



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, **May 7, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

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

Time: May 7, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 897 6109 6137

Passcode: 523097

One tap mobile

+13462487799, Meeting ID: 897 6109 6137 # Password: 523097

REGULAR MEETING

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

APPROVAL OF MINUTES

- 1 April 16, 2025

PUBLIC HEARINGS

REZONING

- 2 Conduct a public hearing and consideration of a Future Land Use Map Amendment: Being Lots 1 & 2, 2nd amended map of Shary Village, from Low Density Residential District to General Commercial District, located at 2313 Village Drive, Applicant: Jesus F. Gonzalez - Cervantes

- 3 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Heavy Commercial District ("C-4") for a tract of land containing 2.531 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located at the Northeast corner of Conway Boulevard (F.M. 1016) and Military Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II - Cervantes

- 4 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") for a tract of land containing 4.000 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located along the East side of Conway Boulevard (F.M. 1016) approximately 283' North of Military Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II - Cervantes

- 5 Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1"), all of lot 50, Mayberry Plaza Unit No. 2 Subdivision, located at 112 North Mayberry Road. Applicant: AMS Management & Properties, LLC - Cervantes

- 6 Conduct a public hearing and consideration of a rezoning request from Townhouse Residential District ("R-1T") to General Business District ("C-3") being a 1.067 acre tract of land, more or less, being the remainder tract at the Northeast corner out of that portion of Lot 304, John H. Shary

Subdivision, located at the Northwest corner of Shary Road (F.M. 494) and Dorado Drive. Applicant: LAC Enterprises, (c/o Leonel Cantu) - Cervantes

7 Conduct a public hearing and consideration of a rezoning request from Mobile & Modular Home District (“R-4”) to General Business District (“C-3”), being 5.155 acres tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Boulevard (S.H. 107) and West Mile 2 Road. Applicant: Victor Trevino - Cervantes

8 Conduct a public hearing and consideration of a rezoning request from General Business District (“C-3”) to Multi-Family Residential District (“R-3”) being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). Applicant: Abiel Ramon – Cervantes

9 Conduct a public hearing and consideration of a rezoning request from Single Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”) being a 4.100 acre tract, being comprised of the following tracts of land; Tract 1: A tract of land containing 1.0 acres, more or less, out of Lot 18-4, West Addition to Sharyland Subdivision; Tract II: A tract of land out of Lot 18-4, West Addition to Sharyland Subdivision, located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. Applicant: Mario Salinas - Cervantes

CONDITIONAL USE PERMIT

10 Conduct a public hearing and consideration of a Conditional Use Permit to place two (2) portable buildings for use as a classroom and to allow El Divino Redentor church to have 141 parking spaces as compared to the 188 parking spaces required by code, being all out of the El Divino Redentor Subdivision in a (R-1) Single-family Residential District, located at 1020 N. Los Ebanos Road. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools - Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Epix Venue Event Center, being Lot 9, Adams Crossing Subdivision in a (C-3) General Business District, located at 2711 E. Griffin Parkway, Applicant: Ricardo Sanchez, Jr. - Cervantes

12 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Doce Wine & Bar, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission Subdivision in a (C-3) General Business District, located at 214 E. Tom Landry Street, Suite B. Applicant: Myra Anzaldua - Cervantes

13 Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for a Home Occupation – Beauty Salon, being Lot 5, Block 7, Erdahl Subdivision in a (R-1) Single Family Residential District, located at 317 S. Holland Avenue. Applicant: Gloria Hernandez - Cervantes

14 Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – J.A.L.L.’s Sports Bar & Grill, being Lots 7 & 8, Inspiration Point Subdivision Phase I in a (C-3) General Business District, located at 1810 W. Griffin Parkway, Suites B, C, & D, Applicant: J.A.L.L.’s Sports Bar & Grill –Cervantes

SITE PLAN APPROVAL

15 Site Plan Approval: Construction of 6 apartments, on Lot 62, Las Esperanzas Subdivision, located at 2101 Cassandra Street, Applicant: Abel Hernandez – Cervantes

16 Site Plan Approval: Construction of a commercial plaza, on Lots 6, 7, & 8, Blk 6, Leal Subdivision No. 2, located at 300 S. Conway Avenue, Applicant: Dura Construction – Cervantes

PLAT APPROVAL

[17](#) Amended Plat: Los Olivos Subdivision, a recorded subdivision within the City of Mission city limits, Applicant: Francisco Garcia and wife Mariana Garcia, Engineer: Rene Barrera, - Cervantes

UNFINISHED BUSINESS

[18](#) Tabled: Consideration of a Conditional Use Permit for an Event Center - Elevated Events R.G.V., being Lot 12, Block 92, Mission Original Townsite, located at 523 N. Conway Avenue, Suite 3. Applicant: Savannah Pankratz - Cervantes

ADJOURNMENT

Signed this the 2nd day of May, 2025

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 2nd day of May, 2025 at _____ a.m./p.m.

Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **7th day of May, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **2nd day of May, 2025** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at _____ a.m./p.m. on said date.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
APRIL 16, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Omar Guevara
Steven Alaniz
Connie Garza

P&Z ABSENT

Irene Thompson
Raquenel Austin

STAFF PRESENT

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

GUEST PRESENT

Joaquin Diaz
Natalie Franco
Kevin Sparks
Elio C. Garza
Javier Hinojosa
Juan Mendez
Aida Molina
Minerva Flores
Jessica Flores

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 APRIL 2, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for April 2, 2025. Mr. Sanchez moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

being a 1.33 acre tract of land, being out of
And forming a part or portion of Lot 25-5, West
Addition to Sharyland Subdivision, the site
is located along the North side of West Griffin Parkway
(FM 495) approximately 1,062 feet East of Holland Avenue
AO-I to C-3
Securecare Moveit McAllen, LLC
c/o AVAD Capital LLC

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to General Business District ("C-3") to allow for an expansion of the existing "Move It Storage" units to the properties the company owns to the West. For the expansion a portion of the property is already zoned "C-3" but the remaining 93 feet in the western edge of their property is not properly zoned. The surrounding zones consist of: Single Family Residential District ("R-1") to the North and General Business District ("C-3") to the East, South and West. The Future Land Use Map shows the subject property as General Commercial since it has frontage to W. Griffin Parkway.

The requested rezoning is in line with the future land use map. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any question.

There was none.

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

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Rezoning:

**A tract of land containing 10.06 acres of land, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, the site is located along the East side of North Bryan Road approximately 1280 feet North of E. Griffin Parkway
AO-I to R-1A
J.S. Kawamoto, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Large Lot Single-family Residential District to allow for a new single family development named The Orchards at James subdivision to be built on the property. The surrounding zones consist of: Large Lot Single-family District ("R-1A") to the North and East, and Agricultural Open Interim District ("AO-I") to the south and West. Existing Land Uses are: Single family residential to the North and East, Vacant and a single family home to the South and Vacant to the West. The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any question.

There was none.

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

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #4

Rezoning:

**A tract of land containing 9.99 acres of land,
being part or portion of Lot 26-10, West
Addition to Sharyland Subdivision, the site
is located along the West side of N. Bryan Road
approximately 1280' North of E. Griffin Parkway
AO-I to R-1A
J.S. Kawamoto, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Large Lot Single-family Residential District to allow for a new single family development named The Orchards at James subdivision to be built on the property. The surrounding zones consist of: Large Lot Single-family District ("R-1A") to the North and East, and Agricultural Open Interim District ("AO-I") to the south and West Existing Land Uses are: Single family residential to the North and East, Vacant and a single family home to the South and Vacant to the West. The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none

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

Started: 5:34 p.m.

Ended: 5:48 p.m.

Item #5

Conditional Use Permit:

**To place a Mobile Food Unit named Pepe Noches,
Being Lot C, Girasol Estates Subdivision,**

**1726 W. Griffin Parkway
C-3
Joaquin Diaz**

Mr. Cervantes stated the site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive. Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. 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. The applicant is requesting a conditional use permit to place an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu will include tacos, enchiladas, papas asadas, menudo among other items. The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am. Staff recommends approval of the request subject to compliance with the following conditions: 1) 1 year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, and Sign, etc.); 3) Install landscaping with drip irrigation system prior to obtaining the business license; 4) Restrooms must be accessible to employees and patrons at all times.; 5) Acquisition of a business license prior to occupancy.; and 6) CUP not transferable to others.

Ms. Garza asked where the car wash was located on the property.

Mr. Cervantes stated the rear of the property.

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

Mr. Juan Mendez lives in the subdivision he stated the subdivision already has trouble with traffic.

Ms. Aida Molina resides at 2303 Flores Drive. She stated that traffic is terrible and there are children in play cars speeding in the subdivision. There have been accidents parking in the east side of the property. She opposed any type of business in the area.

Ms. Minerva Flores resides at 2401 Flores Drive. she stated there has been traffic issues and have told people to go through the other neighborhood exit. She stated the business El Ronco has signs to not block parking.

Mr. Joaquin Diaz, owner of Pepe Noches business, resides at 1726 W. Griffin Parkway, stated El Ronco has a lot of traffic the business has road marking but customers don't respect the signs. He believes the business should have an employee controlling traffic like other businesses such as Delia's Tamales.

Ms. Jessica Flores resides at 2101 Flores Drive. she stated that traffic is terrible and the customers speed in the subdivision and she had spoken to the owner and she was told to go through the other exit. She mentioned having another business in the area is too much for the traffic for the neighborhood.

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

Chairwoman Izaguirre asked how long El Ronco was open and how long is the food truck was going to be open till.

Mr. Cervantes stated all day and Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am. He mentioned the conditional use permit for El Ronco is almost up for renewal. He stated staff will be requesting a meeting with the El Ronco owner to discuss the traffic situation.

Mr. Sanchez asked if the applicant would be required to follow the new ordinance once he has to renew his conditional use permit.

Mr. Cervantes stated he would not be required to be under the new amended ordinance only. He said that if his conditional use permit expires then he would have to follow under the new rules.

Mr. Guevara stated he doesn't see why the customer would access the subdivision if the business is on Griffin Parkway.

Mr. Cervantes stated the customers would enter the parking lot and park and drive on Salinas Drive and then Griffin Parkway.

Chairwoman Izaguirre stated they would be using Salinas Drive.

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

Started: 5:48 p.m.

Ended: 5:51 p.m.

Item #6

Conditional Use Permit:

**A Drive-Thru Service Window – Chipotle Restaurant
Lot 6, North Sharyland Commons Subdivision
100 N. Shary Road
C-3
Kimco Chipotle**

Mr. Cervantes stated the site will include a drive thru service window on the north side of the building. Access to the drive thru service window would be off two (2) points. One access is off Ruby Red Boulevard via a 24foot wide driveway. The second access is off a service road via a 24foot wide driveway. They would place the order on the east side of the building and pick up the orders on the northside. The customers will drive-thru window location allows stacking for approximately 7 vehicles. The site plan shows a total of 36 parking spaces provided. Staff recommends Approval for Life of Use subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Installation of a speed bump at the end of the ordering window; 3) Acquisition of a business license prior to occupancy; and 4) CUP not be 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. Mr. Alaniz 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. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:52 p.m.

Item #7

Conditional Use Permit:

**Event Center –Charmed Event Venue
Lot 19, Sparks & Townsend Plaza,
2704 E. Griffin Parkway, Ste. A1
C-3
Natalie Franco**

Mr. Cervantes stated the site is located approximately 450 feet West of N. Taylor Road along the South side of E. Griffin Parkway (F.M. 495). The venue features several types of events and private gatherings. The proposed hours of operation are as follows: Monday thru Sunday from 9:00am to 9:00pm. Staff will be 2 employees Parking: Due to the total of 54 proposed chairs, a total of 18 parking spaces are needed. There was 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. Staff recommends Approval for 2 years subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday thru Sunday from 9:00am to 9:00pm; 3) Must comply with the noise ordinance, 4) Acquisition of a business license prior to occupancy; and 5) CUP not be 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. Mr. Sanchez moved to close the public hearing. Mr. Guevara 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. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #8

Conditional Use Permit Renewal: **Drive-Thru Service Windows and the Sale & On-Site Consumption of Alcoholic Beverages at La Palma Azul Snack Shop**
3501 N. Conway Avenue, Ste. 1
Lot 2, IHOP on Conway Subdivision
C-3
Elio C. Garza

Mr. Cervantes stated the site is located approximately 1,355 feet north of Mile 2 Road along the west side of Conway Avenue. The applicant leases a 1,701 sq. ft. building for a snack shop, which includes two drive-thru service windows on the north side of the building. Access to the site is from Conway Avenue via a 24' driveway. Customers place the order on the first window and then proceed to pick up the order on the second window. The drive-thru windows allow stacking for approximately 3 vehicles. The proposed hours of operation are as follows: Monday – Saturday from 11:00 am to 10:00 pm, and Sunday from 12:00 pm to 8:30 pm. Staff: 9 employees in different shifts. Parking: There is a total of 3 tables with 4 chairs each for a total of 12 seating spaces, which would require 4 parking spaces (1 parking space for every 3 seats = 4). There is a total of 130 parking spaces in the commercial plaza that are shared with the other businesses. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to surrounding property owners.

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

There was none.

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

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #9

Site Plan Approval: **Construction of a chain restaurant –**
Chipotle Mexican Grill
Lot 6, North Sharyland Commons Subdivision
100 N. Shary Road
C-3
Kimco Chipotle

Mr. Ramirez stated the site is located at the Southeast corner of N. Shary Road. and Ruby Red Boulevard. The building will be 79 feet from the N. Shary Road. frontage meeting the minimum

building setback requirements per City of Mission Zoning ordinance for (C-3) General Business District. A total of 36 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this type of business. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. Staff recommends approval of the Site Plan Approval request.

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 site plan. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:55 p.m.

Item #10

Site Plan Approval:

Construction of 5 apartments

Lot 14, Las Esperanzas Subdivision

2113 Dragonfly Street

R-3

Abel Hernandez

Mr. Ramirez stated that the property is an irregular lot measuring 18,308 square feet at a cul-de-sac with a frontage of 76.66 feet intersecting Dragonfly Street and N. Dove Street. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 10 spaces. There will be three structures proposed on the Lot: Two buildings will house two apartments each (two duplexes) measuring 2180 square feet and a standalone structure (building one –single apartment to measure 1090 square feet. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. Staff recommends approval of the Site Plan as submitted.

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 site plan. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:56 p.m.

Item #11

Site Plan Approval:

Construction of 6 apartments

Lot 59, Las Esperanzas Subdivision

105 S. Dove Street

R-3

Abel Hernandez

Mr. Ramirez stated that the property is an irregular lot measuring 18,366 square feet at a cul-de-sac with a frontage of 50.61 feet intersecting Cassandra Street and S. Dove Street. 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 991 square feet for apartment 1; 1185 square feet for apartment 2, 4, & 6; and 1006 square feet for apartment 3 & 5. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the site plan. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:56 p.m.

Ended: 5:57 p.m.

Item #12

Single Lot Variance:

**A 1.0 acre tract of land, more or less,
out of the East 17.35 acres out of Lot 29-8,
lying North of Canal, in the west Addition
to Sharyland Subdivision
925 E. Mile 2 Road
AO-I
Vicente Lozano**

Mr. Ramirez stated that the property is located along the North side of a United irrigation District canal approximately 1266 feet East of Mayberry Road situated along the North side of E. Mile 2 Road. The owner proposes to reconstruct their home thru a General Land Office (GLO) housing grant that will include demolishing the existing structure and building a new residence. A new development adjacent to the East side of this site (Bryan Landing Subdivision) has created a public street stubout giving the subject property access to a public street. This new subdivision, designed for residential housing, includes infrastructures such as streets, utilities (street lighting, fire hydrants, and drainage), all developed under the single-family residential zoning district. Capital Sewer Recovery fee (\$200.00) will be imposed as a condition of approval. Staff recommends approval of the Single Lot Variance

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Single Lot Variance. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:57 p.m.

Ended: 6:00 p.m.

Item #13**Plat Approval****Subject to conditions:**

**The Orchards at the James Subdivision,
A tract of land containing 10.06 acres of land,
situated in Hidalgo County, Texas, being part or
portion of Lot 26-11, West Addition to Sharyland
Subdivision**

AO-I (Proposed R-1A)

Developer: Earth Works Development, Inc.,

Engineer: Javier Hinojosa Engineering

Mr. Ramirez stated that proposed the Orchards at the James Subdivision consists of thirty-four single family residential lots and it is located along the East side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495). The proposed subdivision is consistent of 74 single-family residential district lots. Water and Sewer services will be provided by the City of Mission. Storm water drainage requirements meet the current standard for a 50-year storm event. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Mr. Cervantes stated the proposed Las Brisas Drive, a public street, will connect to Las Brisas Drive in the Sunterra Estates Subdivision. The proposed lots are in line with the proposed changes to the lot sizes for R1-A zoning. He mentioned later in the agenda there is a lot size ordinance amendment so they couldn't require a variance for the subdivision

Chairwoman Izaguirre asked what is the variance for?

Mr. Sanchez stated in order to not be required for a variance for the size of the lot.

Mr. Cervantes stated if the board recalled during the last meeting they discussed the change of lot sizes for affordable housing.

Chairwoman Izaguirre asked if the subdivisions are going to be completed at the same time.

Mr. Javier Hinojosa the developer stated the subdivision are located next to each other so the developer is proposing to connect a drainage line for both subdivisions. He mentioned the subdivisions are going to be completed at the same time.

Chairwoman Izaguirre asked if the board has any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the subdivision. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:50 p.m.

Ended: 5:58 p.m.

Item #14**Plat Approval**

ShiZue Gardens at the James Subdivision,

Subject to conditions: **A tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision**
AO-I (Proposed R-1A)
Developer: Earth Works Development, Inc.,
Engineer: Javier Hinojosa Engineering

Mr. Ramirez stated that the proposed ShiZue Gardens at the James Subdivision consists of thirty-five single family residential lots and it is located along the West side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495). The proposed lots measure 65 feet in width by 140 feet in depth consistent with the proposed new lot size minimums for R1-A zoning. Water and Sewer services will be provided by the City of Mission. Storm water drainage requirements meet the current standard for a 50-year storm event. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, 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 further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the subdivision. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:09 p.m.

Item #15

To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.37, R-1A Large Lot Single-Family Residential District, Subsection 5, Area Requirements; Section 1.371, R-1 Single-Family Residential District, Subsection 5, Area Requirements; Section 1.372, R-1T Townhouse Residential District, Subsection 5, Area Requirements; Section 1.39, R-3 Multi-Family Residential District, Subsection 5, Area Requirements; Section 1.40, R-4 Mobile Home District, Subsection 2, Permitted Uses, Subsection 3, Conditional Uses, Subsection 4, Prohibited Uses, Subsection 5, Area Requirements, and Subsection 6, Required Conditions

Mr. Cervantes stated that in the last Planning & Zoning meeting the board had discussed the ordinance amendments for lot sizes and the setbacks. He mentioned Chairwoman Izaguirre asked for the recommendation for an R-1T to be an 18' front setback. He stated the R-4 zone would only apply for mobile home parks and mobile home subdivision would be prohibited.

Chairwoman Izaguirre asked which zone and setback had she recommended the previous meeting.

Mr. Cervantes stated she had recommended 18' instead of 20' front setback in townhouse district .

Chairwoman Izaguirre stated yes, that would be her only recommendation.

Mr. Sanchez asked who had come up with the amended setbacks if staff compared it with other cities.

Mr. Cervantes stated staff compared the lot sizes and setback with different cities.

Chairwoman Izaguirre stated sometimes the lot is irregular and needs a smaller setback.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the amendment to have an 18' front setback for the R-1T zoning district. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Motion withdrawn by Mr. Sanchez because the public hearing was not held.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Garza 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 further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the amendment of an R-1T 18' instead of 20' front setback. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:09 p.m.

Ended: 6:17 p.m.

Item #16

To consider an ordinance amendment to the City of Mission Code of Ordinances Chapter 98 – Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144. Park Dedication of Fees in Lieu of Requirements, Subsection (D) Money in Lieu of Land, Amending the Park Fees Required per Dwelling Unit during the Subdivision Process

Mr. Cervantes stated the park's advisory board is recommending that the park dedication fee be increased from \$500 to \$650. He mentioned staff had compared the park fees with different cities. Staff recommends amending the park fees in the amount of \$650.00 per dwelling unit. The fee shall increase in the amount of \$25.00 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment, maximum fee to be capped at \$750.00 per dwelling unit. He mentioned the park fee would go to the existing parks in the city.

Chairwoman Izaguirre asked if the developers impact the rest of the community also impacts the citizens since they have to pay property taxes so would the developer pay twice.

Mr. Cervantes stated the park fees would go to the improvements of existing parks or to purchase properties for parks. He added that the fees cannot be used for maintenance of an existing park.

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. Garza moved to close the public hearing. Mr. Guevara 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 further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the amendment of the park fees. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:17 p.m.

Ended: 6:21 p.m.

Item #17

To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Section 1.2. Definitions. by defining Mobile Food Park; Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit, by establishing a radius for Mobile Food Units and Mobile Food Parks

Mr. Cervantes stated Staff was given a directive by the City Council to revisit the Mobile Food Unit Ordinance in regards to increasing the distance limitation between mobile food units and mobile food parks. He stated a definition for a mobile food park and a mobile food unit. Mobile food units shall not be allowed within one-mile of another mobile food unit or mobile food park. This subsection does not apply to mobile food units approved by City Council prior to enactment of this amendment. Mobile food parks shall not be allowed within half-mile of another mobile food park or within one-mile of a mobile food unit and may only be located on commercial zone properties.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked if the food park that is being built near the west side liquor on Tom Landry would be affected.

Mr. Cervantes stated it wouldn't be affected.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the amendment of the mobile food units and food parks ordinance. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:21 p.m.

Ended: 6:23 p.m.

Item #18

Discussion regarding the Texas Department and Licensing and Regulation (TDLR) State Law requiring cities to require TDLR registrations for all commercial projects over \$50,000.00 in permit valuation

Mr. Cervantes stated that the State Government Code, Title 4, Subtitle E, Chapter 469, Subchapter C, Subsection 469.101 states that if the estimated construction cost of a commercial project is \$50,000.00 or more, all plans and specifications for the construction or alteration to a building or facility is subject to Section 469.101 of the Act must be submitted by a design professional along with a form prescribed by the Texas Department of Licensing and Regulation (TDLR) to a registered accessibility specialist. The form must be submitted not later than the twentieth day after the plans and specifications are issued. When there is not a design professional with overall responsibility, the owner of a building or facility must submit the construction documents to a registered accessibility specialist prior to filing an application for building permit or commencement of construction. An owner or design professional may submit revised construction documents to a registered accessibility specialist to review, including change orders, addenda, or letters. For any new commercial building over 20,000 square feet, a licensed architect is required by the Texas Board of Architects to seal the plans but for smaller buildings the developer can simply hire a designer to draw the plans if desired. This could result in new commercial buildings not being in compliance with the Federal Americans with Disabilities Act (ADA). Failure to require the TDLR registration could result in fines of up to \$5,000.00 per violation to both the owner and the city. Staff recommends starting to enforce the State Law to be in compliance with the American with Disabilities Act.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Started: 6:23 p.m.

Ended: 6:25 p.m.

Item #19

Discussion regarding amendments to the Future Land Use Map

Mr. Cervantes stated Mayor Garza requested a Planning and Zoning Commission workshop to discuss making possible changes to the Future Land Use Map for the area south of US Expressway 83. She is available on April 22, April 23, April 29, or April 30.

The board agreed on April 23rd at 12:00pm for lunch.

ITEM#20

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Ms. Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:25 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF
MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Future Land Use Map Amendment: Being Lots 1 & 2, 2nd amended map of Shary Village, from Low Density Residential District to General Commercial District, located at 2313 Village Drive, Applicant: Jesus F. Gonzalez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 2, 2025 – Application for a comprehensive plan amendment submitted for processing
- April 4, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract and notice of hearings was published in the Progress Times.
- April 16, 2025 – Applicant asked to postpone the public hearing for the May 7 meeting
- April 16, 2025 – Petition in opposition submitted by the surrounding property owners.
- April 23, 2024 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested Future Land Use Map Amendment by the Planning and Zoning Commission
- May 12, 2025 – Public hearing and consideration of the Future Land Use Map Amendment by the City Council.

Summary:

- State law states that zoning must be in accordance with the city's comprehensive plan and must be designed to lessen congestion on the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements.
- A comprehensive plan generally is defined as a long-range plan intended to direct the growth and physical development of a community for an extended period of time which is normally 20 years.
- Comprehensive planning is a process by which a community assesses what it has, what it wants, how to achieve what it wants and finally, how to implement what it wants.
- The applicant desires to transform the existing home in the property into an office complex and intends to build a parking lot in lot 2 to provide on-site parking for the employees and the customers.
- The second amended map of the Shary Village subdivision was recorded on September 13, 1982.
- Even though there are no restrictions in the subdivision's plat notes, it appears that the developer's intent is for the lots to be developed for single-family homes. The property at the

southwest corner of Shary and Village Drive, not a part of the Shary Village subdivision, is being used as a single-family home.

- The applicant argues that the property should be zoned commercial due to it being a hard corner of Shary Road and the commercial development to the north of the property lines up to the applicant's West side of Lot 2.
- Lot 1 measures 100 feet by 100 feet for a total of 10,000 square feet. Lot 2 is an irregular shaped lot with 107.08 feet of depth along the west side and 100 feet along the East side with a width of 100 feet.
- There was an attempt in the year 2021 by the applicant to rezone the property to Neighborhood Commercial District, but it was disapproved by the City Council due to heavy opposition from the neighborhood.
- A petition was submitted in opposition to the request from the majority of the Shary Village property owners. The petitioners state that the land use change is a violation of the subdivision's deed restrictions. In addition, the petitioners state that the commercial designation will impede and affect the residential environment and safety of the one neighborhood street. The petitioners state that the reclassification will increase traffic and will endanger the safety of the residents and children of Shary Village.
- The board can consider a less intense commercial land use which is Neighborhood Commercial.

STAFF RECOMMENDATION:

Staff recommends disapproval.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

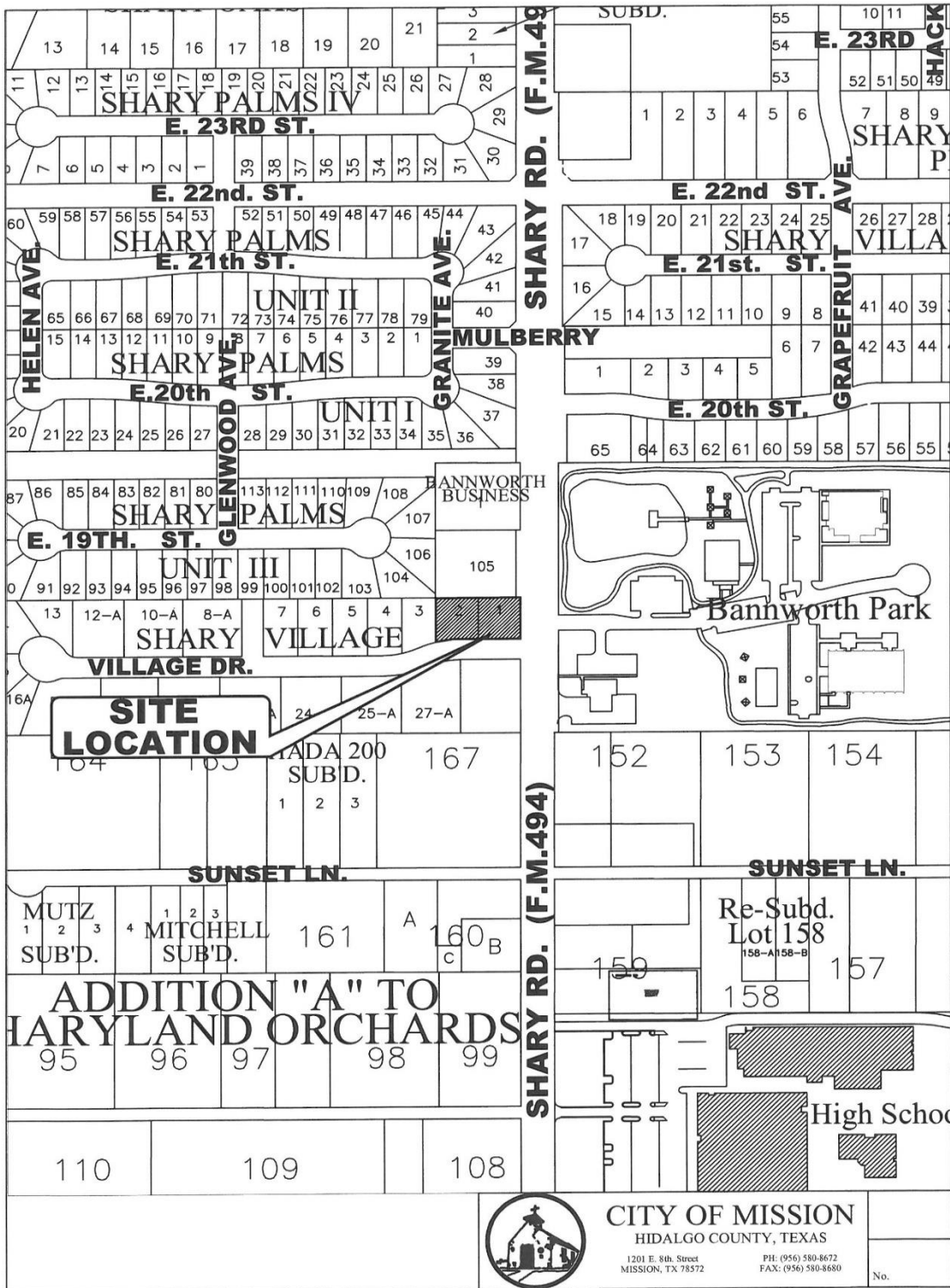
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_____ AYES

_____ NAYS

_____ DISSENTING _____

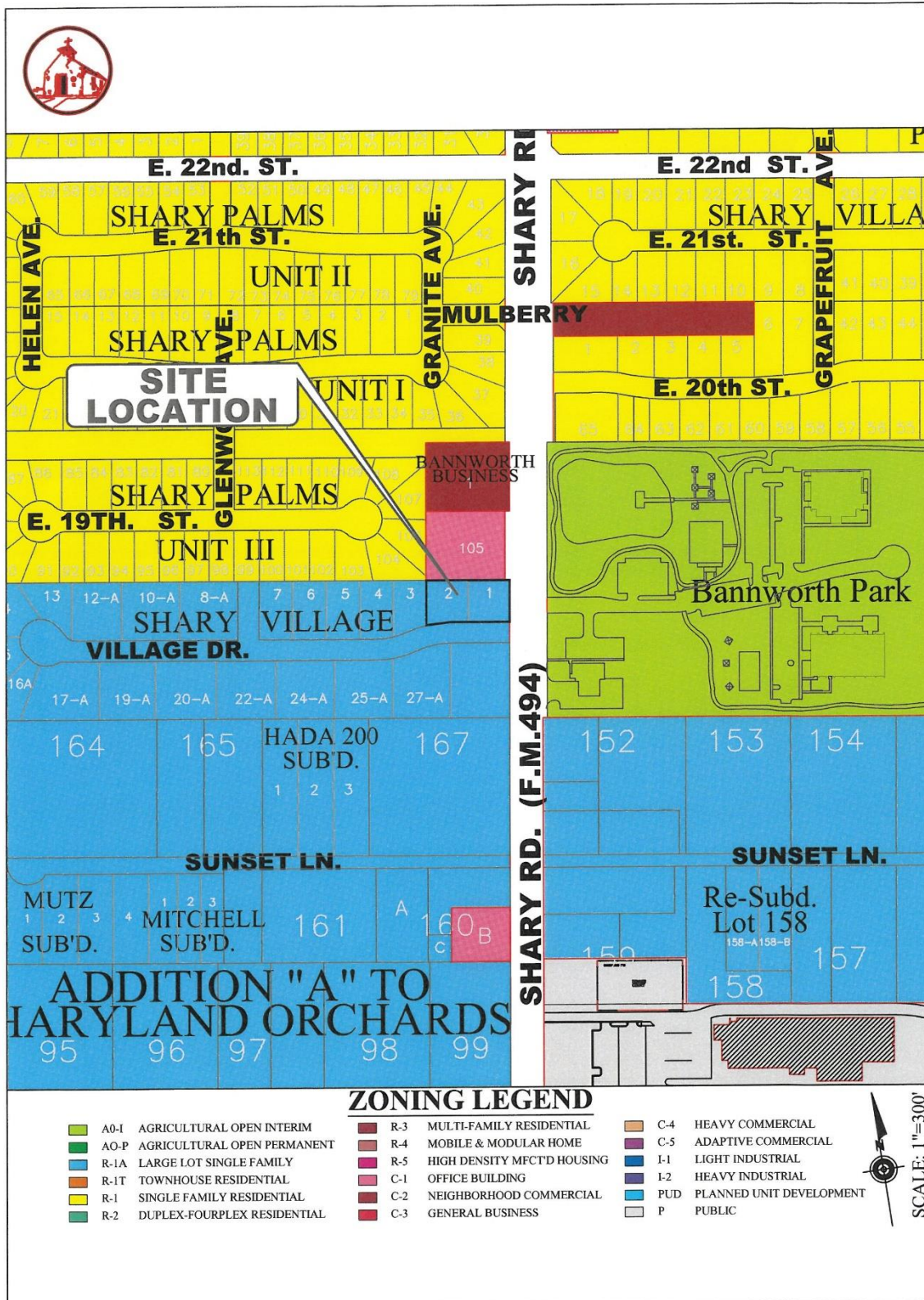
VICINITY MAP



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

No.

ZONING MAP



AERIAL



FUTURE LAND USE MAP

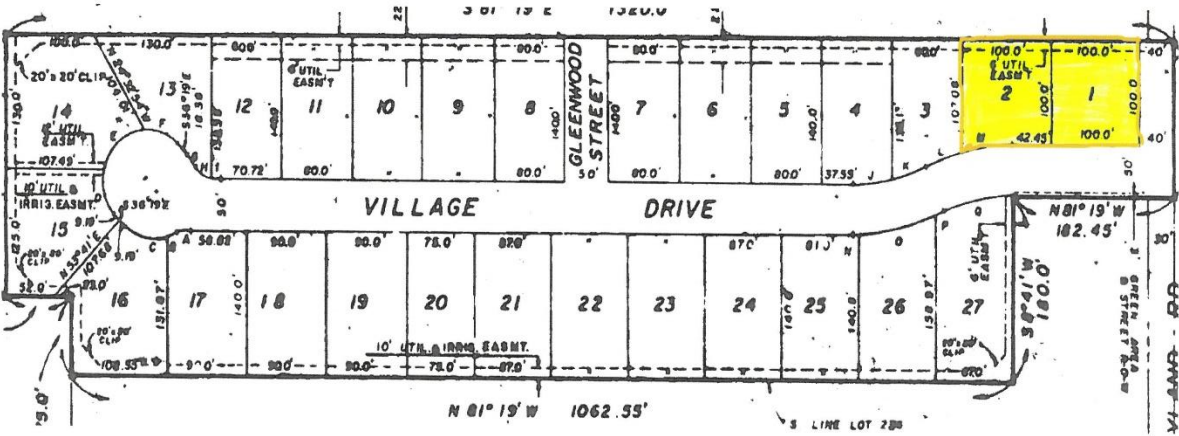


FUTURE LAND USE MAP

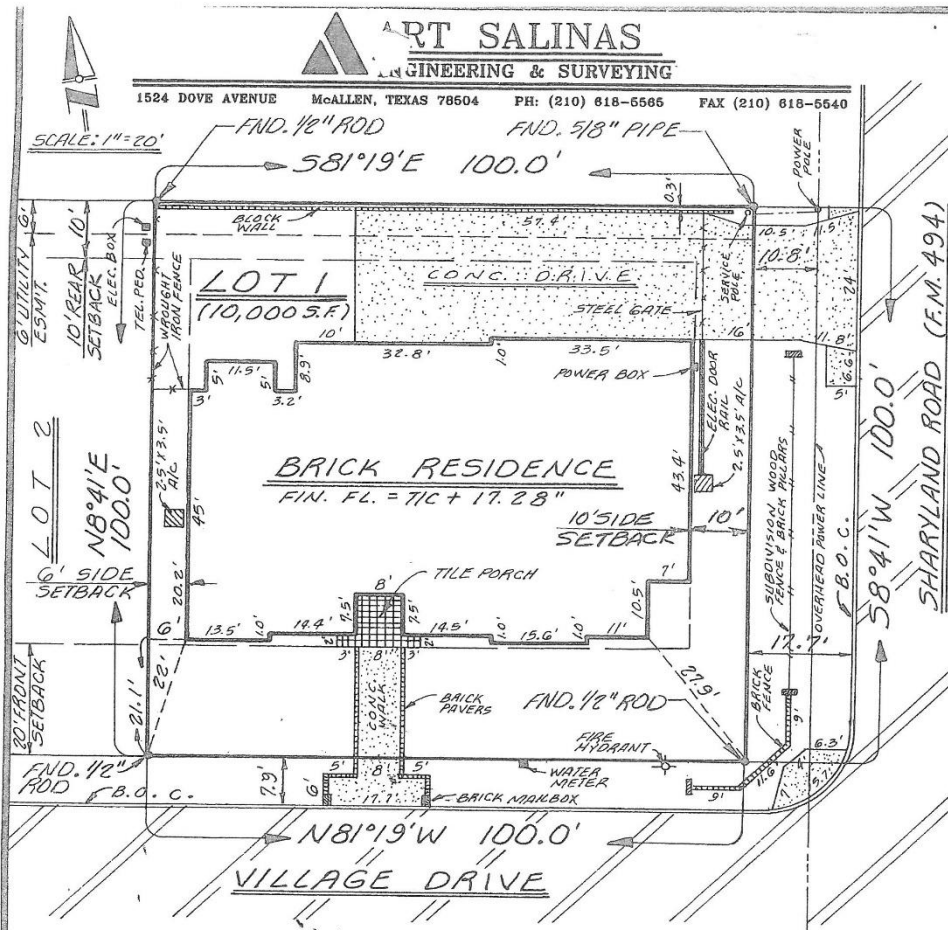
- | | | | |
|--|--|--|---|
| - LD - Low Density Res. | - LDA - Lower Density Res. | - GC - General Commercial | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial | - P - Public | - PUD - Planned Unit Development |
| - HD - High Density Res. | | | |
| - ● - Neighborhood Commercial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



RECORDED SUBDIVISION



PROPERTY SURVEY



FLOOD CERTIFICATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas determined to be outside 500-year flood-plain as per F.E.M.A. Flood Insurance Rate Map Panel No. 480345-0005-C dated 11-20-91.

PLAT NOTES:

- PLAT NOTES:
1. There are no discrepancies, conflicts or shortages in area or boundary lines, encroachments, or any overlapping of improvements except as shown or noted herein.
 2. Easement agreement between CENTRAL POWER & LIGHT COMPANY and BJUT, INC., dated July 15, 1982, recorded in Volume 1793, Page 55, Deed Records, Hidalgo County, Texas to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto. (Blanket)
 3. Easements, Rules, Regulations and Rights in favor of United Irrigation District. (Blanket)
 4. Bearing Basis: "SHARY VILLAGE"

BORROWERS: JESUS F. GONZALEZ and MARIA DEL ROSARIO GONZALEZ

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 2113 VILLAGE DRIVE IN MISSION TEXAS, DESCRIBED AS FOLLOWS: LOT ONE (1), SHARY VILLAGE, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER 2ND AMENDED MAP OR PLAT THEREOF RECORDED IN

VOLUME 22, PAGE 164, MAP RECORDS, HIDALGO COUNTY, TEXAS.

96-6451
JOB NO.

08-06-90
DATE

08-08-96
REVISED

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4802



PETITION IN OPPOSITION

RECEIVED
4/16/25

PETITION AGAINST THE RE-ZONING OF:

Lots 1 & 2, 2nd Amended Map of Shary Village Subdivision aka 2313 Village Drive

We, the residents and owners of properties within the Shary Village neighborhood, located on Village Drive, Sharyland, Mission, Texas, hereby sign below in agreement that:

We oppose the rezoning of lots 1 & 2, 2nd Amended map of Shary Village Subdivision, located at 2313 Village Drive to be re-classified as "General Commercial District."

This is set for hearing in front of the Planning and Zoning Commission of the City of Mission on April 16, 2025.

We oppose the re-classification of 2313 Village Drive to "General Commercial District," as such re-classification first as is in direct violation of deed and HOA restrictions of such property.

Second, re-classification will impede and effect the residential environment and safety of the one-street neighborhood "Shary Village."

Third, re-classification will increase traffic (which will be forced to use our cul-de-sac to turn around), thereby endangering the residents and children of our neighborhood. It is important to note, that due to Bannworth Park (which is directly in front of the entrance to Shary Village), we already experience heightened traffic concerns in the area. Adding a commercial property to the corner of the same intersection would be unreasonable and unsafe.

Lastly, re-classification will change the nature of the neighborhood and essentially commercialize one of the long-standing, signature neighborhoods of the area.

We the undersigned agree and adopt the above:

NAME	ADDRESS	DATE
Robert Ledesma	2309 Village Drive Mission, TX	4/8/25
Diana Cohen	2304 Village Dr. Mission, TX 78572	4/8/25
Elvia Garza	2303 Village Dr. Mission, TX 78572	4/08/25
Marco Gutierrez	2303 Village Dr. Mission	4/8/25
Claudia Davis	2304 Village Dr. Mission TX	4/8/2025
Jana Clemente	2308 Village Dr. Mission, TX 78572	4-8-2025

PETITION IN OPPOSITION

[illegible]

MAILOUT LIST

PROP_ID	Property Owners (REZ25-16)	addrDeliveryLine	addrCity	addrState	addrZip
283658	SALAZAR FEDERICO JR	2305 VILLAGE DR	MISSION	TX	78572-3283
539977	ZOROLA JESUS R & LUZ M	2313 E 19TH ST	MISSION	TX	78572-3250
283656	BAZAN CHRISTOPHER D	2309 VILLAGE DR	MISSION	TX	78572-3283
539973	GALVAN AGUSTIN & RAQUEL	2308 E 19TH ST	MISSION	TX	78572-3249
539974	VIELMA MAURO A & ELIZABETH E	2310 E 19TH ST	MISSION	TX	78572-3249
539976	AGUIRRE MARTHA T	2312 E 19TH ST	MCALLEN	TX	78572-3249
346283	LEDESMA ROBERTO E & SOFIA S	2308 VILLAGE DR	MISSION	TX	78572-3282
346282	COHRS JONATHAN W & DEANN	PO BOX 698	DONNA	TX	78537-0698
283654	GONZALEZ JESUS F & MARIA D ROSARIO	617 BEAUMONT AVE	MCALLEN	TX	78501
539975	TREVINO JOSE ANGEL	2404 E 20TH ST	MISSION	TX	78572-3389
281192	LANGE WALTER KELLY	1807 N SHARY RD	MISSION	TX	78572-3230
281193	BOWDEN MARGOT	1805 N SHARY RD	MISSION	TX	78572
281198	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
281199	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238476	T-JAM DEVELOPMENT LTD	2404 E 20TH ST	MISSION	TX	78502



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Heavy Commercial District ("C-4") for a tract of land containing 2.531 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located at the Northeast corner of Conway Boulevard (F.M. 1016) and Military Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim ("AO-I") to Heavy Commercial District ("C-4") to allow the development of a commercial plaza or a convenience store. The property has a commercial structure and a home
- The property owner would like the flexibility to develop the property under the heavy commercial allowed uses.
- The subject property measures 234.42' along the Railroad right-of-way along the East side of Conway Boulevard and it has depth of 469.72'. There is a physical connection from Conway Boulevard to the subject property through the railroad right-of-way. This will be used to access the site.
- The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West.
- The existing land uses are: Vacant to the West, South and North and a single-family subdivision under construction to the East.
- The Future Land Use Map shows the subject property as General Commercial District. The subject property is in transition and staff finds Heavy Commercial uses as an acceptable alternative due to the fact that it is a corner of two major commercial corridors.
- Notices were mailed to five (5) surrounding property owners. To this date there have been no objections to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

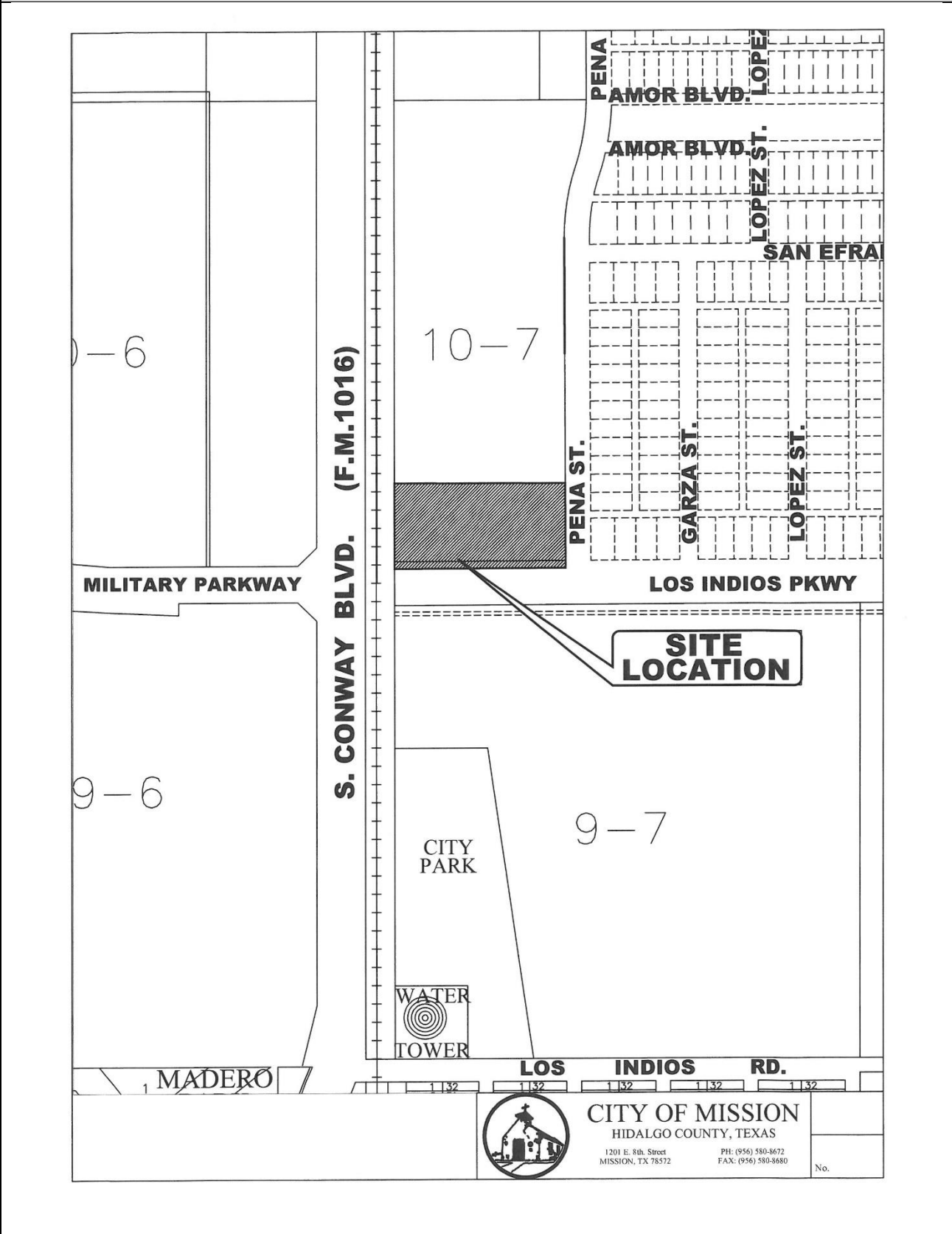
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_____ AYES

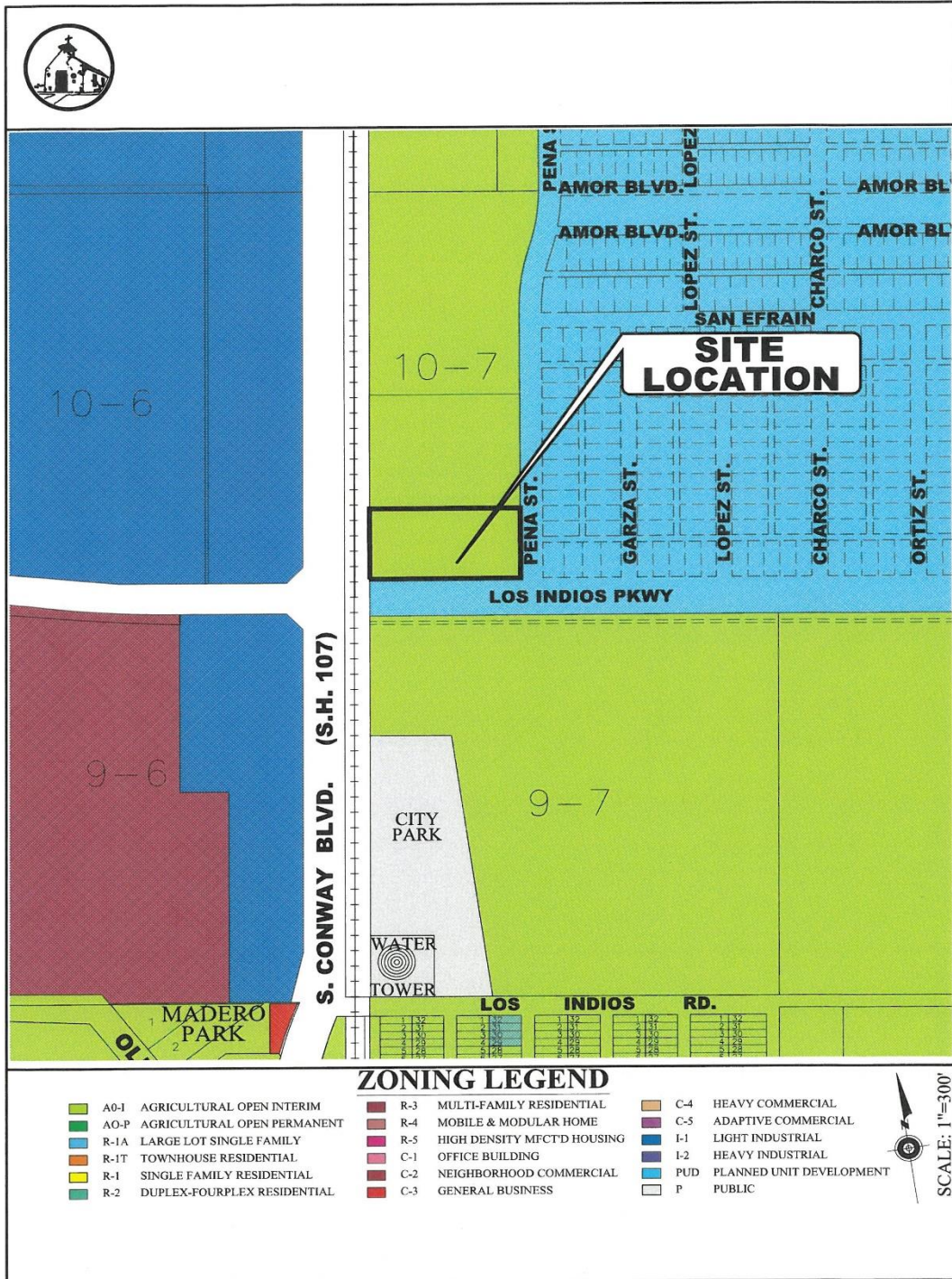
_____ NAYS

_____ DISSENTING _____

VICINITY MAP



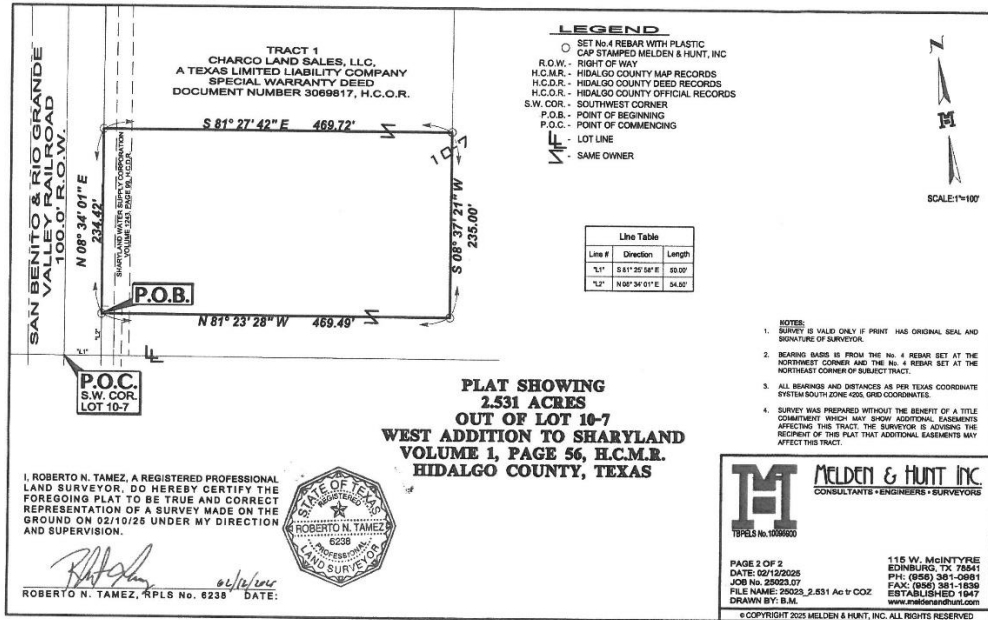
ZONING MAP



AERIAL



PROPERTY SURVEY



MAILOUT LIST

PROP_ID	Property Owner (REZ25-18)	addrDeliveryLine	addrCity	addrState	addrZip
316408	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316437	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316436	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
630543	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316432	AMAYA FERNANDO V	501 N BRIDGE ST NO 337	HIDALGO	TX	78557



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") for a tract of land containing 4.000 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located along the East side of Conway Boulevard (F.M. 1016) approximately 283' North of Military Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") to allow the construction of a Mission Housing Authority multi-family development. The property is currently vacant.
- The Mission Housing Authority has applied for housing tax credits with the Texas Department of Housing and Community Affairs for an apartments development named Conway Village. Some of the units would need to be rented to low-to-moderate income families.
- The subject property measures 370.84' along the Railroad right-of-way along the East side of Conway Boulevard and it has depth of 470.08'. There is a physical connection from Conway Boulevard to the property through the railroad right-of-way from the property just South. This will be used to access the site.
- The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West.
- The existing land uses are: Open acreage to the West, a single-family subdivision under construction to the East, commercial structures to the South and a single-family home to the North.
- The Future Land Use Map shows the subject property as General Commercial District. The subject property is in transition and staff finds multifamily residential uses as an acceptable land use alternative.
- Notices were mailed to five (5) surrounding property owners. To this date there have been no objections to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

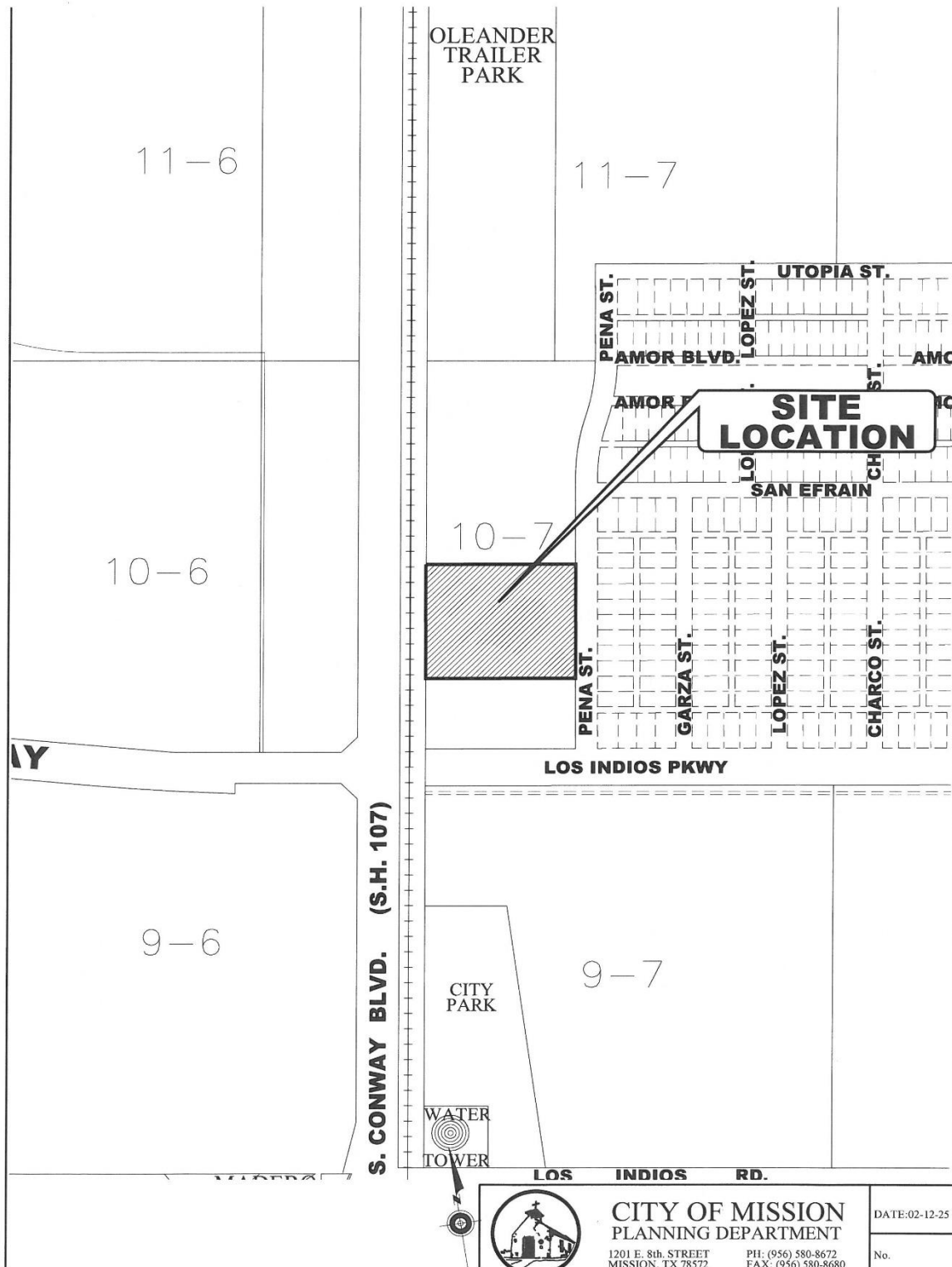
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_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



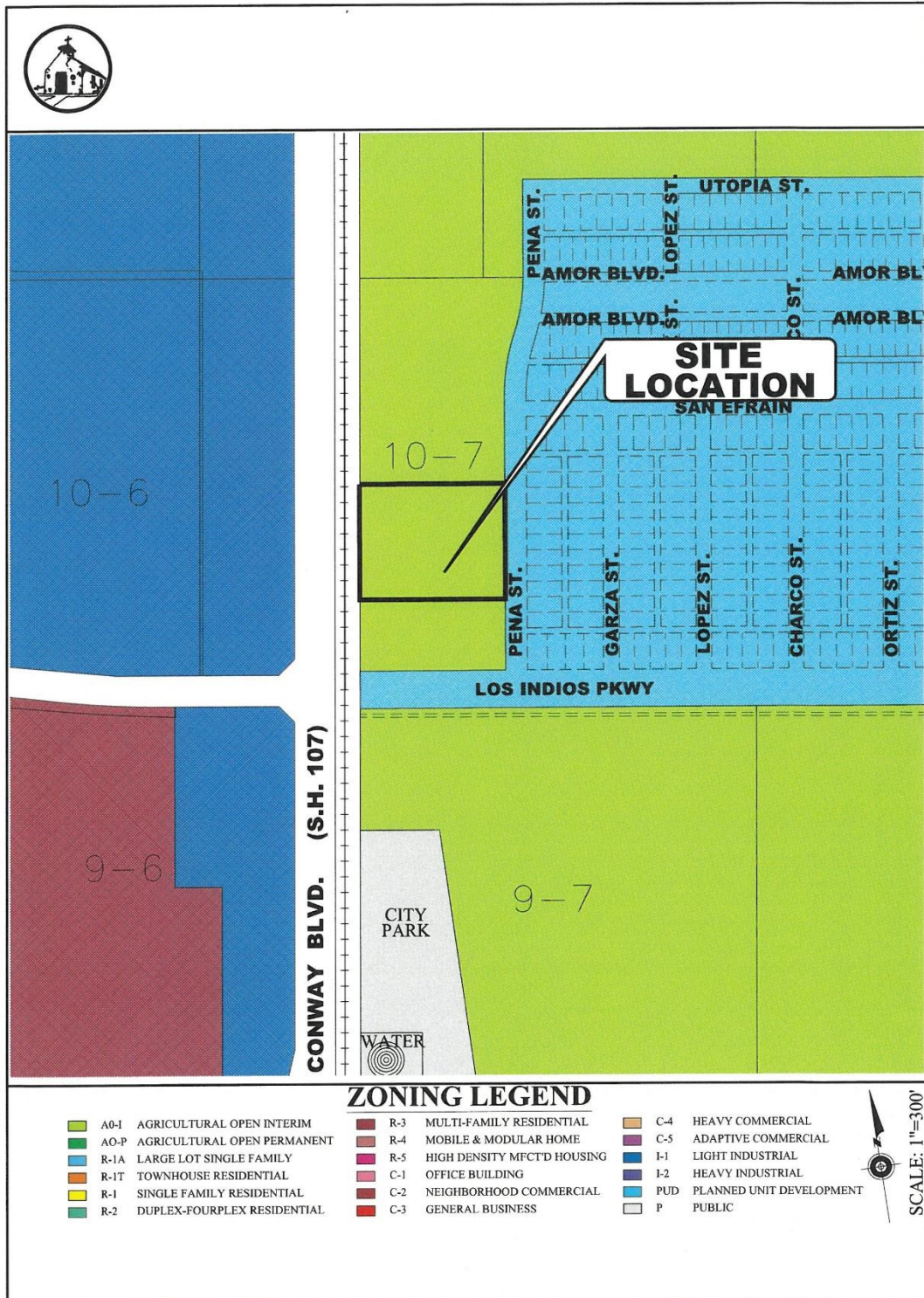
CITY OF MISSION
PLANNING DEPARTMENT
 1201 E. 8th STREET
 MISSION, TX 78572

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

DATE: 02-12-25

No.

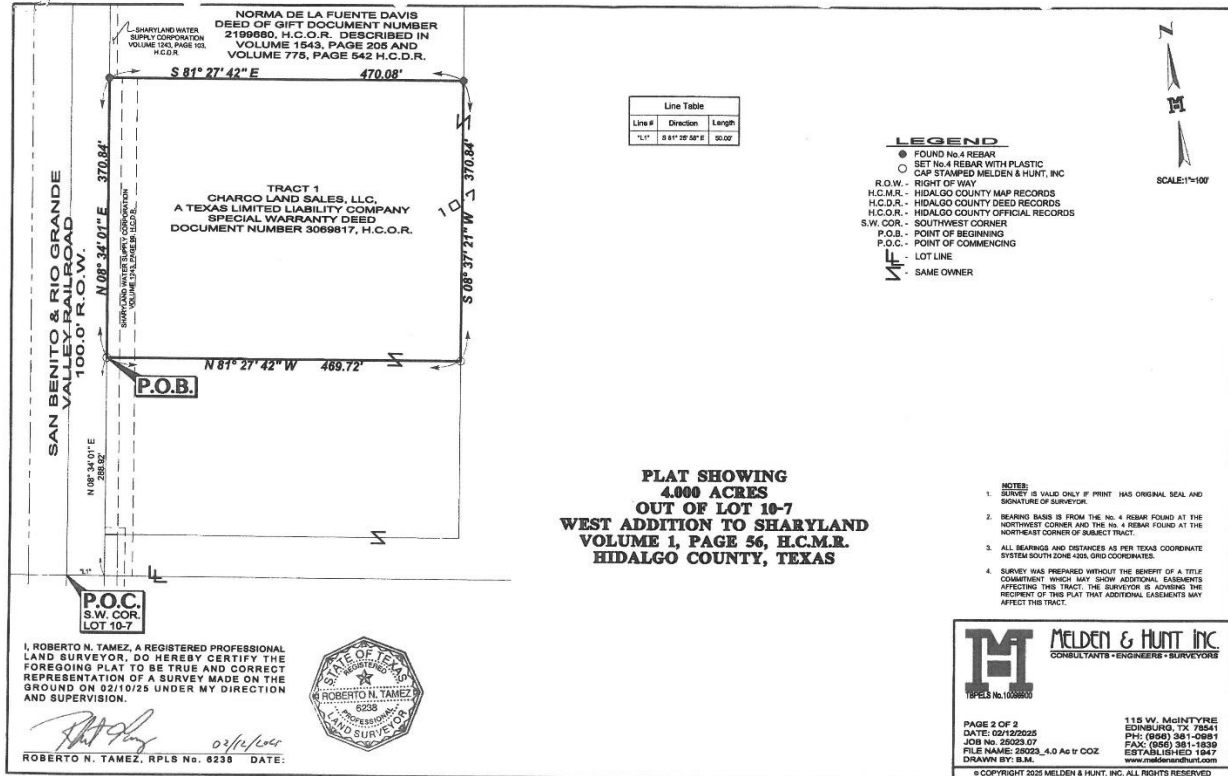
ZONING MAP



AERIAL



PROPERTY SURVEY



MAILOUT LIST

PROP_ID	Property Owners (REZ25-17)	addrDeliveryLine	addrCity	addrState	addrZip
316434	DAVIS NORMA DE LA FUENTE & GEORGE DAVIS JR	2603 S CONWAY AVE	MISSION	TX	78572-1559
316437	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316436	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316433	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
630543	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316432	AMAYA FERNANDO V	501 N BRIDGE ST NO 337	HIDALGO	TX	78557



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1"), all of lot 50, Mayberry Plaza Unit No. 2 Subdivision, located at 112 North Mayberry Road. Applicant: AMS Management & Properties, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to downzone the subject property from Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1") to allow the construction of a single family home in the vacant lot.
- The property is located along the East side of Mayberry Road approximately 170 feet North of E. 1st Street.
- The subject property measures 53.6' along Mayberry Road with a depth of 139' for a total area of 7,450.4 square feet.
- The surrounding zones are Neighborhood Commercial (C-2) to the south and Single-family Residential District (R-1) to the east, west and north.
- The existing land uses are: single-family homes to the north, west and east and a small commercial plaza to the south.
- The Future Land Use Map shows the Low Density Residential District for the neighborhood. The requested rezoning is in line with the designation in the Future Land Use Map.
- Notices were mailed to twenty-three (23) surrounding property owners. To this date there have been no objections to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



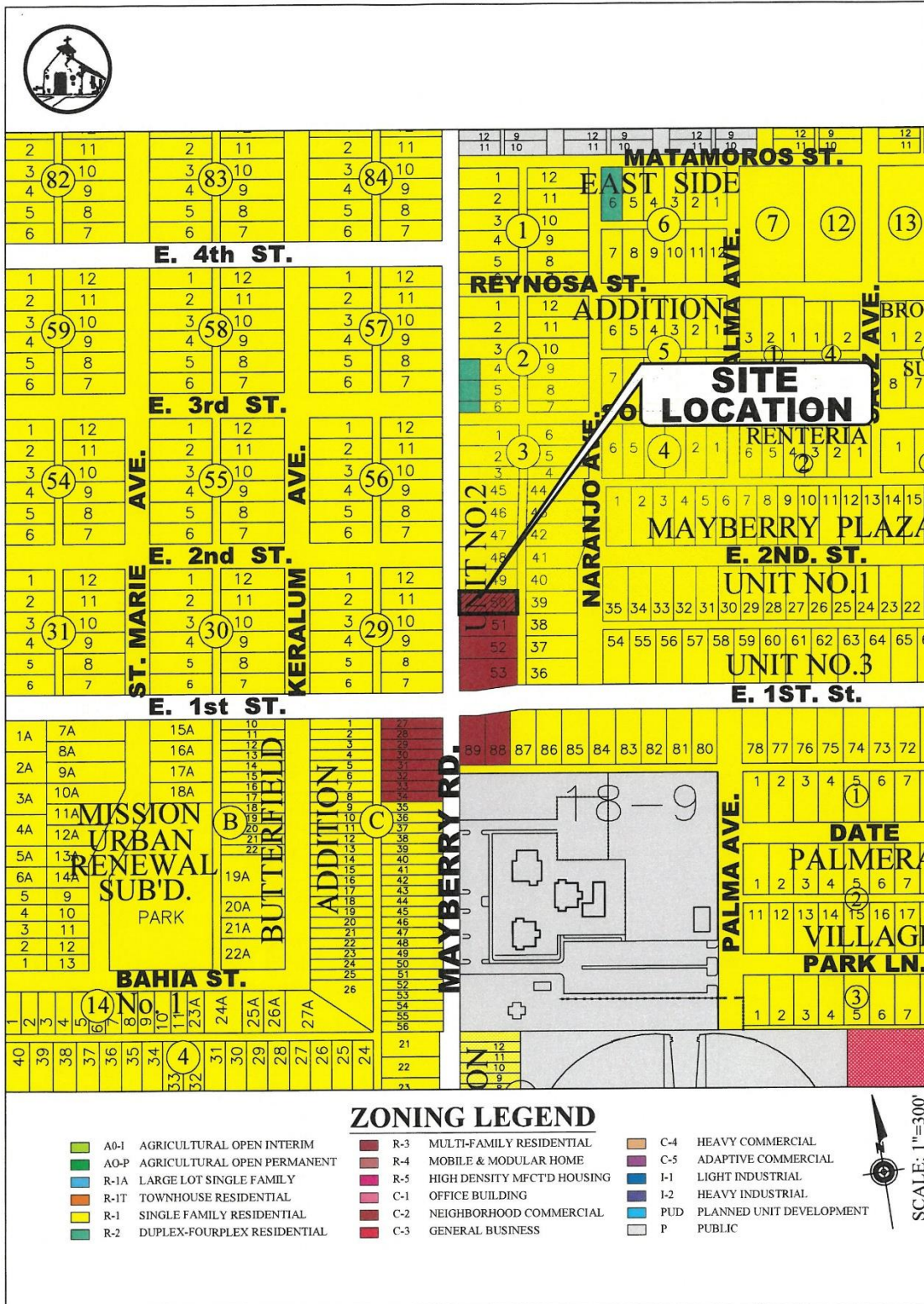
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.

ZONING MAP



AERIAL



MAILOUT LIST

PROP_ID	Property Owners (REZ25-19)	addrDeliveryLine	addrCity	addrState	addrZip
238767	CAVAZOS MARIVEL ETAL	123 N MAYBERRY ST	MISSION	TX	78572-5746
238765	GONZALEZ JULIAN R	417 BUSH ST	HARLINGEN	TX	78550
238762	BUENTELLO ALBERTO	1602 TONI LN	MISSION	TX	78572-3332
238766	SANTOS ALEJANDRO	3700 HILDRETH LANE	MCALLEN	TX	78504-9589
238763	DE ANDA MARIA DE JESUS	711 W STONEGATE DR	MISSION	TX	78574-4085
238764	SANCHEZ MIGUEL A & MARIA M	105 N MAYBERRY AVE	MISSION	TX	78572-5746
238937	CANO EMILIO	PO BOX 1087	EDINBURG	TX	78540
238938	LF TRINITY DEVELOPMENT GROUP LLC	3533 MORELAND DR STE A	WESLACO	TX	78596-9132
228151	RODRIGUEZ MANUEL & BEATRIZ	1624 E GASTEL CIR	MISSION	TX	78572-3052
228152	AGADIR PROPERTIES LLC	100 N MAYBERRY RD	MISSION	TX	78572
228135	TREVINO FELIX M & ESTHER	101 NARANJO ST	MISSION	TX	78572-5944
228136	OCHOA CESARIA	101 NARANJO ST	MISSION	TX	78572-5944
228145	DE LEON EDUARDO & DORA ALICIA	1405 DRIFTWOOD DR	MISSION	TX	78572-4708
228141	CHAVEZ ROSALINDA	2110 E MILE 11 N	WESLACO	TX	78599-1359
228142	CHAVEZ MARIA	207 NARANJO ST	MISSION	TX	78572-5946
228147	SALINAS JOSE G	200 N MAYBERRY ST	MISSION	TX	78572-5749
228149	AMS MANAGEMENT & PROPERTIES LLC	2704 N CONWAY AVE STE B	MISSION	TX	78574-2143
228138	GRISSOM CHRISTOPHER S & ESTRELLA	111 NARANJO ST	MISSION	TX	78572-5944
228140	REYNA EDUARDO	201 NARANJO ST	MISSION	TX	78572-5946
228148	CADENA FRANCISCO J & CRISTIAN	114 N MAYBERRY ST	MISSION	TX	78572
228150	RODRIGUEZ MANUEL & BEATRIZ	1624 E GASTEL CIR	MISSION	TX	78572-3052
228137	GARZA DOMINGA	109 NARANJO ST	MISSION	TX	78572-5944
228139	GARCIA JUAN C	115 NARANJO ST	MISSION	TX	78572-5944



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Townhouse Residential District ("R-1T") to General Business District ("C-3") being a 1.067 acre tract of land, more or less, being the remainder tract at the Northeast corner out of that portion of Lot 304, John H. Shary Subdivision, located at the Northwest corner of Shary Road (F.M. 494) and Dorado Drive. Applicant: LAC Enterprises, (c/o Leonel Cantu) - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 17, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council

Summary:

- The applicant requests to rezone the subject property from Townhouse Residential District ("R-1T") to General Business District ("C-3"). The applicant is interested in developing a two-story storage building with possible suites for lease. Staff notes that if the request is approved, and the applicant desires to build the storage units he will have to apply for a conditional use permit for the storage units.
- The subject property measures 210.46 feet in width by 171.89 feet in length for a total of 36,175.97 square feet.
- The surrounding zones consist of: Single Family Residential District (R-1) to the east, Townhouse Residential District to the west and south, and City of Palmhurst to the north, which does not have a zone.
- The Existing Land Uses are Single-Family Residential to the east and north, townhomes to the west, and commercial to the south. The subject property is currently vacant with large oak trees.
- The Future Land Use Map shows the subject property as Lower Density Residential.
- This designation includes areas in which future residential growth may occur.
- There was an attempt in 2021 by MAR Designs & Construction, Inc. to rezone the property to General Business District, but it was disapproved by the City Council.
- Staff notes that there is a commercial building to the south of the site, which existed prior to being annexed to the City in 1998. The building was constructed in 1978 according to HCAD records.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners.

- The board can consider a less intense commercial use which is Office Building or Neighborhood Commercial.

STAFF RECOMMENDATION:

Staff recommends denial of the C-3 zoning but approval to a less intense commercial zoning.

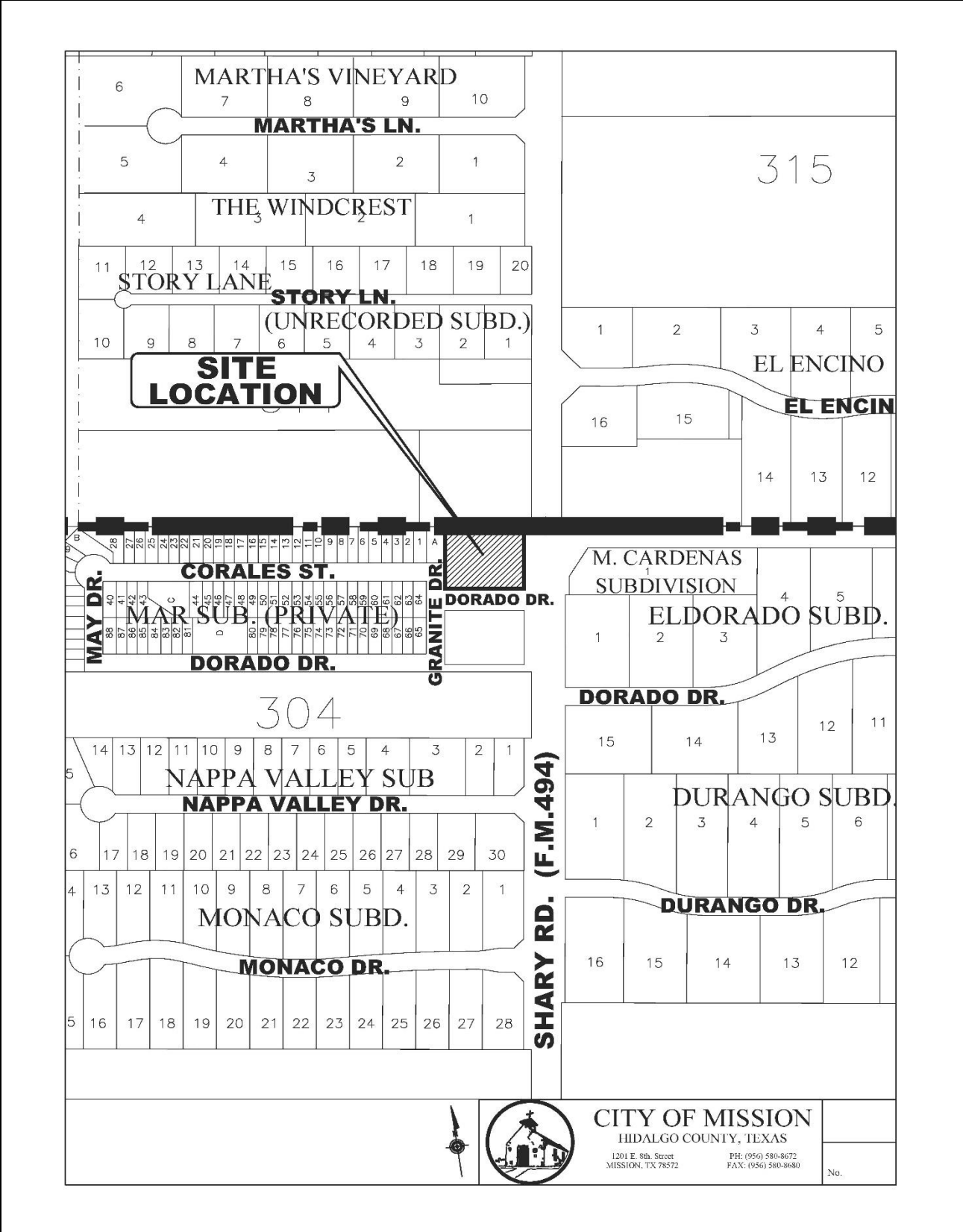
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

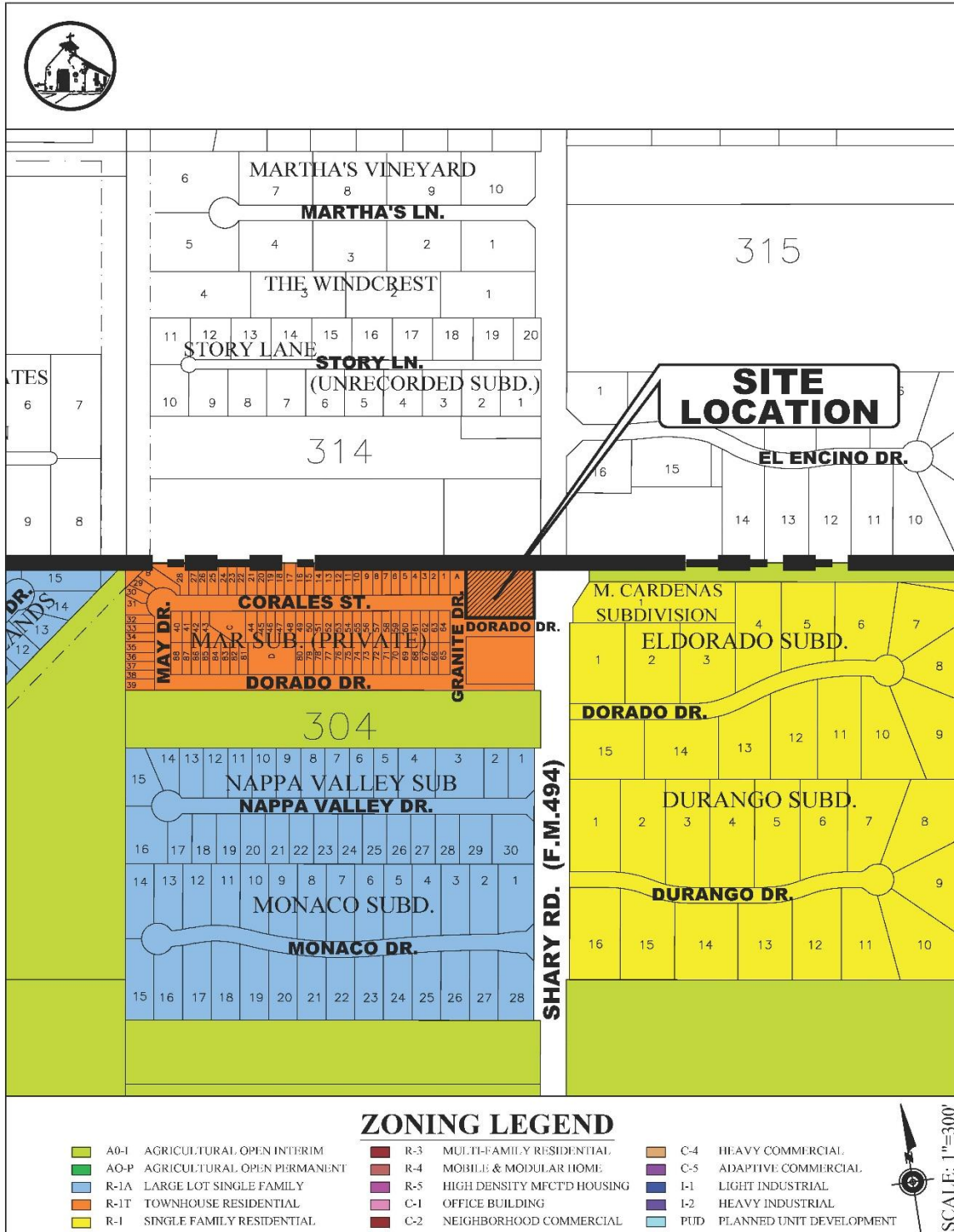
_____ NAYS

_____ DISSENTING _____

VICINITY MAP



ZONING MAP



AERIAL



LEGEND

- FLOOD ZONE H.C. 1851
- FLOOD HALL RESERVATION WITH ORANGE
- 3/4" DIA. HALL RESERVATION WITH ORANGE
- 1/4" DIA. HALL RESERVATION WITH ORANGE
- 1/8" DIA. HALL RESERVATION WITH ORANGE
- 1/16" DIA. HALL RESERVATION WITH ORANGE
- 1/32" DIA. HALL RESERVATION WITH ORANGE
- 1/64" DIA. HALL RESERVATION WITH ORANGE
- 1/128" DIA. HALL RESERVATION WITH ORANGE
- 1/256" DIA. HALL RESERVATION WITH ORANGE
- 1/512" DIA. HALL RESERVATION WITH ORANGE
- 1/1024" DIA. HALL RESERVATION WITH ORANGE
- 1/2048" DIA. HALL RESERVATION WITH ORANGE
- 1/4096" DIA. HALL RESERVATION WITH ORANGE
- 1/8192" DIA. HALL RESERVATION WITH ORANGE
- 1/16384" DIA. HALL RESERVATION WITH ORANGE
- 1/32768" DIA. HALL RESERVATION WITH ORANGE
- 1/65536" DIA. HALL RESERVATION WITH ORANGE
- 1/131072" DIA. HALL RESERVATION WITH ORANGE
- 1/262144" DIA. HALL RESERVATION WITH ORANGE
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- 1/1048576" DIA. HALL RESERVATION WITH ORANGE
- 1/2097152" DIA. HALL RESERVATION WITH ORANGE
- 1/4194304" DIA. HALL RESERVATION WITH ORANGE
- 1/8388608" DIA. HALL RESERVATION WITH ORANGE
- 1/16777216" DIA. HALL RESERVATION WITH ORANGE
- 1/33554432" DIA. HALL RESERVATION WITH ORANGE
- 1/67108864" DIA. HALL RESERVATION WITH ORANGE
- 1/134217728" DIA. HALL RESERVATION WITH ORANGE
- 1/268435456" DIA. HALL RESERVATION WITH ORANGE
- 1/536870912" DIA. HALL RESERVATION WITH ORANGE
- 1/1073741824" DIA. HALL RESERVATION WITH ORANGE
- 1/2147483648" DIA. HALL RESERVATION WITH ORANGE
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- 1/8589934592" DIA. HALL RESERVATION WITH ORANGE
- 1/17179869184" DIA. HALL RESERVATION WITH ORANGE
- 1/34359738368" DIA. HALL RESERVATION WITH ORANGE
- 1/68719476736" DIA. HALL RESERVATION WITH ORANGE
- 1/137438953472" DIA. HALL RESERVATION WITH ORANGE
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- 1/1298074

MAILOUT LIST

PROP_ID	Property Owners (REZ25-20)	addrDeliveryLine	addrCity	addrState	addrZip
342883	LOPEZ MARIA D RIVERA	2401 DORADO DR	MISSION	TX	78573-8450
525567	CARDENAS MARIO J & ERNESTINA	3502 N SHARY RD	MISSION	TX	78573-8429
281684	HART ROSELYNE NESSIE	3509 N. SHARY RD	PALMHURST	TX	78573
281679	GARZA JUAN F & XIOMARA	2508 SANDSTONE DR	MISSION	TX	78574-2775
281690	VELAZQUEZ FRANCISCO CESAR	3508 N SHARY RD	MISSION	TX	78573-8429
1130928	MARTINEZ DORA E POSADA LISSETT & JAVIER ROBERTO	2319 DORADO ST	MISSION	TX	78573-8506
1130927	MENDIOLA SHAWN M	2321 DORADO DR	MISSION	TX	78573-8506
1130926	SANCHEZ ALDO & MEGAN VICTORIA	2323 DORADO DR	MISSION	TX	78573
1130925	RODRIGUEZ MARIO A	804 GRAYSON AVE	MCALLEN	TX	78504-6579
1130924	MUNOZ IRVIN STEVE & ALICIA P DE LOS SANTOS BERNAL	2327 DORADO DR	MISSION	TX	78573-8506
1130923	ALAMILLO ELEAZAR JR	2328 CORALES ST	MISSION	TX	78573-8522
1130922	PADILLA SAMUEL SALINAS	2320 CORALES ST	MISSION	TX	78573-8522
1130921	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1130920	SALAS OTONIEL	2322 CORALES ST	MISSION	TX	78573-8522
1130919	PADILLA SAMUEL SALINAS	2318/2320 CORALES ST	MISSION	TX	78573
1130864	ROLL ADRIENNE M	2321 CORALES ST	MISSION	TX	78573-8522
1130863	SILVERADO CAPITAL PARTNERS LP	108 W MARIGOLD AVE	MCALLEN	TX	78501-9118
1130862	RGV GENERAL SERVICES LLC	2706 SAN EDUARDO	MISSION	TX	78572
1130861	MORA SAULO W	3701 E LINCOLN AVE	ALTON	TX	78573-4507
1130860	RAMOS ALLEN EDWARD & LIZBETH GARZA RAMOS	PO BOX 5093	MISSION	TX	78573-0087
1130855	MAR DESIGNS & CONSTRUCTION INC	3421 N SHARY RD	MISSION	TX	78573-8507
281631	MAR DESIGNS & CONSTRUCTION INC	3421 N SHARY RD	MISSION	TX	78573-8507
1562084	RGV GENERAL SERVICES LLC	2706 SAN EDUARDO	MISSION	TX	78572



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Mobile & Modular Home District ("R-4") to General Business District ("C-3"), being 5.155 acres tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Boulevard (S.H. 107) and West Mile 2 Road. Applicant: Victor Trevino - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Mobile & Modular Home District ("R-4") to General Business District ("C-3") to allow the redevelopment of the site for commercial uses. The subject property is the East one-half of the Rollin Home RV Park.
- The property is located at the intersection of two major commercial thoroughfares and, therefore, has much potential for commercial uses such as a commercial plaza or for separate lots for restaurants or other individual businesses.
- The subject property measures 269.81' from East to West and it measures 849.68' from South to North. If the rezoning is approved the applicant will need to comply with the Texas Department of Transportation (TxDOT) access standards to Conway Avenue for the land redevelopment.
- The surrounding zones are Mobile & Modular Home District (R-4) to the west, General Commercial District (C-3) to the south and north and Single-family Residential District (R-1) to the east.
- The existing land uses are: The Rollin Home RV Park to the West, Peter Piper Pizza and TrueFit to the north, Mims Elementary School to the east and a commercial plaza to the south.
- The Future Land Use Map shows the subject property as General Commercial District. The requested rezoning is in line with the commercial designation of the property in the Future Land Use Map.
- Notices were mailed to eight (8) surrounding property owners. To this date there have been no objections to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

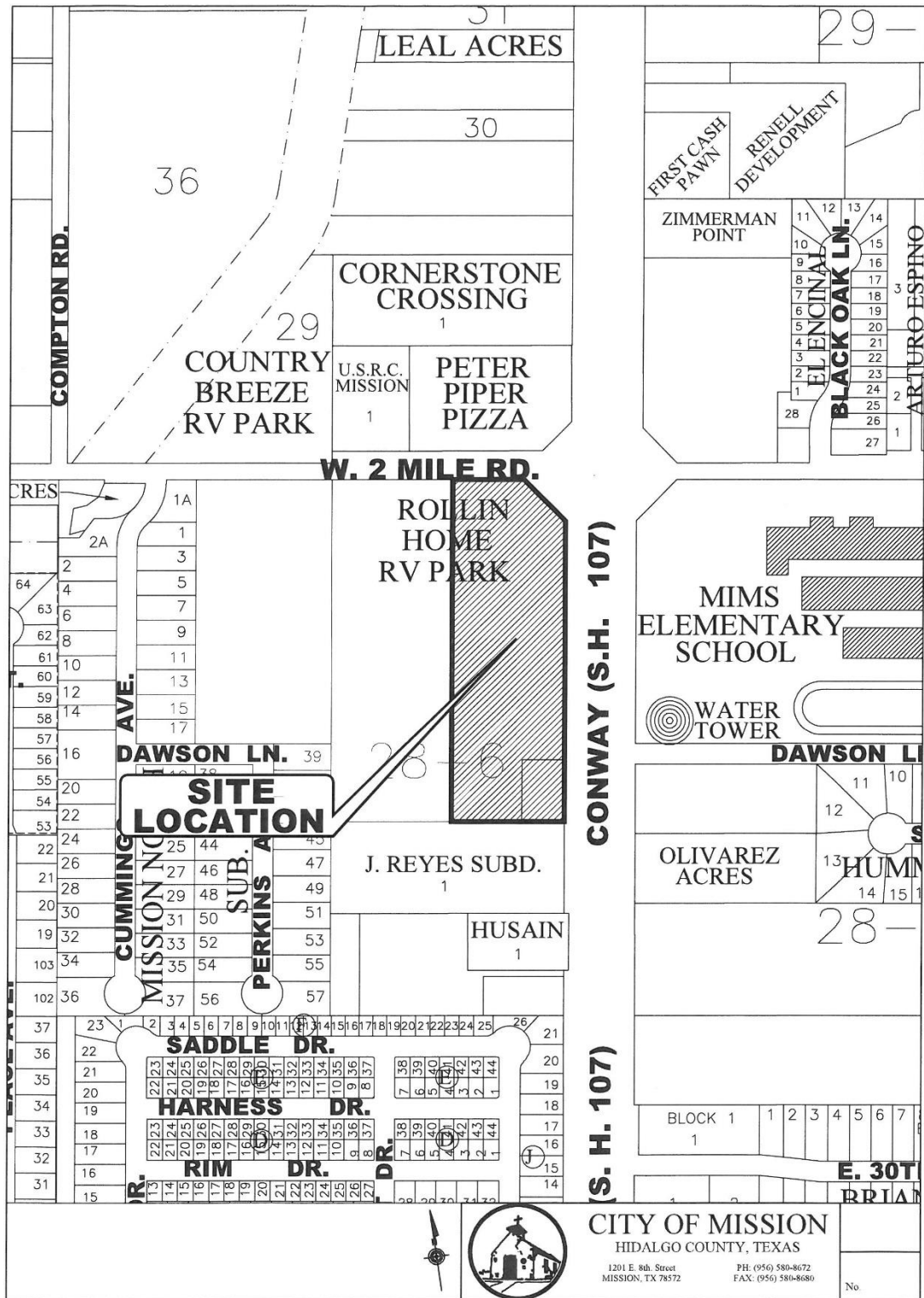
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



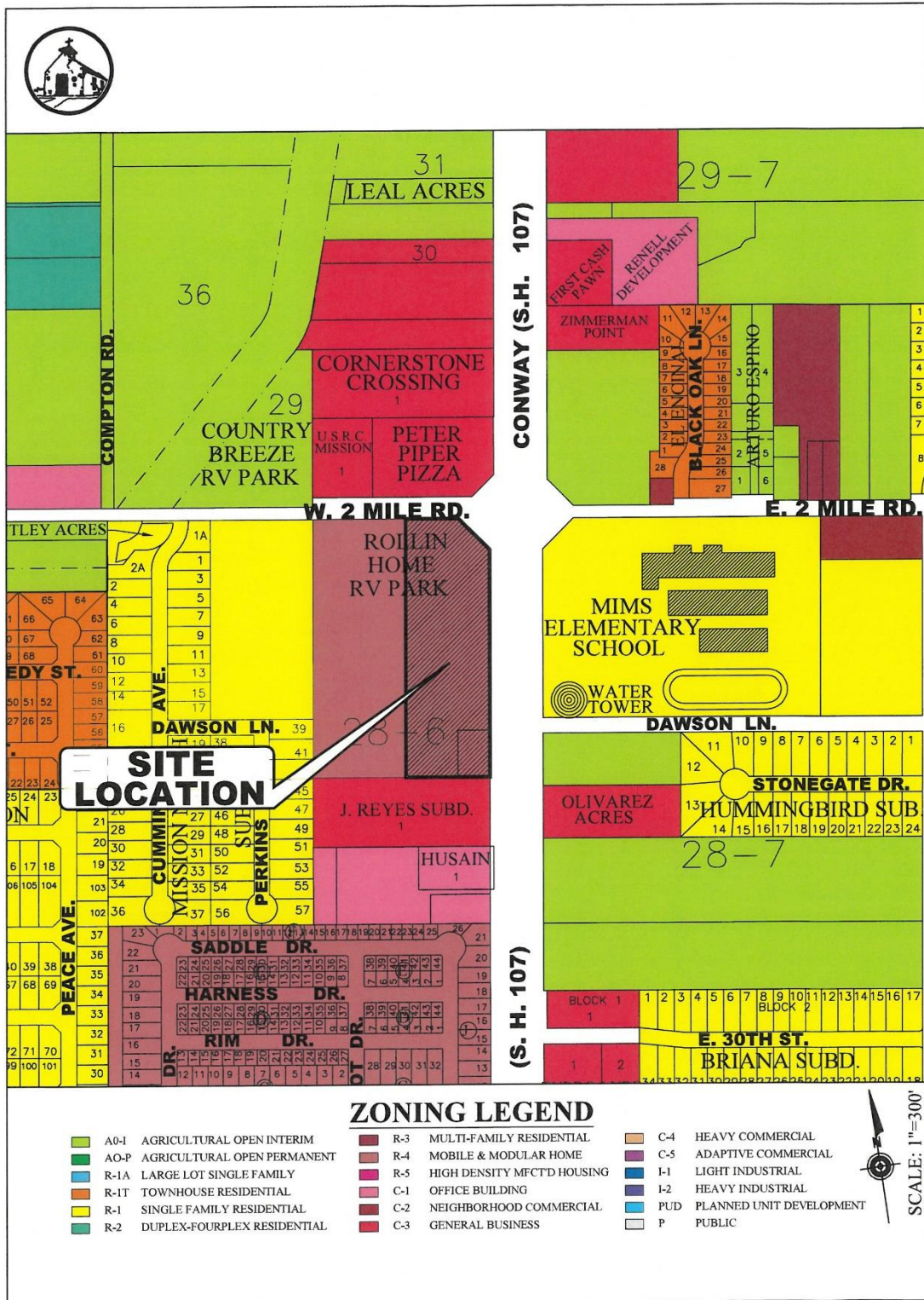
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



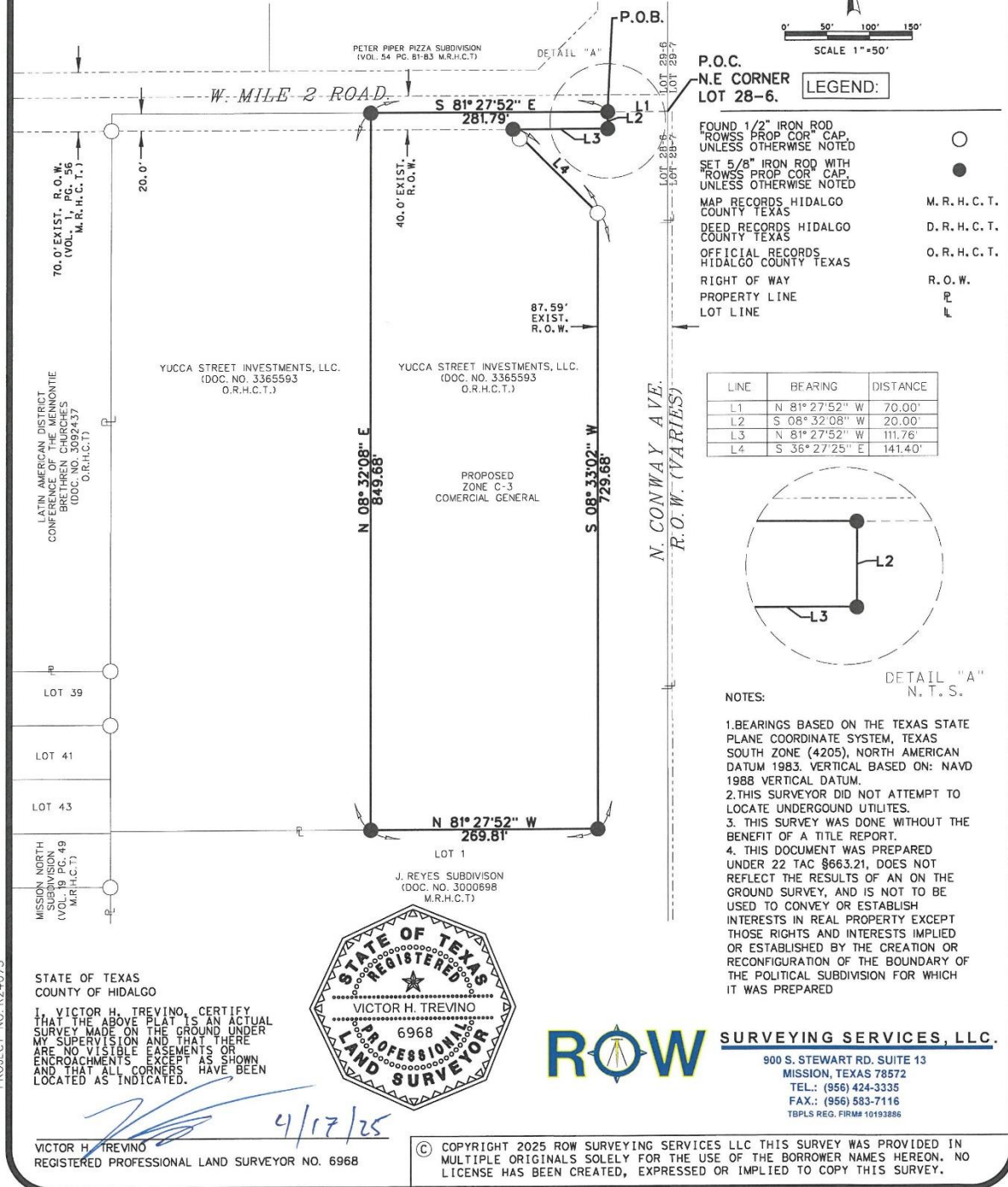
AERIAL



PROPERTY SURVEY

BOUNDARY SURVEY

BEING A 5.155 ACRE TRACT OUT OF LOT 28-6, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



MAILOUT LIST

PROP_ID	Property Owner (REZ25-21)	addrDeliveryLine	addrCity	addrState	addrZip
317190	GUAJARDO ELIA MONICA	2210 E 28TH ST	MISSION	TX	78574
587214	CAVAZOS BEN A	915 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3649
317196	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
317183	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
721820	DOWNSTREAM PARTNERS LP	4445 N MESA ST STE 100	EL PASO	TX	79902-1109
123498	FEDERAL WAY LLC	24141 FAIRWAY LANE	COTO DE CAZA	CA	92679-4184
499092	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238657	REYES JUAN RAMON	705 SINATRA DR	EDINBURG	TX	78542-1503



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from General Business District ("C-3") to Multi-Family Residential District ("R-3") being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). Applicant: Abiel Ramon – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 10, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council

Summary:

- The applicant is requesting to rezone the subject property from General Business District (C-3) to Multi-Family Residential District (R-3) to allow the construction of an apartment complex. The applicant also owns the property just south of the subject property.
- The site is located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494).
- The surrounding zones consist of: Single Family Residential District (R-1) to the north, Agricultural Open Interim (AO-I) to the east, and Multi-Family Residential District (R-3) to the west and south.
- Existing Land Uses are: Single Family Residential to the north, an electrical substation to east, open acreage to the west and south. The subject property has 2 single family homes.
- The Future Land Use Map shows the subject property as General Commercial (GC). The property is in transition and staff finds multifamily residential uses acceptable for the area.
- Multifamily Residential zoning allows: one single family dwelling, one duplex-fourplex, apartments, condominiums, and townhomes.
- Staff notes that this property was zoned (R-3) before getting the "(C-3) zone in 2019. The request is consistent with the existing surrounding zones to the west and south.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

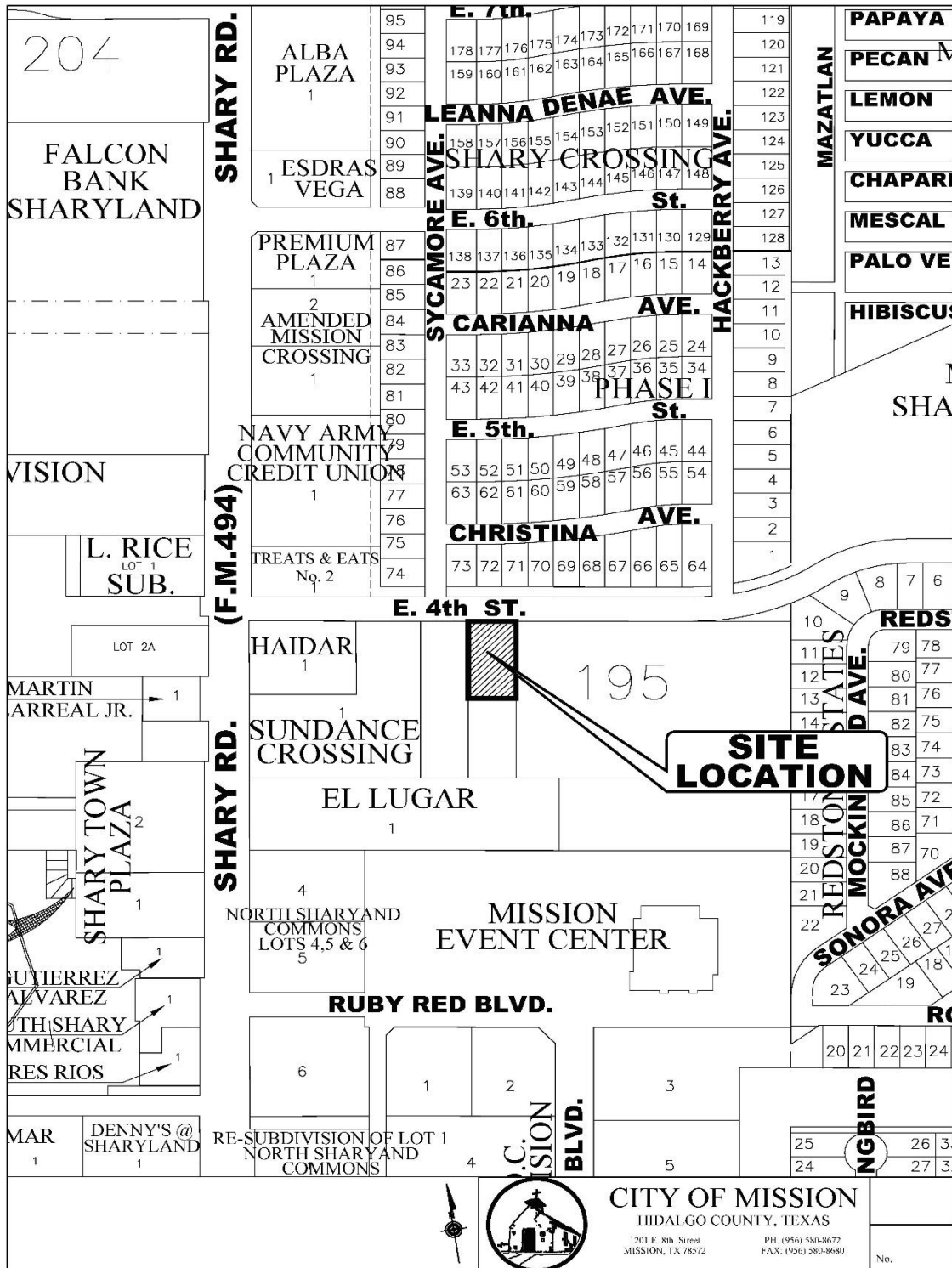
TABLED:

AYES

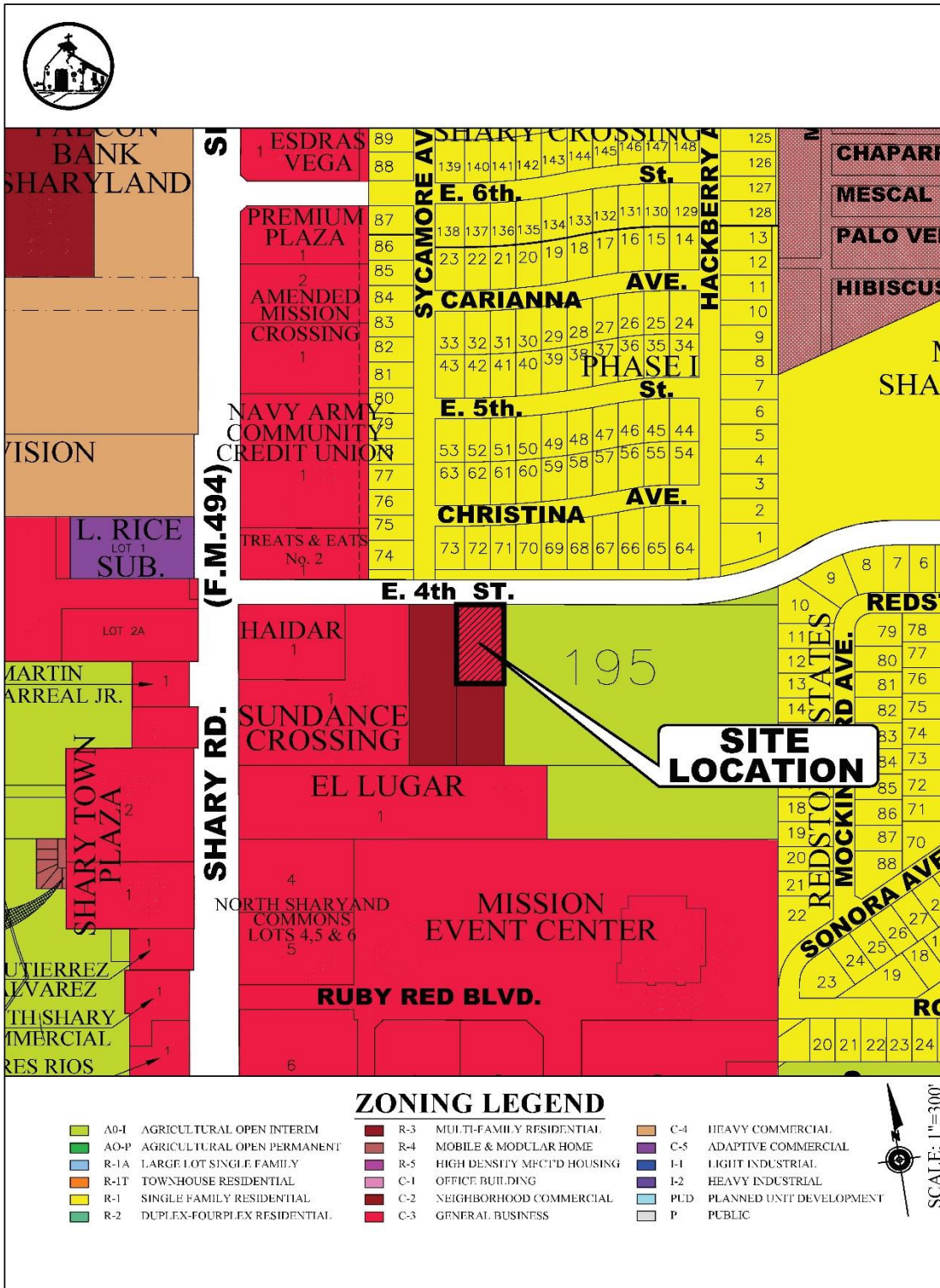
NAYS

DISSENTING

VICINITY MAP



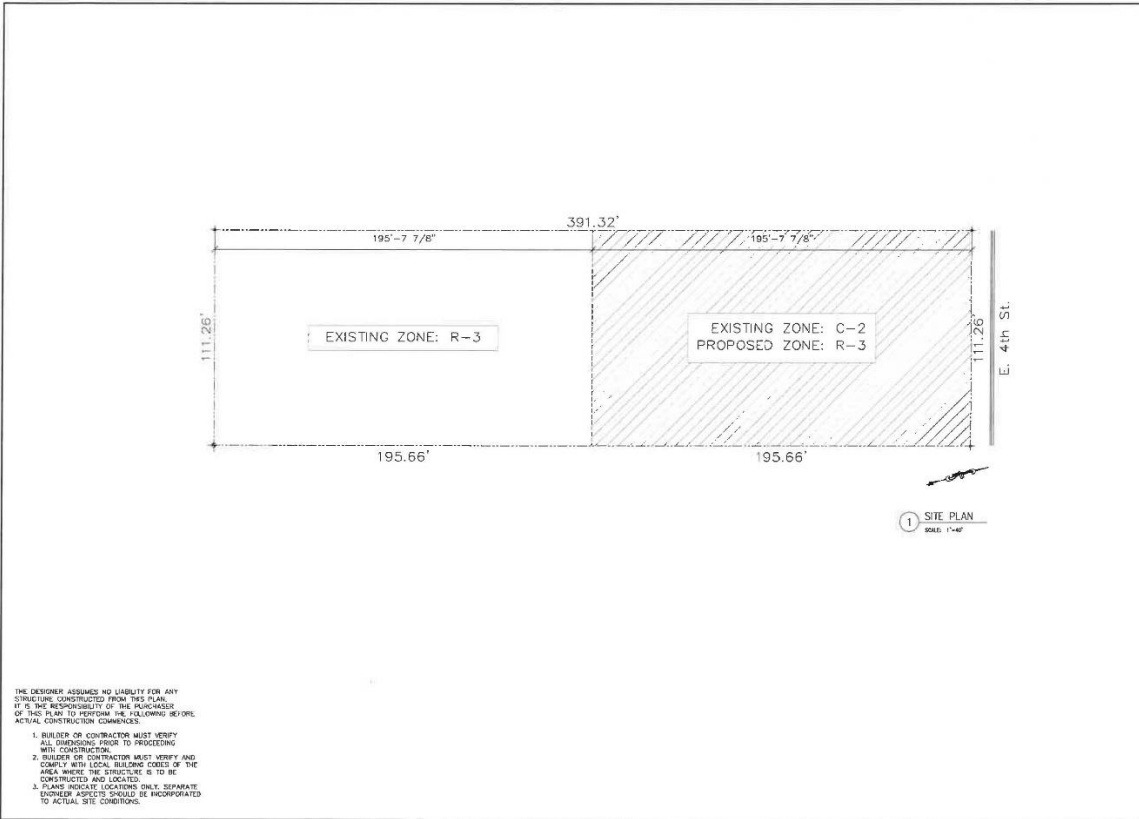
ZONING MAP



AERIAL



PROPERTY SURVEY



JOHN H. SHARY, INC.
ENGINEERING &
DESIGN SERVICES
CONSULTING
OFFICE
CELL: 954-797

JOHN H. SHARY
L 195 E 1 W 6 N 16.65 S 21.65
MISSION, TX

LOCATION:
2424 E 4th St
MISSION, TX
78572

DATE: 10/1/2010
BY: JCS
CHECKED: JCS

SHEET NUMBER
18 191

MAILOUT LIST

PROP_ID	Property Owner (REZ25-22)	addrDeliveryLine	addrCity	addrState	addrZip
684474	DE LA COLINA OLGA L GUTIERREZ AND DAVID RYAN WILLEMSTIJN	2426 CHRISTINA WAY	MISSION	TX	78572-1917
684475	PAEK ROBIN	2424 CHRISTINA AVE	MISSION	TX	78572-1917
684476	GALLEGOS MARIA L GONZALEZ & LETICIA G MONTANO	2422 CHRISTINA AVE	MISSION	TX	78572-1917
684477	ZARATE PEDRO A & MARIA E	2420 CHRISTINA AVE	MISSION	TX	78572-1917
684473	GUTIERREZ ROSBEL & BRENDA	2428 CHRISTINA AVE	MISSION	TX	78572-1917
684478	CANTU MAYRA J	401 SYCAMORE AVE	MISSION	TX	78572-1926
684472	MALDONADO RICARDO	2430 CHRISTINA AVE	MISSION	TX	78572-1917
684479	MARTINEZ LUIS A DEL ANGEL	403 SYCAMORE AVE	MISSION	TX	78572-1926
281066	BENCHMARK REAL ESTATE INVESTMENTS LLC	10930 N SHARY RD	MISSION	TX	78573-0971
281059	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
20829990	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281063	AEP TEXAS CENTRAL COMPANY	PO BOX 16428	COLUMBUS	OH	43216-6428
1236061	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Single Family Residential District ("R-1") to Townhouse Residential District ("R-1T") being a 4.100 acre tract, being comprised of the following tracts of land; Tract 1: A tract of land containing 1.0 acres, more or less, out of Lot 18-4, West Addition to Sharyland Subdivision; Tract II: A tract of land out of Lot 18-4, West Addition to Sharyland Subdivision, located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. Applicant: Mario Salinas - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 14, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council

Summary:

- The applicant is requesting to rezone the subject property from Single Family Residential District (R-1) to Townhouse Residential District (R-1T) to pursue the development of a townhomes subdivision.
- The site is located along the North side of West 1st Street approximately 256 feet West of Holland Avenue.
- The surrounding zones consist of: Single Family Residential District (R-1) to the east, north, and west, and Multi-Family Residential District (R-3) to the south.
- Existing Land Uses are: Single Family Residential to the east and north, vacant to the west, and Apartments to the south. The subject property is vacant.
- The Future Land Use Map shows the subject property as Moderate Density Residential.
- Moderate Density Residential uses generally include those specified in Townhouse Residential District (R-1T), Duplex-Fourplex Residential District (R-2), and the Mobile and Modular Home District (R-4) zoning. The requested zoning is in line with the Future Land Use Map.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

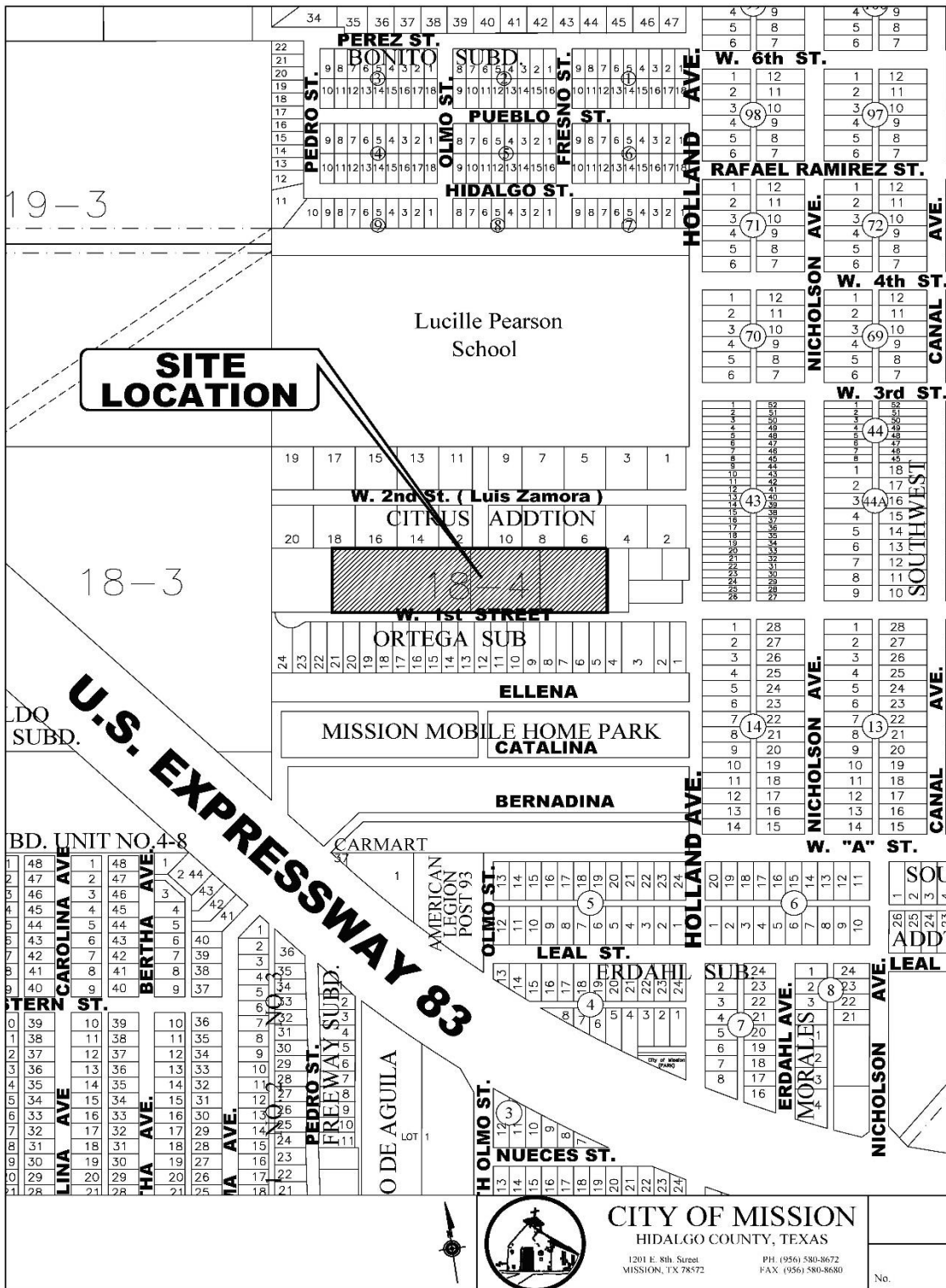
TABLED:

_____ AYES

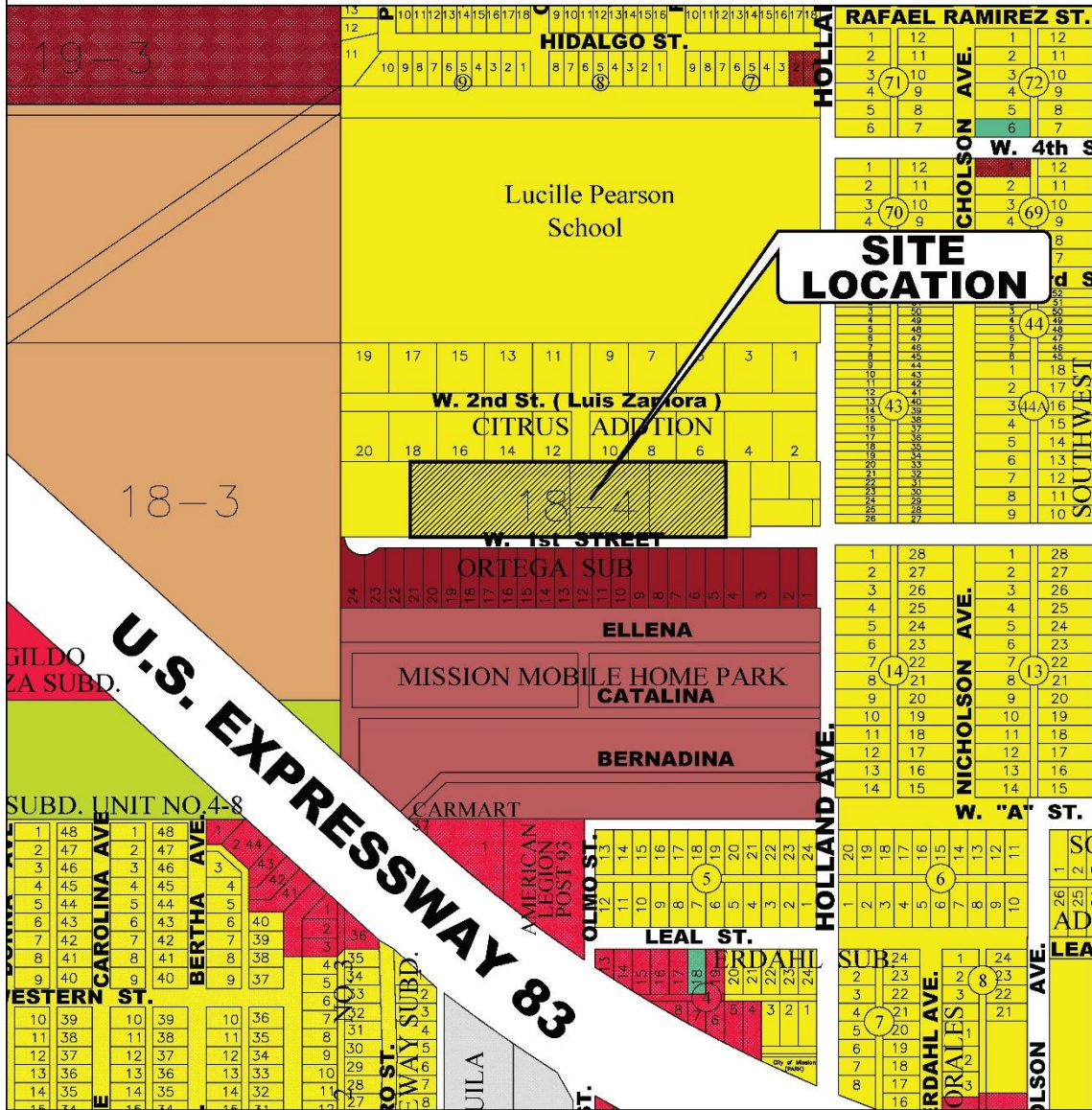
_____ NAYS

_____ DISSENTING _____

VICINITY MAP



ZONING MAP



U.S. EXPRESSWAY 83

ZONING LEGEND

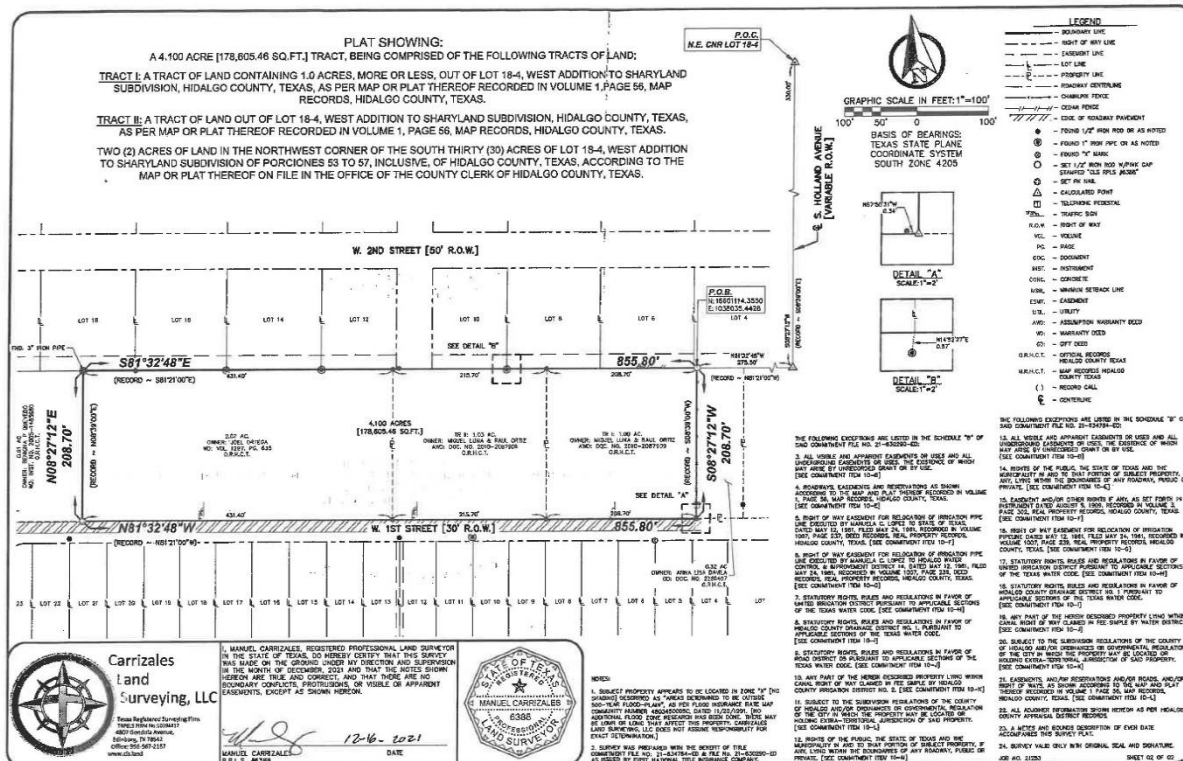
 AO-I AGRICULTURAL OPEN INTERIM	 R-3 MULTI-FAMILY RESIDENTIAL	 C-4 HEAVY COMMERCIAL
 AO-P AGRICULTURAL OPEN PERMANENT	 R-4 MOBILE & MODULAR HOME	 C-5 ADAPTIVE COMMERCIAL
 R-1A LARGE LOT SINGLE FAMILY	 R-5 HIGH DENSITY MFC'D HOUSING	 I-1 LIGHT INDUSTRIAL
 R-1T TOWNHOUSE RESIDENTIAL	 C-1 OFFICE BUILDING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



AERIAL



PROPERTY SURVEY



MAILOUT LIST

PROP_ID	Property Owner (REZ25-23)	addrDeliveryLine	addrCity	addrState	addrZip
715923	TORRES MARCO ANTONIO & CASANDRA NICOLE	915 W 2ND ST	MISSION	TX	78572-4948
715922	GARZA CRISTINA	915 W 2ND ST	MISSION	TX	78572-4948
136357	BECHO RAQUEL	827 W 2ND ST	MISSION	TX	78572-4946
136358	GARZA ARTINO	903 W 2ND ST	MISSION	TX	78572-4948
136362	GARZA PABLO	905 W 2ND ST	MISSION	TX	78572-4948
136361	GARCIA OSCAR	909 W 2ND ST	MISSION	TX	78572-4948
136349	ANZALDUA CECILIO	814 W 2ND ST	MISSION	TX	78572-4947
136346	GONZALEZ CARMEN NIEVES A/K/A ANZALDUA	810 W 2ND ST	MISSION	TX	78572-4947
136348	GUERRA JOSE D & SYLVIA	811 1/2 W 2ND ST	MISSION	TX	78572-4946
136347	GOMEZ GUADALUPE & ANA MARIA	813 W 2ND ST	MISSION	TX	78572-4946
136345	ONTIVEROS MARIO & MARIBEL	809 1/2 W 2ND ST	MISSION	TX	78572-4946
136355	DE LA GARZA ESTEFANA L & ALBERTO ZAVALA	825 W 2ND ST	MISSION	TX	78572-4946
136365	PINALES JOSE LUIS	918 W 2ND ST	MISSION	TX	78572-4949
136351	ZAMORA LUIS	1408 COLOSIO	MISSION	TX	78572-7564
136350	SANCHEZ MARIA	813 W 2ND ST	MISSION	TX	78572-4946
136342	MUNGUIA OLGA & SYLVIA M INMAN	809 W 2ND ST	MISSION	TX	78572-4946
136344	MUNGUIA OLGA & SYLVIA M INMAN	801 W 2ND ST	MISSION	TX	78572
136339	MUNGUIA REYMUNDO	805 W 2ND ST	MISSION	TX	78572-4946
136354	GARCIA JUAN D & AMANDA	821 W 2ND ST	MISSION	TX	78572-4946
136366	SAUCEDA MIGUEL & MARIA D R	917 W 2ND ST	MISSION	TX	78572-4948
136363	TREVINO ARMANDO JR & ROXANNE CARDONA	916 W 2ND ST	MISSION	TX	78572-4949
136353	LEAL SAN JUANA	3277 MOUNT CHARLESTON DR	PAHRUMP	NV	89048-1050
136352	GOMEZ NANCY ERICA	819 W 2ND ST	MISSION	TX	78572-4946
136343	MUNGUIA OLGA & GUADALUPE	805 W 2ND ST	MISSION	TX	78572-4946
136341	GARZA ANNETTE & ADALBERTO JAIME JR	806 W 2ND ST	MISSION	TX	78572-4947
136340	MUNGUIA OLGA	801 W 2ND ST	MISSION	TX	78572-4946
607615	VALDEZ EMETERIO & SONIA	914 W 2ND ST	MISSION	TX	78572-4949
136359	GONZALEZ RAFAEL N GRACIANO & MARGARITA	55 GARDEN ST	LODI	NJ	07644-1405
136360	GARZA GILBERTO D	908 W 2ND ST	MISSION	TX	78572-4949
136356	BENAVIDES JOSE R & CECILIA M	906 W 2ND ST	MISSION	TX	78572-4949
252569	RIVERA ROBERT JR & DIONICIA	3641 NASSAU DR	SAN DIEGO	CA	92115-7138
252568	DIAZ DAISY	807 W 1ST ST	MISSION	TX	78572-4943
252565	FMU VENTURES LLC	5708 NIGHTINGALE UNIT 4	MISSION	TX	78573-1760

MAILOUT LIST

252567	DLP VI INC	8749 THE ESPLANADE CT APT 21	ORLANDO	FL	32836-7735
252566	FMU VENTURES LLC	5708 NIGHTINGALE UNIT 4	MISSION	TX	78573-1760
252585	PEREZ URBANO & ROSA	917 W 1ST ST	MISSION	TX	78572-4945
252583	SANCHEZ MARCOS A & BLANCA AGUILAR	1012 HOLLYFIELD ST	MISSION	TX	78572-3644
252581	HERRERA OSCAR H	1012 JENNA CIR	PALMHURST	TX	78573-1188
252582	SANCHEZ EDUARDO	911 W 1ST ST	MISSION	TX	78572-4945
252580	PORTFOLIO ENTERPRISE LLC	701 N INTL BLVD STE 119-4581	HIDALGO	TX	78557-2582
252588	PEREZ DAVID	923 W 1ST ST	MISSION	TX	78572-4945
252587	SANCHEZ MIGUEL A & LIDIA YALED	921 W 1ST ST	MISSION	TX	78572-4945
252586	TORRES HECTOR MANUEL & LETICIA	919 W 1ST ST	MISSION	TX	78572-4945
252584	DE ANDA FRANCISCA G	915 W 1ST ST	MISSION	TX	78572-4945
316690	QUEVEDO BENIGNA P	713 ERNEST ST	FORT WORTH	TX	76105-1310
316691	ADAME SILVIA & ELISEO REYES	607 ABRAHAM ST	MISSION	TX	78573-2101
252577	ACUNA ALBA PALACIOS	8108 BELLS ST	FRISCO	TX	75035-7321
252575	RIVERA ROBERT JR & DIONICIA	3641 NASSAU DR	SAN DIEGO	CA	92115-7138
252574	PENA ERNESTO III III	PO BOX 308	MISSION	TX	78573-0006
252579	SANCHEZ JOSE A JR	905 W 1ST ST	MISSION	TX	78572-4957
252578	RIVERA ROBERT JR & DIONICIA	3641 NASSAU DR	SAN DIEGO	CA	92115-7138
252576	RODRIGUEZ ELIZABETH FAMILY LP	2808 THUNDERBIRD AVE	MCALLEN	TX	78504-4267
252570	GUERRERO CLEMENTE & YOLANDA	1620 W ZINNIA AVE	ALTON	TX	78573-1249
252573	PENA ERNESTO III III	PO BOX 308	MISSION	TX	78573-0006
252572	SUAREZ RODOLFO	514 N 16TH ST	MCALLEN	TX	78501
252571	GUERRERO CLEMENTE & YOLANDA	1620 W ZINNIA AVE	ALTON	TX	78573-1249
316682	FLORES RAMIRO J	2804 N SHARY RD	MISSION	TX	78574-3672
546552	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
316687	SPENCER LAWRENCE D & BETTY JEAN	111 N HOLLAND AVE	MISSION	TX	78572-4907
316686	SALINAS SAN JUANITA & RAUL	115 N HOLLAND AVE	MISSION	TX	78572-4907
316688	DAVILA ANNA LISA	806 W 1ST ST	MISSION	TX	78572-4942
316689	ADAME SILVIA & ELISEO REYES	607 ABRAHAM ST	MISSION	TX	78573-2101



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to place two (2) portable buildings for use as a classroom and to allow El Divino Redentor church to have 141 parking spaces as compared to the 188 parking spaces required by code, being all out of the El Divino Redentor Subdivision in a (R-1) Single-family Residential District, located at 1020 N. Los Ebanos Road. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 6, 2025 – First meeting with Vanguard staff and Subdivision Review Committee to discuss the proposed installation of portable buildings within the El Divino Redentor property.
- February 20, 2025 – Applicant submitted specifications to the proposed portable buildings to be placed within the site.
- March 4, 2025 – Applicant forwarded optional positioning of portables for review.
- March 13, 2025 – Formal request to encroach on city property submitted to the City.
- April 14, 2025 – Consideration and possible action to execute License Agreement by the City.
- April 14, 2025 – Application for Conditional Use Permit submitted to the City.
- April 23, 2025 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract and notice of public hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- Dr. Marisol Rocha, the applicant, is requesting a Conditional Use Permit for the placement of two (2) portable buildings at the East end of the El Divino Redentor property to be used as classrooms by the Vanguard Monet Academy.
- According to the applicant the enrollment for the Monet Elementary School at the church premises is projected to grow by 78 students for the 2025-2026 school year. The four classrooms (two per building) will house 5th and 6th grades.
- Based on the site plan, the applicant will need to pave a driveway which will connect to the existing Jaycees Park parking lot and will be required to overlay the alley along the east side of Jaycee Park to Barnes Street as a condition to the license to encroach.
- A previous similar request was granted in 2012 to Excellence Leadership Academy Charter School within the Luz Para Las Naciones Church at 915 W. Interstate 2. They have received renewals over the years but during the last renewal of July 2024, the applicant was given one year to apply for permanent classroom structures.

- Even though 188 parking spaces are required by code, the church only has 170 total parking spaces. With the installation of the classrooms 29 parking spaces will be lost. The 188 required parking spaces are based on a church capacity of 750 people. For a church the code requires one parking space for every four person capacity.
- A connection to the Jaycee city park parking lot was allowed in 2006. On occasion the church patrons use the park parking for services.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to:

1. The permit to be for a two-year period.
2. The applicant must obtain all necessary permits and approvals prior to the use of the property.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

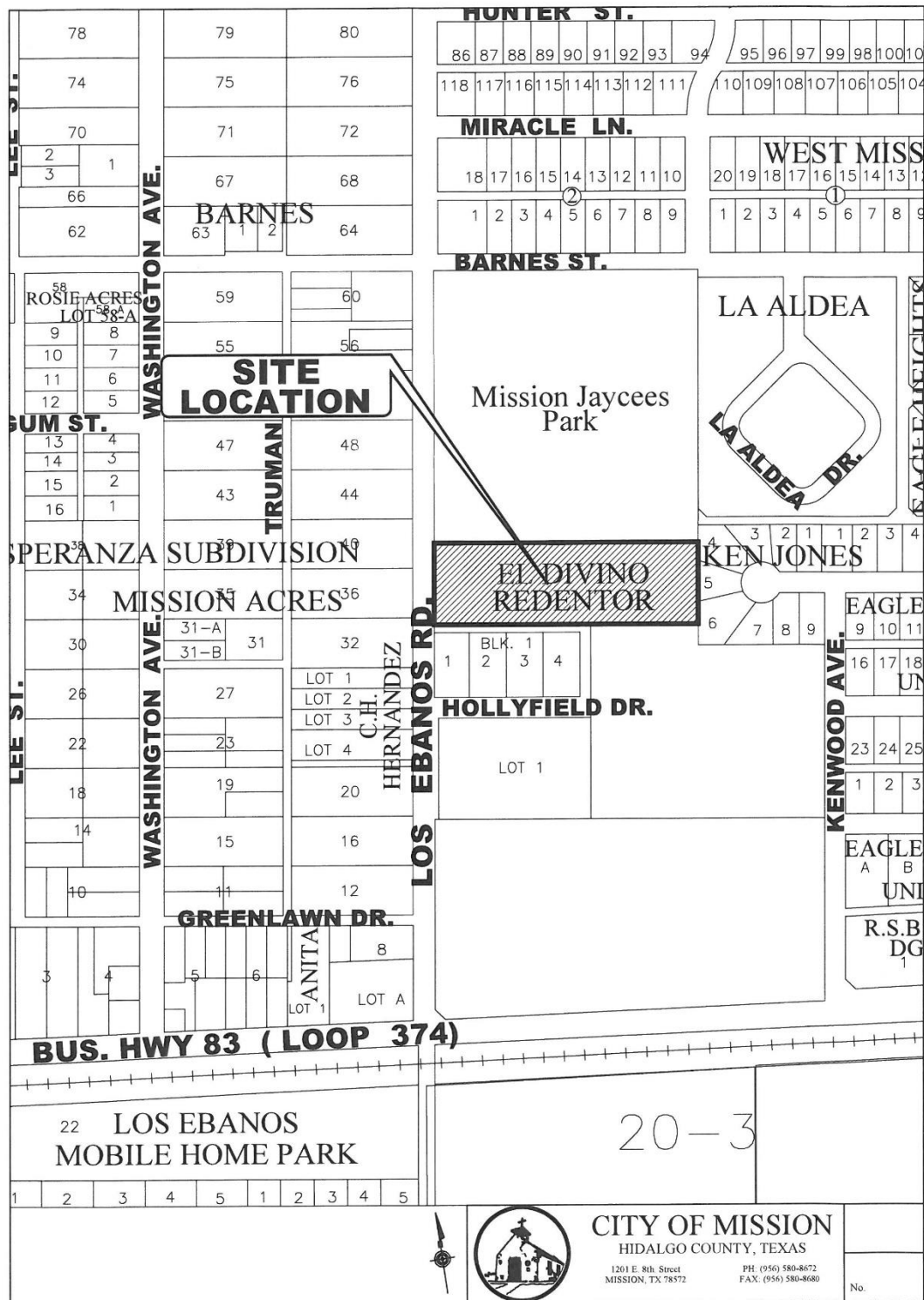
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_____ AYES

_____ NAYS

_____ DISSENTING _____

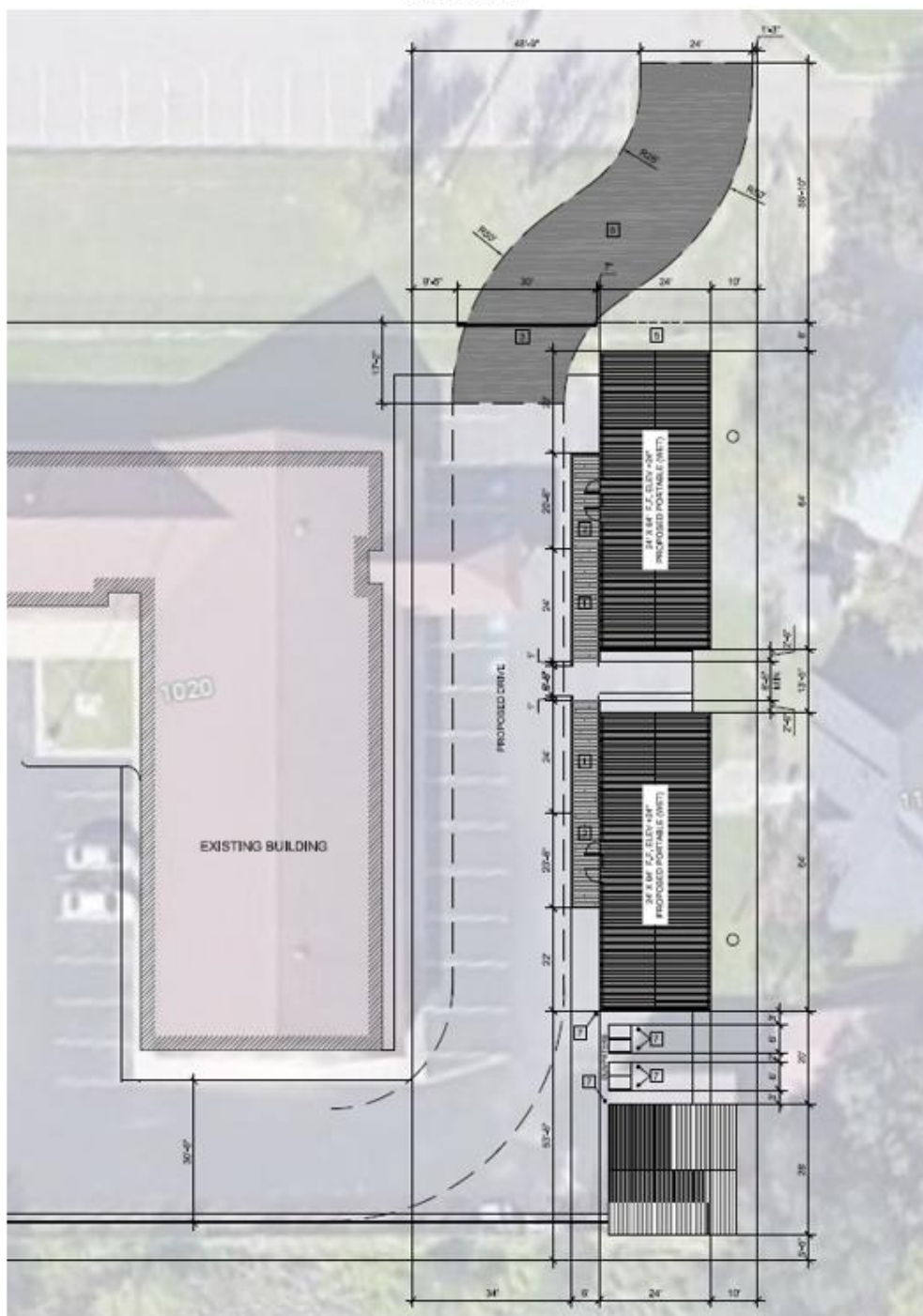
VICINITY MAP



AERIAL PHOTO



EXHIBIT "A"



MAILOUT LIST

PROP_ID	Property Owners (CUP25-15)	addrDeliveryLine	addrCity	addrState	addrZip
524352	RODRIGUEZ JESUS	1105 BURNEY ST	MISSION	TX	78572-3601
524354	JIMENEZ JESUS V	1108 BURNEY ST	MISSION	TX	78572-3600
524356	HINOJOSA MARCO A & THELMA M	1607 ADAMS ST	MISSION	TX	78572-7513
524353	MEDINA LEONEL & ANA VELIA	1107 BURNEY ST	MISSION	TX	78572-3601
524350	GUERRERO ROSA MARIA	1101 BURNEY ST	MISSION	TX	78572-3601
524348	HINOJOSA JESUS E & DALIA	207 AMANECER ST	MISSION	TX	78572-6772
524355	BENAVIDES ROBERTO & MARTHA	1106 BURNEY ST	MISSION	TX	78572-3600
237896	GARZA LESLIE & JUAN JOSE MUNOZ	1505 N. NICHOLSON AVE.	MISSION	TX	78572-2750
167105	EL DIVINO REDENTOR	420 N KERALUM AVE	MISSION	TX	78572-5642
524349	VILLARREAL FERNANDO	612 LEAL ST	MISSION	TX	78572-5225
524357	AYALA DELFINO & NORA ELIA	1102 BURNEY ST	MISSION	TX	78572-3600
188911	ALVARADO ABIGAIL & MARIA DE LA LUZ TREVINO	1002 E STONEGATE DR	MISSION	TX	78574-1735
524347	GINOCCHIO INVESTMENTS LLC	1205 HOLLYFIELD ST APT 8	MISSION	TX	78572-3611
524346	VILLARREAL HUMBERTO JR	614 LEAL ST	MISSION	TX	78572-5225
188910	HERNANDEZ OSCAR & ANDREA M	939 N LOS EBANOS RD	MISSION	TX	78572-3417
206542	HOUSING AUTHORITY OF THE	PO BOX 1053	MISSION	TX	78573-0017
0		<Null>	<Null>	<Null>	<Null>
316792	KEN JONES CONST INC	1105 ELM ST	MISSION	TX	78572-4441
237917	MARTINEZ ARNOLDO	969 N LOS EBANOS RD	MISSION	TX	78572-3417
237906	ALVAREZ JOSE I TRUSTEE FOR HARMON L ALVAREZ	953 N LOS EBANOS	MISSION	TX	78572-3417
237900	CANTU OCTAVIANO	947 N LOS EBANOS RD	MISSION	TX	78572-3417
237912	RODRIGUEZ JOSE ANTONIO & ANDREA MARQUEZ	1214 FINCHER ST	MISSION	TX	78572-3517
237911	MENDOZA GUADALUPE	963 N LOS EBANOS RD	MISSION	TX	78572-3417
237908	ZUNIGA MARCELINO JR	4921 N TROSPER RD	MISSION	TX	78573-1229
237907	ALVAREZ JUANITA VENECIA	954 TRUMAN ST	MISSION	TX	78572-3444
237901	CANTU OSVALDO	947 N LOS EBANOS RD	MISSION	TX	78572-3417
591533	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Epix Venue Event Center, being Lot 9, Adams Crossing Subdivision in a (C-3) General Business District, located at 2711 E. Griffin Parkway, Applicant: Ricardo Sanchez, Jr. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 1, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the Conditional Use Permit by the City Council.

Summary:

- The site is located approximately 354’ West of Taylor Road along the North side of E. Griffin Parkway.
- Per Code of Ordinance, an Event Center requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 1,375-square-foot suite within a commercial plaza for an event center. The applicant proposes to hold small-scale events such as birthday parties, graduations, business meetings, etc. Access to the site will be provided via a 30-foot driveway off Griffin Parkway.
- The hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day.
- Staff: 2 employees
- Parking: In reviewing the floor plan, the event center has 56 total seating spaces, which require 19 parking spaces (56 total seating spaces/3 = 18.6 parking spaces). There are 62 existing parking spaces in the commercial plaza that are shared with the other businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (58) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 2-year re-evaluation to assess this new business.
2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)

3. CUP is not to be transferable to others.
4. Hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

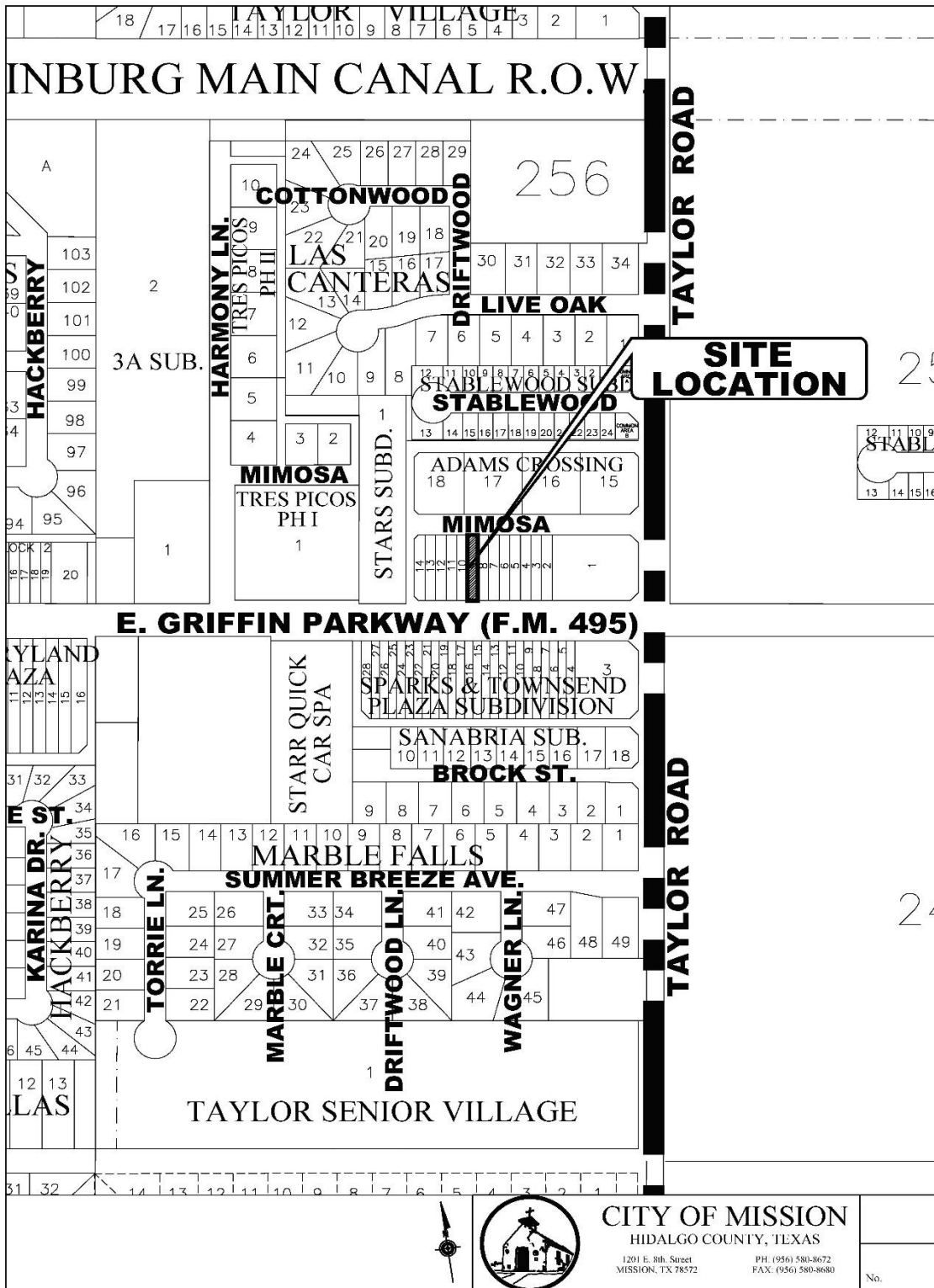
TABLED:

AYES

NAYS

DISSENTING

VICINITY MAP



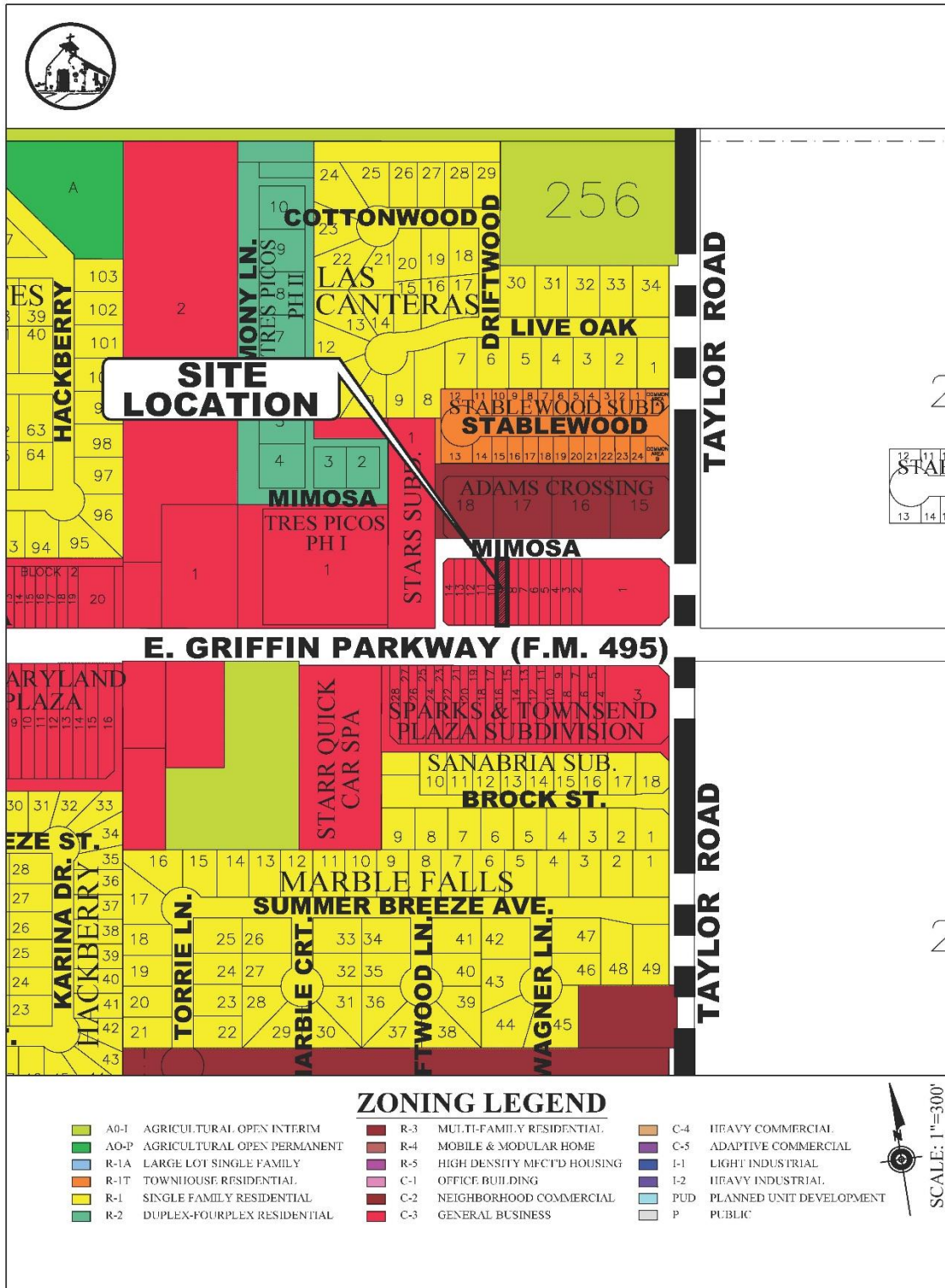
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

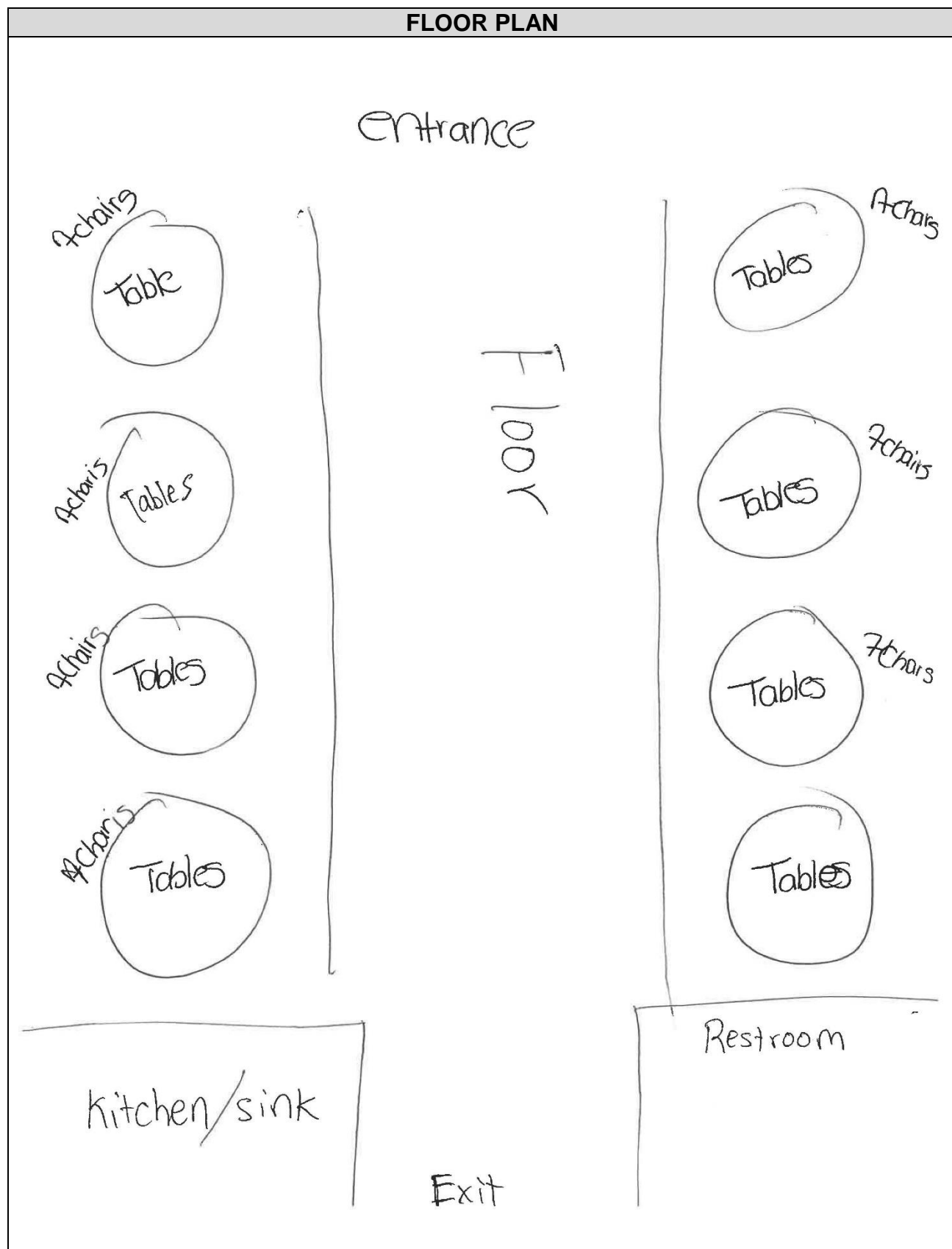
No.

ARIEL MAP



ZONING MAP





PICTURES



PICTURES



MAILOUT LIST

PROP_ID	Property Owners (CUP25-14)	addrDeliveryLine	addrCity	addrState	addrZip
20407191	CHITTOY CRISTIAN	2805 MIMOSA ST NO 2	MISSION	TX	78574-3301
20407192	PEREZ VICTOR HUGO MAYORGA	2805 MIMOSA ST APT 3	MISSION	TX	78574
20407193	FLEISCHMANN MICHAEL & JODIE	7601 N 17TH ST	MCALLEN	TX	78504-3298
20407194	PENA GERARDO RODRIGUEZ & IVAN ALEJANDRO RODRIGUEZ	2805 MIMOSA ST UNIT 5	MISSION	TX	78574
20407195	CARMONA GUADALUPE VARGAS	2805 MIMOSA STREET UNIT 6	MISSION	TX	78574-3301
20407196	GARCIA JESSICA	2805 MIMOSA ST	MISSION	TX	78574-3300
20407197	TELLO FAMILY LIMITED PARTNERSHIP	1616 E GRIFFIN PARKWAY STE 106	MISSION	TX	78572-3180
20407198	DE CACERES GUILLERMO NUNEZ	2805 MIMOSA ST APT 9	MISSION	TX	78574-3301
20407199	KALIFA ALICIA	PO BOX 720404	MCALLEN	TX	78504-0404
20407200	DE LA CRUZ DANIEL	205 E KIWI ST	MCALLEN	TX	78504-2055
20407201	VERDUGO MARIA GLORIA	3514 N 32ND LN	MCALLEN	TX	78501-3333
514095	STARS RESTAURANTS LLC	2941 NW 156TH ST	EDMOND	OK	73013-2101
20407190	GARCIA RAMIRO CHAPA	302 GROVEWOOD AVE	MISSION	TX	78572-4768
704380	495 INVESTMENTS LLC	400 NOLANA STE H2	MCALLEN	TX	78504-3997
704384	MPI GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534318	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534305	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534306	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534307	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534304	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534315	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534310	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534313	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534314	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534301	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534303	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534308	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534311	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534312	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534302	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534316	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534317	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534309	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534300	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
846479	PENA ALFREDO GARZA	2715 MIMOSA UNIT 1-C	MISSION	TX	78574-3343
846529	HINOJOSA NORMA REYNA	3006 N GLASSCOCK	MISSION	TX	78574-2021
846530	LIMAS ADRIAN	FLAT 1 RD 1318 BLOCK 113 BLDG 1048	MISSIONHIDD KINGDOM	BAHRAIN	113
846531	MARTINEZ CRISTINA	2715 MIMOSA	MISSION	TX	78574-3330
846532	TEXAS SUNSET RENTAL LLC	402 BUSINESS CENTER DR	MISSION	TX	78572-6289

MAILOUT LIST

846533	HINOJOSA NORMA REYNA	3006 N GLASSCOCK	MISSION	TX	78574-2021
846534	RAMIREZ JUAN M & MARIA RAMIREZ	PO BOX 2020	MISSION	TX	78573-0033
846535	COCO & COCO INMOBILIARY LLC	3625 W DOVE ST	MCALLEN	TX	78504-0440
846536	REYES DEBORAH & BARBARA & JOSE A REYES	2715 MIMOSA ST UT 9	MISSION	TX	78574
846537	JABE PROPERTIES LLC	111 RIO GRANDE DR	MISSION	TX	78572-7418
846538	COCO & COCO INMOBILIARY LLC	3625 W DOVE ST	MCALLEN	TX	78504-0440
846539	MACOCO INVESTMENTS LLC	5111 N 10TH STREE #347	MCALLEN	TX	78504
895696	CHAIREL REAL ESTATE LLC	2436 E 8TH AVE	MISSION	TX	78572-1954
895723	CHAIREL REAL ESTATE LLC	2436 E 8TH AVE	MISSION	TX	78572-1954
895724	VELA REEKI M	2705 MIMOSA ST APT 3	MISSION	TX	78574-3328
895725	CHAIREL REAL ESTATE LLC	2436 E 8TH AVE	MISSION	TX	78572-1954
895726	CHAIREL REAL ESTATE LLC	2705 MIMOSA ST	MISSION	TX	78574
895727	LE BEJAMIN	2705 MIMOSA ST APT 6	MISSION	TX	78574-3328
895728	MACOCO INVESTMENTS LLC	5111 N 10TH STREE #347	MCALLEN	TX	78504
895729	LOPEZ LEONEL JR	2705 MIMOSA APT 8	MISSION	TX	78574-3328
895730	RODRIGUEZ JOSE LUIS QUIROZ	818 MANSFIELD DR UNIT 157	PORT MANSFIELD	TX	78598
895731	MACOCO INVESTMENTS LLC	5111 N 10TH STREE #347	MCALLEN	TX	78504
581950	M & T BUSINESS VENTURES LLC	3017 YUMA AVE	MCALLEN	TX	78503-8055
581951	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 07, 2025

PRESENTED BY: Xavier Cervantes, 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 – Doce Wine & Bar, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission Subdivision in a (C-3) General Business District, located at 214 E. Tom Landry Street, Suite B. Applicant: Myra Anzaldua - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 03, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – Following State and local law, notice of required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 07, 2025 - Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 12, 2025: Public hearing and consideration of the Conditional Use Permit Ordinance by the City Council.

Summary:

- The subject site is located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street.
- The applicant proposes opening a wine bar and restaurant at this location.
- Pursuant to Section 1.43 (3) (F) of the City of Mission Code of Ordinances, a wine bar and restaurant requires the approval of a Conditional Use Permit by the City Council.
- The applicant proposes 60 percent of alcoholic beverages and 40 percent of food sales.
- The proposed hours of operation are as follows: Sunday - Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday - Saturday from 2:00 p.m. to 10:00 p.m.
- The working staff will be 2.
- Parking: Four parking spaces are required due to the 12 proposed chairs. There are 6 existing parking spaces on the rear and side of the building. However, this property is located within the Mission’s Central Business District and is exempt from parking requirements for the existing structure. Tom Landry shoulder will be available for customer parking as well.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- 2-year approval at which time the applicant will have to renew their C.U.P. and TABC License, with the understanding that the permit can be revoked.
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Must acquire a business license prior to occupancy.
- The hours of operation are Sunday through Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday through Saturday from 2:00 p.m. to 10:00 p.m.
- C.U.P. is not transferable to others

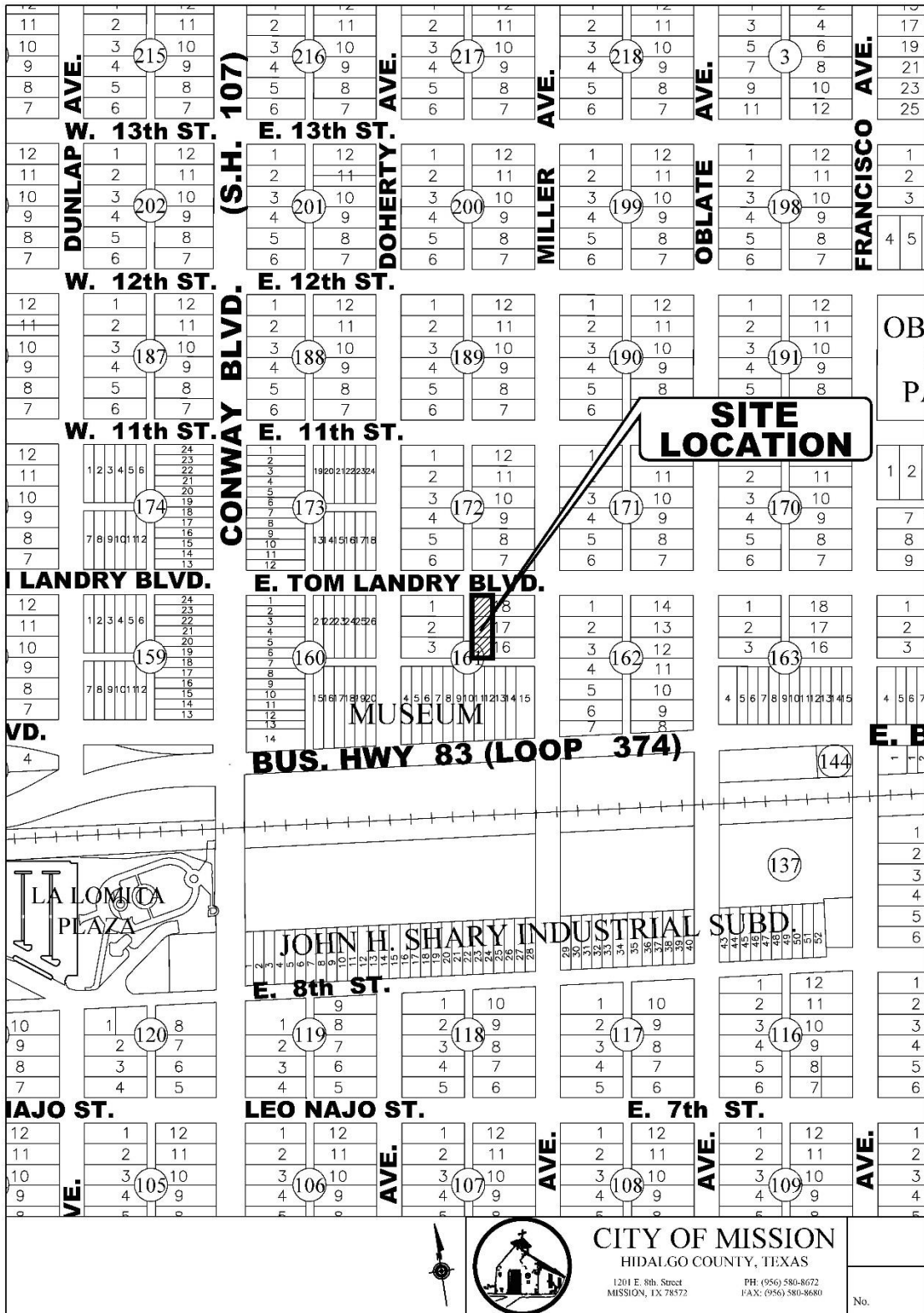
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

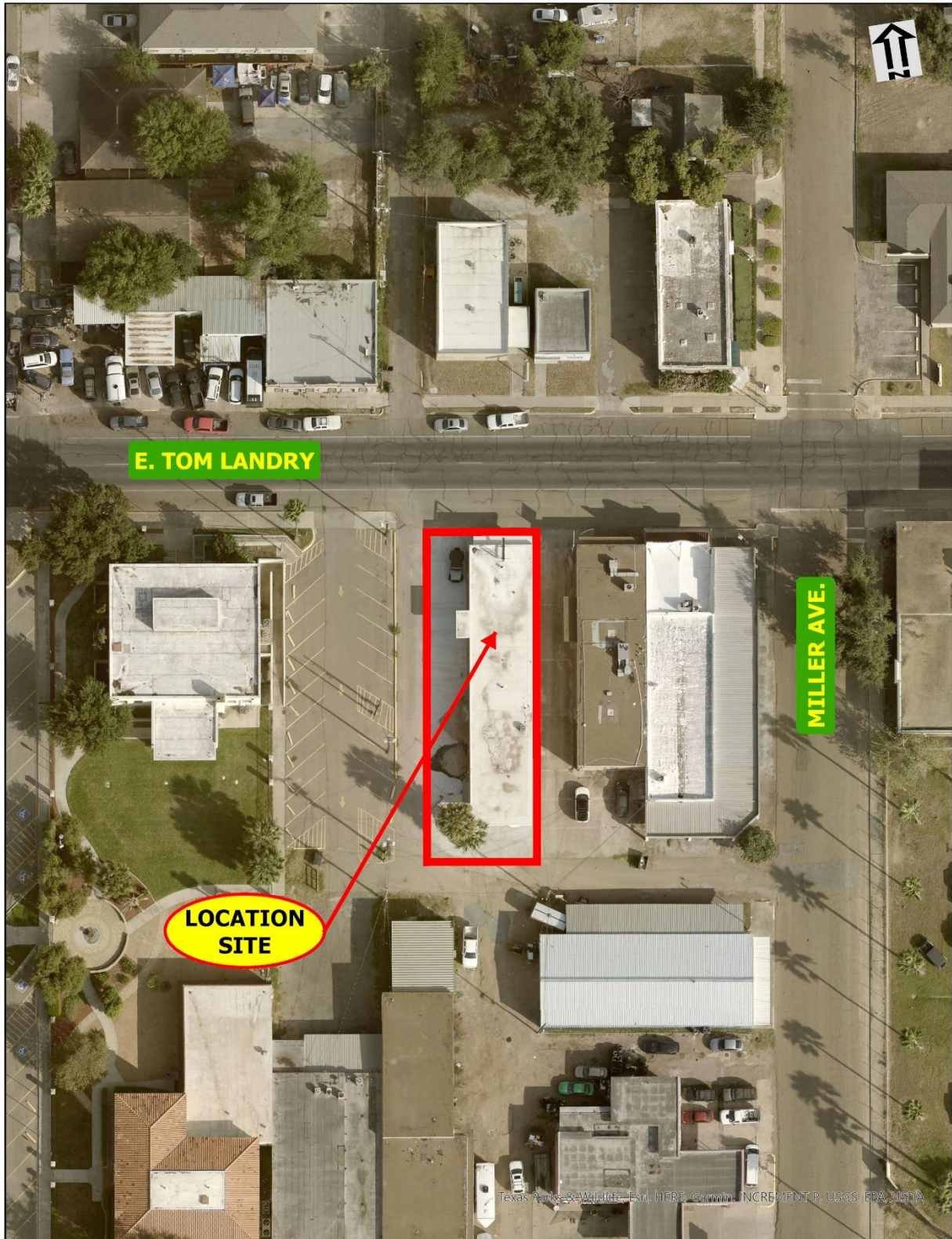
_____ NAYS

_____ DISSENTING _____

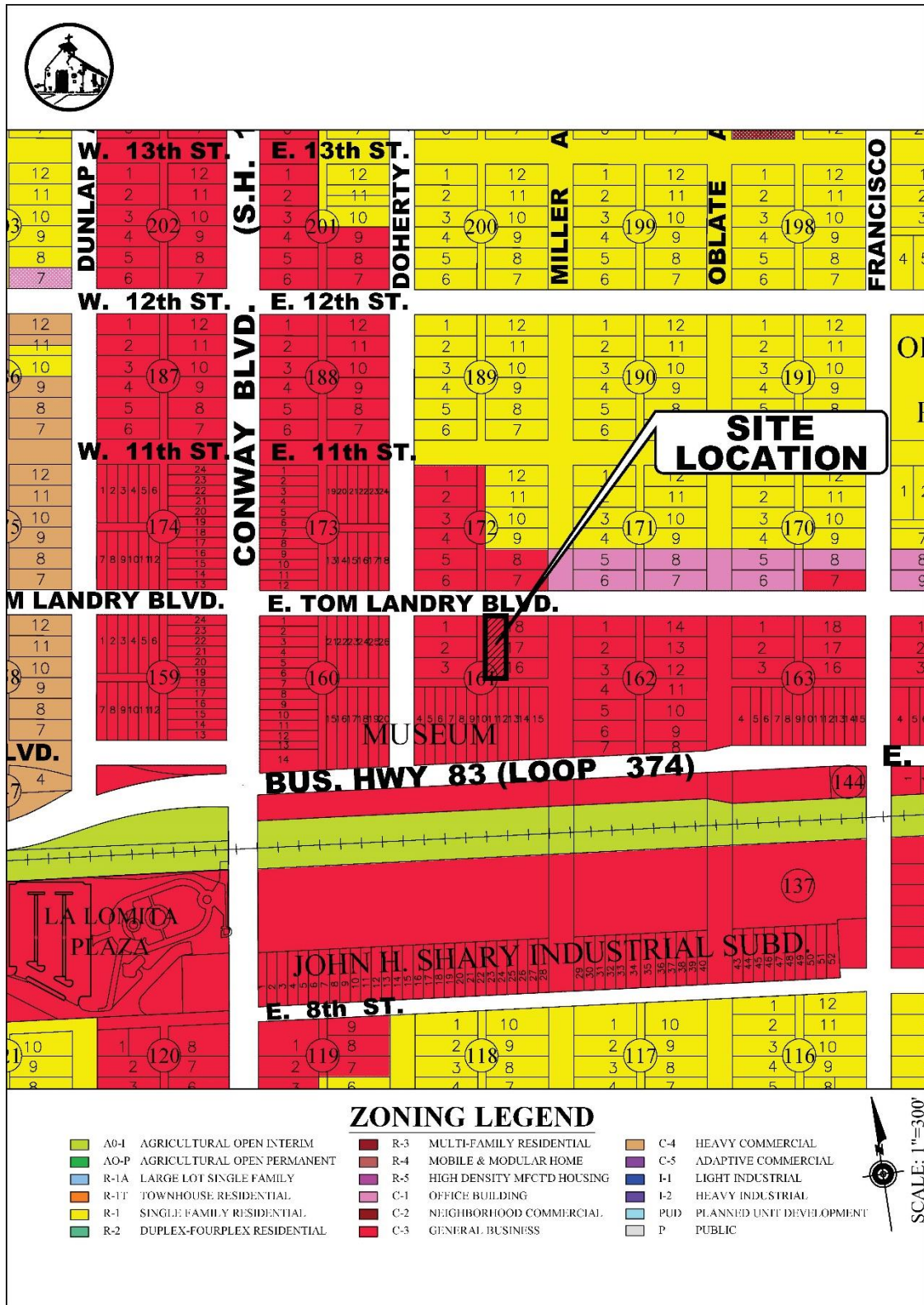
SITE LOCATION

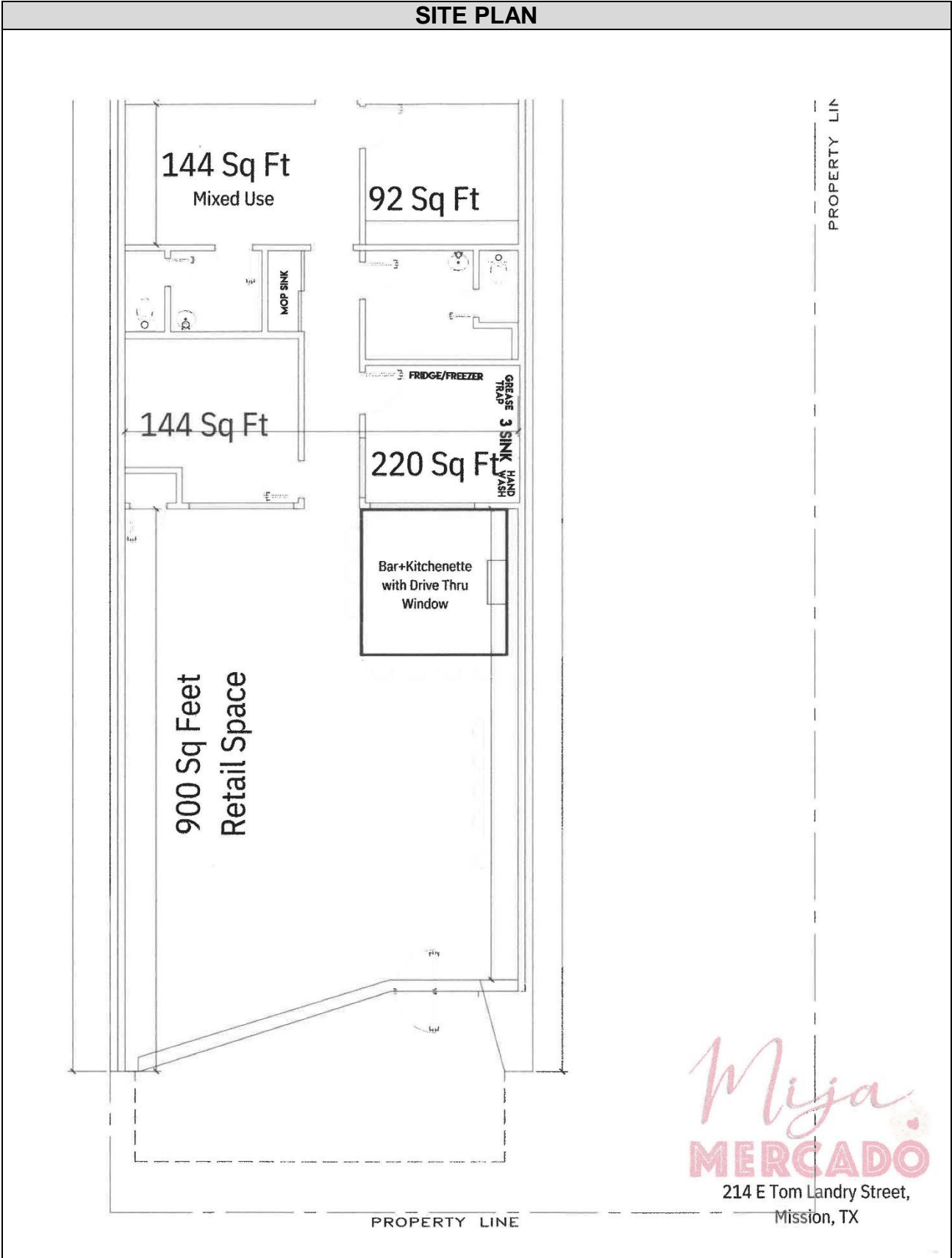


AERIAL MAP



ZONING MAP

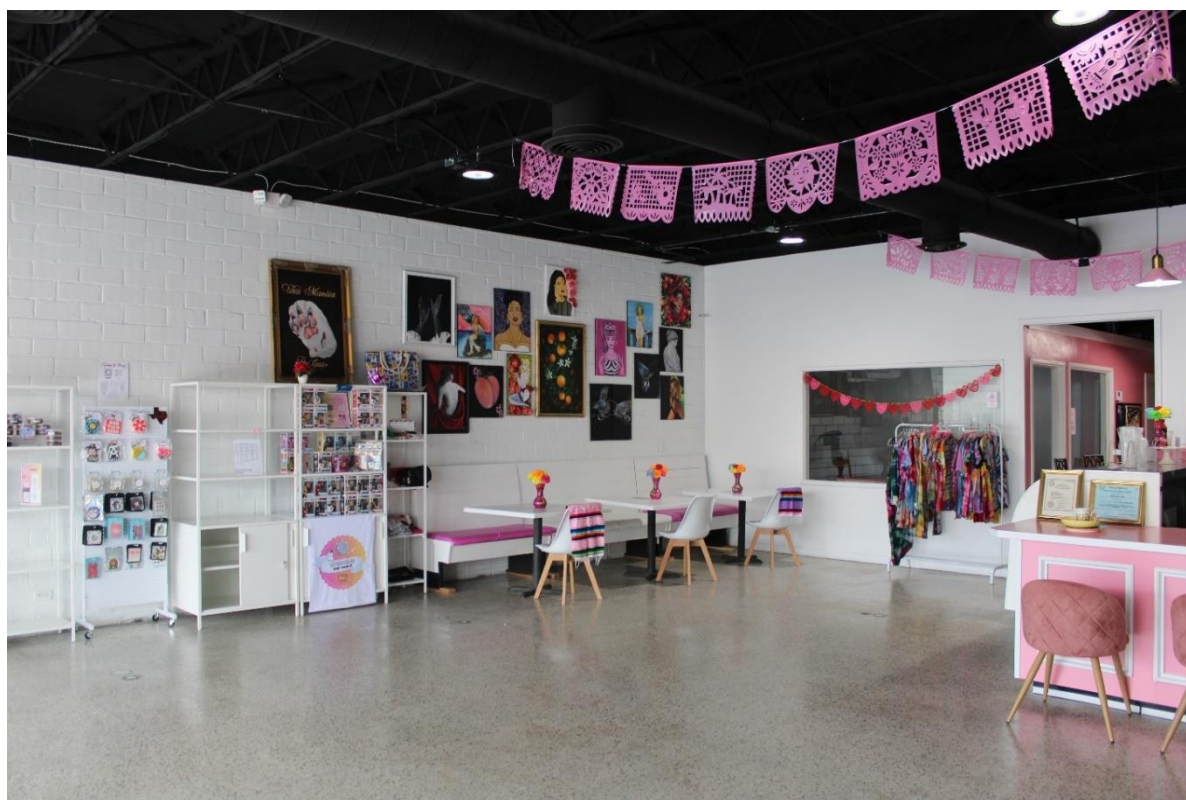




PHOTO



PHOTO



MENU

Doe Menu Bar

ITEM	SKU	Quantity	Case Cost	Ind. Serving Cost	Packaging	Food Cost	Retail Cost	Labor Cost	Food Cost (Profit)	Notes
Drip Coffee			5.33	\$0.50	0.1333333333	\$0.88	\$4.00		22.08%	
Cold Brew Iced										
Gouda Egg Sandwich	7171928	24	57.25	\$2.39	0.31	\$2.70	\$7.00		38.51%	
4 in Waffles	1828254	72	59.45	\$0.83	0.31	\$1.35	\$5.00		26.38%	
Hashbrown	5021210	240	89.79	\$0.37	\$0.31	\$0.69	\$2.00		34.41%	
Smucker Syrup	4908299	100	21.35	\$0.21		\$0.21	\$0.50		42.70%	
Broccoli & Cheese Soup	2582229	35	45.85	\$1.31	\$0.07	\$1.38	\$4.00		34.44%	In this case th
Chicken Noodle	2582112	35	37.89	\$1.08	\$0.07	\$1.15	\$4.00		26.75%	In this case th
Chicken Salad Sandwich										
Peperoni Pizza Slice	136671	9	90.95	\$10.11	\$0.32	\$1.33	\$3.00		44.35%	
Basic B Sandwich				\$2.27	0.55	\$2.82	\$10.00		28.17%	
12Oz Soup Container	3291218	500	33.74	\$0.07						
Pizza Box	3282322	50	15.99	\$0.32						
Sandwich Bag	2249229	500	157.08	\$0.31						

MAILOUT LIST

PROP_ID	Property Owners (CUP 25-13)	addrDeliveryLine	addrCity	addrState	addrZip
239718	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
567314	BALLESTEROS JOSE H & MARY H	2429 SUNSET LN	MISSION	TX	78572-4635
239812	ESPERICUETA PAT	3914 RIO GRANDE CARE RD	EDINBURG	TX	78541-4381
239811	ESPERICUETA PAT	3914 RIO GRANDE CARE RD	EDINBURG	TX	78541-4381
239724	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
239719	RODRIGUEZ RUBICELA L	3801 N GLASSCOCK RD	MISSION	TX	78573-8463
591673	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239727	PAMM FAMILY PROPERTIES LLC	617 BEAUMONT AVE	MCALLEN	TX	78501-2716
239728	SOUTHWESTERN BELL TELE	1010 PINE 9E-L-01	SAINT LOUIS	MO	63101
239813	CENTRO CRISTIANO BETHESDA	207 E TOM LANDRY ST	MISSION	TX	78572-4162
239816	SMARTCOM TELEPHONE LLC	600 ASH AVE	MCALLEN	TX	78501-2677
239817	SMARTCOM TELEPHONE LLC	600 ASH AVE	MCALLEN	TX	78501-2677
239815	GUTIERREZ HUGO H & SANDRA	1001 MILLER AVE	MISSION	TX	78572-4115
239814	LEAL JAVIER & MARIA D	1003 RAGLAND ST	MISSION	TX	78572
239720	SOLIS DANIEL JR	217 E 9TH ST	MISSION	TX	78572-4158
239730	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239802	KING GUERRA & DAVIS	830 VOLZ LN	MISSION	TX	78572-2935
239729	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239729	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
1467109	KPGIN216 INVESTMENTS LLC	220 E TOM LANDRY ST	MISSION	TX	78572-4161
1467108	MUNOZ AUDREY J DBA JO-NIC & CO	2204 E 25TH ST	MISSION	TX	78574-7678



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 07, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for a Home Occupation – Beauty Salon, being Lot 5, Block 7, Erdahl Subdivision in a (R-1) Single Family Residential District, located at 317 S. Holland Avenue. Applicant: Gloria Hernandez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 08, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – Following State and local law, notice of required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 07, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 12, 2025: Public hearing and consideration of requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 200 feet south of Leal Street along the east side of S. Holland Avenue.
- The applicant has been running a 1-chair beauty salon from her residence since January 2020. All of her customers are by appointment only to eliminate the accumulation of vehicles on her property.
- Access to the site is from S. Holland Avenue, where customers can park on the applicant's driveway, which is wide and deep enough to accommodate up to four vehicles safely.
- Pursuant to Section 1.56 (1) of the City of Mission Code of Ordinances, a home occupation must comply with regulations.
- The proposed hours of operation are as follows: Monday – Saturday from 9:00 am to 6:00 pm.
- The working staff will be 1.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

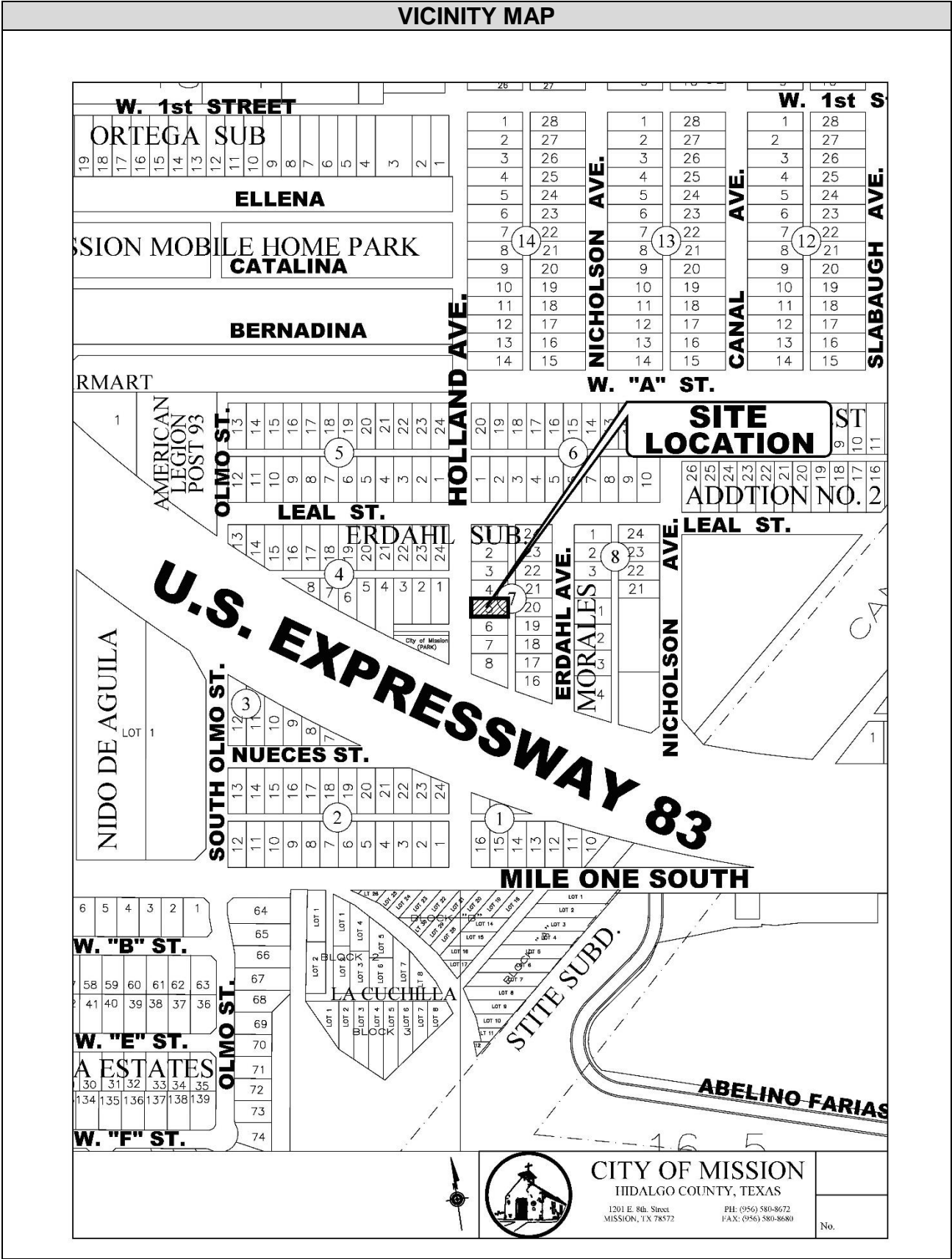
- Staff recommends Approval for Life of Use, as this will be her 3rd. Renew.
- Must comply with all City Codes (Building, Fire, Health, etc.),
- C.U.P. is not transferable to others

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

_____ AYES

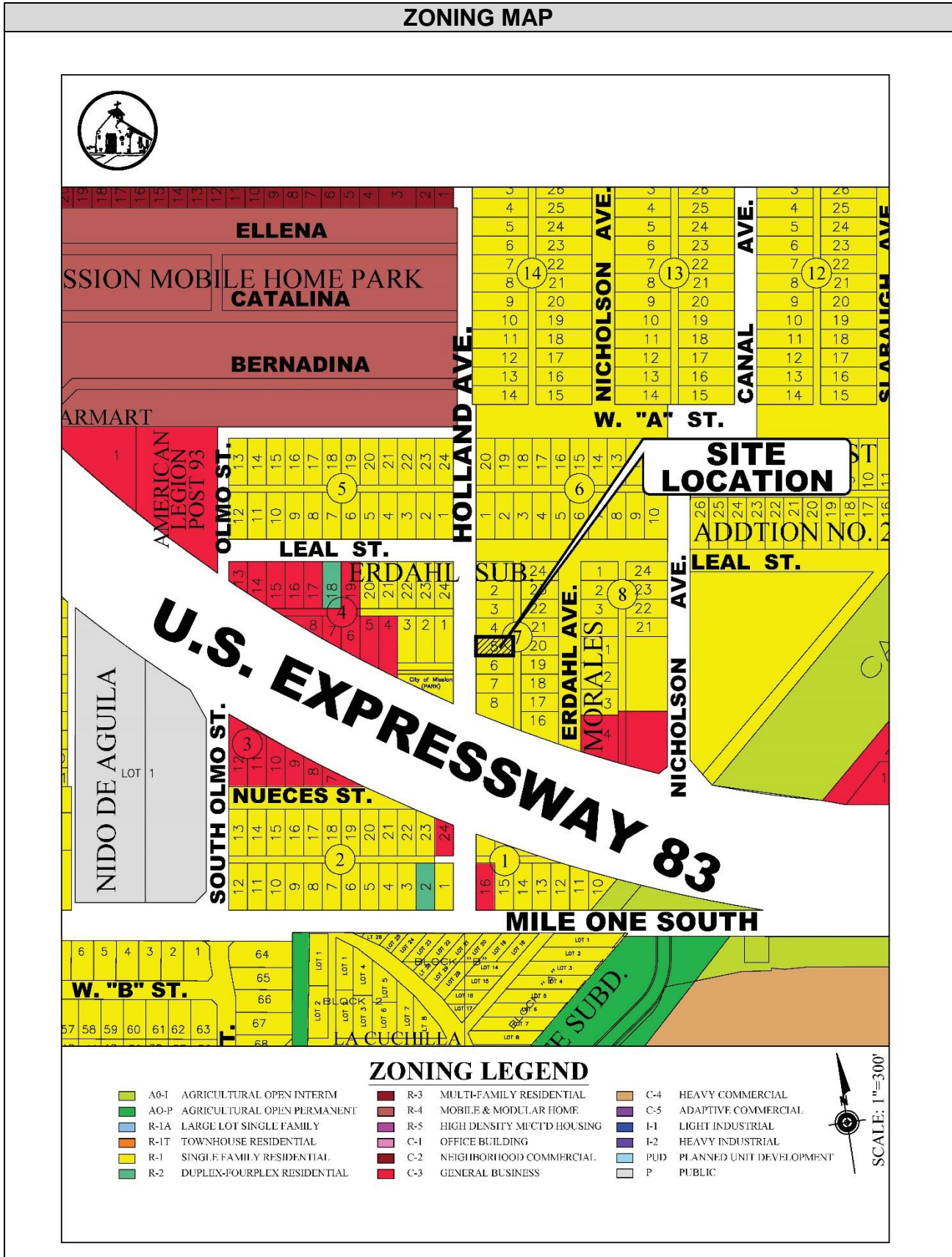
_____ NAYS

_____ DISSENTING _____



AERIAL MAP





PHOTO



PHOTO



MAILOUT LIST

PROP_ID	Property Owners (CUP 25-16)	addrDeliveryLine	addrCity	addrState	addrZip
170931	MARTINEZ MELQUIARES	310 S HOLLAND AVE	MISSION	TX	78572-5252
170943	FLORES AIDA SANCHEZ	801 LEAL ST	MISSION	TX	78572-5228
170987	SAENZ PEDRO	3609 HAWK CT	MCALLEN	TX	78504-5086
170986	SAENZ PETE JR	3609 HAWK CT	MCALLEN	TX	78504-5086
170991	CAMPBELL MICHELLE	320 ERDAHL AVE	MISSION	TX	78572-5214
170992	FEDERICO JOSE & SUSANA L	316 ERDAHL AVE	MISSION	TX	78572-5214
170993	GUTIERREZ LUDIVINA GRANADOS	312 ERDAHL AVE	MISSION	TX	78572-5214
170994	MEDINA RICARDO & TERESA	304 ERDAHL AVE	MISSION	TX	78572-5214
170984	QUINTERO ARMELIA	313 S HOLLAND AVE	MISSION	TX	78572-5253
170995	SALINAS GILBERT	300 ERDAHL AVE	MISSION	TX	78572-5214
170932	CHAVEZ AURORA & MIGUEL A	103 S CANAL AVE	MISSION	TX	78572-5201
1076360	ROMERO ELEAZAR XAVIER	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
527290	SAENZ PEDRO JR & ANTONIO	3609 HAWK CT	MCALLEN	TX	78504-5086
170989	MATAMOROS BASILISA	330 ERDAHL AVE	MISSION	TX	78572-5214
170998	AGUILAR RICARDO JR	309 ERDAHL AVE	MISSION	TX	78572-5213
170941	GARZA ESTELA	805 LEAL ST	MISSION	TX	78572-5228
316640	CERDA ALLAN	1202 MIRACLE LN	MISSION	TX	78572-3527
243417	GARZA HORACIO & ELIDA	313 ERDAHL AVE	MISSION	TX	78572-5213
243418	GARZA ALMA	500 W CHAMPION LN	MISSION	TX	78574-1843
170942	BORREGO DON CARLOS & ELVA A	803 LEAL ST	MISSION	TX	78572-5228
170985	HERNANDEZ FELIPE & GLORIA	317 S HOLLAND AVE	MISSION	TX	78572-5253
170988	CONTRERAS IGNACIA	332 ERDAHL AVE	MISSION	TX	78572-5214
170990	HERNANDEZ DEBORAH ANN LOPEZ	328 ERDHAL ST	MISSION	TX	78572-5214
170983	RANGEL JUAN BAUTISTA & ORFELINDA LOPEZ TORRES	309 S HOLLAND	MISSION	TX	78572-5253
170982	GONZALEZ HECTOR ELIAS	1107 FAIRWAY DR NO 2B	MISSION	TX	78572-8174



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – J.A.L.L.’s Sports Bar & Grill, being Lots 7 & 8, Inspiration Point Subdivision Phase I in a (C-3) General Business District, located at 1810 W. Griffin Parkway, Suites B, C, & D, Applicant: J.A.L.L.’s Sports Bar & Grill –Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 1, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of W. Griffin Parkway approximately 300 feet West of Inspiration Road.
- As per the applicant, the sales of alcohol are greater than the sales of food. Therefore, this business is considered a bar.
- Per Code of Ordinance, the Sale and On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation at this location since May 2014. Access to the site is from Griffin Parkway. The last conditional use permit approved for this location was on March 27, 2023, for 2 years. Staff notes that this would be their 4th re-evaluation.
- The proposed hours of operation are as follows: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am
- Staff: 3 employees
- Parking: In reviewing the floor plan, the sports bar has 59 total seating spaces, which require 20 parking spaces (59 total seating spaces/3 = 19.6 parking spaces). There are 98 existing parking spaces in the commercial plaza that are shared with the other businesses.
- Landscaping: There are existing green areas and landscape islands with trees within the parking lot along Griffin Parkway that must be maintained by the property owner or the applicant.
- Sale of Alcohol: The applicant does have a full bar available. Section 1.56(3)(a) states that bars must be at least 300’ from the nearest residence. Staff notes that there is an existing residential subdivision along the north side of the site.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to surrounding property owners.

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

STAFF RECOMMENDATION:

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

1. 2-year re-evaluation to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
3. Waiver of the 300' separation requirement from the residential neighborhoods.
4. Uniform Security must be provided only during special events
5. CUP is not to be transferable to others.
6. Hours of operation: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

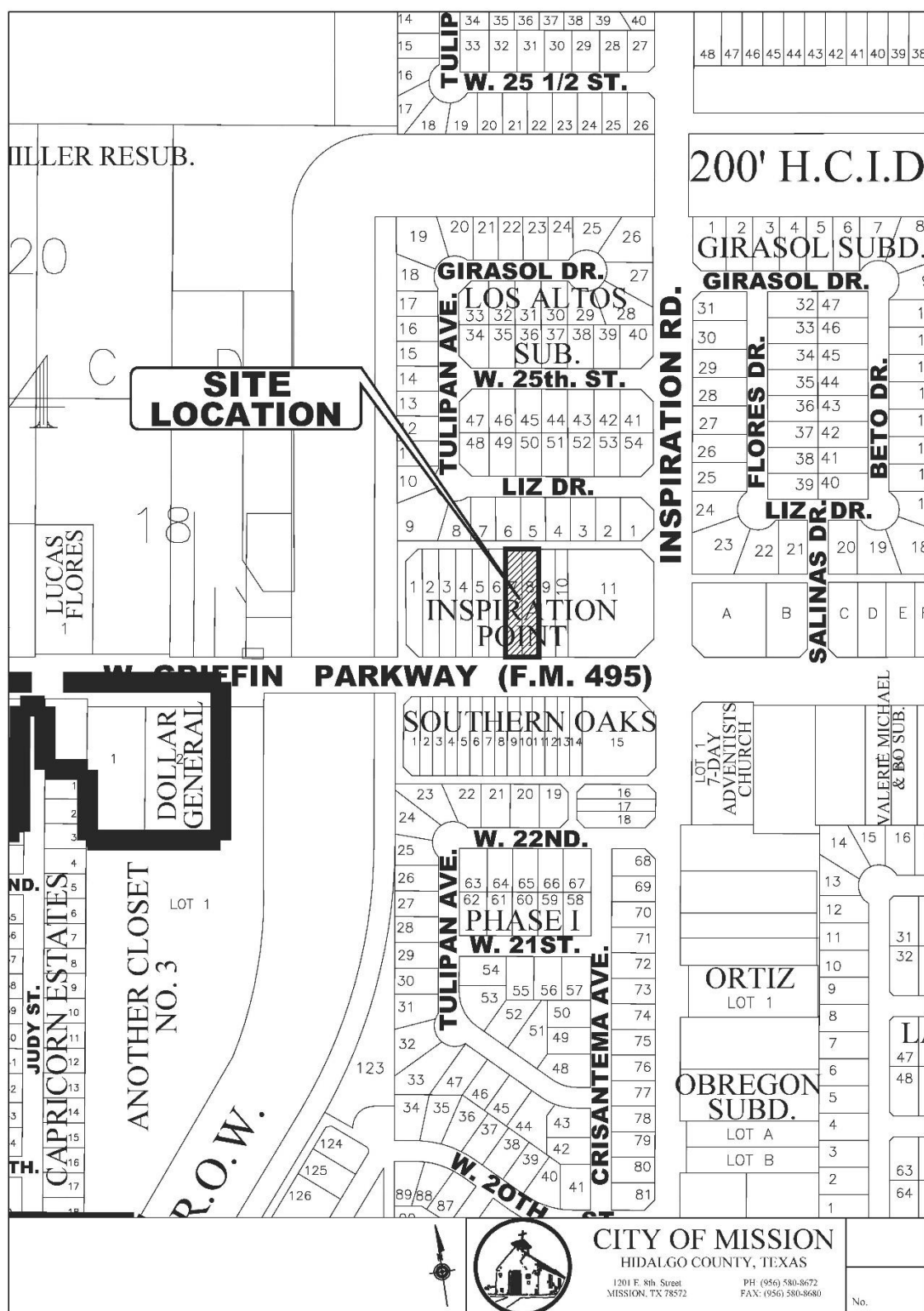
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP

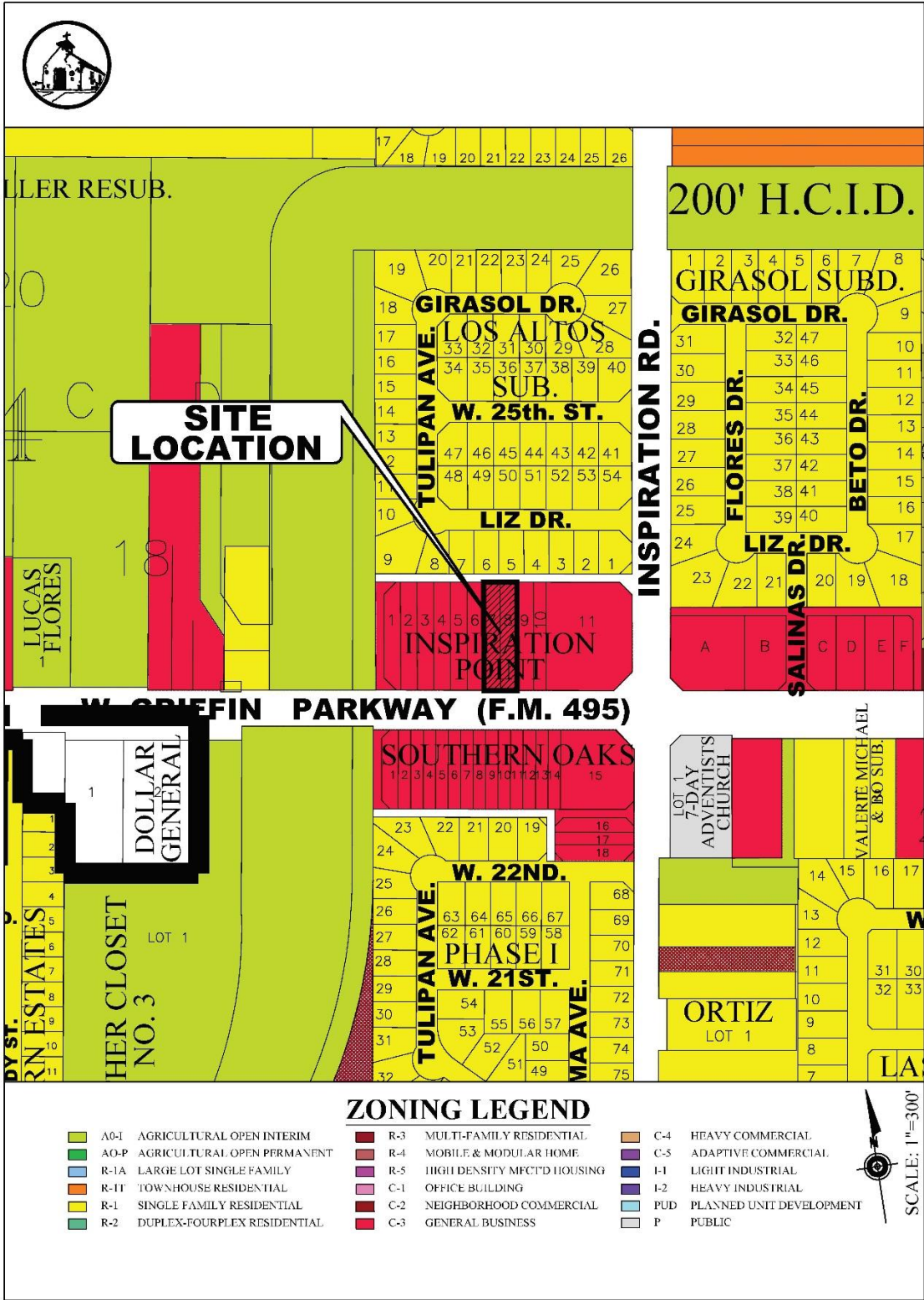


ARIEL MAP



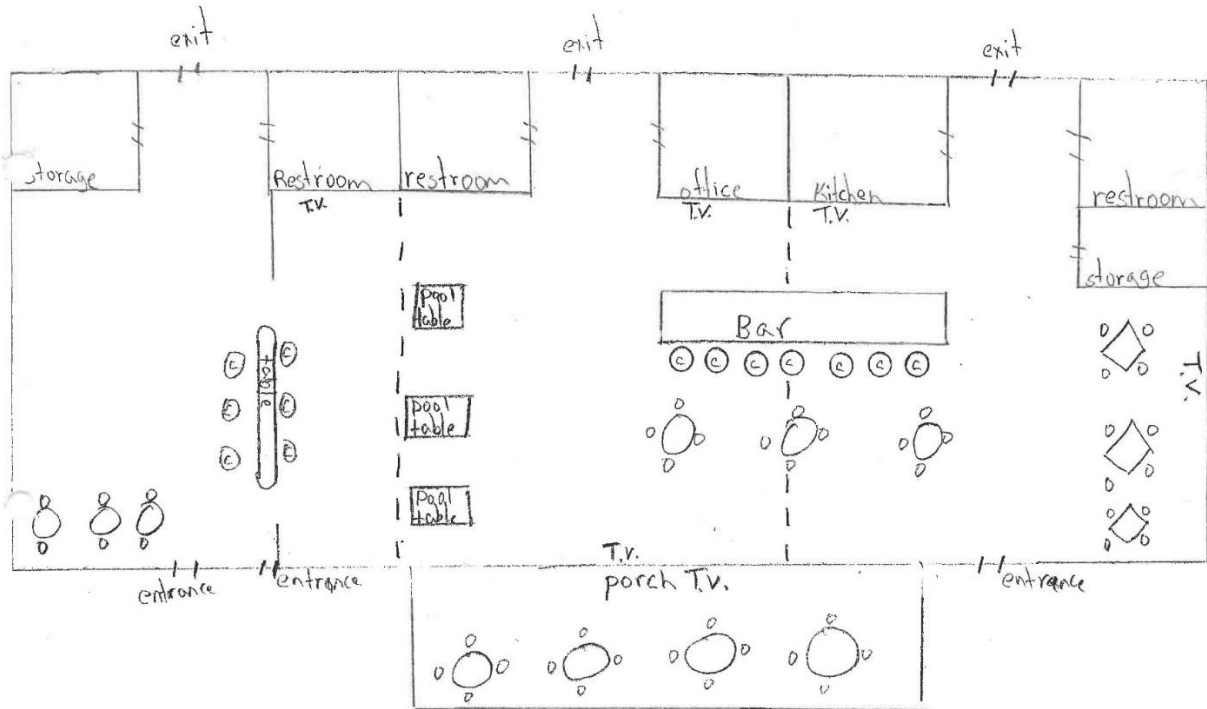
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ZONING MAP



FLOOR PLAN

59 seating spaces \div 3 seats = 19.6 = 20 parking spaces req.

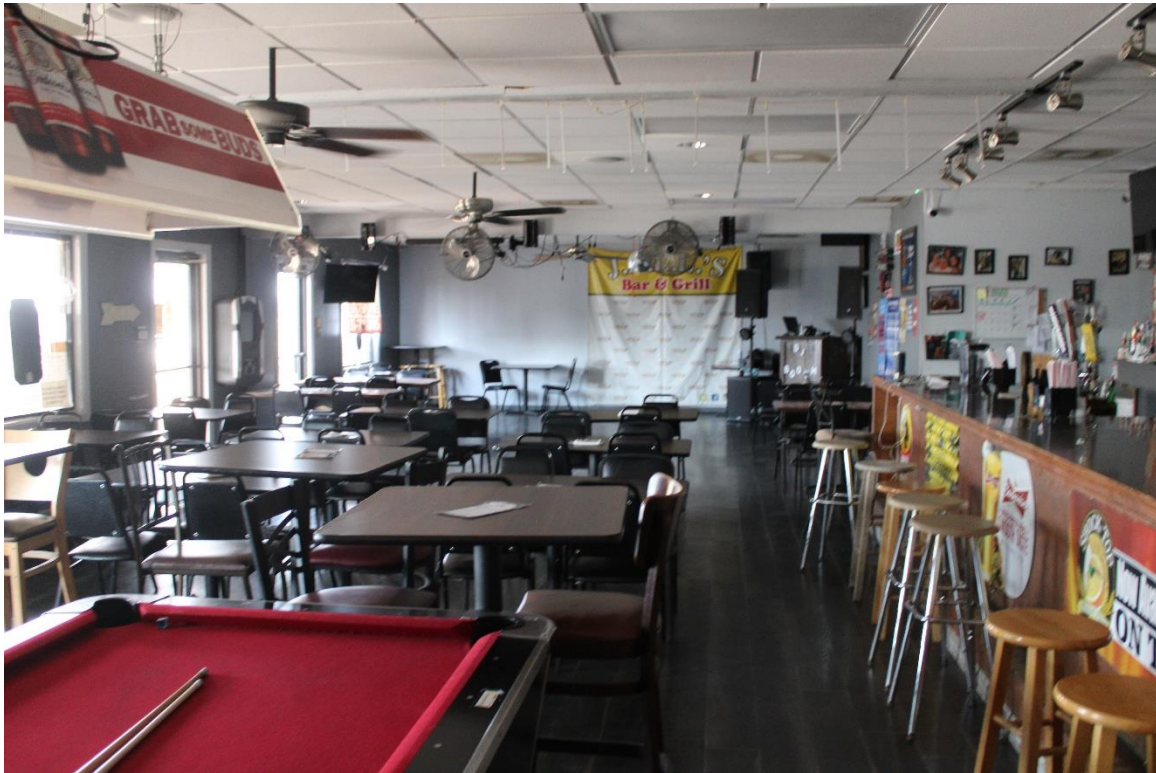


J.A.L.L.'S
Sports-Grill-Bar

PICTURES



PICTURES



MENU

Menu	
Appetizers	
Pretzel Bites	\$9
Onion Rings with Fries	\$10
Mozzarella Sticks with Fries	\$8
Fried Pickles top with Fries	\$8
Jalapeño Poppers with Fries	\$8
Order of Fries	\$5
Cheese Fries /Chili Cheese Fries	\$8
Bacon Loaded Fries (Cheese, Ranch, Bacon Bites)	\$9
Buffalo Fries (Chicken, Sauce, Ranch)	\$9
Triple Dip (White Cheese, Avocado, Salsa)	\$12
Meals	
12" Flat Pepperoni Pizza	\$12
Chicken Tender with Fries	\$10
All American Cheese Burger	\$9.5
Southern-Style Chicken Burger (Lettuce, Tomatoe, Pickle)	\$9
Egg Rolls (2)	\$7
Panchos (Chicken, Beans, Cheese, Lettuce, Tomatoe, Sour Cream)	\$12
Chicken Quesadilla (Chicken, Bell Pepper, Cheese)	\$10
Wings with Fries (Mild, Hot Mix, Lemon Pepper, BBQ)	
10 Wings	\$13
15 Wings	\$17
Combo #2 6 Wings, 6 Onions Rings with Fries	\$15
Combo #3 5 Wings, 3 Chicken Strips with Fries	\$15
Combo # 5 5 Wings, 3 Jalapeño Poppers, 3 Cheese Sticks w/Fries	\$17
ALL DAY SPECIALS	
FIREBALL	\$3
MARGARITA SHOT	\$4
MEXICAN LOLLIPOP	\$5
HAPPY HOUR	
TUESDAY- FRIDAY	
4-8 P.M.	

TABC LICENSE

4/25/25, 2:38 PM

Public Inquiry System

[Back](#)[Export to Excel](#)[Print Results](#)

License #:	MB892249		
AIMS License Type:	MB		
AIMS License #:	104158257		
Trade Name:	J.A.L.L.'S SPORTS BAR AND GRILL		
Owner:	Leticia Ramirez		
Location Address:	1810 W GRIFFIN PKWY STE B MISSION , TX 785727358 UNITED STATES	Mailing Address:	3421 N MOOREFIELD RD MISSION , TX 785745008 United States
County:	Hidalgo	Orig. Issue Date:	12/5/2014
Status:	Active	Exp. Date:	12/4/2026
Location Phone No.:		Wine Percent:	
Subordinates:	LH		
Related To:		Gun Sign:	RED

MAILOUT LIST

PROP_ID	Property Owners (CUP 25-17)	addrDeliveryLine	addrCity	addrState	addrZip
582921	SANTIAGOS SELVIN & ERIKA	905 W B ST	MISSION	TX	78572-6170
592273	GOMEZ JAIME G & IRASEMA	1806 LIZ DR	MISSION	TX	78574-7351
592271	NAVA REYNALDO M RAMIREZ & MARIA I	1810 LIZ DR	MISSION	TX	78574-7351
582873	ATCP MISSION LLC	3578 LA PLAZA DR	BREA	CA	92823-6379
592227	VAUGHN CORNELIUS ALEXANDER	1809 LIZ DR	MISSION	TX	78574-7328
592225	LOPEZ ANGEL M	202 CASTILLOS & DIAMANTES	MISSION	TX	78572
582909	MARTINEZ EDUARDO & DAISY A VELA	509 S RESPLANDOR ST	MISSION	TX	78572-9736
592223	HERNANDEZ GUSTAVO C & CAMILA GARZA	1801 LIZ DR	MISSION	TX	78574
592274	RAYA SALVADOR JR & ADRIANA E	1804 LIZ DRIVE	MISSION	TX	78574-7351
592272	RODRIGUEZ MARTHA M	1808 LIZ DR	MISSION	TX	78574-7351
592270	BROWNING EDWARD LEE & MONICA DE LA ROSA	1812 LIZ DR	MISSION	TX	78574-7351
592226	GARZA HECTOR & SANDRA	1807 LIZ DR	MISSION	TX	78574-7328
592224	GARCIA ROEL G & ENEDELIA	592 POSADA ST	RIO GRANDE CITY	TX	78582-6467
592231	TREVINO MYRNA A	1817 LIZ DR	MISSION	TX	78574-7328
592230	ZAMORA RUBEN & JUANITA TAYLOR	1815 LIZ DR	MISSION	TX	78574-7328
592229	AP PROPERTIES LP	11916 N BRYAN ROAD	MISSION	TX	78573-6763
592228	ESPINOZA NIDIA E	1811 LIZ DR	MISSION	TX	78574-7328
582915	DUQUE CESAR TREVINO	839 RICARDO AVE	MISSION	TX	78574-5210
582920	RIO CREATIVE	727 W PALMA VISTA DR STE A	MISSION	TX	78572-2124
582913	MARTINEZ EDUARDO	509 S RESPLANDOR	MISSION	TX	78572-9736
582916	T FREIGHT LLC	1901 W GRIFFIN PKWY	MISSION	TX	78572-7365
582914	ALANIZ ROBERT	1903 W GRIFFIN PKWY	MISSION	TX	78572
582923	VALERIA'S BAKERY LLC	716 E JERSEY MEADOW AVE	MCALLEN	TX	78503-1929
582864	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582869	RAMIREZ GUILLERMO & LETICIA	3421 N MOOREFIELD RD	MISSION	TX	78574-5008
582871	CASTILLO AURORA & JESUS D	1710 BARNES ST	MISSION	TX	78572-7217
582863	GARCIA FAUSTINO	1801 W PALMA VISTA DR	PALMVIEW	TX	78572-1887
582870	RAMIREZ GUILLERMO & LETICIA	3421 N MOOREFIELD RD	MISSION	TX	78574-5008
582872	CASTILLO AURORA & JESUS D	1710 BARNES ST	MISSION	TX	78572-7217
582865	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582866	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582867	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582868	OK CORRAL ENTERPRISES LLC	1812 W GRIFFIN PKWY	MISSION	TX	78572-7350
582917	MARTINEZ EDUARDO	509 S RESPLANDOR ST	MISSION	TX	78572-9736



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Site Plan Approval: Construction of 6 apartments, on Lot 62, Las Esperanzas Subdivision, located at 2101 Cassandra Street, Applicant: Abel Hernandez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 22, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval
- May 7, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Board

Summary:

- The property is a corner lot measuring 14,358 square feet with a frontage of 80 feet intersecting Cassandra Street and Sunflower Street.
- 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 1,830 square feet for building 1 & 2; 2,100 square feet for building 3.
- 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:** _____**TABLED:** _____

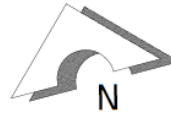
_____ AYES

_____ NAYS

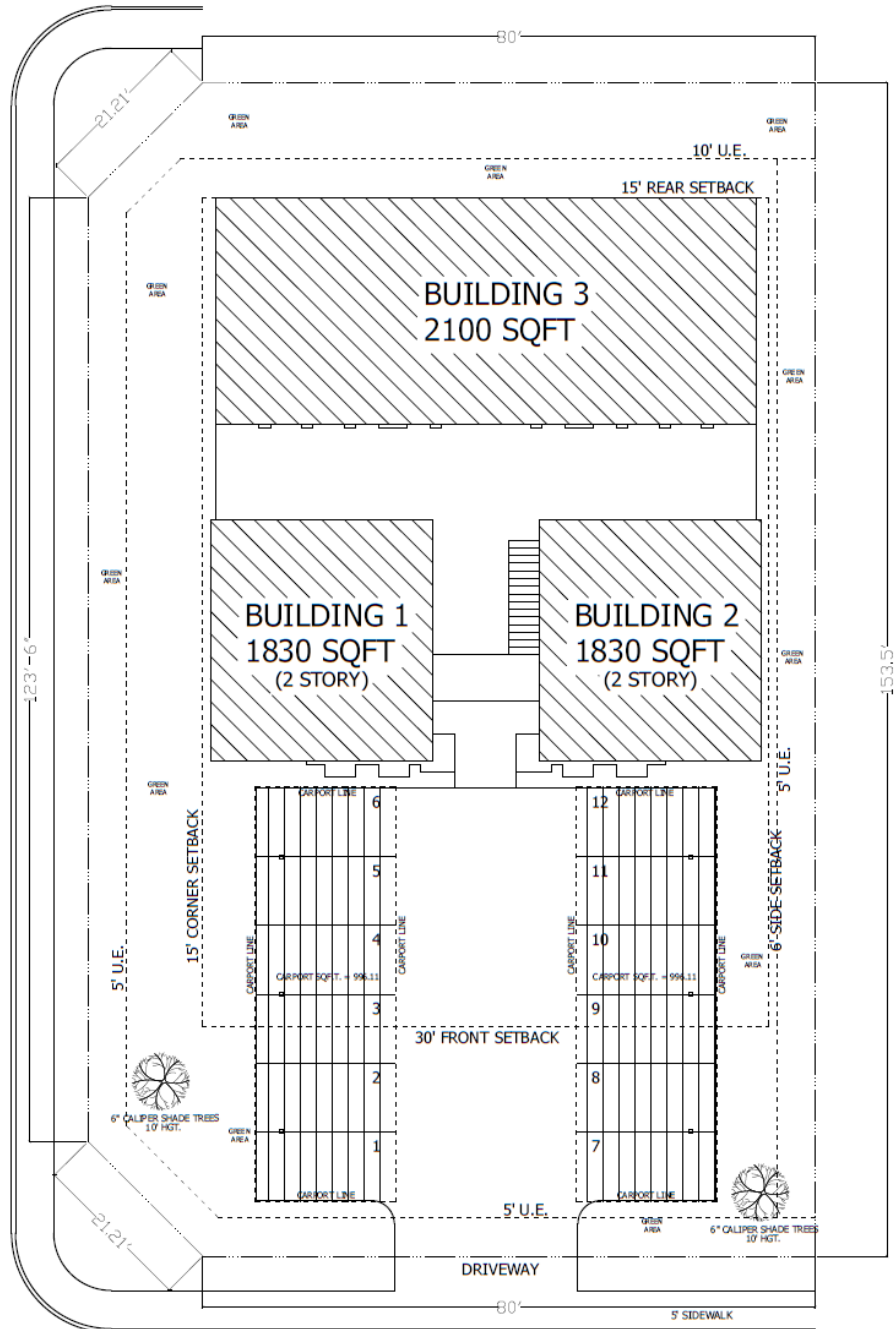
_____ DISSENTING _____

SITE PLAN

LAS ESPERANZAS
SUBDIVISION
Lot 62
MISSION, Tx.

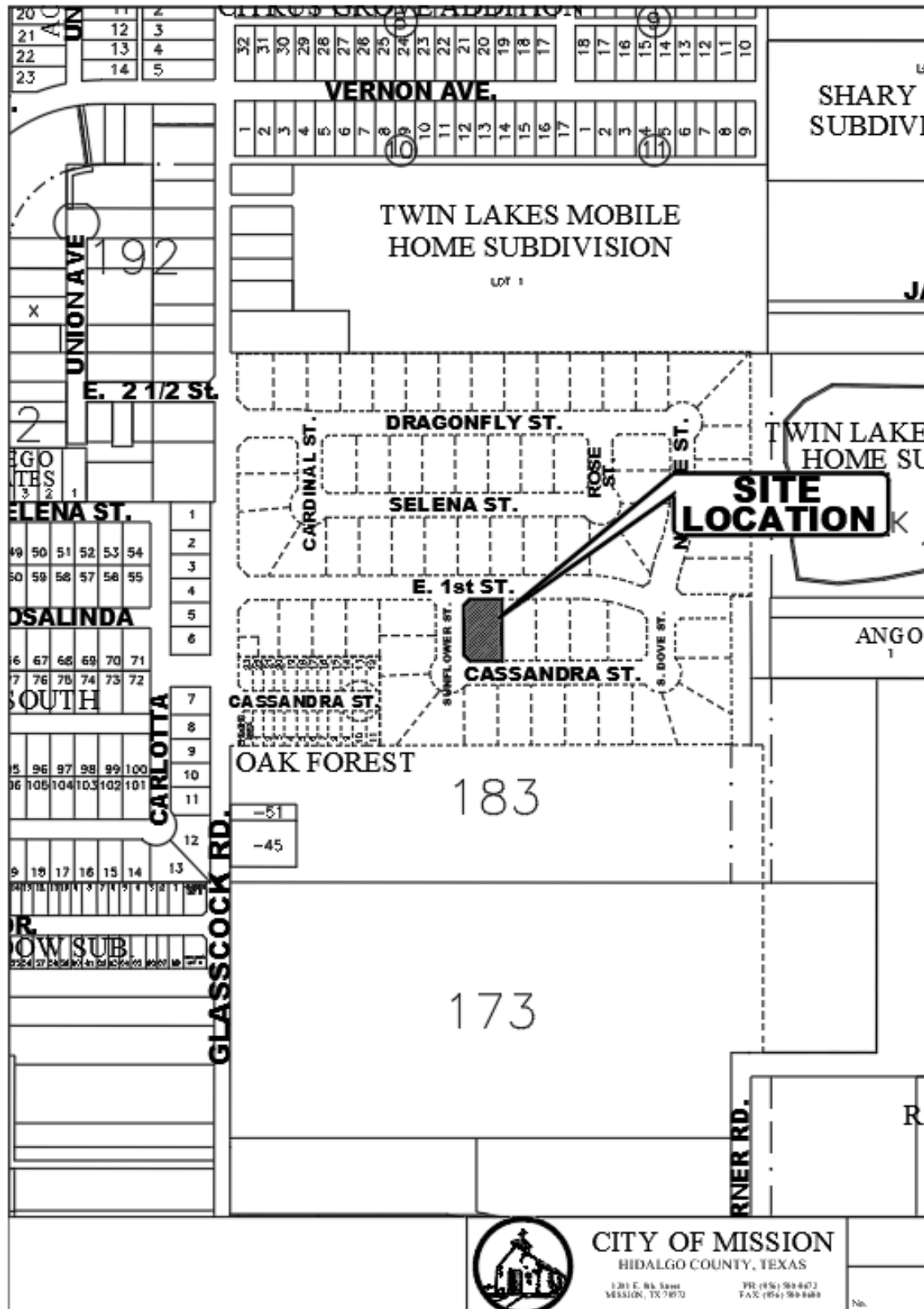


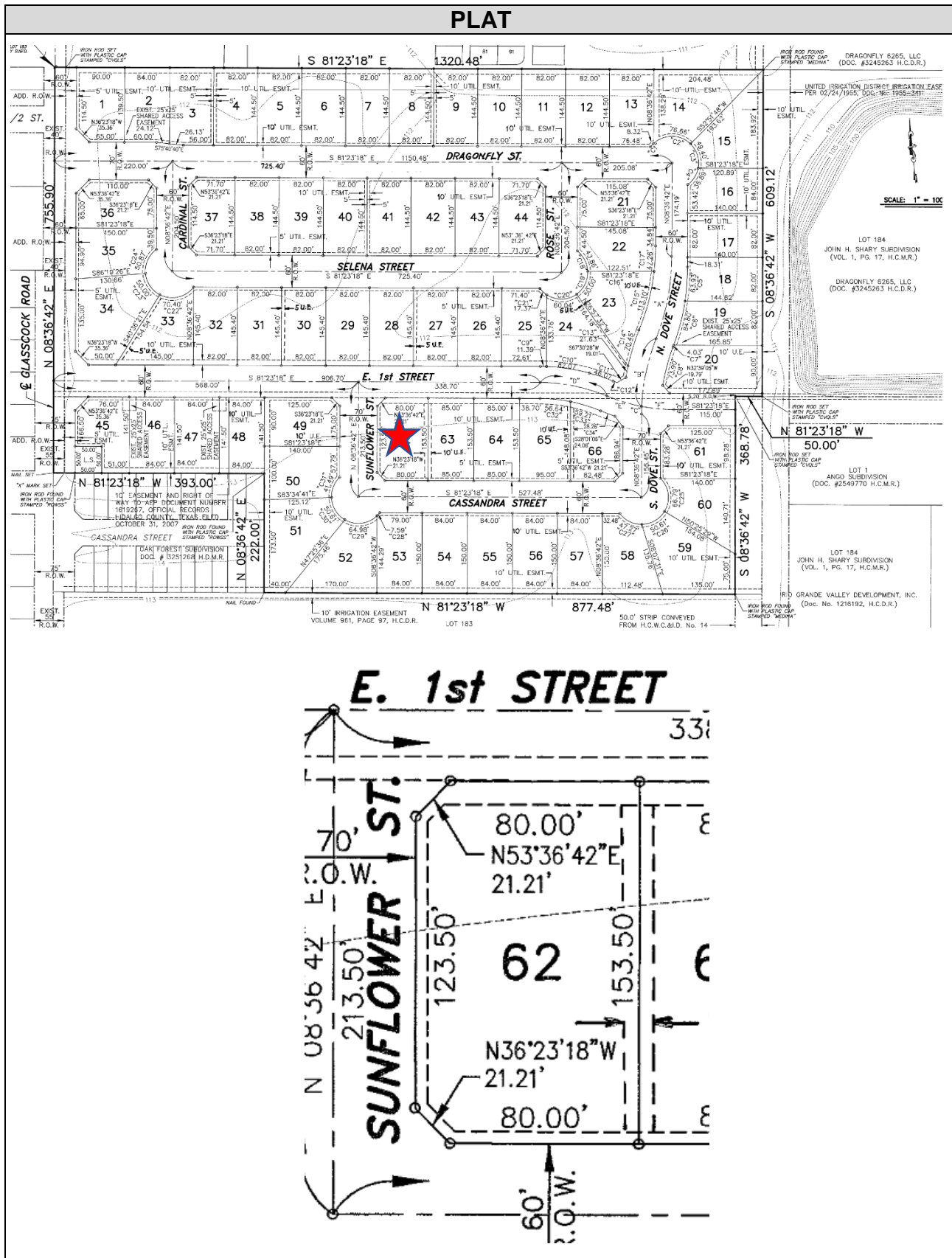
SUNFLOWER ST.



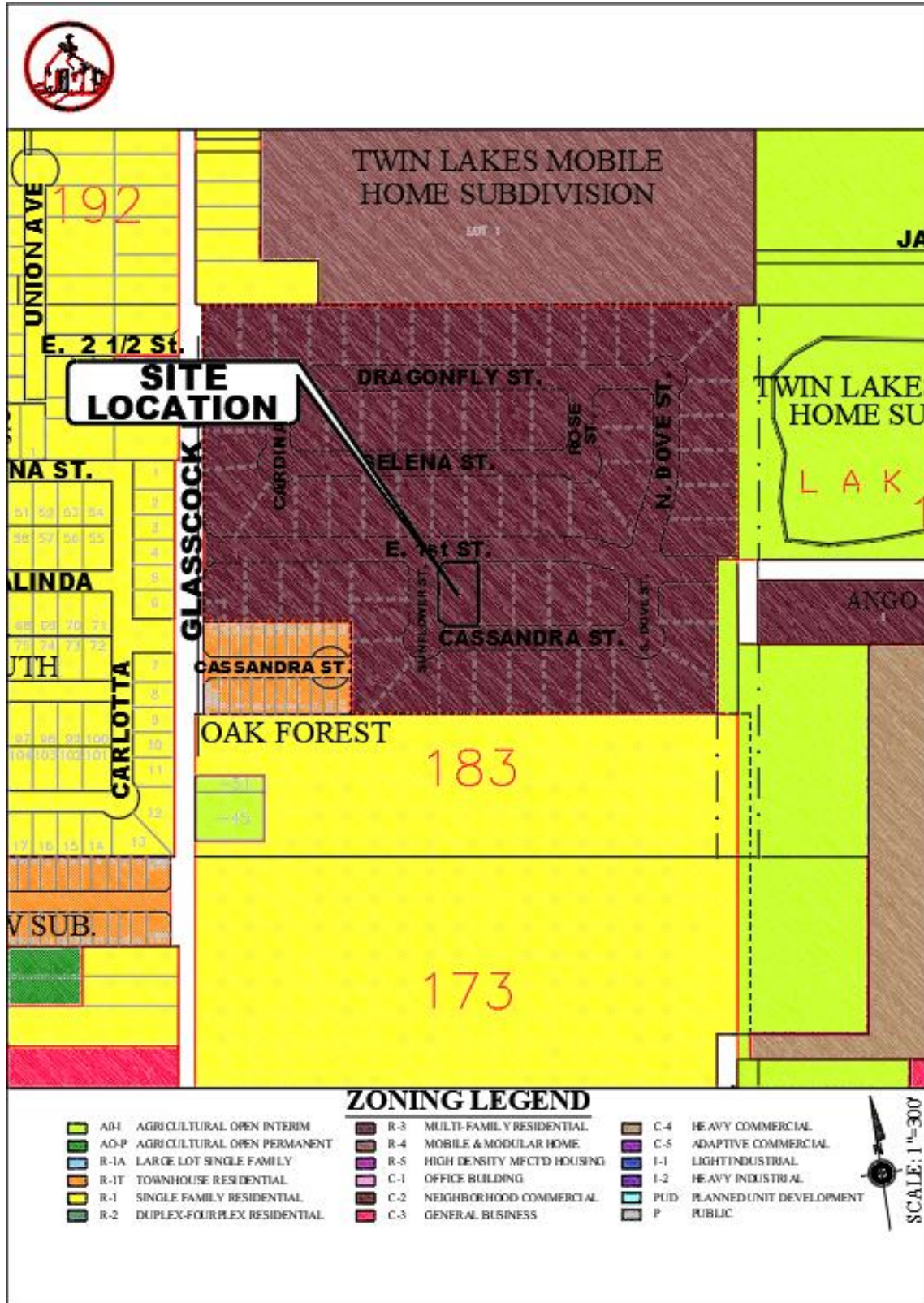
CASSANDRA STEET

SITE LOCATION

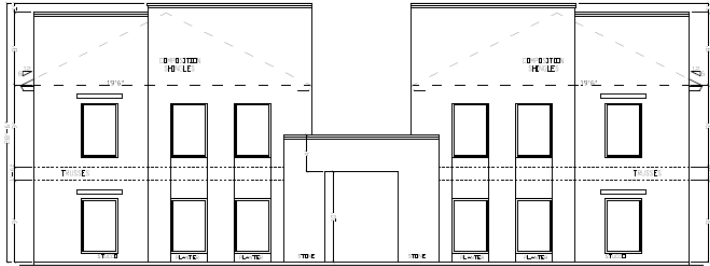




ZONING MAP

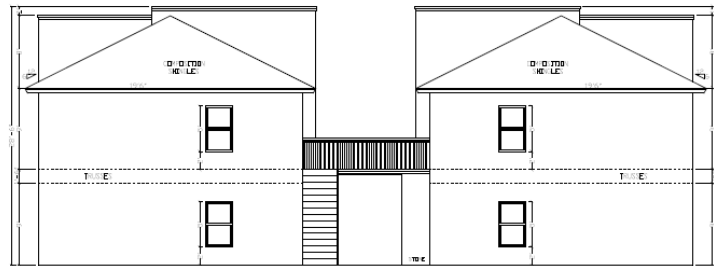


BUILDING FACADE



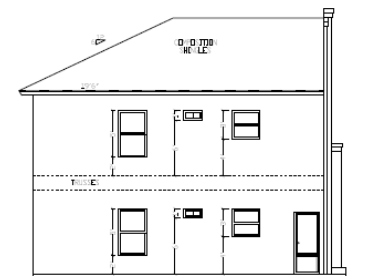
BLDG. 1
FRONT ELEVATION

BLDG. 2

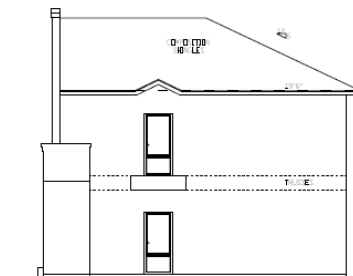


BLDG. 2
REAR ELEVATION

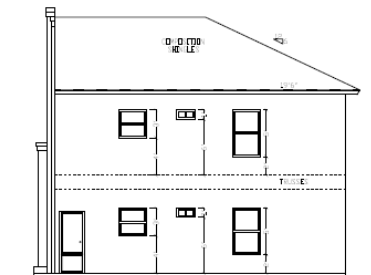
BLDG. 1



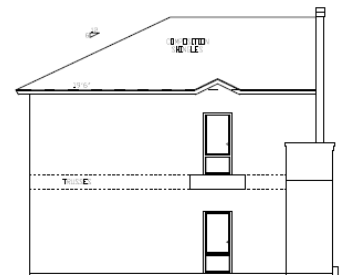
BLDG. 1
LEFT SIDE ELEVATION



BLDG. 1
RIGHT SIDE ELEVATION



BLDG. 2
RIGHT SIDE ELEVATION



BLDG. 2
LEFT SIDE ELEVATION

AERIAL PHOTO





CITY OF
MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval: Construction of a commercial plaza, on Lots 6, 7, & 8, Blk 6, Leal Subdivision No. 2, located at 300 S. Conway Avenue, Applicant: Dura Construction – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 28, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- April 3, 2025 – First Q&A for Site Plan Approval at the regular scheduled SRC.
- April 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Board

Summary:

- The site is a 3-lot development having double frontage to S. Conway Avenue and Guadalupe Street. There are residential properties to the West which will be buffered to comply with separation requirements.
- Currently, zoning for the property is C-3 General Business suitable for this type construction and is complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements.
- Proposed are 37 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project.
- The structure will include 5 suites with a grand total of 7,364 square feet and with a parapet height of 24'.
- 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.
- A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.

- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

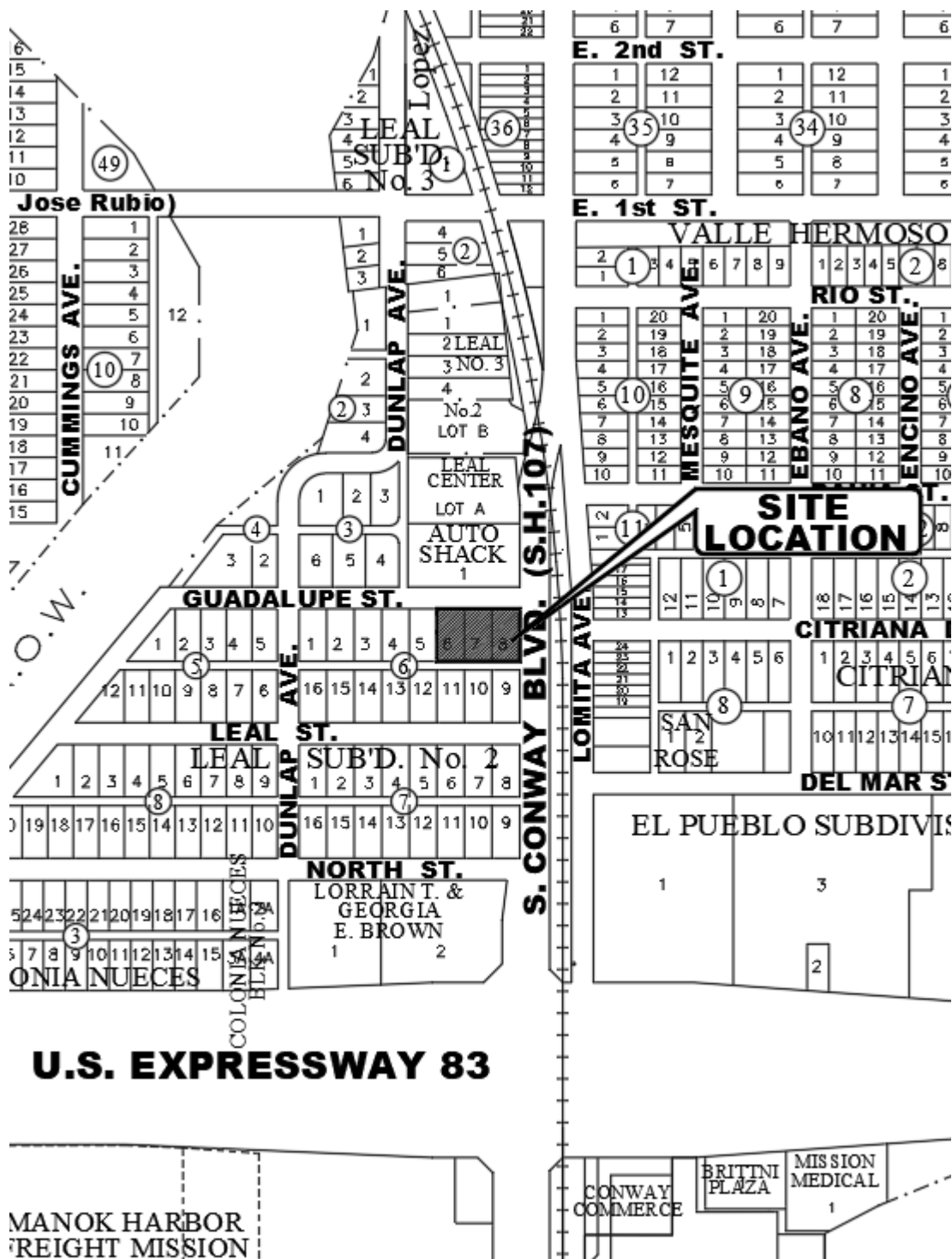
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_____ AYES

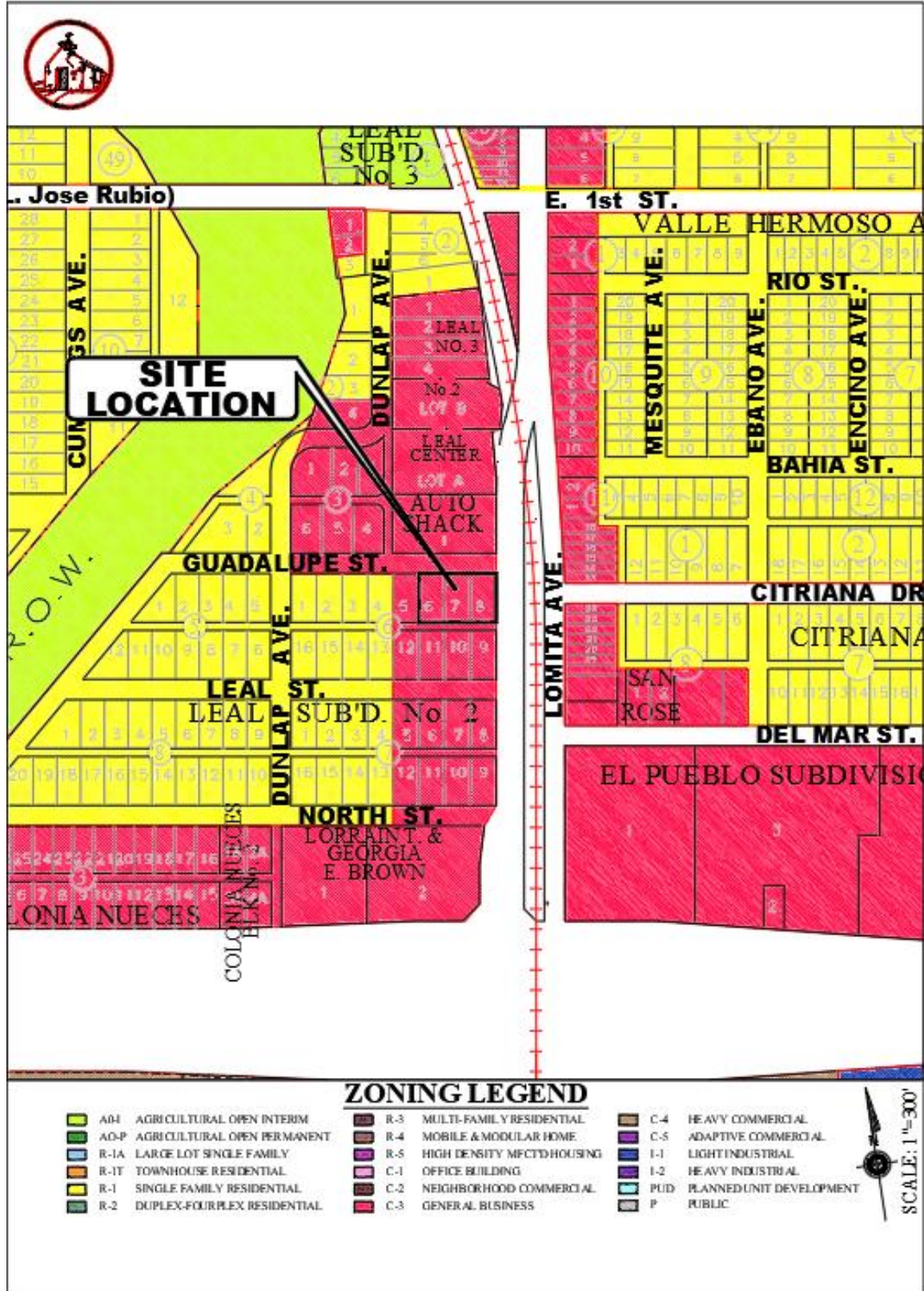
_____ NAYS

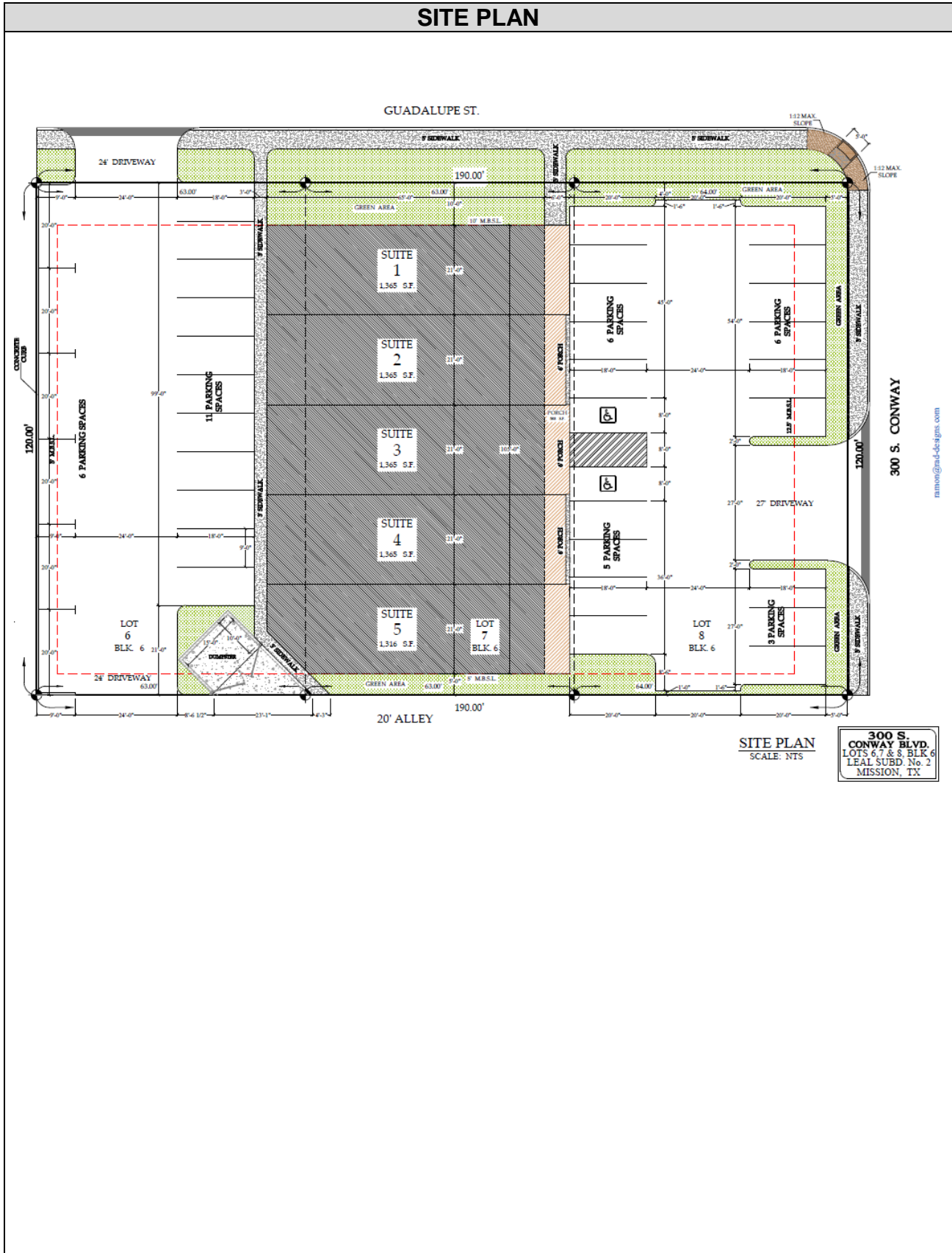
_____ DISSENTING _____

BASE MAP



ZONING MAP

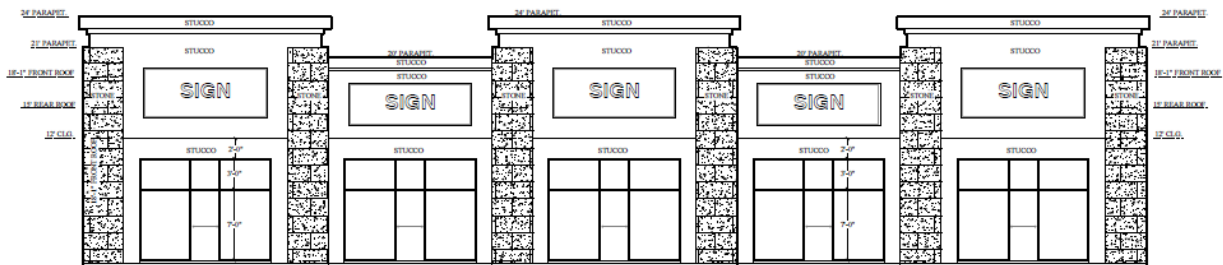




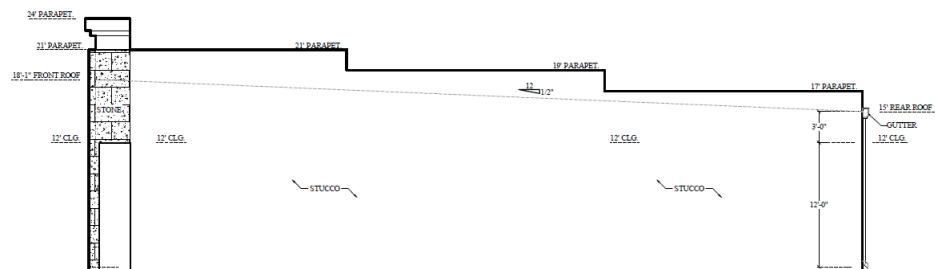
BUILDING FACADE



RENDERING



FRONT ELEVATION



RIGHT ELEVATION

AERIAL PHOTO





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Amended Plat: Los Olivos Subdivision, a recorded subdivision within the City of Mission city limits, Applicant: Francisco Garcia and wife Mariana Garcia, Engineer: Rene Barrera, - Cervantes **(ATTACHMENT I)**

NATURE OF REQUEST:

Project Timeline:

- December 5, 2023 – Original plat of Los Olivos Subdivision was recorded.
- February 26, 2025 – First inquiry into amending/replatting of Los Olivos Subdivision was made to the City.
- March 28, 2025 – First meeting to discuss the process of changing zones to accommodate the proposed use for this site.
- April 9, 2025 – Application submitted for the amendment proposal to Los Olivos Subdivision.
- April 16, 2025 – Consideration of plat approval of amended plat for Los Olivos Subdivision by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of plat approval of amended plat for Los Olivos Subdivision by the City Council.

Summary:

- The applicant proposes to amend the recorded plat of Los Olivos Subdivision by removing plat note # 19 which states that a maximum of 5 residential lots are permitted for this subdivision. **(ATTACHMENT II)**
- The purpose of this amendment is ultimately replat Lot 2 of Los Olivos Subdivision and making a 7 lot resubdivision. **(ATTACHMENT III)**
- The property has streets and infrastructure in place and is ready for building permits.
- The proposed replat will require a zoning change to comply with the new lot design and allow the issuance of building permits for the new lots created. **(ATTACHMENT V)**
- This amended plat will not require conditions or preapprovals from other City departments since its only removing a single plat note.
- Approval and issuance of this amending plat does not require notice therefore no public hearing is needed.

STAFF RECOMMENDATION:

Staff recommends approval of the submitted Amended Plat.

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

AMENDED PLAT

[illegible]

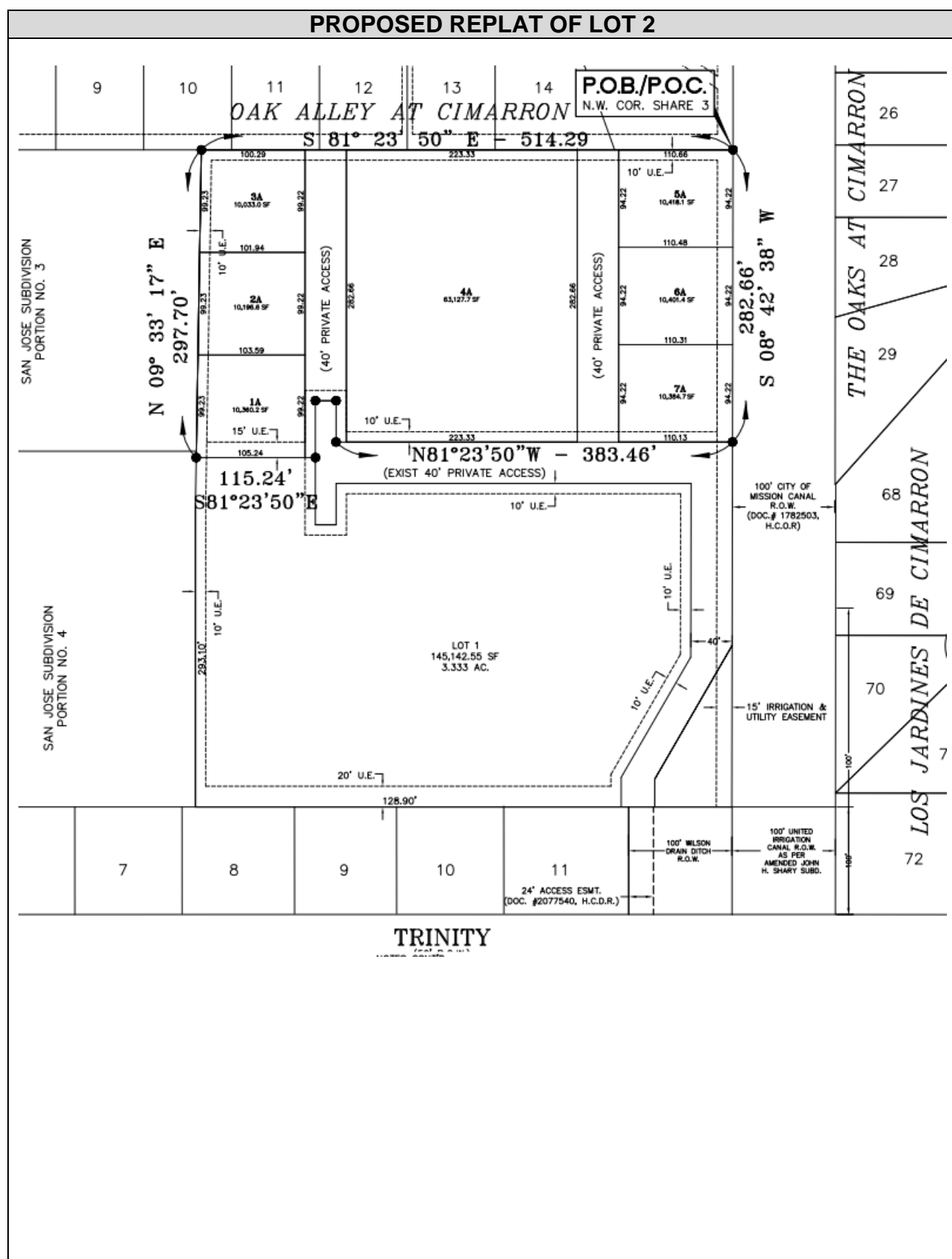
CORRECTION

GENERAL PLAT NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "AH" & ZONE "B":
 -ZONE "AH" DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE AND THREE FEET, BASE FLOOD ELEVATIONS IS 110 FEET;
 -ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

 FEMA FIRM COMMUNITY PANEL NUMBER 480334 0400 C
 MAP REVISED NOVEMBER 16, 1982.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. SETBACK LINES TO BE AS PER CITY OF MISSION ZONING ORDINANCE
4. MINIMUM FINISH FLOOR ELEVATION TO BE 24" ABOVE TOP OF CURB, AS MEASURED AT FRONT AND CENTER OF EACH LOT, OR AT ELEVATION OF 110.00 FEET, WHICHEVER IS HIGHER
5. A TOTAL OF ~~15,663~~ CUBIC FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
6. BENCH MARK: NORTHING=16595960.35 / EASTING=1048252 31, ELEV. 109.85
7. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD, OR AS NOTED ON THIS PLAT.
8. 6 FT. SOLID BUFFER FENCE REQUIRED BY DEVELOPER BETWEEN COMMERCIAL AND RESIDENTIAL ZONING.
9. THE UTILITY EASEMENT ABUTTING THE STREET AT THE FRONT OF THE LOT SHALL NOT BE FENCED AND SHALL NOT BE OBSTRUCTED.
10. THE PRIVATE STORM WATER DETENTION FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL NECESSARY DRAINAGE FEATURES REQUIRED TO TRANSPORT WATER FROM THE DEVELOPMENT TO AN ACCEPTABLE OUTFALL, INCLUDING ACQUISITION OF ALL NECESSARY RIGHT-OF-WAYS AND EASEMENTS.
12. A MAXIMUM OF 5 RESIDENTIAL LOTS ARE PERMITTED FOR THIS SUBDIVISION.
13. EACH LOT IS REQUIRED TO PROVIDE ADDITIONAL 5 DEDICATED ON-SITE PARKING SPACES AT BUILDING PERMIT STAGE.

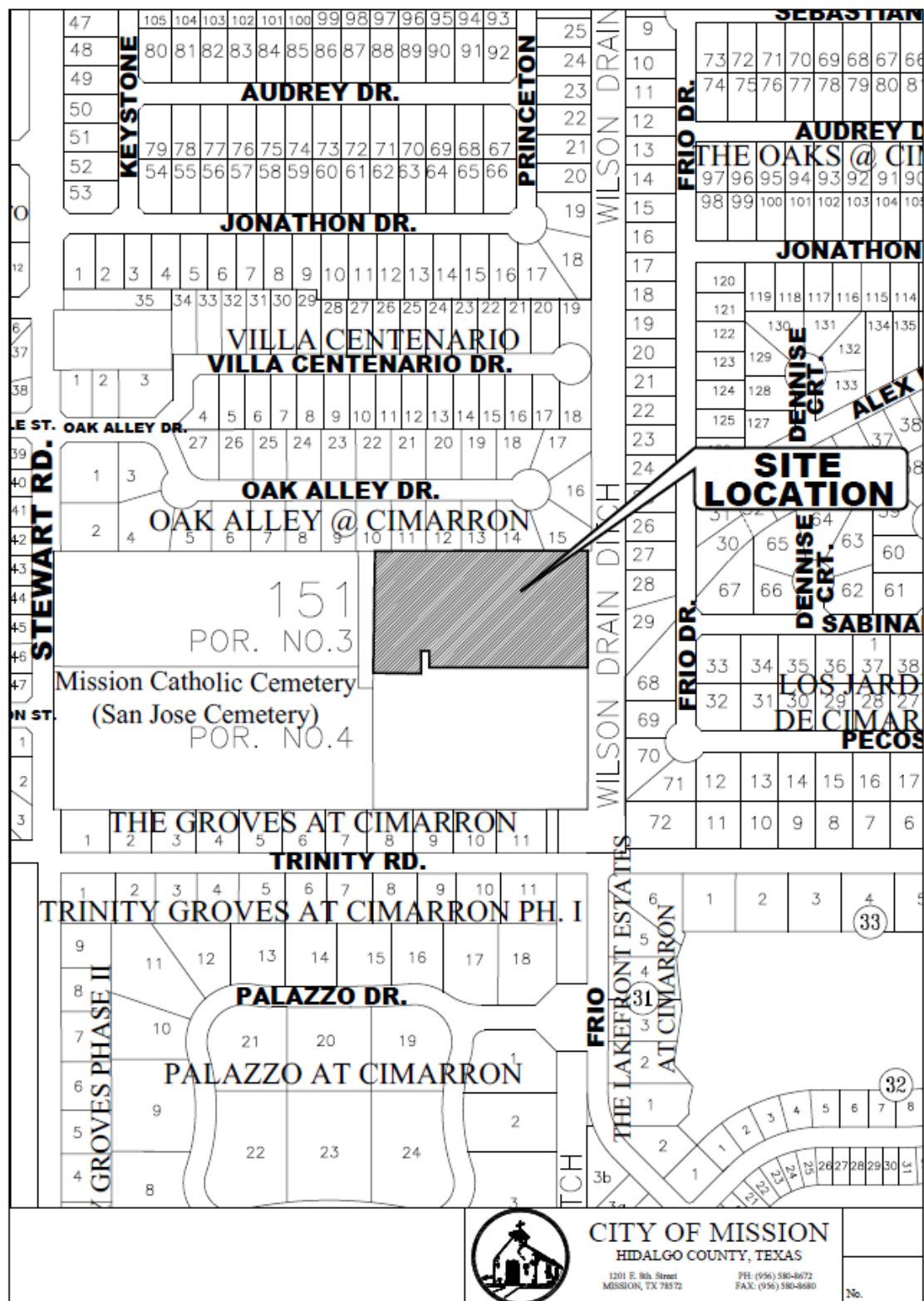
TO BE REMOVED



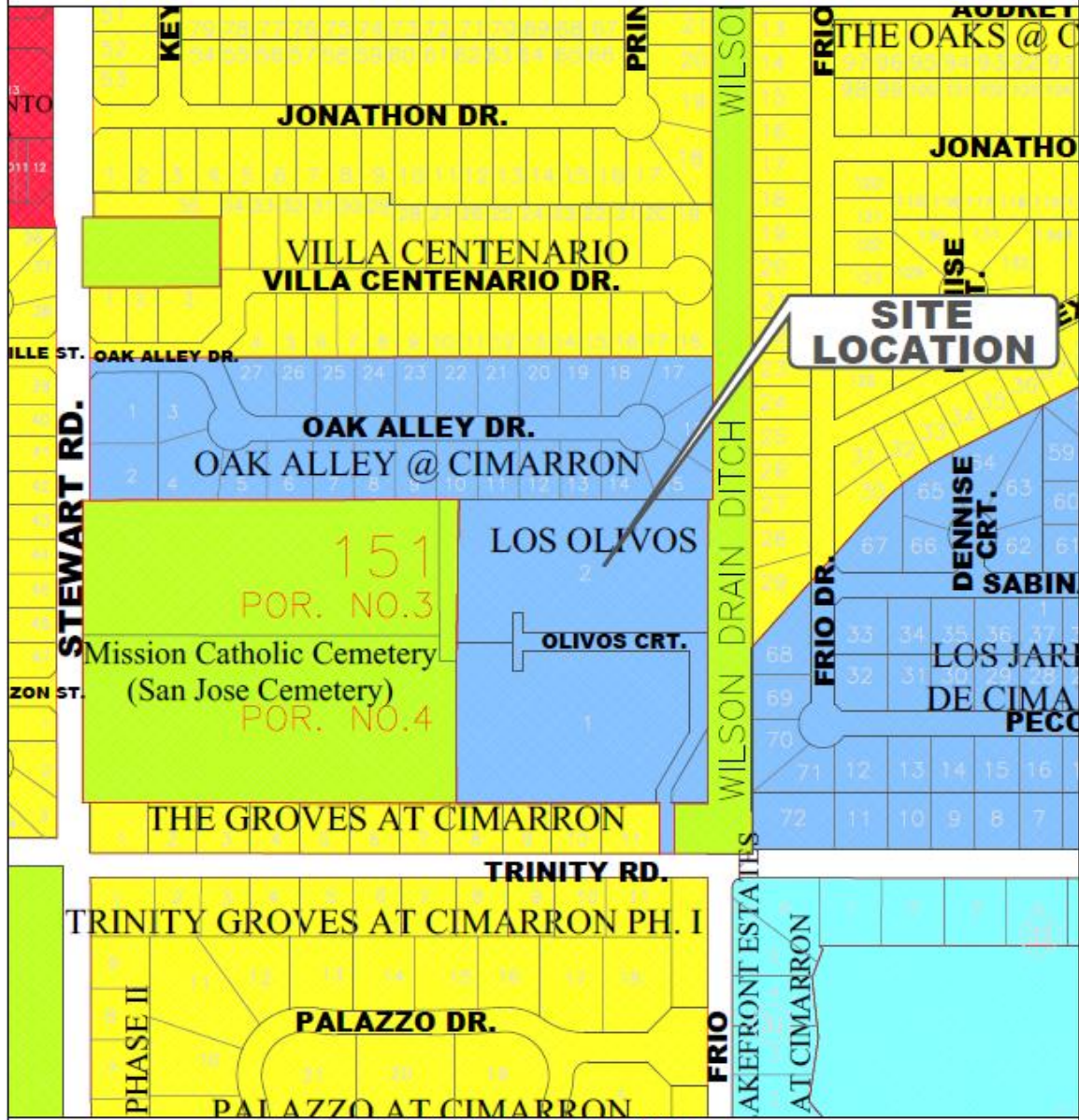
AERIAL



VICINITY MAP



ZONING MAP

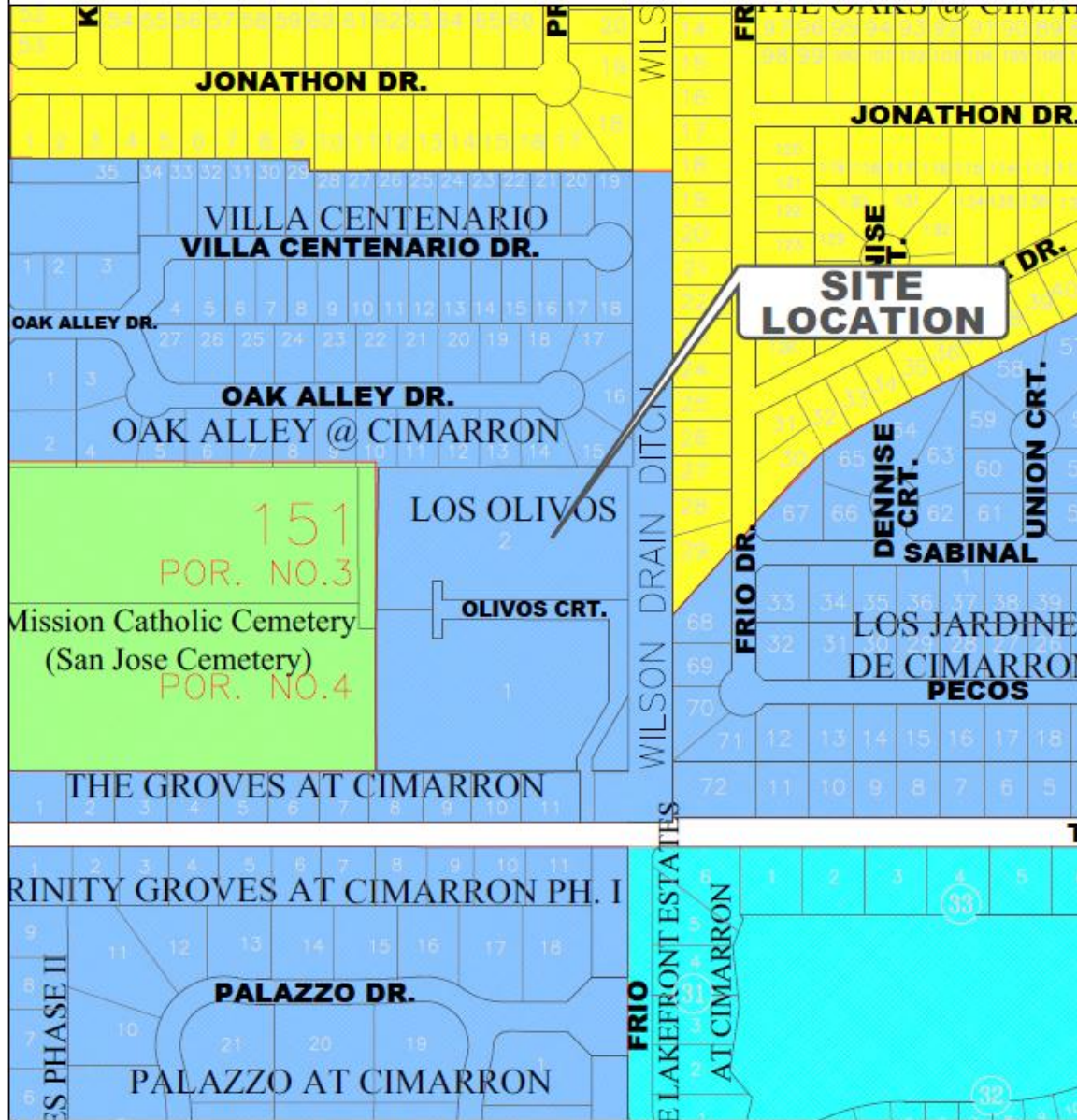


ZONING LEGEND

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



FUTURE LAND USE MAP



FUTURE LAND USE MAP

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





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Tabled: Consideration of a Conditional Use Permit for an Event Center - Elevated Events R.G.V., being Lot 12, Block 92, Mission Original Townsite, located at 523 N. Conway Avenue, Suite 3. Applicant: Savannah Pankratz - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 18, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- March 19, 2025 – The public hearing was held by the Planning and Zoning Commission and tabled the item due to parking concerns.
- April 29, 2025 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within 200 feet of subject tract.
- May 7, 2025 – Consideration of the requested conditional use permit by the Planning and Zoning Commission
- May 12, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Southwest corner of N. Conway Ave and W. 6th Street.
- 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 building was built in 1932, 1st floor is used as a restaurant and the 2nd floor was used as office space.
- The applicant is leasing the second floor for an Event Center. According to the applicant she will be providing services for a variety of gatherings. The applicant desires to have corporate meetings, small weddings, social celebrations and community functions at this site.

- Proposed activities: The venue features several distinct event spaces, The Terrace lounge (indoor and outdoor area), the Grand Hall (main corridor), Vista Lounge, Solace Lounge, the Cathedral Hall (the largest event space), the Magnolia Room and Conway Suites serve as additional space for meetings, workshops, or private gatherings.
- The proposed hours of operation are as follows: Every day from 8:00am to 12:00am
- Staff: 1 employee
- Parking: Due to the total of 177 proposed chairs, a total of 59 parking spaces are required. There is a total of 8 parking spaces along the west side of the building. This property is located within the Mission's Central Business District and, therefore, is exempt from parking requirements for the existing structure. The priest of the Our Lady of Guadalupe Church has allowed the use of the church parking lot for the venue's use, when not in use by the church. The church parking lot has 59 parking spaces across the street from the proposed venue to the north.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- 2 year permit to evaluate the parking situation
- Must comply with all City Codes (Building, Fire, Health, Signage, etc.)
- Must acquire a business license prior to occupancy
- Hours of operation are Every day from 8:00 am to 12:00am
- Must comply with the noise ordinance

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

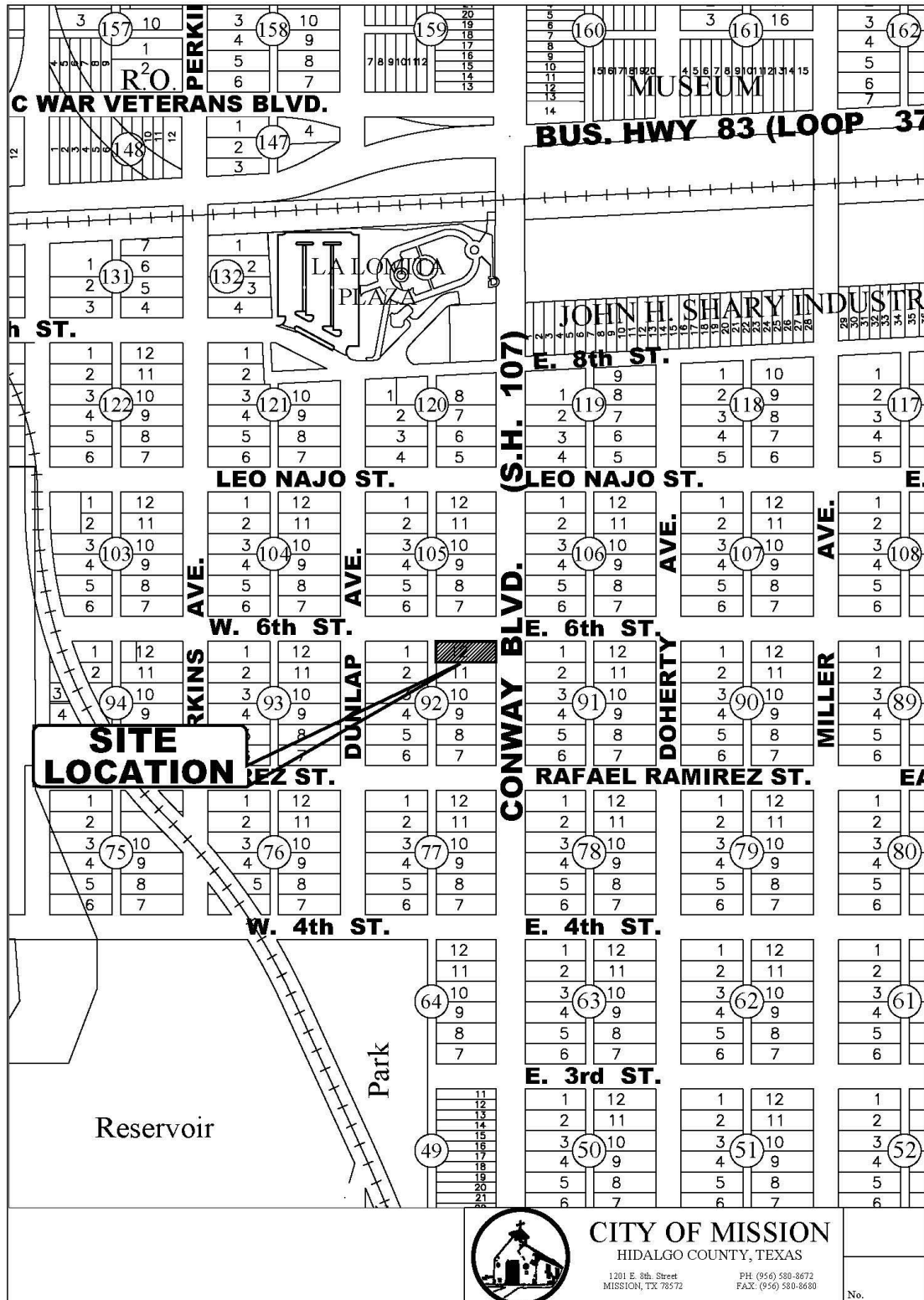
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

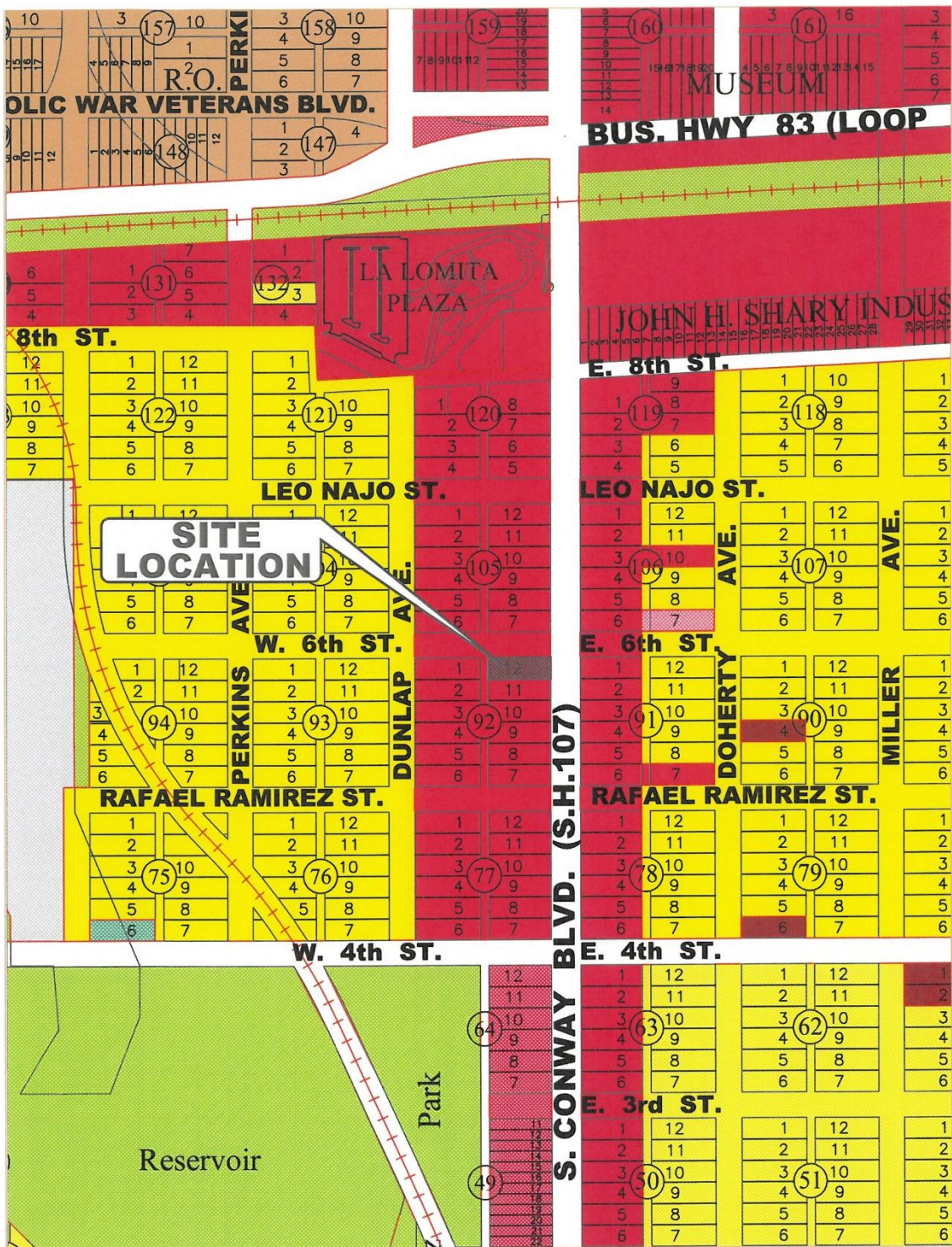
PH: (956) 580-3672
FAX: (956) 580-8680

No.

AERIAL



PICTURES



ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8690

No.

PICTURES

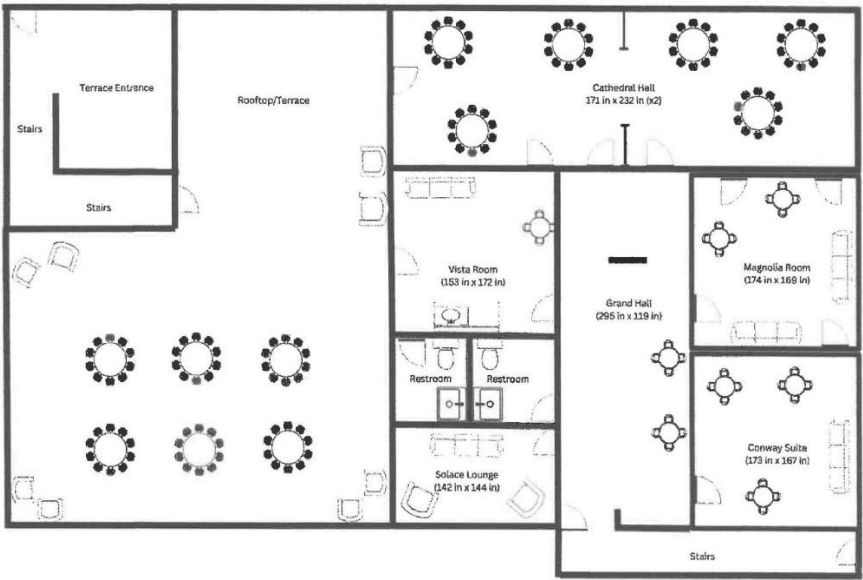
Street View from N. Conway Ave



FLOOR PLAN

2/18/25, 1:22 PM

Elevated Events Floor Plan (3).png



<https://mail.google.com/mail/u/0/?tab=rm&ogbi#inbox?projector=1>

1/1

MAILOUT LIST

PROP_ID	Property Owners (CUP25-2)	addrDeliveryLine	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 NOEMI CASTILLO ETAL	1111 W YUCCA	MCALLEN	TX	78504
239318	DE LA CRUZ CONSUELO	121 W 6TH ST	MISSION	TX	78572-5121
239330	RGV PALMS PROPERTIES LLC	523 N CONWAY AVE STE 3	MISSION	TX	78572-5373
239329	GONZALEZ MARIA YOLANDA N	1603 DOHERTY	MISSION	TX	78572-4020
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	MISSION	TX	78572-4020
239309	CARDENAS ESMERALDA	405 RIO GRANDE DR	MISSION	TX	78572-7480
239308	FUENTES ALFREDO	650 MAIN ST	FORDS	NJ	08863-1447
239325	ARELLANO JOSE SANTOS & CYNTHIA	PO BOX 1434	SAN JUAN	TX	78589-1434
239322	OCHOA MANUEL & MARIA C	8416 ZURICH AVE	MISSION	TX	78573-3888
239305	ALEMAN JUAN	1800 CHERIL RD	MISSION	TX	78573-9108