



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

REGULAR MEETING

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

APPROVAL OF MINUTES

- 1 Approval of Minutes for P&Z Meeting - July 15, 2026

PLAT APPROVAL

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

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

PUBLIC HEARINGS

REZONING

- 4 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being Lot 6, Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandro - Cervantes

CONDITIONAL USE PERMIT

- 5 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Charmed Event Venue, being Lot 19, Sparks & Townsend Plaza in a C-3 zone General Business District, located at 2704 E. Griffin Parkway, Ste. A1 Applicant: Kathryn Resendez – Cervantes

- 6 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved Food Truck Park in a (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development

Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Delegar, LLC, c/o Jose Sarmiento – Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages and BYOB for an Event Center – Monster Warehouse, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: Rafael Mendez dba Monster Warehouse, LLC – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for a Coffee Shop – Gray Avenue Coffee in a property zoned (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 8. Applicant: Grecia Ramirez – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit for a Commercial Warehouse – Central Kitchen in a property zoned (C-3) General Business District, being the West 60 feet of the West 250 feet of the South ½, Block 6, Citriana Heights Subdivision, located at 301 Del Mar Street Unit A. Applicant: Crown Point Construction – Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit to allow a convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision(U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering – Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4, Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83. – Cervantes

12 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Mobile Food Unit – Martha's Burgers & More, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Martha Avitia – Cervantes

Notice Regarding Executive Session: The City of Mission Zoning Board of Adjustments 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 30th day of July, 2026

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 30th day of July, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

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

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

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

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

Texas Government Code Section:

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|-----------------|--|
| 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 **30th day of July, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
JULY 15, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

Steven Alaniz

STAFF PRESENT

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

GUEST PRESENT

Stephanie Casas
Graciela Casas
James Sanchez
Ronne Ontiveros
Maria Ester Salinas
Adie Ocha
Bob Galligan
Lane Rangel

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JULY 1, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for July 1, 2026. Ms. Thompson moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum R-1T Townhouse Residential District frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

Mr. Ramirez stated the Abrego Abodes Subdivision consists of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83. The subdivision lots will have access from E. 2-1/2 Street, which will be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road will also be widened and paved with curb & gutters. The Engineering Department has reviewed and approved the drainage report. The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z and approved by City Council on February 10, 2026. The subdivision engineer is requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as

specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), 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 recording the plat. Staff recommend approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre noted that they were requesting a 20-foot variance.

Mr. Ramirez confirmed that was correct for lots 2 through 6.

Chairwoman Izaguirre asked if East 2 1/2th Street was the front of the property.

Mr. Ramirez stated that it was.

Chairwoman Izaguirre asked why staff was recommending denial.

Mr. Ramirez explained that the R1T zoning code requires a 25-foot lot frontage, and because staff believes the project can meet that requirement, they are recommending the variance be denied.

Mr. Sanchez asked if a reason had been given as to why they chose 20 feet over 25 feet.

Mr. Ramirez stated that it was more of a marketing strategy to maximize the lot space. He added that while they proposed 20 feet, the issues had been addressed.

Chairwoman Izaguirre asked what the minimum requirement was.

Mr. Ramirez stated it was 25 feet.

Chairwoman Izaguirre clarified that she thought he meant a variance from the front setback.

Mr. Ramirez clarified that it was actually just for the frontage width.

Chairwoman Izaguirre confirmed that he was talking about the width of the lot.

Mr. Ramirez stated that was correct.

Chairwoman Izaguirre reiterated that she initially thought the 20-foot request was for a front setback.

Mr. Ramirez clarified that it was a matter of width, noting the minimum should be 25 feet while the proposed width was 20 feet.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the request for Plat Approval subject to conditions as recommended by staff. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Conditional Use Permit:

To allow a portable building for office use

Being A 0.468-acre tract out of Lot 3, Mission Acres Subdivision, Located at 1612 West Business Highway 83

C-3

Maria G. Mendoza

Mr. Cervantes stated that the site is located 165 feet West of Washington Avenue along the North side of West Business Highway 83. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a portable building for office use. The use will be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision. The proposed days and hours of operation are Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed. Staff: 2 Employees. Parking: Staff require a minimum of 4 parking stalls for the site. 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 recommends approval of the request, subject to: Approval for a two years with no renewals; Must comply with all City Codes (Building, Fire, Health, etc.), Must comply with landscaping and parking code, Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm, Must comply with the noise ordinance, CUP is not transferable to others.

Mr. Cervantes stated that he was changing the recommendation from the original packet to a two-year approval, with the understanding that there would be no renewals and that this condition would apply to the property rather than the applicant. He explained that this adjustment aligns with how the City Council recently voted on two portable buildings along the expressway. To remain consistent, he applied that same recommendation to this case, meaning the property would be allowed to host the portable building for two years, after which a permanent foundation would be required.

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

Chairwoman Izaguirre asked for confirmation that the property is not located off the expressway.

Mr. Cervantes confirmed it is a commercial property.

Ms. Austin asked about the size of the building.

Chairwoman Izaguirre noted that the property is only 74 feet wide.

Mr. Cervantes stated it is a small building measuring 10 by 17 feet.

Chairwoman Izaguirre asked about the length of the lot.

Mr. Cervantes replied that it is 150 feet long.

Mr. Sanchez noted the recommendation for the permit to run with the property rather than the applicant and asked if there was any kind of notice or due process requirement to inform subsequent purchasers.

Mr. Cervantes explained that for the two expressway portable buildings processed a month prior, the Council voted this way specifically so that a new applicant could not take over the site with a new timeline. He emphasized that the restriction limits the property to two years total regardless of additional applicants, aiming for a strict two-year limit with no renewals.

Mr. Sanchez questioned how binding that restriction would be over time, noting that different city councils have been advised to revisit such issues over the years.

Mr. Cervantes acknowledged that things can change, but stated that this serves as the current update. He added that he will have a workshop the following week with the City Council to facilitate additional discussions on the matter.

Ms. Garza asked for clarification on whether the approval term was two or three years. Mr. Cervantes confirmed it is for two years with no renewals, tied directly to the property.

Ms. Austin asked if it was known how many employees would be working there.

Mr. Cervantes responded that it would likely be between one and two.

Ms. Garza asked where they would park,

Mr. Cervantes stated that the applicant needs to add that detail to the site plan, which remains a work in progress, but must include customer parking.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #4

Conditional Use Permit:

**To allow a 20' x 76' portable building for
office use – Medcare – EMS**

**Being the East fraction of Lots 1 & 2, Block 178, Mission
Original Townsite Subdivision, located at 511 W. 11th Street
C-4**

Veronica Ontiveros

Mr. Cervantes stated the site is located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas. The proposed days and hours of operation are Monday–Sunday, 24/7. Staff: 7 Employees. Parking: A business this size requires a minimum of 7 parking stalls. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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: Approval for a 2-years with no renewals; Hours of operation are Monday through Sunday, 24/7; Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.); Must comply with the noise ordinance; 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. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #5

**Conditional Use Permit
Renewal:**

**The Sale & On-Site Consumption of
Alcoholic Beverages – Hampton Inn & Suites
Being Lot 1, Hampton Inn & Suites Subdivision,
Located at 2505 Victoria Drive,
(C-3)
Victoria Heights, LLC,
c/o Pratiba Kasan**

Mr. Cervantes stated the subject site is located 1,320' east of Shary Road along the North side of Victoria Drive. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone requires the approval of a Conditional Use Permit by the City Council. The applicant has a 4-story hotel that has been in business since October 2008. Access to the site is off two 26' driveways of Victoria Drive. The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons. The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic

beverages at this location was on July 8, 2024 for a period of 2 years. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours. Staff: 22 employees in different shifts Parking: In reviewing the site plan, the 4-story building has 108 rooms, which require 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code. Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300' from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that falls within the 300 feet; however, P&Z and City Council have waived this separation requirement in the previous conditional use permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners. Staff notes that there have been no incidents reported to the Police Department. 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 permit; 2) Waiver of the 300' separation requirement from residential homes; 3) Compliance with all City Codes (Building, Fire, Health, etc.); 4) CUP not to be transferable to others; 5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to un-tabled item #6. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.

Ended: 6:00 p.m.

Item #6

**Tabled Conditional
Use Permit Renewal:**

**A Bar and for the Sale & On-Site Consumption
of Alcoholic Beverages – The Ice House, LLC
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.**

(C-3)

Lane Rangel

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th 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. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicles, three (3) abandoned vehicles, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business. 2. Continued compliance with all City Codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes. 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others. 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m. 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m. 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Mr. Cervantes presented the update, noting that the report from the red line differentiates between the last processing to today. He stated that above the red line was the crime report detailing activity since the case was last seen, which showed only minor incidents. He reported that the police chief had no objections and recommended approval. Mr. Cervantes reminded the board that at the last City Council meeting, the Council imposed additional restrictions. Specifically, live music was restricted to Saturdays and Sundays only, from 12:00 p.m. to 9:00 p.m. He added that photos detailing violations had been received from Ms. Salinas, placed in the board packets, and referenced during the police briefing. Staff recommended a one-year approval term. He further noted that the establishment was willing to provide one security officer after 8:00 p.m., having reduced their occupancy after that hour to meet the required threshold.

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

Ms. Stephanie Casas stepped forward and stated her name as Stephanie Casas, residing at 324 East 8th Street and explained that she works overnight shifts from 7:00 p.m. to 7:00 a.m., making it

difficult for her to sleep during the day due to the loud noise. She noted that she had called the police department regarding the issue long before and that residents had been dealing with this disturbance for eight years, spanning back to when she was pregnant with her son. She expressed her opposition to the request due to her work schedule.

Chairwoman Izaguirre asked Ms. Casas how close she lives to the establishment and requested her address again. Ms. Casas repeated her address as 324 East 8th Street.

Chairwoman Izaguirre asked staff to pull up the site location map to identify which block Ms. Casas lived on.

Ms. Casas stated she was on block 116.

Mr. Hernandez stated that 324 East 8th Street appeared to be Lot 12 on Block 116.

Ms. Thompson asked if Ms. Casas lived right across the corner from the establishment.

Ms. Casas confirmed.

Ms. Thompson noted that the house sat on the corner directly across the street.

Chairwoman Izaguirre clarified the location as being at Oblate Avenue and 8th Street, noting she was on Lot 12 block 113.

Ms. Garza asked staff if she was within the 200-foot notification radius.

Chairwoman Izaguirre reviewed the map and stated that Ms. Casas was actually outside the radius.

Mr. Rob Galligan stepped forward and identified himself as a co-owner of the establishment. He stated that since restrictions were put in place about a year and a half prior, the business had not featured any outdoor live music, meaning no noise was coming from the establishment. He clarified that any music played is kept inside where it cannot be heard from the outdoors. Mr. Galligan addressed past accusations, stating that the business had been restricted based on incorrect allegations of prostitution and drug sales made by a single individual, who was not the person who had just spoken. He explained that these accusations had severely hurt their business. He noted that while they used to host live music from 3:00 p.m. to 6:00 p.m. a couple of days a week during the winter Texan season, they were no longer permitted to do so. He concluded by stating that the music tradition at the venue was nearly 80 years old and had operated for many years without issue.

Ms. Maria Ester Salinas addressed the board, stating her name and referencing properties at 719 Oblate Avenue and 715 Miller Avenue. She noted that a stand had been taken against the regional alcohol permit. She disputed the co-owner's claims about financial harm, stating that the business was instead harming the lives of the neighbors. Ms. Salinas argued that while the location was grandfathered as a store from her time living in the area since the 1950s, it was never grandfathered as a bar or canteen. She raised concerns over parking capacity, stating the business only has 12 parking spots despite having a capacity for 360 people, and called on the city to intervene. Beyond the music, she expressed concern over traffic, cars, motorcycles, and the impact on neighborhood safety and children's education. Ms. Salinas noted that several petitions had been submitted, including signatures from the school board and a resident named Ester, emphasizing that school

officials did not want the children's health, sleep, or test scores affected by the noise. She shared that a school board member, Mr. Garza, suggested the business relocate to another area to become a nice restaurant. Responding to the applicant's remarks about false accusations, Ms. Salinas stated she was not lying, reporting that neighbors had complained to her about illegal activities outside and break-ins. She concluded by stating that if they keep their music entirely inside with nothing outside, that would be acceptable.

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. Cervantes pointed out that item number 11 represented a process to limit the business to the live music outside. He noted that the applicants had requested to modify the hours to for the live music outside Monday through Friday from 2:00 p.m. to 7:00 p.m.

Ms. Thompson asked for clarification regarding the timeline of the police reports.

Mr. Cervantes explained that the crime data differentiated the incidents that occurred after the case last went before the City Council.

Ms. Thompson noted that this applied to the first five incidents.

Mr. Cervantes confirmed that was correct.

Ms. Thompson then asked when the last approval had taken place.

Mr. Cervantes replied that it occurred on October 28, 2025.

Ms. Thompson asked what the length of that term was, noting that the period from October to the current meeting was not a full year.

Mr. Cervantes clarified that it had been about seven or eight months, explaining that while it had originally been approved for six months, it was just late showing up on the agenda.

Ms. Thompson observed that, essentially, five incidents had occurred within a six-month span.

Mr. Cervantes agreed but noted he had checked with the police chief, who considered the incidents to be minor and held no objections.

Chairwoman Izaguirre asked if the abandoned vehicle issue had been resolved.

Mr. Rangel stated that he would take care of it that week.

Chairwoman Izaguirre noted that the vehicle appeared to have been reported there several times since June 25th.

Ms. Garza stated that the issue fell under code enforcement.

Chairwoman Izaguirre countered that it was a police department matter.

Ms. Garza agreed.

Chairwoman Izaguirre then asked Mr. Cervantes to clarify whether an abandoned vehicle is handled by code enforcement or the Police Department.

Mr. Cervantes replied that it depends on the circumstances.

Ms. De Luna clarified that if a vehicle is parked on the street, it is a police department matter, but if it is inside the property, it falls under code enforcement.

Ms. Austin asked if it was known who owned the vehicle.

Mr. Rangel stated that it belonged to him and clarified that it was not abandoned, as he was using it for a vehicle wrap featuring an "ICE HOUSE" label.

Mr. Sanchez asked if a Mission Police Department incident number had been assigned to the case if a code enforcement report existed.

Ms. De Luna stated that all of the recorded incidents belonged to the Police Department and that there was no code enforcement report.

Ms. Thompson asked if the board had any code enforcement reports reflecting issues on the property.

Ms. De Luna replied that they could request one, but they did not currently have one on hand.

Ms. Thompson asked if staff was aware of any existing code enforcement issues.

Mr. Cervantes replied that they were not, as code enforcement had not been called out to the site.

Ms. De Luna reiterated that all the current documentation pertained strictly to the Police Department.

Ms. Thompson pointed out that the operators had been made aware of ongoing parking issues during the previous meeting in October.

Mr. Cervantes agreed, explaining that it is a very old business with limited parking that is grandfathered in a way. He noted that the operators are trying to acquire more parking, but the property to the north is not for sale. He stated that until that northern property becomes available, the business is limited to its current parking capacity, which has been the case for many years, resulting in people parking elsewhere.

Ms. Garza directed attention to the staff recommendation for a maximum occupancy of 150 people.

Mr. Cervantes clarified that this maximum occupancy would apply before 8:00 p.m.

Ms. Garza then asked how many parking spaces would be required under that recommendation.

Mr. Hernandez and Mr. Cervantes calculated that a 150-person occupancy would require 50 parking spaces.

Chairwoman Izaguirre pointed out that the establishment only has 12 parking spaces, questioning how staff could request an approval under those conditions.

Mr. Cervantes repeated that the business holds a highly grandfathered status.

Chairwoman Izaguirre responded that common sense must apply when attempting to park 150 people.

Ms. Thompson asked what would happen to the item if the board denied the request, specifically asking if it would head to the City Council.

Mr. Cervantes confirmed that it would and stated that the board has the authority to recommend denial.

Ms. Thompson then asked if the City Council would require a supermajority vote to override a denial recommendation from the board, or if a simple majority would suffice.

Mr. Cervantes stated that a supermajority was not required.

Chairwoman Izaguirre corrected him, stating that the City Council would indeed need a supermajority vote to override the board's recommendation.

Ms. Austin suggested that if the street parking was inadequate, the board could act on that basis, but she noted that patrons should not be parking in the street.

Ms. Thompson concluded by stating that while grandfathered status generally allows a business to continue indefinitely, it does not mean the situation is ideal. She expressed the opinion that there are other uses for the property that would be far more beneficial to the neighborhood. Given that persistent issues continue to arise on a monthly basis, she stated that the problems would simply keep returning.

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

Started: 6:00 p.m.

Ended: 6:01 p.m.

Item #7

Site Plan Approval:

Construction of a supermarket

Named Border Town

Lot 1, Laguna Oaks Subdivision Phase I

Jorge De Zenea

Mr. Ramirez stated that Jorge De Zenea is requesting Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community. The site is located at the Southeast corner of S. Inspiration Road. and Mile 1 S. Road. The applicant is proposing one structure with two main entrances from S. Inspiration Road and Mile 1 South Road. The building footprint is set to the far Southeast corner of the property exceeding the minimum building setback

requirements set by the original plat design and the City's zoning ordinance. A total of 33 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. Fire lanes and cross pedestrian pathways are noted throughout the site by the Fire Marshal's directive. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 6:01 p.m.

Ended: 6:01 p.m.

Item #8

Site Plan Approval:

**Construction of a commercial warehouse
which will serve as the Central Kitchen
for La Ganadera, located at 301 Del Mar Street
Nicolas Elizondo**

No Action.

Started: 6:01 p.m.

Ended: 6:01 p.m.

Item #9

Site Plan Approval:

**Construction of a residential hotel
on Lot 3, Sharyland Plantation
Grove Hotel/Bungalow Subdivision
within the existing site of the Bungalows
on Shary located at 3700 Plantation Grove Boulevard
Oscar Falcon**

Mr. Ramirez stated the property is located within the existing Bungalows on Shary complex at the SE corner of S. Shary Road and Plantation Grove Boulevard. The new addition will include access from Santa Lorena Street. The complex was designed for PUD type construction and will be prepped with a traffic driveway complete with curb and gutters, drainage, and utilities. The structures meet all the zoning setback requirements. Proposed are 18 Living Units within 5 structures (1 being a story building). Typically, every unit will measure 580 square feet, and every building will house 4 units for a total of 2,320 square feet. The only building with 2 stories will house 2 units. Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. A

landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a lighting plan will be reviewed as to not affect nearby neighborhoods. Buffers exist therefore no separation will be imposed. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none

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

ITEM#10

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:01 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- November 18, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- July 23, 2026 – Final review of plat and construction plans deemed complete by SRC.
- August 5, 2026 – Consideration of the Plat Approval Subject to Conditions by the Planning and Zoning Commission.
- August 25, 2026 – Consideration of the requested Plat Approval Subject to Conditions by the City Council.

Summary:

- The Subdivision is located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue. The proposed land uses for this subdivision are consistent with the surrounding areas of commercial and residential.
- Griffin Gardens Subdivision proposes the North lots 1-3 for commercial use and the South lots 1-30 to be used for townhomes with 2 detention areas. The average proposed townhouse lot will measure 40 feet in width by 110 feet in depth, 12 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1T Townhouse residential zone.
- The site will have frontage to W. Griffin Parkway. The internal public streets are 32 feet back-to-back, within 50 feet right-of-way. This subdivision is only accessible from W. Griffin Parkway.
- Water and sanitary sewer will be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond. The said ponds will be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway permit # 660130
- The Capital Sewer Recovery Fees (\$200xlot for residential) (\$750xacre for commercial), Park Fees (\$675xlot), and Conveyance or Payment of Water Rights (\$3000xacre) will be imposed. Water District Exclusions and all other format findings will be complied with prior to plat recording.
- All items on the subdivision checklist will be addressed prior to recording the plat.

STAFF RECOMMENDATION:

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

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

20250071-11/18/25 3BU FAMILY LIMITED PAR
GRIFFIN GARDENS SUB 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

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

CITY OF MISSION SUBDIVISION APPLICATION



PLAT FEES

Name: 3BU Family Limited Partnership, LTD

Address: 533 N. Alamo Rd.

City: Alamo, TX 78516

Phone: c/o (956) 381-0981

Subdivision Name:

~~Villas at 495 Subdivision~~

Griffin Gardens
Subdivision

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-1

Water Dist. UID _____

School Dist. _____

Mission ISD _____

of Lots: Residential ³⁷ Non-Residential ³ Common Areas/Lots ²

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

1,393

L. F. of

8"

Water Lines

L. F. of

Water Lines

Other: _____

Suburban MSR cost of water meters &
ETJ Only:

Membership costs \$ _____

SEWER

1,224

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

1182

L. F. of

42

Wide Streets

L. F. of

Wide Streets

Other: _____

STORM SEWER

960

L. F. of

24"

Storm Lines

75

L. F. of

8"

Storm Lines

172

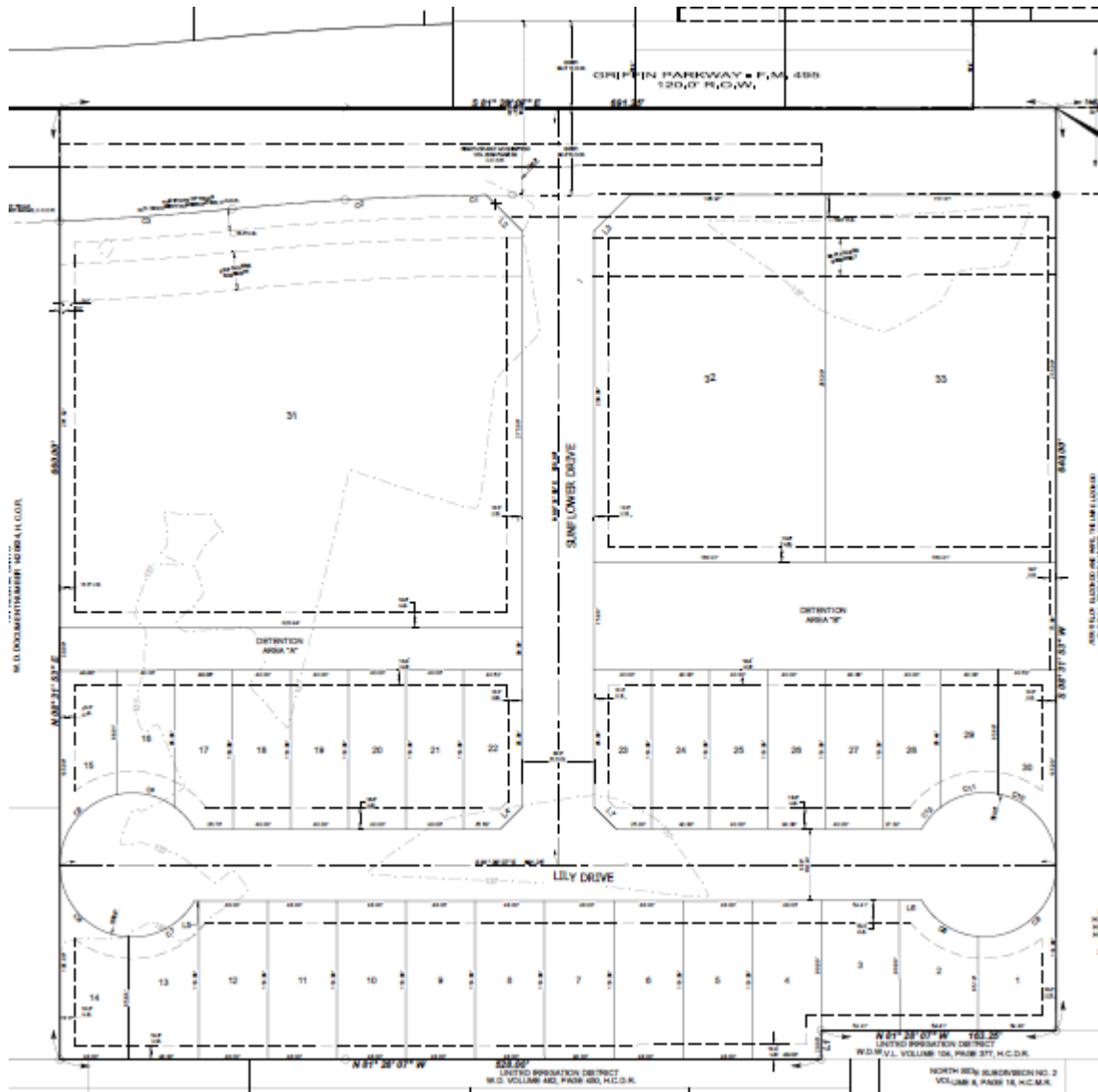
L. F. of

30

Storm Lines

20250871
11/18/25

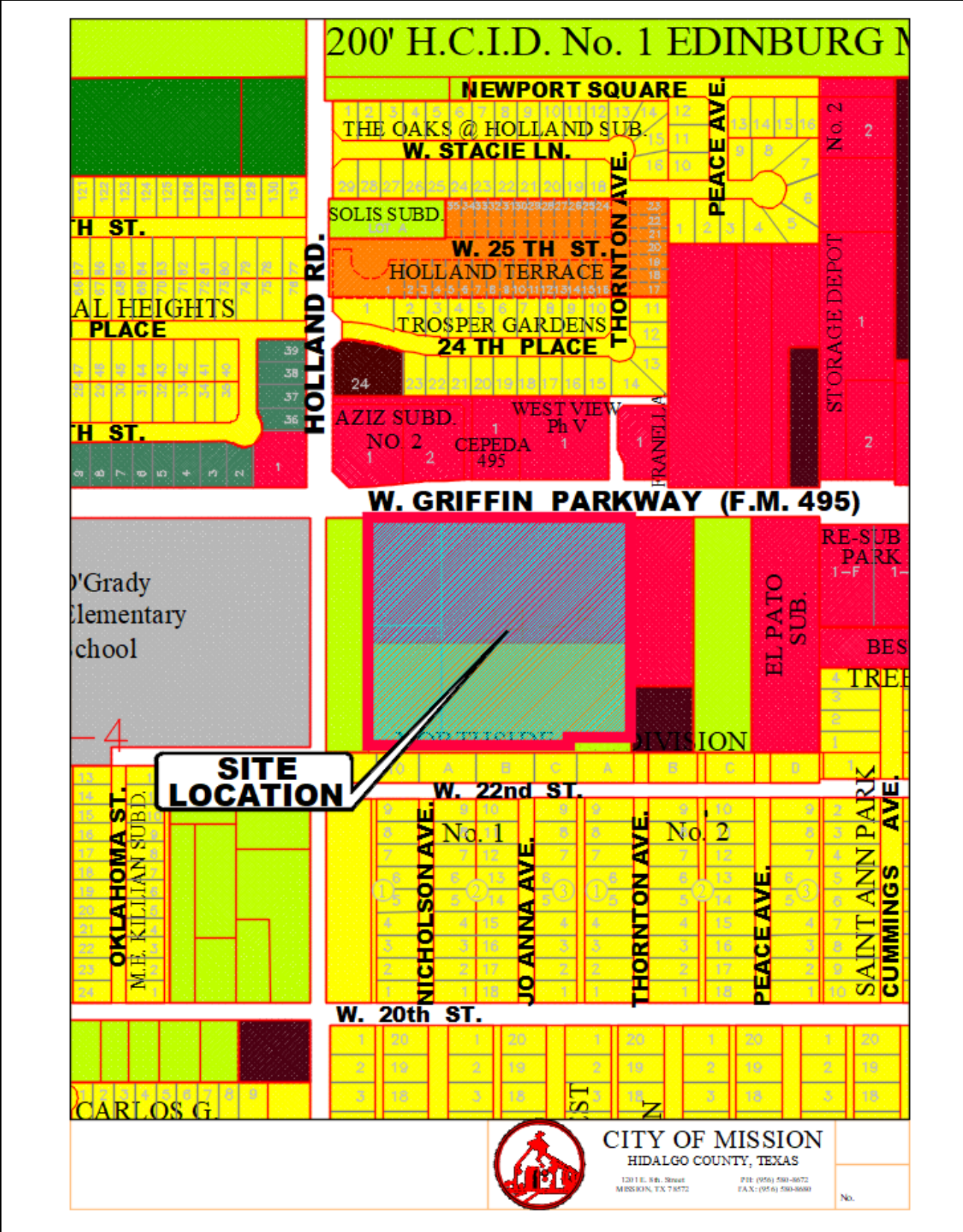
Revised 2023

PLAT

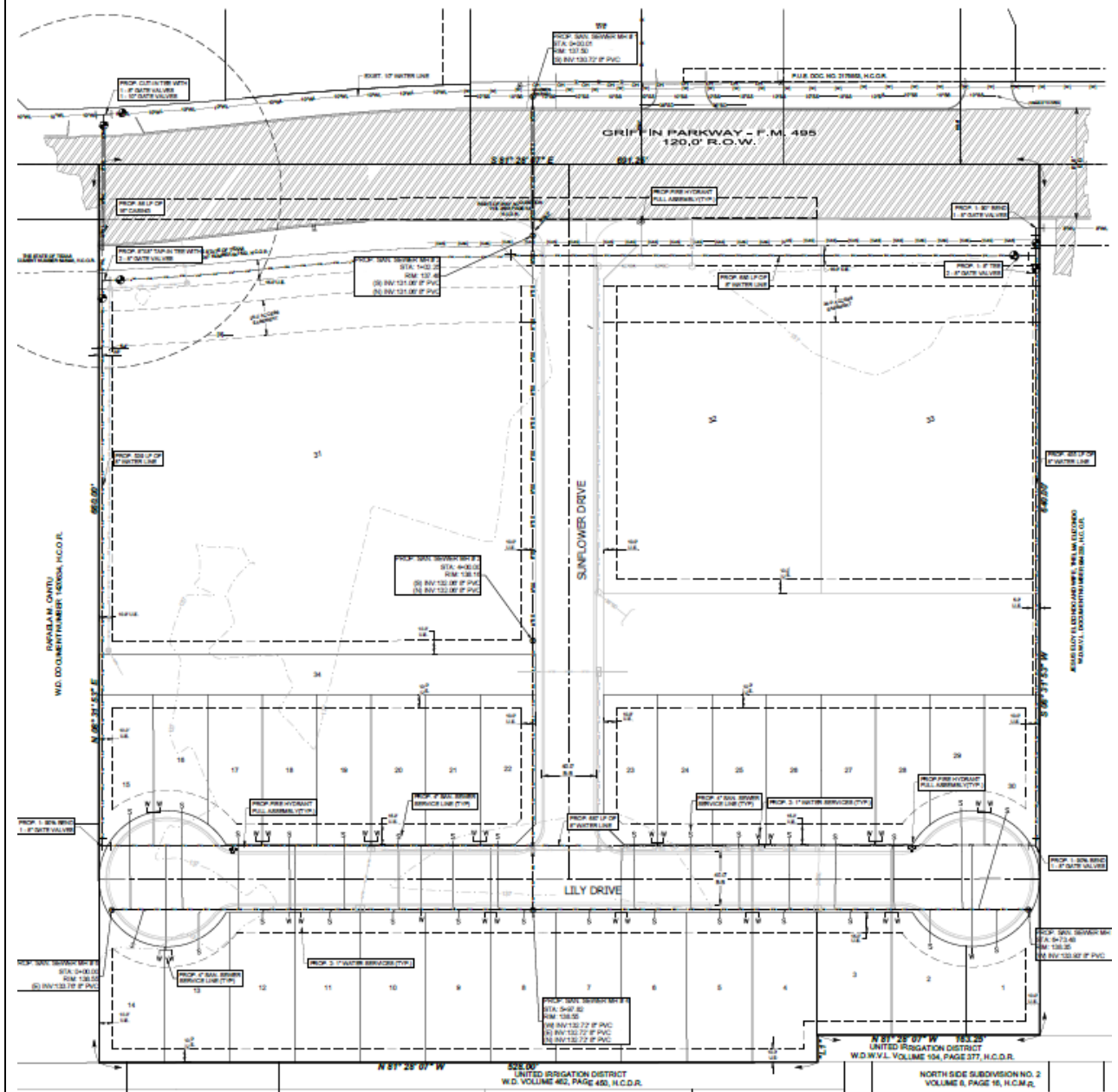
AERIAL PHOTO



ZONING MAP



UTILITY LAYOUTS



DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement
GRIFFIN GARDENS Subdivision
Project #25040.00 Date: March 15, 2025
Revised: May 22, 2025
Revised: May 20, 2026
Revised: June 15, 2026

GRIFFIN GARDENS SUBDIVISION, A tract of land containing 10.399 acres situated in the City of Mission, County of Hidalgo, Texas, being out of Lot 24-5, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56 Hidalgo County Map Records, which said 10.399 acres being out of a certain tract conveyed to 3BU Family Limited Partnership LLC, by virtue of a General Warranty Deed, recorded under Document Number 3503059, Hidalgo County Map Records. This subdivision is in Flood zone "X" (unshaded) areas determined to be outside 500- year floodplain. Community-panel number 480345 0005 C map revised: November 20,1991. The property is located 140 feet East of the corner of N Holland Ave. and W Griffin Pkwy. The property is currently a residential property obtaining mostly open grassland with Lots 31-33 being commercial lots use, lots 1-30 being used as single-family lots, and 2 detention areas, currently inside the City of Mission, Texas.

The soil in this area is (28) Hidalgo sandy clay loam and (31) Hidalgo-Urban land complex, which are in Hydrologic Group "B". This soil is moderately pervious and has a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

The existing runoff is in a northeasterly direction, with a runoff of 7.41 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 54.48 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 47.07 c.f.s.

The proposed drainage shall consist of surface runoff from the lots into the proposed streets and collected by type "A" and "C" inlets located at key points within the subdivision. The pipe size diameters shall be 24"-30". The proposed storm system shall be discharged into proposed private detention ponds on the North side of the property.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 121,076 cubic feet of detention will be provided within the proposed private detention ponds. The said ponds will be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway Permit # 660130.

☐ REJECTED ☒ APPROVED FOR SUBMITTAL ☐ TO H.C. PLANNING DEPT. ☒ TO CITY ☒ DISCHARGE PERMIT REQUIRED ☐ DISTRICT FACILITY ☐ CITY FACILITY ☒ OTHER _____ TxDot _____ Alexis Lopez H.C.D.D. NO. 1	 6/30/26 DATE
---	---------------------

Mario A. Reyna, P.E. #117368
 President



• OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

Submit a TxDot permit through Rulis



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- November 19, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- July 30, 2026 – Final review of plat and construction plans deemed complete by SRC.
- August 5, 2026 – Consideration of the Replat Approval Subject to Conditions by the Planning and Zoning Commission.
- August 25, 2026 – Consideration of the requested Replat Approval Subject to Conditions by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommend approval of the Replat of Ulloa Subdivision subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, and approval of the infrastructure from the different City departments as per the approved construction plans.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

RECEIVED



CITY OF MISSION SUBDIVISION APPLICATION

Name: <u>Jose & Maria Ulloa</u> Address: <u>927 Jay Ave.</u> City: <u>Mission, TX 78572</u> Phone: <u>417-593-1328</u> Subdivision Name: <u>Ulloa Subdivision</u>	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) Yes **Suburban ETJ** N/A **Rural ETJ** N/A
Zone: R-4 **Water Dist.** City **School Dist.** Mission ISD

of Lots: Residential 8 **Non-Residential** _____ **Common Areas/Lots** _____
Water CCN: **SWSC** N/A **LJWSC** N/A **MUD** N/A

WATER <u>261</u> L. F. of <u>8"</u> Water Lines <u>261</u> L. F. of <u>12"</u> Water Lines Other: _____ Suburban ETJ Only: MSR cost of water meters & Membership costs \$	SEWER <u>261</u> L. F. of <u>8"</u> Sewer Lines <u> </u> L. F. of <u> </u> Sewer Lines Lift Sta: <u>N/A</u> N/A-Septic Use: <u>N/A</u> Other: _____ Cost of Septic Tanks
---	--

STREETS <u>261</u> L. F. of <u>30' (Jay St.)</u> <u>261</u> L. F. of <u>71' (Insp. Rd)</u> Other: _____	SEWER <u> </u> Storm Lines <u> </u> Storm Lines <u> </u> Storm Lines
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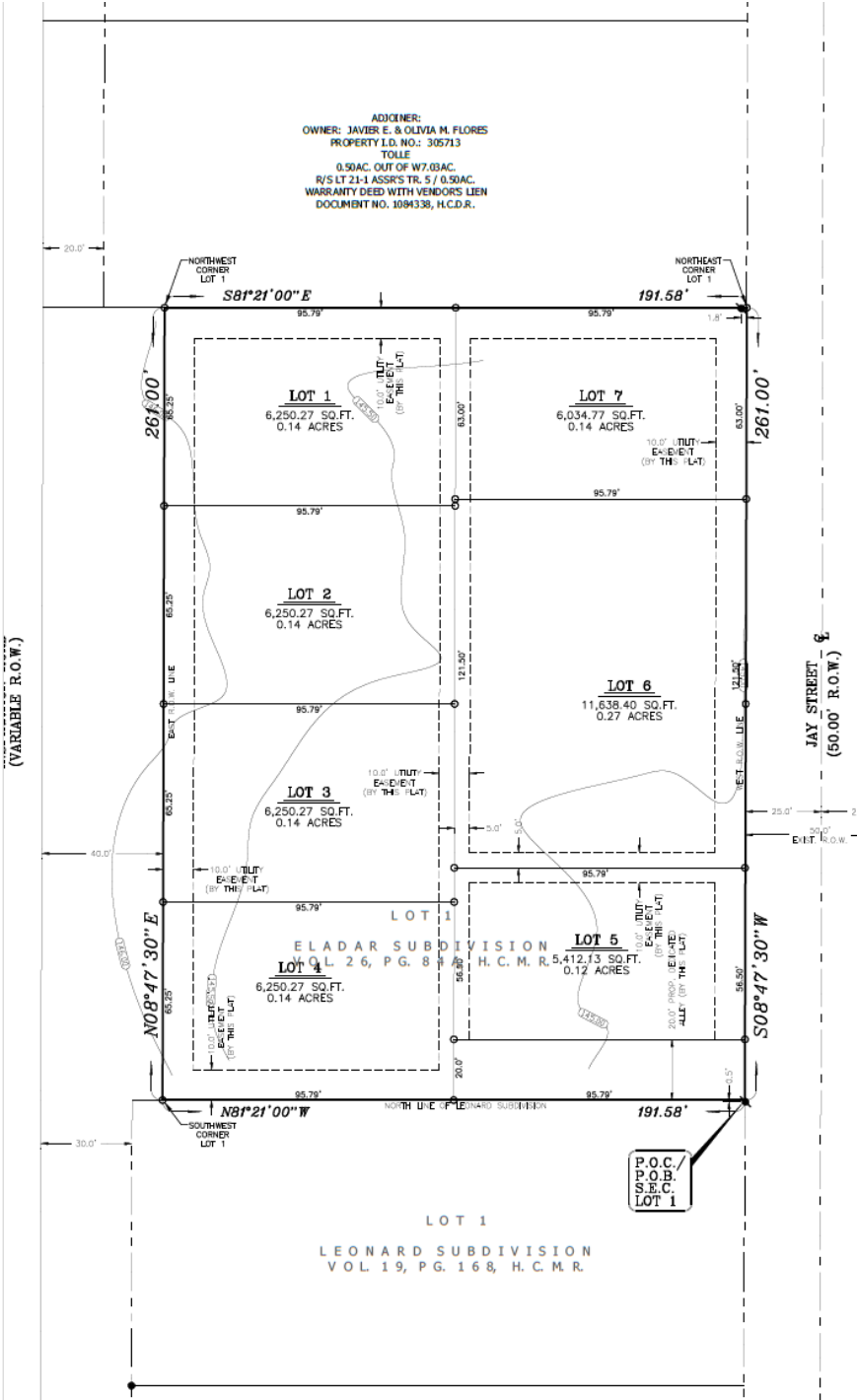
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 OPER: MDLC - TERM: 007
 REF#: 22-111101703
 TRAN: 550.0000 BUSINESS LICENSE
 20250874-11/19/25 ULLOA, JOSE & MARIA
 GRIFFIN GARDENS SUBD 400.00CR
 TENDERED: 400.00 MONEY ORDER
 APPLIED: 400.00-
 CHANGE: 0.00

Revised 2023

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

90250874

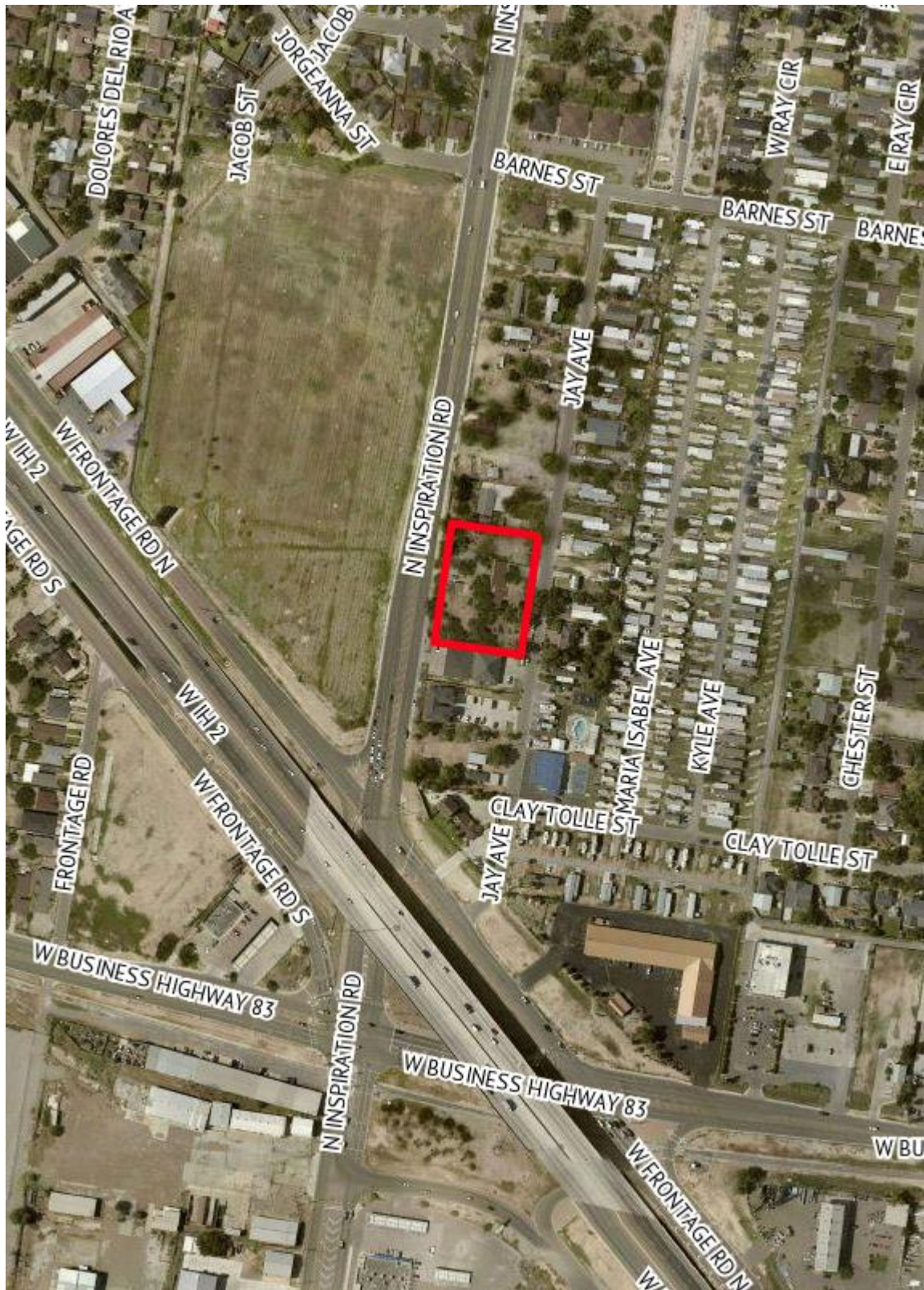
PLAT



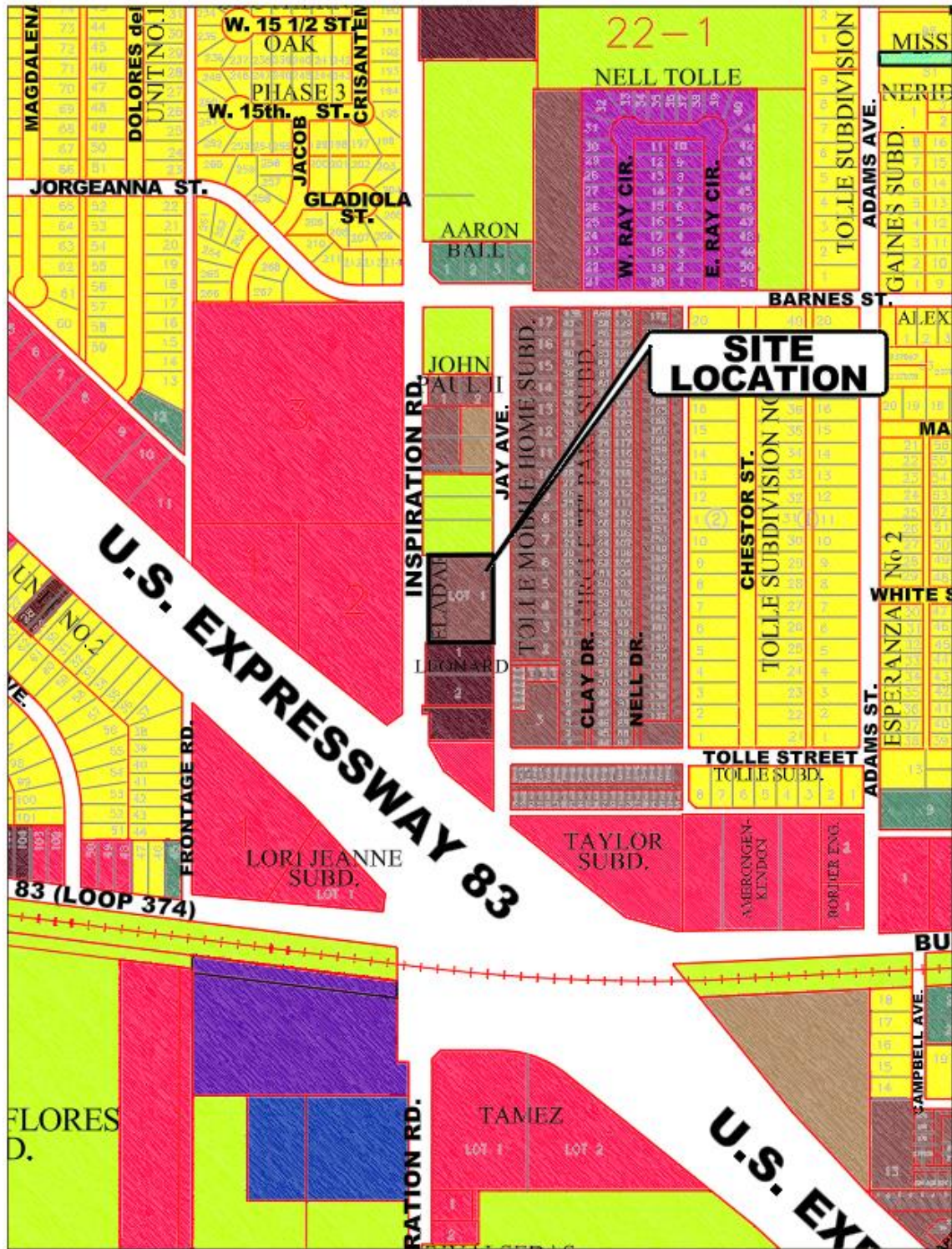
ULLOA SUBDIVISION

AN ADDITION TO THE CITY OF MISSION,
HIDALGO COUNTY, TEXAS.

AERIAL PHOTO



ZONING MAP



ZONING MAP



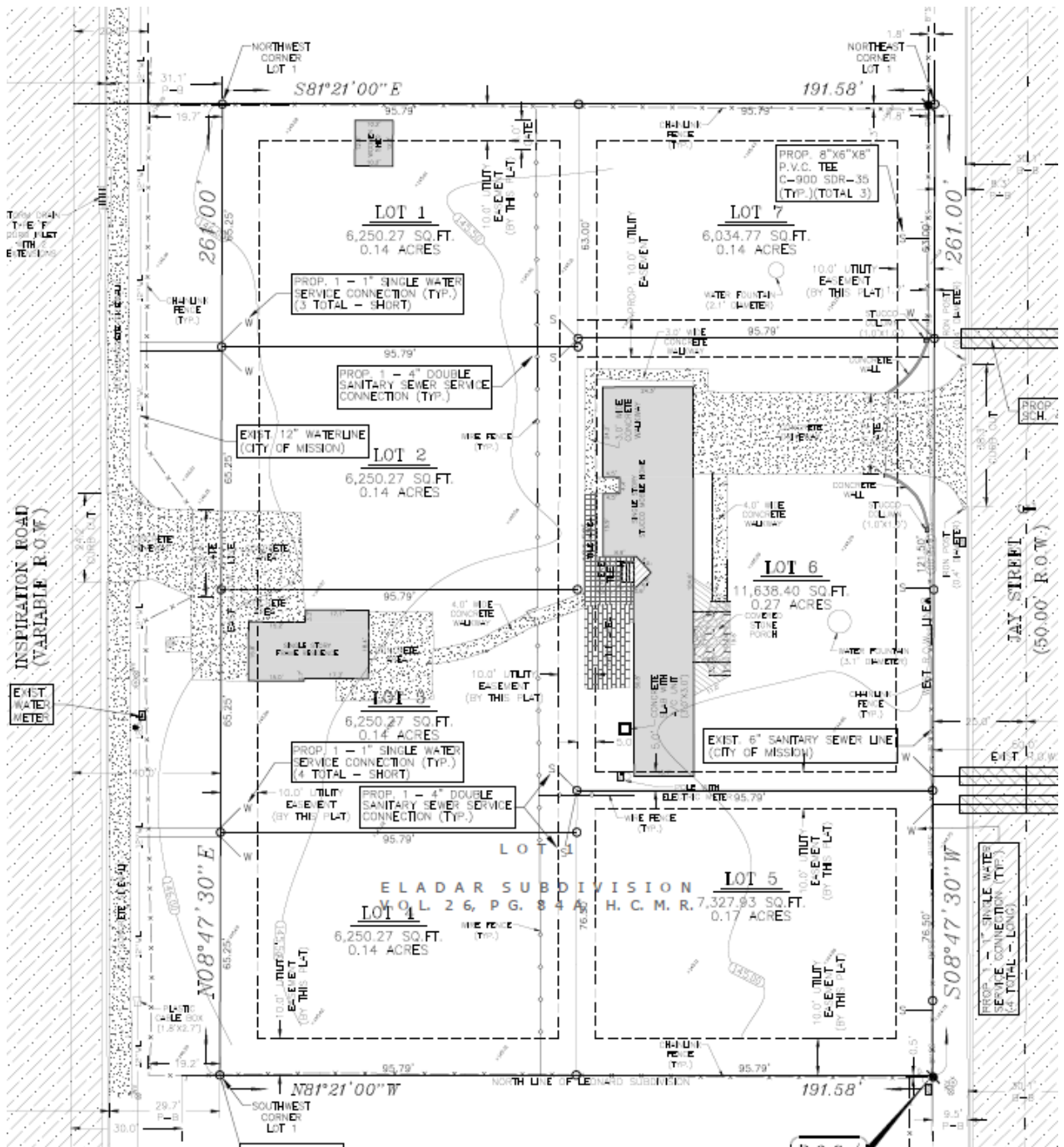
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1001 E. 8th Street
MISSION, TX 78572

PH: (361) 334-6672
FAX: (361) 334-6650

No.

UTILITY LAYOUTS



DRAINAGE REPORT

INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 11/05/25 Attached
- B. Plat reduction of Ulloa Subdivision, Mission
- C. Copy of FIRM – CPN 480345 0005 C, dated 11/20/81
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Ulloa Subdivision is an eight (8) lot 1.15 acre residential merical plat out of a part of Lot 1, Eladar Subdivision, Mission, Hidalgo County, Texas. This tract is located south of Barnes Street along the west side of Jay Street. The site has double frontage with Inspiration Road along the west side. This proposed subdivision plat is located in Zone "X" as per the FIRM Community Panel No. 480345 0005 C, dated 11/21/81. Zone "X" areas are defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levee from 100-flood." The site currently occupied being used a a commercial heavy equipment rental business. This site has 261.0 feet of frontage along Jay Street and Inspiration Road along with a depth of 19158 feet (east/west). Inspiration Road is a TxDOT road and Jay Street is a City of Mission roadway. Both streets are completed with pavement, curb & gutter and storm sewer improvements.

There is an existing mobile home on the 1.15 acre tract of land, and, one single family residence. The remainder of the property is vacant and un-improved. It is proposed that single family homes will be constructed on the available lots, and, the existing mobile home may need to be relocated into it's own lot.

Soils of this proposed plat consist of a Hidalgo Fine Sandy loam complex (Map Unit No. 26) with slopes between 1 and 3 percent. This Class B soil is well drained with medium surface runoff and moderate permeabilities. This soil unit is assigned to subclass IIe non-irrigated and irrigated; it is in the Gray Sandy Loam range site and may be seen on Sheet 92 of the Soil Survey of Hidalgo County, Texas.

Waters within this property essentially flow via sheet flow in a south south-easter direction away from Inspiration Road. Waters entering and/or falling on the paved section of Jay Street flow south along Jay Street away from these lands and into the drainage system of Inspiration Road. There is not storm sewer along Jay Street – storm sewer is located along Inspiration Road.

In accordance with the drainage policies of the City of Mission, this subdivision shall be required to detain on-site the total volume of water CREATED by the post-development of this 1.15 acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 with a future computed drainage coefficient of 0.43 – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 250.0 feet and an average south south-easterly slope of 0.40%, it was computed that the improved condition would produce an additional volume of 4,784.26 Cubic Feet, or, 0.110 Acre-Feet. Runoff shall increase from 1.05 CFS to 3.41 CFS – an increase of 2.36 CFS.

The City of Mission will require enforcement of the calculations of this report and how drainage shall be detained on each lot. Currently, it is proposed that each lot owner shall provide for the on-site detention of drainage waters not less than 600 Cu. Ft. The minimum finished flood elevation shall not be less than 18" above the top of the curb at the center of this lot in front of each respective street. No additional paving or drainage improvements are being provided to either roadway by this development.

Date: November 05, 2025

Attachment: Hydrograph and Other Required Drainage Report Information
 xc: n:\subdivision\plats\ulfoa.sub\110525



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
	
H.C.D.D. NO. 1	DATE 3-10-26



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being Lot 6, Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandro - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for rezoning submitted for processing.
- July 25, 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.
- August 5, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 25, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan.

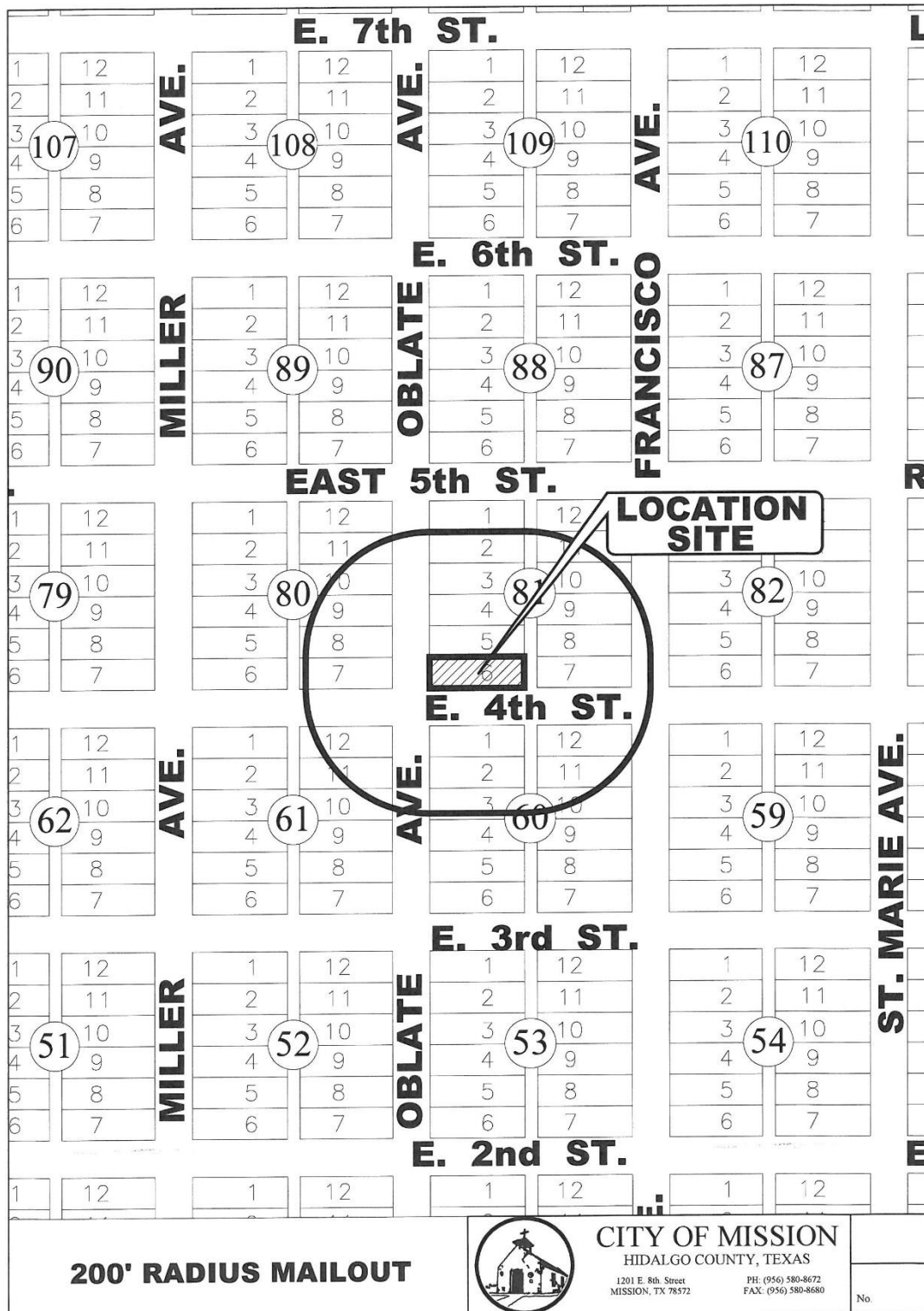
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

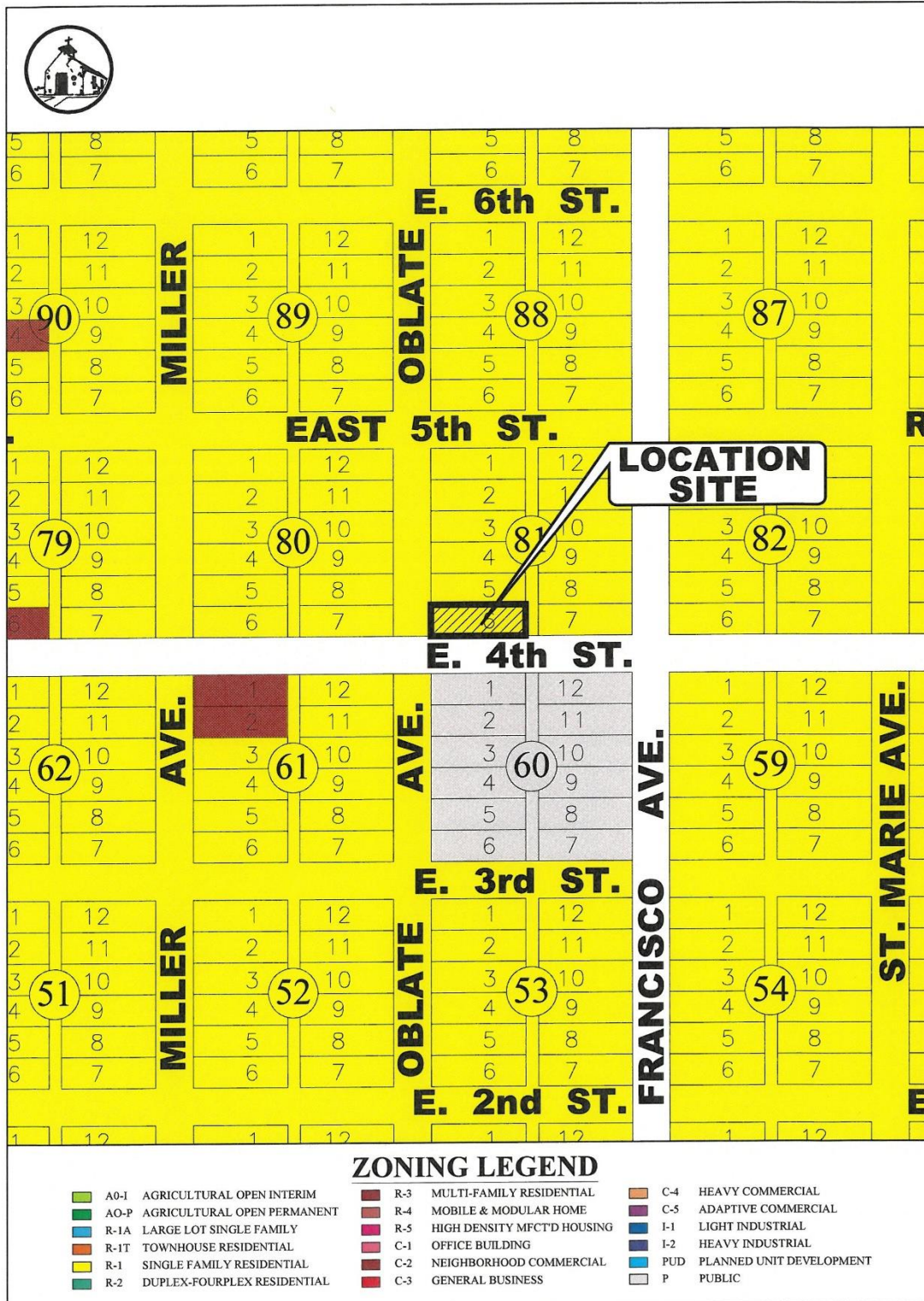
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



AERIAL



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

SUBJECT PROPERTY FROM THE RECORDED PLAT

7		6		7		50
		St.				60
80	12	1	12	81	12	50
	11	2	11		11	60
	10	3	10		10	70
	9	4	9		9	80
	8	5	8		8	90
	7	6	7		7	100
		St.				60
61	12	1	12	60	12	50
	11	2	11		11	60
	10	3	10		10	70

PHOTO OF THE SUBJECT PROPERTY FROM OBLATE



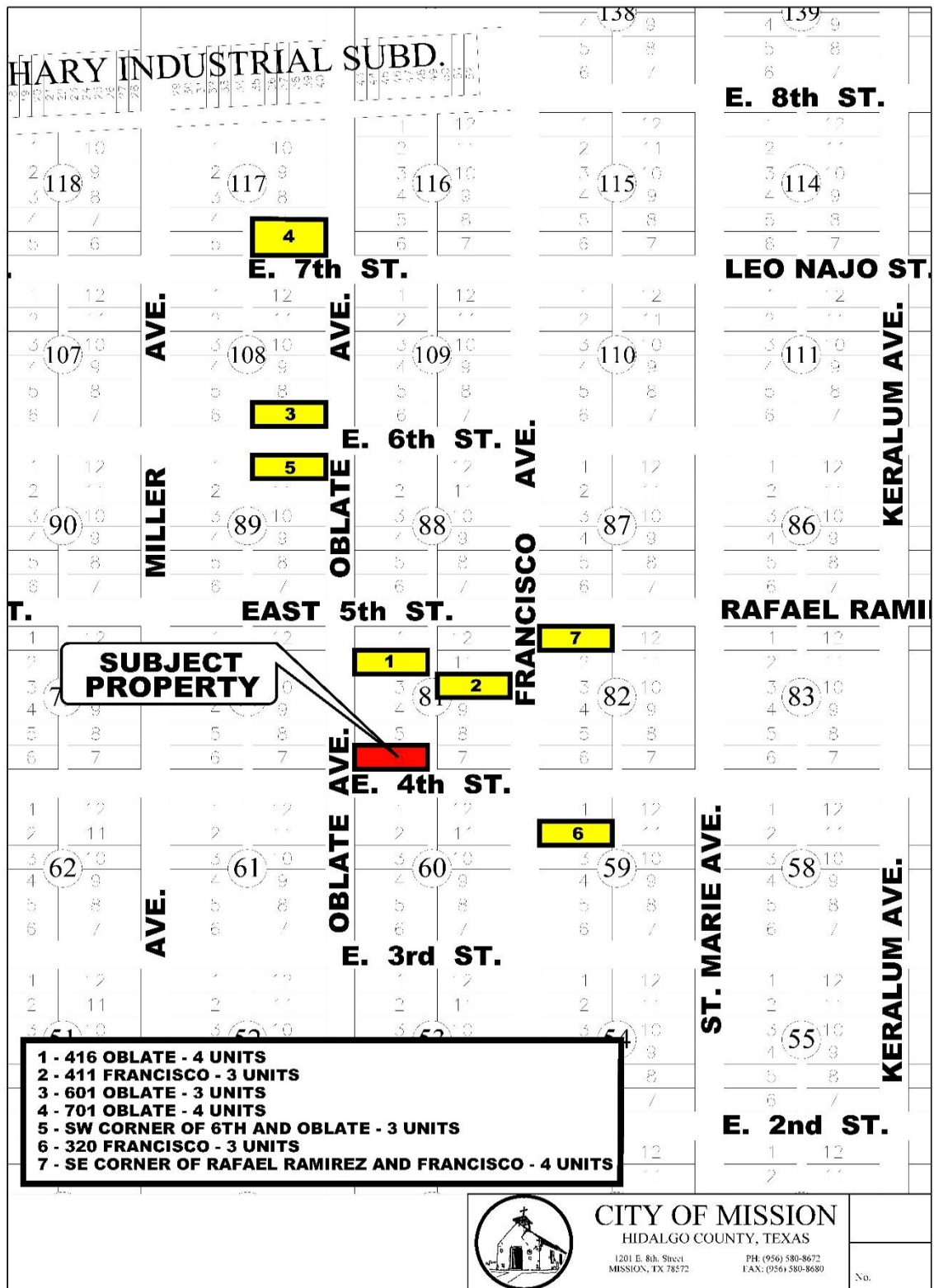
PHOTO OF THE SUBJECT PROPERTY FROM 4TH STREET



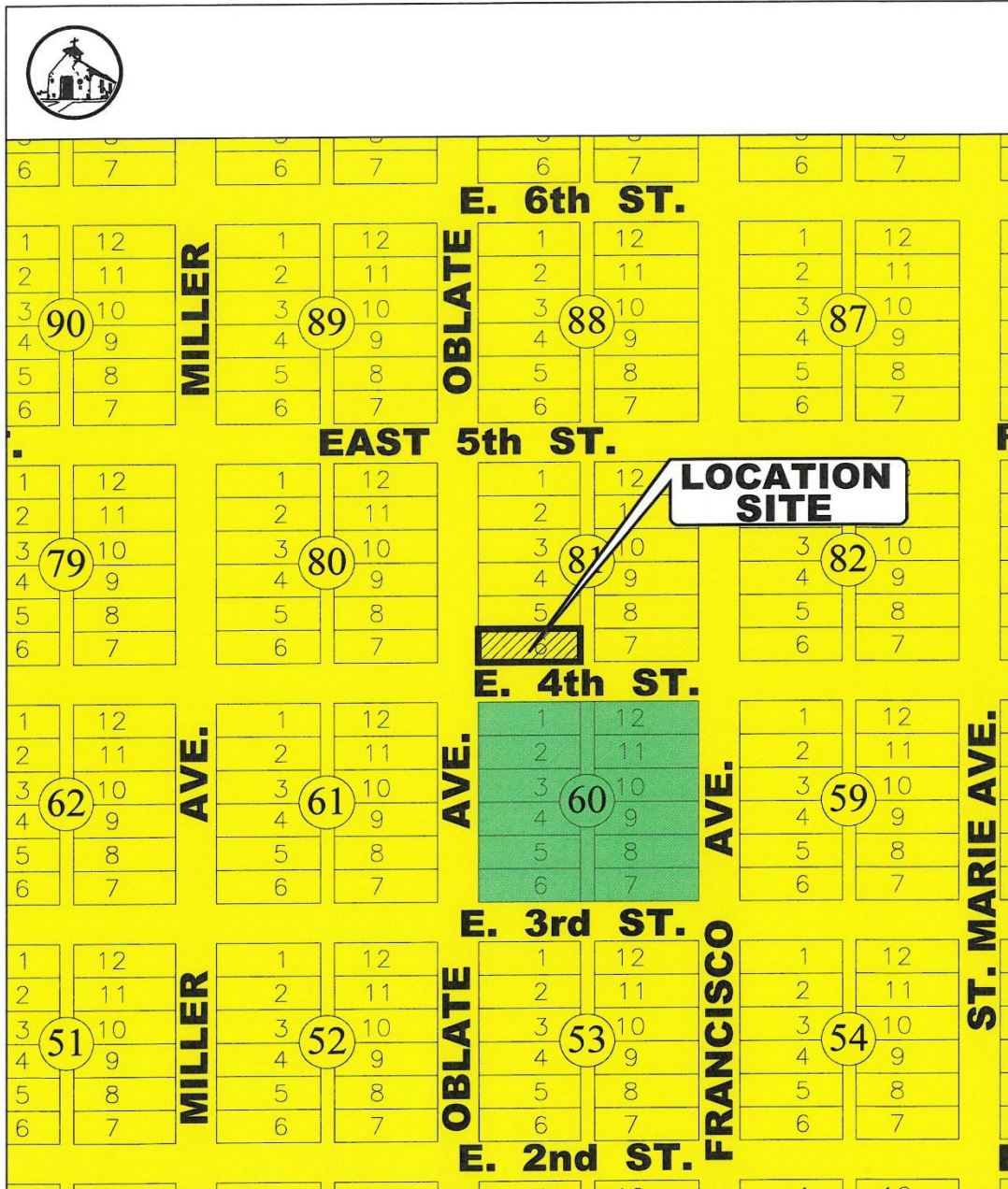
PHOTO OF THE SUBJECT PROPERTY FROM THE REAR ALLEY



EXISTING APARTMENTS IN THE NEIGHBORHOOD



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
239195	FLORES MARIA DEL SOCORRO	405 N FRANCISCO AVE	MISSION	TX	78572
239193	FLORES JAVIER & MELVA	1937 S 32ND ST	MCALLEN	TX	78503
238979	MISSION IND SCH DIST	1116 N CONWAY AVE	MISSION	TX	78572-4103
239187	GARZA AMANDA & ANNABEL VERA	1310 TONI LN	MISSION	TX	78572-3018
238990	PRUNEDA JUANITA A/K/A JANIE	PO BOX 964	DONNA	TX	78537-0964
238989	GONZALEZ OSCAR & LONGINA L	319 OBLATE	MISSION	TX	78572-5453
238988	EVANS OTIS W	317 OBLATE AVE	MISSION	TX	78572-5453
239185	ELLIOTT KENNETH & ROSALINDA G	411 OBLATE AVE	MISSION	TX	78572-5455
239184	FLORES JOSE J & NELDA	407 OBLATE AVE	MISSION	TX	78572-5455
239183	SERSON INVESTMENT LLC	1410 S BUNNY ST	ALTON	TX	78573
239186	PEREZ ANGELITA MORENO	413 OBLATE AVE	MISSION	TX	78572-5455
239198	ALANIZ ESTELLA M	2413 LAKEHURST DR	AUSTIN	TX	78744-5225
239190	DILLARD OFELIA	2809 PUEBLO DEL NORTE CT	MISSION	TX	78574-2150
239197	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
239196	GAYTAN RICARDO & GUADALUPE O	4813 N STEWART RD	PALMHURST	TX	78573-8306
239194	ORTIZ IRVING HUGO	401 N FRANCISCO AVE	MISSION	TX	78572
239192	DE LA PORTILLA ALEJANDRO JUAREZ & NIDIA YARELY REYES	406 OBLATE AVE	MISSION	TX	78572
239191	ORNIK RUBY	410 OBLATE AVE	MISSION	TX	78572
239189	SUITS GLORIA D A/K/A SAUCEDA	422 OBLATE AVE	MISSION	TX	78572-5456



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 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 – Charmed Event Venue, being Lot 19, Sparks & Townsend Plaza in a C-3 zone General Business District, located at 2704 E. Griffin Parkway, Ste. A1
Applicant: Kathryn Resendez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 25, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 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 E. Griffin Parkway (F.M. 495) approximately 450 feet West of Taylor Road.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a suite for an Event Center that will be named “Charmed Event Venue”.
- Proposed activities: The venue features several types of events and private gatherings.
- The proposed hours of operation are as follows: Every day from 11:00 a.m. to 8:00 p.m.
- Staff will be 2 employees
- Parking: There are a total of 103 parking spaces held in common for the plaza.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends approval for one (1) year,
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Every day from 11:00 a.m. to 8:00 p.m.
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy,
- CUP not be transferable to others
- Maximum occupancy is 25 people

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

TABLED:

AYES

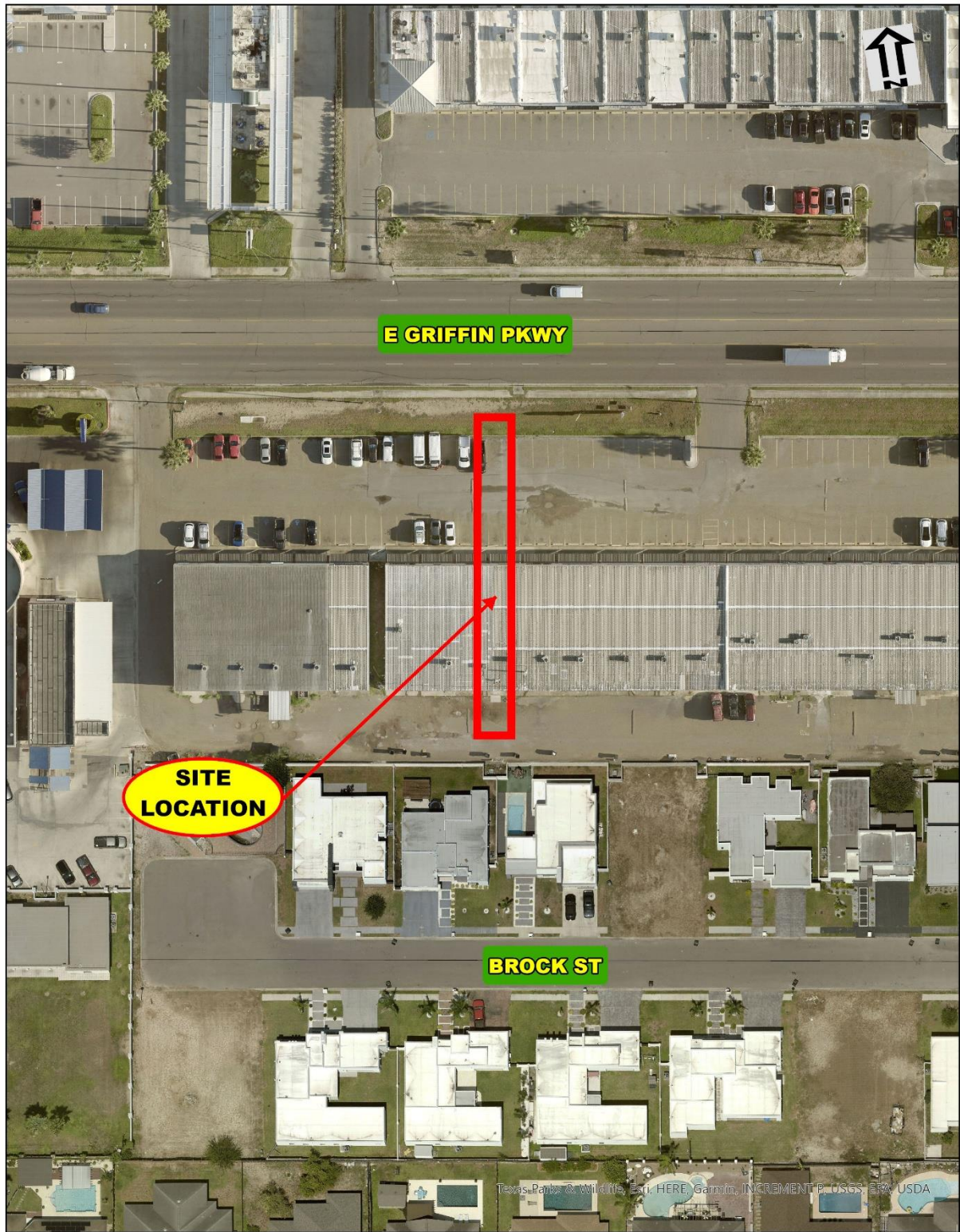
NAYS

DISSENTING

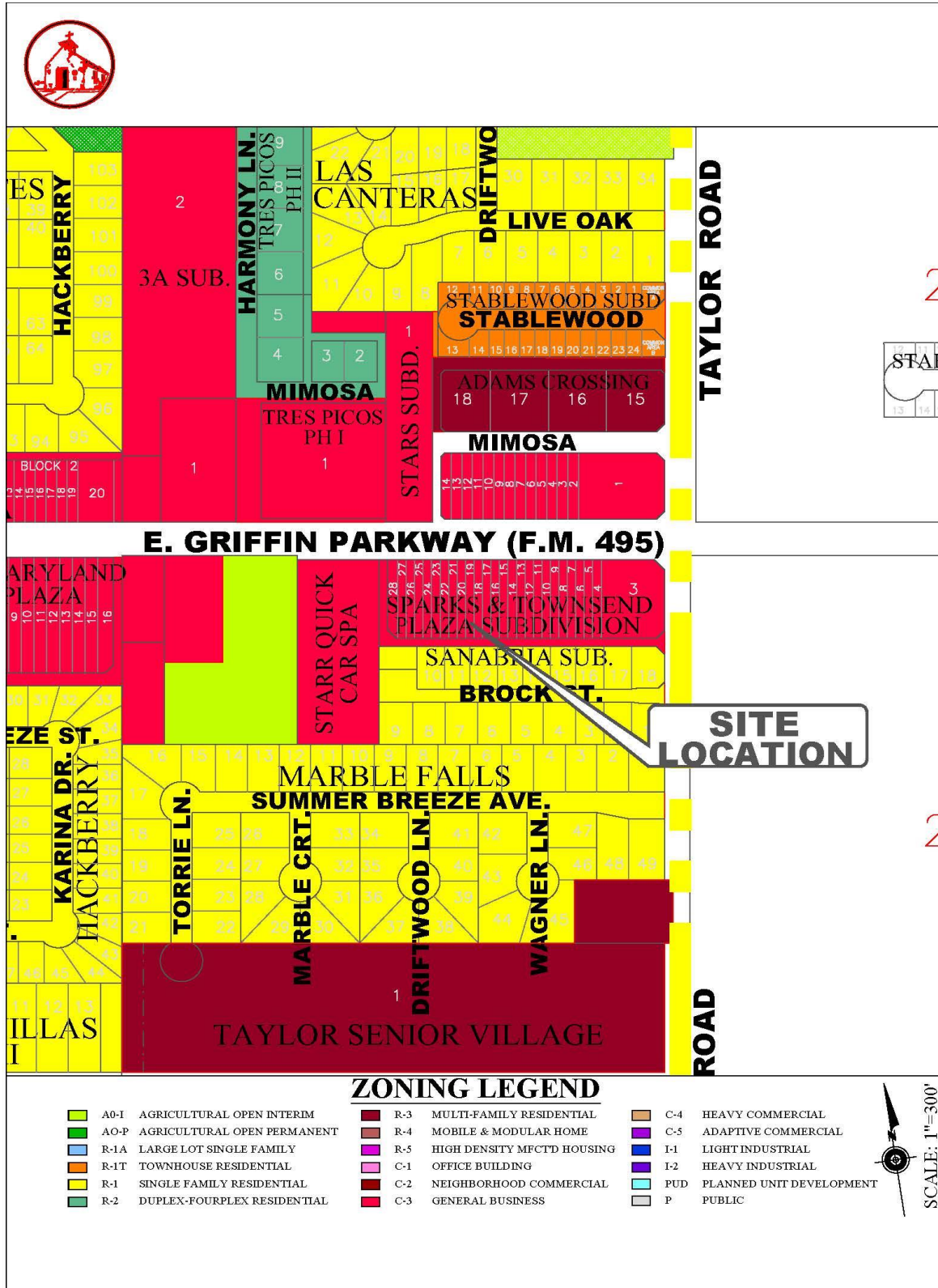
LEGAL NOTICE MAP



AERIAL PHOTO



ZONING MAP



EXTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
704380	495 INVESTMENTS LLC	400 NOLANA STE H2	MCALLEN	TX	78504-3997
704384	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534305	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534306	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534307	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534297	MJAC LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534304	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534315	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534310	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534313	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534314	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534301	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534303	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534308	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534311	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534312	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534302	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534316	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534317	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534309	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534298	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534299	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534300	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
20827114	RIVERA MAX DE LOS REYES & MARIA G MONTOYA SAUCEDA	2804 BROCK ST	MISSION	TX	78572-3574
20827115	PEREZ SARA ROXANA GOMEZ	4517 WICHITA AVE	MCALLEN	TX	78503-7331
20827116	TARPLEY ROBERT S II & PATRICIA	2800 BROCK ST	MISSION	TX	78572-3574
20827117	ALANIS BALDEMAR GONZALEZ & MARIA O ESTRADA	2704 BROCK ST	MISSION	TX	78572-2180
20827118	RAMIREZ CASEY ALI	3112 ELIMIRA AVE	MCALLEN	TX	78503-7719
20827121	GUERRA JESUS ANTONIO JR & DANIELA GARCIA	4712 VERMONT AVE	MCALLEN	TX	78503-7318
20827122	GARCIA ANDRES OTONIEL & ALEXANDRA E FLORES GONZALEZ	2703 BROCK ST	MISSION	TX	78572-2173
20827123	MCNEIL FRANK	27005 BROCK ST	MISSION	TX	78572
20827124	SEPULVEDA BERNARDO S BENAVIDES & BENARDO J CANTU	1101 SOUTH TAYLOR RD	MCALLEN	TX	78501
20827125	SEPULVEDA ANDRES S BENAVIDES &	2801 BROCK ST	MISSION	TX	78572



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved Food Truck Park in a (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Delegar, LLC, c/o Jose Sarmiento - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 30, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 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.
- August 5, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 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 Road along the North side of Colorado Street.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a container in an approved Mobile Food Truck Park to offer shrimp cocktails, ceviche, aguachiles, and micheladas. He would like to offer alcohol with his meals.
- Access to the site will be off of Colorado or S. Taylor Road through existing 24’ driveways.
- The proposed hours of operation are as follows: Friday, Saturday and Sunday from 11:00 a.m. to 6:00 p.m.
- Staff: 4 employees
- Parking: The Mobile Food Park measures 134’ x 72’ for a total of 9,648 sq.ft. Based on the square footage, they are required to have 27 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to the surrounding property owners.

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

STAFF RECOMMENDATION:

- Approval for a 1-year permit to continue to assess this new operation.
- Waiver of the 300' separation requirement from residential homes
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Hours of Operation are every day from 11:00 a.m. to 6:00 p.m.
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Alcoholic beverages shall not leave the premises at any time

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

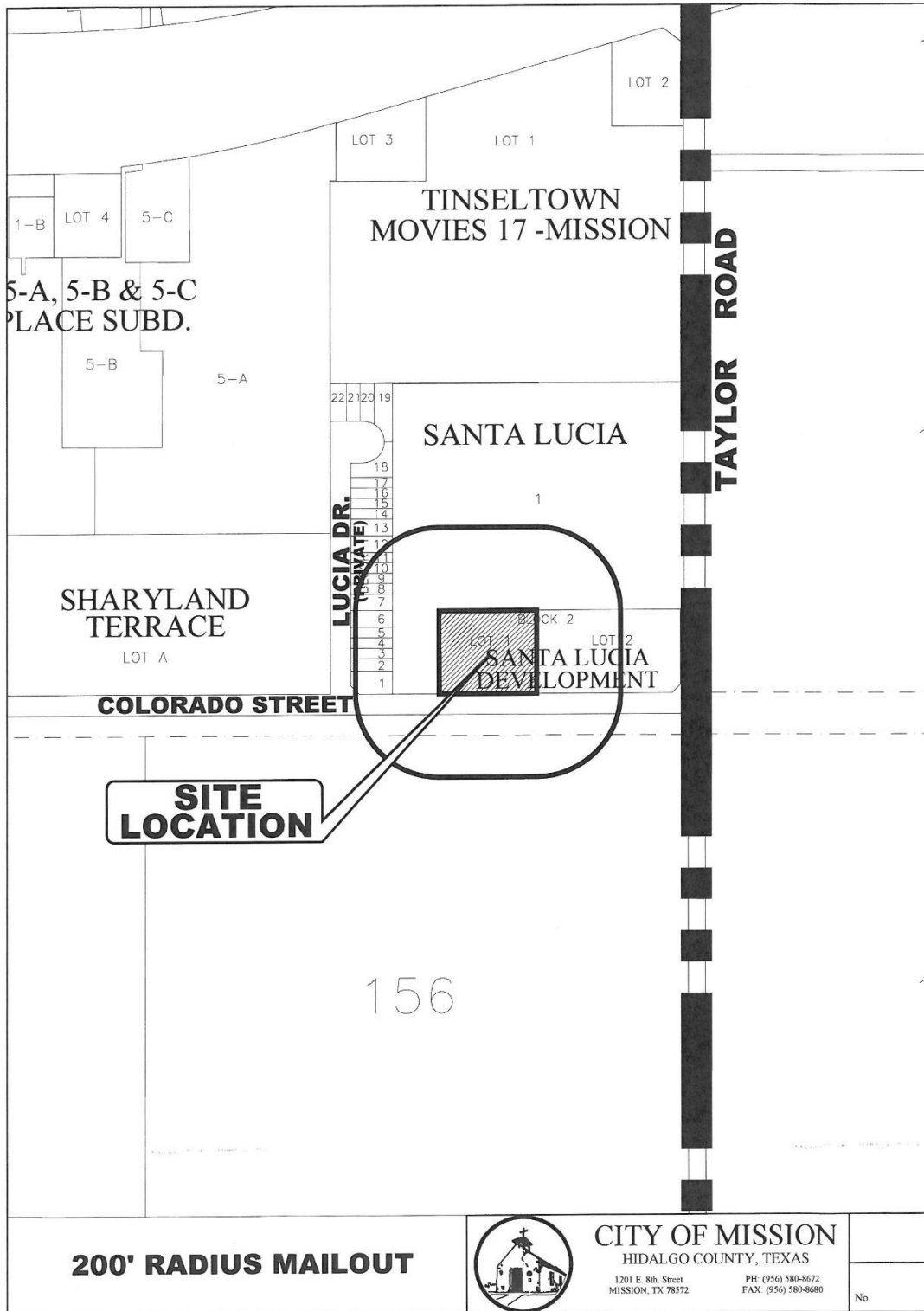
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

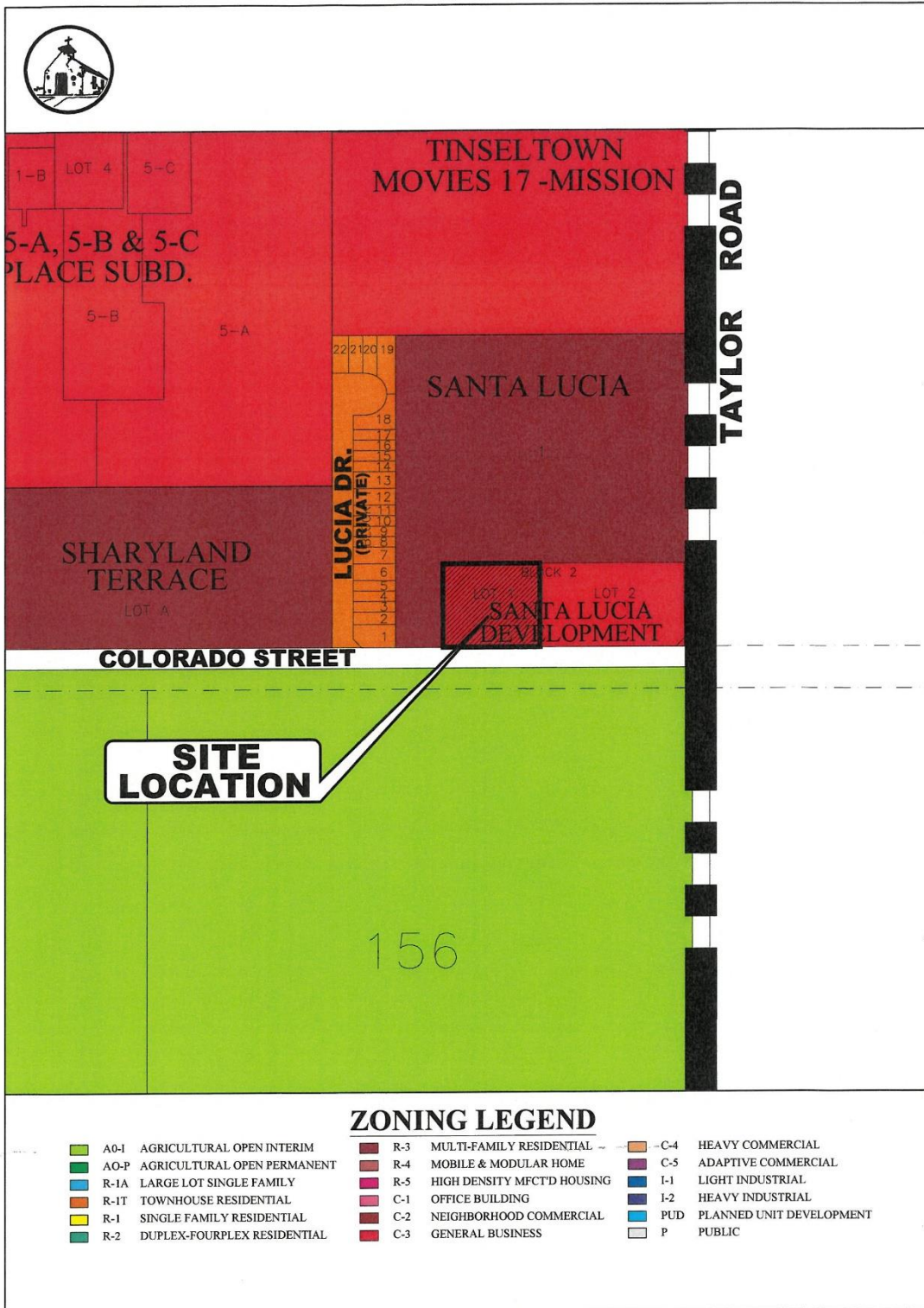
VICINITY MAP



ARIEL MAP



ZONING MAP



ATTACHMENTS (PICTURES)



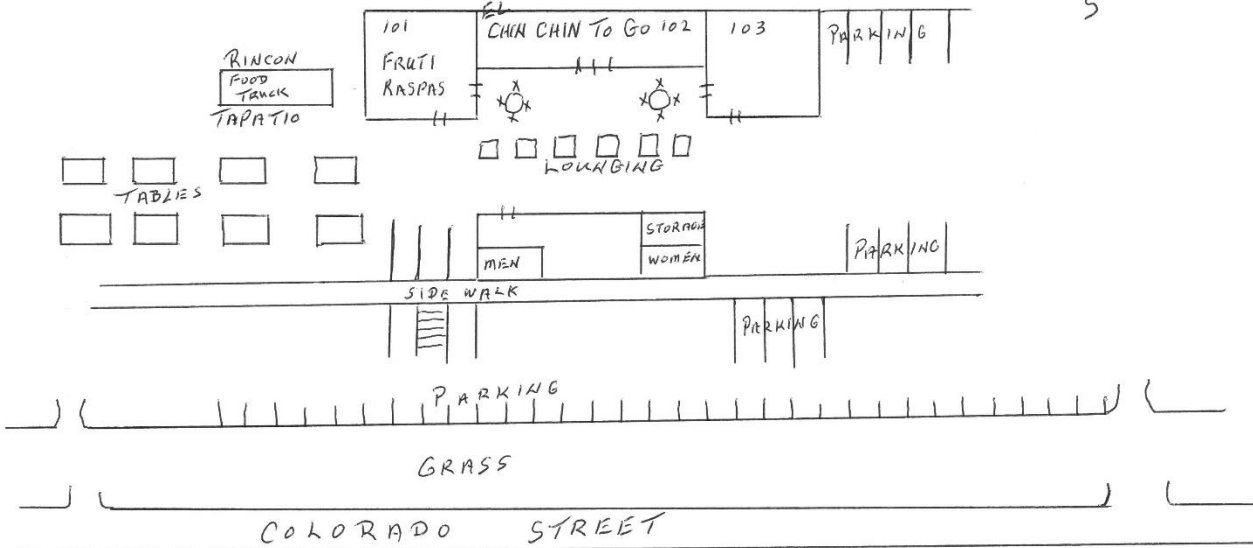
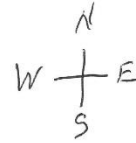
ATTACHMENTS (PICTURES)



ATTACHMENTS

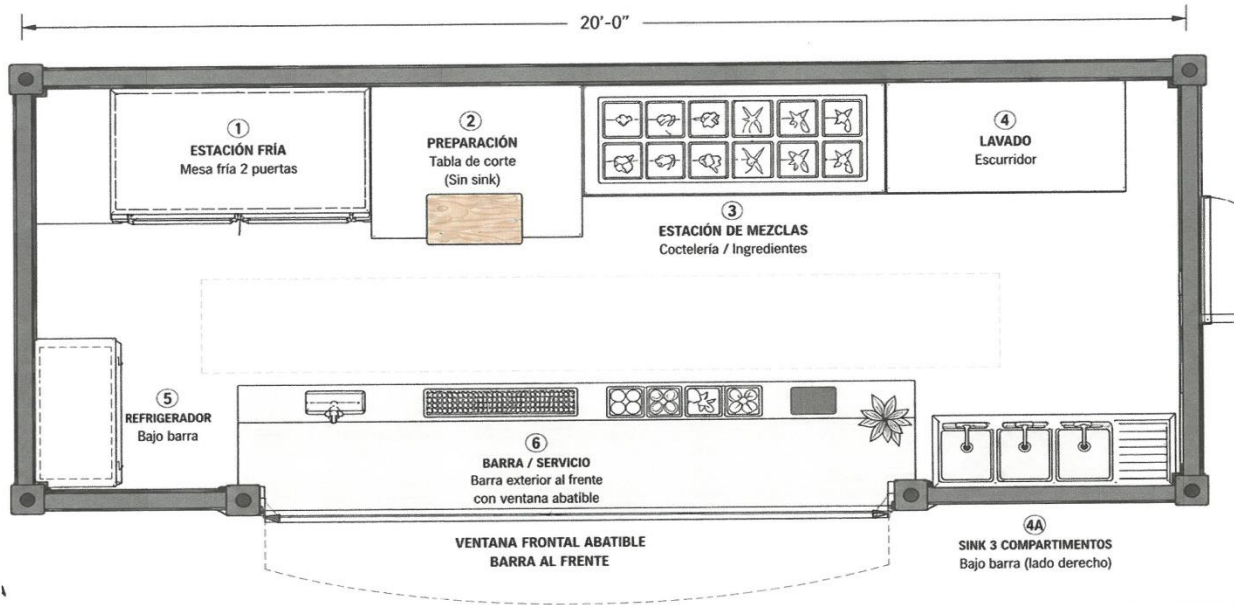


EL CHIN CHIN To Go
2509 COLORADO STREET, SUITE 102



SITE PLAN

CONTENEDOR 8' X 20' – CÓCTELES, AGUACHILES, CEVICHES & MICHELADAS



1. Estación fría (mesa fría 2 puertas)
2. Preparación (tabla de corte sin sink)
3. Estación de mezclas (ingredientes, licores, garnituras)
4. Lavado (escurridor, sink 3 compartimentos bajo barra)
5. Refrigerador bajo barra
6. Barra / servicio al cliente

NOTAS

- Flujo de trabajo lineal y eficiente
- Ventana frontal abatible para atención al cliente
- Diseño optimizado para preparación de bebidas y alimentos
- Personal recomendado: 2 personas

MENU

Menu pa' llevar

Catering and Pop-Ups

CEVICHES & AGUACHILES

CEVICHES

	16 OZ	32 OZ
Clamato marinade, seafood salsa, pico de gallo, avocado, and fresh veggies.	\$8	\$18

Shrimp, Fish or Mano de Cha

AGUACHILE DE CAMARÓN

	\$8	\$18
--	-----	------

Chiltepín - Spicy and bold with chiltepín heat

Verde - Classic, serrano and cilantro

Tatemado - Smoky with salsas negras

Latosa - Jalapeño and pickles, Texas all the way!

PA' BOTANEAR

FANCY KANIKAMA SALAD

	\$16
--	------

Not a dip, not a pâté —creamy crab salad with subtle Asian-inspired flavors

TOSTITOS CON CECICHE

	\$14
--	------

Fish or shrimp with salsa tatemada or latosa

BOTANA DE CALLA DE HACHA

	\$32
--	------

Fresh citric salsa rasurada, red onion, cucumber and polvos mágicos

COCTELES

CÓCTEL TRADICIONAL DE CAMARÓN	\$16
--------------------------------------	------

CÓCTEL MIXTO	\$16
---------------------	------

Shrimp, Octopus, and Callo de Hacha

PA' TOMAR

CERVEZA NACIONAL	\$4
-------------------------	-----

Miller Lite, Michelob Ultra, Michelob Gold

CERVEZA MEXICANA	\$5
-------------------------	-----

Indio, Pacífico, XX Lager, Corona, Modelo

Add a beer and make it a Chelada!

MICHELARGA	\$6
-------------------	-----

Clamato preparado de la casa.

CHELADA DE VOLADA	\$4
--------------------------	-----

Limón y sal kosher.

HIERBA SANTA	\$6
---------------------	-----

Michelada, mix verde y sal ahumada.

CUBANA	\$4
---------------	-----

Petróleo del golfo, sal kosher.

EL CHIN CHIN
-fresca del mar-

TABC APPLICATION



chg of Location (address)

Document reference ID : 614974

Application Summary

You must review your application and confirm that the information displayed here is correct. If all of the information is correct, select **Download**, print and save a copy for your records, then select **Next**. If the information is not correct, select **Back** to return to the application and make edits.

Application ID: 614974
Applicant Name: DELEGAR LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 921228777
Member Managed or Manager Managed: Manager Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 804798399
Date Filed: 11/7/2022
Filing State: TX

TABC APPLICATION**Basic Business information**

Business/Trade Name: Los Tecatacos

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-340-7397

Location Address

Address: 1300 W Trenton Rd Suite 340, McAllen, TX, United States, Hidalgo
78504

Is your location within city limits? Yes

Proposed Location Address

Address: 2509 Colorado St, Suite 102, Mission, TX, United States, Hidalgo 78572

Proposed Phone Number

Phone: 956-340-7397

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830	SHIN FOUNDATION I LTD	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
0					
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	CONFIDENTIAL				



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages and BYOB for an Event Center – Monster Warehouse, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: Rafael Mendez dba Monster Warehouse, LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 25, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of W. 11th Street approximately 170 feet East of Kika De La Garza Street.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant proposes to apply for a conditional use permit for the Event Center and to be allowed the selling and consumption of alcoholic beverages and to be allowed BYOB events.
- The hours of operation are as follows: Every day from 12:00 p.m. to 1:00 am.
- Staff: 5 employees
- Parking: The applicant is providing 25 parking spaces within the event center property and is proposing 22 additional parking spaces in a property across the street.
- Even though the total parking of 47 would allow a maximum occupancy of 141 people, the applicant is proposing a maximum occupancy of 120 based on the requirements of the licensed security officer ordinance.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for one (1) year to continue to assess this operation;
- Hours of operation are every day from 12:00 p.m. to 1:00 a.m.;
- Maximum occupancy is 120 people;
- Must comply with the noise ordinance;
- CUP is not transferable to others;
- Must have security cameras inside and outside with a minimum 30-day retention;
- Must comply with all City Codes (Building, Fire, Health, Sign, etc.);
- Must comply with TABC requirements;
- Must obtain a business license;
- Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. for all events, or as required in Section 1.56, Subsection 3 of the Code of Ordinances;
- BYOB establishments must not exceed three (3) calls for emergency categorized as major disturbance within any 90-day period;
- Must place “No alcohol beyond this point” signs at every exit and in the parking lot; and
- The applicant, or a representative of the applicant, must be present for all events.

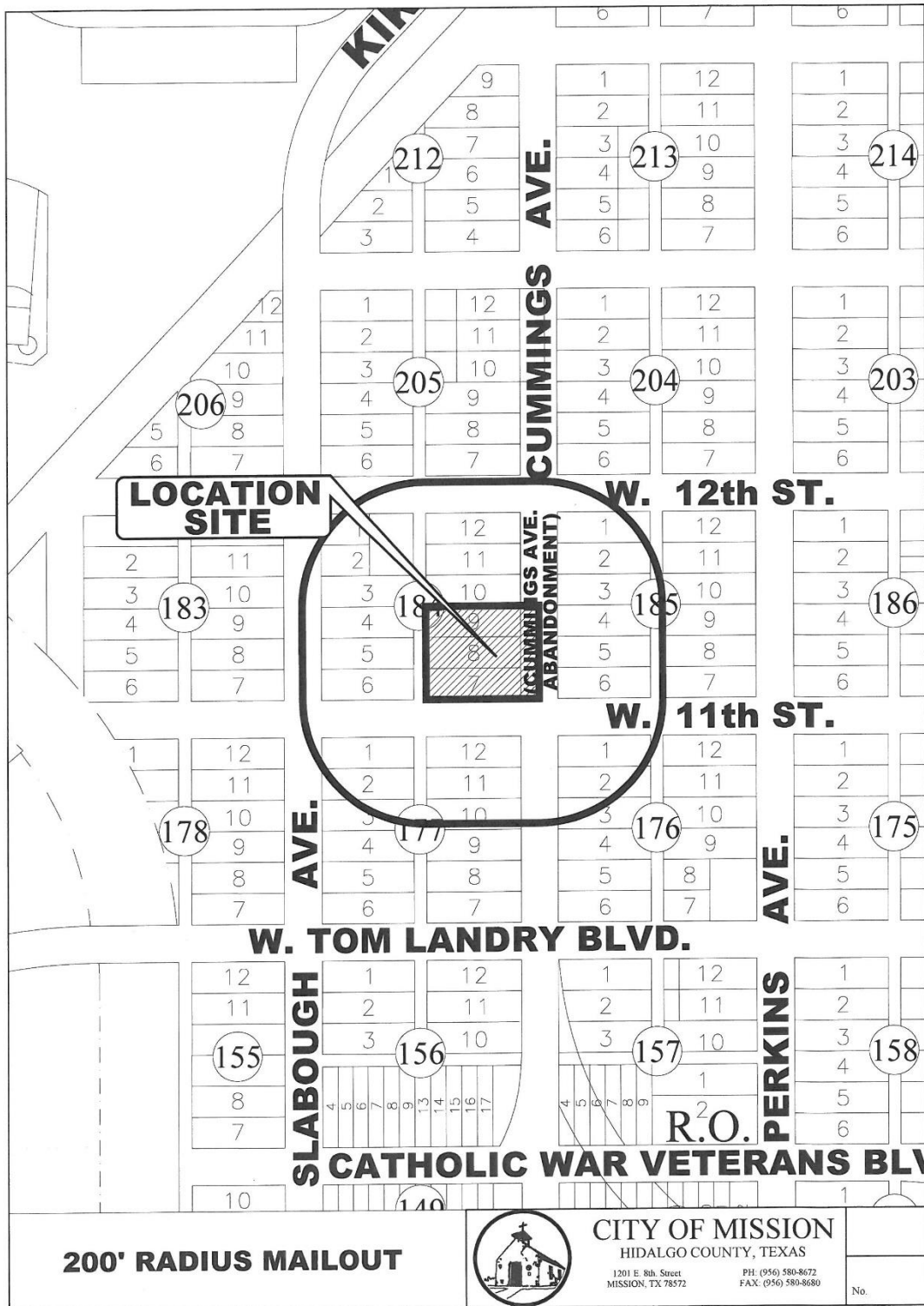
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

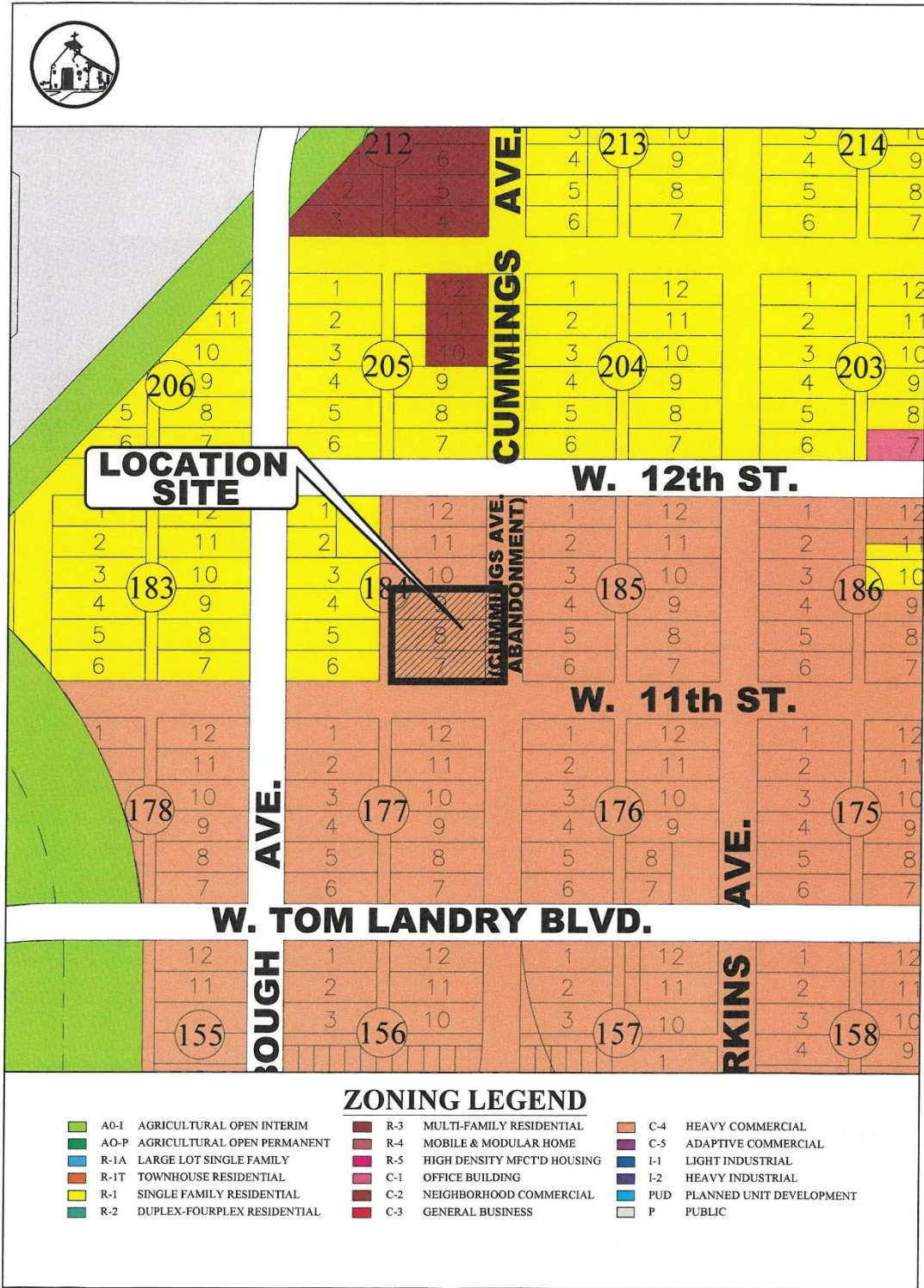
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



PICTURES



PICTURES



PICTURES



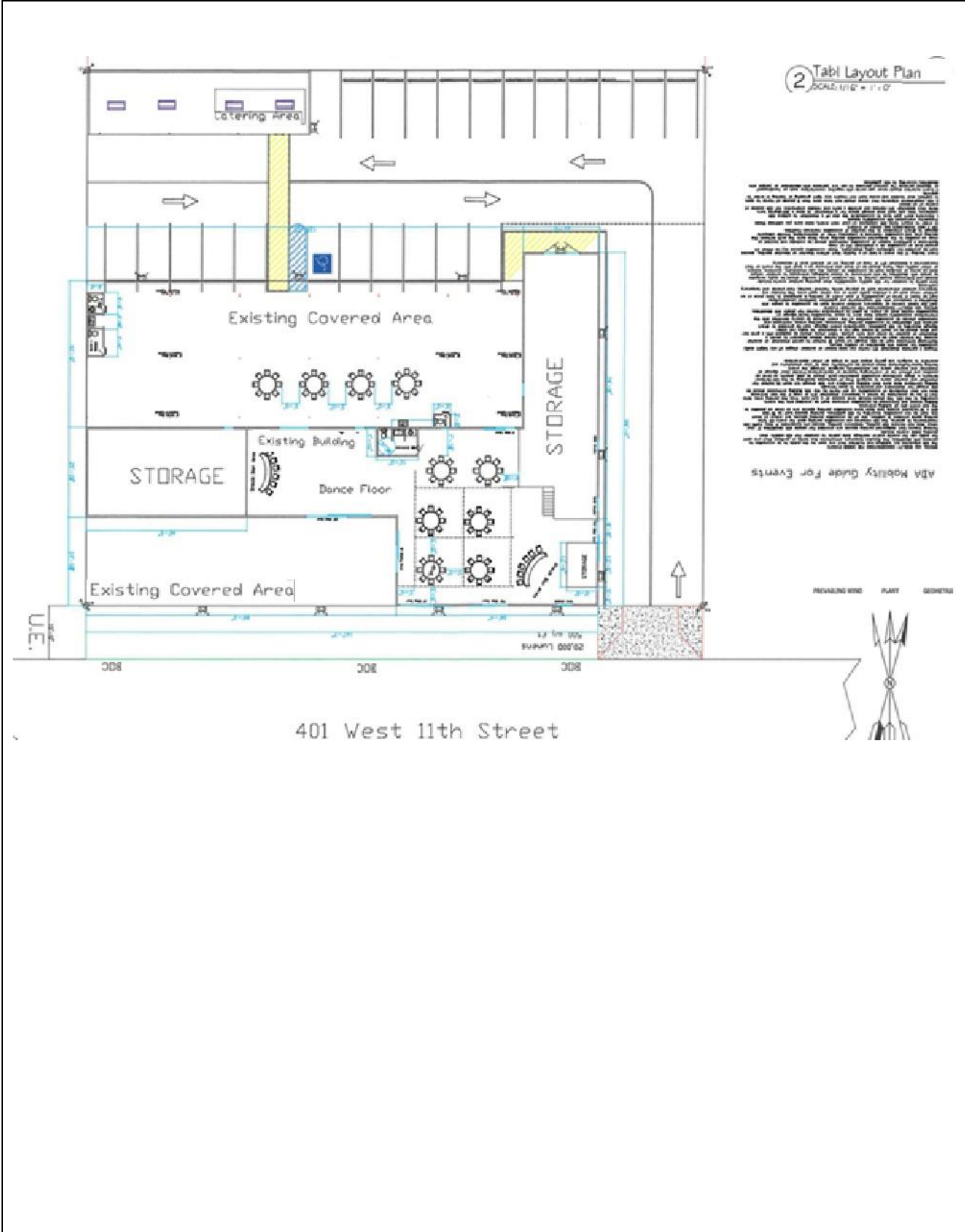
PICTURES

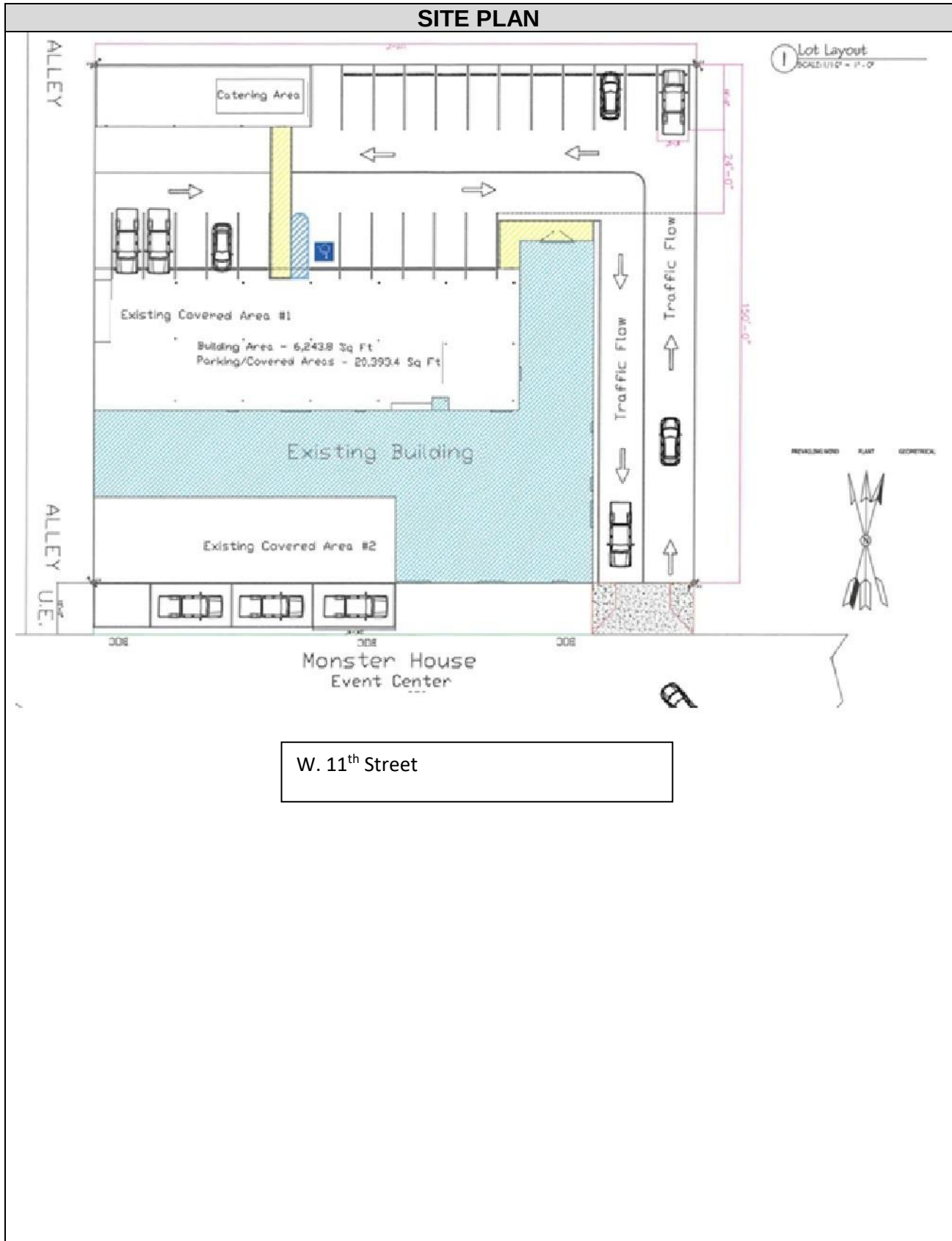


PICTURES

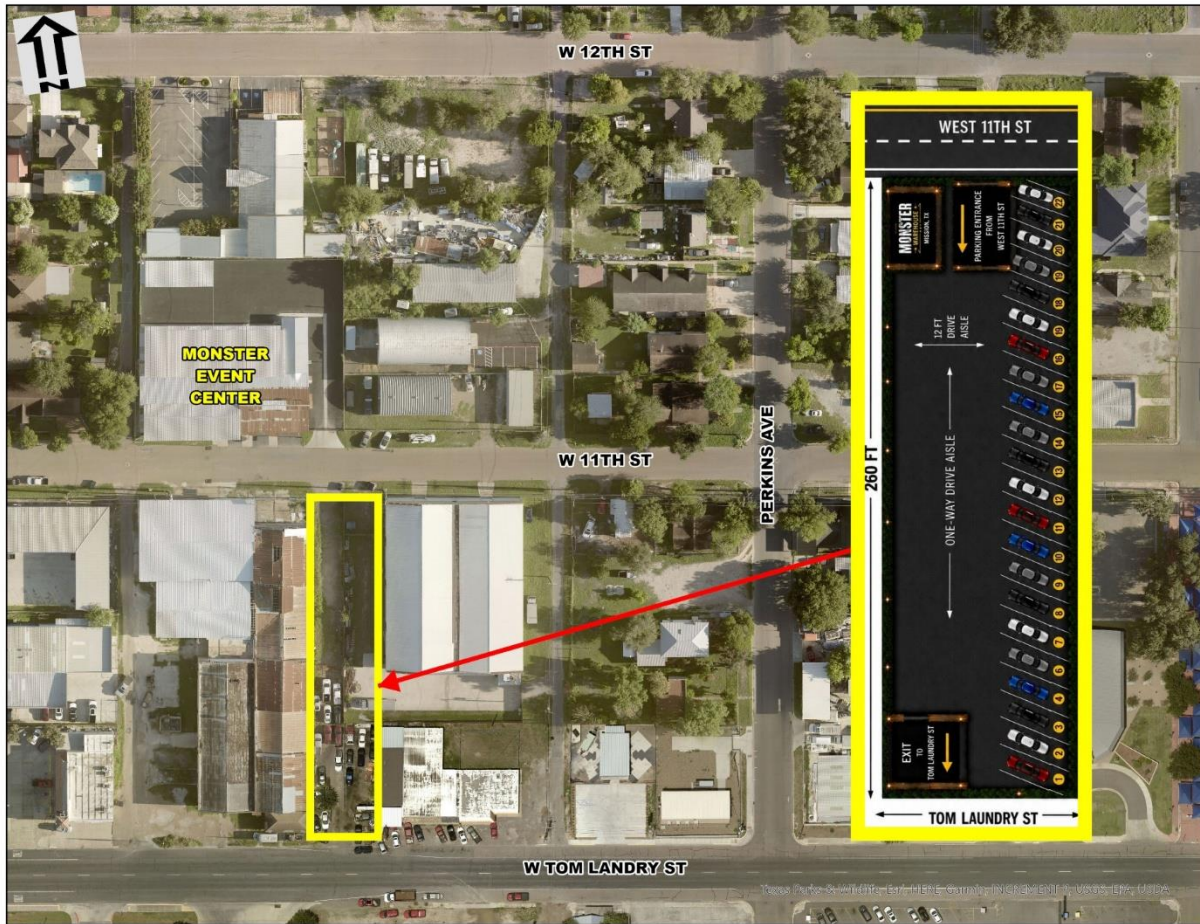


FLOOR PLAN





ADDITIONAL PARKING



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239929	VILLANUEVA DIANA D	1100 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239933	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239940	PAPERMAN LLC	1103 PERKINS AVE	MISSION	TX	78572-3937
679026	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239928	BAZAN DAVID	806 W PALMA VISTA DR	PALMVIEW	TX	78572-2144
239926	MARTINEZ PABLO & GUADALUPE	1112 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239937	VASQUEZ JOAQUIN & MARIO CAVAZOS	2708 S 23RD ST	MCALLEN	TX	78503-5670
239930	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239927	DE CEPEDA SAN JUANITA HERNANDEZ	1108 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239942	NOYOLA J ARTURO BUENO & ALMA ROSA RAMIREZ HERNANDEZ	1115 PERKINS AVE	MISSION	TX	78572
239941	GARZA GERARDO	2722 ALAMEDA CIR	MISSION	TX	78574
239939	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239873	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239938	KEMP RICHARD A & JAVIER GOMEZ	310 W 11TH ST	MISSION	TX	78572-3917
679026	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239876	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239924	OZUNA SERVANDO & ISaura	421 W 12TH ST	MISSION	TX	78572-3722
239923	RESENDEZ JUAN ARTURO & ELIZABETH	413 W 12TH ST	MISSION	TX	78572-3722
239932	LA RESPUESTA CHURCH MINISTRIES	405 W 12TH ST	MISSION	TX	78572-3722
239860	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 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 Coffee Shop – Gray Avenue Coffee in a property zoned (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 8. Applicant: Grecia Ramirez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 07, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the West side of Shary Road between Village Drive and Mulberry Street.
- Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit.
- The applicant is leasing a 1,180 sq. ft. suite and is proposing to open a Coffee Shop.
- The Coffee Shop will offer both sit-down and to-go services
- Access to the site is via a 30’ access driveway off of Shary Road.
- The hours of operation are as follows: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.
- Staff: 2 employees per shift
- Parking: There are a total of 51 seating spaces proposed, which require 17 parking spaces (51 seating spaces/3 = 17 parking spaces). It is noted that the parking area is held in common; there are 48 existing parking spaces shared with other businesses, thus meeting code.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- 2-year reevaluation to continue to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Acquire a business license prior to occupancy
- CUP is not transferable to others.
- Hours of operation: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.

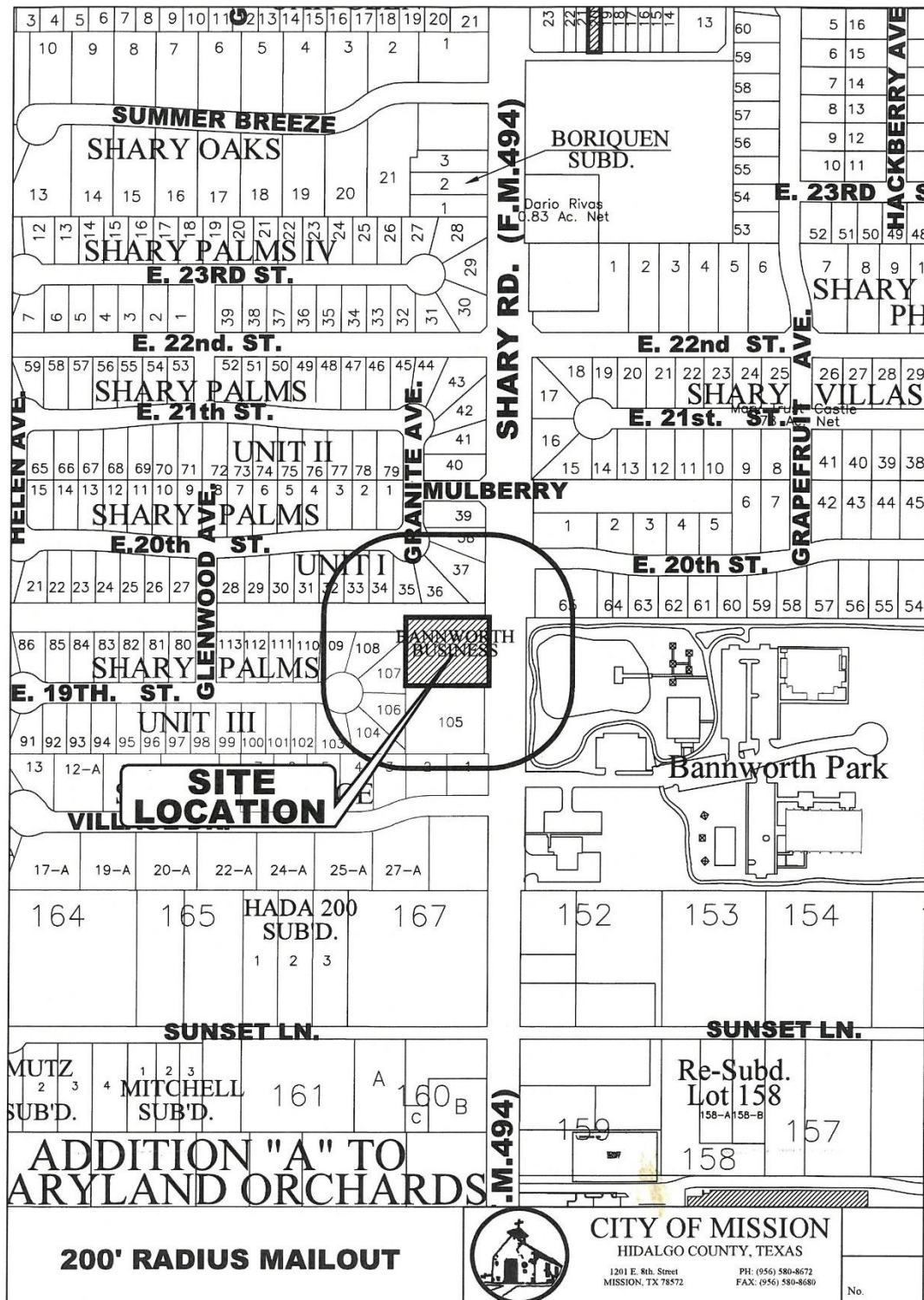
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

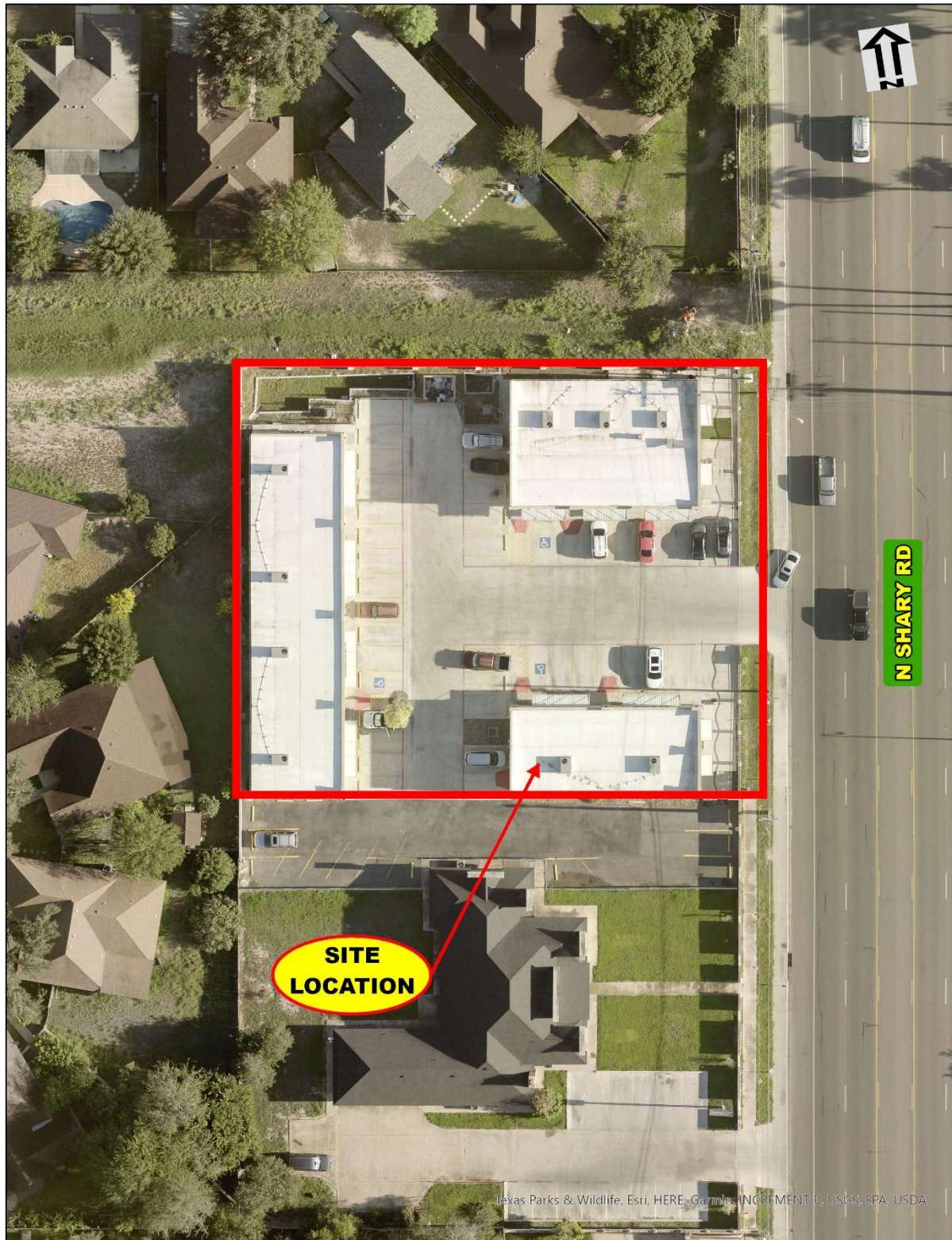
_____ NAYS

_____ DISSENTING _____

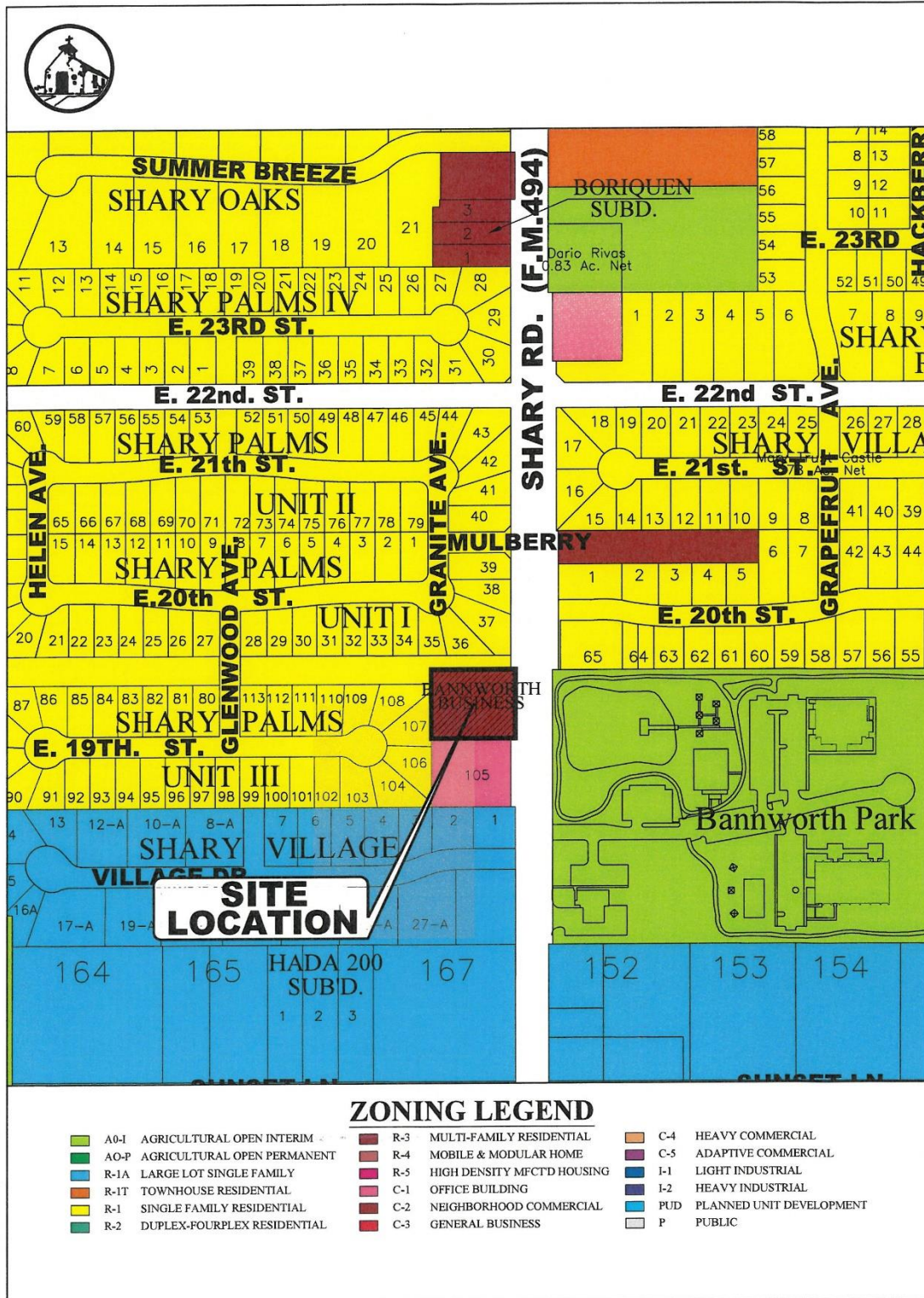
LEGAL NOTICE MAP



AERIAL MAP

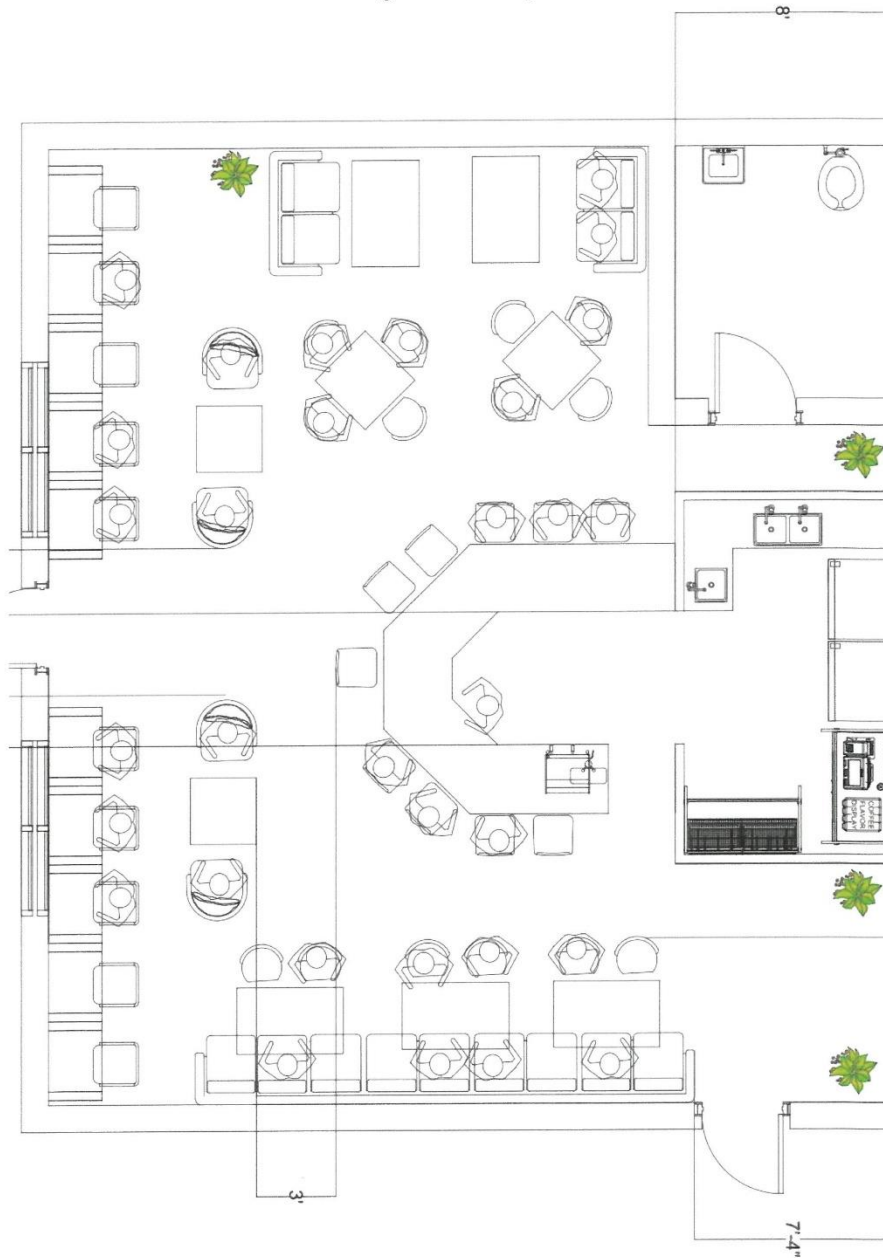


ZONING MAP



FLOOR PLAN

Design & Build Layout



PICTURES

Starter Menu

- Standard menu:
 - Coffee:
 - Latte (hot or iced)
 - Cappuccino (hot)
 - Americano (hot or iced)
 - Cold brew
 - Espresso
 - Cortado
 - Macchiato
 - Pour over
 - Drip coffee
 - Not coffee:
 - Matcha (hot or iced)
 - Tea (hot or iced)
 - Chai (hot or iced)
 - Hot chocolate
 - Specialty drinks (no alcohol):
 - Citrus cold brew (cold brew, citrus, juice, agave, ice)
 - Salted vanilla shaken espresso (espresso, vanilla syrup, sea salt, milk of choice, ice)
 - Strawberries and cream latte (espresso, strawberry cold foam, sweetened condensed milk, milk of choice)
 - Teddy latte (brown sugar syrup, cinnamon, honey, espresso, milk of choice)
 - Matcha lemonade (matcha, lemonade, honey or agave, ice)
 - Strawberry lavender matcha (strawberry syrup, lavender syrup, matcha, milk of choice)
 - Pineapple hibiscus refresher (pineapple juice, hibiscus tea concentrate, simple syrup, ice)
 - PS Green tea lemonade (peach juice, green tea, lemonade, strawberry syrup, simple syrup, ice)
 - Add-ons:
 - Cold foam (dairy & non-dairy options available)
 - Milk options: whole & oat (for now)

PICTURES

- Syrups:
 - Vanilla
 - Brown sugar
 - Simple syrup
 - Strawberry
 - Lavender
 - Mocha
 - Dairy free caramel
 - Honey
 - Agave
 - Seasonal syrups yet to come
- Assorted pastries yet to come
- Seasonal drinks yet to come

PICTURES



MAILOUT LIST

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



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Commercial Warehouse – Central Kitchen in a property zoned (C-3) General Business District, being the West 60 feet of the West 250 feet of the South ½, Block 6, Citriana Heights Subdivision, located at 301 Del Mar Street Unit A. Applicant: Crown Point Construction – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 15, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 301 Del Mar Street Unit A.
- Per the Code of Ordinance, a Commercial Warehouse in a C-3 zone requires the approval of a Conditional Use Permit.
- The applicant is proposing to build a Commercial Warehouse for Local Distribution for the La Ganadera Meat Market.
- This project will be a 1-story building measuring a total of 4,000 square feet.
- There will be 9 parking stalls (2 designated as handicapped) allocated to this development.
- Landscaping is to comply with the City’s regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Staff: 4 employees.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Life of use permit with the understanding the permit can be revoked for non-compliance.

- Must comply with all City Codes (Building, Fire, Health, etc.)
- Acquire a business license before occupancy
- CUP is not transferable to others.
- Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Must comply with the noise ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

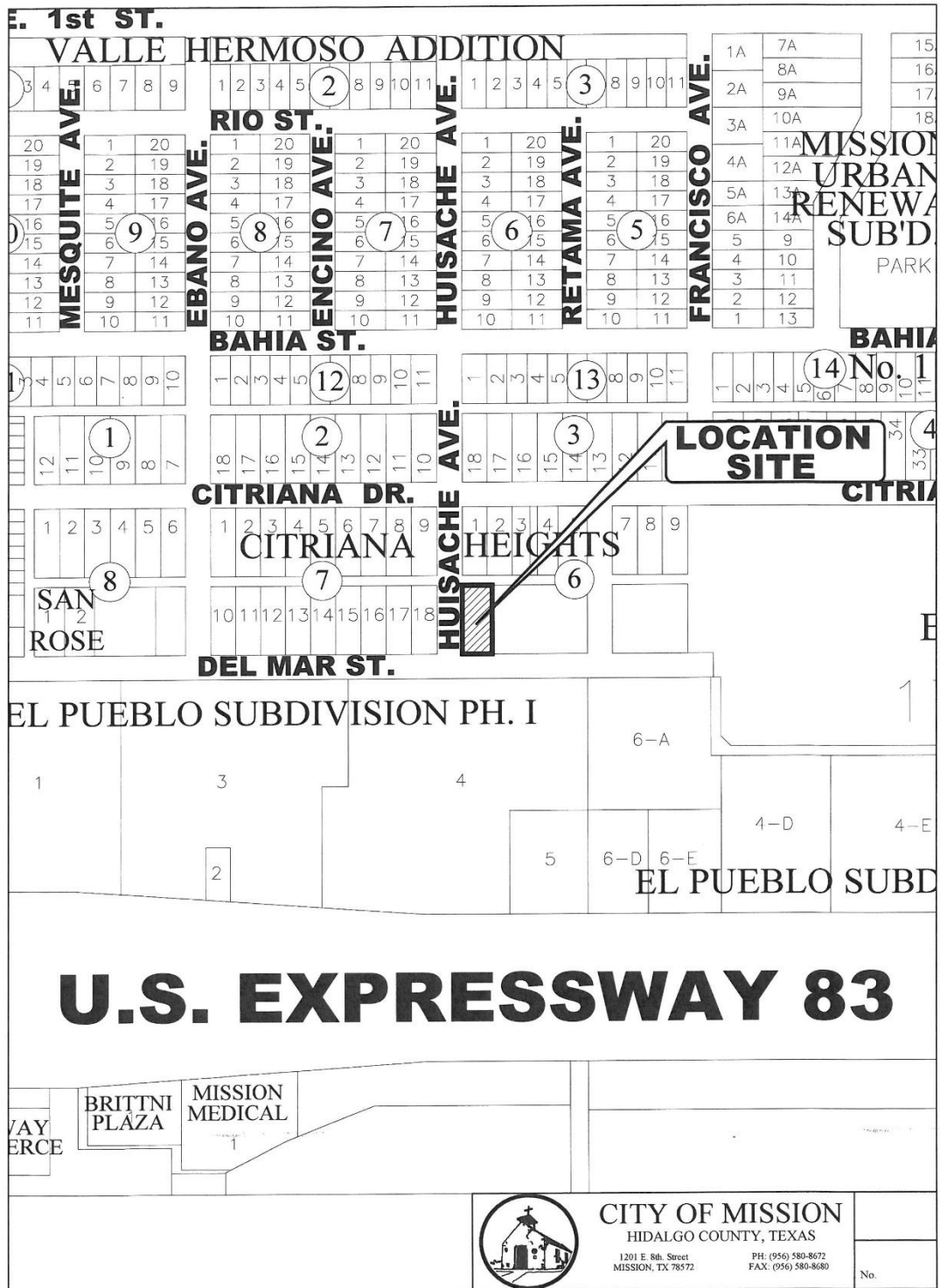
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_____ AYES

_____ NAYS

_____ DISSENTING _____

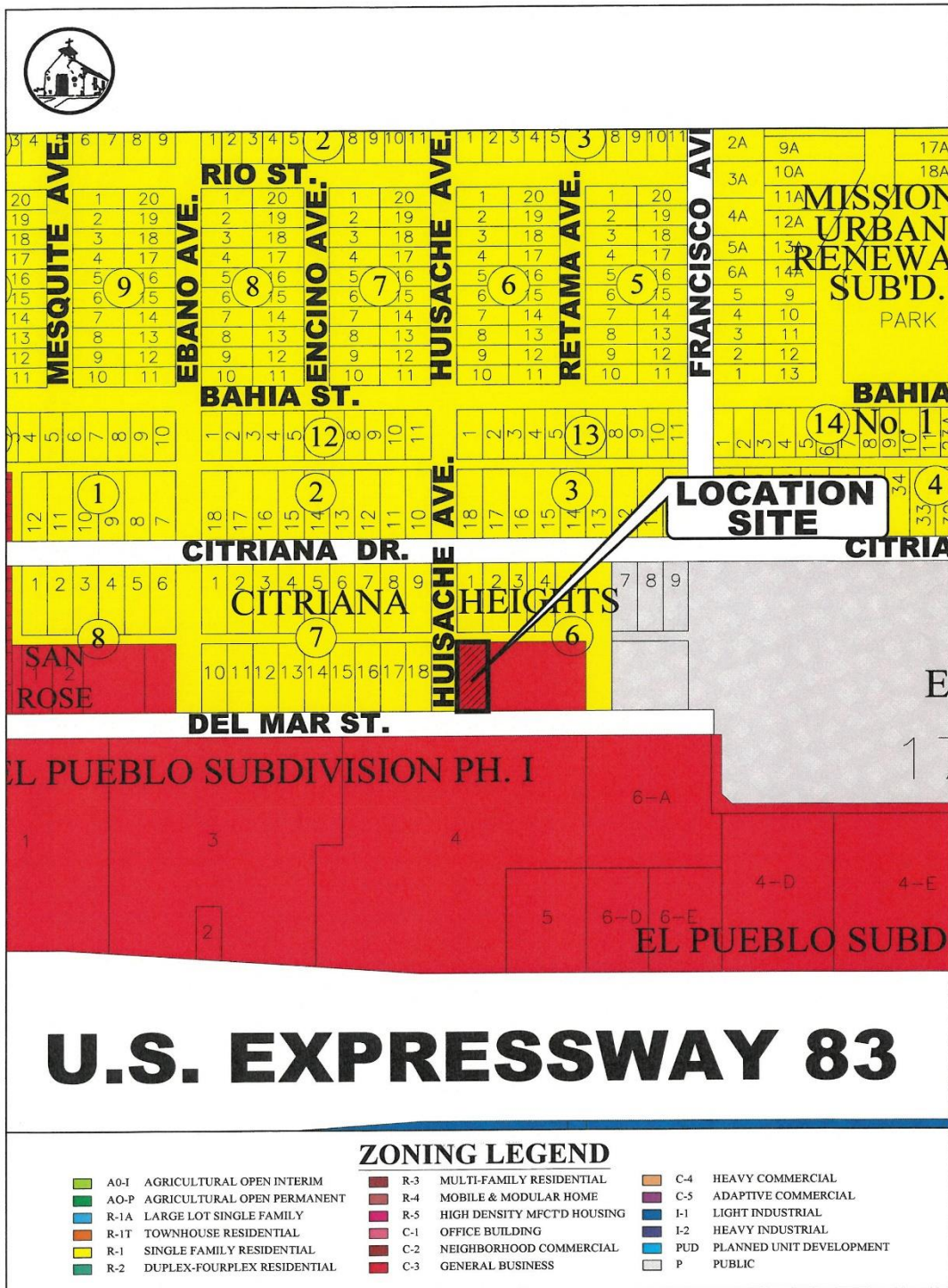
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



PICTURE



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
136249	GARZA MARIA ALICIA	215 DEL MAR ST	MISSION	TX	78572-5546
136250	MARTINEZ ESMERALDA	2101 S STANDARD	SAN JUAN	TX	78589-2610
136248	GUERRA MARIA VERONICA	213 DEL MAR ST	MISSION	TX	78572-5546
136247	GRANADOS GREGORIO	211 DEL MAR ST	MISSION	TX	78572-5546
167500	B-Y MISSION TEXAS WM LTD	4629 MACRO	SAN ANTONIO	TX	78218-5420
136209	HERRERA ARTURO JAIME	300 CITRIANA ST	MISSION	TX	78572-5540
136211	CABRERA EDUARDO	304 CITRIANA DR	MISSION	TX	78572-5540
136213	MALDONADO GUADALUPE	316 CITRIANA ST	MISSION	TX	78572-5540
342862	CLA FAMILY LP	PO BOX 1029	OLMITO	TX	78575-1029
136219	MONTOYA MAURICIO COLUNGA & ANGIE NATALIE COLUNGA	220 CITRIANA ST	MISSION	TX	78572-5538
136222	PASCUAL MARTIN M & PATRICIA FERREIRA-PASCUAL	236 CITRIANA ST	MISSION	TX	78572
136220	SANTANA EVANGELINA J & ROSA ALVA SEGURA	224 CITRIANA DR	MISSION	TX	78572-5538
558837	BARRERA DEMENCIO & JULIETA C	2211 CLINTON ST	MISSION	TX	78572
136212	LARA GUADALUPE & IMELDA	310 CITRIANA ST	MISSION	TX	78572-5540
136210	DE LA GARZA ADELA A	11117 N BRYAN RD	ALTON	TX	78573-1583



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 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 convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision(U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 21, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 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.
- August 5, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southwest corner of N. Conway Avenue and Mile 2 Road.
- Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council.
- The applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available.
- As shown in the site plan, two (2) 20’ driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met.
- The proposed hours of operation are as follows: 24 hours a day, seven days a week.
- Staff: 10 employees
- Parking: Based on the size of the building, there are 19 parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) legal notices to the surrounding property owners.

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

STAFF RECOMMENDATION:

- Life of use with the understanding that the permit can be revoked due to non-compliance.
- Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.)
- Hours of Operation are 24 hours a day seven days a week
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Wet zone property

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

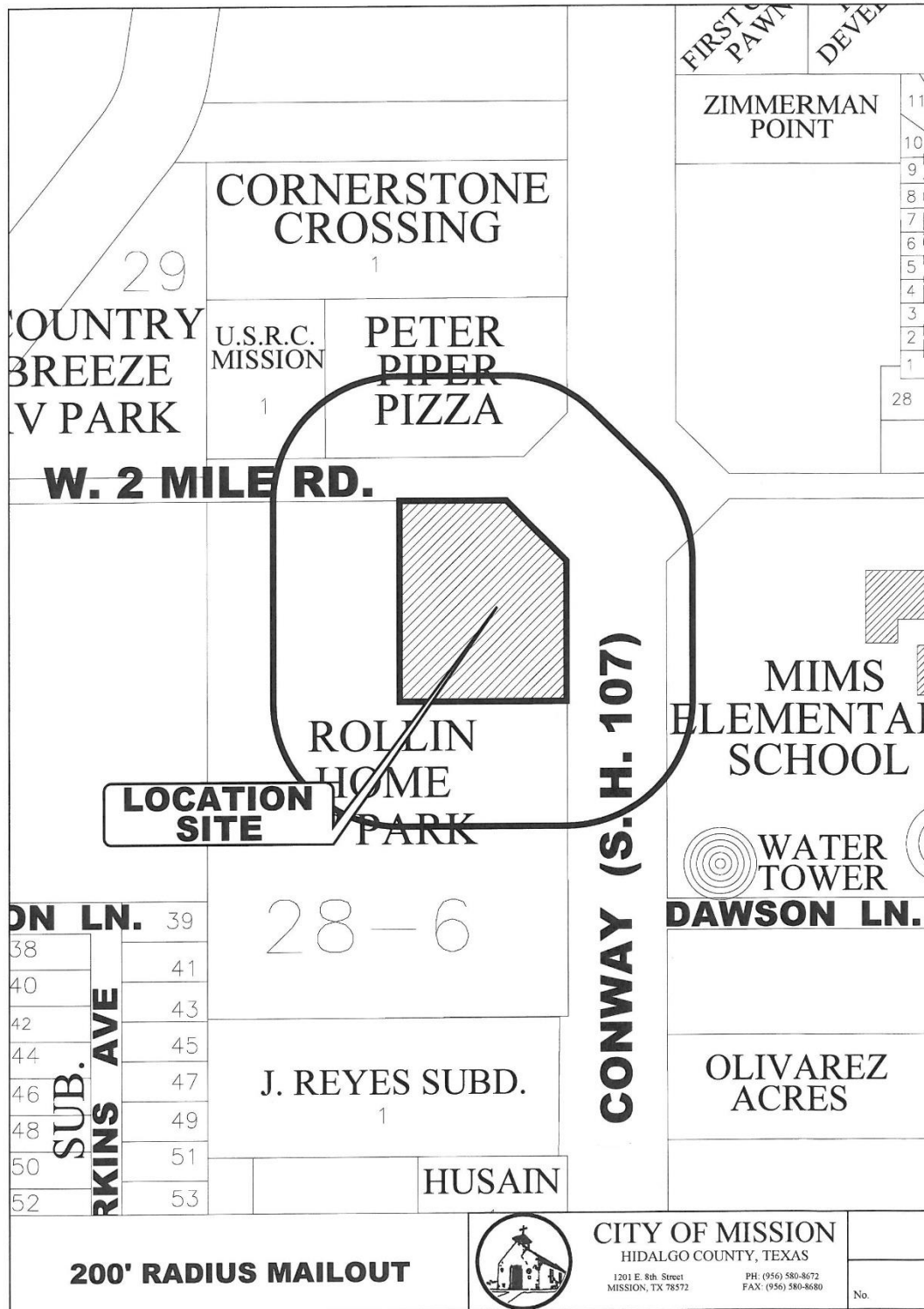
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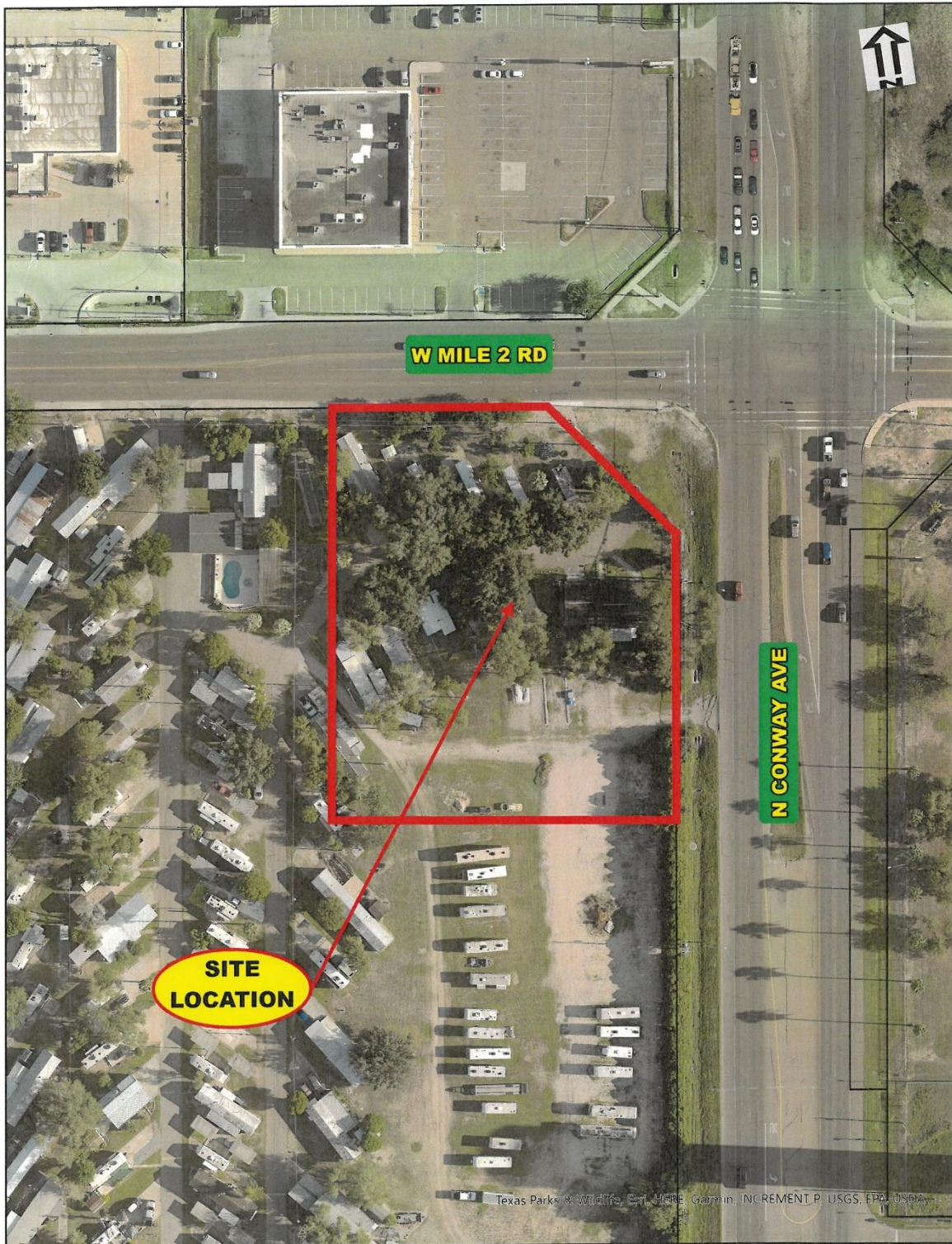
_____ NAYS

_____ DISSENTING _____

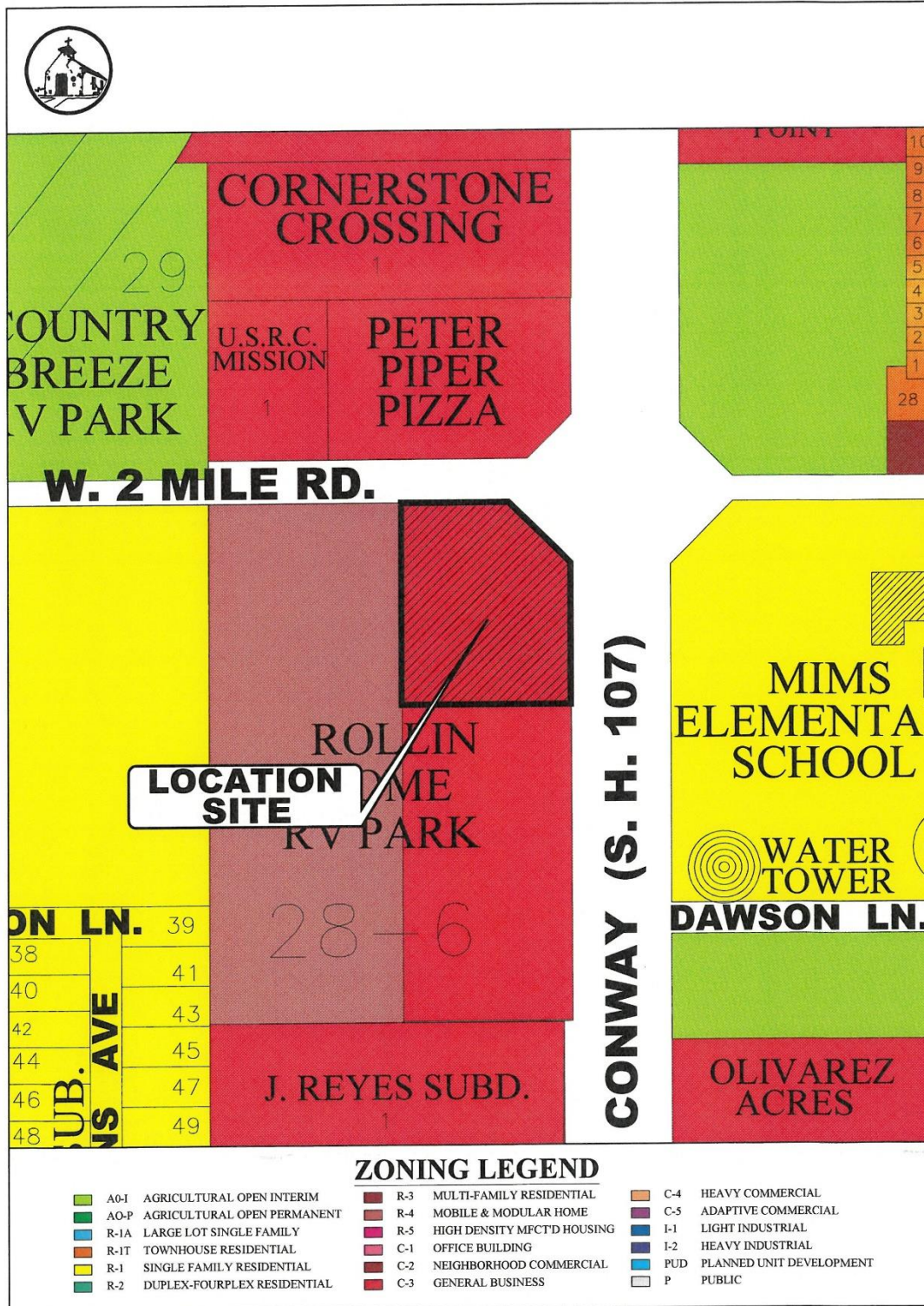
VICINITY MAP



ARIEL MAP



ZONING MAP



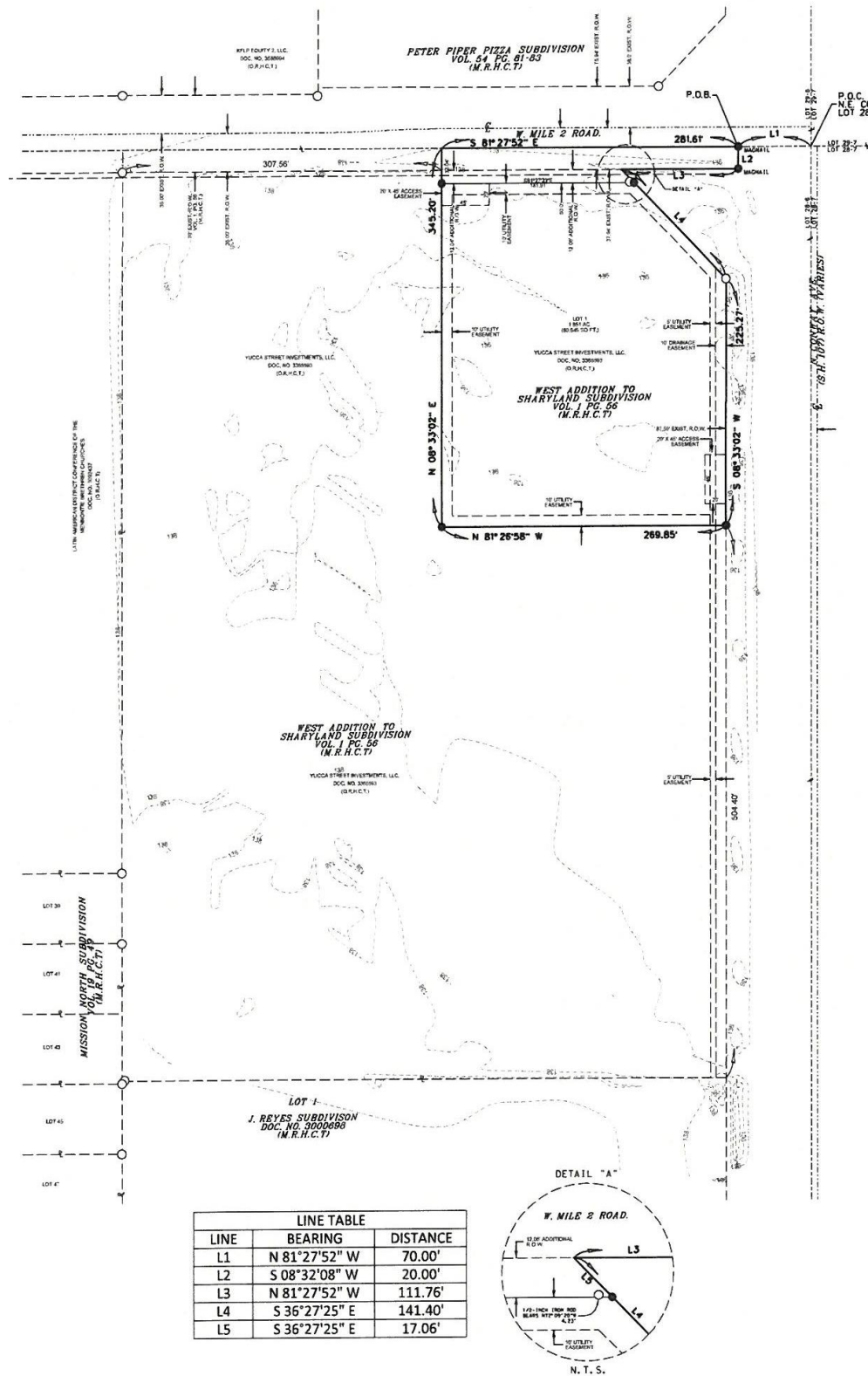
PICTURE FROM N. CONWAY AVENUE



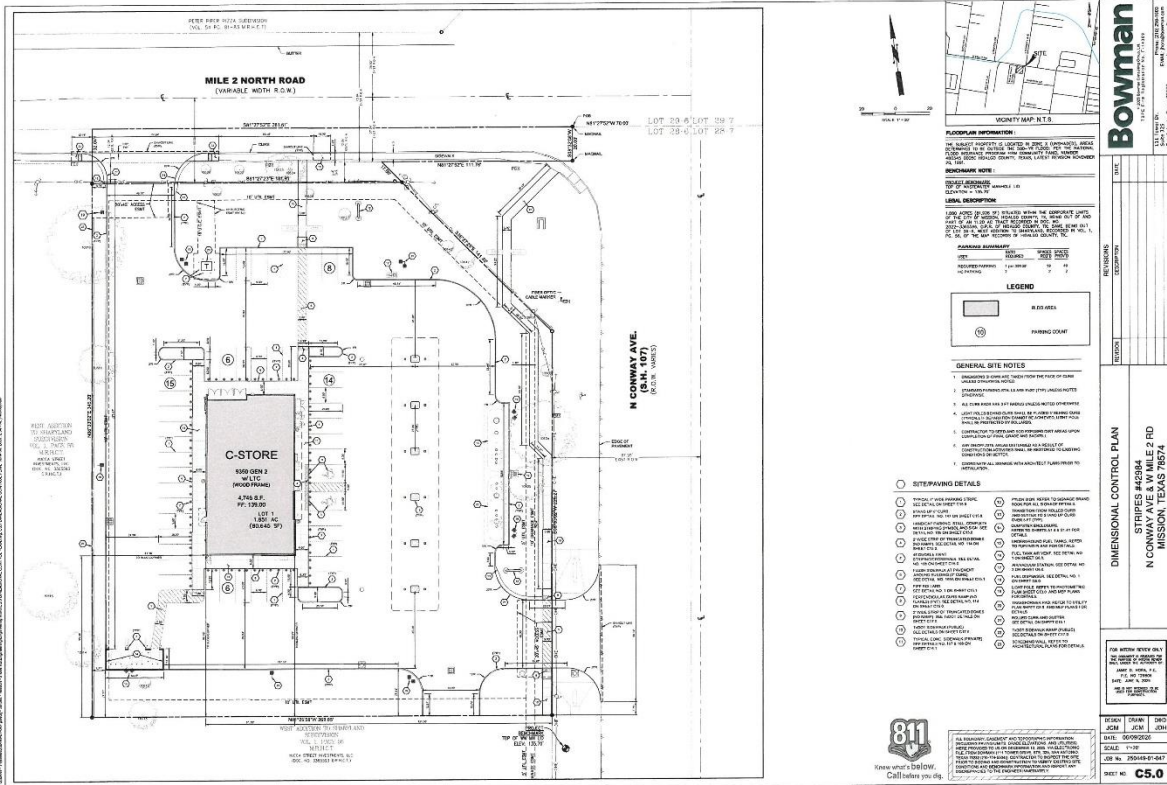
PICTURE FROM MILE 2 ROAD



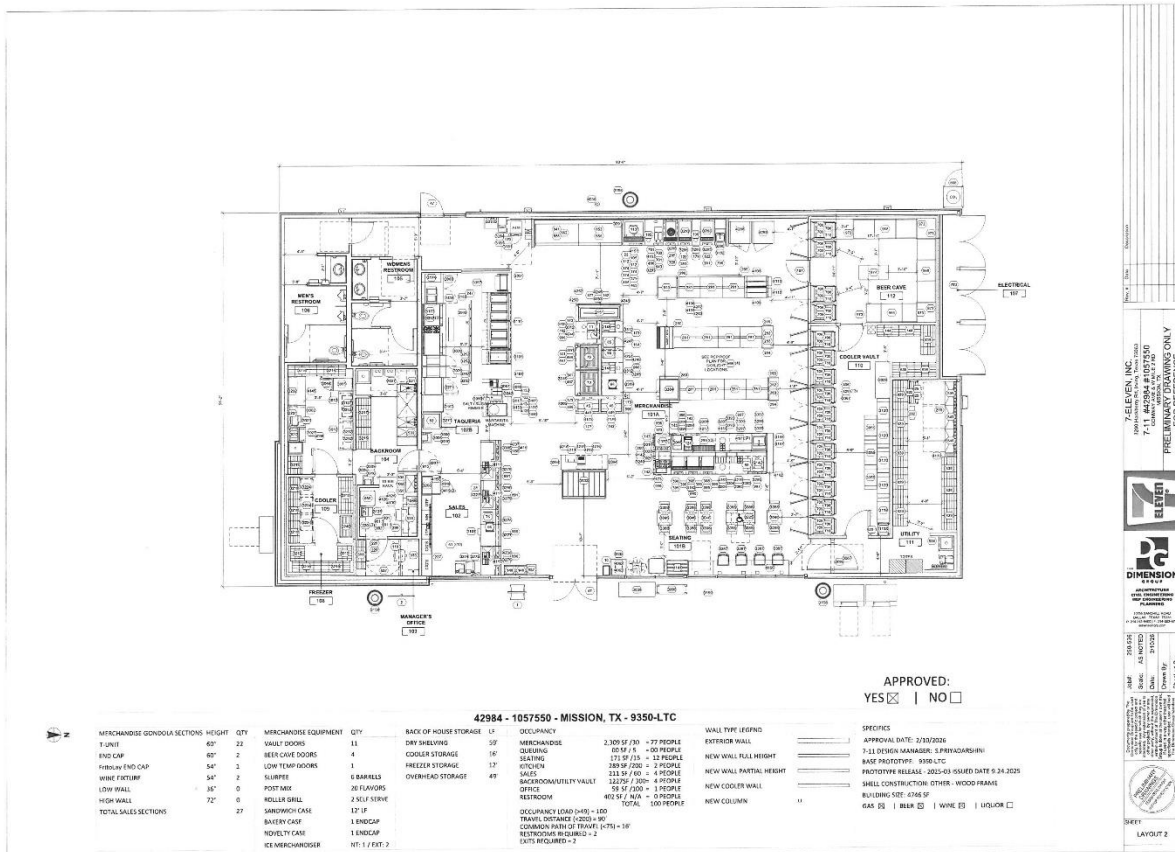
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



MAILOUT LIST

PROP_ID	name_1	addrDelive	addrCity	addrState	addrZip
317183	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
721820	DOWNSTREAM PARTNERS LP	4445 N MESA ST STE 100	EL PASO	TX	79902-1109
123498	KFLP EQUITY 2 LLC	PO BOX 2796	MCALLEN	TX	78502
499092	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
317196	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4, Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 16, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of US Expressway 83, approximately 600 feet West of Stewart Road.
- Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council.
- On May 27, 2025, the applicant was granted a one-year Conditional Use Permit Renewal to allow the use of the portable building as an office. The Conditional Use Permit expired on May 27, 2026. Because the Conditional Use Permit has expired, the current request is for a new Conditional Use Permit rather than a renewal.
- AM PM Roadside & Recovery will provide light to heavy-duty towing, roadside assistance, vehicle recovery, and other emergency roadside services for the surrounding community.
- The property will serve as the company’s office and operational base for dispatching service vehicles and supporting daily business operations.
- Staff: 5 employees
- The hours of operation are as follows: Monday through Friday from 9:00 a.m. to 5:00 p.m.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (33) 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:

- Two year approval with the understanding there will be no renewals. This will apply to the property and not the applicant.
- Must comply with all City Codes (Building, Fire, Landscaping and Signs);
- Hours of operation for the office are Monday – Friday from 9:00 am to 5:00 pm
- CUP is not transferable to others

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

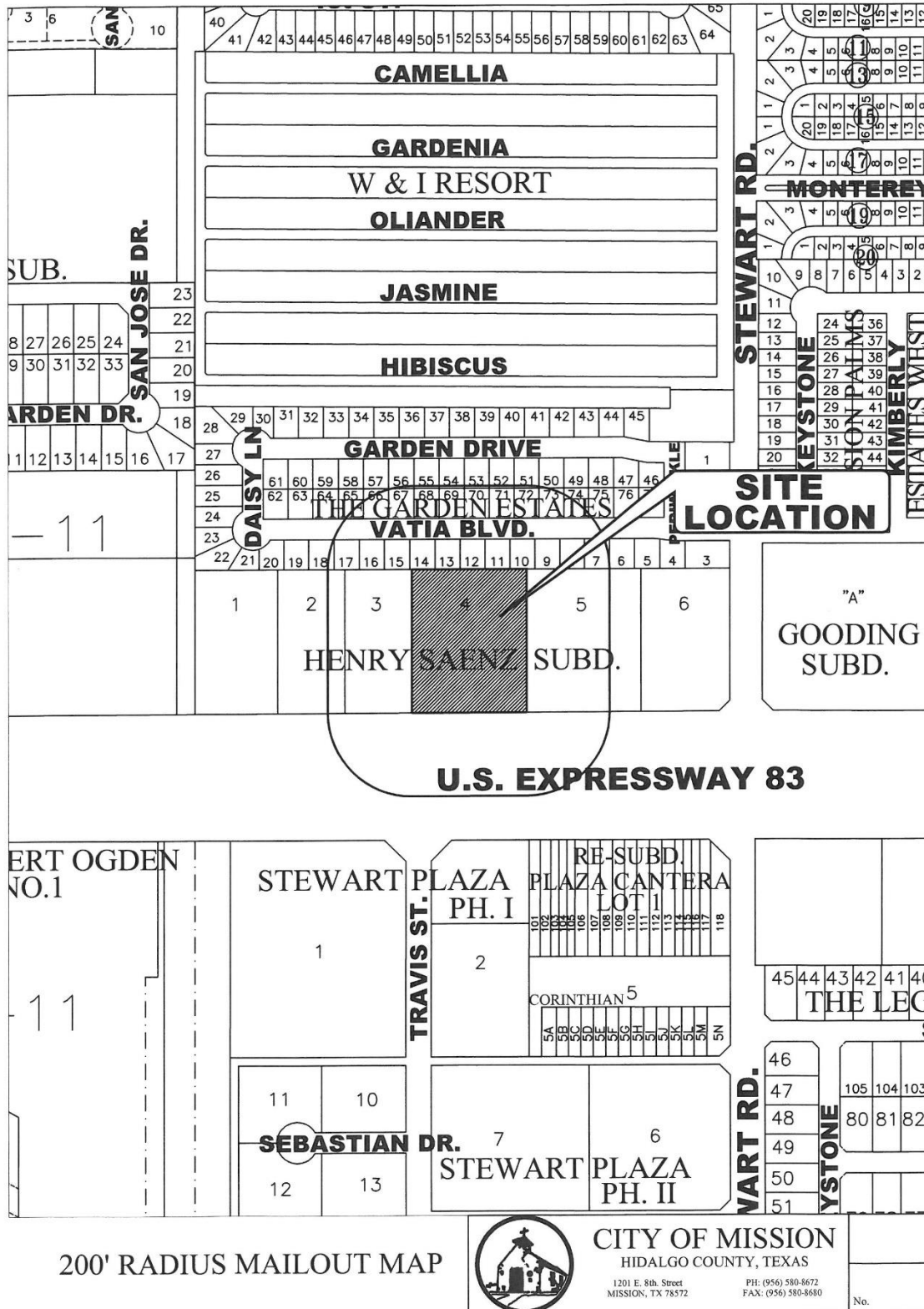
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_____ AYES

_____ NAYS

_____ DISSENTING _____

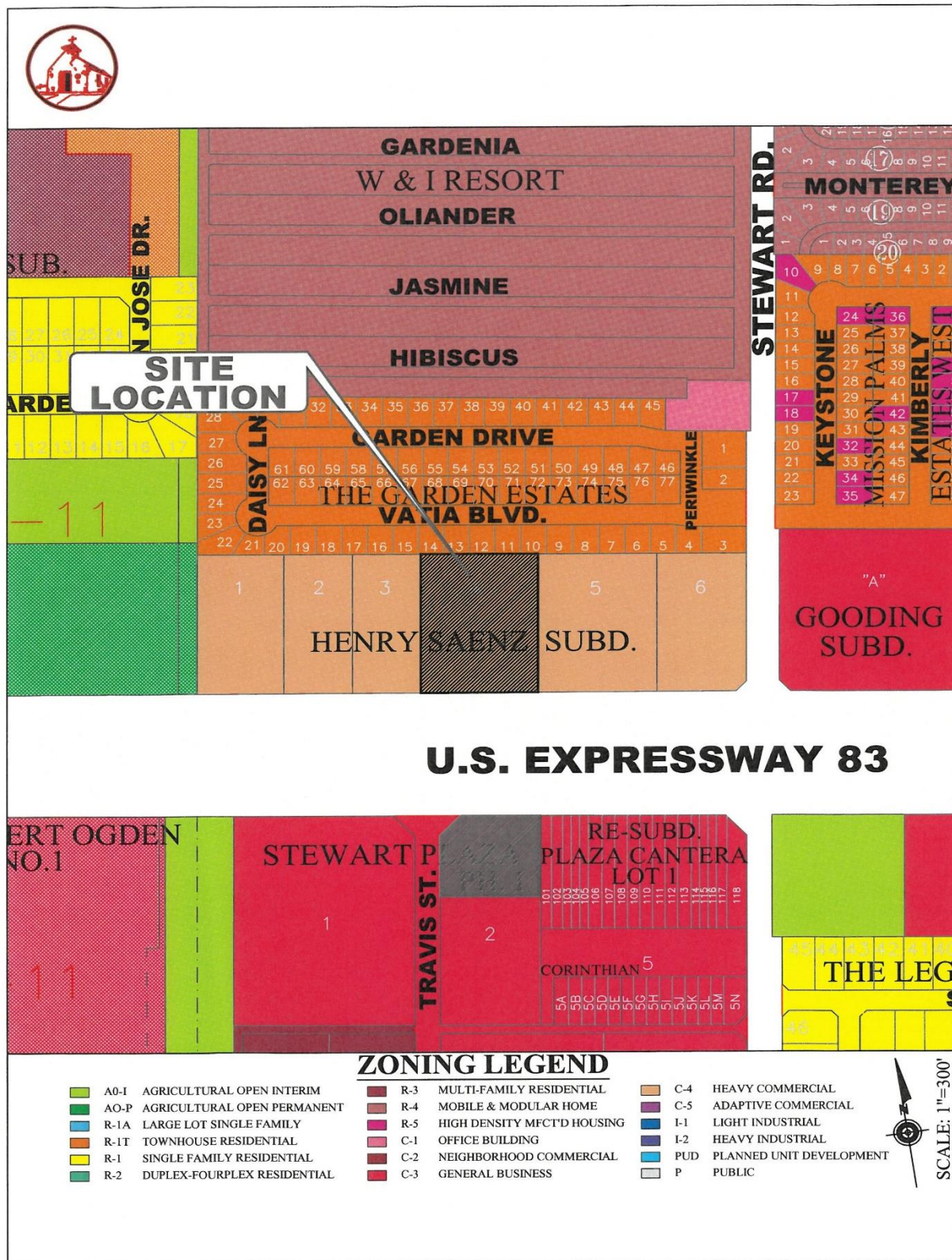
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
550781	INFANTE MARIA PATRICIA	1414 GARDEN DR	MISSION	TX	78572-6511
550793	GARZA SERGIO SALINAS	1415 VATIA BLVD	MISSION	TX	78572-6562
550780	UECKERT CARMEN P	1416 GARDEN DR	MISSION	TX	78572-6511
550799	FERNANDEZ ELIA M	1509 VATIA BLVD	MISSION	TX	78572-6561
550739	LOPEZ PAMELA DENISS	1416 VATIA BLVD	MISSION	TX	78572
550798	LONE STAR NATIONAL BANK	520 E NOLANA AVE	MCALLEN	TX	78504-2680
550734	GARCIA MIRNA GABRIELA	1506 VATIA BLVD	MISSION	TX	78572-6566
550795	DURAN ABIU OSMAR	1501 VATIA BLVD	MISSION	TX	78572-6561
550742	PEREZ MARIA D	1410 VATIA BLVD	MISSION	TX	78572-6565
550741	VERA EDGAR G & LIZBETH RAMIREZ	1412 VATIA BLVD	MISSION	TX	78572
550791	LOPEZ AMY E & ESTEBAN A MEZA	1411 VATIA BLVD	MISSION	TX	78572-6562
550800	MENDOZA MARTIN & MARTHA A	1511 VATIA BLVD	MISSION	TX	78572-6561
550732	TORRES ANTONIO & BEATRIZ	3706 FALCON DR	MISSION	TX	78572-4977
550731	VEGA ALEJANDRO & PATRICIA VEGA	1512 VATIA BLVD	MISSION	TX	78572-6566
550792	LUCERO EVELIA QUINTANILLA & LIZETH BERENICE AGUILLON	1413 VATIA BLVD	MISSION	TX	78572
550777	D N R INVESTMENTS LLC	2600 BLUEBIRD AVE	MCALLEN	TX	78504-4763
550775	MONTEMAYOR CESAR F JR	1506 GARDEN DR	MISSION	TX	78572-6564
550737	MORENO EDITH	1500 VATIA BLVD	MISSION	TX	78572-6566
550733	RIVERA BRANDON	1508 VATIA BLVD	MISSION	TX	78572-6566
550794	CERDA ROLANDO JR & ALBESA SALINAS	1417 VATIA BLVD	MISSION	TX	78572-6562
550776	CARDENAS VIRGINIA T	1504 GARDEN DR	MISSION	TX	78572-6564
550790	GARCIA JESUS OSCAR	1409 VATIA BLVD	MISSION	TX	78572-6562
507921	SAENZ JESUS HENRY	2604 BRAZOS AVE	MCALLEN	TX	78504-6330
550743	MARQUEZ RODRIGO CANO & LUCIA	1408 VATIA BLVD	MISSION	TX	78572-6565
507923	RAMIREZ YOLANDA S	111 LAKE ESTATES DR	MONTGOMERY	TX	77356-8069
507924	FIGUEROA DIANA S	1818 NORTHGATE LANE	MCALLEN	TX	78504-9389
550740	ALBERT NANCY A & SELENE GUILLERMINA	1414 VATIA BLVD	MISSION	TX	78572
550738	MARTINEZ MARIA ESTHER	1418 VATIA BLVD	MISSION	TX	78572-6565
550735	SORIANO GUILLERMO & ELENA	PO BOX 2933	MISSION	TX	78573-0050
550736	MORALES HERMINIO JR & MARGARITA	612 S SOL DORADO ST	MISSION	TX	78572-6880
550796	CELESTINO ARTURO G & ABIGAIL	1503 VATIA BLVD	MISSION	TX	78572
550797	MORALES HERMINIO M & EUSEBIA C	1502 VATIA BLVD	MISSION	TX	78572-6566
550779	PEREZ JESUS RAMOS	1418 GARDEN DR	MISSION	TX	78572-6511
550778	HERNANDEZ ELVIRA RAYMUNDO & ALMA R	1307 SWEET LN	EDINBURG	TX	78539



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 5, 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 allow a Mobile Food Unit – Martha’s Burgers & More, 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: Martha Avitia – Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 30, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council.
- This business has been in operation since September 24, 2025. The last Conditional Use Permit was approved by the City Council on August 20, 2025, for a period of one year.
- The hours of operation are as follows: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 pm to 12:00 a.m.; and Sunday from 5:00 pm to 10:00 pm
- Staff: 3 employees
- Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for a 2-year term to continue to assess this mobile food unit;
- Continue to comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 p.m. to 12:00 a.m.; and Sundays from 5:00 p.m. to 10:00 p.m.
- Continue to comply with the noise ordinance
- CUP is not transferable to others.

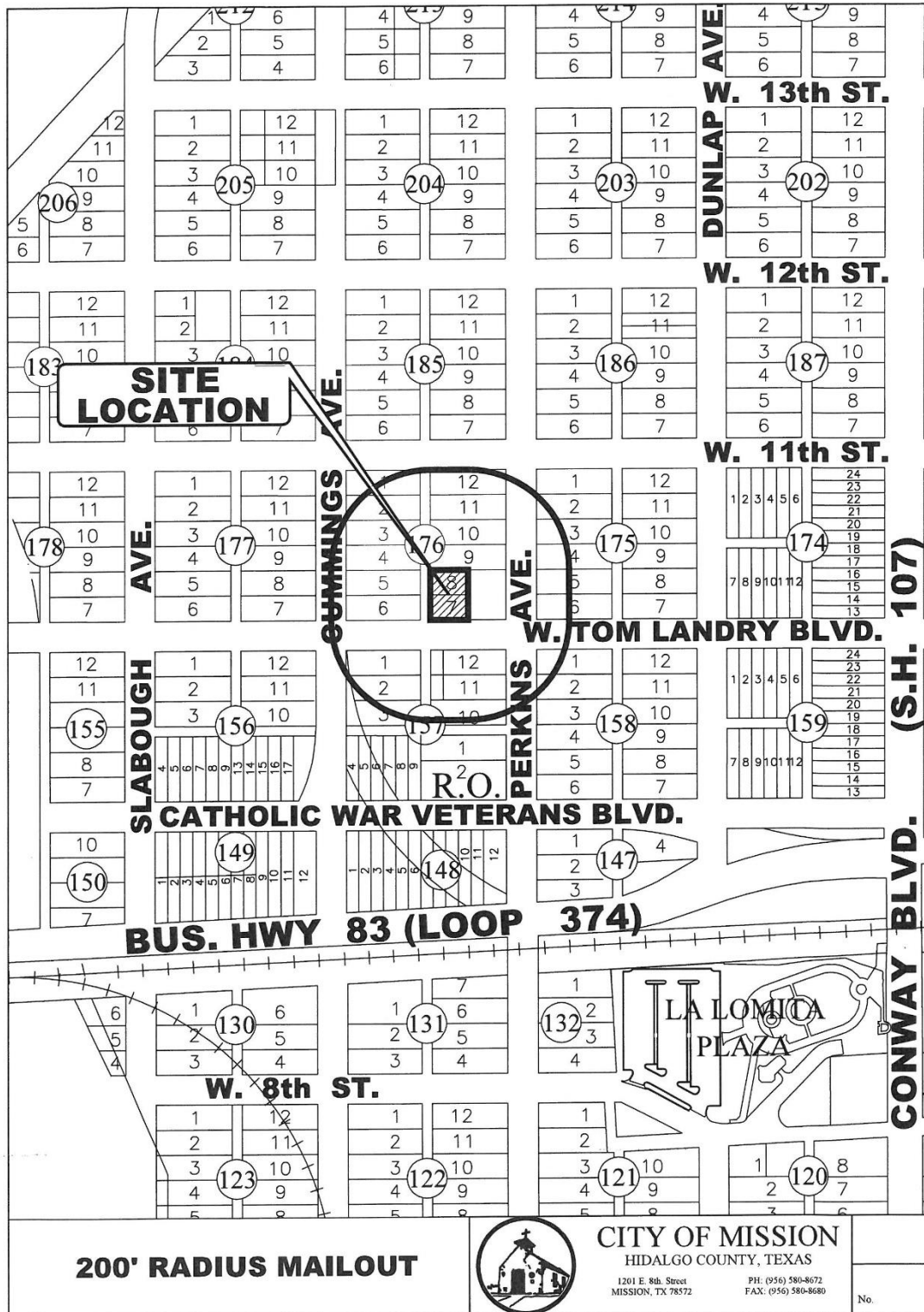
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

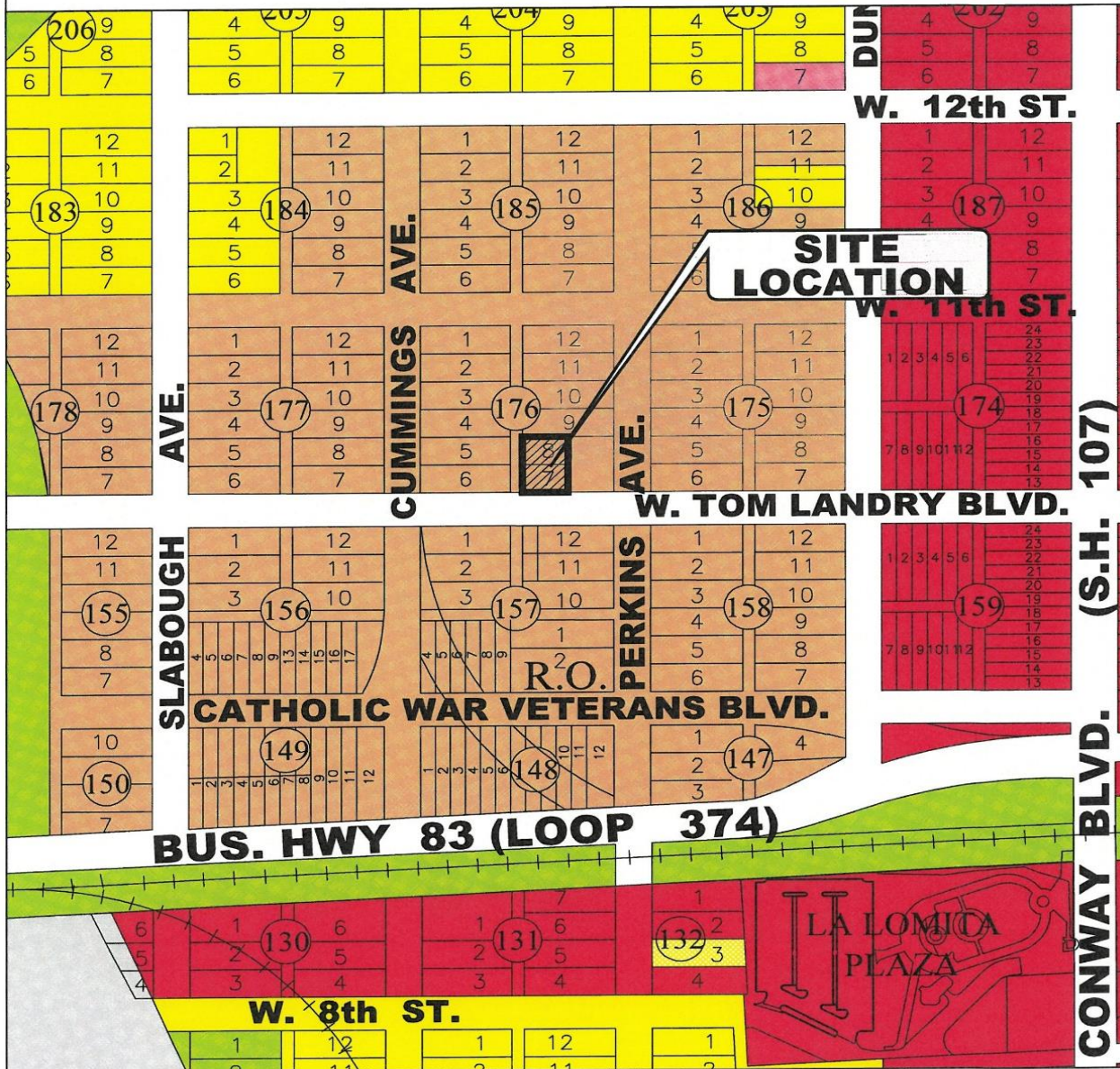
LEGAL NOTICE MAP



AERIAL MAP



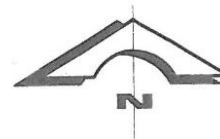
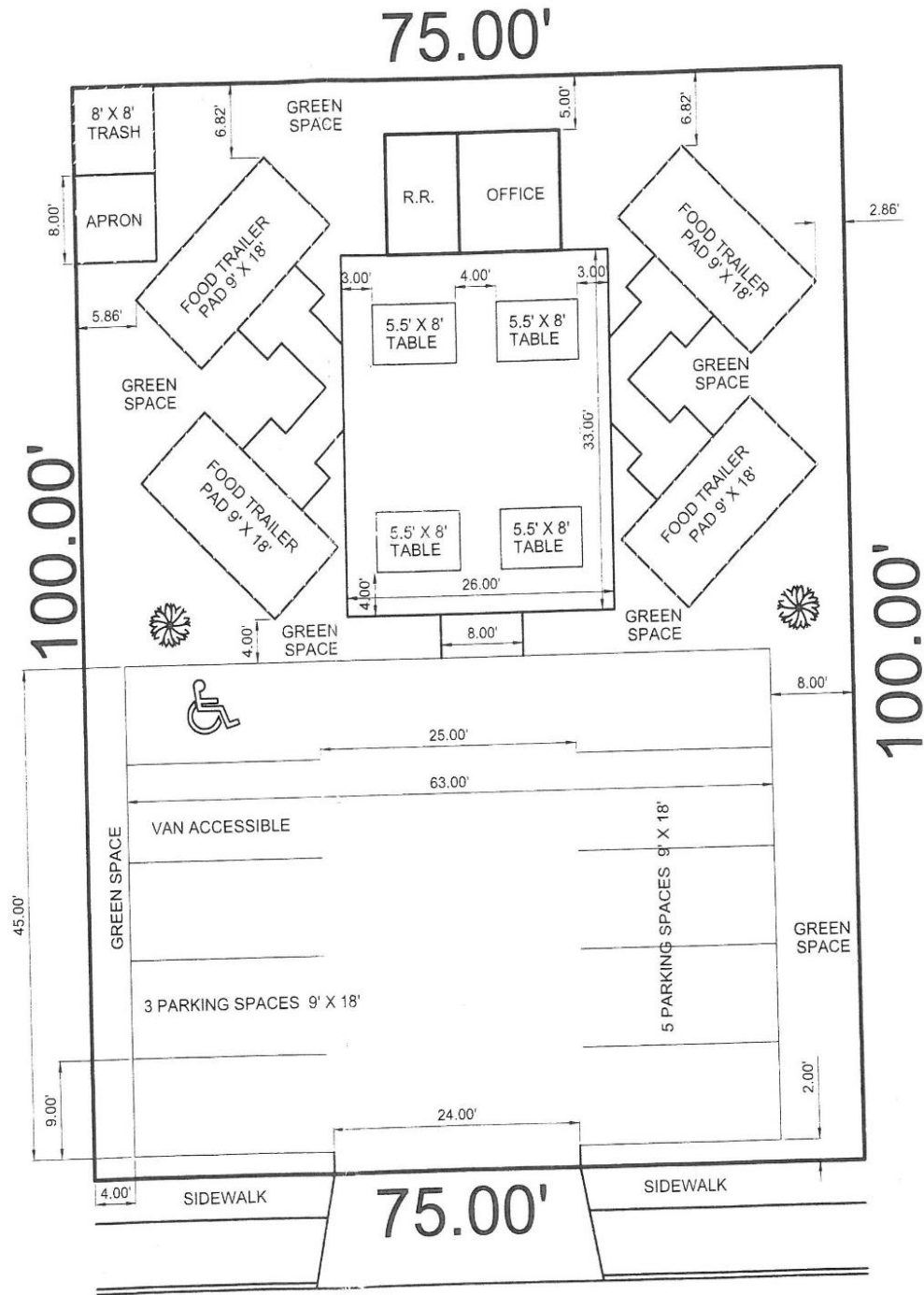
ZONING MAP



ZONING LEGEND

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

SITE PLAN



SITE
SCALE: 1"

PICTURES



PICTURES



PICTURES



PICTURES

★ Martha's Burgers ★

SABOR AUTÉNTICO • ¡ORDENA PARA LLEVAR!

HAMBURGUESAS

Mexicana \$6.99
Jamón, queso, lechuga, tomate, cebolla, mayonesa y mostaza.

Hawaiana \$7.50
Jamón, queso blanco, piña, lechuga, cebolla asada, tomate, mayonesa y mostaza.

Con Huevo \$7.50
Jamón, queso, huevo, lechuga, tomate, cebolla, mayonesa y mostaza.

Hamburguesa Sin Culpa \$7.99
Lechuga, doble carne, jamón, queso, aguacate, tomate, cebolla, mayonesa y mostaza.

COMBOS DE HAMBURGUESA

Incluye: Hamburguesa, hotdog regular, papas fritas y refresco.

Mexicana Combo \$10.50

Hawaiana Combo \$11.50

Con Huevo Combo \$12.00



ESPECIALIDADES

TACOS (BISTECK Y AL PASTOR)

Maíz (5) o Harina (4)

Sencillos \$7.99

Cilantro, cebolla cruda/asada, limón y salsa.

Especiales \$8.99

Queso blanco, aguacate, cilantro, cebolla, salsa.



COMBOS DE TACOS

Incluye: 4 tacos, frijoles charros, papas y refresco.

Tacos Sencillos Combo \$11.99

Tacos Especiales Combo \$12.99

TORTAS

Sencilla \$6.99
Carne, cilantro, cebolla cruda y asada.

Especial \$8.99
Carne, cilantro, cebolla cruda, cebolla asada, jamón, queso blanco y aguacate.

Torta de Jamón \$5.99
Jamón, queso, mayonesa, lechuga, tomate, cebolla y aguacate.



COMBOS DE TORTAS

Incluye: Torta, papas o frijoles charros, y refresco.

Torta Sencilla Combo \$10.99

Torta Especial Combo \$11.99



HOT DOGS

Regular \$1.75
Tomate, cebolla, mayonesa y mostaza.

Con Tocino \$2.50

Salchicha Roja \$4.00
Mayonesa, mostaza y cebolla asada.

Salchicha Roja con Tocino \$4.75



COMBOS DE HOT DOG

Incluye: 2 hotdogs, papas, y refresco.

Hot Dog Regular Combo \$6.99

Con Tocino Combo \$7.99

Salchicha Roja Combo \$11.99

Salchicha Roja con Tocino Combo \$12.99



ESPADAS

\$8.99

Incluye 4 espadas con carne, queso, aguacate, cilantro, cebolla y tomate.



SINCRONIZADAS & MÁS

Sincronizada **NUEVO** \$8.99
Carne, frijoles, queso, lechuga, tomate, cebolla y aguacate.

Papa Loca **NUEVO** \$12.99
Carne, manchequilla y queso.



ANTOJITOS Y MÁS

Jalapeño Poppers **NUEVO** \$2.99

Papas Especiales \$5.75

Nacho cheese, carne y chili.

Papas Fritas \$2.75

Nachos \$3.50

Elote Amarillo Entero \$2.75

Frijoles Charros \$2.50

Frijoles Especiales \$4.50

Carne y queso blanco.

Extra: \$0.50¢ Tocino: \$0.75¢



SERVICIOS PARA EVENTOS

- Catering Services para todo tipo de eventos.
- Renta de mesas y sillas sencillas, con manteles y centros de mesa de globos.



ORDENA PARA LLEVAR

(956) 432-3491 • (956) 766-1997

BEBIDAS

Limónada \$3.99

Cocas Mexicanas \$3.50

Coke, ponche, y manzana.

Refresco de Latas \$1.75

Coke, Coke Zero, sprite, and dr.pepper

Botella de Agua \$1.00



MÉTODOS DE PAGO

Efectivo o Tarjeta



ADDITIONAL PARKING PICTURE



MAILOUT LIST

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