>\$9.99</b>
Sincronizada de Bistec (frijol, queso, lechuga, tomate, y aguacate)	<b>\$9.99</b>
Quesadillas con Carne (2 con lechuga y arroz)	<b>\$8.99</b>
Plato de Barbacoa (arroz, frijoles, tortillas)	<b>\$9.99</b>
Pozole (repollo, rabanitos, y totopos)	<b>\$9.99</b>
Plato de Tamal (3 con frijoles, arroz, ensalada)	<b>\$8.99</b>
Tamal Veracruzano (pollo o puerco)	<b>\$5.99</b>
Tacos de Birria (5 con queso, consome, limones)	<b>\$9.99</b>

## ATTACHMENTS (PICTURES)



### La Gocina de la Abuela Tere

DONDE SE COME  
COMO EN CASA...  
PERO SIN TENER  
QUE LAVAR LOS  
PLATOS!

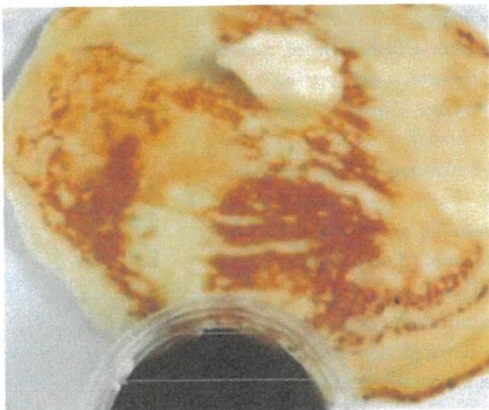
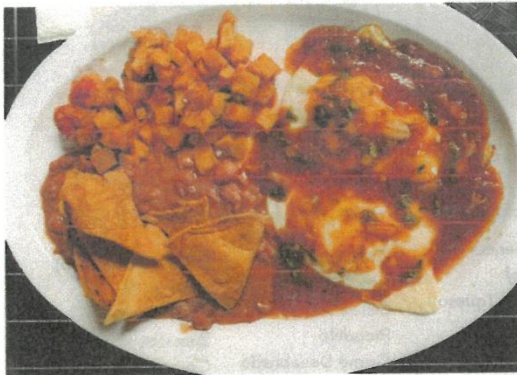
#### Open hours:

Lunes- Sabado (M-S)

7 am- 3 pm

Domingos (Sun.)

**CERRADO/CLOSED**



1500 W. Griffin PKWY suite E

Mission, TX 78574

(956)271-4400

#### DESAYUNOS (BREAKFAST)- \$7.99

*Platos incluyen Papa a la Mexicana, Frijoles, Tortillas y Salsa!*

Huevos Rancheros	Tocino con Huevo
Huevos Divorciados	Nopalitos Rojos
Huevos a la Mexicana	Migas a la Mexicana
Nopalitos con Huevo	Papa a la Mexicana
Jamon con Huevo	Papas con horizo
Chorizo con Huevo	

#### OTRO PLATOS

Plato de Machacado	\$8.99
Chicharron con Huevo	\$8.99
Plato de Desayuno (2 pancakes, 2 huevos, Tocino o Sausage, y papitas)	\$8.99
Gorditas	\$1.99
Tacos	\$1.99
Avena	\$2.99

#### BEBIDAS (DRINKS)

Sodas Mexicanas	\$3.29
Jugo de Naranja	\$2.29
Cafe	\$1.99
Agua de Jamaica	\$3.49
Agua de Horchata	\$3.49
Nesquik chico	\$1.69
Agua en botella	\$2.09
Soda en lata	\$1.29



## PICTURES





PICTURES



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
135872	GARCIA ELEAZAR ET AL	2308 WEDNESDAY	MISSION	TX	78574-2574
135871	HODGES ANNA DOLORES	816 MAIN ST	BRECKENRIDGE	MN	56520-1014
135876	MONTALVO GERARDO J	2305 WEDNESDAY AVE	MISSION	TX	78574-2575
135878	SALAZAR MANUEL JR	2309 WEDNESDAY AVE	MISSION	TX	78574-2575
135875	GONZALEZ JUAN LUIS & GISELA S GARCIA	1210 ZARATE DR	SAN JUAN	TX	78589-3881
316974	GONZALEZ JUAN LUIS & GISELA S GARCIA	1210 ZARATE DR	SAN JUAN	TX	78589-3881
135870	SILVA CESAR GABRIEL	2304 WEDNESDAY AVE	MISSION	TX	78574-2574
135877	ZUNIGA DAVID JR	3609 THOMPSON RD	MISSION	TX	78574
135884	HERNANDEZ RIGOBERTO & MARILU	2305 TUESDAY AVE	MISSION	TX	78574-2569
135885	SILVA CRISTOBAL & MARIA A	2307 TUESDAY AVE	MISSION	TX	78574-2569
135882	CHAVEZ FIDEL JR & EUSEBIO A	368 OAKWOOD RD	NICHOLLS	GA	31554-3442
450495	LEAL FERNANDO & SONIA	2216 WASHINGTON AVE	MISSION	TX	78572-2518
450496	LEAL HOMES LLC	2215 TRUMAN AVE	MISSION	TX	78572-2506
450497	GONZALEZ DIAMANTINA	2213 TRUMAN ST	MISSION	TX	78572
135886	WORTHEN W PAUL	5714 LA JOYA ST	MISSION	TX	78574-6094
135868	BLUE DOT MANAGEMENT LLC	23962 JULIO LN	HARLINGEN	TX	78552-2838
450504	CHAVEZ HECTOR E & EMMA L	7060 MAPLE ISLAND RD	NUNICA	MI	49448-9544
450494	LEAL HOMES LLC	2214 WASHINGTON ST	MISSION	TX	78572
450463	TRIGO JOSE RAMON MARISSA & MARISOL	2212 TRUMAN AVE	MISSION	TX	78572-2555
450465	PEREZ HECTOR & SAN JUANITA	2214 TRUMAN ST	MISSION	TX	78572-2555



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Lucio Income Tax & Health Insurance Agency in a (R-1) Single Family Residential District, being Lot 12, Block 78, Mission Original Townsite Subdivision, located at 112 E. 5<sup>th</sup> Street, Applicant: Jose Manuel Lucio III - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 20, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- July 2, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the southwest corner of E. Rafael Ramirez Street (E. 5<sup>th</sup> Street) and Doherty Avenue.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been operating a home occupation from his home since October 31, 2024. He utilizes the living room and the one-car garage as an office setting. He remodeled the garage to serve as a reception and waiting area. Ninety percent of his clients are serviced virtually, and the remaining clients are seen in person by appointment only.
- The proposed hours of operation are Monday – Friday from 9:00 am to 5:00 pm
- Staff: 2 employees, one living in the home.
- Parking: The driveway can accommodate one vehicle and the carport two more vehicles.
- The last conditional use permit for this home occupation was approved on July 22, 2024 for 1 year.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of the use permit approval with the understanding the permit can be revoked to due non-compliance.



2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
  3. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.)
  4. CUP is not transferable to others
  5. Hours of operation to be as follows: Monday – Friday from 9:00 am to 5:00 pm
- 

**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

VICINITY MAP

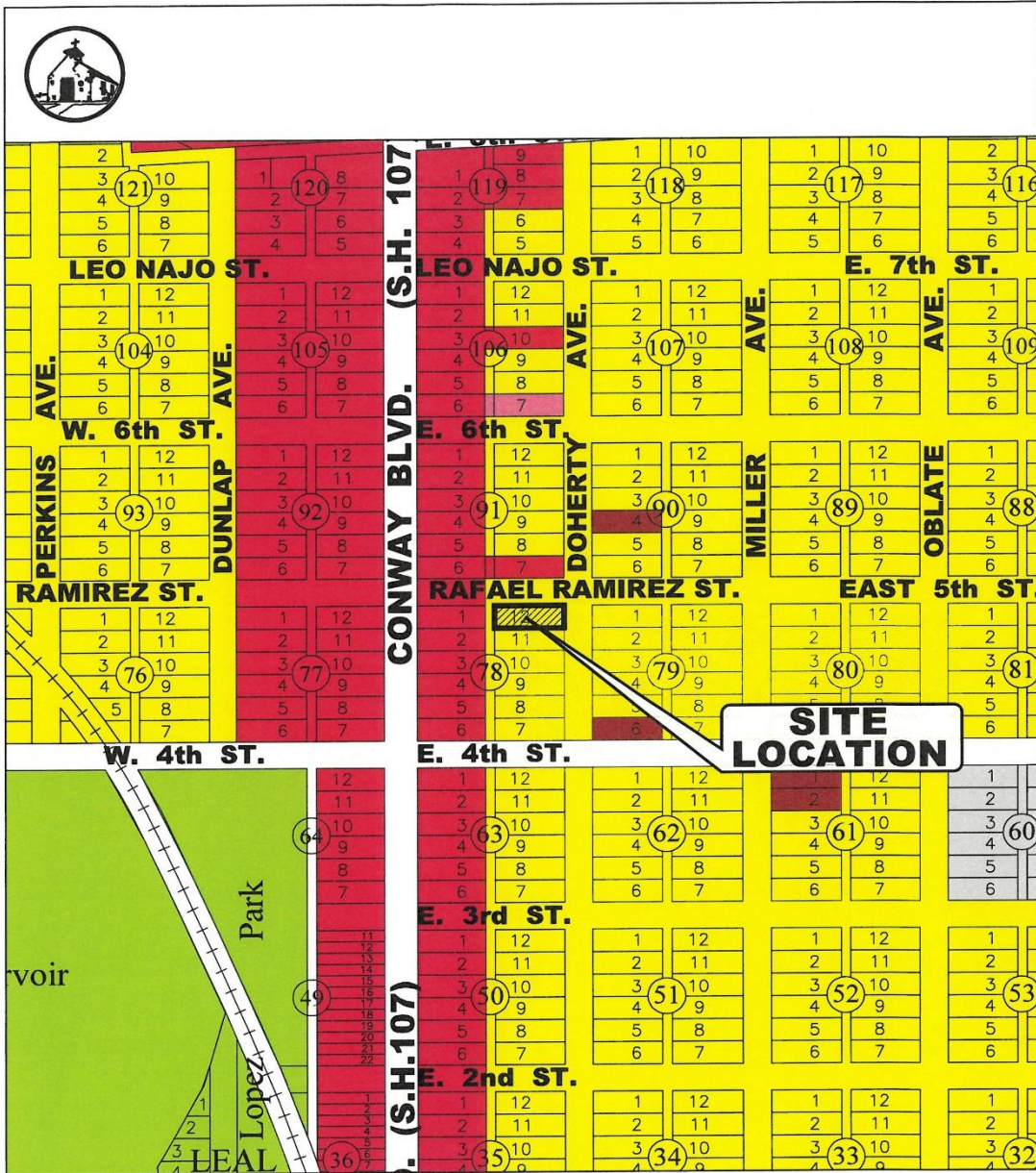


# ARIEL MAP





# ZONING MAP



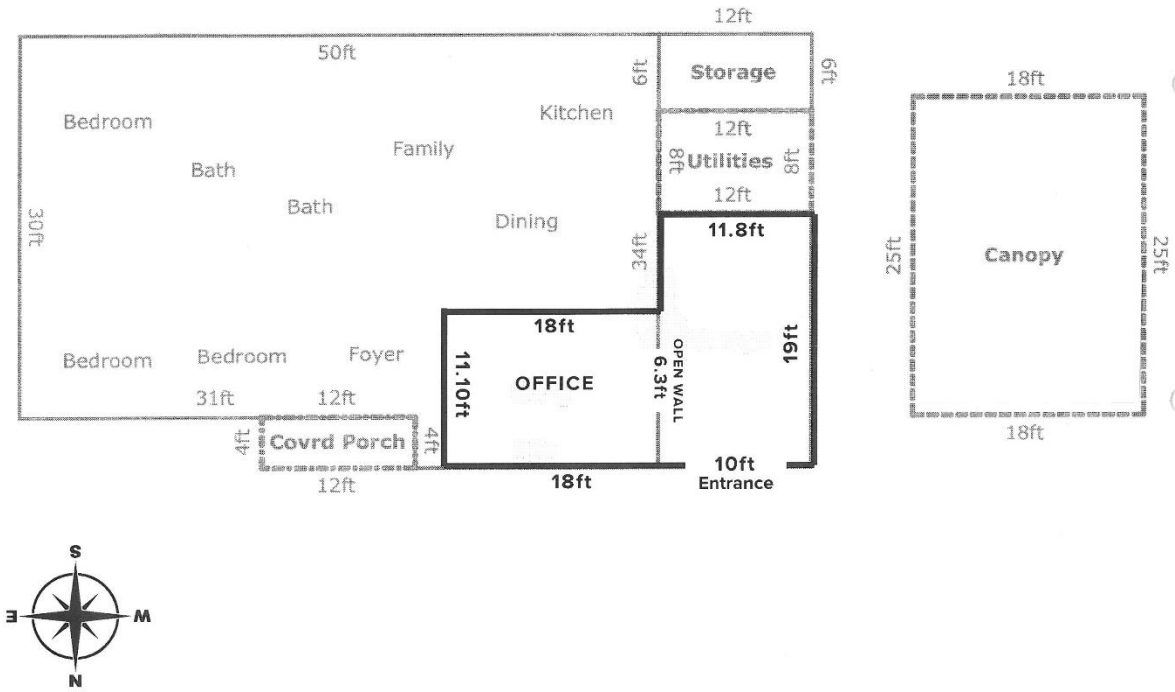
## ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

ATTACHMENTS



ATTACHMENTS





## ATTACHMENTS



# MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239296	MARTINEZ THELMA EDITH	510 DOHERTY AVE	MISSION	TX	78572-5334
239297	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
239310	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239161	TAMEZ SAN JUAN HERRERA	PO BOX 2252	MISSION	TX	78573
239155	JOSYAS LP	703 W INSPIRATION DR	PHARR	TX	78577-6718
239166	PENA IMELDA IDA	410 DOHERTY AVE	MISSION	TX	78572-5440
239160	ALANIZ MINERVA	415 DOHERTY AVE	MISSION	TX	78572-5439
239158	GOMEZ CRISTINA	409 DOHERTY AVE	MISSION	TX	78572-5439
239164	CASTILLO FRANCISCO & EVELIA	420 DOHERTY AVE	MISSION	TX	78572-5440
239167	VILLARREAL CARLOS & MARIA T	1001 W 1ST	MISSION	TX	78572
239159	GOMEZ JULIO CESAR	411 DOHERTY AVE	MISSION	TX	78572-5439
239157	GOMEZ FORTUNATO JR	408 DOHERTY AVE	MISSION	TX	78572-5440
239165	RAMIREZ LAURA YVA	412 RIO GRANDE CIR	ALAMO	TX	78516-6852
239163	RAMIREZ ROGELIO EMILIO II	200 E 5TH ST	MISSION	TX	78572-5304
239152	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239162	LUCIO JOSE M III	112 E RAFAEL RAMIREZ ST	MISSION	TX	78572
239313	OLIVAREZ ALVARO E ETAL	1013 N 23RD ST	MCALLEN	TX	78501-7451
239312	SILVA EUSEBIO (DECEASED)	503 DOHERTY AVE	MISSION	TX	78572-5333
239311	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239309	CARDENAS ESMERALDA	405 RIO GRANDE DR	MISSION	TX	78572-7480
239308	FUENTES ALFREDO	650 MAIN ST	FORDS	NJ	08863-1447
239153	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239154	BARRERA SUPPLY COMPANY	500 N CONWAY AVE	MISSION	TX	78572-5356



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Our Mission Primary Home Care LLC in a (R-1) Single Family Residential District, being Lot 1 & the West 52' of Lot 2, Block 4, Parkview No. 1 Subdivision, located at 802 Pamela Drive, Applicant: Arnoldo Morgan - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 20, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- July 2, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the southwest corner of Pamela Drive and Mayberry Road.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been operating a Personal Home Care Business for the elderly. The applicant hires personal care attendants to aid with daily living activities for individuals within the community and surrounding cities. Their services are provided at their clients' home not at their business, however the state requires them to have an office with a computer and a place to store their important documentation.
- The proposed days and hours of operation are Monday – Friday from 8:00 am to 5:00 pm
- Staff: 2 employees, both living in the home.
- Parking: In 2024, they had a circular driveway, and now they have 6 parking stalls for the clients.
- The last conditional use permit approved for this home occupation was approved on July 22, 2024 for 1 year.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of the use permit approval with the understanding the permit can be revoked due to non-compliance.



2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
  3. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.)
  4. CUP is not transferable to others
  5. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm
- 

**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

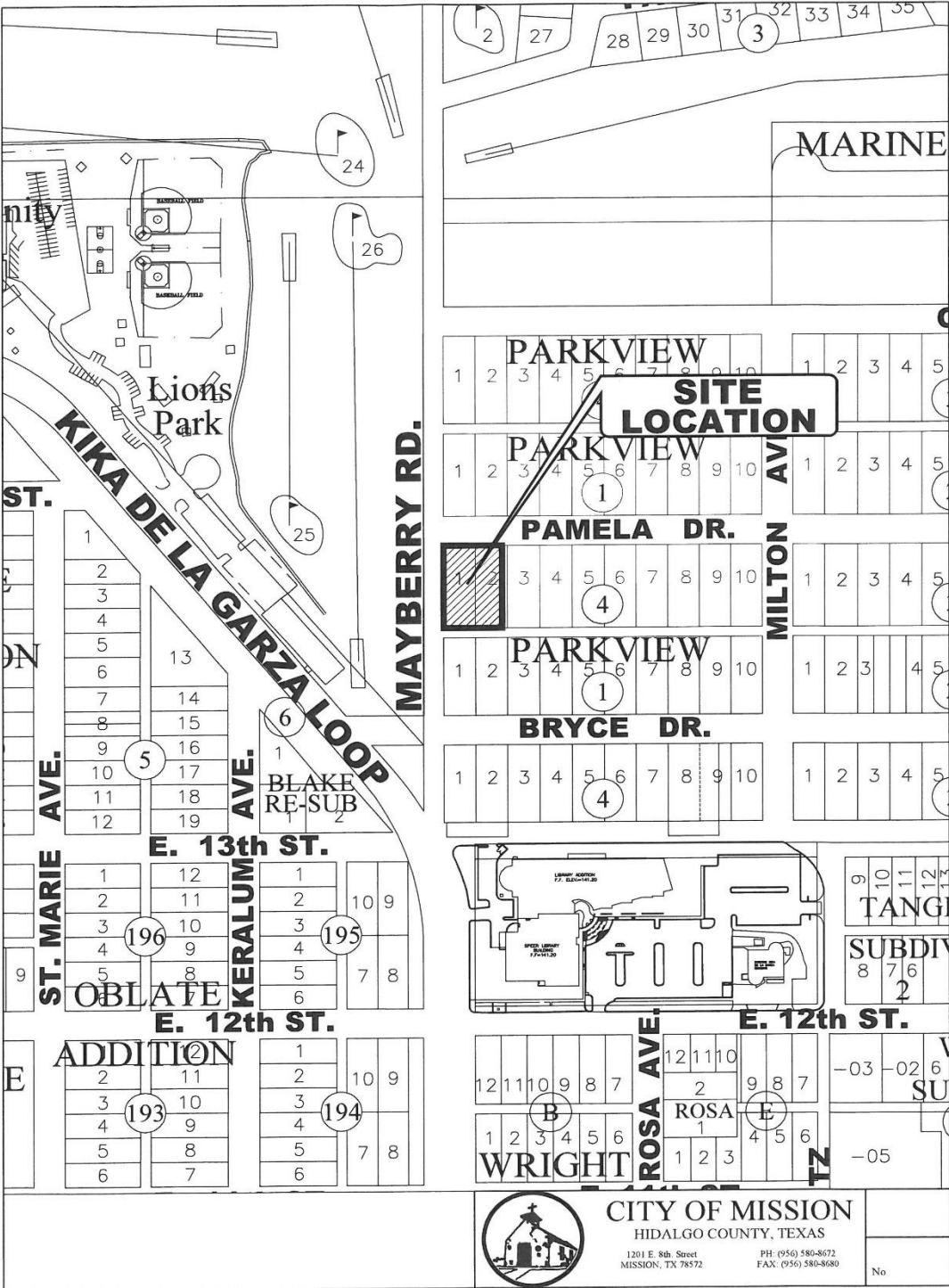
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

## VICINITY MAP

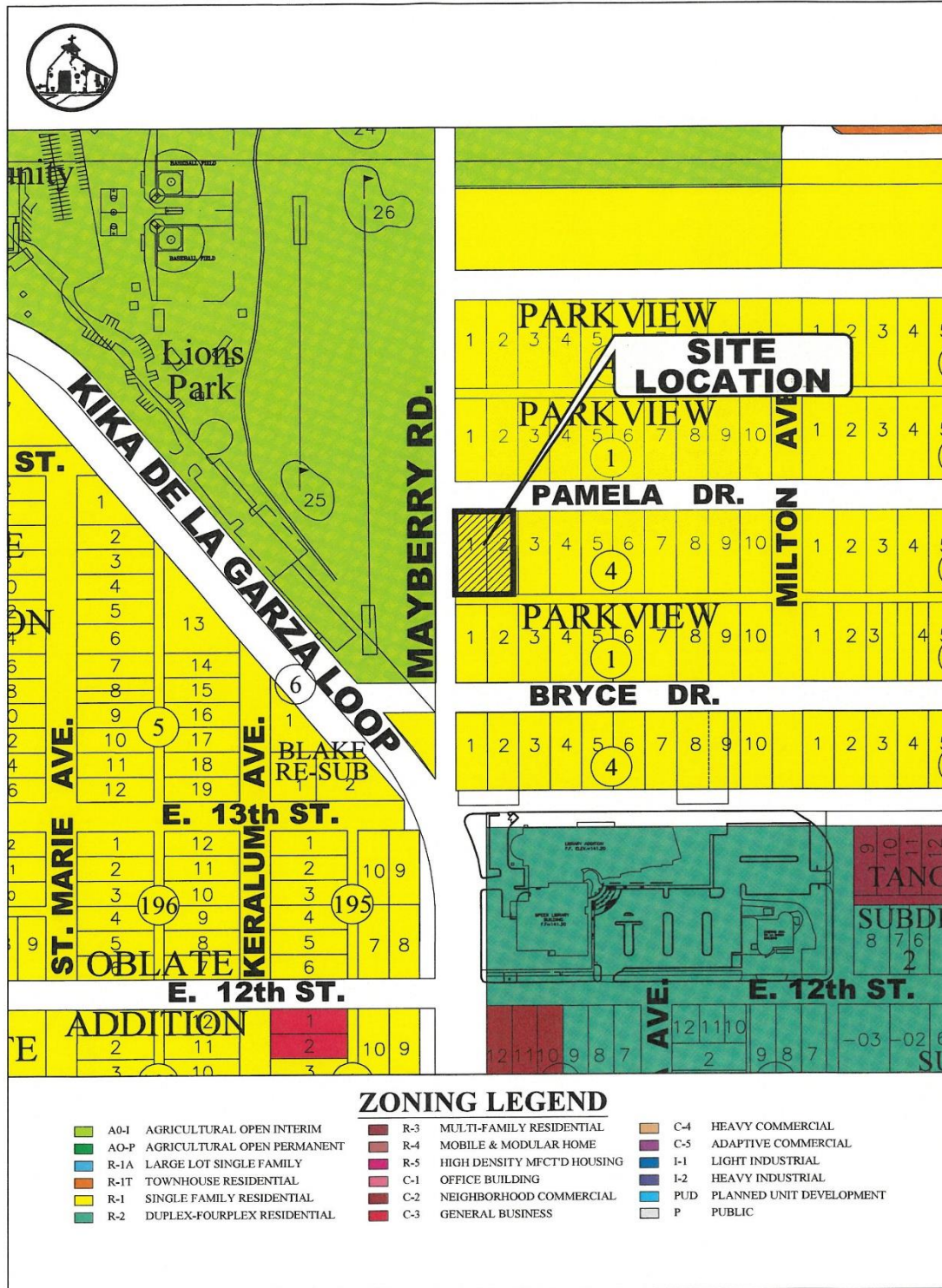


# ARIEL MAP





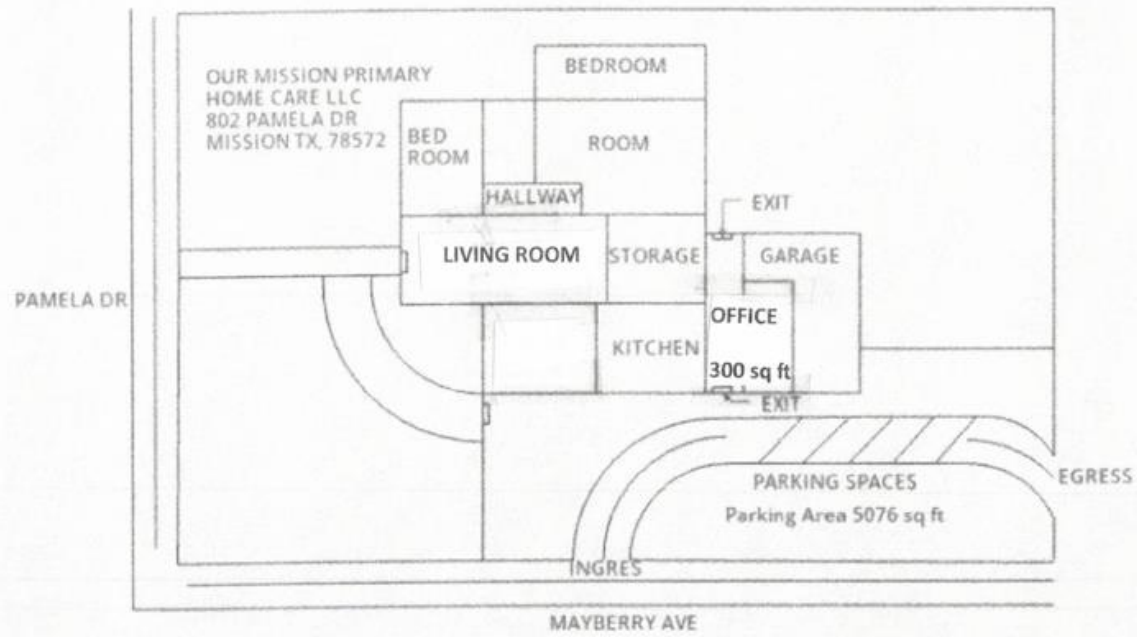
# ZONING MAP



ATTACHMENTS



## ATTACHMENTS





ATTACHMENTS





## ATTACHMENTS



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
257030	PAREDES JUAN A & MELISSA	1402 N MAYBERRY ST	MISSION	TX	78572-4331
257031	GARCIA ISIDRO JR	PO BOX 863	MISSION	TX	78573-0014
257032	ARMENDARIZ ROCKY DAVID	805 BRYCE DR	MISSION	TX	78572-4303
257033	ALTAMIRANO EZEQUIEL C & MA ISABEL DE LA TORRE	807 BRYCE DR	MISSION	TX	78572-4303
257002	GARCIA DENISE & REYNALDO JR	109 NARANJO ST	MISSION	TX	78572-5944
257005	RODRIGUEZ MARIA LYDIA	PO BOX 1852	MISSION	TX	78573-0031
257004	MANTZ JAMES C	805 PAMELA DR	MISSION	TX	78572-4334
257003	LAZO JOSE LUIS JR & MARIA S GARZA	803 PAMELA DR	MISSION	TX	78572-4334
257025	JASSO LIVIAR	17544 S IH 35	DILLEY	TX	78017-4645
257024	MORGAN ARNOLDO & ROSA M	802 PAMELA DR	MISSION	TX	78572-4335
257027	GARCIA ELIODORO & DAIRA Y	814 PAMELA DR	MISSION	TX	78572-4335
257026	CASAREZ ILDEFONSO III	810 PAMELA DR	MISSION	TX	78572-4335
257034	PENA MANUEL	2115 E 27TH ST	MISSION	TX	78574-2013
457965	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning

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

### NATURE OF REQUEST:

#### Project Timeline:

- June 18, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- July 2, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located 75’ West of N. Perkins Avenue along the northside of W. Tom Landry.
- Per Code of Ordinance, to designate an area as a mobile food park for operations of mobile food units require the approval of a Conditional Use Permit by the City Council.
- The applicant proposes to have a mobile food park to offer truck owners the opportunity to offer their products. The applicants propose to have 4 mobile food trucks, build a unisex-restroom, an office, and a 26’ x 33’ canopy for seating area. The seating area will have 4 picnic tables under the canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. Each mobile food truck operator would still need to apply for their own CUP to operate within the mobile food park.
- The proposed days and hours of operation are Everyday from 10:00 am to 12:00 am
- Staff: 1 employee
- Parking: Based on the site plan, there is a total of 24 seating spaces, which require 8 parking spaces and 3 for each mobile food unit for a total of 20 parking spaces. The applicant is proposing 13 parking spaces for the entire site and has secured a written agreement with the property owner from West Side Liquor Store to use his parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District; thus exempt from parking requirements.
- A conditional use permit to designate an area as a mobile food park for operations of mobile food units for this location was approved on July 8, 2024 for 1 year. However, if the conditional use permit has not been used within one year after the date granted, the permit is automatically canceled. Therefore, they need to reapply.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners.

- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year permit approval to assess this new operation.
2. Compliance with Section 1.56-11 of the Zoning Ordinance.
3. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.)
4. The restrooms must be in compliance with the American Disabilities Act.
5. Must acquire a business license prior to occupancy.
6. CUP is not transferable to others.
7. Hours of operation to be as follows: Everyday from 10:00 am to 12:00 am

---

#### **RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

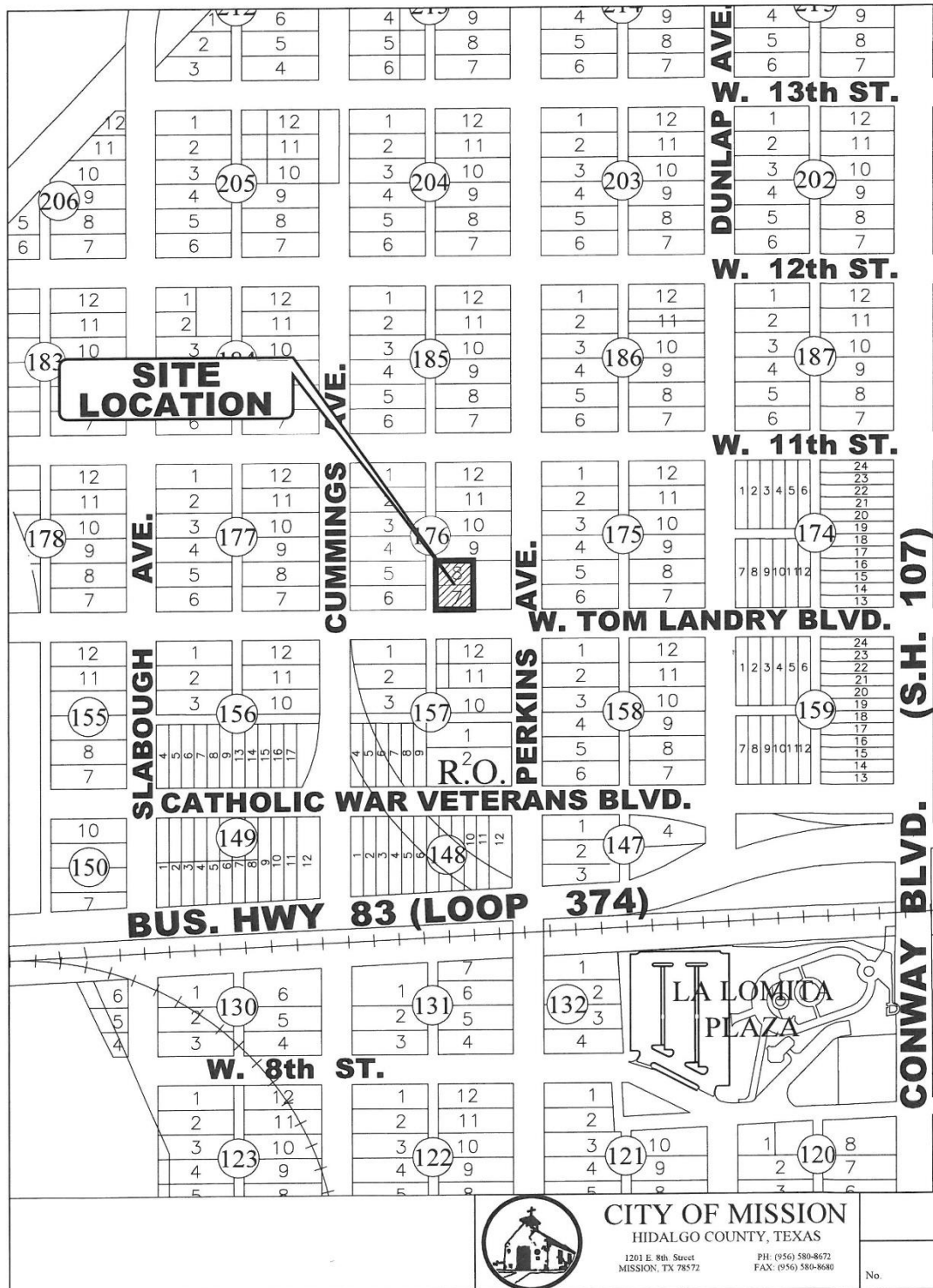
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

VICINITY MAP



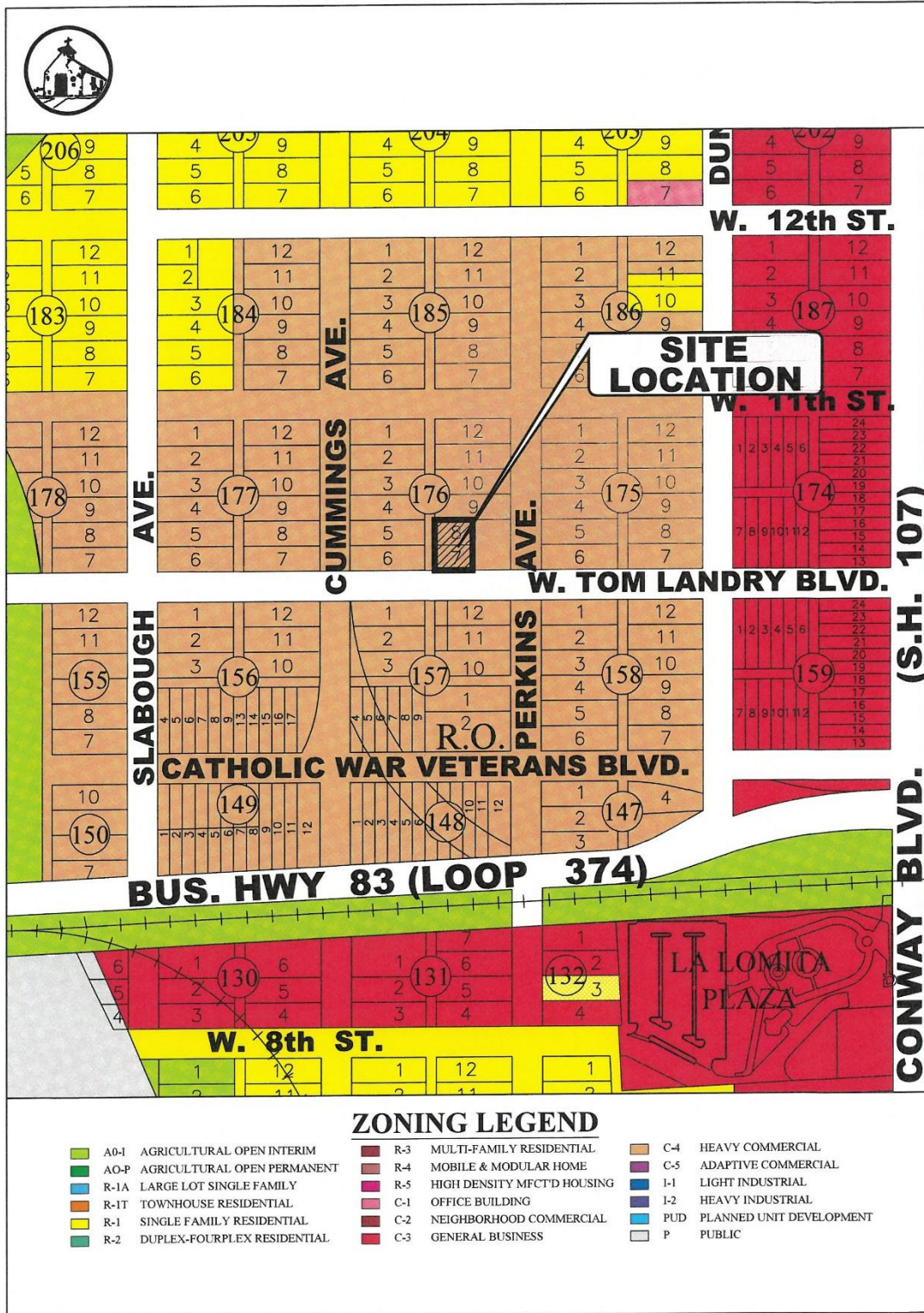


ARIEL MAP

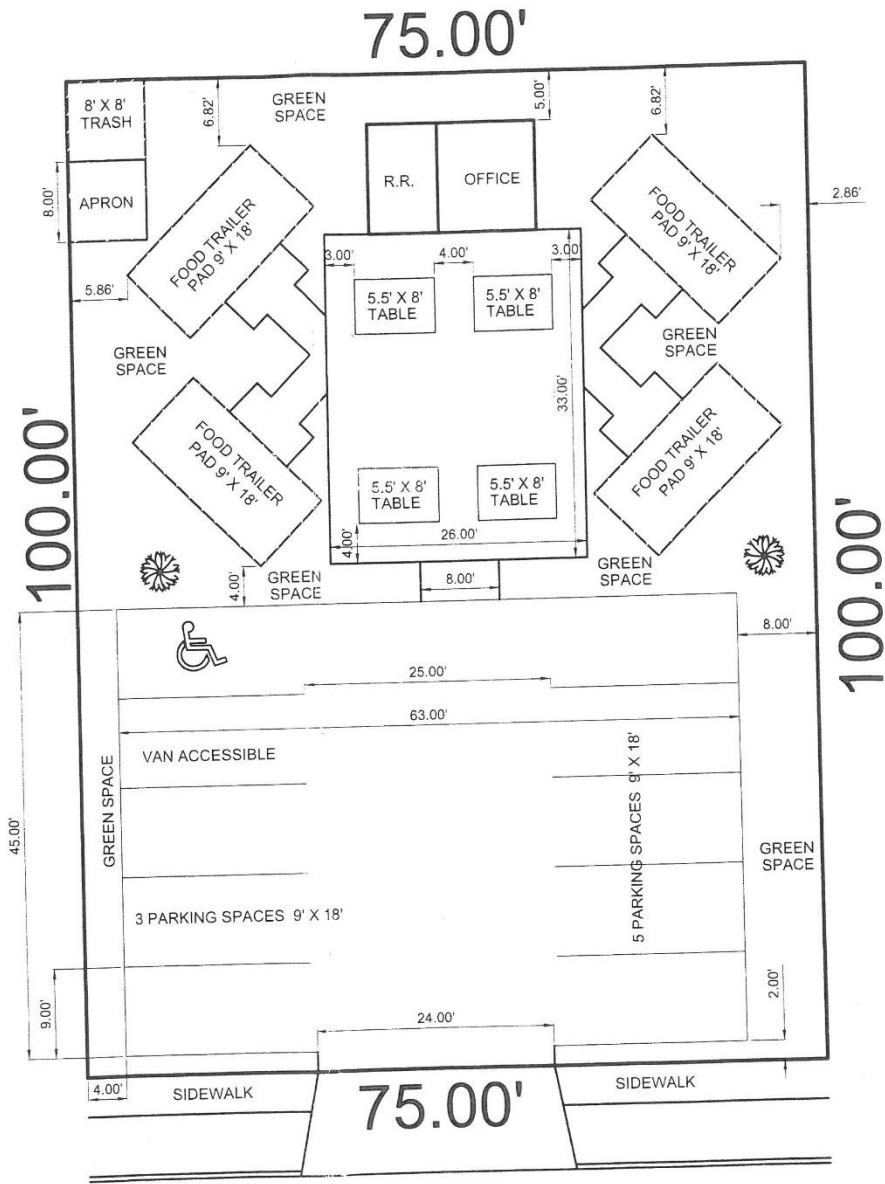




# ZONING MAP



ATTACHMENTS



SITE  
SCALE: 1"



## ATTACHMENTS



Robert Gonzalez  
956-566-3314




## ATTACHMENTS

May 22, 2024

To Whom It May Concern,

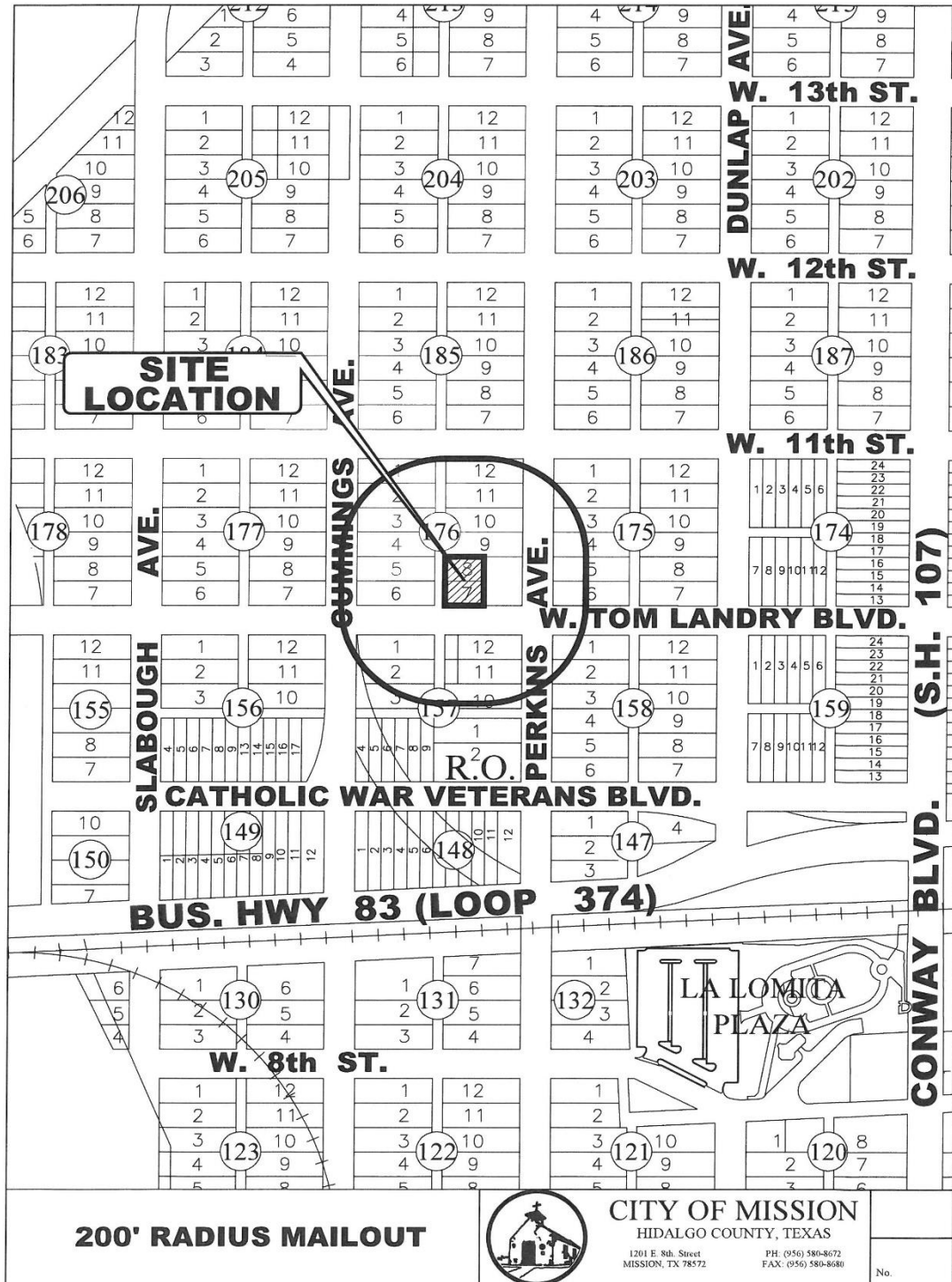
I, Sergio Plas, owner of West Side Liquor Store located on 311 W. Tom Landry, give Roberto Gonzalez, future Food Truck business owner at 307 W. Tom Landry permission to have OVERFLOW customers park on my store's parking lot. ONLY the 3 rear parking spaces will be available near grass area. If you have any questions or need additional information, please contact me.



Signature

West Side Liquor Store  
311 W. Tom Landry  
Mission, TX 78572  
956-585-9184

ATTACHMENTS





## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239868	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239689	SEGLER INTERESTS LLC	20212 CHAMPIONS FOREST DR STE 700-369	SPRING	TX	77379
239852	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239850	MALDONADO CECILIA MARIA	1022 PERKINS AVE	MISSION	TX	78572
239860	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940
239865	WSLS INC	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239863	RIVAS RUBEN	313A W TOM LANDRY ST	MISSION	TX	78572-3911
239864	WEST LIQUOR	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239866	GONZALEZ ROBERTO & TERESA C GONZALEZ	1714 N BRYAN RD	MISSION	TX	78572-3022
239867	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239861	SALINAS GUADALUPE	319 WEST TOM LANDRY	MISSION	TX	78572
239686	DOLIFKA LAND COMPANY	PO BOX 444	BRIGHTON	CO	80601-0444
239685	D L LIGHTING & AUDIO LLC	3616 N 43RD ST	MCALLEN	TX	78501-3473
239681	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239687	GONZALEZ RUBEN	1803 AZALEA ST	MISSION	TX	78573-9166
0		<Null>	<Null>	<Null>	<Null>
239870	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935
0		<Null>	<Null>	<Null>	<Null>



CITY OF  
**MISSION**

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Medelina’s Restaurant in a (C-4) Heavy Commercial District, being 1.08 acres of land, out of a portion of Lot 204, John H. Shary Subdivision, located at 2224 E. Business Highway 83, Applicant: Medelinas Restaurant LLC, c/o Sandalio R. Garcia - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 18, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- July 2, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the southwest corner of Glenwood Avenue and East Business Highway 83.
- Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been operating a First-Class Family Oriented Mexican Restaurant with top quality food since February 2023. The applicant would like to incorporate a mobile unit that is set in the back of the restaurant during evening hours in which he will offer cooked meats. He is proposing to continue offering alcoholic beverages with their meals in the restaurant and in the mobile unit. Access to the site is from 2 – 24’ driveways off of Business Highway 83.
- The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am
- The restaurant will be open from 7:00 am to 3:00 pm and the Mobile Unit from 5:00 pm to 12:00 am
- Staff: 16 employees in different shifts
- Parking: There are a total of 84 seats in the restaurant, which require 28 parking spaces (84 seats/3= 28 parking spaces). It is noted that there are 36 parking spaces available that are shared with other businesses.
- Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300’ from the nearest residence, church, school or publicly owned property. There is a residential subdivision within the 300’ radius, however P&Z and City Council have waived this requirement for similar businesses.
- Since the majority of the sales are food items, and there have been no police reports staff recommends approval of the permit renewal.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to surrounding property owners.

- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year permit approval to continue to assess this restaurant.
2. Compliance with Section 1.56-3a of the Zoning Ordinance.
3. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.)
4. Waiver of the 300' separation requirement from the residential neighborhood.
5. Compliance with TABC requirements
6. CUP is not transferable to others
7. Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am
8. Noise from the establishment must not be heard by the homes to the south

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

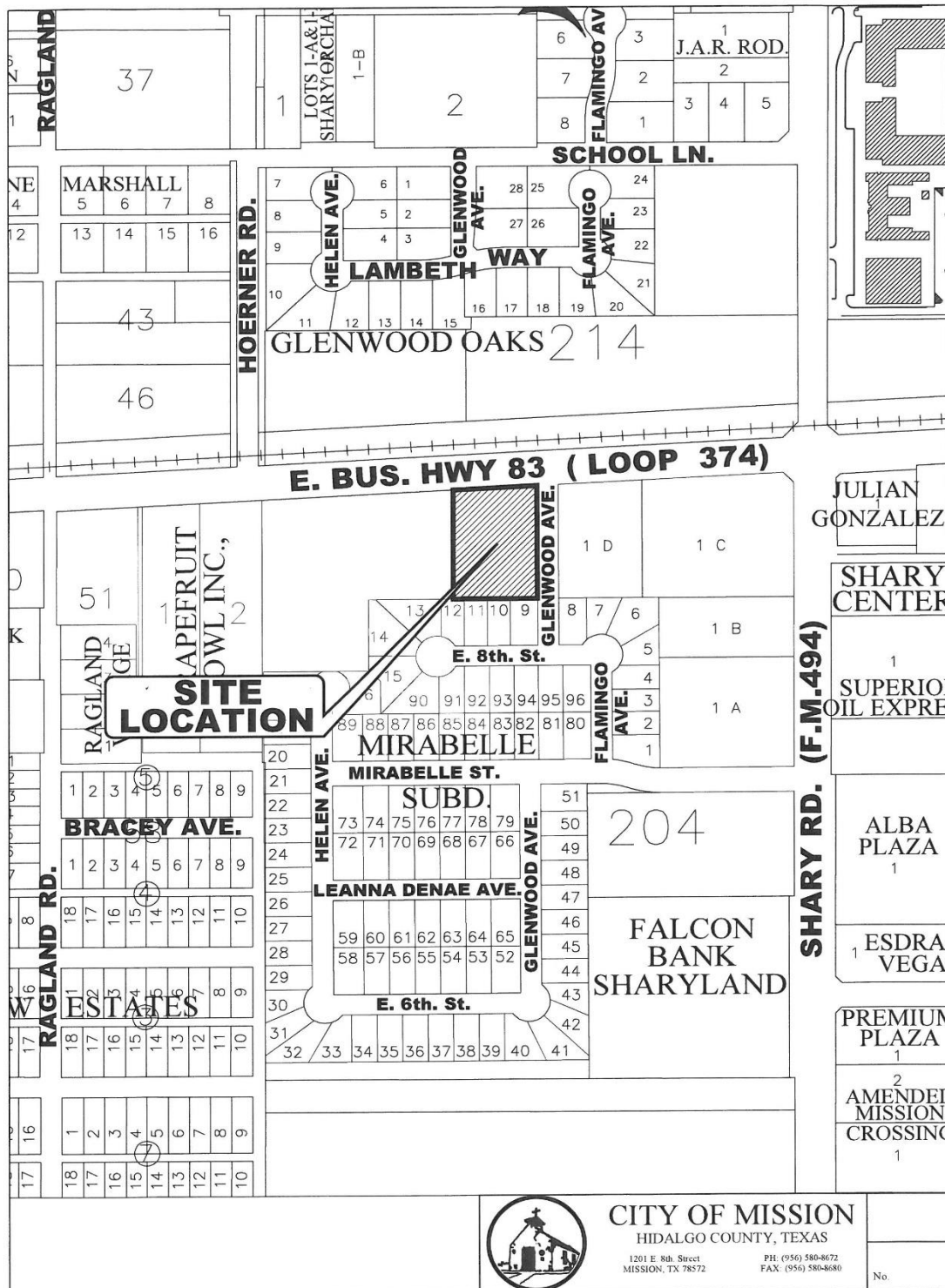
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_



# VICINITY MAP



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

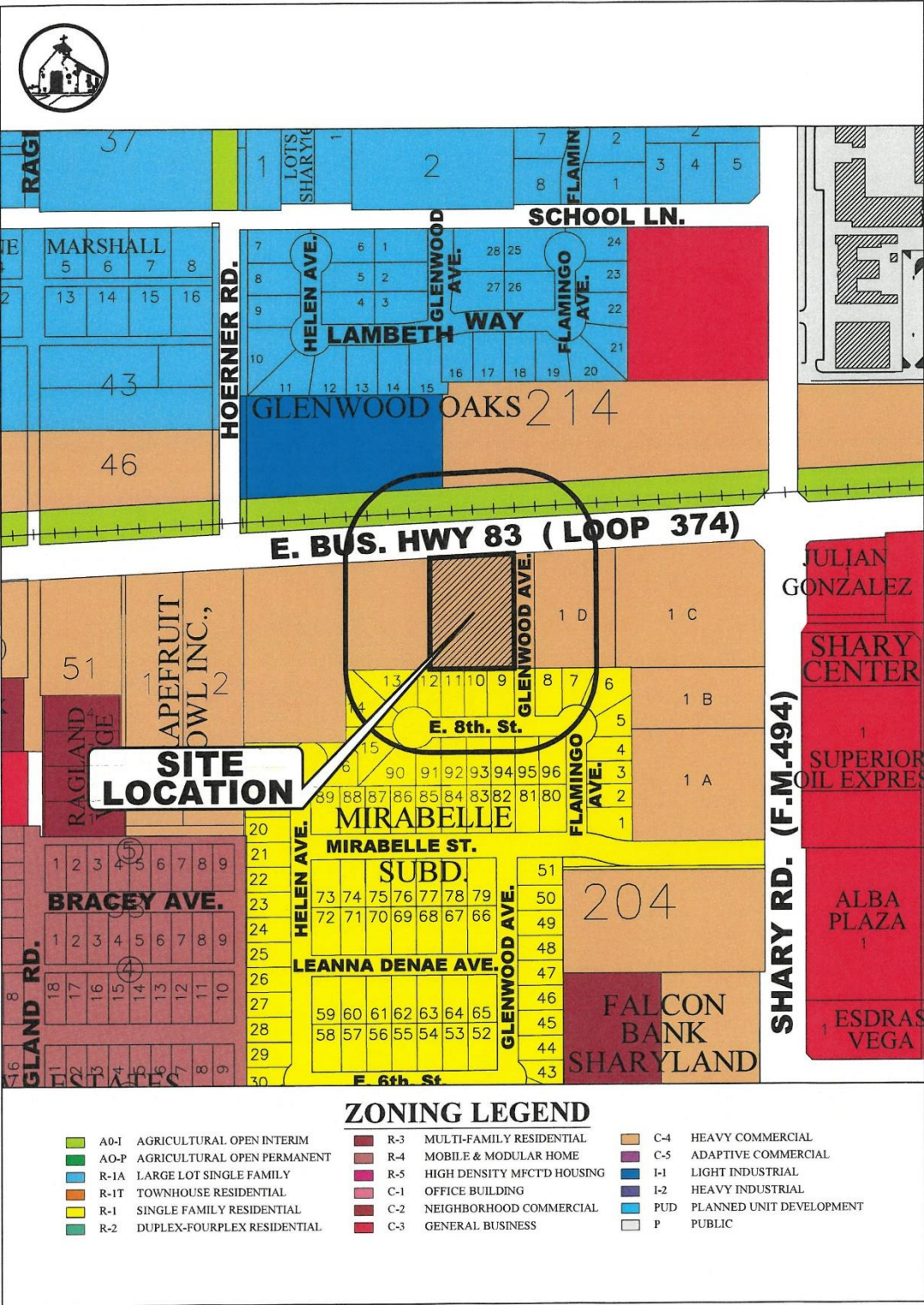
No.

# ARIEL MAP





# ZONING MAP





ATTACHMENTS



## ATTACHMENTS





ATTACHMENTS





## ATTACHMENTS

# Medelina's Menu

## Breakfast

<b>Huevos Rancheros</b>	<b>8.50</b>
<i>Two eggs over easy on a crispy corn tortilla topped with ranchera salsa</i>	
<b>Huevos a la Mexicana</b>	<b>8.50</b>
<i>Two scrambled eggs with chile-onions and tomato</i>	
<b>Chorizo con Huevos</b>	<b>8.50</b>
<i>Two scrambled eggs with a Mexican sausage</i>	
<b>Machacado con Huevos</b>	<b>11.00</b>
<i>Eggs with shredded dry beef</i>	
<b>Papas con Huevos</b>	<b>8.50</b>
<i>Scrambled eggs with potatoes</i>	
<b>Dos Huevos Estrallados</b>	<b>8.50</b>
<i>With your choice of bacon or ham</i>	
<b>Migas</b>	<b>9.95</b>
<i>Scrambled eggs mixed with chopped corn tortillas</i>	

(All plates come with beans tortillas and papas fritas)

## Pancakes

<b>2 Pancakes 2 Eggs</b>	<b>10.00</b>
<i>With Bacon stripes or Ham</i>	
<b>3 Pancakes</b>	<b>8.00</b>
<i>With Bacon or Ham</i>	
<b>3 Pancakes</b>	<b>8.50</b>
<i>With Strawberry or Bananas on top</i>	
<b>Oatmeal w/ Toast</b>	<b>5.00</b>
<b>Waffles</b>	<b>6.50</b>
<hr/>	
<b>Quesadillas</b>	<b>9.50</b>
<i>Flour or corn with mozzarella cheese</i>	
<b>Mexican Plate</b>	<b>12.00</b>
<i>2 Enchiladas 1 Taco 1 Tostada</i>	
<b>Fish Plate</b>	<b>12.00</b>

## Special Plates

<b>MONDAY - Pollo a la Reyna</b>	<b>12.00</b>
<b>TUESDAY - Creamy Chicken Enchiladas</b>	<b>12.00</b>
<b>WEDNESDAY - Fried Chicken</b>	<b>13.00</b>
<b>THURSDAY - Envueltos</b>	<b>12.00</b>
<b>FRIDAY - Mexican Enchiladas</b>	<b>12.00</b>
<b>Soups (Specialty of the House)</b>	
<b>Caldo Tlalpeño Bowl</b>	<b>8.50</b>
<b>Caldo Tlalpeño Cup</b>	<b>3.50</b>
<b>Saturdays - Barbacoa Tacos</b>	<b>3.50</b>
<b>Menudo</b>	<b>8.50</b>



## Chicken

<b>Chicken Enchiladas</b>	<b>12.00</b>
<b>Chicken Flautas</b>	<b>12.00</b>
<b>Grill Chicken Plate</b>	<b>12.00</b>
<b>Chicken Tenders</b>	<b>10.00</b>
<b>Milanesa de Pollo</b>	<b>12.00</b>
<b>Pollo Toreada</b>	<b>15.00</b>





## ATTACHMENTS

**Burgers**

Mexican Burger Combo	11.00
Cheese Burger Combo	10.00
Regular Burger Combo	9.00

**Kid's Menu**

Nuggets (6) <i>With Fries</i>	5.95
2- Enchiladas <i>With Rice &amp; Beans</i>	6.95

**Salads**

Salad Plate – 2 sides and Greens 11.00 **OR** 1 side and Greens 8.00  
Single Scoops 4.00

Chicken and Grapes w/ Almonds  
Macaroni Ham-Cheese  
American Chicken

Italian Pasta  
Chicken Chipotle  
Raw Veggies

Crispy Chicken Salad	10.00
Buffalo Crispy Salad	10.50
Grill Chicken Salad	10.00
Buffalo Grill Chicken Salad	10.50
Loaded Grilled or Crispy Salad	15.00

**Tacos**

Chorizo and Egg	2.50
Papas and Egg	2.50
Machacado	3.00
Chorizo and Beans	2.50
Ham and Egg	2.50
Papa a la Mexicana	2.50
Bacon and Egg	2.50
Bean and Egg	2.50
Huevo a la Mexicana	2.50

**Beef**

Beef Enchiladas	12.00
Carne Guizada	12.00
Beef Tacos	11.00
Milanesa de Rez	12.00
Tacos Rojos (Beef)	11.00
Fajita Tacos	14.00
Fajitas Toreada	15.00

**Drinks**

Coffee	2.00
Mexican Sodas	3.50
Sweet Tea	3.50
Milk	2.00
Unsweet Tea	3.50
Orange Juice	2.50
Sodas	2.00
Lemonade	4.00
Apple Juice	2.50

## ATTACHMENTS

7/9/25, 12:38 PM

Public Inquiry System

[Back](#)[Export to Excel](#)[Print Results](#)**License #:****AIMS License Type:** BG**AIMS License #:** 200103040**Trade Name:** Medellina's Restaurant**Owner:** Medellinas Restaurant LLC

<b>Location Address:</b>	2224 E U.S. Business 83	<b>Mailing Address:</b>	2224 E U.S. Business 83
	Mission , TX		Mission , TX
	785729104		785729104
	United States		United States

**County:** Hidalgo**Orig. Issue Date:** 11/6/2023**Status:** Active**Exp. Date:** 11/5/2025**Wine Percent:** Up to 17%**Location Phone No.:****Subordinates:****Related To:****Gun Sign:** BLUE



## MAILOUT LIST

'ROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
346146	GAMANIAA PROPERTIES LLC	2801 SANTA LYDIA ST	MISSION	TX	78572-7676
281117	MISSION FOOD FACTORY LLC	2140 E BUS HWY 83	MISSION	TX	78572-9208
281118	VALLEY SHAMROCK INC	PO BOX 52085	PHOENIX	AZ	85072-2085
281115	GONZALEZ A G	2121 SUNSET LN	MISSION	TX	78572-4633
281116	GONZALEZ ALBERTO	2121 SUNSET LN	MISSION	TX	78572-4633
1070339	BIC DEVELOPMENT CORP	3910 W FREDDY GONZALEZ DR	EDINBURG	TX	78539-9308
1308157	TREVINO NORMA ALICIA	2206 E 8TH ST	MISSION	TX	78572-9129
1308158	ALVARADO KRISTIAN GERARDO AND ANDREA DALI GALVAN	2208 E 8TH ST	MISSION	TX	78572-9129
1308159	SILVA JUAN CESAR CIENFUEGOS	DAVID A SIQUEIRIOS NO 506	REYNOSA	MX	88770
1308160	ZARATE LUIS E RODRIGUEZ & ROSA C	700 HACKBERRY AVE	MISSION	TX	78572-1985
1308161	RIVERA IRMA ISABEL PRUNEDA & LIZBETH DE LEON	2214 E 8TH ST	MISSION	TX	78572-9129
1308076	ARNETT CARLOS IRAN	2207 E 8TH ST	MISSION	TX	78572-9129
1308075	FALAMINA LLC	2209 E 8TH ST	MISSION	TX	78572-9129
1308074	TRIGO JONATHAN SIMON CHAPA	2211 E 8TH ST	MISSION	TX	78572-9129
1308077	TAYLOR MARIA G	2205 E 8TH	MISSION	TX	78572-9129
1308078	VALDEZ JOAQUIN H & ROSINA B	2203 E 8TH ST	MISSION	TX	78572-9210
1308079	GUTIERREZ GABRIEL	2201 E 8TH ST	MISSION	TX	78572
1308080	ORTEGON JOSE & BRENDA MARTINEZ	2200 E 8TH ST	MISSION	TX	78572
1308155	PIETRZAK ISAAC GABRIEL & EMILY ANN	2202 E 8TH ST	MISSION	TX	78572
1308156	SANTOS ALEXANDRA SORAYA	2204 E 8TH ST	MISSION	TX	78572-9129
1308071	SANTOS ADOLFO IV	905 E AZUCAR AVE	PHARR	TX	78577
1308072	ARANZAZU AMARILIS & ODWIN LEAL	2703 SAN ESTEBAN ST	MISSION	TX	78572-1632
1308073	FONSECA ALBERTO & MARIA T PATINO	2301 E 8TH ST	MISSION	TX	78572-9130
1308165	VALLEY BELL ENTERPRISES LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Site Plan Approval for the construction of a chain convenience store and gas station named CIRCLE K on the unrecorded Lot 1, El Milagro Commercial Phase I Subdivision, Applicant: Morris and Associates, Engineers, LLC – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 17, 2025 – First Q&A for Site Plan Approval at the regular scheduled SRC.
- June 9, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- July 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

#### Summary:

- The site is a 1-lot development having double frontage to Anzalduas Hwy (S.H. 396) and E. Military Rd. (F.M. 1016).
- Currently, zoning for the property is (LI) Light Industrial District which is suitable for this type construction. The new development will include new internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements.
- Proposed are 24 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project.
- The site will include a main structure with a grand total of 5,200 square feet; a gas filling area with canopy for public use; a commercial filling station; and a certified automated truck scale.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

### STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

### RECORD OF VOTE:

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

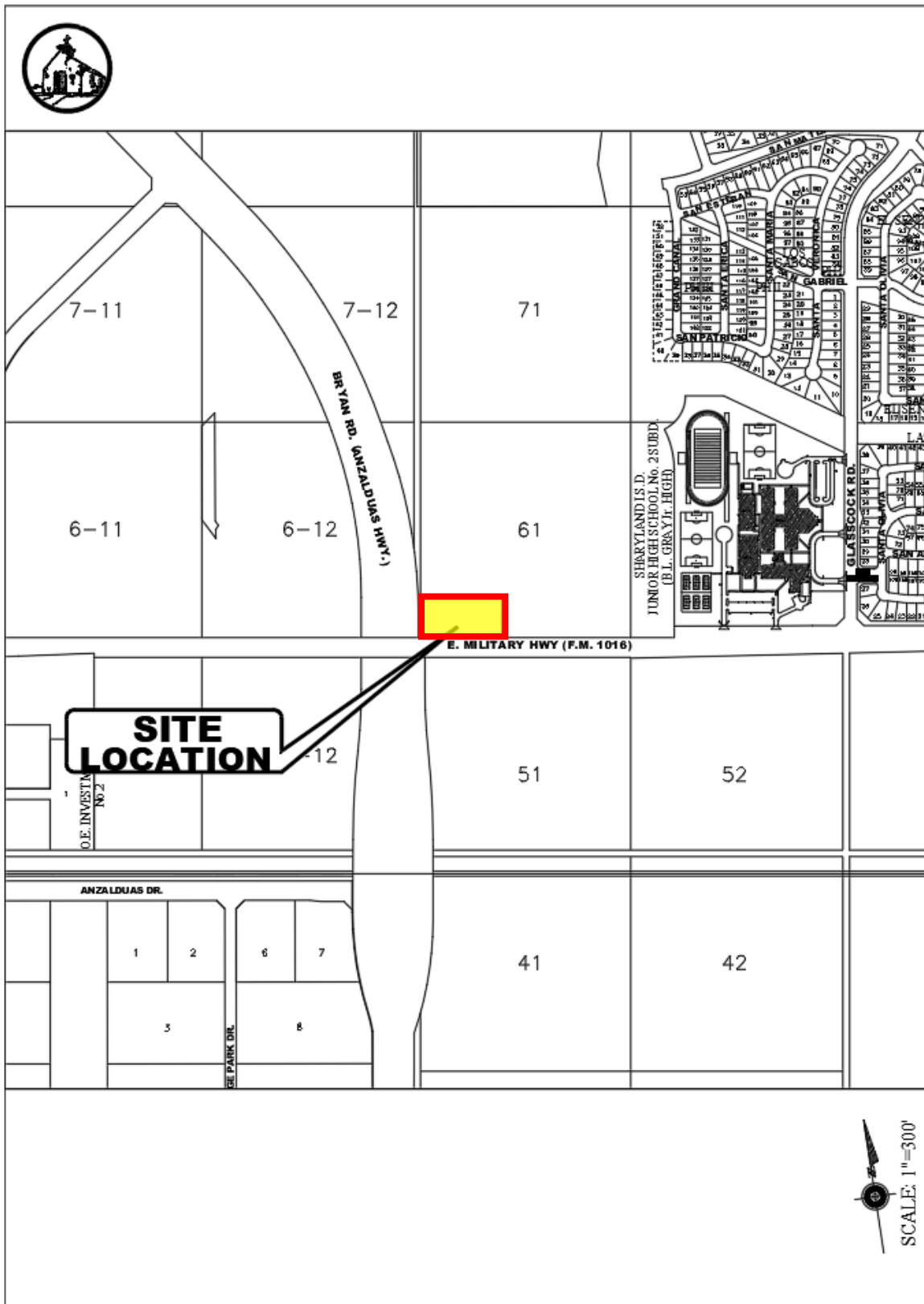
\_\_\_\_\_ AYES

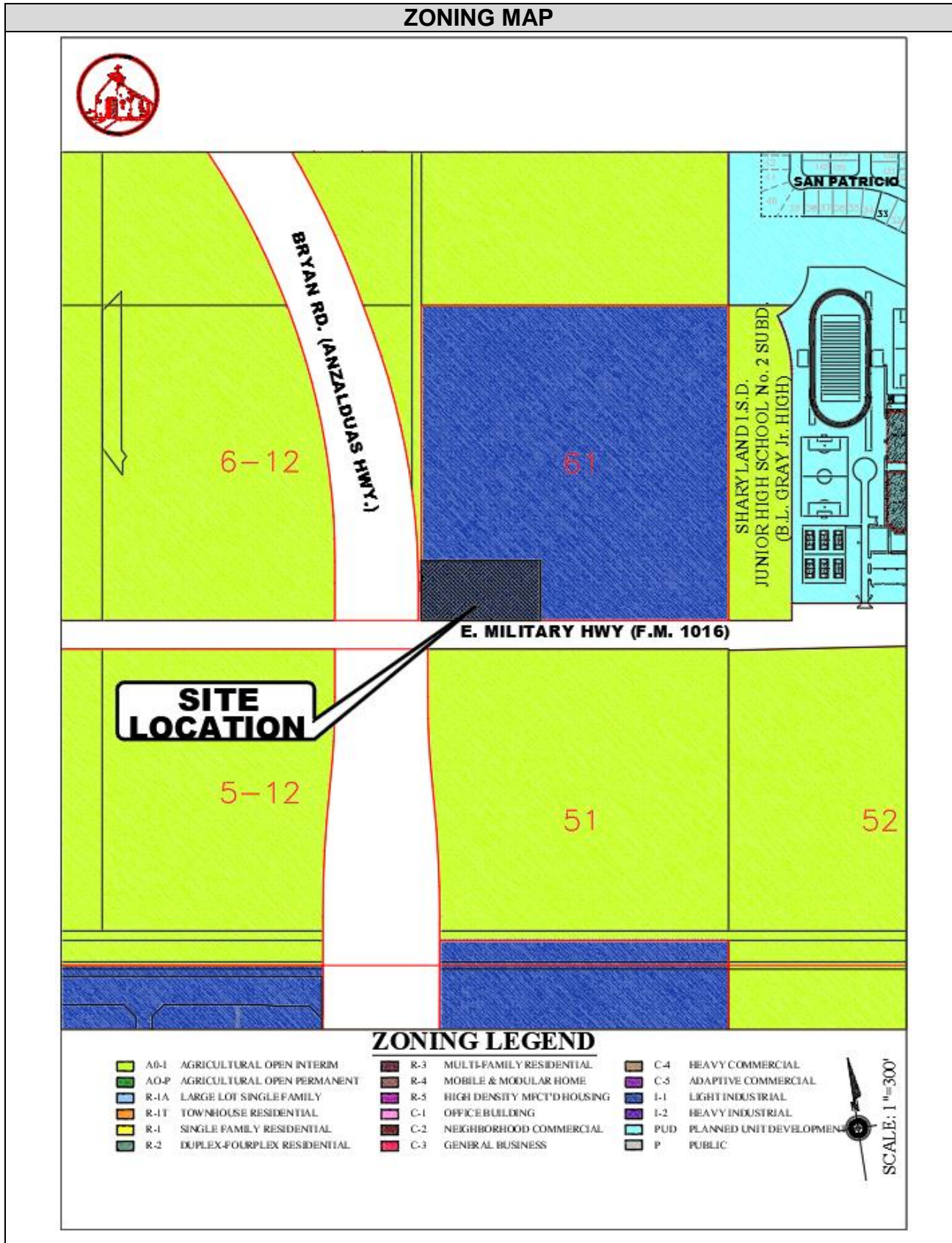
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

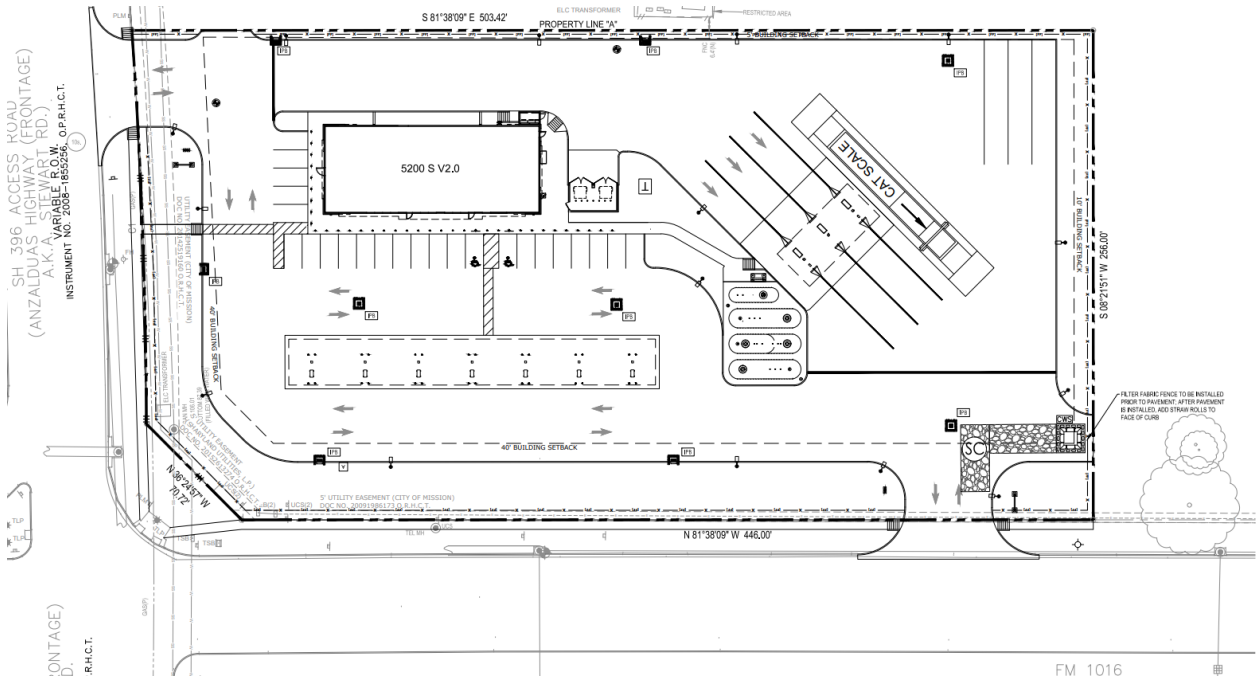


# BASE MAP





SITE PLAN

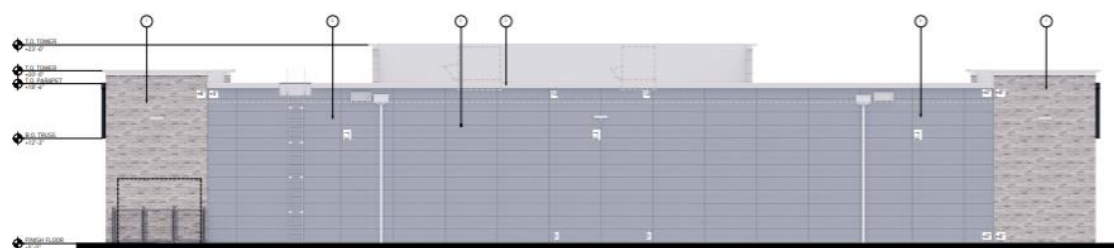




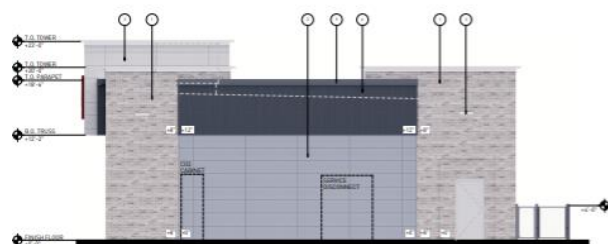
## BUILDING FACADE



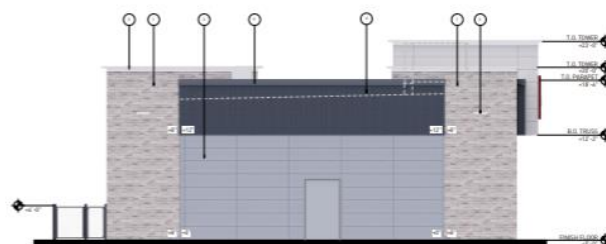
FRONT ELEVATION (NORTH)	1
-------------------------	---



REAR ELEVATION (SOUTH)	2
------------------------	---



SIDE ELEVATION (EAST)	3
12' x 14'	



SIDE ELEVATION (WEST)	4
12' x 14'	

AERIAL PHOTO





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Site Plan Approval for the construction of a chain retail automotive parts store named AUTOZONE in a property zoned (C-3) General Business District being Lot 1, Block 4, Taurus Estates No. 9 Subdivision Phase I, located at 2113 W. Mile 3 Road. Applicant: AutoZone, Inc. – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 17, 2025 – Scheduled Zoom Preliminary Conference for Site Plan Approval at the regular scheduled SRC.
- July 8, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- July 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

#### Summary:

- The site is located at the Southeast corner of W. 3 Mile Road and N. Moorefield Rd. having double frontage with two access points: one from N. Moorefield Rd. and the other from the shared access driveway and common parking area to the East abutting the lot.
- Currently, zoning for the property is (C-3) General Business which is suitable for this type construction. This is an existing recorded subdivision which includes internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements.
- The site will include 34 allocated parking spaces (2 being ADA spaces) meeting the minimum number of paved, striped off-street parking spaces required for this project. The additional parking stalls will be held in common and inclusive to the adjacent businesses.
- Proposed is a main structure with a grand total of 7,200 square feet which will include a concrete loading dock.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

### STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.



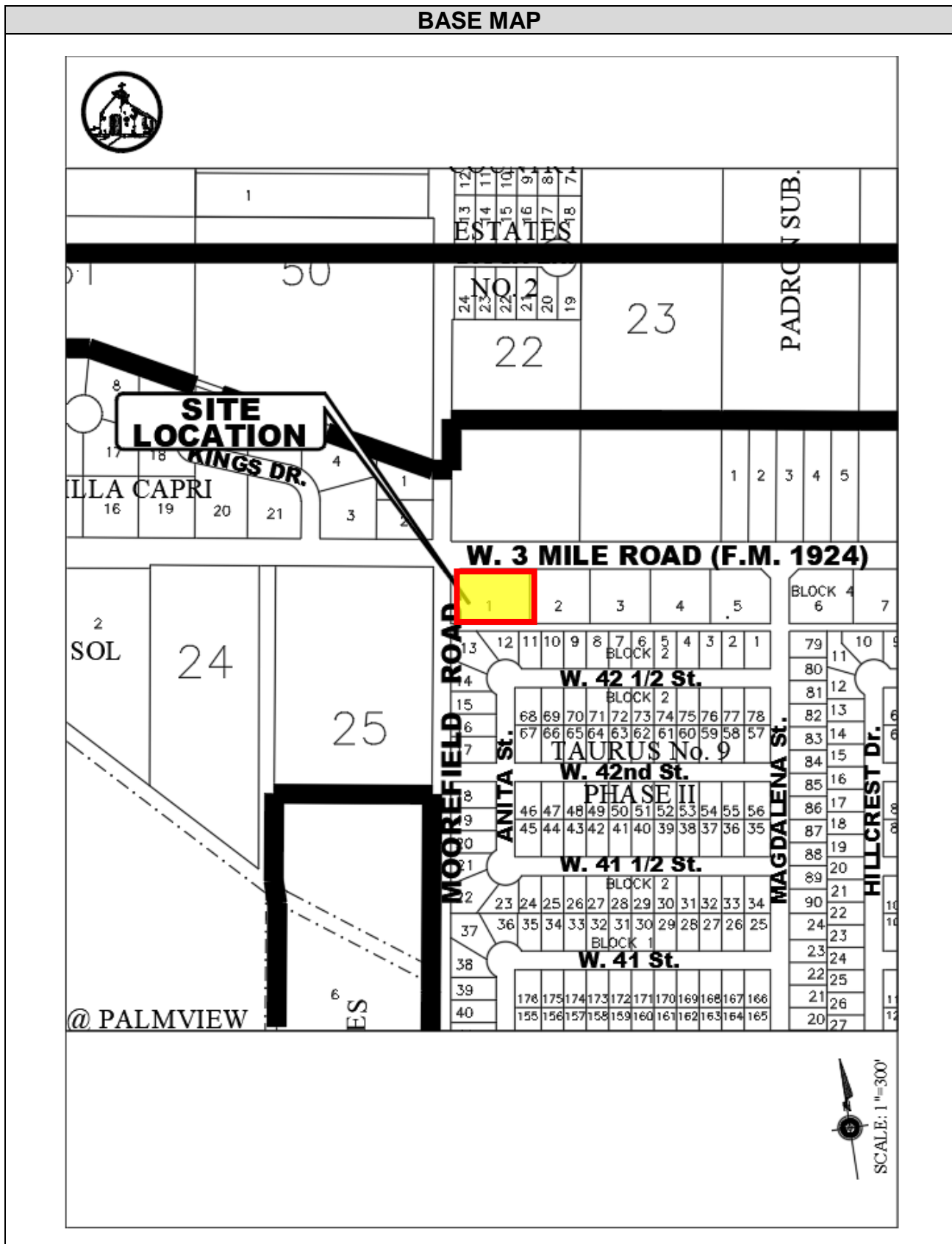
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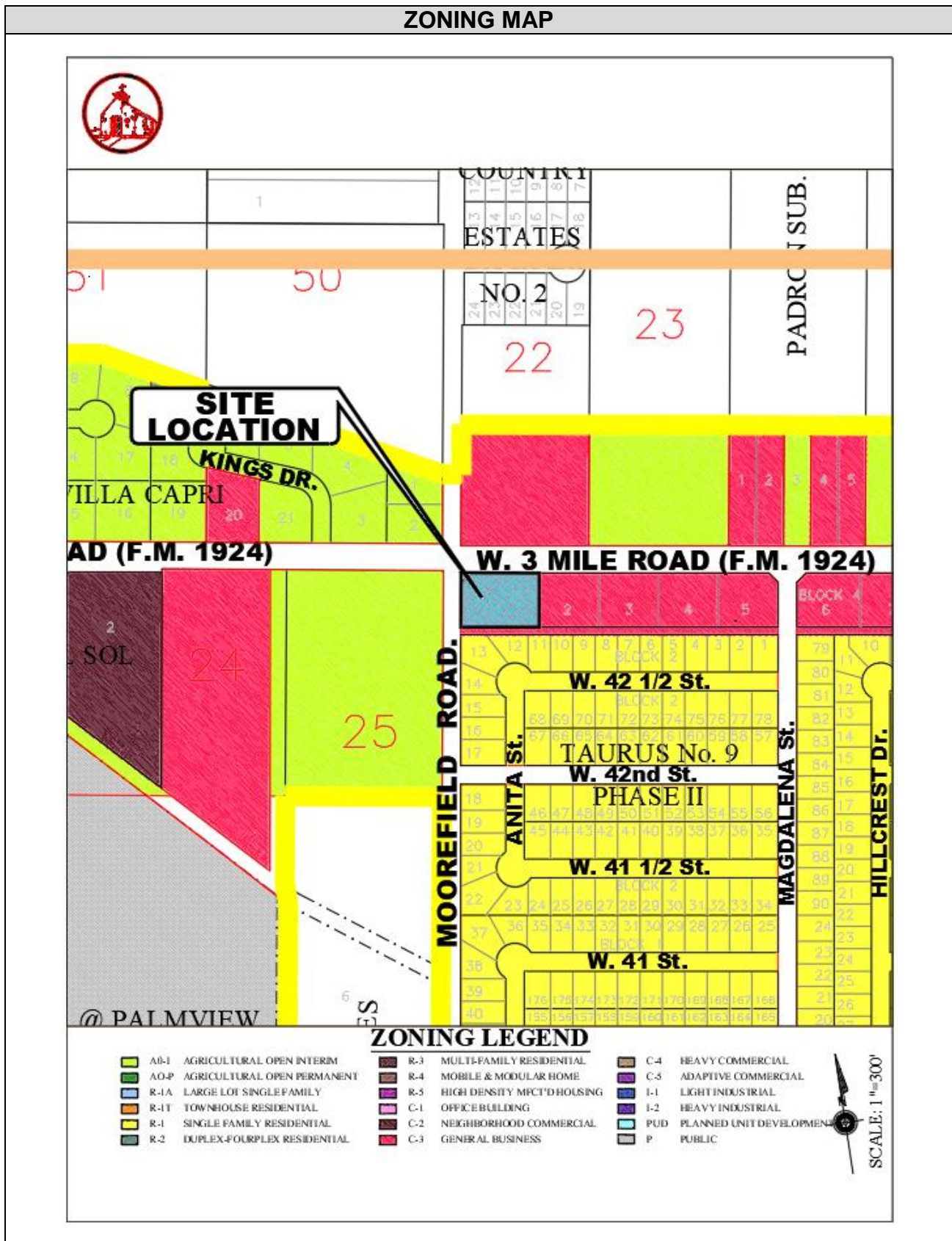
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

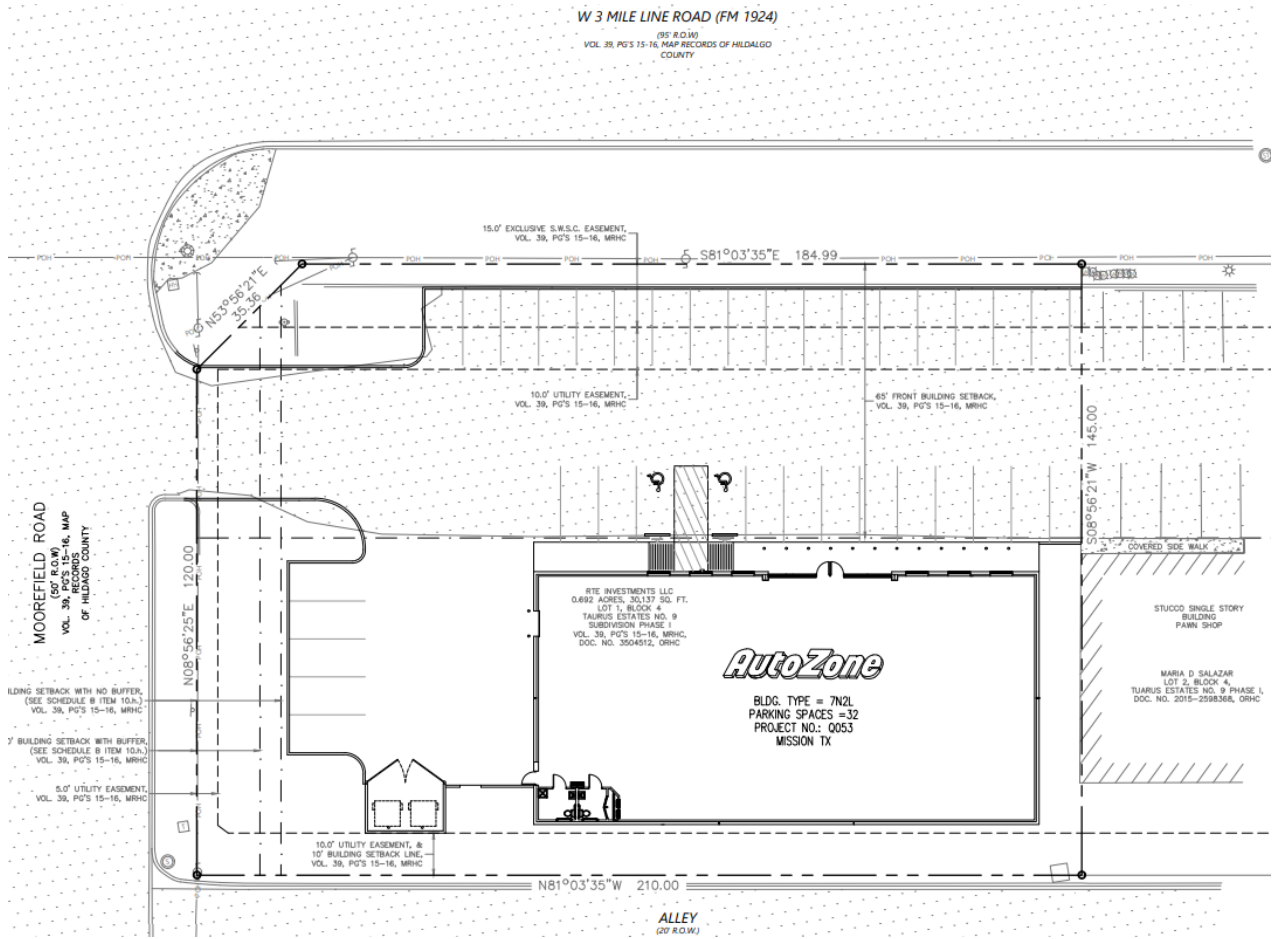
\_\_\_\_\_ DISSENTING \_\_\_\_\_



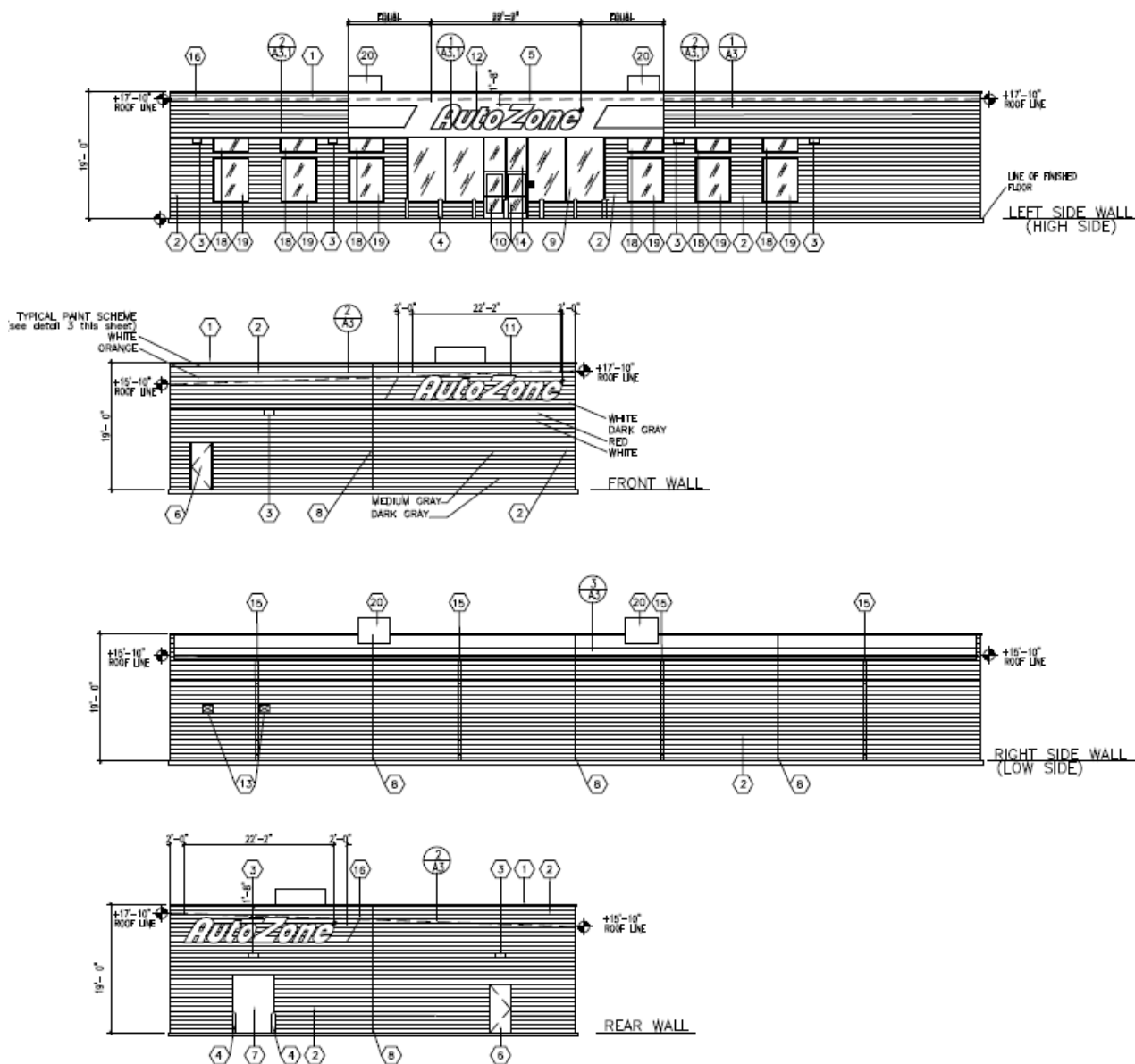




# SITE PLAN



## BUILDING FACADE



Digitally signed by

AERIAL PHOTO







# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 16, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Plat Approval Subject to Conditions: The Grove on Moorefield Subdivision, being a 11.34 – acre tract of land, more or less, all of Lot 12, New Caledonia Subdivision Unit 1, Developer: CSL Construction and Development, Engineer: M2 Engineering, PLLC, - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 8, 2025 – Preliminary construction plans submitted to the City and first review by the Staff Review Committee.
- June 18, 2025 – Application and revisions to the plans and utility layouts were submitted for review.
- June 26, 2025 – Final review of plat and construction plans deemed complete by SRC.
- July 16, 2025 – Consideration of the plat approval subject to conditions by the Planning and Zoning Commission.
- July 28, 2025 – Consideration of the plat approval subject to conditions by the City Council.

#### Summary:

- The proposed The Groves at Moorefield Subdivision consists of 52 single-family residential lots and it is located along the East side of N. Moorefield Road approximately 500 feet South of Tiffany Drive.
- This project will be required to comply with all the land use and infrastructure planning requirements.
- The proposed subdivision is consistent with the surrounding single-family residential district area.
- Water (Interlocal Agreement) and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the recording of the plat.
- The proposed Hill Crest Drive, a public street, will connect to the existing Hill Crest Drive in the Tabasco Subdivision to the North of this development.
- The proposed lots are in line with the required lot sizes for R-1 zoning. The average lot size measures 55 feet by 125 feet with an area of 6,875 square feet.

### STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Escrow cost to widen Moorefield Road, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

**RECORD OF VOTE:**

**APPROVED:**

**DISAPPROVED:**

**TABLED:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING

\_\_\_\_\_

# SUBDIVISION APPLICATION

## CITY OF MISSION SUBDIVISION APPLICATION



PLAT FEES	
<b>Name:</b> <u>Hector Moreno - M2 Engineering</u>	<b>5 ACRE PLAT OR LESS.....\$400</b>
<b>Address:</b> <u>1810 E. Griffin Parkway</u>	<b>5+ ACRES.....\$500</b>
<b>City:</b> <u>Mission, Texas</u>	<b>Re-Plat Filing/Review .....\$300</b>
<b>Phone:</b> <u>956-600-8628</u>	<b>Separate Subdivision variance/open cuts, etc. \$150</b>
<b>Subdivision Name:</b> <u>The Grove on Moorefield</u>	<b>P&amp;Z Date: _____ City Council Date: _____</b>

<b>Urban (City)</b> <input checked="" type="checkbox"/>	<b>Suburban ETJ</b> _____	<b>Rural ETJ</b> _____
<b>Zone:</b> <u>R-1</u>	<b>Water Dist.</b> _____	<b>School Dist.</b> _____
<b># of Lots: Residential</b> <u>52</u>	<b>Non-Residential</b> _____	<b>Common Areas/Lots</b> _____
<b>Water CCN:</b> <u>SWSC</u>	<u>LJWSC</u>	<u>MUD</u>

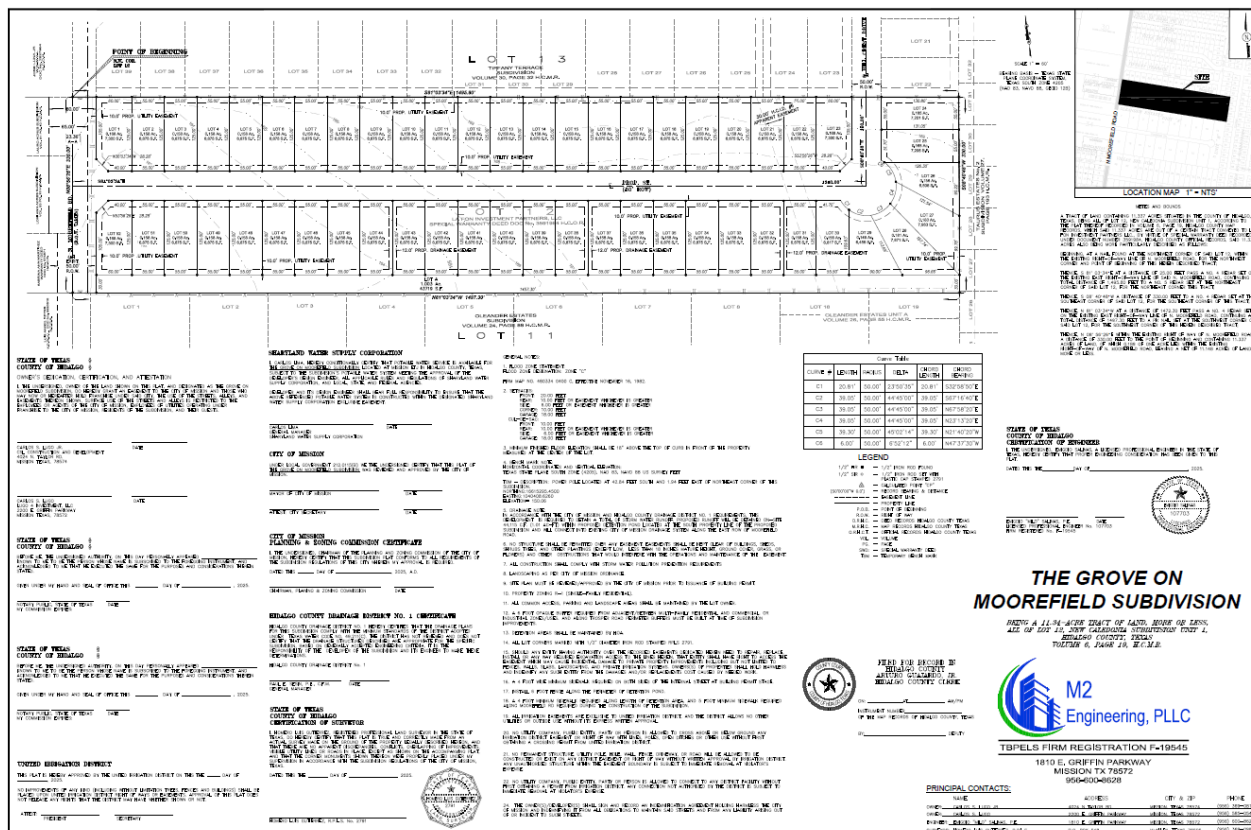
WATER		SEWER	
<u>1,815</u> L. F. of <u>8-inch</u> Water Lines	<u>1,939</u> L. F. of <u>8-inch</u> Sewer Lines		
_____ L. F. of _____ Water Lines	_____ L. F. of _____ Sewer Lines		
<b>Other:</b> _____	<b>Lift Sta:</b> <u>N/A</u> <b>N/A-Septic Use:</b> <u>N/A</u>		
<b>Suburban ETJ Only:</b> <b>MSR cost of water meters &amp; Membership costs \$</b> _____	<b>Other:</b> _____		
	<b>Suburban ETJ Only: MSR cost of Septic Tanks</b>		
	<b>\$</b> _____		

STREETS		STORM SEWER	
<u>1,450</u> L. F. of <u>32' B-B</u> Wide Streets	<u>504</u> L. F. of <u>24-inch</u> Storm Lines		
_____ L. F. of _____ Wide Streets	_____ L. F. of _____ Storm Lines		
<b>Other:</b> _____	_____ L. F. of _____ Storm Lines		

Revised 2023



## PLAT



<b>AERIAL</b>
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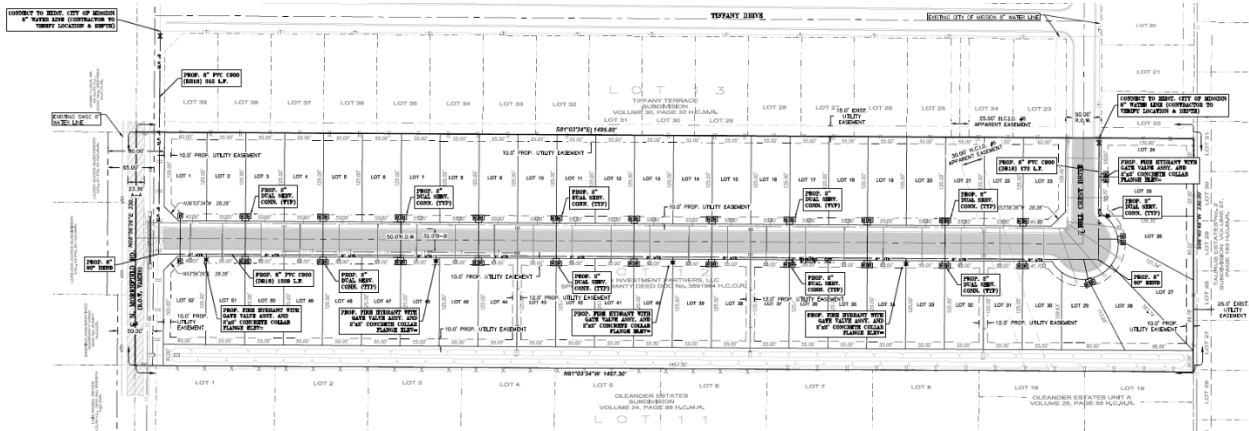


**PHOTOS OF THE SUBJECT PROPERTY**

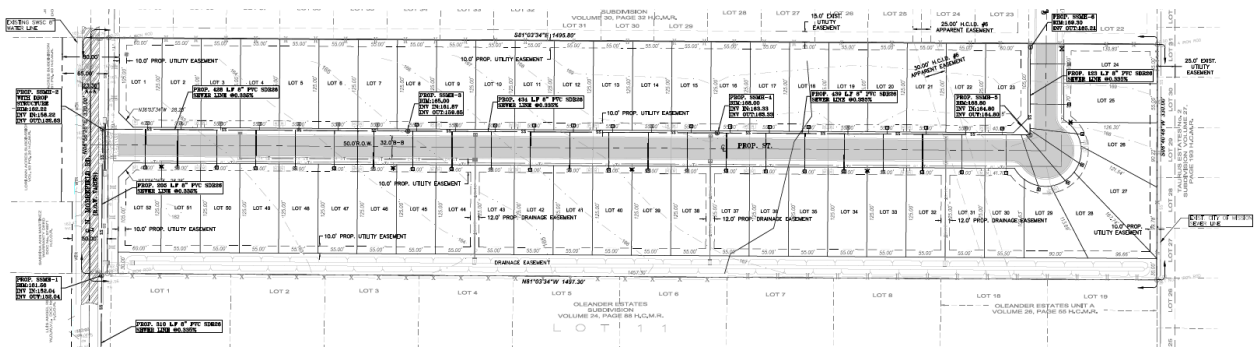




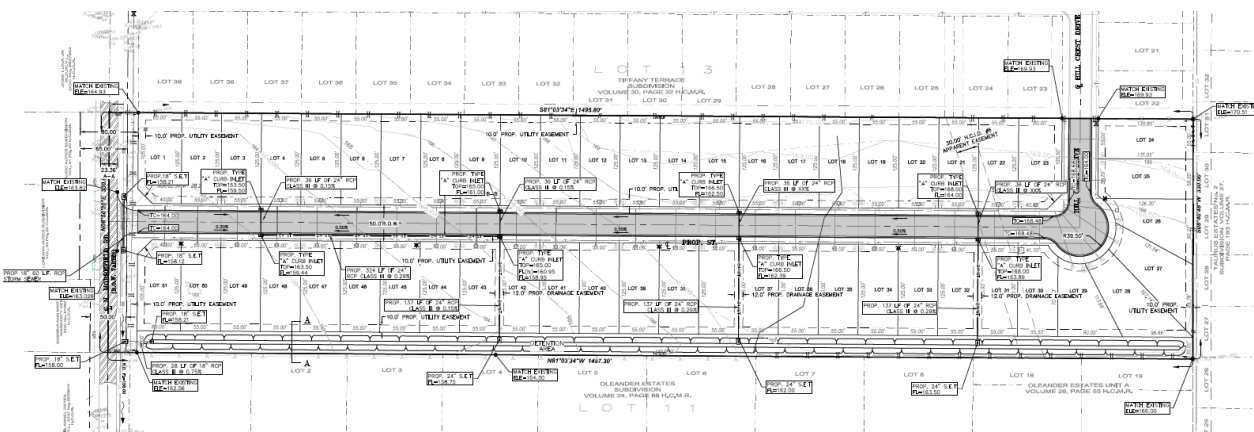
# UTILITY LAYOUTS



## WATER DISTRIBUTION



## SANITARY SEWER



## STORM DRAINAGE

## DRAINAGE REPORT



CITY OF  
**MISSION**

Norie Gonzalez Garza, Mayor  
Ruben Plata, Mayor Pro-Tem  
Jessica Ortega, Councilwoman  
Marissa Ortega Gerlach, Councilwoman  
Alberto Vela, Councilman  
Mike R. Perez, City Manager

June 13, 2025

Mr. Raul Sesin, General Manager  
Hidalgo County Drainage District No. 1  
902 N. Doolittle Road  
Edinburg, TX 78541

RE: The Grove on Moorefield Subdivision

Dear Mr. Sesin

City of Mission staff has reviewed and approved the proposed **DRAINAGE LAYOUT FOR THE GROVE ON MOOREFIELD SUBDIVISION**. The proposed plat is a subdivision of fifty-one (51) Single-family residential lots out of A Tract of Land containing 11.337 gross acres situated in the County of Hidalgo, Texas, being all of Lot 12, New Caledonia Subdivision Unit 1, According to the Plat thereof recorded in Volume 6, Page 19, Hidalgo County Map Records. The proposed drainage report calls for 44,115 CF of stormwater to be detained on site. The proposed drainage report shows a retention pond will be installed to capture and retain stormwater from the site with a capacity of 56,970 CF. The City of Mission has reviewed the Drainage report and the proposed retention pond has been accepted for the proposed subdivision.

If you have any questions, feel free to call me at 956-580-8780.

Respectfully,

Edgar Gonzalez  
City of Mission  
Engineering Department

1201 E. 8th St. | Mission, Texas 78572 | [www.missiontexas.us](http://www.missiontexas.us)

## DRAINAGE REPORT

### Drainage Statement

The Grove on Moorefield Subdivision

#### Project Location

A Tract of Land containing 11.337 gross acres situated in the County of Hidalgo, Texas, being all of Lot 12, New Caledonia Subdivision Unit 1, According to the Plat thereof recorded in Volume 6, Page 19, Hidalgo County Map Records.

#### Flood Plain

The site is located within Zone "C", Areas of minimal flooding. (No shading). Based on Community FIRM Panel No. 480334 0400 C, Map Revised November 16, 1982.

#### Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Hidalgo fine sandy loam; 1 to 3 percent slopes and Cuevitas-Randado complex; 0 to 3 percent slopes. Hidalgo fine sandy loam is classified as well drained and belongs to Hydrologic Group B and Cuevitas-Randado is classified as well drained and belongs to Hydrologic Group D.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	10.9	96.4%
51	Cuevitas-Randado complex, 0 to 3 percent slopes	0.2	1.6%
Totals for Area of Interest		11.1	100.0%

#### Undeveloped Conditions

The featured project site consists of a 11.03 net acre tract of land located approximately 500-feet South of Tiffany Drive/N. Moorefield Road intersection in Mission, Texas. The undeveloped flow drains at a rate of 9.26 CFS for a 10-year frequency storm.

#### Developed Conditions

The City of Mission and Hidalgo County Drainage District No. 1 (HCDD #1) criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event.

Exhibit "A" details the proposed drainage calculations and drainage area maps for the featured site. The Grove on Moorefield Subdivision will feature fifty-one (51) single-family lots over the 11.03 net acre tract in the City of Mission, Texas. The required detention for a 50-year frequency storm event for the development is 1.01 acre-feet (44,115 CF) at a peak runoff rate of 38.34 CFS, a 29.08 CFS increase due to the proposed future single-family improvements. The proposed on-site detention pond is designed to discharge at a rate not exceeding the 10-year storm event runoff under existing conditions. The outflow will be directed into a roadside swale along Moorefield, which ultimately conveys the flow South to an existing City of Mission storm curb inlet located on W Mile 2 Road.



6/12/2025