



---

## **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, June 4, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

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

Time: June 4, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 852 3761 5443

Passcode: 433679

One tap mobile

+13462487799, Meeting ID: 852 3761 5443 # Password: 433679

### **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 - May 21, 2025

### **PUBLIC HEARINGS**

#### **REZONING**

- 2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1") for a 11.337-acre tract of land, being all of lot 12, New Caledonia Unit No. 1 Subdivision, located along the East side of Moorefield Road approximately 305 feet North of Oleander Drive. Applicant: Carlos Lugo, Jr. -CSL Construction, LLC - Cervantes

- 3 Conduct a public hearing and consideration of a rezoning request from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") for Lot 2, Los Olivos Subdivision, located along the North side of Olivos Court approximately 462 feet North of Trinity Street. Applicant: Francisco & Mariana Garcia - Cervantes

#### **CONDITIONAL USE PERMIT**

- 4 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – Eddie's Taqueria Restaurant, being Lot A, Girasol Estates Subdivision, in a (C-3) zone, located at 1730 W. Griffin Parkway. Applicant: Edgar Gutierrez - Cervantes

- 5 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window at the Mija Mercado Coffee Shop, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission in a (C-3) General Business District, located at 214 E. Tom Landry, Suite B. Applicant: Natalie Garza – Cervantes

**SITE PLAN APPROVAL**

6 Site Plan Approval for the construction of a temperature controlled self-storage facility named SecureCare Move It Self-Storage on the unrecorded Lot 1, Storage Depot No. 3 Subdivision located at 304 W. Griffin Pkwy. Applicant: SecureCare Moveit McAllen, LLC. c/o AVAD Capital, LLC, - Cervantes

**PLAT APPROVAL**

7 Plat Approval Subject to Conditions and consideration of a variance to the lot depth, width and area in a R-1 zone for the proposed Meadow Way at Meadow Creek Subdivision, A 0.551-acre, 0.615-acre, and 0.611-acre tracts of land, forming part of Meadow Creek Country Club Subdivision Phase 1-B, Developer: LAC Enterprises, Engineer: Benavides Engineering, - Cervantes

8 Plat Approval Subject to Conditions for the proposed Sendero Phase III Subdivision, being a resubdivision of 19.248 acres of land out of the South end or Porcion 52, PUD, Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - Cervantes

**UNFINISHED BUSINESS**

9 Tabled Item: Consideration of a Conditional Use Permit to Designate an area as a Mobile Food Park for the operation of four (4) Mobile Food Units, being a 77 feet x 210 feet tract of land, Block 144, Mission Original Townsite Subdivision, in a C-3 zone General Business District, located at 410 E. 9th Street. Applicant: Mario A. Guerra – Cervantes

**ADJOURNMENT**

Signed this the 30<sup>th</sup> day of May, 2025

\_\_\_\_\_  
Xavier Cervantes, Director of Planning

**C E R T I F I C A T E**

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 30<sup>th</sup> day of May, 2025 at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **4<sup>th</sup> day of June, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

.

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

---

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
MAY 21, 2025  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

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

**P&Z ABSENT**

Omar Guevara

**STAFF PRESENT**

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

**GUEST PRESENT**

Vanessa Ochoa  
Steve Masengale  
Neva Masengale  
Mary Morales  
Keith Mora  
Melinda Youngblood  
Rudy Youngblood  
Mario A. Guerra  
Adan Hernandez  
Mario Flores  
Marcos Montero  
Cruz Martinez  
Gracie Saenz Reyna

**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.

Mr. Alaniz arrived at the meeting at 5:31 p.m.

**APPROVAL OF MINUTES FOR MAY 7, 2025**

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 7, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:32 p.m.**

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

**Item #2**

**Conditional Use Permit:**

**A Home Occupation – Daycare  
Lot 37, Woodcrest Estates Subdivision  
2807 Norma Drive  
R-1  
Neva P. Masengale**

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

Ms. Melinda Youngblood resides at 2806 Nicole Drive. She stated she had several concerns regarding the daycare since she resides next to the daycare and she has a swimming pool in her backyard. She asked if a child had trespass onto her property would she be liable for any injury or



death. She asked if in the proposed daycare the bylaws could state if a child under the care of the daycare enters onto her property the daycare is liable for any incidents. Will the proposed daycare owner build the shared fence into a privacy fence since her daughter and her friends would swim periodically. They lay out daily watching TV and enjoying being outdoors so they don't really want to be bothered by children, staring at them through the fence in their bikini. She mentioned her other concern is that there is a registered sex offender .4 miles away, which is about 2000 feet away down Nicole Drive. She stated that as an educator the safety of children is her top priority which the propose daycare will be located on the corner of Taylor and Norma Drive and once it is widen, the cars will be traveling even faster than they do as of right now and the property is a corner lot which is typically very dangerous for children because of the concerns and possible safety hazards.

Ms. Gracie Saenz Reyna resides at 2806 Nicole Drive. She mentioned her same concerns are in the neighborhood where there are registered sex offenders down the street. She stated also the traffic is her other concern. She mentioned an example is to imagine the number amount of children that are allowed to be at a residential daycare is limited but even that amount of increased traffic in this area is a very high traffic area especially at the hours when the daycare in the morning drop off and pick up. She mentioned around the majority of the neighbors even surrounding the area had not received notice we found out by other neighbors. Several neighbors have expressed they have a concern with her about the traffic liability with proximity of the swimming pool that can easily access to a child away from the premises.

Ms. Neva Masengale, the applicant, resides at 2807 Norma Drive. She mentioned that she isn't surprised at all that her neighbor stated it's an inconvenience to her since every time she wanted to make some innovation in her property she had trespassed her property, and that is why she has a restraining order from the police against her. She stated the neighbor had said that the pool is a problem but the children will only be with her from Monday to Friday. She mentioned the neighbor usually does her parties on the weekends only in hot weather and also at night on the weekends. She believes it won't be a problem. She stated the height of the fences are high enough for the children to not cross over to different properties because they are designed for adults. Also, the children will be under the supervision of a responsible adult that will be prepared precisely to be able to take care of the child. She believes her project is a project that could help the city since there are many mothers who need places where their children are protected and educated plus a benefit to our area because the area lacks a child care system, despite the fact that there are many schools in the surroundings on Shary road.

Mr. Steve Masengale stated he has a 2 x 4 fence There's nothing on the fence. It's just plain but they have a smooth surface on their side of the fence so there's no issue.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked regarding the regulations for daycare, is there anything in the guidelines regarding sex offenders within the proximity of they plan to operate

Mr. Cervantes stated the daycares are regulated by the State of Texas.

Ms. Garza asked if Mr. Cervantes knew regarding the regulations if there is anything that would prohibit them operating a daycare so close to the residence of a sex offender.

Mr. Cervantes stated no, not to his knowledge.

Chairwoman Izaguirre asked if there were any other questions.

Mr. Sanchez asked if the building would have to be regulated by the State of Texas.

Mr. Cervantes stated Yes, the State of Texas has to do their inspections for the daycare.

Ms. Garza asked the applicant how many children does she plan to have in the daycare.

Ms. Masengale stated the city allows her to have 12 children maximum

Ms. Thompson asked how much staff would she require.

Ms. Masengale stated it would be herself and an assistant to start, and if it is more, if necessary, I am willing to have one more assistant but it is what the City of Mission allows me to have 12 children 2 people 6 children each.

Ms. Thompson stated to the applicant that she would need to receive the approval of the neighbors within 200 feet around the property she has to get 90% of those neighbors that approve of you having another assistant.

Ms. Masengale stated yes, she understands but to start it's going to be herself and one assistant.

Ms. Austin asked how many daycare are in the City of Mission.

Ms. De Luna stated there are 10 daycare home occupations.

Mr. Sanchez asked about the allegation of neighbors didn't receive notice.

Mr. Cervantes stated according to our ordinance and the state law we notify 200 feet from the property. He stated the City of Mission also advertised in newspaper.

Mr. Sanchez asked what is the other structure in the rear of the property.

Mr. Cervantes stated it's the applicant's office outside which is like a refuge for her.

The Board discussed the parking situation for employees and drop off and pickup since there is a lot of traffic in the area.

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

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

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

**Item #3**

**Conditional Use Permit:**

**A Drive – Thru Service Window –**

**Hiro, LLC aka Pura Vida Snacks & Drinks  
Being Lot C1-A, Replat of Lots C1 thru C11,  
Taurus Estates No. 3 Subdivision  
3009 N. Inspiration Road, Suite A  
C-3  
Hiram Cisneros**

Mr. Cervantes stated the site is located at the NW corner of Inspiration Road and Giselle Street. Per Code of Ordinance, a Drive-Thru Service Window requires the approval of a Conditional Use Permit by the City Council. The applicant has operated a snack shop at this location since 2018 under Xquinkles Snackland Inspiration. The last conditional use permit approved for the drive-thru service window for this location was on June 10, 2024 for life of use. The applicant would now like to change the name of the business to Pura Vida Snacks & Drinks, and that requires a new conditional use permit. The proposed hours of operation are as follows: Monday – Sunday from 11:00 am to 9:00 pm. Staff: 1 employee; Parking: There are 19 seating spaces, which require 6 parking spaces (19 total seating spaces/3 = 6.33 parking spaces). There are 138 existing parking spaces in the commercial plaza that are shared with the other businesses. Staff notes that there is landscaping in front of the business and along Giselle Street which must be maintained by the property owner or the applicant. Sale of Alcohol Section 6-4: of the Zoning Code requires such uses to be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that fall within the 300 feet, however, P&Z and City Council have waived the separation requirement in the previous approval. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (32) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of use with the understanding that the permit can be revoked due to non-compliance; 2) Acquire a new business license; 3) Continued compliance with all City Codes (Building, Fire, Health, etc.); 4) Compliance with TABC requirements; 5) Waiver of the 300' separation requirement from the residential neighborhoods; 6) CUP is not to be transferable to others; and 7) Hours of operation: Monday – Sunday from 11:00 am to 9:00 pm.

Mr. Sanchez asked if it the same owners different name of business.

Mr. Cervantes stated yes its only a name changes to the business.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

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

**Ended: 5:56 p.m.**

**Item #4**

**Conditional Use Permit:**

**An Event Center – Florence Events  
Lot 5, Northtown Unit No. 1 Subdivision  
2722 N. Conway Avenue  
C-3  
Erica Veronica Perez**

Mr. Cervantes stated the site is located approximately 75 feet South of E. 28th Street along the East side of N. Conway Avenue, S.H. 107 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 2,250.00 square foot suite for an Event Center that will be named "Florence Events". Proposed activities: The venue features several types of events and private gatherings. The proposed hours of operation are as follows: Monday thru Sunday from 9:00 am to 12:00 am. Staff will be 1 employee Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces are needed. There is a total of 41 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 (23) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Chairwoman Izaguirre asked if there was any input in favor or against the request. Staff recommends Approval for 2 years subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday thru Sunday from 9:00 am to 12:00 am; 3) Must comply with the noise ordinance; 4) Acquisition of a business license prior to occupancy; and 5) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:56 p.m.**

**Ended: 6:07 p.m.**

**Item #5****Conditional Use Permit:**

**To allow a Mobile Food Unit – Elotes & More  
Being the East 300 feet of the South  
300 feet of the North 300 feet of the  
East 479.4 feet of the West 1249.4 feet Of Lot  
24-6, West Addition to Sharyland Subdivision  
2215 N. Conway Avenue  
C-2  
Ricardo Martinez**

Mr. Cervantes stated the site is located at the Southwest corner of N. Conway and Griffin Parkway within the property of the Conway Avenue Baptist Church. Pursuant to Section 1.56 of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council. The applicant proposes to place a 9 foot by 18 foot mobile food unit using three church parking spaces to allow the unit owners to sell their corn products. The church pastor has allowed the use of the building restrooms to be accessible to the employees and customers while the church is in service only. The proposed hours of operation are as follows: Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m. Staff: 4 to 6 employees. Parking: The church has a total of 60 parking spaces available. Based on the capacity of the church 50 parking spaces required, exceeding code by 10. (1 parking space for every 4 seats in the auditorium 200 seats/4 = 50 parking spaces). The application for this conditional use permit was submitted after the April 28, 2025 ordinance amendment placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units. The proposed location is 1,040 feet of the existing mobile food unit located at 1625 N. Conway. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) 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 denial to the Conditional Use Permit since it does not comply with the new minimum distance requirement from other existing mobile food units. However, if the board or Council is inclined to approve the request, then staff recommends the following conditions: 1) 1-year re-evaluation in order to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Add landscaping with a drip irrigation system along Griffin Parkway; 4) Restrooms must be accessible to the employees and patrons at all times; 5) Acquisition of a business license prior to occupancy; 6) CUP is not transferable to others; and 7) Hours of operation are Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m.

Chairwoman Izaguirre asked if the applicant is the church.

Mr. Cervantes stated the applicant is Ricardo Martinez and he has an agreement through the church and the hours of operation are limited with the church services.

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

Mr. Cruz Martinez resides at 6521 N. 25<sup>th</sup> Street in McAllen, Texas. He stated initially stated the idea with his brothers a couple months back and got information on Mobile Food Trucks with the City of Mission at that time there wasn't a mile foot radius ordinance changed. He stated he wasn't aware about the ordinance changed until last minute.

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

Ms. Thompson asked if the mobile food park is referred to a unit itself.

Mr. Cervantes stated yes.

Ms. Austin asked if the operation is to sell only to the Church members.

Mr. Cervantes stated no it's to sell to the public.

Chairwoman Izaguirre is it only during church hours.

Mr. Cervantes stated yes only during church hours since that is the only time the restrooms would be available, but the location would be in violation of the brand new ordinance. He mentioned the intent of the ordinance to limit how many mobile food units, so the City of Mission doesn't have them everywhere like in the City of McAllen.

Chairwoman Izaguirre asked how much the application fee is. Since the applicant can look for another location without paying the applicant fee all over again since he wasn't aware of the denial of the location.

Mr. Cervantes stated the application fee is \$250 and he would have to pay the fee again since the fee is for sending out notices and advertising in the newspaper. He added that before he applied for a mobile food unit he was told the mobile food unit would be denied by the city of mission due to the not being in compliance to the new adopted ordinance.

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to deny the conditional use permit request. There was no second motion, motion withdrawal.

Ms. Thompson asked if the mobile food unit will be used only when the church is in operation.

Mr. Cervantes stated Yes.

Ms. Thompson asked if there will be efficient parking when the church is in service.

Mr. Cervantes stated for parking the church has a total of 60 parking spaces available. Based on the capacity of the church 50 parking spaces required, exceeding code by 10. (1 parking spaces for every 4 seats in the auditorium  $200 \text{ seats} / 4 = 50 \text{ parking spaces}$ ).

Ms. Thompson asked if there is an entrance and exit through Griffin and Conway

Mr. Cervantes stated yes.

Ms. Thompson stated that her main concern was the traffic and children safety since the applicant is proposing the mobile food unit at the entrance and exit of the parking lot.

Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. There was no second motion, motion withdrawal.

Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to deny the conditional use permit request based on traffic concerns during the church services. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:07 p.m.**

**Ended: 6:14 p.m.**

**Item #6**

**Conditional Use Permit: To designate an area as a Mobile Food Park for the operation of five (5) Mobile Food Units being a 77 feet x 210 feet tract of land, Block 144, Mission Original Townsite Subdivision, 410 E. 9th Street C-3 Mario A. Guerra**

Mr. Cervantes stated the site is located at the southeast corner of E. 9th Street and N. Oblate Avenue. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to have a mobile food park to allow mobile food unit owners to sell their products. The applicant proposes to construct separate restrooms for men and women, and a 15-foot x 44-foot canopy for the common seating area. Based on the current ordinance, each mobile food truck operator must still apply for their own C.U.P. to operate within the mobile food park. The proposed hours of operation are as follows: Monday through Sunday from 7:00 am to 12:00 am. Parking: The proposed 48 chairs results in 16 parking spaces required by code. The applicant is proposing 14 new parking spaces, and there are 5 existing parking spaces, for a total of 19 parking spaces. Staff notes that this property is located within Mission Central Business District, thus exempt from parking requirements. Landscaping: The applicant is proposing landscaping areas within the property. The application for this conditional use permit was submitted before the ordinance was amended, placing distance limitations. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) legal notices to the surrounding property owners.

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

There was none.

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

Chairwoman Izaguirre asked will all the cement be removed and would the parking be restriped and landscaping.

Mr. Cervantes stated yes.

Chairwoman Izaguirre asked about the green areas and what would the City of Mission require.

Mr. Cervantes stated the City of Mission required 10% of the property to be landscaped.

Chairwoman Izaguirre asked if the site plan presented met the required landscaping.

Mr. Cervantes stated yes, but the applicant could add more landscaping if he had too.

Chairwoman Izaguirre asked the applicant of the proposed site plan, and if the landscaping is correct.

Mr. Guerra stated he plans to do the landscaping exactly like the site plan as much as he can.

The board members discussed the different areas of the site plans since there are two different site plans. They discussed the different concerns of the entrance and traffic and parking.

Mr. Cervantes stated staff can meet with the applicant to discuss the site plan for the mobile food park and asked for the item to be tabled.

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

**Started: 5:51 p.m.**

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

**Item #7**

**Conditional Use Permit**

**Renewal:**

**To allow a portable building for office use**

**Lot 4, Henry Saenz Subdivision,**

**1519 E. Expressway 83**

**C-4**

**AM PM Roadside & Recovery LLC**

Mr. Cervantes stated the site is located along the North side of US Expressway 83 approximately 600 feet West of Stewart Road. On April 11, 2022, the applicant was issued a renewal of a Conditional Use Permit for three (3) years to allow the portable building for office use. The applicant is requesting a one-year extension of the Conditional Use Permit to keep the 14' by 72' portable building to be used as office space. The applicant states that if the property owner does not grant him permission to build a permanent structure he has plans to relocate the business. The portable building is setback 103 feet from the front property line and the rest of the property is being used for the storage and repair of vehicles. The business has three (3) employees, and the hours of operation for the office will be Monday thru Friday from 8:00 a.m. to 5:00 p.m. Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 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 for a 1-year only; 1) Must comply with all City



Codes (Building, Fire, Landscaping and Signs); 2) Hours of operation for the office are Monday thru Friday from 8:00 am to 5:00 pm; and 3) CUP is not transferable to others.

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

Mr. Kieth Mora is the owner of AM PM Roadside Recovery has been there for many years and has tried to convince the property owner to allow him to build a permanent structure for office use. Unfortunately, he cannot build a structure that's not his property. He had to get approval by his landlord to do the additional landscaping. He 100% agrees with the City of Mission getting rid of the portable building.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked how the board can help the citizens if the current renter at the property decides to move and a new business comes and applies for a conditional use permit.

Mr. Cervantes asked the applicant if the portable building belonged to him.

Mr. Mora stated that it belongs to the property owner.

Mr. Cervantes stated if somebody decides to open a new business at that location they can apply for a conditional use permit and go through the same process.

Ms. De luna stated staff has tried many times to inform the property owner to build a permanent structure and that it is an ongoing case with code enforcement.

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

**Started: 6:20 p.m.**

**Ended: 6:21 p.m.**

**Item #8**

**Conditional Use Permit**

**Renewal:**

**Le Petite Pastries Restaurant**

**1821 N. Shary Road, Suite 7**

**Lot 1, Bannworth Business Center**

**C-2**

**Cesia Alfaro**

Mr. Cervantes stated the site is located along the West side of Shary Road between Village Drive and Mulberry Street. Per Code of Ordinance, in a C-2 (Neighborhood Commercial) zone a Restaurant requires the approval of a Conditional Use Permit by the City Council. The applicant would like to renew the conditional use permit for the restaurant in order to continue to offer coffee, cookies, brownies, cheesecakes, and other items on the menu. The business has been in operation since April 25, 2024. Access to the site is via a 30' access driveway off Shary Road. The last

conditional use permit approved for this location was on April 8, 2024 for 1 year. The proposed hours of operation are as follows: Monday–Saturday from 9:00 am to 7:00 pm, closed Sundays. Staff: 3 employees. Parking: In reviewing the floor plan, there are 13 total seating spaces, which require 4 parking spaces (13 total seating spaces/3 = 4.33 parking spaces). There are 58 existing parking spaces in the commercial plaza that are shared with the other businesses. Landscaping: Staff notes that additional landscaping will need to be added along Shary Road and must be maintained by the property owner or the applicant. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of the use contingent on the additional landscaping with a drip irrigation system along Shary Road; 2) Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); 3) Restrooms must be accessible to employees and patrons at all times; 4) CUP is not to be transferable to others; and 5) Hours of operation: Monday–Saturday from 9:00 am to 7:00 pm, Closed Sundays.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:21 p.m.**

**Ended: 6:22 p.m.**

**Item #9**

**Conditional Use Permit**

**Renewal:**

**Tommasino Pizza Pasta & Vino  
2100 E. Griffin Parkway  
Lots 1 & 2, Block 2, Springfield  
Phase I Commercial Subdivision  
C-3  
Javier Covarrubias**

Mr. Cervantes stated the site is located at the Southeast corner of E. Griffin Parkway and Creek Run Street in a suite within a multi-tenant commercial plaza for the Italian restaurant. Pursuant to the City of Mission Code of Ordinances, a restaurant with alcohol sales requires the approval of a conditional use permit by the City Council. On January 10, 2024, the applicant obtained a Conditional Use Permit for two years. The applicant would like to extend the hours for the sale and consumption of alcoholic beverages to obtain a late hours license from TABC. In 2024, the Council approved for alcoholic

beverages to be sold at the restaurant even though the restaurant is within 300 feet of a residential subdivision. The proposed hours of operation are as follows: Every day from 8:00 a.m. to 2:00 a.m. Parking: In reviewing the floor plan, there is a total of 116 seating spaces resulting in 39 parking spaces required. There are 72 parking spaces available in the commercial plaza and the parking is shared with the other businesses. Landscaping is meeting code. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 50 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 for a 2-year period in order to assess this operation: 1) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 2) Wet zone property; and 3) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:22 p.m.**

**Ended: 6:23 p.m.**

**Item #10**

**Site Plan Approval:**

**Construction of a commercial plaza –  
Lot 2, Riverside View Subdivision #2  
300 E. Mile 2 Road  
1 Valley Construction**

Mr. Ramirez stated the site is a 2-lot development having double frontage to N. Francisco Avenue and E. 2 Mile Road. Currently, zoning for the property is (C-2) Neighborhood Commercial which is suitable for this type construction. The Proposed are 28 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project. The structure will include 4 suites with a grand total of 5,420 square feet and with a parapet height of 24'. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommended approval of the Site Plan as submitted

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompspon moved to approve the site plan. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:23 p.m.**

**Ended: 6:24 p.m.**

**Item #11**

**Site Plan Approval:**

**Construction of a chain restaurant named Eddie's Taqueria  
Lot A, Girasol Estates Subdivision  
1730 W. Griffin Parkway  
C-3  
Edgar Gutierrez**

Mr. Ramirez stated that Edgar Gutierrez is requesting a 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 Northeast corner of N. Inspiration Road. and W. Griffin Parkway. This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Northeast corner of Lot B and fire lanes will be noted at restricted locations throughout the site. The building will be 86 feet from the W. Griffin Pkwy. frontage exceeding the minimum building setback requirements of 60' set by the original plat design. The applicant is proposing one structure with a main entrance from W. Griffin Pkwy and a secondary entrance from N. Inspiration Road and will include aa service alley along the North side of the property which will be used for access the dumper enclosure and additional parking. A total of 30 parking spaces (3 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. An extra serving lane may serve as addition stacking and queuing, if necessary. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. A conditional use permit for the drive thru window is being processed separately. 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. Ms. Thompspon moved to approve the site plan. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:56 p.m.**

**Item #12**

**Site Plan Approval:**

**Construction of 10 apartments  
Lot 14, Taurus Estates No. 10 Subdivision  
3201 Magdalena Street  
ANH Construction**

Mr. Ramirez stated The property is a corner lot measuring 14,950 square feet with a frontage of 115 feet intersecting Magdalena Street and W. Mile 2 Road. The subdivision was designed for R-3 type construction and is prepped with 50 feet right-of-way complete with curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements. Proposed are 20 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. There will be one main structure proposed on the Lot: The building will house ten apartments each measuring 1,540 square feet. A landscaping plan shall be submitted for review and compliance per subdivision ordinance Ch.98 Subdivision – Landscaping regulations. Sidewalks will be required per plat notes. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**ITEM#13****ADJOURNMENT**

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

---

Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1") for a 11.337-acre tract of land, being all of lot 12, New Caledonia Unit No. 1 Subdivision, located along the East side of Moorefield Road approximately 305 feet North of Oleander Drive. Applicant: Carlos Lugo, Jr. -CSL Construction, LLC - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 15, 2025 – Application for rezoning submitted for processing.
- May 21, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- June 4, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 9, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1") to allow a 51-lot single-family subdivision with a public street. The proposed lots will measure 55 feet in lot frontage and 125 feet lot depth. The minimum lot requirements are 50 feet by 100 feet. The property is currently vacant.
- The subject property measures 330' along Moorefield Road and it measures 1,497.3' of lot depth for a total of 11.337 acres in area. The proposed subdivision will have a street connection to the subdivision to the north by connecting to Hill Crest Drive.
- The surrounding zones are Single Family Residential District ("R-1") to the North, East and South and outside the city limits to the West. East of the ditch are single family subdivisions.
- The existing land uses are: Tiffany Terrace single family subdivision to the North, the Oleander Estates single-family subdivision and the Einstein's Learning Academy to the South and the Taurus Estates No. 2 single family subdivision to the East.
- The Future Land Use Map shows the subject property as Low Density Residential. The requested rezoning is in line with the designation of the property in the Future Land Use Map.
- Notices were mailed to 66 surrounding property owners. Complaints have been received by staff from the surrounding property regarding dust coming from the subject property.

### STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

---

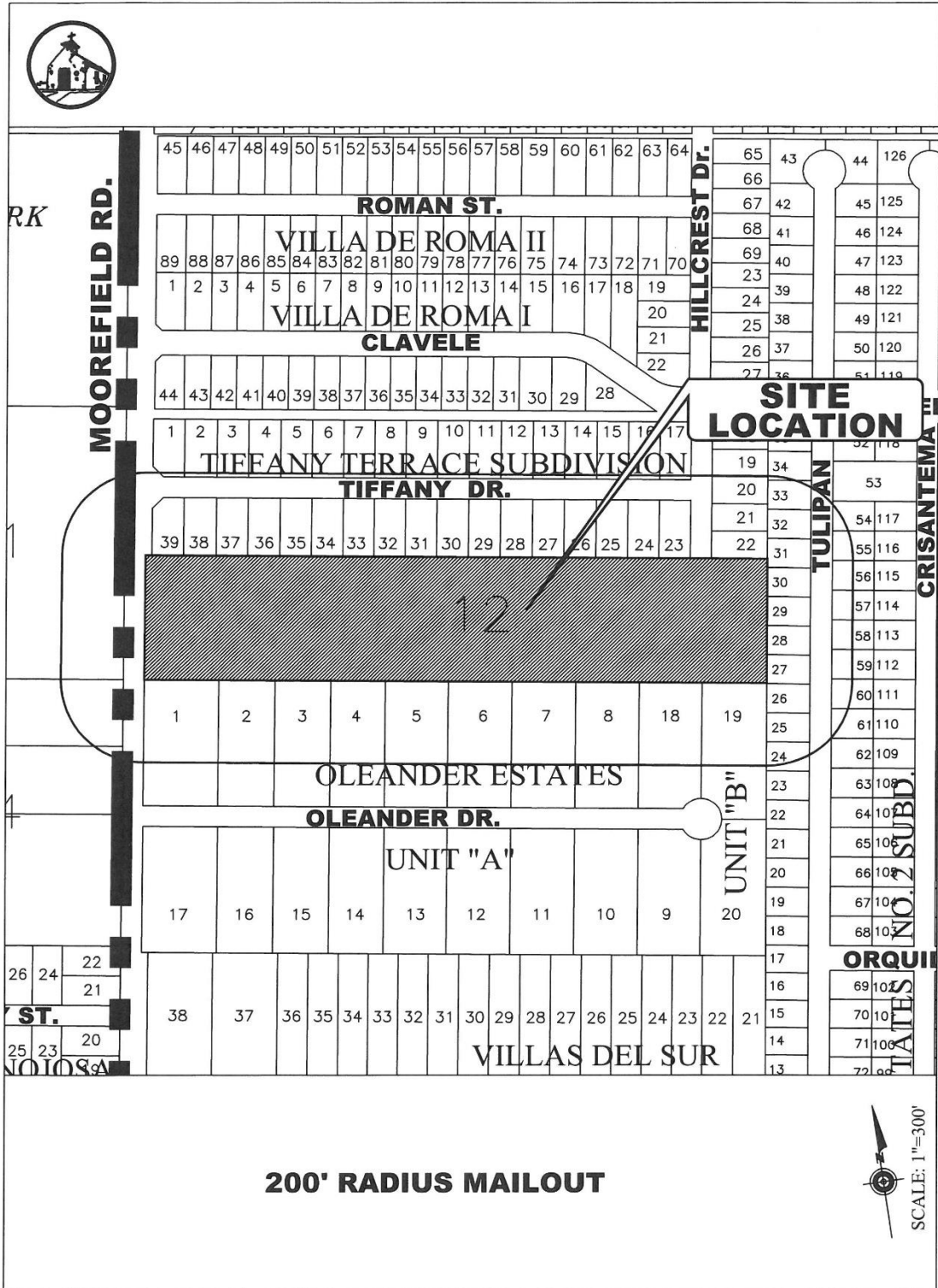
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

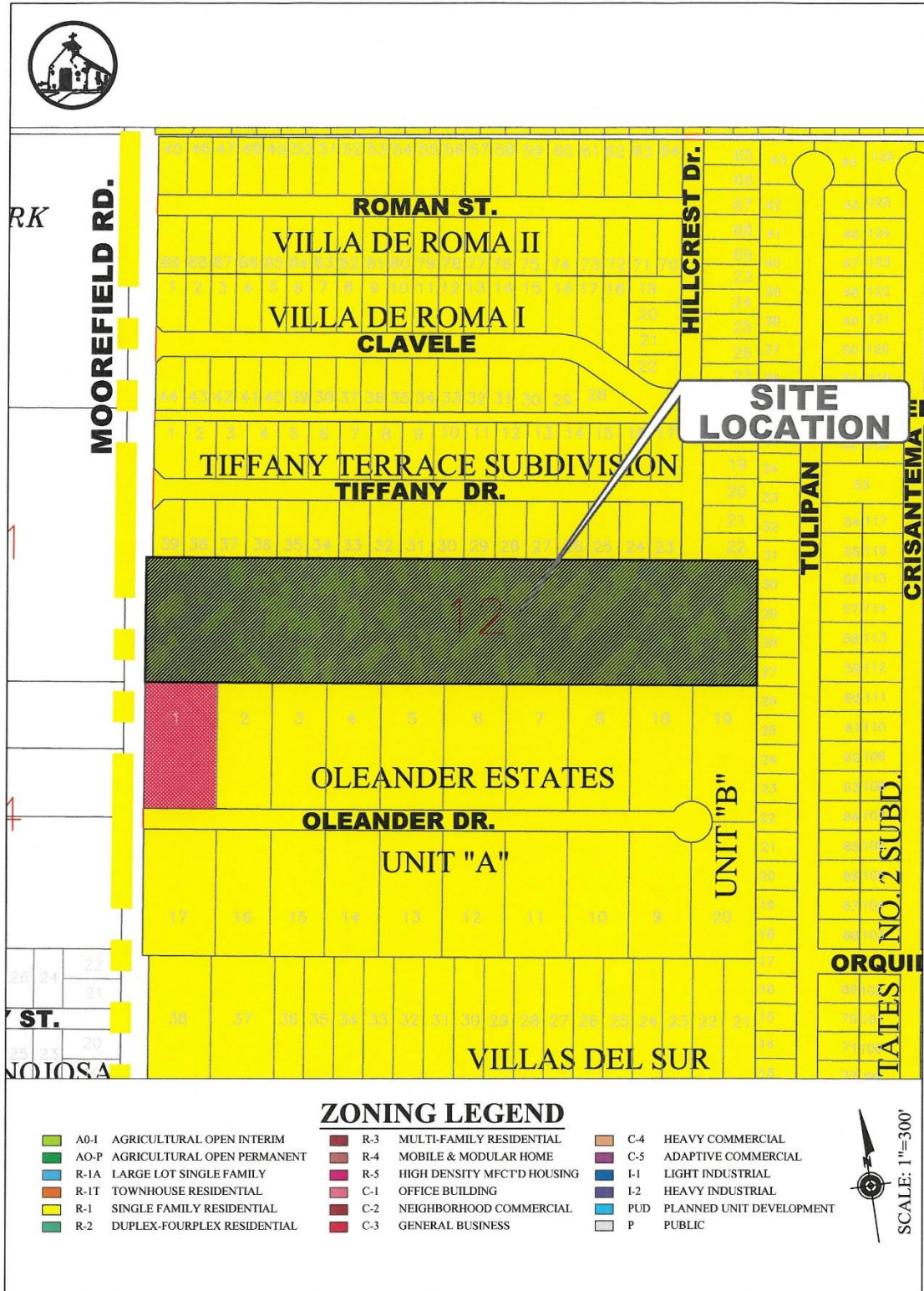
\_\_\_\_\_ DISSENTING \_\_\_\_\_

# LEGAL NOTICE MAP





# ZONING MAP





## AERIAL



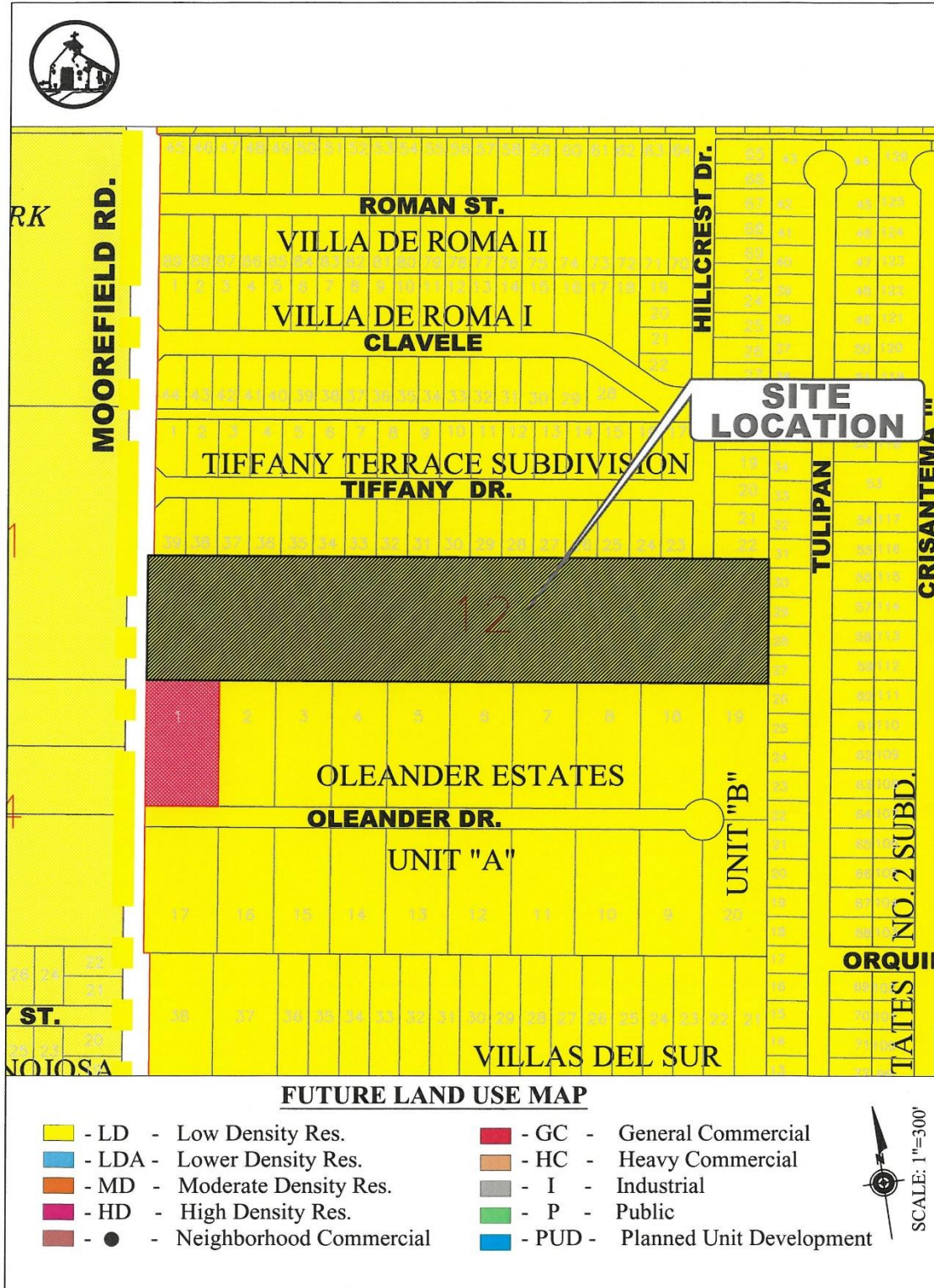


**PHOTOS OF THE SUBJECT PROPERTY**





# FUTURE LAND USE MAP



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
514490	BARRIENTOS JAIME & LUCIA	3703 TULIPAN ST	MISSION	TX	78573-5027
514491	LOPEZ MARTHA ELENA	3705 TULIPAN ST	MISSION	TX	78573-5027
514492	GARZA EUGENIO JR	3707 TULIPAN ST	MISSION	TX	78573-5027
514495	TREVINO JOSE MAXIMILIANO & JUAN JOSE JR	612 N CHICAGO ST	ALTON	TX	78573-0829
545956	ORTEGA MARGARITA & BRENDA GARCIA	2013 TIFFANY DR	MISSION	TX	78573
545932	GAMINO RAUL	2108 TIFFANY DR	MISSION	TX	78574-1679
545933	GARZA ARNULFO & MARGARITA	2106 TIFFANY ST	MISSION	TX	78573-3985
545934	BALLI JORGE ANTONIO	2510 PAISANO ST	MISSION	TX	78572-7007
514486	GONZALEZ HERNAN & NANCY G	3605 TULIPAN ST	MISSION	TX	78573-5025
514488	DAVILA MARIA L	3609 TULIPAN ST	MISSION	TX	78573-5025
514493	ESCALERA MARIA LUISA	3709 TULIPAN ST	MISSION	TX	78573-5027
514487	JACOBO JUAN RAMIREZ	PO BOX 2383	MISSION	TX	78573-0039
514489	HERNANDEZ JOSE T	3701 TULIPAN ST	MISSION	TX	78573-5027
514496	TORRES JOSE M GARZA	3803 TULIPAN AVE	MISSION	TX	78573-5021
514494	BERMUDEZ BALDEMAR	3711 TULIPAN ST	MISSION	TX	78573-5027
573116	ZAMORA SABRINA ANN	3701 N MOOREFIELD RD	MISSION	TX	78574-5105
244929	MANZANARES LUIS ANGEL REYES & GISELA REYES	802 W 31ST ST	MISSION	TX	78574-3587
244928	ONTIVEROS MARTIN FELIPE & GREGORY ALEXANDER ONTIVEROS	437 W SIESTA ST	PHARR	TX	78577-4346
514516	JIMENEZ MARY ESTHER & JOSE D	3336 TULIPAN ST	MISSION	TX	78573-8700
251060	GARCIA LEONEL JR	1805 SALINAS ST	MISSION	TX	78572-7336
251057	BARRIENTOS JOSE A	2100 OLEANDER DR	MISSION	TX	78573-6664
251056	GONZALEZ CONSTANTINO JR & MILAGROS E	2104 OLEANDER DR	MISSION	TX	78573-6664
514517	LOPEZ JONATHAN & PAOLA E	3710 TULIPAN ST	MISSION	TX	78573-5026
545952	RESENDEZ ALEJANDRO	2005 TIFFANY ST	MISSION	TX	78573-3982
545954	CANTU MIGUEL A & EMMA D	2009 TIFFANY ST	MISSION	TX	78573-3982
514519	PENA VIVIANA	3706 TULIPAN ST	MISSION	TX	78573-5026
514523	RUBALCAVA SALVADOR	1128 N BODEN DR	ANAHEIM	CA	92805-1538
514522	ROMERO SOFIA	3700 TULIPAN ST	MISSION	TX	78573-5026
514518	SANCHEZ JESUS & MARGARITA	3708 TULIPAN ST	MISSION	TX	78573-5026
514520	GAMEZ JOSE & MARIA R	2104 W 30TH ST	MISSION	TX	78574-7111
514521	GONZALEZ ARMANDINA	3702 TULIPAN ST	MISSION	TX	78573-5026
545958	RAMIREZ EFRAIN & MARIA DEL ROSARIO RAMIREZ	719 W VAN WEEK ST	EDINBURG	TX	78541-3051
545955	MONTOKA JESUS & NORALVA	7030 LEE CIR W	IRVINGTON	AL	36544-3604
545960	RODRIGUEZ DAVID	2105 TIFFANY DR	MISSION	TX	78573-3981

## MAILOUT LIST

545950	SOTELO BRENDA	2001 TIFFANY DR	MISSION	TX	78573-3982
545944	GARZA MAGDALENA	3410 TULIPAN ST	MISSION	TX	78573-8734
545951	AGUILAR FRANCISCO J BRIONES & NORMA G	2003 TIFFANY ST	MISSION	TX	78573-3982
545961	BUENSROSTRO ANDRES RUBEN & MARICARMEN	2107 TIFFANY ST	MISSION	TX	78573-3981
545959	RAMIREZ RUBEN DARIO & IRMA DE ANDA	2103 TIFFANY ST	MISSION	TX	78573-3981
545953	SANTOS ALEJANDRO	1435 VIDA GRANDE ST	ALAMO	TX	78516-2011
545940	PENA ENRIQUE RAFAEL & RITA B	2008 TIFFANY DR	MISSION	TX	78573-3984
545942	GARZA JOSE A & MARIA G	2004 TIFFANY DR	MISSION	TX	78573-3984
545943	PUENTE CARLOS & ELVIA	2002 TIFFANY ST	MISSION	TX	78573-3984
545938	MARTINEZ LOURDES	1307 ANALISA AVE	ALAMO	TX	78516-7222
545936	RUIZ RICARDO JR & CLAUDIA BETH VELA	2100 TIFFANY DR	MISSION	TX	78573-3985
244901	KLEMENT WILL J & JULIA A	1950 TRIPLE PEAK DR	CANYON LAKE	TX	78133-5516
545937	RIZO FIDEL & MARIA ELVA	2014 TIFFANY ST	MISSION	TX	78573-3984
545929	MAGALLAN JOEL	2114 TIFFANY ST	MISSION	TX	78573-3985
545931	CASTRO EDDI MISAEL & LIZETH ESMERALDA	1109 N INSPIRATION BLVD	MISSION	TX	78573-1241
251053	RIVERSIDE VIEW ENTERPRISES LLC	2116 OLEANDER DR	MISSION	TX	78573-6664
514525	GOMEZ DANIEL	3604 TULIPAN ST	MISSION	TX	78573-5024
545930	GUERRA ROGELIO	2112 TIFFANY ST	MISSION	TX	78573-3985
545965	BENAVIDES EDUARDO DANIEL	2115 TIFFANY ST	MISSION	TX	78573-3981
251054	MARTINEZ JUAN CARLOS & ELENA	2112 OLEANDER DR	MISSION	TX	78573-6664
251055	SANCHEZ EDITH	2001 OLEANDER DR	MISSION	TX	78573-6663
545927	MORADO ALEXANDER	2116 TIFFANY ST	MISSION	TX	78573-3985
244926	LUNA JOSE JR & LUZ E	101 E ESPERANZA AVE	MISSION	TX	78574-4065
545939	GARCIA MARTHA & ESTEBAN	2010 TIFFANY ST	MISSION	TX	78573-3984
545966	LOPEZ NORMA A	2117 TIFFANY ST	MISSION	TX	78573-3981
545964	CARDOZA ALFONSO L & MARIA DE JESUS	2113 TIFFANY ST	MISSION	TX	78573-3981
545963	MENDEZ MARIA VALENTINA & ADOLFO JARAMILLO JR	2111 TIFFANY ST	MISSION	TX	78573-3981
545962	QUINTANILLA HECTOR ALEJANDRO	2109 TIFFANY DR	MISSION	TX	78573-3981
545941	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
712475	MARTINEZ ALMA N	3709 N MOOREFIELD RD	MISSION	TX	78574-5105
722679	REYES LAURA A	3705 N MOOREFIELD RD	MISSION	TX	78574-5105
514524	BAEZA JUAN J & LILIANA L	3606 TULIPAN ST	MISSION	TX	78573-5024
251058	TREVINO ISABEL & ROSALINDA & ALEJANDRO	2016 OLEANDER DR	MISSION	TX	78573
251059	LAUGHLIN LIZABETH MARGIE	2012 OLEANDER DR	MISSION	TX	78573-6663
345145	VALDEZ ELDA AIDE	2004 OLEANDER DR	MISSION	TX	78573-6663

## MAILOUT LIST

345146	GONZALEZ GRACIELA GUTIERREZ & EPIGMENIO	2000 OLEANDER DR	MISSION	TX	78573
545947	URESTI GUADALUPE H & GUADALUPE	3800 HILL CREST DR	MISSION	TX	78573-8210
545948	URESTI VIVIANO	3800 HILL CREST DR	MISSION	TX	78573-8210
545949	RODRIGUEZ HUMBERTO JR & ORALIA	3708 HILL CREST DR	MISSION	TX	78573-3983
564700	ZAMORA SABRINA ANN	3701 N MOOREFIELD RD	MISSION	TX	78574-5105
731373	AGUILAR RAFAEL & MARIA VIRGINIA	2015 TIFFANY ST	MISSION	TX	78573-3982



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") for Lot 2, Los Olivos Subdivision, located along the North side of Olivos Court approximately 462 feet North of Trinity Street. Applicant: Francisco & Mariana Garcia - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- March 26, 2025 – Application for rezoning submitted for processing.
- May 21, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- June 4, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 9, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") to allow a replat of the subject property into seven (7) lots for the applicant and their children. The children lots will have lot depths ranging from 100.29 feet to 110.13 feet. Due to not being able to comply with the 120 feet minimum lot depth for Large Lot Single Family District Zoning the applicant requests the rezoning to a higher density single family zoning category. The property is currently vacant.
- A plat amendment was approved by the City Council during the May 12, 2025 meeting to remove a plat note placing restrictions in the number of lots in the subdivision.
- The subject property measures 514.29' by 342.55' for a total lot area of 4.04 acres. The lot has access to Olivos Court, a private street. Olivos Court has a connection to Trinity Street. Los Olivos is a private gated subdivision.
- The surrounding zones are Large Lot Single Family District ("R-1A") to the North and South, Single Family Residential District ("R-1") to the East and Agricultural Open Interim ("AO-I") to the West. East of the ditch are single family subdivisions.
- The existing land uses are: the Mission Catholic Cemetery (San Jose Cemetery) to the West, A vacant tract to the South, The Oak Alley @ Cimarron single family subdivision to the North and the Wilson Drain ditch to the East.
- The Future Land Use Map shows the subject property as Lower Density Residential. Staff feels that the subject property is in transition and finds Single Family Residential district as an acceptable alternative.



- Notices were mailed to 33 surrounding property owners. To this date there have been no objections to the rezoning request.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

---

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# LEGAL NOTICE MAP



200' RADIUS MAILOUT MAP



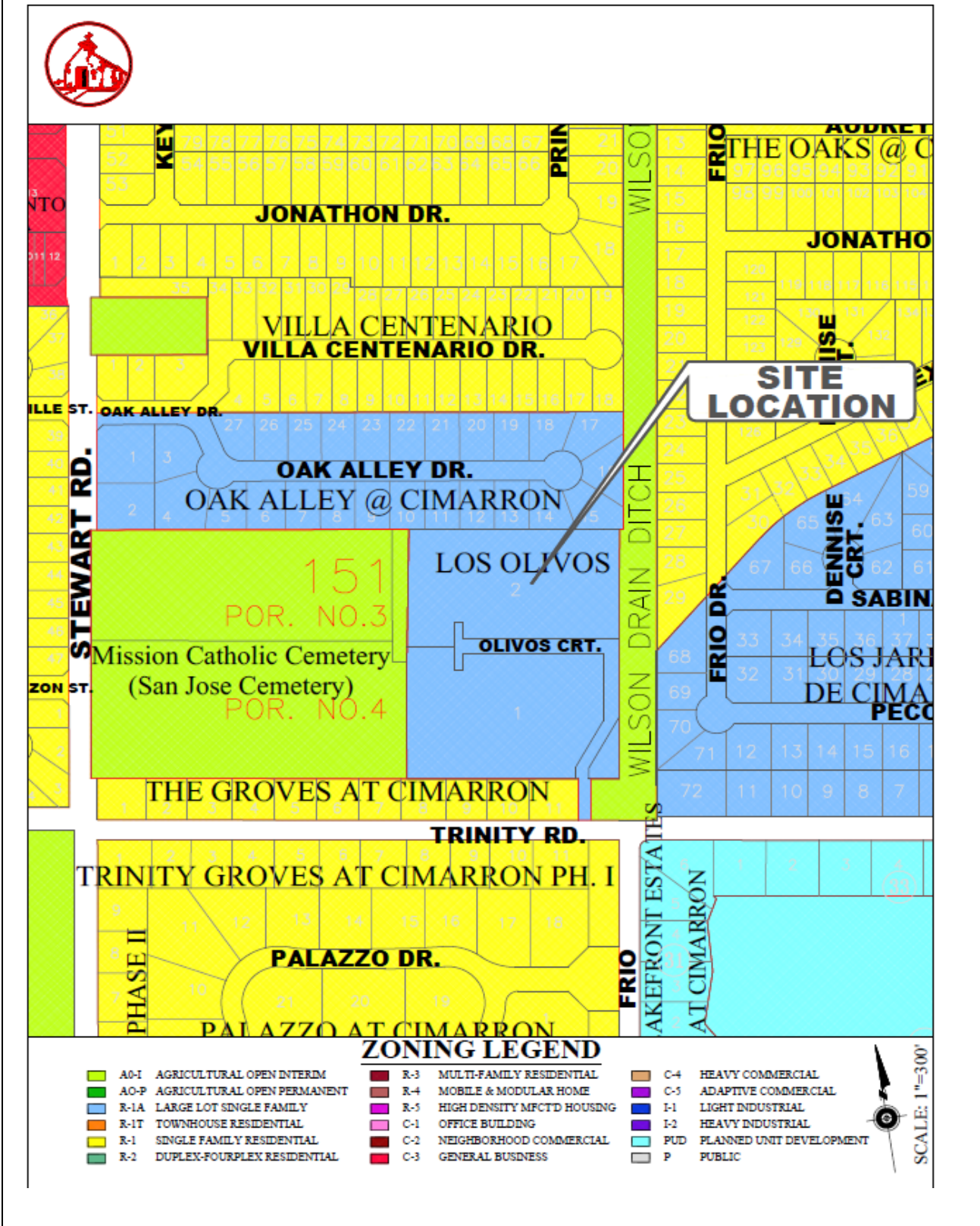
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

ZONING MAP

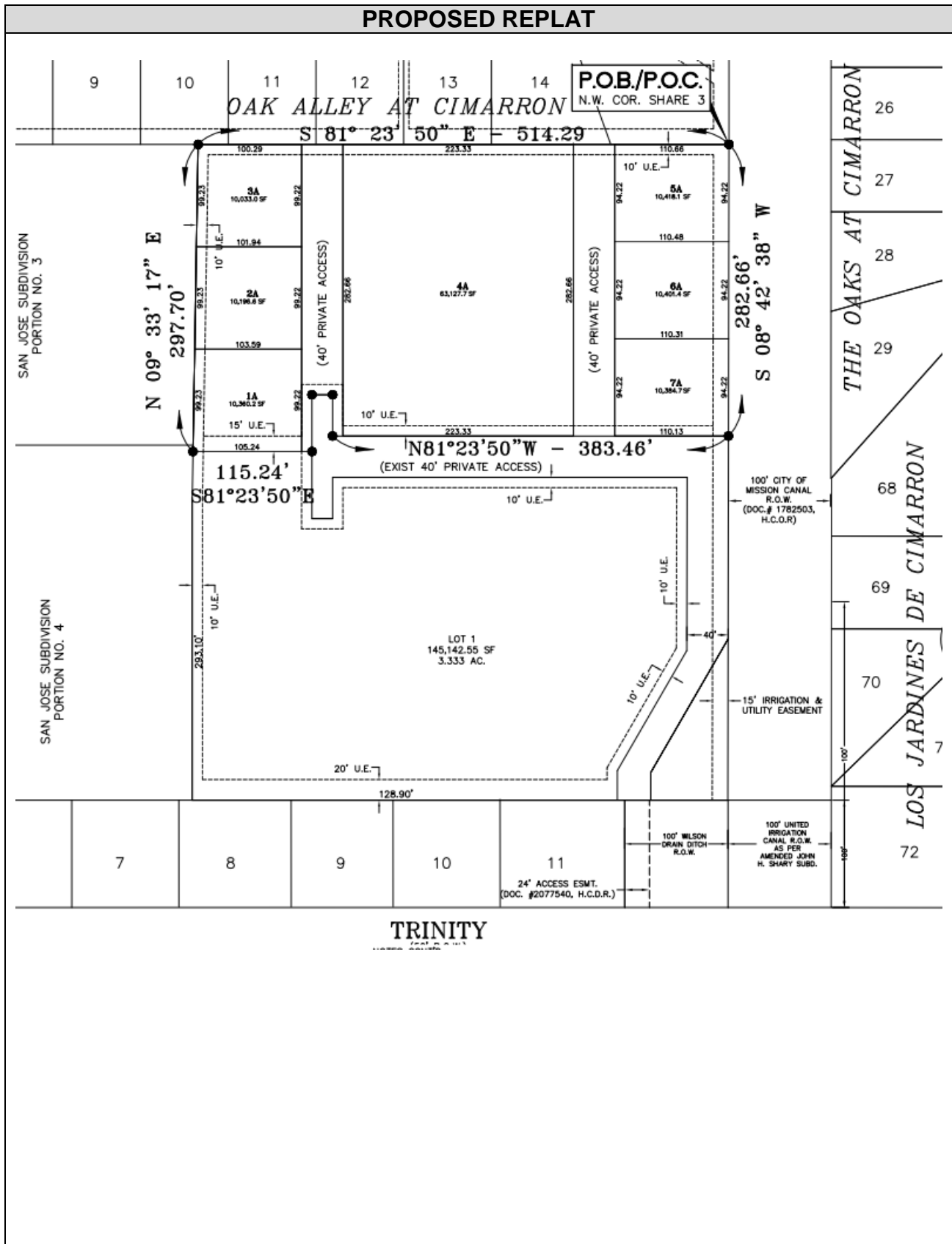




AERIAL

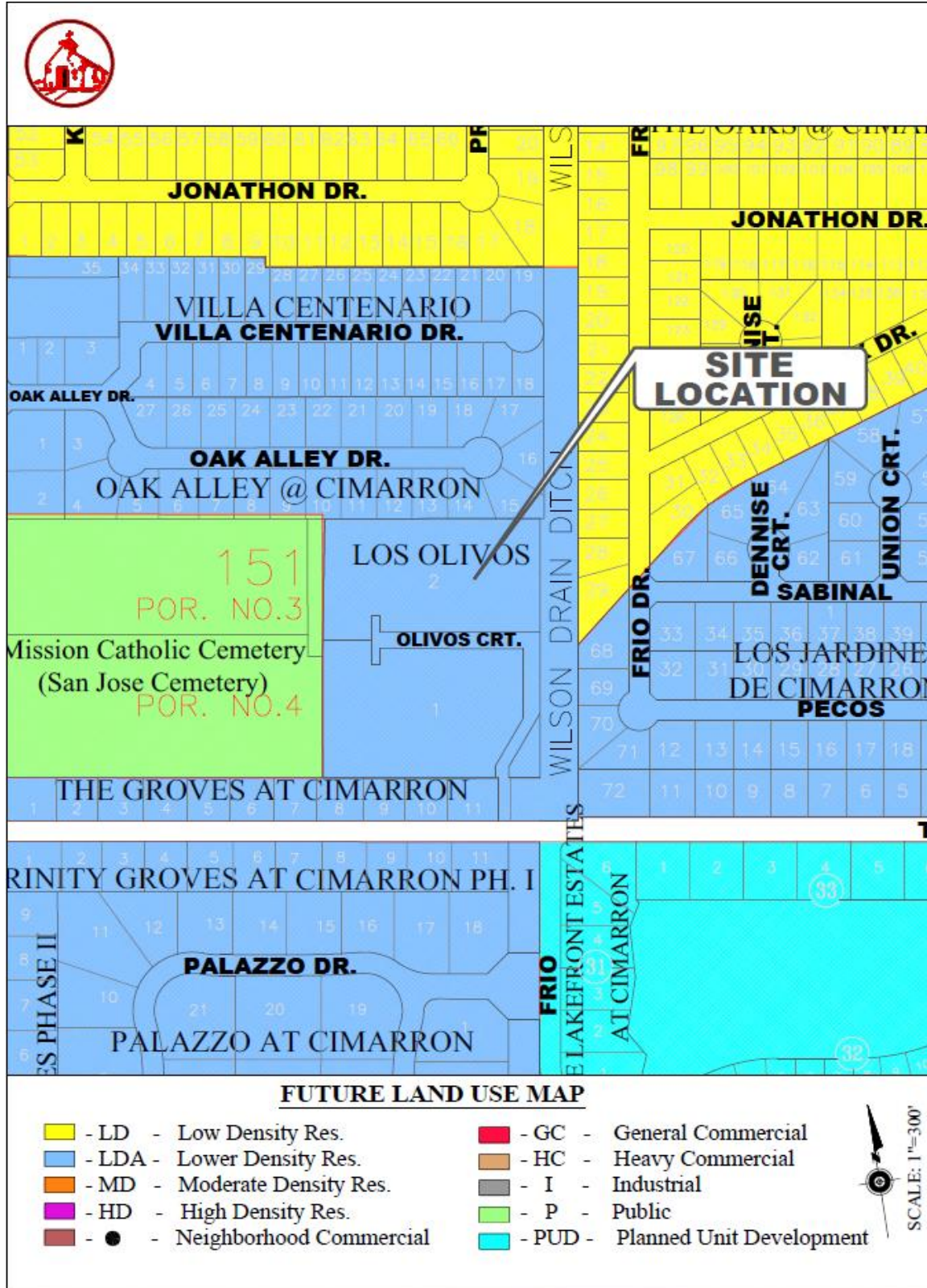








# FUTURE LAND USE MAP



# MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
689406	ARGUETA OSCAR H SILLER & ELMA G GONZALEZ VILLANUEVA	1200 FRIO DR	MISSION	TX	78572-2004
689407	BETANCOURT EDDY	1202 FRIO ST	MISSION	TX	78572-2004
689408	BETANCOURT EDDY	805 N WARE RD	MCALLEN	TX	78501-6614
664168	MUNOZ KARINA E	1104 FRIO ST	MISSION	TX	78572-8108
664163	DEL CASTILLO MARIA D & LUIS A	1014 FRIO ST	MISSION	TX	78572-8376
664164	KELLEY RALPH L Jr	1016 FRIO ST	MISSION	TX	78572-8376
664165	AGUILAR ALBERTO C ALCAZAR	1018 FRIO ST	MISSION	TX	78572-8376
664166	RENDON ALONZO PENA	1100 FRIO DR	MISSION	TX	78572-8108
664167	URESTI JOSE	1102 FRIO DR	MISSION	TX	78572-8108
720213	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
815405	MISSION CATHOLIC CEMETERY	900 DOHERTY AVE	MISSION	TX	78572-4130
1184528	RUIZ FRANCISO & MARIA SOLEDAD SOTTIL	2111 SABINAL ST	MISSION	TX	78572-7413
1184529	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184530	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184531	RAMIREZ LILIANA PATRICIA CORRIPIO	CHAIREL NO 514 DEPTO 4B COL LAS FLORES	MEXICO	NULL	NULL
1184533	BAZAN HORACIO JR & VANESSA N MARTINEZ	1708 OAK ALLEY DR	MISSION	TX	78572-7894
1184534	MARQUEZ GUILLERMO D & AIDE O	1710 OAK ALLEY DR	MISSION	TX	78572-7894
1184535	FAZ EMILIA & JOSEPH JR	1712 OAK ALLEY DR	MISSION	TX	78572
1184536	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184537	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184538	RUGAMA FRANCISCO CESAR II & AMANDA JANETTE	1711 OAK ALLEY DRIVE	MISSION	TX	78572
1184539	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	78572-9065
1184540	BOLADO EDUARDO & EMILIA G SANCHEZ DE BOLADO	1707 OAK ALLEY DR	MISSION	TX	78572-7894
1184541	RODRIGUEZ EFRAIN & ANDREA ELZABETH PEREZ	4224 N MCCOLL RD APT 4302	MCALLEN	TX	78504-4486
1184542	SYGMA HOMES LLC	315 N SHARY RD STE 1017	MISSION	TX	78572-8235
1184543	MANE VENTURE PROPERTIES LLC	5311 N BRUSHLINE RD	MISSION	TX	78574-6155
275051	SAN JOSE CEMETERY	900 DOHERTY AVE	MISSION	TX	78572-4130
1184532	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
1565012	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2204 S 49TH ST	MCALLEN	TX	78503
1565011	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2204 S 49TH ST	MCALLEN	TX	78503
1565013	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2204 S 49TH ST	MCALLEN	TX	78503
1565014	GARCIA FRANCISCO & MARIANA & JOSE MANUEL	2214 S 49TH LN	MCALLEN	TX	78503





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – Eddie’s Taqueria Restaurant, being Lot A, Girasol Estates Subdivision, in a (C-3) zone, located at 1730 W. Griffin Parkway. Applicant: Edgar Gutierrez - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 09, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract.
- June 04, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 09, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

#### Summary:

- The site is located at the Northeast corner of N. Inspiration Road and W. Griffin Parkway.
- The site will include a drive-through service window on the north side of the building. Access to the drive-thru service window would be off N. Inspiration Road via a 30-foot-wide driveway.
- The customers will place the order along the east side of the building and pick up the orders along the north side. The customer's drive-thru window location allows double-stacking for approximately 14 vehicles.
- Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council.
- The proposed hours of operation are as follows: Monday – Saturday from 5:00 am to 3:00 pm. And Sundays from 6:00 am to 2:00 pm.
- The working staff will be 18 employees in different shifts.
- Parking: In reviewing the floor plan, there are a total of 16 tables with a total of 72 seating spaces proposed, which would require 24 parking spaces. (1 parking space for every 3 seats = 24 parking spaces). The site plan shows a total of 30 parking spaces provided and 14 vehicles on the drive-thru lane.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

- Staff recommends Approval for Life of Use with the understanding that the permit can be revoked;
- Must comply with all City Codes (Building, Fire, Health, etc.);
- Installation of a speed bump at the end of the ordering window;
- Acquisition of a business license prior to occupancy; and
- CUP is not transferable to others.

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

\_\_\_\_\_ AYES

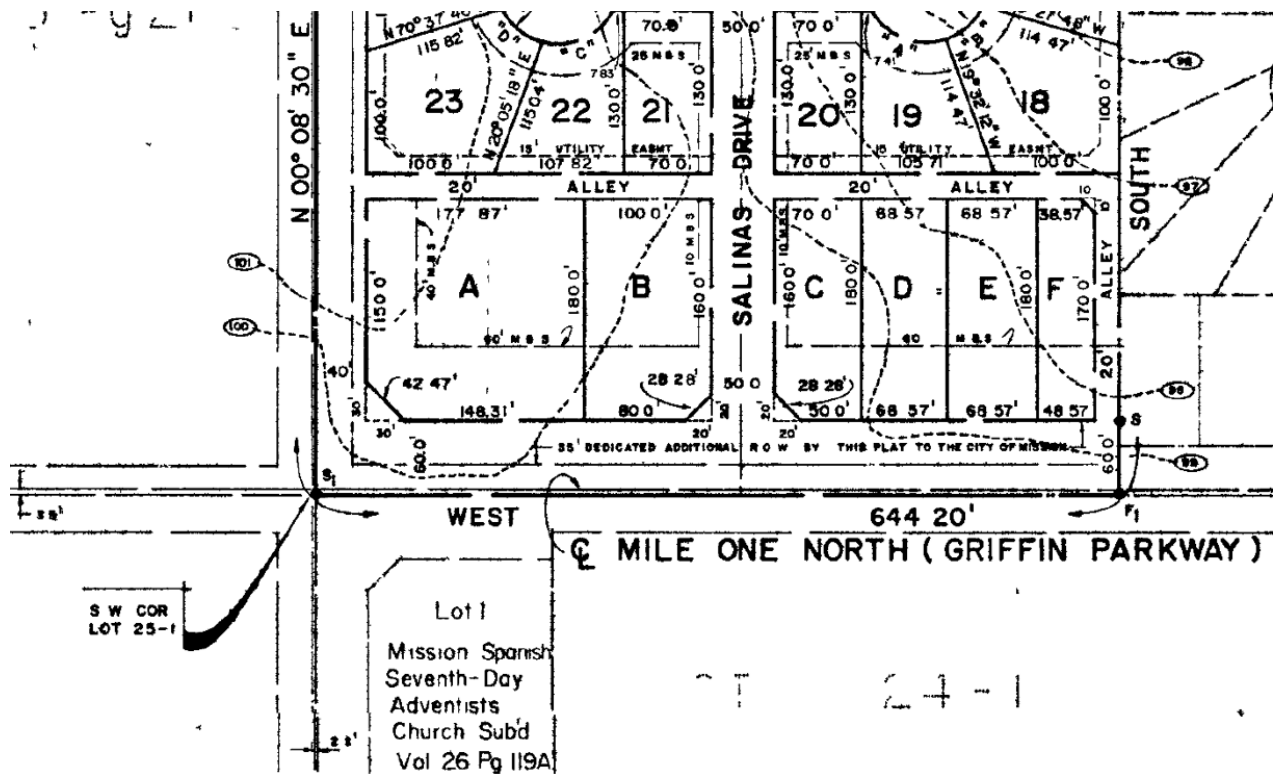
\_\_\_\_\_ NAYS

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

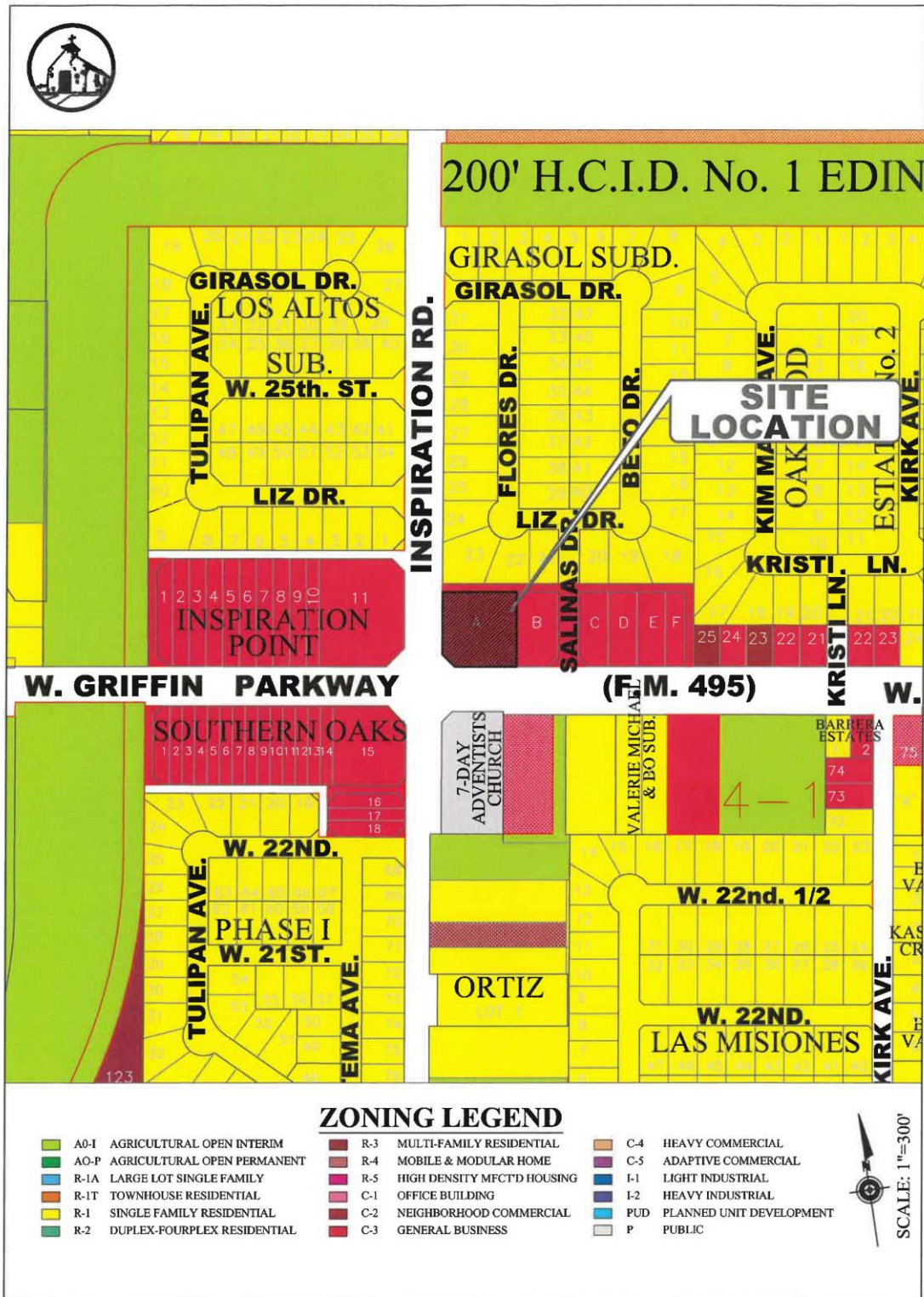
# VICINITY MAP



# PLAT OF LOT A, GIRASOL ESTATES SUBDIVISION



# ZONING MAP

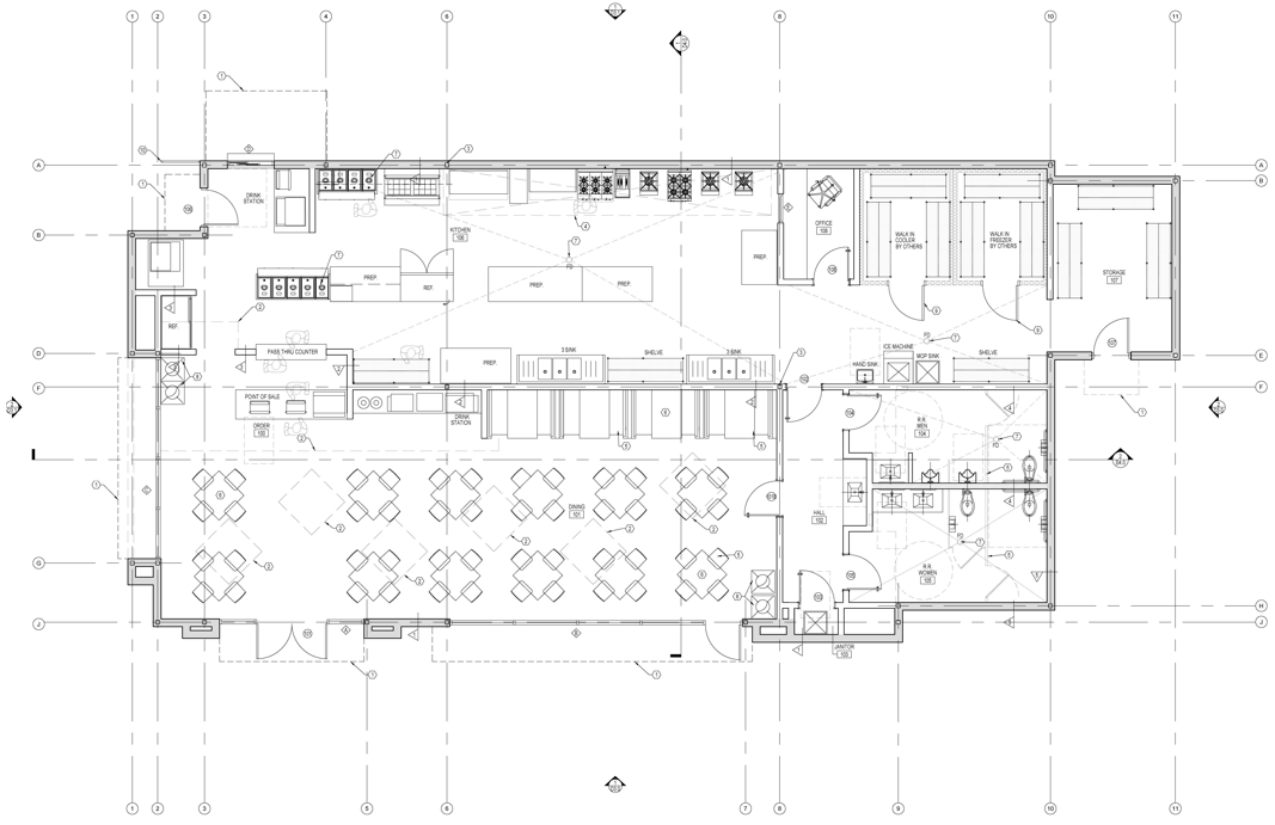




**ATTACHEMENTS (PICTURES)**



# FLOOR PLAN



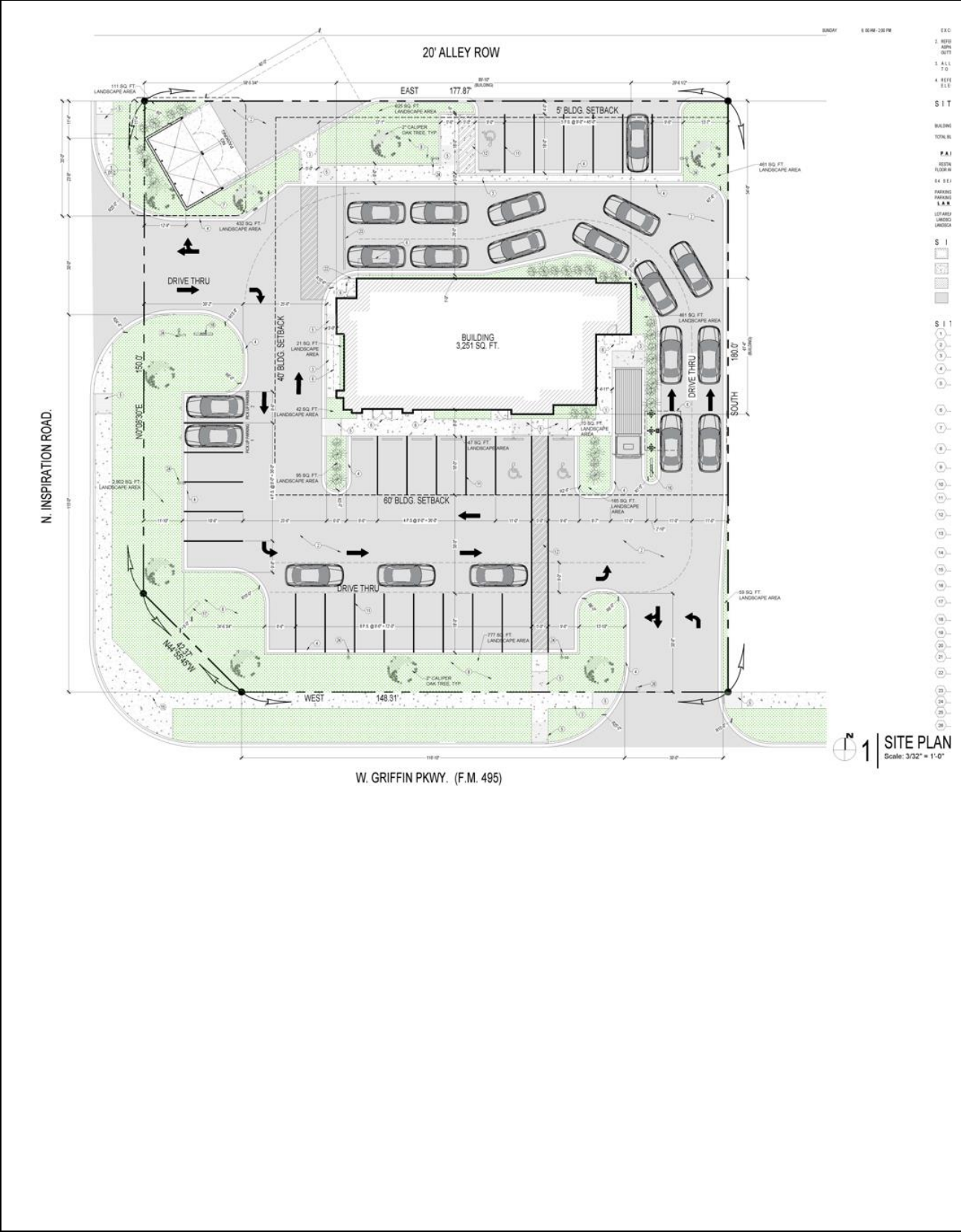
**1 FLOOR PLAN**  
Scale: 1/4" = 1'-0"

AERIAL PHOTO





## SITE PLAN – DRIVE-THRU SERVICE WINDOW



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
582873	ATCP MISSION LLC	3578 LA PLAZA DR	BREA	CA	92823-6379
592223	HERNANDEZ GUSTAVO C & CAMILA GARZA	1801 LIZ DR	MISSION	TX	78574
305829	ORTIZ ROSENDO	PO BOX 1135	MISSION	TX	78573-0018
458629	TEXAS CONFERENCE ASSOC OF SDA	PO BOX 800	ALVARADO	TX	76009-0800
560367	REYES ISMAEL	1410 COCONUT PAL AVE	SAN JUAN	TX	78589-3936
560366	PRIMO REAL ESTATE LLC	707 W SIOUX RD	SAN JUAN	TX	78589-3475
560323	LEAL DIANA	1709 LIZ DR	MISSION	TX	78574-7321
560321	RAMOS HILARIO JR & ARSELIA G	1705 LIZ DR	MISSION	TX	78574-7321
560368	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
560324	TRISTAN JULIO C & BATHSHEBA	1711 LIZ DR	MISSION	TX	78574-7321
560322	GUZMAN PABLO JR	2309 BETO DR	MISSION	TX	78574-7319
560325	ORTIZ FRANCISCO J & HERMELINDA	2301 FLORES DR	MISSION	TX	78574-7315
582923	VALERIA'S BAKERY LLC	716 E JERSEY MEADOW AVE	MCALLEN	TX	78503-1929
590226	GARCIA ELSA NORA & ALEJANDRO	1900 W 17TH ST	MISSION	TX	78572-0732
305837	OBREGON MONICA	1721 W GRIFFIN PKWY	MISSION	TX	78572-7306



## CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window at the Mija Mercado Coffee Shop, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission in a (C-3) General Business District, located at 214 E. Tom Landry, Suite B. Applicant: Natalie Garza – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 12, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 4, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 9, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street.
- The applicant would like to utilize the existing drive-thru service window for the coffee shop.
- Access to the drive-thru service window would be from the one-way (Tom Landry Street) and exiting onto a paved/dedicated alley.
- Per Code of Ordinance, a drive-thru service window requires the approval of a Conditional Use Permit by the City Council.
- The proposed hours of operation are as follows: Monday – Sunday from 6:00 am to 10:00 pm.
- Staff: 3 employees
- Parking: In reviewing the floor plan, there are 12 seating spaces, which require 4 parking spaces (12 seating spaces/3 = 4 parking spaces). There is a total of 6 parking spaces on the side and rear of the building. Tom Landry shoulder will also be available for customer parking.
- Staff notes that this property is located within Mission’s Central Business District and is exempt from the parking requirements for existing structures.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

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

1. Life of the use approval with the understanding that the permit can be revoked due to non-compliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Landscaping, etc.)
3. CUP is not to be transferable to others.
4. Hours of operation: Monday–Sunday from 6:00 am to 10:00 pm

---

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

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

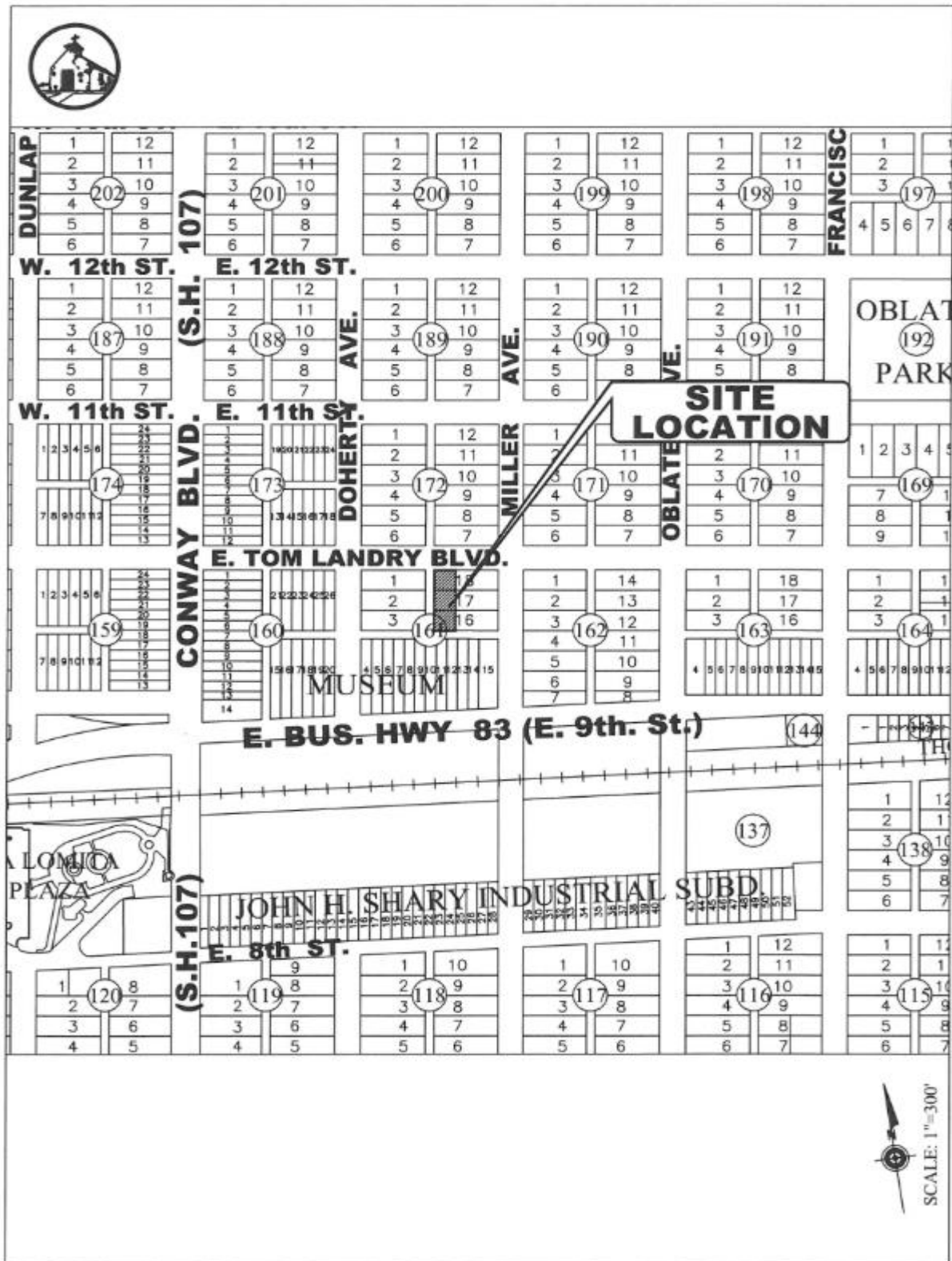
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# VICINITY MAP

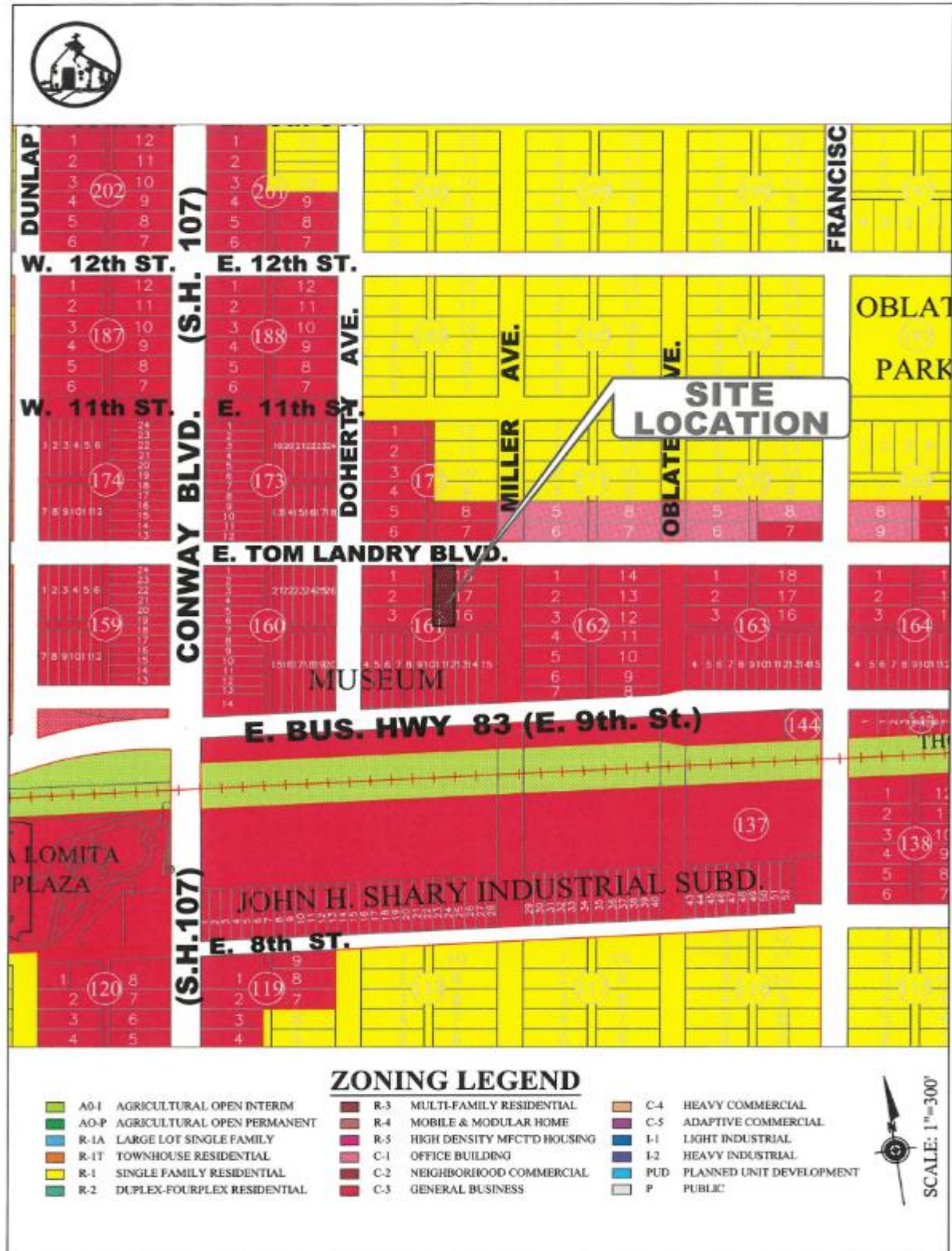


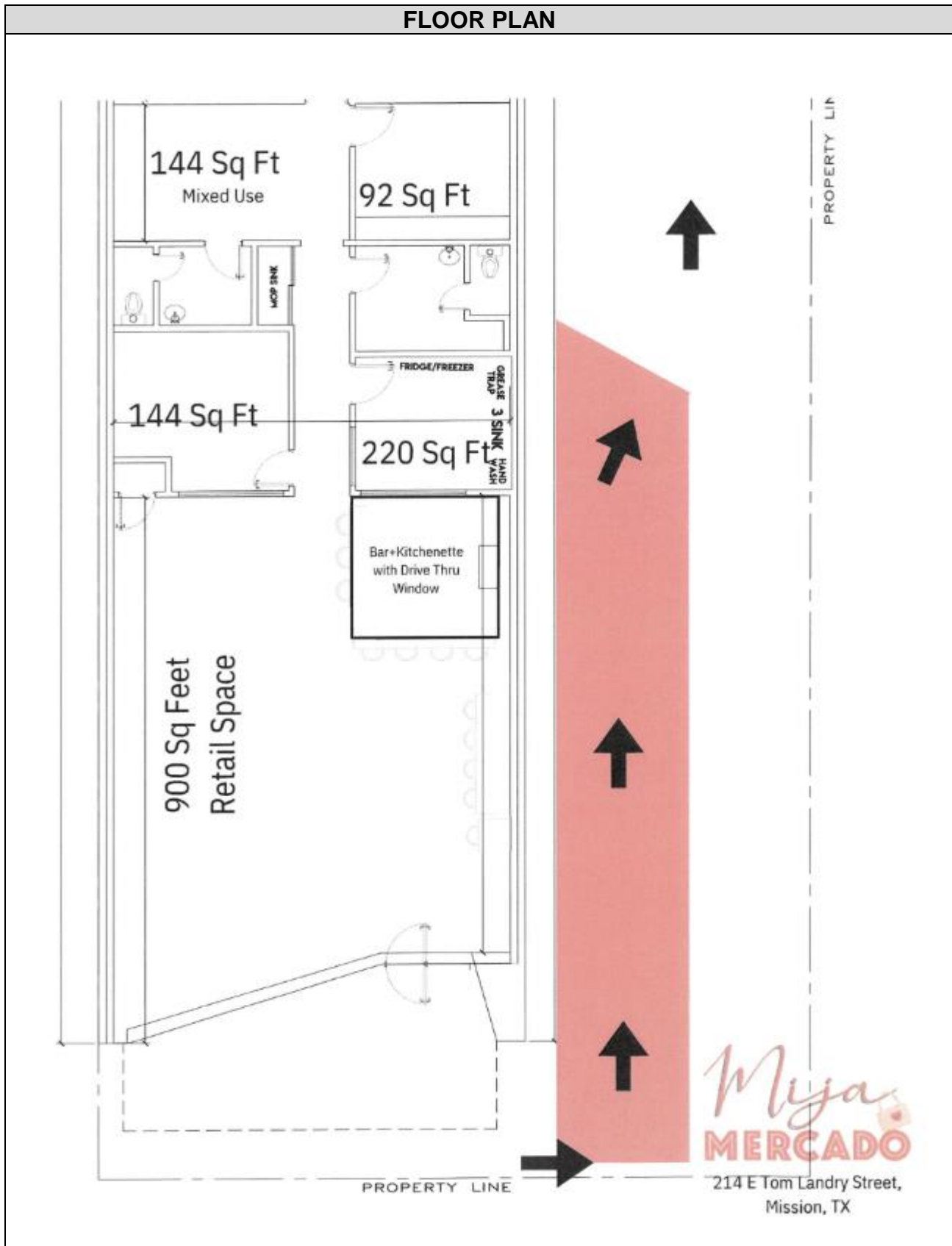


ARIEL MAP



## ZONING MAP







PICTURES

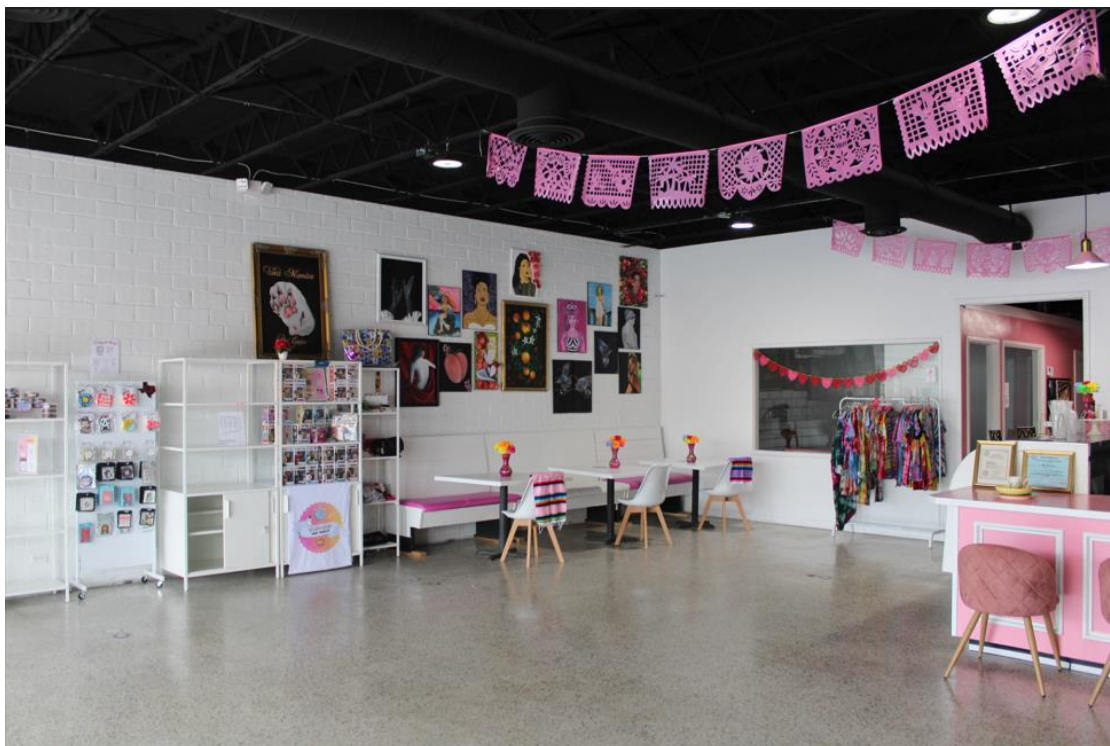


PICTURES





## PICTURES



**MENU**

ITEM	
Drip Coffee	
Cold Brew Iced	
Dirty Soda	
Dirty Alani	
Lemonade	
Breakfast Sandwich	
Mini Pancakes In A Cup	
Hashbrown	
Smucker Syrup	
Muffins	
Broccoli & Cheese Soup	
Chicken Noodle	
Chicken Salad Sandwich Combo	
Peperoni Pizza ( Small)	
Turkey Wrap Combo	
Hotdog Combo	

## MAILOUT LIST

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



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Site Plan Approval for the construction of a temperature controlled self-storage facility named SecureCare Move It Self-Storage on the unrecorded Lot 1, Storage Depot No. 3 Subdivision located at 304 W. Griffin Pkwy. Applicant: SecureCare Moveit McAllen, LLC. c/o AVAD Capital, LLC, - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- March 27, 2025 – Site plan was first reviewed by the Staff Review Committee
- May 13, 2025 – Application for a Site Plan Approval submitted to the City
- June 4, 2025 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

#### Summary:

- Submittal for a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community.
- The site is located approximately 1,070 feet East of N. Holland Rd. along the North side of W. Griffin Parkway.
- This is an undeveloped site to be subdivided and include the extension and installation of utility services.
- The applicant is proposing three structures with a main entrance from a shared access driveway East of this development.
- All setbacks are being met as per the subdivision ordinances.
- There are no allocated parking stalls to this development. The storage units will be accessible by drive access lanes.
- 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.
- The applicant must comply with any and all other format findings.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan.

---

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

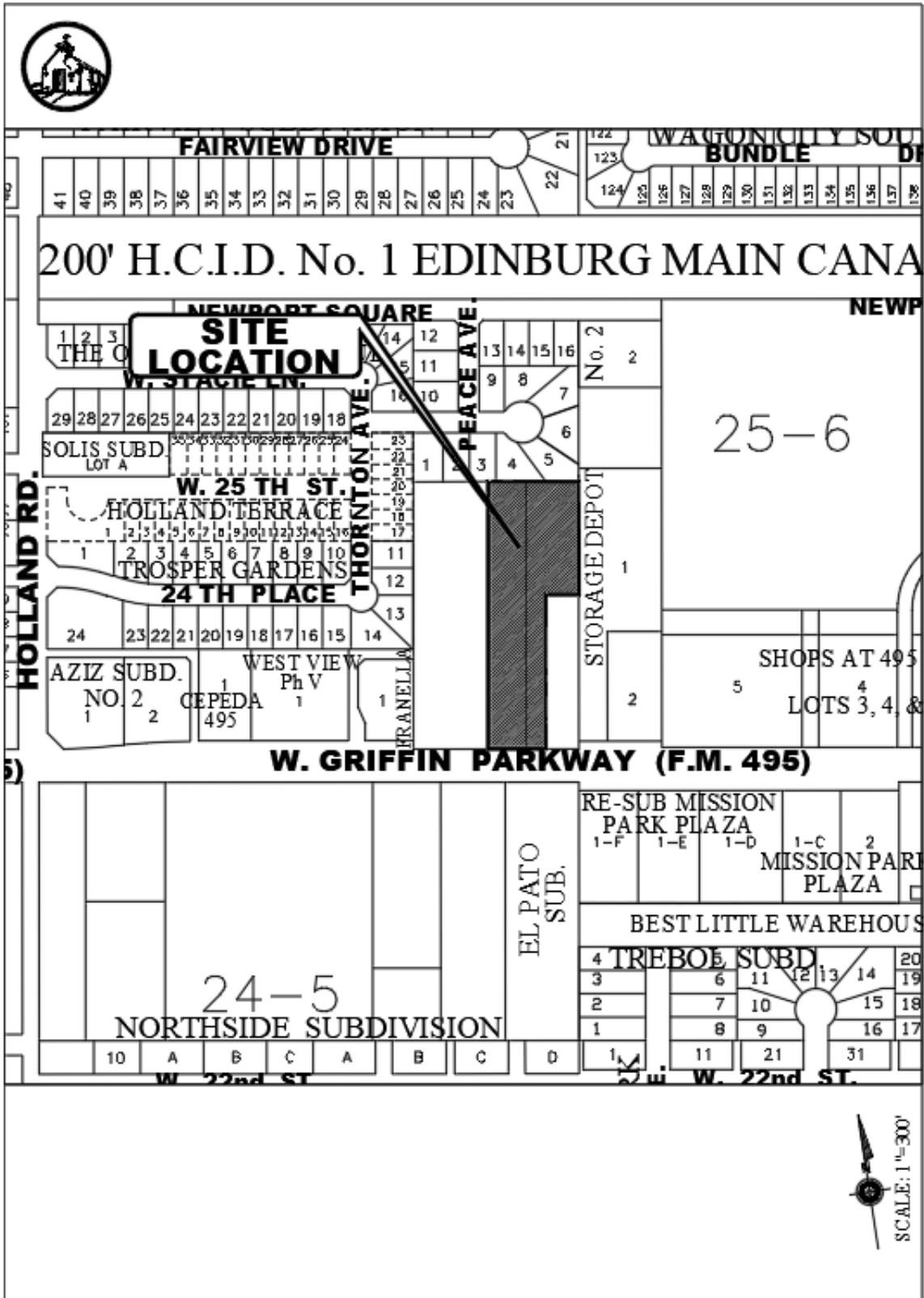
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

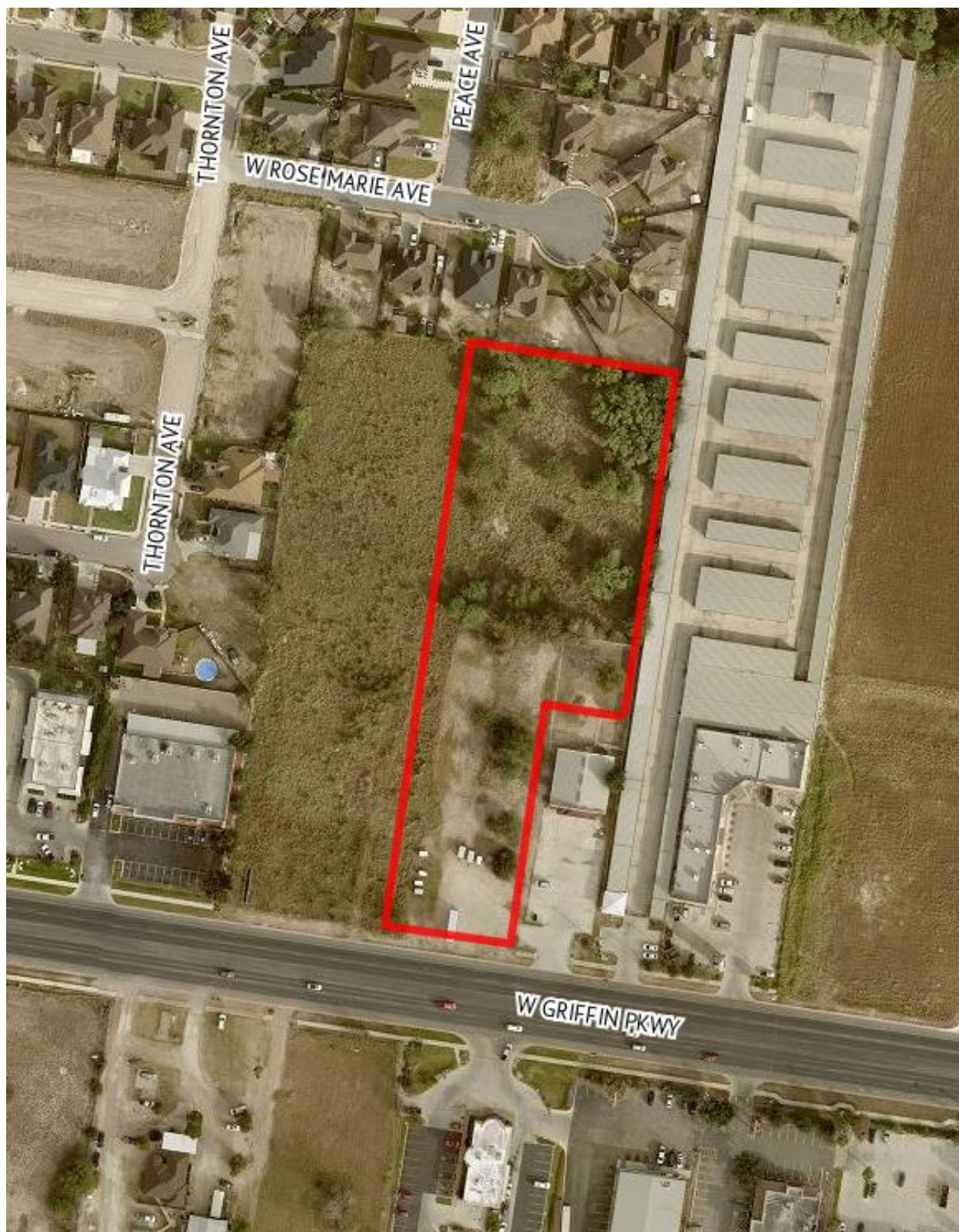
\_\_\_\_\_ DISSENTING \_\_\_\_\_



BASE MAP



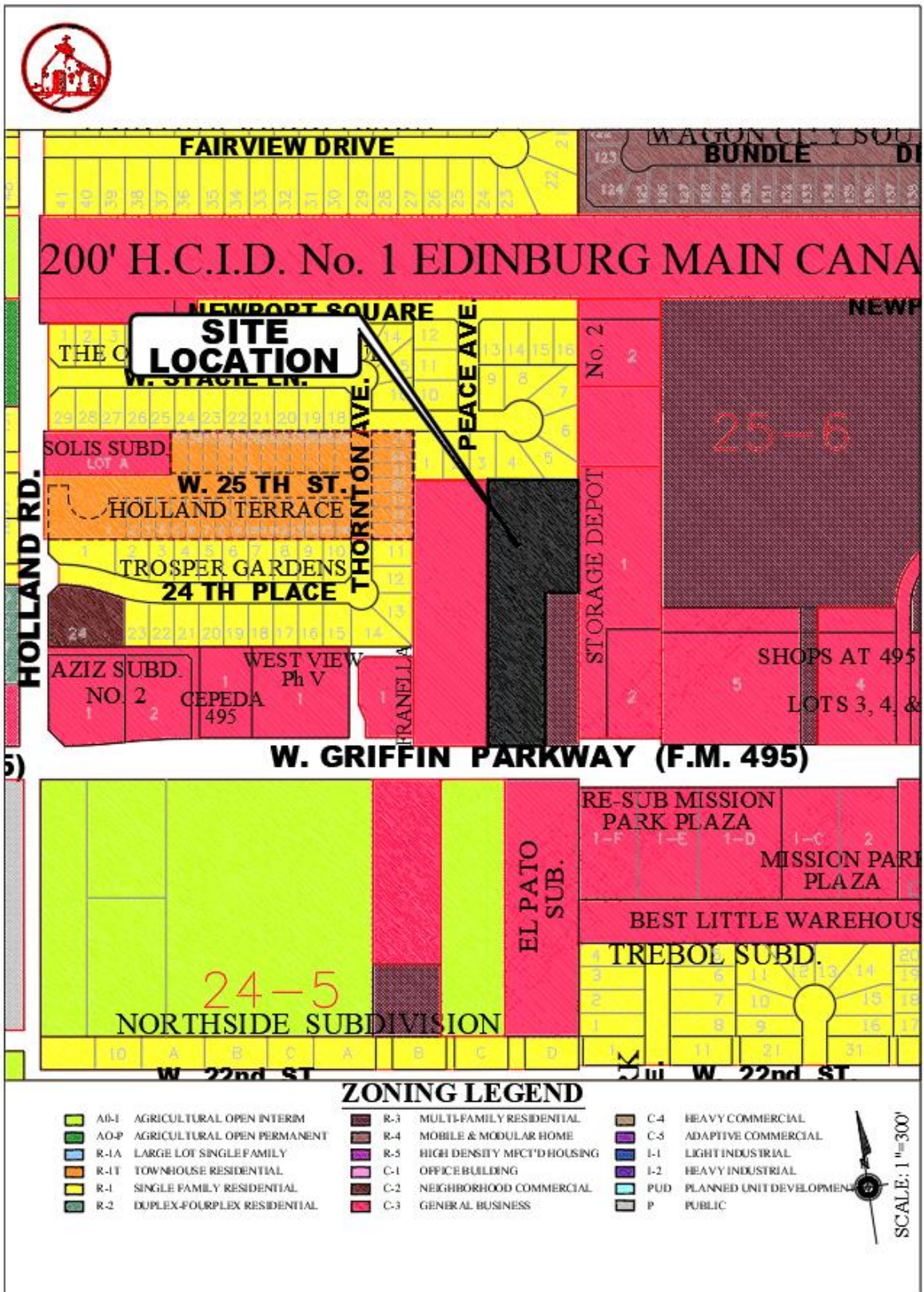
AERIAL PHOTO







## ZONING MAP



# SITE PLAN



## B1 - 304 W. Griffin Pkwy

	Unit Type	Count	Area
--	-----------	-------	------

### Temperature Controlled

#### BLDG A

	10 X 5	19	870 SF
	10 X 10	31	2990 SF
	10 X 15	20	2895 SF
	10 X 20	10	1915 SF

#### BLDG B

	10 X 5	19	870 SF
	10 X 10	31	2990 SF
	10 X 15	20	2895 SF
	10 X 20	10	1915 SF

#### BLDG C

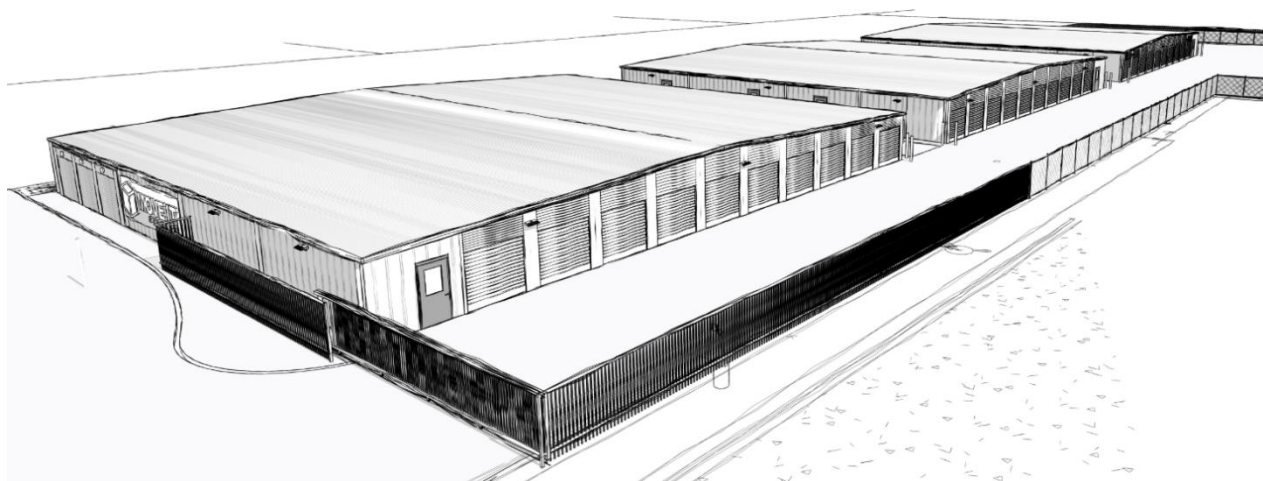
	10 X 5	19	870 SF
	10 X 10	31	2991 SF
	10 X 15	20	2895 SF
	10 X 20	10	1915 SF

240

26011 SF



## BUILDING FACADE





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Plat Approval Subject to Conditions and consideration of a variance to the lot depth, width and area in a R-1 zone for the proposed Meadow Way at Meadow Creek Subdivision, A 0.551-acre, 0.615-acre, and 0.611-acre tracts of land, forming part of Meadow Creek Country Club Subdivision Phase 1-B, Developer: LAC Enterprises, Engineer: Benavides Engineering, - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 15, 2025 – Preliminary Conference to discuss proposed plat, construction plans, and application process with developer and engineer.
- May 1, 2025 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- May 8, 2025 – Final review of plat and construction plans deemed complete by SRC.
- May 21, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- June 4, 2025 – Consideration of plat approval subject to conditions by the City Council.

#### Summary:

- Meadow Way at Meadow Creek Subdivision consists of a twenty-one single family residential lots and it is located within the Meadow Creek Country Club Subdivision Phase 1-B.
- This subdivision will have access to existing streets (Crystal Drive for tracts 2 & 3; Meadow Way Drive for tract 1), sewer and water main lines, and access to drainage detention ponds within the neighborhood. The Engineering Department has reviewed and approved the drainage report.
- These tracts of land were rezoned from AO-I to R-1 on February 14, 2024 by P&Z and approved by City Council on February 26, 2024.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.
- Due to lot size restrictions, the developer is proposing to match to the existing surrounding lots which measure 40 feet by 80 feet. Proposed lots will average 40 feet to 45.46 feet in width and 79.92 feet and 90 feet in depth resulting in total areas of 3,736.67 square feet to 4,084.36 square feet, respectively, therefore requiring a variance from the zoning ordinance whereas the

minimum lot width is 50 feet, minimum lot depth is 100 feet, and the minimum area is to be 5,000 square feet.

	PROPOSED LOT DEPTH	REQUIRED	PROPOSED LOT WIDTH	REQUIRED	PROPOSED LOT AREA	REQUIRED
LOT 1	88.89' - 89.04'	100'	42'	50'	3736.67	5000
LOT 2	59.04' - 89.20'	100'	42'	50'	3743.25	5000
LOT 3	89.20' - 89.36'	100'	42'	50'	3749.83	5000
LOT 4	89.36' - 89.51'	100'	42'	50'	3756.42	5000
LOT 5	89.51' - 89.67'	100'	42'	50'	3763	5000
LOT 6	89.67' - 89.83'	100'	42'	50'	3769.587	5000
LOT 7	89.83' - 90'	100'	45.42'	50'	4084.36	5000
LOT 8	90'	100'	45.46' - 45.49'	50'	4084.36	5000
LOT 9	90'	100'	42'	50'	3780	5000
LOT 10	90'	100'	42'	50'	3780	5000
LOT 11	90'	100'	42'	50'	3780	5000
LOT 12	90'	100'	42'	50'	3780	5000
LOT 13	90'	100'	42'	50'	3780	5000
LOT 14	90'	100'	42'	50'	3780	5000
LOT 15	80'	100'	40'	50'	3200	5000
LOT 16	80'	100'	40'	50'	3200	5000
LOT 17	80' - 79.92'	100'	*	50'	4172.64	5000
LOT 18	79.92'	100'	42'	50'	3356.64	5000
LOT 19	79.92'	100'	42'	50'	3356.94	5000
LOT 20	79.92'	100'	42'	50'	3356.64	5000
LOT 21	79.92'	100'	42.33' - 42.08'	50'	3371.91	5000

#### 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, 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

## OWNERS' DEDICATION

I, LEONEL CANTU, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON DESIGNATED HEREIN AS MEADOW WAY AT MEADOW CREEK SUBDIVISION, AN A CITY OF MISSION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER ( EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND I THEREIN EXPRESSED.

## CITY SUBDIVISION

LAC ENTERPRISES  
LEONEL CANTU, MANAGING MEMBER  
5105A N. 10TH STREET  
McALLEN TEXAS 78504

DATE

Name: LEONEL CANTU  
Address: 5105A N. 10th Street  
City: McAllen, Texas  
Phone: 956-739-0830  
Subdivision Name: \_\_\_\_\_  
Meadow Way at Meadow Creek  
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: \_\_\_\_\_

20250309

Urban (City) X Suburban ETJ \_\_\_\_\_ Rural ETJ \_\_\_\_\_  
Zone: R-1 Water Dist. City of Mission School Dist. \_\_\_\_\_

## SINGLE FAMILY RESIDENTIAL

# of Lots: Residential 21 Non-Residential 0 Common Areas/Lots 0  
Water CCN: SWSC \_\_\_\_\_ LJWSC \_\_\_\_\_ MUD \_\_\_\_\_

## WATER

0 L. F. of 0 Water Lines  
0 L. F. of 0 Water Lines

Other: 21 proposed domestic service (3/4" meters)

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

## SEWER

0 L. F. of 0 Sewer Lines  
0 L. F. of 0 Sewer Lines

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

Other: 21 proposed domestic sewer services (4")

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

## STREETS

0 L. F. of 0 Wide Streets  
0 L. F. of 0 Wide Streets

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

## STORM SEWER

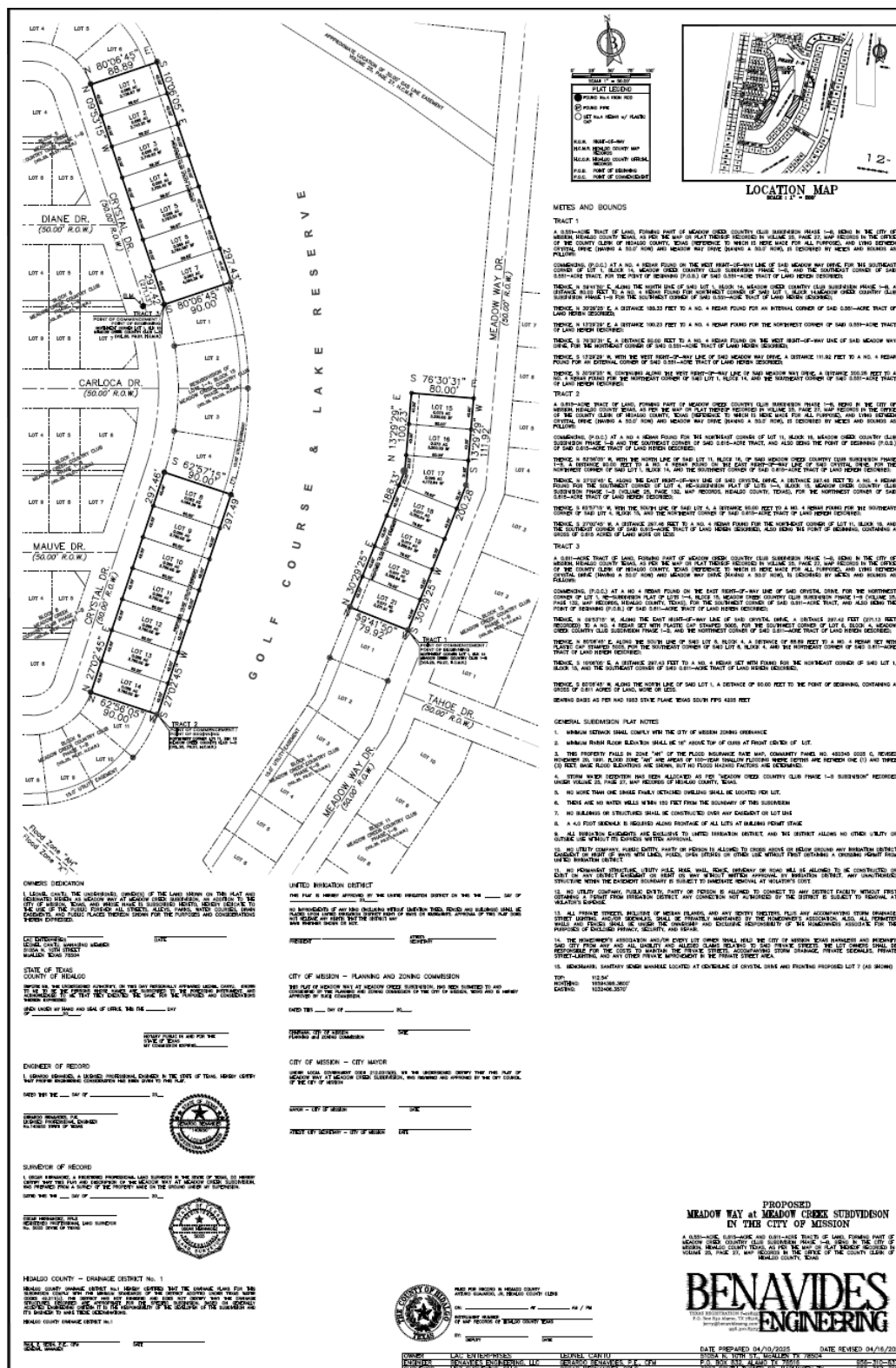
0 L. F. of 0 Storm Lines  
0 L. F. of 0 Storm Lines

0 L. F. of 0 Storm Lines

Revised 2023



## PLAT

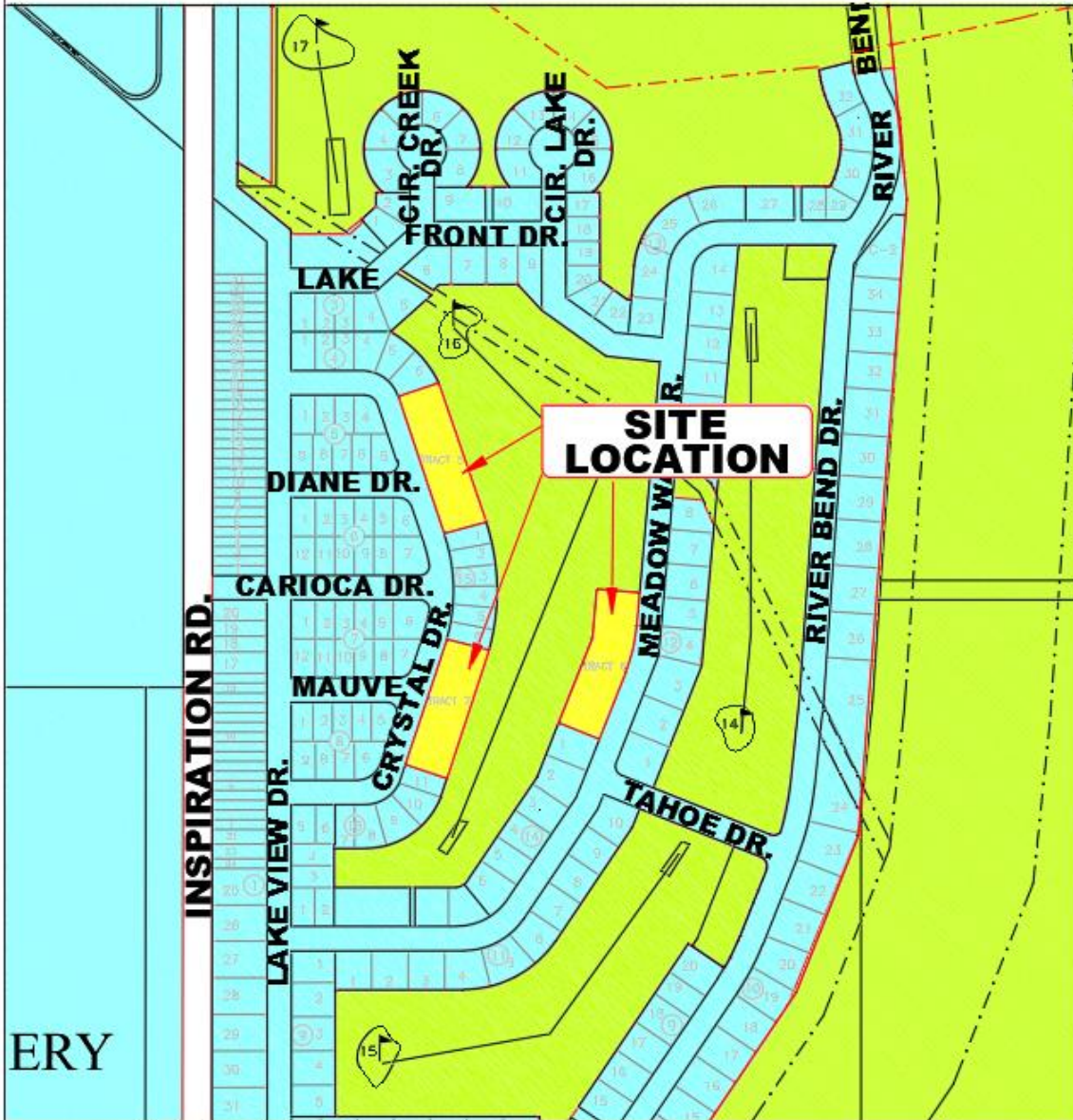


## AERIAL





## ZONING MAP

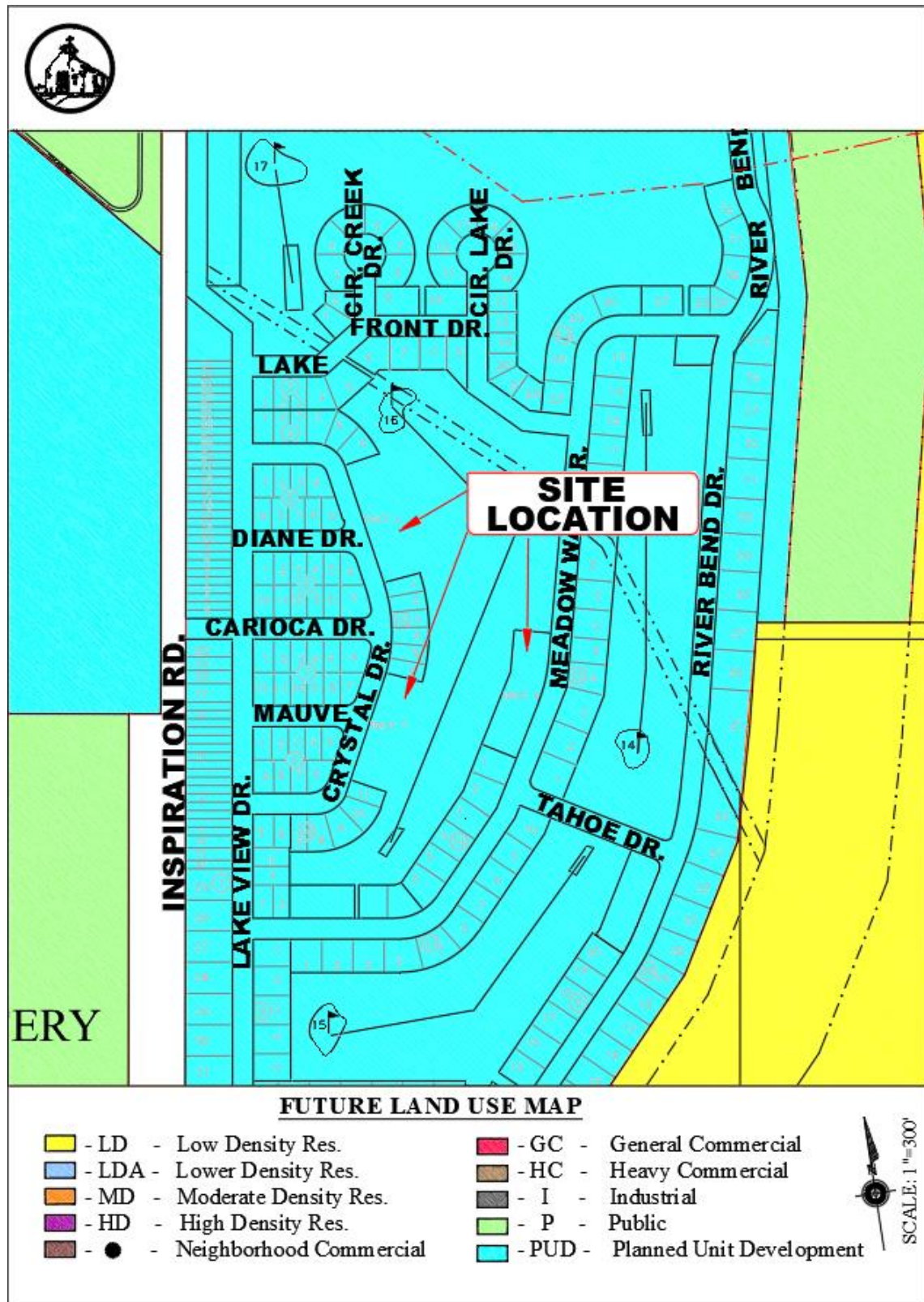


## ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFC/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



# FUTURE LAND USE MAP





[illegible]



## DRAINAGE REPORT

**BENAVIDES**  
ENGINEERING

Drainage Statement  
**Meadow Way at Meadow Creek Subdivision**  
City of Mission, Hidalgo County, Texas

### Project Description and Location

The proposed Meadow Way at Meadow Creek Subdivision is a proposed 21 lot single family subdivision within Meadow Creek Country Club Phase 1-B Subdivision as per map or plat thereof recorded in Volume 25, Page 27, Map Records, Hidalgo County, Texas. This subdivision is composed of three separate tracts of land totaling 1.77 acres.


Two of the three tracts have frontage to Crystal Drive (public 50.0 right of way) and the third tract has frontage to Meadow Way Drive (public 50.0 right of way).

As per recorded Meadow Creek Country Club Phase 1-B Subdivision, the entirety of this new subdivision is within existing drainage areas that have been already accounted for stormwater runoff during the development of Meadow Creek Country Club Phase 1-B Subdivision.

At this moment, we are not alternating the use of the existing property nor the proposed use that will hinder additional stormwater runoff that were originally presented via Meadow Creek Country Club Phase 1-B Subdivision.

Please see the attached Meadow Creek Country Club Drainage statement by PHASE II Engineering that approved for Meadow Creek Country Club Phase 1-B Subdivision dated March 13, 1987.

Please reach out to Jerry Benavides, for any further questions, comments or concerns regarding this Meadow Way at Meadow Creek Subdivision.

<input type="checkbox"/> REJECTED <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL <input type="checkbox"/> TO H.C. PLANNING DEPT. <input type="checkbox"/> TO CITY <input type="checkbox"/> DISCHARGE PERMIT REQUIRED <input type="checkbox"/> DISTRICT FACILITY <input type="checkbox"/> CITY FACILITY <input type="checkbox"/> OTHER _____ H.C.D.D. NO. 1 _____	 <div style="text-align: right; margin-top: 10px;"> <u>4-30-25</u>          DATE       </div>
--	---

  
 04/16/2025  
 Benavides Engineering, LLC  
**Gerardo Benavides, P.E., CFM**  
 Principal Engineer  
 Jerry@Benavideseng.com

## VARIANCE REQUEST

BENAVIDES

ENGINEERING

P.O. Box 832  
 Alamo, Texas 78516  
 956-310-8373

Mr. Xavier Cervantes  
 Director of Planning - City of Mission  
 1201 E. 8<sup>th</sup> St.  
 Mission TX 78572

**RE: Proposed Meadow Way at Meadow Creek Subdivision**

Dear Mr. Cervantes,


I hereby request a variance to the minimum lot depth, width and area as specified in the amended *Appendix A- Zoning Article VII, - Use District, General, Section 1.371 – R1 Single Family Residential District 5. Area Requirements:* a. Minimum Lot area: (1) Internal Lot: 5,000 square feet; c. minimum lot frontage on a public street: (1) internal lot: 50 feet; and d. Minimum lot depth: 100 feet. Code of Ordinances – City of Mission Texas.

Due to land restrictions and existing site conditions, the available depth of the properties range from 79.92 feet to 90 feet; the proposed lots shall match the surrounding lot widths averaging from 40 feet to 45.46 feet; and as a result, the total areas will be of approximately 3,736.67 s.f. to 4,084.36 s.f.

Please feel free to reach out to me at [jerry@benavideseng.com](mailto:jerry@benavideseng.com) or at 956-310-8373 if there are further questions, comments and/or concerns.

Thank you for your time and consideration.

Respectfully,

 05/12/2025  
 Gerardo Benavides, P.E., CFM  
 Principal Engineer  
 Benavides Engineering, LLC



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Plat Approval Subject to Conditions for the proposed Sendero Phase III Subdivision, being a resubdivision of 19.248 acres of land out of the South end of Porcion 52, PUD, Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 15, 2025 – Preliminary Conference to discuss proposed plat, construction plans, and application process with developer and engineer.
- May 22, 2025 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- May 29, 2025 – Final review of plat and construction plans deemed complete by SRC.
- June 4, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- June 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

#### Summary:

- The property is part of a Master Plan.
- This site is currently open with a proposed use of 101 residential lots and 1 common area
- This subdivision will have access from Sendero Subdivision Phase I-B by an existing street (Moorefield Rd.) being a paved 32' B-B street within a 50' ROW. All other streets will comply with subdivision regulations and City standards.
- The sanitary sewer and main water lines will be extended and looped accordingly from the adjacent developments to and thru the subdivision to collect and provide service to all lots.
- Surface runoff from the lots and the proposed streets will be caught by inlets and conveyed into a proposed system of detentions ponds and discharge in the Perezville Drain. The Engineering Department has reviewed and approved the drainage report.
- The required Capital Sewer Recovery Fees (\$200xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be paid prior to subdivision recording.
- No Park Fees – Mike Rhodes dedication of land satisfies the park dedication ordinance.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Conveyance or Payment of Water Rights, 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**

## **CITY OF MISSION SUBDIVISION APPLICATION**



Name: Rhodes Development, Inc.  
 Address: 200 s. 10th Street, Suite 1700  
 City: McAllen, TX 78501  
 Phone: (956) 287- 2800  
 Subdivision Name: \_\_\_\_\_  
 Sendero Phase III

### **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) X Suburban ETJ \_\_\_\_\_  
 Zone: PUD Water Dist. HCID#18  
 La Joya ISD \_\_\_\_\_

15075601  
 1201 E. 8TH ST

# of Lots: Residential 101 Non-Residential \_\_\_\_\_  
 Water CCN: SWSC \_\_\_\_\_ LJWSC \_\_\_\_\_

REC#: 06301468 5/22/2025 2:09 PM  
 OPER: RA TERM: 053  
 REF#: 037217

### **WATER**

3,154 L. F. of 8" Water Lines  
 \_\_\_\_\_ L. F. of \_\_\_\_\_ Water Lines

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

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

3,423

TRAN: 550.0000 BUSINESS LICENSE  
 20250419-05/22/25 RHODES DEVELOPMENT INC  
 SENDERO PH III 500.00CR

TENDERED: 500.00 CHECK  
 APPLIED: 500.00-

Lift Sta: \_\_\_\_\_  
 CHANGE: \_\_\_\_\_ 0.00

Other: \_\_\_\_\_  
 Suburban ETJ WATER CONSERVATION STAGE 2  
 THANK YOU AND HAVE A GREAT DAY!

\$ \_\_\_\_\_

### **STREETS**

2,476 L. F. of 32' Wide Streets  
 \_\_\_\_\_ L. F. of \_\_\_\_\_ Wide Streets

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

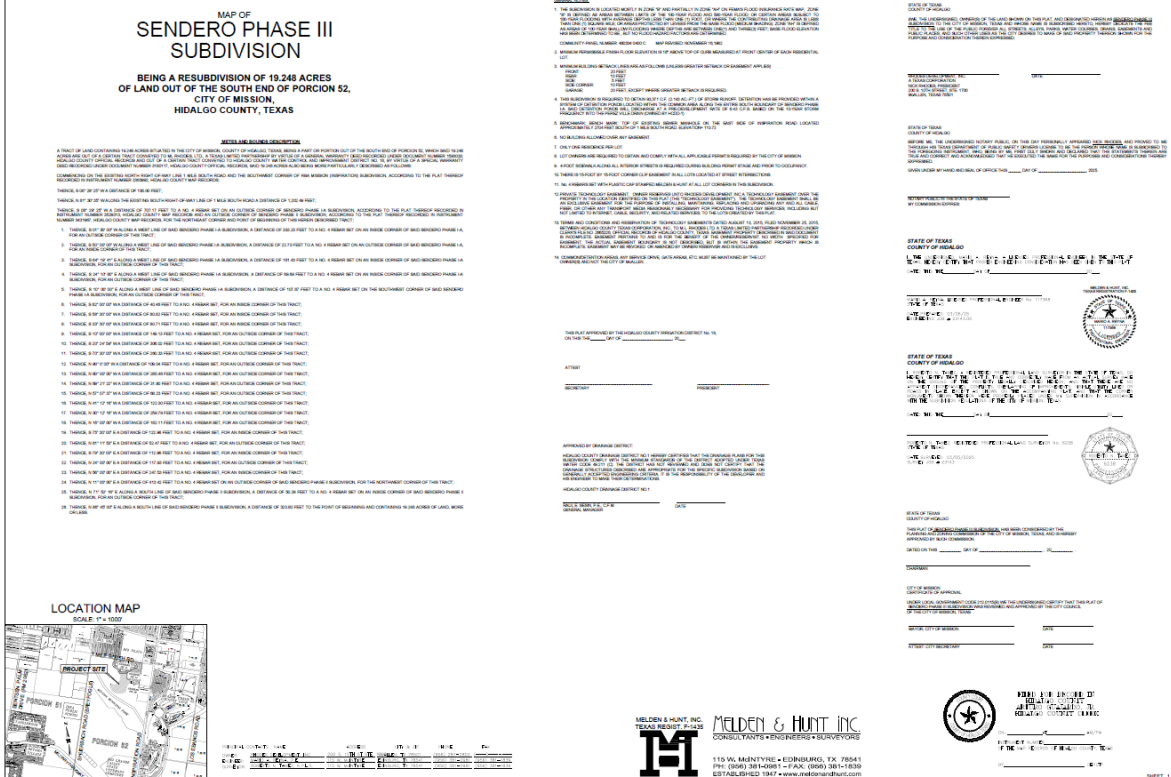
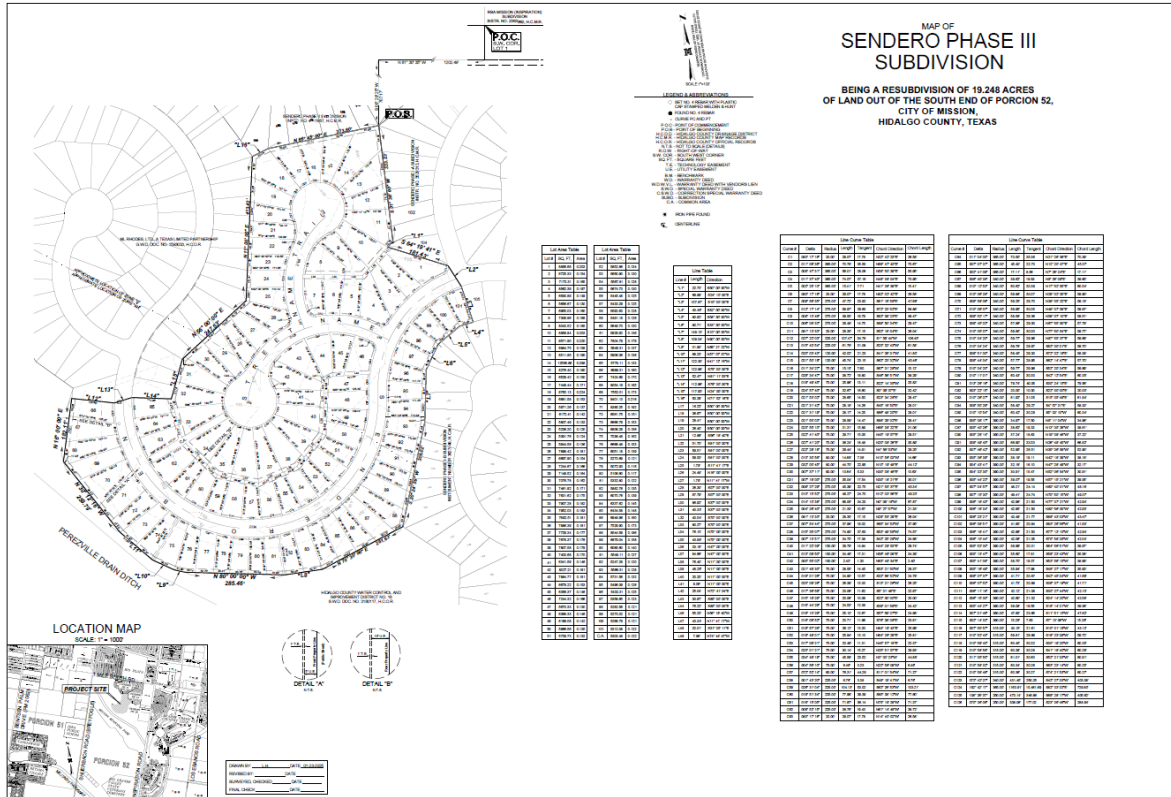
### **STORM SEWER**

1,001 L. F. of 24" Storm Lines  
587 L. F. of 30" Storm Lines  
35 L. F. of 36" Storm Lines

Revised 2023



PLAT

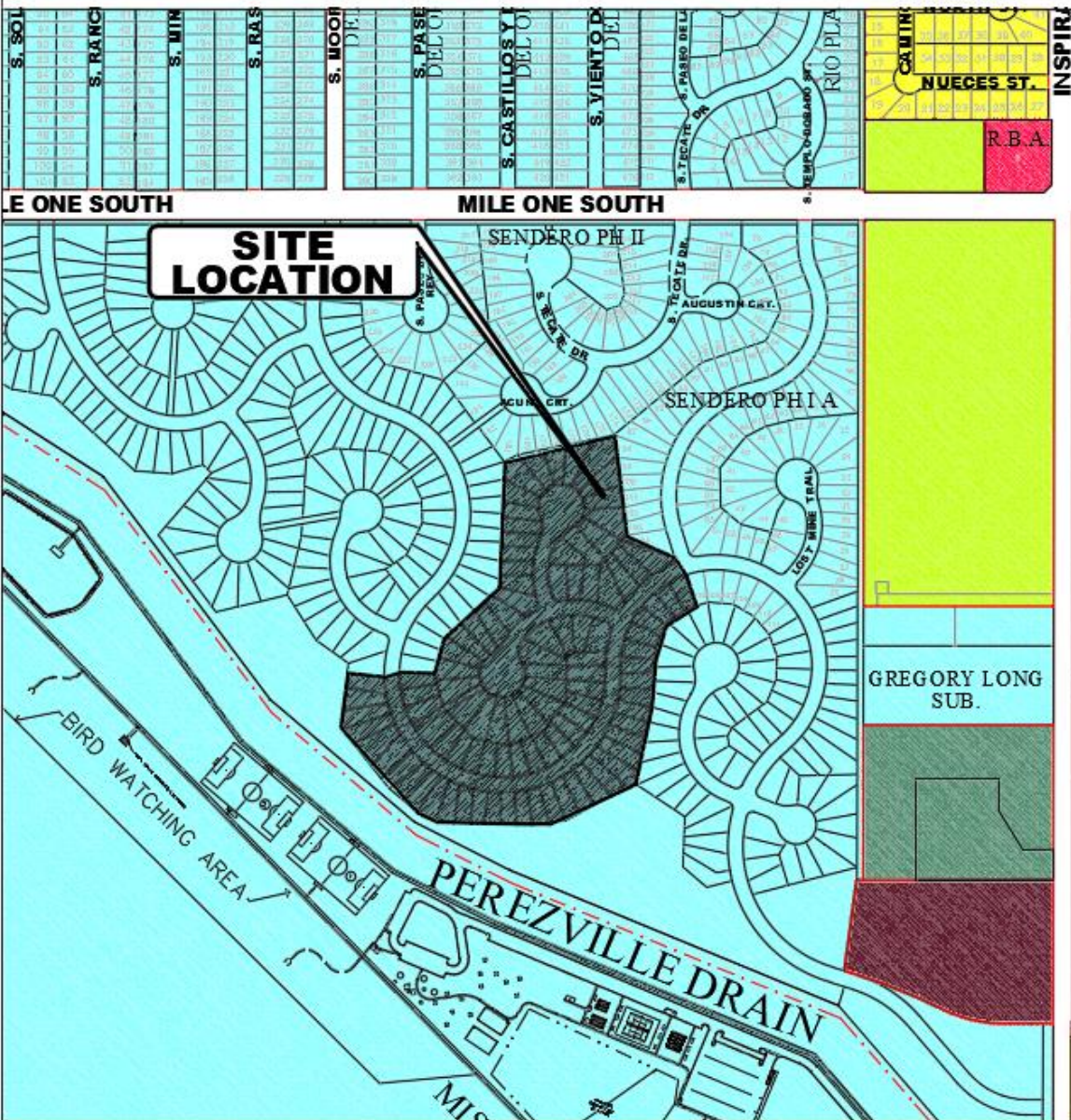


AERIAL





## ZONING MAP



## ZONING LEGEND

- AO-1 AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

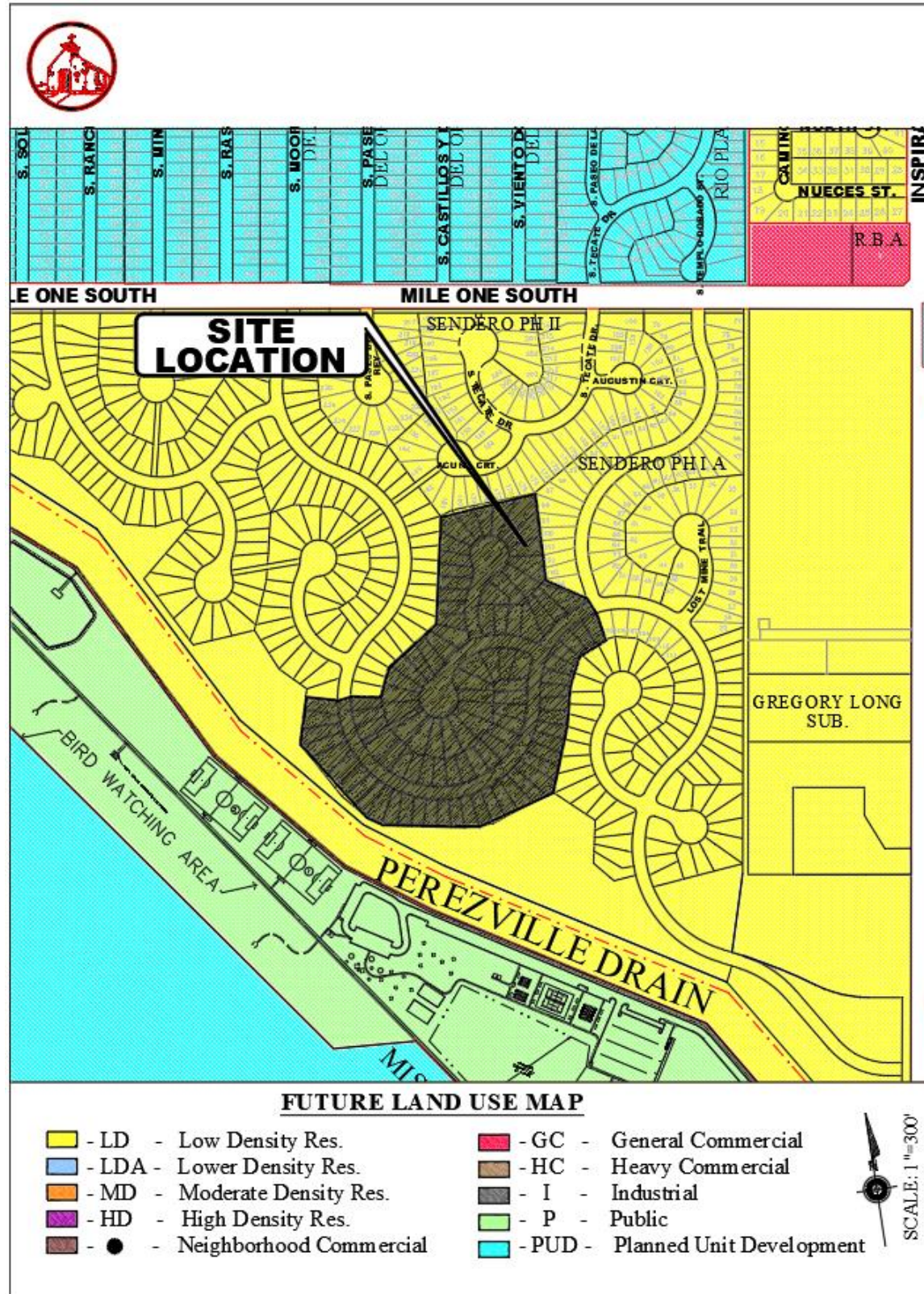
- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFCT'D HOUSING
- C-1 OFFICE BUILDING
- C-2 NEIGHBORHOOD COMMERCIAL
- C-3 GENERAL BUSINESS

- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC

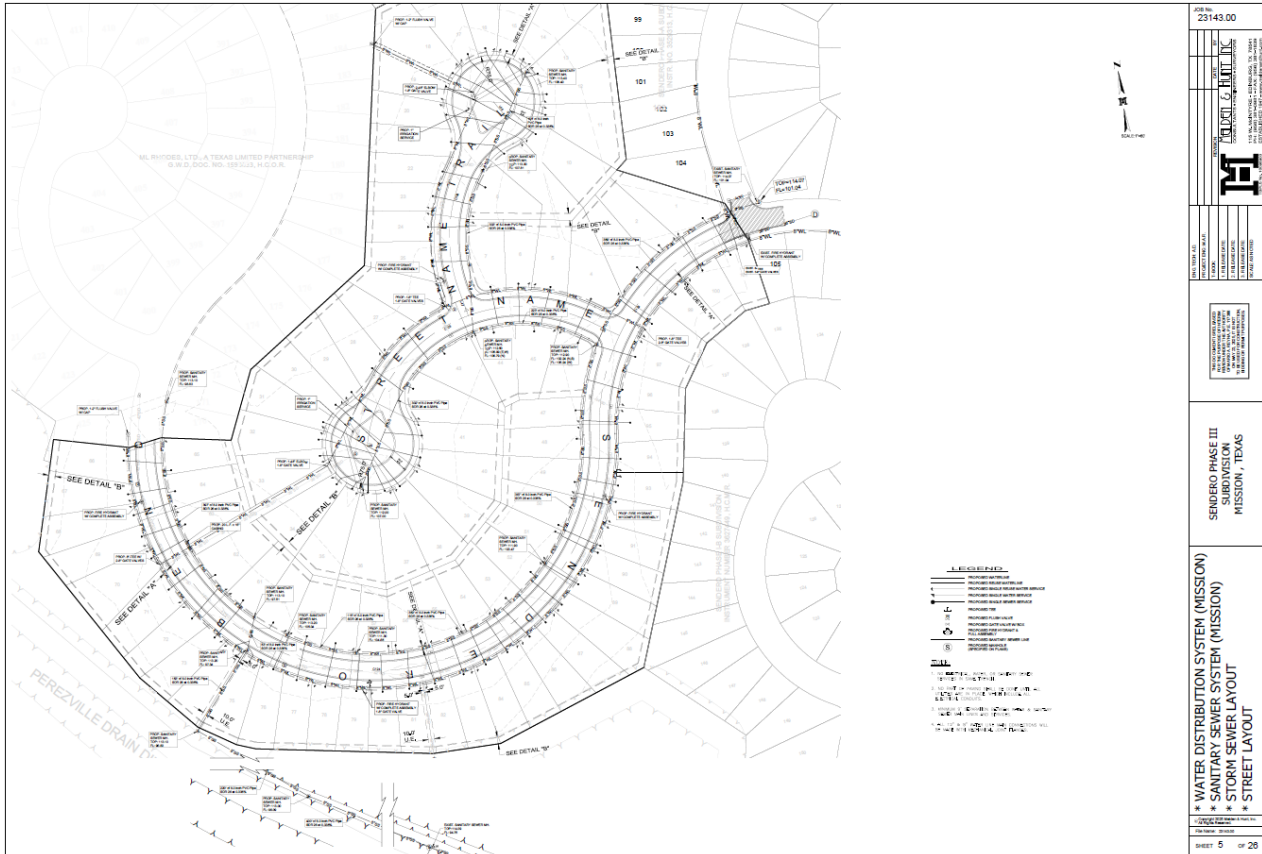




# FUTURE LAND USE MAP



# UTILITY LAYOUTS





## DRAINAGE REPORT



TBPELS Firm # F-1435  
TBPELS # 10098900

# MELDEN & HUNT INC.

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

### Drainage Statement SENDERO PHASE III SUBDIVISION Project #23143.00 Date: March 26, 2025

**SENDERO PHASE III SUBDIVISION** A tract of land containing 19.248 acres situated in the City of Mission, Hidalgo County, Texas, being a part or portion out of the South end of Porcion 52, in the City of Mission, Hidalgo County, Texas. This subdivision lies mostly in Zone "B" and partially in Zone "AH". Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot, or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood (medium shading). Zone "AH" is defined as areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevation has been determined to be 1130, but no flood hazard factors are determined. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located on the northeast corner of Sprague Road & Bicentennial Blvd. The property is currently open with a proposed use of 101 residential lots and 1 common area. Currently inside the City of Mission, Texas.




The soils in this area are (20) Harlingen clay, saline "D" rating, (28) Hidalgo sandy clay loam with "B" rating. For the purpose of this report we will use rating "B" in Hydrologic Group Soils. Hidalgo Sandy clay loam has moderate infiltration rate when thoroughly wet. This soil consist chiefly of moderate fine texture to moderate coarse texture and has a moderate rate of water transmission (56) Reynosa silty clay loam "C" rating, having a low infiltration rate when thoroughly wet, (65) Runn silty clay "C" rating. (See excerpts from "Soil Survey of Hidalgo County, Texas).

Existing runoff is in a northeasterly direction, with a runoff of 8.61 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 45.32 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 36.71 c.f.s.



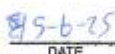
In accordance with the City of Mission's drainage policy, the proposed storm drainage system for this subdivision will consist of multiple curb inlets placed at strategic locations interconnected with storm pipes ranging in size from 24" to 54", see Flow Rate Determination Tables for sizing and design slope. Surface runoff from the lots and the proposed streets will be caught by said inlets and conveyed via said storm lines into a proposed system of detention ponds within a common area along the entire south boundary. Said detention ponds will discharge at a pre-development rate of 6.43 c.f.s. based on the 10-year storm frequency into the Perezville Drain (owned by HCDD-1) adjacent to south side of this property. This development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study (see attached Drainage Area Map). Said Perezville Drain has an ultimate outfall into the Mission Pilot Channel system of the HCDD-1 via a 5'x5' box culvert under the United Main Canal. In accordance with the City's drainage policy, the difference between pre and post development storm runoff shall not increase during the 10-100 year rainfall event... (continued next page)

## DRAINAGE REPORT

Therefore, as per attached calculations, and in accordance to the Approved Master Drainage Plan for the development, the required detention of 93,371 c.f. (2.143 ac-ft) has already been provided within said detention ponds with a design detention capacity of 674,185 c.f. Additionally the widening of the Perezville Drain ditch has been completed as requested by HCDD-1 (see widening detail). The overall master plan has been developed in accordance with City and County requirements.

Mario A. Reyna, P.E. #117368      Date:

<input type="checkbox"/> REJECTED <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL <input type="checkbox"/> TO H.C. PLANNING DEPT. <input type="checkbox"/> TO CITY <input type="checkbox"/> DISCHARGE PERMIT REQUIRED <input type="checkbox"/> DISTRICT FACILITY <input type="checkbox"/> CITY FACILITY <input type="checkbox"/> OTHER _____	
H.C.D.D. NO. 1 	DATE 



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** June 4, 2025

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

**AGENDA ITEM:** Tabled Item: Consideration of a Conditional Use Permit to Designate an area as a Mobile Food Park for the operation of four (4) Mobile Food Units, being a 77 feet x 210 feet tract of land, Block 144, Mission Original Townsite Subdivision, in a C-3 zone General Business District, located at 410 E. 9<sup>th</sup> Street. Applicant: Mario A. Guerra – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 30, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). The item was tabled.
- June 4, 2025 - Consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the southeast corner of E. 9<sup>th</sup> Street and N. Oblate Avenue.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council.
- The applicant proposes to have a mobile food park to allow mobile food unit owners to sell their products.
- The applicant proposes to construct separate restrooms for men and women, and a 20-foot x 34-foot canopy for the common seating area.
- Based on the current ordinance, each mobile food truck operator must still apply for their own C.U.P. to operate within the mobile food park.
- The proposed hours of operation are as follows: Monday through Sunday from 7:00 a.m. to 12:00 a.m.
- Parking: The proposed 40 chairs result in 13 parking spaces required by code. The applicant is proposing 8 new parking spaces, and there are 5 existing parking spaces, for a total of 12 parking spaces. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements.
- Landscaping: The applicant is proposing landscaping areas within the property.
- The application for this conditional use permit was submitted before the ordinance was amended, placing distance limitations.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) 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 a 1-year re-evaluation in order to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday through Sunday from 7:00 am to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy for each mobile food unit;
- CUP is not transferable to others; and
- Restaurant must be registered with the Texas Department of Licensing and Regulation for Americans with Disabilities Act compliance

---

#### RECORD OF VOTE:

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# SITE LOCATION





## AERIAL MAP

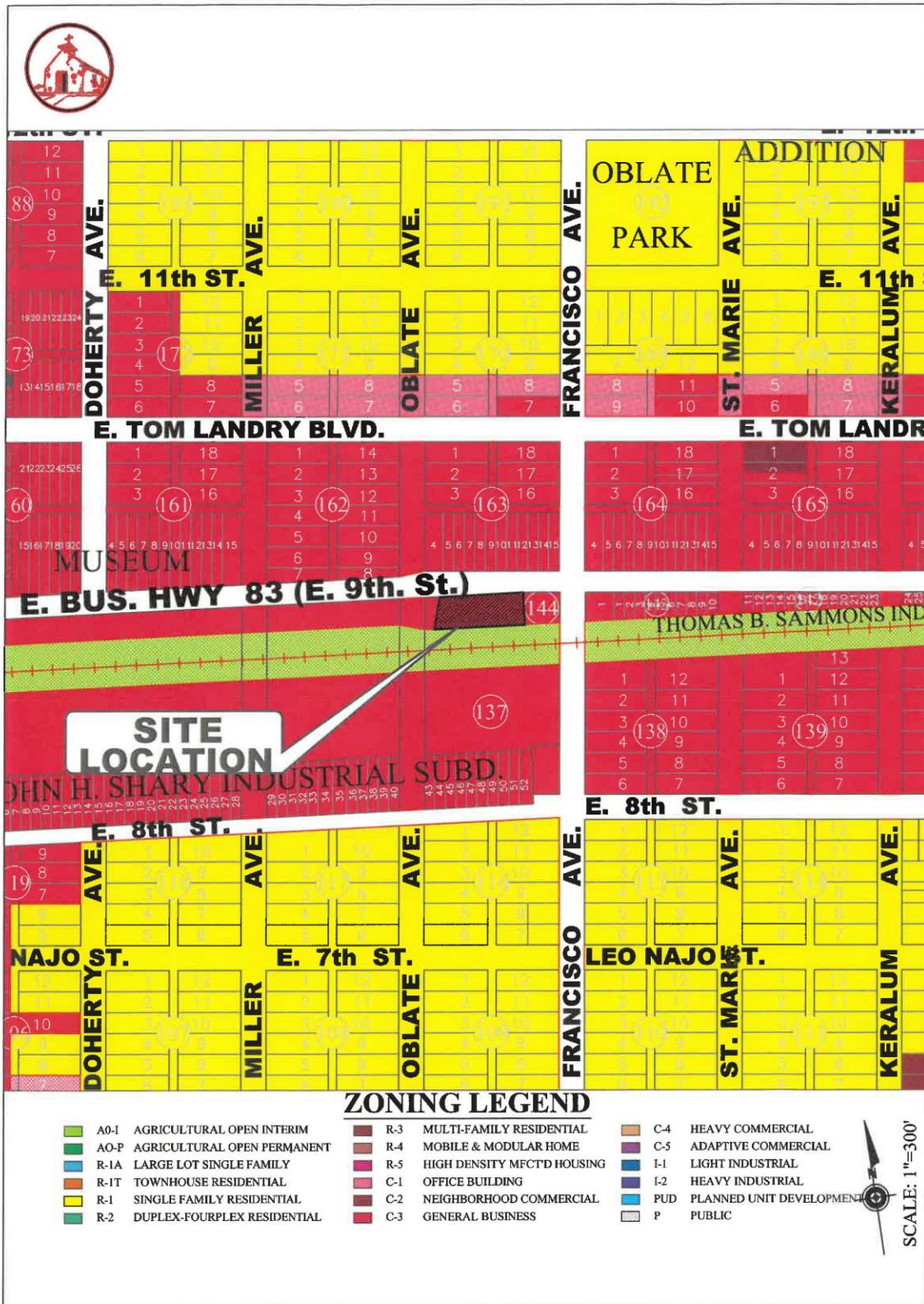


## AERIAL MAP



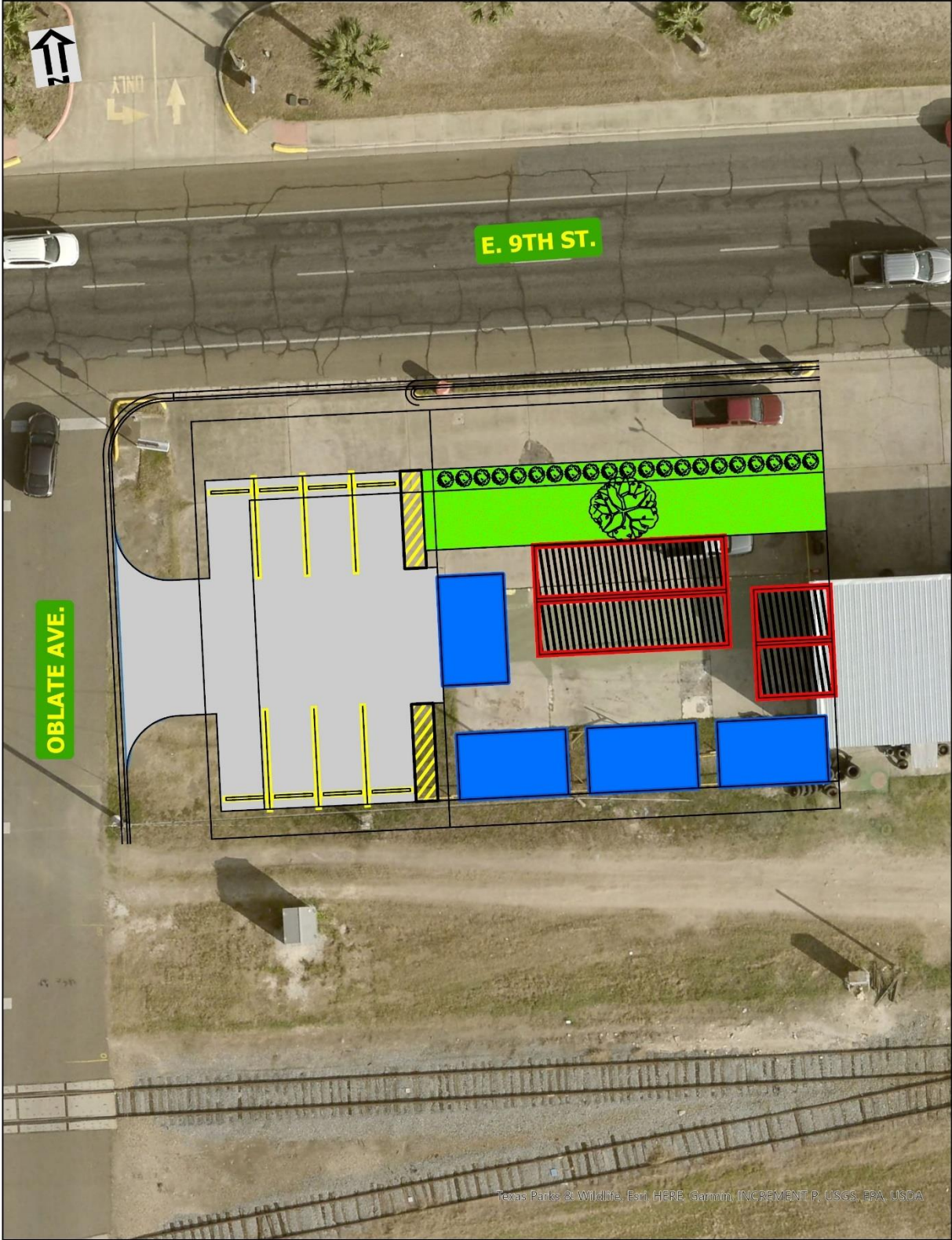


# ZONING MAP





# SITE PLAN





## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239742	PADRON VENERANDA C & SILVIO E & DINORA Y PINTO	501 E 9TH ST	MISSION	TX	78572-4203
239636	PRADO PEDRO G & YOLANDA	808 W JEFFERSON AVE	MISSION	TX	78573-1029
239632	3 DIAMONDS INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239733	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239730	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239637	GUERRA JULIO C & MARINA	3405 WHISKEY DR	PHARR	TX	78577-7546
239638	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
238753	MISSOURI PACIFIC RAILROAD	1400 DOUGLAS ST	OMAHA	NE	68179-0002
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016