



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, April 15, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

REGULAR MEETING

1. Call to Order and Establish Quorum
2. Disclosure of Conflict of Interest
3. Citizens Participation

APPROVAL OF MINUTES

- 1 Approval of Minutes for P&Z Meeting - April 1, 2026

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Neighborhood Commercial District ("C-2"), being Lot 6, Block 75, Original Townsite of Mission Subdivision, located at 312 W. 4th Street. Applicant, Pedro A. Zamarron - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Multi-family Residential District ("R-3") to General Business District ("C-3"), being an 11.43 acre tract of land, being a portion of a 22.380 acre tract of land situated in Porcion 55, being a part of Lot 25-6 of the West Addition to Sharyland Subdivision, located along the North side of W. Griffin Parkway approximately 760 feet West of N. Conway Avenue. Applicant, Yen W. Lai - Cervantes

CONDITIONAL USE PERMIT

4 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Sushi Crunch in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street, Space A. Applicant: Janeth Mendez – Cervantes

ORDINANCE AMENDMENT

5 Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by amending subsection 3, Car Wash Establishments, by establishing a two-mile minimum radius and distance requirement, ensuring no new car wash business be established within a two-mile radius of an existing car wash. Applicant: City of Mission - Cervantes

6 Consideration of the adoption of an ordinance amending the Code of Ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Amending the Fees for Subdivision Infrastructure Inspections for Geotechnical Lab Testing. Applicant: City of Mission - Cervantes

7 Conduct a public hearing and consideration of the adoption of an ordinance amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.37 – R-1A (Large Lot Single Family Residential District), Subsection (3) Conditional Uses, Section 1.371 - R-1 (Single Family Residential District), Subsection (3) Conditional Uses, Section 1.372 – R-1T (Townhouse Residential District), Subsection (3) Conditional Uses, Section 1.38 – R-2 (Duplex-Fourplex Residential District), Subsection (3) Conditional Uses, Section 1.39 – R-3 (Multi-Family Residential District), Subsection (3) Conditional Uses, and Section 1.40 (Mobile Home and Modular Home District), Subsection (3) Conditional Uses, Section 1.44(A) – C-5 (Adaptive Commercial District), Subsection (3) Conditional Uses, Section 1.45 – I-1 (Light Industrial District), Subsection (3) Conditional Uses, Section 1.46 – I-2 (Heavy Industrial District), Subsection (3) Conditional Uses, Section 1.47 - PUD (Planned Unit Development), Subsection (2) Permitted Uses by Adding Telephone, Radio, Television and/or Other Communications Towers as a Conditional Use. Applicant: City of Mission - Cervantes

ADJOURNMENT

Signed this the 9th day of April, 2026

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 9th day of April, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary’s Office at 580-8668.

**NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MISSION**

Notice is hereby given that on the **15th day of April, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

Should any final action, final decision, or final vote be required in the opinion of the Commission with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting;
- or
- (b) at a subsequent public meeting of the Commission upon notice thereof; as the Commission shall determine.

On this the **9th day of April, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
APRIL 1, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Diana Izaguirre
Kevin Sanchez
Connie Garza
David Villarreal
Raquenel Austin
Steven Alaniz

P&Z ABSENT

STAFF PRESENT

Elisa Zurita
Gabriel Ramirez
Ana G. Bazaldua
Xavier Cervantes
Alex Hernandez
Susie de Luna

GUEST PRESENT

Jessica Barrera
Pam Torres
Antonio Villarreal
Sonia Saucedo
Anna V. Saucedo
Jesus O. Molina
Irene Molina
Delfino Ayala
Nora E. Ayala
Ernie Villarreal

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR MARCH 18, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for March 18, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #3

Conditional Use Permit:

**A Mobile Food Unit – Rincon Tapatio
in an approved Food Truck Park
Lot 1, Block 2, Santa Lucia Development Subdivision
This property is located at 2515 Colorado Street, Suite 203
C-3
Crystal Zavala**

Mr. Cervantes stated that the site is located at the Northwest corner of Colorado and Taylor Road along the north side of Colorado Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant is leasing a space in an approved Mobile Food Park to offer a variety of tacos. The applicant was granted a Conditional Use Permit for this location on February 10, 2025, for a period of two years. Shortly after receiving approval, the applicant chose to remove the mobile food truck from the park due to personal reasons. The proposed hours of operation are as follows: Tuesday through Sunday from 4:00 p.m. to 12:00 am. Staff: 3 employees. Parking: The Mobile Food

Park measures 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) 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: 1) Approval for a 2-year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are every day from 4:00 pm to 12:00 am; 4) Must comply with the noise ordinance; 5) Acquisition of a business license before occupancy; and 6) CUP is not transferable to others.

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. Ms. Thompson moved to close the public hearing. Mr. Sanchez 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 conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:37 p.m.

Item #4

Conditional Use Permit:

**An Event Center with proposed On-Site Consumption of Alcoholic Beverages – Rodeo Bull Event Center Being Lot 9, Northtown Unit No. 1 Subdivision, This property is located at 2714 N. Conway Avenue, C-3
Jessica Barrera**

Mr. Cervantes stated that the subject site is located within a commercial plaza located at the Southeast corner of Conway Avenue and E. 28th Street. Per Code of Ordinance, an event center and the on-site consumption of alcoholic beverages (BYOB) require the approval of a Conditional Use Permit by the City Council. The applicant would like to take over an existing event center and would like to include bring your own beverage (BYOB) for her customers. She plans to host small-scale events such as weddings, quinceañeras, graduations, baby showers, meetings, posadas, and indoor markets. Since she is a new owner, a new conditional use permit is required due to the change of ownership. Days/Hours of Operation: Monday – Sunday from 8:00 a.m. to 1:00 a.m. Staff: 2 employees. In reviewing the floor plan, staff noticed that the applicant is proposing a total of 88 seating spaces (11 tables with 8 chairs each) for this establishment, which would require 29 parking

spaces. The parking spaces are calculated based on the number of seats, 1 parking space for every 3 seats. (88 seats/3=29.33 parking spaces). It is noted that the parking area is held in common for this commercial plaza (72 existing parking spaces). Alcoholic Beverages – This request is compliant with Sec. 6-4, which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) 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) Permit for one (1) year to continue to assess this new business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Continued compliance with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with the noise ordinance; 7) Hours of operation to be as follows: Monday – Sunday from 8:00 a.m. to 1:00 a.m; 8) Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m; 9) Maximum occupancy is 115 people; 10) BYOB establishments must not exceed three calls for emergency within any 90-day period categorized as major disturbance; and 11) Place “No alcohol beyond this point” signs at every exit and in parking lot.

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. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza inquired whether there was a limit on the amount of alcohol that can be introduced into the facility.

Mr. Cervantes noted that there was not a set limit on the amount of alcohol that could be introduced, however there must be moderate consumption. He further explained that the whole purpose of having a licensed security officer was for there to be more control in regards to alcohol.

Ms. Thompson inquired about any known issues with other businesses holding similar BYOB CUPs.

Mr. Cervantes mentioned there has not been any known issues with other businesses holding similar CUPs.

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

Started: 5:37 p.m.

Ended: 5:43 p.m.

Item #5

Conditional Use Permit: To Place one (1) portable building for

**use as a classroom
Being a 1.97-acre tract out of the remainder of Lot 21-3,
West Addition to Sharyland Subdivision
This property is located at 1005 Kenwood Avenue,
R-2
Ernie Villarreal, PMSI Inc. Project Manager**

Mr. Cervantes stated that Mr. Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, is requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy. According to the applicant, the enrollment for the Monet Elementary School at the church premises is projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7th grades. A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms. Even though 188 parking spaces are required by code, the church only has 170 total parking spaces. With the installation of the classrooms, 29 parking spaces will be lost. The 188 required parking spaces are based on a church capacity of 750 people. For a church, the code requires one parking space for every four-person capacity. The building permit for the Vanguard Academy School along N. Stewart Road on March 16, 2026. Once the school is operational all the portable buildings at the church property will be removed. Staff recommends approval of the request, subject to: 1) The permit is for two years; and 2) The applicant must obtain all necessary permits and approvals prior to the use of the property.

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

Ms. Irene Molina, 1009 Hollyfield Street, is presenting several serious concerns regarding traffic and if the zoning of the area would be affected by the additions and modifications regarding the Vanguard Academy.

Chairwoman Izaguirre advised Ms. Irene Molina that she would not be affected and the area would not be affected regarding zoning and traffic.

Mr. Cervantes invited Ms. Molina to give him a visit in his office to revisit this matter in detail.

Chairwoman Izaguirre asked for a second time if there was any input in favor or against the request.

Mr. Ernie Villarreal, representative from Vanguard Academy, 2028 School Lane, stated the details of the request of a temporary portable building for Vanguard Academy.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez 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. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:55 p.m.

Item #6

Variance Request:

**To allow the construction of a Billboard Sign along Griffin Parkway, and to allow it to be a distance of 177 feet from an existing billboard sign Being Lot 1, Elizondo 495 Plaza Subdivision, This property is located at 2211 E. Griffin Parkway (F.M. 495), C-3
Antonio & Melissa Villarreal**

Mr. Cervantes stated that the applicant is proposing to construct an 8-foot by 16-foot LED changeable billboard sign measuring 128 square feet, and 35 feet in total height. The request is for a variance not to comply with Sec. 86-154. – General Business District of the Mission Code of Ordinances, which states: (b) Billboard sign. Off-premises signs shall not be permitted in the general business, the heavy commercial, the light industrial, and heavy industrial zones except as provided for in the expressway corridor and the secondary arterial corridors. A Secondary Arterial Corridor is defined by Ordinance to be all of U.S. Business Highway 83 and the commercially or industrially zoned properties along F.M. 1016 frontage, south of the U.S. Expressway 83. (4) Spacing: off-premises billboards shall not be erected within 1,500 linear feet of another offpremises sign. There is a total of eight (8) existing billboards along Griffin Parkway within the city limits. As per Code of Ordinance: Billboard sign is defined as any flat surface erected on a framework or on any structure, or attached to posts and used for, or designed to be used for, the display of bills, poster, or other advertising materials, for the purpose of advertising a business, organization, event, person, place, or thing not located on the same premises as such advertising material, with one or two parallel and directly opposite signs with their faces oriented in opposite directions and space not more than ten feet apart. Staff recommends denial.

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

Mr. Antonio Villarreal, Petitioner and owner of A&M Epic Agency, stated his case in great detail sharing the vision and mission of his project.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if there would be any further variances need for the proposal.

Mr. Cervantes stated that if it was just a pole sign with no off-premise advertisement a variance would be needed for the height and the square footage.

Ms. Thompson inquired about the stance of the property owner in regards to this proposal.

Mr. Cervantes stated he holds proper supporting documentation that states the property owner is well aware and in agreement with this request.

Chairwoman Izaguirre asked when did the commission approved the billboard ordinance.

Mr. Cervantes stated 2 years ago to have no more billboards on Griffin Parkway limiting only on the Expressway, Business 83 and a portion of Conway.

Mr. Villarreal stated that there is a requirement in a minimum distance specifically, at least a thousand feet between Lamar billboards.

Mr. Sanchez raised a concern regarding the proximity of a specific sign, asking for clarification on how it could be located only 177 feet away from an existing Lamar Advertising sign.

Mr. Villarreal stated they could pinpoint the exact locations of existing Lamar Advertising signs.

Ms. Thompson questioned how it was possible to bypass the standard spacing requirements.

Mr. Villarreal stated that the billboard could be moved to any location on the property, provided it maintained the same distance from the existing Lamar sign on the corner. He further noted that since the Lamar sign is a static billboard, the current separation of 177 foot distance should be acceptable for the proposed project.

Ms. Thompson expressed her disagreement with the proposal, stating she was against having two billboards located on the same property. She further argued that it would not be ideal for the location to break the city ordinance or for the Commission to grant an exception specifically for this site along FM 495 (Griffin Parkway). Her emphasizes maintaining the integrity of the 1,000-foot spacing rule rather than allowing a variance that would increase sign density in that corridor.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to denied the variance request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#7

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:55 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 15, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Neighborhood Commercial District (“C-2”), being Lot 6, Block 75, Original Townsite of Mission Subdivision, located at 312 W. 4th Street. Applicant, Pedro A. Zamarron - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2026 – Application for rezoning submitted for processing.
- April 4, 2026 – 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.
- April 15, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Duplex-fourplex Residential District (“R-2”) to Neighborhood Commercial District (“C-2”) to occupy a former commercial establishment at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Northeast corner of W. 4th Street and Cummings Avenue and measures 150 feet along 4th Street and 50 feet along Cummings Avenue for a total area of 7,500 square feet.
- The surrounding zones are Single-family Residential District (R-1) District to the North and East, Agricultural Open Interim (AO-I) to the South and Public (P) district to the West.
- The property has an abandoned 2-suite commercial building with a parking lot that accommodates ten (10) vehicles. The surrounding land uses include the single-family homes to the East and North, A water reservoir to the South and an irrigation canal to the West.
- The Future Land Use Map shows the property designated as Low density residential.
- The requested rezoning is not in line with the comprehensive plan designation but due that the property has a long history of commercial uses staff believe that Neighborhood Commercial zoning will complement the area.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff has not received any phone calls from the notice.

STAFF RECOMMENDATION:

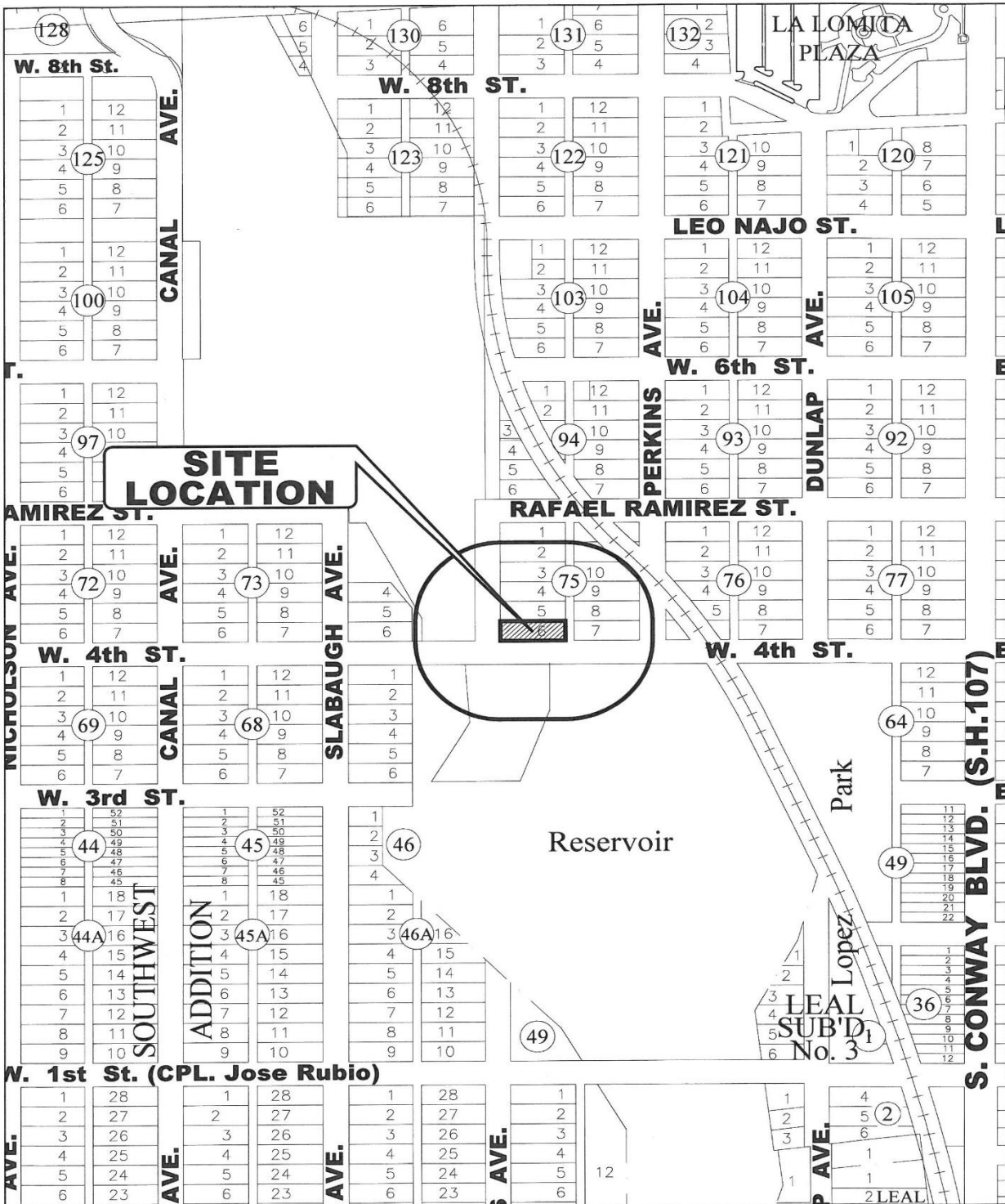
Staff recommends approval to C-2 zoning.



RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES
_____ NAYS
_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT

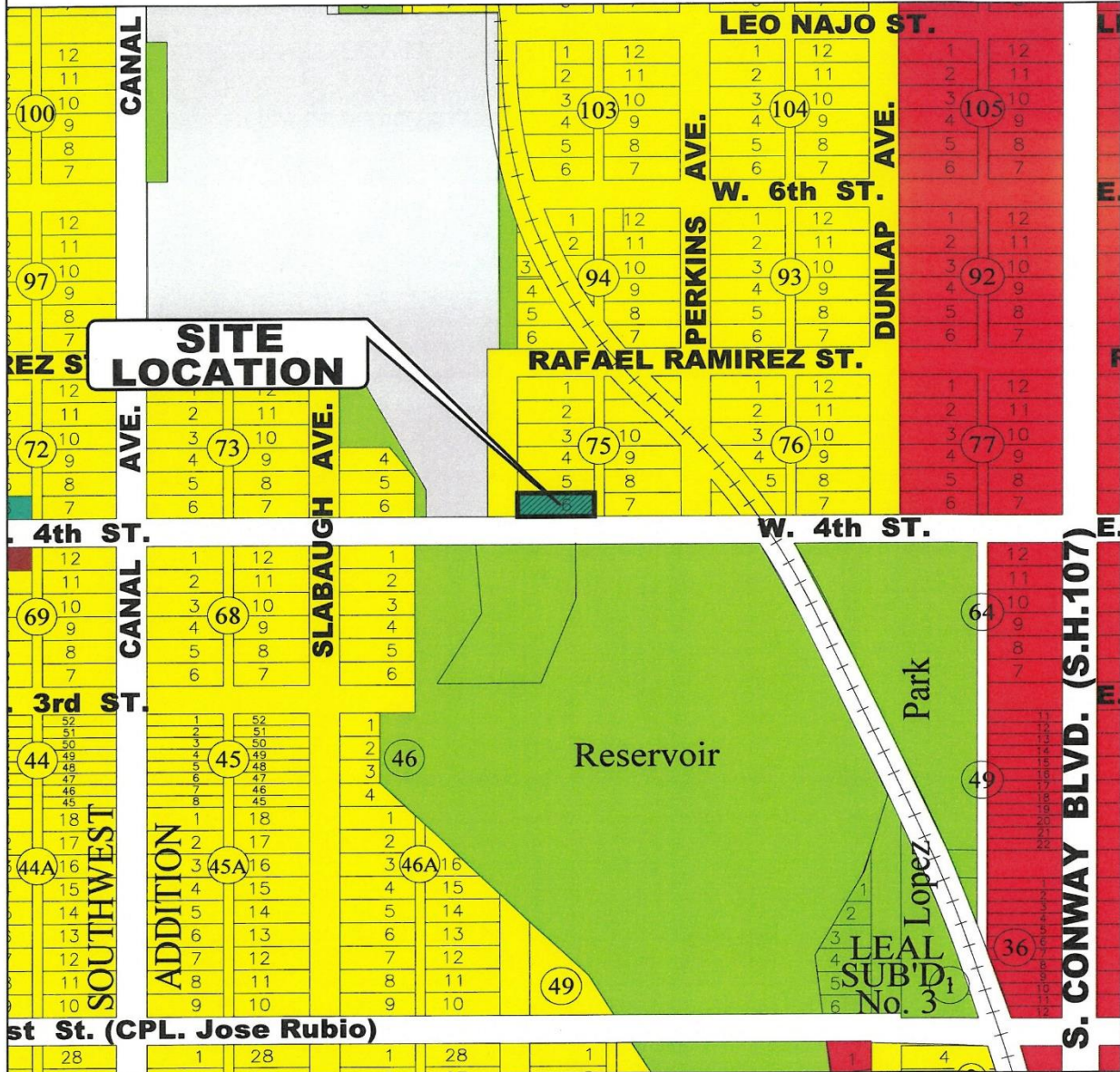


CITY OF MISSION
 HIDALGO COUNTY, TEXAS

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

No.

ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|--------------------------------|------------------------------|
| 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 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



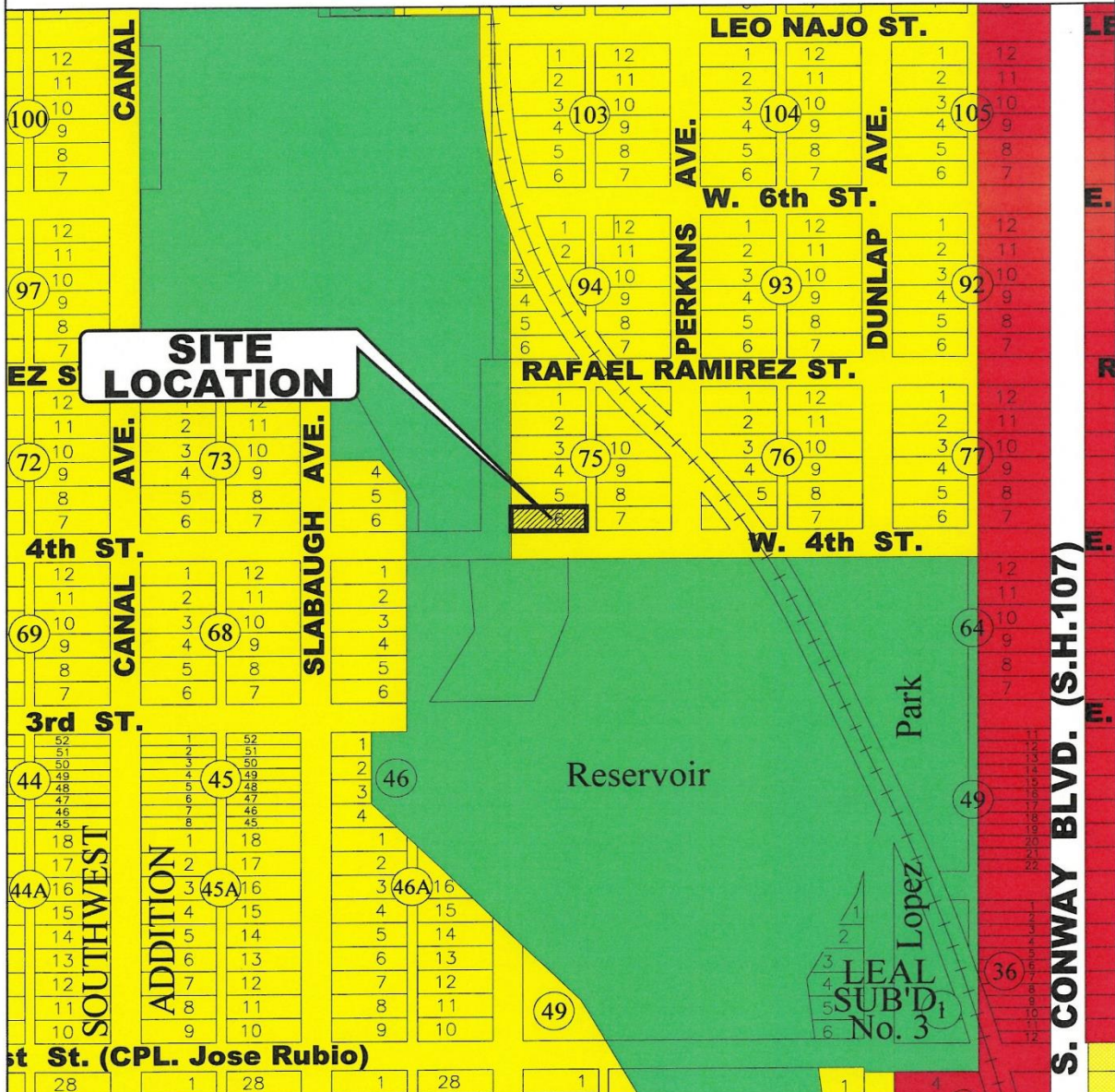
PHOTO OF THE PROPERTY FROM 4th STREET



PHOTO OF THE PROPERTY FROM CUMMINGS AVENUE



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |

PERMITTED USES FOR THE C-2 DISTRICT

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

PERMITTED USES FOR THE C-1 DISTRICT**OFFICE BUILDING DISTRICT (“C-1”)****PERMITTED USES**

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239116	SYGMA HOMES LLC	315 N SHARY RD STE 1001	MISSION	TX	78572-8235
239119	REYNA JOSE ROBERTO JR	2320 CRIMSON AVE	MISSION	TX	78574-2287
239122	HERNANDEZ NELIDA ALANIS & ADOLFO HERNANDEZ	300 W 4TH ST	MISSION	TX	78572-5114
239126	DE LA CRUZ SONIA CELENE	9406 CARMEN AVILA RD	EDINBURG	TX	78542-0459
239120	RAZO BRENDA JASMIN	404 N CUMMINGS AVE	MISSION	TX	78572-5140
239115	GARCIA JOANNA GRISELDA OROZCO	313 W RAFAEL RAMIREZ	MISSION	TX	78572-5119
239125	TREJO ALFREDO	2636 EASY ST	EDINBURG	TX	78539-7384
239124	LUCIO DANIEL JR	313 RAFAEL DR APT 4	SAN JUAN	TX	78589
239123	GUZMAN LINDA	PO BOX 121	MISSION	TX	78573-0003
239121	MERCURY HEAD MORTGAGE LLC	PO BOX 720485	MCALLEN	TX	78504-0485
239024	DE LEON NOE	5613 N TAYLOR RD LOT 9	MISSION	TX	78573
239117	GONZALEZ ROBERTO	1714 N BRYAN RD	MISSION	TX	78572-3022
239118	GONZALEZ ROBERTO	1714 N BRYAN RD	MISSION	TX	78572-3022
591551	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 15, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Multi-family Residential District (“R-3”) to General Business District (“C-3”), being an 11.43 acre tract of land, being a portion of a 22.380 acre tract of land situated in Porcion 55, being a part of Lot 25-6 of the West Addition to Sharyland Subdivision, located along the North side of W. Griffin Parkway approximately 760 feet West of N. Conway Avenue. Applicant, Yen W. Lai - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2026 – Application for rezoning submitted for processing.
- April 5, 2026 – 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.
- April 15, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Multi-family Residential District (“R-3”) to General Business District (“C-3”) for a commercial development at the site.
- The tract of land has 11.43 acres in area and measures 827.13 feet East-West and measures 1,058.89 feet North-South.
- The surrounding zones are General Business (C-3) District to the East, South and West and Agricultural Open Interim (AO-I) District to the North.
- The surrounding land uses include Carmelita’s restaurant, Paris Bakey and Move it Storage to the West. To the East the surrounding land uses include Starbucks coffee, ER 24/7, Wells Fargo Bank, Burger King and El Pollo Loco.
- The property is vacant.
- The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation.
- Notices were mailed to seven (7) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

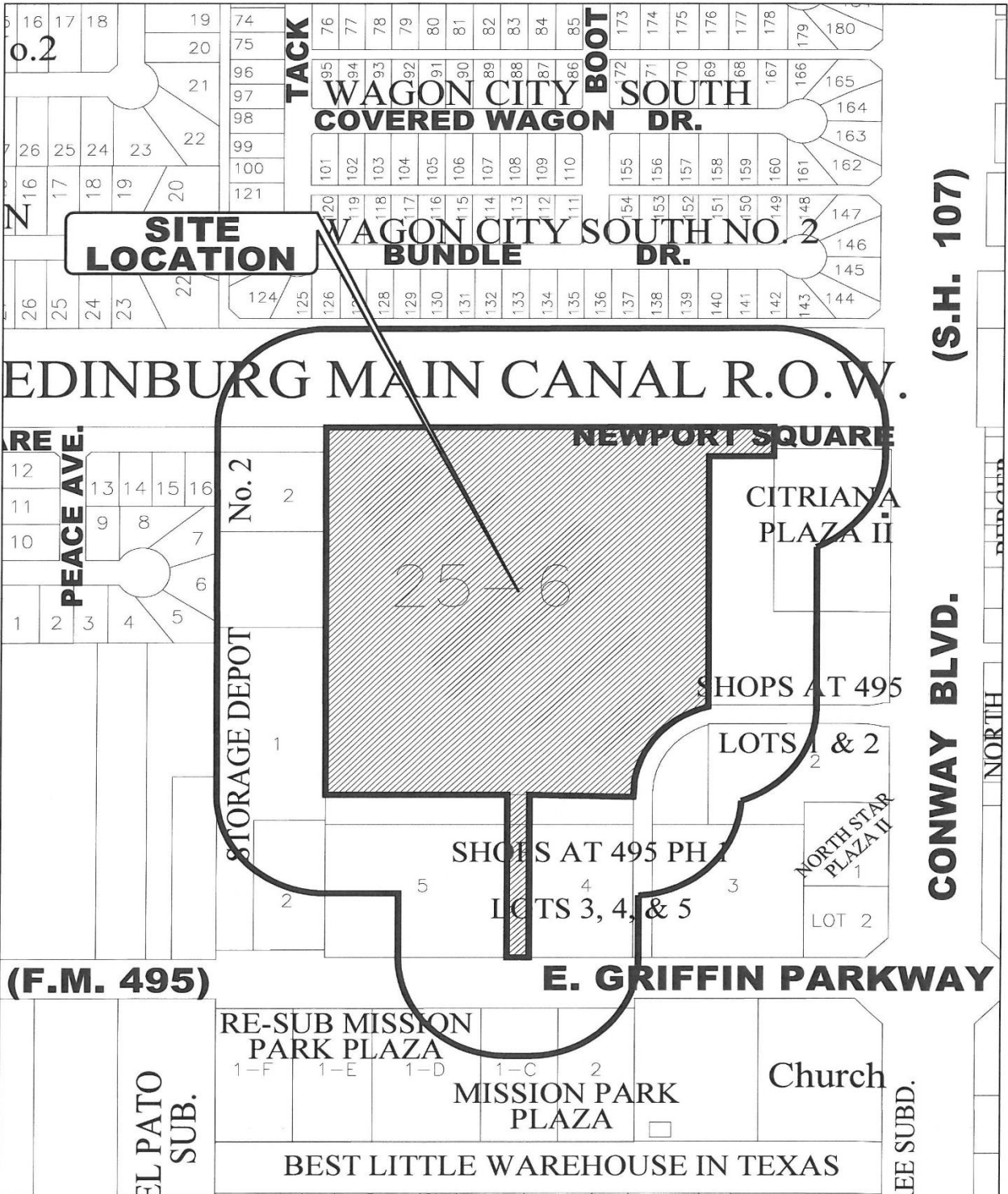
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT

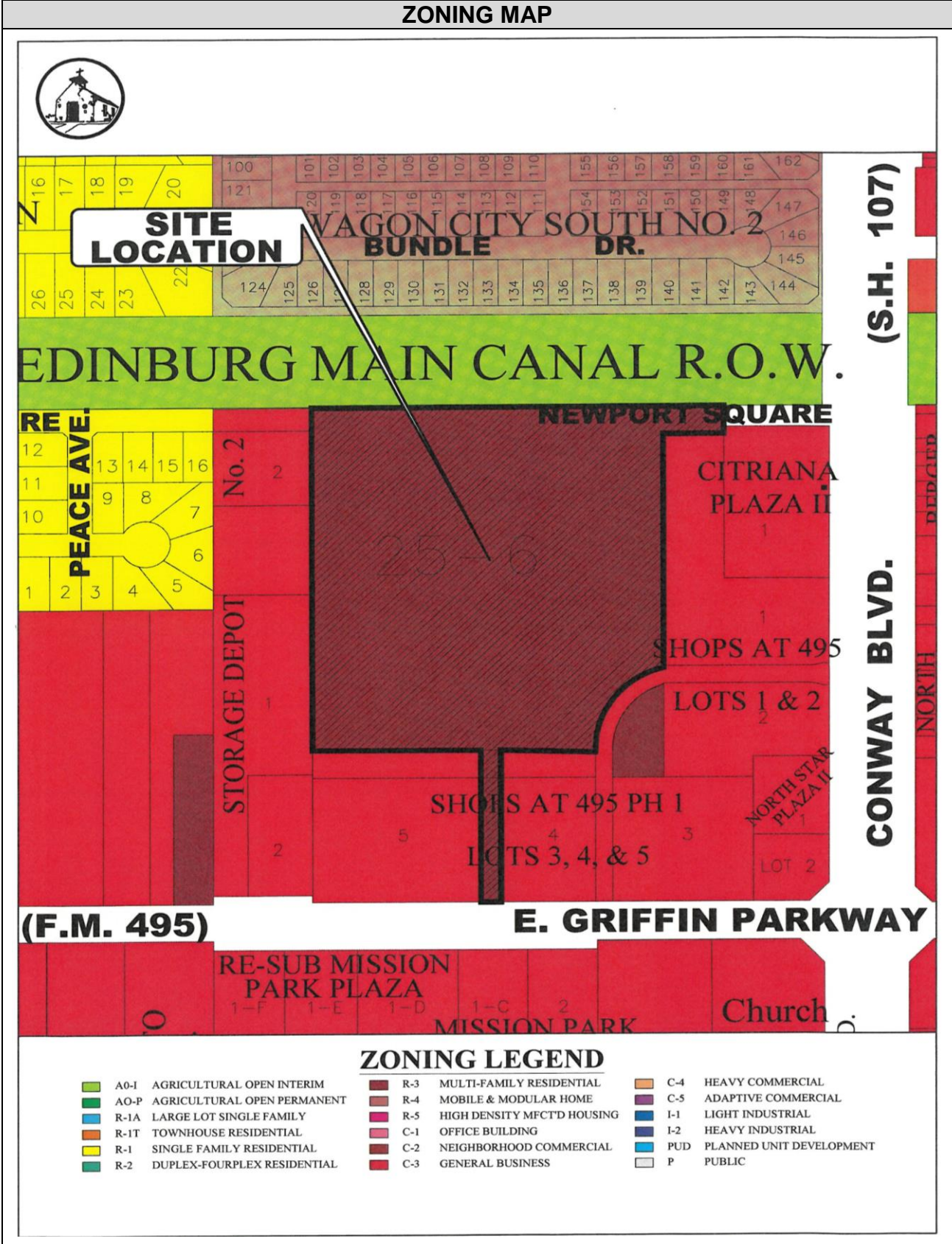


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.



AERIAL

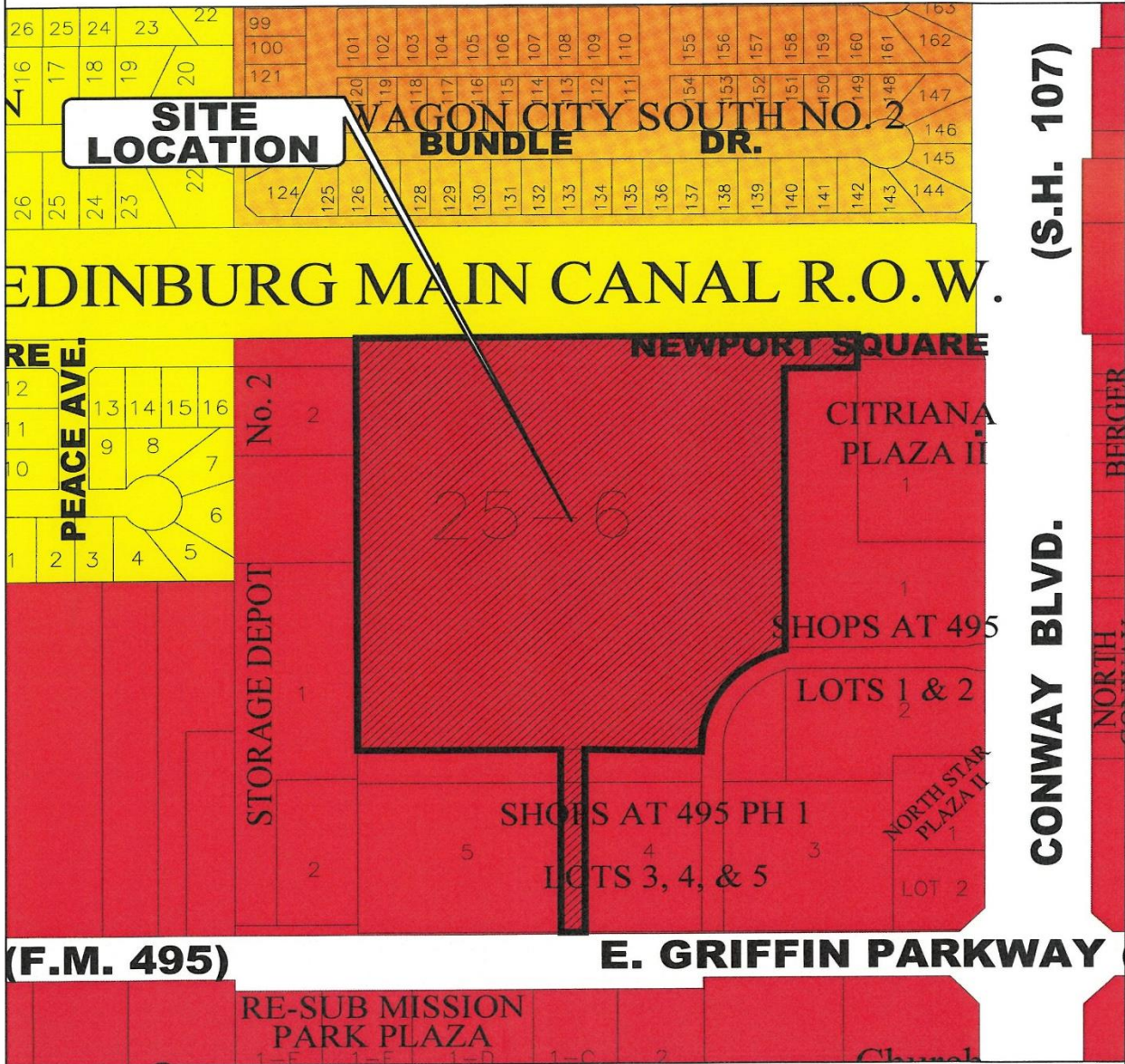


Texas Parks & Wildlife, Est. HERE, GAMING, INVESTMENT & USGS, BIA, USDA

PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |

C-3 PERMITTED BY RIGHT AND CONDITIONAL USES**GENERAL BUSINESS DISTRICT ("C-3")****PERMITTED USES**

- All uses permitted in C-1 and C-2
- Any retail business except for lumberyards or contractor yard, farm equipment or other heavy equipment sales, general warehousing.
- Hotel, motel and restaurants
- Printing, publishing, and allied products manufacturing
- Rail and motor vehicle transportation passenger terminals
- Telephone, television, radio or similar media stations but not including public microwave, radio and television towers.
- Any wholesale trade accessory to any permitted retail operation except for agricultural products
- Signs
- Automotive repair, paint and body shops
- Credit access business but not within 1,500 feet of another credit access business
- In the Original Townsite R-3 uses

CONDITIONAL USES

- R-3 uses except mobile homes
- Gasoline service stations
- Drive-thru service window for food establishment
- Planned shopping centers
- Restaurants that serve liquor for on-premise consumption
- Bars, cocktail lounges, taverns, saloons, dance halls or nightclubs
- Amusement parks, circus or carnival grounds
- Portable buildings
- Light industry uses
- Telephone, radio or television towers
- Crematoriums in association with a funeral home establishment
- Indoor gun shooting range
- Mobile food units
- Storage unit facilities
- BYOB establishments

PROHIBITED USES

- Any use not listed above

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
550706	FIRST VALLEY BANK	PO BOX 193775	SAN FRANCISCO	CA	94119-3775
316994	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
316997	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
691021	DECASAS OTONIEL & EDELMIRA TRUSTEES	2019 INOLA ST	GLENDORA	CA	91740-4626
685471	CAVA DUCK & BETTY 2012 FAMILY TRUST	26000 BUCKS RUN	SALINAS	CA	93908-9371
732598	T - NORTHGATE VILLAGE LTD	9434 VISCOUNT BLVD STE 155	EL PASO	TX	79925-7003
620581	SECURCARE MOVEIT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
846835	SECURCARE MOVEIT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
1371325	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1371327	SHOPS AT 495-LOT 1 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1371326	SHOPS AT 495-LOT 1 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1371328	SHOPS AT 495-LOT 1 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466415	SHOPS AT 495 - LOT 3 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466424	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466421	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466420	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466423	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466422	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466418	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466425	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466426	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 15, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Sushi Crunch in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street, Space A. Applicant: Janeth Mendez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 25, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- April 1, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- April 15, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- May 12, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council.
- The applicant proposes to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell Sushi.
- The proposed hours of operation are as follows: Monday through Sunday from 10:00 a.m. to 12:00 am.
- Staff: 2 employees
- Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their 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.
- 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 a 1-year re-evaluation to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 10:00 am to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

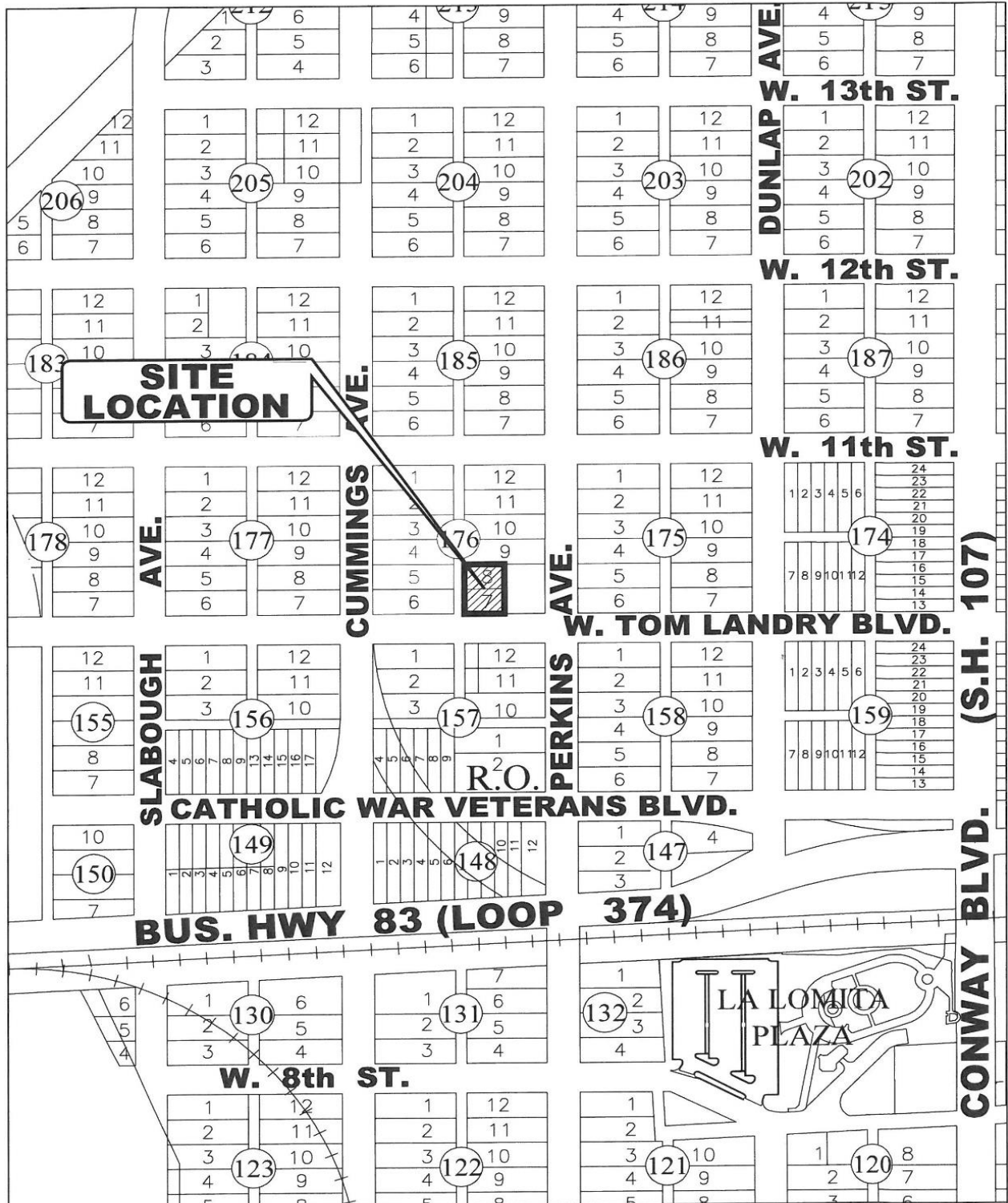
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



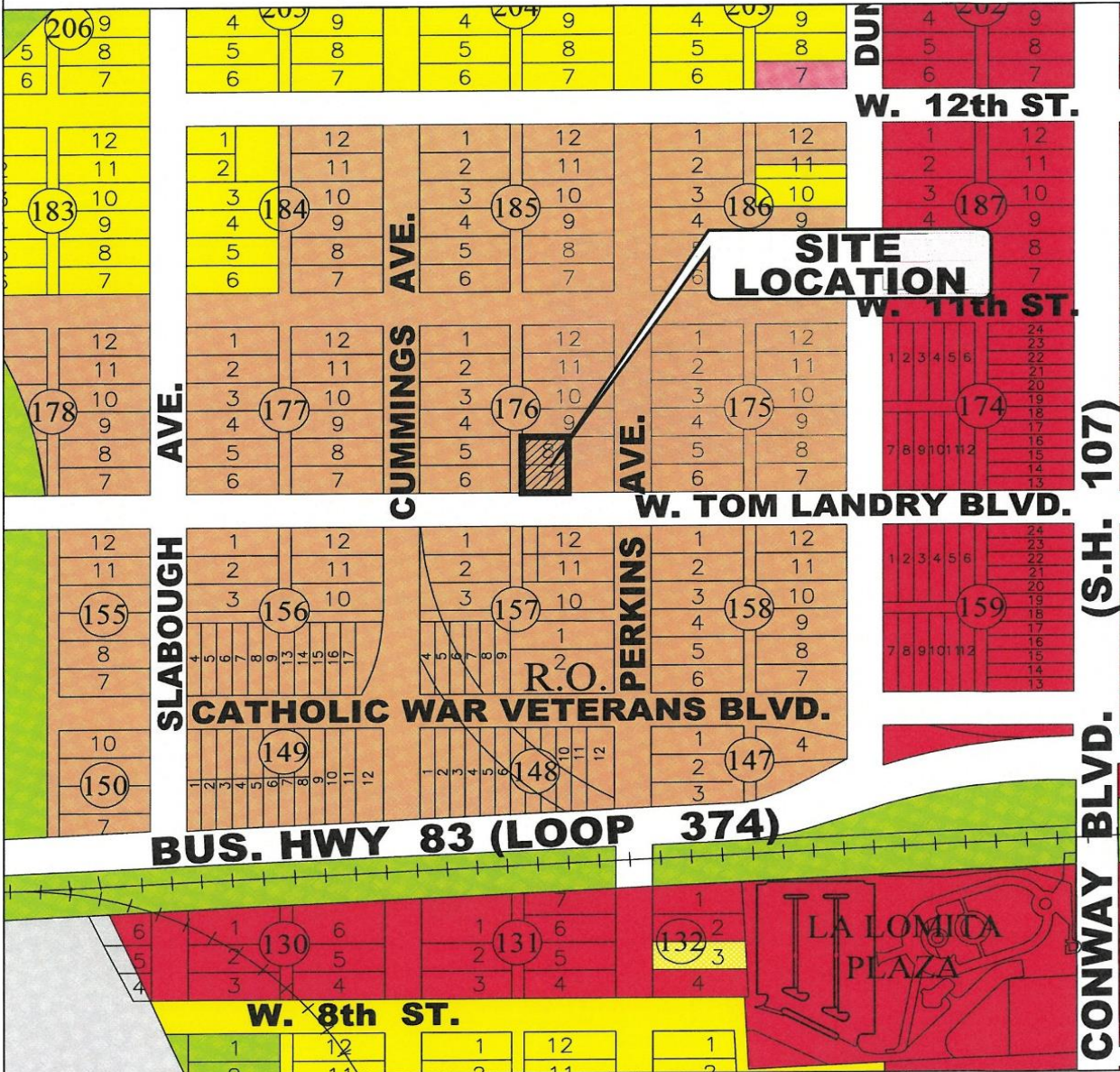
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



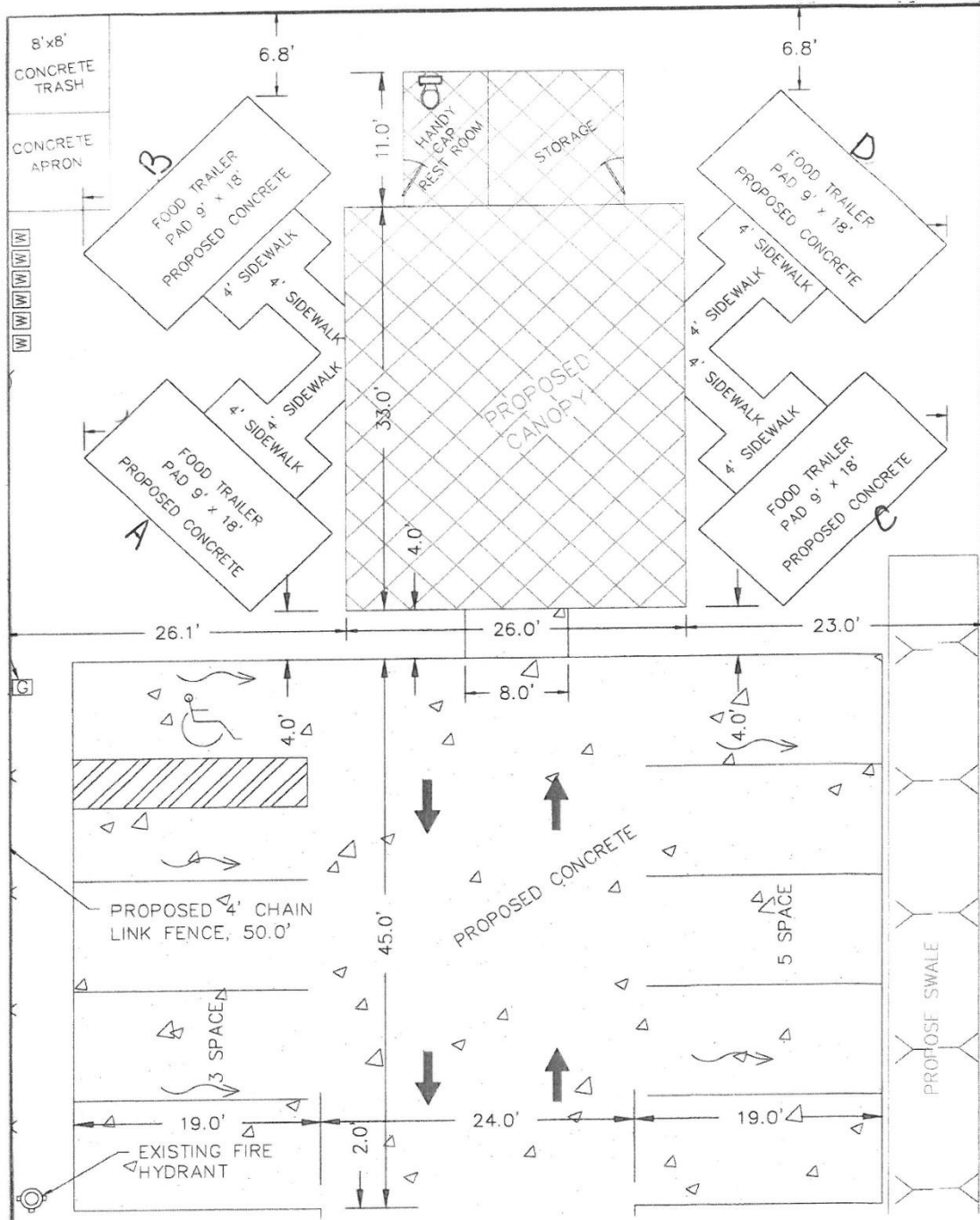
ZONING MAP



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 |

SITE PLAN



PICTURES



PICTURES




PICTURES



PICTURES



MENU



Individual Roll \$9
 Combos \$24 : side of cucumber salad and fried rice

MENU

SPECIAL ROLLS

AVOCADO ROLL
 Tempura shrimp, cream cheese & spicy crab topped with avocado, sweet soy, spicy mayo & sesame seeds

CALI ROLL
 Crab, avocado, cucumber topped with sesame seeds

CHESTER ROLL
 Breaded shrimp, avocado, cream cheese, wrapped with hot Cheetos topped with spicy mayo

TEXAS ROLL
 Tempura shrimp, cream cheese, spicy crab and fresh salmon topped with avocado, salmon, Serrano, spicy mayo & sweet soy

SHARY ROLL
 Tempura shrimp, avocado, cream cheese, spicy crab topped with fresh salmon, serrano & spicy mayo

TEMPTATION
 Tempura shrimp, avocado, cream cheese, soy paper topped with crab, spicy mayo & sweet soy

MONKEY ROLL
 Fresh salmon, avocado, cream cheese, kanikama & soy paper topped with furikake, spicy mayo & sracha

FRIED/TEMPURA ROLLS

FRIED ROLL
 Breaded shrimp, avocado, cream cheese topped with Tempico paste

TEMPURA ROLL
 Cream Cheese and crab, tempura topped with spicy crab with rice inside

SHAGGY ROLL
 Crab, cream cheese, avocado, tempico paste, sracha, tempura with rice inside

SPIDER ROLL
 Breaded, Cream cheese, avocado, crab & cucumber topped it eel sauce and sesame seeds

SIDES

Fried rice \$6

Cucumber salad \$6

ADDITIONAL PARKING PICTURE



MAILOUT LIST

PROP_ID	name	addrDelive	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
239860	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940
239865	WLS 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					
239870	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935
0					

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE XII. COMMERCIAL AND INDUSTRIAL AREA REQUIREMENTS, SECTION 1.58 GENERAL; BY AMENDING SUBSECTION 3, CAR WASH ESTABLISHMENTS, BY ESTABLISHING A TWO-MILE MINIMUM RADIUS AND DISTANCE REQUIREMENT, ENSURING NO NEW CAR WASH BUSINESS IS ESTABLISHED WITHIN A TWO-MILE RADIUS OF AN EXISTING CAR WASH, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, the car wash use is a prevalent business model that requires the consumption of large volumes of water; and

WHEREAS, this amendment will promote the conservation of water by requiring the installation of a water reclamation and recycling system as part of its operations model; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission Code of Ordinances, Appendix A – Zoning, Article XII. – Commercial and Industrial Area Requirements, Section 1.58, be hereby amended by adding Subsection 3, Car Wash Establishments, the language underlined (**added**) and deleting the language underlined (**stricken**) to read in full as follows. *The remaining sections are to remain in force.

Section 1.58. General

3. Car Wash Establishments.

A car wash establishment is defined as a facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles, such as, but not limited to

automobiles, passenger vans, small passenger shuttles, small recreational vehicles, boats, and/or water sports equipment by machine or hand-operated facilities. A car wash may be:

- a. A single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or
- b. A tunnel type that allows the washing of multiple vehicles in a tandem arrangement while moving through a structure
- c. A facility where the car wash is done entirely by hand

Car washes shall not be located within a ~~one (1)~~ two-mile radius of another existing car wash as defined above. This will not apply to new convenience stores that have a car wash component.

Qualifying car washes shall be designed to employ a water recycling system as the primary source of water supply necessary to operate the business.

For car washes in operation at the time of the adoption of the minimum distance requirement, the section shall be allowed to remain in operation despite a change of ownership or the car wash operation being suspended for an indefinite length of time.

SECTION 2: REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2026, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

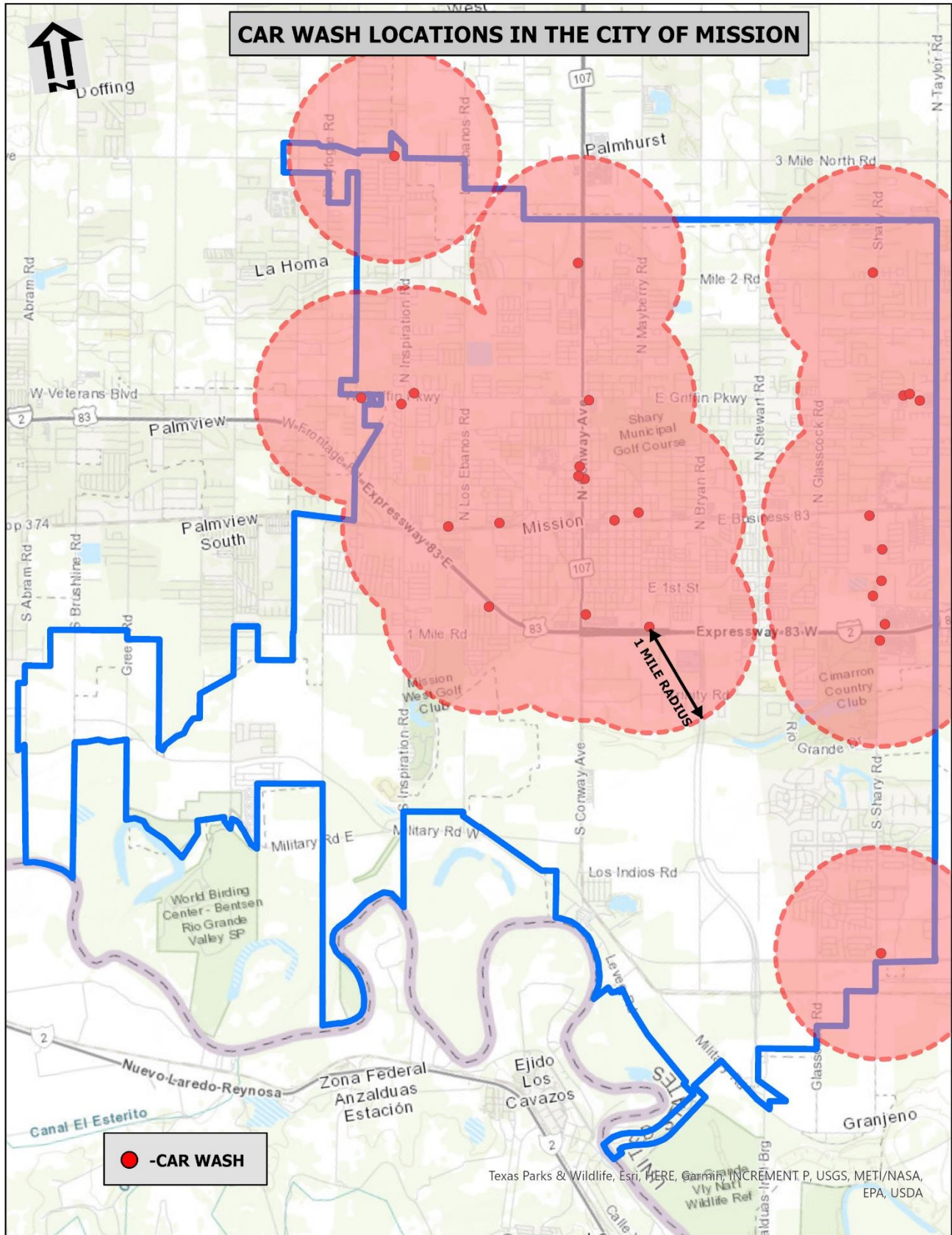
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 15, 2026

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

AGENDA ITEM: Consideration of the adoption of an ordinance amending the Code of Ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Amending the Fees for Subdivision Infrastructure Inspections for Geotechnical Lab Testing. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- May 12, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- In 2025, the City amended the Code to charge for geotechnical testing based on a cost estimate from the geotechnical firm the City has under contract. The subdivision developer is required to pay the estimate during the preconstruction meeting.
- Due to possible conflicts of interests, the City desires to pay for any possible re-inspection fees.
- The proposal is to charge a 15 percent contingency fee from the initial cost estimate to pay for those possible expenses.
- Any funds leftover after the project is completed will be refunded to the developer.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98-SUBDIVISIONS, ARTICLE VI -FEES AND CHARGES, SECTION 98-272 – INSPECTION FEES BY AMENDING THE FEES FOR SUBDIVISION INFRASTRUCTURE INSPECTIONS FOR GEOTECHNICAL LAB TESTING; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is good government peace or order of Mission; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below:

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

SECTION 1: That the City of Mission Code of Ordinances, Chapter 98-Subdivisions, Article VI -Fees and Charges, Section 98-272 – Inspection Fees is hereby amended by adding the language underlined (added) and deleting the language that is stricken to read in full as follows:

- (a) A fee for the inspection of the subdivision improvements shall be paid so that the city gets a full reimbursement for the expenses associated with conducting such inspections. The inspection fee shall be \$85.00 per hour per inspection. If multiple city employees attend an inspection at the same time the fee shall be \$85.00 per hour for each person present during the inspection. Inspections will be invoiced at the minimum 1-hour call and rounded up to the nearest hour. The fees shall be invoiced by Planning Department staff on a monthly basis to the developer or the engineering firm of record.
- (b) For the geotechnical lab testing fees associated with the proper acceptance of public infrastructure the geotechnical firm, under contract with the city, shall provide a cost estimate for their total fees after review of the approved construction plans. The cost estimate provided by the firm shall be paid by the developer in order to obtain a notice to proceed with the infrastructure construction. ~~Any additional testing fees, due to initial failed tests, shall be paid to the firm separately by the developer.~~ In addition to the cost estimate for lab testing, the developer shall also pay a contingency fee equal to fifteen percent (15%) of the cost estimate to cover the cost of any failed

tests. After the subdivision is approved and recorded, and after paying all outstanding invoices for lab testing, any unused funds will be refunded to the developer.

SECTION 2. REPEALER All ordinances or parts of ordinances in conflict herewithin are hereby repealed.

SECTION 3. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE This ordinance shall take effect immediate upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ day of _____, 2026, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with the TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 15, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of the adoption of an ordinance amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.37 – R-1A (Large Lot Single Family Residential District), Subsection (3) Conditional Uses, Section 1.371 - R-1 (Single Family Residential District), Subsection (3) Conditional Uses, Section 1.372 – R-1T (Townhouse Residential District), Subsection (3) Conditional Uses, Section 1.38 – R-2 (Duplex-Fourplex Residential District), Subsection (3) Conditional Uses, Section 1.39 – R-3 (Multi-Family Residential District), Subsection (3) Conditional Uses, and Section 1.40 (Mobile Home and Modular Home District), Subsection (3) Conditional Uses, Section 1.44(A) – C-5 (Adaptive Commercial District), Subsection (3) Conditional Uses, Section 1.45 – I-1 (Light Industrial District), Subsection (3) Conditional Uses, Section 1.46 – I-2 (Heavy Industrial District), Subsection (3) Conditional Uses, Section 1.47 - PUD (Planned Unit Development), Subsection (2) Permitted Uses by Adding Telephone, Radio, Television and/or Other Communications Towers as a Conditional Use. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 3, 2026 – Notice of public hearings advertised in The Progress Times.
- April 15, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission.
- April 28, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary

- As demand for reliable wireless communication continues to grow, municipalities are increasingly challenged to balance infrastructure needs with neighborhood compatibility. Expanding coverage for cellular and broadband services is critical to support public safety, economic development, remote work, education, and overall quality of life.
- Currently, telecommunication towers are often restricted to non-residential zoning districts, which can limit service coverage and create gaps in connectivity, particularly in underserved or rapidly developing residential areas. To address these challenges, it is proposed that telecommunications towers be considered as a Conditional Use within residential zones.
- Allowing telecommunication towers through a conditional use process provides the City with discretionary authority to evaluate each application on a case-by-case basis. This ensures that proposed towers meet clearly defined criteria related to location, design, height, setbacks, aesthetics, safety, and potential impacts on surrounding properties. Additional conditions may be imposed to minimize visual impacts, encourage co-location of multiple providers, and ensure compliance with federal and state regulations.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.37 – R-1A (LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.371 – R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.372 – R-1T (TOWNHOUSE RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.38 – R-2 (DUPLEX-FOURPLEX RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.39 – R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, AND SECTION 1.40 – R-4 (MOBILE HOME AND MODULAR HOME DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.44(A) – C-5 (ADAPTIVE COMMERCIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.45 – I-1 (LIGHT INDUSTRIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.46 – I-2 (HEAVY INDUSTRIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES, SECTION 1.47 – PUD (PLANNED UNIT DEVELOPMENT), SUBSECTION (2) PERMITTED USES BY ADDING TELEPHONE, RADIO, TELEVISION AND/OR OTHER COMMUNICATIONS TOWERS AS A CONDITIONAL USE, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government, peace, or order of Mission; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interests of the citizens of Mission to amend the Code of Ordinances as set forth below:

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

SECTION I: That the City of Mission Code of Ordinances, Appendix A, Zoning, is hereby amended by adding the language underlined (added) to read in full as follows: *The remaining sections are to remain in force.

Section 1.37. – R-1A (Large Lot Single Family Residential District)

3. Conditional Uses:

1. Telephone, radio, television, and/or other communication towers.

Section 1.371. – (R-1 Single-Family Residential District)

3. Conditional Uses:

l. Telephone, radio, television, and/or other communication towers.

Section 1.372. – R-1T (Townhouse Residential District)

3. Conditional Uses:

k. Telephone, radio, television, and/or other communication towers.

Section 1.38. – R-2 Duplex-Fourplex Residential District

3. Conditional Uses:

l. Telephone, radio, television, and/or other communication towers.

Section 1.39. – R-3 (Multi-Family Residential District)

3. Conditional Uses:

m. Telephone, radio, television, and/or other communication towers.

Section 1.40 – R-4 (Mobile Home and Modular Home District)

3. Conditional Uses:

g. Telephone, radio, television, and/or other communication towers.

Section 1.44(A) – C-5 (Adaptive Commercial District)

3. Conditional Uses:

l. Telephone, radio, television, and/or other communication towers.

Section 1.45 – I-1 (Light Industrial District)

3. Conditional Uses:

j. Telephone, radio, television, and/or other communication towers.

Section 1.46 – I-2 (Heavy Industrial District)

3. Conditional Uses:

i. Telephone, radio, television, and/or other communication towers.

Section 1.47 – PUD (Planned Unit Development District)

2. Permitted Uses:

d. Telephone, radio, television, and/or other communication towers with a conditional use permit.

SECTION 2: REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent

provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2026, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney