



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 4, 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 - January 21, 2026

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), 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 and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District ("C-2"), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Large Lot Single-Family Residential District ("R-1A") to Neighborhood Commercial District ("C-2"), being the South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, located at 1403 N. Shary Road. Applicant, Jose Pena - Cervantes

4 Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Public District ("P"), being Lot 1, Mission Library Subdivision, located at 801 E. 12th Street. Applicant, City of Mission - Cervantes

CONDITIONAL USE PERMIT

5 Conduct a public hearing and consideration of a Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (i-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.) – Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, 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, Applicant: Arlae Salinas – Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 E. Tom Landry Street. Applicant: Teresa González – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: J. Valdez Property Holdings LLC – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez - Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, – Cervantes

ADJOURNMENT

Signed this the 29TH day of January, 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 29th day of January, 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 **4th 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 purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

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

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

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

On this the **29th day of January, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
JANUARY 21, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

STAFF PRESENT

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

GUEST PRESENT

Olga Paez
David Lopez, Jr.
Guillermo Guerrero

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JANUARY 7, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 7, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:31 p.m.

Item #2

Election of Chairman and Vice-Chairman:

Ms. Thompson elected Ms. Diana Izaguirre as Chairwoman and Mr. Kevin Sanchez as Vice-Chairman.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to elect Ms. Diana Izaguirre as Chairwoman and Mr. Kevin Sanchez as Vice-Chairman. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:37 p.m.

Item #3

**Being a 9.83-acre tract out of Lot 33,
Bell Woods CO's Subdivision "C"
This property is located along the West
Side of Conway Avenue, approximately
265 feet North of Victory Street.
David Lopez, Jr.**

c/o Guadalupe and Alejo Cabrera

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T") for a proposed 62-lot townhome development. The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet. The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West. The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and the Bellwood Manor (4-plex lots) subdivision is under construction to the West. The subject property is vacant. The Future Land Use Map shows the West two thirds of the property designated for low-density residential uses. The East one third of the property is designated for general commercial uses. Even though the requested rezoning of the property is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses. Notices were mailed to 10 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if staff the last time the board had seen the rezoning did the commission table the item.

Mr. Cervantes stated the rezoning had gotten approved from Planning & Zoning and the applicant had withdrawn the application before it was seen by City Council and the applicant has to go through the process again. He mentioned that originally the previous developer was rezoning the property for fourplex lots but the developer withdrew the application and the project fell through. He added the applicant now is a different developer and he is interested in a subdivision for townhouses.

Mr. Sanchez asked if this would be considered a down zone from what the board had approved before.

Mr. Cervantes stated Yes, it's a less intense rezoning from what the board approved three months ago and it's medium density.

Chairwoman Izaguirre stated there would be more cars and more homes.

Mr. Cervantes stated it would depend on how it would be developed.

Chairwoman Izaguirre stated the last time when the board approved it was for 120 townhomes and less acreage.

Mr. Cervantes stated staff does have a preliminary design for the townhouse subdivision but it could change.

Chairwoman Izaguirre asked How many lots are they proposing in the preliminary design?

Mr. David Lopez Jr. with Lopez Engineering Designs stated they made a preliminary layout and they proposed 69 lots. He mentioned he spoke to the developer and the developer wanted to make the width 50 feet width so they would have to reduce the lots and make them wider and the depth to be around 80 to 90. He added it would be 50 lots in total.

Chairwoman Izaguirre asked if the lots were going to be 50 feet wide.

Mr. Lopez stated yes, 50 feet wide and then the depth will be a minimum of 80 feet. He mentioned they are a medium-sized density but it would be giving individuals the ability to purchase lots and then build on them rather than having fourplexes and renting.

Mr. Sanchez asked if the proposed plan would meet the minimum standards for lot size.

Mr. David Lopez stated yes, these lots would have a 0 side setback to give the homes a buffer between each lot. He mentioned only one side of the homes would have windows.

Chairwoman Izaguirre stated the lots would be 4,000 square foot lots.

Mr. Cervantes stated if the zoning is approved by the city council they would have the subdivision come before the board and that's when the board would see the details of the lots layout.

Chairwoman Izaguirre asked why staff did not recommend (R-1) Single Family Residential District instead of (R-1T) Townhouse Residential District.

Mr. Cervantes stated the request three months ago was from (AO-I) Agricultural Open Interim District to (R-3) Multi-Family Residential District. He mentioned the board had approved the rezoning from (AO-I) to (R-3) but the applicant decided to withdraw before it was seen by the City Council.

Ms. Thompson asked why rezone the property to (R-1T) Townhouse Residential District and not (R-1) Single Family Residential District?

Mr. Cervantes stated the applicant wanted to have townhouses so they could have a 0 foot side setback on one side and a five foot setback on the other.

Ms. Thompson asked What the minimum for (R-1) Single Family Residential District.

Mr. Cervantes stated the minimum is 50 feet by 100 feet.

Ms. Thompson asked what is the depth?

Mr. Cervantes stated the depth is 100 foot

Ms. Thompson asked what is the depth and width for (R-1T) Townhouse Residential District?

Mr. Cervantes stated for an (R-1T) Townhouse Residential District it is 25 feet by 80 feet. He mentioned it seems the developer is wanting larger lots than the 25 feet by 80 feet.

Chairwoman Izaguirre asked what does the future land use map have for the property?

Mr. Cervantes stated the future land use map has commercial in the front of the property and then low-density residential for two-thirds of the rear of the property.

Chairwoman Izaguirre asked if it's an (R-1) Single Family Residential District.

Mr. Cervantes replied "Yes".

Chairwoman Izaguirre asked if it would be the 5,000 square foot lot.

Mr. Cervantes replied "Yes".

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:37 p.m.

Ended: 5:38 p.m.

Item #4

**Being a 0.316-acre tract out of Lot 93,
Mission Acres Subdivision
This property is located along the South
Side W. 18th Street, approximately 190 feet
West of N. Los Ebanos Road
CV Star Builders LLC**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family development. The tract of land has 0.316 acres in area and measures 51 feet along W. 18th Street and has a depth of 270 feet. The surrounding zones are Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South. The surrounding land uses are single-family homes in all directions. There is an unpaved alley along the East side of the property. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 25 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:38 p.m.

Ended: 5:42 p.m.

Item #5

**Being a 0.40 of an acre tract out of Lot 182,
John H. Shary Subdivision
This property is located at 1906 E. 2 ½ Street
Mario Reyna
c/o Abrego & Sons, Inc.**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property located at the Southwest corner of 2 ½ Street and Glasscock Road from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T") for a proposed 6-unit townhome development. The tract of land has 0.4 acres in area and measures 155 feet along E. 2 ½ Street and 100 feet along Glasscock Road. The surrounding zones are Duplex-Fourplex Residential (R-2) to the South, Multifamily Residential (R-3) to the East and Single-family Residential (R-1) to the West and North. The surrounding land uses are single-family homes to the West and North, apartments to the East and a vacant tract to the South. The vacant tract to the South was recently rezoned to R-2. The subject property has what appears to be a vacant residential structure, and vehicles are parked in the paved area facing Glasscock Road. The Future Land Use Map shows the property designated for low-density residential uses. Even though the requested rezoning is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses. Notices were mailed to 21 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked how the property to the south was rezoned too?

Mr. Cervantes stated the property to the south the property owner wanted to be rezoned to (R-3) but the City Council approved the rezoning for a (R-2).

Ms. Thompson asked what the specifications width and depth are for an (R-2) Duplex-Fourplex residential district.

Mr. Cervantes stated it is 50 feet by 100 feet.

Ms. Thompson asked if it would be the same as R1?

Mr. Cervantes replied "Yes".

Ms. Thompson asked what is the lot size for a townhouse?

Mr. Cervantes stated it is 25 feet by 80 feet.

Chairwoman Izaguirre asked what they were going to build in the next lot?

Mr. Cervantes stated that in the property to the South the owner wanted to build eight units but they got R-2 zoning from the Council so they are only limited to four units.

Ms. Thompson asked if the Council would approve R1T for the property?

Mr. Cervantes stated it would be a down zoning from neighborhood commercial but he had no idea on how Council is going to feel about the zoning change.

Ms. Thompson asked If it was to be subdivided into townhouse lots, what access would be from 2nd and Half Street?

Mr. Cervantes stated the front of the townhouses will be facing 2nd and Half Street. He stated the applicant's desire is to build six (6) townhouses but the code will only allow five based on the lot size requirements.

There being no further 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: 5:42 p.m.

Ended: 5:44 p.m.

Item #6

Conditional Use Permit:

**To Construct a Pool House
Being Lot 13, Oak Alley at Cimarron Subdivision
1708 Oak Alley Drive
R-1A
Horacio Bazan Jr.**

Mr. Cervantes stated the subject site is located 1,056 feet East of S. Stewart Road along the South side of Oak Alley Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 10,399.75 square feet. The code requires a 12,000-square-foot minimum lot. The pool house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends

approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

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

Started: 5:44 p.m.

Ended: 5:47 p.m.

Item #7

Conditional Use Permit:

**To Construct a Guest House and a Pool House
Being Lot 36, Shary Unit VII Subdivision
2004 E. 20th Street
R-1
Guillermo Guerrero**

Mr. Cervantes stated the subject site is located at the Cul-De-Sac of E. 20th Street and Cardinal Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 14,493 square feet. The code requires a 12,000-square-foot minimum lot. The guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. A variance to the Glasscock Road setbacks was approved by the Zoning Board of Adjustments on 09-24-2025. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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

Mr. Mario stated he was her on behalf of his grandmother which she resides on Lot 37, He stated his grandmother had questions on the construction such as the permit to construct and if the guest house will have a separate meter.

Mr. Cervantes stated in the conditions for the guest house it stated they cannot be a separate electric and water meter for the guest.

Mr. Mario asked Mr. Cervantes if he could explain in Spanish to his grandmother.

Mr. Cervantes replied "Yes".

Mr. Cervantes explained to Mr. Mario's grandmother the Guest has a list of conditions and one of the conditions is that it has to be the same water and electric meter form the main house.

Mr. Mario's grandmother asked if the guest house was going to have two floors and if the guest was going to have two floors.

Mr. Cervantes stated there are no windows on the side; it would be only a one floor guest/ pool house.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the board could look at the design and if it meets the necessary setbacks?

Mr. Cervantes stated the applicant was granted a variance on the setback from the Zoning Board of Adjustments.

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

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

Started: 5:47 p.m.

Ended: 5:58 p.m.

Item #8

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic Beverages
– Chick-Po on the Grill
Being Lot 2, Shary Town Plaza Subdivision
301 N. Shary Road, Suite 200
C-3
Chick-Po on the Grill LLC**

Mr. Cervantes stated the subject site is located approximately 565 feet North of 1st Street along the West side of North Shary Road Access to the site is off North Shary Road via a 34-foot driveway. 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. On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window. The applicant is leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that has been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals. Parking: The suite has 9 tables and 10 booths with a total of 82 seating spaces, which requires 27 parking spaces. There is a total of 135 parking spaces held in common that will be shared with other businesses. Days/Hours of Operation: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m. Staff: 10 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 no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (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 of the request, subject to compliance with the following conditions: 1) Permit for one (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; 7) Hours of operation to be as follows: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.; 8) Wet zone property and; 9) Maximum occupancy is 57 people.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the applicant has live music.

Mr. Cervantes stated they do not have any live music.

Mr. Alaniz asked if they would serve beer and wine or liquor.

Mr. Cervantes stated it is only beer and wine.

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

Started: 5:58 p.m.

Ended: 5:50 p.m.

Item #9

**Conditional Use Permit
Renewal:**

**Sale & On-Site Consumption of Alcoholic Beverages
– Las Calles De Mexico Taqueria
Being all of Lot 1, Sundance Crossing Subdivision
308 N. Shary Road, Suite A
C-3
Las Calles De Mexico, LLC**

Mr. Cervantes stated the subject site is located approximately 200 feet South of 4th Street along the East side of Shary Road. Per 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 applicant is requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business has been in operation since June 2020 and added alcoholic beverages to its menu in January 2024. The applicant is also requesting extended hours of operation and to be allowed to play live music. The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year. Access to the site is via two 25-foot driveways off of North Shary Road along the north and South sides of the property. Parking: There is a total of 76 seating spaces, which require 25 parking spaces. There is a total of 80 parking spaces held in common, which are shared with other businesses. Days/Hours of Operation: Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday– Saturday from 7:00 a.m. to 2:00 a.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 no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. No incidents have been reported for this business. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Permit for three (3) years to continue to assess this new business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Continued compliance 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 the noise ordinance; 7) Hours of operation to be as follows: Sunday – Thursday from 7:00 a.m. to 11:00 p.m. and Friday – Saturday from 7:00 a.m. to 2:00 a.m.; and 8) Maximum occupancy is 90 people.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the applicant has live music.

Mr. Cervantes stated yes, they have karaoke.

Ms. Thompson asked if it was indoor or if they had a patio.

Mr. Cervantes stated it's only indoors and they do not have a patio outside.

Ms. Thompson asked if the applicant has to comply with the noise ordinance.

Mr. Cervantes stated yes.

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

ITEM#10

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:50 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”), 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 and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District (“C-2”), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal - Cervantes

NATURE OF REQUEST:

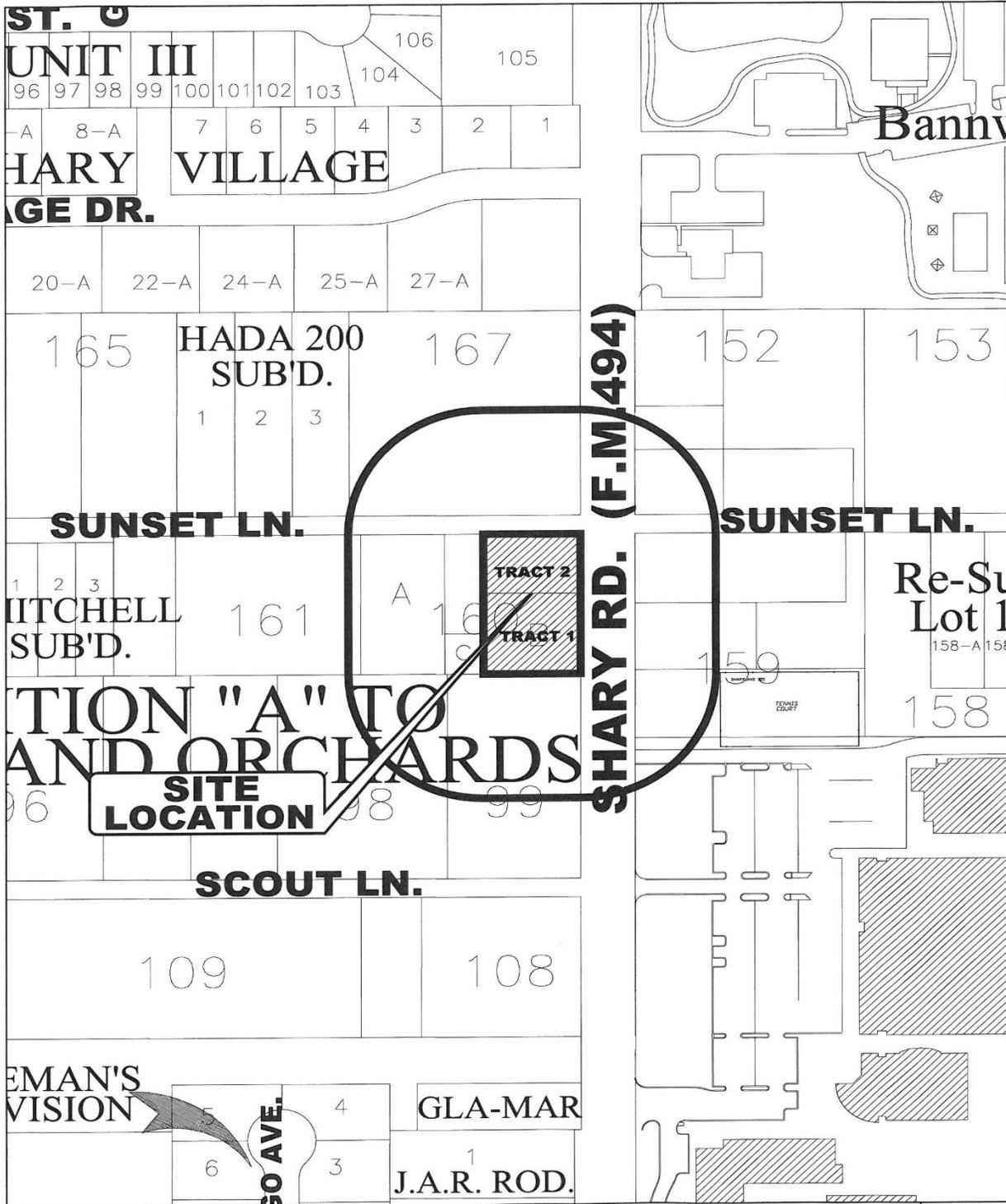
Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 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 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- 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.

LEGAL NOTICE MAP



200' RADIUS MAILOUT



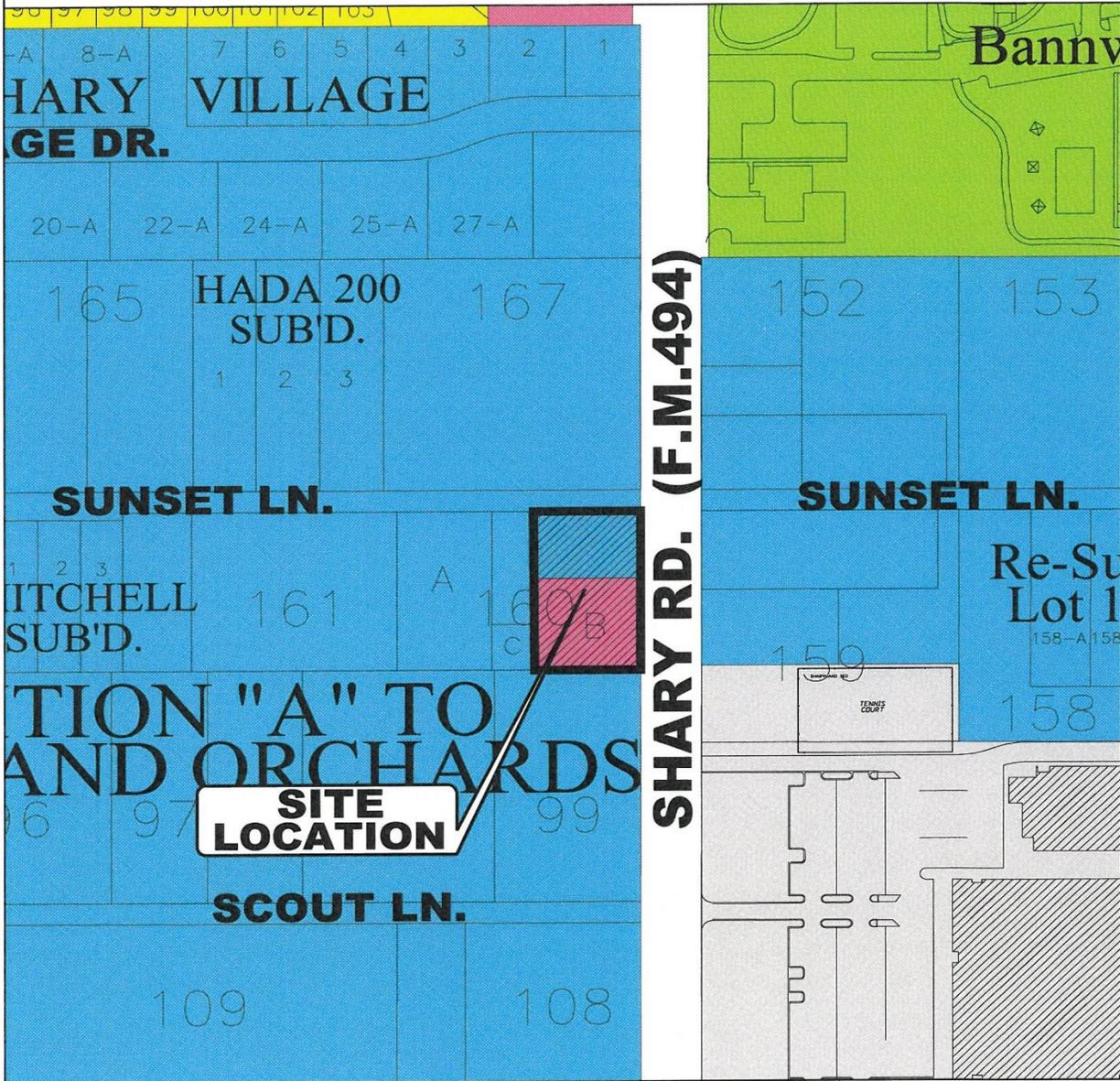
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78722

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

No.

ZONING MAP



SHARY RD. (F.M.494)

SITE LOCATION

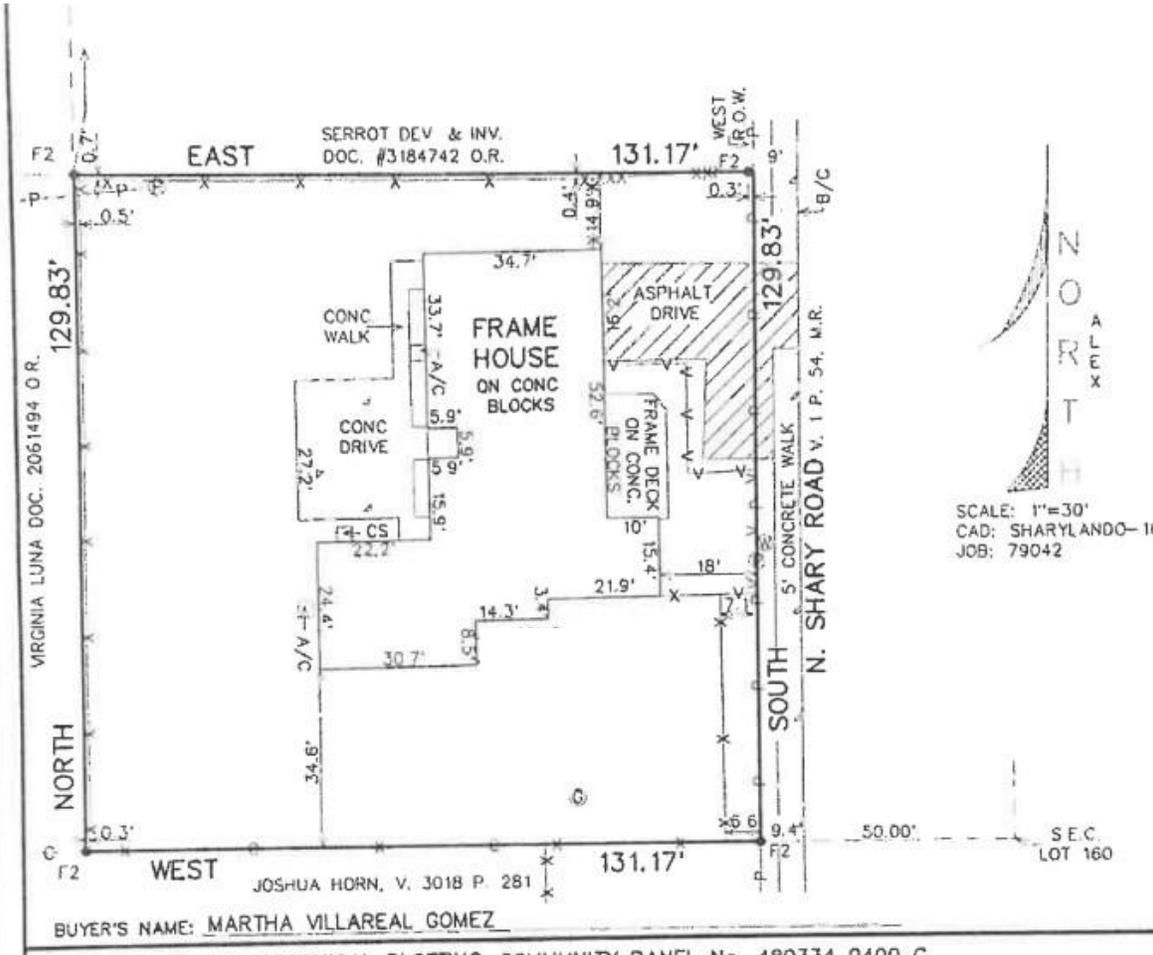
ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| 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 FOR TRACT 1



PROPERTY SURVEY FOR TRACT 2

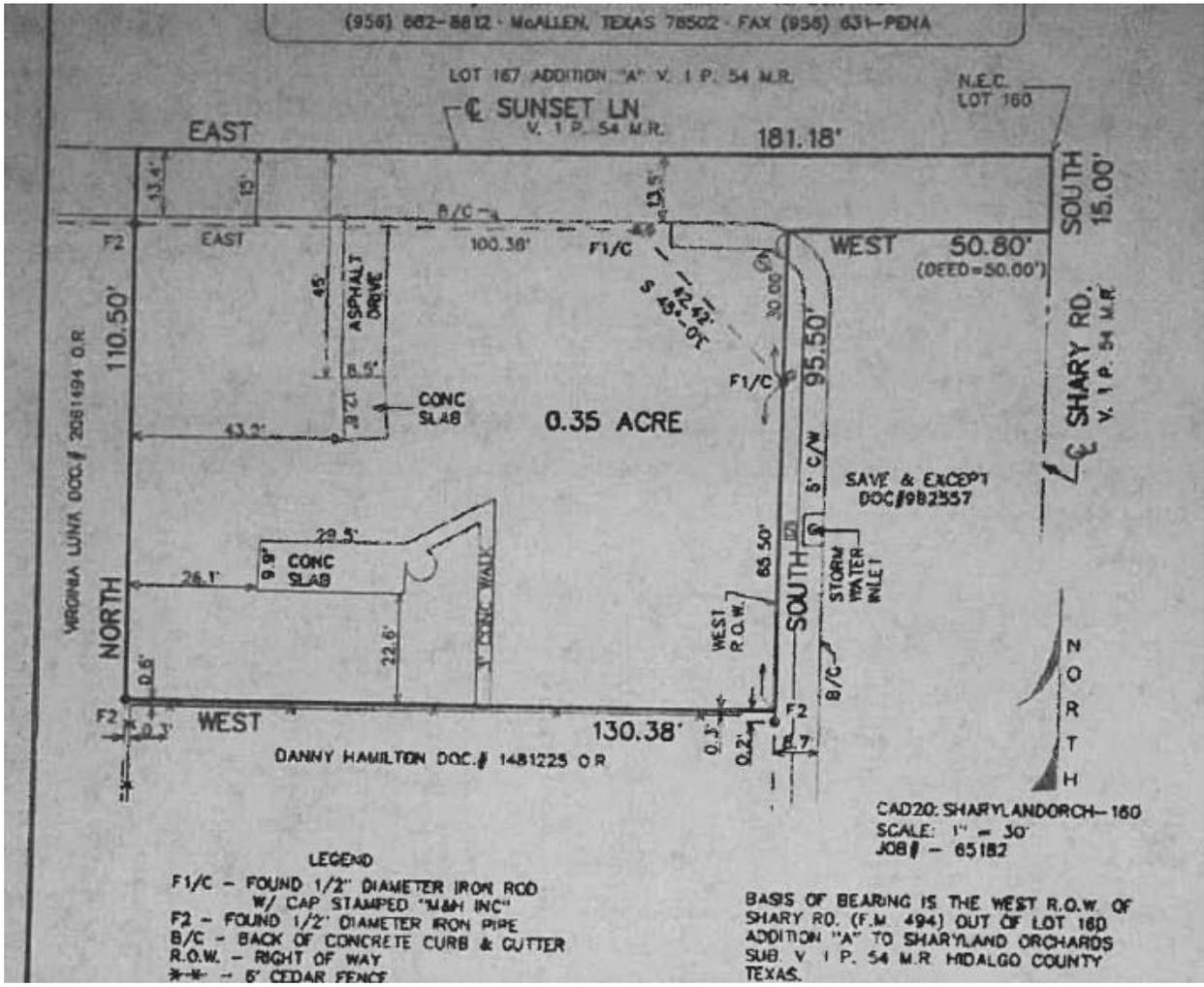


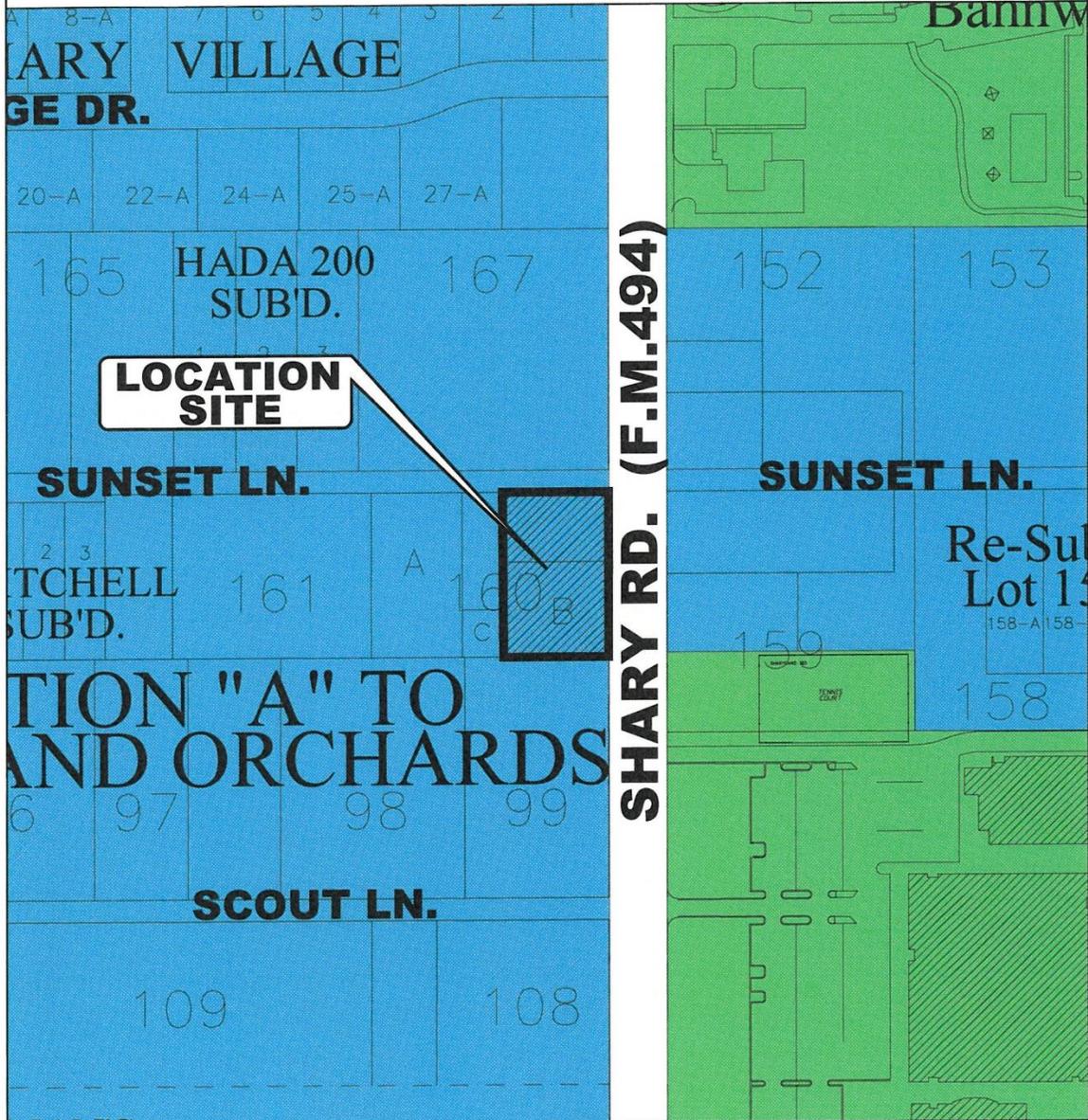
PHOTO OF TRACT 1 FROM SHARY ROAD



PHOTO OF TRACT 2 FROM SUNSET LANE



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 |

PETITION IN OPPOSITION TO THE REZONING**Neighborhood Petition AGAINST****PROTEST PETITION AGAINST REZONING APPLICATION**

Zoning Case No.: REZ2026-60 and REZ26-3
Property Subject to Rezoning: 1403 SHARY RD.; 1413 N. SHARY RD., and 2122 SUNSET LN. MISSION, TEXAS
Current Zoning: RESIDENTIAL
Proposed Zoning: C-2 NEIGHBORHOOD COMM DIST

PETITION OF PROTEST

We, the undersigned, being owners of record of property located in the City of Mission, Hidalgo County, Texas, hereby formally protest the proposed rezoning referenced above and submit this petition in accordance with Section 440.140(C) of the City of Mission Code of Ordinances.

We believe the proposed rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses, and/or the City's Comprehensive Plan.

We respectfully request that the Planning & Zoning Committee along with City Council DENY the rezoning application.

PETITION IN OPPOSITION TO THE REZONING

**CITY OF MISSION, TEXAS
 PROTEST PETITION AGAINST - SIGNATURE PAGE**

Rezoning Application: REZ2026-60 and REZ26-3 *g*

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
JAVIER F. PÉREZ	2119 SCOUT LANE	<i>[Signature]</i>	1-26-26
SONIA PÉREZ	2119 SCOUT LANE	<i>[Signature]</i>	1-26-26
Lesva Salinas	2111 Scout Ln	<i>[Signature]</i>	1-26-26
Jesse Salinas	2111 Scout Ln	<i>[Signature]</i>	1-26-26
Jim Berlang	2110 Scout Ln	<i>[Signature]</i>	1-26-26
Blandina Valverde	2102 Scout Ln	<i>[Signature]</i>	1/26/26
Miniee lung	2103 scout ln	<i>[Signature]</i>	1/26/26
John lung	2103 scout ln	<i>[Signature]</i>	01/26/2026
Cori Carrizosa	2105 South	<i>[Signature]</i>	1-26-2026
CRUZ M. JIMENEZ	2112 Scout Ln	<i>[Signature]</i>	1-27-2026
Arona			
Veronica Mantre	2116 Scout lane	<i>[Signature]</i>	1-27-2026
Minerva Mutz	2120 SCOUT LN	<i>[Signature]</i>	1-27-2026
Robert Anzaldúa	2118 Scout Ln	<i>[Signature]</i>	1-27-2026
(Becky) Jose J/Hilda Gonzalez	2118 Sunset Lane		1/27/2026
Meagan Mosse	2100 Scout Lane	<i>[Signature]</i>	1/27/2026

PETITION IN OPPOSITION TO THE REZONING

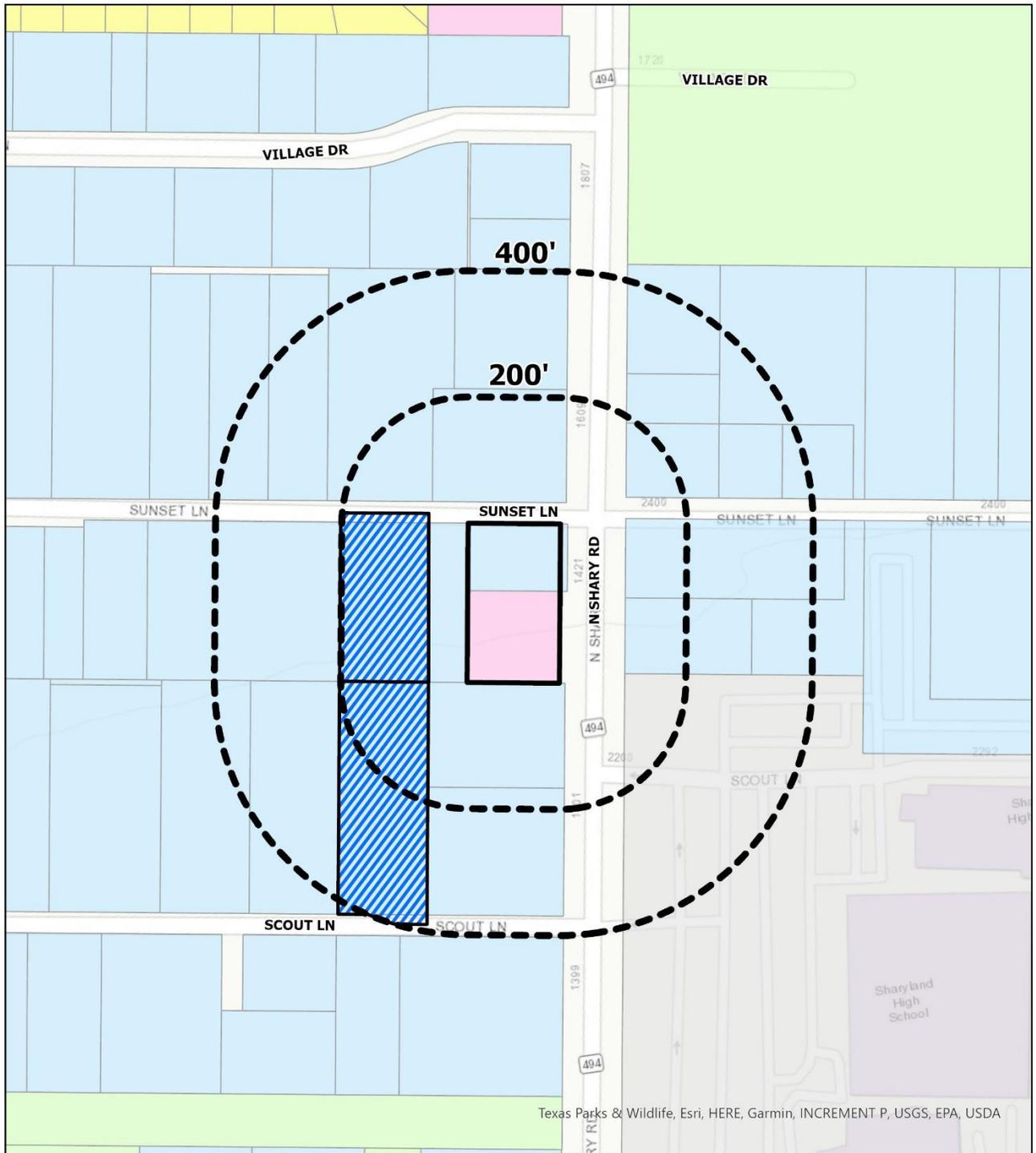
CITY OF MISSION, TEXAS
PROTEST PETITION AGAINST - SIGNATURE PAGE

Rezoning Application: REZ2026-60 and REZ26-3

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
Paul Manfre	2116 Scout Ln	<i>Paul Manfre</i>	1-27-26
(Becky) Jose J. / Hilda R. Gonzalez	2118 Sunset Lane	<i>Hilda R. Gonzalez</i>	1-27-26
Aurora Melhem	2114 Scout Ln	<i>Aurora Melhem</i>	1-27-26
_____	_____	_____	_____
_____	_____	_____	_____

PETITION MAP



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

 200' NOTIFICATION BOUNDARY SUBJECT PROPERTY IN OPPOSITION	[Light Green] AGRICULTURAL OPEN INTERIM (AO - I) [Green] AGRICULTURAL OPEN PERMANENT (AO - P) [Light Blue] LARGE LOT SINGLE FAMILY (R1 - A) [Yellow] TOWNHOUSE RESIDENTIAL (R1 - T) [Light Yellow] SINGLE FAMILY RESIDENTIAL (R - 1) [Cyan] DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) [Brown] MULTI-FAMILY RESIDENTIAL (R - 3) [Pink] MOBILE & MODULAR HOME (R - 4) [Purple] HIGH DENSITY MFCT'D HOUSING (R - 5)	[Pink] OFFICE BUILDING (C - 1) [Red] NEIGHBORHOOD COMMERCIAL (C - 2) [Red] GENERAL BUSINESS (C - 3) [Light Green] HEAVY COMMERCIAL (C - 4) [Light Green] ADAPTIVE COMMERCIAL (C - 5) [Blue] LIGHT INDUSTRIAL (I - 1) [Pink] HEAVY INDUSTRIAL (I - 2) [Cyan] PLANNED UNIT DEVELOPMENT (PUD) [Grey] PUBLIC (P)	This map has been produced by the City of Mission for the sole purpose of locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.
	[Light Green] AGRICULTURAL OPEN INTERIM (AO - I) [Green] AGRICULTURAL OPEN PERMANENT (AO - P) [Light Blue] LARGE LOT SINGLE FAMILY (R1 - A) [Yellow] TOWNHOUSE RESIDENTIAL (R1 - T) [Light Yellow] SINGLE FAMILY RESIDENTIAL (R - 1) [Cyan] DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) [Brown] MULTI-FAMILY RESIDENTIAL (R - 3) [Pink] MOBILE & MODULAR HOME (R - 4) [Purple] HIGH DENSITY MFCT'D HOUSING (R - 5)	[Pink] OFFICE BUILDING (C - 1) [Red] NEIGHBORHOOD COMMERCIAL (C - 2) [Red] GENERAL BUSINESS (C - 3) [Light Green] HEAVY COMMERCIAL (C - 4) [Light Green] ADAPTIVE COMMERCIAL (C - 5) [Blue] LIGHT INDUSTRIAL (I - 1) [Pink] HEAVY INDUSTRIAL (I - 2) [Cyan] PLANNED UNIT DEVELOPMENT (PUD) [Grey] PUBLIC (P)	

PETITION CALCULATIONS

REZ 26-3

Area of 200 ft. Radius and Subject Property	7.38 Acres
Area of Subject Property	0.85 Acres
Notification Area	6.53 Acres
Area of Opposition	1.29 Acres
<hr/>	

1.29 acres / 6.53 = .1975 = **19.75%**

Area of 400 ft. Radius and Subject Property	19.68 Acres
Area of Subject Property	0.85 Acres
Notification Area	18.83 Acres
Area of Opposition	2.06 Acres
<hr/>	

2.06 acres / 18.83 = .1094 = **10.94%**

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	name	addrDelive	addrCity	addrState	addrZip
283546	GUAJARDO ELIAS	613 KERRIA AVE	MCALLEN	TX	78501-1783
283571	GARCIA PAULINA MARGARITA	2305 SANTA CLARA	MISSION	TX	78572-4113
283569	MARTINEZ CESAR	1402 N SHARY RD	MISSION	TX	78572-4627
458346	SHARYLAND IND SCHOOL DIST	PO BOX 753	MISSION	TX	78573-0013
283583	RODRIGUEZ ADRIANA	2117 SUNSET LN	MISSION	TX	78572-4633
283489	PEREZ JAVIER F & SONIA	305 (A) N SHARY	MISSION	TX	78572
283491	RODRIGUEZ CENOBIO & ROSA EMMA	1403 N SHARY RD	MISSION	TX	78572-4626
283493	HORN JOSHUA & DEBORAH	1409 N SHARY RD	MISSION	TX	78572-4626
283574	GONZALEZ JOSE J & HILDA R	2118 SUNSET LN	MISSION	TX	78572-4632
283575	GOMEZ MARTHA VILLARREAL	1413 N SHARY RD	MISSION	TX	78572-4626
283572	VILLARREAL MARTHA	1413 N SHARY RD	MISSION	TX	78572-4626
283576	JARVIS JOSEPH S & ESMERALDA B	2114 SUNSET LN	MISSION	TX	78572-4632
283585	GONZALEZ ALBERTO	2121 SUNSET LN	MISSION	TX	78572-4633
283573	BELTRAN MARTIN	1204 FINCHER ST	MISSION	TX	78572-3517
283490	COLUMBUS CONSTRUCTION TEXAS LLC	1705 N ALAMO RD	ALAMO	TX	78516-6812
608038	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Large Lot Single-Family Residential District (“R-1A”) to Neighborhood Commercial District (“C-2”), being the South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, located at 1403 N. Shary Road. Applicant, Jose Pena - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 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 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 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 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 and 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 RECOMMENDATION:

Staff recommends denial to the C-2 zoning, but alternatively recommends approval to C-1 zoning.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

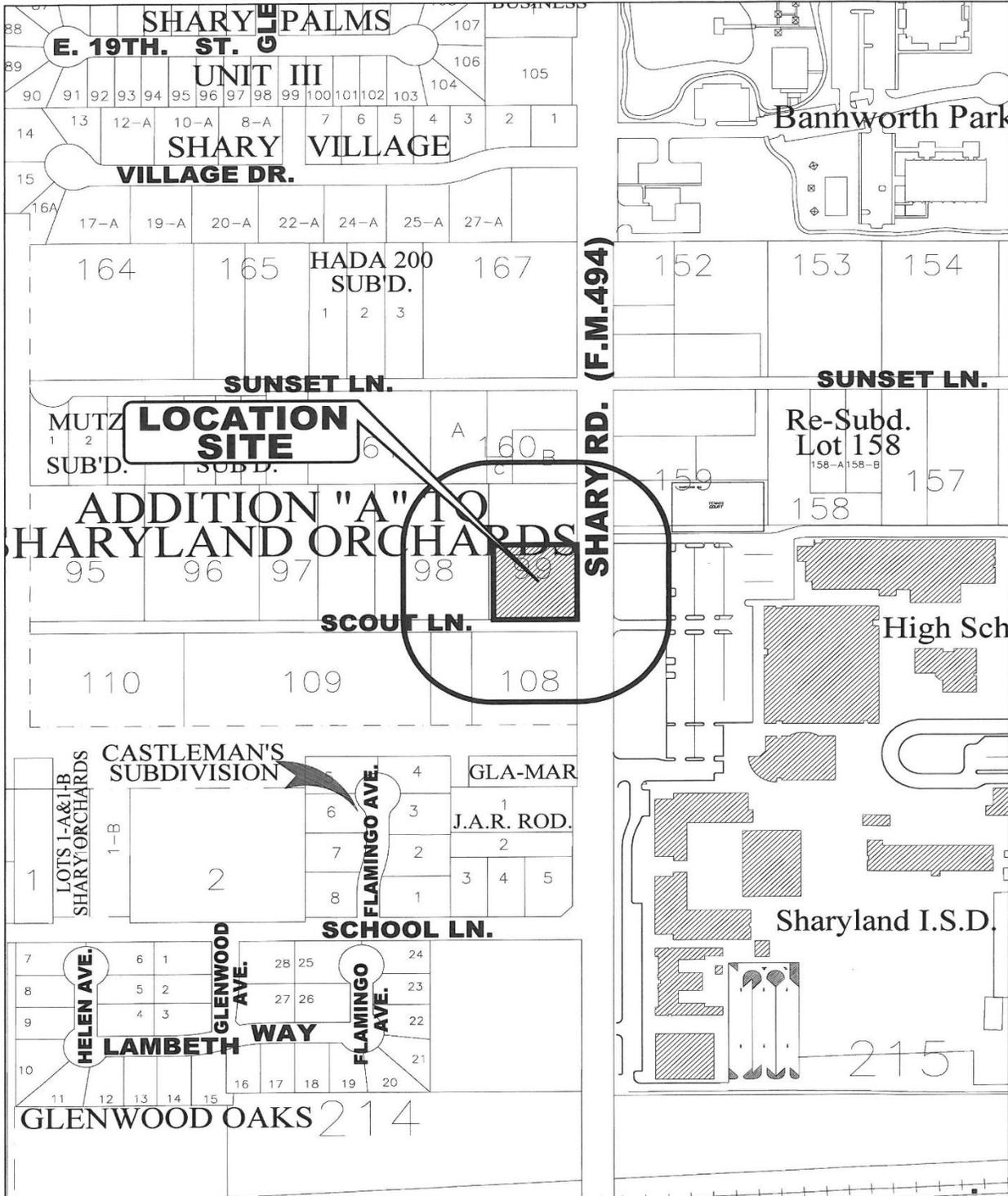
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

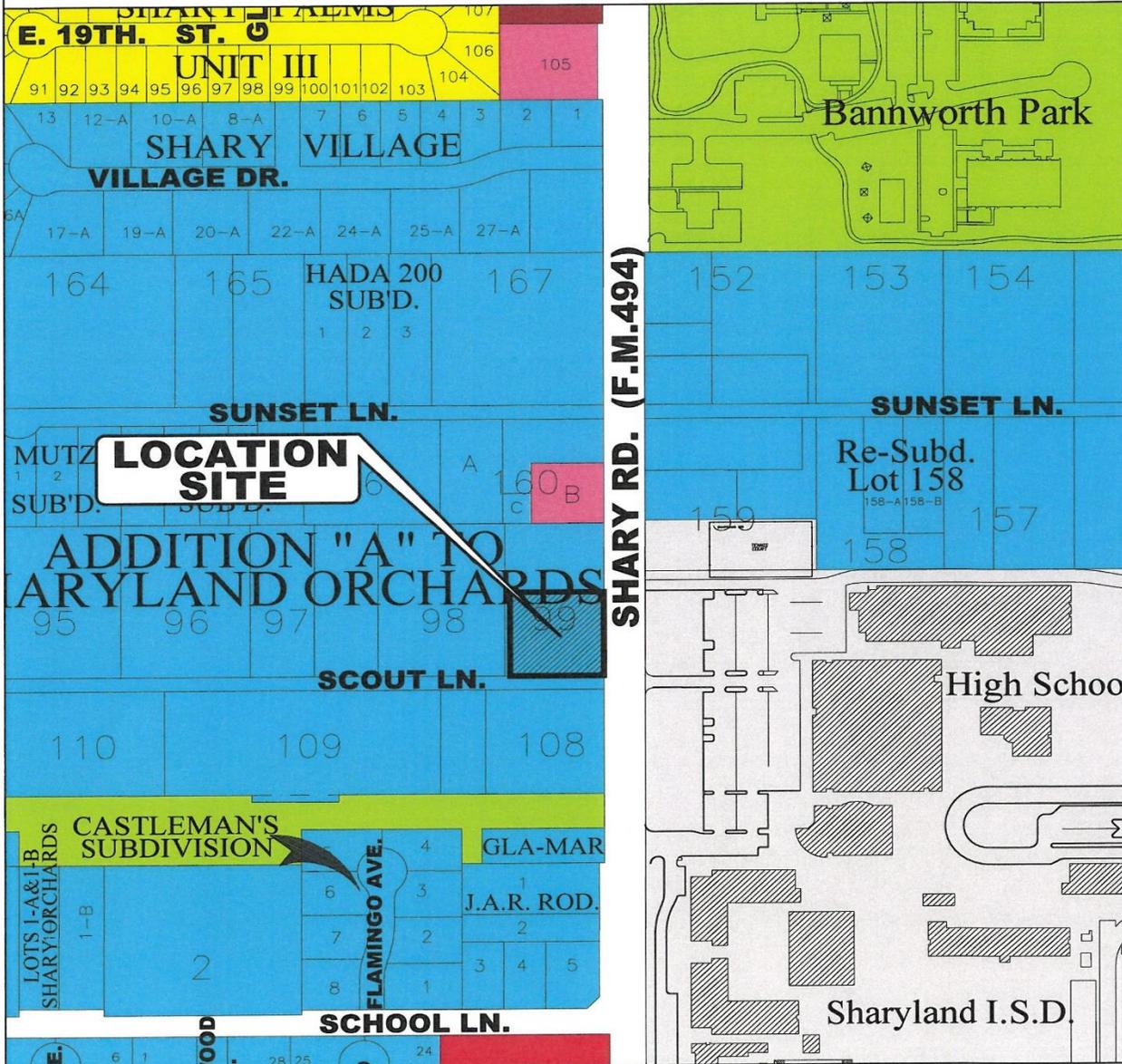
LEGAL NOTICE MAP



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

No.

ZONING MAP



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



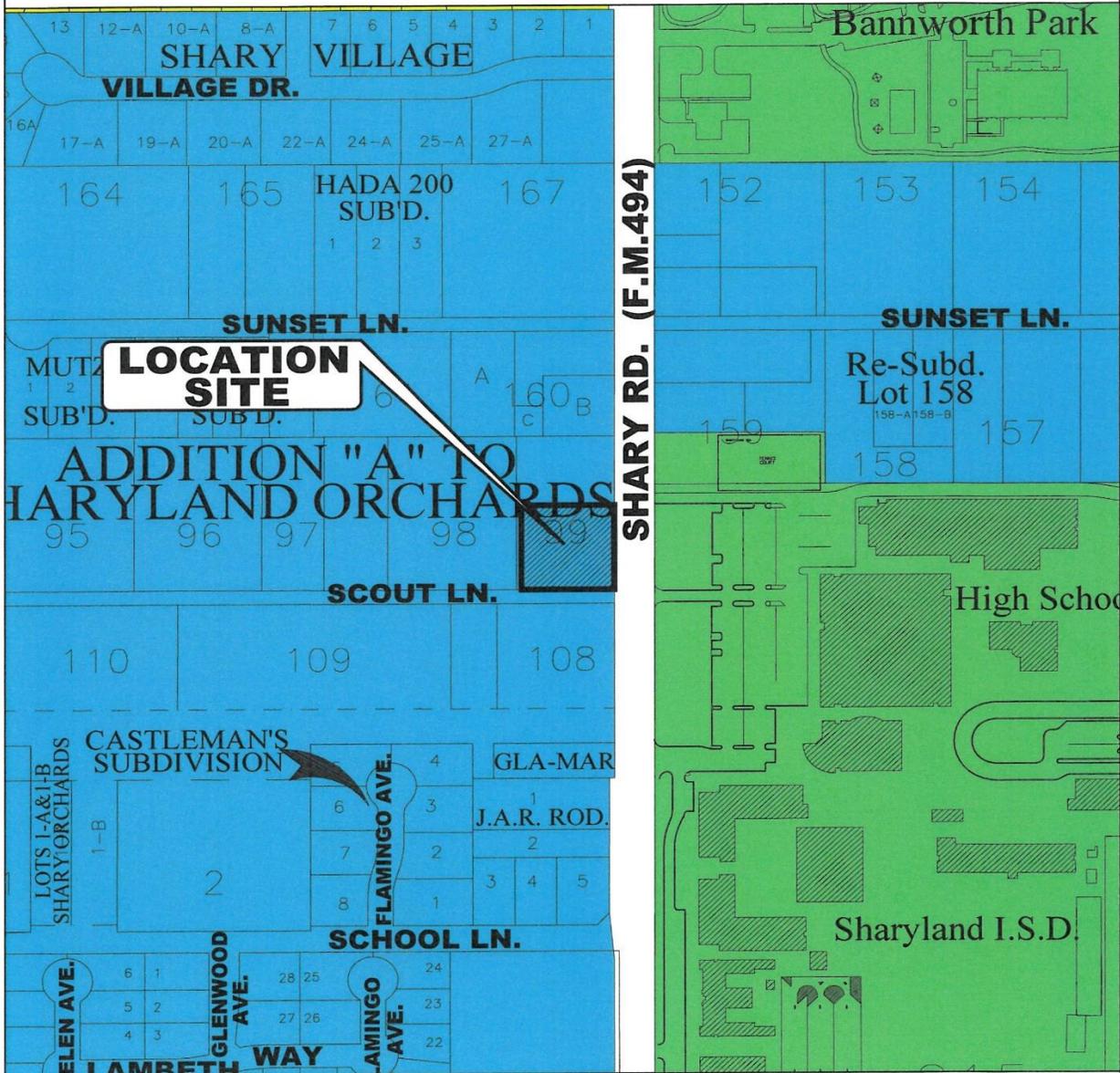
PHOTO OF THE PROPERTY FROM SHARY ROAD



PHOTO OF THE PROPERTY FROM SCOUT LANE



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 |

PETITION IN OPPOSITION

Neighborhood Petition AGAINST

PROTEST PETITION AGAINST REZONING APPLICATION

Zoning Case No.: REZ2026-60 and REZ26-3
Property Subject to Rezoning: 1403 SHARY RD.; 1413 N. SHARY RD., and 2122 SUNSET LN. MISSION, TEXAS
Current Zoning: RESIDENTIAL
Proposed Zoning: C-2 NEIGHBORHOOD COMM DIST

PETITION OF PROTEST

We, the undersigned, being owners of record of property located in the City of Mission, Hidalgo County, Texas, hereby formally protest the proposed rezoning referenced above and submit this petition in accordance with Section 440.140(C) of the City of Mission Code of Ordinances.

We believe the proposed rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses, and/or the City's Comprehensive Plan.

We respectfully request that the Planning & Zoning Committee along with City Council DENY the rezoning application.

PETITION IN OPPOSITION

CITY OF MISSION, TEXAS
PROTEST PETITION AGAINST - SIGNATURE PAGE

Rezoning Application: REZ2026-60 and REZ26-3 8

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
JAVIER F. PÉREZ	2119 SCOUT LANE	[Signature]	1-26-26
SONIA PÉREZ	2119 SCOUT LANE	[Signature]	1-26-26
Lesva Salinas	2111 Scout Lane	[Signature]	1-26-26
Jesse Salinas	2111 Scout Ln	[Signature]	1-26-26
Jim Berlang	2110 Scout Ln	[Signature]	1-26-26
Blandina Valverde	2102 Scout Ln	[Signature]	1/26/26
Miner Lung	2103 Scout Ln	[Signature]	1/26/26
John Lung	2103 Scout Ln	[Signature]	01/26/2026
Cori Carrizosa	2105 South	[Signature]	1-26-2026
Clark M. Jimenez	2112 Scout Ln	[Signature]	1-27-2026
Arona			
Veronica Mantre	2116 Scout Lane	[Signature]	1-27-2026
Minerva Mutz	2120 SCOUT LN	[Signature]	1-27-2026
Robert Anzaldua	2118 SCOUT LN	[Signature]	1-27-2026
(Becky) Jose J / Hilda Gonzalez	2118 Sunset Lane	[Signature]	1/27/2026
Meagan Mosser	2100 Scout Lane	[Signature]	1/27/2026

PETITION IN OPPOSITION

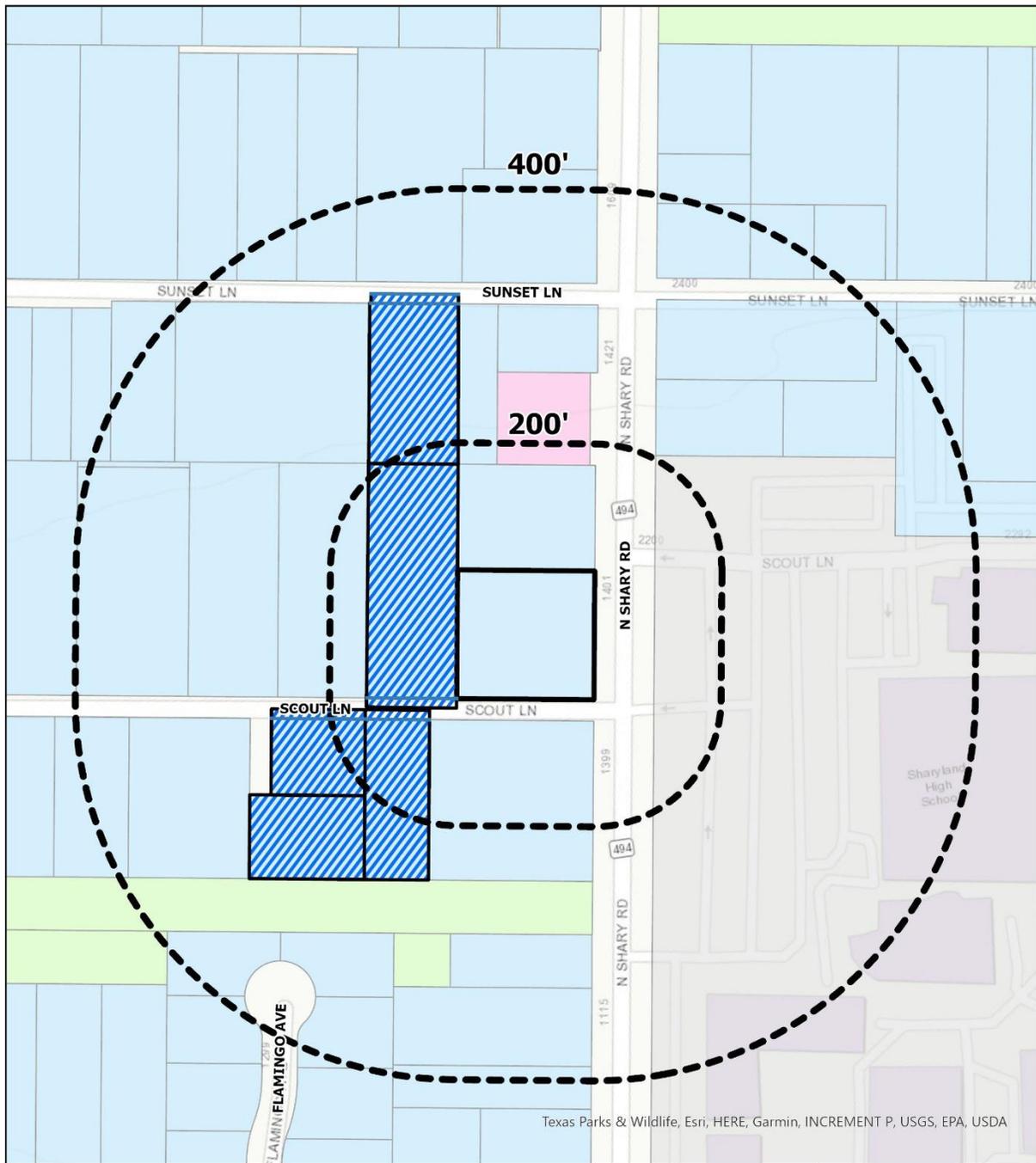
CITY OF MISSION, TEXAS
PROTEST PETITION AGAINST - SIGNATURE PAGE

Rezoning Application: REZ2026-60 and REZ26-3

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
Paul Manfre	2116 Scout Ln	<i>Paul Manfre</i>	1-27-26
(Becky) Jose J. / Hilda R. Gonzalez	2118 Swasey Lane	<i>Hilda R. Gonzalez</i>	1-27-26
Aurora Melhem	2114 Scout Ln	<i>Aurora Melhem</i>	1-27-26
_____	_____	_____	_____
_____	_____	_____	_____

PETITION MAP



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

 200' NOTIFICATION BOUNDARY SUBJECT PROPERTY IN OPPOSITION	 AGRICULTURAL OPEN INTERIM (AO - I)	 OFFICE BUILDING (C - 1)
	 AGRICULTURAL OPEN PERMANENT (AO - P)	 NEIGHBORHOOD COMMERCIAL (C - 2)
 LARGE LOT SINGLE FAMILY (R1 - A)	 GENERAL BUSINESS (C - 3)	 HEAVY COMMERCIAL (C - 4)
 TOWNHOUSE RESIDENTIAL (R1 - T)	 SINGLE FAMILY RESIDENTIAL (R - 1)	 ADAPTIVE COMMERCIAL (C - 5)
 DUPLEX FOUR-PLEX RESIDENTIAL (R - 2)	 MULTI-FAMILY RESIDENTIAL (R - 3)	 LIGHT INDUSTRIAL (I - 1)
 MOBILE & MODULAR HOME (R - 4)	 HIGH DENSITY MFC'T'D HOUSING (R - 5)	 HEAVY INDUSTRIAL (I - 2)
		 PLANNED UNIT DEVELOPMENT (PUD)
		 PUBLIC (P)

This map has been produced by the City of Mission for the sole purpose locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.

PETITION CALCULATIONS

REZ 26-6

Area of 200 ft. Radius and Subject Property	7.7 Acres
Area of Subject Property	1.01 Acres
Notification Area	6.69 Acres
Area of Opposition	1.7 Acres

1.7 acres / 6.69 = .2541 = 25.41%

Area of 400 ft. Radius and Subject Property	38.39 Acres
Area of Subject Property	1.01 Acres
Notification Area	37.38 Acres
Area of Opposition	3.72 Acres

3.72 acres / 37.38 = .0995 = 9.951%

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
283569	S3000-00-000-0159-10	MARTINEZ CESAR	1402 N SHARY RD	MISSION TX		78572-4627
458346	S2950-00-000-0215-20	SHARYLAND IND SCHOOL DIST	PO BOX 753	MISSION TX		78573-0013
283489	S3000-00-000-0098-00	PEREZ JAVIER F & SONIA	305 (A) N SHARY	MISSION TX		78572
283491	S3000-00-000-0099-00	RODRIGUEZ CENOBIO & ROSA EMMA	1403 N SHARY RD	MISSION TX		78572-4626
283493	S3000-00-000-0099-10	HORN JOSHUA & DEBORAH	1409 N SHARY RD	MISSION TX		78572-4626
641797	S3000-00-000-0108-01	MUTZ HARVEY K & MINERVA	2120 SCOUT LANE	MISSION TX		78572-4620
283497	S3000-00-000-0108-00	FLORES AURELIO & MARELI D CO-TRUSTEES	1217 N SHARY RD	MISSION TX		78572-4624
283498	S3000-00-000-0109-00	ANZALDUA ROBERT JR & J VERONICA	2118 SCOUT LN	MISSION TX		78572-4620
283501	S3000-00-000-0109-30	MUTZ HARVEY K & MINERVA	2120 SCOUT LANE	MISSION TX		78572-4620
283574	S3000-00-000-0160-10	GONZALEZ JOSE J & HILDA R	2118 SUNSET LN	MISSION TX		78572-4632
283575	S3000-00-000-0160-20	GOMEZ MARTHA VILLARREAL	1413 N SHARY RD	MISSION TX		78572-4626
283576	S3000-00-000-0161-00	JARVIS JOSEPH S & ESMERALDA B	2114 SUNSET LN	MISSION TX		78572-4632
283573	S3000-00-000-0160-05	BELTRAN MARTIN	1204 FINCHER ST	MISSION TX		78572-3517
283490	S3000-00-000-0098-10	COLUMBUS CONSTRUCTION TEXAS LLC	1705 N ALAMO RD	ALAMO TX		78516-6812
608038	S3000-00-000-0160-25	STATE OF TEXAS	PO BOX EE	PHARR TX		78577



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 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 Public District (“P”), being Lot 1, Mission Library Subdivision, located at 801 E. 12th Street. Applicant, City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 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 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- 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 RECOMMENDATION:

Staff recommends approval.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

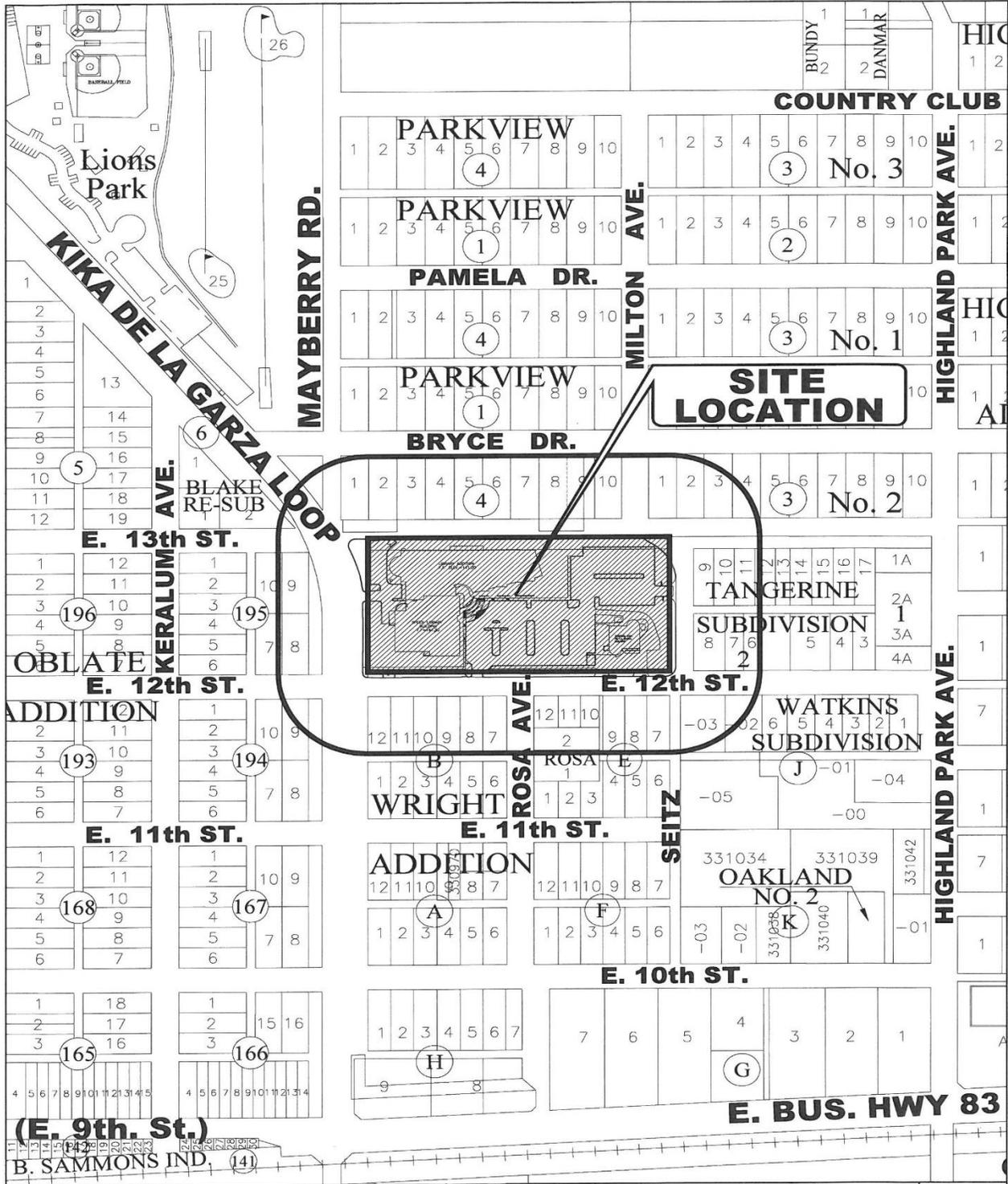
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



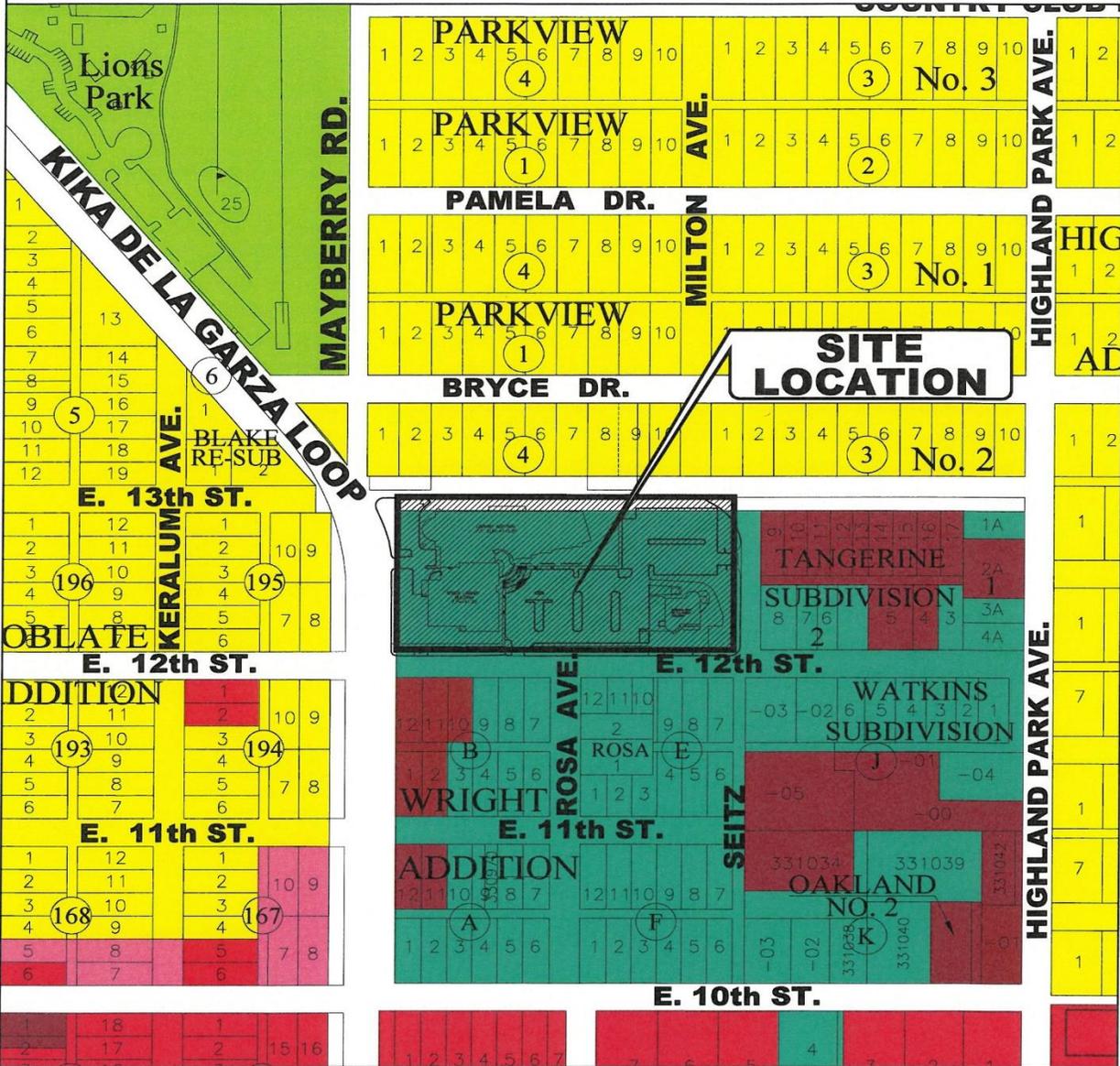
200' RADIUS MAILOUT



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

No.

ZONING MAP



ZONING LEGEND

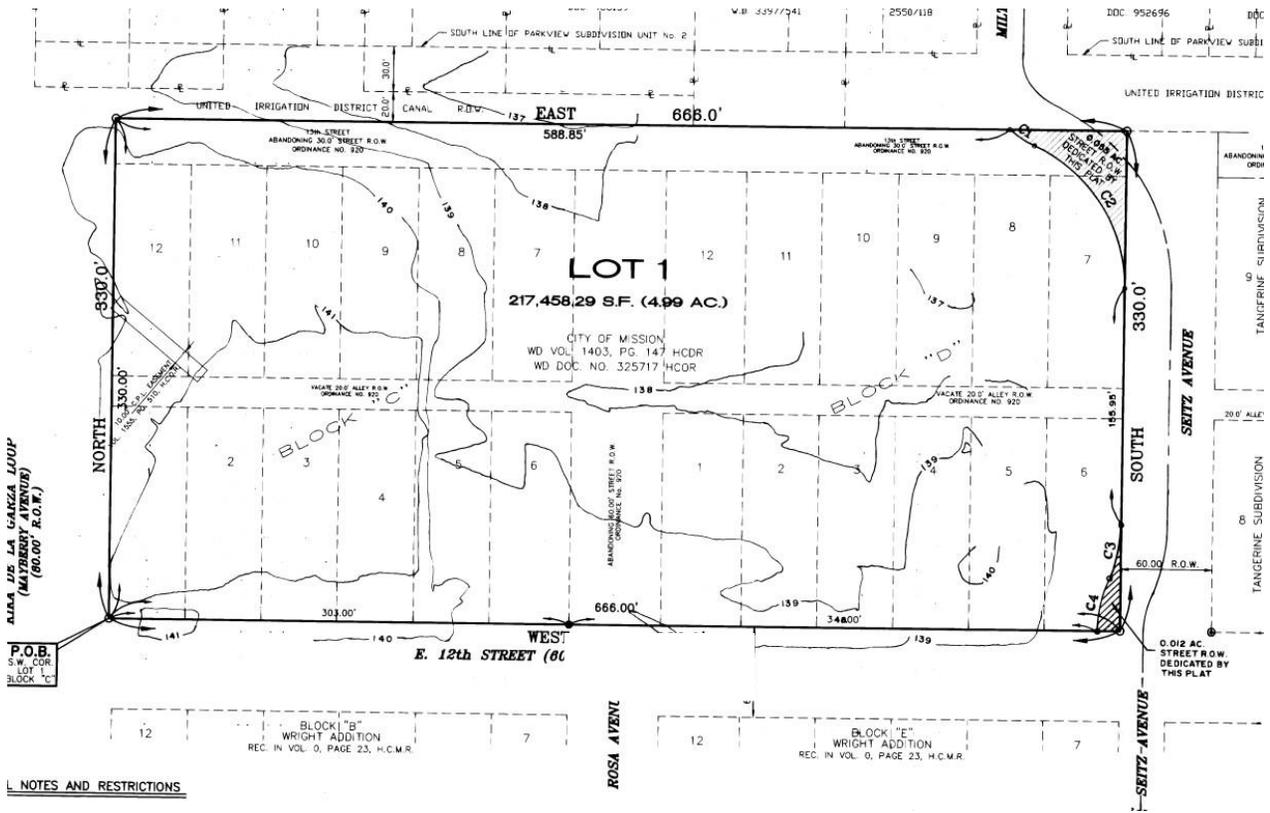
- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE 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



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

PROPERTY PLAT



NOTES AND RESTRICTIONS

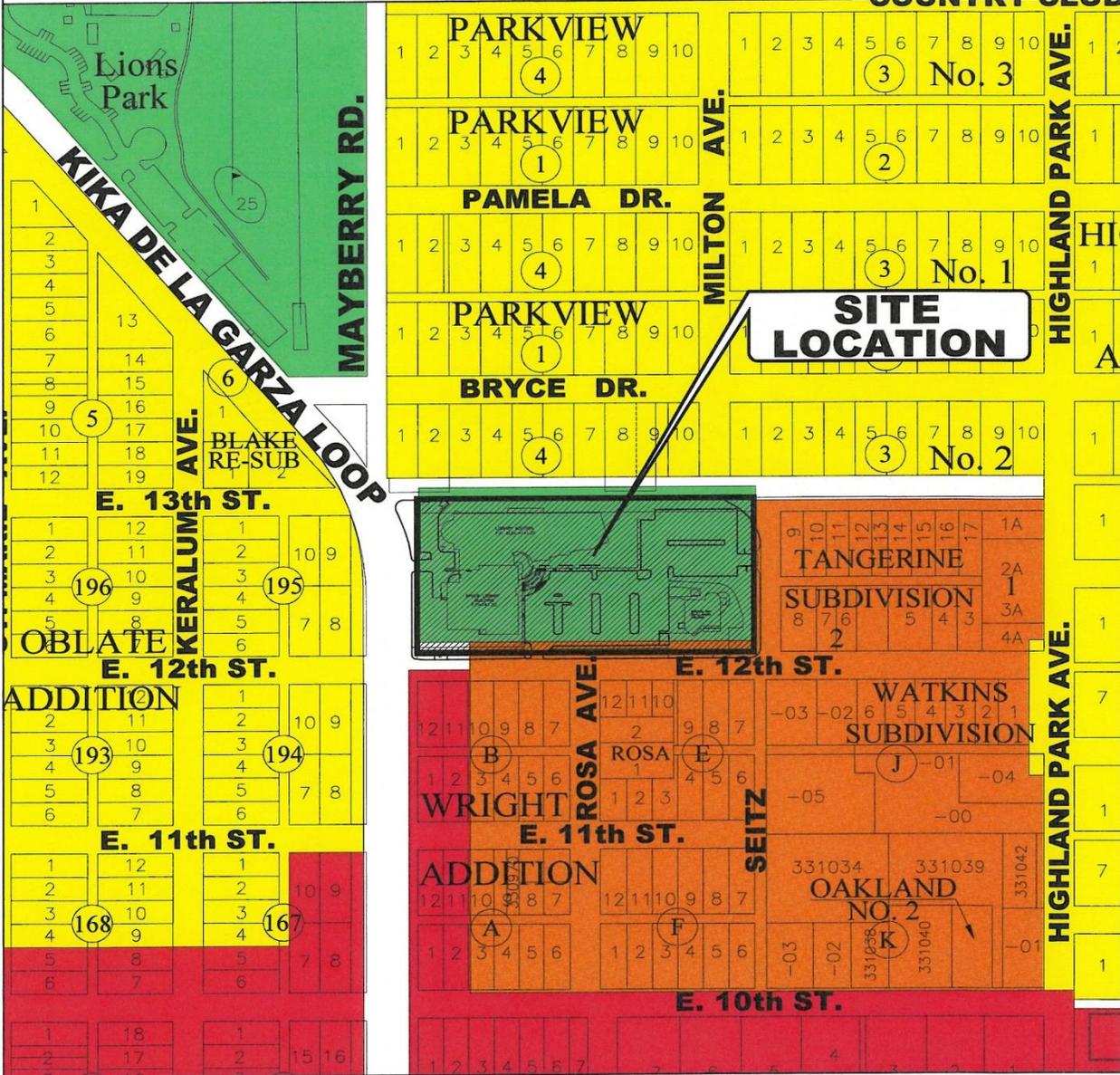
PHOTO OF THE PROPERTY FROM 12TH STREET



PHOTO OF THE PROPERTY FROM 12TH STREET



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	geolD	name	addrDelive	addrCity	addrState	addrZip
257059	P4200-02-004-0006-00	GONZALEZ ANDRES ALBERTO	810 BRYCE DR	MISSION	TX	78572-4304
330980	W8100-00-00B-0010-00	JANNY INVESTMENT LLC	2608 ARROYO AVE	MCALLEN	TX	78504-6364
257056	P4200-02-004-0001-00	DE LA GARZA MARIA NATALIA & RICARDO	802 BRYCE DR	MISSION	TX	78572-4304
330997	W8100-00-00E-0010-00	RODRIGUEZ JOSE	1201 W KIKA DE LA GARZA ST	MISSION	TX	78572-3734
330996	W8100-00-00E-0007-00	VAJHAJ INVESTMENTS INC	1405 MELINDA DR	MISSION	TX	78572-4346
257049	P4200-02-003-0004-00	BELL SUZANN SUMMERS	906 BRYCE DR	MISSION	TX	78572-4306
330998	W8100-00-00E-0012-00	RODRIGUEZ JOSE	1201 W KIKA DE LA GARZA ST	MISSION	TX	78572-3734
330977	W8100-00-00B-0007-00	CUELLAR LINDA	4708 MULBERRY AVE APT 4	MCALLEN	TX	78501-0135
240007	M5200-00-194-0009-00	CELLAR EDWARD	714 E 12TH ST	MISSION	TX	78572-4224
240008	M5200-00-194-0010-00	ALANIZ PRISCILLA & THOMAS JOSEPH TUCKER JR	712 E 12TH ST	MISSION	TX	78572-4224
574099	M5200-00-195-0007-00	BARRERA ANGEL & ASHLEY MARIE NIETO-BARRERA	715 E 12TH ST	MISSION	TX	78572-4223
268865	R1770-00-000-0001-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
257048	P4200-02-003-0002-00	GUERRA RAMIRO & MARIA DEL CARMEN	3824 N SCHUERBACH RD	MISSION	TX	78574-5762
257047	P4200-02-003-0001-00	GUERRA RAMIRO & MARY D	3824 N SCHUERBACH RD	MISSION	TX	78574-5762
257058	P4200-02-004-0004-00	GUTIERREZ RUBEN JR & YVONNE GARZA	808 BRYCE DR	MISSION	TX	78572-4304
257057	P4200-02-004-0003-00	MARTINEZ ARTEMIO C & ERNESTINA	806 BRYCE DR	MISSION	TX	78572-4304
257061	P4200-02-004-0009-00	SAENZ MARINA M, SANDRA & SEVERO E	818 BRYCE DR	MISSION	TX	78572-4304
257060	P4200-02-004-0008-00	VILLAGOMEZ ELIAS A & GLORIA R	812 BRYCE DR	MISSION	TX	78572-4304
586755	B3251-00-000-0002-00	BALLESTEROS GILBERTO & ERNESTO	711 EAST 13TH ST	MISSION	TX	78572-4229
268866	R1770-00-000-0002-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268867	R1770-00-000-0003-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268868	R1770-00-000-0004-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268869	R1770-00-000-0005-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268870	R1770-00-000-0006-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268871	R1770-00-000-0007-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268872	R1770-00-000-0008-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
331030	W8100-00-00J-0000-03	SANDOVAL DIANA	313 CATHOLIC WAR VETERANS BLVD	MISSION	TX	78572-3971
331029	W8100-00-00J-0000-02	FEDERAL NATIONAL MORTGAGE ASSOCIATION	1 CORPORATE DR	LAKE ZURICH	IL	60047
686604	M5060-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
293888	T0700-00-000-0010-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293889	T0700-00-000-0011-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293887	T0700-00-000-0009-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293886	T0700-00-000-0008-00	MARQUEZ MARIO & PILAR DELGADO	1001 E 12TH ST	MISSION	TX	78572-4420
293885	T0700-00-000-0007-00	MARTINEZ ARELI & REYNALDO ANDRADE JR	1005 E 12TH ST	MISSION	TX	78572
130460	C1050-00-000-0000-07	GONZALEZ ANDRES ALBERTO	810 BRYCE DR	MISSION	TX	78572-4304
330978	W8100-00-00B-0008-00	TY SAENZ COMPANY LLC	6205 N 17TH ST	MCALLEN	TX	78504
330979	W8100-00-00B-0009-00	GONZALEZ ARTURO & MA ELVIA	814 E 12TH ST	MISSION	TX	78572-4417
1371362	R3880-00-000-0001-00	GUERRA MANUEL RAMIREZ & MARIA ISABEL	1104 ROSA ST	MISSION	TX	78572-4427
1371363	R3880-00-000-0002-00	CANALES SILVIA	1108 ROSA AVE	MISSION	TX	78572-4427
293891	T0700-00-000-0012-08	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
1465108	T0700-00-000-0000-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
1187321	T0700-00-000-0007-01	PETERS EDWARD & MARIA	NULL	NULL	NULL	NULL
1178121	C1050-00-000-0000-45	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (i-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.) – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of 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 RECOMMENDATION:

1. Staff recommends approval for the life of Use.
2. Must apply for a building and sign permit
3. Must comply with all City Codes (Building, Fire, Health, etc.);
4. CUP is not transferable to others.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

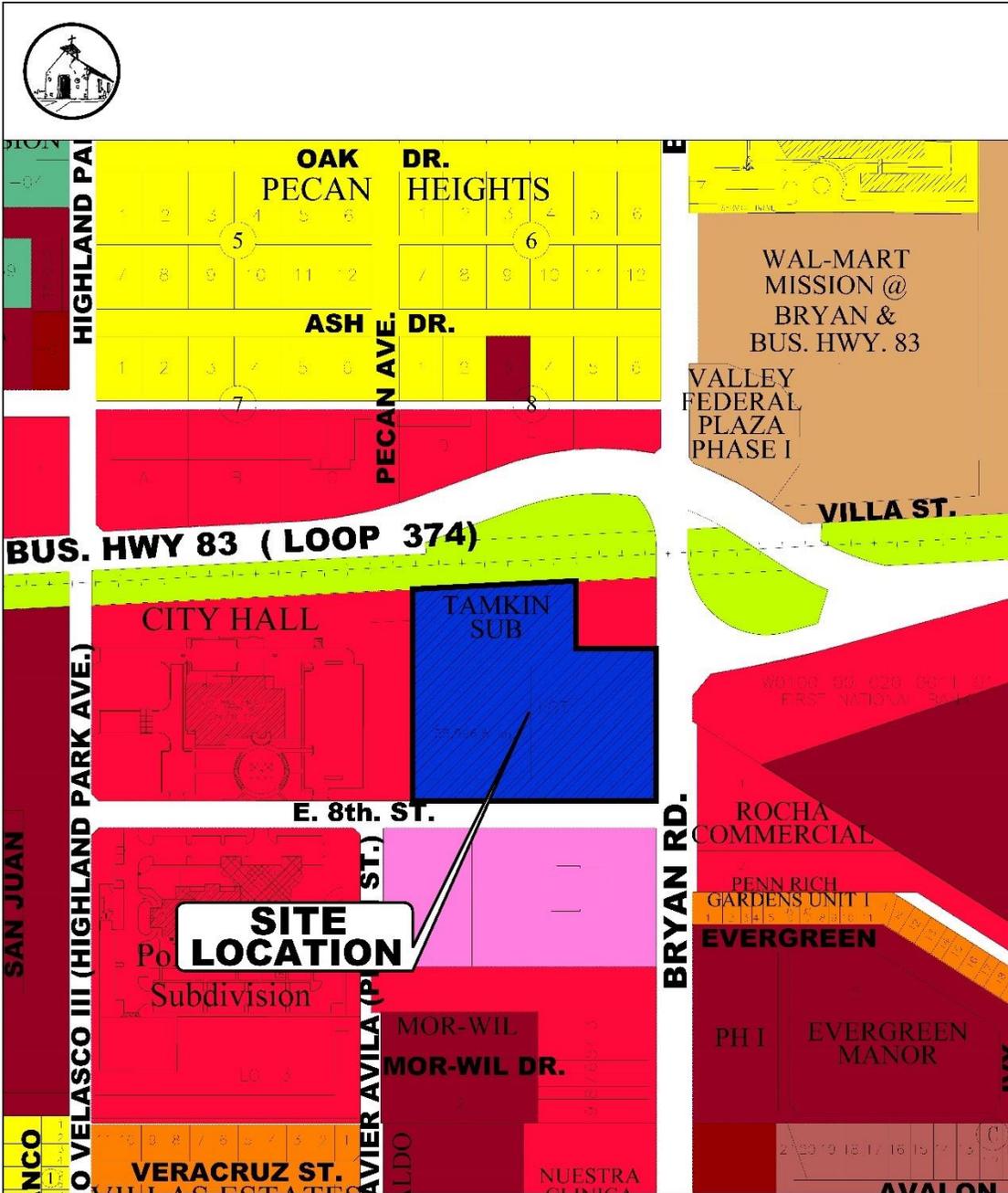
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



ZONING MAP



ZONING LEGEND

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

PICTURE



ACI-CHR-L2C-P01-A01

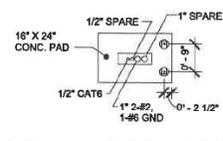
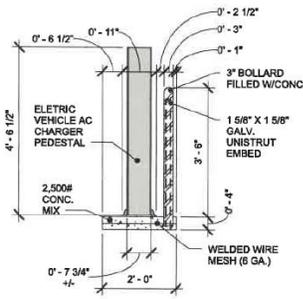
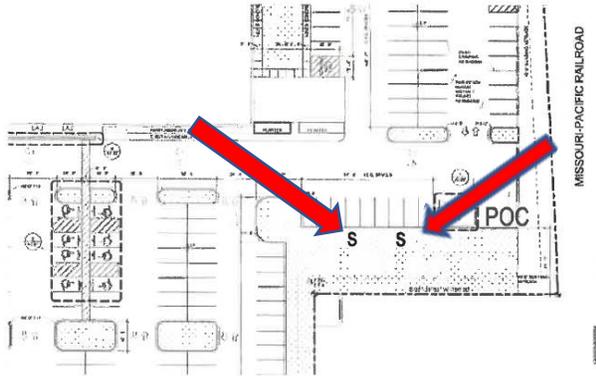
Level 2 Charger 1 Port Wall Mount
15.3 kW
208/240 VAC Input Power 100 AMP Breaker



SITE LOCATION

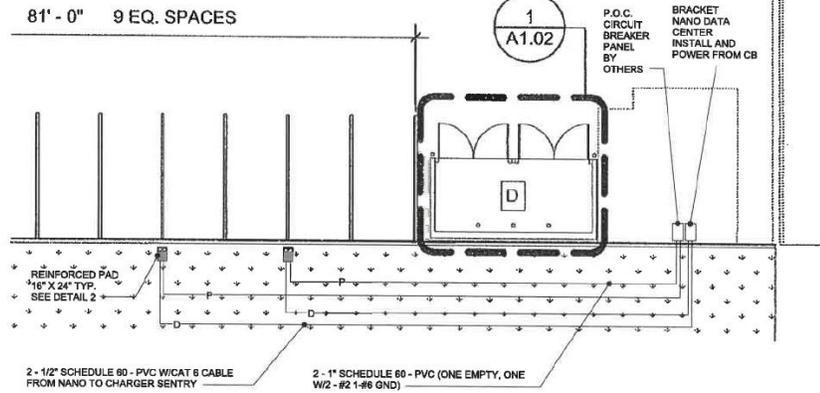


SITE PLAN - PROJECT LOCATION



NOTES: ALL CONDUIT - SCHEDULE 80 PVC. SETBACK PADS 8" FROM CURB. CONC. PAD SURFACE TO BE LEVEL.

2 EV Charger Detail
1/2" = 1'-0"



1 Floor Plan
3/32" = 1'-0"



Ground Level (Load Bay Level)
CONFIDENTIAL
 Client Entity: MISSION EDC
 Project Address, City, State & Zip
 1/13/2025 1:59:21 PM AP-77-G-0000



SITE PLAN



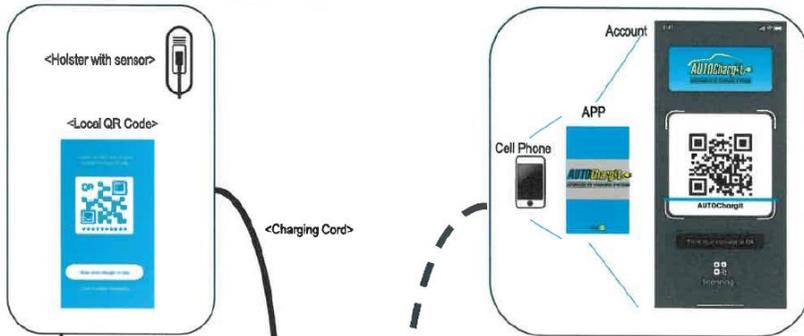
AUTOChargit
 ADVANCED EV CHARGING SYSTEMS



2-STEP PROCESS FOR THE USER: **PLUG-IN THEN CHECK-IN**

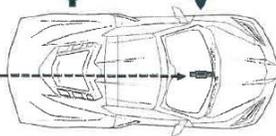
AUTOCHARGIT SENTRY = PHYSICAL

AUTOCHARGIT APP = LOGICAL



NOTE: Optional Vehicle Detector Sensor for park time calculation

PLUG IN + CHECK IN



AUTOChargit
 EV CHARGING SYSTEMS *switching*

PICTURE



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
316774	W0100-00-020-0010-02	EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALLEN	TX	78501-5627
553120	T0420-00-000-0001-00	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
	0					
604893	P8005-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
316795	W0100-00-021-0010-10	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
604894	P8005-00-000-0002-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
	0					
316785	W0100-00-020-0011-10	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577
258264	P5200-00-ABC-0000-00	AVL LP	3700 N 10TH ST	MCALLEN	TX	78501
258259	P5200-00-00C-0000-01	A V L L P	3700 N 10TH ST	MCALLEN	TX	78501
258260	P5200-00-00D-0000-00	AVL LP	3700 N 10TH ST	MCALLEN	TX	78501
724666	W0100-00-020-0010-14	MISSION REDEVELOPMENT AUTHORITY	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
729508	W0100-00-020-0010-15	MISSION REDEVELOPMENT AUTHORITY	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
641971	W0100-00-020-0010-13	HOUSING AUTHORITY OF THE	906 E 8TH ST	MISSION	TX	78572-5899
510569	W0100-00-020-0010-10	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
316779	W0100-00-020-0011-01	MORVEL INC	1242 E BUSINESS HIGHWAY 83 STE 7	MISSION	TX	78572-9308
895750	R3451-00-000-0002-00	RAGE GROUP LLC	802 N BRYAN RD	MISSION	TX	78572-6216
895747	R3451-00-000-0001-00	RAGE-ROCHA INVESTMENTS GROUP LLC	3712 SANTA INEZ ST	MISSION	TX	78572-2817



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, 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, Applicant: Arlae Salinas – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 7, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public Hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- 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 considerations. 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 RECOMMENDATION:

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 added and maintained
4. CUP is not transferable to others
5. Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

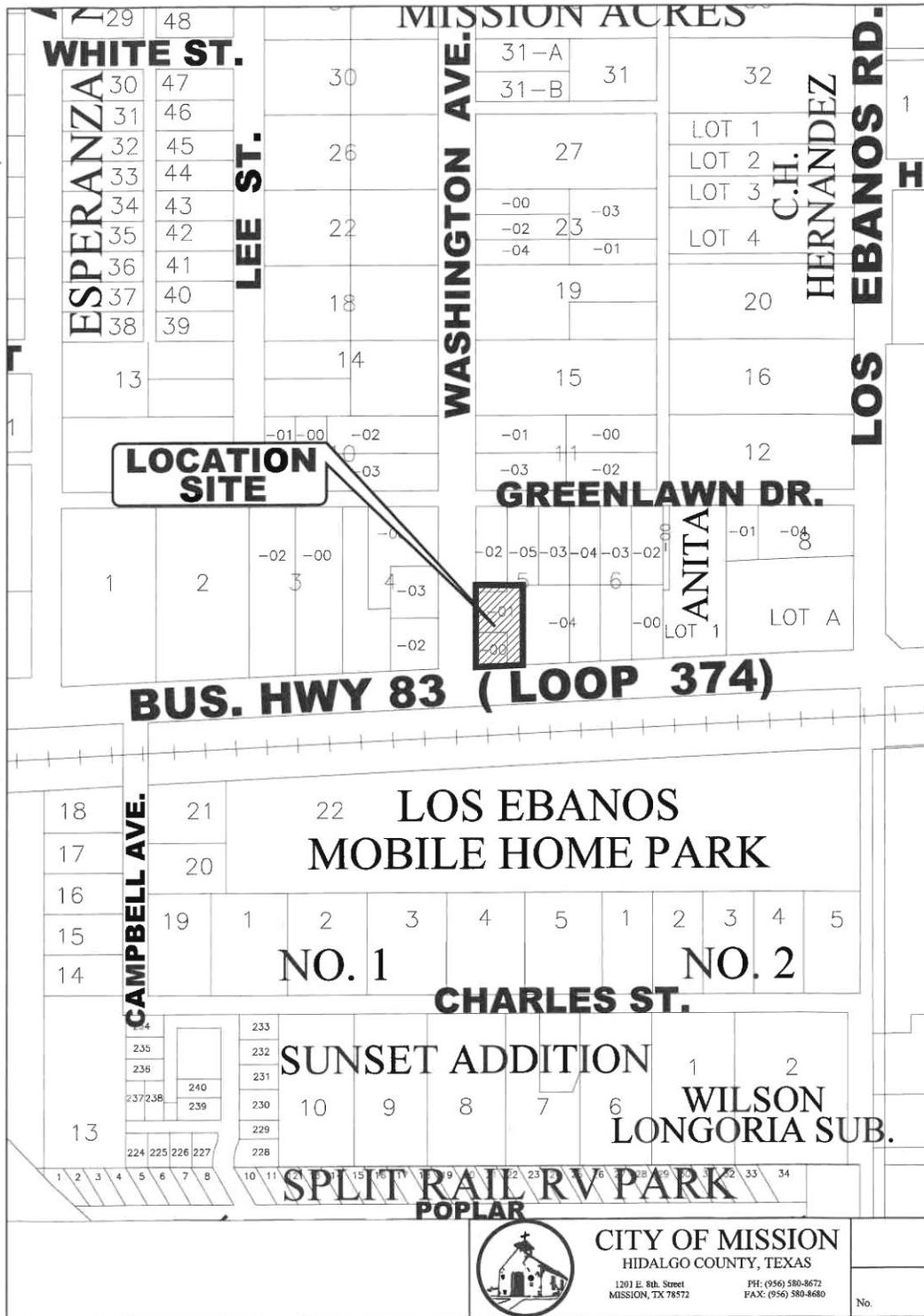
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



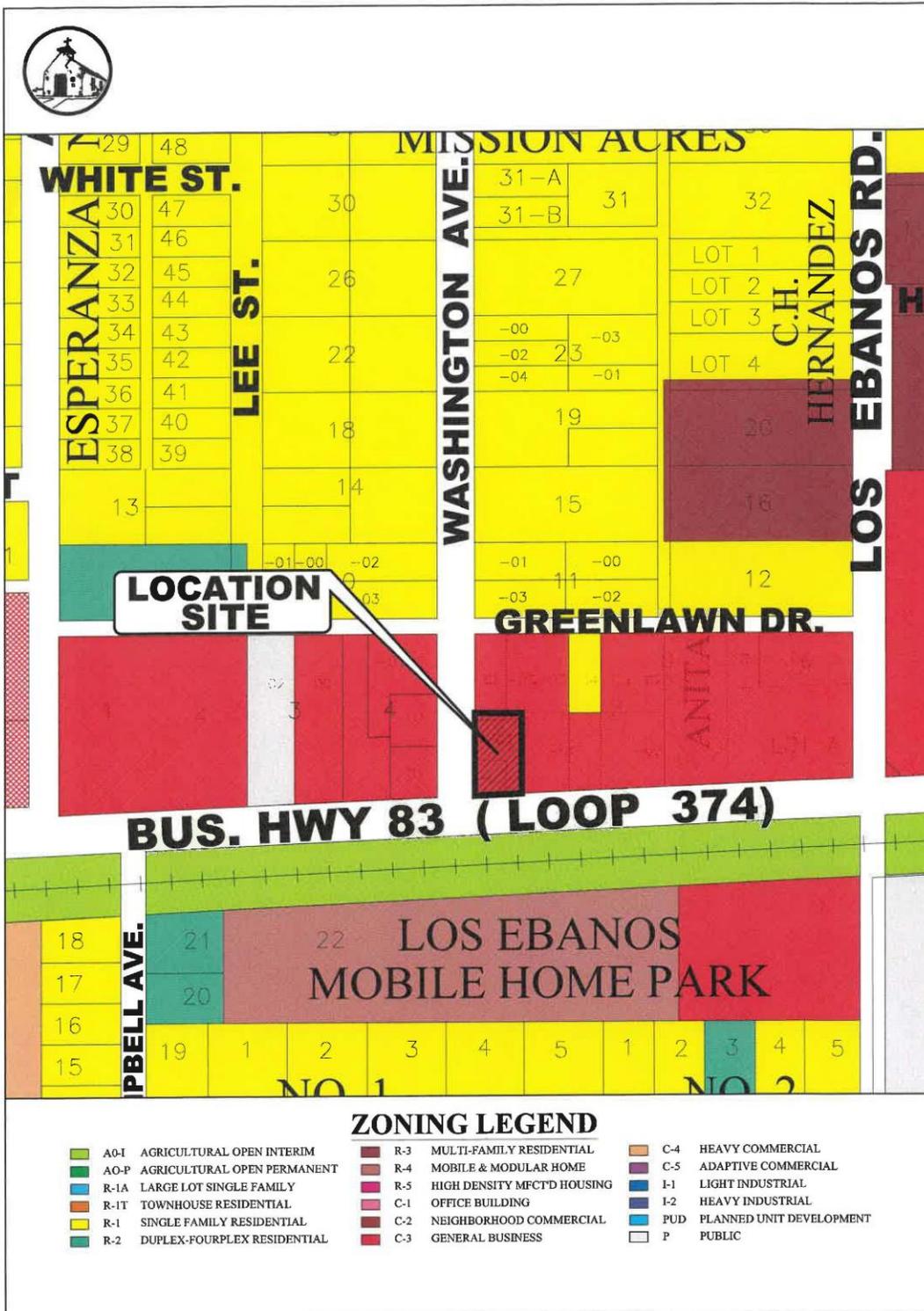
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP

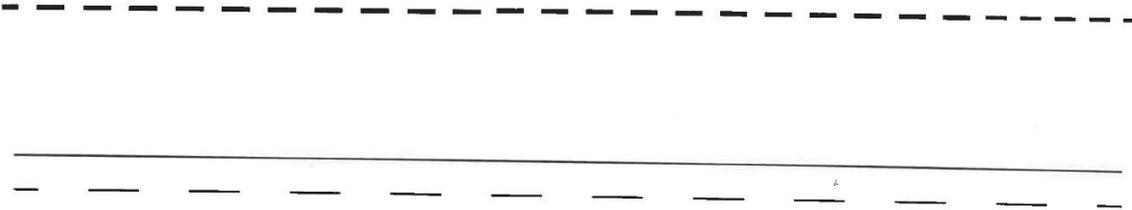
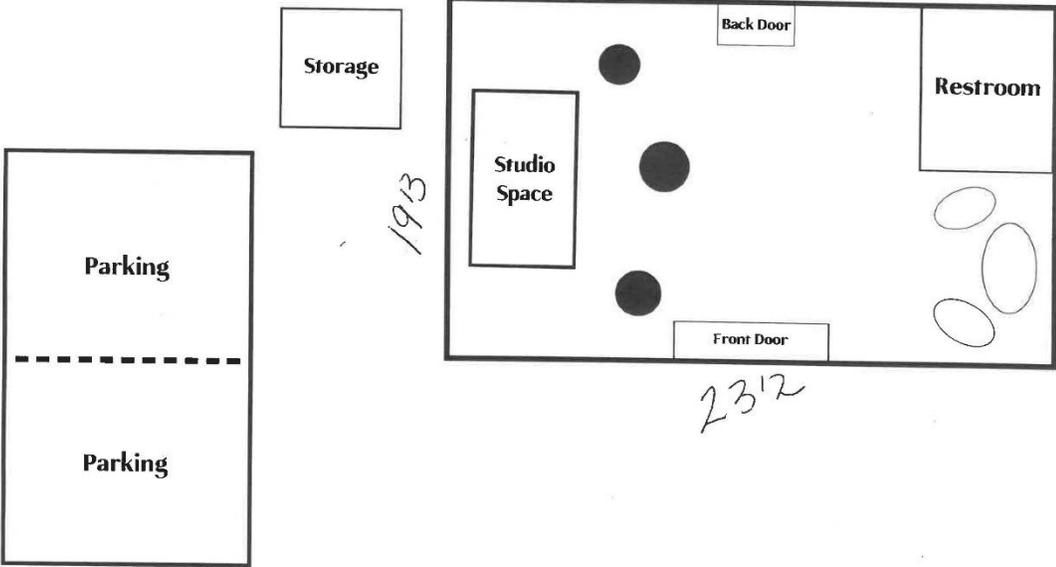


ATTACHMENTS



ATTACHMENTS

Fotografia D'Arla Studio



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
237859	M4900-00-000-0011-03	GARZA MELBA D	902 WASHI	MISSION	TX	78572-3422
292855	S7500-00-000-0022-00	LAS VIAS TRAILER PARKS LLC	9601 N 10T	MCALLEN	TX	78504-9522
237837	M4900-00-000-0005-04	GARCIA ISAURO	1404 INSPI	MISSION	TX	78572-7205
237827	M4900-00-000-0003-01	MOLINA VENTURA HERNANDEZ	1608 W BU	MISSION	TX	78572-3428
237831	M4900-00-000-0004-02	GARCIA ANNA & REYNALDO JR	1106 MIRA	MISSION	TX	78572-3525
237829	M4900-00-000-0004-00	SILVA IVAN MENDOZA	903 WASHI	MISSION	TX	78572-3421
237838	M4900-00-000-0005-05	MOLINA BENITO	906 LEE ST	MISSION	TX	78572-3414
237835	M4900-00-000-0005-02	DE LEON JESUS	900 WASHI	MISSION	TX	78572-3451
237833	M4900-00-000-0005-00	AVENDANO CESAR	116 S OAX/	ALTON	TX	78573-0668
237834	M4900-00-000-0005-01	AVENDANO CESAR	116 S OAX/	ALTON	TX	78573-0668
237836	M4900-00-000-0005-03	MOLINA MAIRA & MARIA L	906 LEE ST	MISSION	TX	78572-3414
237839	M4900-00-000-0006-00	IBARRA BRENDA	1520 W BU	MISSION	TX	78572
237840	M4900-00-000-0006-01	GARCIA ISAURO & MARIA CRIS RODRIGUEZ DE GARCIA	1404 N INS	MISSION	TX	78572-7205
237841	M4900-00-000-0006-02	BELLISSIMO ENTERPRISES LLC	615 W 27T	MISSION	TX	78574-7787
237842	M4900-00-000-0006-03	DE LEON JESS ALLON & TERESA	1527 GREE	MISSION	TX	78572-3479
237843	M4900-00-000-0006-04	PEREZ JESUS IVAN DAVILA & SAN JUANA VALDEZ VELAZQUEZ	703 LOS EB	MISSION	TX	78572-4818
237858	M4900-00-000-0011-02	MORALES WILLIE & LIZZETTE RUBY	1009 S ABF	PALMVIEW	TX	78572
237830	M4900-00-000-0004-01	RAMIREZ LUIS LAURO	903 WASHI	MISSION	TX	78572-3421
237855	M4900-00-000-0010-03	DELGADO MARIA IRMA	905 WASHI	MISSION	TX	78572-3421



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 E. Tom Landry Street. Applicant: Teresa González – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 09, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food 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:

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

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



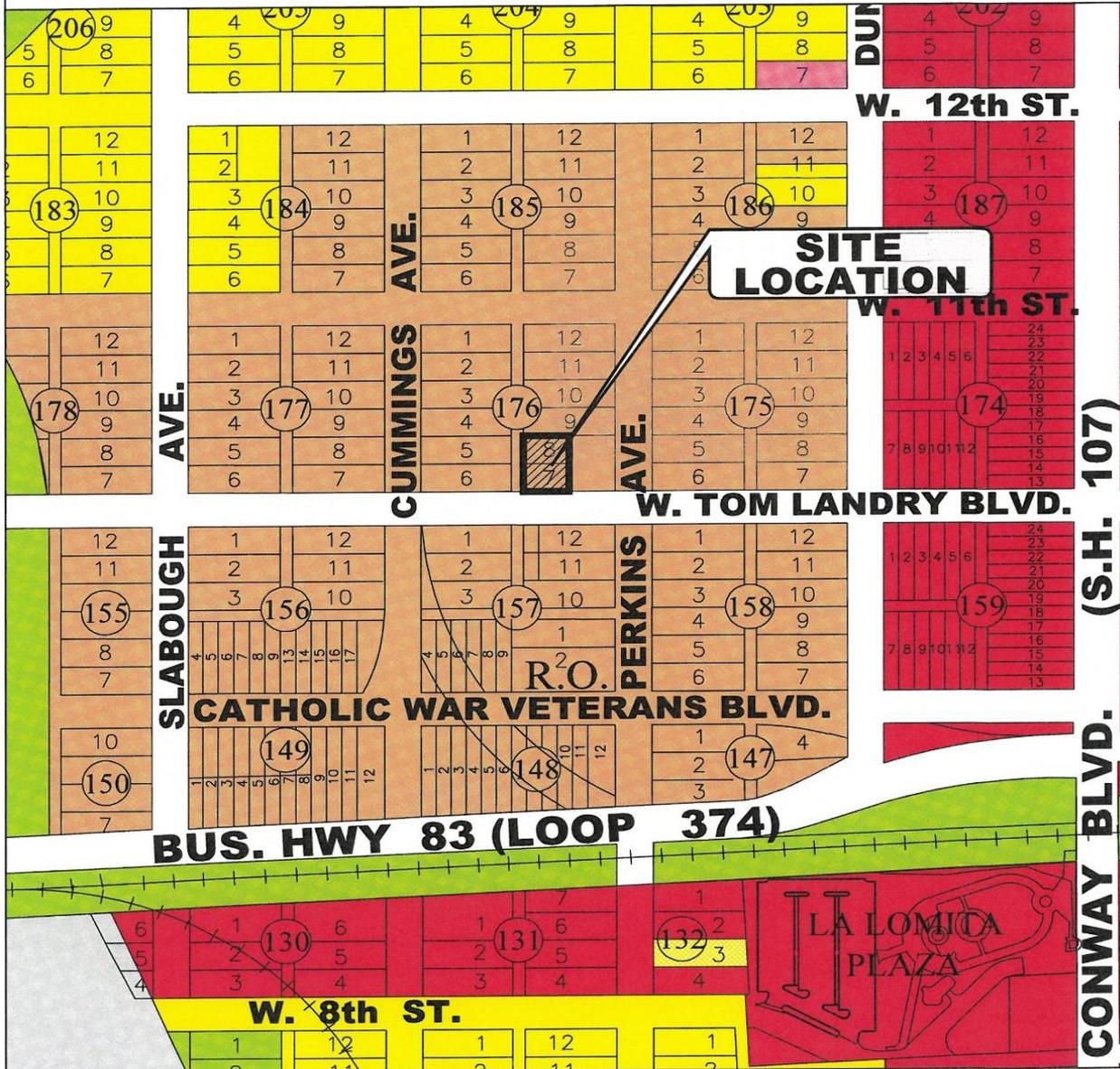
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP

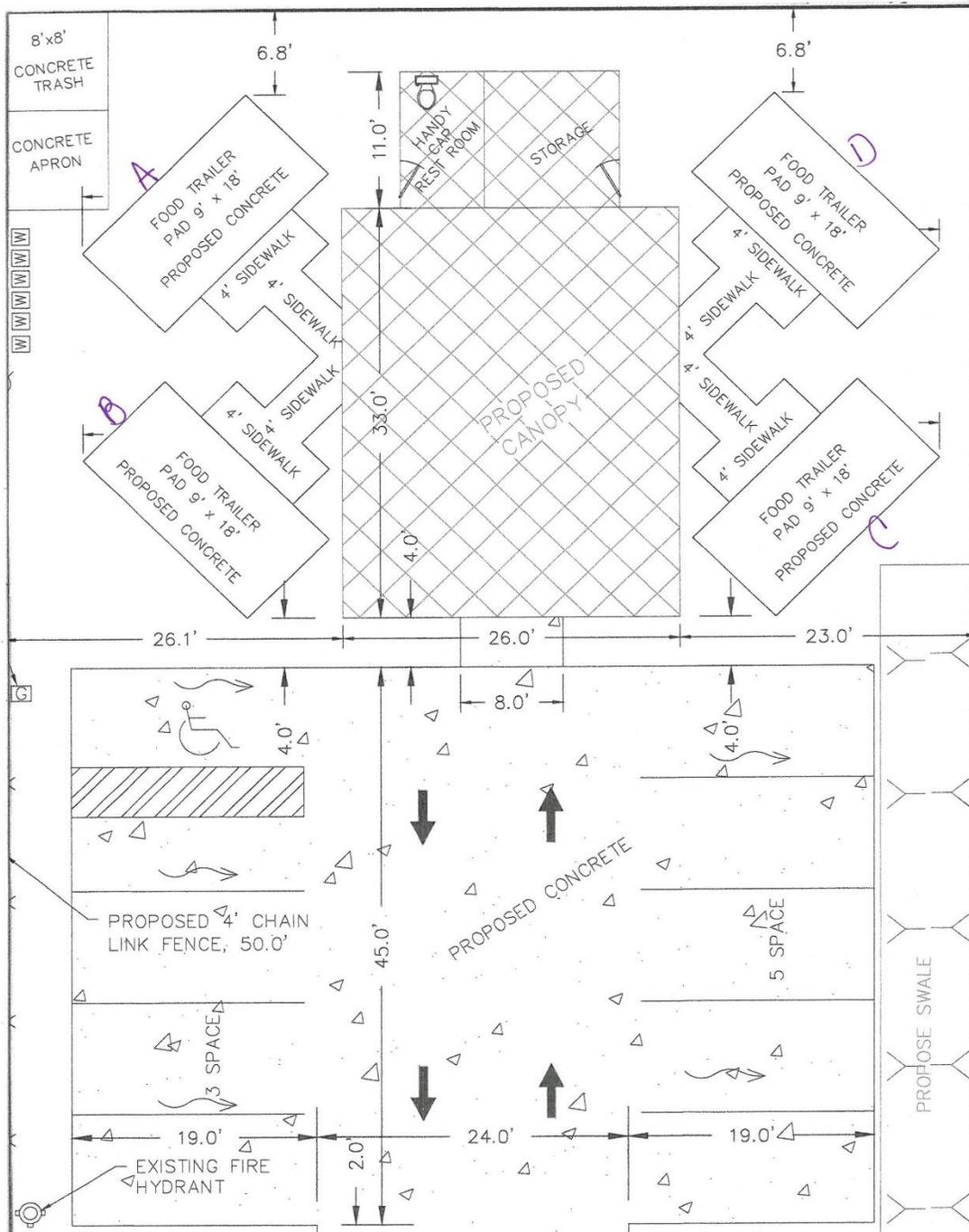


ZONING LEGEND

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

SITE PLAN

Location Name : West 307 Food Park
Location Address 307 W. Tom Landry, Mission, TX 78572
Space D



PICTURES



PICTURES



PICTURES



MENU

Elote Fiesta and Snacks

Proposed Mobile Food Unit Menu

Owner: Teresa Gonzalez | Phone: 956-566-2063

City of Mission – Mobile Food Unit Application

Corn Products

- Corn in a Cup (Elote en Vaso)
- Corn on the Cob (Elote Entero)

Available Toppings: Butter, Mayonnaise, Queso Fresco, Chile Powder, Lime Juice, Hot Sauce

Hot Snack Items

- Espiro Papa (Spiral Potato)
- Nachos (tortilla chips with cheese sauce)
- Frito Pie
- Popcorn

Desserts

- Soft Serve Ice Cream
- Packaged Ice Cream Products
- Fresas con Crema (Strawberries and Cream)

Packaged Snack Items

- Assorted Prepackaged Chips
- Assorted Prepackaged Candy

Beverages

- Bottled Water
- Canned or Bottled Soft Drinks

Operational Notes

- No raw meat, poultry, or seafood is prepared or served.
- All packaged food items are commercially prepared and pre-wrapped.
- Dairy products are maintained under required temperature control.
- All food preparation, handling, and storage comply with City of Mission and Texas Department of State Health Services regulations.

Days of Operation Monday – Sunday 12:00 noon – midnight

ADDITIONAL PARKING PICTURE



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
239868	M5200-00-176-0009-00	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	M5200-00-175-0003-00	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239689	M5200-00-158-0000-00	SEGLER INTERESTS LLC	20212 CHAMPIONS FOREST DR STE 700-369	SPRING	TX	77379
239852	M5200-00-175-0002-10	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239860	M5200-00-176-0001-00	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940
239865	M5200-00-176-0006-00	WLSL INC	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239863	M5200-00-176-0005-10	RIVAS RUBEN	313A W TOM LANDRY ST	MISSION	TX	78572-3911
239864	M5200-00-176-0005-15	WEST LIQUOR	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239866	M5200-00-176-0007-00	GONZALEZ ROBERTO & TERESA C GONZALEZ	1714 N BRYAN RD	MISSION	TX	78572-3022
239867	M5200-00-176-0008-00	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	M5200-00-176-0012-10	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	M5200-00-176-0012-00	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239861	M5200-00-176-0005-00	SALINAS GUADALUPE	319 WEST TOM LANDRY	MISSION	TX	78572
239686	M5200-00-157-0011-00	DOLIFKA LAND COMPANY	PO BOX 444	BRIGHTON	CO	80601-0444
239685	M5200-00-157-0010-00	D L LIGHTING & AUDIO LLC	3616 N 43RD ST	MCALLEN	TX	78501-3473
239681	M5200-00-157-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239687	M5200-00-157-0012-00	GONZALEZ RUBEN	1803 AZALEA ST	MISSION	TX	78573-9166
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239870	M5200-00-176-0011-00	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	M5200-00-176-0010-00	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935
0						



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: J. Valdez Property Holdings LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 16, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The 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/ 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:

- Approval for one year to continue to assess this operation.
- Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m.
- Maximum occupancy is ____.
- Must comply with the noise ordinance
- CUP is not transferable to others.
- Must have security cameras inside and outside with a minimum 30-day retention.
- Must comply with all city codes (Building, Fire, Health, Sign, etc.)

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

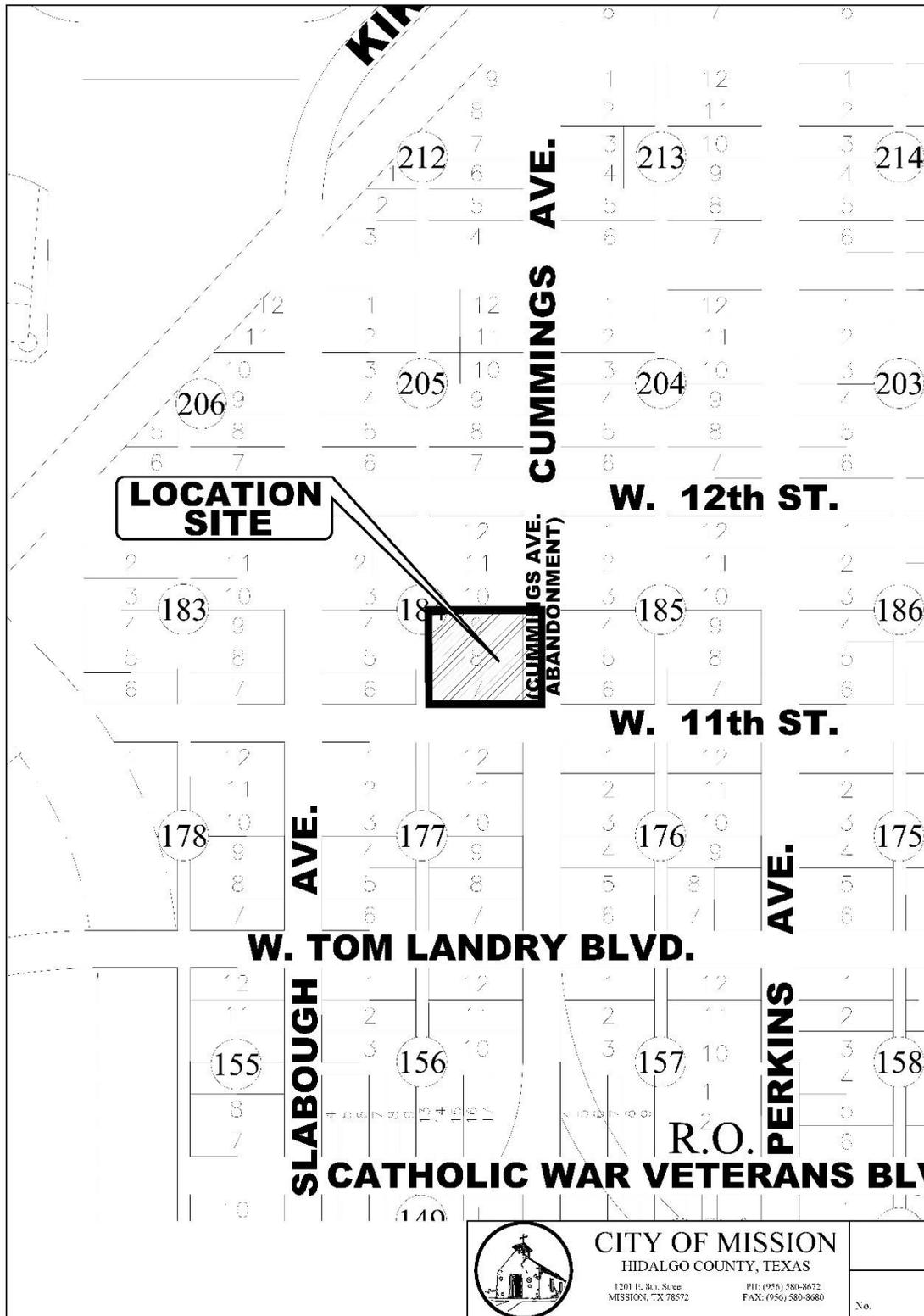
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

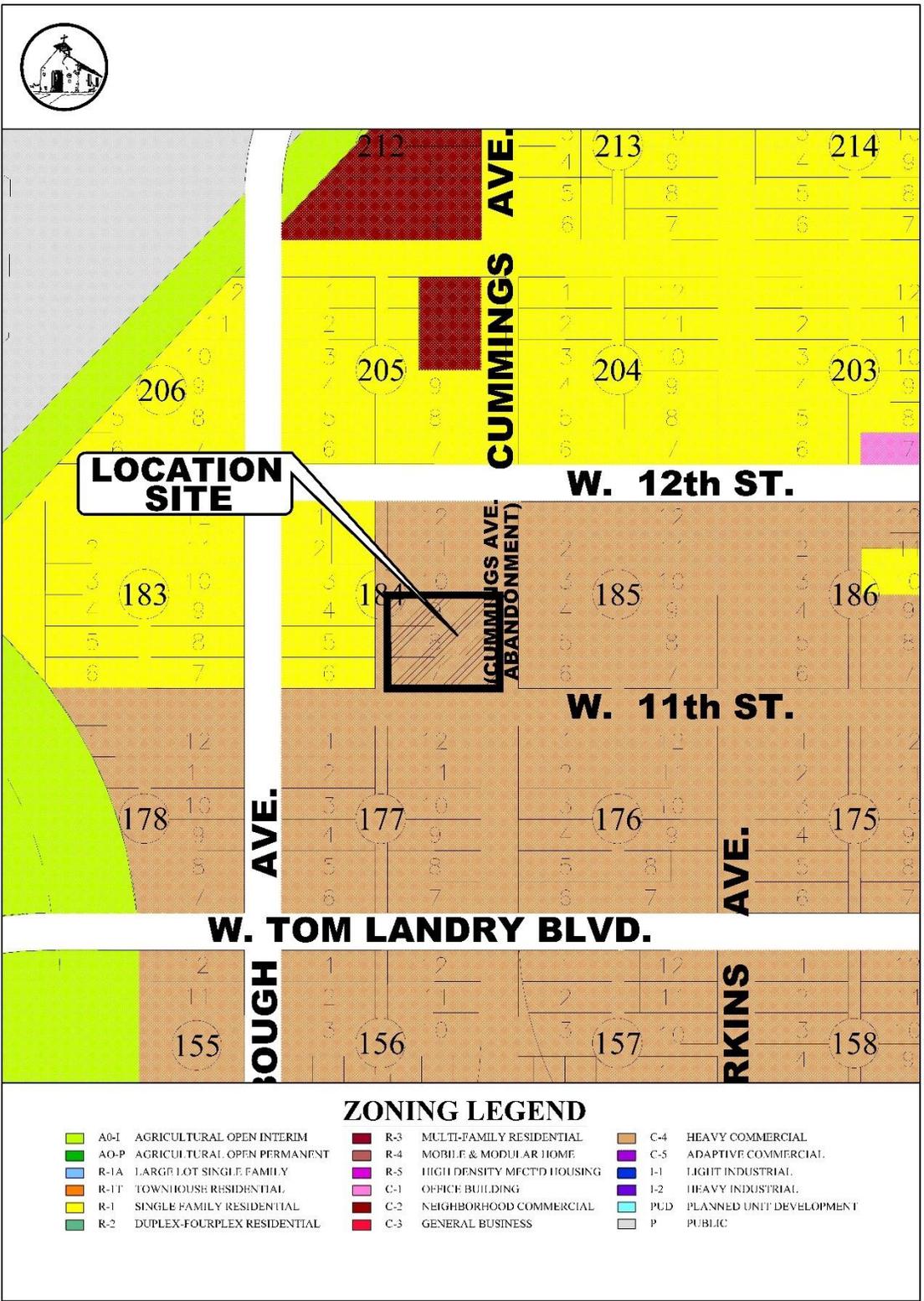
SITE LOCATION



AERIAL MAP



ZONING MAP



PICTURES



PICTURES



PICTURES



PICTURES



PICTURES

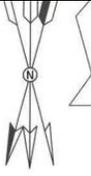


PICTURES



FLOOR PLAN

401 West 11th Street



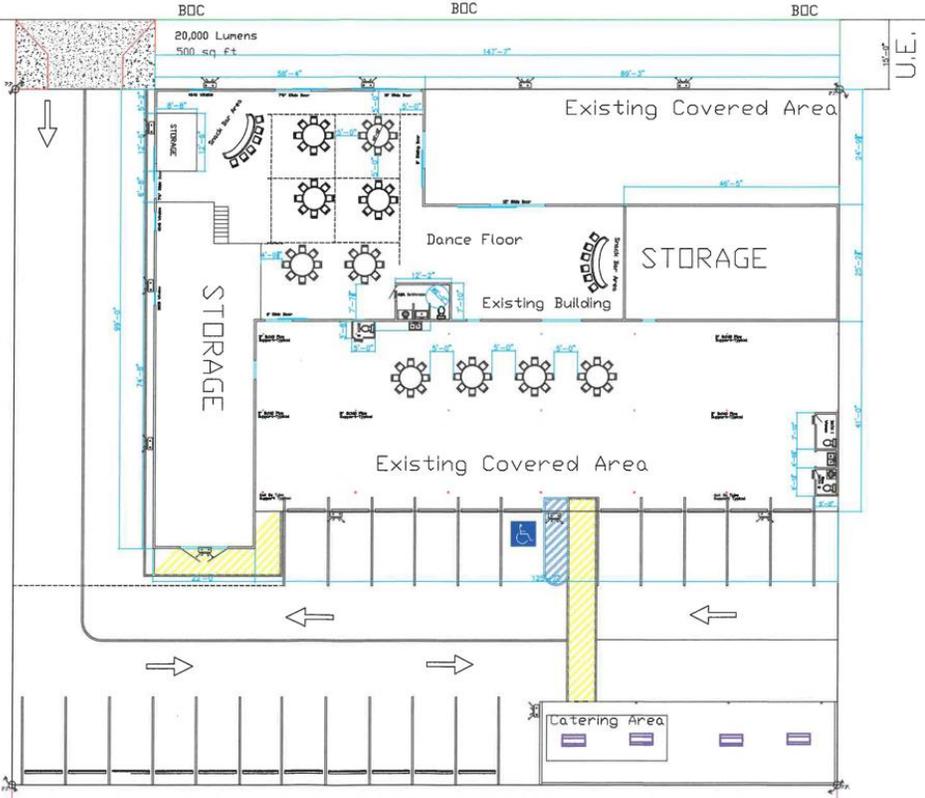
GEOMETRIC PLANT ORIENTING WIND

ADA Mobility Guide For Events

RECALL THE MOBILITY CONSIDERATIONS FOR MOBILE EVENTS
 The ADA Guidelines for Buildings and Facilities that are open to the public are for accessible to people with disabilities. The building temporary structure and barrier of a mobile event are not designed to meet the same standards as permanent structures. The ADA Guidelines for mobile events are intended to provide information for event organizers to help them understand the requirements for accessibility. The ADA Guidelines for mobile events are intended to provide information for event organizers to help them understand the requirements for accessibility. The ADA Guidelines for mobile events are intended to provide information for event organizers to help them understand the requirements for accessibility.

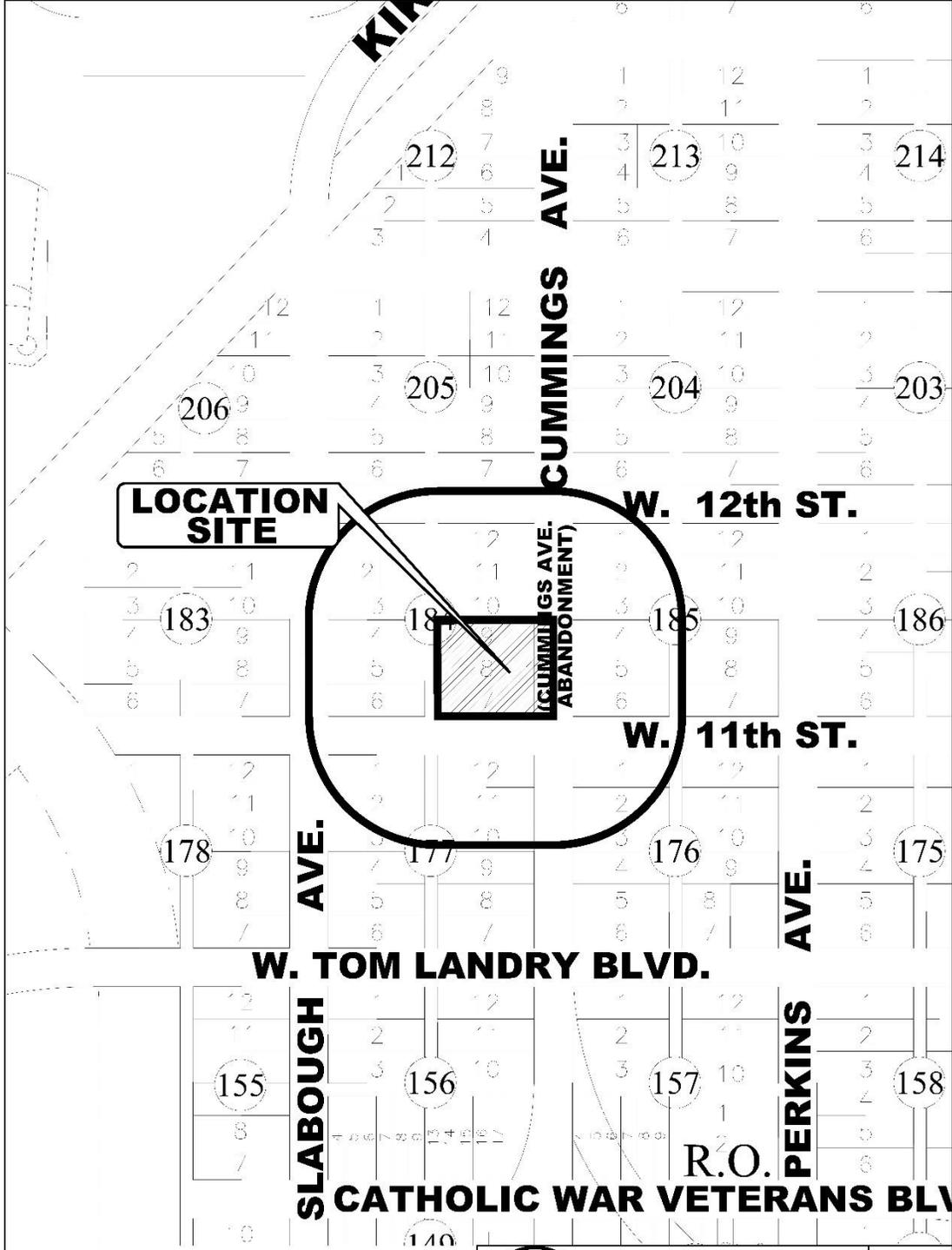
Steps a portable structure (if needed) can take before or after the event to help meet the ADA Guidelines for mobile events:
 1. Provide a ramp with a slope of 1:12 or less to access the structure.
 2. Provide a ramp with a slope of 1:12 or less to access the structure.
 3. Provide a ramp with a slope of 1:12 or less to access the structure.
 4. Provide a ramp with a slope of 1:12 or less to access the structure.

Event layout of the event to help a mobility impaired person or wheelchair user:
 1. Provide a ramp with a slope of 1:12 or less to access the structure.
 2. Provide a ramp with a slope of 1:12 or less to access the structure.
 3. Provide a ramp with a slope of 1:12 or less to access the structure.
 4. Provide a ramp with a slope of 1:12 or less to access the structure.



2 Table Layout Plan
 SCALE: 1/16" = 1'-0"

200 FOOT RADIUS



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

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

No.

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
239929	M5200-00-184-0006-00	VILLANUEVA DIANA D	1100 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239933	M5200-00-185-0001-00	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEES	4109 SAN GERARDO	MISSION	TX	78572-7377
239940	M5200-00-185-0008-00	PAPERMAN LLC	1103 PERKINS AVE	MISSION	TX	78572-3937
679026	M5200-00-177-0001-01	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239928	M5200-00-184-0005-00	BAZAN DAVID	806 W PALMA VISTA DR	PALMVIEW	TX	78572-2144
239926	M5200-00-184-0003-00	MARTINEZ PABLO & GUADALUPE	1112 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239937	M5200-00-185-0005-00	VASQUEZ JOAQUIN & MARIO CAVAZOS	2708 S 23RD ST	MCALLEN	TX	78503-5670
239930	M5200-00-184-0007-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239927	M5200-00-184-0004-00	DE CEPEDA SAN JUANITA HERNANDEZ	1108 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239942	M5200-00-185-0010-00	NOYOLA J ARTURO BUENO & ALMA ROSA RAMIREZ HERNANDEZ	1115 PERKINS AVE	MISSION	TX	78572
239941	M5200-00-185-0009-00	GARZA GERARDO	2722 ALAMEDA CIR	MISSION	TX	78574
239939	M5200-00-185-0007-00	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239873	M5200-00-177-0003-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239938	M5200-00-185-0006-00	KEMP RICHARD A & JAVIER GOMEZ	310 W 11TH ST	MISSION	TX	78572-3917
679026	M5200-00-177-0001-01	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239876	M5200-00-177-0007-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239924	M5200-00-184-0002-00	OZUNA SERVANDO & ISaura	421 W 12TH ST	MISSION	TX	78572-3722
239923	M5200-00-184-0001-00	RESENDEZ JUAN ARTURO & ELIZABETH	413 W 12TH ST	MISSION	TX	78572-3722
239932	M5200-00-184-0010-00	LA RESPUESTA CHURCH MINISTRIES	405 W 12TH ST	MISSION	TX	78572-3722
239860	M5200-00-176-0001-00	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez - Cervantes

NATURE OF REQUEST:

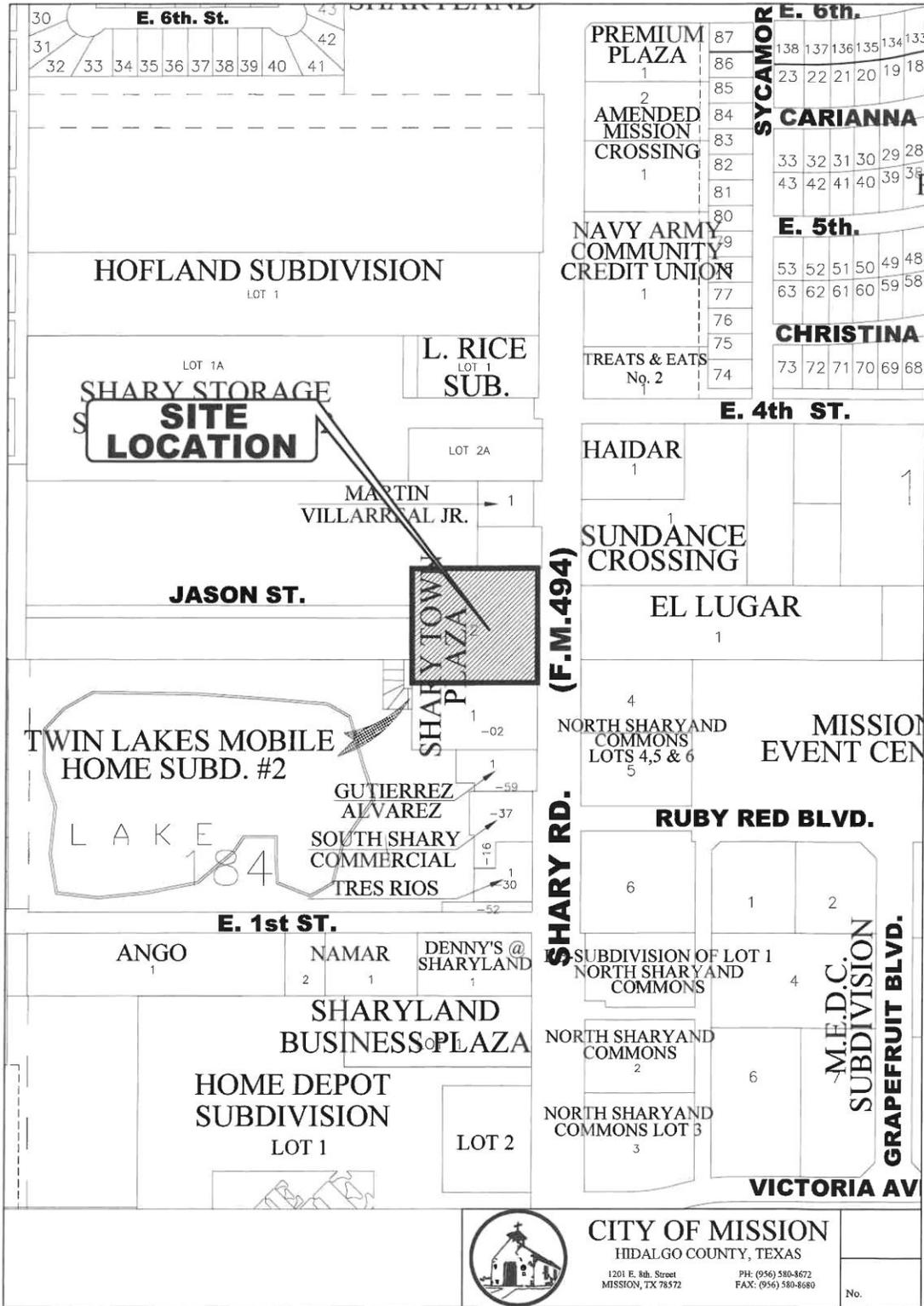
Project Timeline:

- January 15, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public Hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- 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.

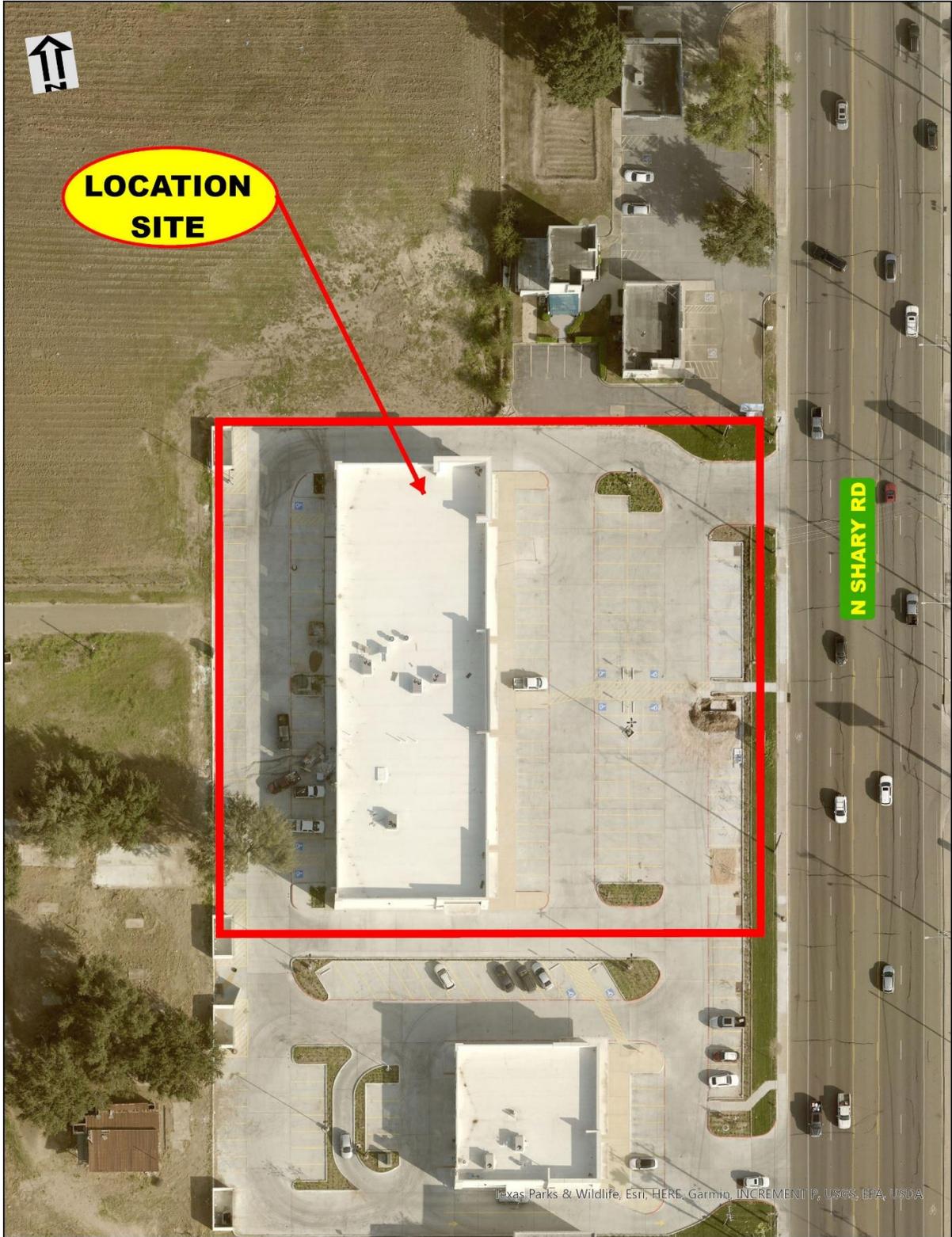
VICINITY MAP



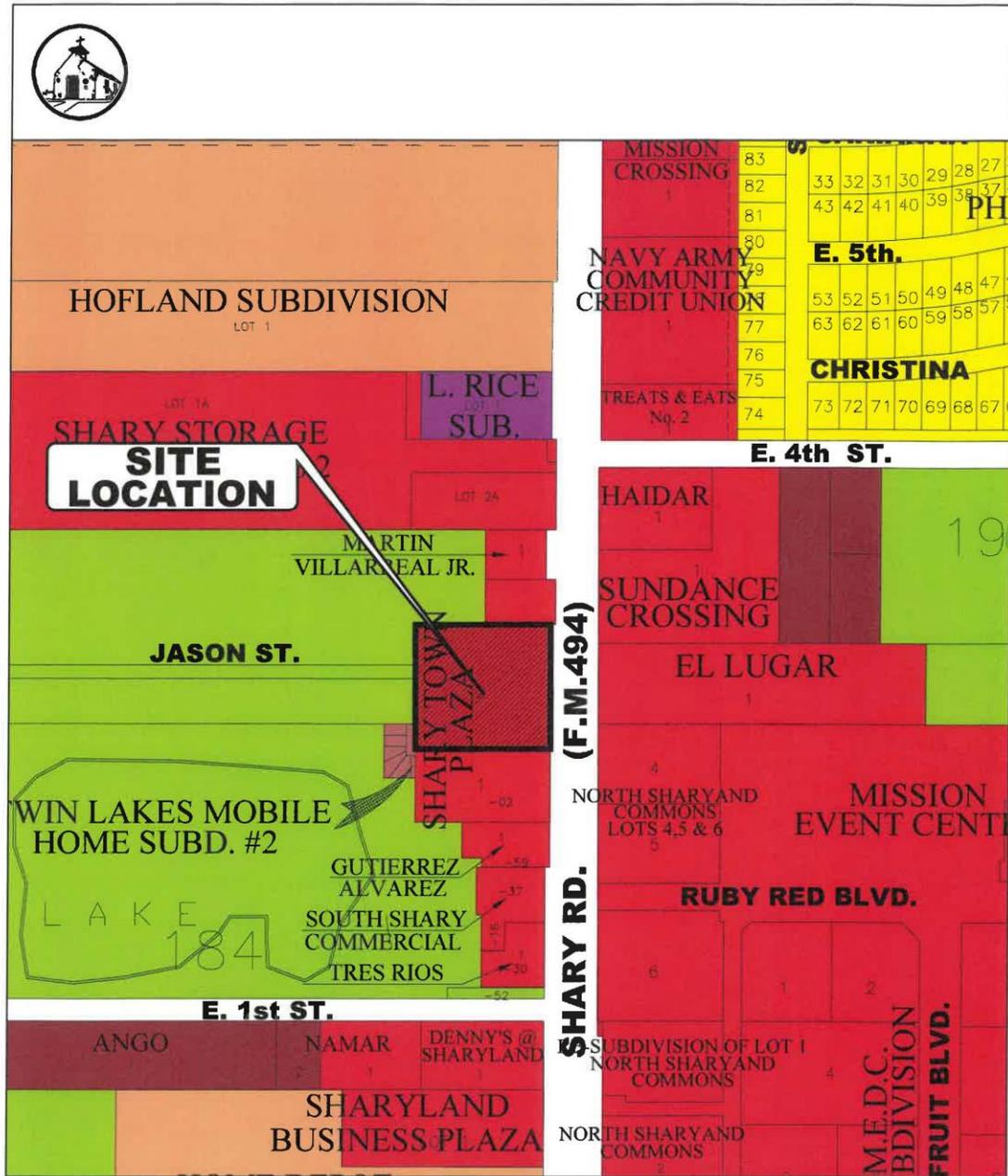
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



SITE LOCATION

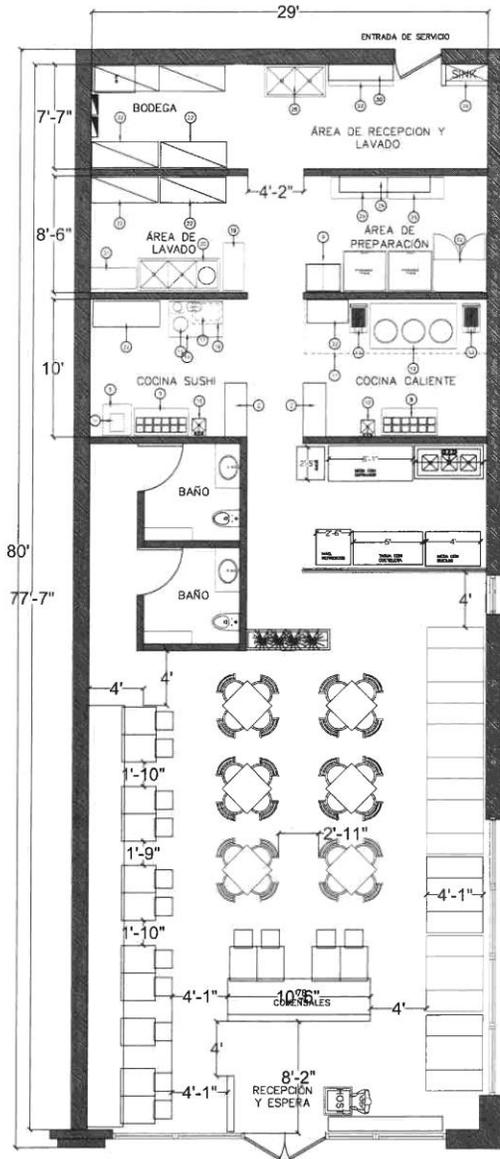
ZONING LEGEND

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

ATTACHMENTS



ATTACHMENTS



WOK - SHARY TOWN PLAZA

LISTADO DE EQUIPO		
PART.	CANT.	DESCRIPCION
1	1	MESA DE APOYO PARA DELIVERY CON ENTREPAÑO 1.90X0.40M FABRICADA EN ACERO INOXIDABLE
2	2	CONGELADOR CORONA 0.90X0.97M
3	1	MESA DE TRABAJO CON ENTREPAÑO 1.75X0.55M FABRICADA EN ACERO INOXIDABLE.
4	1	MESA COCKTELETA 0.50X0.60M
5	1	TARJA DOBLE 0.85X0.57M
6	1	CONGELADOR DE 0.60X0.77M
7	1	WARMER
8	1	MESA BAJA PARA WARMER 0.85X0.70M FABRICADA EN ACERO INOXIDABLE
9	2	MESA FRIA DE 1.22X0.60M
10	2	TARJA SENCILLA 0.30X0.38M
11	1	CAMPANA DE ACERO INOX. DE 4.60X1.20M
12	1	WOK DE 3 QUEMADORES DE 1.90X1.00M FABRICADO EN ACERO INOXIDABLE.
13	1	FREIDORA 1 TINA, 2 QUEMADORES, CAP. 19 LTS., FULL INOX., MARCA ASBER. 40X65M
14	2	MESA DE TRABAJO CON ENTREPAÑO MED. 50 X 1.20 M FABRICADA EN ACERO INOXIDABLE.
15	1	ARROCERA
16	2	MESA DE TRABAJO CON ENTREPAÑO DE 1.20X0.80M CON ENTREPAÑO FABRICADA EN ACERO INOX.
17	1	MICROONDAS
18	1	REPISA MED 0.50 X 0.80 MTS FABRICADA EN ACERO INOXIDABLE PARA MICROONDAS
19	1	MESA PARA MUERTOS CON ENTREPAÑOS DE 0.90X0.50M FABRICADA EN ACERO INOX.
20	1	TARJA DOBLE CON ESCAMOCHÉ DE 1.86X0.70M
21	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.00M0.50M FABRICADA EN ACERO INOX.
22	10	RACK 1.50X0.69M
23	1	CONGELADOR VERTICAL CON DOS PUERTAS DE 1.20X0.70M
24	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.15X0.55M FABRICADA EN ACERO INOX.
25	2	MESA DE TRABAJO CON ENTREPAÑO DE 1.20X0.50M FABRICADA EN ACERO INOX.
26	1	TARJA DOBLE 1.40X0.70M
27	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.40X0.50M FABRICADA EN ACERO INOX.
28	1	AREA DE SINK
29	1	REPISA DE 2.00X0.35M
30	1	REPISA DE 1.40X0.35M
31	1	MUEBLE DE APOYO DE SALSAS 1.50X0.35M
32	1	SALAMANDRA



ORIENTAL WOK
SUCURSAL MCALLEN
PLANTA ARQUITECTÓNICA

OCTUBRE 2025

P A 01

ATTACHMENTS



Site Plan

Leasable Area

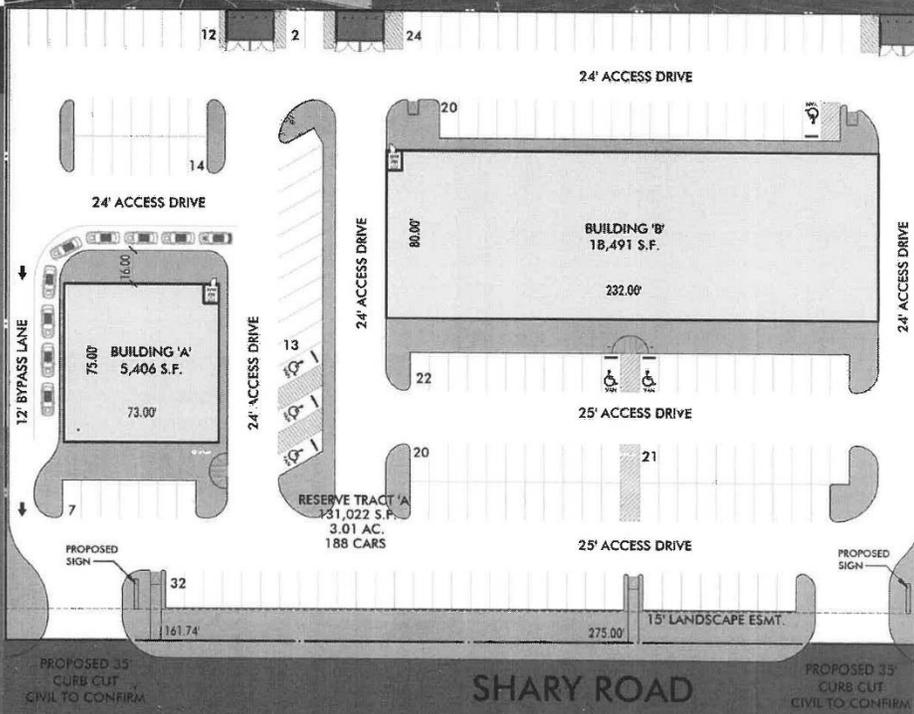
24,000 SqFt

Total Parking Spaces

187 Spaces

Drive-Thru

3 Spaces



Dan Cantu
 956.227.0505
 Dan@aurielinvestments.com



ATTACHMENTS

1/14/26, 4:29 PM

Document



Document reference ID : 572337

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 572337

Applicant Name: Shary Wok LLC

License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 394578872

Member Managed or Manager Managed: Manager Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 806218901

Date Filed: 1/5/2026

Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Francisco

Legal Middle Name: Paez

Email Address: orientalwokshary@gmail.com

Phone Number: 956-358-6466

ATTACHMENTS

1/14/26, 4:29 PM

Document

Basic Business information

Business/Trade Name: Shary Wok LLC DBA Oriental Wok

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-358-6466

Location Address

Address: 301 N Shary Rd , Suite 280, Mission, TX, United States, Hidalgo 78572

Is your location within city limits? Yes

Mailing Address Information

Address: 301 N Shary Rd , Suite 280, Mission, TX, United States, Hidalgo 78572

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

ATTACHMENTS

1/14/26, 4:29 PM

Document

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 11/22/2025

Projected Sales Information

Sales Year: 2026
Alcohol Sale: \$88,200.00
Food Sales: \$91,800.00
Total Sales: \$180,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No
Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

ATTACHMENTS

APPETIZERS RICE

- KUSHIAGES**
(3 pcs) Manchego cheese.
- WONTON**
(3 pcs) Surimi, cream cheese, chicken and shrimp.
- EGG ROLL**
(2 pcs) Surimi, cream cheese and chipotle.
(2 pcs) Beef and vegetables.
- EDAMAMES**
Steamed with a touch of salt.
Sautéed with a mild spicy kick.

ORIENTAL-STYLE POTATOES

LEE CHAT SKEWERS
(6 pcs) Chinese-style chicken skewers with a lightly spicy peanut sauce.

EBI FURAI

(6 pcs) Breaded shrimp stuffed with cream cheese.

CHEESY BALLS

Enjoy an explosion of flavor with this combination of Manchego and cream cheese blended with fresh shrimp and aromatic oriental spices.

DUMPLINGS

(6 pcs) Crispy dumplings filled with seasoned pork, served with sweet oriental sauce, finished with a touch of cilantro and topped with sesame seeds.

GOHAN

Steamed white rice.

TAMPICO GOHAN

Steamed white rice with tampico sauce.

ROBBIE RICE

Fried rice topped with cream cheese and avocado.

SPICY CRISPY RICE

Fried rice topped with crispy pork cracklings, battered surimi, and avocado, served with our signature serrano-lime dressing.

ORIENTAL RICE

Beef
Chicken
Shrimp
Miso
Vegetables

SALADS

SUNOMONO KANI

Cucumber and surimi

SUNOMONO EBI

Cucumber and shrimp

SUNOMONO TAKO

Cucumber and octopus

SUNOMONO SPECIAL

Cucumber, surimi, shrimp and octopus

SOUPS

RAMEN

Delicious chicken ramen soup, served with a boiled egg, spinach, mushrooms, broccoli, and chili oil.

RAMEN TONKOTSU

Crafted with a rich pork broth, topped with perfectly grilled crispy bacon, boiled egg, fresh spinach, toasted nori, and a drizzle of aromatic chili oil.

WOK SPECIAL SOUP

Chinese-style seafood soup with fresh vegetables and a subtle spicy kick.

BITTERSPICY SOUP

Chinese-style shrimp soup with a subtle spicy kick.

WONTON SOUP

Chicken consommé with spinach and rawlio filled with meat and shrimp.

ORIENTAL BURGER

SHRIMP

Cream cheese base, crispy breaded shrimp, kani, sliced avocado, mayonnaise, lemon, and togarashi, served between two crispy panko-breaded rice buns. Includes oriental-style potatoes.

SALMON

Cream cheese base, fresh salmon, tampero, kani, sliced avocado, mayonnaise, lemon, and togarashi, served between two crispy panko-breaded rice buns. Includes oriental-style potatoes.

BOWLS

SPICY SAMBAL

Succulent beef stir-fried in our house-made sambal-style sauce, combined with celery, green bell peppers, carrots, and scallions for a satisfying crunch. Served over your choice of fried or steamed rice, topped with sesame seeds.

SPICY BOWL

Tender chicken stir-fried in our savory sambal-style sauce made with Asian chilies, combined with red and green bell peppers, toasted sesame seeds, and fresh cilantro. Served over your choice of fried or steamed rice.

SWEET KUNG PAO

Crispy chicken stir-fried in a bold blend of our classic Kung Pao, sweet & sour and oyster sauces, tossed with red and green bell peppers. Finished with a subtle kick of arbol chili, toasted sesame seeds, and fresh cilantro. Served over your choice of fried or steamed rice.

HUNAN BOWL

Crispy battered chicken breast tossed with scallions and toasted sesame seeds, glazed in a signature blend of our Hunan sauce and Lee Chat peanut-based sauce. Served over your choice of fried or steamed rice.

NOODLES

ORIENTAL BOWL

Oriental-style noodles with grilled chicken and beef, tossed with broccoli, carrots, and red bell peppers, seasoned with our house special sauce.

VIETNAM SPICY

Chinese noodles with beef, unbreaded chicken, and shrimp, tossed with cherry tomatoes, broccoli, spinach, and snow peas, finished with soy sauce, carrots, and jicama.

CHICKEN DISHES

SPICY SAMBAL CHICKEN

Tender chicken tossed in our sambal-style sauce, combined with celery, green bell peppers, scallions, and carrots.

SWEET ORANGE CHICKEN

Crispy chicken pieces tossed with broccoli, jicama, and scallions, finished in a rich orange sauce with hints of citrus peel.

SPICY HUNAN

Chicken in Hunan-style sauce with scallions and toasted sesame seeds.

SWEET & FIRE CHICKEN

Sweet-style chicken tossed with green and red bell peppers, pineapple, scallions, and arbol chili, served over a bed of crispy noodles.

PEPPER-STYLE CHICKEN

Pepper-style chicken stir-fried with white onions, broccoli, carrots, potatoes, zucchini, and red bell peppers.

WOK

LO MEIN NOODLE BOWL

Noodles with chicken, carrots, green bell peppers, and scallions, stir-fried in a sweet oyster and soy sauce.

ORIENTAL WOK

Chicken in a medium-spicy arbol chili and hoisin sauce, topped with carrots, green bell peppers, scallions, and peanuts.

KUNG PAO CHICKEN

Chicken in Kung Pao sauce with broccoli, peanuts, and scallions.

SWEET & SOUR CHICKEN

Chicken in sweet and sour sauce with carrots, green bell peppers, onions, and pineapple.

ROLLS

SPICY TUNA ROLL

A spicy, crispy roll filled with tampico paste, wrapped in fresh tuna slices and topped with battered shrimp. Finished with a drizzle of Sriracha dressing, arbol chili, and crowned with serrano chili.

PHILADELPHIA ROLL

Salmon, cucumber, and cream cheese inside, sesame seeds on the outside.

CALIFORNIA ROLL

Surimi, cucumber & avocado, topped with golden sesame seeds.

PHILADELPHIA ESPECIAL

Salmon, cucumber, and cream cheese inside, topped with masago.

KANI SPECIAL

Surimi, crunchy pasta, and chipotle dressing inside; topped with avocado, crunchy pasta, chipotle dressing, eel sauce, and sesame seeds.

KING CRAB ROLL

Salmon, cream cheese and avocado inside, topped with masago and a tower of crispy fried kani mixed with rock dressing and finished with chopped scallions.

KUATRO ROLL

Tempura shrimp and tampico inside, topped with cream cheese and avocado.

DRAGON ROLL

Kinakama, battered shrimp, and cucumber inside; topped with masago, togarashi, avocado, and mango.

VAN HALEN ROLL

Shrimp, cream cheese, and avocado inside, topped with salmon and kani-kama.

AVOCADO ROLL

Shrimp, cream cheese, and cucumber inside; topped with salmon.

BLACK TUNA

A bold-flavored roll filled with tampico paste, wrapped in fresh tuna slices, and finished with a drizzle of dressing and serrano chili.

KANI MAKI

Shrimp, cream cheese, avocado, and cucumber inside; topped with surimi.

SALMON ROLL

Surimi, cream cheese, avocado, and cucumber inside; topped with salmon.

SPICY TUNA CRUNCH

A crunchy delight topped with crunchy pasta, chipotle dressing, and scallions, filled with tuna, avocado, cucumber, and sambal sauce.

WOK ROCA ROLL

Breaded shrimp, avocado, and cream cheese inside; topped with rock shrimp, scallions, and sesame seeds.

DYNAMITE ROLL

Tempura shrimp, avocado, cream cheese, and chipotle inside; topped with masago and finished with tampico paste.

MAILOUT LIST

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



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 13, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- February 04, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- 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 RECOMMENDATION:

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.
7. Hours of operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.
8. Maximum occupancy is ___ people.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

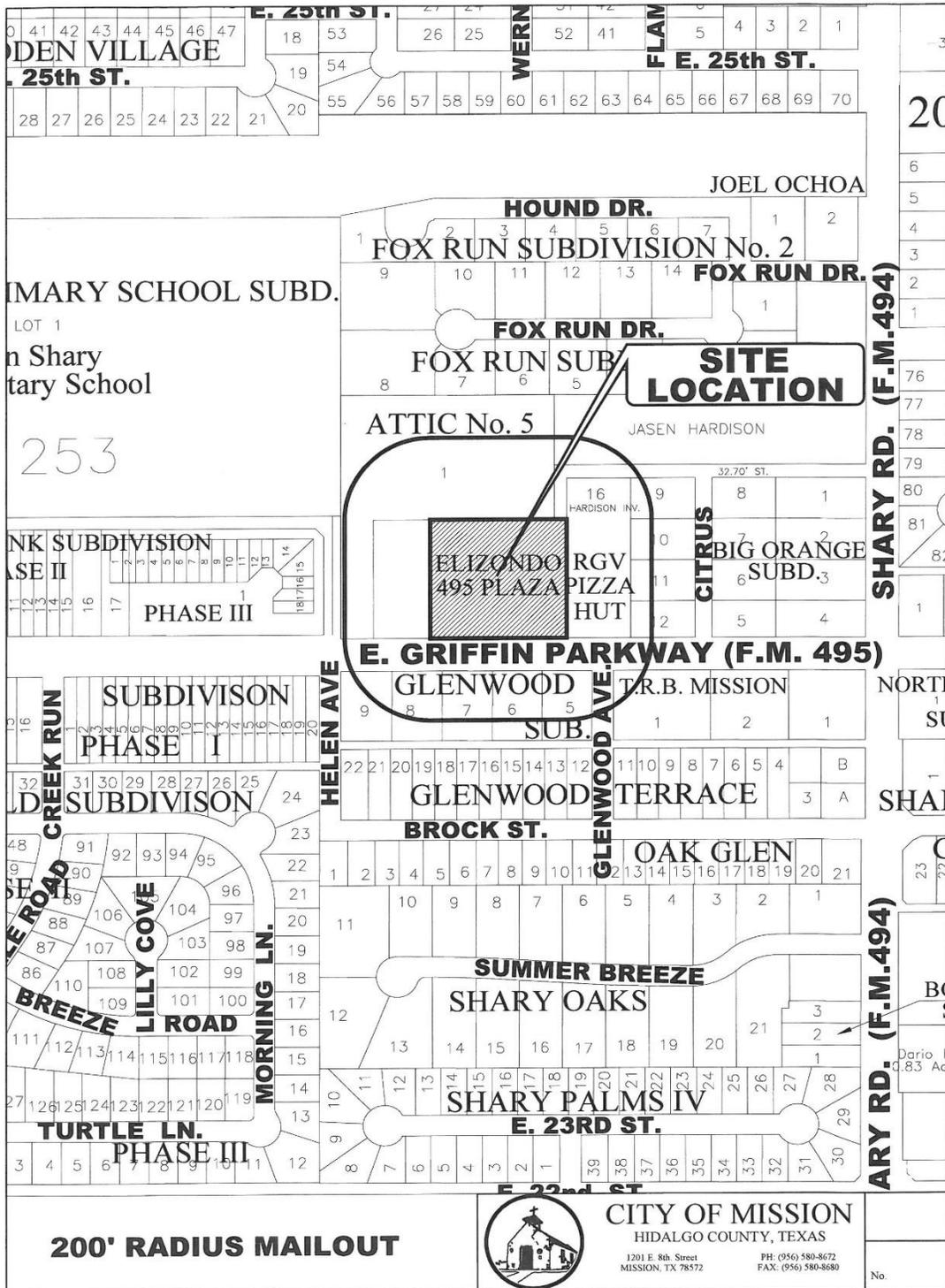
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

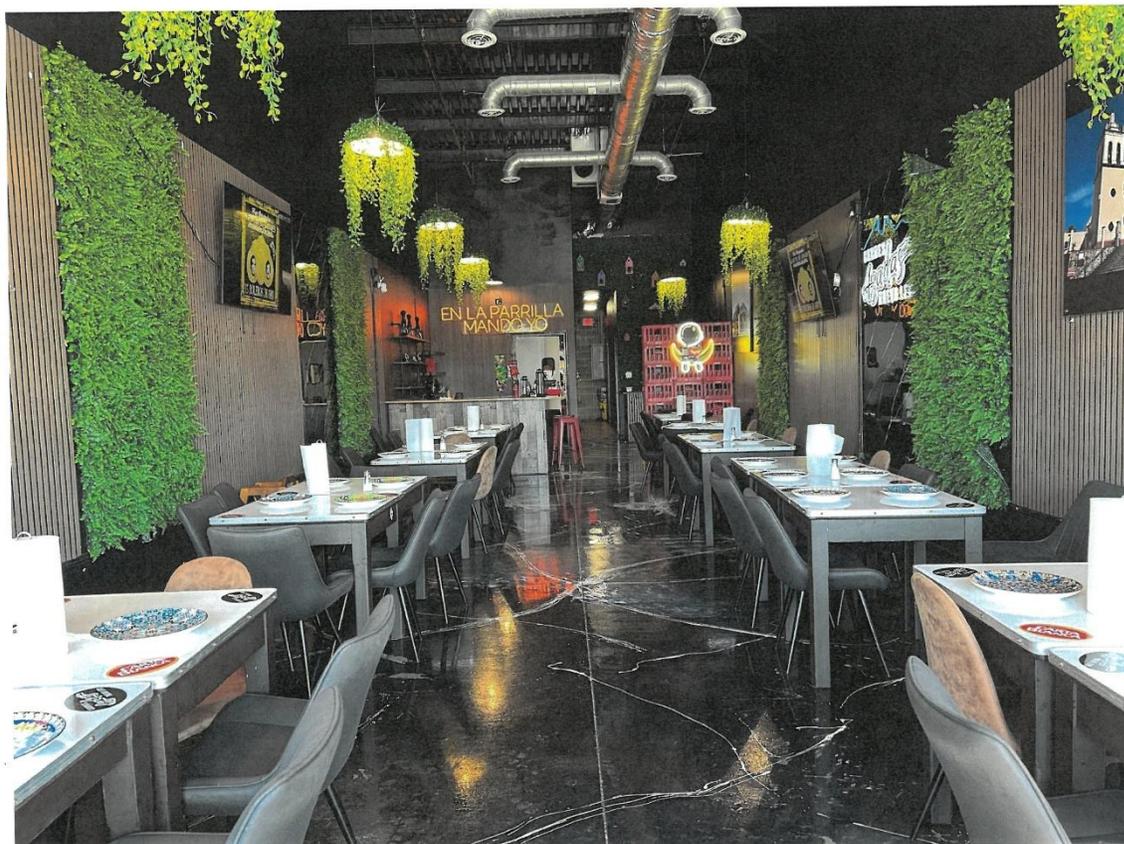
VICINITY MAP



ARIEL MAP



PHOTO



PHOTO



PHOTO



MENU





<h3 style="text-align: center;">ENTRADAS</h3> <ul style="list-style-type: none"> GUACAMOLE \$12.00 CHORIZO \$12.00 QUESO DIVORCIADO \$12.00 FRIJOLES CON VENENO \$9.00 FIDEO REGIO S \$9.00 L \$14.00 CHAMPINONES AL AJILLO \$12.00 AGUACHILE RIBEYE \$28.00 AGUACHILE DE CAMARON \$24.00 CHICHARRON DE RIBEYE \$28.00 MICKIES (4) \$10.00 MOLLEJAS TOREADAS \$12.00 	<h3 style="text-align: center;">LIBRAS</h3> <ul style="list-style-type: none"> FAJITA <ul style="list-style-type: none"> 1 LB \$28.00 1/2 LB \$20.00 AGUJAS NORTEÑAS <ul style="list-style-type: none"> 1 LB \$26.00 1/2 LB \$19.00 COSTILLAS SOLAS O AL PLOQUIN <ul style="list-style-type: none"> 1 LB \$27.00 1/2 \$20.00 TABLITAS DE RIBEYE <ul style="list-style-type: none"> 1 LB \$30.00 1/2 \$23.00 SIRLOIN <ul style="list-style-type: none"> 1 LB \$26.00 1/2 \$19.00 FAJITA DE POLLO <ul style="list-style-type: none"> 1 LB \$18.00 1/2 \$13.00 T-BCNE VENTA X LIBRA (1) \$29.00 	<h3 style="text-align: center;">A LO REGIO</h3> <ul style="list-style-type: none"> TACOS DE CARNE ASADA \$11.00 HAMBURGUESA MEXICANA \$11.00 TACOS MIXTOS DE CARNE ASADA Y SALCHICHA \$14.00 CHICKEN PLATE \$16.00 PLATO REGIO (CHULETON, FAJITA, COSTILLA) \$25.00 PAPA ASADA \$15.00 MOLCAJETE A LA LUMBRE \$26.00 TROMPO ALA PARRILLA \$16.00 CORTE RIBEYE PRIME (INCLUDE DOS BEBES) \$45.00 BILLIONARIO TOMAHAWK \$100.00 	<h3 style="text-align: center;">POSTRES</h3> <ul style="list-style-type: none"> PAN DE ELOTE NEVADO \$10.00 CARLOTA \$10.00 PASTEL DE CHOCOLATE \$10.00 <h3 style="text-align: center;">BEBIDAS</h3> <ul style="list-style-type: none"> REFRESCO MEXICANO \$4.00 REFRESCO DE LATA \$3.00 BOTELLA DE AGUA \$3.00 <div style="text-align: center; border: 1px solid black; padding: 5px; margin: 10px 0;"> <h3 style="margin: 0;">ESPECIAL</h3>  </div> <h3 style="text-align: center;">CORTE DE ORO \$100.00</h3> <h3 style="text-align: center;">KIDS MENU</h3> <ul style="list-style-type: none"> TACOS DE FAJITA (2) \$7.00 TACOS DE POLLO (2) \$6.00 CHEESE BURGER \$6.00 CHICKEN NUGGETS \$6.00 PIZZA \$6.00
<h3 style="text-align: center;">PARRILLADAS</h3> <ul style="list-style-type: none"> PARRILLADA RGV \$45.00 1 LB FAJITA Y 1 LB DE FAJITA DE POLLO PARRILLADA LA SILLA \$50.00 1 LB RIBEYE Y 1 LB DE COSTILLA SUPREME PARRILLADA FRONTERA \$55.00 1 LB FAJITA Y 1 LB DE RIBEYE PARRILLADA SANTIAGO \$75.00 1 LB FAJITA DE POLLO, 1 LB SIRLOIN, 1 LB RIBEYE Y 1/2 SALCHICHA CHORIZO ASADO PARRILLADA ALDAMA \$85.00 1 LB TABLITA DE RIBEYE, 1 LB AGUJA, 1 LB COSTILLA, Y 1/2 SALCHICHA CHORIZO ASADO <p style="font-size: small; margin-top: 5px;">TODAS PARRILLADAS INCLUYEN: FRIJOLES REFritos, ARROZ, CEBOLLA</p>	 <p style="font-size: x-small; margin-top: 5px;">© CARNES ASADAS NUEVO LEON TX 2501 PAREDES LINE, BROWNSVILLE TEXAS 77829</p> <p style="font-size: large; font-weight: bold; margin: 5px 0;">+1-(956)-561-1470</p> <p style="font-size: large; font-weight: bold; margin: 5px 0;">+1-(956)-205-2906</p> <p style="font-size: x-small; margin: 5px 0;">2211 E. GRIFFIN PKWAY, MISSION TX</p>	<h3 style="text-align: center;">SIDES</h3> <ul style="list-style-type: none"> FRIJOLES REFritos \$5.00 L \$5.00 ARROZ \$5.00 L \$5.00 SALCHICHA ASADA 1/2 \$7.00 1 LB \$12.00 QUESADILLAS (3) \$6.00 FRIJOLES CHARROS \$5.00 L \$9.00 PURE DE PAPA \$8.00 ESPARRAGOS \$6.00 PAPAS FRITAS \$5.00 CHORIZO ASADO \$5.00 	





TABC APPLICATION



Document reference ID : 571187

Application Summary

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

Application ID: 571187

Applicant Name: Los Primos de Villa LLC

License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 832090747

Member Managed or Manager Managed: Member Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Subordinate Licenses

License Number	License Type	License Status
150026510	Late Hours Certificate (LH)	Active

TABC APPLICATION

Basic Business information

Business/Trade Name: BETA HOUSE BAR & BILLIARDS

Business Type Bar

Location's Phone Numbers

Business Phone Number 956-458-8648

Alternate Phone Number 956-458-8648

Location Address

Address: 325 S 17TH ST, MCALLEN, TX, UNITED STATES, Hidalgo Hidalgo
78501

Is your location within city limits? Yes

Proposed Location Address

Address: 2211 E Griffin Pkwy, Ste 180, Mission, TX, United States 78572

Proposed Phone Number

Phone: 956-205-2906

MAILOUT LIST

PROP_ID	geold	name	addrDelive	addrCity	addrState	addrZip
125591	B2950-00-000-0009-00	LERMA MIGUEL ANGEL	2426 E 21ST ST	MISSION	TX	78572-3391
654576	R2434-00-000-0001-00	WORLD GREGORY F TRUSTEE	PO BOX 77469	SAN FRANCISCO	CA	94107-0469
125592	B2950-00-000-0010-00	JHR INVESTMENTS LP	PO BOX 1078	EDINBURG	TX	78540-1078
179616	G4300-00-000-0005-00	DANI G LLC	1608 N 8TH ST	MCALLEN	TX	78501-2436
179618	G4300-00-000-0007-00	GARCIA DOLORES NANY LEE	PO BOX 1116	MISSION	TX	78573-0018
179620	G4300-00-000-0009-00	LUGO JOSE E & ARCELIA T CO-TRUSTEES	7301 N 5TH ST	MCALLEN	TX	78504-1856
654762	A6321-05-000-0001-00	GREATER MISSION STAR STORAGE LIMITED PARTNERSHIP	322 W NOLANA AVE	MCALLEN	TX	78504-2528
281288	S2950-00-000-0254-35	HARDISON JASEN	322 W NOLANA AVE	MCALLEN	TX	78504-2528
959043	T6801-00-000-0001-00	TEXAS REGIONAL BANK	PO BOX 5555	MCALLEN	TX	78502-5555
960877	S2950-00-000-0254-40	ORNELAS INVESTMENTS LLC	3308 SAN ANGELO	MISSION	TX	78572-0531
1464900	B2950-00-000-0016-00	HARDISON INVESTMENTS LLC	322 W NOLANA AVE	MCALLEN	TX	78504-2528
1238510	E5175-00-000-0000-00	CAGE I PLAZA LLC	2208 LAWDALE RD	MISSION	TX	78572-3397