



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, October 1, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

REGULAR MEETING

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

APPROVAL OF MINUTES

- 1 Approval of Minutes for P&Z Meeting - September 17, 2025

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

- 2 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Le Jardin, in a General Business (C-3) District, being Lot 1, J. Reyes Subdivision, located at 3009 N. Conway Avenue, Suite 5. Applicant: Nora Marroquin – Cervantes
- 3 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Partytorium, in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Elizabeth Fregoso-Glass – Cervantes
- 4 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Home Occupation – We Care Family Daycare in a (R-1) Single Family Residential District, being the West ½ of Lots 1 & 2, Block 103, Mission Original Townsite Subdivision, located at 311 W. Leo Najo Street, Apts. A, B, C, Applicant: Jose de la Garza – Cervantes
- 5 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages – El Itacate Restaurant in a (C-3) General Commercial District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 240, Applicant: Las Pupusas Del Itacate, LLC, c/o Claudia Bajos – Cervantes

ORDINANCE AMENDMENT

- 6 Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.36 (3) (L) – AO-I (Agricultural Open Interim Use District); Conditional Uses to add Bed & Breakfast and Event Centers to the list of possible conditional uses. Applicant: City of Mission - Cervantes

SINGLE LOT VARIANCE

- 7 Single Lot Variance for a 0.3244 of one acre out of Lot 19, Los Ebanos Village Subdivision, in a property zoned for Single Family Residential (R-1), located at 1500 Esperanza Avenue. Applicant: Victoria M. Bazan – Cervantes

ADJOURNMENT

Signed this the 25th day of September, 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 25th day of September, 2025 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **1st day of October, 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 **25th day of September, 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 on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
SEPTEMBER 17, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Connie Garza
Omar Guevara
Kevin Sanchez

P&Z ABSENT

Irene Thompson
Steven Alaniz
Raquenel Austin

STAFF PRESENT

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

GUEST PRESENT

Emigdio Villanueva Jr.
Jose Gonzalez
Rick Rodriguez
Maria Anita Rodriguez
Rosa Cedillo
Humberto Garza

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 3, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for September 3, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**Being a 9.851 acres tract out of the South
12 acres out of the East 26.49 acres out
of Lot 296, John H. Shary Subdivision,
the site is located along the West side
of Taylor Road approximately 170 feet
North of Mile 2 Road
AO-I to R-1A
RGV Villa Development, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A") to develop a Single Family Residential development. The irregular-shaped tract of land has 9.851 acres in area and measures 405.31 feet along N. Taylor Road and 358.4 feet along E. Mile 2 Road. The surrounding zones are Agricultural Open Interim (A-OI) to the West, Large Lot Single Family Residential (R-1A) to the North, Large Lot Single Family Residential (R-1A), Single Family Residential (R-1), Agricultural Open Interim (A-OI), Office Building (C-1) to the South, and outside the city limits to the East. The surrounding land uses include Single Family homes in all directions and an office building with parking at the Northwest corner of Mile 2 and N. Taylor Roads. The subject property has stables and is vacant. The Future Land Use Map shows the property designated for lower density residential uses. The requested rezoning is in line with the comprehensive plan

designation. Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Rezoning:

**Being a 26.65 acre tract of land being a part of Lot 29-9,
West Addition to Sharyland Subdivision,
This site is located along the East side of
Mayberry Road approximately 104 feet South of
Sonoma Ranch Street.
AO-I to R-1
Carlos I. Garza**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") to develop a single-family residential development. The irregular-shaped tract of land has 26.65 acres in area and measures 179.64 feet along N. Mayberry Road. The property is located just south of the recently recorded Sonoma Ranch Phase 1 Subdivision. The surrounding zones are Agricultural Open Interim (A-OI) to the South and West, Single Family Residential (R-1) to the North and Large Lot Single-family Residential (R-1A) to the East. The surrounding land uses include vacant single-family lots to the North and East and an irrigation canal to the South and West. In addition, there are existing single-family homes to the West and South. The subject property is vacant. The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 28 surrounding property owners. Planning staff received one phone call from one of the surrounding property owners. The person expressed a desire for the property to be zoned R-1A instead of R-1. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none

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

Started: 5:33 p.m.

Ended: 5:36 p.m.

Item #4

Rezoning:

**Being a 0.6026 of one acre tract of land
out of Lot 182, John H. Shary Subdivision
200 N. Glasscock Road
R-1 to R-3
Jose R. & Veronica L. Gonzalez**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Multi-family Residential District ("R-3") to develop an apartment complex. The tract of land has 0.6026 acres in area and measures 150 feet along Glasscock Road and has a depth of 175 feet. The surrounding zones are Neighborhood Commercial (C-2) to the North, Single-family Residential (R-1) to the West and South, and Multi-family Residential (R-3) to the East. The surrounding land uses include single-family homes to the West, North and South. The land uses to the East include apartments. The subject property is vacant. The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is not in line with the comprehensive plan, but staff feels that the area is in transition to multi-family residential uses. In January 2021, there was an attempt to rezone the property to R-3, but due to opposition from the surrounding property owners, the application was denied by the City Council. Subsequently In April of 2023, the property across the street to the East was rezoned from R-2 to R-3 and was later developed as a subdivision for apartments. The property to the North was zoned Neighborhood Commercial (C-2) prior to the year 2012. Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

Mr. Humberto Garza resides at 909 Barnes Street and he is in support of the rezoning. He stated he doesn't live in the particular area, but his friend owns the property. He mentioned he has seen what his friend has been struggling with his property. He stated his friend bought the property 2018 and people have been using the property to dump illegally on the property. He mentioned his friend has some pictures that he would like to show the board members. He stated the property owner has invested thousands of dollars in cleaning up the property, and he would like to beautify the area by building some nice apartments.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:36 p.m.

Ended: 5:41 p.m.

Item #5

Rezoning:

**Being a 27.07 acre tract of land out of Lot 17-2,
West Addition to Sharyland Subdivision,
This site is located along the West side of
Los Ebanos Road approximately 1,232 feet
South of U.S. Expressway 83
AO-I to R-1
M2 Engineering, PLLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") to develop a single-family residential development. The irregular-shaped tract of land has 27.07 acres in area and measures 692 feet along Los Ebanos Road and 207.84 feet along Mile 1 South Road. The property is located just North and West of the Leal Elementary School. The surrounding zones are Light Industrial (L-I) to the North, Single-family Residential (R-1) to the East, Multi-family and Agricultural Open Space (A-OI) to the West and Public (P) and Townhouse Residential (R-1T) to the South. The surrounding land uses include industrial businesses to the North such as Rio Grande Valley Logistics, R&R Cooling, Heating & Electrical Services and IPE Aggregate. In addition, the Balli's Terrace Event Center is also located to the North. To the East there are single family homes. To the South is the Leal Elementary school and recently constructed townhouses. To the West are the Rio de Vida Apartments, vacant land and a single-family home. The subject property is vacant. The Future Land Use Map shows the property designated for moderate density residential uses. The requested rezoning is less dense compared to the comprehensive plan designation. Notices were mailed to 50 surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

Ms. Maria Anita Rodriguez resides at 307 Erma Avenue, she asked how would it affect her in that neighborhood building this property there.

Mr. Cervantes asked her what's her address.

Ms. Rodriguez stated she resides at 307 Erma Avenue.

Mr. Cervantes stated it would not be affecting her neighborhood.

Ms. Rodriguez mentioned that when the city rezones and creates a nicer neighborhood in that area, will this affect her neighborhood? She asked whether this would impact her property taxes and

whether she would benefit from living in this neighborhood. She asked if their streets would be better. She stated they do have a nice school However; they don't have any sidewalks or similar features. So, how will this benefit us, or how will it affect us. Since she doesn't want a year or two from now to come and surprise found out there's a problem why this was built.

Mr. Cervantes stated "No, in my opinion, your property taxes should not be affected". He mentioned Los Ebanos in the future may be improved and the city in the future may widen the street. There are no plans right now to widen the street. He stated there could be some sidewalk improvements along Los Ebanos maybe. The developer will be required to do additional asphalt along their side of Los Ebanos. So that will be a requirement on this developer. But other than that, your neighborhood should not be affected in any way.

Ms. Rodriguez asked would it be something that the City of Mission would consider since the traffic jam is going to get worse once we bring another neighborhood. Additionally, there will be more children at Leal Elementary. As you said, it is a plus, as it means more children for the school district. She isn't sure how effective that is, given that teachers are often overwhelmed with the number of children in each classroom. However, the traffic there is the main concern. What are we going to do to keep things safe? She mentioned as of Right now, nothing has been done. Obviously, you have kids crossing the road from our neighborhood to Los Ebanos to get to school. she often has seen cars speeding. she stated she has called Mission PD because she has seen that there's going to be a lot more traffic going through there. There will be a lot more traffic in the neighborhood. She asked How can we improve this for everyone. She mentioned she doesn't have a problem with a new neighborhood and with beautifying the area because it will look nicer.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #6

Conditional Use Permit:

**To allow a Mortgage Lending Company
In a (C-2) Neighborhood Commercial District
Being Lot 1, Bannworth Business Center Subdivision
1821 N. Shary Road, Suite 6
C-2
Synergy One Lending, Inc.**

Mr. Cervantes stated the subject site is located along the west side of Shary Road between Village Drive and Mulberry Street. Per Code of Ordinance, loan companies in a Neighborhood Commercial District require the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,152 square foot suite within a commercial plaza for a mortgage lending company. Access to the site is via a 30' driveway off of Shary Road. The proposed days and hours of operation are Monday–

Friday from 8:00 am to 5:00 pm, Staff: 4 employees. Parking: Based on the square footage of the suite, there are a total of 6 parking spaces required for this business. It is noted that the parking area is held in common; 58 existing parking spaces are shared with other businesses, thus meeting code. Staff has seen this type of businesses in C-2 zones without creating a negative impact on the surrounding areas since the hours of operation are reasonable. Staff notes that there is an ordinance that regulates the distance between loan companies, which is 1,500 feet. This distance requirement was focused on payday loans. 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 with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #7

Conditional Use Permit:

**To allow two (2) 36 feet by 60 feet
portable buildings for office use
Being a 15.07 acre tract of land, out of Lot 13-6,
Of Porcion 55, West Addition to Sharyland Subdivision
1921 S. Conway Avenue
I-1
Ryan Clark (Granite Construction Company)**

Mr. Cervantes stated the subject site located 1 mile south of U.S. Expressway 83 along the West side of S. Conway Avenue. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant desires a conditional use permit to place two (2) portable buildings for office use for a granite construction company. The applicant was contracted for the construction of the border wall for a maximum of two (2) years. The hours of operation are as follows: Monday through Friday from 7:00 a.m. to 7:00 pm. Staff: 20 employees. Parking: A total of 126 parking spaces exist at the location. The Planning Staff has not received any objections to the request from the surrounding

property owners. Staff mailed out (9) 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 2-year re-evaluation subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday through Friday from 7:00 a.m. to 7:00 p.m.; 3) Acquisition of a business license prior to occupancy.; 4) Must comply with the noise ordinance; and 5) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if it was a 2 year project or a 3 year project.

Mr. Cervantes stated it is a 2 year project which is why staff is recommending a 2 year approval.

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

Started: 5:44 p.m.

Ended: 5:46 p.m.

Item #8

Conditional Use Permit:

**An Event Center – Events on Conway
Being All of Lots 1 & 1-A through 1-K,
Re-subdivision of Lots 1 and 1L,
Conway Plaza Subdivision
2002 N. Conway Avenue, Suite E
C-3
Christopher Rosales**

Mr. Cervantes stated the subject is located 260 feet North of East 20th. Street along the East side of N. Conway Avenue. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes to apply for a conditional use permit for the Event Center. The hours of operation are as follows: Sunday through Saturday from 10:00 a.m. to 12:00 am. Staff: 2 employees. The applicant is proposing that alcoholic beverages be consumed at the establishment, but no alcoholic beverages are proposed to be sold at the venue. The applicant's background check for the proposed BYOB (bring your own beer) will be required. Parking: Due to the total of 40 seating spaces, which requires 13 parking spaces (40 seats/ 1 space for every 3 seats = 13 parking spaces. It is noted that the parking area is held in common (57 existing parking spaces) and shared with other businesses. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) 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 1 year re-evaluation subject to: 1) Hours of operation are Sunday through Saturday from 10:00 a.m. to 12:00 a.m.; 2) Maximum occupancy being 42; 3) Must comply with the noise ordinance; and 4) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza stated she had a question regarding the parking. She asked do they have enough parking spaces to accommodate the event center there.

Mr. Cervantes stated that it is a small event center, but staff is recommending one year approval. He mentioned after one year approval; staff will advertise for public hearings. So, if there are parking problems, we will know from the other suites and from all the other renters if there's a parking issue, but staff doesn't foresee any because it's a very small event center.

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

Started: 5:46 p.m.

Ended: 5:48 p.m.

Item #9

Site Plan Approval:

**Construction of a Townhouse Regime
On all of Lot 2, and the south half of Lot 3,
The Retreat at Cimarron Subdivision,
801 San Angel Street
R-3
Desarrollos Mosi, LLC**

Mr. Ramirez stated the property is located approximately 238 feet South of Expressway 83 (IH 2) along the East side of Glasscock Road. This project will have access from Brazos Street, a public street. The complex was designed for R-3 type construction and will be prepped with thru traffic drives and alleys complete with curb and gutters, drainage, and utilities. The proposed structures meet all the zoning setback requirements. Proposed are 33 Living Units within 12 structures throughout the 4.79-acre complex. Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods. The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #10

Single Lot Variance:

**A tract of land being the East ½ of
1.0 gross acre of land out of Lot 23-4,
West Addition to Sharyland Subdivision
1003 W. 20th Street
R-1
Javier Cedillo**

Mr. Ramirez stated This property is located along the South side of W. 20th Street approximately 580 feet West of N. Holland Road. The land measures 163.70 feet by 104.35 feet being a .5 acre tract of land out of the East half of an acre per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to W. 20th Street, being a public street, and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will be imposed as a condition for approval. Staff recommends approval of the Single Lot Variance.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked What's the variance they are requesting.

Mr. Ramirez stated this is a single lot variance for the purpose of not having to subdivide.

Ms. Garza asked if there any other structures on that property.

Mr. Ramirez stated No, it's a vacant lot. Or a vacant piece of land.

Ms. Garza asked if they only plan to use half of the lot.

Mr. Ramirez stated yes only half of the lot.

Mr. Garza asked what are the adjacent lots? How are they classified?

Mr. Ramirez stated it'd acreage itself is (R-1) Single-Family Residential District. He mentioned the rest on the east side is agricultural.

Chairwoman Izaguirre stated what Ms. Garza is asking if none of the lots are subdivided? All the adjacent lots?

Mr. Ramirez stated All that strip of land is all by meets and bounds.

Mr. Cervantes stated it's hard to find an engineering firm that does a 1 Lot Subdivision for a house. He mentioned there is an ordinance to build a home on an empty lot which is a Single Lot Variance.

Mr. Ramirez stated as long as all city services are available they do qualify under the ordinance.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Single Lot Variance request. Mr. Sanchez seconded the motion. Upon a vote, Ms. Garza nayed vote was 3 to 1 the motion passed unanimously.

Started: 5:50 p.m.

Ended: 5:50 p.m.

Item #11

Plat Approval

Subject to Conditions:

Bellwood Manor Subdivision Phase I,

A tract of land containing 26.79 acres of land,

Being part or portion of Lot 39, Lot 40, Lot 41,

And a 70.00 strip of canal right-of-way between

Lot 40 and Lot 41, Bell-woods Company Subdivision "C",

This site is located on the East side of Trosper Road

**And approximately 1,970 linear feet North of W. Mile 2 Road
R-2**

Developer: Dina Salinas

Engineer: S2 Engineering, PLLC

Mr. Ramirez stated the subdivision is located on the East side of Trosper Road and approximately 1,970 linear feet North of W. Mile 2 Road. This project is a proposed 70 multi-family lot subdivision that will be built out in two phases as part of a master plan. Phase I will consist of 30 multi-family lots. The proposed lots are in line with the required lot sizes for R-2 zoning. The average lot size measures 82 feet by 130 feet with an area of 10,660 square feet. The site is in a Zone "C" (no shading), defined as an area of minimal flooding, according to the FEMA Firm Community Panel No.480334 0400 C, map revised dated November 16, 1982. The development surface will be graded to direct storm water toward curb and gutters and intercepted by type "A" curb inlets that lead to a detention facility. This system will bleed into City of Mission systems. The Engineering Department has reviewed and approved the drainage report. Water service will be provided by connecting to an existing 8" water line located along the East side of N. Trosper Road and looped to an existing main line within the recorded Amber Groves Estates Subdivision which is prepped with a flush valve that will be removed. Each lot will be serviced by a 2" water line to accommodate each duplex/fourplex. There is a total of 3 fire hydrants as per the Fire Marshall's directive. The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stub. A Capital Sewer Recovery Fee is required at \$670 per lot which equates to \$20,100.00. Required fees include Park Fee (\$500xUnit), Conveyance or Payment of Water Rights (\$3000 per acre), and all other format findings will be complied with prior to the recording of the plat. The internal street is public 32 feet back-to-back within a 50 feet right-of-way and an access only thru N. Trosper Road. 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.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

ITEM#12

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:53 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 1, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Le Jardin, in a General Business (C-3) District, being Lot 1, J. Reyes Subdivision, located at 3009 N. Conway Avenue, Suite 5. Applicant: Nora Marroquin – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 2, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 19, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 1, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 14, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the West side of Conway Avenue approximately 970 feet South of Mile 2 Road.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a 1,500 square foot suite in a commercial plaza for an Event Center that will be named “Le Jardin”.
- The applicant is proposing to host birthdays, baby showers, small weddings and quinceaneras.
- The proposed hours of operation are as follows: Every day from 9:00 a.m. to 1:00 a.m.
- Staff will be 3 employees
- Parking: Due to the total of 77 chairs allowed by the maximum occupancy, a total of 26 parking spaces is required. There is a total of 70 parking spaces held in common for the plaza.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for 1 year to evaluate the operations
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Every Day from 9:00 a.m. to 1:00 a.m.

- Must comply with the noise ordinance
- Must obtain a business license prior to occupancy
- Maximum occupancy is 80 people
- Must have security cameras inside and outside with a minimum 30-day retention.
- CUP is not transferable to others

RECORD OF VOTE:

APPROVED: _____

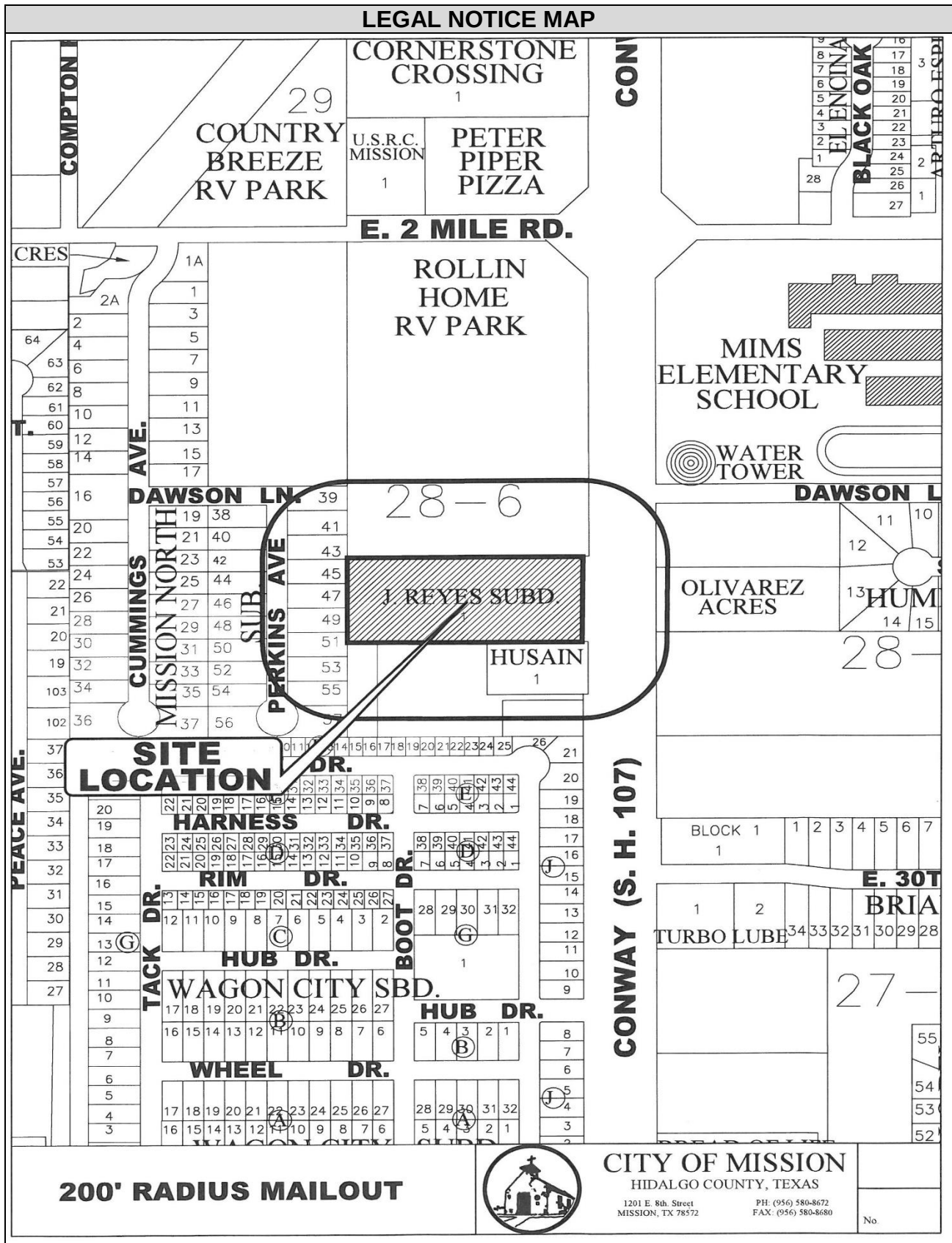
DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

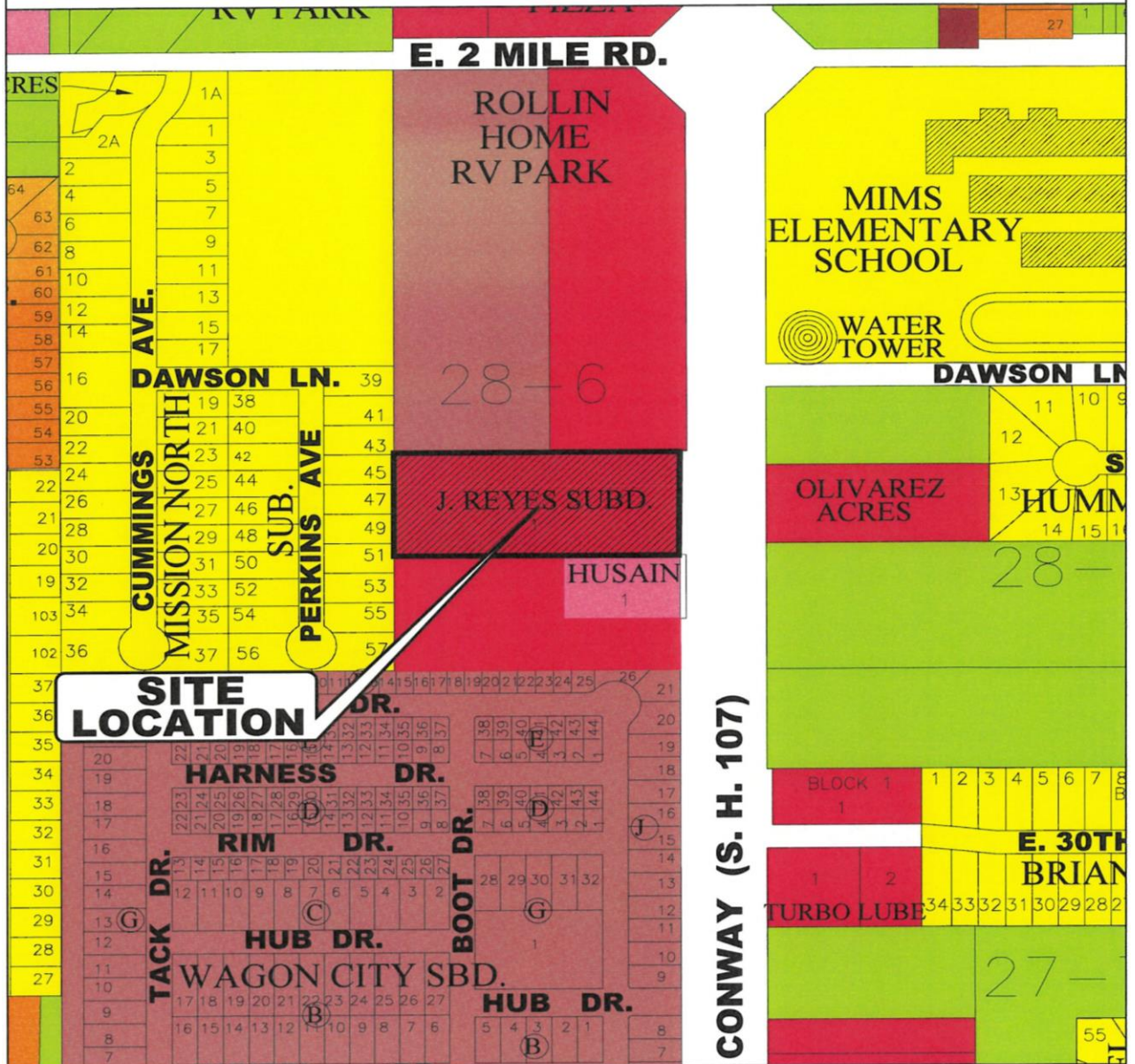
_____ DISSENTING _____



AERIAL MAP



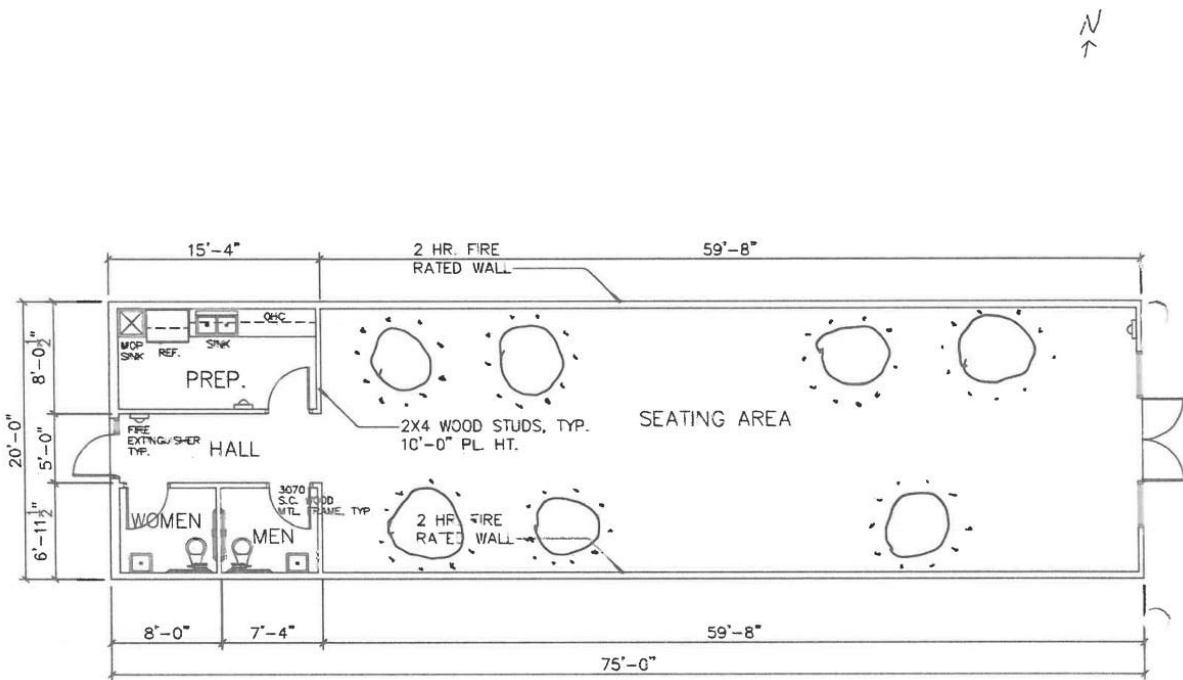
ZONING MAP



ZONING LEGEND

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

FLOOR PLAN



PHOTOS



PHOTOS



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
317181	W0100-00-028-0006-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
238747	M5150-00-000-0052-00	LOPEZ DIANA S & SANTOS A MORENO JR	3005 PERKINS AVE	MISSION	TX	78574-2112
238743	M5150-00-000-0048-00	SANCHEZ YOLANDA G	3009 N PERKINS AVE	MISSION	TX	78572
238745	M5150-00-000-0050-00	ESTRADA RAUL FRANCISCO & MARTHA N	1302 E NOEMI ST	PHARR	TX	78577-6427
238737	M5150-00-000-0042-00	CANTU MARIA REBECA	101 E SIOUX RD UT 1478	PHARR	TX	78577
238736	M5150-00-000-0041-00	WYANT STANLEY & JOHNNICE	3016 PERKINS AVE	MISSION	TX	78574-2111
238752	M5150-00-000-0057-00	CHAVEZ JORGE I	3000 PERKINS AVE	MISSION	TX	78574-2111
238734	M5150-00-000-0039-00	WYANT STANLEY	3018 PERKINS AVE	MISSION	TX	78574-2111
317190	W0100-00-028-0007-00	GUAJARDO ELIA MONICA & GABRIELA MONTOYA	2210 E 28TH ST	MISSION	TX	78574
317193	W0100-00-028-0007-04	HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTON	TX	77043-2943
587214	O3200-00-000-0001-00	CAVAZOS BEN A	915 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3649
238741	M5150-00-000-0046-00	GALVAN MARCOS JR	204 SOLAR DR	MISSION	TX	78574-2332
238739	M5150-00-000-0044-00	ZUNIGA RODOLFO & ANABEL	3013 PERKINS AVE	MISSION	TX	78574-2112
238735	M5150-00-000-0040-00	MERCADO ADELAIDO G JR & YOLANDA GONZALEZ MERCADO	3017 PERKINS AVE	MISSION	TX	78574-2112
238750	M5150-00-000-0055-00	SANCHEZ ELEAZAR Jr	3002 PERKINS AVE	MISSION	TX	78574-2111
238748	M5150-00-000-0053-00	PEREZ OSCAR J & LINDA	3004 PERKINS AVE	MISSION	TX	78574-2111
238746	M5150-00-000-0051-00	VILLEGAS SANTIAGO JR	3006 PERKINS AVE	MISSION	TX	78574-2111
238738	M5150-00-000-0043-00	GARCIA ROGELIO F & JUANITA	3014 PERKINS AVE	MISSION	TX	78574-2111
238742	M5150-00-000-0047-00	GUAJARDO MARIA M	3010 PERKINS AVE	MISSION	TX	78574-2111
238744	M5150-00-000-0049-00	FLORES JESUS A III & KATY ZAMORA	3008 PERKINS AVE	MISSION	TX	78574-2111
238740	M5150-00-000-0045-00	CYFLY INVESTMENTS LLC	9806 LAS PALMAS	MCALLEN	TX	78504
317183	W0100-00-028-0006-03	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
317185	W0100-00-028-0006-05	LATIN AMERICAN DISTRICT CONFERENCE OF	301 W 2 MILE RD	MISSION	TX	78574
895247	F3901-00-000-0001-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895250	F3901-00-000-0002-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895251	F3901-00-000-0003-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
317194	W0100-00-028-0007-05	HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTON	TX	77043-2943
1238657	J1845-00-000-0001-00	REYES JUAN RAMON	705 SINATRA DR	EDINBURG	TX	78542-1503



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 1, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Partytorium, in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Elizabeth Fregoso-Glass – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 2, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 19, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 1, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 14, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named “Partytorium”.
- The applicant is proposing to host kid’s birthday parties.
- The proposed hours of operation are as follows: Every day from 9:00 a.m. to 9:00 p.m.
- Staff will be 1 employee
- Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 parking spaces held in common for the plaza.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for 1 year to evaluate the operations
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 9:00 am to 9:00 pm

- Must comply with the noise ordinance
- Must obtain a business license prior to occupancy
- Maximum occupancy is 82 people
- Must have security cameras inside and outside with a minimum 30-day retention.
- CUP is not transferable to others

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

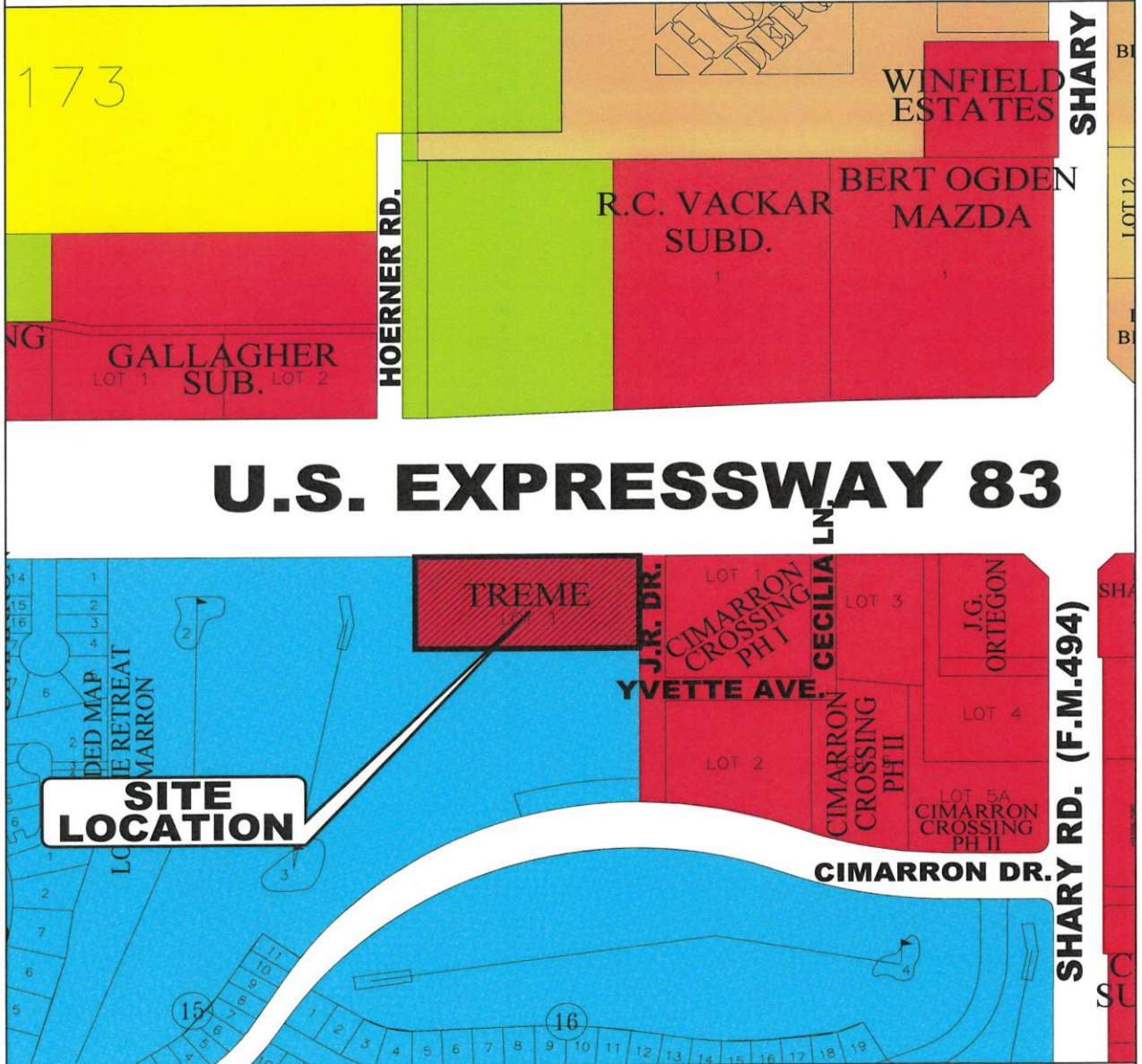
LEGAL NOTICE MAP



AERIAL MAP



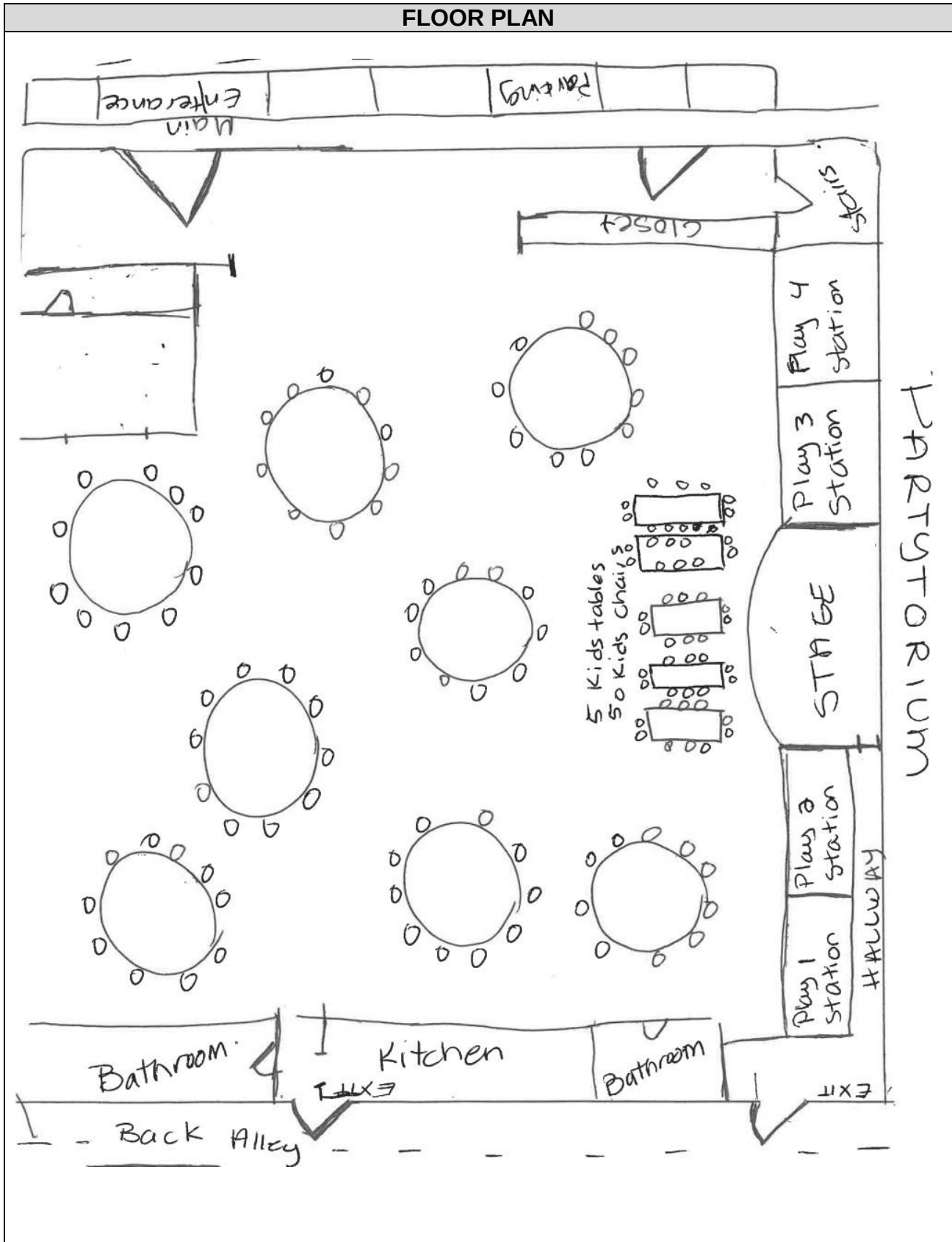
ZONING MAP



ZONING LEGEND

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

FLOOR PLAN



PHOTOS



PHOTOS



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
629916	C4443-01-000-0002-00	QUIRICO LTD &	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
629915	C4443-01-000-0001-00	SEPEC LLC	2306 E EXPRESSWAY 83 STE 5	MISSION	TX	78572-2108
840959	P1650-01-000-0000-05	CARRERAS JOSE R & SYLVIA Y	1016 E GRIFFIN PKWY	MISSION	TX	78572-2406
254449	P1650-02-000-0000-00	BLACK DIAMOND DEVELOPERS LLC	2807 SANTA ERICA	MISSION	TX	78572-7185
1129582	B1865-00-000-000A-00	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129583	B1865-00-000-000B-00	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129584	B1865-00-000-000C-00	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129585	B1865-00-000-000D-00	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129586	B1865-00-000-000E-00	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	MISSION	TX	78572-1929
1129587	B1865-00-000-000F-00	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129588	B1865-00-000-000G-00	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129589	B1865-00-000-000H-00	COMMOSA VALLEY LLC	2210 E I H-2	MISSION	TX	78575
1129590	B1865-00-000-000I-00	QUIRICO LTD	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
1129591	B1865-00-000-000J-00	ACSS PROPERTIES LLC	4009 EVERGLADE DR	WESLACO	TX	78599-3306
1129592	B1865-00-000-000K-00	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	MISSION	TX	78572-1929
1129593	B1865-00-000-000L-00	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129594	B1865-00-000-000M-00	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129595	B1865-00-000-000N-00	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129596	B1865-00-000-000O-00	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102
1129597	B1865-00-000-000P-00	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102
1129598	B1865-00-000-000Q-00	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 1, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Home Occupation – We Care Family Daycare in a (R-1) Single Family Residential District, being the West ½ of Lots 1 & 2, Block 103, Mission Original Townsite Subdivision, located at 311 W. Leo Najo Street, Apts. A, B, C, Applicant: Jose de la Garza – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 15, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- September 19, 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.
- October 1, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- October 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of Cummings and Leo Najo Street.
- Per Code of Ordinance, a daycare center in a residential zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been running the daycare at this location since October 2018.
- The applicant has a total of 25 children ranging from infants to 12 year old at different times.
- The last conditional use permit for this home occupation at this location was approved on October 10, 2022 for a period of 3 years. Staff notes that this would be the applicants 4th renewal.
- Since the applicant does not reside at this location, he needs to comply with Section 1.56(1)(g) of the Zoning Code which states: The Planning and Zoning Commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent basis to the City Council who shall have, the ultimate authority on the matter. Subsections 1.56-1(a), (d), and/or (f), states that a minimum of 90 percent of the property owners within 200' mailout radius shall provide written support for the proposed home occupation since the applicant has a daycare center.
- The proposed days and hours of operation are Monday–Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm
- Staff: 5 employees
- Parking: Being a triplex, 6 parking spaces can be used for the daycare operation. Parking has not been an issue since most of the children are dropped off or picked up by the applicant.
- The applicant is the owner of the apartments.
- Since the applicant has obtained 90% of the signatures and has complied with all the requirements, staff does not object to renewing the conditional use permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) 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. 4 year re-evaluation to continue to assess this home occupation.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. Must comply with DHS Certification.
4. CUP is not transferable to others.
5. Hours of operation to be as follows: Monday – Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

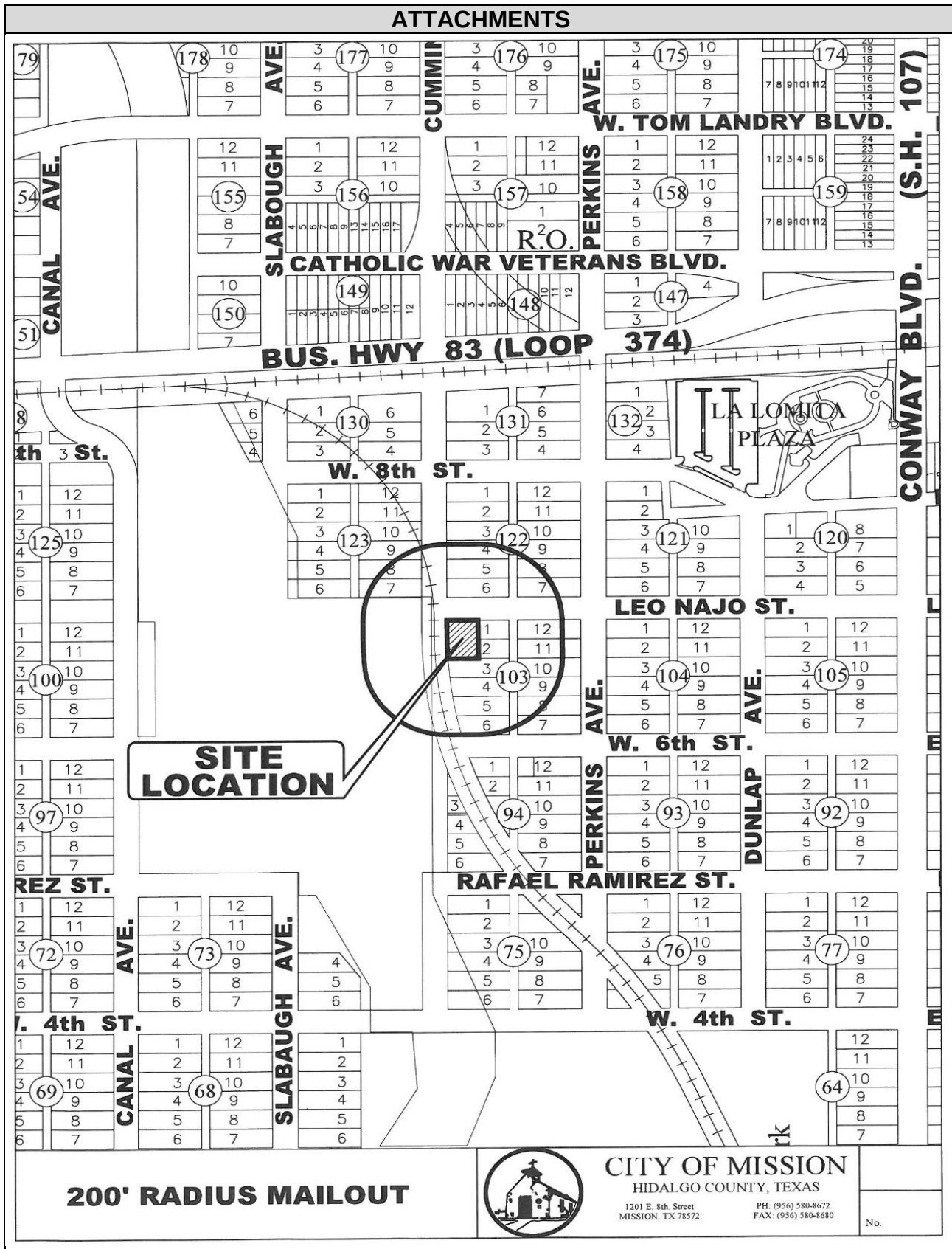
1201 E 8th Street
MISSION, TX 78572

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

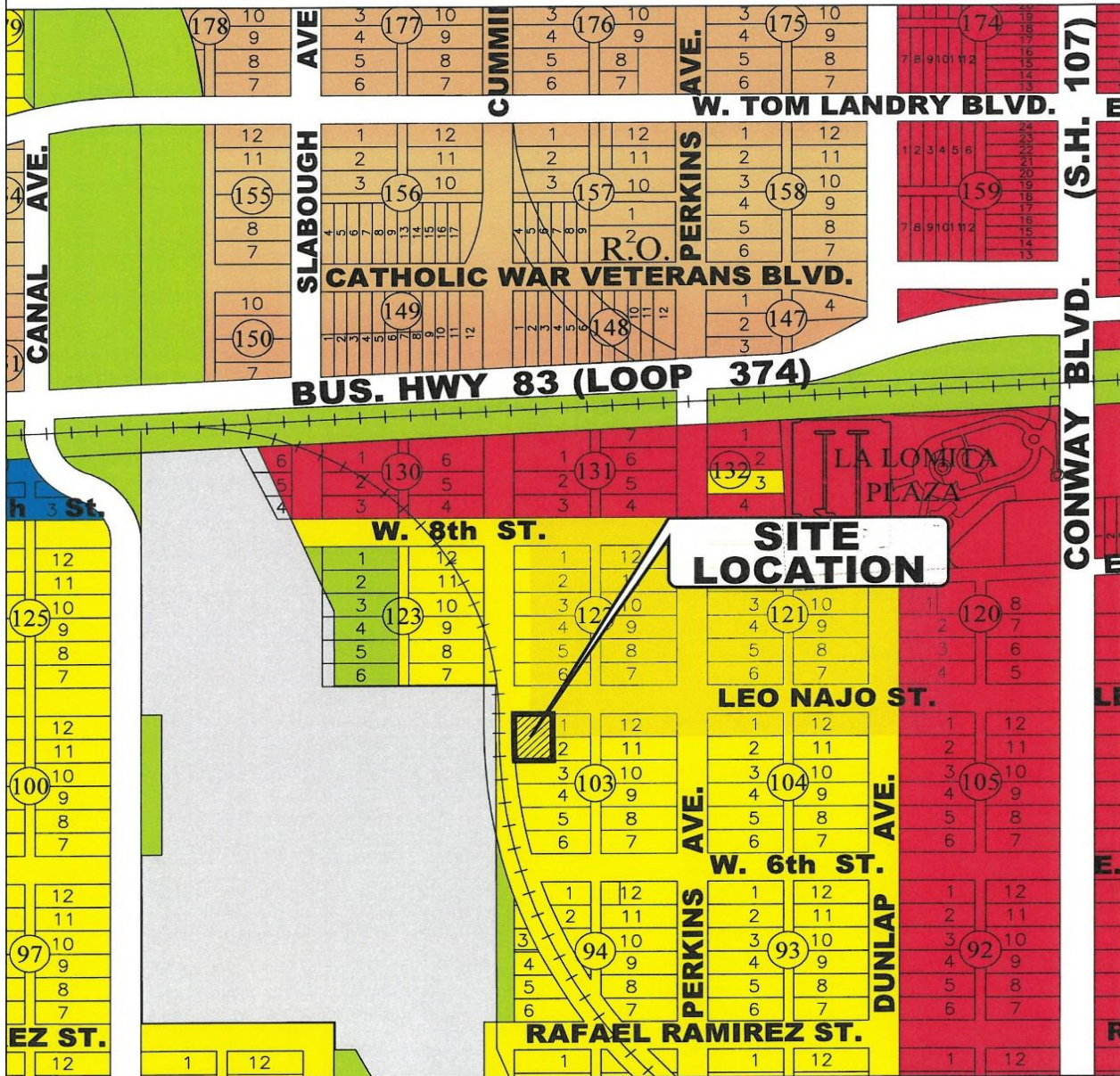
No.

ARIEL MAP





ZONING MAP



ZONING LEGEND

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

ATTACHMENTS



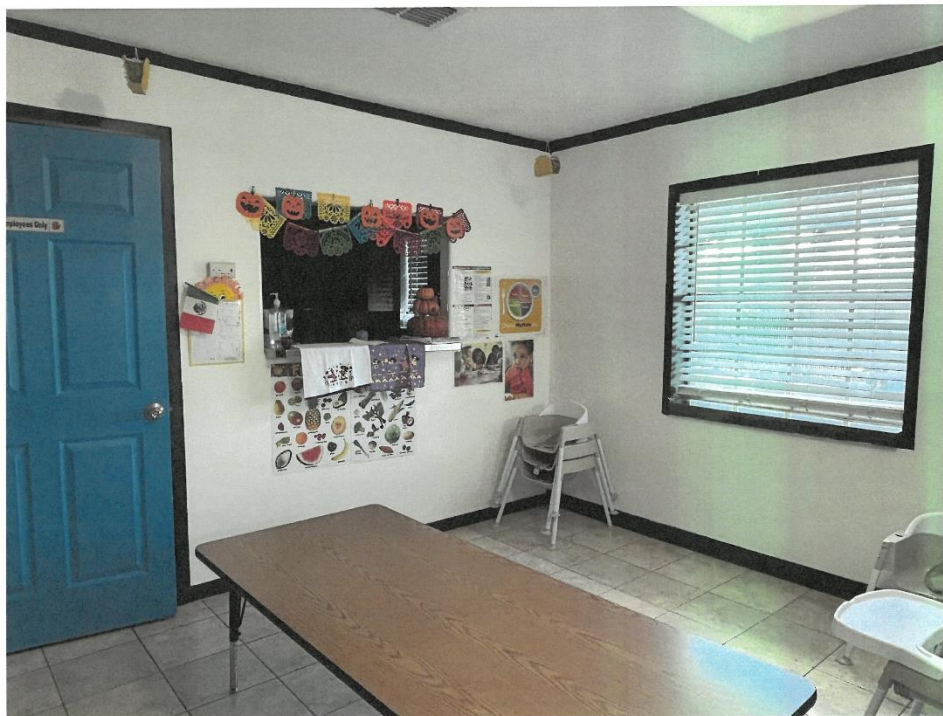
ATTACHMENTS



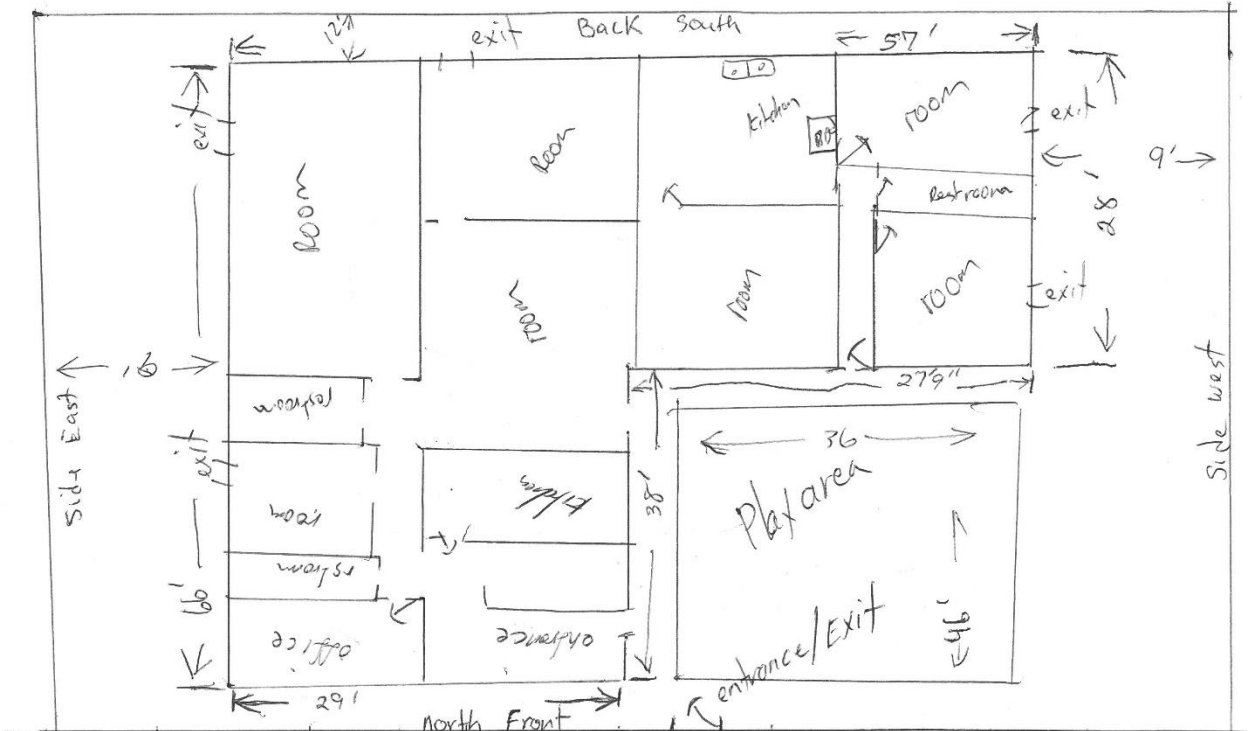
ATTACHMENTS



ATTACHMENTS

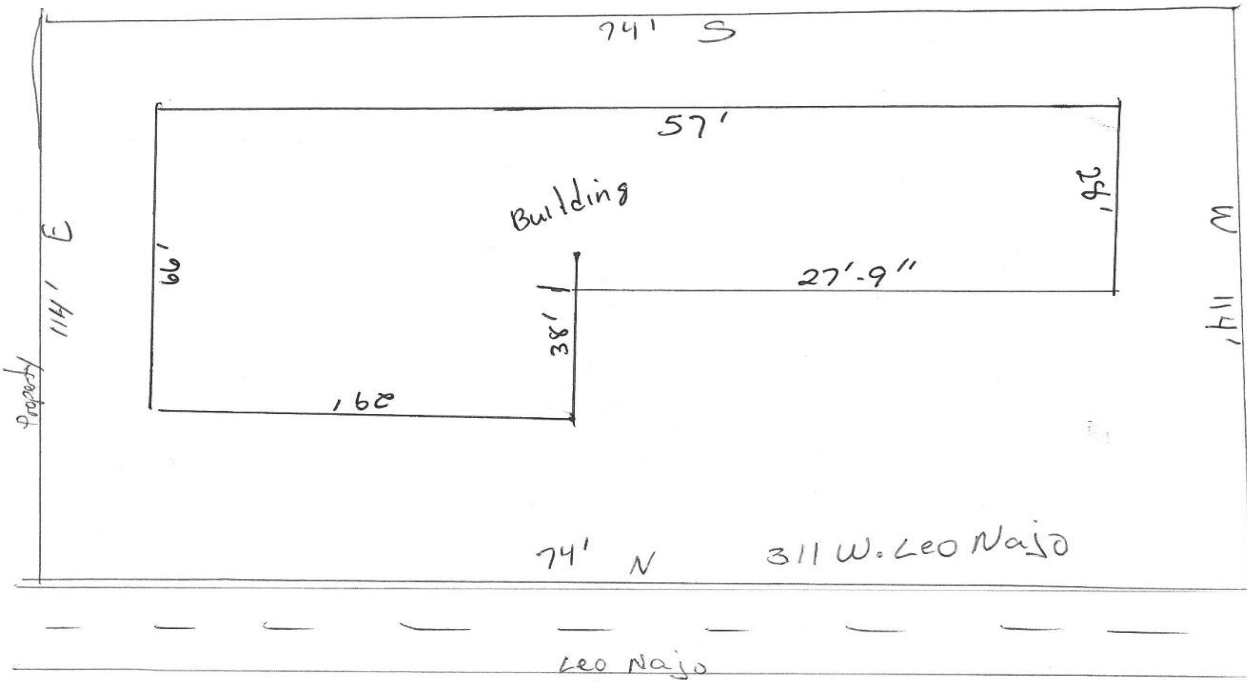


ATTACHMENTS



Front 117'4"
Back 137'4"
Side E 84'
Side W 84'
Parking 30' x 74'

PARKING



ATTACHMENTS

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
239579	M5200-00-123-0007-00	MISSOURI PACIFIC RAILROAD COMPANY	PO BOX 99	O FALLON	IL	62269-0099
239378	M5200-00-103-0005-00	BUSTOS CARMEN	320 W 6TH ST	MISSION	TX	78572-5126
239382	M5200-00-103-0010-00	CABRERA DEMETRIA	609 PERKINS AVE	MISSION	TX	78572-5157
239383	M5200-00-103-0011-00	PACHECO CYNTHIA ZAMORA & OCTAVIO	617 PERKINS AVE	MISSION	TX	78572-5157
239384	M5200-00-103-0012-00	MENDENHALL CRYSTAL & JASON	307 W LEO NAJO ST	MISSION	TX	78572-5131
239381	M5200-00-103-0009-00	RAMOS MIGUEL A	1519 MARIGOLD AVE	MCALLEN	TX	78501-3858
239572	M5200-00-122-0009-00	ALANIZ MARIA DEL ROSARIO	707 PERKINS AVE	MISSION	TX	78572-5159
239569	M5200-00-122-0005-00	ALANIZ DALIA M	704 N CUMMINGS AVE	MISSION	TX	78572-5166
239568	M5200-00-122-0004-00	ALANIZ DALIA M	704 N CUMMINGS AVE	MISSION	TX	78572-5166
239377	M5200-00-103-0004-00	FLORES RAUL & MA DEL CARMEN	608 N CUMMINGS AVE	MISSION	TX	78572-5144
239379	M5200-00-103-0007-00	ELIZONDO EDUARDO JR & SANDRA Y	601 PERKINS AVE	MISSION	TX	78572-5157
239376	M5200-00-103-0003-00	SALINAS TERESA R	610 N CUMMINGS AVE	MISSION	TX	78572-5144
239380	M5200-00-103-0008-00	GARCIA MARIA CELLA	512 ALDRICH AVE	LIVINGSTON	CA	95334
239374	M5200-00-103-0001-00	LONGORIA MA AURORA SALINAS	309 W LEO NAJO ST	MISSION	TX	78572-5131
239375	M5200-00-103-0001-10	DE LA GARZA JOSE M & NORMA L	921 S INSPIRATION BLVD	MISSION	TX	78573-7007
239571	M5200-00-122-0007-00	ALANIZ ELIDA	304 W LEO NAJO ST	MISSION	TX	78572-5132
548601	S3573-00-000-0001-00	GUERRA OMAR M & ANA L	705 PERKINS AVE APT B	MISSION	TX	78572-5136
239570	M5200-00-122-0005-01	ALANIZ ALBERTO	14702 MEDUSA	SELMA	TX	78154-3404



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 1, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages – El Itacate Restaurant in a (C-3) General Commercial District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 240, Applicant: Las Pupusas Del Itacate, LLC, c/o Claudia Bajos – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 4, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- September 19, 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.
- October 1, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- October 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 450' north of 1st Street along the west side of Shary Road.
- Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 4,004 square foot suite within a commercial plaza for a Mexican Restaurant. She has been in operation at this location since February of this year. She would like to continue to offer alcohol with her meals. Therefore, the need to renew her conditional use permit. Access to the site is via two 30' driveways off Shary Road.
- The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am,
- Staff: 15 employees in different shifts
- Parking: In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats – 37.6 parking spaces). It is noted that the parking is held in common. There are 143 existing parking spaces available and are shared with the other businesses within the commercial plaza.
- Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools.
- 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.
- Staff asked PD for any reports of this location regarding alcohol. As of this date, no incidents have been reported.

- 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:

With no incidents occurring during their last approval, Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of the Use with the understanding that the permit could be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

[illegible]

ARIEL MAP



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

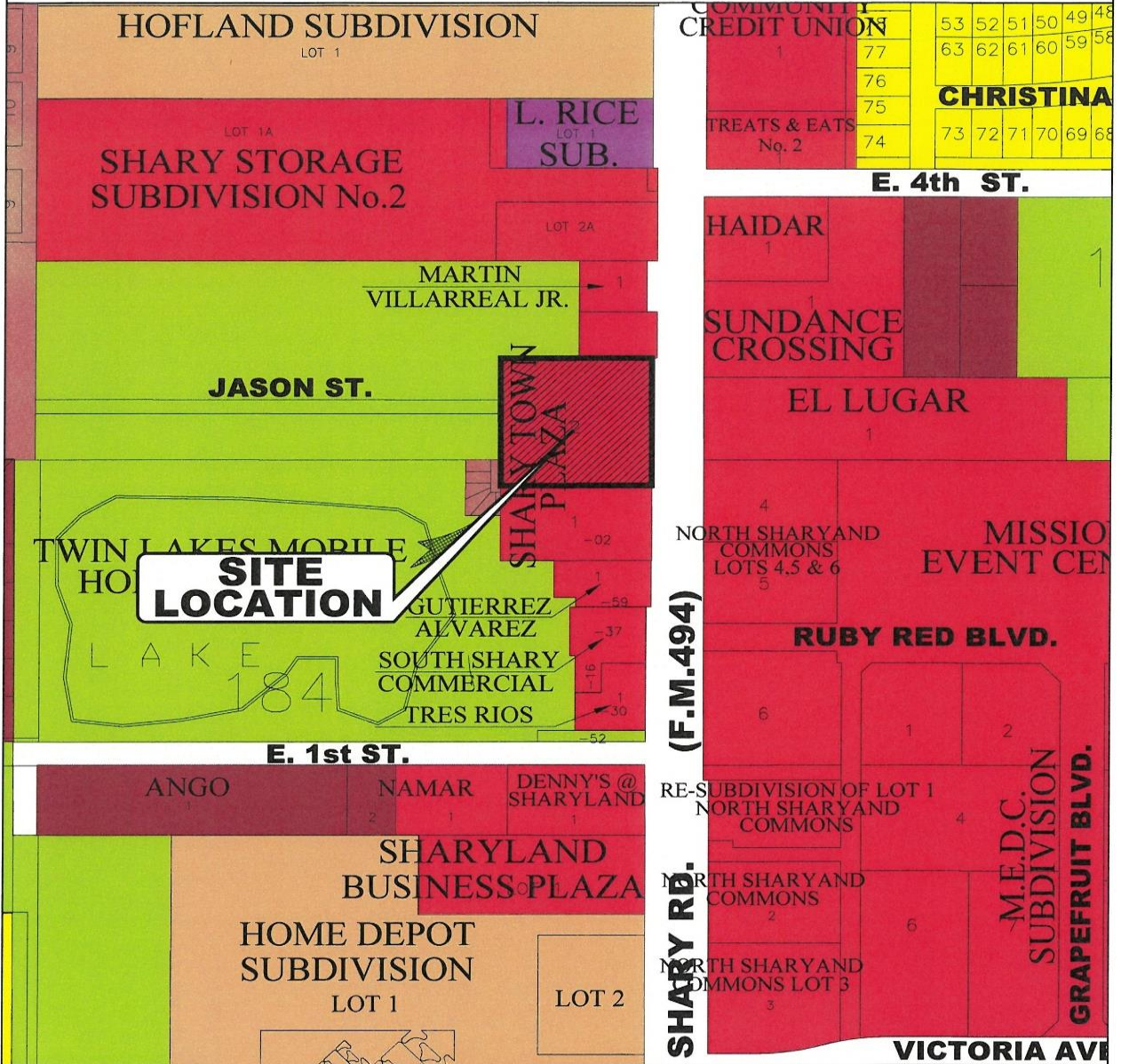
PH: (956) 580-8672
FAX: (956) 580-8680

No.

200' RADIUS MAILOUT

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

ZONING MAP



ZONING LEGEND

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

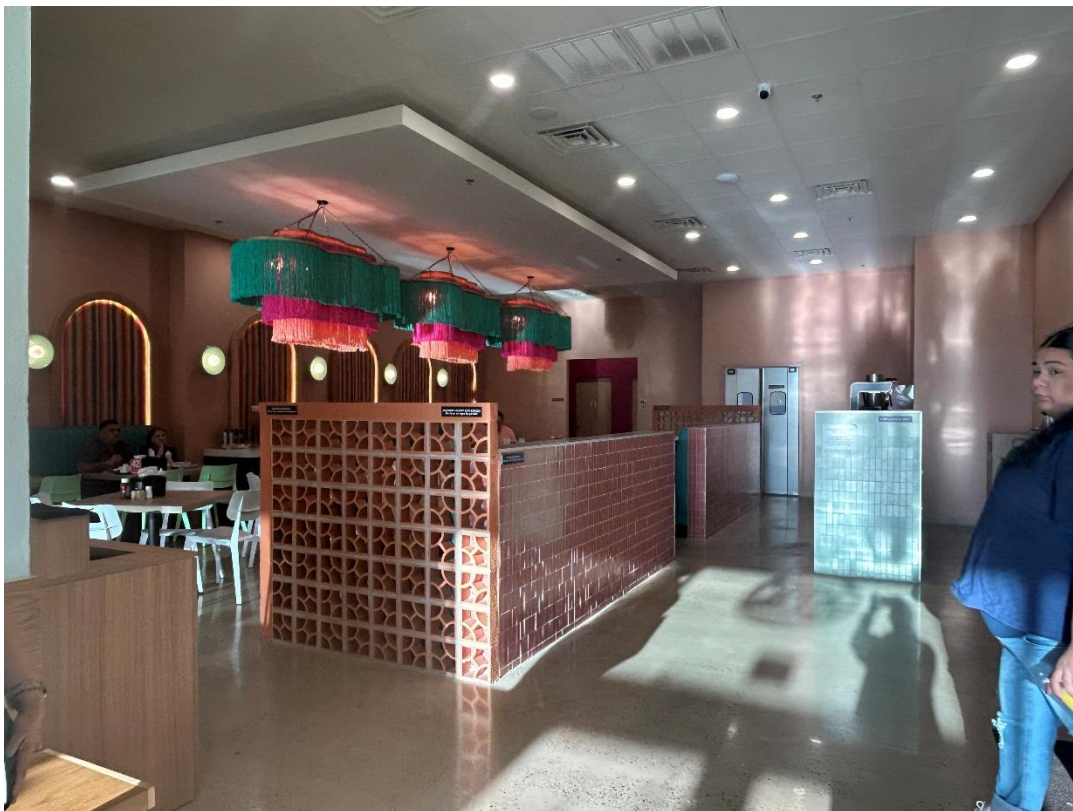
ATTACHMENTS



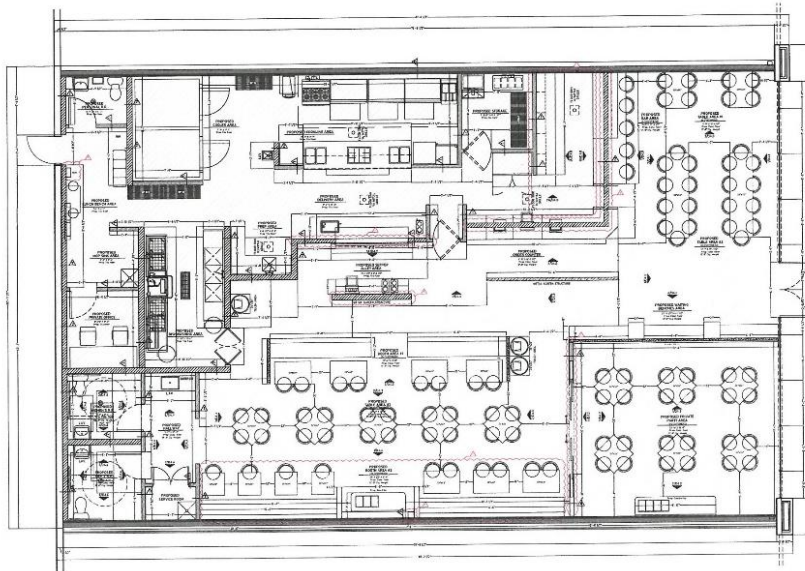
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS

**PROPOSED FLOOR PLAN**

SC: 1/4"=1'-0"

SPACE FOR 113 CUSTOMERS

HATCH LEGEND

- KITCHEN AREA+ 1,428,217 SQ. FT.
- PUBLIC AREA+ 2,571,7830 SQ. FT.

WALL LEGEND

- △ PROPOSED 5/8" GYPSUM BOARD, 3-5/8" 20 GA. STEEL STUDS, 16" O.C., 3-1/2" R-13 INSULATION.
- △ PROPOSED 5/8" GYPSUM BOARD (MOISTURE RESISTANT @WET AREAS), 6" 20 GA. STEEL STUDS @16 INCH O.C., SOUND BATT INSULATION.
- △ PROPOSED 2 LAYERS 5/8" FIRE-SHIELD GYPSUM BOARD, 6" 20 GA. STEEL STUDS @16 INCH O.C. FIRESTOP SEALANT.
- △ PROPOSED 2 LAYERS 5/8", 6" 20 GA. STEEL STUDS @16 INCH O.C., SPLIT STUDS, SPACE FOR POCKET DOORS.
- PROPOSED DECORATIVE BLOCK WALL.
- PROPOSED METAL SCREEN STRUCTURE.
- PROPOSED GLASS WALL.



PROJECT NAME:

EL ITACATEPLAN:
PROPOSED FLOOR PLAN

ADDRESS:

El Itacate Mexican Eatery #3, Mission, TX

PROJECT No. F24-032
 PHASE: CD
 ISSUE DATE: 10/16/2024
 DRAWN BY: LJ
 CHECKED BY: EF

PLAN NUMBER: **D3.0**COPYRIGHT PROTECTED
FANTICH DESIGN BUILD

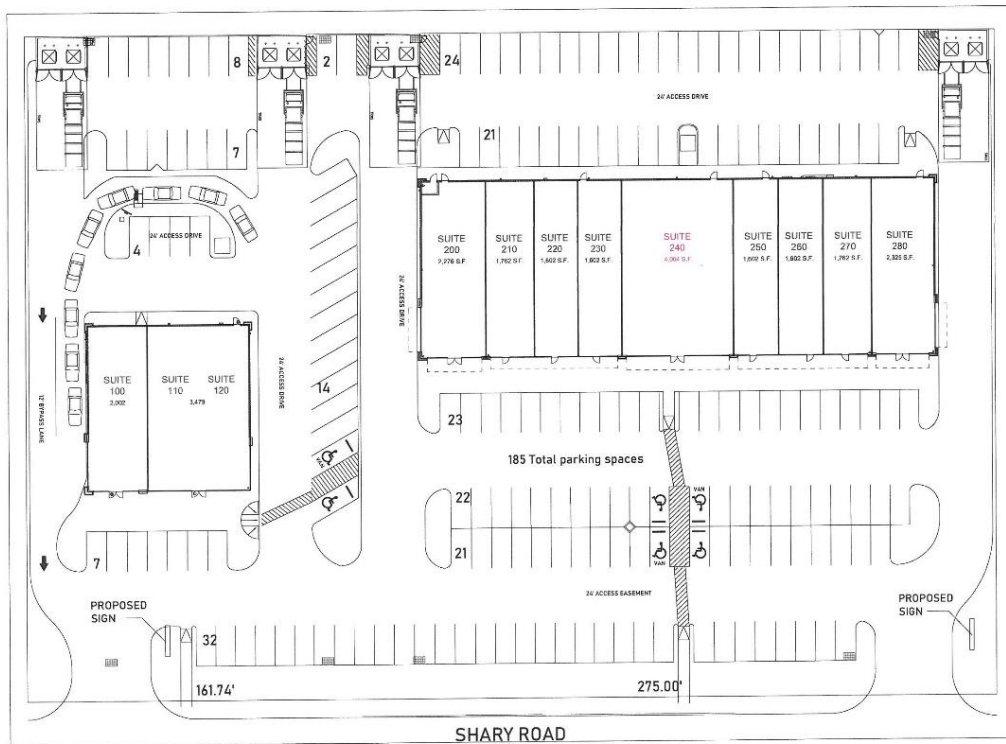
PROJECT NAME:

EL ITACATEPLAN:
SITE PLAN

ADDRESS:

El Itacate Mexican Eatery #3, Mission, TX

PROJECT No. F24-032
 PHASE: CD
 ISSUE DATE: 10/16/2024
 DRAWN BY: LJ
 CHECKED BY: EF

PLAN NUMBER: **D1.0**COPYRIGHT PROTECTED
FANTICH DESIGN BUILD**SITE PLAN**

SC: 1/16"=1'-0"

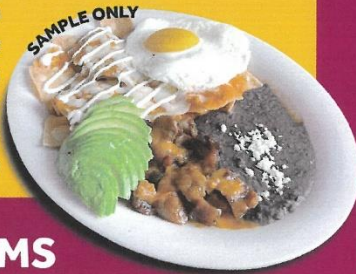
ATTACHMENTS

Chilaquiles

starting at 6.99

chips, beans, cream & cheese with your choice of toppings:

CHICHARRÓN	3.49
AVOCADO	1.99
PANELA	1.99
CHORIZO	2.29
CHICKEN	1.99
EGGS	1.99
PORK OR BEEF	1.99



OTHER ITEMS

PANCAKE PLATE 9.99
3 pancakes & 2 bacon strips.

QUESADILLAS FRITAS 9.99
2 fried corn quesadillas topped with cream and a side of beans.

MOLLETES 6.99
bolillo with beans, cheese & cream.

OMELETTES

served with toast & potatoes

HOUSE 10.49
ham, bacon, bell peppers, mushrooms, cheese, onion & tomatoes.

LIGHT 10.99
egg whites, bell peppers, tomatoes, mushrooms, onion & panela cheese.

MEAT LOVER'S 10.99
ham, bacon, chorizo & cheese.

HAM & CHEESE 10.49

SCRAMBLES starting at 7.99

2 eggs & ADD your choice of mix-ins. Served with beans and tortillas.

MEATS 1.79 ea
chorizo / ham / bacon

VEGGIES 0.99 ea
tomato / potato / onion / pepper / mushrooms

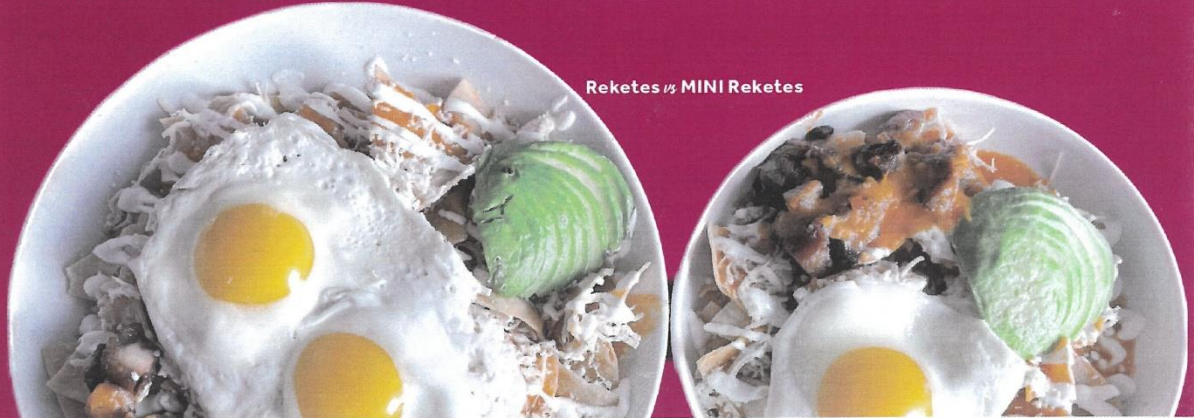
CHEESE 1.49 ea
mozzarella or cheese mix

SIGNATURE FAVORITES

GALLITO 10.99
2 Pancakes, 2 Eggs, 2 Bacon Strips & Chilaquiles.

CHILAQUILES REKETES 14.99 *Our largest chilaquiles!* AVAILABLE
Chilaquiles topped with your choice of salsa, cream, cheese, black beans, chicharron prensado, 2 eggs, shredded chicken and avocado.

MINI REKETES 11.99 *Our top seller!*
Half portion of our Chilaquiles Reketes.



ATTACHMENTS

Lunch Plates

PUPUSAS (3) 9.99
pork, beans & cheese
beef, beans & cheese
chicharron, beans & cheese
rajas poblanas & cheese
beans & cheese
cheese

TACOS A LA PLANCHA (4) 9.99
flour tortilla, beans, cheese, shredded beef
topped with lettuce and avocado.

TACOS LLORARAS (3) 9.99
handmade corn tortilla filled with beef guiso
and topped with a *cheese-stuffed jalapeno*.

GORDITAS (4) 9.99
pork *w/salad*
beef *w/salad*
beans & cheese
chicharron en salsa (green or red)

TORTA & PAPAS 9.99
shredded pork with lettuce, tomato, avocado
and cream.

ENCHILADAS SAN MIGUEL ✓ 9.99
5 red tortillas filled with queso fresco topped
with our special salsa (made with dried
red peppers and almonds), lettuce, potatoes
and cream.

OVNIS (2) 6.99
two flour tortillas filled with ground pork & beef,
bacon, cream and cheese.

FLAUTAS & PAPAS 9.99
beef or chicken.

ATACATE 9.99
pupusa original
pork gordita
taco a la plancha
taco lloraras

TACOS DE CHICHARRON (3) 10.99
On handmade corn tortillas, topped with
avocado, bacon and cilantro. *choose your salsa!*

Some items are available by the piece.

CALDOS

CALDO TLALPENO 10.99
chicken & vegetable soup. Served with handmade
corn tortillas a side of our special rice, lime and
chipotle (on the side).

CARNE EN SU JUGO *friday & saturday only* 11.99
jalisco-style beef stew with tomatillo, beans & bacon.
Topped with cilantro and a fried serrano pepper.
Served with handmade corn tortillas.

CAZUELAS

CAZUELA DE PANELA CHEESE ✓ 9.99
grilled panela cheese topped with piquin alioli
or with *salsa ranchera!*

CAZUELA DE CHICHARRON EN SALSA
chicharron prensado en salsa. topped with avocado
and served with handmade corn tortillas. 10.99

CAZUELA DE FRIJOLES "CON VENENO"
refried pinto beans mixed with chorizo. *yum!* 7.99

DESSERT

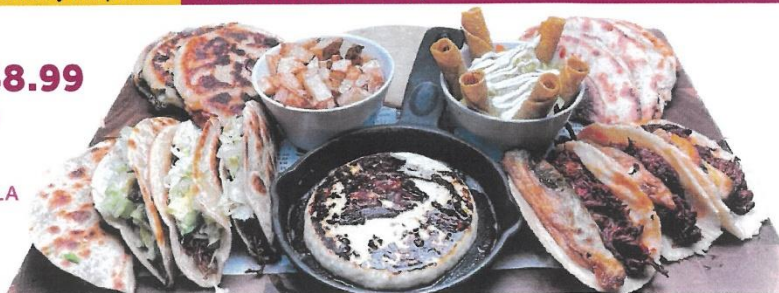
PAN DE ELOTE 9.99
our warm flourless pan de elote is topped with
vanilla ice-cream, pecans and cajeta.

GORDITAS DE AZUCAR 8.99
our warm sweet gorditas come topped with
vanilla ice-cream, pecans and cajeta.

All menu available all day.

TABLA \$48.99

3 PUPUSAS PORK, BEEF & POBLANO
3 TACOS LLORARAS
4 TACOS PLANCHA
1 CAZUELA CHICHARRON OR PANELA
2 OVNIS
1 SIDE FRIES
6 MINI FLAUTAS



ATTACHMENTS

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

[Print Results](#)

License #:			
AIMS License Type:	MB		
AIMS License #:	200149035		
Trade Name:	EL ITACATE		
Owner:	LAS PUPUSAS DEL ITACATE LLC		
Location Address:	301 N Shary Rd STE 240 Mission , TX 78572 United States	Mailing Address:	916 Keeton Ave McAllen , TX 78503 United States
County:	Hidalgo	Orig. Issue Date:	1/27/2025
Status:	Active	Exp. Date:	1/26/2027
Location Phone No.:		Wine Percent:	
Subordinates:	FB		
Related To:		Gun Sign:	BLUE

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281055	S2950-00-000-0194-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
280961	S2950-00-000-0184-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	S2950-00-000-0184-17	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
716978	G9955-00-000-0001-00	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
514708	T9100-02-000-0001-00	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179904	S2950-00-000-0184-43	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236070	N6761-00-001-0005-00	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1569217	S2965-00-000-0001-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 1, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.36 (3) (L) – AO-I (Agricultural Open Interim Use District); Conditional Uses to add Bed & Breakfast and Event Centers to the list of possible conditional uses. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 1, 2025 – Ordinance reviewed and approved by the Planning and Zoning Commission
- October 14, 2025 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- Due to other factors on November 25, 2019, a provision was removed from the list of possible conditional uses that would previously allow event centers and bed and breakfasts to be established in a property zoned Agricultural Open Interim.
- The language that was removed would allow as a conditional use other uses which, as determined by the Planning and Zoning Commission, are not contrary to the purpose established for the district.
- By the removal of that language from the code of ordinance, an event center or a bed and breakfast facility became not a possible conditional use under this zoning category.
- The proposed ordinance would allow those types of facilities with a conditional use permit after public hearings are held.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.36(3)(L) – AO-I (AGRICULTURAL OPEN INTERIM USE DISTRICT); CONDITIONAL USES TO ADD BED & BREAKFAST AND EVENT CENTERS, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

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

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

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

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

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

SECTION 1: That the City of Mission Code of Ordinances, Appendix A – Zoning, Article VIII.- Use Districts and Conditional Uses Subsection 3(l) be hereby amended by adding the language underlined (added) to read in full as follows:

(L) Bed & Breakfast and Event Centers

SECTION 2: REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4: EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2025,
at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at

which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 1, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a 0.3244 of one acre out of Lot 19, Los Ebanos Village Subdivision, in a property zoned for Single Family Residential (R-1), located at 1500 Esperanza Avenue. Applicant: Victoria M. Bazan – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 19, 2025 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- October 1, 2025 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located at the Northwest corner of N. Los Ebanos Road and Esperanza Avenue.
- The land measures 154.00 feet by 92.50 feet, being a .03244 acre tract of land out of Lot 19, Los Ebanos Village, per map records.
- Lot 19 got split into two separate tracts of land by metes and bounds description on February 28, 2025.
- The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request.
- This site has double frontage to N. Los Ebanos Road and Esperanza Ave, both being public streets, and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b).
- A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will be imposed as a condition for approval.

STAFF RECOMMENDATION:

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

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

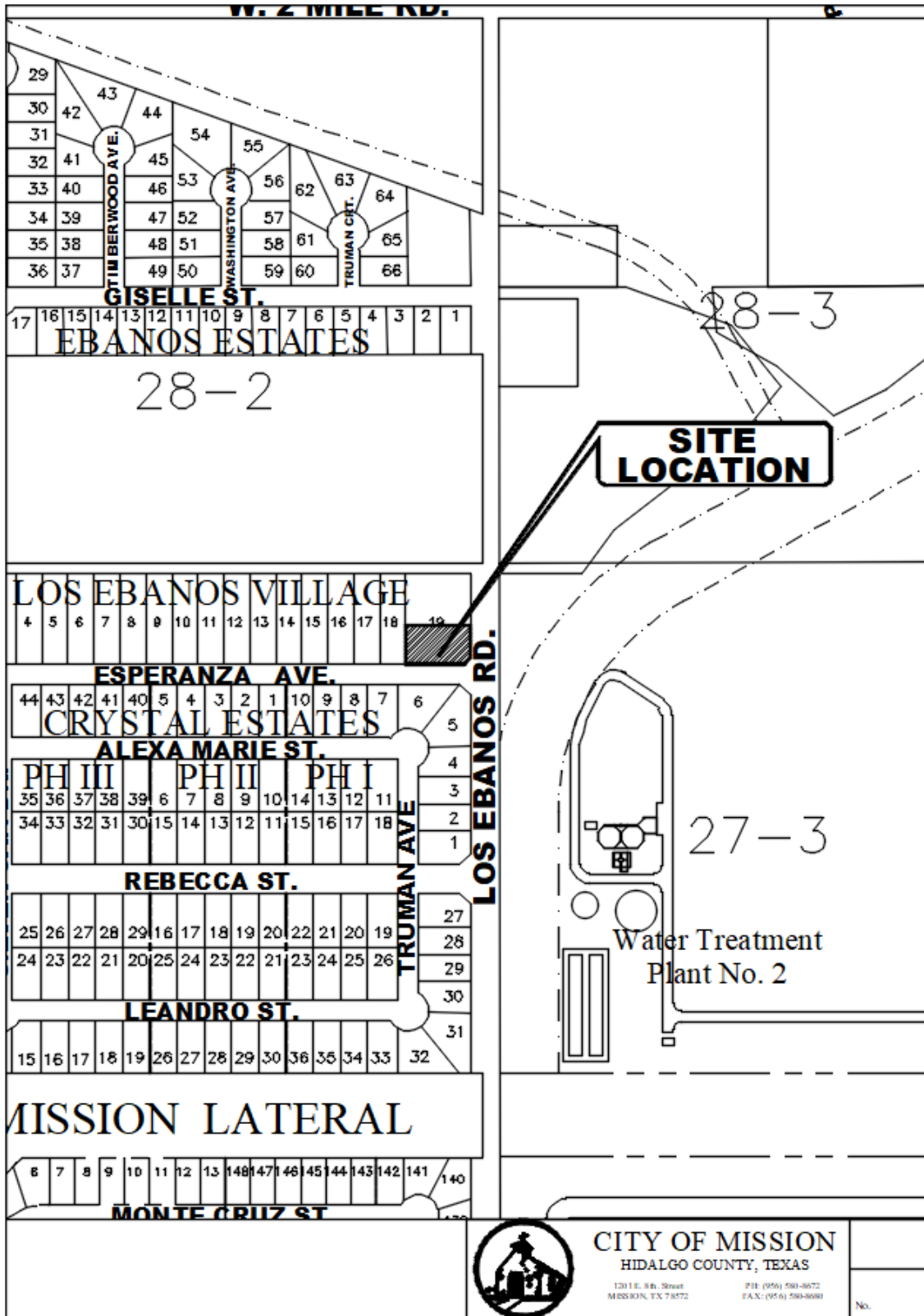
TABLED:

AYES

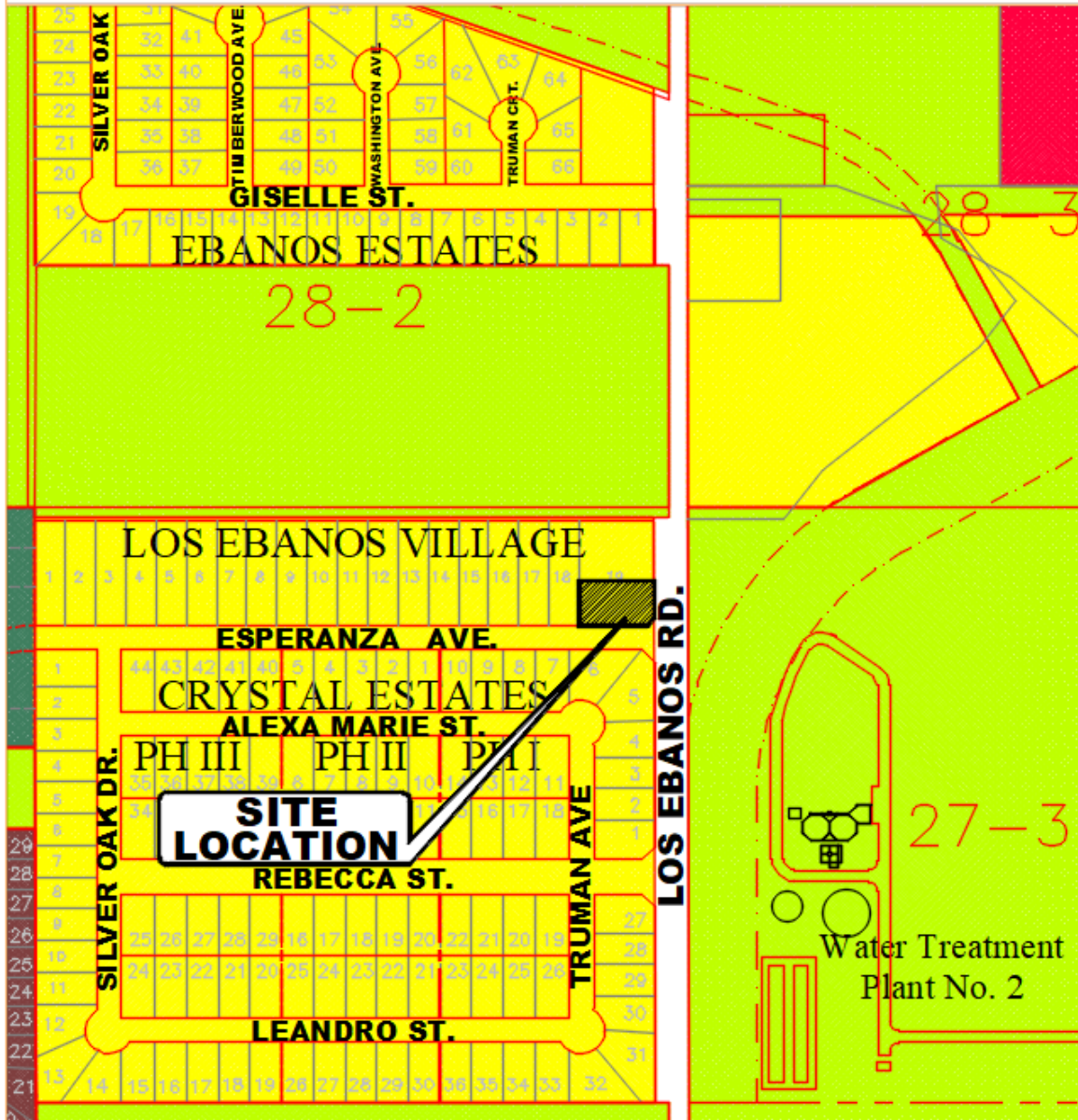
NAYS

DISSENTING

VICINITY MAP



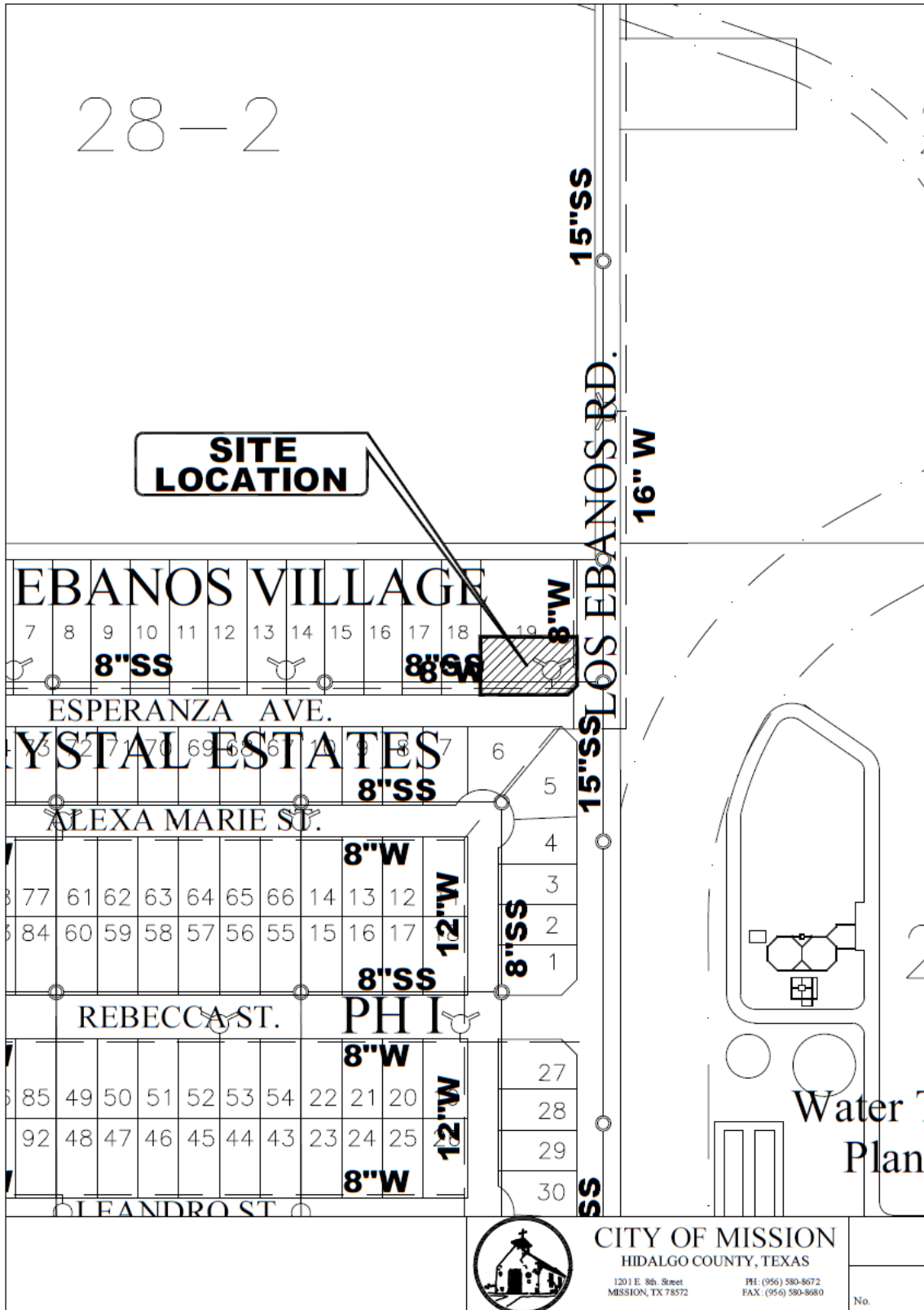
ZONING MAP



ZONING LEGEND

	A04 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

UTILITY MAP



AERIAL PHOTO

