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## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, July 1, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning Commission, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

### **REGULAR MEETING**

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

### **APPROVAL OF MINUTES**

- 1 Approval of Minutes for P&Z Meeting - June 3, 2026

### **PLAT APPROVAL**

- 2 Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Sommercrest Oaks Estates (a private subdivision), being a 9.851-acre tract out of the South 12 acres out of the East 26.49 acres of Lot 296, John H. Shary Subdivision. Developer: RGV Villa Development, LLC, Engineer: BIG Engineering, Inc. - Cervantes

### **PUBLIC HEARINGS**

### **REZONING**

- 3 Conduct a public hearing and consideration of a rezoning request from (AO-I) Agricultural Open Interim District to (R-1) Single Family Residential District, being Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicant: Victor and Nora Davila - Cervantes
- 4 Conduct a public hearing and consideration of a rezoning request from (R-3) Multi-family Residential District to (C-3) General Business District, being Lot 1, Ango Subdivision, located at 2210 E. 1st Street. Applicant, Gerardo Rodriguez c/o Ango Holdings, Inc. - Cervantes

### **CONDITIONAL USE PERMIT**

- 5 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez – Cervantes
- 6 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Okidokie Playroom, LLC in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Okidokie Playroom, LLC c/o Maria F. Chavez–Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – The Milpita 956 in a (C-3) General Business District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road. Applicant: Lumare Investments, LLC c/o Lucero M. Rendon – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Lakeview Coffee in a (AO-I) Agricultural Open Interim District, being a 1.68 acre tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 W. Mile 2 Road. Applicant: Azucena Bastida – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena - Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy - Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Truck Park – 307 Food Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Roberto Gonzalez – Cervantes

12 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs in a (C-2) Neighborhood Commercial District, being Lot 1, Madrigal Subdivision, located at 208 N. Inspiration Road. Applicant: Federico Garcia – Cervantes

13 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel – Cervantes

#### **HOMESTEAD EXEMPTION VARIANCE**

14 Discussion and possible action on matters related to an application for a Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision located at 1040 Adams Avenue. Applicant: Jesus Alvarez - Cervantes

#### **ORDINANCE AMENDMENT**

15 Conduct a public hearing and consideration and possible action on matters related to the adoption of an amendment to the City of Mission Code of Ordinances Chapter 98- Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission - Cervantes

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

## ADJOURNMENT

Signed this the 25th day of June, 2026

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Xavier Cervantes, Director of Planning

## CERTIFICATE

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 25th day of June, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **1st day of July, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **25th day of June, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
JUNE 3, 2026  
CITY HALL’S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Kevin Sanchez  
David Villarreal  
Raquene Austin

**P&Z ABSENT**

Irene Thompson  
Steven Alaniz  
Connie Garza

**STAFF PRESENT**

Gabriel Ramirez  
Susie De Luna  
Xavier Cervantes  
Alex Hernandez  
Elisa Zurita

**GUEST PRESENT**

Juan Cantu  
Dannie Wade  
Marilyn Wade  
Debra Smith  
Dean Smith  
Cindy Ellis  
Fernando Rodriguez  
Samantha Santos  
Adrian Guerrero  
Liliana Torres  
Arturo Guerrero  
Martin Garza  
Maria Belen Naranjo

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:38 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR MAY 20, 2026**

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 20, 2026. Mr. Sanchez moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:38 p.m.**

**Ended: 5:40 p.m.**

**Item #2**

**Rezoning:**

**Being Lot 1, Block 230, Original Townsite  
of Mission Subdivision,  
located at the Southeast corner of W. 15<sup>th</sup> Street  
and Dunlap Avenue  
C-3 to R-2  
Bel-Mar Properties, LTD  
c/o Martin Garza**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District (“C-3”) to Duplex-Fourplex District (“R-2”) for the proposed construction of a duplex

or a triplex apartment complex. The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South. The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business. The subject property is vacant. The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning. Notices were mailed to 21 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villarreal 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. Sanchez moved to approve the rezoning request. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:40 p.m.**

**Ended: 5:41 p.m.**

**Item #3**

**Conditional Use Permit:**

**To allow a Portable Building for an Office Use  
Being Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision,  
located at 1609 E. Expressway 83.  
C-4  
Samantha Santos**

Mr. Cervantes stated the site is located approximately 600 feet East of Stewart Road along the North side of Expressway 83. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Ms. Samantha Santos, is requesting a Conditional Use Permit for a Portable Building to be used as an office for a retail plant nursery business. The last Conditional Use Permit approved for this location was on September 11, 2023, for Universal Landscaping. Days/Hours of Operation: Tuesday – Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m. Staff: 2 employees. Parking: The business requires a minimum of 4 parking spaces. The site has a total of 20 spaces, thus in compliance with the parking code requirements. Staff notes that the parking area needs to be re-stripped. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends

approval of the request, subject to compliance with the following conditions: 1) 1-year approval to assess this operation; 2) Must to comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 3) Acquire a Business License prior to occupancy; and 4) CUP is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:41 p.m.**

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

**Item #4**

**Conditional Use Permit:**

**To allow a Portable Building for an Office Use  
Being, Lot 6, Henry Saenz Subdivision,  
located at 1523 E. Interstate Highway 2.  
C-4  
Pitayo Auto Sales and Auto Parts  
c/o Ricardo Gomez Jr**

Mr. Cervantes stated the site is located at the Northwest corner of Interstate Highway 2 and Stewart Road. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Mr. Ricardo Gomez, is requesting a Conditional Use Permit for a Portable Building to be used as a sales office. The business license was issued on May 28, 2024. The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months. The Permit expired. Days/Hours of Operation: Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed. Staff: 2. A 193' x 84' asphalt area exists in front of the building. It will serve as the display area for vehicles and parking for patrons. A minimum of 5 parking spaces is required for the proposed use based on the square footage of the building. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1. 1-year approval to assess this operation 2. Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.) 3. CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez inquired about the city's position on portable buildings, noting his understanding that they were disfavored. He mentioned that, in past instances, portable structures were permitted for two years on the condition that progress was being made toward a permanent building.

Mr. Cervantes agreed, explaining that the City Council encourages businesses to construct permanent facilities. However, he noted that businesses are often content with portable structures, leading to occasional friction when these matters come before the Council, which prefers permanent buildings. He added that many of these business owners rent, and the property owner simply wants to lease without making a major investment, renting a portable structure remains their preferred choice.

Mr. Sanchez asked how long the building had been there, remarking that it appeared to have been in place for a while. He noted that the permit for the structure had just elapsed.

Mr. Cervantes clarified that the business has remained in operation, despite the permit having elapsed.

Ms. De Luna explained that the renter wants to buy the property or construct a permanent building, but the property owner is unwilling.

Mr. Sanchez recalled that item, noting that the renter wanted to build a permanent structure despite knowing they might eventually lose it.

Ms. De Luna clarified that the issue actually rests with the property owner.

Mr. Cervantes stated that while the existing situation works for both the owner and the renter, it is not ideal for the city, though it is currently working for the business. However, he noted that as the city grows and develops, a restaurant or similar business might want to purchase and redevelop the site. He added that with a lot of new development coming in along the corridor, including another apartment complex, the future of these types of businesses may be changing.

Chairwoman Izaguirre stated that it could also have a negative impact, noting that some businesses might not want to establish themselves there because the city has to report more about the existing conditions.

Mr. Cervantes agreed.

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

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

**Ended: 5:46 p.m.**

**Item #5**

**Conditional Use Permit:**

**To Construct a Pool House  
being Lot 22, Malmasion Luke at Trinity Subdivision,  
located at 1103 Travis Street.  
R-1A  
María Belén Naranjo**

Mr. Cervantes stated the subject site is located along the East side of Travis Street approximately 545 feet North of Trinity Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 20,355 square feet. The code requires a 12,000-square-foot minimum lot. The pool house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant is proposing to construct a pool house for the family. The applicant is proposing to construct a 630 square foot pool house that consists of a bedroom, bathroom, and a laundry room. Attached to a lounge area for outdoor activities. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Life of use permit with the understanding it can be revoked for noncompliance 2. The unit may not have a kitchen or separate utilities and electrical connections, 3. Transferability to other future owners, imposing the same conditions imposed on this applicant, 4. Not to be used for rental purposes.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:46 p.m.**

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

**Item #6**

**Conditional Use Permit:**

**To Construct a Studio Guest House  
being Lot 65, Sharyland Plantation**

**Monte Real Phase II Subdivision,  
located at 2803 Grand Canal Drive  
(PUD)  
Pilar Brito**

Mr. Cervantes stated the subject site is located along the North side of Grand Canal Drive, approximately 150 feet East of the intersection of Grand Canal Drive and Grande Canal Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 16,029 square feet. The code requires a 12,000-square-foot minimum lot. The studio guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant is proposing to construct a guest house for the family. The applicant is proposing to construct a 636 square feet guest house attached to a secondary 3-car detached garage from the main house. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Life of use permit with the understanding the it can be revoked for noncompliance. 2. The unit may not have a kitchen or separate utilities and electrical connections, 3. Transferability to other future owners, imposing the same conditions imposed on this applicant, 4. Not to be used for rental purposes.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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 conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

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

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

**Item #7**

**Conditional Use Permit:**

**To allow a 40-foot Telecommunications Tower for Internet Development, Wagon City South Recreation Area, Wagon City South Subdivision, along the North side of Chuck Wagon Drive, approximately 300 feet West of N. Conway Avenue,**

**(R-4)**  
**Eduardo Hinojosa**

Mr. Cervantes stated the subject site is located approximately 300' West of Conway Avenue along the North side of Chuck Wagon Drive. Per the Code of Ordinance, a Telecommunications Tower requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit for the installation and operation of a 40' wireless communications tower and broadband internet transmission facility. The proposed facility will be used to provide broadband internet and communications services to the residents of Wagon City South. The proposed structure will consist of a 3' x 3' concrete slab with a 40' self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility will comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required. The proposed use is intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. Life of use with the understanding that it could be revoked for non-compliance 2. Comply with insurance requirements on telecommunications towers 3. Must comply with all City Codes (Building, Fire, etc.) 4. The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab. 5. Acquisition of a building permit. 6. Must allow for co-location by others 7. Transferability to others requires a new conditional use permit.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if this was the project where the city amended the ordinance to allow construction in residential zones.

Mr. Cervantes stated that this indeed project triggered the amendment of the zoning ordinance.

Mr. Sanchez stated that he knew there was substantial support for the project, but asked if there was any opposition to the conditional use permit.

Mr. Cervantes stated that there was no opposition, noting that they had sent letters to 100 surrounding neighbors, posted the sign, and published the notice in the newspaper, but never heard from anybody.

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

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

**Ended: 5:52 p.m.**

**Item #8**

**Conditional Use Permit:**

**A bar named Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, (C-3)  
Par 5 Golf Lounge, LLC**

Mr. Cervantes stated the subject site is located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road. Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers. The proposed use is recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment. The applicant will not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses. Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. Staff: 6 employees. The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses. The maximum capacity for this venue is 35 people. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1 year approval to continue to assess this new operation 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Must comply with TABC requirements 4. Acquire a business license prior to occupancy 5. CUP is not transferable to others 6. Must have a minimum of one (1) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance 7. Maximum occupancy is 35 people 8. Must have security cameras inside and outside with a minimum 30-day retention 9. Must comply with the noise ordinance 10. Hours of operation to be as follows: Monday – Wednesday from 12:00 p.m. to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. 11. One water closet and one lavatory required for each gender prior to the issuance of a business license.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:52 p.m.**

**Ended: 5:54 p.m.**

**Item #9**

**Conditional Use Permit  
Renewal:**

**A Mobile Food Unit – Tony’s Hot Dogs & More  
Being the South 3.86 acres out of Lot 22,  
New Caledonia Subdivision,  
located at 2120 West Mile 3 Road.  
(C-3)  
Andres Antonio Cruz Torres**

Mr. Cervantes stated the subject is located at the Northeast corner of Moorefield and West 3 Mile Road. The applicant is leasing a space from the Puente Tire Center for the operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant has had a mobile food unit in operation since December 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025, due to a traffic accident that damaged the unit. The City Council approved the C.U.P. on June 23, 2025, and he resumed operations at the site. The business license was issued on July 25, 2025. The location follows the city’s new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 16 surrounding property owners. Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions: Permit for two years to re-evaluate this operation. Must comply with all City codes (Building, Fire, Health, and Sign, etc.) Restrooms must be accessible to the employees and patrons at all times. Must provide a minimum of 5 parking spaces at all times. Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. The conditional use permit is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the mobile food unit was grandfathered in before the mobile food unit ordinance was established, or if it came after the fact.

Mr. Cervantes stated that it was, explaining that the mobile food unit had been there before but then experienced an accident. He added that the unit was closed for a while, but was able to qualify for the one-mile radius restriction regarding other existing mobile food units.

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

**Started: 5:54 p.m.**

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

**Item #10**

**Site Plan Approval:**

**Construction of a commercial plaza  
on Lots 16 thru 19, and the East nine and  
one-half feet of Lot 15, Block 2,  
Tierra Grande Commercial Plaza Subdivision,  
located at 2527 E. Griffin Parkway,  
Melissa R. Careaga Quesada**

Mr. Ramirez stated the site is currently a self-service carwash facility that will be demolished, rebuilt and retrofitted into 6-suites within the existing Tierra Grande Commercial Plaza located at the Northeast corner of Griffin Parkway and Tierra Drive. Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided. Proposed are 28 parking spaces (1 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project to include a shared reciprocal access driveway running East to West connecting both common parking and landscaping areas. The 6-suite plaza will measure a grand total of 5,838 square feet with a parapet height of 24' which will be attached to the existing building on the east side. A perpetual easement for ingress and egress purposes over and across the West 15 and one-half feet of Lot 15 will remain open for public access. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. A sign ordinance mandate has been recorded and found in document no. 1638047 which can be amended but must be adhered to as stated in the affidavit of notification. This is an encumbrance for the now future owners and/or tenants of this addition. 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. Sanchez moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:58 p.m.**

**Item #11****Site Plan Approval:**

**Construction of a 105-unit senior living community on a 6-acre tract of land out of Lot 2, Mrs. E.V. Flores Subdivision located along the South side of Leonor Street approximately 700 feet East of Schuerbach Road Roundstone Development, LLC**

Mr. Ramirez stated Las Fuentes Senior Living will be an affordable 105-unit gated community catered to seniors 55+ on 6 landscaped acres developed by Roundstone, Located at 2801 Leonor St, Mission, TX. The property sits along the South side of Leonor Street, approximately 700 feet East of Schuerbach Road. The property is currently open with a proposed use of R-3 multifamily residential. The proposed site plan shows to be compliant with its zoning requirements to include setbacks and restrictions. Las Fuentes Senior Living Apartments will consist of 105 apartments organized into 5 garden style buildings, with building 1 being 3 stories in height. The proposed units will range from 1 and 2-bedroom apartments: 58 – one-bedroom units; 47 – two-bedroom units. Also included is a single-story, wood framed free standing leasing office/clubhouse, shade covered children's playground, and a dog park. The project is served via surface parking and a detention pond. The subdivision has frontage to Leonor Street being a public 40-foot ROW with proposed curb and gutters, drainage, and utilities. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 210 spaces: 184 allocated for residential and 26 for the clubhouse. A landscaping plan has been submitted and reviewed for compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations and a lighting layout per site plan requirements. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre asked what the detention ponds would be used for, noting that there would be some off-site improvements.

Mr. Ramirez stated that it will lead into Schuerbach Road and south to the canal, half a mile away from the site. He added that everything is also going through the subdivision approval process, they are still waiting on the drainage report, and since they are only doing the site plan approval.

Chairwoman Izaguirre asked why they did not approve the drainage report first.

Mr. Ramirez explained that it is a one-lot subdivision and they are handling it administratively.

Chairwoman Izaguirre asked if city engineering had already reviewed it.

Mr. Ramirez stated that it is currently under review, especially the off-site improvements.

Chairwoman Izaguirre asked what they had changed and if they had anything more.

Mr. Ramirez explained that they had already obtained permission from the La Joya school district and would be using their easements to extend their area.

Chairwoman Izaguirre asked if the city already possessed the letter of permission from the school.

Mr. Ramirez confirmed that they have permission, along with a full set of plans for the drainage.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

#### **ITEM#12**

#### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:58 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Sommercrest Oaks Estates (a private subdivision), being a 9.851-acre tract out of the South 12 acres out of the East 26.49 acres of Lot 296, John H. Shary Subdivision. Developer: RGV Villa Development, LLC, Engineer: BIG Engineering, Inc. - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 10, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- June 3, 2026 – Revisions to plans, additional comments by the Staff Review Committee (SRC), and the approval of the drainage report.
- June 25, 2026 – Final review of plat and construction plans deemed complete by Staff Review Conference.
- July 1, 2026 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- July 28, 2026 – Consideration of plat approval subject to conditions by the City Council.

#### Summary:

- The property is located along the West side of N. Taylor Road approximately 100 feet North of Mile 2 Road.
- This development will consist of a 28-large lot single-family residential development with one lot dedicated to storm detention.
- The average proposed lot will measure 65 feet in width by 130 feet in depth, 16 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1A single family residential zone.
- Water and sewer services will be provided by the City. There is a total of 2 fire hydrants via direction of the Fire Marshall.
- The internal public streets are 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from Taylor Road being a public R.O.W.
- A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

**STAFF RECOMMENDATION:**

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. In addition, the developer must pay escrows for 20 feet of asphalt and a 5-foot sidewalk along Taylor Road.

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**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

### SUBDIVISION APPLICATION

20250919 06/10/25 RGV VILLA DEVELOPMENT  
SOMERCREST OAKS ESTAT 500.00CR

TENDERED: 500.00 CHECK  
APPLIED: 500.00

CHANGE: 0.00

WATER CONSERVATION STAGE 2  
THANK YOU AND HAVE A GREAT DAY!

RECEIVED  
*AR*



### CITY OF MISSION SUBDIVISION APPLICATION

Name: RGV Villa Development LLC  
Address: 123 Villa St.  
City: Mission  
Phone: 956-624-4985  
*Debra, PE*  
Subdivision Name: Somercres Oak  
Estates Subdivision

#### PLAT FEES

5 ACRE PLAT OR LESS.....\$400  
5+ ACRES.....\$500  
Re-Plat Filing/Review .....\$300  
Separate Subdivision variance/open cuts, etc. \$150  
P&Z Date: \_\_\_\_\_ City Council Date: \_\_\_\_\_

Urban (City)  Suburban ETJ \_\_\_\_\_ Rural ETJ \_\_\_\_\_  
Zone: AO-I Water Dist. United Irrig. Dist. School Dist. Shary ISD

# of Lots: Residential 28 Non-Residential 0 Common Areas/Lots 1

Water CCN: SWSC  LJWSC \_\_\_\_\_ MUD \_\_\_\_\_

#### WATER

1475 L. F. of 8" Water Lines  
\_\_\_\_\_ L. F. of \_\_\_\_\_ Water Lines

Other: \_\_\_\_\_

Suburban MSR cost of water meters &  
ETJ Only: Membership costs \$ \_\_\_\_\_

#### SEWER

1210 L. F. of 8" Sewer Lines  
\_\_\_\_\_ L. F. of \_\_\_\_\_ Sewer Lines

Lift Sta: \_\_\_\_\_ N/A-Septic Use: \_\_\_\_\_

Other: \_\_\_\_\_  
Suburban ETJ Only: MSR cost of Septic Tanks  
\$ \_\_\_\_\_

#### STREETS

1050 L. F. of 32' B-B Wide Streets  
\_\_\_\_\_ L. F. of \_\_\_\_\_ Wide Streets

Other: \_\_\_\_\_

#### STORM SEWER

650 L. F. of 24" Storm Lines  
\_\_\_\_\_ L. F. of \_\_\_\_\_ Storm Lines

\_\_\_\_\_ L. F. of \_\_\_\_\_ Storm Lines



**AERIAL**





## STORM WATER DRAINAGE STATEMENT

### A. DRAINAGE STATEMENT FOR SOMMERCREST OAKS ESTATES SUBDIVISION

#### I. PROJECT LOCATION

The Sommercrest Oaks Estates ~~X~~ Subdivision development is a 9.85-acre gross (9.15 net acre) Single Family Residential Subdivision out of the South 12 acres of the east 26.49 acres of Lot 296, John H. Shary Subdivision, Hidalgo County, Texas as per map or Plat Recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas. The property lies approximately at the Northwest Corner of North Taylor Road and East Mile 2 Road, Mission, Texas. (Refer to Exhibit A, Project Location Map).

#### II. FLOOD PLAIN

The subject tract lies in FEMA flood Zone C (No shading), Areas of minimal flooding. This area is determined to be in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0400 C, Map Revised November 16, 1982. (Refer to Exhibit D, FEMA FIRM Map).

#### III. SOIL CONDITIONS

A review of the Soil survey of Hidalgo County (Refer to Exhibit E, Soil Survey of Hidalgo County Texas) indicates that 63.2% of the tract lies in the (3) Brennan fine sandy loam, 34.5 % of the tract lies in the (25) Hidalgo Fine Sandy loam and 2.2% lies in the (28) Hidalgo Sandy Clay Loam.

#### IV. EXISTING HYDRAULIC CONDITIONS

The subject tract is currently undeveloped, vacant land that has been utilized as farmland. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade approximately (0-0.5%) towards the southeast. Storm water sheet flows onto the roadside ditch along the west right of way of North Taylor Road and discharges into an existing City of Mission grate inlet located at the northwest intersection of N. Taylor Road and East Mile 2 Road.

In accordance with the Drainage policies of the City of Mission and the County of Hidalgo, the Rationale Method – Kirby – Hathaway Equation was utilized to calculate the existing 10-year frequency storm event. The total contributing 10-year existing storm water runoff from this site is approximately **5.49 cfs**. (Refer to Exhibit B, Drainage Calculations)

#### V. POST DEVELOPED HYDRAULIC CONDITIONS

The ultimate conditions for this subject tract will consist of a 28-lot single-family residential Development with one lot dedicated to detention. Development in the form of impervious pavement and buildings will increase the ultimate storm water runoff. A storm drainage conveyance system comprised of a curb and gutter roadway section, concrete valley

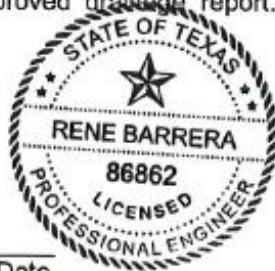
### STORM WATER DRAINAGE STATEMENT

gutters, storm drainage inlets will capture and convey storm water runoff within the subdivision. The on-site storm drainage conveyance is sized to accommodate the 10-year post developed storm flow and release the 10-year pre-developed flow (refer to the drainage area map and storm conveyance calculations). The total 50-year developed runoff, based on the Rational Methodology is **27.04 cfs**.

In accordance with the City of Mission and County of Hidalgo Drainage Policy, the peak 50-year rate for runoff for this development will be mitigated to the existing 10-year storm water runoff. A total of **36,006** cubic-feet (Kerby-Hathaway Method) will be required to be detained for this development within a privately owned and maintained detention pond which will be sized and constructed accordingly to the Detention Storage Requirements and specifications as per the City of Mission and Hidalgo County Drainage District No. 1. The proposed on-site detention pond will be sized to accommodate approximately 59,109 cubic- feet of storage, which equals a 1.64 factor of safety.

The outfall will consist of an 18-inch RCP CLIII Pipe with a 12-inch constriction within the 18-ich RCP. The total available head is 5.0 feet of Head, resulting in an estimated flow of 5.6 cfs, which is approximate to the existing 10-year pre-developed flow of 5.38 cfs.

The developer shall be responsible for detaining and accommodating more than the detained volume of 36,006 cubic feet if it is determined, at the permit stage, that the detention requirements are greater than stated on this report and the recorded plat of Sommercrest Oaks Estates Subdivision, due to the impervious area being greater than was considered on the approved drainage report. (Refer to Exhibit C, Detention Storage Requirements).




4/21/26

*R. Barrera* P.E.

Rene Barrera, P.E. Date

TxFirm No: 6435

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<i>Alberto Salazar</i>	06/23/26
H.C.D.D. NO. 11	DATE



**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicant, Victor and Nora Davila - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- May 26, 2026 – Application for rezoning submitted for processing.
- June 19, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family development.
- The tract of land measures 326 feet along Moorefield Road and has a depth of 668.34 feet for a total of five (5) acres in area.
- The surrounding zones are Single-family Residential District (R-1) to the East and South, Neighborhood Commercial (C-2) District and Single-family Residential District (R-1) to the North and outside the city limits to the West.
- The surrounding land uses are vacant and single-family homes to the North, single-family homes to the East and South and vacant to the West.
- The subject property has a house and a barn that will be demolished to allow the construction of a single-family subdivision.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 52 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.



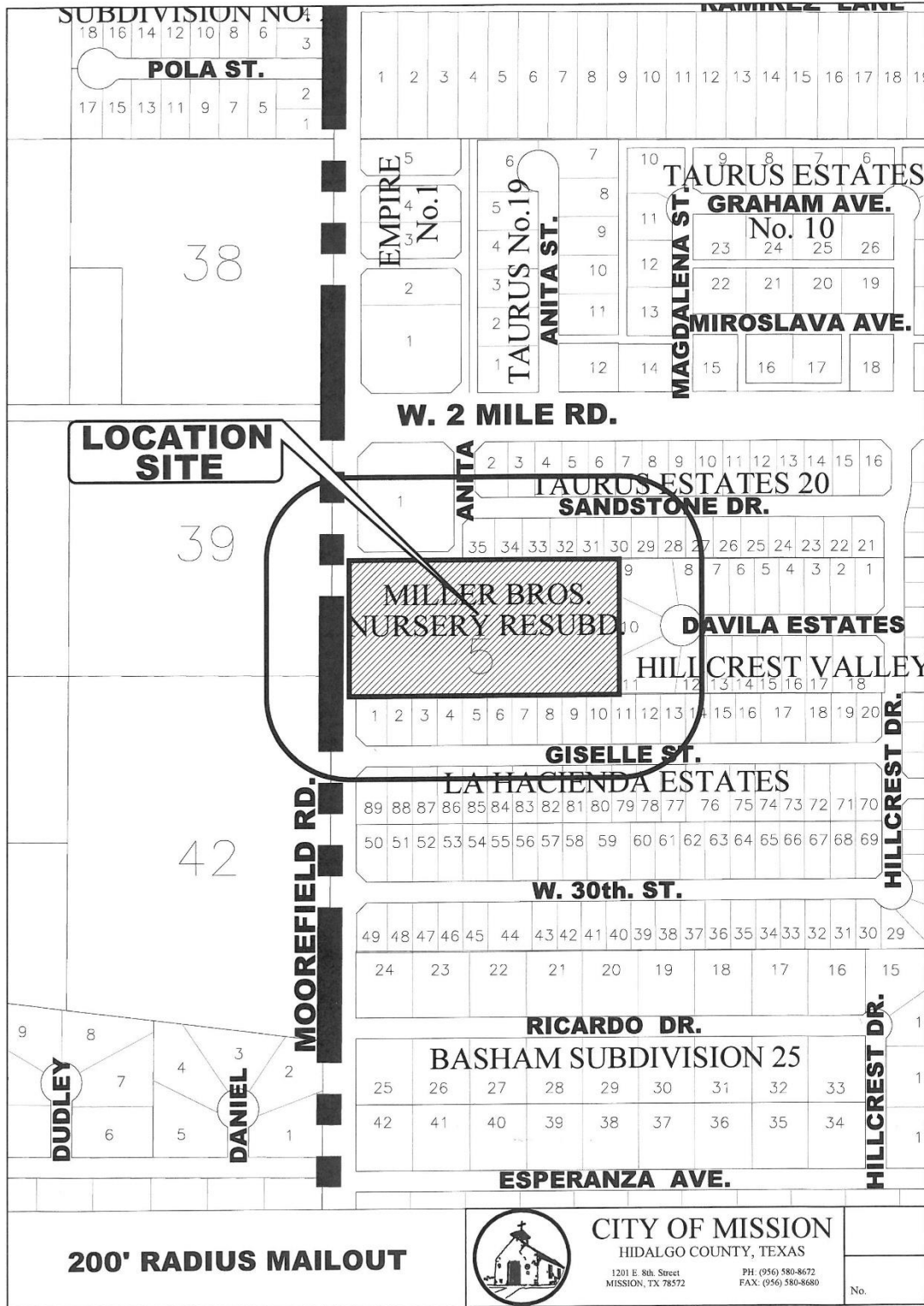
**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_  
                                 **DISAPPROVED:** \_\_\_\_\_  
                                 **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

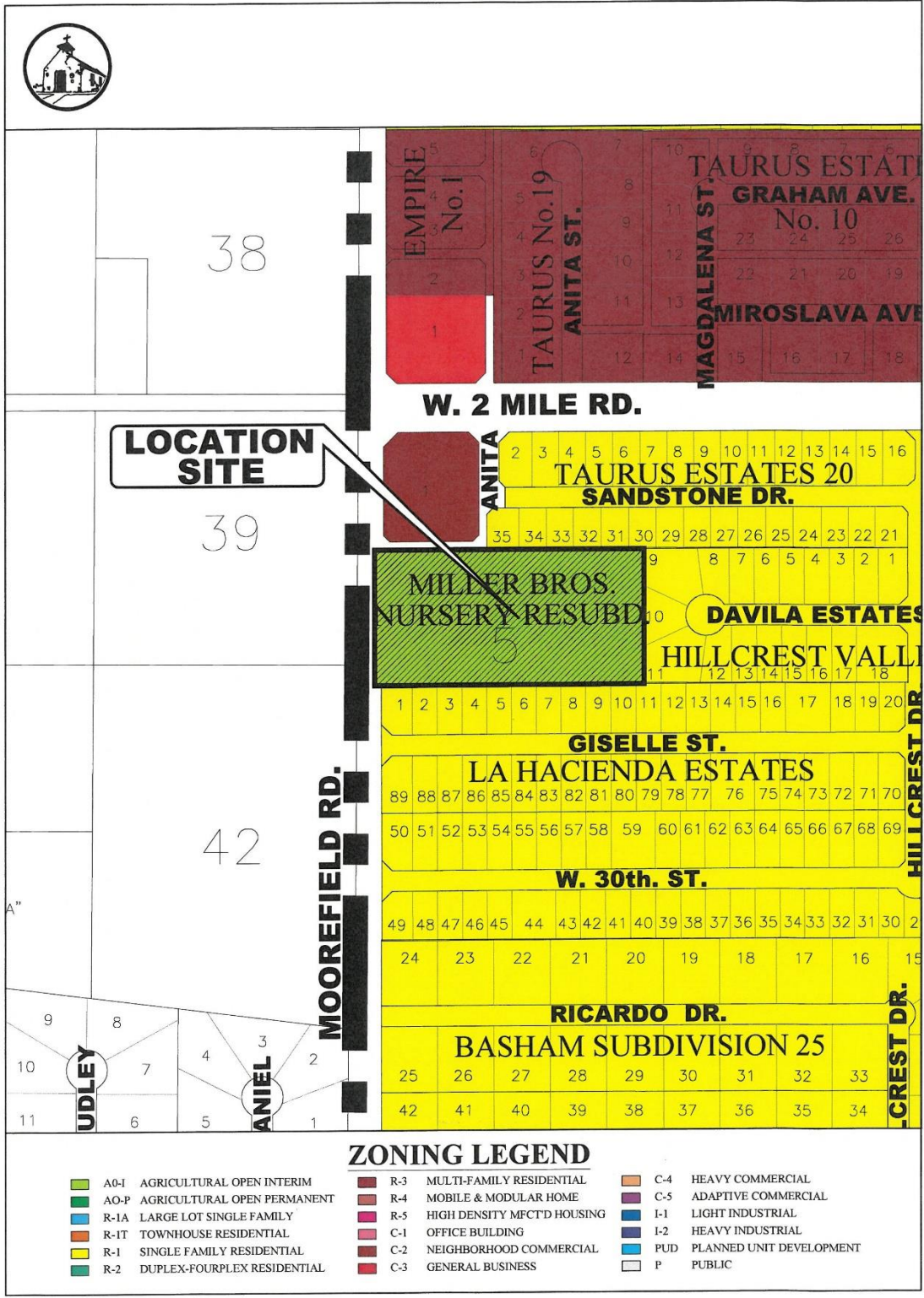
\_\_\_\_\_ NAYS

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

# LEGAL NOTICE MAP



# ZONING MAP



## ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
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

**AERIAL**



# PROPERTY SURVEY

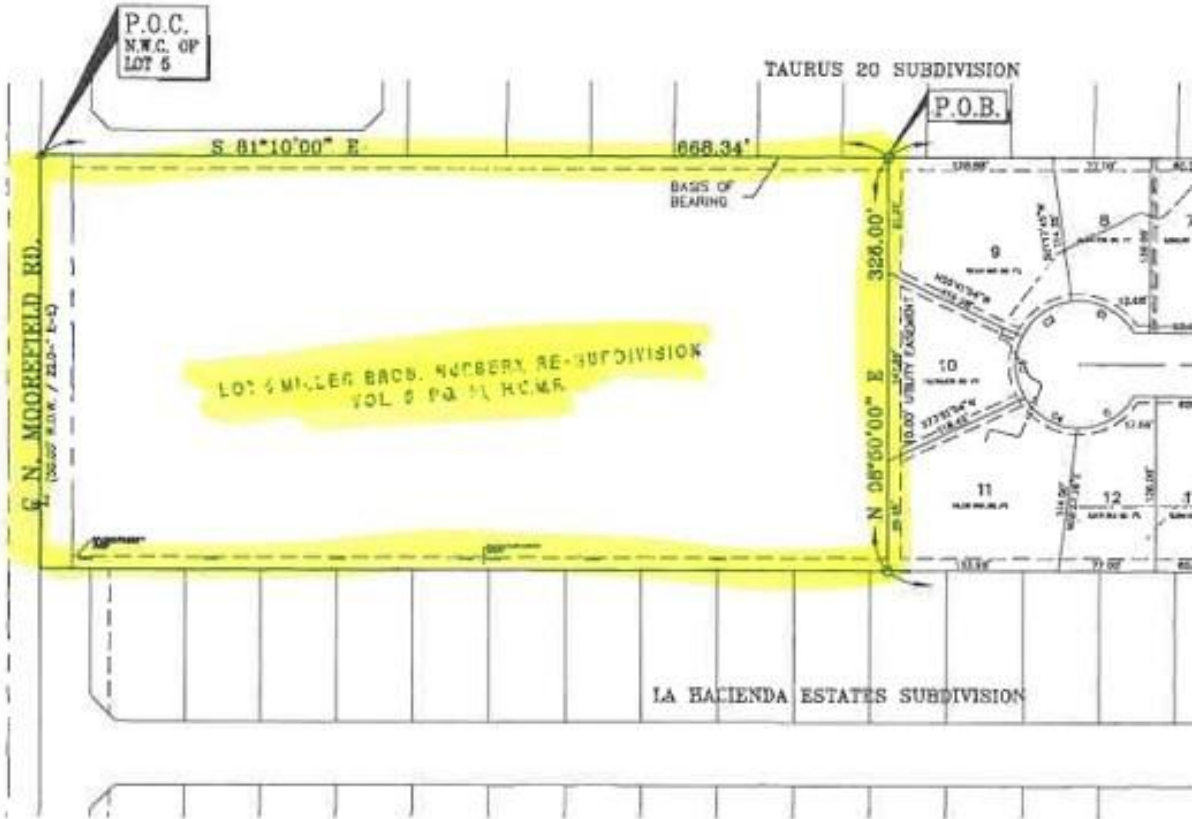
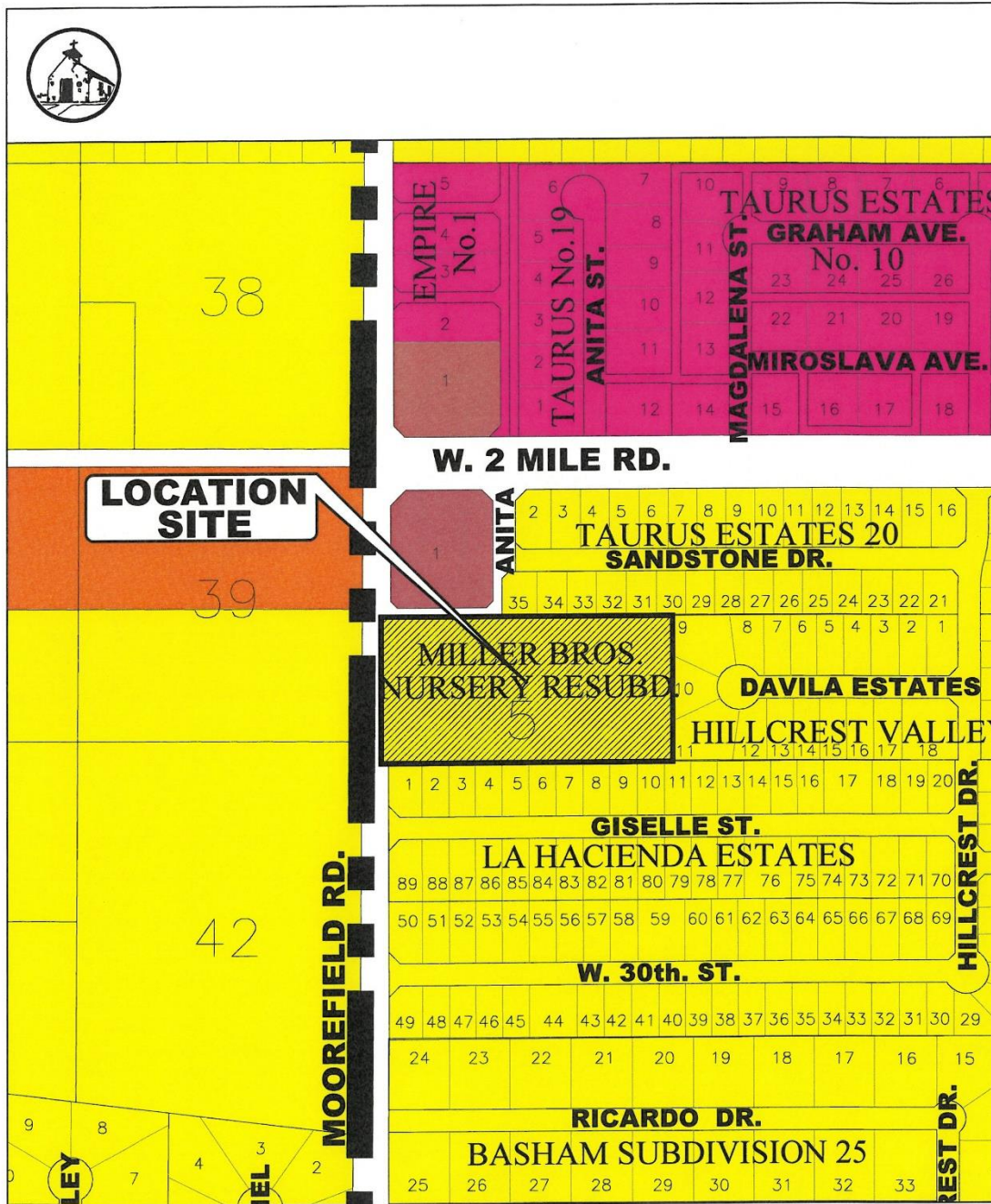


PHOTO OF THE SUBJECT PROPERTY



**FUTURE LAND USE MAP**



**FUTURE LAND USE MAP**

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

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
817071	VARGAS OSCAR E PENA & SOL MEZTLI GARCIA	4008 NADIA ST	MISSION	TX	78574-5134
817070	PORTILLO GUILLERMO & YULIANA C RODRIGUEZ	2110 W SANDSTONE DR	MISSION	TX	78574-1758
817069	ESQUIVEL LUIS LAURO ADAME & MIRTALA G ADAME	SEPTIMA 101	REYNOSA	TAMAULIPAS	NULL
817103	SANTANA ELIAZAR	2109 E SANDSTONE DR	MISSION	TX	78572
817077	GONZALEZ MATILDE I & RAMON J CASTILLO	2020 W SANDSTONE DR	MISSION	TX	78574
817076	SALINAS JUAN	2022 W SANDSTONE DR	MISSION	TX	78574-0090
817075	MARTINEZ FERNANDO ALAIN JAIME & SILVIA G SALINAS PINEDA	2100 W SANDSTONE DR	MISSION	TX	78574-1758
817074	MUNOZ DAVID & LIDIA BARRIENTOS	2102 WEST SANDSTONE DR	MISSION	TX	78574-1758
817073	MUNOZ OSCAR & LORENA T	2104 W SANDSTONE DR	MISSION	TX	78574-1758
817072	GARCIA JULIO C & MARIA DEL LOURDES G CHAVEZ	2106 W SANDSTONE DR	MISSION	TX	78574-1758
817102	SEGURA HECTOR A & LETICIA GARZA	2107 W SANDSTONE DR	MISSION	TX	78574-1758
817101	MOYA JESSE JAMES & ANGELICA M VELASQUEZ	2105 W SANDSTONE DR	MISSION	TX	78574-1758
817100	LUNA DAMARIS DE	2103 W SANDSTONE DR	MISSION	TX	78574-1758
817099	GARZA JALEN ALONZO	2101 W SANDSTONE DR	MISSION	TX	78574-1758
817098	HERNANDEZ JOSE G & MYRNA LOPEZ	2099 W SANDSTONE DR	MISSION	TX	78574-0090
817097	HERNANDEZ ZAYDE	2305 S GOODWIN RD	MISSION	TX	78572-2161
817096	VALDEZ GUADALUPE III & NATALIE	2019 SANDSTONE DR	MISSION	TX	78574-0090
817095	VALDEZ GUADALUPE III & NATALIE	2017 W SANDSTONE DR	MISSION	TX	78574-0090
700256	VILLARREAL CIPRIANO	2020 GISELLE ST	MISSION	TX	78574-6706
700254	MENDOZA SONIA C	2102 GISELLE ST	MISSION	TX	78574-6705
700249	SERRANO PABLO	2112 GISELLE ST	MISSION	TX	78574-6705
700255	SILGUERO ADOLFO & MARIA M	2100 GISELLE ST	MISSION	TX	78574-6705
700248	LOPEZ MARISSA DANNE	2114 GISELLE ST	MISSION	TX	78574
700324	GONZALEZ EVELYN	2107 GISELLE ST	MISSION	TX	78574-6708
700327	CANTU JESUS A & MAYRA	2113 GISELLE ST	MISSION	TX	78574-6708
700332	SANTOS JOSE ANGEL	2123 GISELLE ST	MISSION	TX	78574-6708
700253	PACHECO SYLVIA	2104 GISELLE ST	MISSION	TX	78574-6705
700252	GARCIA ERENDIRA DALILA	2106 GISELLE ST	MISSION	TX	78574-6705
700251	MOLINA JOSE G & MARIA D	2108 GISELLE ST	MISSION	TX	78574-6705
700247	PEQUENO ESEQUIEL & CYNTHIA	2116 GISELLE ST	MISSION	TX	78574-6705
700328	RAMOS GERARDO	2115 GISELLE ST	MISSION	TX	78574-6708
700331	VALVERDE NELLIE M	2121 GISELLE ST	MISSION	TX	78574-6708
700257	SOLIS JOSE LUIS JR	2018 GISELLE ST	MISSION	TX	78574-6706
700246	GARCIA VIVIANA	2118 GISELLE ST	MISSION	TX	78574-6705
700250	OCANAS ISRAEL & NITZIA GONZALEZ GARZA	2110 GISELLE ST	MISSION	TX	78574
700322	FLORES JUAN M & NORMA L	2103 GISELLE ST	MISSION	TX	78574-6708
700323	GARZA MIRIAM	2105 GISELLE ST	MISSION	TX	78574-6708
700325	GARZA JOANNA	2109 GISELLE ST	MISSION	TX	78574-6708
700326	MALDONADO RODOLFO	2111 GISELLE ST	MISSION	TX	78574-6708
700245	PEDERSON JEANNINE G & JAMES P	613 MAZATLAN ST	MISSION	TX	78572
700321	DE HOYOS MARIO E JR & MARIO E SR & SILVIA	2101 GISELLE ST	MISSION	TX	78574-6708
700329	GONZALEZ JESUS S	2117 GISELLE ST	MISSION	TX	78574-6708
700330	CHAPA MARIA	2119 GISELLE ST	MISSION	TX	78574-6708
700244	GONZALEZ JOSE EDUARDO	2122 GISELLE ST	MISSION	TX	78574-6705
237198	DAVILA VICTOR & NORA FAM LTD PARTNERSHIP	904 WESTMORE	PHARR	TX	78577-6730
244939	DE LEON SAN JUANITA	1408 ROQUE SALINAS RD	MISSION	TX	78572-4778
244935	REINHARDT KLIE	22226 LOCUST RD	HOYLETON	IL	62803-2034
1313099	RUVALCABA JOSE A & DENISE ELIZABETH ROCHA	2017 DAVILA AVE	MISSION	TX	78574-5704
1313098	RODRIGUEZ EDGAR	3410 CRISANTEMA ST	MISSION	TX	78573-8765
1313097	MUNOZ XOCHITL MARINA	2021 DAVILA AVE	MISSION	TX	78574-5704
1313096	GONZALEZ RUBEN JR & LIDIA LEAL	2020 DAVILA AVE	MISSION	TX	78574-5704
1313095	MALDONADO LUIS ALBERTO JR & LESLIE A LOPEZ--SALINAS	2018 DAVILA AVE	MISSION	TX	78574



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Multi-family Residential District (“R-3”) to General Business District (“C-3”), being Lot 1, Ango Subdivision, located at 2210 E. 1<sup>st</sup> Street. Applicant, Gerardo Rodriguez c/o Ango Holdings, Inc. - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 4, 2026 – Application for rezoning submitted for processing.
- June 19, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Multi-family Residential District (“R-3”) to General Business District (“C-3”) to convert the existing townhomes into a 34 room hotel project.
- The property is located along the South side of E. 1<sup>st</sup> Street approximately 600 feet West of Shary Road.
- The tract of land has 2.15 acres in area and measures 619.1 feet along 1<sup>st</sup> Street and measures 151.5 feet in depth.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East.
- The surrounding land uses include an apartment complex to the East, a private lake to the North and vacant land to the West and South.
- The property has a fully developed townhomes complex.
- The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request.

### STAFF RECOMMENDATION:

Staff recommends approval.

**RECORD OF VOTE:**

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

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

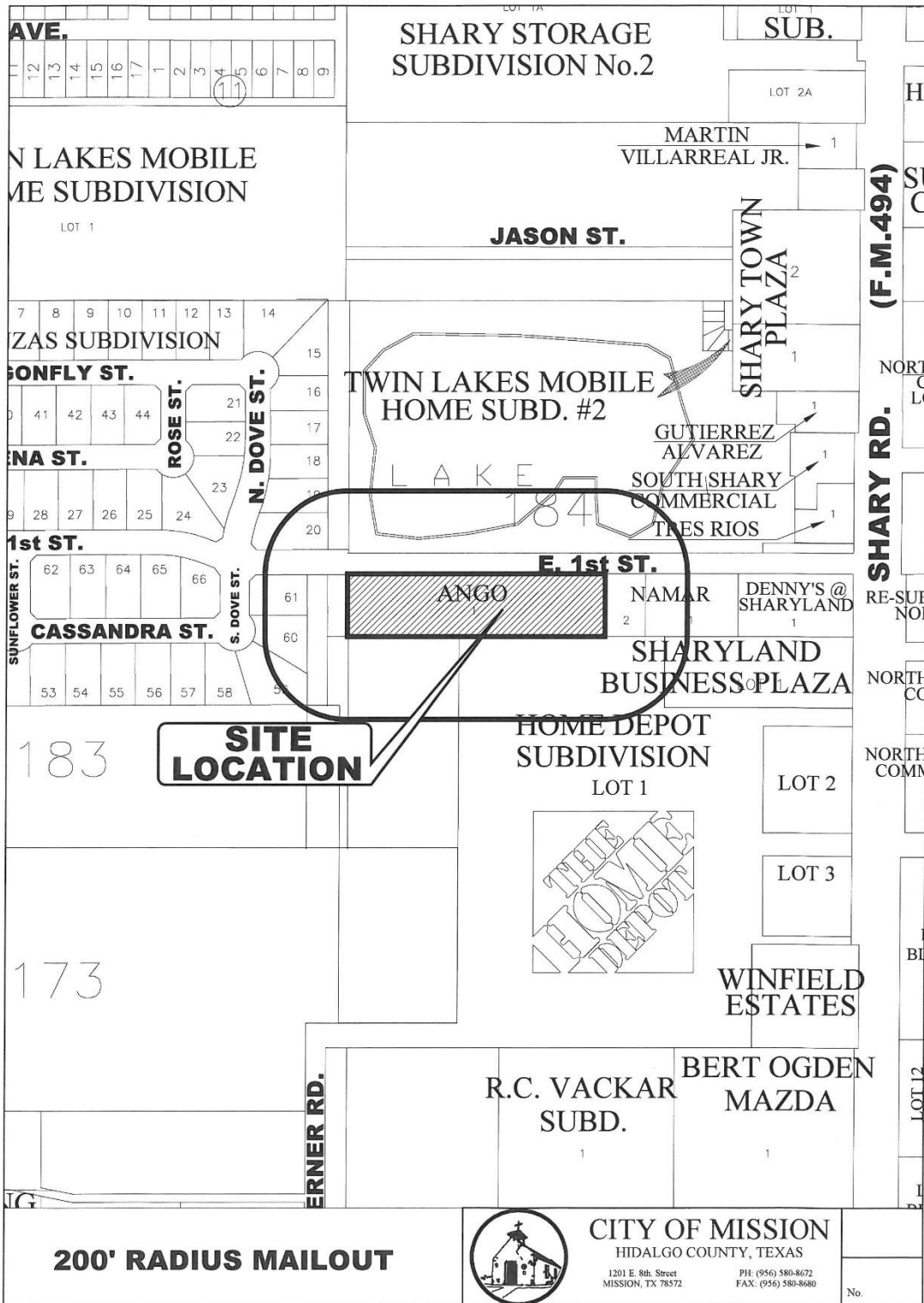
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

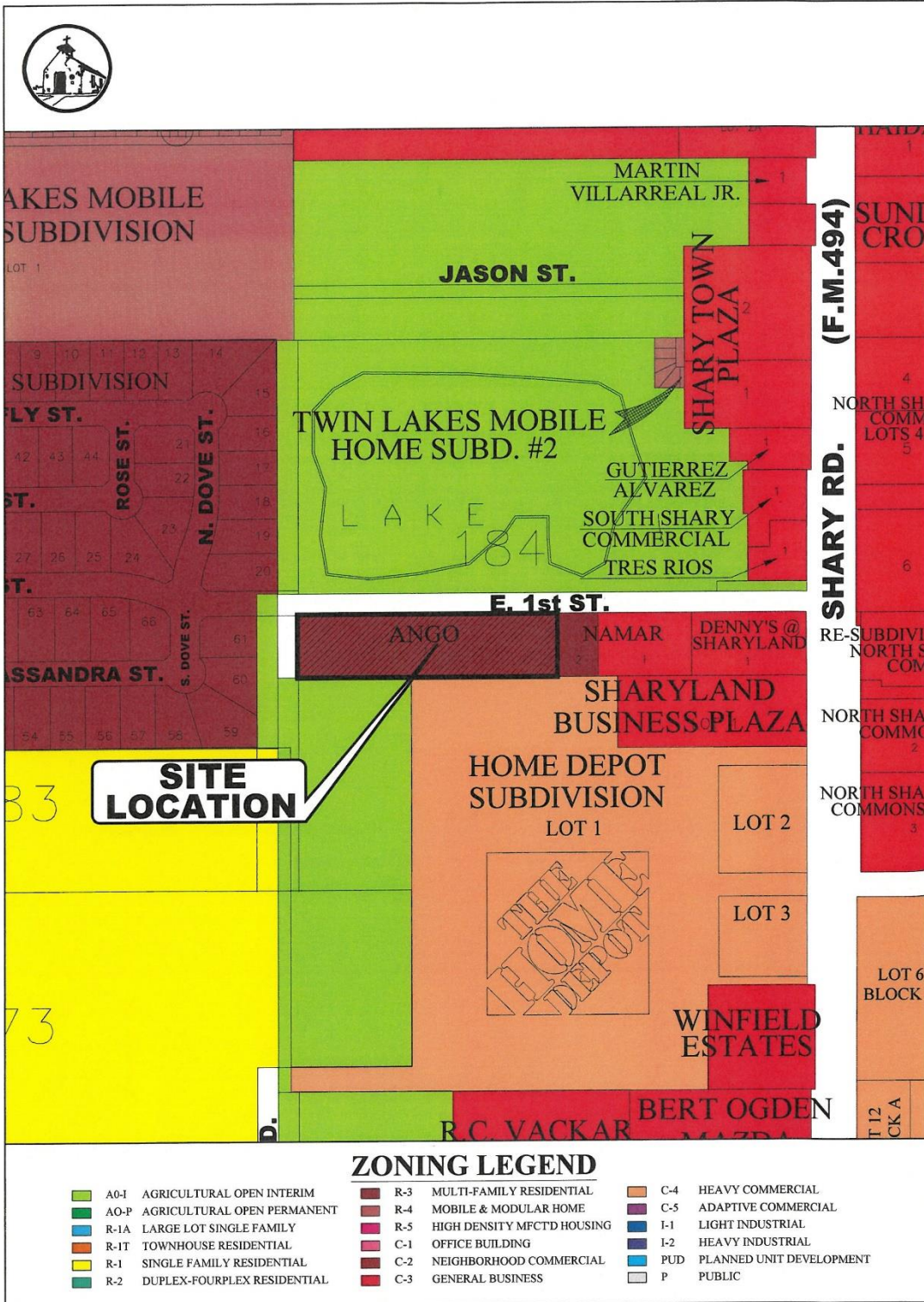
\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**



# ZONING MAP



**AERIAL**



# PROPERTY SURVEY

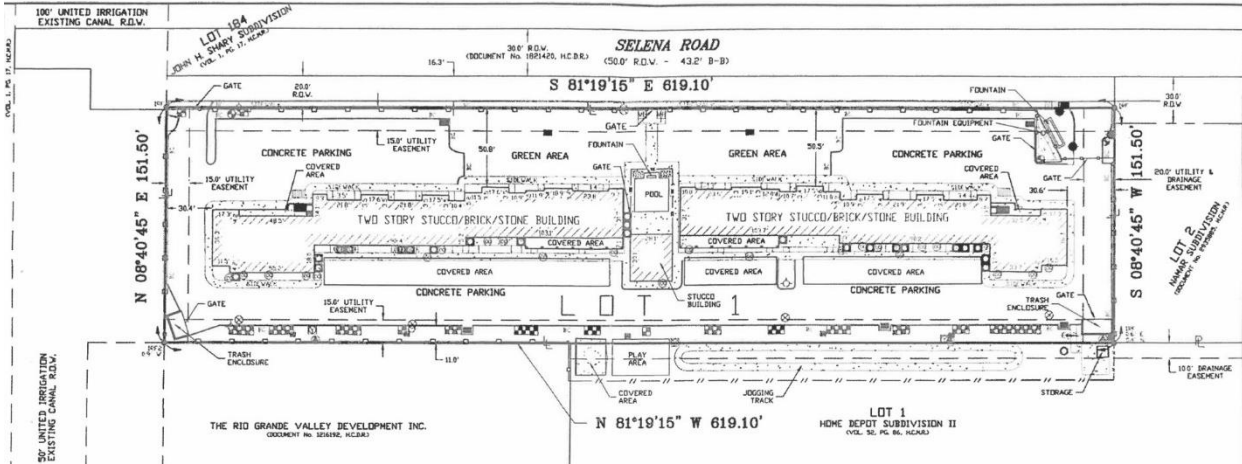
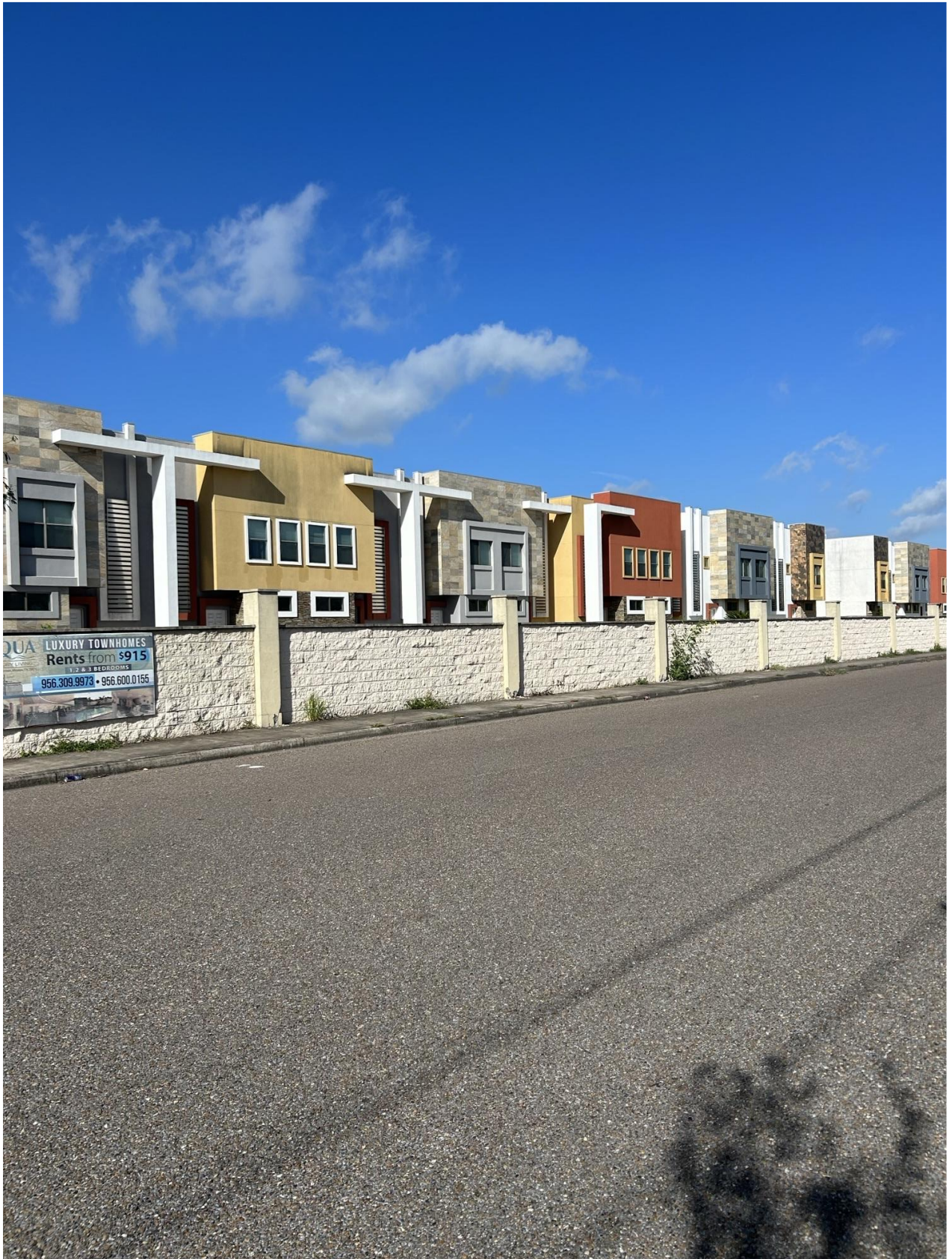
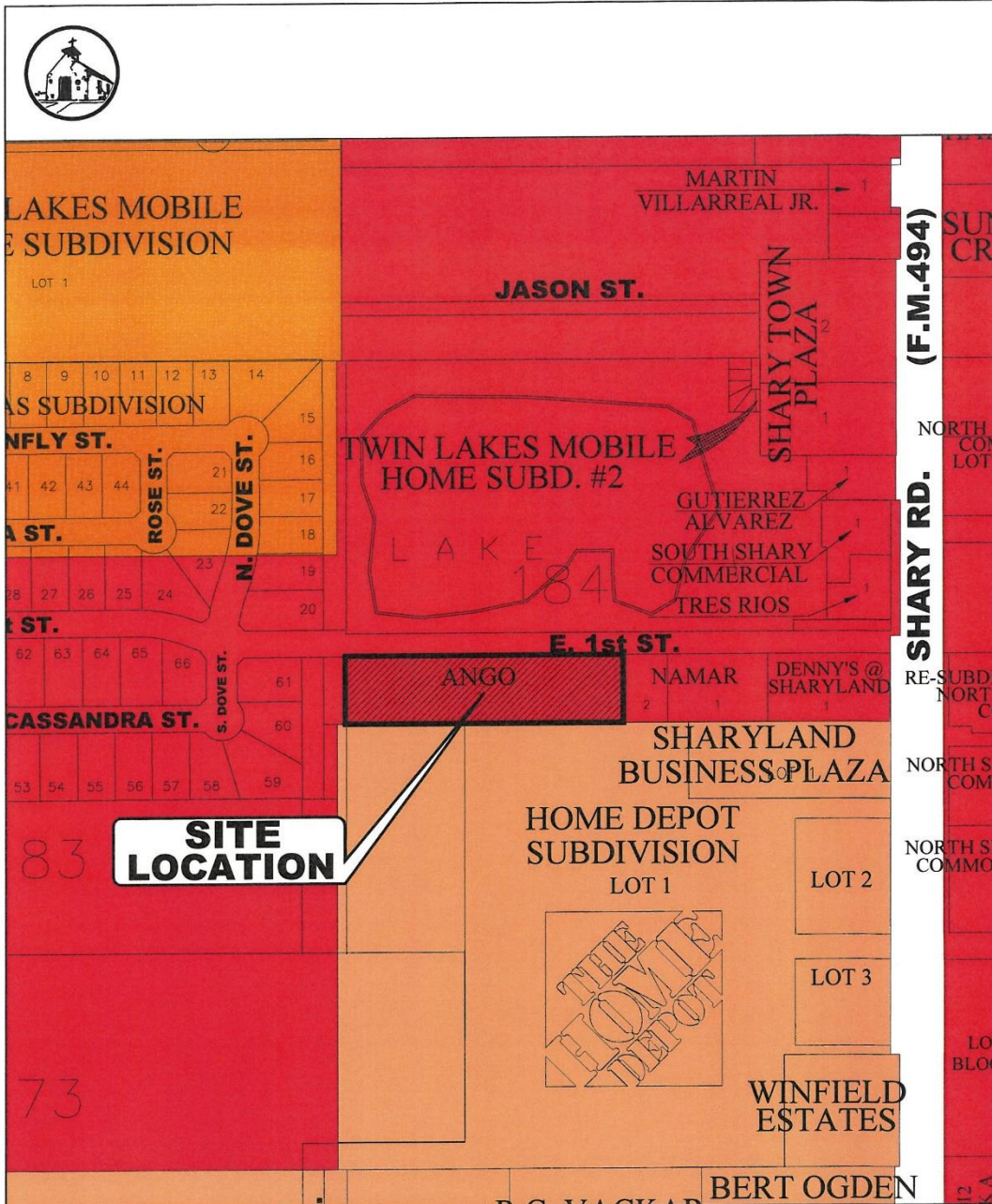


PHOTO OF THE SUBJECT PROPERTY



**FUTURE LAND USE MAP**



**FUTURE LAND USE MAP**

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

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

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

**CONDITIONAL USES**

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

**PROHIBITED USES**

- Any use not listed above

MAILOUT LIST					
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PROP_ID	name	addrDelive	addrCity	addrState	addrZip
582128	QQ RIO GRANDE VALLEY LLC	1380 LEAD HILL BLVD SUITE 260	ROSEVILLE	CA	95661-2998
717055	HD DEVELOPMENT PROPERTIES LP	2455 PACES FERRY RD SE	ATLANTA	GA	30339-6444
280961	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
960371	ANGO HOLDINGS INC	1013 CIMARRON DR	MISSION	TX	78572-7405
280898	R & G DEVELOPMENT LP	1005 E NOLANA AVE	MCALLEN	TX	78504-6101
1178948	4RCH INVESTMENTS LLC	1404 SAN FELIPE DR	MISSION	TX	78572-4375
1178949	NADER FAMILY REVOCABLE TRUST	805 N 10TH ST SUITE 677	MCALLEN	TX	78501-4314
280950	DRAGONFLY RGV LLC	305 N SHARY RD STE A	MISSION	TX	78572-2025
20837029	TORREDA LLC	504 N VETERANS BLVD STE 1	SAN JUAN	TX	78589
20837030	ROMO MARIO & ROSA M	1908 LEANDRO ST	MISSION	TX	78574
20837031	PEREZ VIVIAN ABIGAIL	101 S DOVE ST	MISSION	TX	78572
20836989	BENAVIDES RENATTO	409 W CARMEL AVE	PHARR	TX	78577-0375
20836990	BENAVIDES RENATTO	409 W CARMEL AVE	PHARR	TX	78577-0375



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- July 1, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado Street.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more.
- The proposed hours of operation are as follows: Every day from 8:00 a.m. to 12:00 am.
- Staff: 5 employees in different shifts
- Parking: The Mobile Food Park measures 134’x72’ for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

- Approval for a 1-year re-evaluation to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 8:00 am to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

---

**RECORD OF VOTE:**

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

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

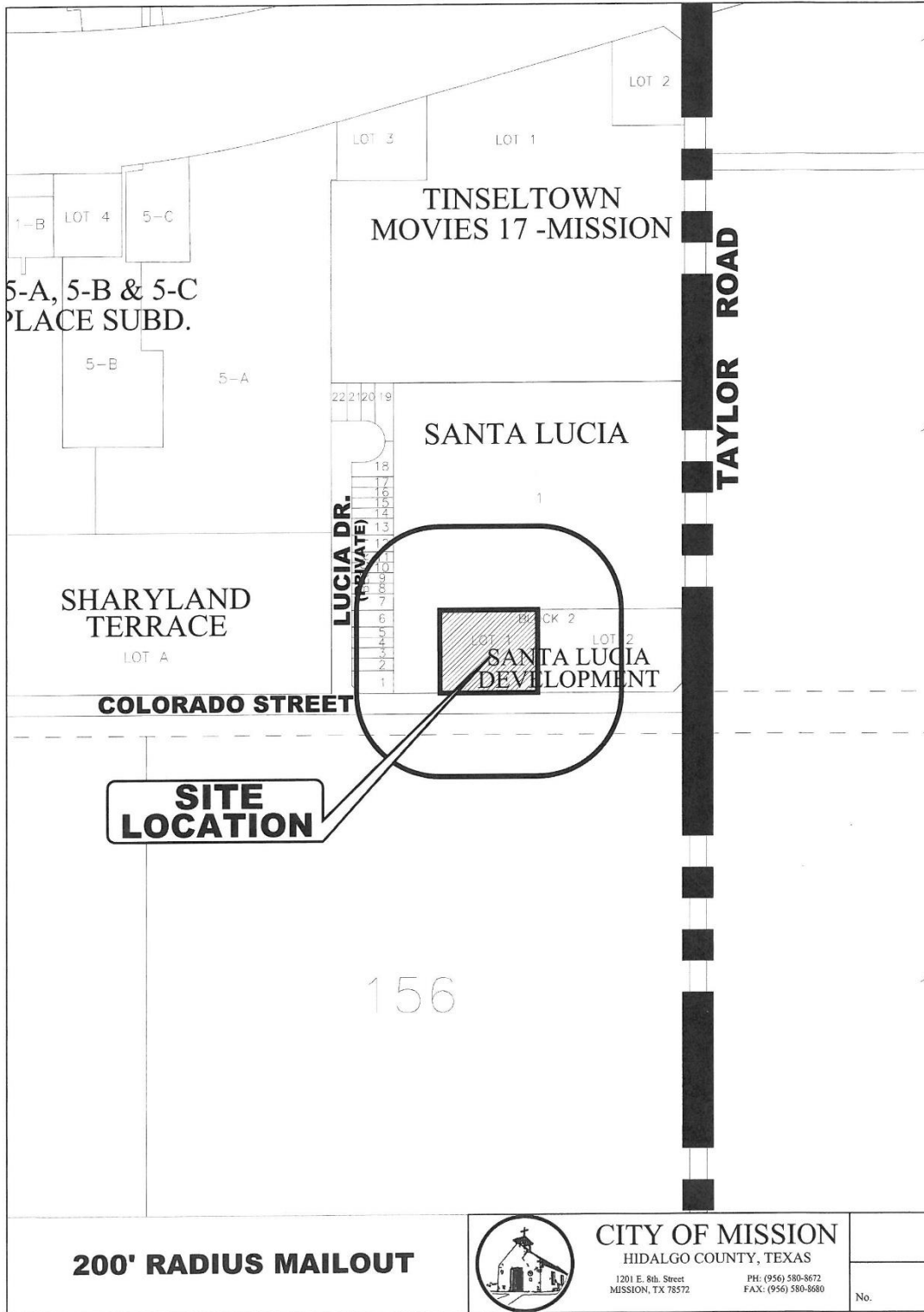
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**



**200' RADIUS MAILOUT**



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

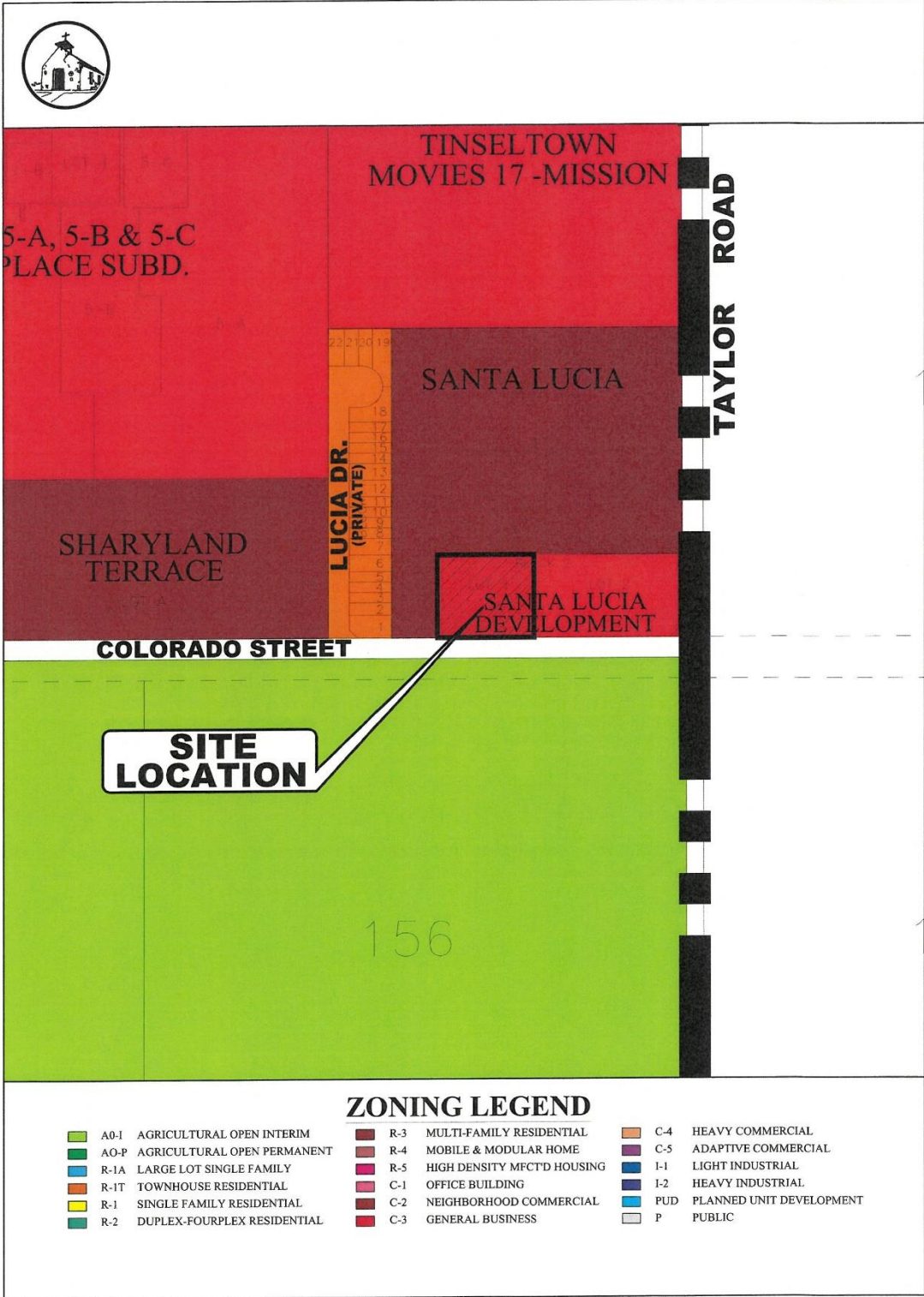
No.

# AERIAL MAP



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

**ZONING MAP**



### SITE PLAN



PICTURES



PICTURES



## MENU

### TAQUERIA 453 MENU

#### TACOS (5 TACOS PER ORDER W/ FRIJOLE CHARROS, GRILLED ONIONS &SALSAS)

- FAJITA \$14.99 } \$3.99 SINGLE
- CHICKEN \$12.99 } \$2.99 SINGLE
- PORK \$13.99 } \$2.99 SINGLE
- TRIPAS \$14.99 } \$3.99 SINGLE
- BIRRIA \$14.99 } \$3.99 SINGLE
- DIESMILLO \$13.99 } 3.29 SINGLE

#### BURRITOS AND TORTAS (INCLUDE LETTUCE, RICE, BEANS, TOMATO, AND AVOCADO)

- FAJITA \$13.99
- PASTOR \$12.99
- CHICKEN \$12.99
- DIESMILLO \$12.99
- BIRRIA \$14.99

#### VOLCANES ( 4 PER ORDER W/ FRIJOLE CHARROS, GRILLED ONIONS &SALSAS)

- FAJITA \$14.99
- PORK \$12.99
- DIESMILLO \$13.99

#### QUESADILLAS

- SIMPLE \$2.50
- QUESADILLA W/ FAJITA \$4.99
- QUESADILLA W/ CHICKEN \$3.99
- QUESABIRRIAS\$ 15.99 ( 4 QUESABIRRIAS PER ORDER W/ RAW ONION AND CILANTRO & CONSOME)
- QUESADILLA W/BIRRIA \$4.99

#### SATURDAYS ONLY

CARNITAS \$17.99 PER POUND INCLUDE SALSAS, PICKLED CARROTS.

#### FRIDAYS \$ SATURDAYS ONLY

TACOS DORADOS 12.99 (5 TACOS PER ORDER W/ CABBAGE, CHILES NEGROS, QUESO)

#### DRINKS

- WATER BOTTLE \$1.50
- SODAS ( COKE,COKE ZERO, DIET COKE ,SPRITE, DR.PEPPER, FANTA) \$2.00

#### EXTRAS

- JALAPENO POPPERS \$2.99 (JALAPENO STUFFED WITH CREAM CHEESE AND PINEAPPLE WRAPPED IN BACON)

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830	SHIN FOUNDATION I LTD 0	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1071583	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071582	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071556	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071560	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071561	RAMIREZ BLANCA ALICIA	921 LUCIA DR	MISSION	TX	78572-4687
1071562	GASECA LLC	1110 S CLOSNER BLVD	EDINBURG	TX	78539-5662
1071563	TGR CAPITAL LLC	329 S MCCOLL RD	MCALLEN	TX	78504
1071564	RAMIREZ TANIA YANET	915 LUCIA DR	MISSION	TX	78572-4687
1071566	QUINTANILLA ARNOLDO JR & MAYRA A	911 SANTA LUCIA DR	MISSION	TX	78572
1071567	SAYCOCIE AKHASONE & MARICARMEN	909 LUCIA DR	MISSION	TX	78572-4687
1071568	FALCON IVAN	907 LUCIA DR	MISSION	TX	78572-4687
1071569	FERNANDEZ KARLA O DURAN	905 SANTA LUCIA DR	MISSION	TX	78572
1071570	GARCIA SERGIO I	903 SANTA LUCIA DR	MISSION	TX	78572
1071571	SANCHEZ TERESA IRMA	901 SANTA LUCIA DR	MISSION	TX	78572
1071565	PROPERTY OWNERS	913 LUCIA DR	MISSION	TX	78572-4687



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Okidokie Playroom, LLC in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Okidokie Playroom, LLC c/o Maria F. Chavez– Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

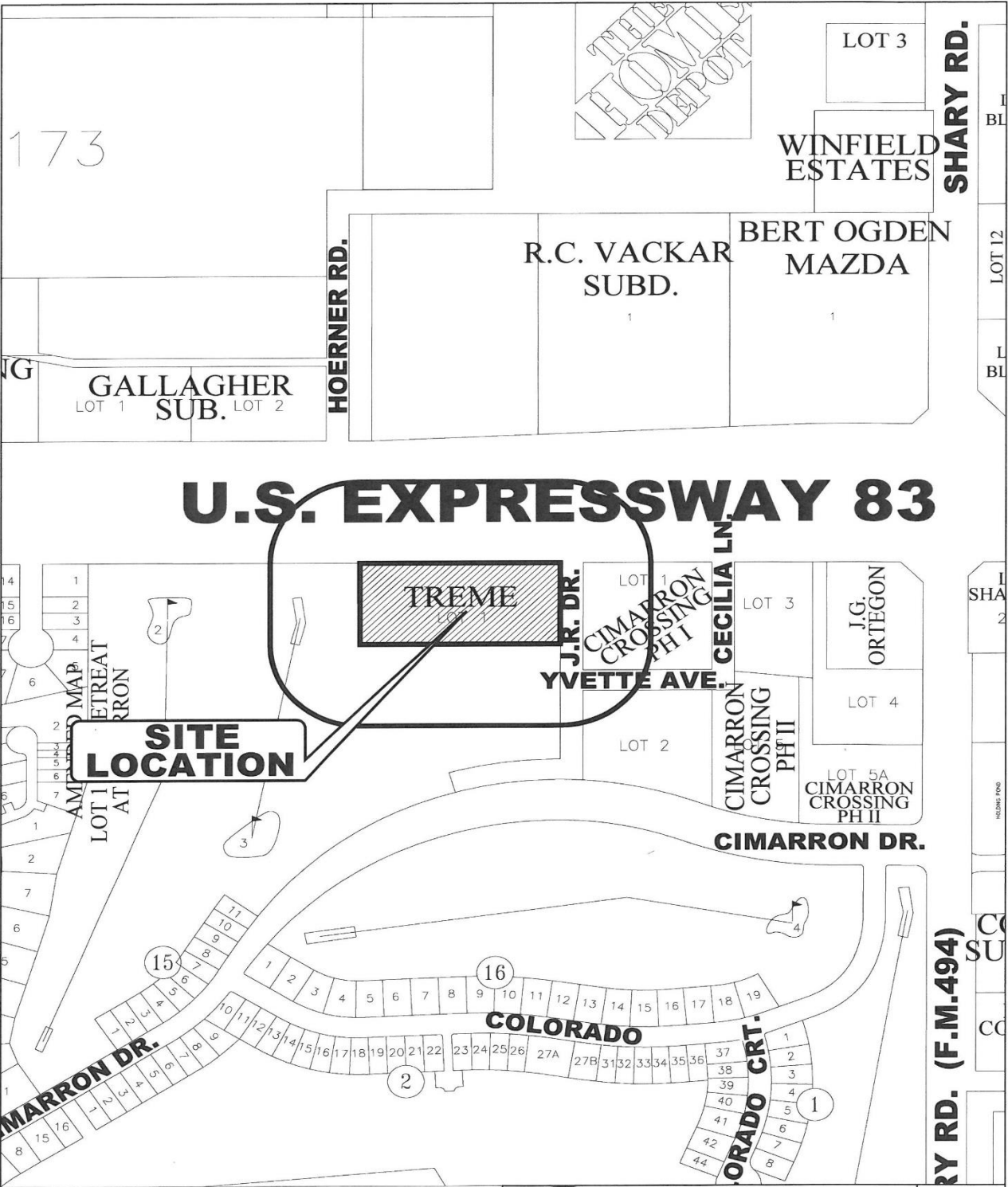
- May 26, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 1, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named “Okidokie”.
- The applicant is proposing to host kid’s birthday parties.
- The proposed hours of operation are as follows: Monday – Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10 p.m.
- Staff will be 4 employees
- Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 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 (25) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.



**LEGAL NOTICE MAP**



**200' RADIUS MAILOUT**



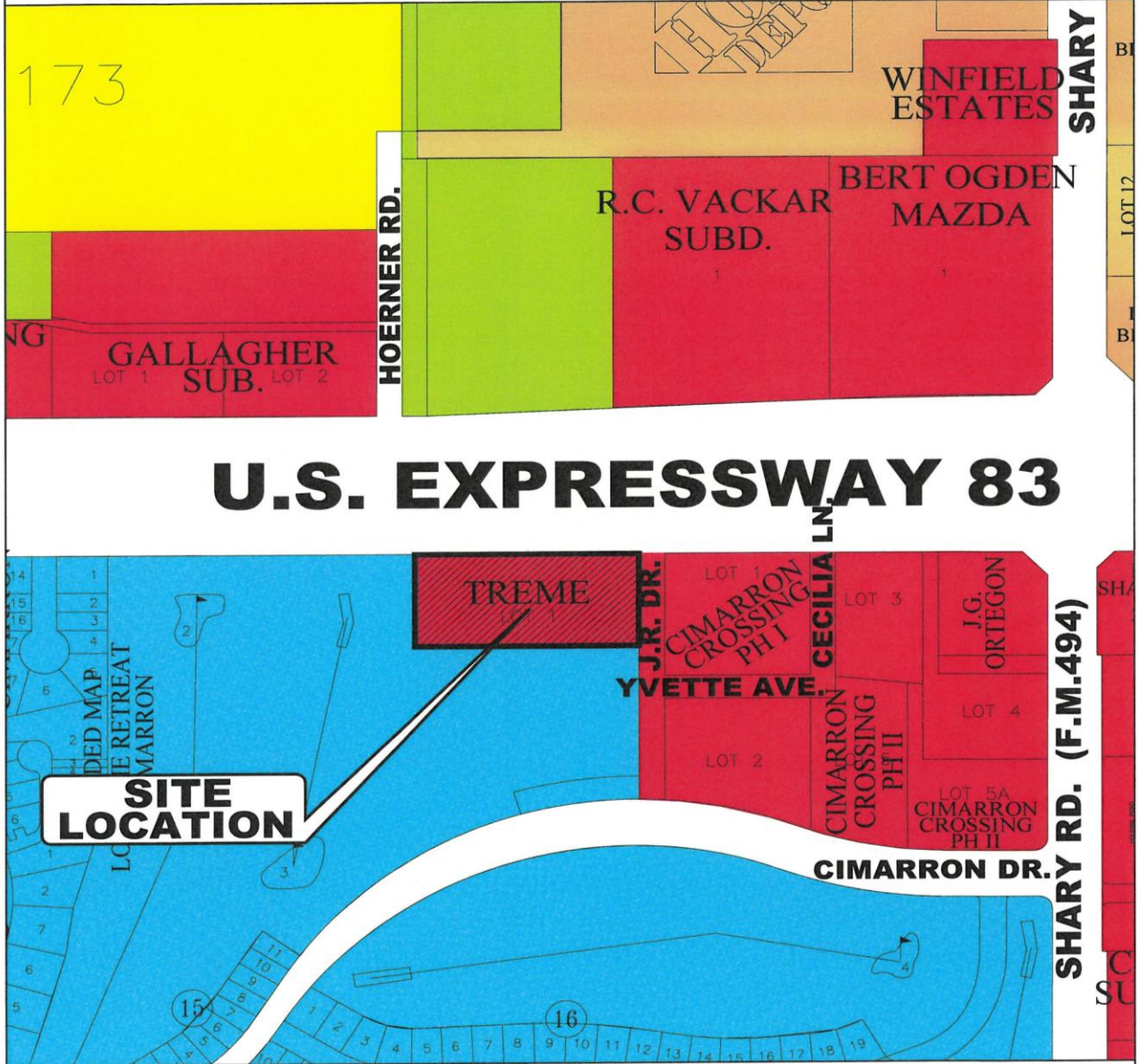
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

### AERIAL MAP



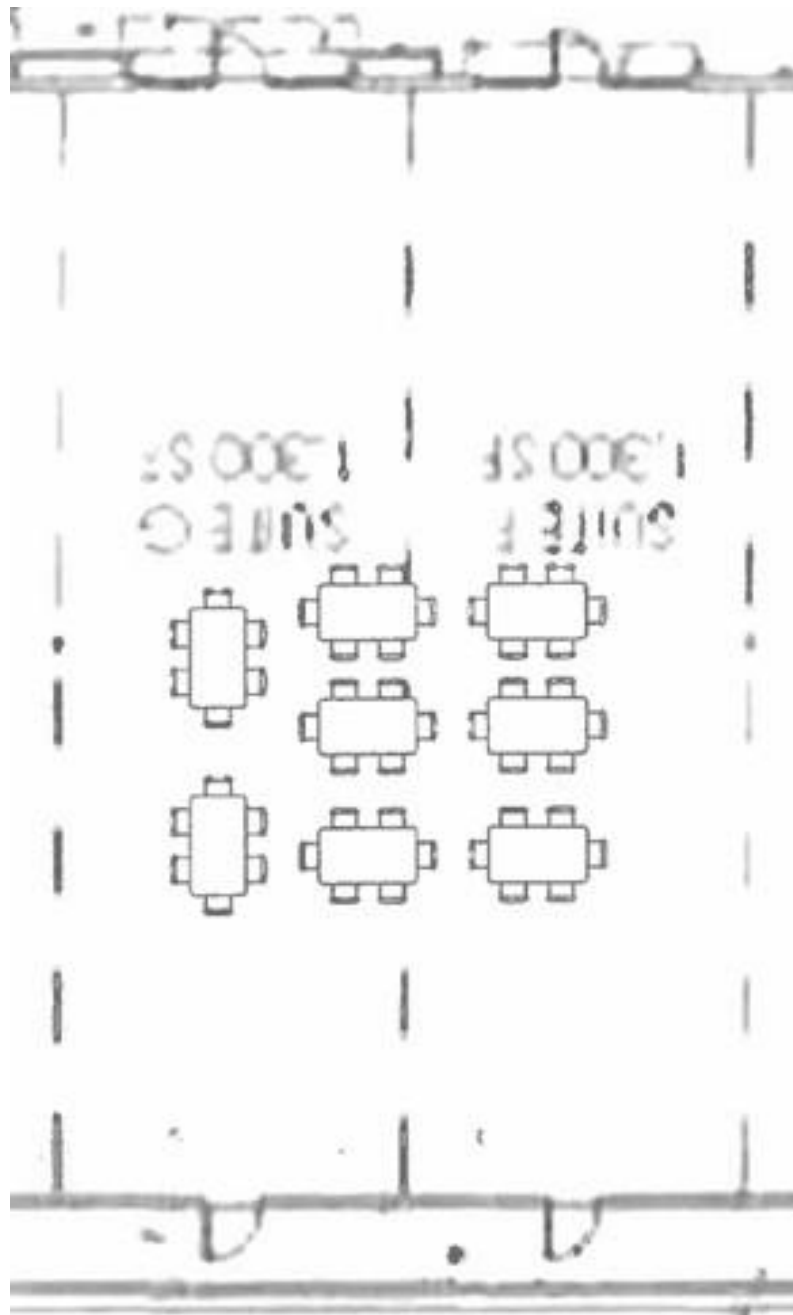
**ZONING MAP**



**ZONING LEGEND**

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

FLOOR PLAN



PHOTOS



PHOTOS



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
629916	QUIRICO LTD &	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
629915	SEPEC LLC	2306 E EXPRESSWAY 83 STE 5	MISSION	TX	78572-2108
840959	CARRERAS JOSE R & SYLVIA Y	1016 E GRIFFIN PKWY	MISSION	TX	78572-2406
254449	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1129582	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129583	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129584	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129585	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	MISSION	TX	78572
1129586	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	SOUTH PADRE ISLAND	TX	78597
1129587	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	MISSION	TX	78572-1929
1129588	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129589	COMMOSA VALLEY LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129589	COMMOSA VALLEY LLC	2210 E I H-2	MISSION	TX	78575
1129590	QUIRICO LTD	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
1129591	ACSS PROPERTIES LLC	4009 EVERGLADE DR	WESLACO	TX	78599-3306
1129592	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	MISSION	TX	78572-1929
1129593	MARMUR LLC	AVE VASCONCELOS 266 LOCAL W PLAZA HACIENDA EL ROSARIO COL HACIENDA EL ROSARIO CP	SAN PEDRO GARZA GARCIA NL	MX	66247
1129594	MARMUR LLC	AVE VASCONCELOS 266 LOCAL W PLAZA HACIENDA EL ROSARIO COL HACIENDA EL ROSARIO CP	SAN PEDRO GARZA GARCIA NL	MX	66247
1129595	MARMUR LLC	AVE VASCONCELOS 266 LOCAL W PLAZA HACIENDA EL ROSARIO COL HACIENDA EL ROSARIO CP	SAN PEDRO GARZA GARCIA NL	MX	66247
1129596	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102
1129597	ACJ LLC	1200 E JACKSON AVE	PHARR	TX	78577-6162
1129598	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – The Milpita 956 in a (C-3) General Business District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Applicant: Lumare Investments, LLC, c/o Lucero M. Rendon – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- **June 5, 2026** – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- **June 19, 2026** – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- **July 1, 2026** – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- **July 28, 2026** – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the Northwest corner of E. 6<sup>th</sup> Street and Shary Road.
- Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to place a mobile food unit in the north green area landscaping of the commercial plaza to sell elotes and munchies. The applicant has obtained written permission from Still Tap to utilize the restrooms for their staff and customers.
- Access to the site is off of E. 6<sup>th</sup> Street, through an existing 24’ driveway. The parking area is held in common, and there is a total of 58 parking spaces.
- The proposed location follows the city’s minimum distance requirements between mobile food units. The nearest mobile food unit is located in a food truck park at 2509 Colorado Road and is 1.1 miles away.
- Staff: 2 employees
- Hours of operation: Monday – Saturday from 5:00 p.m. to 10:00 p.m.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

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

1. 1 year approval to continue to assess this new operation
2. Must comply with all City Codes (Building, Fire, Health, etc.)

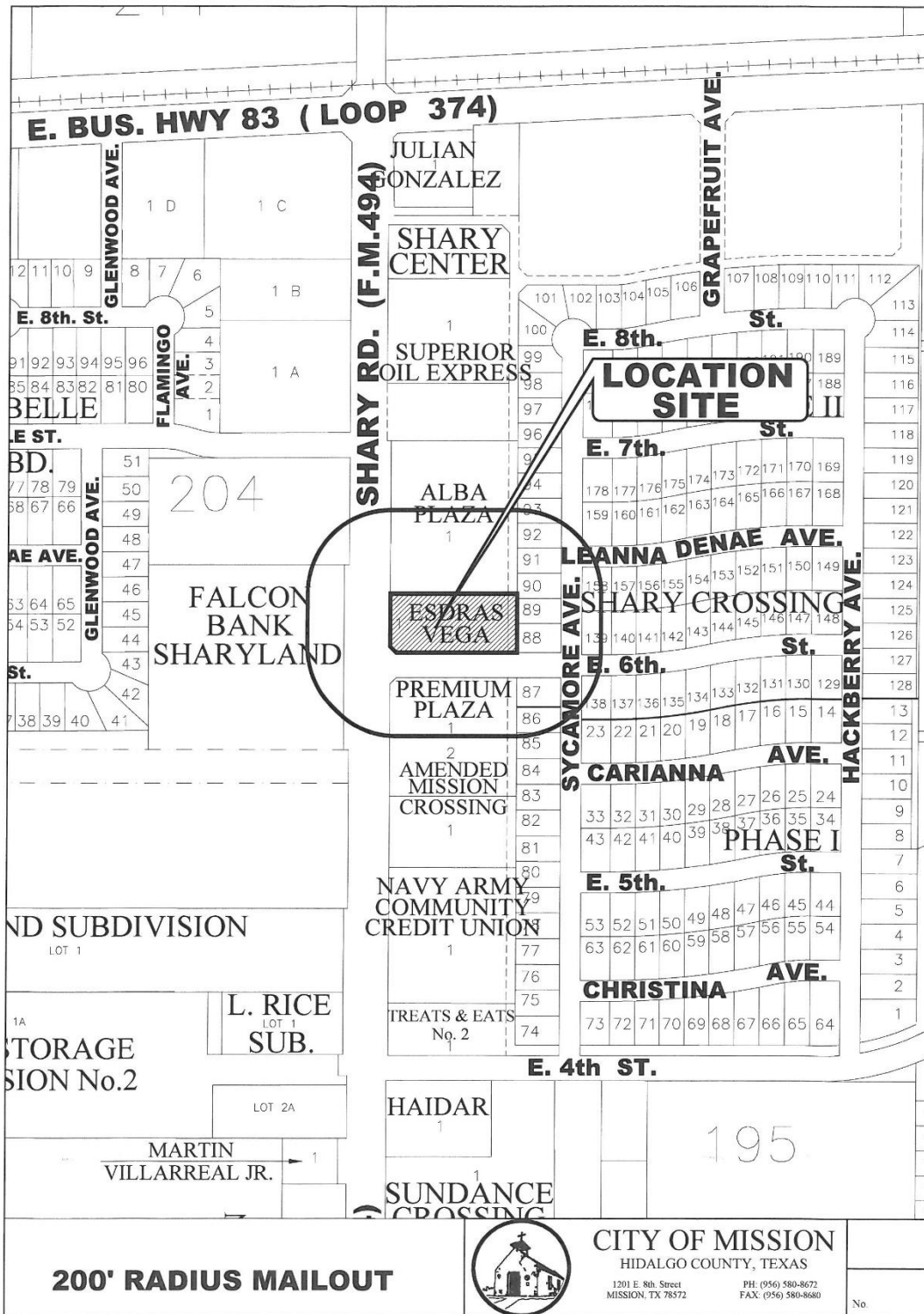
- 3. Must comply with noise ordinance
- 4. Acquire a business license prior to occupancy
- 5. CUP is not transferable to others
- 6. Hours of Operation to be as follows: Monday – Saturday from 5:00 p.m. to 10:00 p.m.
- 7. Restrooms must be accessible to the employees and patrons at all times.

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

\_\_\_\_\_ AYES  
\_\_\_\_\_ NAYS  
\_\_\_\_\_ DISSENTING \_\_\_\_\_

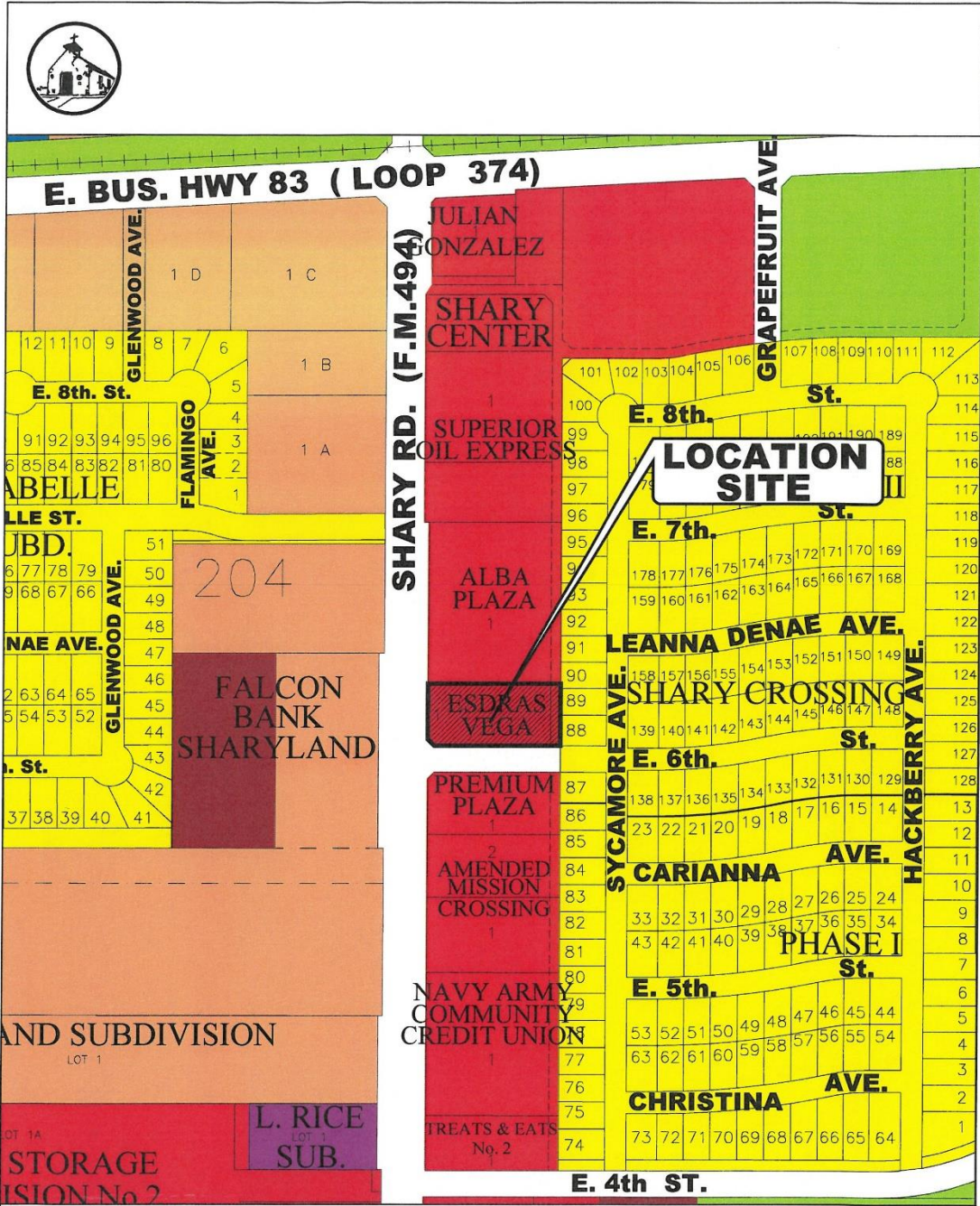
LEGAL NOTICE MAP



ARIEL 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 MFC'TD HOUSING | I-1 LIGHT INDUSTRIAL         |
| R-1T TOWNHOUSE RESIDENTIAL       | C-1 OFFICE BUILDING             | I-2 HEAVY INDUSTRIAL         |
| R-1 SINGLE FAMILY RESIDENTIAL    | C-2 NEIGHBORHOOD COMMERCIAL     | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL  | C-3 GENERAL BUSINESS            | P PUBLIC                     |

ATTACHMENTS



ATTACHMENTS



# ATTACHMENTS

**NOTES:**

1. BASIS OF BEARINGS: ESDRAS VEGA SUBDIVISION M.R.A.C.T. INSTRUMENT NO. 2549699
2. FOR SCHEDULE "B" ITEMS SEE COMMENT NO. 202008314 ISSUED 10/10/2025
3. ADDRESS: 500 N SHARY RD MISSION, TX. 78572

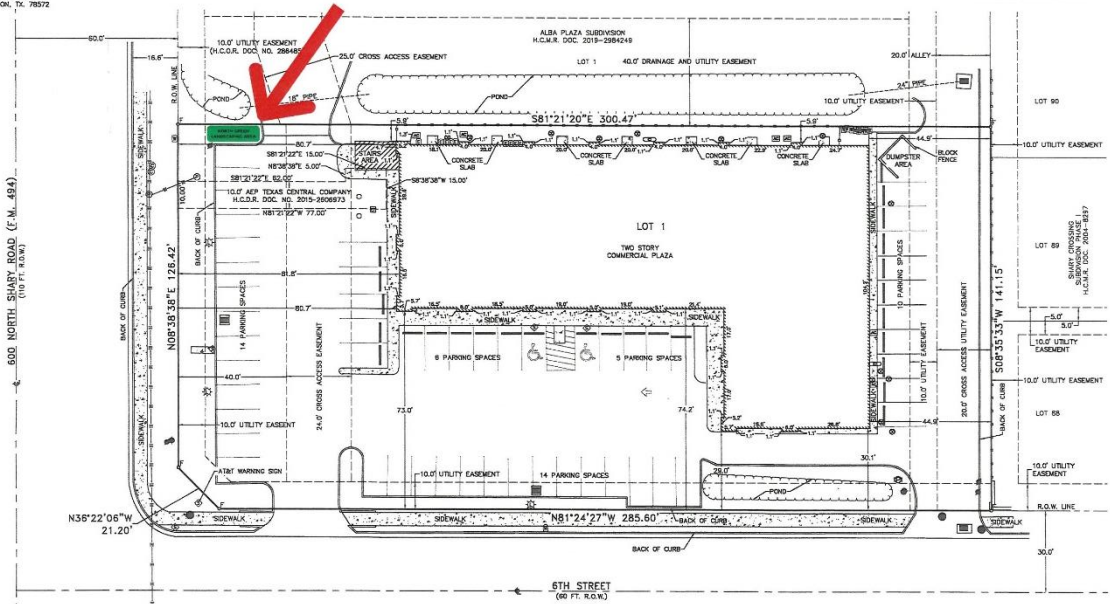
**Mobile food truck will be installed in this area.**

**FLOOD ZONE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMENT NO. 202008314, PANEL NO. 0000 C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 20, 1991, AND THIS SURVEYING WAS PERFORMED IN EXTENDING FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON 10/27/25 THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE ENCROACHMENTS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.



**LEGEND**

⊠	A/C UNIT	R	MAIL BOX
⊞	GAS TANK	⊞	LIGHT POLE
⊞	CLEAN OUT	⊞	SIEN
⊞	CABLE RISER	⊞	PUMP
⊞	ELECTRIC METER	⊞	POST
⊞	ELEC. TRANSFORMER	⊞	POWER POLE
⊞	FIRE HYDRANT	—	OVERHEAD POWER LINE
⊞	WATER VALVE	—	WOOD FENCE
⊞	GRATE INLET	—	1/2" IRON ROD FOUND
⊞	MANHOLE		



*Oscar A. Chavez, R.P.L.S.  
11/16/2025*

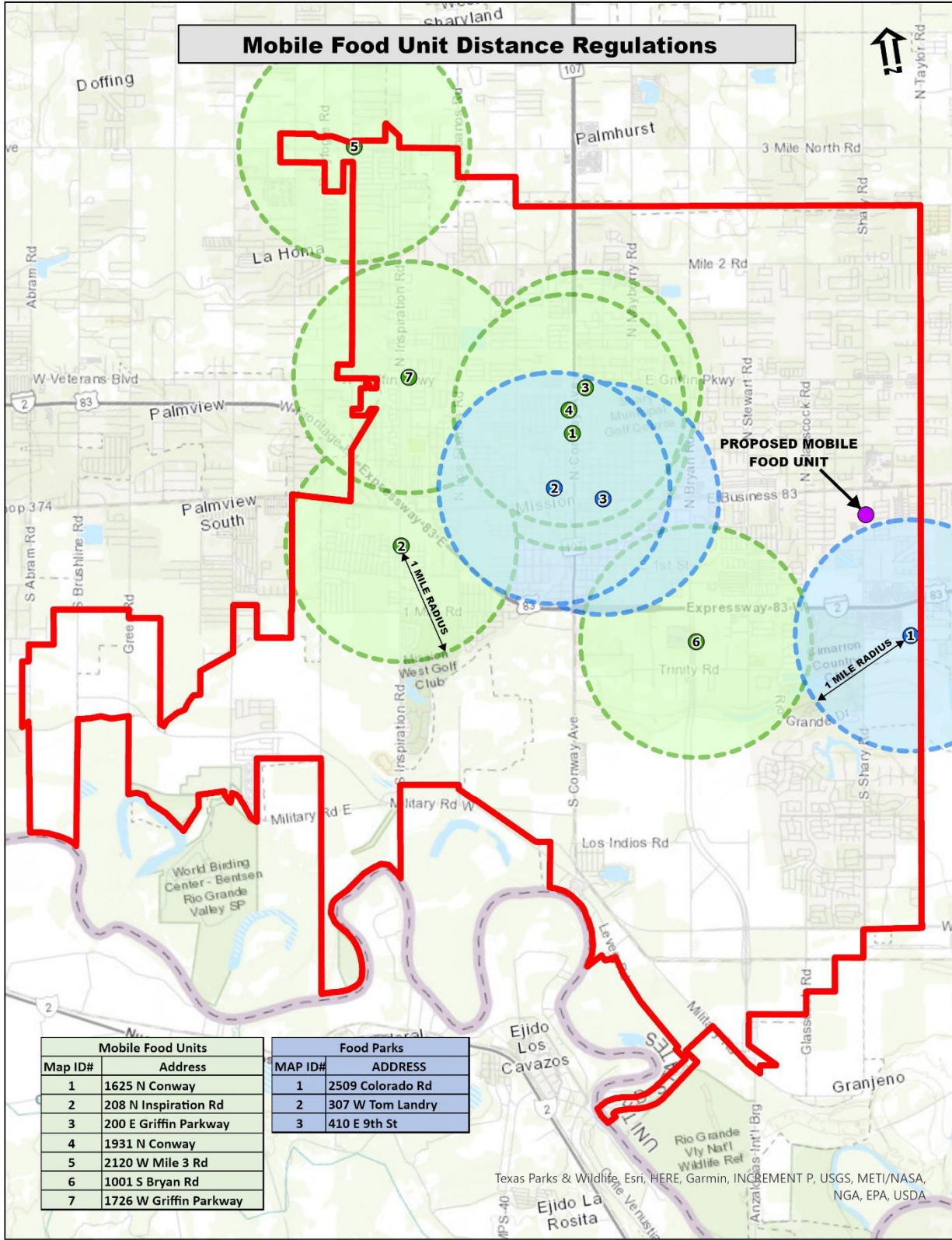
**PLAT OF SURVEY**

LOT 1,  
OF ESDRAS VEGA SUBDIVISION,  
AN ADDITION TO THE CITY OF MISSION, HIDALGO  
COUNTY, TEXAS, ACCORDING TO MAP OR PLAT  
THEREOF RECORDED IN COUNTY CLERK'S FILE NO.  
2014-2549699, OF THE MAP AND/OR PLAT  
RECORDS, HIDALGO COUNTY, TEXAS.

For YAMELS, LLC  
Civil Engineers / Land Surveyors  
**CADCon** Chávez Automated Design Consultants Corp.  
7350 Lind O' Lakes Dr., Brownsville, Texas 78521; 361/546-7146  
Scale: 1"= 20' | Date: 11/06/2025 | Job No: FB-30386

ATTACHMENTS

**Mobile Food Unit Distance Regulations**



Mobile Food Units	
Map ID#	Address
1	1625 N Conway
2	208 N Inspiration Rd
3	200 E Griffin Parkway
4	1931 N Conway
5	2120 W Mile 3 Rd
6	1001 S Bryan Rd
7	1726 W Griffin Parkway

Food Parks	
MAP ID#	ADDRESS
1	2509 Colorado Rd
2	307 W Tom Landry
3	410 E 9th St

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

# ATTACHMENTS

BIENVENIDOS



# The Milpita 956

ELOTE & MUNCHIES



**TASTY & BUENO!**

---

## ELOTE

- Elote Entero**  
Full Mexican corn served with mayonnaise, butter and choice of cheese.  
*Add toppings on the bar.*
- Elote en Vaso**  
8 OZ CUP | 12 OZ CUP  
White or Yellow corn served in a cup. With cream, mayonnaise, butter, cheese and lime.  
*Add toppings on the bar.*
- Tostielote**  
Served in a chip bag with corn, nacho cheese and white cheese.  
*Add toppings on the bar.*
- Esquiramen**  
Ramen noodle soup of your choice. Served with corn, chips of uour choice, cream, nacho cheese and white cheese.  
*Add toppings on the bar.*
- Nachos Clásicos**  
Corn flour chips served with nacho cheese, corn and jalapeño.

## LOCOS

- Chips Locos**  
Chips of your choice, topped with sausage, cucumber, japanese peanuts, rielitos and loaded Clamato.
- Tostilocos**  
Tostitos, topped with sausage, cucumber, japanese peanuts, rielitos and loaded Clamato.
- Cachuates Locos**  
Japanese peanuts with rielito, chamoy, lime, loaded Clamato and black sauce mix.
- Chicharrón Durito**  
Served with sour cream, Valentina sauce, veggies and sausage.
- Fruta Loca**  
Seasonal fruit with chamoy, Tajin, lime and rielito.

## FOOD

- Hot Dog**  
A classic hot dog served in a soft, toasted bun.
- Giant Hot Dog**  
A bigger, bolder take on the classic. This oversized hot dog is served in a fresh, toasted bun.

---

## DESSERTS

- Fresas con Crema**  
Juicy strawberries in sweet cream. A smooth and refreshing treat
- Dubai Fresas Chocolate**  
The ultimate strawberries & chocolate treat
- Churros**
  - Cajeta
  - Condensed Milk
  - Nutella

---



**YOUR CRAZY ANTOJO STOP**

FOLLOW US

   **Milpita 956**

THE MILPITA 956 | Shary Rd. Mission, TX 78573

## ATTACHMENTS

Authentisign ID: AB651ECF-1B61-F111-8FCA-002248359474

---

**Yamels LLC**  
2000 Westminster Cir  
Brownsville TX 78521  
956-592-3676

4th June 2026

**Jessica Juraidini**  
Yamels LLC

Dear Ms. Reader,

This is to notify consent has been given to "Lumare Investments LLC" food truck for the operation of a food truck service. I Jessica Juraidini, Landlord of Renata Park Plaza authorize the use of the north green area landscaping on location 600 N Shary Rd Mission TX 78572.

Sincerely,

Authentisign  
*Jessica Juraidini*

06/05/26

**Jessica Juraidini**  
**956-592-3676**

**ATTACHMENTS**

---

**The Still Tap**

600 N Shary Rd Ste C  
Mission TX, 78572  
(956) 478-9118

4th June 2026

**Herman Foree Sledge IV**

Dear Ms. Reader,

Herman Foree Sledge IV owner of The Still Tap, authorizes the use of restrooms by Lumare Investments LLC food truck, located on the Renata Park Plaza parking lot of 600 N Shary Rd, Mission TX 78572. Our business hours are from Monday-Wednesday 2pm -10pm, Thursday- Saturday 2pm-Midnight. I confirm I have given a key to provide restroom services in this location during and out of our opening hours for Lumare Investments LLC employees and clients. Please call me if you have any questions.



**Herman Foree Sledge IV**

**956-478-9118**

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
684554	REGO MARIA A & RAFAEL A	2420 E 6TH AVE	MISSION	TX	78572-1961
684555	CISNEROS KRYSTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-1962
684493	RIOS REYNOL & MARIA	515 SYCAMORE AVE	MISSION	TX	78572-1925
684504	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-1978
684505	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
684575	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
684489	MARES GLORIA C	511 SYCAMORE AVE	MISSION	TX	78572-1925
684508	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
684574	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
684490	GARZA PERLA MARLEN & CHRISTIAN AUGUSTO NORIEGA	513 SYCAMORE AVE	MISSION	TX	78572
684507	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
684509	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
20827570	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
685429	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
960387	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
1070342	FLORES NORMA YOLANDA	4410 SIERRA DRIVE	PALMHURST	TX	78573-0409
1471062	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
625924	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
1238655	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Lakeview Coffee in an (AO-I) Agricultural Open Interim District, being a 1.68 acre tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 W. Mile 2 Road, Applicant: Azucena Bastida – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 11, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- July 1, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the Southwest corner of West Mile 2 and Compton Road.
- Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant currently has a life of use conditional use permit for Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District. She would like to place a mobile food unit next to the lake to offer her customers coffee, sandwiches, and pastries while conducting business at the site.
- The proposed location follows the city’s minimum distance requirements between mobile food units. The nearest mobile food unit is located at 208 E. Griffin Parkway (HEB) and is 1.1 miles away.
- Staff: 3 employees
- Days & Hours of operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m.
- The applicant proposed to place a couple of benches for her customers to sit while enjoying their food. If the request is approved, the applicant will be adding 5 additional parking spaces to comply with the parking requirements.
- Staff mailed out (40) legal notices to the surrounding property owners. The Planning staff received a call and a visit in opposition to the mobile food unit. The concern voiced was regarding the increase in traffic, with people entering their subdivision at different hours. They informed staff that a petition in opposition to the request would be submitted.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

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

1. 1-year approval to continue to assess this new operation
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Restrooms must be accessible to the employees and patrons at all times
4. Must provide a minimum of 5 parking spaces at all times.
5. Acquire a business license prior to occupancy
6. CUP is not transferable to others
7. Days and Hours of Operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m.
8. Maximum occupancy is 30 based on 10 parking spaces provided

---

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

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

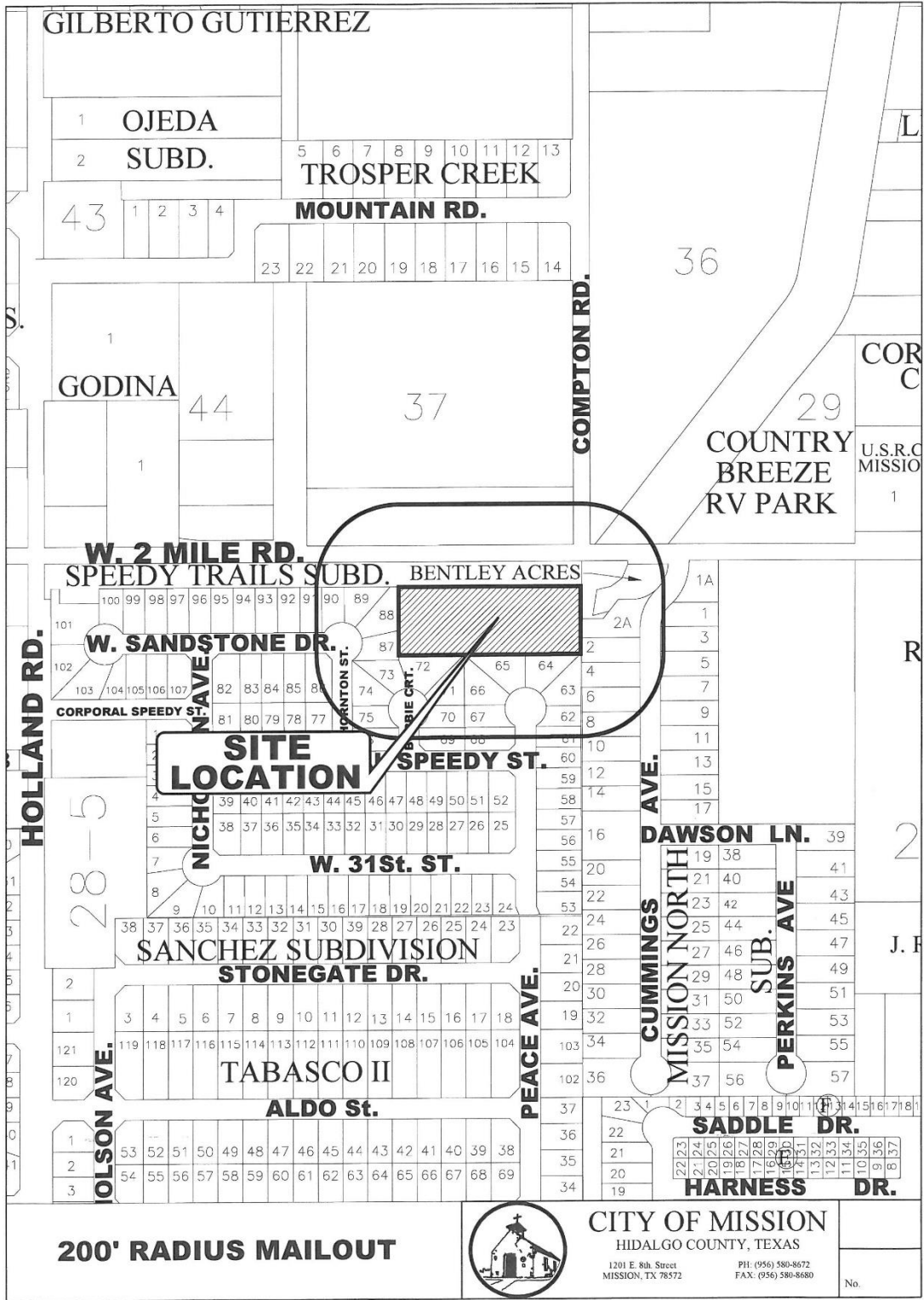
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

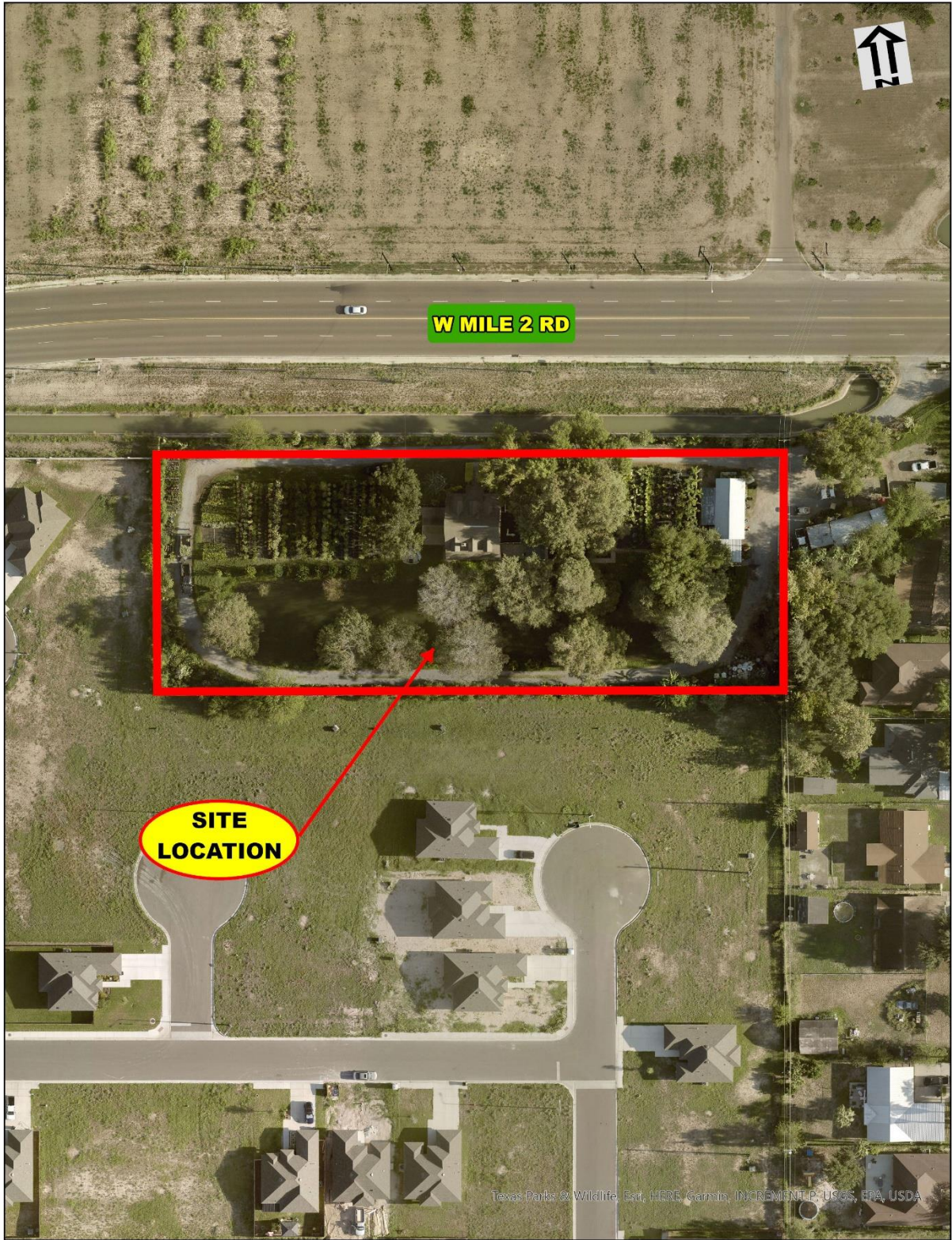
\_\_\_\_\_ NAYS

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

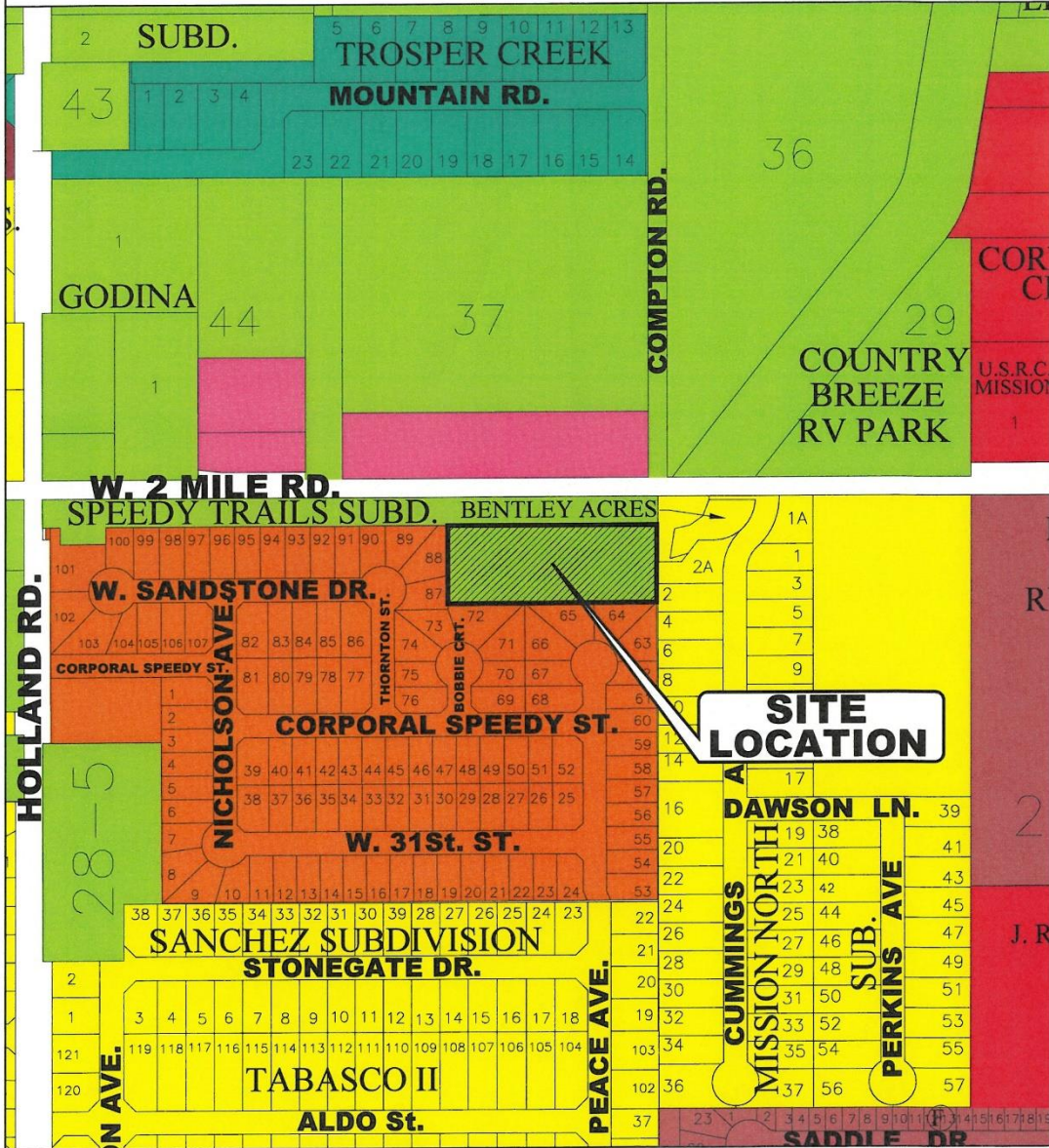
LEGAL NOTICE MAP



ARIEL MAP



# ZONING MAP



**SITE LOCATION**

## ZONING LEGEND

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

ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



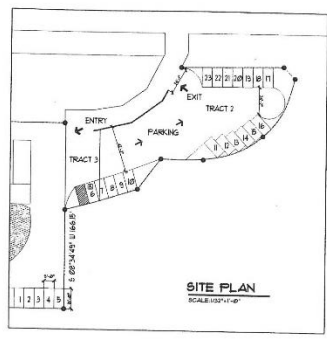
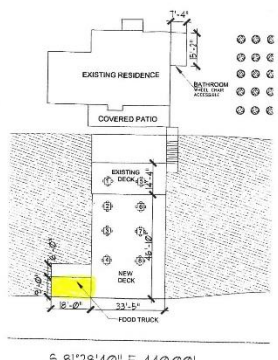
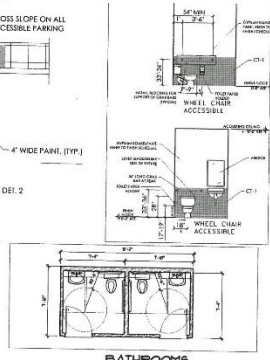
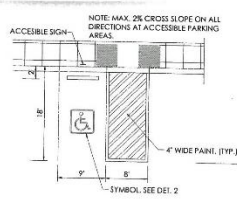
ATTACHMENTS



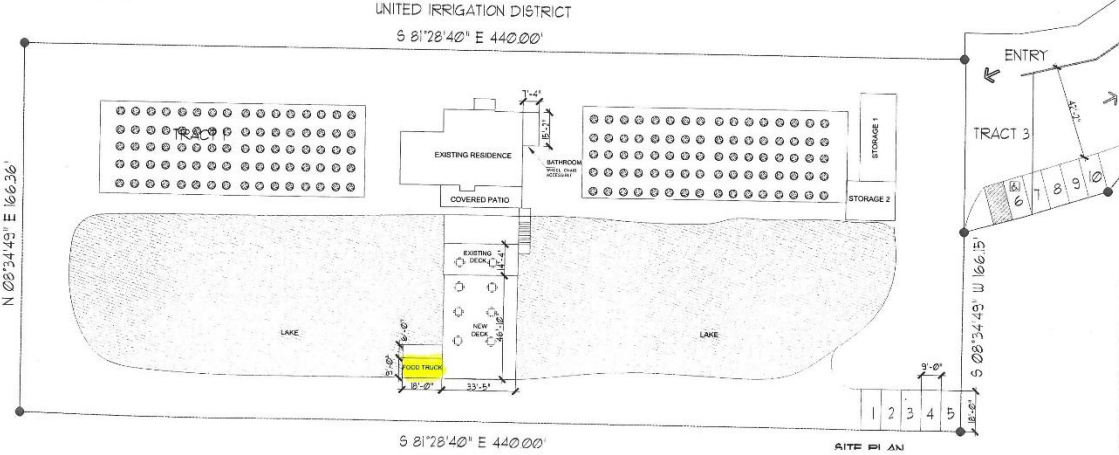
### ATTACHMENTS



# SITE PLAN

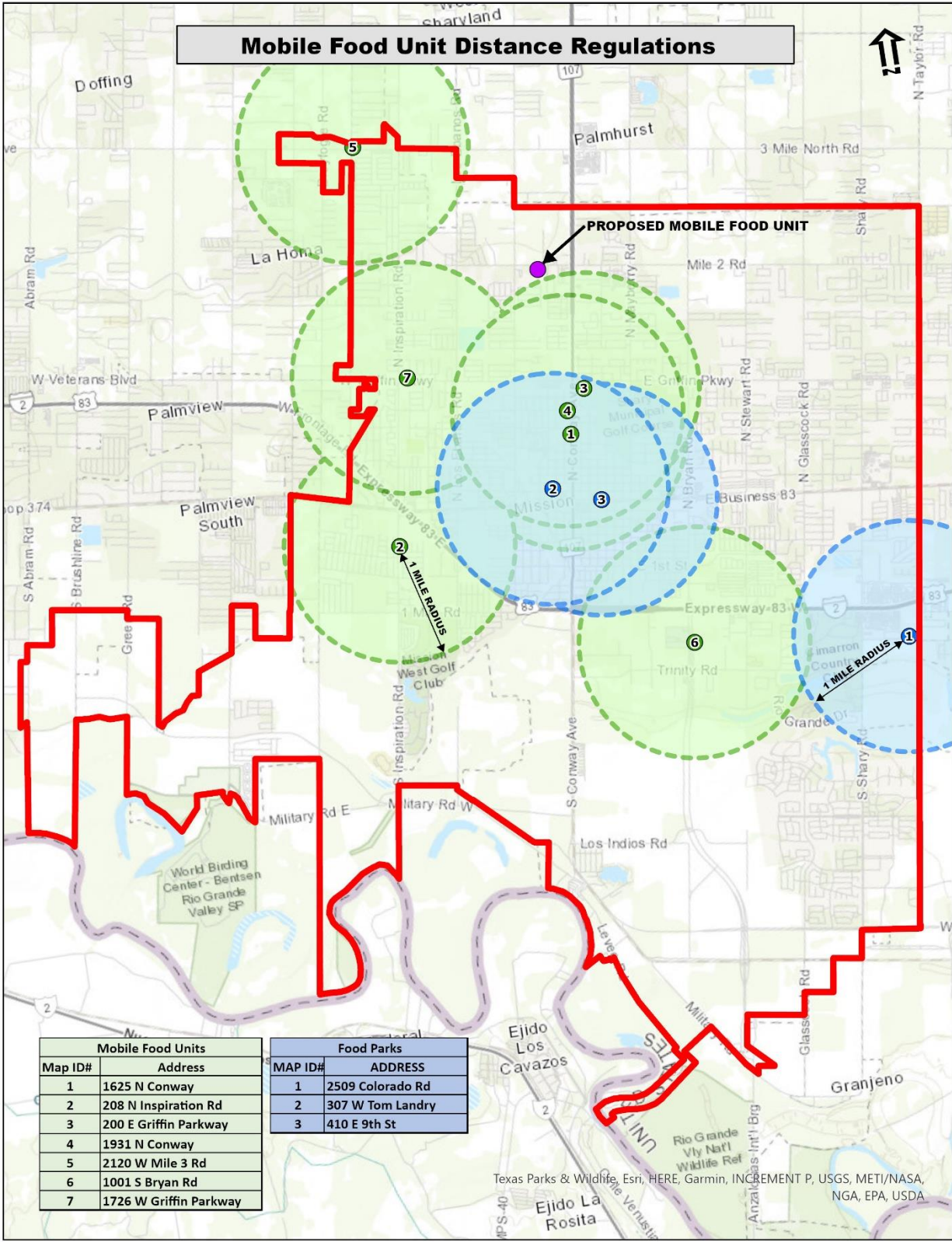


<b>PROJECT</b>		
OWNER	ORLAND CONSTRUCTION & LANDSCAPING	
LOCATION	355 W Hwy 2 P.O. Mead, TX 76672	
(214) 561-5048 WWW.ARKDESIGN.COM		
<b>ENGINEERING GENERAL NOTES</b>		
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).		
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE NATIONAL ELECTRICAL CODE (NEC).		
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE NATIONAL PLUMBING CODE (NPC).		
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.		
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE NATIONAL ENERGY CODE (NEC).		
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCHEDULING CODE (ISC) AND THE NATIONAL SCHEDULING CODE (NSC).		
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND THE NATIONAL SAFETY CODE (NSC).		
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC) AND THE NATIONAL HEALTH AND SAFETY CODE (NHSC).		
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE (IEC) AND THE NATIONAL ENVIRONMENTAL CODE (NEC).		
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE (IAC) AND THE NATIONAL ACCESSIBILITY CODE (NAC).		
<b>CONTRACTOR NOTES</b>		
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).		
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE NATIONAL ELECTRICAL CODE (NEC).		
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE (IAC) AND THE NATIONAL ACCESSIBILITY CODE (NAC).		
<b>REVISIONS</b>		
NO.	DATE	DESCRIPTION
1	8/15/2016	ISSUE FOR PERMITS
2		
3		
4		
5		
<b>SITE PLAN</b>		
DATE	8/15/2016	
DRAWN BY	AKC	
CHECKED BY		
SCALE	AS SHOWN	



ATTACHMENTS

**Mobile Food Unit Distance Regulations**



Mobile Food Units	
Map ID#	Address
1	1625 N Conway
2	208 N Inspiration Rd
3	200 E Griffin Parkway
4	1931 N Conway
5	2120 W Mile 3 Rd
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7	1726 W Griffin Parkway

Food Parks	
MAP ID#	ADDRESS
1	2509 Colorado Rd
2	307 W Tom Landry
3	410 E 9th St

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

MENU

COFFEE  
• MOMENTS •  
MEMORIES



BUSINESS HOURS  
MONDAY – SUNDAY  
9:00 AM – 6:00 PM



Hot Drinks

Cold Drinks

1. **Caffè Latte** ..... \$5.50  
Espresso, steamed milk
2. **Caramel Macchiato** ..... \$6.00  
Vanilla syrup, milk, espresso, caramel drizzle
3. **Cappuccino** ..... \$5.25  
Espresso, steamed milk foam
4. **Caffè Mocha** ..... \$6.00  
Espresso, chocolate sauce, steamed milk
5. **White Chocolate Mocha** ..... \$6.25  
Espresso, white chocolate sauce, steamed milk
6. **Chai Tea Latte** ..... \$5.50  
Black tea, spices, steamed milk



1. **Cold Brew** ..... \$4.75  
Slow-steeped coffee over ice
2. **Vanilla Sweet Cream Cold Brew** ..... \$5.75  
Cold brew, vanilla sweet cream
3. **Brown Sugar Oatmilk Shaken Espresso** ..... \$6.25  
Blonde espresso, brown sugar syrup, oat milk, ice
4. **Caramel Cream Cold Brew** ..... \$5.95  
Cold brew, caramel cream
5. **Iced Matcha Latte** ..... \$5.75  
Matcha green tea, milk, ice
6. **Pink Drink** ..... \$5.95  
Strawberry acai, coconut milk

SANDWICHES



- |  |   |   |  |   |  |
|--|---|---|--|---|--|
| <p><b>1 Turkey Bacon Egg White Sandwich</b><br/>Turkey bacon, egg whites, cheese on wheat bread<br/>\$8.91</p> | <p><b>2 Grilled Cheese</b><br/>Cheddar cheese on sourdough bread<br/>\$7.48</p> | <p><b>3 Caprese Sandwich</b><br/>Fresh mozzarella, tomato, basil pesto on ciabatta<br/>\$8.63</p> | <p><b>4 Chicken Salad</b><br/>Chicken salad, lettuce on wheat bread<br/>\$8.63</p> | <p><b>5 Garden Sandwich</b><br/>Ham, avocado, tomato, mayo, cheese, romaine on whole grain bread<br/>\$9.14</p> | <p><b>6 Ham &amp; Avocado Croissant</b><br/>Ham, avocado, mayo on a butter croissant<br/>\$10.06</p> |
|--|---|---|--|---|--|

BAKERY

SIDES



**Waffle Fries**  
..... \$4.03  
Crispy waffle cut fries, perfect on the side.



- |   |  |   |   |  |
|---|--|---|---|--|
| <p><b>1 Assorted Cookies</b><br/>Fresh-baked daily assortment.<br/>\$3.16</p> | <p><b>2 Chocolate Donut</b><br/>Classic donut with chocolate glaze.<br/>\$3.16</p> | <p><b>3 Muffin</b><br/>Moist and delicious baked muffin.<br/>\$4.03</p> | <p><b>4 Cornbread</b><br/>Buttery, slightly sweet cornbread.<br/>\$3.74</p> | <p><b>5 Chocolate Croissant</b><br/>Buttery croissant with chocolate.<br/>\$5.18</p> |
|---|--|---|---|--|

*Thank you for supporting local!*

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
238703	MUNOZ JOSE G & BELMA	3110 N CUMMINGS AVE	MISSION	TX	78574-2109
238701	MARTINEZ CARLOS	3112 N CUMMINGS AVE	MISSION	TX	78574-2109
238702	ARRIOLA JESSE & ALMA R	3111 N CUMMINGS AVE	MISSION	TX	78574-2110
238704	GARCIA JAVIER JR & BERNICE ARLENE VARELA	3109 N CUMMINGS AVE	MISSION	TX	78574
238706	ARRIOLA JESSE & ALMA ROSA	3111 N CUMMINGS	MISSION	TX	78574-2110
238700	SAENZ JOSE S & KARLA L	3113 N CUMMINGS AVE	MISSION	TX	78574-2110
238697	GONZALEZ DEBRA LYNN	705 SINATRA DR	EDINBURG	TX	78542-1503
238696	OVANDO EVELYN	3118 CUMMINGS AVE	MISSION	TX	78572
453614	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123518	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123516	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
238699	BARRIENTOS HECTOR & IRMA Y	3115 N CUMMINGS AVE	MISSION	TX	78574
1016256	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
695076	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
458291	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
238698	BRAVO ELIGIO S & BLANCA V	3117 N CUMMINGS AVE	MISSION	TX	78574-2110
1238644	UNITED IRRIGATION DISTRICT	PO BOX 687	MISSION	TX	78573
1560595	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560586	AFFORDABLE HOMES OF SOUTH TEXAS INC	700 CORPORAL SPEEDY ST	MISSION	TX	78574
1560570	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560571	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560572	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560573	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560574	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560575	CASILLAS IRIS MARLEN	3121 PEACE AVE	MISSION	TX	78574
1560576	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560577	AFFORDABLE HOMES OF SOUTH TEXAS INC	3117 PEACE AVE	MISSION	TX	78574
1560578	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560579	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560580	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560581	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560582	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560583	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560584	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560585	GONZALEZ MEGAN RAE	3117 BOBBIE CT	MISSION	TX	78574-1600
1560596	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560597	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560598	SOSA KIMBERLY YESENIA	3126 THORNTON ST	MISSION	TX	78574
1560599	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560600	VASQUEZ ANAYSSSE	702 W SANDSTONE DR	MISSION	TX	78574-2490



**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- May 26, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the North side of Nicole Drive approximately 450’ West of Taylor Road.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license.
- The applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications.
- The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities.
- The P&Z Commission has seen and approved similar requests for the following addresses: N1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive.
- A petition signed by 41 people was submitted in opposition to the request. The petitioners cite concerns about traffic and commercial activity in a residential neighborhood.
- The petition reflects 71.95 percent of the property owners within 200 feet and 37.33 percent of the property owners within 400 feet. Based on the petition percentages a super majority vote of the City Council will be required for the Conditional Use Permit to be approved.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

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

1. 1 year approval to assess this new operation.
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance.
3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
4. Acquire a business license.
5. CUP is not transferable to others.
6. Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence.
7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

**RECORD OF VOTE:**

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

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

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

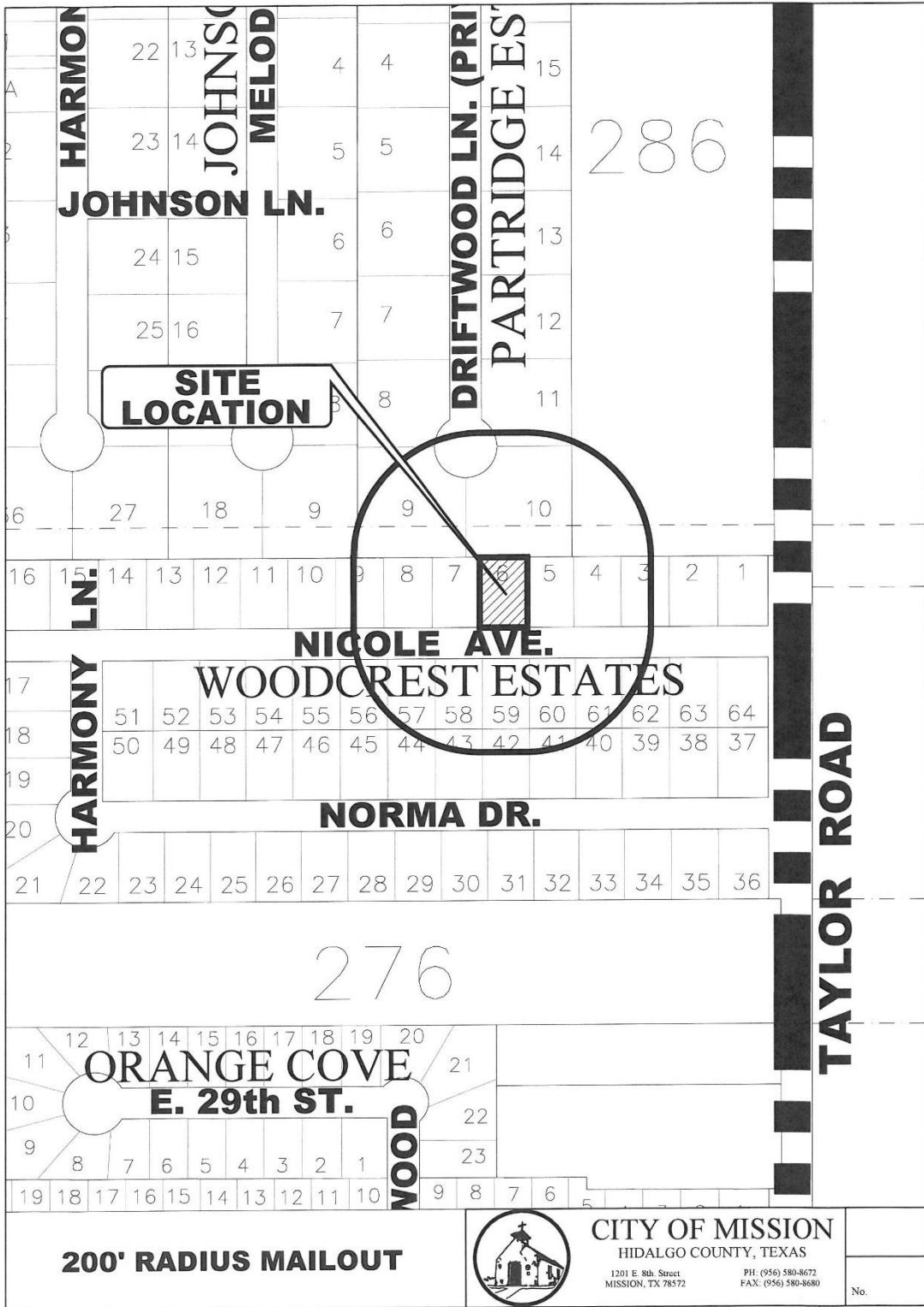
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**LETTER FROM THE APPLICANT**

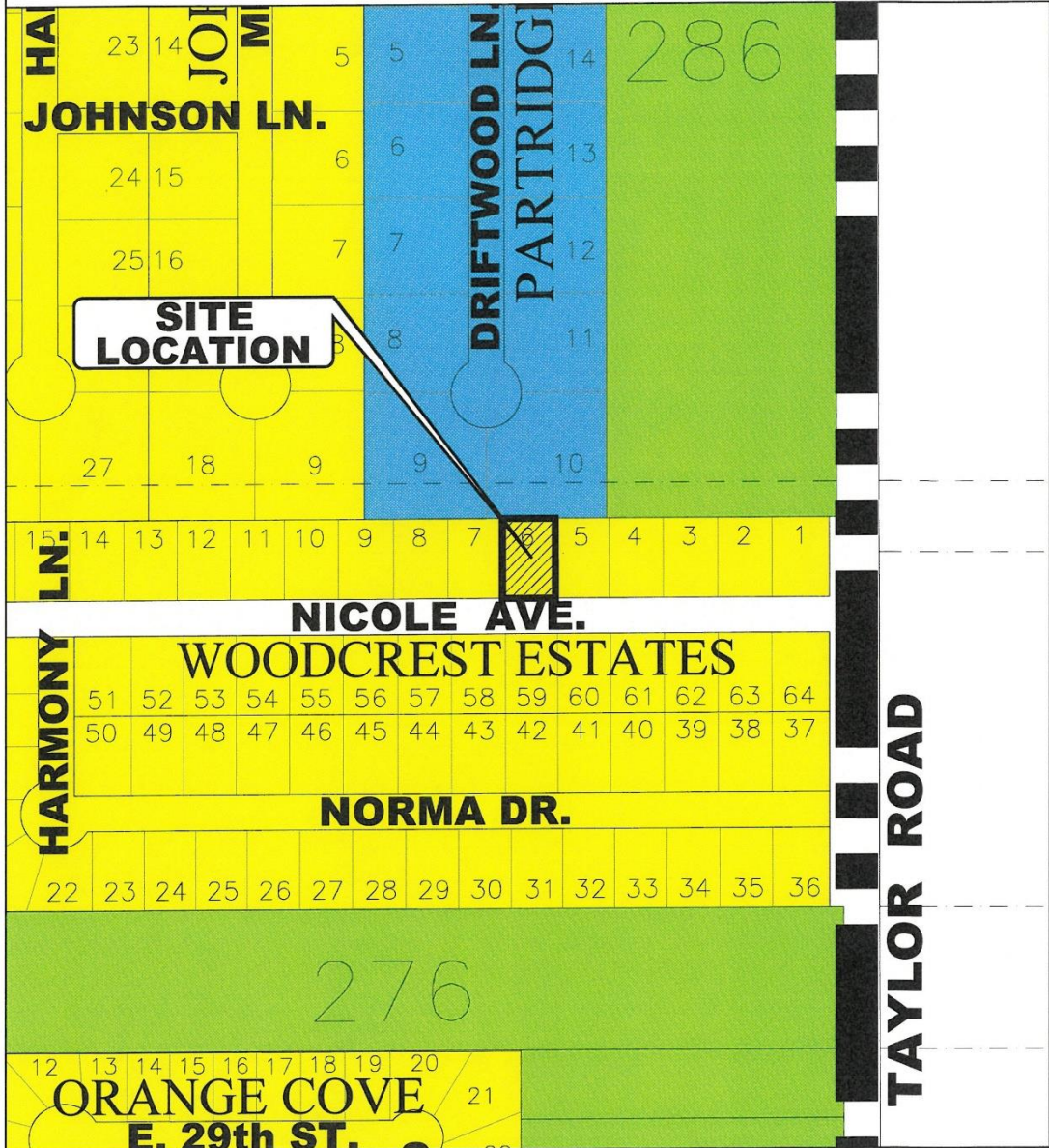
- Tax I.D: Attached
- Hours and Days of operation M - F 9 am - 5 pm
- Narrative of Proposal ( C.U.P Desired for)“OPFOR Group LLC is requesting a Conditional Use Permit for administrative home office operations related to a private security and training business. The residence closed garage will be used for office functions including scheduling, compliance documentation, billing, and business communications. No retail storefront operations will occur at the residence. No regular customer traffic, public gatherings, or on-site training activities are proposed. The business will operate in compliance with all applicable city ordinances and will not negatively impact the surrounding residential neighborhood.”
- Layout : Attached
- Jerry Pena
- OPFOR GROUP LLC



**AERIAL MAP**

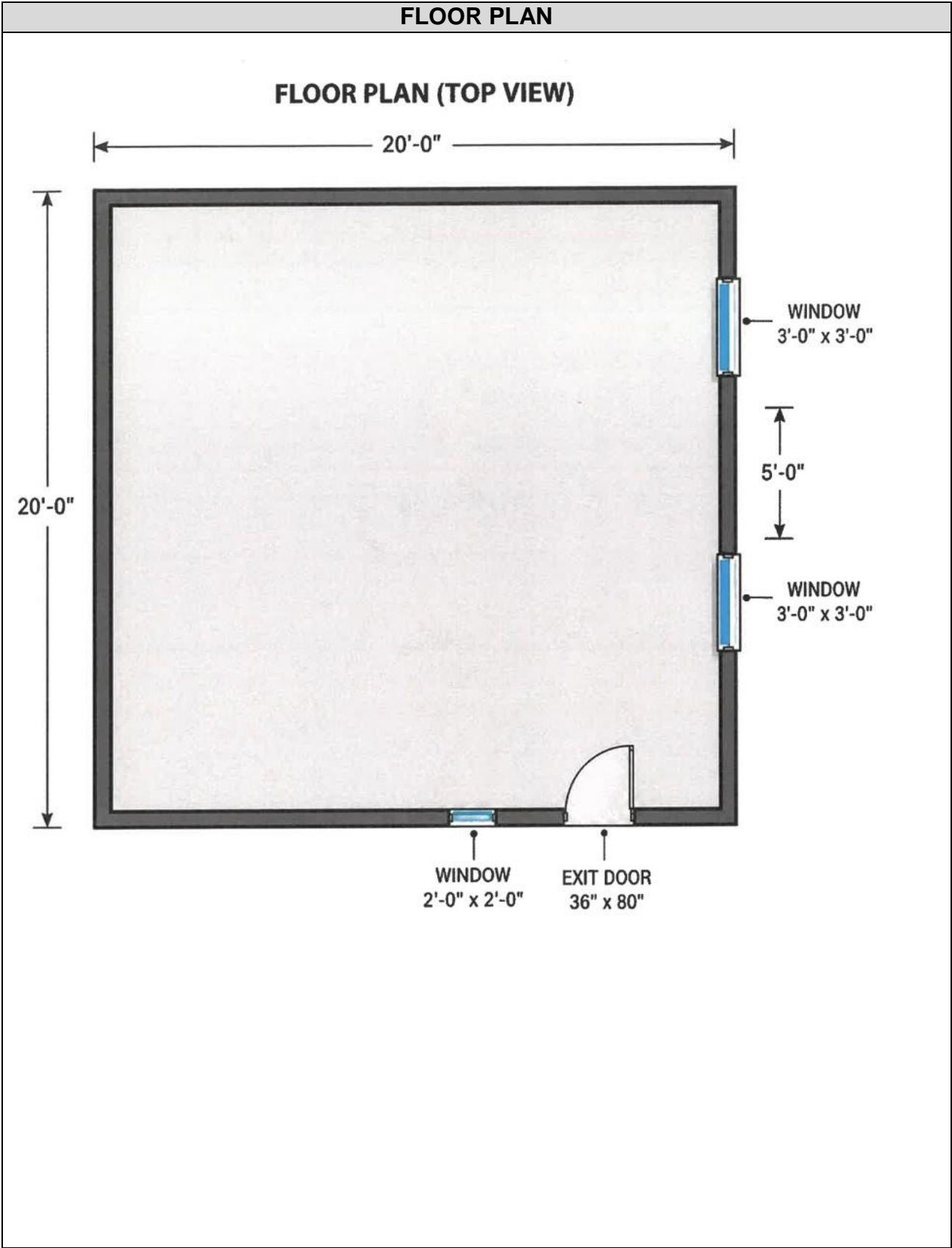


### ZONING MAP



#### ZONING LEGEND

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



EXTERIOR PHOTOS



**PETITION IN OPPOSITION****PETITION AND PROTEST OF CONDITIONAL USE PERMIT NO. CUP26-43****TO THE CITY OF MISSION PLANNING AND ZONING COMMISSION AND THE MISSION CITY COUNCIL:**

We, the undersigned residents and/or property owners of the Woodcrest Estates subdivision and surrounding neighborhood, respectfully oppose and protest Conditional Use Permit No. CUP26-43, which seeks approval to operate a home occupation involving the sale of firearms at **2705 Nicole Avenue, Mission, Texas**.

The proposed use is incompatible with the residential character of our neighborhood and raises legitimate concerns regarding public safety, increased traffic, parking, noise, security, and the preservation of surrounding property values. The Property is located within a Single-Family Residential District, and residents purchased and continue to maintain their homes with the expectation that the neighborhood would remain residential in nature.

We are particularly concerned that:

1. A firearms sales business is a commercial activity that is inconsistent with the intended use of a single-family residential neighborhood.
2. The proposed use may increase vehicle traffic, customer visits, deliveries, and parking demands on residential streets.
3. The storage, transfer, and sale of firearms at a residence may create security risks and increase the likelihood that the property could become a target for theft or criminal activity.
4. Approval of this permit could establish an undesirable precedent for additional commercial operations within the subdivision.
5. The proposed use may negatively affect neighboring property values and residents' quiet enjoyment of their homes.
6. Appropriate commercially zoned properties exist within the City of Mission that are better suited for retail firearm sales and related business activities.

For these reasons, we respectfully request that the Planning and Zoning Commission recommend denial of CUP26-43 and that the Mission City Council deny the requested Conditional Use Permit.

We further request that this petition and all signatures attached hereto be included in the official record and considered during all hearings relating to this application.

PETITION IN OPPOSITION

SIGNATURE PAGE

No. Printed Name	Property Address	Signature	Date
1 Roberto Garza	2700 Nicole Dr		6-11-26
2 TIFFANY Pinalo	2700 Nicole Dr		6-11-26
3 Eric Cano	2421 Nicole Dr		6-12-26
4 Rogelio Garza	2804 Nicole Dr		6-13-26
5 Maria Garza	2804 Nicole Dr		6-13-26
6 Lenny Vela	2805 Nicole Dr		6-13-26
7 Karla Vela	2805 Nicole Dr		6/13/26
8 Janiter Janeth Chavez	2704 Nicole Dr		6/12/26
9			
10			

SIGNATURE PAGE

No. Printed Name	Property Address	Signature	Date
1 Joe Reyna	2800 Nicole Dr.		6/14/26
2 Gracis Reyna	2800 Nicole Dr.		6/14/26
3 Luis Flores	2706 Nicole Dr.		6/15/26
4 Peggy Flores	2706 Nicole Dr.		6/15/26
5 Ricardo Neira	2704 Nicole Dr		6/15/26
6 Angelica Neira	2704 Nicole Dr		6/15/26
7			
8			

PETITION IN OPPOSITION

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Melinda Youngblood	2806 Nicole Dr	Melinda Youngblood	6-
2	Rudy Youngblood	2806 Nicole Dr	Rudy Youngblood	6-12-26
3	R. Youngblood	2806 Nicole Dr	[Signature]	
4	Mariah Youngblood	2806 Nicole Dr	[Signature]	
5				
6				
7				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1				
2	Dalinda Garcia	2701 Nicole	Dalinda Garcia	6-14-26
3	Judith Kegunan	2607 Nicole	[Signature]	6-14-26
4	Carlos E Ortega	2915 Driftwood Ln	[Signature]	6-14-26
5	Bianca E. Higgins-Ortega	2915 Driftwood Ln.	[Signature]	6-14-26
6	Ramon Sotelo Jr.	2914 Driftwood Ln	[Signature]	6-14-26
7	Ilsa Sotelo	2914 Driftwood Dr	[Signature]	6-14-26
8	Melina M. Garcia	2703 Nicole	Melina M. Garcia	6-14-26
9				
10				
11				

PETITION IN OPPOSITION

SIGNATURE PAGE

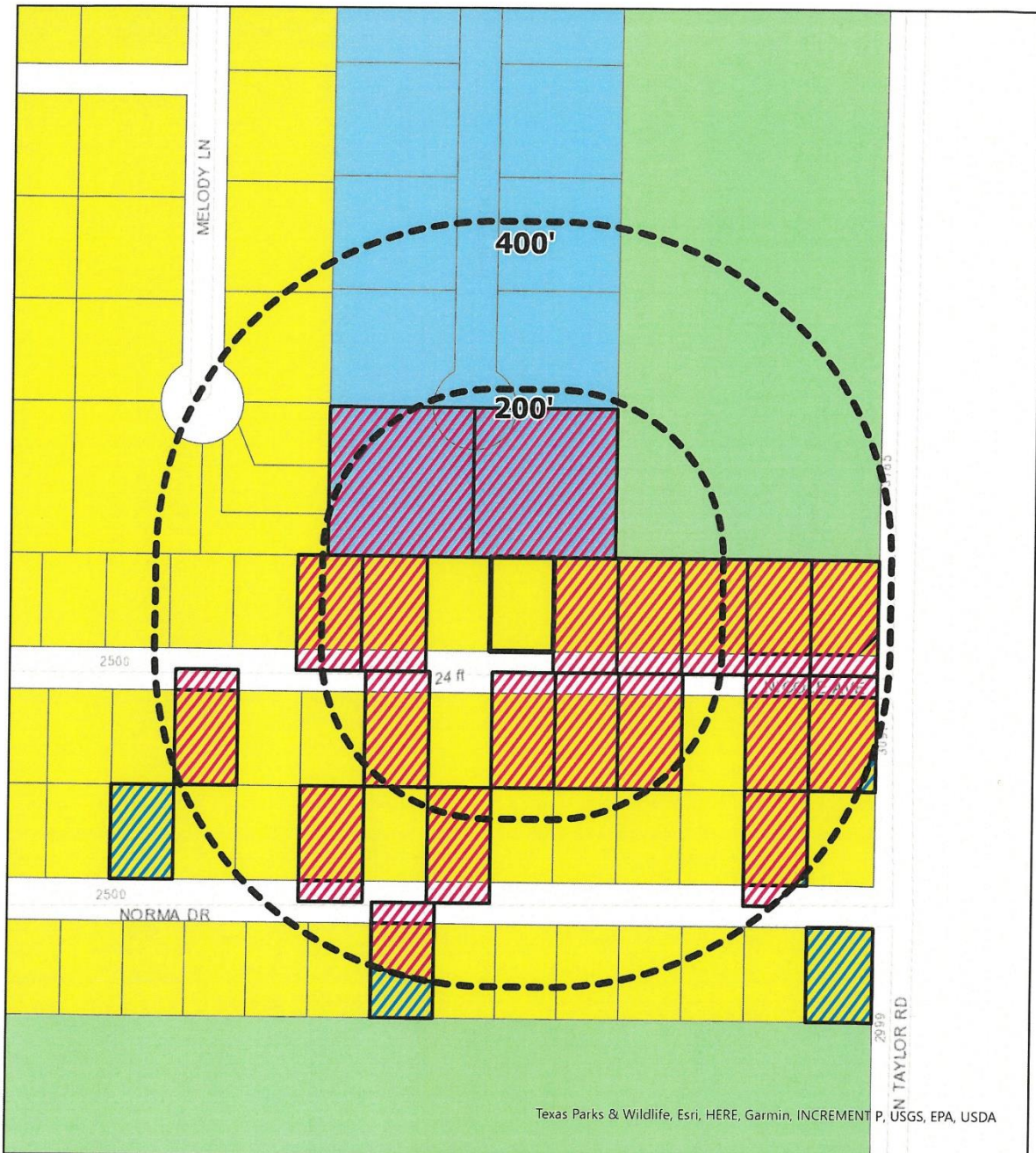
No.	Printed Name	Property Address	Signature	Date
1	Karla Amaldia	2607 Nicole	Nicole Karla Amaldia	6/16/26
2	Christopher Amaldia	" "	Chris	6/17/26
3				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Jackie Montero	2803 N. Nicole Dr.	J. Montero	6/12/26
2	Jose G.	2703 Norma Dr	Jose G.	6/12/26
3	Nora H. Camacho	2806 Norma Dr	Nora H. Camacho	6/12/26
4	Grete Mascarenhas	2805 Norma Dr	Grete Mascarenhas	6/12/26
5	Ruben O. Villanar	2805 Norma Dr	Ruben O. Villanar	6/12/26
6	Mama Lavilla	2901 Harmony Ln	Mama Lavilla	6/12/26
7	Marsha Abraham	2500 Norma Dr	Marsha Abraham	6/12/26
8	Abraham Senuwari		Abraham Senuwari	6/12/26
9	Jose Ruben Escalante	2601 Norma Dr.	Jose Ruben Escalante	6/12/26
10	Jose Ruben Escalante	2607 Norma Dr.	Jose Ruben Escalante	6/12/26
11	Elizabeth Alvarez	2700 Norma Dr.	Elizabeth Alvarez	6/12/26
12	Ray Alvarez	2700 Norma Dr	Ray Alvarez	6-12-26
13	David Vega	2801 Nicole Dr.	David Vega	6-12-26
14	DAGOBERTO LEA	2807 Nicole Dr.	DagoBERTO LEA	6-17-2026
15				
16				

By signing this petition, I certify that I am a resident, property owner, or interested party residing in or near the area affected by Conditional Use Permit No. CUP26-43 and support the denial of the requested Conditional Use Permit.

# OPPOSITION MAP



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

    	<p>AGRICULTURAL OPEN INTERIM (AO - I)</p> <p>AGRICULTURAL OPEN PERMANENT (AO - P)</p> <p>LARGE LOT SINGLE FAMILY (R1 - A)</p> <p>TOWNHOUSE RESIDENTIAL (R1 - T)</p> <p>SINGLE FAMILY RESIDENTIAL (R - 1)</p> <p>DUPLEX FOUR-PLEX RESIDENTIAL (R - 2)</p> <p>MULTI-FAMILY RESIDENTIAL (R - 3)</p> <p>MOBILE &amp; MODULAR HOME (R - 4)</p> <p>HIGH DENSITY MFCT'D HOUSING (R - 5)</p>	<p>OFFICE BUILDING (C - 1)</p> <p>NEIGHBORHOOD COMMERCIAL (C - 2)</p> <p>GENERAL BUSINESS (C - 3)</p> <p>HEAVY COMMERCIAL (C - 4)</p> <p>ADAPTIVE COMMERCIAL (C - 5)</p> <p>LIGHT INDUSTRIAL (I - 1)</p> <p>HEAVY INDUSTRIAL (I - 2)</p> <p>PLANNED UNIT DEVELOPMENT (PUD)</p> <p>PUBLIC (P)</p>	<p>This map has been produced by the City of Mission for the sole purpose of locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.</p>
	<p>0 150 Feet</p>		

**CALCULATIONS FOR OPPOSITION**

**REZ 26-43**

<b>Area of 200 ft. Radius and Subject Property</b>	<b>4.8 Acres</b>
<b>Area of Subject Property</b>	<b>0.2 Acres</b>
<b>Notification Area</b>	<b>4.6 Acres</b>
<b>Area of Opposition</b>	<b>3.31 Acres</b>

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**3.31 acres / 4.6 = .7195 = 71.95%**

<b>Area of 400 ft. Radius and Subject Property</b>	<b>15.2 Acres</b>
<b>Area of Subject Property</b>	<b>0.2 Acres</b>
<b>Notification Area</b>	<b>15 Acres</b>
<b>Area of Opposition</b>	<b>5.6 Acres</b>

---

**5.6 acres / 15 = .3733 = 37.33%**

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
790090	ASSAD KATIA JOSEPHIN	2916 DRIFTWOOD LANE	MISSION	TX	78574-5180
790079	PARTRIDGE ESTATES HOA INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790016	PAUL CLEMMERSON MINISTRIES	3001 MELODY LN	MISSION	TX	78574-9783
790015	MELENDEZ POOLE JOSIAH DAVID & ELISA	3001 MELODY LN UNIT B	MISSION	TX	78574-5726
790089	SOTELO RAMON JR & ILSA ANID	2914 DRIFTWOOD DR	MISSION	TX	78574
790088	ORTEGON CARLOS & BIANCA	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790087	GONZALEZ FERNANDO & MIRIAM R	2917 DRIFTWOOD LN	MISSION	TX	78574-5181
649877	VEGA DAVID	2801 NICOLE DR	MISSION	TX	78574-6593
649882	REGUNAN CRISOSTOMO J & JUDITH B	2607 NICOLE DR	MISSION	TX	78574-9685
649913	GARZA SYLVIA I	2801 NORMA DR	MISSION	TX	78574-3556
649929	GUARNERI JULIO & MONICA	2606 NICOLE DR	MISSION	TX	78574-9685
649876	MONTERO JUAN V & JACQUELINE	2803 NICOLE DR	MISSION	TX	78574-6593
649935	RESTO GONZALO & ADA N	2802 NICOLE DR	MISSION	TX	78574-6593
649878	FONSECA JUANITA JANETH CHAVEZ	2707 NICOLE DR	MISSION	TX	78574
649879	PENA JERARDO ROEL	2705 NICOLE DR	MISSION	TX	78574-9574
649880	HERNANDEZ GLORIA	2703 NICOLE DR	MISSION	TX	78574-9574
649881	GARCIA DALINDA	2701 NICOLE DR	MISSION	TX	78574-9574
649914	MARQUEZ MAXIMO JR & FABIOLA M	2707 NORMA DR	MISSION	TX	78574-3498
649916	DANI G LLC	2703 NORMA DR	MISSION	TX	78574-3498
649917	GONZALEZ MARIA DEL REFUGIO	2701 NORMA DR	MISSION	TX	78574-3498
649930	GARZA ROBERTO & TIFFANY D PINALES	2700 NICOLE DR	MISSION	TX	78574-9574
649931	LIMON ANTHONY RAY & MICHELLE M	2702 NICOLE DR	MISSION	TX	78574-9574
649932	NEIRA RICARDO A & ANGELICA M	2704 NICOLE DR	MISSION	TX	78574-9574
649915	PROPERTY OWNERS	2705 NICOLE DR	MISSION	TX	78574-9574
649933	PROPERTY OWNERS	2706 NICOLE DR	MISSION	TX	78574-9574
649934	SAENZ GRACIALA LEE & JOSE JUAN REYNA	2800 NICOLE DR	MISSION	TX	78574-6893
498743	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 18, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- June 19, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the Southwest corner of S. Olmo Street and W. U.S. Expressway 83 Frontage Road.
- Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting to keep three (3) 24' x 70' portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding is solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently has 167 students and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which will allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off will be located along the east side of the building.
- The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer from 8:00 am to 12:00 pm
- Staff: 4 teachers
- Parking: The educational component of the church will operate during the non-church hours and utilize the existing 239 parking spaces on-site.
- The last conditional use permit for this location was approved on August 12, 2025, for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure

at this location. The applicant is currently leasing the facility from the Luz para las Naciones Church.

- The current plan is to request a renewal for the portables due to declining enrollment and due to the budget being reduced for the year. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

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

1. 1-year permit to continue to assess this conditional use permit.
2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer

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**RECORD OF VOTE:**

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

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

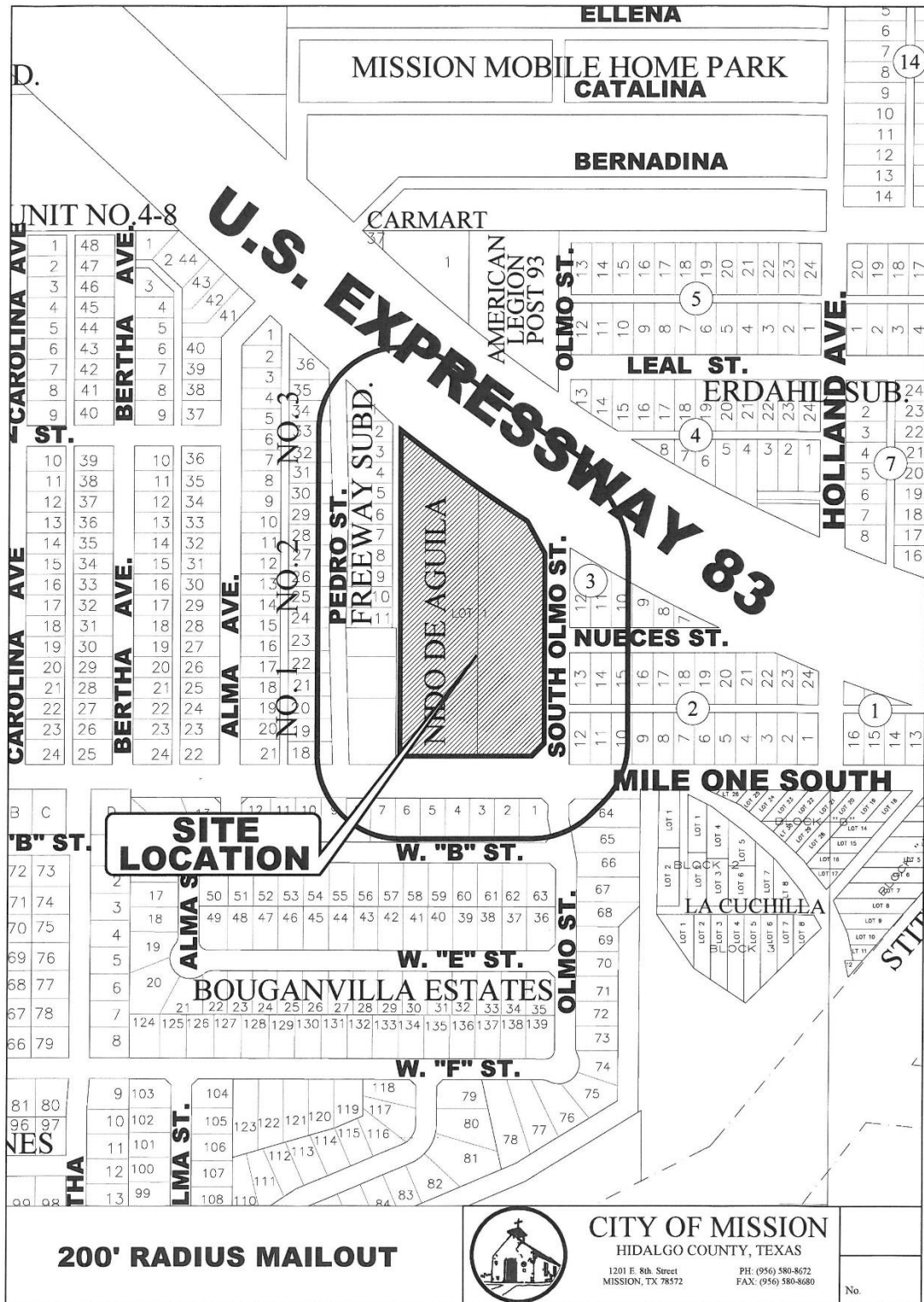
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION  
HIDALGO COUNTY, TEXAS

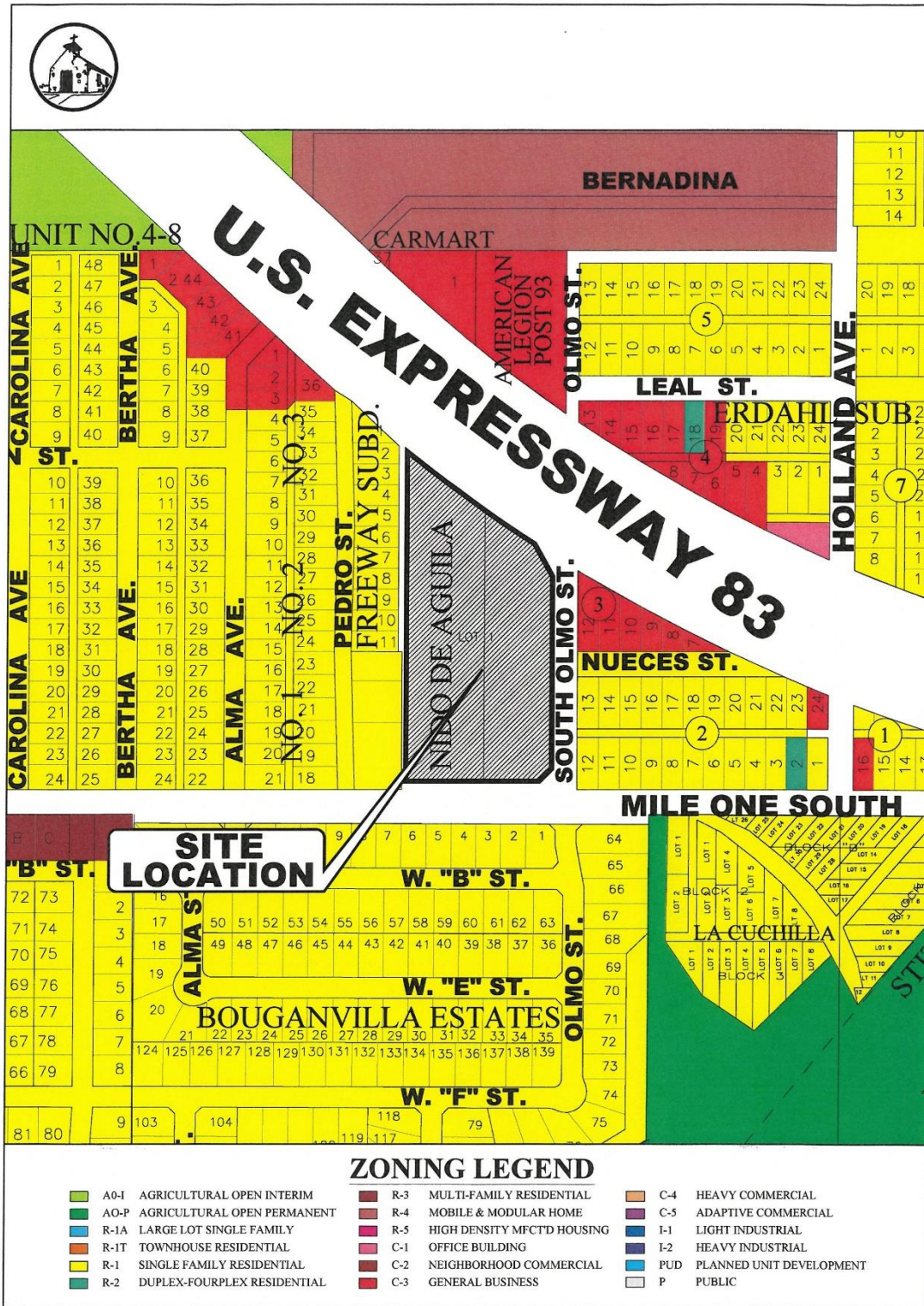
1201 E. 8th Street  
MISSION, TX 78722  
PH: (956) 580-8672  
FAX: (956) 580-8680

No.

ARIEL MAP



# ZONING MAP



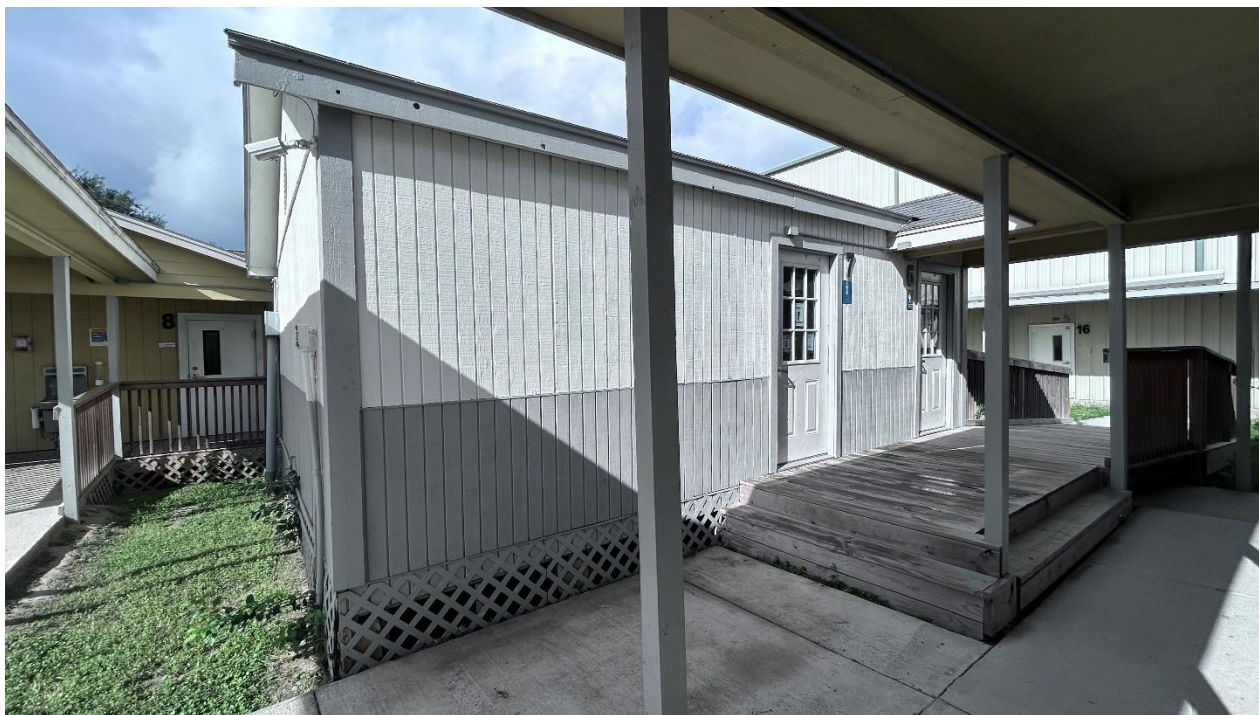
PICTURES



PICTURES



PICTURES



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
175947	VASQUEZ ALBERTO S & MARIA P	207 S PEDRO RD	MISSION	TX	78572-6148
684695	ELIZONDO ANA KAREN & MIGUEL ANGEL MENDOZA ADAME	1307 W RAY CIR	MISSION	TX	78572-7225
684693	TAMEZ RUBEN JR & YOLANDA OLIVARES	902 W B ST	MISSION	TX	78572-6177
684694	FRANCO RODOLFO JR & LIZET BERMEJO	904 W B ST	MISSION	TX	78572-6177
684697	ARCENALES ALI OMAR & LAURA I MORA	1002 WEST B ST	MISSION	TX	78572-6164
684689	BALDERAS OBED & SELENE RANGEL	900 W B STREET	MISSION	TX	78572
684696	DOMINGUEZ ROBERTO & TANIA S SANCHEZ HERNANDEZ	1000 W B ST	MISSION	TX	78572-6164
684698	CANTU HERNAN A	1004 W B ST	MISSION	TX	78572-6164
684699	GAYTAN YOLANDA & CARLOS C PLATA	1006 W B ST	MISSION	TX	78572-6164
684700	GARCIA JESUS GONZALEZ	1008 W B ST	MISSION	TX	78572-6164
175941	RIVERA ROSALINDA	310 S PEDRO RD	MISSION	TX	78572-6143
175943	VILLARREAL MARIA ELOISA	304 S PEDRO RD	MISSION	TX	78572-6143
175929	GONZALEZ CONSTANTINO & MARIA	1004 S MILE RD	MISSION	TX	78572-6134
175931	CONTRERAS FRANCISCO	316 S PEDRO RD	MISSION	TX	78572-6143
175939	CAVAZOS OMAR & TERESA	720 N 15TH ST	MCALLEN	TX	78501-4714
175940	TREVINO EDUARDO & JUVENTINO	2312 NORMA DR	MISSION	TX	78574-9756
175932	CONTRERAS FRANCISCO	316 S PEDRO RD	MISSION	TX	78572-6143
175933	AGUIRRE RAFAEL S	206 S PEDRO RD	MISSION	TX	78572-6100
175950	PLATA GILBERTO & FLORESTELA	300 S PEDRO RD	MISSION	TX	78572
175951	DE LEON ABEL & STEPHANIE	210 S PEDRO ST	MISSION	TX	78572-6100
175952	GARZA CARLOS JAVIER VAZQUEZ & MIRIAM MARIEL ADAME	208 S PEDRO RD	MISSION	TX	78572
175953	BRAVO MARIA C AGUIRRE & NYDIA AGUIRRE TIJERINA	206 S PEDRO ST	MISSION	TX	78572-6100
175954	CONTRERAS VICKI ET AL	416 BRIARWAY ST	MISSION	TX	78574-2302
175946	LEAL YOLANDA	203 S PEDRO RD	MISSION	TX	78572-6148
175928	GONZALEZ CONSTANTINO & MARIA	1004 S MILE RD	MISSION	TX	78572-6134
175930	CONTRERAS FRANCISCO & ROSA	316 S PEDRO RD	MISSION	TX	78572-6143
175949	VASQUEZ ALBERTO & MARIA DEL ROSARIO PEREZ VASQUEZ	207 S PEDRO ST	MISSION	TX	78572-6148
170914	LUZ PARA LAS NACIONES INC	915 W EXPRESSWAY 83	MISSION	TX	78572-6133
170915	GONZALEZ HIGINIO JR	3488 SHERWOOD DR	ORANGE	TX	77632-6806
170916	GONZALEZ HIGINIO JR	3488 SHERWOOD DR	ORANGE	TX	77632-6806
175936	ACOSTA AGAPITO & ILDA	305 S PEDRO RD	MISSION	TX	78572-6144
175937	FLORES OVIDIO ALEJANDRO	307 S PEDRO	MISSION	TX	78572-6144
175938	MARTINEZ ROBERTO & MARIA DE ROSARIO	309 S PEDRO RD	MISSION	TX	78572-6144
170913	GONZALEZ TEOFILO	904 S RD	MISSION	TX	78572
316632	BUZO LARRY & CLAUDIA ACOSTA	305 S PEDRO RD	MISSION	TX	78572-6144
316633	RABITTOY ROSALINDA GARCIA ET AL	313 S PEDRO RD	MISSION	TX	78572-6144
316637	CONTRERAS ESMERALDA	1002 S MILE ONE RD	MISSION	TX	78572
170912	DE LEON ARTURO AGUIRRE	206 S PEDRO RD	MISSION	TX	78572-6100
684756	GARCIA MATEO & CYNTHIA Y	403 OLMO ST	MISSION	TX	78572-6162
684755	PENA EDUARDO J LOPEZ & ALICIA SALAS	401 OLMO ST	MISSION	TX	78572-6162
170911	ACEVEDO MARIA ELENA	820 S MILE RD	MISSION	TX	78572-6157
175934	GARZA ANZELMO	303 S PEDRO RD	MISSION	TX	78572-6144
20829582	GUSVORI LLC	819 W EXPRESSWAY 83	MISSION	TX	78572-6149
<Null>	<Null>	<Null>	<Null>	<Null>	<Null>



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

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

### NATURE OF REQUEST:

#### Project Timeline:

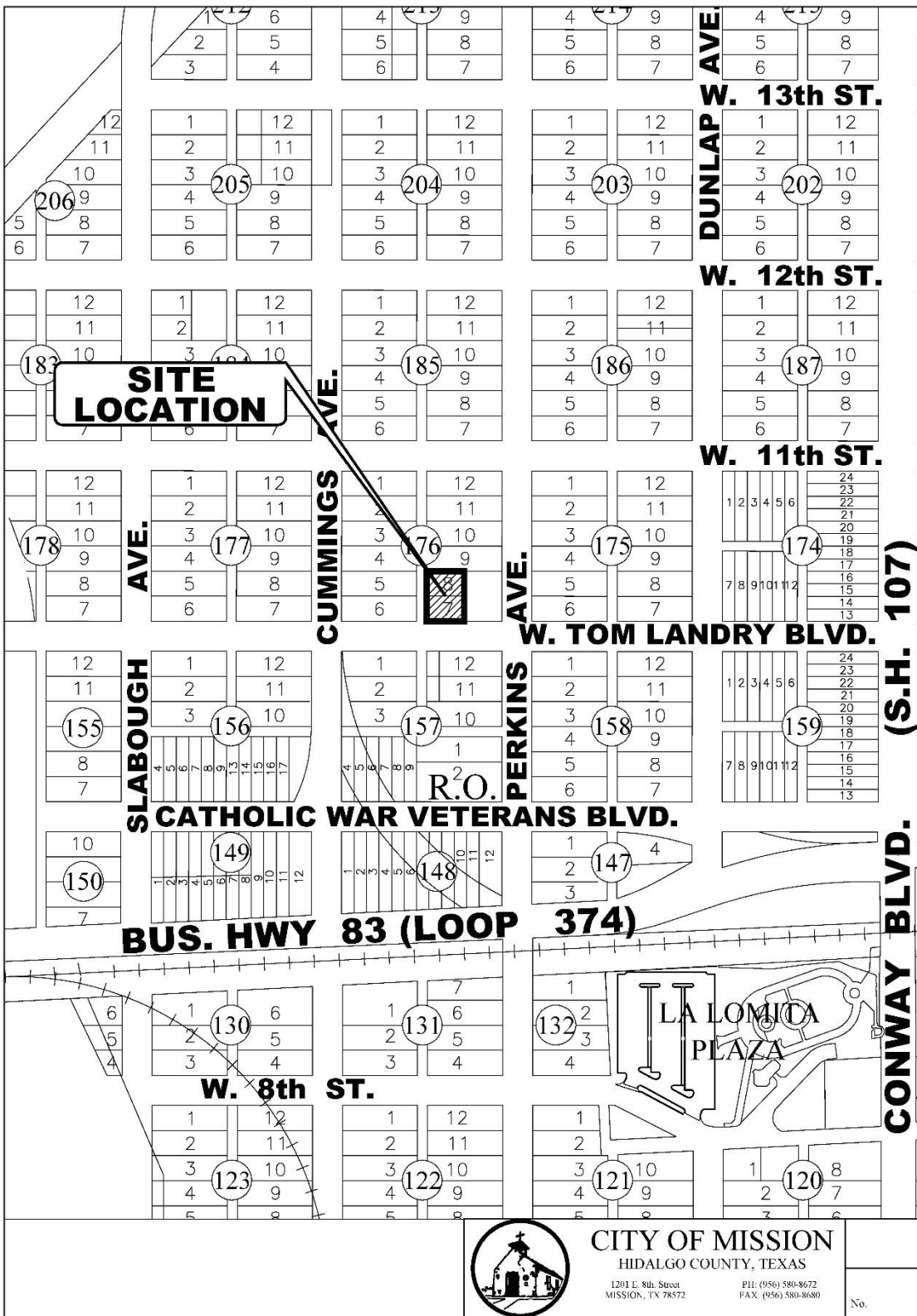
- May 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 1, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

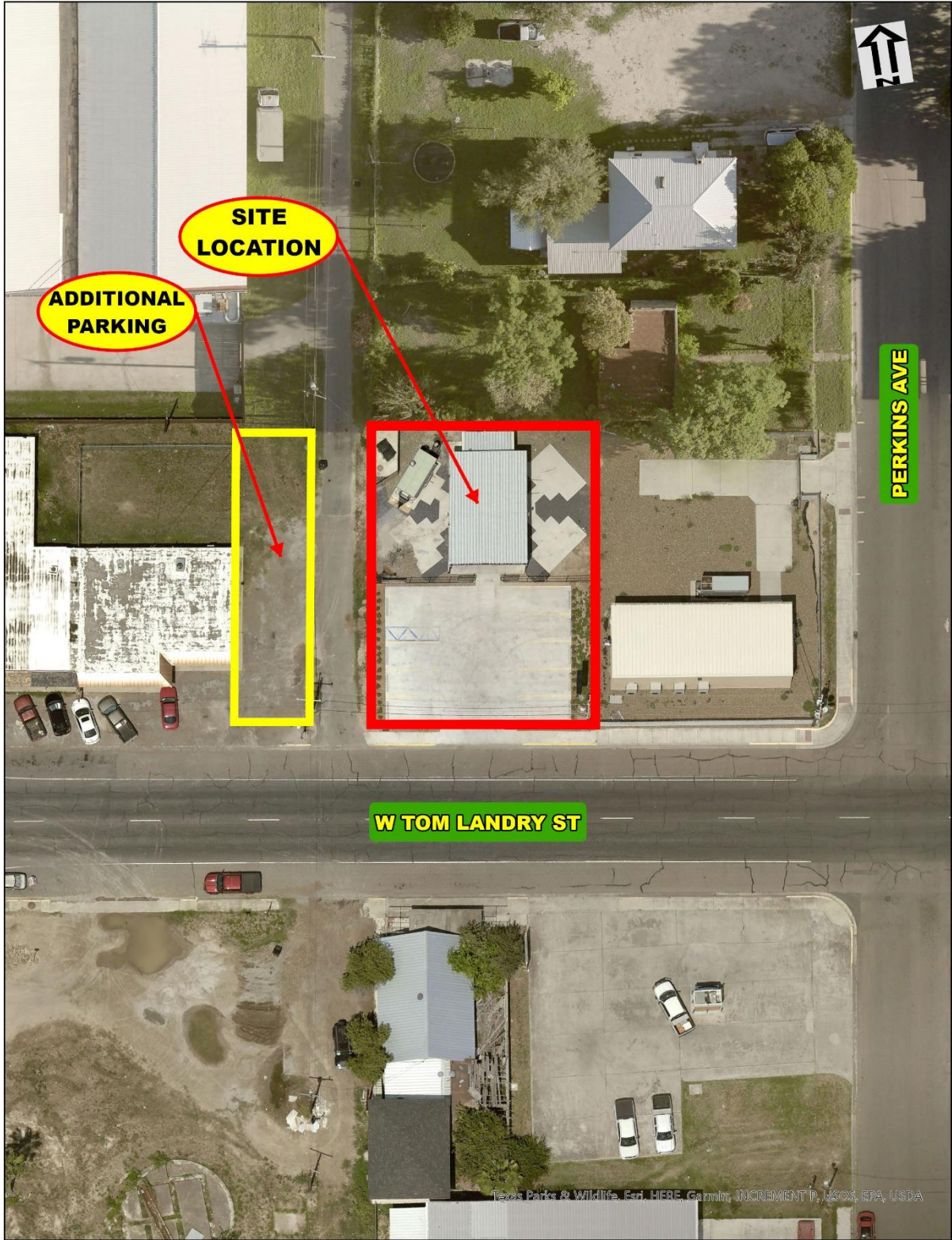
- The site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street.
- Per Code of Ordinances, designating an area as a mobile food park for the operations of mobile food units requires the approval of a conditional use permit by the City Council.
- The applicant has established a mobile food truck park that offers truck owners the opportunity to offer their products. The applicant has constructed 4 mobile food truck pads, a unisex restroom, an office, and a 26ft x 33ft canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry.
- The proposed days and hours of operation are as follows: Every day from 10:00 am to 12:00 am.
- Staff: 1 employee
- Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners.



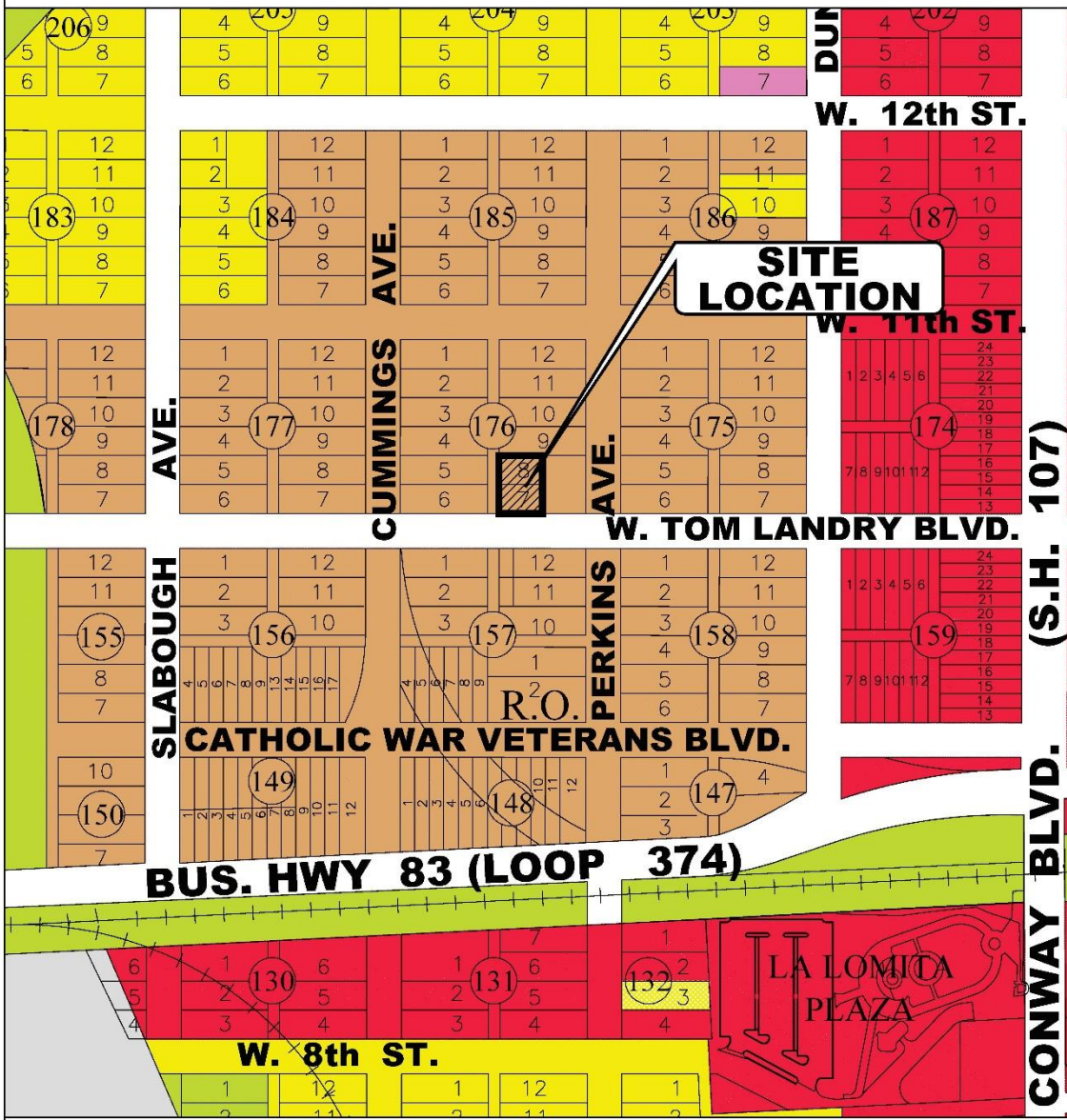
**SITE LOCATION**



**AERIAL MAP**



### ZONING MAP



#### ZONING LEGEND

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



PICTURES



PICTURES



## MAILOUT LIST

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



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 01, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs in a (C-2) Neighborhood Commercial District, being Lot 1, Madrigal Subdivision, located at 208 N. Inspiration Road. Applicant: Federico Garcia – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 12, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 01, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located 130 feet North of W. 2<sup>nd</sup>. Street along the East side of N. Inspiration Road.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council.
- The applicant proposes to renew the conditional use permit of the mobile food unit to sell their products.
- The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation.
- The hours of operation are as follows: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.
- Staff: 2 employees
- Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

- Approval for 2 year re-evaluation to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.

- Must comply with the noise ordinance
- CUP is not transferable to others.

---

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

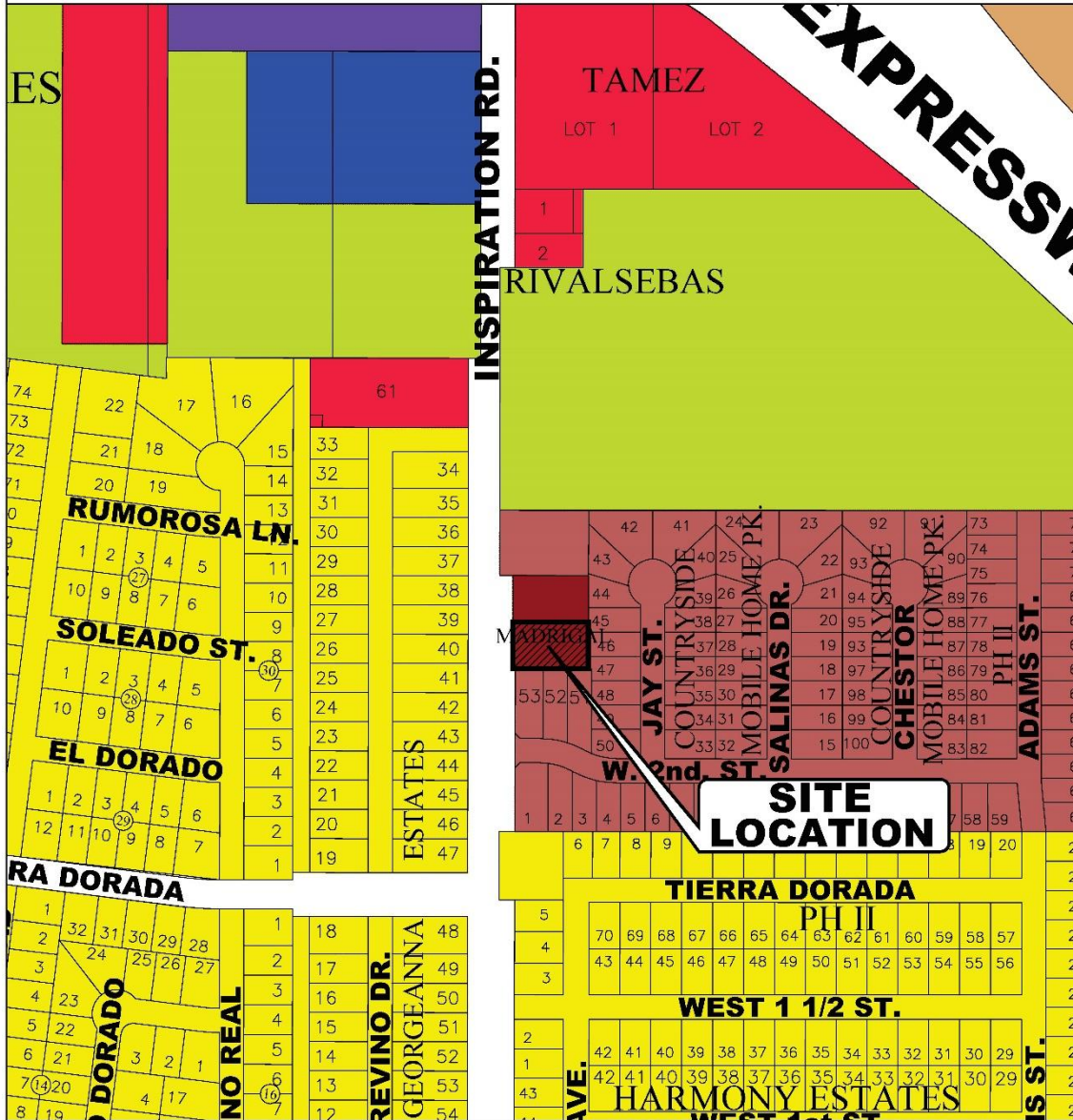
PH: (956) 580-8672  
FAX: (956) 580-8680

No.

# AERIAL MAP



# ZONING MAP



## ZONING LEGEND

- |   |  |   |
|---|--|---|
| <span style="display:inline-block; width:10px; height:10px; background-color:#90EE90; border:1px solid black;"></span> A0-I AGRICULTURAL OPEN INTERIM   | <span style="display:inline-block; width:10px; height:10px; background-color:#800000; border:1px solid black;"></span> R-3 MULTI-FAMILY RESIDENTIAL    | <span style="display:inline-block; width:10px; height:10px; background-color:#D2691E; border:1px solid black;"></span> C-4 HEAVY COMMERCIAL         |
| <span style="display:inline-block; width:10px; height:10px; background-color:#008000; border:1px solid black;"></span> AO-P AGRICULTURAL OPEN PERMANENT | <span style="display:inline-block; width:10px; height:10px; background-color:#800000; border:1px solid black;"></span> R-4 MOBILE & MODULAR HOME       | <span style="display:inline-block; width:10px; height:10px; background-color:#483D8B; border:1px solid black;"></span> C-5 ADAPTIVE COMMERCIAL      |
| <span style="display:inline-block; width:10px; height:10px; background-color:#ADD8E6; border:1px solid black;"></span> R-1A LARGE LOT SINGLE FAMILY     | <span style="display:inline-block; width:10px; height:10px; background-color:#800000; border:1px solid black;"></span> R-5 HIGH DENSITY MFCT'D HOUSING | <span style="display:inline-block; width:10px; height:10px; background-color:#4169E1; border:1px solid black;"></span> I-1 LIGHT INDUSTRIAL         |
| <span style="display:inline-block; width:10px; height:10px; background-color:#FF4500; border:1px solid black;"></span> R-1T TOWNHOUSE RESIDENTIAL       | <span style="display:inline-block; width:10px; height:10px; background-color:#800000; border:1px solid black;"></span> C-1 OFFICE BUILDING             | <span style="display:inline-block; width:10px; height:10px; background-color:#000000; border:1px solid black;"></span> I-2 HEAVY INDUSTRIAL         |
| <span style="display:inline-block; width:10px; height:10px; background-color:#FFD700; border:1px solid black;"></span> R-1 SINGLE FAMILY RESIDENTIAL    | <span style="display:inline-block; width:10px; height:10px; background-color:#800000; border:1px solid black;"></span> C-2 NEIGHBORHOOD COMMERCIAL     | <span style="display:inline-block; width:10px; height:10px; background-color:#ADD8E6; border:1px solid black;"></span> PUD PLANNED UNIT DEVELOPMENT |
| <span style="display:inline-block; width:10px; height:10px; background-color:#008000; border:1px solid black;"></span> R-2 DUPLEX-FOURPLEX RESIDENTIAL  | <span style="display:inline-block; width:10px; height:10px; background-color:#800000; border:1px solid black;"></span> C-3 GENERAL BUSINESS            | <span style="display:inline-block; width:10px; height:10px; background-color:#ADD8E6; border:1px solid black;"></span> P PUBLIC                     |

# SITE PLAN



PICTURES



PICTURES



## MAILOUT LIST

PROP_ID	name_1	addrDelive	addrCity	addrState	addrZip
599053	BOWYER INVESTMENTS LTD	PO BOX 1269	MCALLEN	TX	78505-1269
599044	BOLANOS SERGIO EDWARD	204 JAY AVE	MISSION	TX	78572-7703
599045	BOLANOS MERCEDES DEL CARMEN	206 JAY AVE	MISSION	TX	78572-7703
599046	DE LEON ROMEO	400 ASH AVE	MCALLEN	TX	78501-2557
599047	AVILA OTILIA & MELISSA C	1612 JAIME DR	YUBA CITY	CA	95993
599054	GARZA CLAUDIA	211 JAY AVE	MISSION	TX	78572-7705
599057	GONZALEZ SILVIA E	205 JAY AVE	MISSION	TX	78572-7705
599056	MACIEL ERNESTO L & MARIA T GARCIA	207 JAY AVE	MISSION	TX	78572-7705
599055	KEATTS LAURA QUINTANILLA	209 JAY AVE	MISSION	TX	78572-7705
599062	BARRIERE CARLOS	2110 W 2ND ST	MISSION	TX	78572-6861
599061	RODRIGUEZ MARITZA A	PO BOX 1269	MCALLEN	TX	78505-1269
599060	PENA JOEL R	2106 W 2ND ST	MISSION	TX	78572
599051	DE HOYOS JUAN JOSE	217 JAY AVE	MISSION	TX	78572-7705
599058	GARCIA MARTHA DELIA	203 JAY AVE	MISSION	TX	78572-7705
599048	BAUTISTA LUIS ROBERTO & BRENDA	212 JAY AVE	MISSION	TX	78572-7703
599050	QUINTANILLA BLANCA	216 JAY AVE	MISSION	TX	78572-7703
599043	SOLIS JOSE V CANTU & CLAUDIA E GNZ GONZALEZ	202 JAY AVE	MISSION	TX	78572-7703
599052	CASTRO JUAN E	215 JAY AVE	MISSION	TX	78572
599059	PENA RAUL & ELIZABETH	201 MINA DE ORO ST	MISSION	TX	78572-6766
599049	QUINTANILLA BLANCA ESTHELA	214 JAY AVE	MISSION	TX	78572-7703
598702	LAMAD LLC	1808 RIVER BEND DR	MISSION	TX	78572
534537	VILLANUEVA GERARDO	220 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534543	REYNA RENATO	210 ALBERTO TREVINO DR	MISSION	TX	78572-6786
534545	RAMIREZ SILVESTRE & GRACIELA	206 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534535	CORTEZ PEDRO & GRACIELA H	222 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534544	SALGADO ADRIANA	208 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534538	LOPEZ SYLVIA N	218 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534539	GUILLEN LUCILA CANO	216 ALBERTO TREVINO DR	MISSION	TX	78572-6786
534541	CARDOZA CLAUDIA	214 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534542	GARCIA JOSE G & BERTHA	212 ALBERTO TREVINO ST	MISSION	TX	78572-6786
599011	RIVAS EDWIN A & SANTA ELVIRA G CASTRO	2109 W 2ND ST	MISSION	TX	78572-6858
599010	VELA JUAN JOSE & IRMA HILDA	2111 W 2ND ST	MISSION	TX	78572
316716	MADRIGAL OSCAR RENE & ROSA ALICIA	1808 RIVER BEND DR	MISSION	TX	78572
316717	BOWYER INVESTMENTS	PO BOX 1269	MCALLEN	TX	78505-1269



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

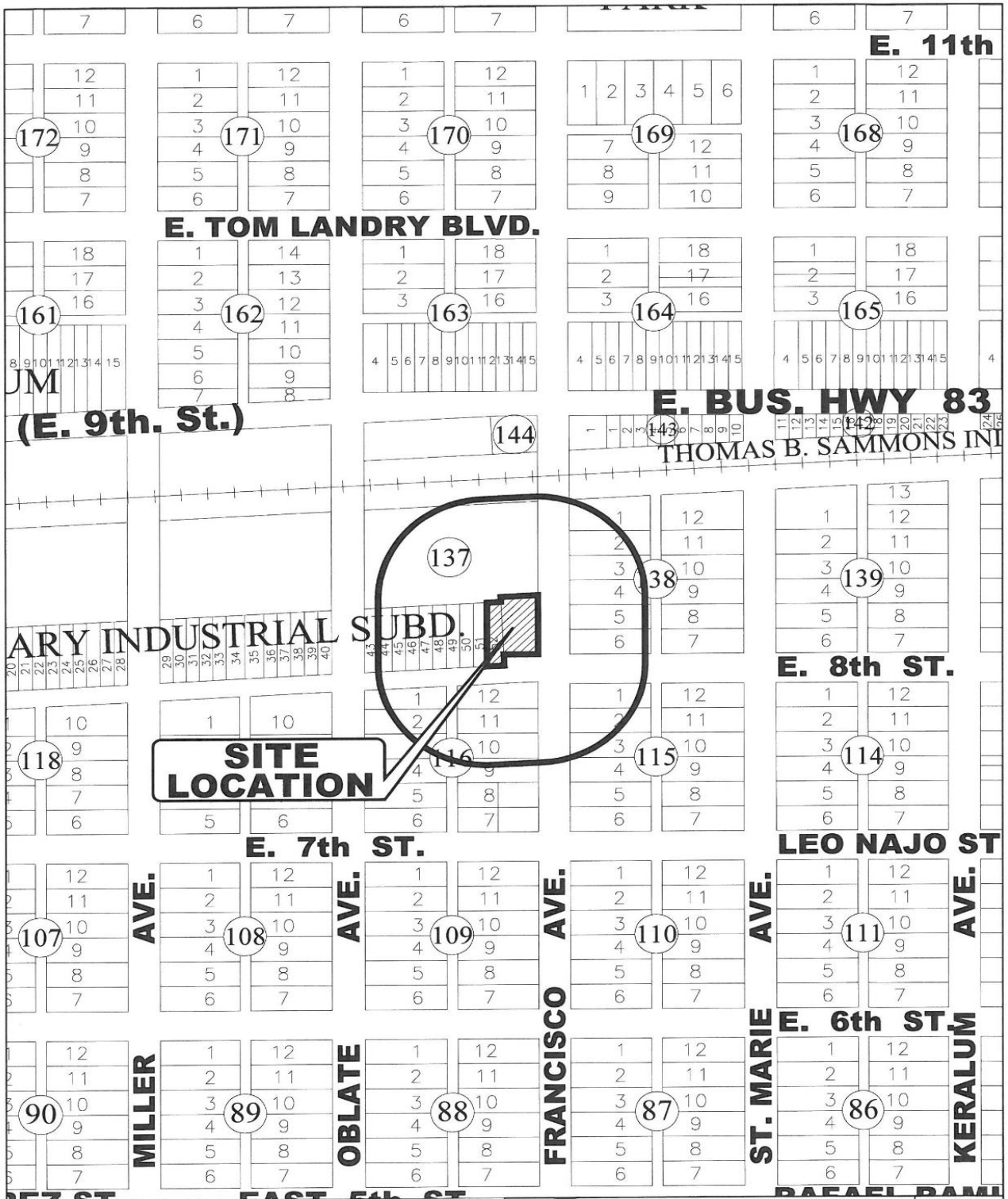
- May 26, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 1, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the Northwest corner of Francisco Avenue and E. 8<sup>th</sup> Street.
- Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council.
- The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
- During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m.
- Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m.
- Staff: 3 employees
- Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit’s renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking.
- Such uses require that no alcoholic beverages be sold within 300’ of a residence, church, public schools, private school or public hospital.



### LEGAL NOTICE MAP



**SITE LOCATION**

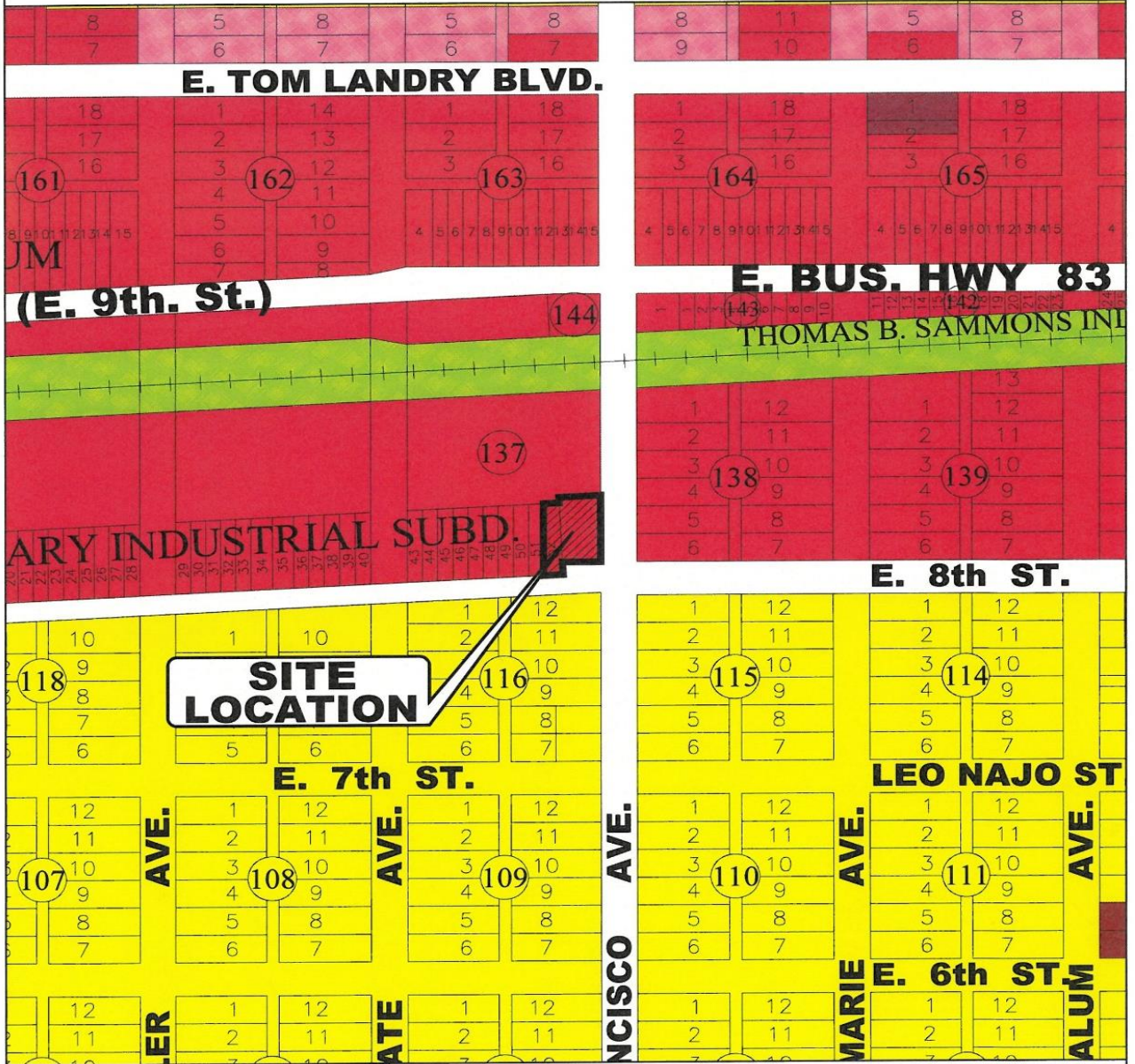
**200' RADIUS MAILOUT**



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

No.

### ZONING MAP



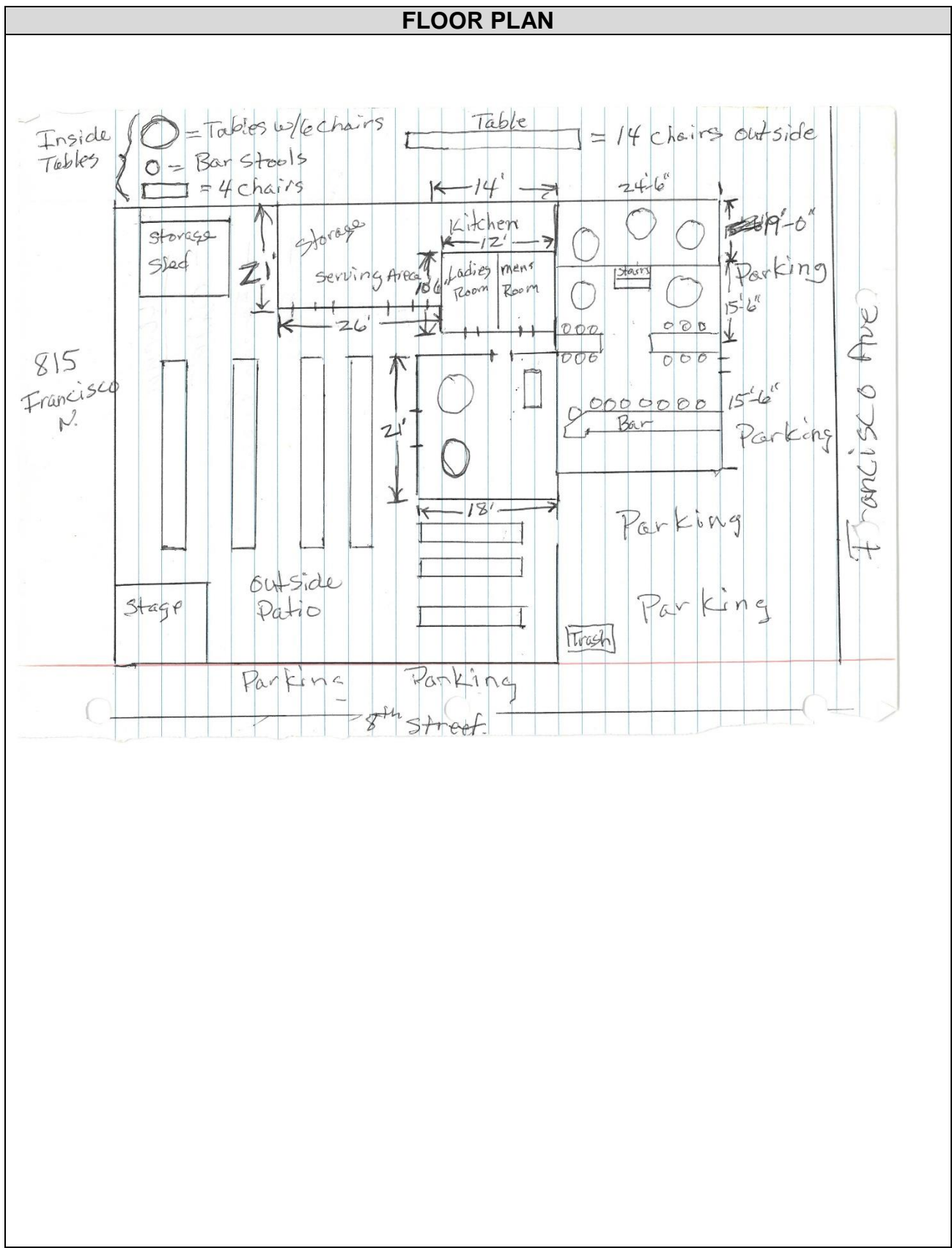
### ZONING LEGEND

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

AERIAL



# FLOOR PLAN



PHOTO



COURT YARD PHOTO



INTERIOR PHOTO



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239492	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
607704	REYES VALERO	720 OBLATE AVE	MISSION	TX	78572-5352
239491	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239509	GONZALEZ JOSE JESUS JR & THELMA MORAIDA	4608 COUNTRY ST	EDINBURG	TX	78541-4275
239605	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
280703	GARZA JESUS JR	802 OBLATE AVE	MISSION	TX	78572
280709	PEREZ PRIMITIVO GARZA & YESENIA PORRAS VILLASLOBOS	112 DOHERTY AVE	MISSION	TX	78572-5434
280707	CRUZ JESUS	1200 W I ST	MISSION	TX	78572-6809
280710	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
239513	OVIDEO ROGELIO & ARMANDINA	420 E 8TH ST	MISSION	TX	78572-5332
239503	JIMENEZ MONTSERRAT TORAL	306 S BRYAN RD	MISSION	TX	78572
239500	HERNANDEZ ABEL	412 E 8TH ST	MISSION	TX	78572-5332
719426	PENA ROBERT DAVID	800 N FRANCISCO AVE	MISSION	TX	78572-5640
239607	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239510	VILLARREAL HERMILA M REVOCABLE LIVING TRUST	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239511	REYNA JUANITA	518 MILLER AVE	MISSION	TX	78572-5340
239512	MELENDEZ ARELY	719 N FRANCISCO AVE	MISSION	TX	78572-5637
637065	CROWN COMM INC	4017 WASHINGTON RD PMB 353-	CANONSBURG	PA	15317-2510
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239608	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016

# POLICE REPORT



## 815 N Francisco 01/01/25-current

Agency: MPD

Print Date/Time:

Agency #: TX1081000

Incident #	Type	Officers	Location	Call Date/Time	Dispositions	Subjects
2026-00025170	Public Assistance	0877 - Rivera, Jaime *	815 N FRANCISCO AVE, TX	6/6/2026 5:38:18 PM	No Report - 1	sechac, terry - Caller
2026-00010545	Suspicious Circumstances	0836 - Flores, Jose *, 0865 - Trevino, Kella *	815 N FRANCISCO AVE, TX	3/9/2026 3:22:30 AM	Settled by Officer - 1	
2026-00003553	Improperly Parked Vehicle	0396 - Garces, Tomas *	815 N FRANCISCO AVE, TX	1/23/2026 7:37:15 PM	Settled by Officer - 1	
2026-00002691	Loud Noise	0828 - Tinoco, Marvin *	815 N FRANCISCO AVE, TX	1/17/2026 9:37:43 PM	Unfounded - 1, Settled by Officer - 1	
2025-00057593	Improperly Parked Vehicle	0828 - Tinoco, Marvin *	815 N FRANCISCO AVE, TX	12/19/2025 8:53:22 PM	Settled by Officer - 1	
2025-00015836	Abandoned Vehicle	0763 - Lopez, Victor *	815 N FRANCISCO AVE, TX	6/13/2025 5:00:00 PM		SANCHEZ, MARIA DE LOS ANGELES - Other
2025-00015380	Abandoned Vehicle	0555 - Perez, Jaime *, 0790 - Guerrero, Alexander *	815 N FRANCISCO AVE, TX	6/12/2025 11:02:46 AM	Settled by Officer - 1	
2025-00014783	Abandoned Vehicle	0777 - Flores, Josue *	815 N FRANCISCO AVE, TX	6/10/2025 2:51:01 PM	Settled by Officer - 2	
2025-00014600	Loud Noise	0713 - Cano, Raul *	815 N FRANCISCO AVE, TX	3/7/2025 10:07:00 PM	Settled by Officer - 1	
<b>Total Records</b>						<b>9</b>

Login Id:

Page 1 of 1

OCTOBER 28, 2026 CUP ORDINANCE

ORDINANCE NO. 5738

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – THE ICE HOUSE IN A (C-3) GENERAL BUSINESS DISTRICT, BEING THE SOUTH 109.5 FEET OF LOT 2, BLOCK 137, MISSION ORIGINAL TOWNSITE SUBDIVISION AND ALL OF LOT 52, JOHN H. SHARY INDUSTRIAL SUBDIVISION, LOCATED AT 815 N. FRANCISCO AVENUE.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 15, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. on Wednesday, November 12, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	Type	Conditions of Approval
815 N. Francisco Avenue Being the south 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision	The Sale & On-site Consumption of Alcoholic Beverages – The Ice House	<ol style="list-style-type: none"> <li>1. Approval for 6 months to continue to assess this business</li> <li>2. Continue to comply with all city codes (Building, Fire, Health, etc.)</li> <li>3. Waiver of the 300' separation requirement from the residential homes</li> <li>4. Continued compliance with TABC requirements.</li> <li>5. CUP is not transferable to others</li> <li>6. Must have security cameras inside and outside with a minimum 30-day retention.</li> <li>7. Must comply with the noise ordinance</li> <li>8. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs, and 182 people if standing. For the outside area, the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only.</li> <li>9. Hours of operation are Monday thru Saturday from 10:00 am to 12:00 am and Sundays from 12:00 p.m. to 12:00 a.m.</li> <li>10. Live music to be allowed outside on Fridays and Saturdays from 12:00 pm to 9:00 pm. A minimum of one licensed security officer must be present while live music is being played outside</li> <li>11. Must provide additional parking when the permit comes back for renewal</li> <li>12. Acquire a decibel reader</li> </ol>

READ, CONSIDERED AND PASSED, this the 28<sup>th</sup> day of October, 2025.

ATTEST:

*Anna Carrillo*  
Anna Carrillo, City Secretary



*Norie Gonzalez Garza*  
Norie Gonzalez Garza, Mayor



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 1, 2026

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

**AGENDA ITEM:** Discussion and possible action on matters related to an application for a Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision located at 1040 Adams Avenue. Applicant: Jesus Alvarez - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

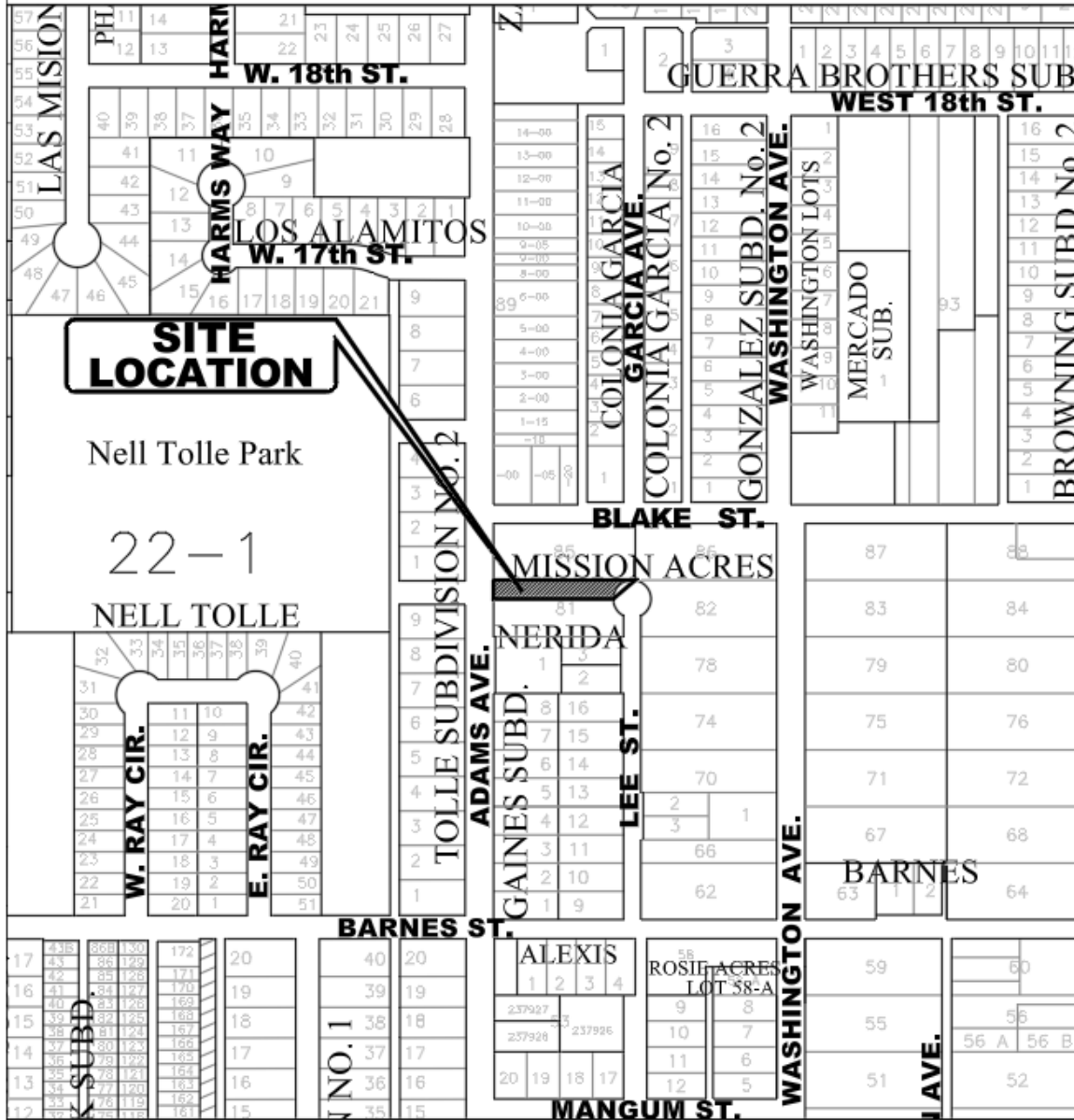
- May 27, 2026 – Original Planning and Zoning Application submitted to the City for a Homestead Exemption Variance.
- July 1, 2026 – Consideration of the Homestead Exemption Variance by the Planning and Zoning Commission.
- July 28, 2026 – Consideration of the Homestead Exemption Variance by the City Council.

#### Summary:

- Section 98-16 of the Subdivision Ordinance allows the granting of homestead exemption variances to assist property owners to save on engineering fees by not requiring the subdivision process for properties not properly subdivided.
- This site is located along the East side of Adams Avenue, with the rear abutting Lee Street both being paved and equipped with curb & gutter for drainage, approximately 120 feet South of Blake Street. The land is currently vacant and zoned as R-1 Single Family Residential.
- No additional ROW will be required per Homestead Exemption Variance.
- The property is an irregular lot measuring 40 feet by 250 feet (more or less) being .275 acres or 12,000 square feet exceeding the minimum square footage of 5,000 square feet, however not meeting the minimum lot frontage of 50 feet.
- For properties less than 50 feet in width the Code of Ordinances, Appendix A – Zoning, Article XIII – Exemptions and Modifications, 3. Side Setbacks, (e) states that the required side yard may be reduced to ten percent of the width of the lot, provided that no side yard shall be less than 3½ feet. The applicant is proposing side setbacks of 3.5 feet.
- The owner proposes to build his home on the lot as his primary residence.
- There is an existing 6” water main on Adams Avenue and Lee Street where the owner can connect to also there is an 8” sanitary sewer main line that can be found on Lee Street to service the site.

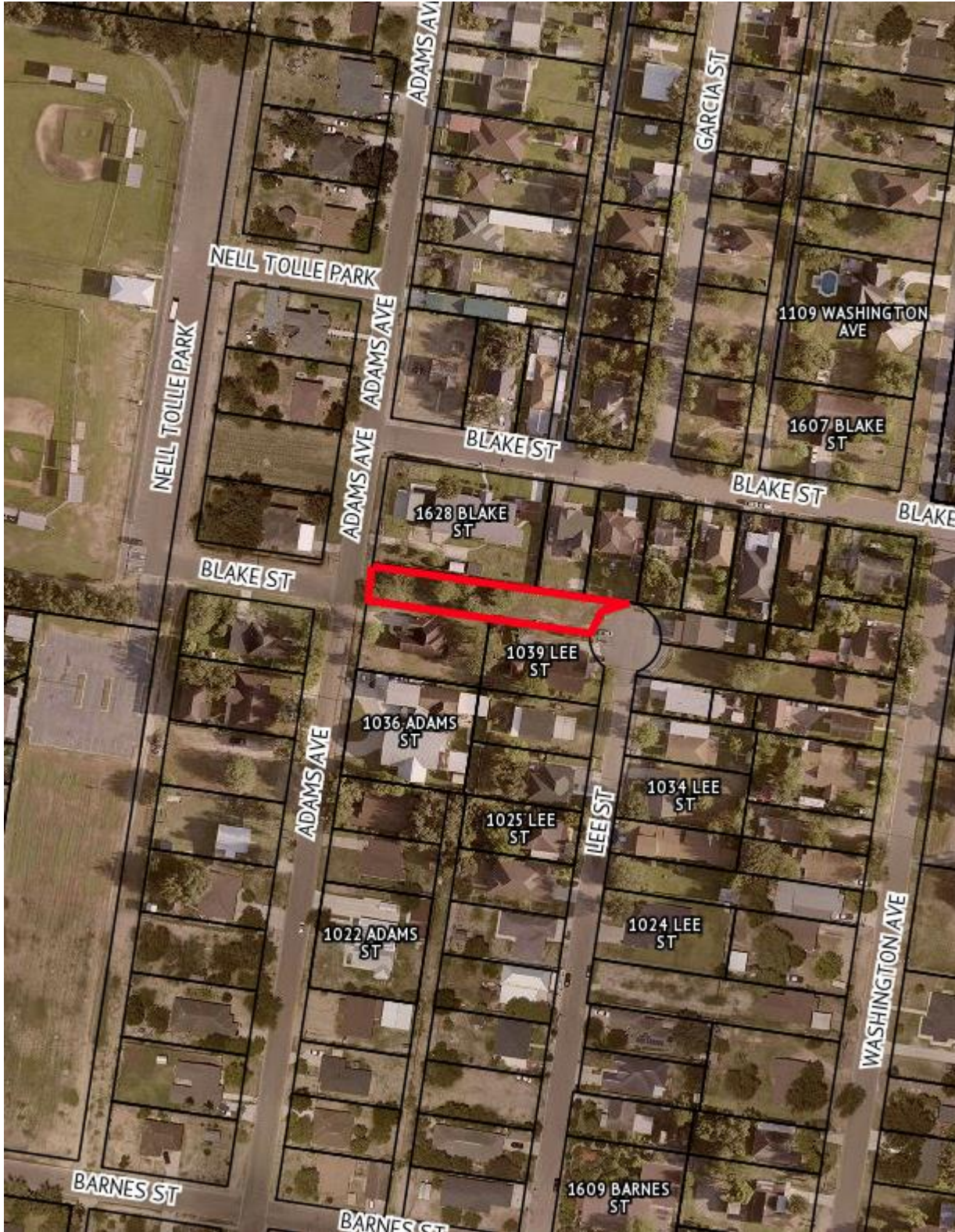


### SITE PLAN



### SITE LOCATION MAP

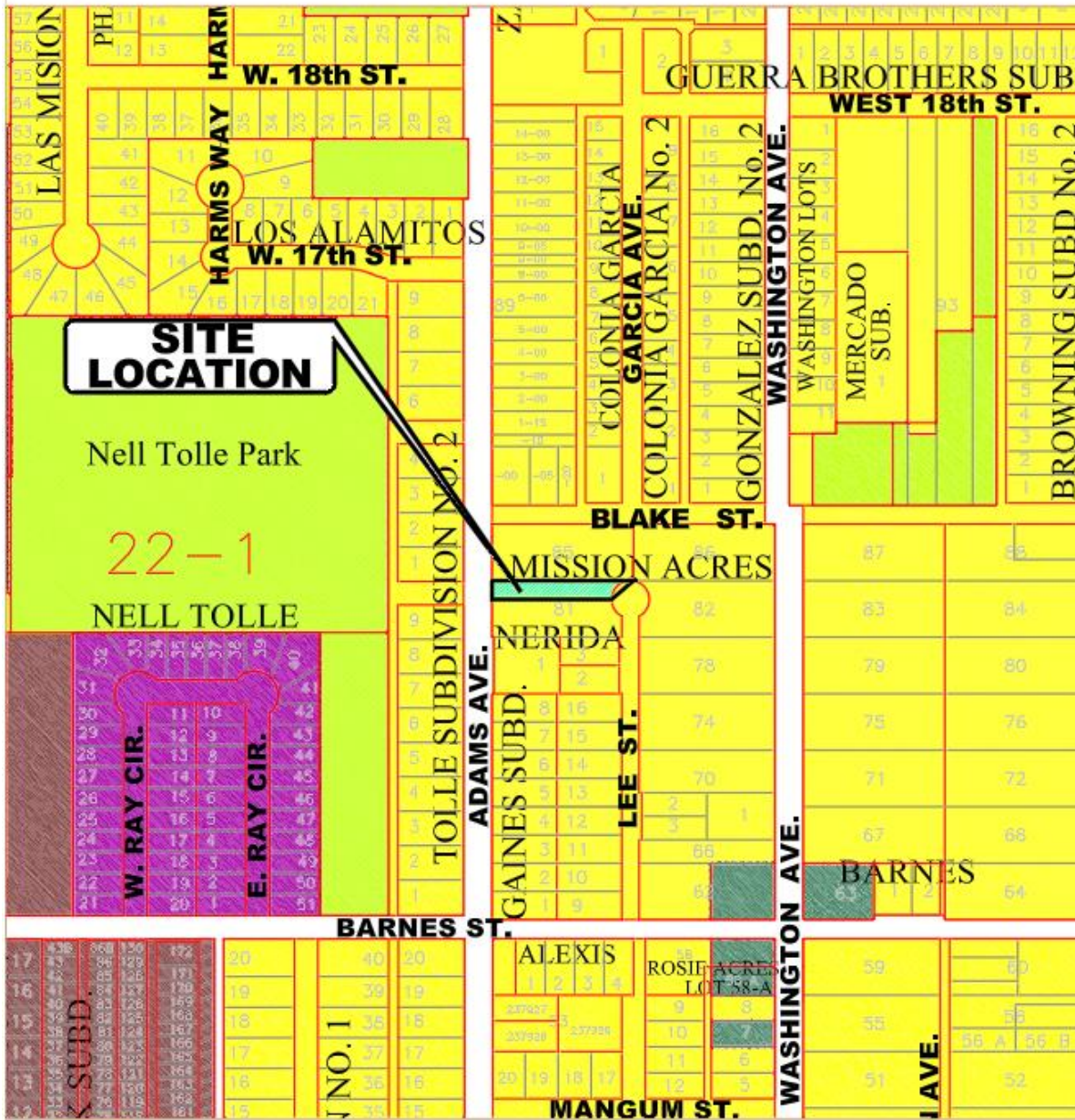
### AERIAL MAP



# AERIAL MAP



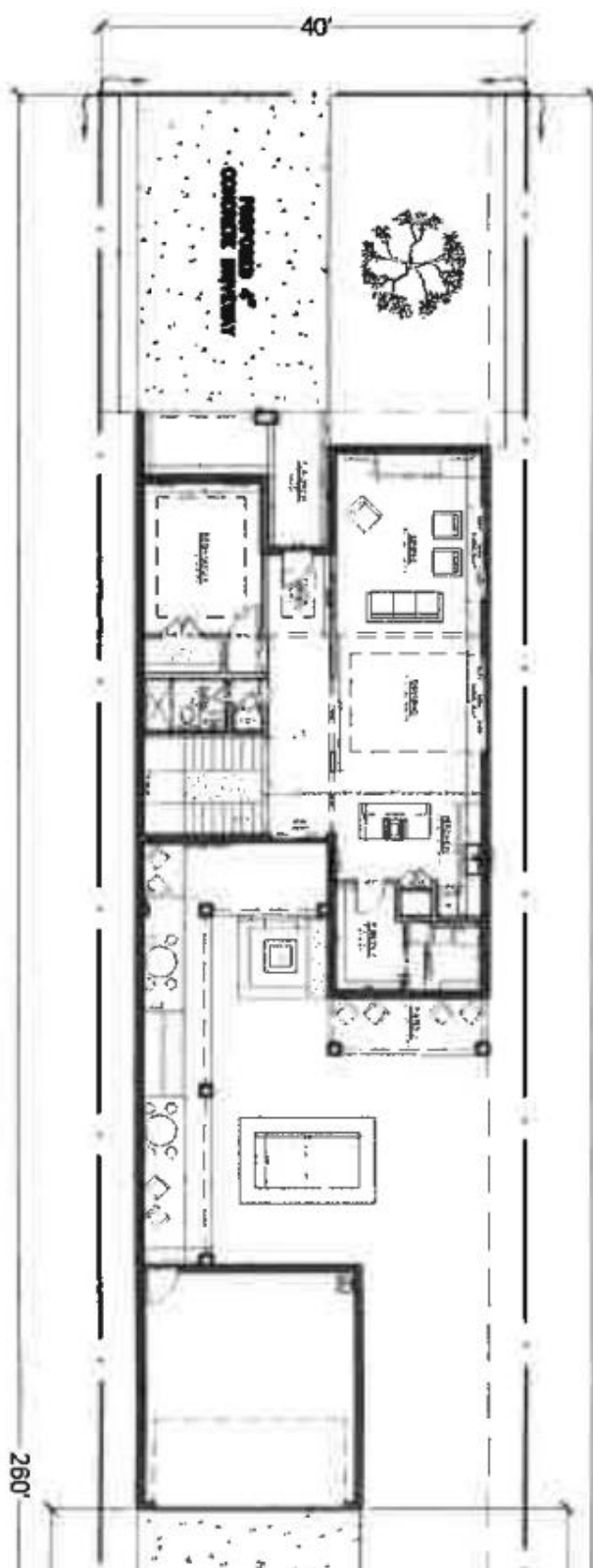
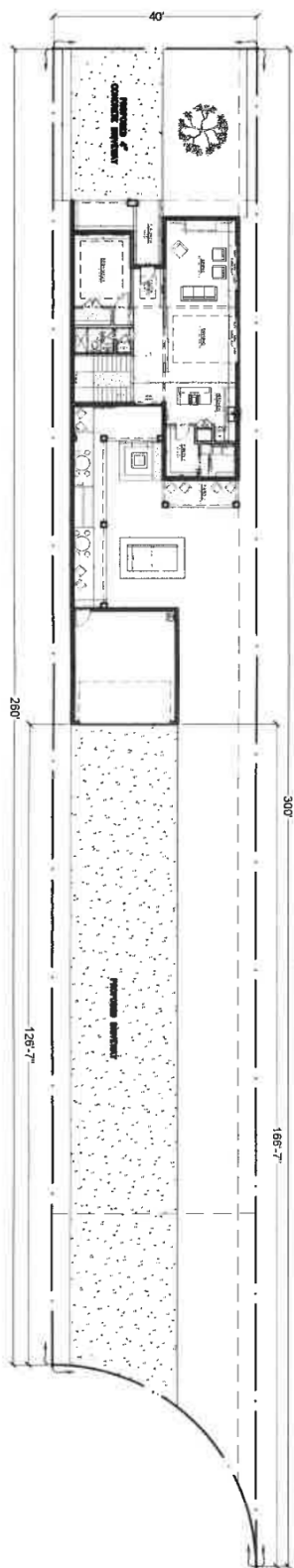
# ZONING MAP



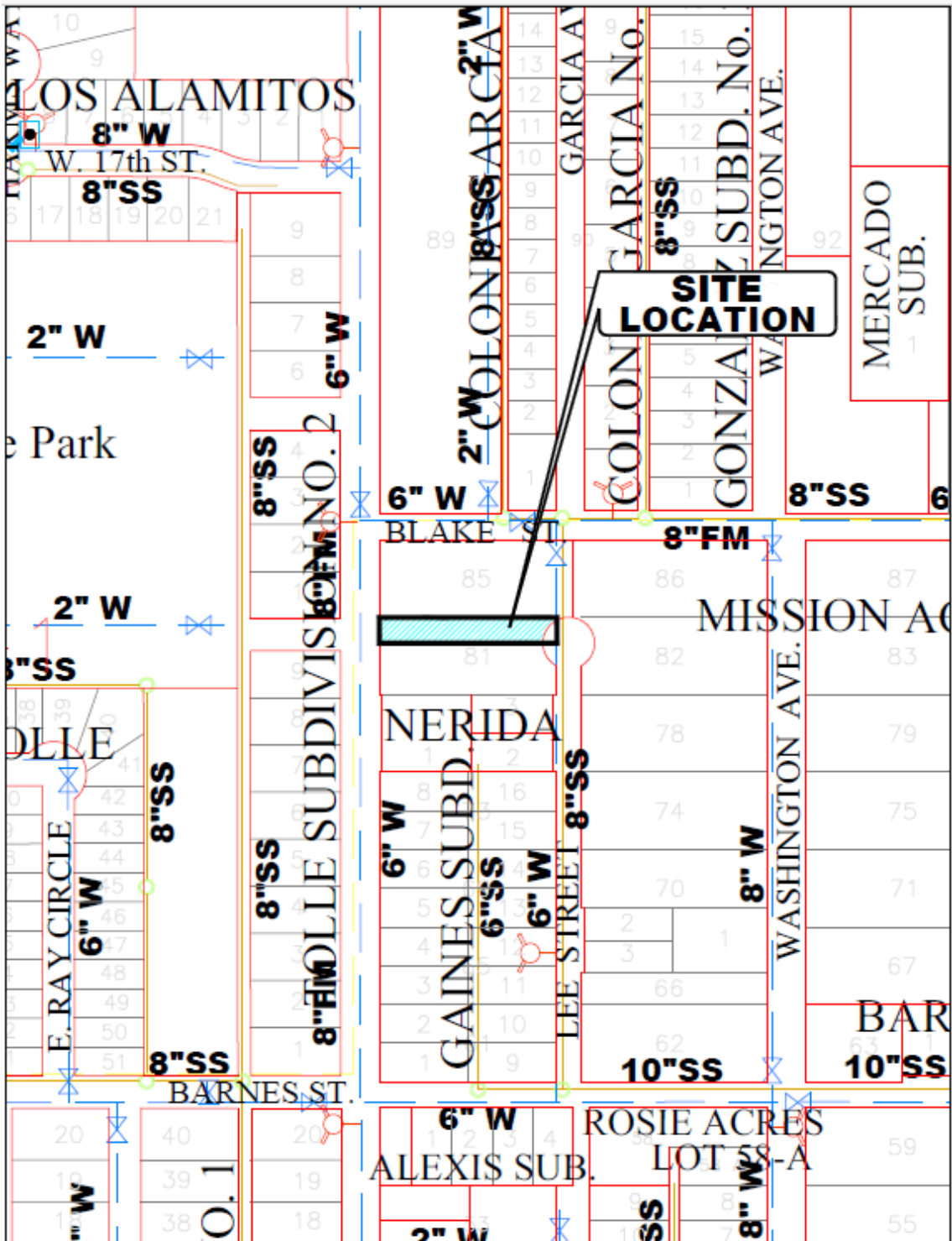
## ZONING LEGEND

- |                                  |                                 |                              |
|----------------------------------|---------------------------------|------------------------------|
| 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 MICTPD 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                     |

### PROPOSED HOME CONSTRUCTION



EXISTING UTILITIES



UTILITY LAYOUT



CITY OF MISSION  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78702

PH: (956) 580-6672  
FAX: (956) 580-6680

No.



## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98-SUBDIVISIONS, ARTICLE III – MINIMUM REQUIREMENT FOR STANDARDS AND SPECIFICATIONS, SECTION 98-134 – STREETS BY ADDING SUBSECTIONS (S) AND (T) RELATING TO ACCESS EASEMENTS AND ACCESS ALIGNMENT; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

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

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

WHEREAS, The Planning and Zoning Commission after notice as required by law, conducted a public hearing and has reviewed the proposed subdivision ordinance amendment and has recommended approval; and

WHEREAS, The City Council, after notice as required by law, conducted a public hearing on the proposed amendment in accordance with Section 212.002 of the Texas Local Government Code; and

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

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

SECTION 1: That the City of Mission Code of Ordinances, Chapter 98-Subdivisions, Article III –Minimum Requirement for Standards and Specifications, Section 98-134 – Streets be amended by adding subsections (s) and (t) with the language underlined (added) to read in full as follows:

(s) Cross-access easements for commercial plats. For any plat, replat, or amending plat creating or modifying a lot intended for commercial use, a non-exclusive cross-access easement shall be shown on the plat where necessary to provide reasonable vehicular ingress and egress between adjoining commercial tracts and to promote safe and orderly traffic circulation. The location, width, and configuration of the easement shall be subject to review and approval by the City Engineer, or Director of Planning based on traffic safety, access management, site circulation, existing and future driveway locations, utilities, drainage, topography, and other applicable development standards.

The requirement may be modified or waived in writing by the City Engineer or Director of Planning if the easement is not feasible, is not necessary for safe and orderly traffic

