



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, September 16, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

1. Call to Order and Establish Quorum
2. Disclosure of Conflict of Interest
3. Citizens Participation for items listed on the agenda

APPROVAL OF MINUTES

[Approval](#) of Minutes for P&Z Meeting - August 5, 2026

SITE PLAN APPROVAL

- 4 Site Plan Approval for the construction of 6 apartments in a (R3) Multifamily Residential District legally described as Lot 12, Las Cumbres Terrace Subdivision, Applicant: M2 Express – Cervantes
- 5 Site Plan Approval for the construction of a chain restaurant named Reyna's BBQ in a (C-3) General Business District legally described as Lot 6A, Replat of Lot 6A and 7A M.E.D.C Subdivision, located at 2401 Victoria Street. Applicant: Erika Bettina Resendez, - Cervantes

PUBLIC HEARINGS

REZONING

- 6 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC - Cervantes

CONDITIONAL USE PERMIT

- 7 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – The Drunken Chicken Restaurant in a (C-3) General Business District, being Lot 12, Block 92, Mission Original Townsite Subdivision, located at 523 N. Conway Avenue, Suite 1 & 2, Applicant: The Drunken Chicken BBQ-Grill LLC, c/o Erica Irma Cantu - Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Mala Fama Restaurant Bar and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (AKA as Lots 2A and 3, Stewart Plaza Subdivision), located at 1512 E. Expressway 83, Suite 108 and 109, Applicant: Janette Salinas dba JS Ventures Group, LLC - Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit to construct four (4) electric vehicle charging ports, being Lot 1A, Sharyland Place Subdivision, in a (C-3) General Business District, located at 2410 E. Expressway 83. Applicant: Brad Slott P.E., Project Manager (Kimley/Horn) – Cervantes

ORDINANCE AMENDMENT

10 Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42. – C-2 (Neighborhood Commercial District), Subsection (3) Conditional Uses; Section 1.43. C-3 (General Business District), Subsection (3) Conditional Uses; and Section 1.44. C-4 (Heavy Commercial District), by removing Portable Buildings as a Conditional Use. Applicant: City of Mission - Cervantes

11 Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article IV, Section 1.17, Powers of Board of Adjustment, to authorize the Zoning Board of Adjustment to hear and decide Special Exceptions expressly authorized by Appendix A; Amending Article XIII, Exceptions and Modifications, Section 1.59, General, by adding a Special Exception authorizing a carport accessory to an existing single-family or two-family residence to encroach into the required front setback; Establishing standards, procedures and conditions for such Special Exceptions. Applicant: City of Mission - Cervantes

VARIANCE REQUEST

12 Consideration and possible action on matters related to the approval of a variance to allow the construction of a 100-foot in height pylon sign for the Circle K gas station, being Lot 1, El Milagro Commercial Phase 1 Subdivision, located at 1601 E. Military Road (F.M. 1016). Applicant – Laura Davalos (Alamo Sign Solutions) - Cervantes

SINGLE LOT VARIANCE

13 Single Lot Variance for the North 49 feet of Lot 34, Johnson City Subdivision, in a property zoned (R-1) Single Family Residential, located at 3004 Harmony Lane, Unit A. Applicant: Christina DeMaria Kirby – Cervantes

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

ADJOURNMENT

Signed this the 10th day of September, 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 10th day of September, 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 **16th day of September, 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 purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

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

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

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

On this the **10th day of September, 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
AUGUST 5, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

Raquelnel Austin

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Elisa Zurita
Jessica Munoz

GUEST PRESENT

Grecia Ramirez
Jose Ramirez
Jorge J. Escobar Jr.
Nicolas Camacho
Oscar Alejandro
Kathryn Resendez
Keith Mora
Sergio Salinas
Sonia Salinas
Rafael Mendez

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 JULY 15, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for July 15, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:31 p.m.

Item #2

Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Griffin Gardens Subdivision located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue, being a tract of land containing 10.399 acres out of Lot 24-5, West Addition to Sharyland Subdivision, Developer: 3BU Family Limited Partnership, Engineer: Melden & Hunt, Inc.

Mr. Ramirez stated the Subdivision is located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue. The proposed land uses for this subdivision are consistent with the surrounding areas of commercial and residential. Griffin Gardens Subdivision proposes the North lots 1-3 for commercial use and the South lots 1-30 to be used for townhomes with 2 detention areas. The average proposed townhouse lot will measure 40 feet in width by 110 feet in depth, 12 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1T Townhouse residential zone. The site will have frontage to W. Griffin Parkway. The internal public streets are 32 feet back-to-back, within 50 feet right-of-way. This subdivision is only accessible from W. Griffin Parkway. Water and sanitary sewer will be serviced by the City of Mission. The generated

storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond. The said ponds will be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway permit # 660130. The Capital Sewer Recovery Fees (\$200xlot for residential) (\$750xacre for commercial), Park Fees (\$675xlot), and Conveyance or Payment of Water Rights (\$3000xacre) will be imposed. Water District Exclusions and all other format findings will be complied with prior to plat recording. All items on the subdivision checklist will be addressed prior to recording the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, Water District Exclusions, and approval of the infrastructure from the different City departments as per the approved construction plans.

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 request for Plat Approval subject to conditions. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #3

Discussion and possible action on matters related to a Replat Approval Subject to Conditions for the proposed Ulloa Subdivision being the resubdivision of Lot 1, Eladar Subdivision, located along the East side of Inspiration Road approximately 500 feet North of U.S. Expressway 83 (IH2), Developer: Jose P. Ulloa and Maria Celia Ulloa, Engineer: Salinas Engineering & Assoc. – Cervantes

Mr. Ramirez stated that the site is located along the East side of Inspiration Road approximately 500 feet North of Expressway 83 (IH2). The land use of single-family residential lots will remain the same for this project. This replat will consist of 7 new lots with an average proposed lot size of 65.25 feet in width by 95.79 feet in depth. Lots 1-4 will have frontage to Inspiration Road and Lots 5-7 will have frontage to Jay Street, both being public streets. Water and sanitary sewer will be serviced by the City of Mission and the drainage report has been reviewed and approved by the City's Engineering department. The Capital Sewer Recovery Fees (\$200xlot for residential) and Park Fees (\$675xlot) will be imposed. All items on the subdivision checklist will be addressed prior to recording the plat. Staff recommend approval of the Replat of Ulloa Subdivision subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, and approval of the infrastructure from the different City departments as per the approved construction plans.

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 request for Plat Approval subject to conditions. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:51 p.m.

Item #4

Being Lot 6, Block 81,

Original Townsite of Mission Subdivision,

located at 400 Oblate Avenue

R-1 to R-2

Nicolas Camacho & Oscar Alejandro

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to develop a duplex apartment complex at the site. The property is located at the Northeast corner of E. 4th Street and Oblate Avenue. The lot of record has 7,500 square feet in area and measures 50 feet along Oblate Avenue and 150 feet along E. 4th Street. The surrounding zoning is Single-family Residential (R-1) District to the North, East and West and Public (P) District to the South. The surrounding land uses include single-family homes to the North, East, and West. The Roosevelt Alternative School is located across the street to the South. There is an unpaved alley along the East side of the property. The subject property is vacant. There was comprehensive rezoning for this neighborhood in the year 2006. The City Council's vision at the time was to only allow single-family homes for future construction. As a result of the downzoning, there are several small apartment complexes in the neighborhood that are considered legal nonconforming uses. A map depicting these complexes is included in the meeting packet. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan. Notices were mailed to 19 surrounding property owners. Planning staff has received one phone call in opposition to the rezoning. Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan.

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

Ms. Sonia Salinas, a resident of 403 Oblate Avenue living directly across the street from the site, formally opposes the proposed zoning change from residential to commercial for a multi-family development. While Ms. Salinas does not object to the construction of a single-family home, she strongly objects to a duplex or fourplex structure. She highlights that the neighborhood consists of long-standing family homes and urges the preservation of this established character. Furthermore, Ms. Salinas asks the board to consider the permanent nature of a commercial zoning designation, warning that it could set a dangerous precedent for future commercial encroachment. She notes that her own investment in the neighborhood was driven by family ties, as her mother lives just two blocks away. She argues that the transition to multi-family or commercial use would bring a disruptive influx of vehicles, people, parking demands, lighting, noise, deliveries, and traffic congestion. Ultimately, she emphasizes that the area is not merely lines on a zoning map, but a vibrant community of families whose privacy and daily lives would be negatively impacted, and she respectfully requests that the board deny the zoning application.

Mr. Jorge Escobar Jr., a resident of 419 Oblate Avenue, grew up in the area and formally opposes the proposed zoning change. He requests that the property retain its single-family residential designation to preserve the long-standing character of the neighborhood. Mr. Escobar notes that the area already experiences significant nighttime traffic and suspicious activity, particularly near Francisco and Rafael Ramirez streets, where individuals loiter late at night without effective law

enforcement intervention. He expressed concern that introducing multi-family housing, such as a duplex or fourplex, will exacerbate these safety issues and attract further unwanted activity to an area where children live. He firmly believes the neighborhood should remain exclusively dedicated to single-family homes, as desired by the local residents, and suggests that multi-family developments be relocated to existing apartment zones.

Mr. Nicolás Camacho, a property owner who currently resides in McAllen, Texas, explained that he and his partner have been searching for a lot for quite some time to build a nice, quiet place to live. After driving by this specific corner lot, they were drawn to it because of the surrounding family homes. Mr. Camacho emphasizes that their primary intention is to reside on the property themselves rather than developing it strictly to sell or rent out both units. While the adjoining second unit of the duplex represents a minor investment, they plan to carefully choose who lives next to them. Furthermore, Mr. Camacho notes that as middle-aged men, they are seeking a peaceful lifestyle and will not bring chaos or parties to the neighborhood. Having frequented the area throughout the year, they appreciate the community and aim to beautify the specific lot by building from the ground up. He believes their development will bring positive value to the area and respectfully requests approval for the project.

Mr. Javier Flores, a resident of 318 Miller Avenue, formally opposes the zoning change and requests that the property remain designated for single-family housing. Having been born and raised in the area, and having personally owned the lot in question for over 25 years, Mr. Flores possesses a deep historical connection to the neighborhood. He notes that the area is part of the original townsite with a 100-year history where his parents were early residents, and he expresses concern over a visible decline in the neighborhood over time. Drawing from his 30-year career with Homeland Security, Mr. Flores emphasizes the importance of community stability. While acknowledging that not all multi-family property investors neglect their responsibilities, his daily observations indicate that primary homeowners who reside on their properties demonstrate a higher level of care and long-term commitment to the neighborhood. Consequently, he strongly advocates for maintaining the single-family zoning to preserve the integrity of the historic community.

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.

Chairwoman Izaguirre questioned the timeline and circumstances regarding the approval of existing apartment complexes located immediately adjacent to the property. She pointed out that there is already one multi-family development located just two lots away from the specified location, as well as another apartment building situated on the left-hand side of the area.

Mr. Cervantes indicated that the apartment complexes in question were likely constructed prior to the year 2006.

Chairwoman Izaguirre observed that the apartment complexes appear to be newer in construction compared to the surrounding buildings in the area.

Ms. Thompson suggested that the newer appearance of the apartment complexes could be attributed to a recent roof replacement, particularly if the structures themselves are significantly older.

Mr. Sanchez questioned whether the city or the current owners held possession of those properties prior to 2006.

Mr. Cervantes confirmed that, based on his conversations with neighborhood residents and his own observations, all of those apartment buildings appear to be old.

The board discussed the construction timeline of the apartments.

Chairwoman Izaguirre stated that the apartment was built in 1997 and purchased in 2012.

Ms. Thompson asked if staff could return to the vicinity map showing all multifamily developments, inquiring if the property labeled as number 1 was already constructed.

Chairwoman Izaguirre clarified that the property incorrectly labeled as number 2 was the one built in 1997.

Mr. Sanchez added that this occurred before 11th Street and Francisco Street.

Chairwoman Izaguirre asked for confirmation on whether the properties were purchased in 2012.

Ms. Garza sought confirmation that the properties were built in 1997.

Chairwoman Izaguirre confirmed that they were built in 1997.

Ms. Thompson noted that the appraisal district records show active construction.

Ms. Garza recalled that when the Council acted regarding the apartments, their primary intent was to establish regulatory control and prevent unregulated apartment developments throughout the city.

Ms. Thompson asked for clarification on whether the property labeled as number 2 was the one built in 1997.

Chairwoman Izaguirre also inquired about the property located on the left-hand side.

Ms. Thompson inquired about the location of the apartment complex.

Mr. Sanchez stated that the location was 416 Oblate Avenue

Chairwoman Izaguirre noted that there has been no construction in that area on Francisco Street. She asked if there had been any construction for apartments or for any other types of developments.

Mr. Cervantes stated that it used to be owned by the owner, adding that it is an older neighborhood that is mostly fully developed.

Chairwoman Izaguirre asked if the recommendation for denial was based solely on what had been approved in 2006.

Mr. Cervantes stated that the recommendation was based on the vision of the City Council from 2006, as well as the guidelines established in the city's comprehensive plan.

Ms. Thompson noted that the property on lot 2, block 81, was constructed in 1990, although older improvements on the site date back to 1979. She added that the effective build date is listed as 1990, with a potential apartment addition built in 2020.

Chairwoman Izaguirre asked if duplexes were considered single-family residential properties.

Mr. Cervantes stated that duplexes are not considered single-family, clarifying that they require R2 zoning, which allows for a duplex, a triplex, or a fourplex.

Ms. Thompson stated that she understood the concept of wanting to maintain single-family neighborhoods, but she did not see the area undergoing significant revitalization yet. She noted that while people in certain parts of the county are revitalizing older homes in sporadic locations, it is not happening extensively in this area. She added that there is a hodgepodge of multifamily developments scattered throughout, and she questioned what would happen if one of those existing multifamily structures burned to the ground.

Mr. Cervantes clarified that any such property would have to be replaced with a single-family home. He explained that there are currently existing structures that do not comply with the current ordinance, adding that if any of the properties highlighted in yellow were to burn to the ground, only a single-family residence would be permitted in order to comply with the new regulations.

Ms. Thompson noted that the property owners could feasibly apply for rezoning back to whatever classification the property held previously.

Mr. Cervantes confirmed that property owners would be able to apply for that rezoning.

Ms. Thompson inquired about the specific damage threshold, asking if a standard existed, such as 40% damage, to determine what regulations would apply.

The staff answered that the damage threshold is 50%.

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

Started: 5:51 p.m.

Ended: 5:51 p.m.

Item #5

Conditional Use Permit:

**An Event Center – Charmed Event Venue
Being Lot 19, Sparks & Townsend Plaza,
Located at 2704 E. Griffin Parkway, Suite A1
(C-3)
Kathryn Resendez**

Mr. Cervantes stated the subject site is located along the South side of E. Griffin Parkway (F.M. 495) approximately 450 feet West of Taylor Road. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a suite for an Event Center that will be named “Charmed Event Venue”. Proposed activities: The venue features several types of events and private gatherings. The

proposed hours of operation are as follows: Every day from 11:00 a.m. to 8:00 p.m. Staff will be 2 employees. Parking: There are a total of 103 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 (62) 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 recommends approval of the request subject to compliance with the following conditions: 1) approval for one (1) year; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Every day from 11:00 a.m. to 8:00 p.m.; 4) Must comply with the noise ordinance; 5) Acquisition of a business license prior to occupancy; 6) CUP not be transferable to others; and 7) Maximum occupancy is 25 people.

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. Mr. Alaniz moved to approve the conditional use permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:54 p.m.

Item #6

Conditional Use Permit:

**The Sale & On-Site Consumption of Alcoholic Beverages
– El Chin Chin to Go within an approved Food Truck Park
Being Lot 1, Block, Santa Lucia Development Subdivision,
located at 2509 Colorado Street, Suite 102.**

(C-3)

Delegar, LLC

c/o Jose Sarmiento

Mr. Cervantes stated the subject 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)(G) of the City of Mission Code of Ordinances, the Sale and onsite consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council. The applicant is leasing a container in an approved Mobile Food Truck Park to offer shrimp cocktails, ceviche, aguachiles, and micheladas. He would like to offer alcohol with his meals. Access to the site will be off of Colorado or S. Taylor Road through existing 24' driveways. The proposed hours of operation are as follows: Friday, Saturday and Sunday from 11:00 a.m. to 6:00 p.m. Staff: 4 employees. Parking: The Mobile Food Park measures 134' x 72' for a total of 9,648 sq.ft. Based on the square footage, they are required to have 27 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. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. 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 Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) 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 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) Approval for a 1-year permit to continue to assess this new operation; 2) Waiver of the 300' separation requirement from residential homes; 3) Must comply with all City Codes (Building, Fire, Health, etc.); 4) Hours of Operation are every day from 11:00 a.m. to 11:00 p.m.; 5) Must comply with the noise ordinance; 6) Acquisition of a business license before occupancy; 7) CUP is not transferable to others; and 8) Alcoholic beverages shall not leave the premises at any time.

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

Mr. Jose de Leon, owner of La Ganadera, expressed interest in opening a separate location in Mission. He inquired if the site would be a suitable spot to open a second location of Chin Chin, noting that the establishment would serve ceviche's, cold seafood, enchiladas, and beer.

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.

Ms. Thompson asked what had occupied the site previously and inquired if it had been a food truck location before.

Mr. Cervantes stated that it had not been a food truck location, clarifying that only the container was present and that it would remain the same, with containers situated in the middle.

Chairwoman Izaguirre stated that the board had received information indicating the site would feature multiple distinct mobile food units offering a variety of food options.

Staff stated that the project had been approved for different food trucks.

Mr. Sanchez asked for confirmation that the property is sealed in accordance with (TABC) guidelines.

Mr. Cervantes confirmed that they must comply, adding that staff had met with the applicant to review the requirement and that the property is properly sealed.

Mr. Sanchez asked that this compliance was in accordance with (TABC) guidelines.

Mr. Cervantes confirmed.

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

Started: 5:54 p.m.

Ended: 6:02 p.m.

Item #7

Conditional Use Permit:

**The Sale & On-site Consumption of Alcoholic Beverages and BYOB for an Event Center – Monster Warehouse, Being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision
Located at 401 W. 11th Street.
(C-4)
Rafael Mendez dba Monster Warehouse, LLC**

Mr. Cervantes stated the subject site is located along the North side of W. 11th Street approximately 170 feet East of Kika De La Garza Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes to apply for a conditional use permit for the Event Center and to be allowed the selling and consumption of alcoholic beverages and to be allowed BYOB events. The hours of operation are as follows: Every day from 12:00 p.m. to 1:00 am. Staff: 5 employees. Parking: The applicant is providing 25 parking spaces within the event center property and is proposing 22 additional parking spaces in a property across the street. Even though the total parking of 47 would allow a maximum occupancy of 141 people, the applicant is proposing a maximum occupancy of 120 based on the requirements of the licensed security officer ordinance. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 recommends approval of the request subject to compliance with the following conditions: 1) Approval for one (1) year to continue to assess this operation; 2) Hours of operation are every day from 12:00 p.m. to 1:00 a.m.; 3) Maximum occupancy is 120 people; 4) Must comply with the noise ordinance; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 8) Must comply with TABC requirements; 9) Must obtain a business license; 10) Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. for all events, or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 11) BYOB establishments must not exceed three (3) calls for emergency categorized as major disturbance within any 90-day period; 12) Must place "No alcohol beyond this point" signs at every exit and in the parking lot; and 13) The applicant, or a representative of the applicant, must be present for all events.

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

Mr. Rafael Mendez stated that he runs the establishment, which caters to a clientele aged 45 and older, fulfilling a prominent community need. He noted that the venue will feature comedians and local musical acts performing genres ranging from Tejano and country to Latin rock. Mr. Mendez described the property as an exceptional venue unique to the Rio Grande Valley, adding that it serves as an asset to both the Valley and the City of Mission. He further explained that the site had been an abandoned, excavated location since 2019, but has now been revitalized, drawing positive feedback from the surrounding neighborhood. He concluded by stating that there is widespread community support and demand, and businesses are ready to coordinate operations with them once open.

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.

Mr. Sanchez asked how the dual-track system works regarding the sale of alcohol alongside a (BYOB) policy. He further inquired whether this arrangement is strictly regulated by the (TABC) and how it involves alcohol compliance.

Mr. Cervantes explained that they are obtaining a TABC license, but noted that a renter might occasionally want a BYOB setup. He clarified that the arrangement depends on the specific situation, as the operators themselves want to sell beer and wine for some events, while other occasions would vary based on the preferences of the person renting the venue.

Mr. Mendez clarified that the venue will operate as both, explaining that some businesses will open up for live music events.

Mr. Sanchez asked for clarification on whether the venue would host events and sell its own alcohol during those specific functions.

Mr. Mendez confirmed that the venue would host events and sell its own alcohol during those functions.

Mr. Sanchez asked for clarification on whether a renter would have the option to either purchase alcohol from the venue or bring their own beer and wine.

Mr. Mendez confirmed that renters would have that option, noting that all arrangements must strictly follow the guidelines established by the (TABC).

Mr. Alaniz noted that the venue currently does not possess a TABC license.

Mr. Mendez explained that they do not currently have the license because they are waiting for the city to approve the TABC application.

Staff stated that they are obtaining a TABC license and BYOB.

Mr. Alaniz asked for confirmation that they are obtaining a beer and wine license.

Ms. Thompson raised questions about the parking availability, to which Mr. Cervantes confirmed that additional parking would be located across the street.

Ms. Thompson noted that the venue capacity is 120 people and asked for the city's required parking minimum for that capacity.

Mr. Cervantes began explaining that they would have 25 spaces.

Mr. Mendez clarified that they currently have 25 parking spaces and plan to add 22 more.

Mr. Cervantes explained that based on a ratio of three people per parking space.

Mr. Sanchez calculated that the requirement would be 40 spaces, meeting the city's minimum.

Ms. Thompson asked if Mr. Mendez owns the property intended for the additional parking.

Mr. Mendez confirmed that it is his business partner.

Ms. Thompson then inquired about the ownership of the warehouse across from the venue.

Mr. Mendez identified the owner as J Valdez Property Holdings LLC.

Ms. Thompson asked where the occupants of that warehouse currently park.

Mr. Mendez replied that the building is vacant.

Ms. Thompson asked for clarification on its vacancy, which Chairwoman Izaguirre confirmed, pointing out the specific concrete warehouse on the visual layout.

Ms. Thompson asked if there is a gym operating inside that building.

Mr. Mendez clarified that the gym is actually located two buildings to the right, in the far-right structure. He explained their parking setup, noting that they utilize a parking lot marked by an arrow on the layout where basketball and volleyball trainees park.

Ms. Thompson questioned if those gym attendees are currently parking on Mr. Mendez's site.

Mr. Mendez clarified that they park in their own designated spaces, specifically pointing out an area where three cars were visible on the top right of the layout.

Chairwoman Izaguirre concluded that they should grant one approval for the "Monster" event, noting that the venue will have sufficient parking, which Mr. Mendez confirmed.

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

Started: 6:02 p.m.

Ended: 6:03 p.m.

Item #8

Conditional Use Permit:

**A Coffee Shop – Gray Avenue Coffee,
Being Lot 1, Bannworth Business Center Subdivision
Located at 1821 N. Shary Road, Suite 8
(C-2)
Grecia Ramirez**

Mr. Cervantes stated the subject site is located along the West side of Shary Road between Village Drive and Mulberry Street. Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit. The applicant is leasing a 1,180 sq. ft. suite and is proposing to open a Coffee Shop. The Coffee Shop will offer both sit-down and to-go services. Access to the site is via a 30' access driveway off of Shary Road. The hours of operation are as follows: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday,

8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m. Staff: 2 employees per shift. Parking: There are a total of 51 seating spaces proposed, which require 17 parking spaces (51 seating spaces/3 = 17 parking spaces). It is noted that the parking area is held in common; there are 48 existing parking spaces shared with other businesses, thus meeting code. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 recommends approval of the request subject to compliance with the following conditions: 1) 1 year re-evaluation to continue to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Acquire a business license prior to occupancy; 4) CUP is not transferable to others; and 5) Hours of operation: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.

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

Ms. Grecia Ramirez is the applicant who wants to open a coffee shop located directly in front of a park to attract a large volume of people. As a runner with personal experience in running clubs, she envisions creating a community-focused third space. Her background includes nine years of working with coffee, a field she loves deeply. She aims to provide a welcoming environment where individuals can work, relax, study, and connect.

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: 6:03 p.m.

Ended: 6:04 p.m.

Item #9

Conditional Use Permit:

**A Commercial Warehouse - Central Kitchen
Being the West 60 feet of the West 250 feet of
the South ½, Block 6, Citriana Heights Subdivision,
located at 221 Del Mar Street
(C-3)
Crown Point Construction**

Mr. Cervantes stated the subject site is located at 221 Del Mar Street. Per the Code of Ordinance, a Commercial Warehouse in a C-3 zone requires the approval of a Conditional Use Permit. The applicant is proposing to build a Commercial Warehouse for Local Distribution for the La Ganadera Meat Market. This project will be a 1-story building measuring a total of 4,000 square feet. There will be 9 parking stalls (2 designated as handicapped) allocated to this development. 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. The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m. Staff: 4 employees. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) 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) Life of use permit with the understanding the permit can be revoked for non-compliance; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Acquire a business license before occupancy; 4) CUP is not transferable to others; 5) Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.; and 6) Must comply with the noise ordinance.

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. Thompson moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.

Ended: 6:04 p.m.

Item #10

Conditional Use Permit:

**To allow a Convenience Store and
Fuel Station – 7 Eleven
Being Lot 1, Yucca Crossing Subdivision (U/R)
located at the Southwest corner of N. Conway
Avenue and Mile 2 Road
C-3
Conway Mission Retail Partners, LTD,
Conway Mission Retail GP, LLC,
c/o Jamie Hora, P.E. - Bowman Engineering**

Mr. Ramirez stated the site is located at the Southwest corner of N. Conway Avenue and Mile 2 Road. Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council. The applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available. As shown in the site plan, two (2) 20' driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met. The proposed hours of operation are as follows: 24 hours a day, seven days a week. Staff: 10 employees. Parking: Based on the size of the building, there are 19

parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommendation: 1) Life of use with the understanding that the permit can be revoked due to non-compliance; 2) Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.); 3) Hours of Operation are 24 hours a day seven days a week; 4) Acquisition of a business license before occupancy; 5) CUP is not transferable to others; and 6) Wet zone property.

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.

Mr. Alaniz asked about the construction start date following potential approval.

Mr. Cervantes indicated that the construction timeline is moving quickly. He noted that the project was scheduled to go before the City Council on August 25th, with a projected start in September. He added that the company has already purchased the property and completed the initial land clearing.

Mr. Alaniz stated that the area is currently very congested due to extensive construction on both sides of the road.

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

Started: 6:04 p.m.

Ended: 6:06 p.m.

Item #11

Conditional Use Permit:

**To allow a portable building for office use
AM PM Roadside & Recovery LLC
Being Lot 4, Henry Saenz Subdivision
located at 1519 E. Expressway 83
C-4
AM PM Roadside & Recovery LLC**

Mr. Ramirez stated the site is located at the Southwest corner of N. Conway Avenue and Mile 2 Road. Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use

permit by the City Council. The applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available. As shown in the site plan, two (2) 20' driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met. The proposed hours of operation are as follows: 24 hours a day, seven days a week. Staff: 10 employees. Parking: Based on the size of the building, there are 19 parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommendation: 1) Life of use with the understanding that the permit can be revoked due to non-compliance; 2) Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.); 3) Hours of Operation are 24 hours a day seven days a week; 4) Acquisition of a business license before occupancy; 5) CUP is not transferable to others; and 6) Wet zone property.

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

Mr. Keith Mora introduced himself as the renter, not the owner, of the business currently occupying the property. He stated that his team has been pushing hard and making progress toward securing a permanent structure, though they face challenges communicating with the owner through an intermediary, Anna's Sign. He emphasized that his ultimate goal during his six-year tenure has been to establish a permanent structure. He noted that his company has been in business for ten years with a clean record and rarely requires police assistance. He expressed a strong desire to remain in the City of Mission, mentioning that his entire extended family lives there and loves the city, particularly due to its accessible location off the expressway. Mr. Mora affirmed that he is not opposed to any recommendations or requirements from Mr. Cervantes and his department, and is willing to pay out of pocket to meet them. He explained that previous difficulties in building a permanent structure stemmed from the fact that he cannot build on property he does not own without risking removal by the landlord. While he continues to work toward a permanent structure, he is prepared to cover the costs to bring the current temporary structure up to city requirements, provided the modifications fall within his legal reach as a tenant.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Garza 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.

Mr. Cervantes confirmed that the city has an ordinance in development to eliminate portable buildings as a conditional use within C2, C3, and C4 commercial zones. He noted that the City Council no longer wishes to process conditional use permits for these types of structures. Under the new rules, existing portable buildings will be phased out through removal or by constructing a concrete skirt around the base of the building. Any newly proposed portable buildings will also be required to include this concrete skirt to be permitted.

Chairwoman Izaguirre asked for clarification regarding the meaning of a concrete skirt.

Mr. Cervantes explained that the concrete structure is meant to enclose the base of the building. He pointed out the white section of the building as an example, noting that it could be built with a concrete finish all the way around.

Chairwoman Izaguirre asked if that modification was supposed to make the structure permanent.

Mr. Cervantes stated that the determination is ultimately decided by the City Council.

Ms. Thompson questioned the rationale behind granting a two-year timeframe to complete that requirement.

Mr. Cervantes explained that the two-year timeframe matches the duration of the permit. He added that they have the option to complete the requirement immediately or wait for two years.

Chairwoman Izaguirre inquired about the total number of similar structures currently in the city. She expressed a belief that it is consistently the same few applicants returning for approvals.

Ms. Thompson asked if that specific applicant or business had been before the Council previously.

Mr. Cervantes confirmed that they had been there before, but explained that the permit expired, which is why it had not been coming back recently.

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: 6:06 p.m.

Ended: 6:13 p.m.

Item #12

**Conditional Use Permit
Renewal:**

**To allow a Mobile Food Unit – Martha's Burgers & More
Being the West ½ of Lots 7 & 8, Block 176
Mission Original Townsite Subdivision
located at 307 W. Tom Landry Street
C-4
Martha Avitia**

Mr. Cervantes stated 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 Unit requires the approval of a conditional use permit by the City Council. This business has been in operation since September 24, 2025. The last Conditional Use Permit was approved by the City Council on August 20, 2025, for a period of one year. The hours of operation are as follows: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 pm to 12:00 a.m.; and Sunday from 5:00 pm to 10:00 pm. Staff: 3 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: 1) Approval for a 2-year term to continue to assess this mobile food unit; 2) Continue to comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 p.m. to 12:00 a.m.; and Sundays from 5:00 p.m. to 10:00 p.m.; 4) Continue to comply with the noise ordinance; and 5) 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. Alaniz 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 renewal request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#13

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 6:13 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of 6 apartments in a (R3) Multifamily Residential District legally described as Lot 12, Las Cumbres Terrace Subdivision, Applicant: M2 Express – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 31, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval
- September 16, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Board

Summary:

- The property is a corner lot measuring 17,238 square feet with a frontage of 105 feet intersecting Mountain Road and N. Trosper Road.
- The subdivision was designed for R-3 type construction and is prepped with 60 feet right-of-way complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements.
- The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 12 spaces
- There will be three structures proposed on the Lot: Each building (duplex) will house two apartments measuring a grand total of 1,896 square feet.
- A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

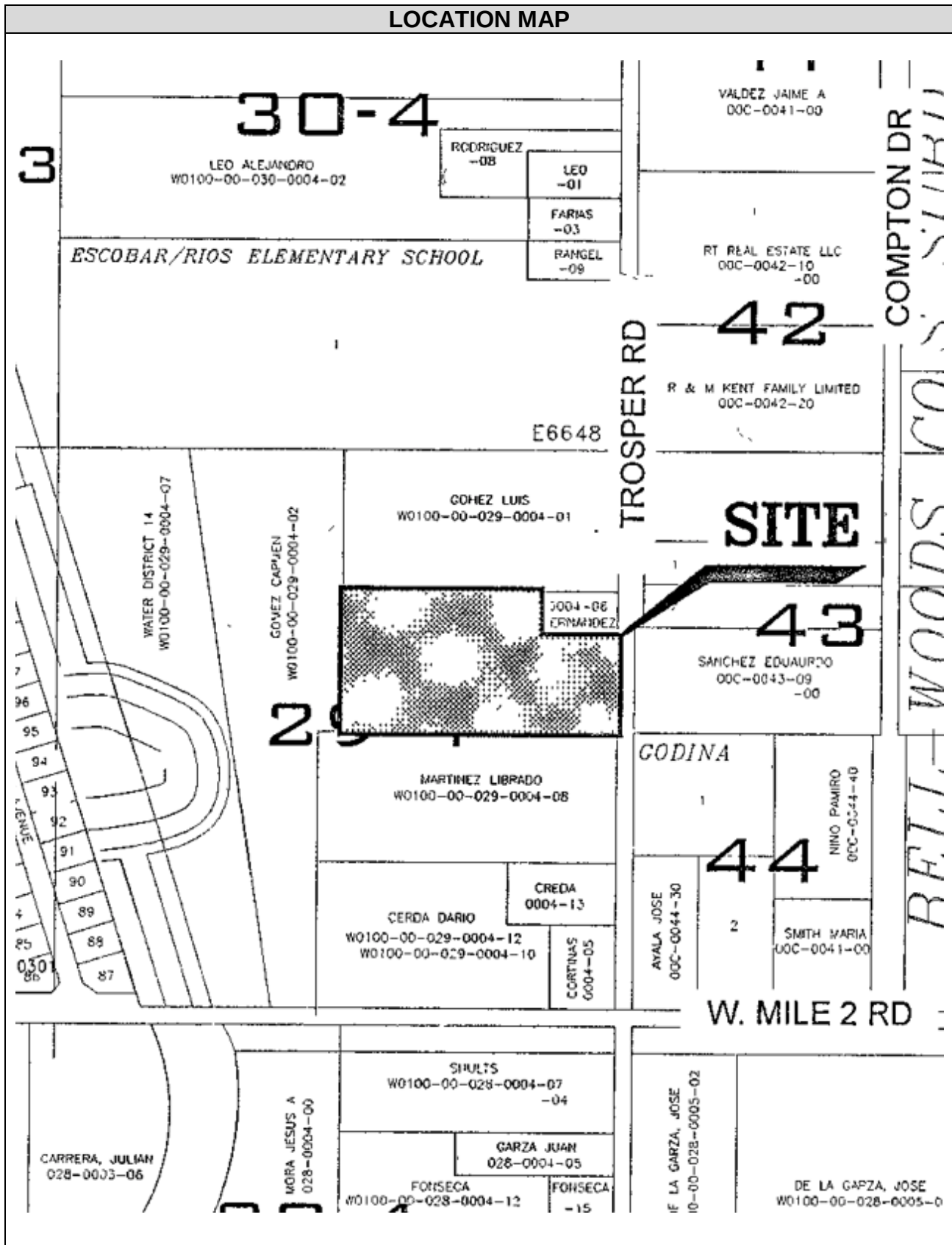
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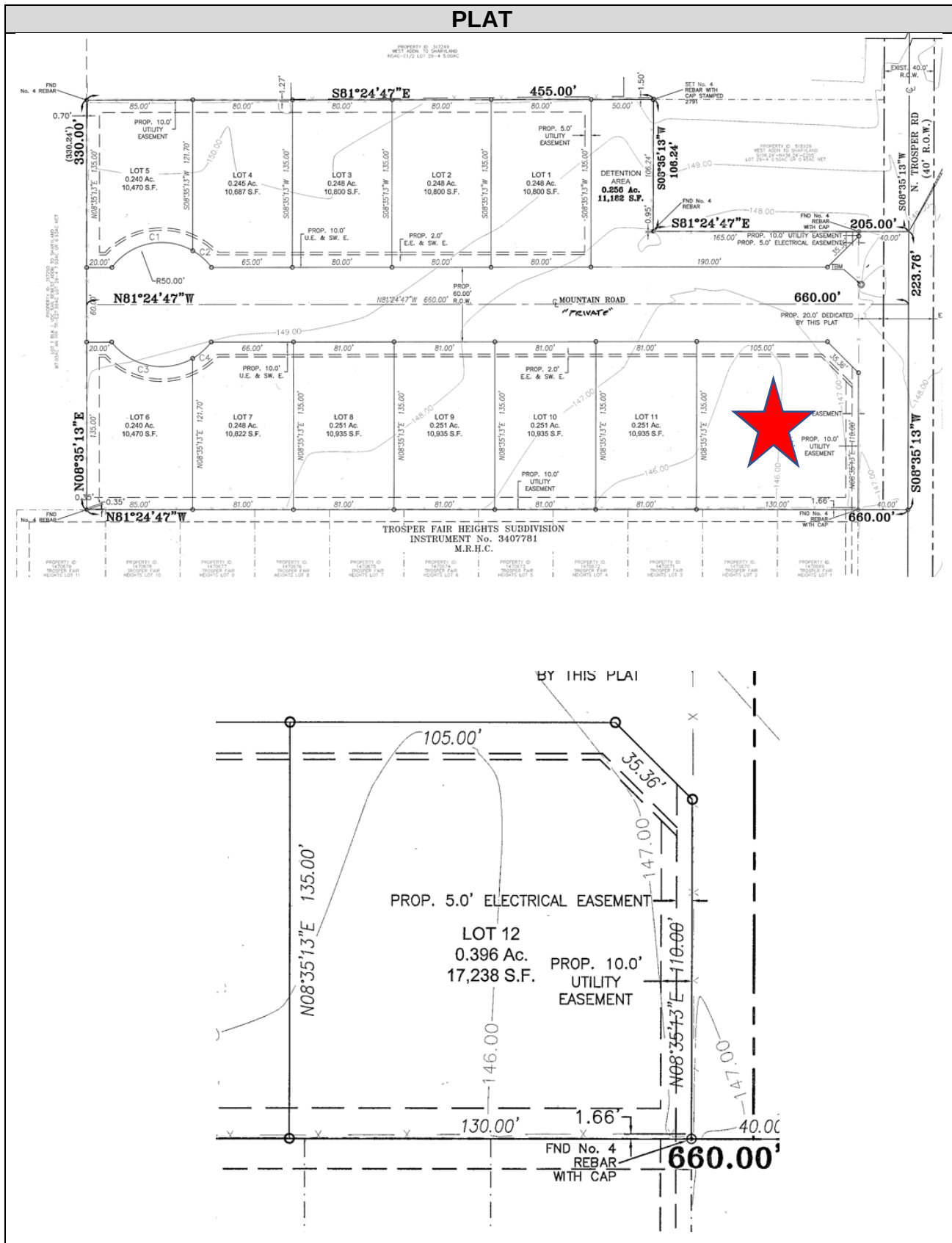
_____ AYES

_____ NAYS

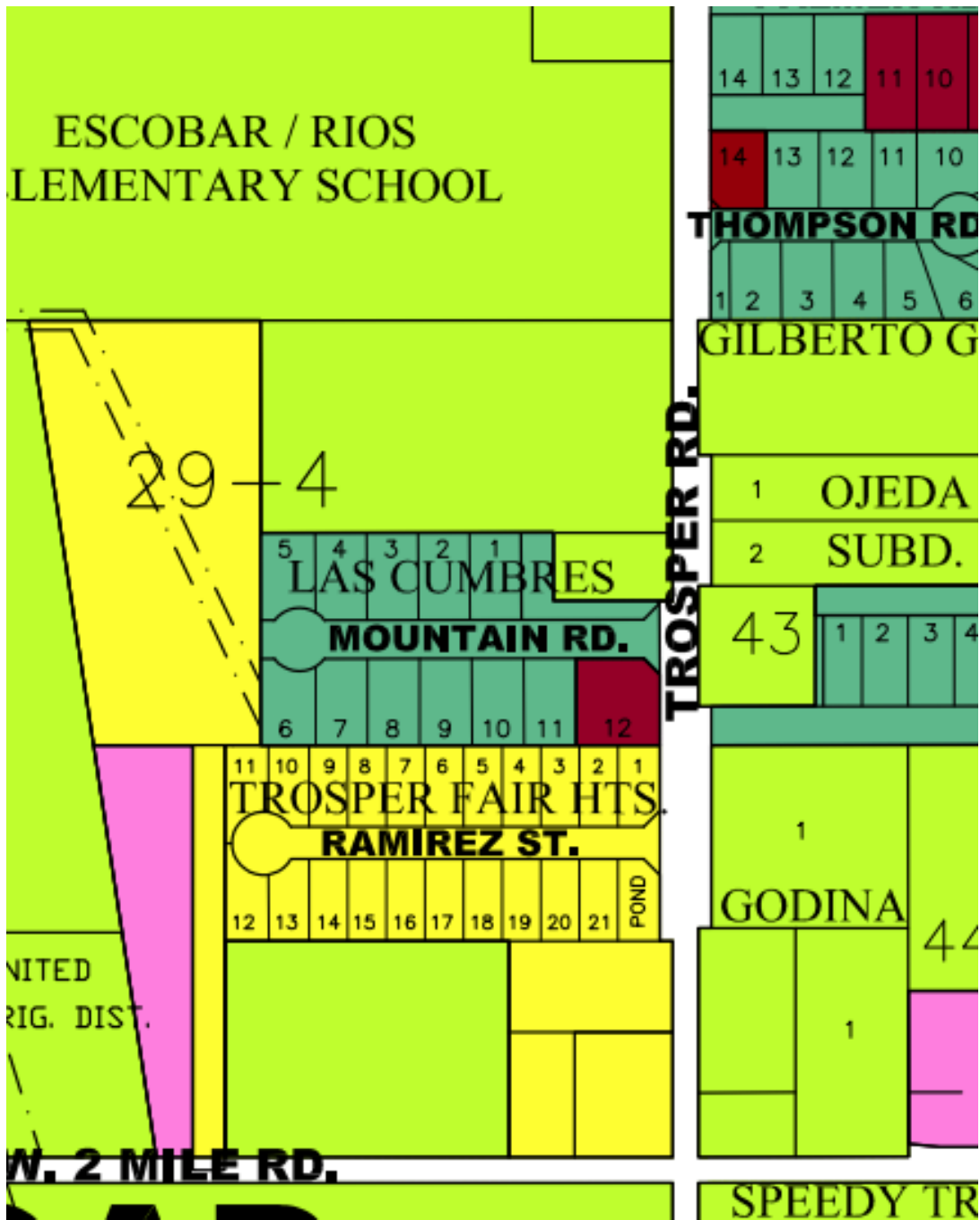
_____ DISSENTING _____

LOCATION MAP





ZONING MAP

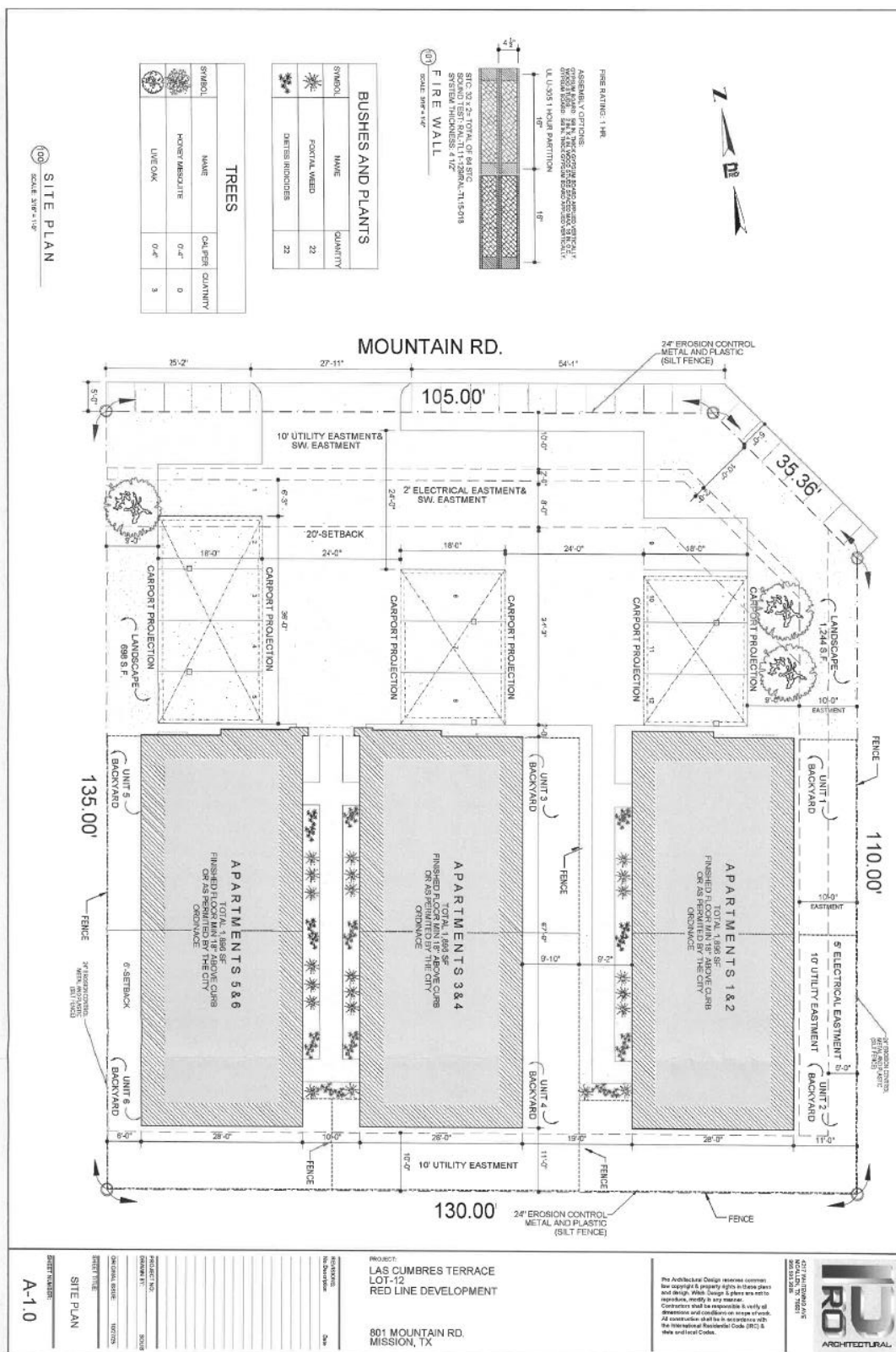


ZONING LEGEND

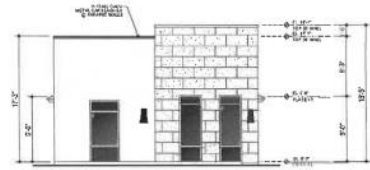
A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCTD HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY 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



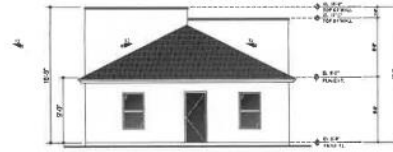
SITE PLAN



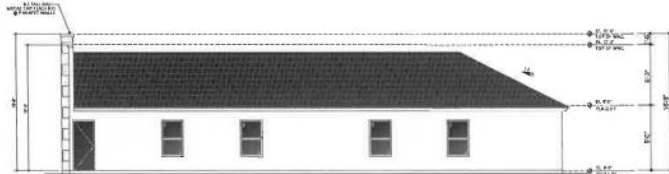
BUILDING FACADE



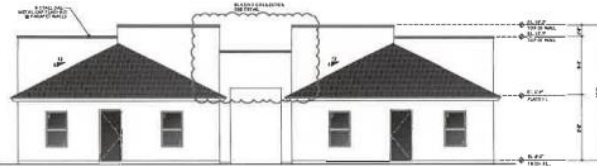
EXTERIOR ELEVATION
SCALE 3/4" = 1'-0"



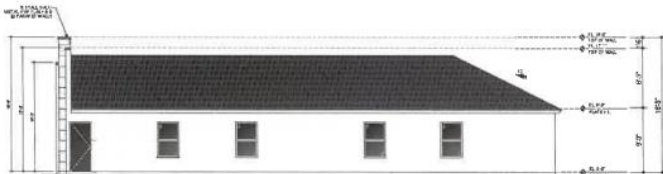
EXTERIOR ELEVATION
SCALE 3/4" = 1'-0"



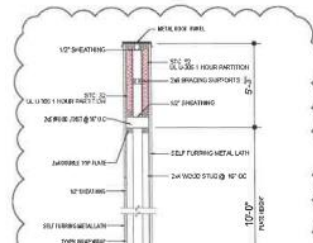
EXTERIOR ELEVATION
SCALE 3/4" = 1'-0"



EXTERIOR ELEVATION
SCALE 3/4" = 1'-0"



EXTERIOR ELEVATION
SCALE 3/4" = 1'-0"



10'-0" POOR ROOF



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a chain restaurant named Reyna's BBQ in a (C-3) General Business District legally described as Lot 6A, Replat of Lot 6A and 7A M.E.D.C Subdivision, located at 2401 Victoria Street. Applicant: Erika Bettina Resendez, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 23, 2026 – Site plan was first reviewed by the Staff Review Committee
- September 9, 2026 – Application for a Site Plan Approval submitted to the City
- September 16, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- The applicant is requesting a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community.
- The project is located on Lot 6A, Replat of 6A and 7A, M.E.D.C Subdivision located approximately 320 feet East of S. Shary Road along the North side of Victoria Road.
- This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Southwest corner of Lot 6A, and fire lanes will be noted at restricted locations throughout the site.
- The building will be 96 feet from Victoria Street exceeding the minimum building setback requirements of 30' set by the zoning ordinance.
- The applicant is proposing one main structure with two entrances from the access road along the West side of this lot.
- A total of 62 parking spaces (5 being designated for ADA) are allocated for public use, which exceeds the minimum of 49 required for this business. An extra serving lane may serve as additional stacking and queuing, if necessary.
- 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 recommend approval of the Site Plan.

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

TABLED:

AYES

NAYS

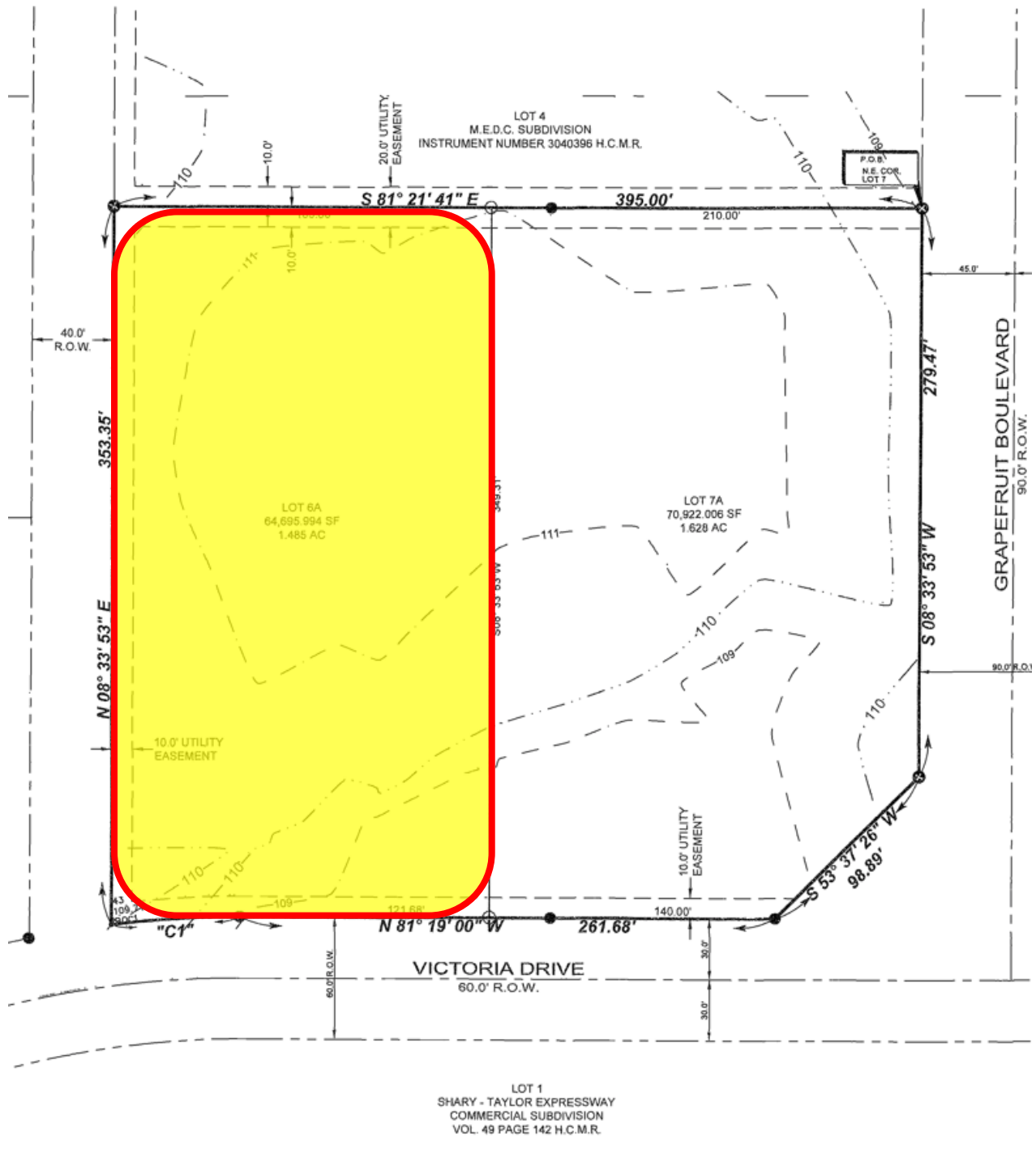
DISSENTING

LOCATION MAP

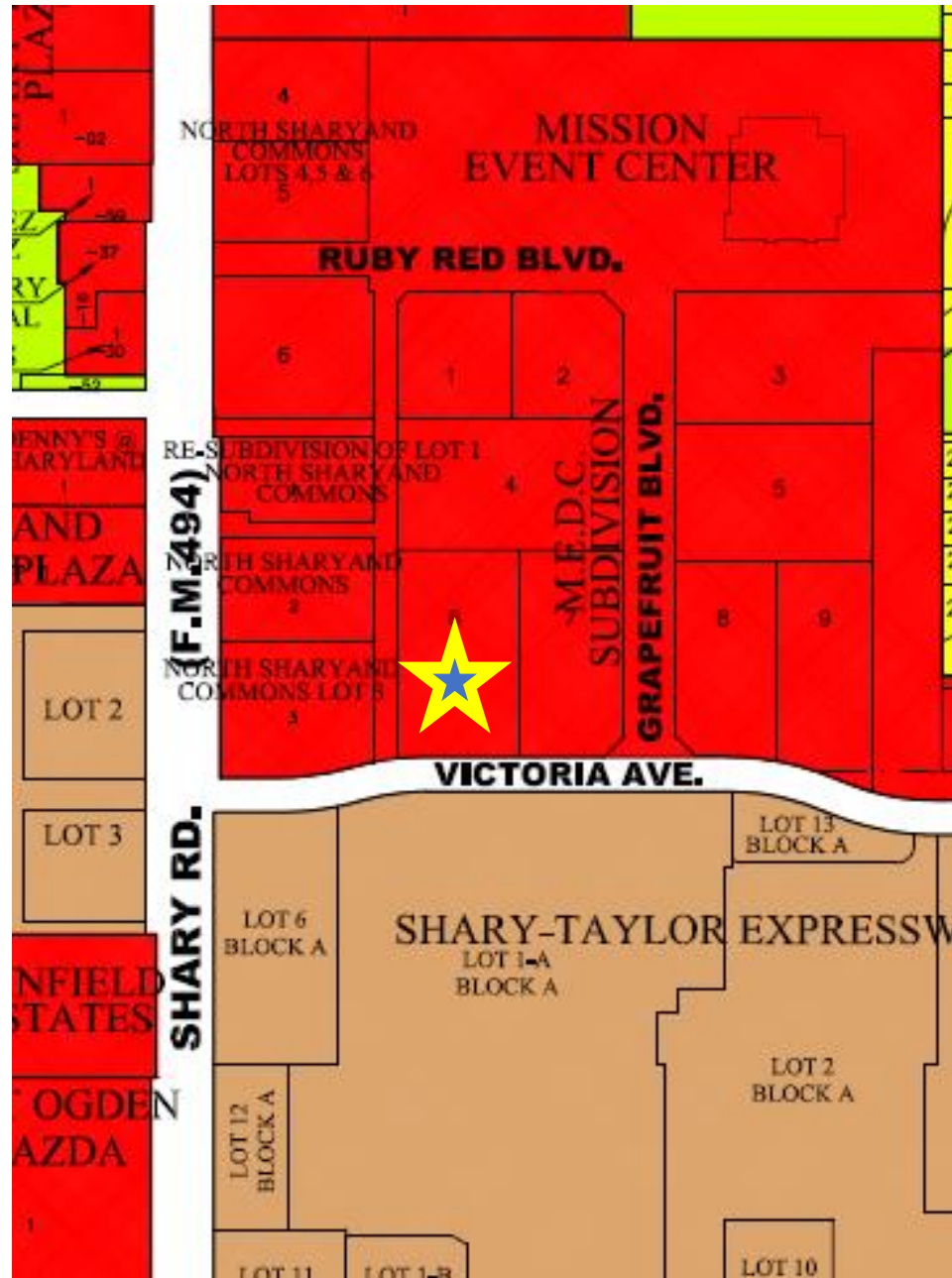


PLAT

RE-PLAT OF
LOT 6A AND 7A
M.E.D.C. SUBDIVISION



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 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

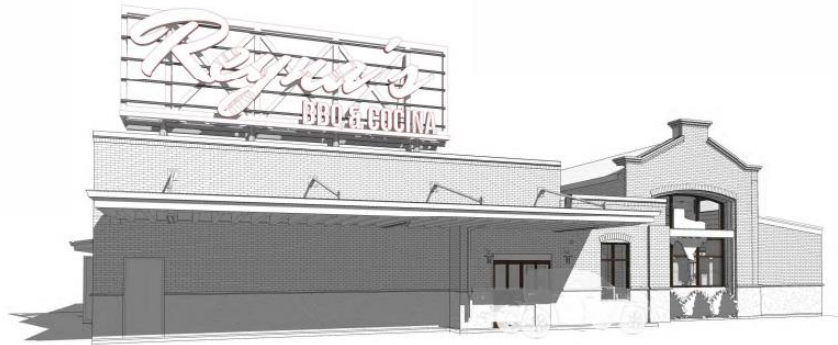
SITE PLAN



SITE PLAN



BUILDING FACADE



CAMERA VIEW 2



CAMERA VIEW 1



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2026

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 Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 10, 2026 – Application for rezoning submitted for processing.
- August 29, 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.
- September 16, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 13, 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 Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to obtain a separate water meter for a separate guesthouse.
- The property is located along the West side of Harmony approximately 850 feet South of Mile 2 Road.
- The tract of land has 6,860 square feet in area and measures 49 feet along Harmony Lane and has a depth of 140 feet.
- The surrounding zoning is Single-family Residential (R-1) District in all directions.
- The surrounding land uses include single-family homes in all directions.
- The minimum lot dimensions for R-2 zones is 50 feet by 100 feet with a minimum lot area of 6,000 square feet for a duplex. The lot does not meet with the minimum lot frontage requirements by one (1) foot.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan.
- Notices were mailed to 20 surrounding property owners. Planning staff has received opposition to the rezoning.
- A petition was submitted citing protection of the single-family character of the neighborhood, precedence to other R-2 zonings, and traffic and infrastructure concerns. The petition was signed by 13 people and make up 24.07 percent of the property owners within 200 feet and 21.4 percent of the property owners within 400 feet. Due to House Bill 24 becoming State Law in

2025, a super majority vote of the City Council will not be required for the rezoning to be approved.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan and does not meet the minimum lot requirements.

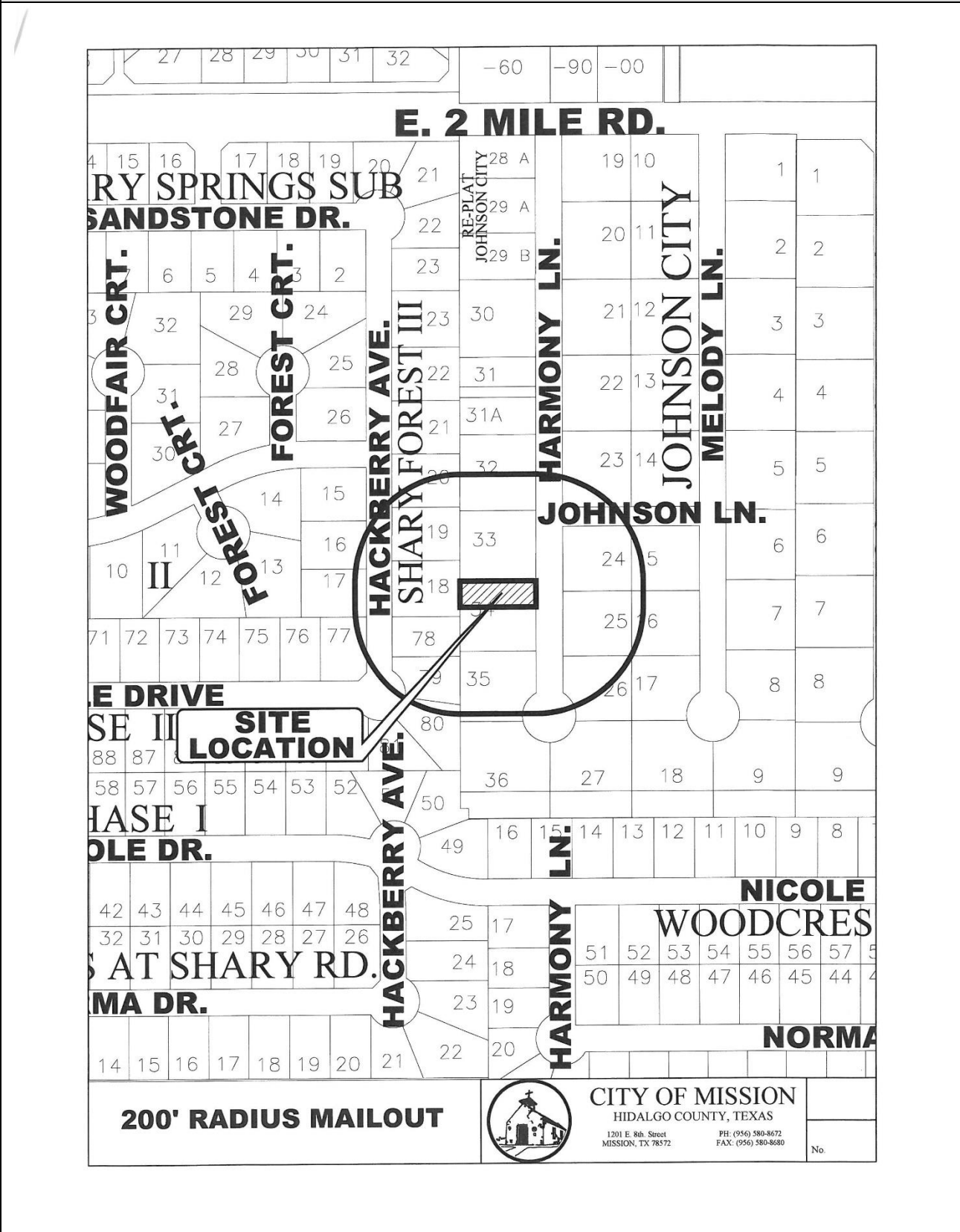
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

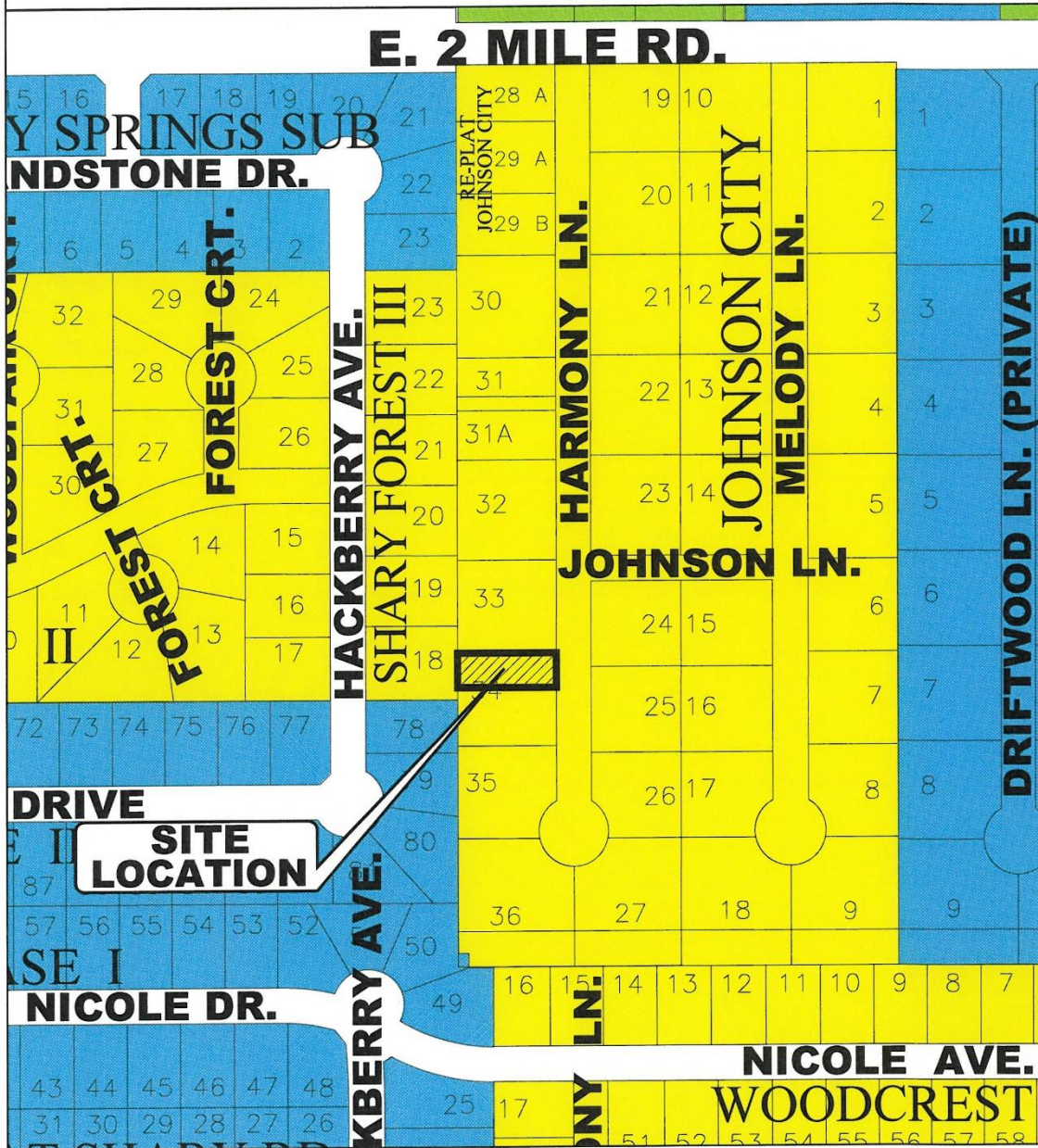
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



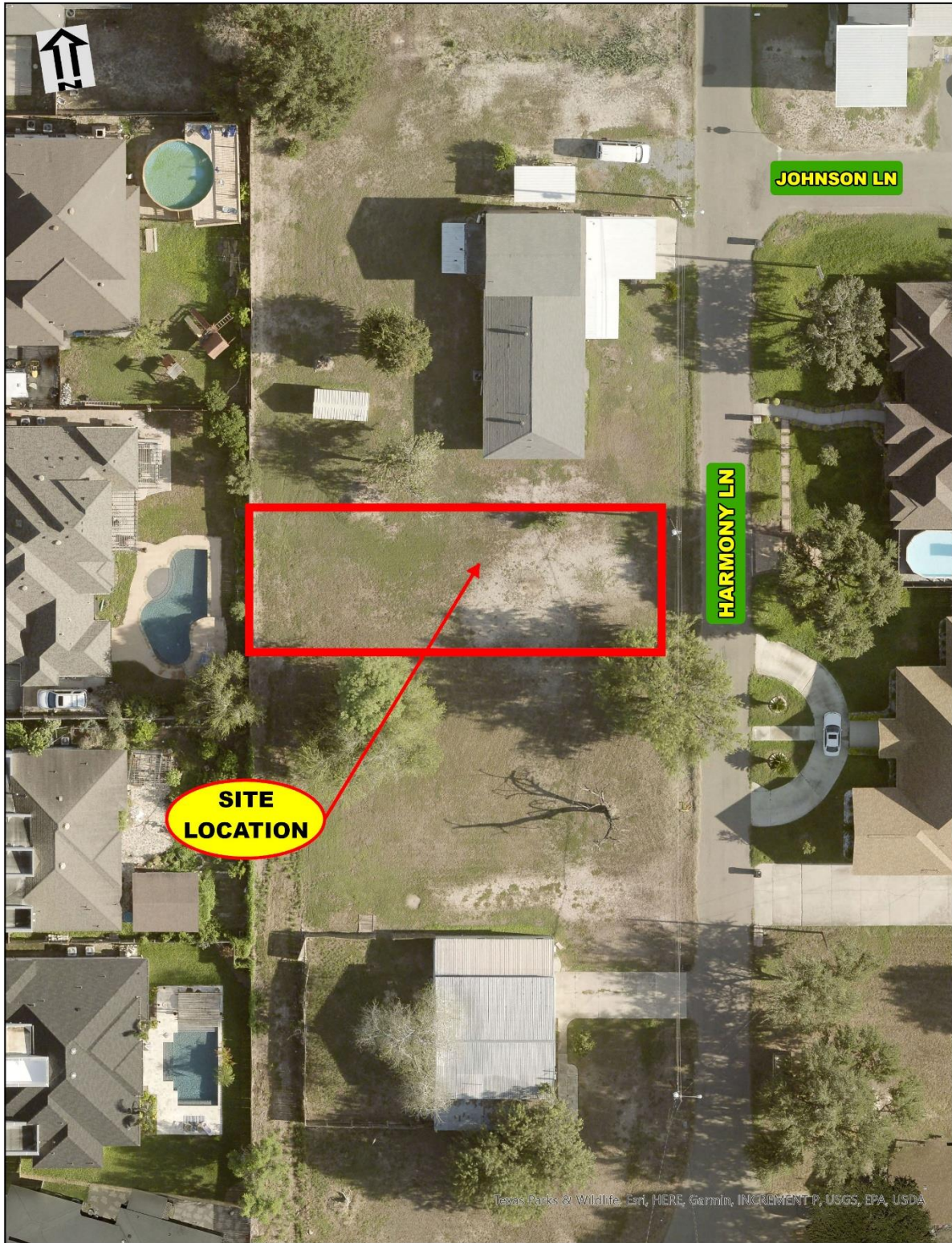
ZONING MAP



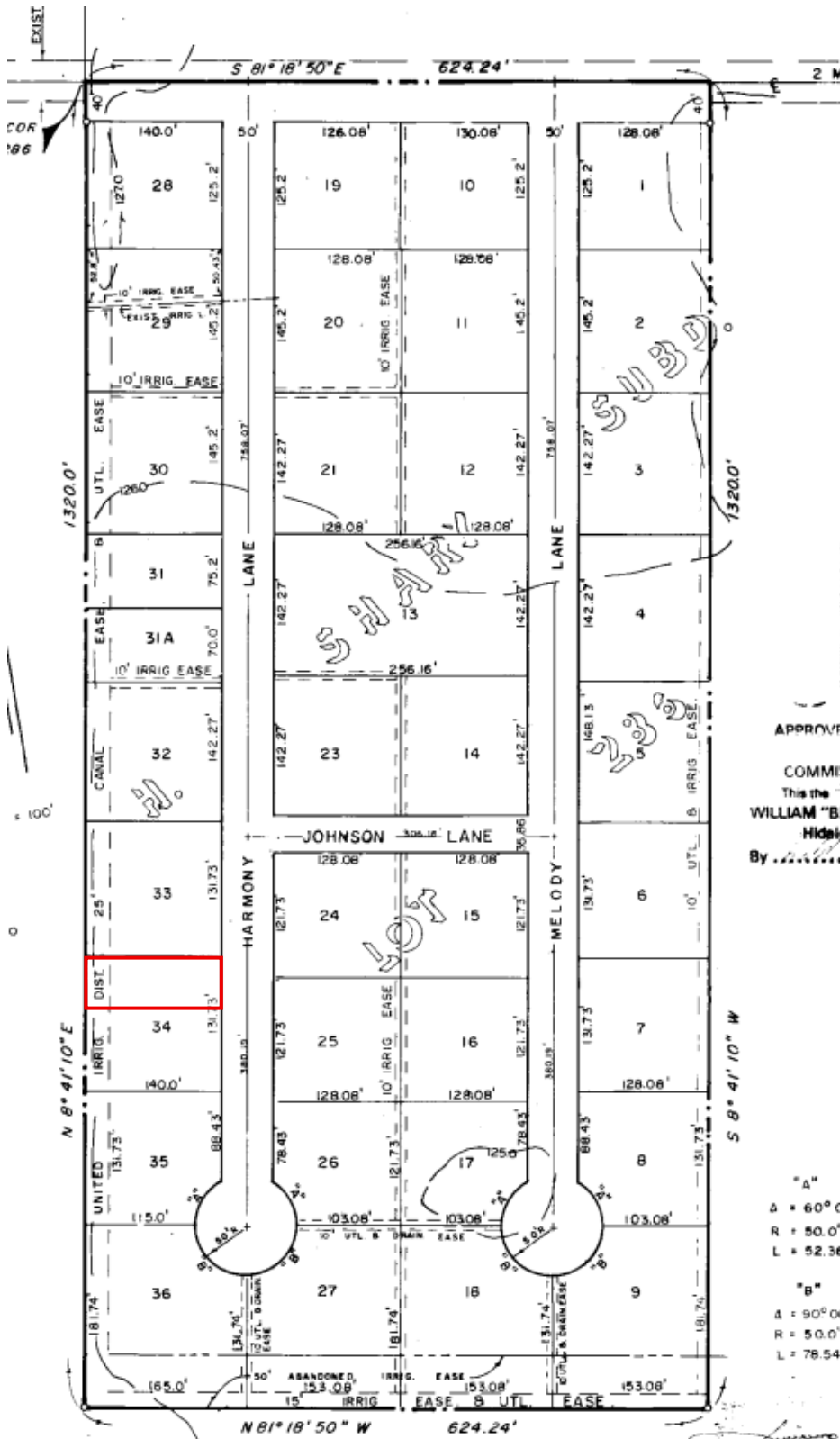
ZONING LEGEND

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

AERIAL PHOTO



SUBJECT PROPERTY FROM THE RECORDED PLAT



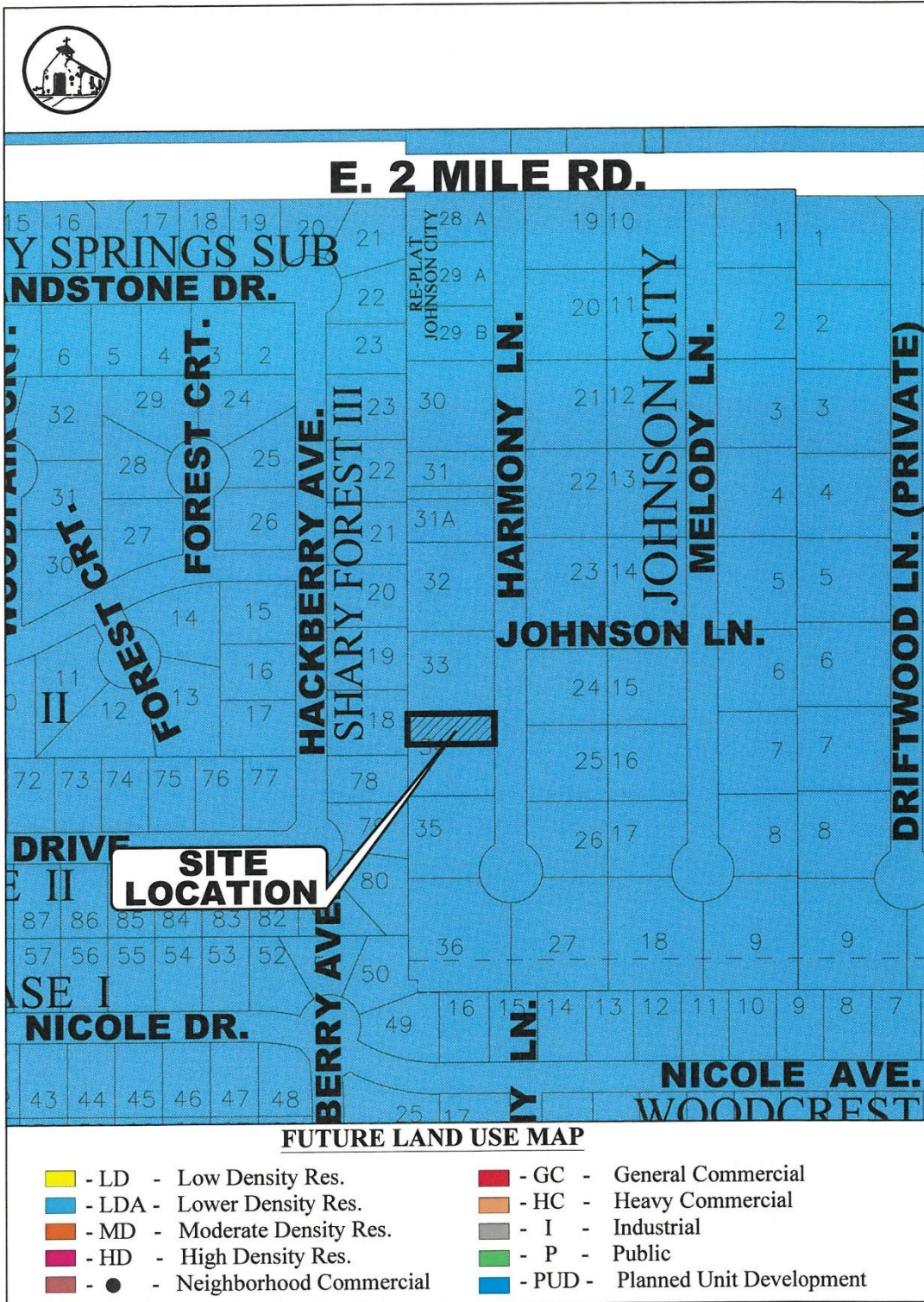
APPROVE
COMME
This the
WILLIAM "BI
Hidalgo
By

"A"
Δ = 60° C
R = 50.0'
L = 52.36
"B"
Δ = 90° C
R = 50.0'
L = 78.54

PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
574407	GARCIA DANIELA & ROGELIO JR	3001 HACKBERRY AVE	MISSION	TX	78574-1941
574406	CASTILLEJA LIANA	3003 HACKBERRY AVE	MISSION	TX	78574-1941
574409	SALDIVAR RICARDO	3004 HACKBERRY AVE	MISSION	TX	78574-1941
574408	PEREZ JOHN PAUL & ALEXANDRA	3002 HACKBERRY AVE	MISSION	TX	78574-1941
574410	VILLARREAL ADRIAN & MELISSA	3006 HACKBERRY AVE	MISSION	TX	78574-1941
498656	RANGE DUSTIN TAYLOR & SANDRA YVETTE	3004 MELODY LN	MISSION	TX	78574-9783
498655	RODRIGUEZ SANTANA A & ALMA E ALEGRIA	3006 MELODY LN	MISSION	TX	78574-9783
498663	COLLOM FREDDY CALVIN	3101 HARMONY LN	MISSION	TX	78574-9341
498664	SOLIS ALEXANDRO & CLAUDIA Z	3007 HARMONY LN	MISSION	TX	78574-9340
498665	RUBIO JOSE & MARY L	PO BOX 573	MCALLEN	TX	78505-0573
498666	CHAPA B GENEVIEVE	3003 HARMONY LN	MISSION	TX	78574-9340
498676	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498674	WALKER HELEN ELAINE	3006 HARMONY LANE	MISSION	TX	78574-9341
498673	GUAJARDO JUAN ANTONIO JR	2210 E 28TH ST	MISSION	TX	78574-1909
555723	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498675	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
897203	DE PUENTE TOMASA RESENDEZ	2914 HACKBERRY AVE	MISSION	TX	78574-2834
897202	NEWTON DARA M & RICHARD W	2916 HACKBERRY AVE	MISSION	TX	78574-2834
897201	TRAN VAN D & TAM HUYNH	3000 HACKBERRY AVE	MISSION	TX	78574-1941
897200	RAMIREZ HANNALY & JOAQUIN ALEJANDRO	2425 PEBBLE ST	MISSION	TX	78574-2402

OPPOSITION FLYER

PROTECT OUR JOHNSON CITY SUBDIVISION

♥ OUR HOMES. OUR NEIGHBORHOOD. OUR FUTURE. ♥



A PROPOSAL WOULD **REZONE**
PART OF OUR
JOHNSON CITY SUBDIVISION
FROM:

R-1
(SINGLE-FAMILY
RESIDENTIAL)



R-2
(HIGHER DENSITY
RESIDENTIAL)

THIS CHANGE
COULD ALLOW
APARTMENTS
AND **FOURPLEXES**
TO BE BUILT.

PROPOSAL NUMBER: REZ26-25

THIS COULD IMPACT OUR NEIGHBORHOOD:



OUR FAMILIES
& QUALITY OF LIFE



TRAFFIC
& PARKING



THE CHARACTER
OF OUR
NEIGHBORHOOD



PROPERTY VALUES
& INVESTMENTS



THE PEACE
OF OUR STREETS



OUR NEIGHBORHOOD: HARMONY LN & MELODY LN AREA



REZ26-25 proposes introducing
R-2 zoning within our R-1
neighborhood.



Residents are concerned about
the precedent this could create for
future R-2 requests.



**THIS IS ABOUT PROTECTING
OUR NEIGHBORHOOD AND
OUR FUTURE.**

Your voice makes a difference!

P&Z PUBLIC HEARING



~~TUESDAY~~ *Wednesday*
SEPTEMBER 16, 2026
5:30 PM

Your voice matters.

Let's make sure our Johnson City Subdivision
has a voice in decisions that affect our
homes and future.

CAN'T ATTEND?
CALL MISSION

PLANNING DEPARTMENT



956-580-8672

YOUR CALL CAN MAKE A DIFFERENCE!

WHAT TO SAY (SUGGESTED):

"Hello, my name is _____ and I live in the
Johnson City Subdivision (Harmony Ln / Melody Ln).
I urge the City of Mission Planning Department to
VOTE NO on the proposed rezoning from R-1 to R-2.
Please **PROTECT** our neighborhood by keeping it
single-family residential. Thank you."



STAY INFORMED. GET INVOLVED. MAKE A DIFFERENCE.

Together, we can keep our Johnson City Subdivision
a great place to live—today and for generations to come.

♥ **PLEASE SHARE WITH YOUR NEIGHBORS!** ♥



PETITION IN OPPOSITION

JOHNSON CITY NEIGHBORHOOD

RESIDENT PETITION — PROTECT OUR R-1 SINGLE-FAMILY NEIGHBORHOOD

Current Proposal: REZ26-25 • Requested R-1 to R-2 Duplex/Fourplex Rezoning

Property identified in the current proposal: 3004 Harmony Ln.

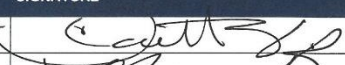
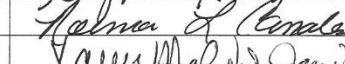
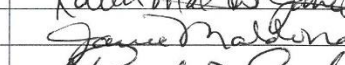
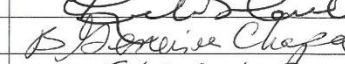
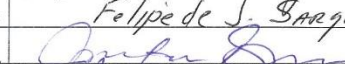
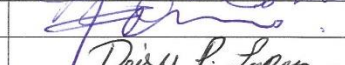
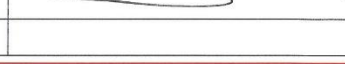
We, the undersigned residents and property owners of the Johnson City neighborhood, respectfully ask the City of Mission Planning & Zoning Commission and City Council to **deny REZ26-25** and preserve the existing **R-1 Single-Family Residential** character of our neighborhood.

Our concern is **not directed at an individual property owner**. Although the current request identifies 3004 Harmony Ln., our concern is the broader effect of introducing R-2 Duplex/Fourplex zoning into an established R-1 neighborhood and the precedent it could create for future rezoning requests.

OUR CONCERNS INCLUDE:

- Protect the established **single-family character** of Johnson City.
- Potential for additional **duplex/fourplex rezoning requests** in the future.
- Potential increases in **traffic, parking demand, and driveway activity**.
- Potential **drainage, stormwater, grading, and development-density** impacts.
- Whether R-2 zoning is consistent with the City's **Future Land Use Map and surrounding zoning**.

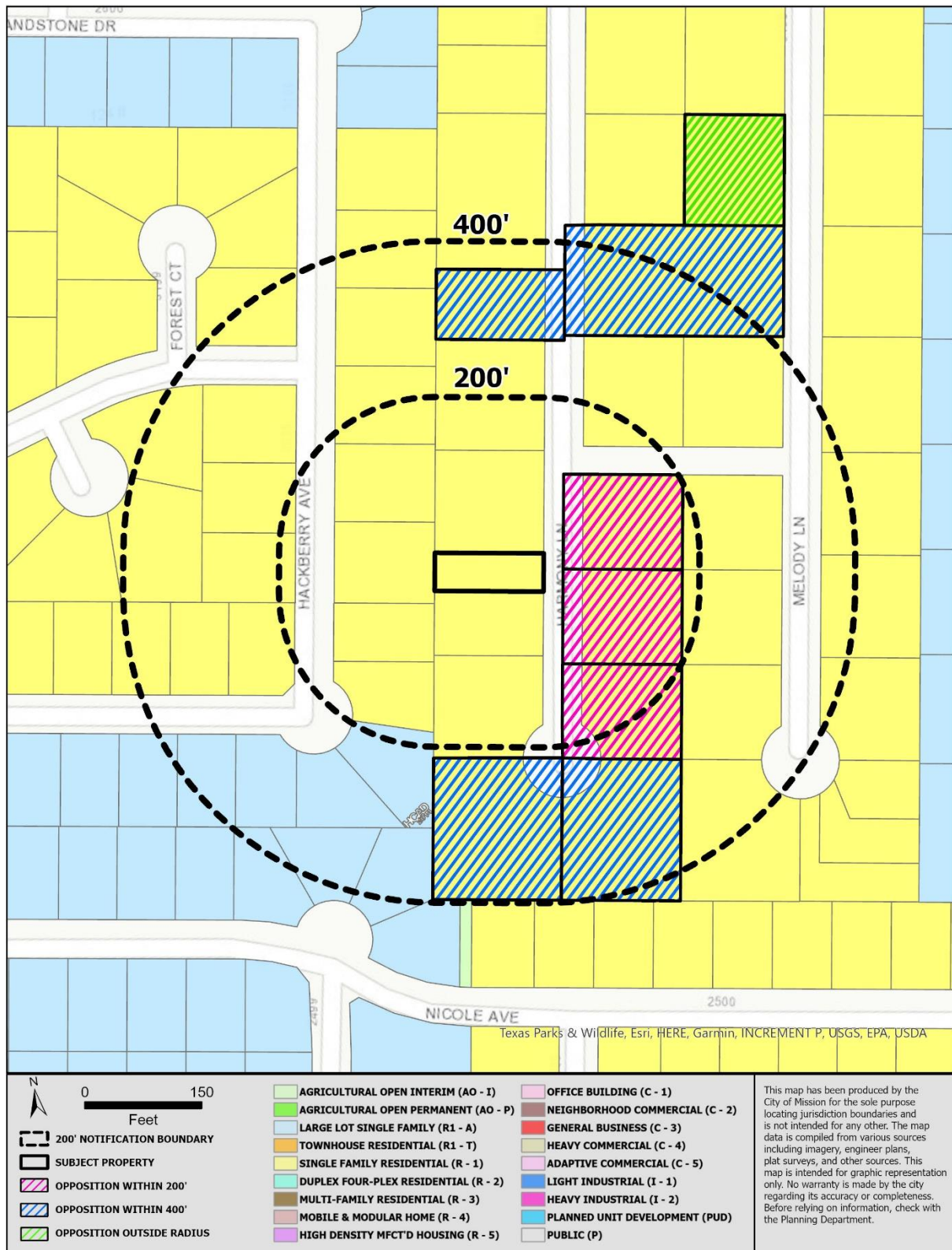
OUR REQUEST TO THE CITY: Deny the proposed R-1 to R-2 zoning change in REZ26-25 and preserve Johnson City as an R-1 single-family residential neighborhood.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Alex & Claudia Soto	3007 Harmony Ln	
2	Jose & Mary Rubio	3005 Harmony Ln.	
3	Ron & Lynn Rutledge	2603 E M 2 Rd	
4	Norma & Conda	3102 Melody Lane	
5	Xavier Maldonado	3104 Melody Ln.	
6	Janie Maldonado	3104 Melody Ln	
7	Ruben J. Cavales	3102 melody Ln	
8	B. Genevieve Chapa	3003 Harmony Ln	
9	Felipe de J. Sarguis	3104 Harmony Ln.	
10	Josefina Guerra	3000 Harmony Ln.	
11	Victor P. Acuña	3000 Harmony Ln.	
12	Deisy P. Lopez	3001 Harmony Ln.	
13	Damian Lopez	3001 Harmony Ln	
14			
15			

P&Z; PUBLIC HEARING: Wednesday, September 16, 2026 — 5:30 PM

Mission Planning Department: 956-580-8672 | Reference REZ26-25

OPPOSITION MAP



OPPOSITION CALCULATIONS

REZ 26-25

Area of 200 ft. Radius and Subject Property	4.77 Acres
Area of Subject Property	0.16 Acres
Notification Area	4.61 Acres
Area of Opposition	1.11 Acres

$$1.11 \text{ acres} / 4.61 = .2407 = 24.07\%$$

Area of 400 ft. Radius and Subject Property	15.16 Acres
Area of Subject Property	0.16 Acres
Notification Area	15 Acres
Area of Opposition	3.21 Acres

$$3.21 \text{ acres} / 15 = .214 = 21.4\%$$



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – The Drunken Chicken Restaurant in a (C-3) General Business District, being Lot 12, Block 92, Mission Original Townsite Subdivision, located at 523 N. Conway Avenue, Suite 1 & 2, Applicant: The Drunken Chicken BBQ-Grill LLC, c/o Erica Irma Cantu - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 11, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- August 31, 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.
- September 16, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 13, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southwest corner of Conway Avenue and 6th Street.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- The Drunken Chicken Restaurant has been in operation at this location since September 13, 2022. The restaurant offers a variety of BBQ plates and would like to incorporate alcohol beverages into their menu.
- The hours of operation are as follows: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., Monday closed
- Staff: 10 employees
- Parking: The restaurant has 14 tables that seat 4 to 8 people for a total of 78 seating spaces, which would require 26 parking spaces. They currently have 10 parking spaces at the back of the building. The restaurant would be exempt by Code from requiring new off-street parking, since it is located within the Downtown District. Staff notes that the city parking lot at the NW corner of Conway and 6th Street, which has an additional 44 parking spaces, was also available. The applicant has an agreement with the church to use their parking spaces if needed.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a church and 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 approved for the sale of alcoholic beverages at this location was on January 12, 2008 for a period of 1 year for Cocina del Caribe Restaurant.
- 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 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 permit to continue to assess this business.
- Waiver of the 300' separation requirement from a church and residential homes
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Hours of Operation are the following: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., and Monday closed
- Must comply with TABC requirements
- CUP is not transferable to others

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

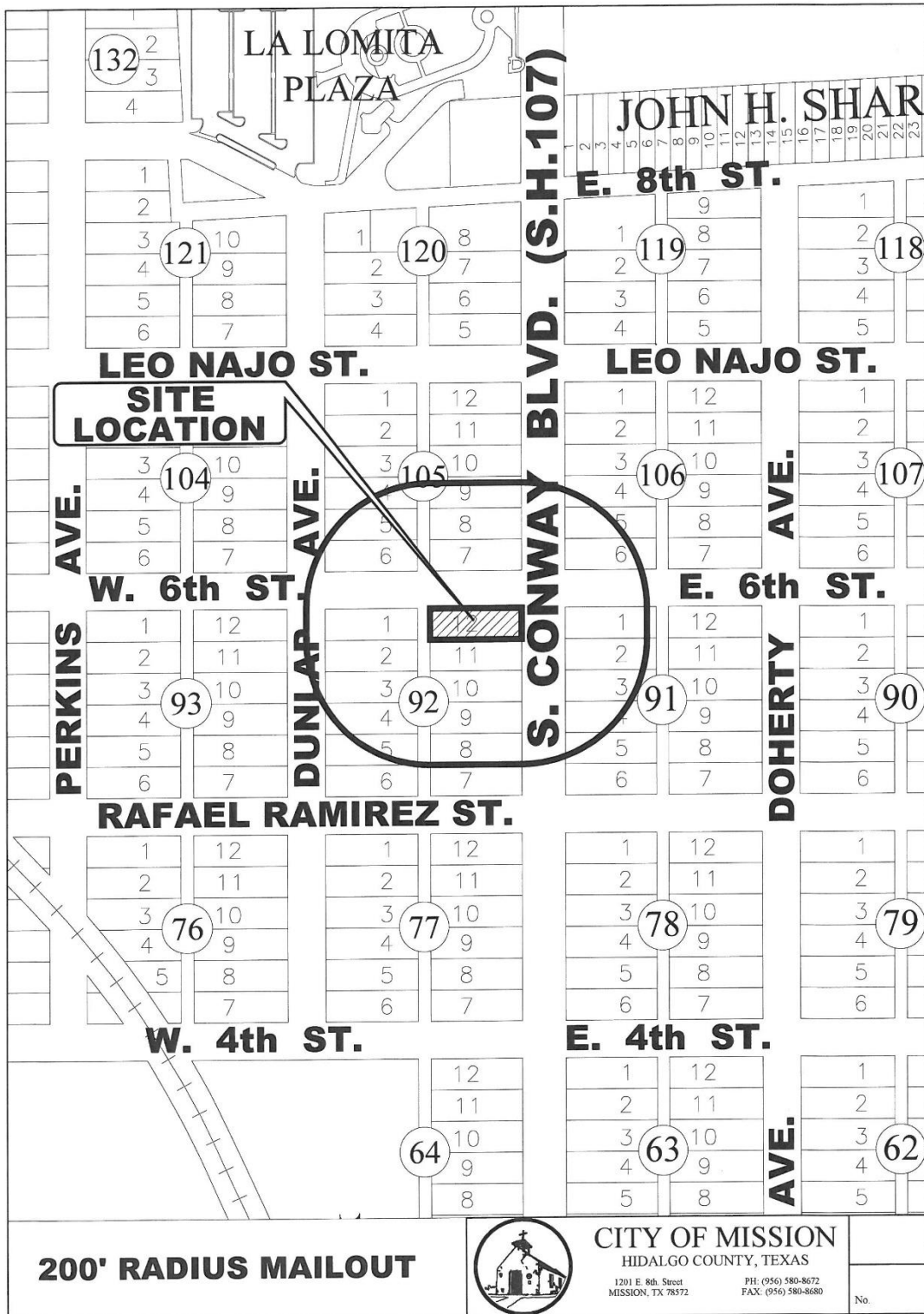
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

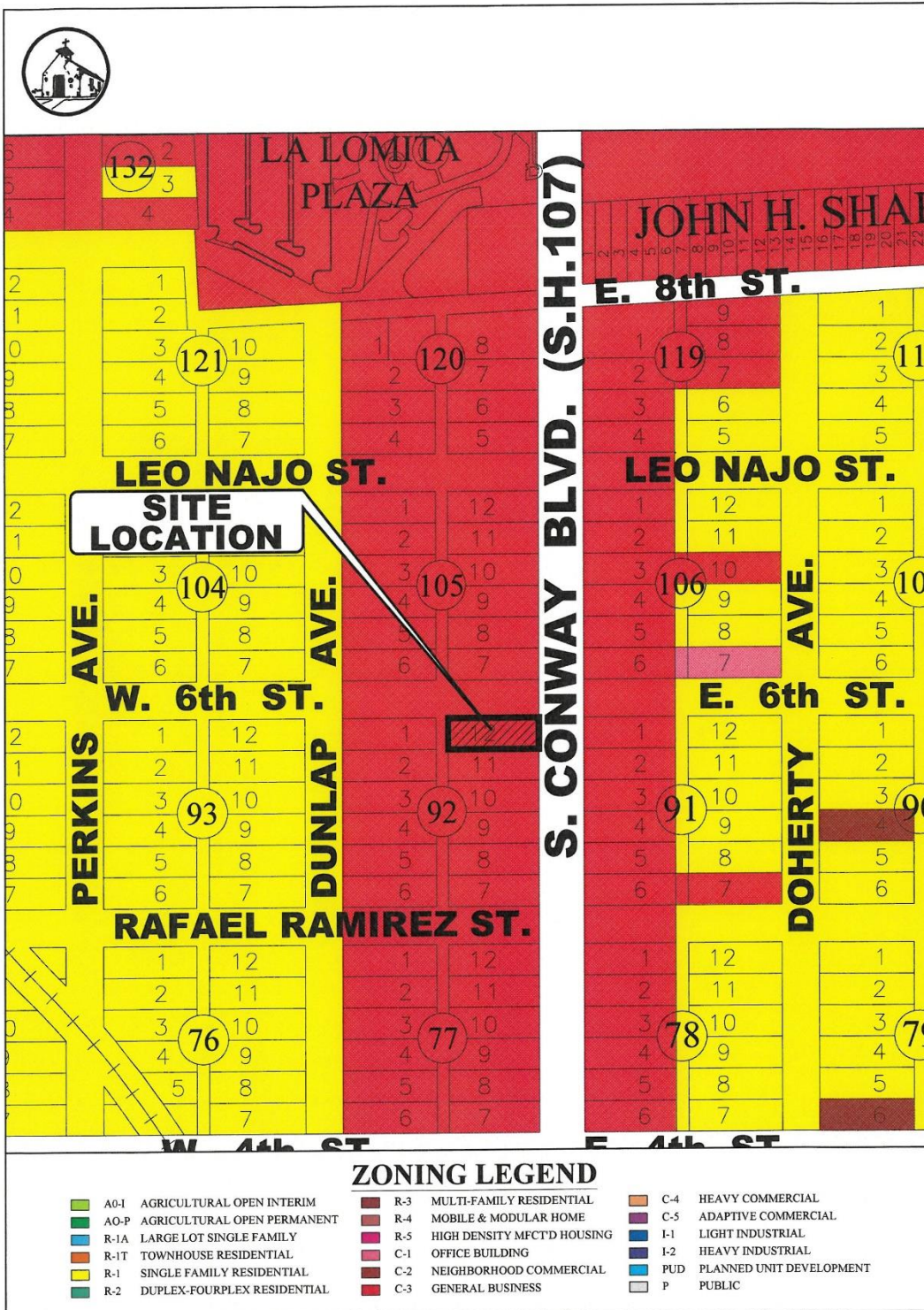
VICINITY MAP



ARIEL MAP



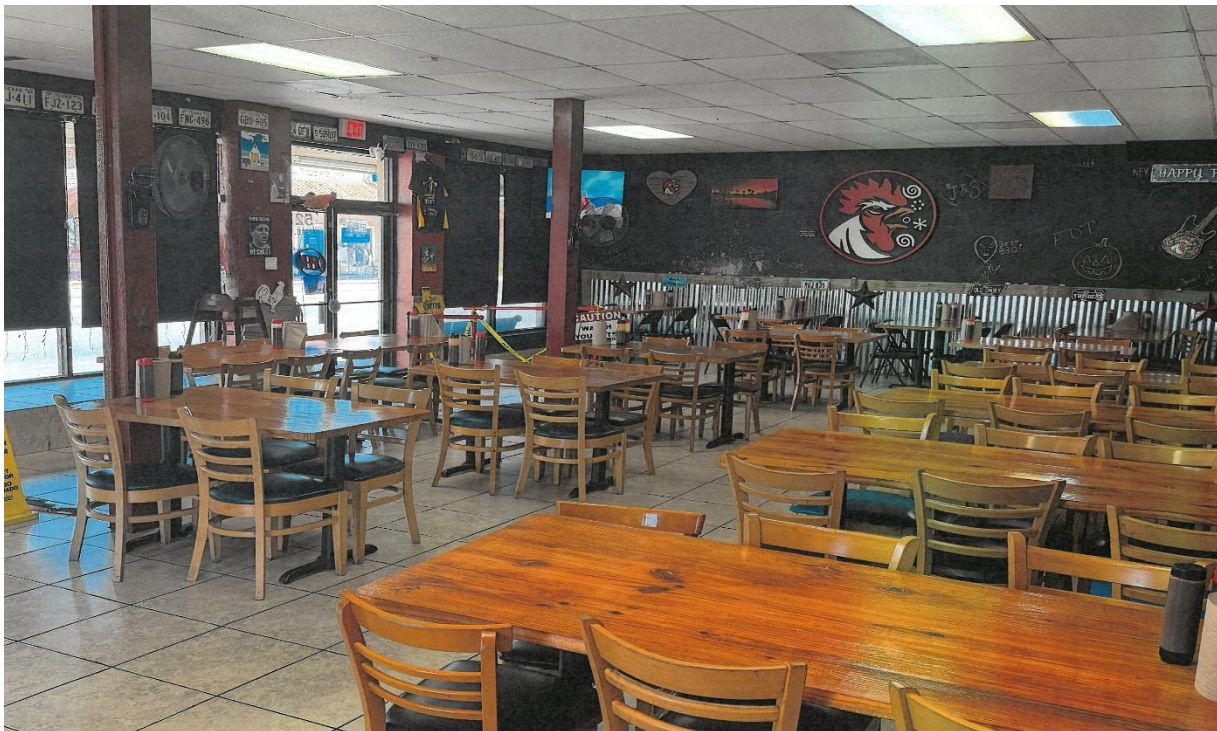
ZONING MAP



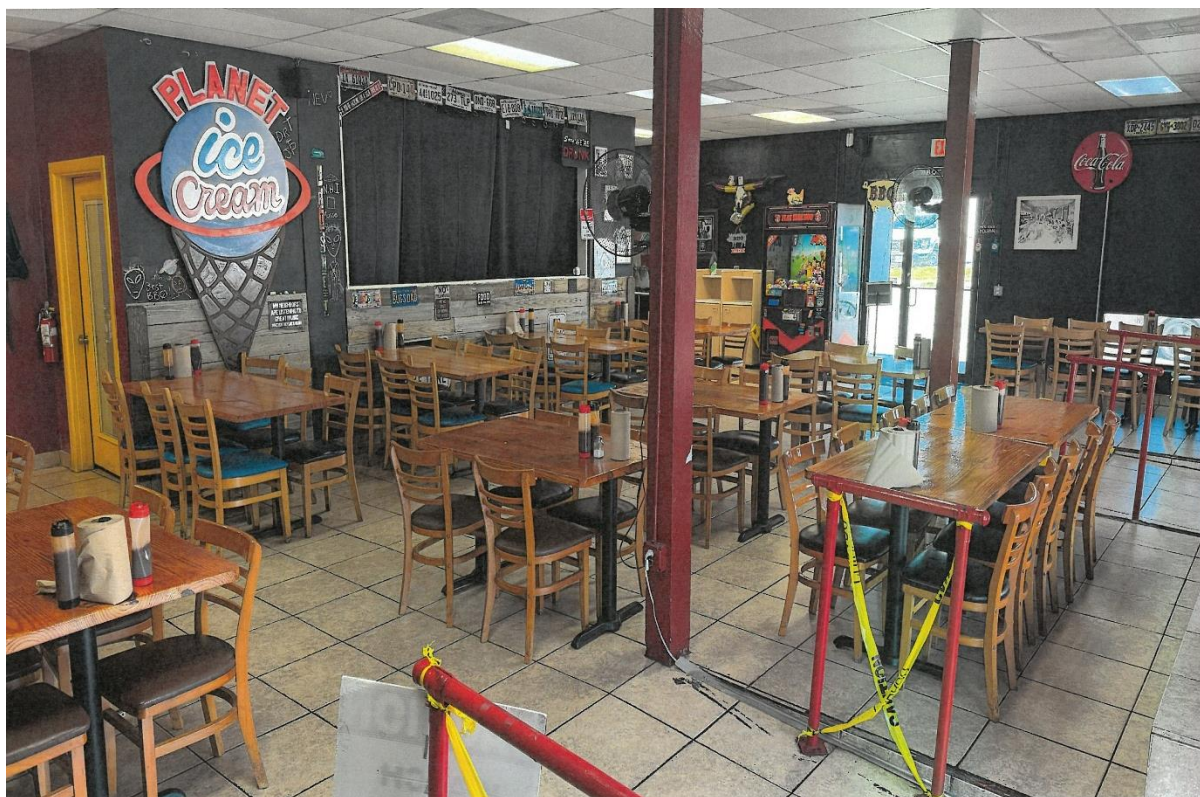
EXTERIOR PHOTOS

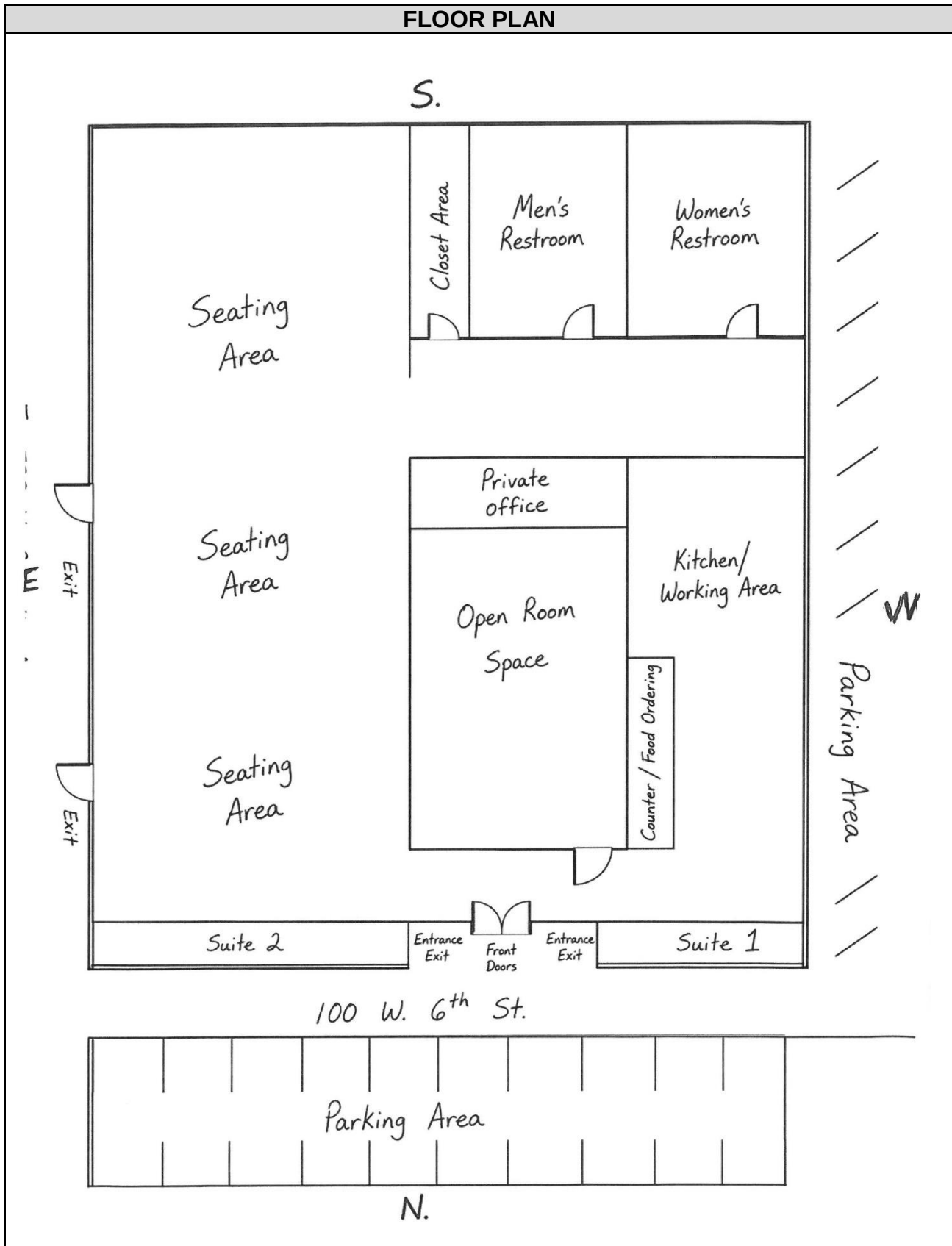


INTERIOR PHOTOS



INTERIOR PHOTO





MENU

Chicken

Whole Chicken w/ 2 med sides	\$24.99
large sides.	\$26.99
½ chicken w/2 sides	\$14.99
¼ chicken w/2 sides	\$9.99

Sandwiches

Chicken sandwich w/2 sides	\$10.99
Pulled Pork sandwich w/2 sides	\$12.99
1/3 Brisket Sandwich w/2 sides	\$13.99
1/2 Brisket Sandwich w/2 sides	\$17.99

Mayberry Melt w/2 sides

Chicken	\$14.99
Pork	\$14.99
Brisket	\$16.99

Texas Mess Bowl

Chicken	\$11.99
Pork	\$10.99
Brisket	\$12.99

Plates

1 meat plate w/2 sides	\$16.99
2 meat plate w/2 sides	\$18.99
3 meat plate w/2 sides	\$20.99
(brisket, chicken, pulled pork, sausage, pork ribs)	

**The Drunken Chicken****BBQ Grill & Catering**

523 N Conway Ave
Mission, TX 78572
956-600-8989

Crispy Tacos

with rice & beans

Chicken	\$9.99
Brisket	\$14.99

Smash Burgers

w/ Homemade fries & Canned drink

¼ lb.	\$ 9.99
½ lb.	\$13.99

Add brisket \$3.00Homemade fries

Small	\$3.99
Medium	\$4.99
Large	\$5.99

"The South Sider" Taco

Chicken	\$10.99
Pork	\$10.99
Brisket	\$12.99

Tacos

3 tacos (brisket or sausage) w/2 sides	\$16.99
1 Taco (brisket or sausage)	\$4.99
3 Tacos (chicken or pork) w/2 sides	\$13.99
1 Taco (chicken or pork)	\$3.99

1-pound½ pound

Brisket	\$28.99	\$16.99
Pork	\$16.99	\$13.99

Sausage link \$3.99 each

* Texas Twinkies \$3.99 each

Sides

Rice, Beans, Potato Salad, Pasta Salad, Corn & Green Bean Mix
Mac N Cheese, Tater Tot Casserole, Mexican Cole slaw,
Creamed corn, Baked potato

Lg. 16 oz - \$5.99 Med. 12 oz - \$4.99 Sm. 8 oz - \$3.99

Chips - \$1.75

Jalapenos - .50

Lemonade \$3.99

Canned drinks \$1.75

Iced Tea \$3.99

Mexican sodas \$3.99

Cherry Kool-Aid \$3.99

Find us on Facebook

TABC APPLICATION

8/6/26, 3:21 PM

Document



43693

Document reference ID : 639852

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 639852
Applicant Name: THE DRUNKEN CHICKEN BBQ-GRILL LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 423845886
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 806690262
Date Filed: 7/9/2026
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: OSCAR
Legal Middle Name: MALDONADO
Email Address: omaldonado.mbs@gmail.com
Phone Number: 956-369-5203

<https://tabcaims.license365.com/Licensing/ApplicationSummary?token=C82332B420C740F0175ADF984101459A31ADA44772FD2BF63D6292C56...> 1/11

TABC APPLICATION

8/6/26, 3:21 PM

Document

Initial Application Information

Authority Type:

I am a principal or authorized user with binding authority

Legal First Name:

ERICA

Legal Middle Name:

IRMA

Legal Last Name:

CANTU

Email Address:

thedrunkenchicken956@yahoo.com

Phone Number:

956-279-0423

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
THE DRUNKEN CHICKEN BBQ-GRILL LLC	Juan Alberto Cantu	Member	50	Added
THE DRUNKEN CHICKEN BBQ-GRILL LLC	Erica Irma Cantu	Member	50	Added

https://tabcaims.elicense365.com/Licensing/ApplicationSummary?token=C82332B420C740F0175ADF984101459A31ADA44772FD2BF63D6292C56...

2/11

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239323	OCHOA MANUEL & MARIA C	8416 ZURICH AVE	MISSION	TX	78573-3888
239385	FR ROY SNIPES	620 N DUNLAP AVE	MISSION	TX	78572-5150
239326	GUEVARA NORMA	507 N CONWAY	MISSION	TX	78572-5355
239396	CANIZALES ROGELIO AREVALO	1308 SAMANTHA ST	MISSION	TX	78574-3610
239327	VARCO INVESTMENTS LTD	700 E LEVEE ST STE 101	BROWNSVILLE	TX	78520-5267
239321	GUZMAN ISMAEL & ALMA M	506 N DUNLAP AVE	MISSION	TX	78572-5102
239320	MORENO ROY & BIANCA HILARIA	508 N DUNLAP AVE	MISSION	TX	78572-5102
239319	TAMAYO RITA RODRIGUEZ ET AL	1111 W YUCCA	MCALLEN	TX	78504
239318	DE LA CRUZ CONSUELO	121 W 6TH ST	MISSION	TX	78572-5121
239330	PANKRATZ JOHN	1206 S LINDA ST	ALTON	TX	78573
239329	GONZALEZ MARIA YOLANDA N	1603 DOHERTY AVE	MISSION	TX	78572
239328	INNOVATIVE DISABILITY CONSULTING INC	515 N CONWAY AVE	MISSION	TX	78572
239310	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239307	LOPEZ ONESIMO & AURORA	1632 N BRYAN RD	MISSION	TX	78572-3020
239387	OUR LADY OF GUADALUPE	620 N DUNLAP AVE	MISSION	TX	78572-5150
239386	OUR LADY OF GUADALUPE	620 N DUNLAP AVE	MISSION	TX	78572-5150
344593	ROMAN CATHOLIC DIOCESE OF BROWNSVILLE	PO BOX 2279	BROWNSVILLE	TX	78522-2279
239304	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239306	GONZALEZ MARIA YOLANDA N	1603 DOHERTY AVE	MISSION	TX	78572
239309	TAKE HELP LLC	FM 1427 1/2 MILE S	PINITAS	TX	78576
239308	GARCIA ALEJANDRO L & KENIA ALEXANDRA ALARCON CABRAL	6113 N MOOREFIELD RD	MISSION	TX	78574
239322	OCHOA MANUEL & MARIA C	8416 ZURICH AVE	MISSION	TX	78573-3888
239305	ALEMAN JUAN	1800 CHERIL RD	MISSION	TX	78573-9108



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Mala Fama Restaurant Bar and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (AKA as Lots 2A and 3, Stewart Plaza Subdivision), located at 1512 E. Expressway 83, Suite 108 and 109, Applicant: Janette Salinas dba JS Ventures Group, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 5, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- August 29, 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.
- September 16, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 13, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southwest corner of Stewart Road and Expressway 83.
- Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a total of 4,000 square feet for two (2) suites within a commercial plaza for a bar/lounge venue and would like to offer the sale and on-site consumption of alcoholic beverages to her customers. The venue has a kitchen and food will be available for the customers.
- The applicant will have live music inside and must comply with the noise ordinance.
- Hours of Operation: Wednesday thru Sunday from 8:00 p.m. to 2:00 a.m.
- Staff: 10 employees
- The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses.
- As per the Fire Department the maximum capacity for this venue is 145 people.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 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 this new operation
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Must comply with TABC requirements
4. Must acquire a business license prior to occupancy
5. CUP is not transferable to others
6. Must have a minimum of three (3) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance
7. Maximum occupancy is 145 people
8. Must have security cameras inside and outside with a minimum 30-day retention
9. Must comply with the noise ordinance
10. Hours of operation: Wednesday thru Sunday from 8:00 p.m. to 2:00 a.m.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

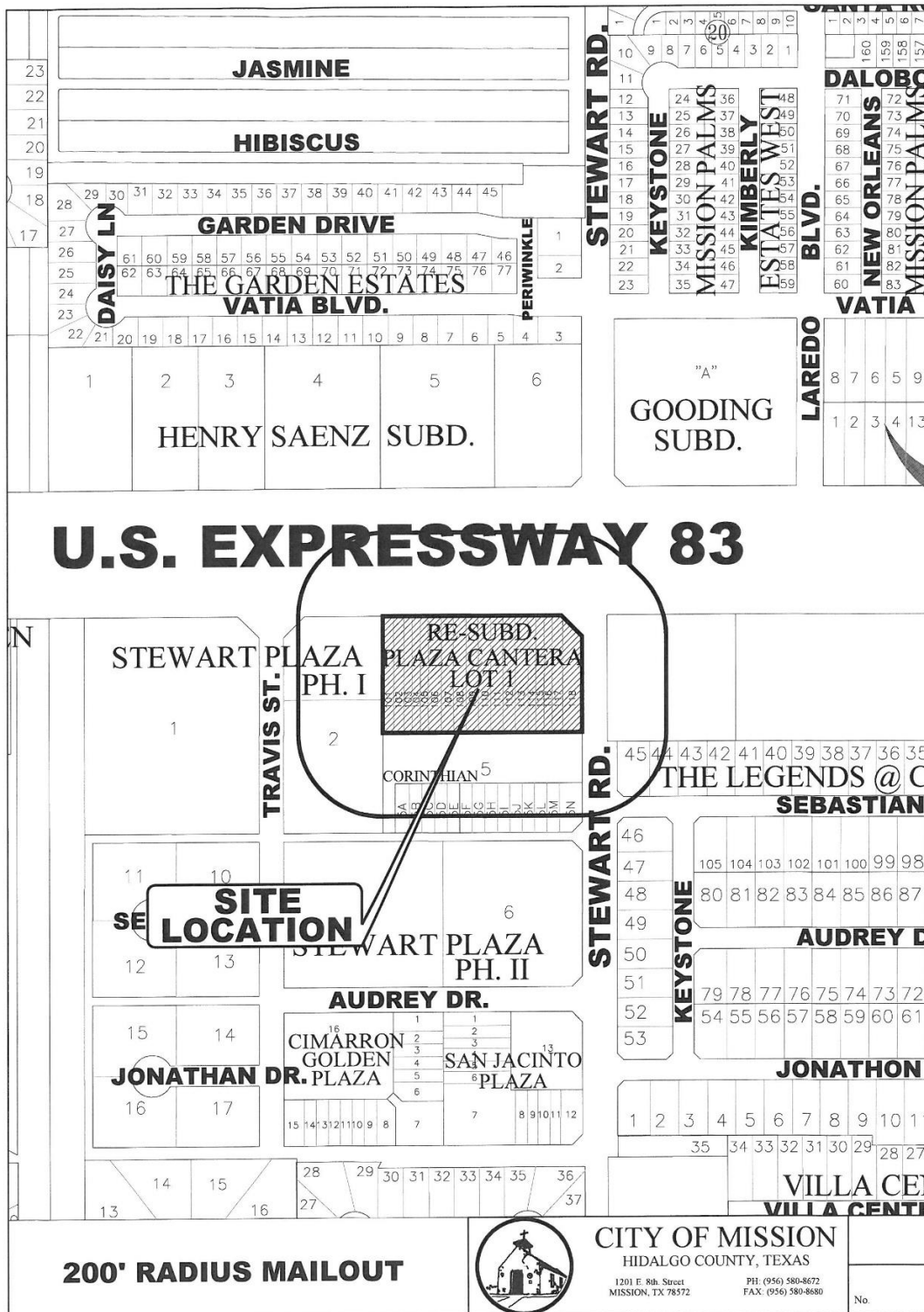
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

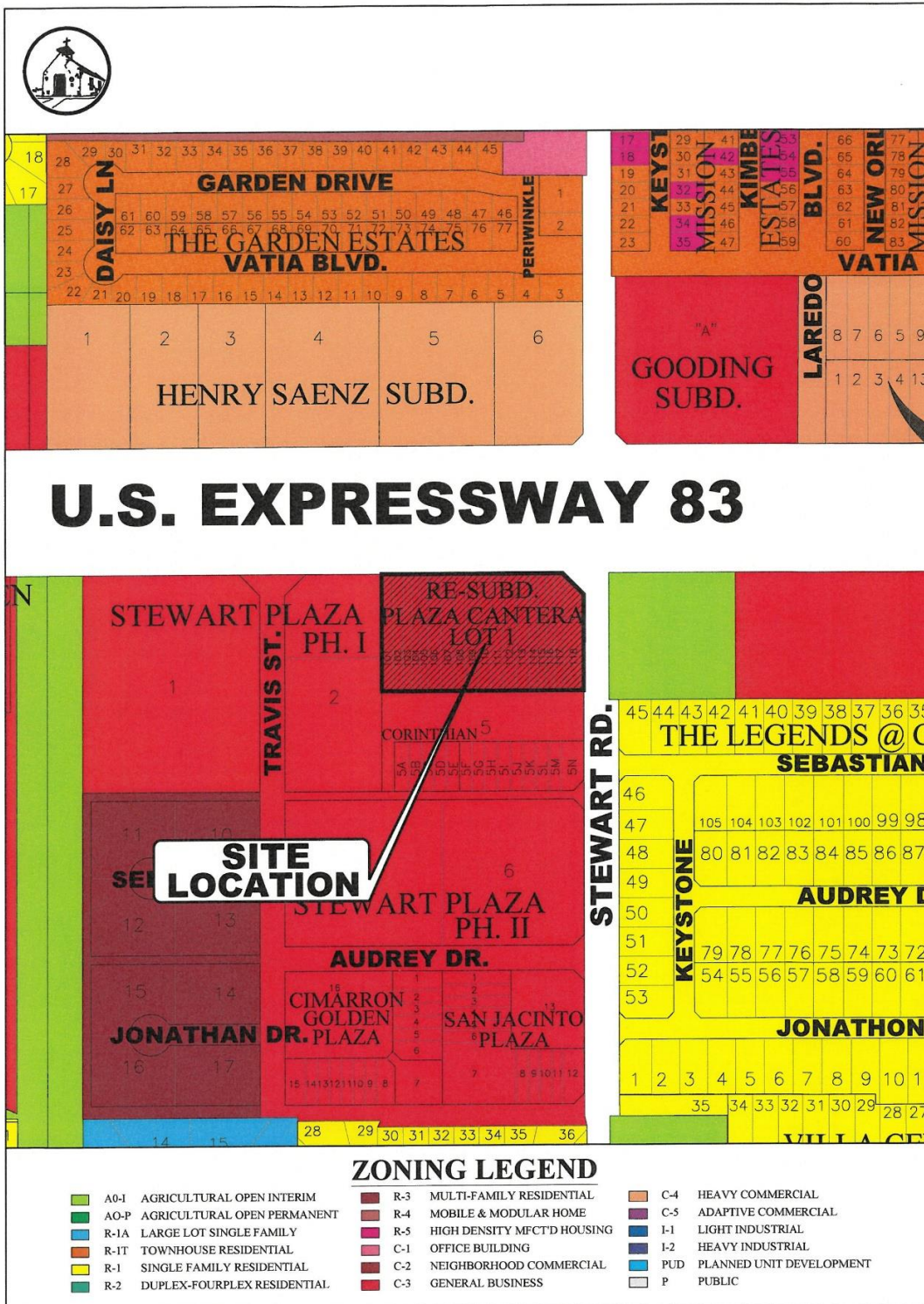
LEGAL NOTICE MAP



AERIAL PHOTO



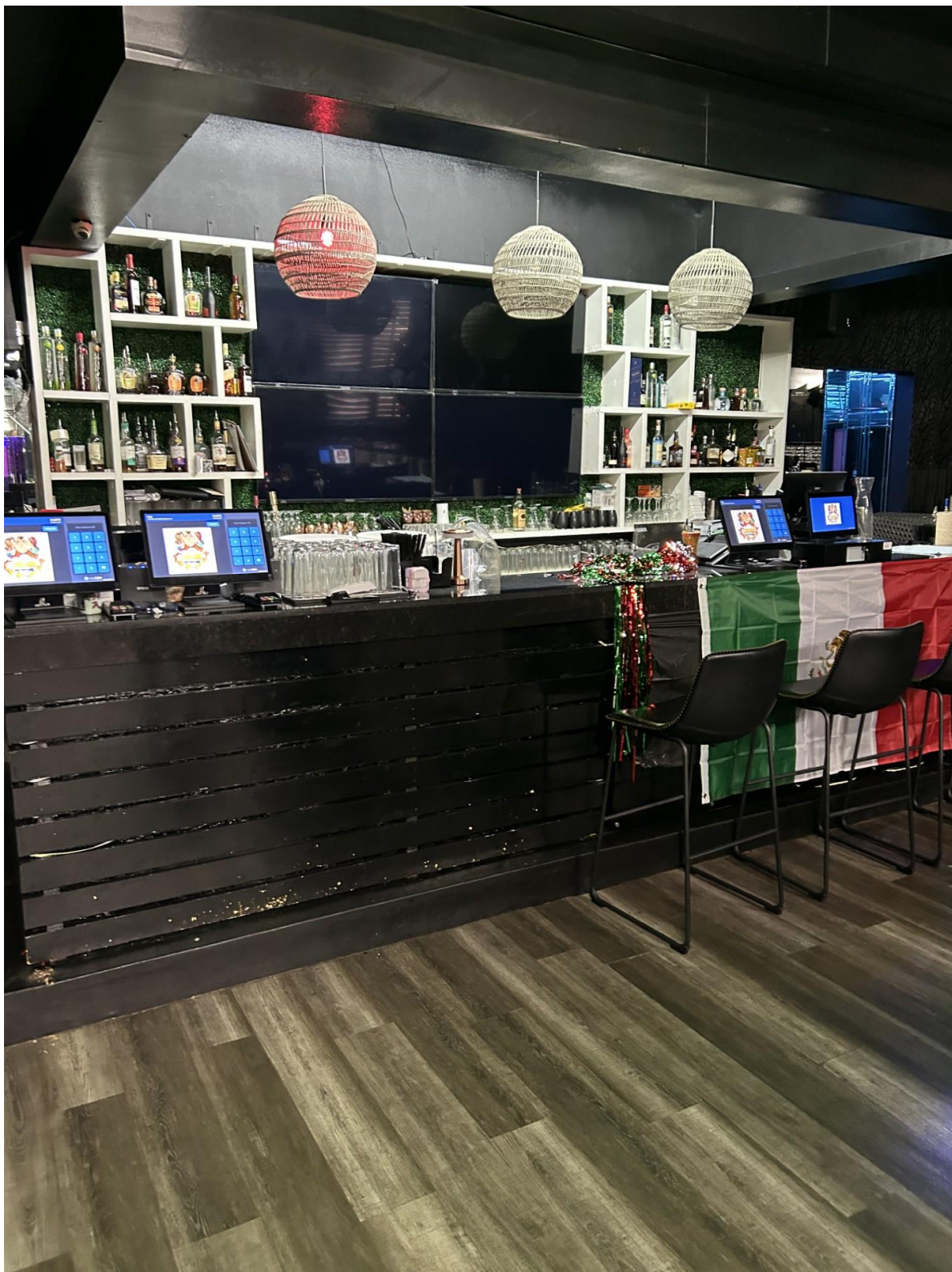
ZONING MAP



EXTERIOR PHOTO



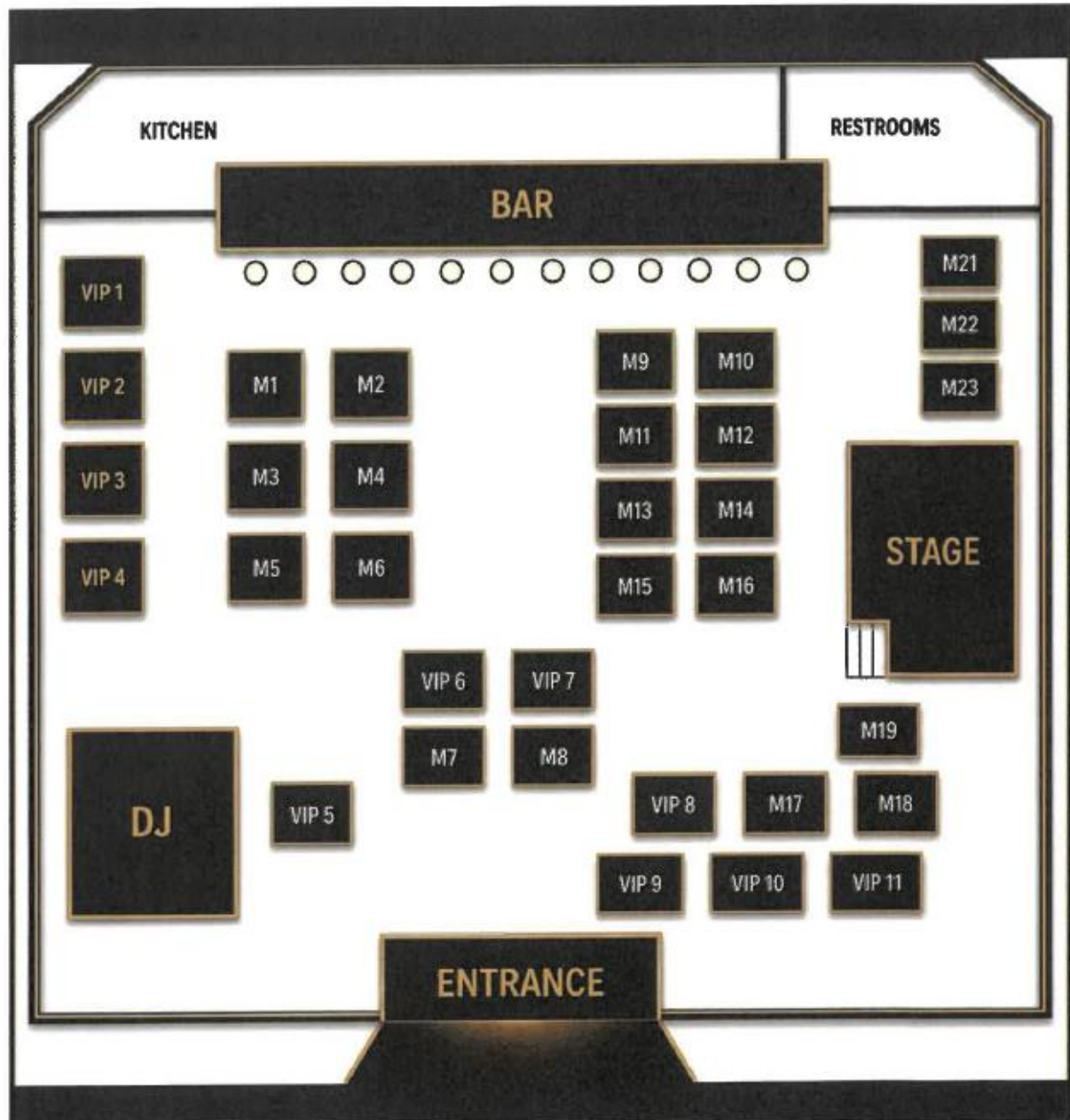
INTERIOR PHOTO



INTERIOR PHOTO



FLOOR PLAN



FOOD MENU



MALA FAMA

RESTAURANT BAR

APPETIZERS

LOADED FRIES	\$10.99
Cheddar cheese, bacon, and fajita.	
MOZZARELLA STICKS	\$9.99
ONION RINGS	\$8.99
CHIPS & SALSA	\$4.99
FRIES	\$5.99

★ **MALA FAMA SAMPLER** \$20.99
Onion rings, mozzarella sticks, loaded fries
and bone in wings. Serves 2 or more / para 2 o más.

WINGS & BONELESS

SERVED WITH FRIES & RANCH OR BLUE CHEESE.

BONE IN WINGS

6 WINGS	\$10.99
12 WINGS	\$15.99
18 WINGS	\$21.99
24 WINGS	\$28.99

BONELESS WINGS

8 BONELESS	\$10.99
16 BONELESS	\$15.99
24 BONELESS	\$21.99
32 BONELESS	\$28.99

WING FLAVORS

- BUFFALO
- MILD BUFFALO
- HONEY BBQ
- SWEET CHILI SRIRACHA
- GARLIC PARMESAN
- MANGO HABANERO
- SWEET TERIYAKI
- LEMON PEPPER DRY RUB

TACOS

CORN (4) | FLOUR (2)

BISTEC	\$10.99
BEEF FAJITA	\$11.99
CHICKEN FAJITA	\$10.99
FISH	\$11.99
SHRIMP*	\$12.99

SPECIALTY TACOS

PIRATA TACOS	\$13.99
Beef fajita, melted cheese, avocado, and grilled onions on flour tortillas.	
GOBERNADOR TACOS*	\$14.99
Grilled shrimp, cheese & onions on flour tortillas.	

PANCHOS

BEEF FAJITA PANCHOS	\$16.99
Loaded with queso, pico de gallo, jalapeños, guacamole, and sour cream.	

MALA FAMA PANCHOS	\$18.99
Beef & Chicken Fajita loaded with queso, pico de gallo, jalapeños, guacamole, and sour cream.	

SALADS

CAESAR SALAD	\$8.99
Romaine lettuce, parmesan cheese, croutons, and Caesar dressing.	

ADD CHICKEN	\$4.00
ADD SHRIMP*	\$5.00

HOUSE SALAD	\$9.99
Mixed greens, tomatoes, cucumbers, shredded cheese, and croutons.	

ADD CHICKEN	\$4.00
ADD SHRIMP*	\$5.00

CEVICHE

CEVICHE MALA FAMA	\$15.99
Fish, shrimp, onion, tomato, jalapeño, and cucumber.	

SEAFOOD BASKETS

SERVED WITH FRIES, SALAD & TARTAR SAUCE.

FISH BASKET	\$15.99
SHRIMP BASKET*	\$17.99
FISH & SHRIMP BASKET	\$19.99

BURGERS

SERVED WITH FRIES.

HAMBURGER	\$11.99
CHEESEBURGER	\$13.49
BACON CHEESEBURGER	\$15.49

TABC APPLICATION



Document reference ID : 624543

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 624543
Applicant Name: JS Ventures Group LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 422931805
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 806629070
Date Filed: 6/2/2026
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Janette
Legal Middle Name: Salinas
Email Address: janetteslins@yahoo.com
Phone Number: 956-569-1624

TABC APPLICATION**Initial Application Information**

Authority Type: I am a principal or authorized user with binding authority

Legal First Name: Janette

Legal Last Name: Salinas

Email Address: janettesins@yahoo.com

Phone Number: 956-569-1624

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
JS Ventures Group LLC	Janette Salinas	Member	100	Added

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
686778	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318
686779	BLUE SUNRISE INVESTMENTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
686790	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686792	LESKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686786	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686793	CARDENAS OSCAR & LESVIA	1205 TRAVIS ST	MISSION	TX	78572-2033
686787	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686784	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686785	DLT DEVELOPMENT LLC	3907 SANTA VERONICA	MISSION	TX	78572-9578
686765	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
668048	ZAPATA GERARDO DANIEL	1601 SEBASTIAN ST	MISSION	TX	78572-6067
280841	RRR DEVELOPMENT LP	PO BOX 86	HIDALGO	TX	78557-0086
668047	TRISTAN YRIS VIOLETA ROBLES	1603 SEBASTIAN ST	MISSION	TX	78572-6067
686763	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to construct four (4) electric vehicle charging ports, being Lot 1A, Sharyland Place Subdivision, in a (C-3) General Business District, located at 2410 E. Expressway 83. Applicant: Brad Slott P.E., Project Manager (Kimley/Horn) – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 22, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- August 31, 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.
- September 16, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 13, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of S. Shary Road (F.M. 494) and E. Expressway 83.
- The applicant is proposing to install 4 charging ports. The charging ports will be placed within the Walmart Supercenter parking lot for public use.
- Access to the chargers would be through 2 driveways off S. Shary Road and 2 driveways off E. Expressway 83.
- Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council.
- The proposed hours of operation are as follows: Monday – Sunday, 24Hours.
- The working staff will be 0 employees, self-operated.
- Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 952 parking spaces are available for this establishment.
- 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:

1. Staff recommends approval for the life of Use.
2. Must apply for a building and sign permit
3. Must comply with all City Codes (Building, Fire, Health, etc.);
4. CUP is not transferable to others.

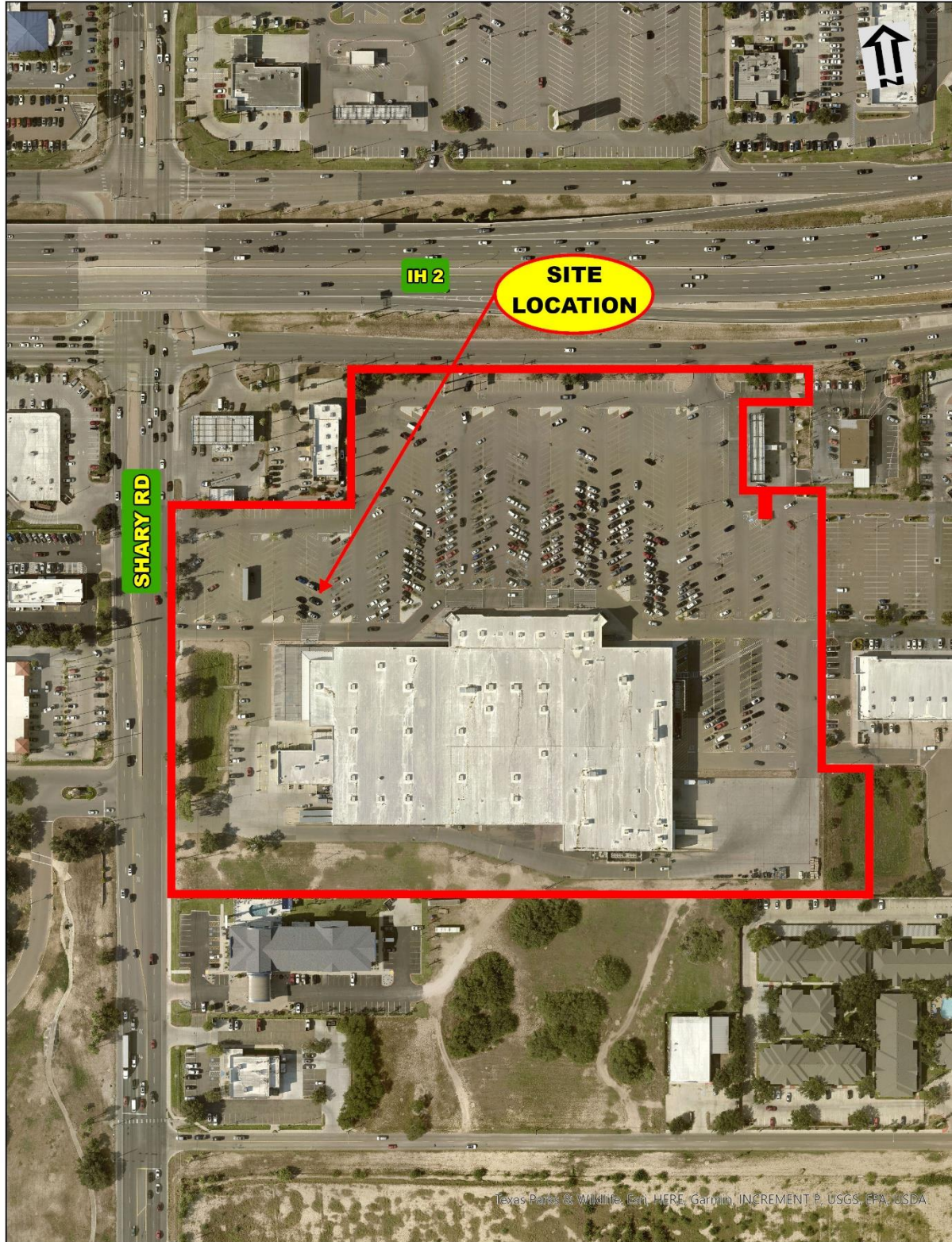
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

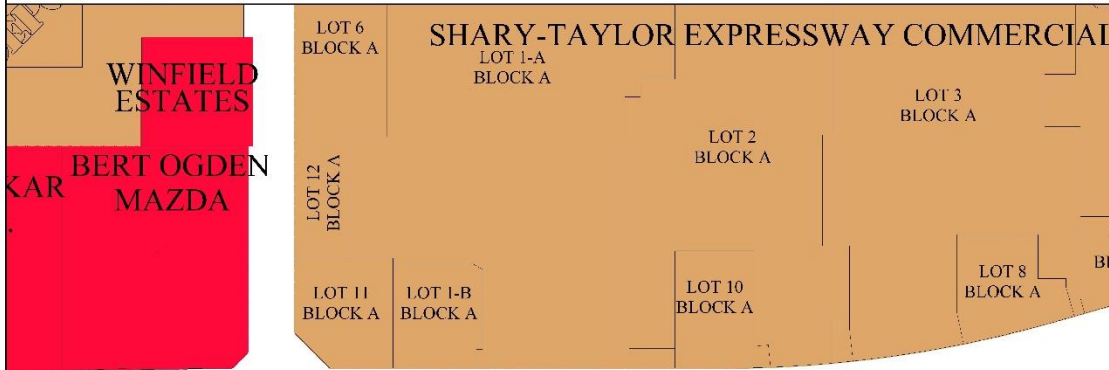
_____ NAYS

_____ DISSENTING _____

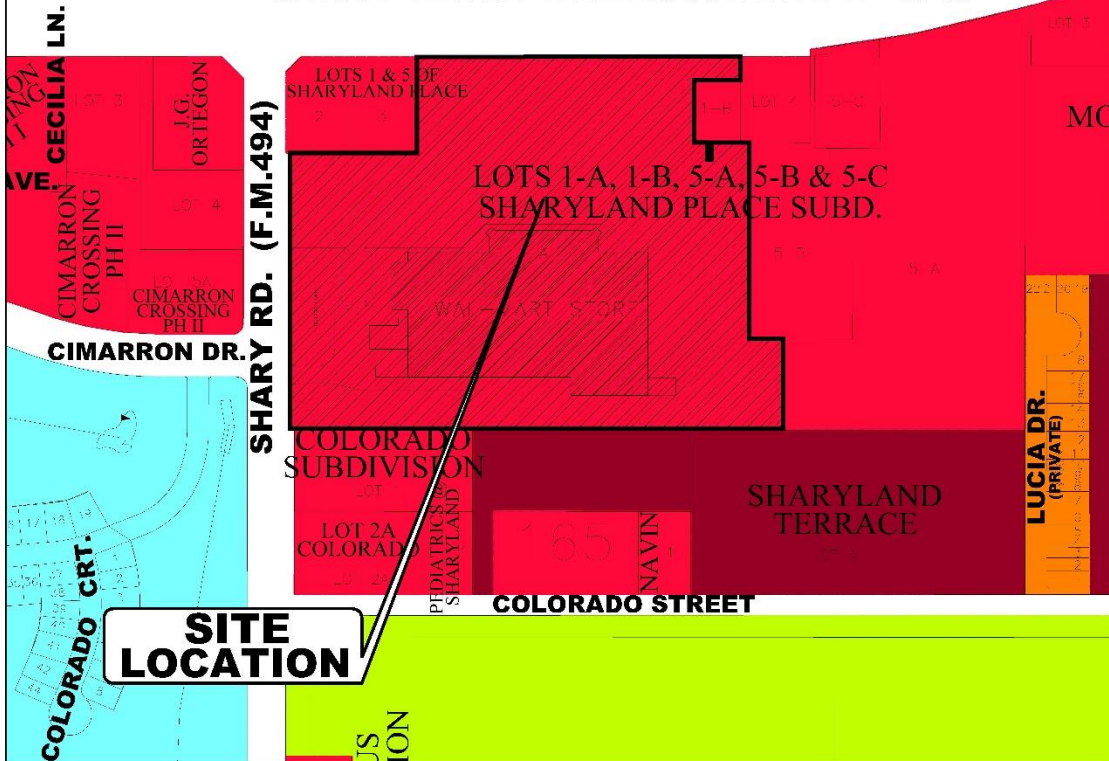
AERIAL MAP



ZONING MAP



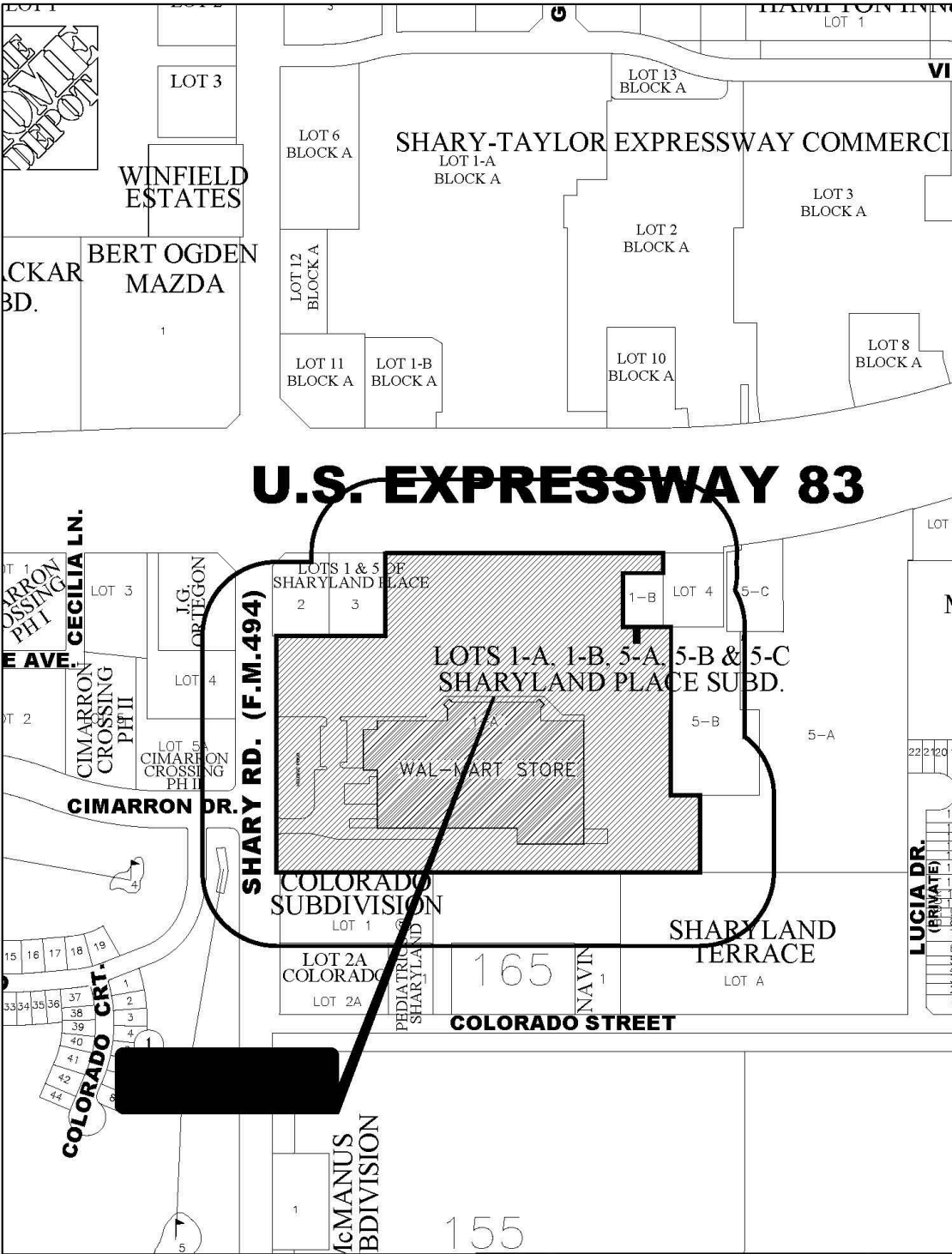
U.S. EXPRESSWAY 83



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

LEGAL NOTICE MAP



200' RADIUS MAILOUT

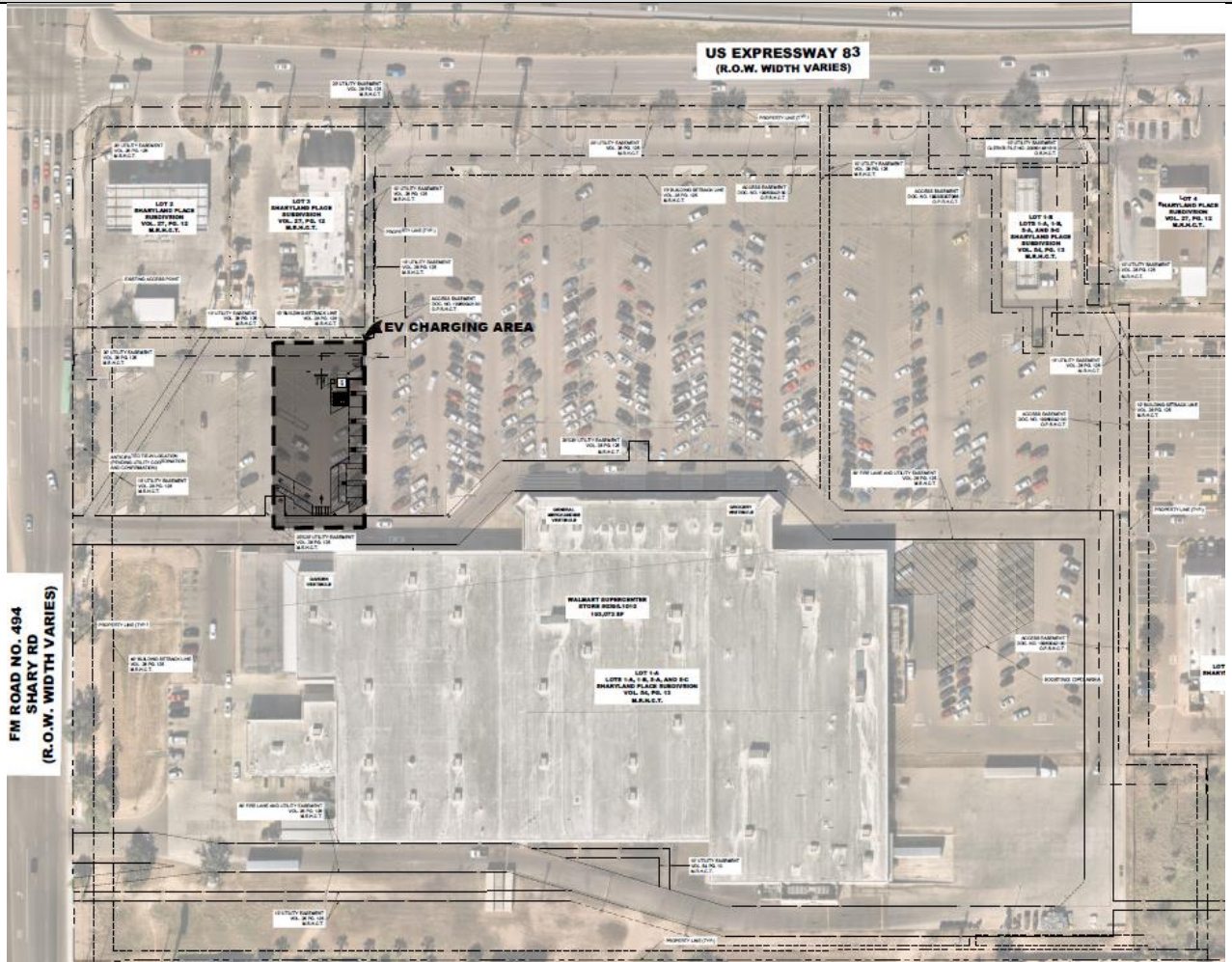


CITY OF MISSION
HIDALGO COUNTY, TEXAS

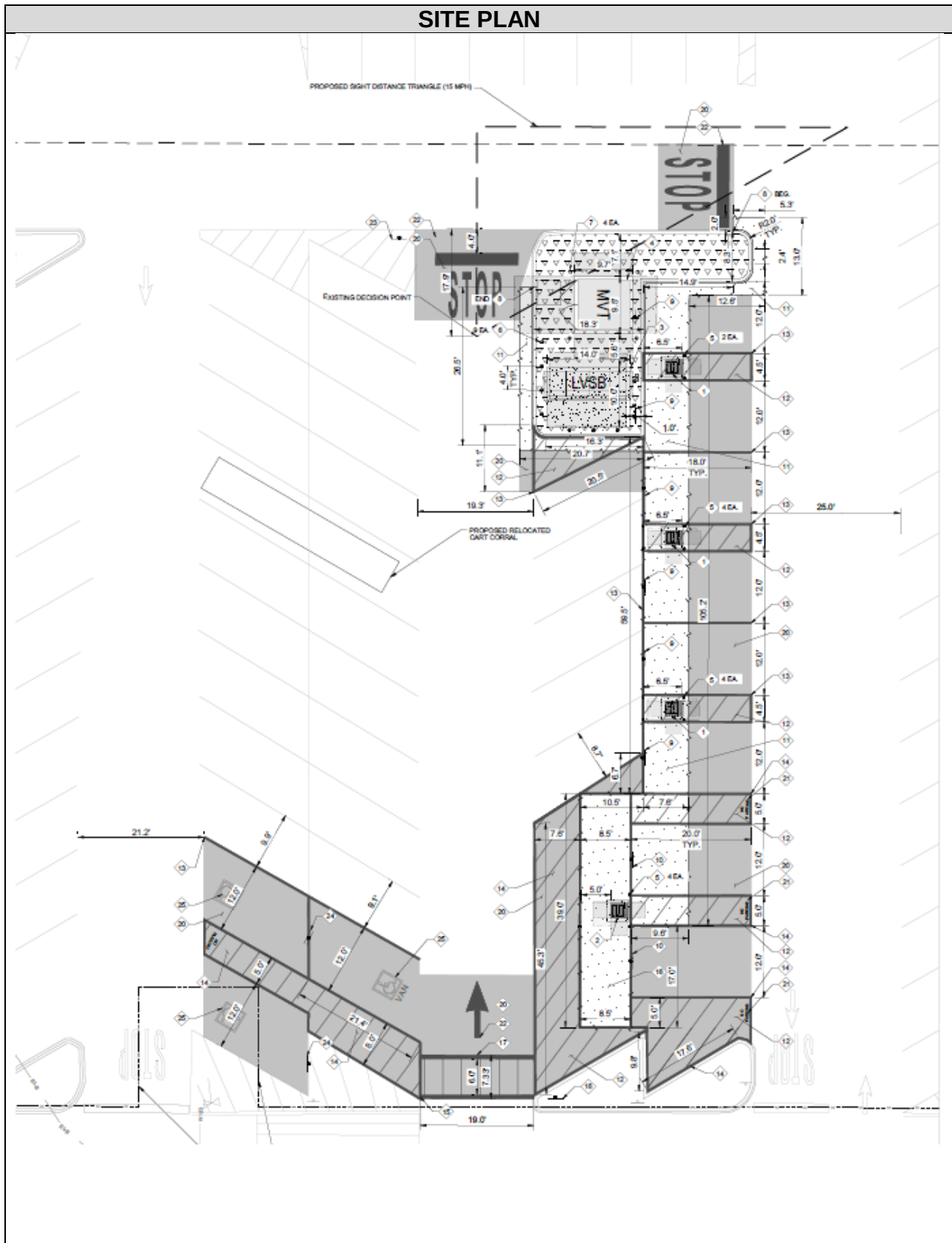
1201 E. 8th. Street
MISSION, TX 78572

No.

SITE PLAN



+



PICTURE

hyc400

Product data sheet 1/3

100 kW to 400 kW
DC-charging system
for EVs



Up to **97.5 %**
efficiency under full load

Up to **2x 600 A**
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

Bidirectional
future capability



All-in-one design for an
ultra-compact footprint



Up to 4 simultaneous
charge outputs



Power-Stack
scalable architecture

hyc400

Product data sheet 2/3

Charging Interfaces

Connection options	CCS1, J3400 (NACS), CHAdeMO
Cable lengths	11.5 ft (3.5 m), 16.4 ft (5 m), 25 ft (7.5 m)
RFID system	ISO/IEC 14443A/B, ISO/IEC 15693, NFC
Network connections	Dual SIM, 4G LTE Modems 10/100 Base-T Ethernet
Energy management	Configurable static power limit, Dynamic Power limit via OCPP/Modbus
Network communications protocol	Open Charge Point Protocol (OCPP) 1.6 and 2.0.1 Modbus, API
Vehicle communications protocol	DIN 70121, ISO 15118, Autocharge, Plug and Charge, CHAdeMO 1.2

Electrical

AC nominal voltage (RMS)	480 V $\pm 10\%$
AC nominal input current (RMS)	480 A
Input connection	3-Phase: L1, L2, L3, GND (no neutral)
Frequency	60 Hz
Power factor	> 0.99 at full load
THDi (Total harmonic distortion)	< 5% at full load
Conversion efficiency	up to 97.5% at full load
SCCR	65 kA
Surge protection	Type 1, In 20 kA, I _{max} 50 kA
Standby power consumption	43 W
DC output	100 kW (one Power-Stack), max. 300 A 200 kW (two Power-Stacks), max. 600 A 300 kW (three Power-Stacks), max. 900 A (600 A max. per cable) 400 kW (four Power-Stacks), max. 1200 A (600 A max. per cable)
Output voltage	150 - 1000 VDC

(1) Standard environmental conditions 60°F (17°C), 61° (13 m) distance
(2) See Manual for environmental details
(3) Depending on the configuration

hyc400

Product data sheet 3/3

General

Operating temperature	-30°C up to +55°C (-22°F to 131°F) ⁽¹⁾
Storage/transport temperature	-40°C to 70°C (-40°F to 158°F)
Altitude	<4,000 m (< 13,000 ft) ⁽²⁾
Humidity (in operation, storage)	Up to 95% non-condensing
Enclosure type	NEMA 3R (IP54) Indoor/Outdoor
Impact resistance (IEC 62262)	IK10
Noise emission	< 52 dBA ⁽³⁾
Dimensions (H x W x D)	88 x 29 x 26 in (2185 x 732 x 663 mm)
Weight	1235 lbs up to 1965 lbs (560 kg up to 890 kg) ⁽³⁾
Accessibility	Meets ADA requirements for height and reach
User interface	15.6" display, 4 buttons, RGB connector status
Multilingual system	GUI in 27 languages
Remote management	Access control, configuration, diagnostics, software updates

Configuration Options

Branding	Options for custom colors (powder coating), custom vinyl
CMS (Cable Management System)	Metal swing arm keeps 16.4 ft (5 m) off the ground
Payment system	Credit card reader optional (Payler/Nayax), EMV Chip, Tap to Pay

Compliance and Safety

NRTL	UL 2202, UL 2231-1, UL 2231-2 CSA C22.2 No. 346.22, No. 281-12, No. 281.2-12 File No. E515867
Metering	CTEP No. 5966-24
EMC	FCC 47CFR Part 15B (Class A)
Electrical safety	NEC (NFPA 70) Article 625
NEVI	Buy America, 100% US Steel

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
722793	MURPHY OIL USA INC	PO BOX 7300	EL DORADO	AR	71731-7300
722791	WAL-MART REAL ESTATE BUSINESS	PO BOX 8050	BENTONVILLE	AR	72712-8055
505362	VALLEY SHAMROCK INC	PO BOX 52085	PHOENIX	AZ	85072-2085
505364	MISSION SHARY PARTNERSHIP LTD	304 W NOLANA AVE	MCALLEN	TX	78504-2528
505365	CHARLIE'S FREEDOM LLC	3500 W EXPRESSWAY 83	HARLINGEN	TX	78552-3501
280845	SUSTAITA EVERARDO M	9100 S AUSTIN DR	PHARR	TX	78577-9775
816067	SUSTAITA EVERARDO PICENO	9100 S AUSTIN DR	PHARR	TX	78577-9775
713485	COLORADO MISSION PARTNERSHIP LTD	2001 ROSS AVE. STE 1900	DALLAS	TX	78201
790021	LITTLE WORLD DAY CARE & LEARNING CENTER LLC	2413 COLORADO ST	MISSION	TX	78572-9597
816344	ORFANOS G ATHANASI MD & RICARDO OCHOA MD	3013 LAKE SHORE DR	EDINBURG	TX	78539-7715
790017	CARMANT LLC	1522 WOODS ST	MISSION	TX	78572-1440
629938	SIMRAN HOSPITALITY LLC	901 S SHARY RD	MISSION	TX	78572-9106
683075	808 SOUTH SHARY ROAD LLC & 3929 W COMMERCE LLC	302 JUAREZ AVE	LAREDO	TX	78040
722796	WEINGARTEN SHARY SOUTH JV	PO BOX 2148	MILWAUKEE	WI	53201-2148
629919	ARCHLAND PROPERTY II LP	721 N WARE RD	MCALLEN	TX	78501-6616
605923	2314 EAST EXPRESSWAY LLC & 2314 EXPRESSWAY 83 LLC	1 CVS DRIVE MC 2320	WOONSOCKET	RI	2895
722798	SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 520	PRINCETON	NJ	8540
722797	WEINGARTEN SHARY SOUTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
135318	NEW CIMARRON GROUP LLC	808 S SHARY ROAD STE. 5	MISSION	TX	78572
280847	PROPERTY OWNER'S	2515 COLORADO ST	MISSION	TX	78572



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 2, 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 code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42. – C-2 (Neighborhood Commercial District), Subsection (3) Conditional Uses; Section 1.43. C-3 (General Business District), Subsection (3) Conditional Uses; and Section 1.44. C-4 (Heavy Commercial District), by removing Portable Buildings as a Conditional Use. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 2, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- September 22, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- This ordinance will streamline the process for the issuance of building permits by not requiring a conditional use permit for a portable building.
- The proposed ordinance would allow the issuance of a moving permit with the correct zoning and with a site plan approval if the portable building has a concrete skirt around the base of the building.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

EXAMPLE OF PORTABLE BUILDING



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII. USE DISTRICTS AND CONDITIONAL USES, SECTION 1.42. C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT), SUBSECTION (3) CONDITIONAL USES; SECTION 1.43. C-3 (GENERAL BUSINESS DISTRICT), SUBSECTION (3) CONDITIONAL USES; AND SECTION 1.44. C-4 (HEAVY COMMERCIAL DISTRICT), BY REMOVING PORTABLE BUILDINGS 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 after conducting a public hearing has reviewed the proposed amendment and has recommended approval; and

WHEREAS, after conducting a public hearing 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 VIII. – Use Districts and Conditional Uses, Section 1.42. C-2 (Neighborhood Commercial District); and Section 1.43. C-3 (General Business District); and 1.44. C-4 (Heavy Commercial District) be hereby amended by deleting the language that is (~~stricken~~) to read in full as follows. *The remaining sections are to remain in force.

Article VIII. Use Districts and Conditional Uses

Section 1.42. C-2 (Neighborhood Commercial District)

3. Conditional uses (require use permits, see article X):

~~(h) Portable buildings~~

Section 1.43. C-3 (General Business District)

3. Conditional uses (require use permits, see article X):

~~(h) Portable buildings~~

Section 1.44. C-4 (Heavy Commercial District)

3. Conditional uses (require use permits, see article X):

~~(d) Portable buildings other than storage buildings~~

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: September 2, 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 code of ordinances Appendix A - Zoning, Article IV, Section 1.17, Powers of Board of Adjustment, to authorize the Zoning Board of Adjustment to hear and decide Special Exceptions expressly authorized by Appendix A; Amending Article XIII, Exceptions and Modifications, Section 1.59, General, by adding a Special Exception authorizing a carport accessory to an existing single-family or two-family residence to encroach into the required front setback; Establishing standards, procedures and conditions for such Special Exceptions. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 2, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- September 22, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- This ordinance will streamline the process for the issuance of building permits by allowing the construction of carports within the 20-foot front setback, limited to no more than 400 square feet in size, with a Special Exception granted by the Zoning Board of Adjustment.
- Section 211.009(a)(2) allows for special exceptions to the zoning ordinance if the proposed construction will not have detrimental impact on surrounding properties.
- The applicant will be required to submit preliminary architectural plans or renderings of the proposed carport and notices to the surrounding property owners within 200 feet will be mailed along with a sign in the property with the information of the public hearing.
- The board must find that the proposed carport, including its size, location, and construction materials, is compatible with the character of the neighborhood and will not adversely affect the value of surrounding properties.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

EXAMPLE OF A CARPORT WITHIN THE FRONT SETBACK



EXISTING HOUSE ALONG LAS BRISAS STREET



RENDERING OF A CARPORT THAT MATCHES ARCHITECTURALLY WITH THE HOUSE



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES, APPENDIX A, ZONING, ARTICLE IV, SECTION 1.17, POWERS OF BOARD OF ADJUSTMENT, TO AUTHORIZE THE ZONING BOARD OF ADJUSTMENT TO HEAR AND DECIDE SPECIAL EXCEPTIONS EXPRESSLY AUTHORIZED BY APPENDIX A; AMENDING ARTICLE XIII, EXCEPTIONS AND MODIFICATIONS, SECTION 1.59, GENERAL, BY ADDING A SPECIAL EXCEPTION AUTHORIZING A CARPORT ACCESSORY TO AN EXISTING SINGLE-FAMILY OR TWO-FAMILY RESIDENCE TO ENCROACH INTO THE REQUIRED FRONT SETBACK; ESTABLISHING STANDARDS, PROCEDURES, AND CONDITIONS FOR SUCH SPECIAL EXCEPTIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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 for good government, peace, or order of Mission; and

WHEREAS, The amendments are consistent with the purpose of the Mission Comprehensive Plan, which is to provide a growth-friendly economic development environment that also preserves and enhances the character of the area; and

WHEREAS, The amendments are also consistent with Chapter 211, Municipal Zoning Authority, Sections 211.003, 211.008, and 211.009 of the Texas Local Government Code; and

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

WHEREAS, The City of Mission has complied with all notices and public hearings as required by law; 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 1: That the City of Mission Code of Ordinances, Appendix A, Zoning, Article IV, Section 1.17, Powers of board of adjustment, is hereby amended by adding at the end of said section a new provision, with the language underlined (added) to read as follows.

Special exceptions. In addition to the other powers set forth in this section, the board shall have the power to hear and decide special exceptions to the terms of this ordinance when this ordinance expressly authorizes the board to grant the special exception, subject to the standards, conditions, and procedures set forth in this ordinance and in accordance with Section 211.009(a)(2) of the Texas Local Government Code.

SECTION 2: That the City of Mission Code of Ordinances, Appendix A, Zoning, Article XIII, Exceptions and Modifications, Section 1.59, General, is hereby amended by adding a new subsection 8, with the language underlined (added) to read in full as follows.

8. Special exception for carports encroaching into the required front setback.

- (1) Authorization. The Zoning Board of Adjustment may grant a special exception authorizing a carport that is accessory to an existing single-family or two-family residence to encroach into the required front setback of the lot. A special exception under this subsection does not authorize relief from any side or rear setback requirement, does not apply to property in a nonresidential district, and does not authorize any encroachment or construction other than as shown on the site plan approved by the board.
- (2) Required findings; burden of proof. The board shall grant a special exception under this subsection only if it makes an affirmative finding, based on the evidence presented at the public hearing, that each of the following standards is satisfied. The applicant bears the burden of proof on each standard:
 - a. There is no adequate vehicular access to an area behind the required front building line that would accommodate a parking space;
 - b. The carport will not have a detrimental impact on surrounding properties;
 - c. The carport will be located and will remain entirely outside the public right-of-way, all utility and drainage easements, and all applicable sight-visibility triangles;
 - d. The carport will not interfere with sidewalks, drainage, utilities, or safe vehicular access;
 - e. The carport will comply with all building, fire, floodplain, and other applicable codes and regulations of the city; and
 - f. The carport, including its size, location, and construction materials, is compatible with the character of the neighborhood and will not adversely affect the value of surrounding properties.
- (3) Support or opposition. The existence or absence of support for, or opposition to, an application shall not by itself constitute grounds for granting or denying a special

exception under this subsection. The board shall consider evidence of support or opposition only to the extent it relates to the standards set forth in this subsection.

- (4) Procedures; required vote. Each application for a special exception under this subsection shall be filed, processed, noticed, heard, and decided in accordance with the application, fee, site-plan, and public-hearing procedures of Article IV of this ordinance, including written notice of the public hearing to the owners of real property lying within 200 feet of the property on which the special exception is requested, as provided in Section 1.16. The concurring vote of 75 percent of the members of the board (four (4) members of the city's five-member board) is necessary to grant a special exception, as required by Section 211.009(c) of the Texas Local Government Code.
- (5) Storage of items other than motor vehicles is prohibited in a carport for which a special exception has been granted under this subsection.
- (6) Recording. If the Zoning Board of Adjustment grants a special exception under this subsection, the city shall cause a memorandum of the special exception, identifying the property, the approved site plan, and the material conditions of approval, to be recorded in the Official Public Records of Hidalgo County, Texas.
- (7) Term; transfer; expiration. Any special exception granted under this subsection shall run with the land, subject to the approved site plan and all conditions of approval, and may be transferred, sold, inherited, bequeathed, or devised; a new special exception shall not be required upon any change or transfer in ownership of the property. A special exception granted under this subsection shall automatically expire if: (a) a building permit for the carport is not obtained within [180] days after the date the special exception is granted; or (b) the approved carport is removed, destroyed, enclosed, materially altered, or replaced.
- (8) No carport for which a special exception has been granted under this subsection shall exceed 400 square feet in size.
- (9) Private restrictive covenants. If the property is located within an active homeowners' association, the city may provide the association a courtesy notice of the application, consistent with subsection (7)(4) of this section, but approval by the association is not required for the filing, processing, or approval of an application under this subsection. A special exception granted under this subsection does not supersede, modify, or authorize the violation of any private restrictive covenant, and the city does not enforce private restrictive covenants.

SECTION 3: REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. 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 5. 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 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: September 16, 2026

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

AGENDA ITEM: Consideration and possible action on matters related to the approval of a variance to allow the construction of a 100-foot in height pylon sign for the Circle K gas station, being Lot 1, El Milagro Commercial Phase 1 Subdivision, located at 1601 E. Military Road (F.M. 1016). Applicant – Laura Davalos (Alamo Sign Solutions) - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 05, 2026 – Letter with variance request submitted to the City.
- September 16, 2026 – Consideration of the requested variance by the Planning and Zoning Commission.
- October 13, 2026 – Consideration of the requested variance by the City Council.

Summary:

- The applicant is proposing to construct a pylon sign measuring 100 feet in height instead of the required 80-foot maximum height.
- The request is for a variance not to comply with Sec. 86-155 (2) (f) (3) – Expressway and Secondary Arterial Corridors of the Mission Code of Ordinances, which states:
- Ground or tenant sign: In the case of a multiunit building, one ground pole or tenant sign will be allowed per site
 - Maximum height: 80 feet

STAFF RECOMMENDATION:

Staff recommends denial.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

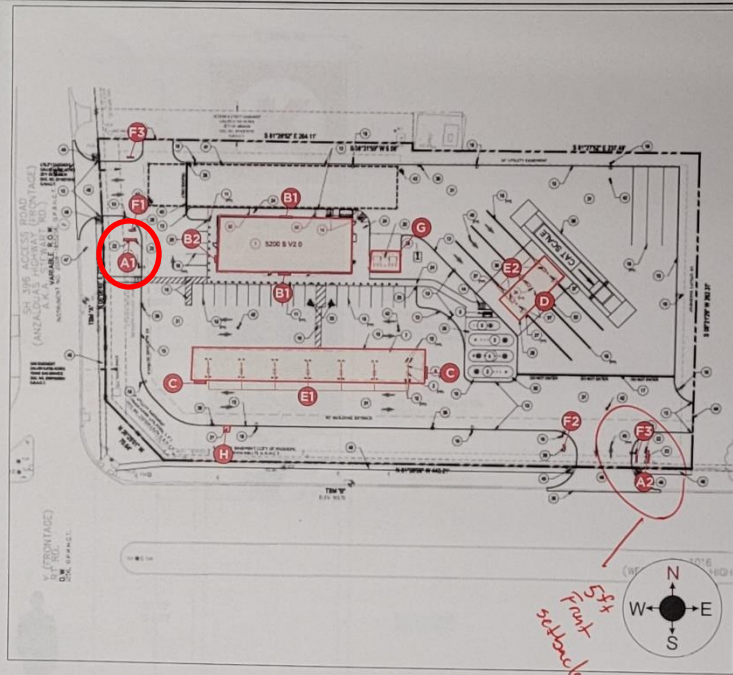
AERIAL MAP



SITE PLAN

SCOPE OF WORK

A1	100' O.A.H. x 6' NEW HI-RISE SIGN	PART#: (TBD)	452.67 SF	QTY:1
- CIRCLE K LOGO/TRUCK DIESEL - UNLEADED / 8" TOGGLE WITH 60" RED ABLE LEDS - DIESEL WITH 60" GREEN ABLE LEDS				
A2	30' O.A.H. x 6', NEW BTP SIGN	PART#: (TBD)	117.50 SF	QTY:1
- CIRCLE K LOGO - TRUCK DIESEL - UNLEADED / 4" TOGGLE WITH 24" RED ABLE LEDS - DIESEL WITH 24" GREEN ABLE LEDS - NEW 3x6' EMC				
B1	5' x 12' CK BUILDING SIGN	PART#: (CK54512SP19L)	63.49 SF	QTY:2
5' X 12' CIRCLE K BUILDING SIGN CENTERED ON FRONT AND REAR ELEVATIONS				
B2	5' X 4' CK TOTEM BUILDING SIGN	PART#: CK50504WAL	20.84 SF	QTY:1
5' X 4' CK TOTEM SIGN ON WEST ELEVATION				
C	MAIN CANOPY (36" FASCIA)	PART#: CK5316SP24LA	60.64 SF	QTY:2
- INSTALL NEW TRI-COLOR FASCIA - INSTALL 2 ILLUMINATED WORDMARKS - INSTALL EQCLEARANCE ABOVE ENTRANCE & EXIT ELEVATIONS - INSTALL EYEBROW DOWNING ON THE 3 SIDES FACING AWAY FROM THE STORE				
D	DIESEL CANOPY (36" FASCIA)	PART#: (TBD)	SF	QTY:2
- INSTALL (2) NEW ILLUMINATED CIRCLE K W/ DEF CANOPY SIGNS WITH DOWNLIGHTING ON ALL SIDES - INSTALL (2) NEW ILLUMINATED SIGNS ON DIESEL CANOPY - INSTALL CLEARANCE SIGNS				
E	DISPENSERS & FORECOURT	PART#: (TBD)	SF	QTY:7
INSTALL NEW CKSPUMPDNE20 AND CKSPUMPTDDEF20 ON DISPENSERS AND FLAGS.				
F	WAYFINDING SIGNS (CK)(TRUCK)	PART#: (TBD)	SF	QTY:
INSTALL NEW CIRCLE K AND TRUCK DIRECTIONAL SIGNS, AT DRIVEWAY ENTRIES				
G	TRASH ENCLOSURE	PART#: (TBD)	SF	QTY:
INSTALL NEW TRASH ENCLOSURE PER CIRCLE K STANDARDS				
H	AIR/WATER PUMP/VACUUM	PART#: (TBD)	SF	
INSTALL NEW CIRCLE K BRANDED AIR/WATER PUMP/VACUUM				



Site Overview

SITE#: MISSION, TX
1601 E. MILITARY RD & SH 396 RD MISSION, TX 78572
12/23/2025 (01/12)
CK_HTL_160-E-MILITARY RD AND SH-396 RD MISSION TX-G

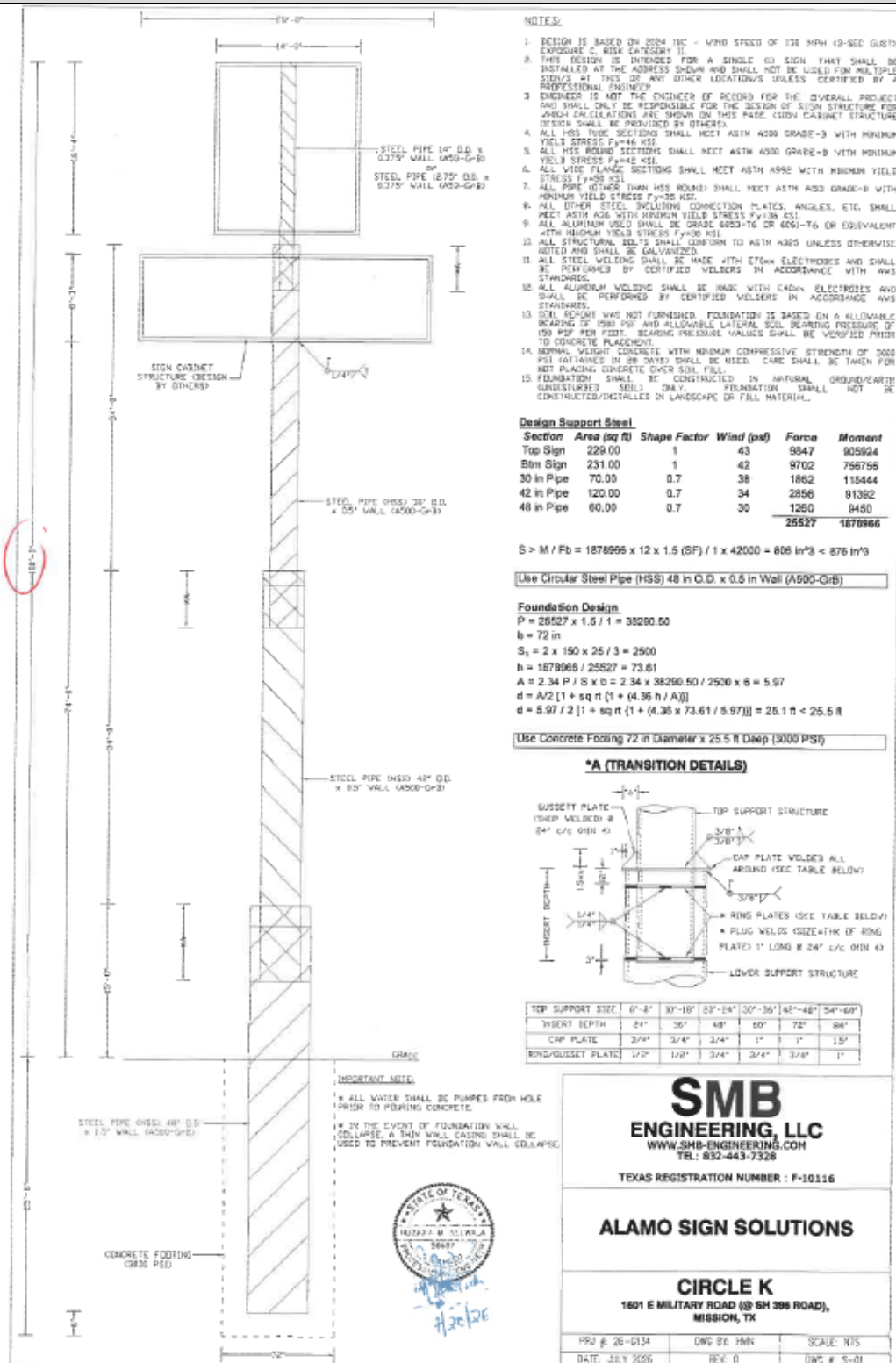
VARIANCE LETTER

1731 S. San Marcos St. Bldg. 818 | San Antonio, Texas 78207 | 210-239-6777

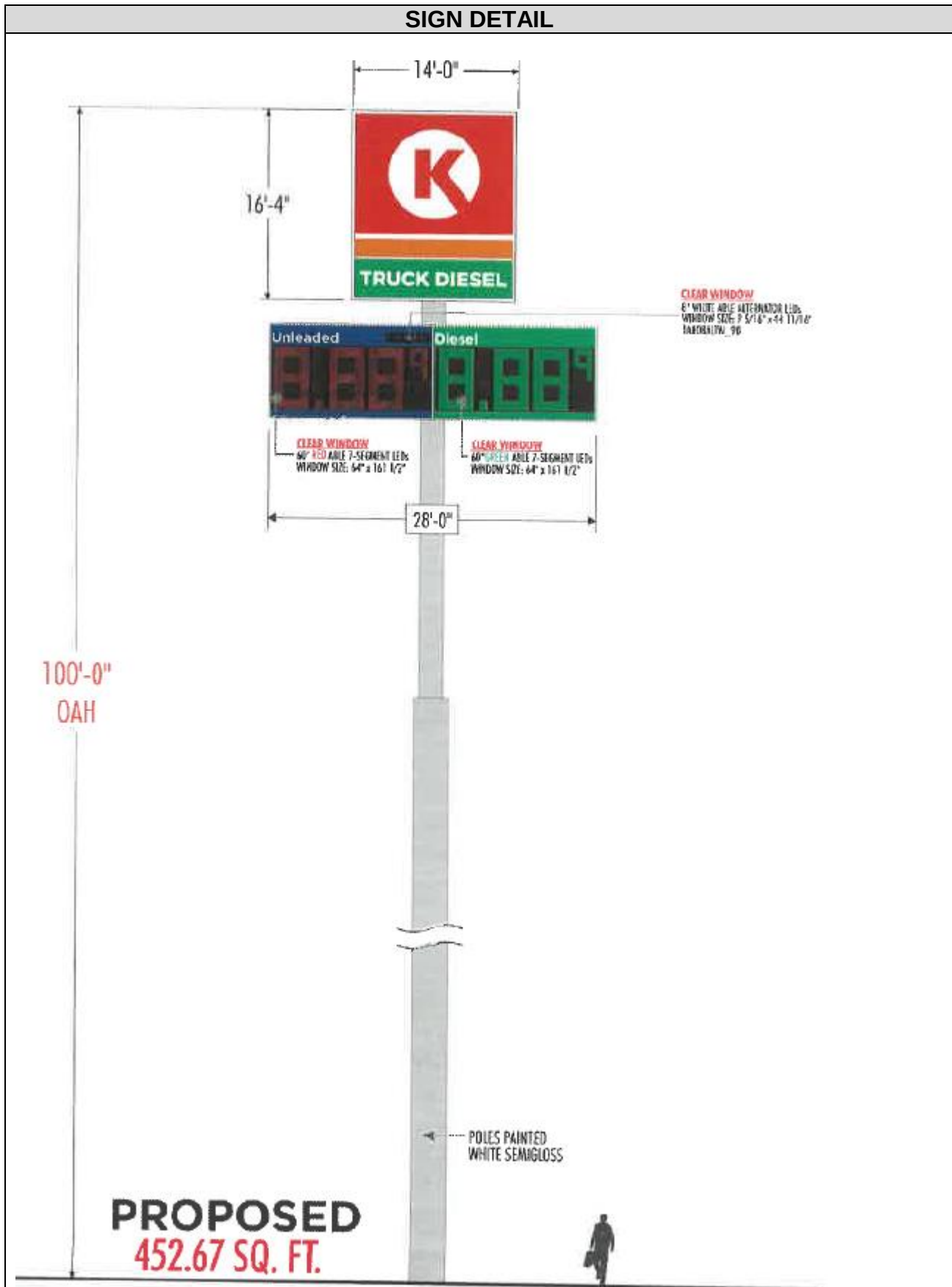
The requested variance is intended to improve the visibility and exposure of the fueling station. This facility includes truck diesel fueling and is strategically located in close proximity to Interstate 396. A 100-foot pylon sign would provide excellent visibility for motorists and commercial trucks traffic traveling in both directions on the interstate, allowing drivers to easily identify and access the station. Increased sign height is necessary to ensure the station is visible from the interstate and to effectively direct both passenger vehicles and commercial trucks to the site. Without the additional sign height, visibility from the interstate would be substantially diminished by distance, and surrounding development, reducing the effectiveness of the signage and limiting the station's ability to serve the traveling public.

With any questions, please contact Laura Davalos at (210) 239- 6777.

SIGN EXHIBIT



SIGN DETAIL



EXAMPLE EXISTING 80FT SIGN AT 100 E. EXPRESSWAY 83



EXAMPLE OF AN EXISTING 80FT SIGN





AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for the North 49 feet of Lot 34, Johnson City Subdivision, in a property zoned (R-1) Single Family Residential, located at 3004 Harmony Lane. Applicant: Christina DeMaria Kirby – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 12, 2026 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- September 16, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located at the North 49 feet of Lot 34, Johnson City Subdivision located along the West side of Harmony Lane approximately 830 feet South of Mile 2 North Road.
- The land measures 140 feet by 49 feet measuring 6,860 square feet or .157 acres per map records.
- Lot 34 got split into two separate tracts of land by metes and bounds description in August 2026.
- The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request.
- This site has access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b).
- A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$675), and Water Rights Fee (\$3000) will be imposed as a condition for approval.

STAFF RECOMMENDATION:

There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP

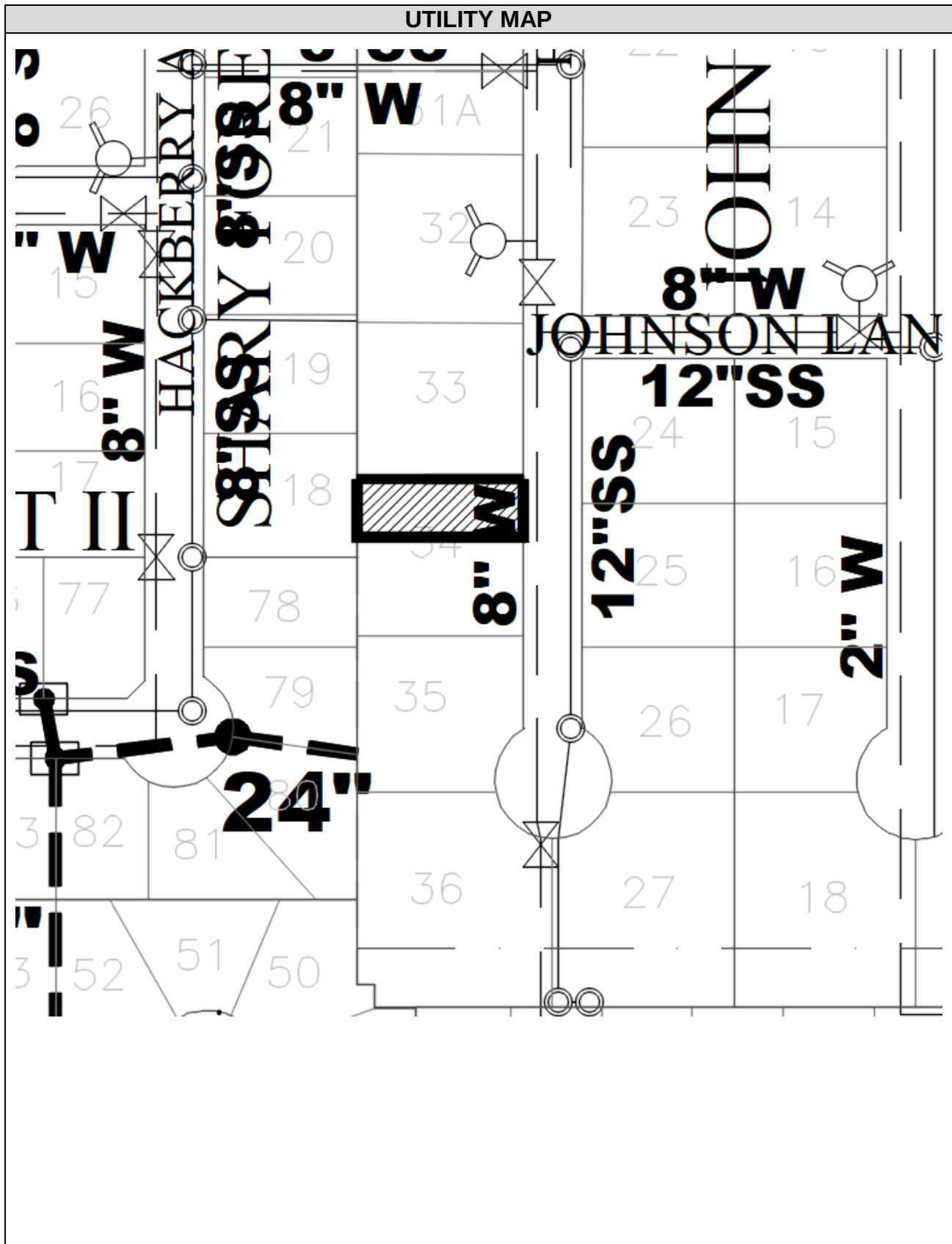


ZONING MAP



ZONING LEGEND

A-01 AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A-02 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

