



## **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, February 18, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

### **REGULAR MEETING**

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

### **APPROVAL OF MINUTES**

- [1](#) Approval of Minutes for P&Z Meeting - February 4, 2026

### **PUBLIC HEARINGS**

#### **SITE PLAN APPROVAL**

[2](#) Site Plan Approval for the Construction of a Therapy Clinic named GR&E Mind Evolution All Purpose Center, PLLC, on Lot 1, Replat of Expressway Business Park Phase XII Subdivision, located at 1015 Business Park Drive. Applicant: Gina Rhea Ramirez. – Cervantes

[3](#) Site Plan Approval for the construction of a chain restaurant named McDonald's on the unrecorded Lot 1, McDonald's 42-3671 Mission Subdivision, located approximately 1000 feet East of Holland Avenue along the South side of W. Griffin Parkway. Applicant: AEC Engineering, LLC, - Cervantes

[4](#) Site Plan Approval for the construction of a storage warehouse facility named Trinity Warehouse on Lot 2A, AN-VAR Subdivision, located at 606 Trinity Street. Applicant: Francisco Gomez - Cervantes

### **REZONING**

[5](#) Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Neighborhood Commercial District ("C-2"), being Lot 1, Laguna Oaks Subdivision Phase 1, located at the Southeast corner of Mile One South and S. Inspiration Roads. Applicant, Jorge De Zenea - AEC Engineering - Cervantes

[6](#) Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Multi-family Residential District ("R-3"), being Lot 12, Las Cumbres Terrace Subdivision, located at 801 Mountain Road. Applicant, Emigdio Salinas - M2 Engineering, PLLC - Cervantes

**ORDINANCE ADMENDMENTS**

7 Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article XII. Commercial and Industrial Area Requirements, Section 1.58 General; By Adding Subsection 4, Smoke Shops and Tobacco Stores by Establishing a 1,000 feet Minimum Radius and Distance Requirement from a School, Family Daycare Home, Child-Care Facility, Youth Center, Community Center, Recreational Facility, Park, Church, or Religious Institutions, Hospitals or from other Smoke Shops or Tobacco Stores Applicant: City of Mission - Cervantes

8 Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Subsection H, Establishing License Security Officers Requirements Based on the Maximum Occupancy of the Venue. Applicant: City of Mission - Cervantes

**ADJOURNMENT**

Signed this the 11th day of February, 2026

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

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 11th day of February, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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

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

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

Notice is hereby given that on the **18th day of February, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

- 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 **11th day of February, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
FEBRUARY 04, 2026  
CITY HALL’S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Steven Alaniz  
Raquene! Austin  
Diana Izaguirre  
David Villarreal

**P&Z ABSENT**

Irene Thompson  
Kevin Sanchez  
Connie Garza

**STAFF PRESENT**

Xavier Cervantes  
Alex Hernandez  
Elisa Zurita  
Jessica Munoz  
Susie De Luna  
Ana G. Bazaldua

**GUEST PRESENT**

Jose Peña  
Sonia Perez  
Blandina Valverde  
Alfredo Zertuche  
Hilda Becky Gonzalez  
Martha Villarreal  
Nataly D. Barrera  
Tony Nelson  
Rogelio Rangel  
Francisco Paez  
Jaime Valdez  
Madeleine Villarreal  
Arlae Salinas  
Cris Tijerina  
Jesse Salinas  
Cori Carrizales  
Teresa Gonzalez  
Lesvia Salinas

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:36 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR JANUARY 21, 2026**

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 21, 2026. Ms. Austin moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:53 p.m.**

**Item #2**

**Rezoning:**

**Tract 1: being the West 131.17 feet of the East  
181.17 feet of the South 129.83 feet of Lot 160,  
Addition “A” to Sharyland Orchards Subdivision  
From C -1 TO C-2**

**Tract 2: being a 0.34-acre tract of land out of Lot 160,**

**Sharyland Orchards Subdivision,  
From R-1A to C-2  
The property site for both tracts is located at the  
Southwest corner of Shary Road and Sunset Lane.  
Martha Villarreal**

Mr. Cervantes stated that the applicant is requesting to rezone the subject properties from Large Lot Single-family Residential District ("R-1A") and Office Building District ("C-1") to Neighborhood Commercial District ("C-2"). The applicant's intent is to build a commercial plaza at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property is located at the Southwest corner of Sunset Lane and N. Shary Road. Tract 1 measures 129.83 feet along Shary Road and Tract 2 measures 110.5 feet along Shary Road with both tracts measuring 131.17 feet along Sunset Lane. Tract 1 has a net area of 0.39 acres and Tract 2 has a net area of 0.28 acres. Both tracts have a combined area of 0.67 acres. The surrounding zones are Large Lot Single-family Residential District (R1-A) in all directions. Tract 1 was rezoned to Office Building District (C-1) on September 14, 2015. Tract 1 has a house that was converted to office use for a construction company. Tract 2 is currently vacant. The surrounding land uses are single-family homes in all directions with Sharyland High School to the Southeast. 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 designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses. Notices were mailed to sixteen (16) surrounding property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan. The petition submitted reflects 19.75 percent of the land area within 200 feet and 10.94 percent of the land area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is not required to approve the rezoning. Staff recommends denial to C-2 zoning for Tract 1 and recommends C-1 zoning for Tract 2.

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

Ms. Martha Villarreal, the applicant of the property, wants to rezone to C-2 since there is already a commercial plaza on Shary Road. She mentioned there is already traffic there and they plan to do the type of business according to the area. For example, they want to have businesses like a bakery or cafeteria or maybe even a salon, ice cream. She mentioned she would like people who live around the area to be able to go and have a coffee or even the parents of families who pick up children there at school. That maybe they leave or come in at a different time. So that the parents can pick up the children. She stated she does not plan to have any type of bars or noisy business in the area, but wants to create a plaza to make the area become more beautiful. She mentioned the neighborhood is more beautiful and quieter. Ms. Villarreal offered to share a Site Plan of the proposed plans with the board to illustrate the project's potential (referenced as Exhibit A).

Ms. Sonia Perez, who resides at 2119 Scout Lane, located within 200 feet of all the tracks under consideration. She represents the majority of the neighborhood residents who signed a petition requesting the denial of the rezoning application. While the neighbors hold varying concerns, several primary issues highlight the potential negative impact on the area. She mentioned the tracks in

question sit directly across from the front of Sharyland High School, where traffic is already heavily congested on Shary Road twice a day—specifically during the morning arrival and afternoon dismissal hours. She added the road is congested which is created by parents who line up their vehicles at the stop signs in front of Scout Lane and Sunset lane to wait for children. This occurs despite signage clearly prohibiting parking in that area. These vehicles frequently prevent residents from entering or exiting the neighborhood during peak hours. Furthermore, because there is no designated turnaround point, drivers often use private property to turn around, which further obstructs traffic flow. Finally, the presence of a bike lane on Shary Road introduces additional safety concerns for cyclists navigating this increased congestion.

Ms. Becky Gonzalez, who resides at 2118 Sunset Lane, She expressed her opposition to the proposed commercial development. She stated that she agrees with her neighbor from Sunset Lane regarding concerns on Scout Lane. Her primary objection focuses on existing traffic and accessibility issues, noting that the current dead-end streets already make it difficult for emergency vehicles, such as ambulances and fire trucks, to enter and exit. She argued that introducing a commercial building to the area would further exacerbate these dangerous conditions.

Mr. Jesse Salinas, who resides at 2111 Scout Lane for 31 years, notes that while the subdivision remains a beautiful place to live, Shary Road has transformed into a highly congested corridor. He stated that the traffic volume makes it nearly impossible for residents to enter or exit the neighborhood, especially during peak morning and afternoon hours. He argues against commercial rezoning, pointing to the proximity of Bannworth Park and a neighboring fire department as reasons to maintain the area's current character. Citing heavy congestion stretching from Business 83 through Scout Lane to Sunset, he formally requests that the city deny the proposal.

Mr. Alfredo Zertuche, who resides at 1413 Shary Road, He stated that he wants to rezone the property to build a plaza. He mentioned that the project would not create new traffic, as the traffic conditions already exist.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked the staff why they were not rezoning the C-1 like the other track.

Mr. Cervantes stated that the staff's recommendation was to maintain the C-1 zoning on Tract 1, rather than changing it to C-2, while rezoning Tract 2 to C-1. He suggested that this approach served as a compromise between the applicant's request and the concerns of the neighbors.

Ms. Austin asked the staff whether the applicant would be open to considering that proposal.

Mr. Cervantes stated that the applicant's primary goal was to rezone the property to C-2. However, he noted that the applicant was aware that a C-1 approval for the vacant track would still permit the development of commercial professional offices. He added that she could achieve her vision for a plaza through office use, citing existing city plazas that consist entirely of professional offices.

Chairwoman Izaguirre stated the applicant can build offices on the one lot since it is already.

Mr. Cervantes stated that the applicant specifically desired a plaza suitable for retail and dining, such as an ice cream shop or a small restaurant.

Chairwoman Izaguirre asked if those specific uses were only permitted under C-2 zoning.

Mr. Cervantes stated that such uses are permitted and possible under the C-2 zoning designation.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to deny C-2 zoning of Tract 1 and recommending C-1 zoning for Tract 2 as per staff's recommendation. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:53 p.m.**

**Ended: 6:16 p.m.**

**Item #3**

**Rezoning:**

**Being the South 196.0 feet of Lot 99,  
Sharyland Orchards Subdivision,  
This property is located at 1403 N. Shary Rd.  
R-1A to C-2  
Jose Pena**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Large Lot Single-family Residential District ("R-1A") to Neighborhood Commercial District ("C-2") to build a commercial plaza at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property is located at the Northwest corner of Scout Lane and N. Shary Road measures 183.68 feet along Scout Lane and 181 feet along Shary Road for a total net area of 33,246 square feet or 0.76 of one acre. The surrounding zones are Large Lot Single-family Residential District to the North, South and West, and Public District to the East. The property has a house that the property owner is currently renting. The surrounding land uses include single-family homes to the North, South and West and Sharyland High School to the East. 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 designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses. Notices were mailed to fifteen (15) property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan. The petition submitted reflects 25.41 percent of the land area within 200 feet and 9.95 percent of the area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is required to approve the rezoning. Staff recommends denial to the C-2 zoning, but alternatively recommends approval to C-1 zoning.

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

Mr. Jose Pena, who resides in Rio Grande spoke on behalf of the property owner as a builder and personal friend. He provided several arguments in favor of the rezoning. Mr. Pena explained that the existing house and rear apartments are significantly deteriorated and infested with rodents. He asserted that the cost to renovate the structures is not economically feasible. He noted that because

Shary Road is already primarily commercial, building a new residential home would result in a property that is extremely difficult to sell. Mr. Pena argued that a commercial plaza would be preferable to apartments, as apartments would create more street congestion. He pointed out that the plaza operating hours would likely not conflict with school peak times (8:00 AM and 5:00 PM), whereas professional offices would concentrate traffic during those specific hours. He stated that the proposed development would increase the value of both the subject property and adjacent lots, serving as a positive contribution to the area. Mr. Pena offered to share a rendering of the proposed plans with the board to illustrate the project's potential (referenced as Exhibit B). Mr. Pena concluded by reiterating that the current state of the road and the property makes commercial development the most logical path forward.

Ms. Sonia Perez, who resides at 2119 Scott Lane, stated as an immediate neighbor to the subject property, raising several objections based on her six-year experience living adjacent to the site. Ms. Perez stated that the house has been in a state of disrepair for six years with no maintenance attempts by the owner. She noted that the fence is falling, trees are cracking and dropping debris into her yard, and the neighbors have had to personally attempt repairs to maintain the area's appearance. She expressed skepticism regarding the property's rental status, noting a lack of signage. She also recalled previous issues where tenants sold cars from the front yard, prompting frequent neighbor complaints to the city. Ms. Perez highlighted a lack of detail regarding the "back" of the property, specifically questioning if an eight-foot wall or permanent boundary would be installed. She expressed concern that commercial dumpsters placed near her backyard would increase the rodent population. She described existing traffic issues on Scout Lane and Sunset, noting they are dead ends rather than cul-de-sacs. She argued that drivers already use private driveways to turn around to avoid Shary Road traffic and that the proposed development would exacerbate this hazardous situation. While stating her support for free enterprise, Ms. Perez argued that the area is not currently zoned for high-density commercial use and that the residents have already reached their limit in accommodating local traffic and infrastructure failures.

Mr. Jesse Salinas, who resides at 2111 Scout Lane. He is in opposition to the rezoning request, drawing parallels to a previous unsuccessful effort by neighbors to block similar commercial development on Scout Lane. He noted that while he had hoped the issue was settled years ago, the current proposal presented the same problematic situation. Mr. Salinas stated his professional expertise regarding traffic, emphasizing that the volume in the area is not light and must be a primary consideration for the board's decision. He concluded by stating his complete opposition to the proposed changes and formally requested that the Council deny the request, leaving the final determination in their hands.

Ms. Becky Gonzalez, who resides at 2118 Sunset Lane, stated her main concern regarding drainage and flooding in the area. She noted that even minor thunderstorms cause significant water accumulation, specifically highlighting existing ponding at the intersection of Shary Road and Sunset Lane, as well as along the stretch from Scout Lane to Sunset. Ms. Gonzalez questioned where the runoff would be directed if the property were covered in concrete for new businesses. She urged the board to consider the impact of increased impermeable surfaces on the current flooding situation and suggested that officials observe the area during heavy rainfall to understand the severity of the drainage issues.

Ms. Levy Salinas, who resides at 2111 Scout Lane, stated alongside her husband, Jesse Salinas, to emphasize the severe traffic congestion and infrastructure limitations of their street. Ms. Salinas reported that exiting her home during school drop-off and pick-up hours can take between 20 to 30

minutes due to the volume of vehicles. She explained that because the street is a dead end rather than a functional cul-de-sac, drivers frequently enter private circular driveways to turn around. She presented video evidence showing vehicles trespassing on neighbors' properties, including Ms. Perez, to navigate the road. While expressing support for capitalism and business in general, she argued that commercial development "does not make sense" for a highly congested dead-end street located directly in front of a school. Ms. Salinas invited the board members to visit the site during school hours to witness the daily challenges faced by the residents before approving any further development.

Ms. Perez asked regarding city restrictions and Land Use Regulations of the layout of the proposed developments. She asked for clarification on whether the city mandates specific requirements for how a commercial plaza or professional office building must be situated on a property relative to its surroundings.

Chairwoman Izaguirre stated yes there are requirements.

Ms. Perez asked if a wall would be required between the commercial and residential properties

Mr. Cervantes stated yes a commercial project would require to have a six-foot opaque fence.

Ms. Perez asked if a block fence or a wood fence would be permitted, expressing concern that a wood structure might not adequately address the ongoing rodent issues and the owner's history of property neglect. Furthermore, she raised a critical concern regarding the placement of commercial dumpsters.

Mr. Cervantes stated as of now the board would only be voting on the rezoning and not the site plan.

Ms. Perez asked about the City dumpster requirements and whether regulations prevent dumpsters from backing up directly against private residential homes.

Mr. Cervantes stated the placement is determined during the development phase, the city maintains Commercial Site Standards for impacts on adjacent residents and the trash pickup will have to be within the property.

Chairwoman Izaguirre provided an example of existing developments, such as the Commercial Plazas located north near Casa Mina, where developers were required to install a Masonry Block Fence. She noted that the purpose of such a wall is to act as a buffer for noise and to provide a physical separation for the neighbors. Additionally, she observed that in those cases, the dumpsters were positioned on the side of the property rather than directly against the residential boundaries.

Mr. Alaniz asked staff regarding the Development Process, specifically asking whether the project would be presented to the board again before construction begins.

Mr. Cervantes stated that the project would be presented before the board again prior to construction. He stated the site plan and specific project details would require additional review and approval.

Mr. Alaniz asked if the item would require another round of approval before proceeding.

Mr. Cervantes stated that the applicant is required to comply with all City building codes and the site plan would come back if the rezoning is approved.

Ms. Perez explained the critical safety and enforcement issues currently affecting the neighborhood. She mentioned the frequent presence of ambulances on Shary Road and added that the high level of congestion creates a "delicate situation" where a lack of careful planning could lead to serious injury or death. Ms. Perez reported a total absence of traffic enforcement regarding existing "No Parking" signs. She observed that drivers regularly ignore these restrictions, further narrowing the already restricted roadway, which she described as being insufficient for two-lane traffic. She reiterated that parents and other drivers frequently use private circular driveways, specifically mentioning Ms. Levy Salinas's property, to turn around or park illegally despite being confronted by residents. While acknowledging her support for business as a professional herself, she urged the board to be sensitive to how increased commercial density would exacerbate dangerous conditions at local intersections and negatively impact the residents' quality of life.

Ms. Blandina Valverde resides at 2102 Scout lane, asked the board regarding the legal recourse available to residents should the rezoning be approved. She mentioned reviewing a rendering of the proposed development, she expressed skepticism regarding the scale of the project, questioning whether a building of that size could physically fit on the lot. She asked for clarification on how the city would address the neighbors' rights and the physical limitations of the site during the approval process.

Chairwoman Izaguirre stated that the Planning and Zoning Commission serves only as a recommending board. The Mission City Council holds the final decision-making power and may approve, deny, or amend the request regardless of the board's recommendation. She noted that the current proposal may only be an example and that residents can continue to participate as the item moves to a Public Hearing before the City Council. She mentioned she would get a notification.

Mr. Cervantes explained that if the resident's property falls within a 200-foot radius of the subject site, she should have received a formal notice by mail. He clarified that this notice would contain the specific date and time for the upcoming City Council meeting, where the final decision on the rezoning would be made.

Ms. Blandina Valverde stated that she had not received a notification letter in the mail.

Mr. Cervantes stated that the city only sends notification letters to property owners within a 200-foot radius. However, he invited Ms. Valverde to attend the upcoming City Council meeting on February 24th at 4:30 p.m., noting that there will be a public hearing where she can address the City Council directly.

Mr. Jose Pena explained that the City of Mission Drainage Requirements mandate an engineered detention pond or similar system to manage runoff. He argued that the new system would be more beneficial than the current state of the property, which lacks any Stormwater Controls, causing all rainfall to flow directly into the streets. He noted that professional engineers would determine the placement of dumpsters and the necessary capacity for water retention based on the final building size. Mr. Pena confirmed that a buffer fence would be required between the residential and commercial zones, which he believes will benefit both the residents and the developer. To address concerns regarding trespassing and illegal U-turns, he stated that the plaza would provide on-site

parking. He suggested that this would allow drivers to turn around within the commercial property rather than using the residents' private driveways.

Mr. Javier Perez resides at 2119 Scout Lane drew upon his professional background in developing the Shary Road corridor from 4th Street to Business 83 to argue against the proposed rezoning. Mr. Perez argued that the specific section of Shary Road located directly in front of the school does not lend itself to commercial development due to existing traffic patterns and the established residential character of the neighborhood. He noted that there is significant space for commercial growth elsewhere along Shary Road and Business 83, asserting that this particular corner and the one to the north do not require a commercial designation. Mr. Perez highlighted the proximity of the local park and the bike lane that runs through the area. He observed that many residents walk through this specific section to access the park. He warned that introducing commercial businesses would destroy the current atmosphere of the neighborhood and the surrounding recreational spaces. He concluded by stating that the area should be left alone to maintain its existing quality of life.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the rezoning request subject to staff recommendations of denying C-2 zoning and recommending C-1 zoning. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:16 p.m.**

**Ended: 6:17 p.m.**

**Item #4**

**Rezoning:**

**Being Lot 1, Mission Library Subdivision,  
This property is located at 801 E. 12th Street  
R-2 to P  
City of Mission**

Mr. Cervantes stated that the City of Mission is requesting to rezone the subject property from Duplex-Fourplex Residential District ("R-2") to Public District ("P") for the land use and the zoning to match. The code of ordinances states that the Public District zoning was established to accommodate the development of property for public and/or institutional purposes where such development will be done in an orderly manner that would promote the public's health, safety, and general welfare. The property is located at the Northeast corner of 12th Street and Kika De La Garza Loop (Mayberry Avenue) and measures 666 feet along 12th Street and 330 feet along Kika De La Garza Loop for a total net area of 4.99 acres. The surrounding zones are Single-family Residential District (R-1) to the North and West, and Duplex-Fourplex Residential (R-2) and Multifamily Residential District (R-3) to the South and East. The property houses the Speer Memorial Library and the Upper Valley Art League building. The surrounding land uses include single-family homes to the North and West, and duplexes and apartments to the South and East. The Future Land Use Map shows the property designated for public uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to thirty (30) surrounding property owners.

Planning staff has not received any phone calls from the surrounding property owners in opposition to the rezoning request. Staff recommends approval.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:17 p.m.**

**Ended: 6:19 p.m.**

**Item #5**

**Conditional Use Permit:**

**To construct two (2) electric vehicle charging stations,  
Being Lot 1, Tamkin Subdivision,**

**This property is located at 801 N. Bryan Road**

**I-1**

**Mission Economic Development Corporation (M.E.D.C.)**

Mr. Cervantes stated that the subject site is located at the Northwest corner of N. Bryan Road and E. 8th. Street. The applicant is proposing to install 2 Level 2 D.C. charging stations. The charging station will be placed within the M.E.D.C. parking lot for public use. Access to the chargers would be off N. Bryan Road through a 20' driveway and off E. 8th. Street through a 22' driveway. Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: Monday – Sunday, 24Hours. The working staff will be 0 employees, self-operated. Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 275 parking spaces are available for this establishment. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval for the life of Use Subject to: 1) Must apply for a building and sign permit; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 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. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:19 p.m.**

**Ended: 6:20 p.m.**

**Item #6**

**Conditional Use Permit:                    To allow a portable building for a photography studio  
Being the East 25'x125' of the West 75'x125'  
and the Southwest 50'x125' of Lot 5,  
Mission Acres subdivision  
located at 1547 W. Business Highway 83,  
C-3  
Arlae Salinas**

Mr. Cervantes stated that the subject site is located at the northwest corner of W. Business Highway 83 and Washington Avenue. The portable building measures 19.4' x 23'. The applicant would like to continue utilizing the portable building for a Photography Studio. Access to the site is off of Washington Avenue. Per Code of Ordinance, a portable building requires the approval of a Conditional Use Permit by the City Council. Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment. Staff: 1 employee will operate the business Parking: The building requires a minimum of 4 parking spaces. Staff notes there are 4 existing parking stalls, thus meeting code. Landscaping will need to be added and maintained. It is not uncommon to have portable buildings to be used as an office. Staff knows that the City may not view a portable building as a long-term option given aesthetic consideration. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable building will need to be upgraded with an on-site built structure. The last conditional use permit approved for this location was on November 11, 2024 for a period of 1 year. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) 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) Permit for two (2) years to continue to assess this business; 2) Must comply with all City Codes (Building, Fire, Landscaping, maintenance of parking area, etc.); 3) Landscaping will need to be added and maintained; 4) CUP is not transferable to others; and 5) Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment.

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. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

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

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

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

**Item #7**

**Conditional Use Permit:                    To allow a Mobile Food Unit – Elote Fiesta Snacks  
Being the West ½ of Lots 7 & 8,  
Block 176, Mission Original Townsite Subdivision  
Located at 307 E. Tom Landry Street  
C-4  
Teresa González**

Mr. Cervantes stated that the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell different types of snacks. The proposed hours of operation are as follows: Monday through Sunday from 12:00 p.m. to 12:00 am. Staff: 2 employees, Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommendation subject to: 1) Approval for a 1-year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are every day from 12:00 pm to 12:00 am; 4) Must comply with the noise ordinance; 5) Acquisition of a business license before occupancy; and 6) 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. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz 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: 6:25 p.m.**

**Item #8**

**Conditional Use Permit:                   An Event Center – Monster House  
Being all of Lots 7, 8, & 9, Block 184,  
Original Townsite of Mission Subdivision  
The property site is located at 401 W. 11th. Street  
C-4  
J. Valdez Property Holdings LLC**

Mr. Cervantes stated that the subject site is located 170 feet east of W. Kika De La Garza Street along the North side of W. 11th Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes to apply for a conditional use permit for the Event Center. The hours of operation are as follows: Thursday through Sunday from 5:00 p.m. to 12:00 am. Staff: 5 employees the applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beer) will be allowed. Parking: Due to the total of 80 seating spaces, which requires 26.66 parking spaces (80 seats/ 1 space for every 3 seats = 26.66 parking spaces. They are proposing 26 parking spaces. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommendation subject to: 1) Approval for one year to continue to assess this operation; 2) Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m.; 3) Must comply with the noise ordinance; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; and 6) Must comply with all city codes (Building, Fire, Health, Sign, etc.).

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

Mr. Jaime Valdez presented a business proposal (referenced as Exhibit C) for the development of an event center. He provided the following background and justifications for the project. Mr. Valdez explained that the name "Monster" originated from the property's dilapidated state when it was first acquired, noting the building had been abandoned for over 30 years and is nearly 100 years old. He emphasized that the original aesthetics were preserved and refurbished rather than replaced. He described the finished project as having a distinct atmosphere, comparing the visual experience to professional districts in Austin or other non-local areas, which he suggested provides a unique "green" business environment for the Rio Grande Valley. Mr. Valdez argued that the city would benefit from the opening of this Event Center, as it would accommodate a wide variety of functions and gatherings. He concluded by stating that all operations would be conducted with city approval and expressed the applicant's readiness to work collaboratively with officials once granted the "go-ahead" to proceed.

Mr. Rolando Zamora resides at 2202 Zamora Street, stated he was in favor of the Conditional Use Permit (CUP) for the Monster house event center. He stated the venue and its intended contribution to the local community. Mr. Zamora explained that the venue is designed to attract an older, local crowd rather than a younger demographic. To ensure a controlled environment, he stated there would be no alcohol and no BYOB permitted at this stage, citing a desire to avoid the types of incidents seen in areas like downtown McAllen. He described the facility as a venue for various gatherings, including graduation parties, car shows, and other booked events, depending on market demand. Mr. Zamora noted the building dates back to 1933. He emphasized that while the interior has been completely renovated, the exterior was specifically maintained to preserve its nostalgic aesthetic. He indicated that the project is being managed "step by step" to gauge community interest and demand before considering any future changes to the operational model.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:25 p.m.**

**Ended: 6:26 p.m.**

**Item #9**

**Conditional Use Permit:                    Sale & On-Site Consumption of Alcoholic Beverages  
     – Oriental Wok Restaurant  
     Being Lot 2, Shary Town Plaza Subdivision  
     301 N. Shary Road, Suite 280  
     C-3  
     Shary Wok LLC**

Mr. Cervantes stated that the subject site is located approximately 600' north of 1st Street along the West side of Shary Road. Access to the site is off of Shary Road via a 35' driveway. 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 2,325 square foot suite within a commercial plaza for an Oriental Restaurant. The applicant would like to offer alcohol with their meals. The proposed hours of operation: Monday – Sunday 11:00 am to 10:00 pm. Staff: 25 employees in different shifts. Parking: In reviewing the floor plan, there is a total of 74 seating spaces proposed, which require 25 parking spaces (74 seats/1 space for every 3 seats=24.66 parking spaces). It is noted that the parking is held in common. A total of 187 parking spaces are available and shared with other businesses within the commercial plaza. Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There are no land uses within the above radius. 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 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) Permit for two (2) years to continue to assess this business; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Must comply with TABC requirements; 4) Acquisition of a business license before occupancy; 5) CUP is not transferable to others; 6) Hours of operation: Monday – Sunday from 11:00 am to 10:00 pm; 7) Must comply with noise ordinance; 8) Must have security cameras inside and outside with a maximum 30 day retention; and 9) Wet zone property.

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

Mr. Francisco Paez resides 2601 Santa Laura, He stated that the business will operate as a restaurant and is part of the Kumori family of businesses, specializing in sushi. Mr. Paez estimated that alcohol sales would remain minimal, likely accounting for only 15 to 20 percent of the total revenue. He stated that the intent behind providing alcohol is to offer an additional service to the guests rather than operating as a primary drinking establishment.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:26 p.m.**

**Ended: 6:27 p.m.**

**Item #10**

**Conditional Use Permit:**

**Sale & On-Site Consumption of Alcoholic Beverages  
– Carnes Asadas Nuevo Leon Restaurant  
Being Elizondo 495 Plaza Subdivision  
located at 2211 E. Griffin Parkway, Suite 180  
C-3  
Los Primos de Villa LLC**

The subject site is located approximately 400 feet West of Citrus Street along the North East side of Griffin Parkway. Access to the site is via a 30-foot access driveway off of Griffin Parkway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The most recent conditional use permit for this location was approved by the City Council on February 13, 2023, for a period of two years; however, the applicant did not proceed with the sale of alcohol and is now seeking reconsideration of the conditional use permit. The applicant is leasing a 1,377 sq. ft. suite within a commercial plaza for a restaurant that has been in business since January 25, 2023, and would like to offer alcoholic beverages with their meals. Parking: The suite has 9 tables, 44 chairs, and 6 barstools with a total of 50 seating spaces, which requires 17 parking spaces. There is a total of 136 existing parking spaces held in common that will be shared with other businesses. Days/Hours of Operation: Monday – Sunday from 11:00 a.m. to 11:00 p.m. Staff: 5 employees. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or

residence. There are some residences within this radius thus, a waiver of the separation requirement needs consideration. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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) Permit for two (2) years to continue to assess this operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Must comply with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with noise ordinance; and 7) Hours of operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

## **ITEM#11**

### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:27 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



**EXHIBIT "B"**



## EXHIBIT “C”

### Conditional Use Permit Request

#### Monster Warehouse Event Center

City of Mission, Texas

#### Business Overview

Monster Warehouse Event Center is a private event venue designed to serve a **40-and-over adult audience**, offering reservation-only events such as private celebrations, cultural gatherings, live music, and community functions. The venue is not intended to operate as a nightclub, but as a **controlled, professionally managed event space** that prioritizes safety, respect, and compatibility with the surrounding area.

#### Purpose of Request

This request seeks approval of a **Conditional Use Permit** to operate an event center that supports local economic activity while preserving neighborhood character. The proposed use aligns with the City of Mission’s goals of responsible development, historic appreciation, and community-oriented growth.

#### Location & Historical Appreciation

The Monster Warehouse Event Center is located within the historic Old Mission town site, in a building that once contributed to the city’s **industrial and economic history as a machine shop supplying industrial equipment to the Rio Grande Valley**. This site reflects the craftsmanship, work ethic, and economic foundation that helped shape Mission over generations. Our intent is to allow residents and visitors to **pause, reflect, and reconnect** with that history by enjoying the location as it stands—surrounded by classic artifacts, memorabilia, and reminders of what Mission has long stood for. By creating opportunities for people to gather in this space, we hope to foster a sense of **nostalgia and appreciation** while respectfully keeping this historic site active and valued.

#### Community & Neighborhood Considerations

- Events are **private or ticketed** and targeted to a mature audience
- Operating hours will comply fully with city ordinances



- Noise levels will be monitored and maintained within allowable limits  
On-site management present during all events
- Security provided as required to ensure guest safety
- Parking managed to prevent congestion and neighborhood disruption
- Property maintained clean and orderly before and after events

### **Economic & Community Benefits**

- Supports local vendors, musicians, caterers, and service providers
- Creates local and part-time employment opportunities
- Provides a venue for community celebrations and cultural gatherings
- Encourages responsible entertainment options for Mission residents

### **Commitment to Compliance**

Monster Warehouse Event Center is committed to full compliance with all applicable city zoning, fire, safety, occupancy, noise, and operational regulations. Management will work cooperatively with city staff to address any concerns promptly and responsibly.

### **Closing Statement**

Monster Warehouse Event Center seeks to be a **community-minded, well-managed venue** that honors Mission's history while contributing positively to its present and future. We respectfully request City Council's consideration and approval of this Conditional Use Permit.

#### **Submitted by:**

**Rafael Mendez**

Monster Warehouse Event Center



**AGENDA ITEM & RECOMMENDATION  
SUMMARY**

**MEETING DATE:** February 18, 2026

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

**AGENDA ITEM:** Site Plan Approval for the Construction of a Therapy Clinic named GR&E Mind Evolution All Purpose Center, PLLC, on Lot 1, Replat of Expressway Business Park Phase XII Subdivision, located at 1015 Business Park Drive. Applicant: Gina Rhea Ramirez. – Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- January 29, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- February 5, 2026 - Site plan was reviewed and preapproved by the Staff Review Committee.
- February 18, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

- The property is located at the Northeast corner of Business Park Drive and St. Claire Boulevard. This project will have access from St. Claire Boulevard, a public street.
- The facility will be built in an L-1 (Light Industrial) zoned property where the structure is allowed by right as stipulated within the City’s zoning ordinance to include permitted signs and dumpster specifications and locations. The site will be retrofitted and prepped with thru traffic lanes, curb and gutters, drainage, and utilities.
- The proposed building will have a maximum height of 12’ and meets all the setback requirements set forth on this plan. The site will have 26 parking spaces (5 being handclapped) available to faculty and visitors, complying with the minimum number of paved, off-street parking spaces for this project.
- The center will have future building additions per site plan. Code restrictions and regulations will be imposed for future projects to comply with Site Plan Approval requirements.
- 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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan as submitted.

**RECORD OF VOTE:**

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

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

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

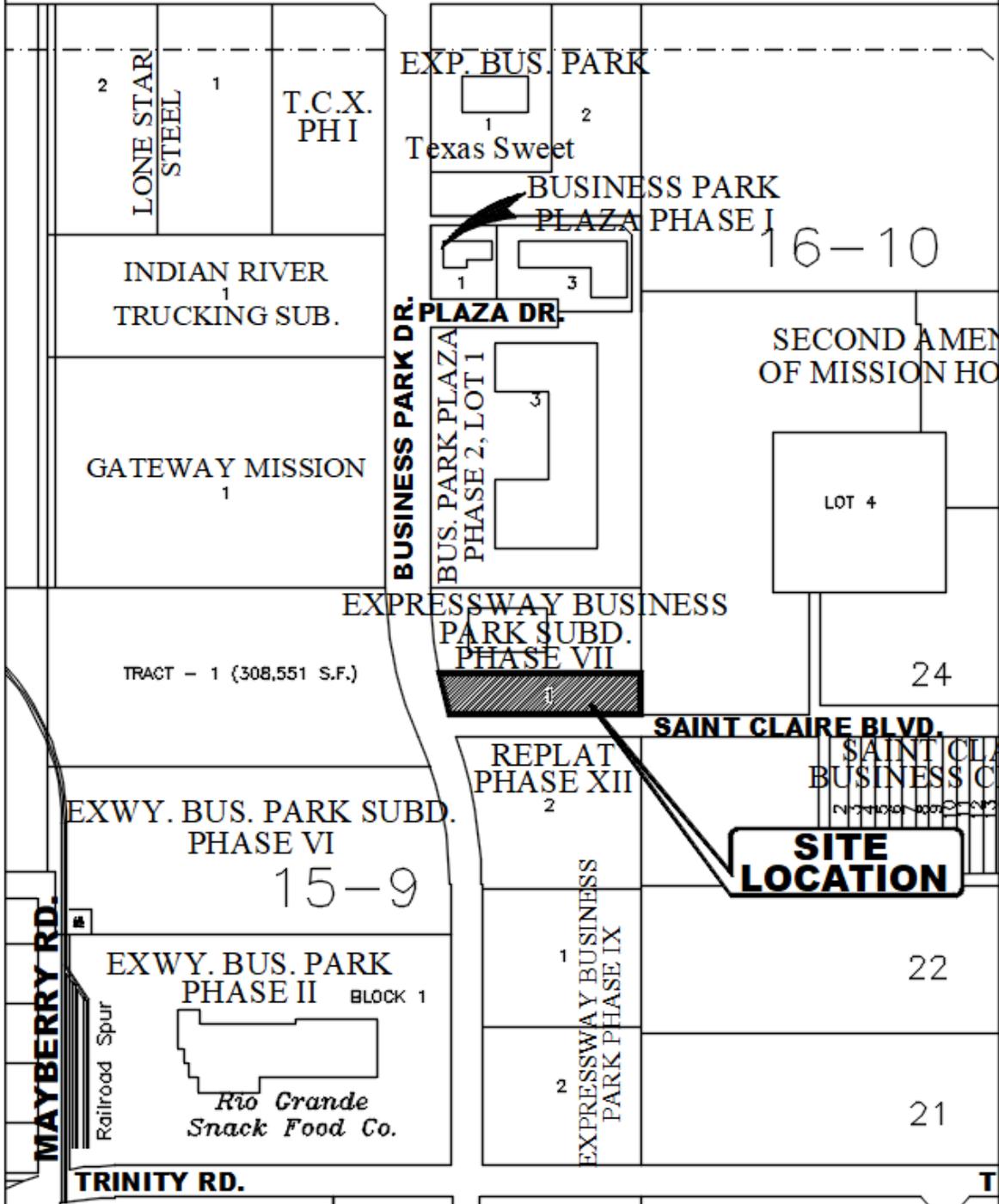
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

SITE LOCATION

# U.S. EXPRESSWAY 83



**SITE LOCATION MAP**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 5th Street  
MISSION, TX 78572

PH: (956) 580-6672  
FAX: (956) 580-6690

No.

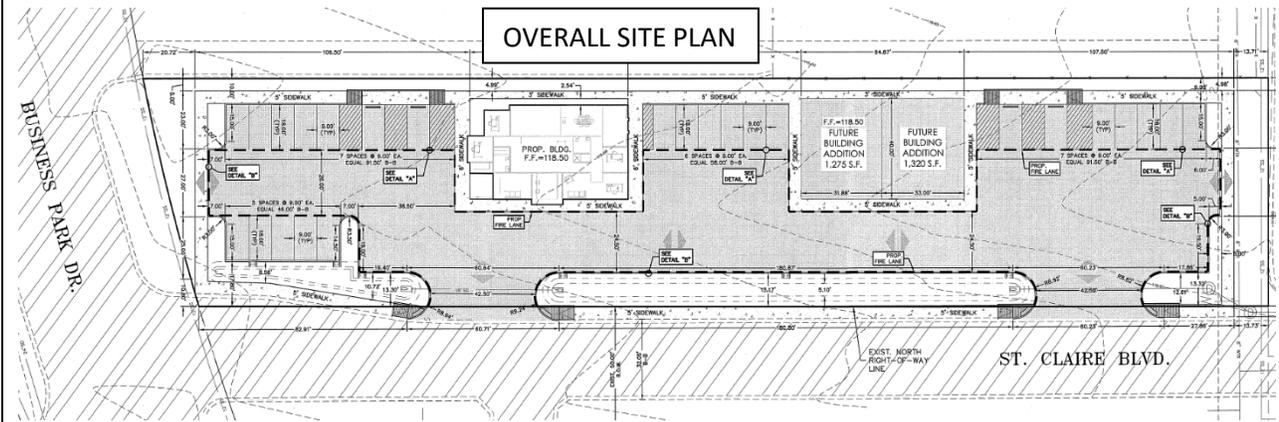


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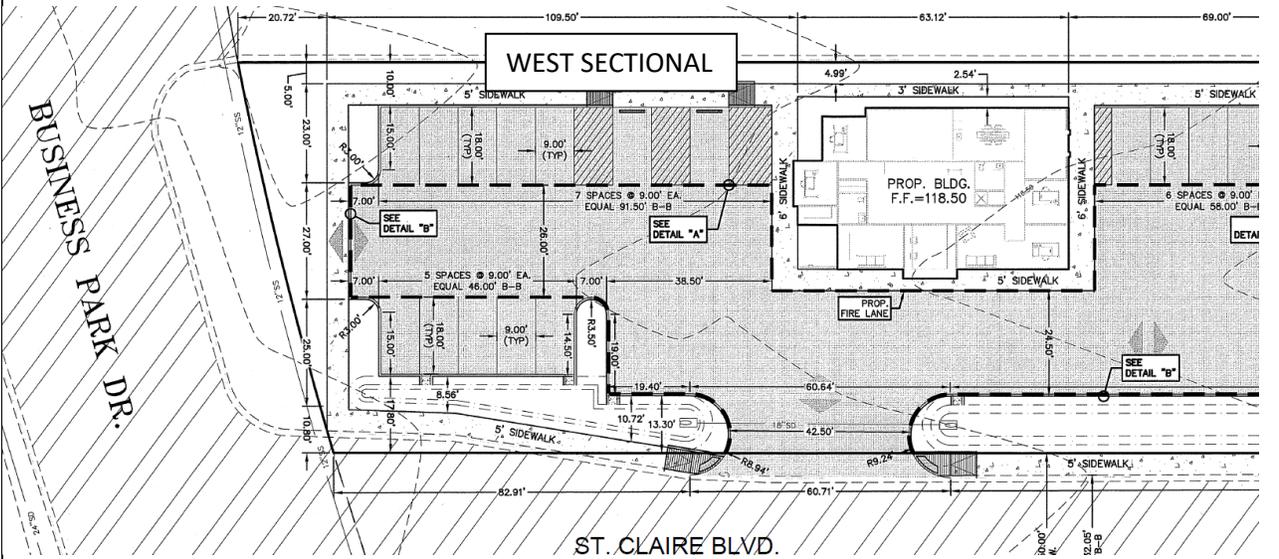


### SITE PLAN

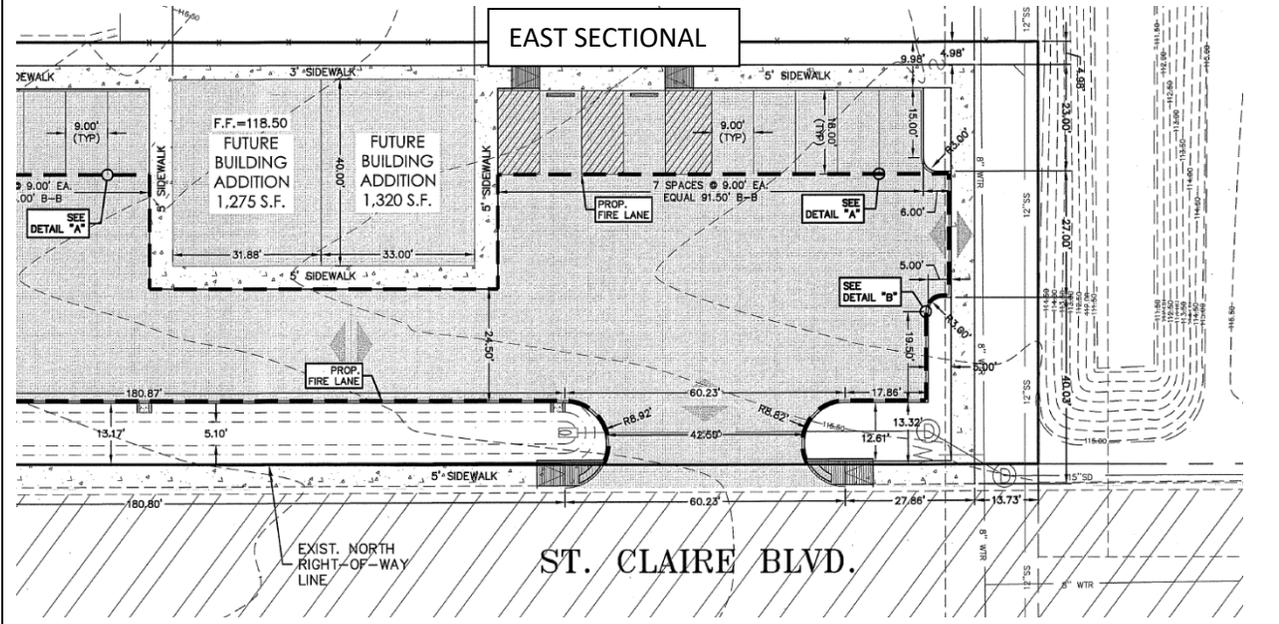
#### OVERALL SITE PLAN



#### WEST SECTIONAL



#### EAST SECTIONAL



**PROPOSED BUILDING RENDERING**



Expressway Business Park  
Phase XII Lot 1  
Mission, Tx.



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** February 18, 2026

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

**AGENDA ITEM:** Site Plan Approval for the construction of a chain restaurant named McDonald's on the unrecorded Lot 1, McDonald's 42-3671 Mission Subdivision, located approximately 1000 feet East of Holland Avenue along the South side of W. Griffin Parkway. Applicant: AEC Engineering, LLC, - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 2, 2026 – Application for a Site Plan Approval submitted to the City.
- February 5, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee.
- February 18, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z).

#### Summary

- The site is located approximately 1000 feet East of Holland Avenue along the South side of W. Griffin Parkway.
- This site will be developed to include all the infrastructure needed to operate this business to include a fire hydrant and fire lanes noted at restricted locations throughout.
- The building will be 86 feet from the W. Griffin Parkway frontage exceeding the minimum building setback requirements for commercial developments.
- Proposed is a free standing structure with a main entrance from W. Griffin Pkwy and a shared access driveway running East to West extending the lane from the existing El Pato's Restaurant on the East side of this lot.
- A total of 44 parking spaces (2 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.
- 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.

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

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

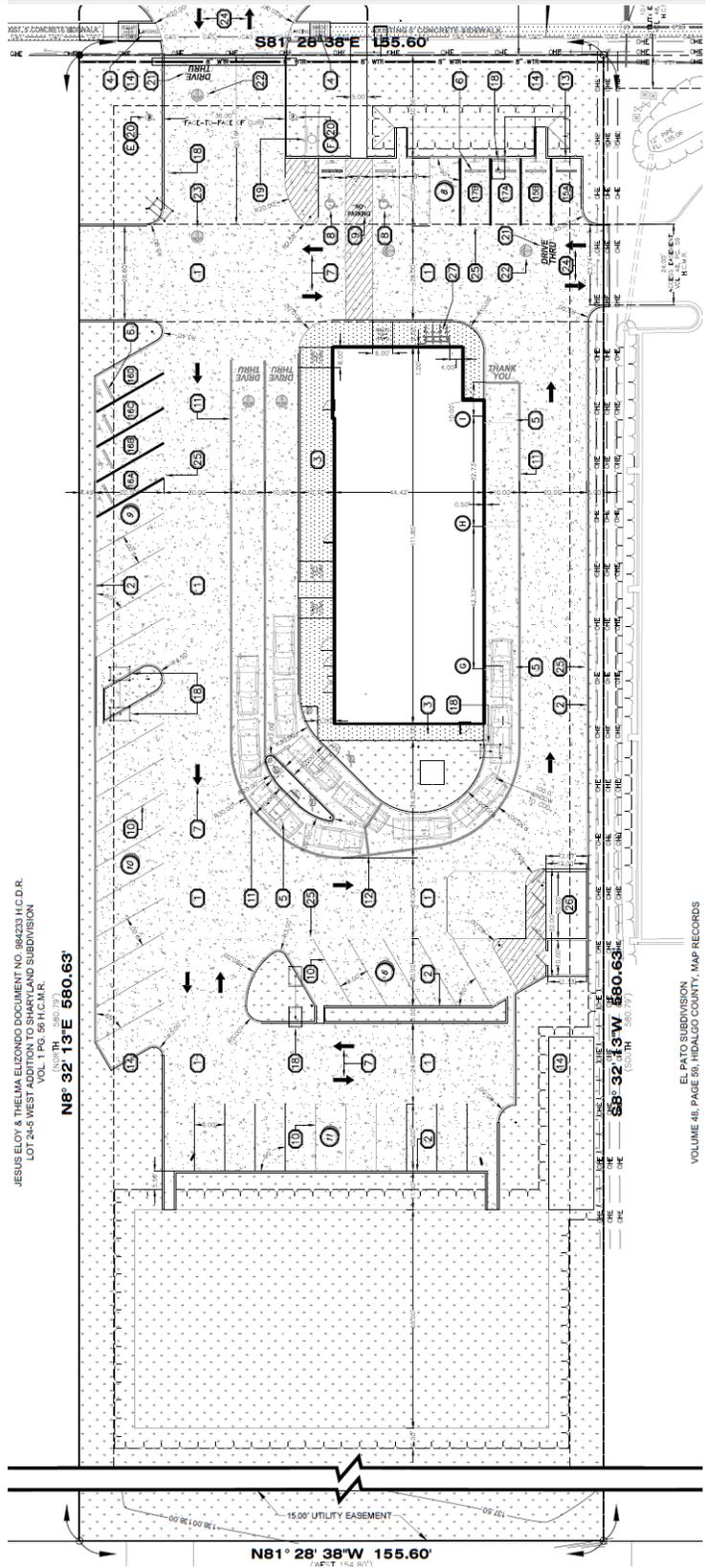


AERIAL PHOTO





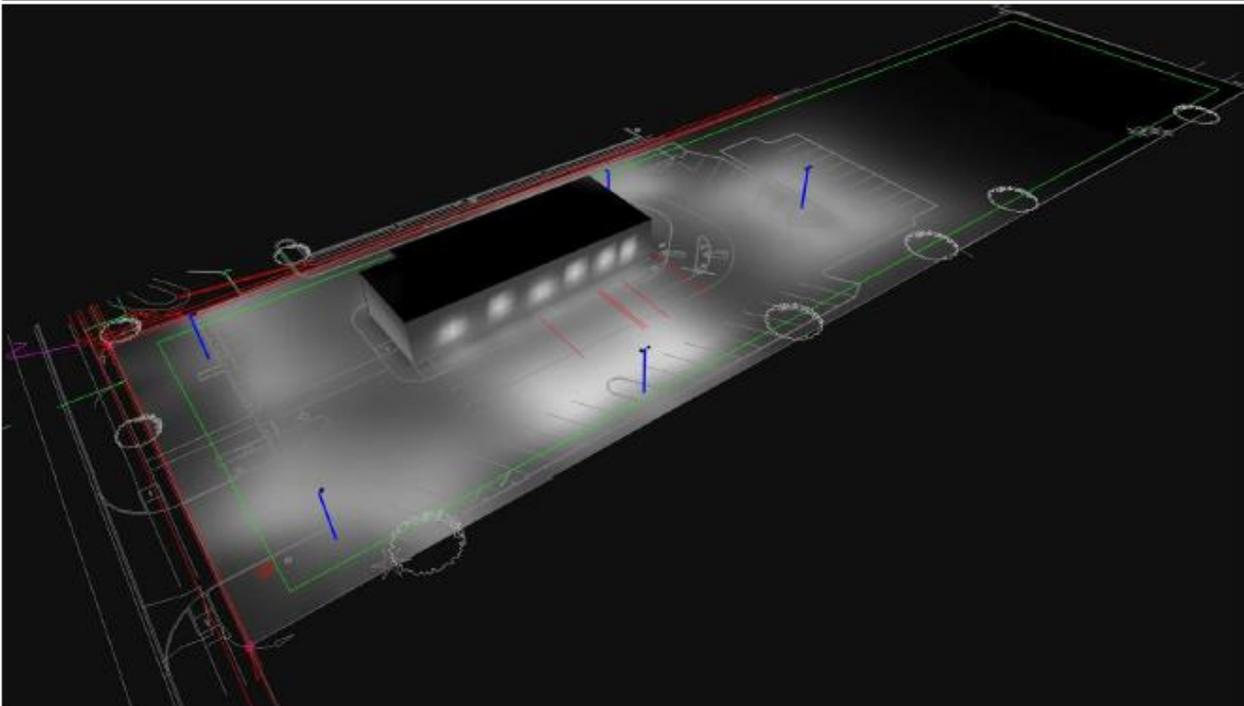
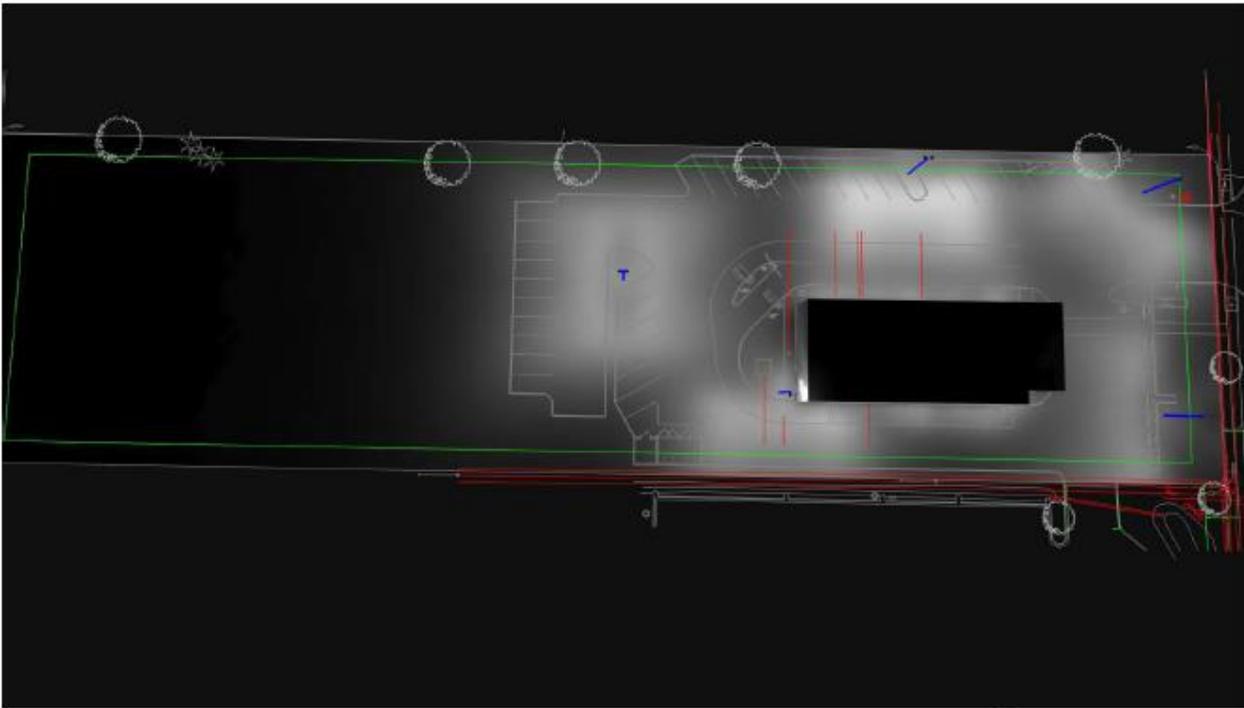
# SITE PLAN



JESUS ELOY & THELMA ELIZONDO DOCUMENT NO. 884233 H.C.D.R.  
LOT 245 WEST PATO SUBDIVISION  
VOL. 1 PG. 56 H.C.M.R.  
(NORTH 580.63')

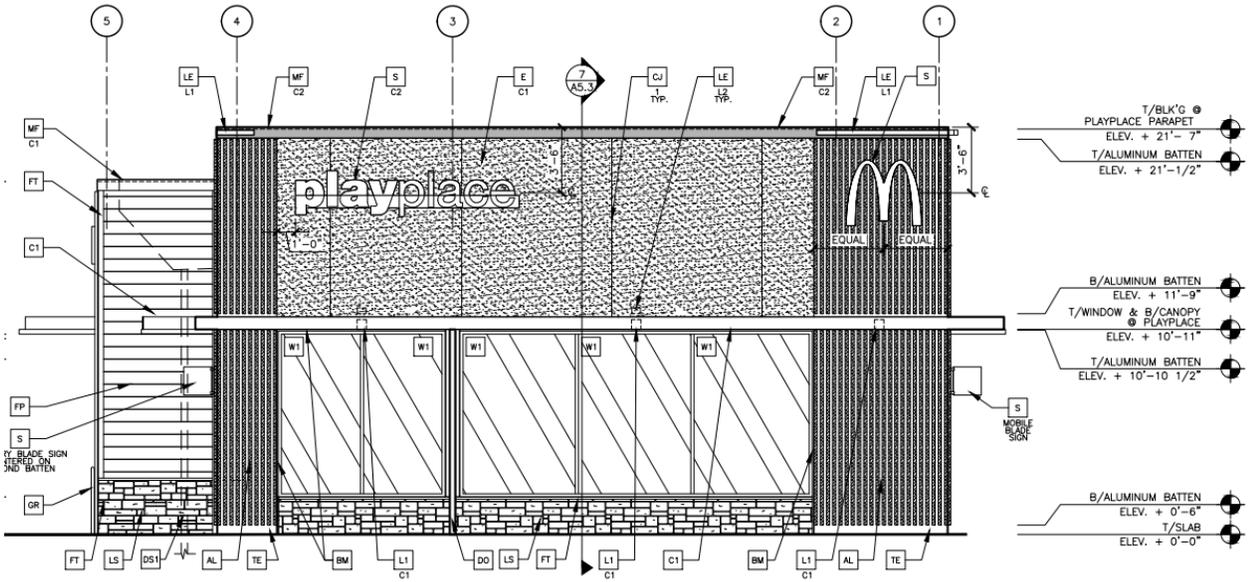
EL PATO SUBDIVISION  
VOLUME 48 PAGE 59, HIDALGO COUNTY, MAP RECORDS  
(SOUTH 580.63')

## LANDSCAPING AND LIGHTING PLAN

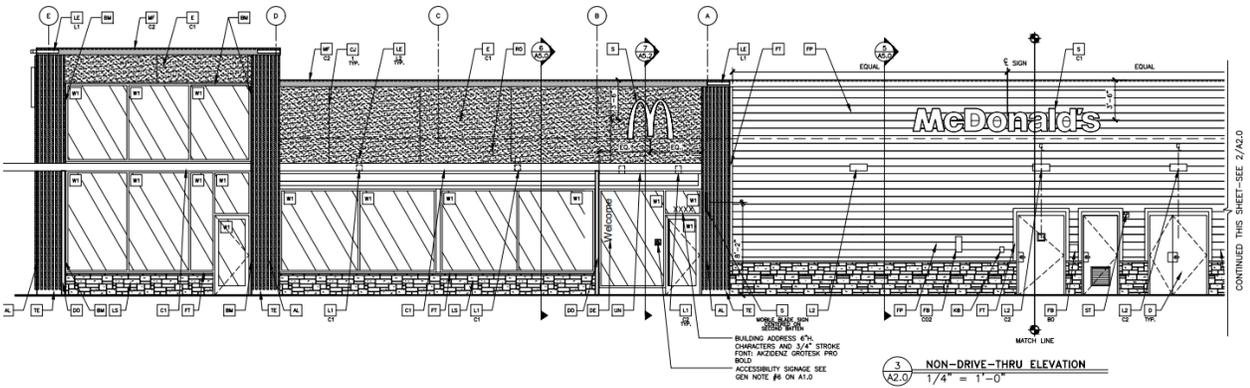


Pole Fixtures Are Full Cutoff  
Tilt=0  
Calculation Grids Are At Grade  
Pole Light Mounting Height=21ft  
(18' Pole + 3' Base)

# BUILDING FACADE



**1 FRONT ELEVATION**  
 A2.0 1/4" = 1'-0"



**3 NON-DRIVE-THRU ELEVATION**  
 A2.0 1/4" = 1'-0"

CONTINUED THIS SHEET-SEE 2/A2.0



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** February 18, 2026  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Site Plan Approval for the construction of a storage warehouse facility named Trinity Warehouse on Lot 2A, AN-VAR Subdivision, located at 606 Trinity Street. Applicant: Francisco Gomez - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 3, 2026 – Application for a Site Plan Approval submitted to the City
- February 5, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee
- February 18, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

#### Summary:

- The site is located between S. Conway Ave. and Mayberry Road along the south side of Trinity Street.
- Proposed is the construction of a privately-owned and operated storage warehouse facility within a developed L-1 (Light Industrial District). The site will be compliant to its zoning requirements including setbacks and allowable uses.
- This project will be a 1-story building measuring a grand total of 26,563 square feet. The first floor will measure 9,934 square feet housing 6 units and will include a lobby, office, restroom, and a bay/loading dock.
- There will be 29 parking stalls (2 designated as handicapped) allocated 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.
- 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:** \_\_\_\_\_

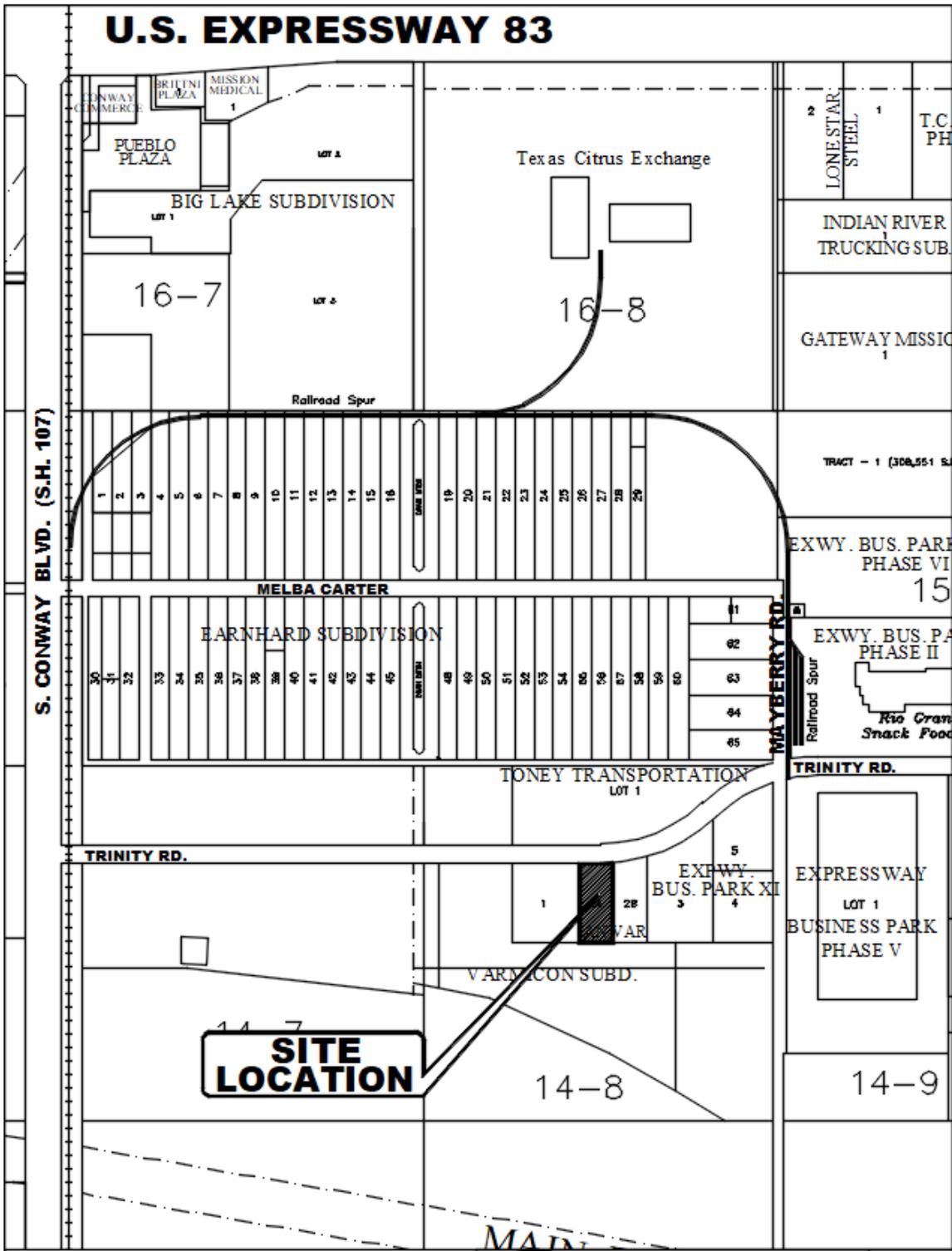
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

BASE MAP

U.S. EXPRESSWAY 83



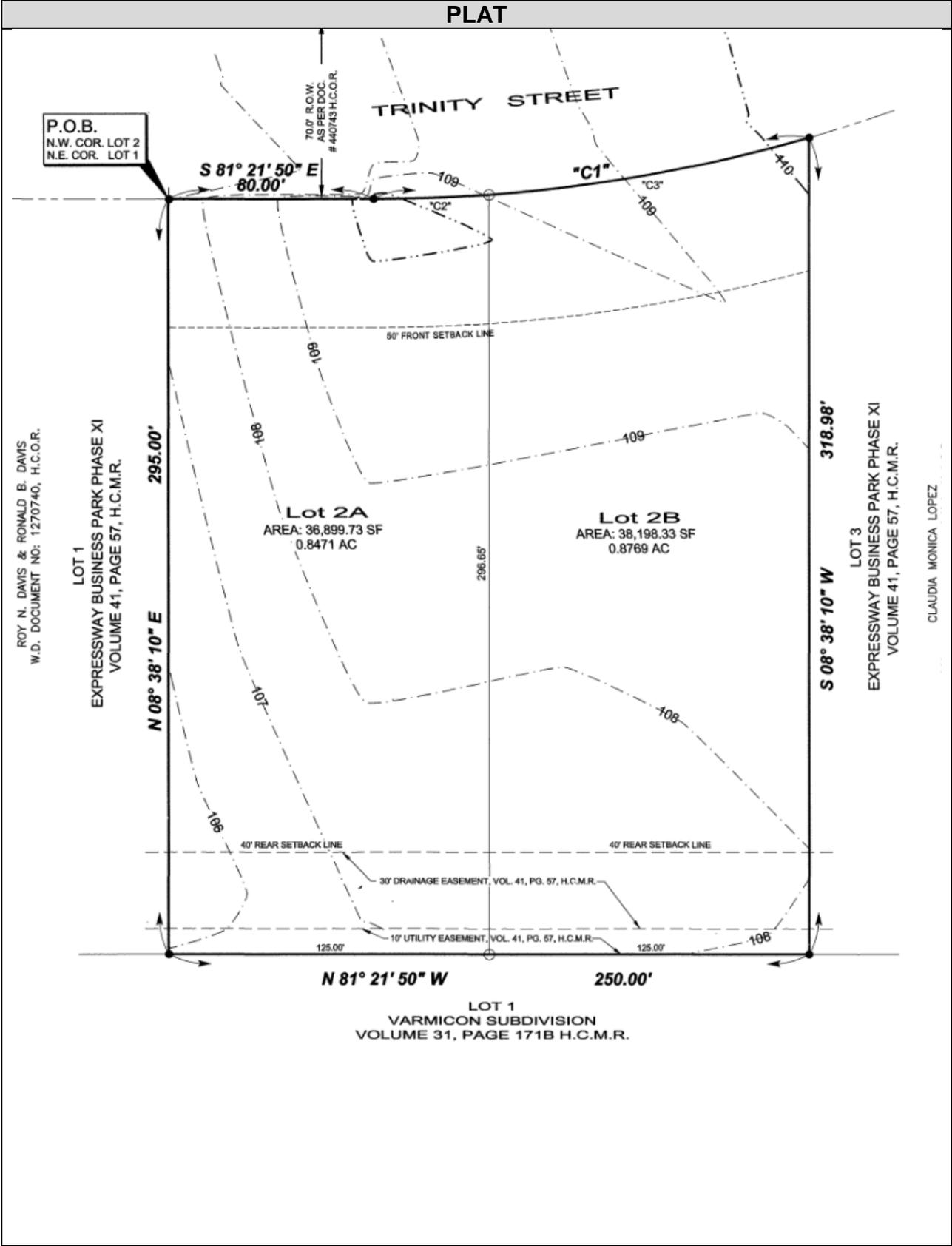
SITE LOCATION MAP



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street P.O. Box 550-8072  
 Mission, TX 78572 FAX: (956) 550-8080

No.

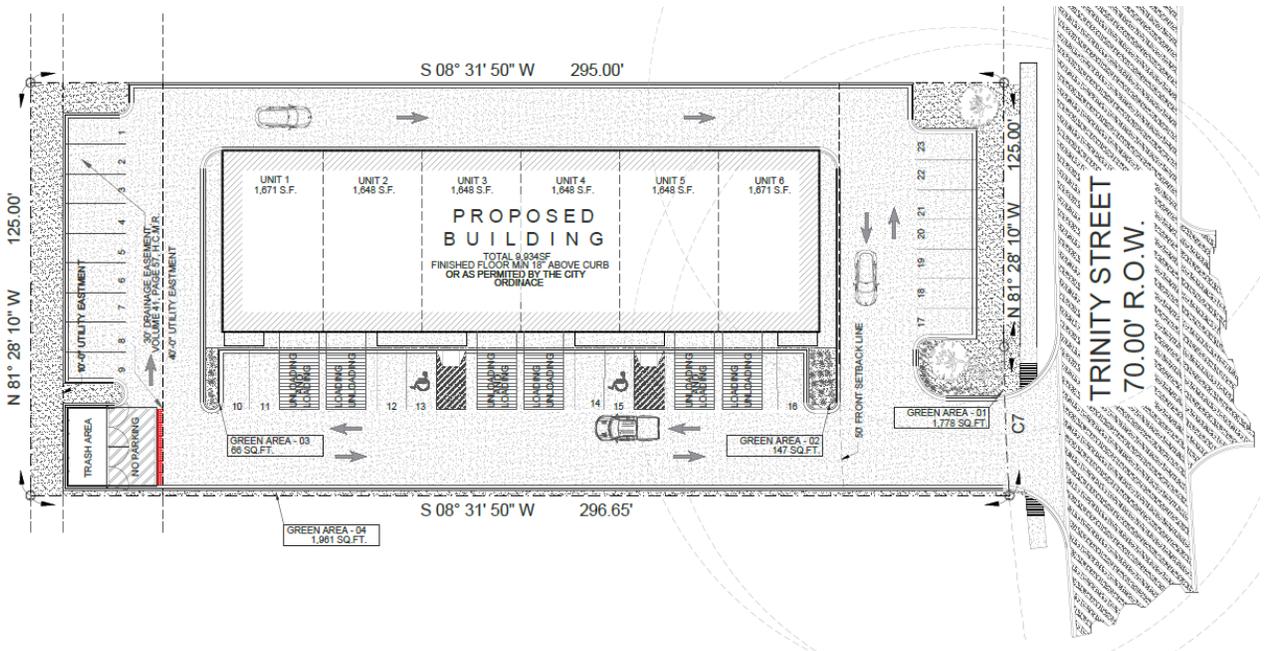


AERIAL PHOTO





# LANDSCAPING AND LIGHTING PLAN



**LANDSCAPE:**

TREES NEEDED @ 5" CAL. 3 PROVIDED  
 GREEN AREA NEEDED 10% 3,690 S.F.  
 GREEN AREA IN PROJECT: 3,952 S.F.

TOTAL: PROPERTY S.F.	
PROPERTY	0.8471 ACRE 36,900 SF

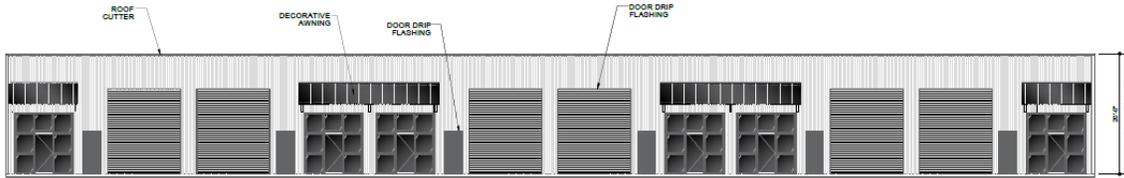
LANDSCAPE AREA	
LANDSCAPE #01	1,778 S.F.
LANDSCAPE #02	147 S.F.
LANDSCAPE #03	86 S.F.
LANDSCAPE #04	1,961 S.F.
<b>TOTAL GREEN AREA</b>	<b>3,952 S.F.</b>

TREES			
SYMBOL	NAME	CALIPER	QUANTITY
	HONEY MESQUITE	0-4"	1
	LIVE OAK	0-4"	3

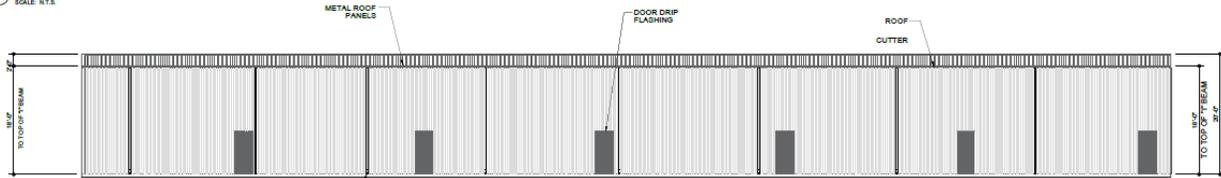
BUSHES AND PLANTS		
SYMBOL	NAME	QUANTITY
	PORTULACIS	18
	DIETER INDOGLOSSA	18

100 LANDSCAPE SITE PLAN  
 SCALE: N.T.S.

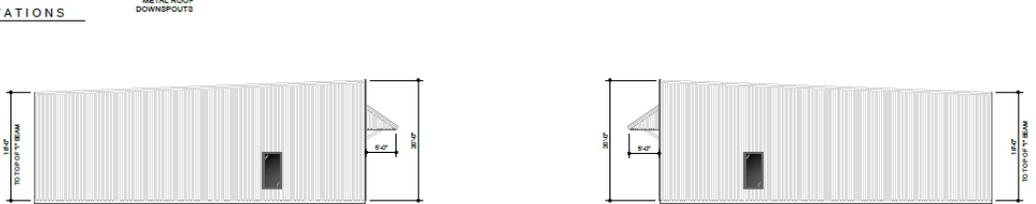
# ELEVATIONS



301 EXTERIOR ELEVATIONS  
SCALE: N.T.S.



302 EXTERIOR ELEVATIONS  
SCALE: N.T.S.



303 EXTERIOR ELEVATIONS  
SCALE: N.T.S.

304 EXTERIOR ELEVATIONS  
SCALE: N.T.S.

### GENERAL NOTES

1. IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN INFORMATION ON THIS SHEET AND INFORMATION SHOWN ELSEWHERE, THE INFORMATION ON THIS SHEET SHALL GOVERN.
2. INFORMATION SHOWN ON THIS SHEET IS THE MINIMUM REQUIREMENT FOR ACCESSIBILITY COMPLIANCE AND DOES NOT ADDRESS COMPLIANCE WITH OTHER CODES OR STANDARDS.
3. ALL DIMENSIONS SHOWN ARE TO THE APPLIED FINISHED FACE OF SCHEDULED FINISHES.
4. DRAWINGS ON THIS SHEET ARE NOT TO SCALE.
5. THIS IS A STANDARD SHEET. ALL INFORMATION SHOWN ON THIS SHEET DOES NOT NECESSARILY APPLY TO THIS PROJECT.
6. SECTION NUMBERS ON THIS SHEET REFERENCE THE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS) OF THE ARCHITECTURAL BARRIERS ACT, ARTICLE 9122, TEXAS CIVIL STATUTES.

- ASSUME NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
  2. BUILDER OR CONTRACTOR MUST VERIFY WITH COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
  3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** February 18, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”), being Lot 1, Laguna Oaks Subdivision Phase 1, located at the Southeast corner of Mile One South and S. Inspiration Roads. Applicant, Jorge De Zenea - AEC Engineering - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- January 20, 2026 – Application for rezoning submitted for processing.
- February 6, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- February 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- March 10, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”) to build a commercial establishment at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Southeast corner of Mile One South Road and S. Inspiration Road and measures 150.25 feet along Mile One South Road and 192.63 feet along S. Inspiration Road for a total net area of 0.939 acres.
- The surrounding zones are Multi-family Residential District (R-3) to the North, Single-family Residential District to the East, Planned Unit Development District (PUD) to the South and Agricultural Open Interim (AO-I) to the West.
- The property is vacant. The surrounding land uses include the Vida Que Canta apartment complex to the North, Single-family homes to the East and South and vacant to the West. To the Northwest is a Dollar General store.
- The Future Land Use Map shows the property designated as Planned Unit Development.
- The requested rezoning is in line with the comprehensive plan designation and staff feels that Neighborhood Commercial zoning will complement the area. There are hundreds of dwelling units in all directions.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff has not received any phone calls from the notice.

**STAFF RECOMMENDATION:**

Staff recommends approval to C-2 zoning.

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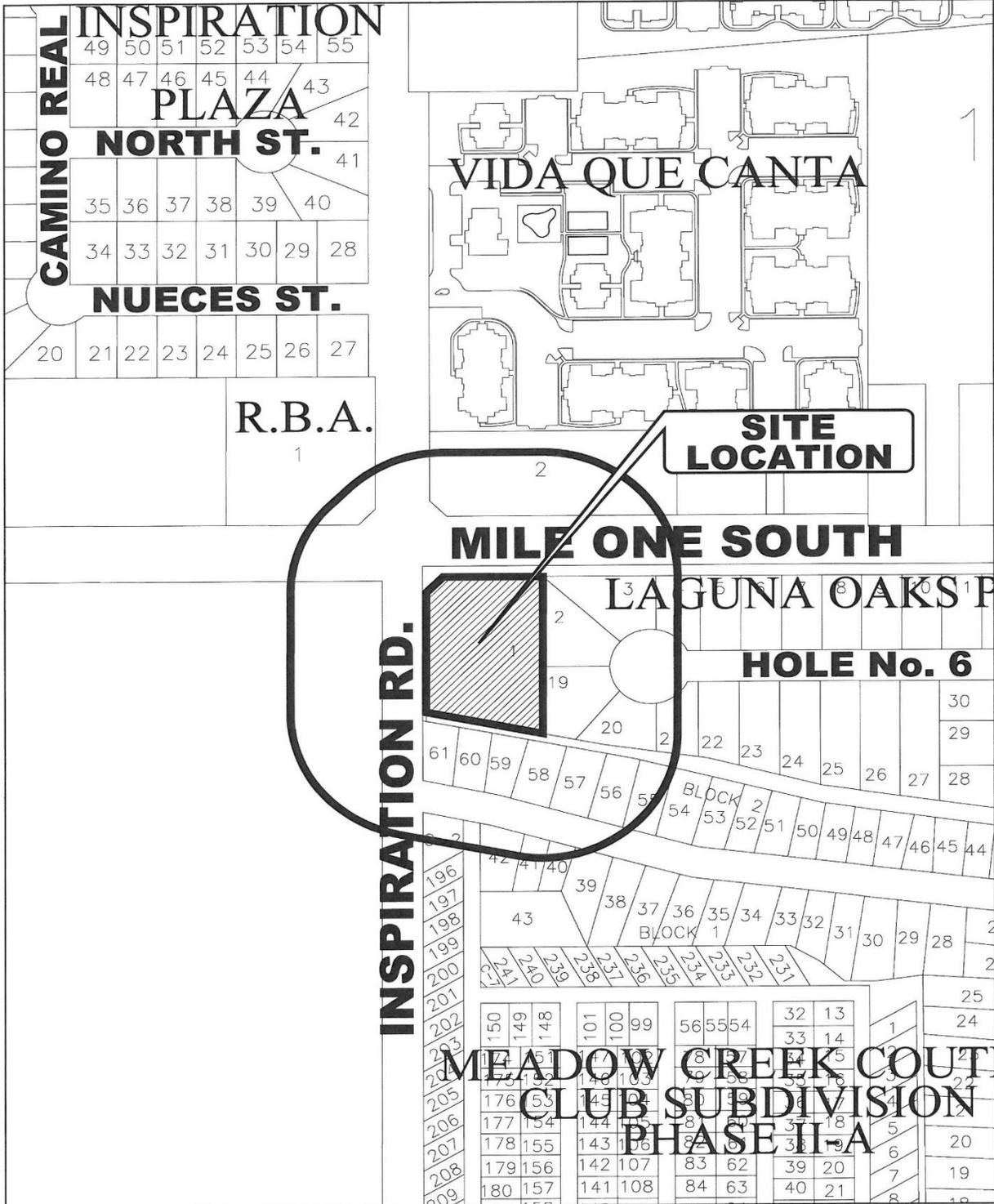
**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**



**SITE LOCATION**

**200' RADIUS MAILOUT**



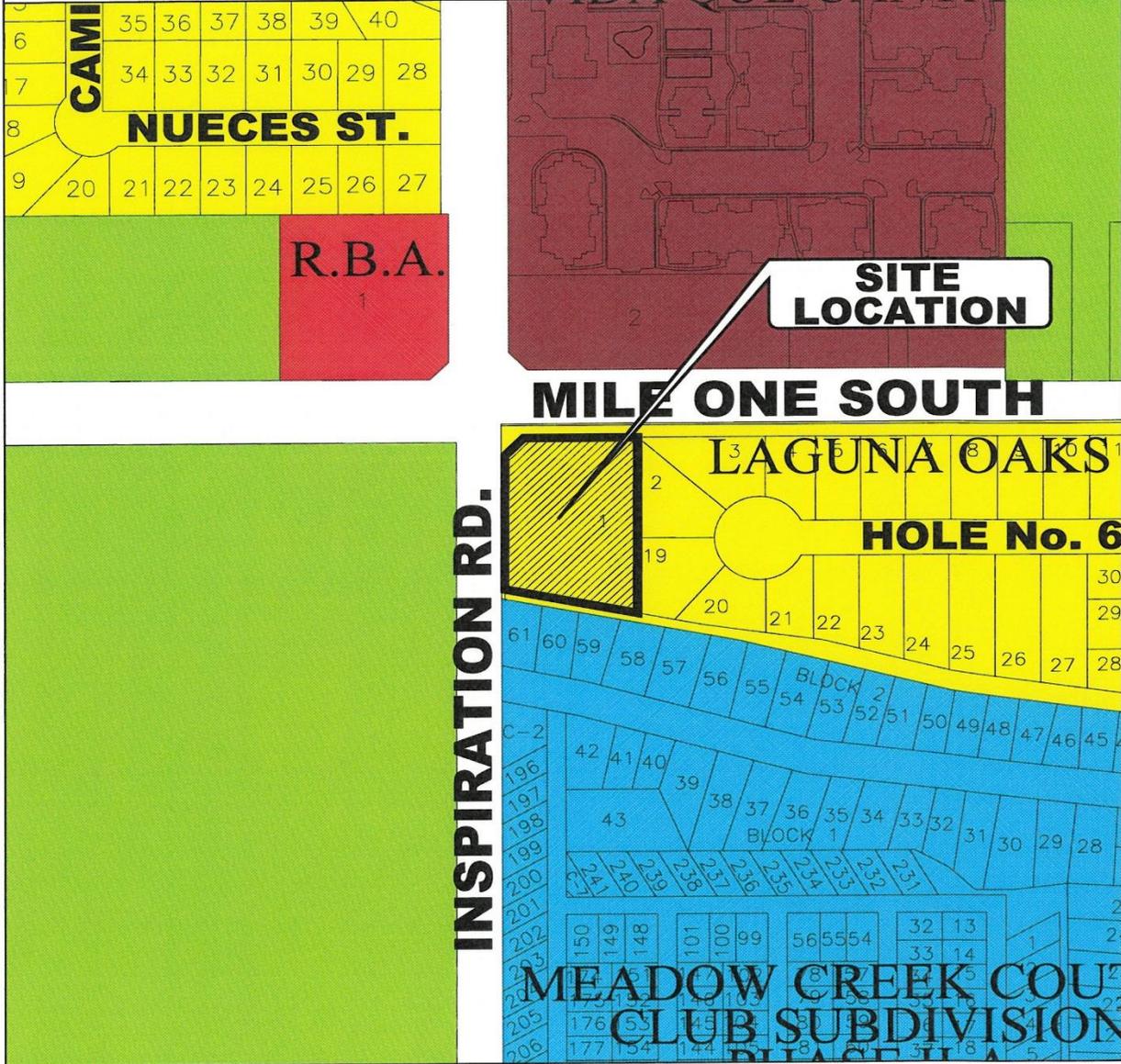
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

# ZONING MAP



## ZONING LEGEND

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

**AERIAL**



PROPERTY SURVEY



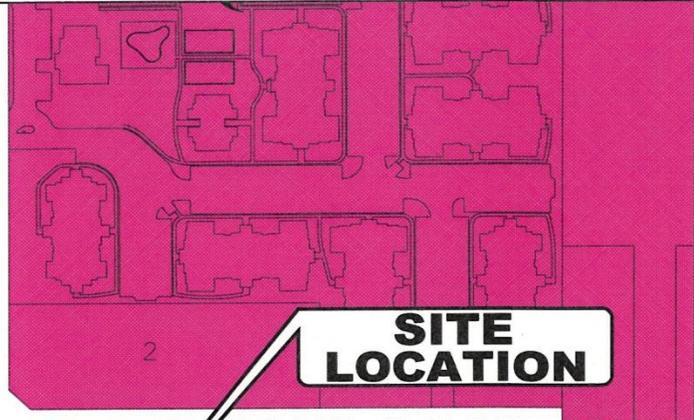
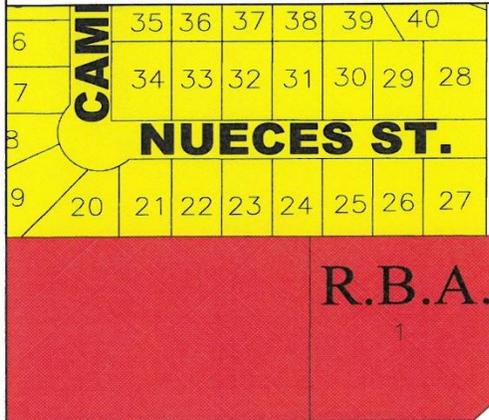
**PHOTO OF THE PROPERTY FROM ONE MILE SOUTH ROAD**



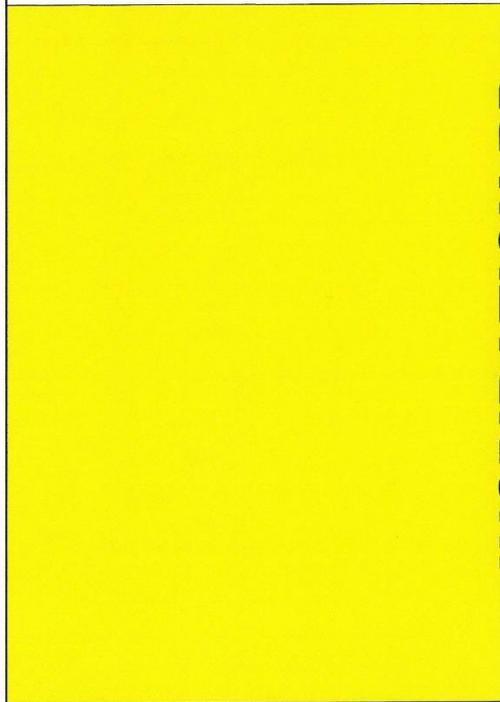
**PHOTO OF THE PROPERTY FROM S. INSPIRATION ROAD**



**FUTURE LAND USE MAP**



**MILE ONE SOUTH**



**INSPIRATION RD.**

**FUTURE LAND USE MAP**

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

## PERMITTED USES FOR THE C-2 DISTRICT

### NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

#### PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

#### CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

#### PROHIBITED USES

- Any use not listed above
- Off-premise signs

**PERMITTED USES FOR THE C-1 DISTRICT****OFFICE BUILDING DISTRICT (“C-1”)****PERMITTED USES**

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

**CONDITIONAL USES**

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

**PROHIBITED USES**

- Any use not listed above
- Off-premise signs

## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
732933	M3175-2A-000-0000-02	GRAND REAL ESTATE GROUP LLC	3100 N 40TH ST	MCALLEN	TX	78501-3021
232850	M3175-2A-001-0039-00	GOUDGE ALFRED D & SANDRA R	17015 RIVER RD	NORTHBRANCH	MN	55056
232851	M3175-2A-001-0040-00	MARTINEZ GREGOREY	605 LAKE VIEW DR	MISSION	TX	78572-7755
232913	M3175-2A-002-0058-00	HERNANDEZ RUBEN & JUANITA	606 LAKE VIEW DR	MISSION	TX	78572-7754
232914	M3175-2A-002-0059-00	GARZA OMAR	604 LAKEVIEW DR	MISSION	TX	78572-7754
232853	M3175-2A-001-0042-00	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR.	MISSION	TX	78572-8588
232915	M3175-2A-002-0060-00	MORGAN THOMAS O	602 LAKE VIEW DRIVE	MISSION	TX	78572-7754
232911	M3175-2A-002-0056-00	SOUL VALLEY LLC	305 N MOCKINGBIRD AVE	MISSION	TX	78572-4731
232916	M3175-2A-002-0061-00	LOPEZ CRISTINA	600 LAKE VIEW DR	MISSION	TX	78572-7754
232912	M3175-2A-002-0057-00	HERNANDEZ RUTH & KEVIN ROJAS	608 LAKE VIEW DR	MISSION	TX	78572
232852	M3175-2A-001-0041-00	DREYER GERRY S	603 LAKE VIEW DR	MISSION	TX	78572-7755
710765	V3419-00-000-0002-00	VIDA QUE CANTA APARTMENTS LP	C/O: VESTA MANAGEMENT TX, LLC	WEATOGUE	CT	06089-7902
101520	10052-00-000-0004-01	SOUTH TEXAS FARMS INC	PO BOX 2814	MCALLEN	TX	78502-2814
582744	M3175-2A-002-0054-01	JORGENSON DENNIS & LOIS	612 LAKE VIEW DR	MISSION	TX	78572-7754
232855	M3175-2A-001-00C4-00	SEVEN OAKS RESORT LLC	801 SOUTH INSPIRATION RD	MISSION	TX	78572
846704	R1365-00-000-0001-00	ARC DG MSN TX 001 LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
1560950	L2223-01-00A-0004-00	WELLINGTON CAPITAL INVESTMENTS LLC	810 S TAYLOR RD	MISSION	TX	78572
1560949	L2223-01-00A-0003-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560948	L2223-01-00A-0002-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560965	L2223-01-00A-0019-00	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572
1560966	L2223-01-00A-0020-00	ARECHAR ADELA & ANA ISABEL SALINAS	1714 W HAYES AVE	ALTON	TX	78573-1572
1560967	L2223-01-00A-0021-00	WELLINGTON CAPITAL INVESTMENTS LLC	810 S TAYLOR RD	MISSION	TX	78572
1560947	L2223-01-00A-0001-00	DEL ANGEL EDGAR OMAR DEL ANGEL & SYLVIA DOLORES RODRIGUEZ TREVINO	1102 RIO BALSAS	MISSION	TX	78572



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** February 18, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Multi-family Residential District (“R-3”), being Lot 12, Las Cumbres Terrace Subdivision, located at 801 Mountain Road. Applicant, Emigdio Salinas - M2 Engineering, PLLC - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- January 20, 2026 – Application for rezoning submitted for processing.
- February 6, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- February 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- March 10, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Duplex-Fourplex Residential District (“R-2”) to Multi-family Residential District (“R-3”) to develop a 6-unit apartment complex at the site.
- The lot of record is located at the Southwest corner of N. Trospen and Mountain Roads.
- The property measures 110 feet along N. Trospen Road and measures 105 feet along Mountain Road and it has an area of 0.396 acres or 17,238 square feet.
- The Las Cumbres Terrace Subdivision is a gated recorded subdivision designed to have a four-plex apartment complex in each lot. The property was zoned R-2 on August 26, 2024.
- The surrounding zones are Duplex-Fourplex Residential District (R-2) to the North and West, Agricultural Open Interim (A-OI) and Duplex-Fourplex Residential (R-2) to the East and Single-family Residential (R-1) to the South.
- The surrounding land uses are single-family homes to the East, North and South. The land uses to the West are vacant properties.
- 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.
- Notices were mailed to 20 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

---

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**

SCOBAR / RIOS  
MENTARY SCHOOL

**THOMPSON RD.**

GILBERTO GUT

29-4

LAS CUMBRES

**MOUNTAIN RD.**

**TROSPER RD.**

OJEDA

SUBD.

TROSPER FAIR HTS.

**RAMIREZ ST.**

**SITE  
LOCATION**

GODINA

**W. 2 MILE RD.**

**SPEEDY TRAI**

**W. SANDSTOI**

**200' RADIUS MAILOUT**



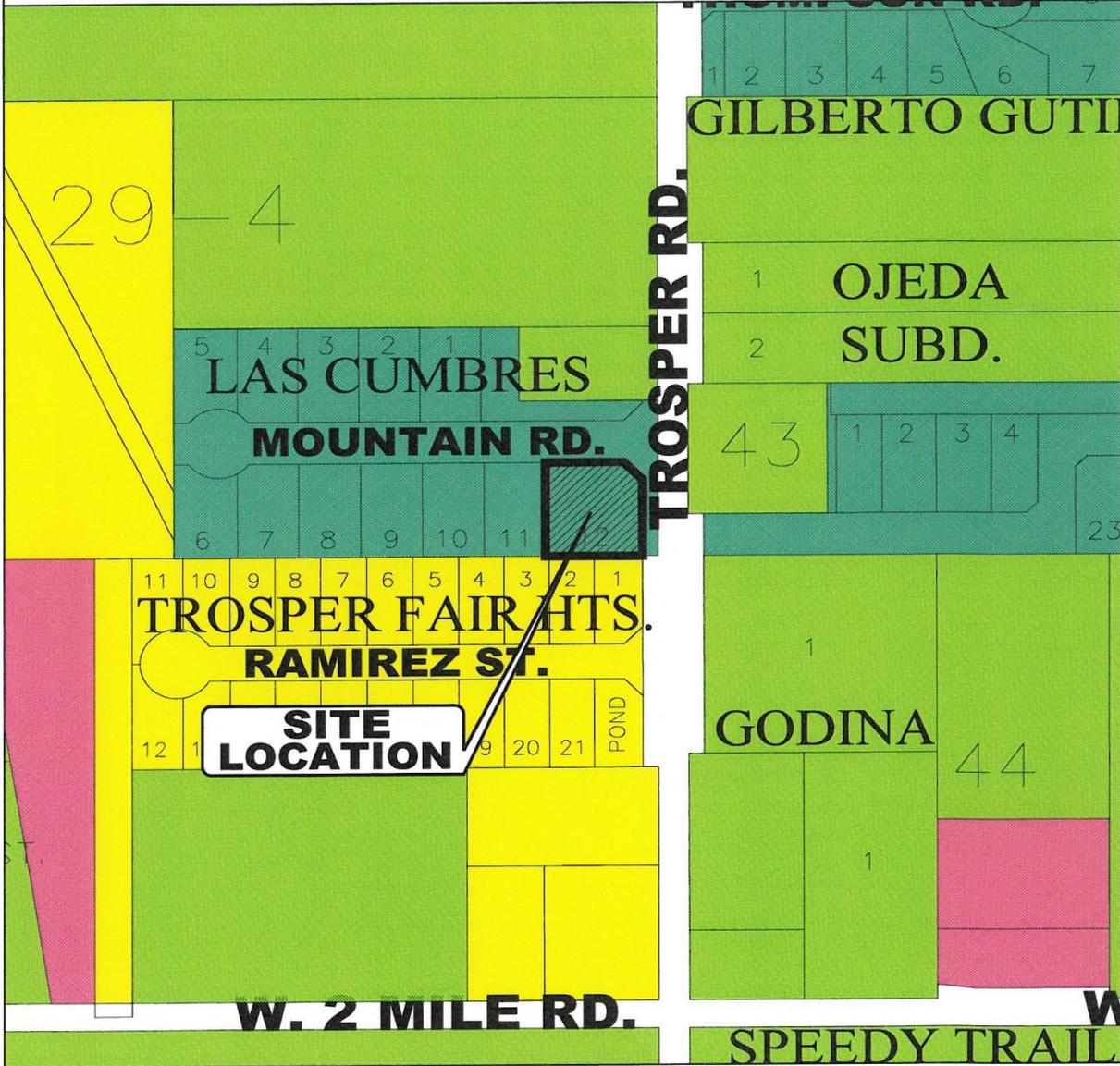
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

**ZONING MAP**



**ZONING LEGEND**

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

**AERIAL**





PHOTO OF THE PROPERTY FROM N. TROSPER ROAD



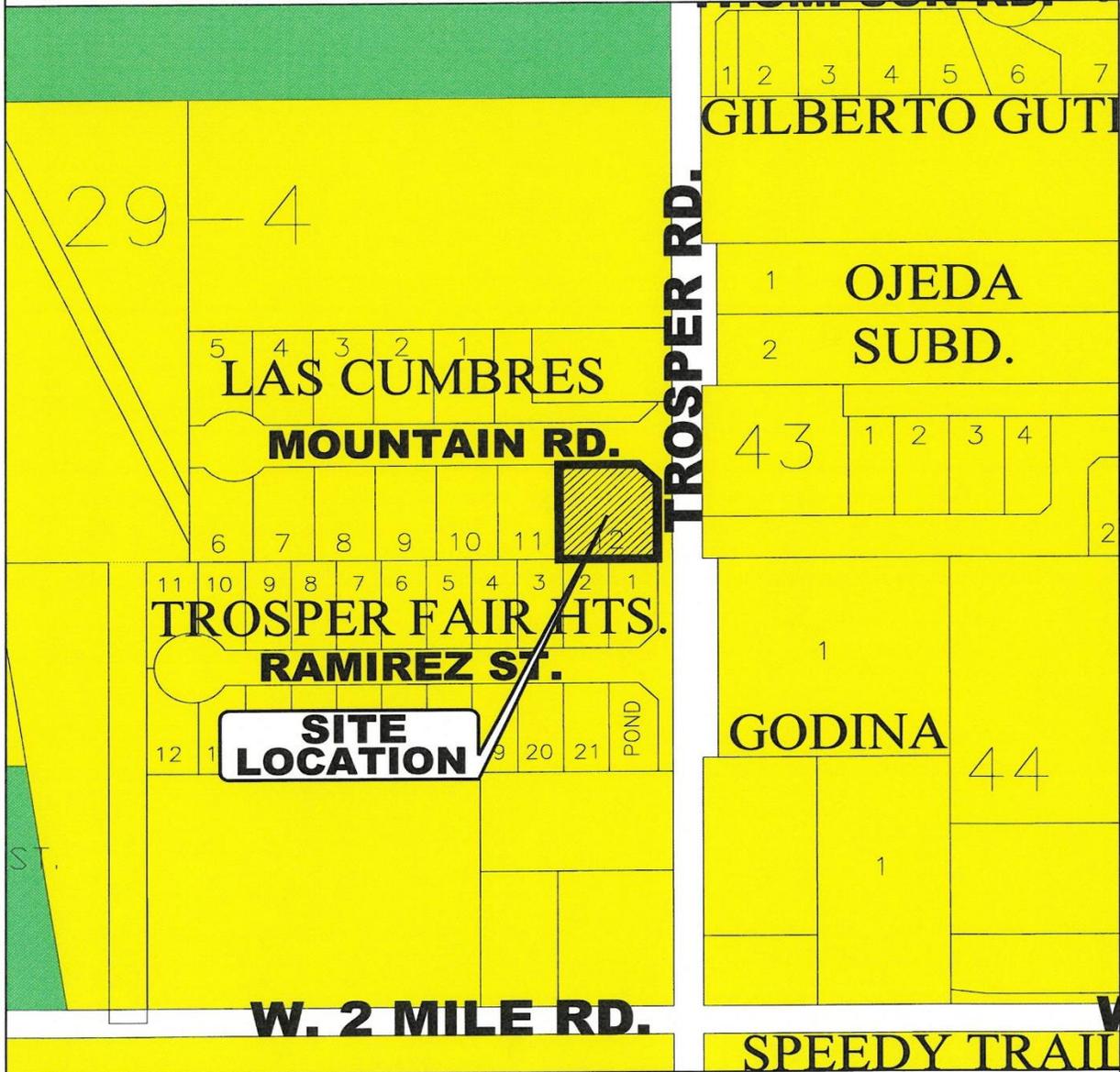
PHOTO OF THE PROPERTY FROM MOUNTAIN ROAD



PHOTO OF THE SUBDIVISION'S ENTRANCE GATE



### FUTURE LAND USE MAP



### FUTURE LAND USE MAP

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

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
674224	NINO RAMIRO & SANDRA A	3300 N TROSPER RD	MISSION	TX	78573-1495
513180	TOBIAS FERNANDO GABRIEL & LAURA DIANA	513 RAMIREZ LN	MISSION	TX	78573-8708
317249	GOMEZ LUIS MARCOS	3421 N TROSPER RD	MISSION	TX	78573-1381
518929	SANCHEZ PEDRO PADRON	3413 N TROSPER RD	MISSION	TX	78573
317251	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
123528	SANCHEZ EDUARDO & MARIA G	3406 N TROSPER RD	MISSION	TX	78573-1381
1470687	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470688	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470689	BORA CONSTRUCTION LLC	2210 WAGNER LN	MISSION	TX	78572-1983
1470668	HORIZON SKY DEVELOPMENT LLC	1712 E GRIFFIN PKWY	MISSION	TX	78572-3104
1470669	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470670	BELANI CONSTRUCTION LLC	2712 CHESTERFIELD AVE	EDINBURG	TX	78539
1470671	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
1470672	BARRERA BRITTANY JANID	4205 WALNUT AVE	MCALLEN	TX	78501
1470673	GARCIA LUIS ALONSO JR & GIOVANNA CRISTELL SOLIS	808 RAMIREZ LN	MISSION	TX	78573
1470674	EXCLUSIVE PLATINUM HOME BUILDERS LLC	1611 STONEGATE DR	MISSION	TX	78574-2764
502540	SANCHEZ EDUARDO & MARIA G	3406 N TROSPER RD	MISSION	TX	78573-1381
351749	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351737	MEZA HOMES INC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351738	MEZA HOMES INC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351750	REDLINE DEVELOPMENT LLC	1618 E GRIFFIN PKWY	MISSION	TX	78572-3180
351745	GUZMAN CONSTRUCTION LLC	2003 S DANA DR	PHARR	TX	78577
351746	GUZMAN CONSTRUCTION LLC	2003 S DANA DR	PHARR	TX	78577
351747	GUZMAN CONSTRUCTION LLC	2003 S DANA DR	PHARR	TX	78577
351748	M2 EXPRESS LLC	1810 E GRIFFIN PKWY	MISSION	TX	78572



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** February 18, 2026

**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 XII. Commercial and Industrial Area Requirements, Section 1.58 General; By Adding Subsection 4, Smoke Shops and Tobacco Stores by Establishing a 1,000 feet Minimum Radius and Distance Requirement from a School, Family Daycare Home, Child-Care Facility, Youth Center, Community Center, Recreational Facility, Park, Church, or Religious Institutions, Hospitals or from other Smoke Shops or Tobacco Stores  
Applicant: City of Mission - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 18, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- March 10, 2026 – Consideration of the adoption of the ordinance by the City Council.

#### Summary:

- The ordinance is due to the belief that the expansion of smoke shops and tobacco stores in the city would result in undesirable impacts to the community with the impacts being increased potential for tobacco sales to minors.
- The Police Chief has indicated that smoke shops and tobacco stores are increasing the potential for sales to minors with a greater opportunity for the sale of illegal drug paraphernalia that is marketed as tobacco paraphernalia.
- The ordinance will establish minimum radius and distance requirements for new smoke shops and tobacco stores.
- The ordinance establishes a minimum 1,000 feet separation from schools, family day-care homes, Childcare facilities, youth centers, community centers, recreational facilities, parks, churches or religious institutions, hospitals or from other smoke shops or tobacco stores for new smoke shops or tobacco stores.
- Staff have identified all the above establishments. The map enclosed shows them geographically with a 1,000-foot radius around each one.

### STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# Healthy Children, Healthy State:

# TEEN VAPING IN TEXAS

Michael & Susan Dell Center for Healthy Living

No e-cigarette product is safe for Texas teens to consume.

Vaping, or e-cigarette use, is common among Texas teens, even though the minimum legal age to purchase e-cigarettes is now 21. Teen vaping in Texas is a public health issue.

## Vaping Crisis



Vaping increases teens' risk for **nicotine dependence**.<sup>1</sup> Nicotine exposure during adolescence can **harm brain development** and can alter young people's mood, memory, and learning.<sup>2,3</sup>



Teens who vape are more likely to start and continue cigarette smoking.<sup>4,5</sup> It is estimated that **498,000 Texas teens under the age of 18 will die prematurely from smoking** if it is not curbed.<sup>6</sup> Cigarette smoking costs the state of Texas more than **\$10 billion each year** in health care and Medicaid dollars.<sup>6</sup>



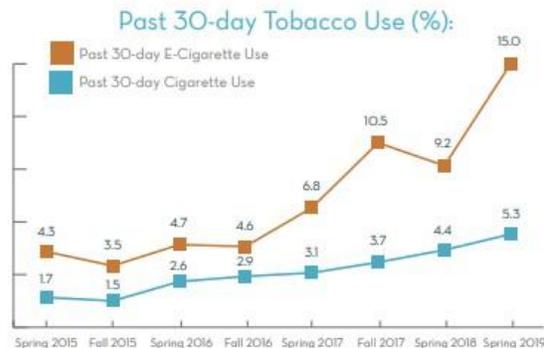
E-liquids and e-cigarette aerosols contain harmful substances like **carcinogens** (e.g., formaldehyde) and **heavy metals** (e.g., lead) that **damage the lungs and body**.<sup>7</sup>

## Trends in Teen Vaping

E-cigarettes are now the most commonly used tobacco product among teens according to data from the Texas Adolescent Tobacco and Marketing Surveillance Study (TATAMS).<sup>8</sup>

This study follows a large, population-based cohort of middle school and high school students in the largest metropolitan areas of Texas: Houston, Dallas-Ft. Worth, San Antonio, and Austin.

From 2015 to 2019, past 30-day use of e-cigarettes surpassed past 30-day use of cigarettes, across all years.



## Texas can prevent teen vaping:

- Prohibit the sale of flavored tobacco products<sup>9</sup>
- Tax e-cigarette products (e.g., devices, e-juice/liquids, accessories)<sup>10,11</sup>
- Support implementation of effective, school-based e-cigarette prevention programs<sup>12</sup>
- Talk to teens and parents about the dangers of vaping<sup>13,14,15</sup>



Texas Department of State Health Services

## References

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## About the Texas Child Health Status Report

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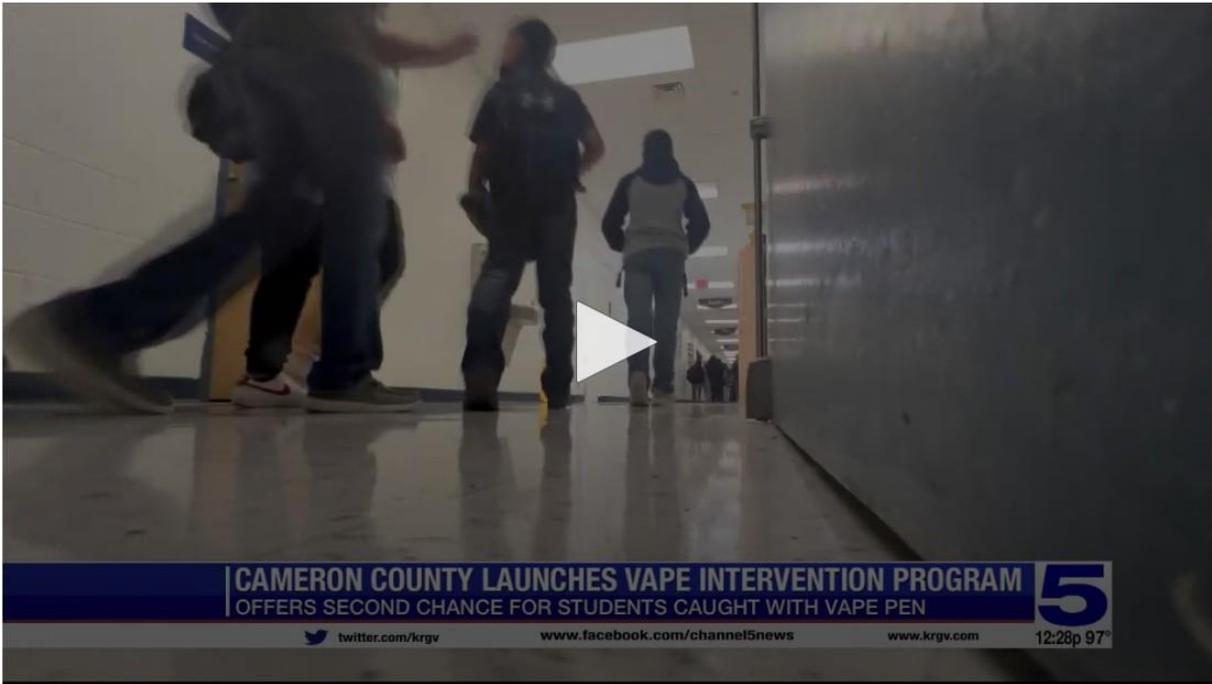
Learn more at [go.uth.edu/TexasChildHealth](http://go.uth.edu/TexasChildHealth)



# Cameron County launches intervention program for students caught with vape pens

June 15, 2023 9:03 PM in News - Local By: Cassandra Garcia

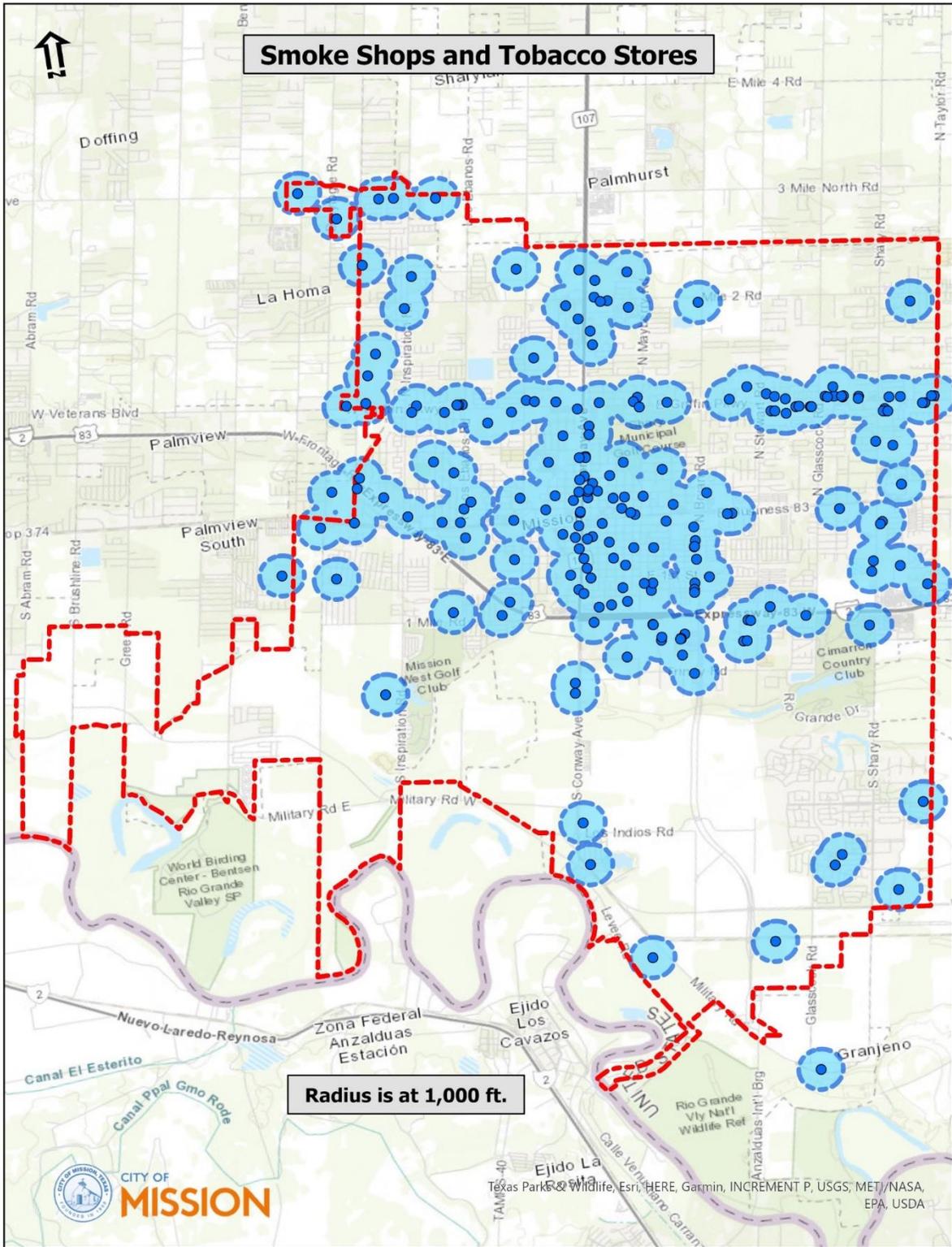
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The Brownsville ISD police Chief says students of all ages are getting caught with THC vape pens at school, and it's damaging their health and future.

"We've had actually elementary kids too," Oscar Garcia said.

Students caught with a weed pen on school grounds could be charged with a third degree felony.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE XII. COMMERCIAL AND INDUSTRIAL AREA REQUIREMENTS, SECTION 1.58 GENERAL; BY ADDING SUBSECTION 4, SMOKE SHOPS AND TOBACCO STORES, BY ESTABLISHING A 1,000 FEET MINIMUM RADIUS AND DISTANCE REQUIREMENT FROM A SCHOOL, FAMILY DAY-CARE HOME, CHILD-CARE FACILITY, YOUTH CENTER, COMMUNITY CENTER, RECREATIONAL FACILITY, PARK, CHURCH OR RELIGIOUS INSTITUTIONS, HOSPITAL OR FROM OTHER SMOKE SHOPS OR TOBACCO STORES, 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 or amend an ordinance that, among other things, is for good government peace or order of Mission; and

**WHEREAS**, the City is authorized by the Texas Local Government Code §51.001 to adopt or amend any ordinance that is for the good government, peace, or order of the municipality or for the trade and commerce of the municipality; and

**WHEREAS**, Chapter 54 of the Texas Government Code authorizes the City to adopt a fine or penalty for the violation of a rule, ordinance or other police regulation; and

**WHEREAS**, Section 54.004 allows the City to enforce ordinances necessary to protect health, life, and property, and to preserve the good government, order, and security of the municipality and its inhabitants; and

**WHEREAS**, Chapter 211 of the Texas Local Government Code authorizes the City to adopt zoning regulations for the purpose of promoting health, safety, morals, or general welfare, and protecting and preserving places and areas of historical, cultural, or architectural importance and significance; and

**WHEREAS**, the regulation of smoke shops and tobacco stores is necessary and in the best interest of the public health, safety, and general welfare because there is a substantial likelihood of the establishment and operation of smoke shops and tobacco stores in the city; and the expansion of smoke shops and tobacco stores in the city would result in undesirable impacts to the community; and

**WHEREAS**, among these impacts are increased potential for tobacco sales to minors, greater opportunity for the sale of illegal drug paraphernalia that is marketed as tobacco paraphernalia, and heightened risk of negative aesthetic impacts such as blight and loss of property values of residential neighborhoods and businesses in close proximity to such uses; and

**WHEREAS**, based on a report by the Centers for Disease Control and Prevention (CDC), electronic cigarette (“e-cigarette”) use among adolescents is at epidemic levels. About 3 million U.S. high school students reported using e-cigarettes in 2018, a 78 percent increase from 2017. E-cigarette use among U.S. middle school students increased almost 50 percent, with 570,000 of those students reporting usage. Since 2014, teenagers are more likely to use e-cigarettes than to tobacco cigarettes or other tobacco products; and

**WHEREAS**, the CDC issued a health advisory on August 30, 2019, after finding that a multi-state outbreak of severe pulmonary disease was associated with e-cigarette use. The advisory went on to state that hundreds of e-cigarette users – many of them adolescents and young adults – have been sickened and some have died from e-cigarette usage. Further, some of these e-cigarette users are requiring a ventilator to breathe because of usage. The CDC warns that teens and young adults, and women who are pregnant, should not vape; and

**WHEREAS**, the CDC finds that e-cigarette advertising reaches four out of five middle and high school students (CDC, 2018); and

**WHEREAS**, teens who vape are more likely to start and continue cigarette smoking. It is estimated that 498,000 Texas teens under the age of 18 will die prematurely from cigarette smoking if it is not curbed. Cigarette smoking costs the State of Texas more than \$10 billion each year in health care and Medicaid dollars; and

**WHEREAS**, in the summer of 2018, the Federal Drug Administration (FDA) conducted its largest coordinated enforcement effort by conducting unannounced undercover inspections of stores-brick-and-mortar locations as well as online retailers that sold e-cigarettes to minors. The FDA issued more than 1,300 warning letters and civil fines to retailers. Most of the violations were for the illegal sale of five e-cigarette products: Vuse, Blu, JUUL, MarkTen XL, and Logic, which comprise more than 97 percent of the U.S. market for e-cigarettes, according to the FDA. The crackdown was prompted by clear signs that youth use of e-cigarettes has reached an epidemic proportion; and

**WHEREAS**, as of September 1, 2019, it is against Texas law for stores to sell or give e-cigarettes, regular cigarettes, and other tobacco products to young adults and children 20 years and younger, and for young adults and children 20 years and younger to possess or use those tobacco products; and

**WHEREAS**, e-cigarette retailers tend to offer for sale consumables containing Cannabidiol (CBD), tetrahydrocannabinol (THC), Delta-8 tetrahydrocannabinol (also called Delta-8 THC or Delta8), Delta-9 tetrahydrocannabinol (Delta-9 or Delta 9 THC), Delta-10 tetrahydrocannabinol (Delta-10 or Delta 10 THC), or tetrahydrocannabinol acid (THCA) products; and

**WHEREAS**, the regulation of e-cigarette retailers is necessary and in the interests of the public health, safety, and general welfare, because there is the substantial likelihood of the establishment and operation of such stores in the City, the expansion of which could result in undesirable impacts to the community; and

**WHEREAS**, among these impacts are increased potential for sales to minors, greater opportunity for the sale of illegal drug paraphernalia that is marketed as tobacco paraphernalia, and heightened risk of negative aesthetic impacts, blight, and loss of property values of residential neighborhoods and businesses in close proximity to such uses; and

**WHEREAS**, the Mission Police Department has enforced violations of Texas Laws pertaining to e-cigarette, vapes and other dangerous drugs; and

**WHEREAS**, considering the close proximity of several e-cigarette retailers near schools, with the growing number of violent robberies at vape shops and after consideration of the prevalence of e-cigarette use among adolescents from the studies and reports and the finds mentioned herein, the City proposes to establish land spacing regulations to limit the establishment of some and tobacco shops within the City in proximity to a church, hospital, daycare, or public or private primary or secondary school campus. To be specific, no new smoke shop or tobacco stores within 1,000 feet of a church, park, hospital, daycare, or public or private primary or secondary school campus; and

**WHEREAS**, this ordinance contains regulations consistent with good zoning and planning practices to address such negative impacts of e-cigarette retailers while providing a reasonable number of locations and zones for such shops/stores within the City

**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 XII. – Commercial and Industrial Area Requirements, Section 1.58, be hereby amended by adding Subsection 4, Smoke Shops and Tobacco Stores, the language underlined (**added**) to read in full as follows. \*The remaining sections are to remain in force.

Section 1.58. General

**4. Smoke Shops and Tobacco Stores.**

**a. Definitions**

- 1. Ancillary Sale. Where a grocery store, supermarket, convenience store or similar market uses no more than two (2) percent of its gross floor area, or two hundred fifty (250) square feet, whichever is less, for the display, sale, distribution, delivery, offering, furnishing, or marketing of conventional cigars, cigarettes or**

tobacco. For any grocery store, convenience market, retail kiosk or similar use consisting of two hundred fifty (250) square feet or less, “ancillary sale” shall mean where no more than five (5) square feet are used for the display, sale, distribution, delivery, offering, and furnishing, or marketing of conventional cigars, cigarettes or tobacco.

2. *E-cigarette.* Any electronically actuated device or inhaler meant to stimulate cigarette smoking that uses a heating element to vaporize a liquid solution. Popularly referred to as “juice” and that causes the user to exhale any smoke, vapor, or substance other than that produced by unenhanced human exhalation. The juice used in e-cigarettes typically contains nicotine, and for this reason e-cigarettes and their juice can be classified as both tobacco products and tobacco paraphernalia.
3. *Smoke Shop and Tobacco Store.* Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.
4. *Specialty Tobacco Store.* An establishment primarily in the business of selling cigars and pipe tobacco.
5. *Tobacco Paraphernalia.* Any paraphernalia, equipment, device, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco products, or other controlled substances as defined in the Texas Health and Safety Code. Items or devices classified as tobacco paraphernalia include but are not limited to, the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookahs, and devices for holding burning material. Lighters and matches shall be excluded from the definition of tobacco paraphernalia.
6. *Tobacco Products.* A product in leaf, flake, plug, liquid, or any other form, containing nicotine derived from the tobacco plant, or otherwise derived, which is intended to enable human consumption of the tobacco or nicotine in the product, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means. For the purposes of this chapter, the term “tobacco product” excludes any product that has been specifically approved by the United States Food and Drug Administration (FDA) for sale as a tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose.
7. *Tobacco.* Any preparation of the nicotine-rich leaves of the tobacco plant which are cured by a process of drying and fermentation for use in smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body.

#### b. Requirements and Restrictions for Smoke Shops and Tobacco Stores

1. The following location and land use standards for smoke shops and tobacco stores shall be as follows:
  - (a) Smoke shops and tobacco stores shall not be located within one thousand (1,000) feet, measured property line to property line, from a school (public or private), family day-care home, child-care facility, youth center, community center, libraries, recreational facility, park, church or religious institution, hospital, clinic or other similar uses where children regularly gather.
  - (b) Smoke shops and tobacco stores shall not be located within one thousand (1,000) feet, measured property line to property line, from another smoke shop and tobacco store.
  - (c) It is unlawful for a smoke shop and tobacco store to knowingly allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain within any smoke shop and tobacco store.
  - (d) Smoke shops and tobacco stores shall post clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. At least one (1) such sign shall be placed in a conspicuous location near each public entrance to the smoke shop and tobacco store. It shall be unlawful for a smoke shop and tobacco store to fail to display and maintain, or fail to cause to be displayed or maintained, such signage.
  
2. Standard conditions of smoke shops and tobacco stores at a minimum shall include the following:
  - (a) No smoking shall be permitted on the premises at any time.
  - (b) No sales may be solicited or conducted on the premises by minors.
  - (c) No self-service tobacco, tobacco product, or tobacco paraphernalia displays shall be permitted. Each item displayed shall be deemed as a separate violation.
  - (d) No distribution of free or low-cost tobacco, tobacco products or tobacco paraphernalia, as well as coupons for said items, shall be permitted.
  
3. Smoke shops and tobacco stores that are legally existing on the effective date of this article may continue to operate as legal nonconforming uses in accordance with this chapter. However, any change in ownership or expansion of the legal nonconforming use will require compliance with this chapter.
  - c. Penalty  
Any person, firm, corporation, agent, employer or employee who intentionally, knowingly, recklessly or with criminal negligence violates any provision of this article shall, upon conviction, be fined an amount not more than \$200.00; provided, however, that in the event a defendant has previously been convicted under this article, such defendant shall be fined an amount not more than \$500.00 for a second conviction hereunder, and shall be fined an amount not more than \$2,000.00 for a third conviction hereunder and for each conviction thereafter. Each day that a violation is committed or permitted to exist shall constitute a separate offense.

**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 \_\_\_\_\_, 2026,** 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:

\_\_\_\_\_  
City Attorney



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE X. CONDITIONAL USE PERMITS, SECTION 1.56 CONDITIONS OF CONDITIONAL USE; SUBSECTION 3, BARS, COCKTAIL LOUNGES, TAVERNS, CANTINAS, SALOONS, DANCEHALLS, DISCOTHEQUES, DISCOS OR NIGHTCLUBS, BY ADDING SUBSECTION H, ESTABLISHING LICENSE SECURITY OFFICER REQUIREMENTS BASED ON THE MAXIMUM OCCUPANCY, 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 or amend an ordinance that, among other things, is for good government peace or order of Mission; and

**WHEREAS**, the regulation of bars and nightclubs is necessary for the general welfare of the community; and

**WHEREAS**, the City Council finds it beneficial to establish guidelines for the requirement of license security officers based on maximum occupancy of the proposed venue during the conditional use permit process; 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 X. – Conditional Use Permits, Section 1.56, Subsection 3. Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheque, discos, or nightclubs, be hereby amended by adding Subsection h, the language underlined (added) to read in full as follows. \*The remaining sections are to remain in force.

Section 1.56. Conditions of Conditional Use

*3. Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheque, discos, or nightclubs*

h. Licensed security officers will be required based on the maximum occupancy of the business. For a business with a maximum occupancy of 60 people or less the

business owner will be required to have one licensed security officer each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of 61 to 120 people the business owner will be required to have two (2) licensed security officers each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of 121 to 180 people the business owner will be required to have three (3) licensed security officers each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of 181 to 240 people the business owner will be required to have four (4) licensed security officers each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of more than 240 people the number of required licensed security officers shall be determined by the City Council after a recommendation from the Planning and Zoning Commission. All security personnel must be present at all times and properly identifiable.

**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 \_\_\_\_\_, 2026,** 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:

\_\_\_\_\_  
City Attorney