CITY OF MISSION

PLANNING AND ZONING COMMISSION
MISSION CITY HALL
NOVEMBER 04, 2026 at 5:30 PM

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, November 4, 2026** at **5:30 p.m**. in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

1. Call to Order and Establish Quorum
2. Disclosure of Conflict of Interest
3. Citizens Participation for items listed on the agenda

APPROVAL OF MINUTES

4 Approval of Minutes for P&Z Meeting - October 21, 2026

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

5 Public hearing and take action to consider a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – ONYX Bar & Nightlife, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 8, 9 & 10. Applicant: Fernando Montanado - Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Tinseltown Mission 261 in a (C-3) General Business District, being Lot 1, Tinseltown Subdivision, located at 2516 E. Expressway 83, Applicant: CNMK Texas Properties, LLC, - Cervantes

SITE PLAN APPROVAL

7 Site Plan Approval for the construction of a health clinic named Access Esperanza Clinic legally described as lot 8 and 9, Block 202, Mission Original Townsite, located at 1207 North Conway Ave., Applicant: Access Esperanza Clinics, Inc. – Cervantes

SINGLE LOT VARIANCE

8 Single Lot Variance for a tract of land being the East 4.06 acres of the West 25 acres of Lot 202, John H. Shary Subdivision, located at 1818 E. Business Highway 83. Applicant: Mario Cantu – Cervantes

Notice Regarding Executive Session: The City of Mission Planning and Zoning may convene in a closed meeting, also known as Executive Session, at any time during the course of this meeting for any posted item, as authorized by the Texas Open Meetings Act, Tex. Gov't Code Chapter 551, including, but not limited to, Tex. Gov't Code §§ 551.071, 551.072, 551.073,

551.074, 551.076, 551.087, 551.089, and Tex. Gov't Code §§ 418.175–.182, as applicable. Any final action, decision, or vote on a matter deliberated in Executive Session will be made only in open session in accordance with law.

ADJOURNMENT

Signed this the **29th** day of **October, 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 **October, 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 November, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

(a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or

(b) at a subsequent public meeting of the Commission upon notice thereof; as the Commission shall determine.

On this the **29th day of October, 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
OCTOBER 21, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
Diana Izaguirre	Steven Alaniz	Gabriel Ramirez	Lupita Rocha
David Villarreal		Jessica Munoz	
Raquenel Austin		Xavier Cervantes	
Connie Garza		Patricio Martinez	
Kevin Sanchez		Elisa Zurita	
Irene Thompson			

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

Started: 5:31 p.m.
Ended: 5:32 p.m.
Item #2
Conditional Use Permit: **An Event Center – Aurella Event Center**
being Lot 12, Sparks & Townsend Plaza Subdivision,
located at 2704 E. Griffin Parkway, Suite G
C-3
Guadalupe Rocha

Mr. Cervantes stated the site is located approximately 310 feet West of N. Taylor Road along the South side of E. Griffin Parkway (F.M. 495). Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a suite for an Event Center that will be named "Aurella Event Center". Proposed activities: The venue features several types of events and private gatherings. The proposed hours of operation are as follows: Monday through Sunday from 10:00 am to 2:00 am. Staff: 2 employees. The applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beverage) will be allowed at this time. Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces are needed. The plaza has 103 parking spaces available. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (38) legal notices to the surrounding property owners. In

accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends Approval for 1 year, subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday through Sunday from 10:00 am to 2:00 am Must comply with the noise ordinance; 3) Acquisition of a business license prior to occupancy; 4) Maximum capacity is 80 people; and 5) CUP not be transferable to others.

Chairwoman Izaguirre asked if there was anyone 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.

Chairwoman Izaguirre questioned whether the city ordinance addresses instances where a new business fails to update or repair an existing sign left behind by a previous business, noting that the city currently lacks regulations on the matter.

Mr. Cervantes agreed, observing that new businesses often leave old signs as they are.

Chairwoman Izaguirre further explained that businesses sometimes leave signs blank, cover them poorly, or create an un-uniform appearance.

Mr. Cervantes concurred that these poorly covered signs look unprofessional, confirming that the city does not have any provisions in the ordinance to regulate this issue.

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: 5:32 p.m.
Ended: 5:35 p.m.
Item #3

Conditional Use Permit Renewal:	**An Event Center – Events on Conway being all of Lots 1 & 1-A through 1-K, Resubdivision of Lots 1 and 1L, Conway Plaza Subdivision, located at 2002 N. Conway Avenue, Suite E, (C-3)** **Christopher Rosales**

Mr. Cervantes stated the site is located 260 feet North of East 20th Street along the East side of N. Conway Avenue. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an

Event Center requires the approval of a conditional use permit by the City Council. The applicant is proposing the renewal of his conditional use permit for the Event Center. The venue features several types of events and private gatherings. The proposed hours of operation are as follows: Sunday through Saturday from 10:00 a.m. to 12:00 a.m. Staff will be 2 employees. Parking: Due to the total of 40 seating spaces, which requires 13 parking spaces (40 seats/1 space for every 3 seats = 13 parking spaces. It is noted that the parking area is held in common (57 existing parking spaces) and shared with other businesses. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends Subject to: 1) approval for two (2) years, 2) Must continue to comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are Sunday through Saturday from 10:00 a.m. to 12:00 a.m.; 4) Must comply with the noise ordinance; 5) CUP is not transferable to others; and Maximum occupancy is 42 people.

Chairwoman Izaguirre asked if there was anyone 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 noted a discrepancy in the operating hours, pointing out that a previous recommendation was for a 2:00 a.m. closing time, whereas the current proposal specified a 12:00 a.m. closing time.

Mr. Cervantes explained that closing times are determined by the operating hours requested by the applicants during the application process, noting that this particular applicant chose to close at 12:00 a.m.

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: 5:35 p.m.
Ended: 5:39 p.m.
Item #4
Ordinance Amendment: Discussion and Possible Action on Matters Related to Adoption of Ordinance #____ amending Appendix A, Article V, Section 1.20 and Section 1.21 of the City of Mission Code of Ordinances regarding the governing-body hearing notice, publication requirement, and the posting of a notice sign on the affected property – Cervantes

Mr. Cervantes stated the City's current zoning regulations establish certain hearing notice and publication requirements regarding proposed zoning amendments in Section 1.20 and Section 1.21. The Texas Legislature has subsequently amended Chapter 211 of the Texas Local Government Code, through House Bill 24, effective September 1, 2025, amending the governing-body hearing notice requirement in Section 211.006(a) notice published in the newspaper and, if applicable, on the City's website before the 15th day before the hearing, and added Section 211.0073, which requires the Zoning Commission of a home-rule city to post a sign on the affected property (or in the public right-of-way for a City initiated change affecting multiple properties) no later than the 10th day before the Commission's hearing on a proposed change in zoning classification that does not apply to the whole City, and to keep it posted until the Council's final determination. Staff is recommending that the City Council amend Section 1.20 and Section 1.21 to comply with House Bill 24. The propose ordinance would do the following: 1) Published notice in the newspaper and, if applicable, on the City's website before the 15th day before the hearing; and 2) Post a (24 by 48 inches) sign at the affected property (or in the public right-of-way for a City initiated change affecting multiple properties) no later than the 10th day before the Commission's hearing on a proposed change in zoning classification that does not apply to the whole City, and to keep it posted until the Council's final determination. **STAFF RECOMMENDATION:** Approval of ordinance amendment.

Chairwoman Izaguirre asked if there was anyone 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 if there were any specific requirements regarding how long the public notice sign must remain posted on the property.

Mr. Cervantes explained that the sign must remain on the property until the city council takes action. He noted that there are regulations specifying how long it must be posted before appearing before the board, alongside rules governing the letters, newspaper notices, and website listings, emphasizing that all notices must stay in place until the final city council decision.

Chairwoman Izaguirre asked if the city had changed its public notice sign fees or if a different sign was being used.

Mr. Cervantes stated that the city had not increased its fees, noting that while many other cities had done so due to rising additional expenses, Mission had kept theirs the same.

Chairwoman Izaguirre asked why the city had not updated any of its fees to reflect those changes.

Mr. Cervantes stated that one perspective is to view it as an investment in economic development, explaining that the rezoning and conditional use permit process hopefully attracts businesses or projects that eventually generate property and sales taxes.

Chairwoman Izaguirre countered that the city continues to absorb the immediate extra expenses in the meantime.

Mr. Cervantes acknowledged this, stating that the city plans to review all its fees in the near future, and noted that Jessica had recently conducted a comprehensive comparative survey of fee structures in other cities.

Chairwoman Izaguirre questioned what the specific fees were for the other cities, noting that while the difference might seem minimal to some, there is a substantial disparity in prices.

Mr. Cervantes agreed, explaining that while the city costs by reusing the public notice signs, Mission only charges a $250 fee, which remains significantly lower than neighboring municipalities.

Ms. Muñoz added that some cities have now implemented a policy where they charge applicants directly for the physical signs.

Mr. Cervantes stated that fees are much higher up north, sharing that during a recent professional conference he attended in the Dallas area, he noted rezoning application fees can reach as high as $2,000. He stated that because there is active interest in reviewing the city's entire fee structure, local adjustments will be evaluated as part of that upcoming process.

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

Started: 5:39 p.m.
Ended: 5:43p.m.
Item #5
Ordinance Amendment: Discussion and Possible Action on Matters Related to Adoption of Ordinance #____ amending Appendix A, Article V, Section 1.23 of the City of Mission Code of Ordinances regarding protests and recommendations for denial, removing the City-imposed super-majority vote requirement to override a recommendation from the Planning and Zoning Commission – Cervantes

Mr. Cervantes stated The City's current zoning regulations contain provisions establishing voting requirements for certain zoning amendments. Section 1.23 includes a provision requiring a three-fourths vote of all members of the City Council to overrule a recommendation from the Planning and Zoning Commission that a zoning amendment, supplement, or change be denied. The Texas Legislature has subsequently amended Chapter 211 of the Texas Local Government Code, including the repeal of former statutory provisions that addressed certain local super-majority voting requirements. Staff is recommending that the city amend Section 1.23 to remove the additional local three-fourths voting requirement applicable when the City Council considers a recommendation of denial from the Planning and Zoning Commission. The proposed ordinance would do the following: Remove the City-imposed three-fourths super-majority requirement for the City Council to overrule a Planning and Zoning Commission recommendation for denial. Allow the City Council to act on

zoning amendments under the ordinary voting requirements applicable to the City Council. Continue to recognize and preserve all zoning protest rights and voting requirements required by Texas law. Clarify that state law controls whenever a statutory super-majority requirement applies to a qualifying zoning protest. Update the City's Code of Ordinances to better conform to the current statutory framework. The proposed amendment will eliminate an additional local procedural requirement that may unnecessarily restrict the City Council's ability to act on zoning matters. The Planning and Zoning Commission will continue to perform its statutory and advisory role in reviewing zoning requests and making recommendations to the City Council. The proposed amendment does not eliminate the Commission's authority or role in the zoning process. It would allow the City Council to make the final legislative determination regarding a zoning amendment using the ordinary voting requirements applicable to the City Council, while preserving any super-majority voting requirement that is independently mandated by state law. **STAFF RECOMMENDATION:** Approval of ordinance amendment.

Chairwoman Izaguirre asked if there was anyone 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 when the law was enacted and put into effect.

Mr. Cervantes stated that the law took effect during the previous legislative session.

Ms. Thompson asked for clarification on the exact year.

Mr. Cervantes stated that it occurred in 2025, noting that the next legislative session would take place in 2027.

Ms. Thompson clarified that the city had been enforcing the new a supermajority rules since 2025.

Mr. Cervantes confirmed that they had, citing a recent case involving the Ice House project where the board voted to deny the conditional use permit but he was able to clarify to the City Council that a supermajority vote was not required as per the new state law. He explained that the city has been actively implementing and following the new State Law as it took effect, and staff are now simply formalizing it by integrating it directly into the local municipal code books.

Mr. Sanchez stated that subjecting the local ordinances to legal compliance is not a controversial measure.

Mr. Cervantes agreed, clarifying that the city has been actively implementing the State Law as soon as they learned of its enactment, and noted that they have applied the same proactive approach to the regulations governing public notice signs.

Chairwoman Izaguirre reiterated that staff already had prior knowledge of the requirement.

Mr. Cervantes clarified that they were aware of it and had been actively following it, noting that staff were now simply working to formalize it by writing it directly into the local municipal code.

Ms. Thompson stated that she was simply wondering why it took so long to bring forward.

Mr. Cervantes acknowledged her point, expressing his apologies for the delay.

Mr. Sanchez stated that the timing also depended on when the legislation officially took effect, noting that while some state laws become effective on September 1, others do not take effect until January 1.

Mr. Cervantes agreed, explaining that when he initially raised the matter with the city attorney during the Ice House project, the city attorney indicated that a formal ordinance amendment was needed.

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

ITEM#6
ADJOURNMENT
There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:43 p.m.

_____
Diana Izaguirre, Chairwoman
Planning and Zoning Commission

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 4, 2026

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

AGENDA ITEM: Public hearing and take action to consider a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – ONYX Bar & Nightlife, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 8, 9 & 10. Applicant: Fernando Montanado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 12, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- October 19, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- November 10, 2026 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located approximately 180 feet North of E. 6TH Street within a commercial plaza along the east side of N. Shary Road.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, the Sale & On-Site Consumptions of Alcoholic Beverages, as bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos, nightclubs or other similar operations requires the approval of a conditional use permit by the City Council.
- Access to the site is via a 34-foot driveway off N. Shary Road. This proposed nightclub will offer food, a VIP area, live music, and concerts.
- The applicant is leasing suites 8, 9 & 10 for a nightclub that will be named "ONYX".
- Proposed activities: The venue features nightlife events and private gatherings.
- The proposed hours of operation are as follows: Thursday through Sunday from 8:00 pm to 2:00 am.
- Staff: 15 employees
- Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. Parking is held in common, and 138 spaces are shared with other businesses in the commercial plaza.
- Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos, and nightclubs must be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The last conditional use permit approved for this location was on December 2, 2025, for 1 year for a nightclub named Taboo.

- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends the permit for 1 year approval to continue to assess this new operation:
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Waiver of the 300-foot separation requirement from residential homes.
- Compliance with TABC requirements.
- C.U.P. is not transferable to others.
- Hours of operation are Thursday through Sunday from 8:00 pm to 2:00 am
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy
- Maximum occupancy is 114 people
- Must have a minimum of two (2) Level II security officers from 8:00 pm to 2:00 am or as required in section 1.56, Subsection 3 of the Code of Ordinances
- No valet parking allowed in the shared parking lot

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

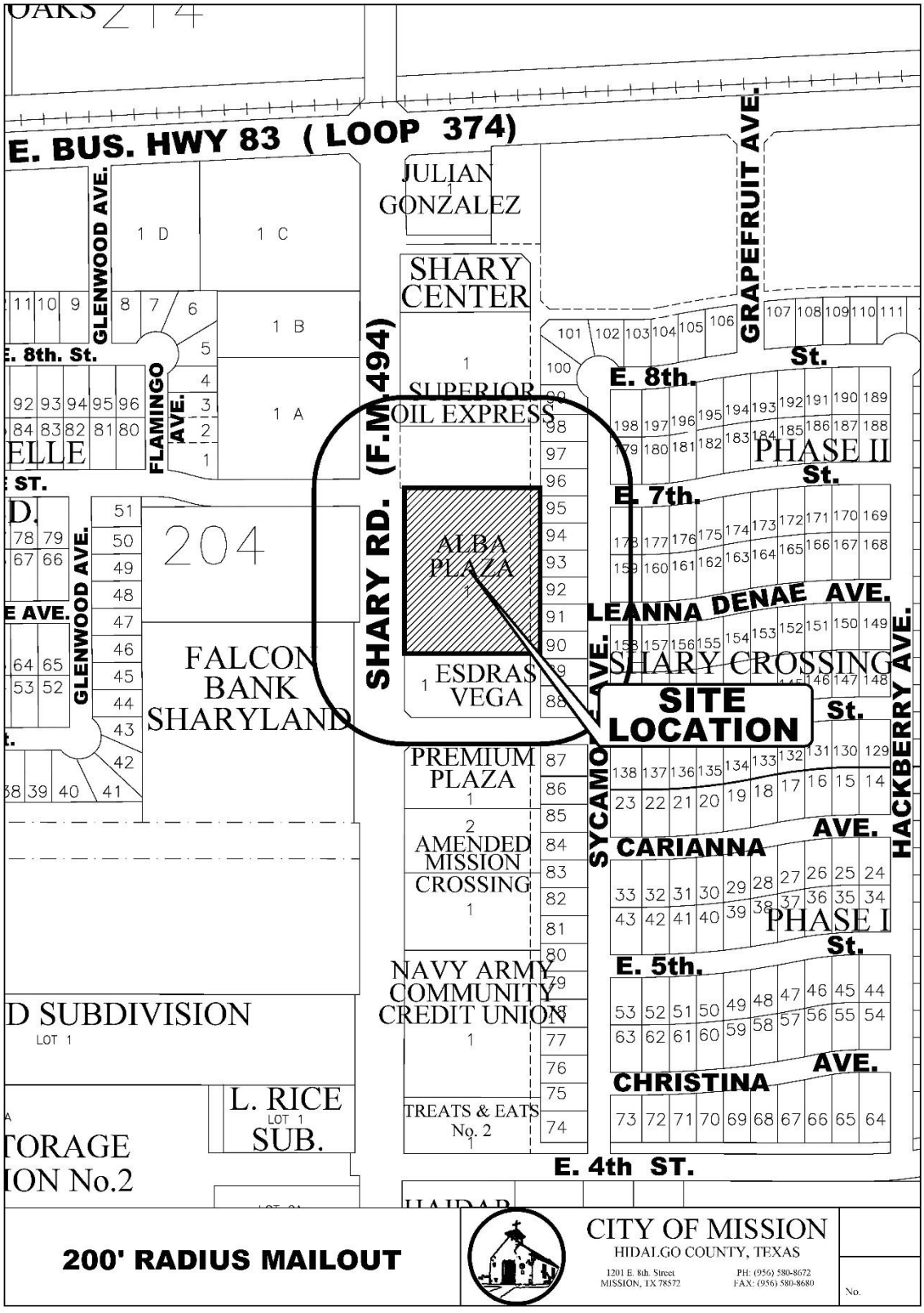
TABLED: _____

_____ AYES

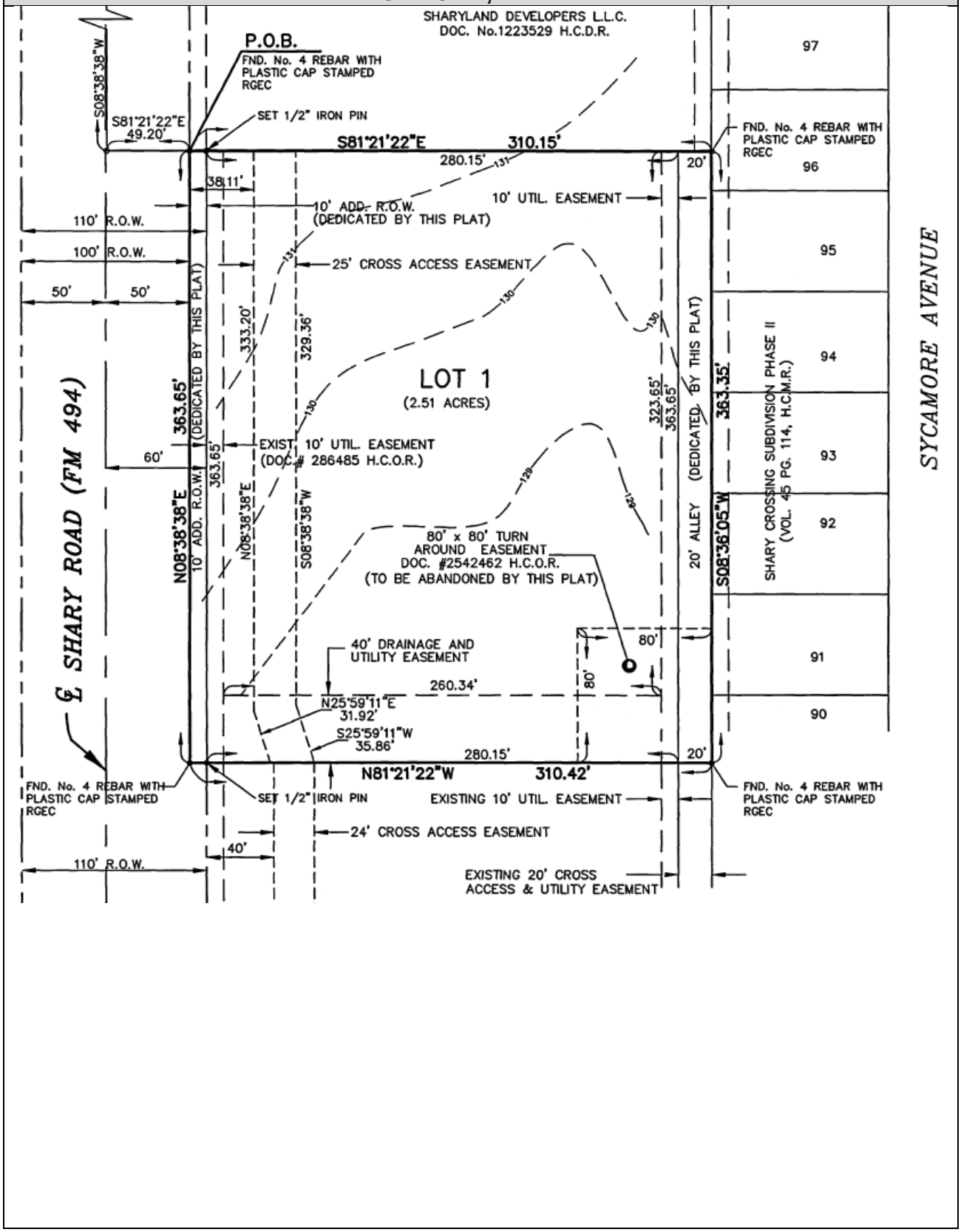
_____ NAYS

_____ DISSENTING_____

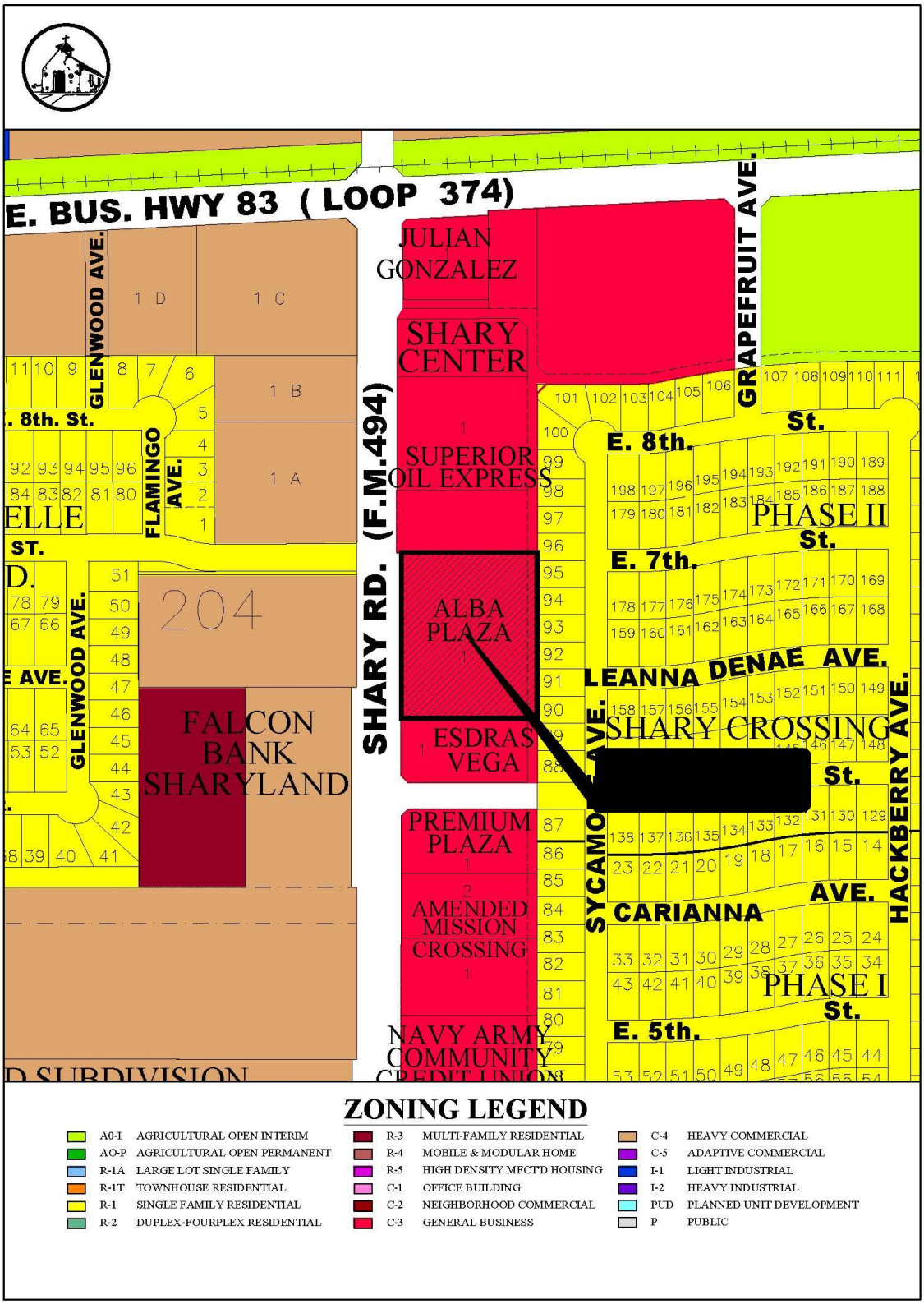
MAILOUT VICINITY MAP



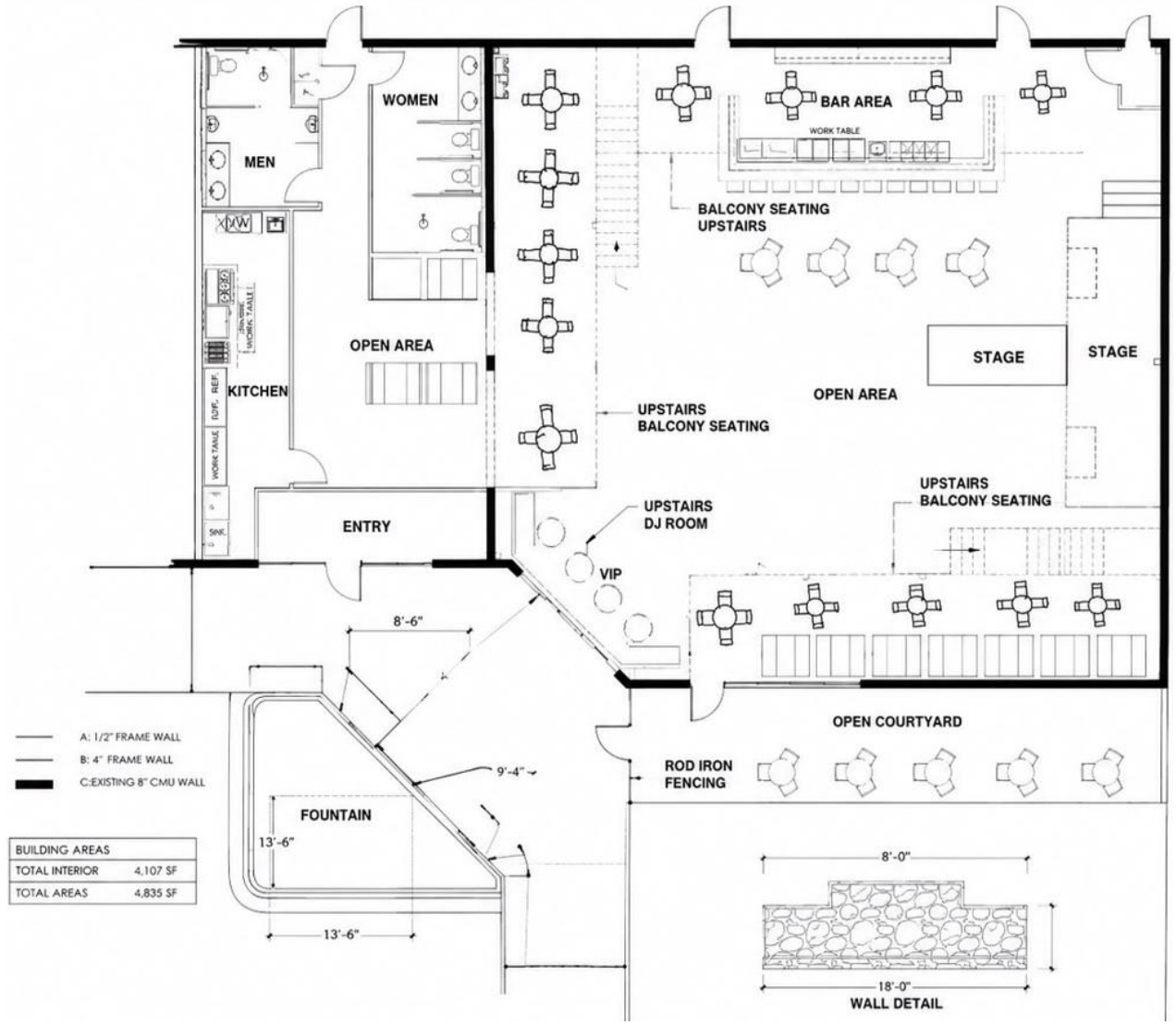
PLAT OF LOT 1, ALBA PLAZA



ZONING MAP


E. BUS. HWY 83 (LOOP 374)
GLENWOOD AVE.
FLAMINGO AVE.
SHARY RD. (F.M.494)
GRAPEFRUIT AVE.
HACKBERRY AVE.
SYCAMORE AVE.
JULIAN GONZALEZ
SHARY CENTER
SUPERIOR OIL EXPRESS
ALBA PLAZA
ESDRAS VEGA
PREMIUM PLAZA
AMENDED MISSION CROSSING
NAVY ARMY COMMUNITY CREDIT UNION
FALCON BANK SHARYLAND
204
E. 8th. St.
E. 7th. St.
E. 5th. St.
LEANNA DENAE AVE.
CARIANNA AVE.
SHARY CROSSING
PHASE II
PHASE I
1 A
1 B
1 C
1 D
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCTD HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

FLOOR PLAN


WOMEN
MEN
BAR AREA
WORK TABLE
BALCONY SEATING
UPSTAIRS
OPEN AREA
STAGE
STAGE
KITCHEN
OPEN AREA
UPSTAIRS
BALCONY SEATING
UPSTAIRS
BALCONY SEATING
ENTRY
UPSTAIRS
DJ ROOM
VIP
8'-6"
OPEN COURTYARD
A: 1/2" FRAME WALL
B: 4" FRAME WALL
C:EXISTING 8" CMU WALL
9'-4"
ROD IRON
FENCING
FOUNTAIN
13'-6"
BUILDING AREAS
TOTAL INTERIOR 4,107 SF
TOTAL AREAS 4,835 SF
13'-6"
8'-0"
18'-0"
WALL DETAIL

PICTURES



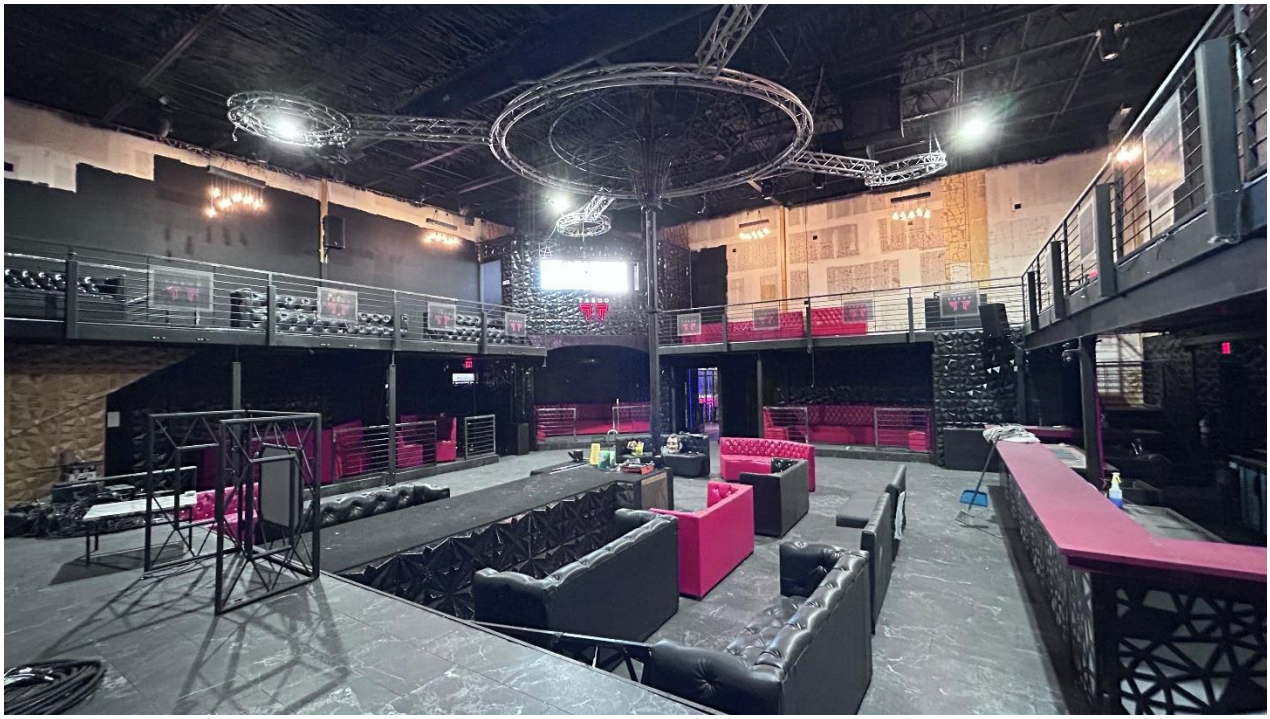


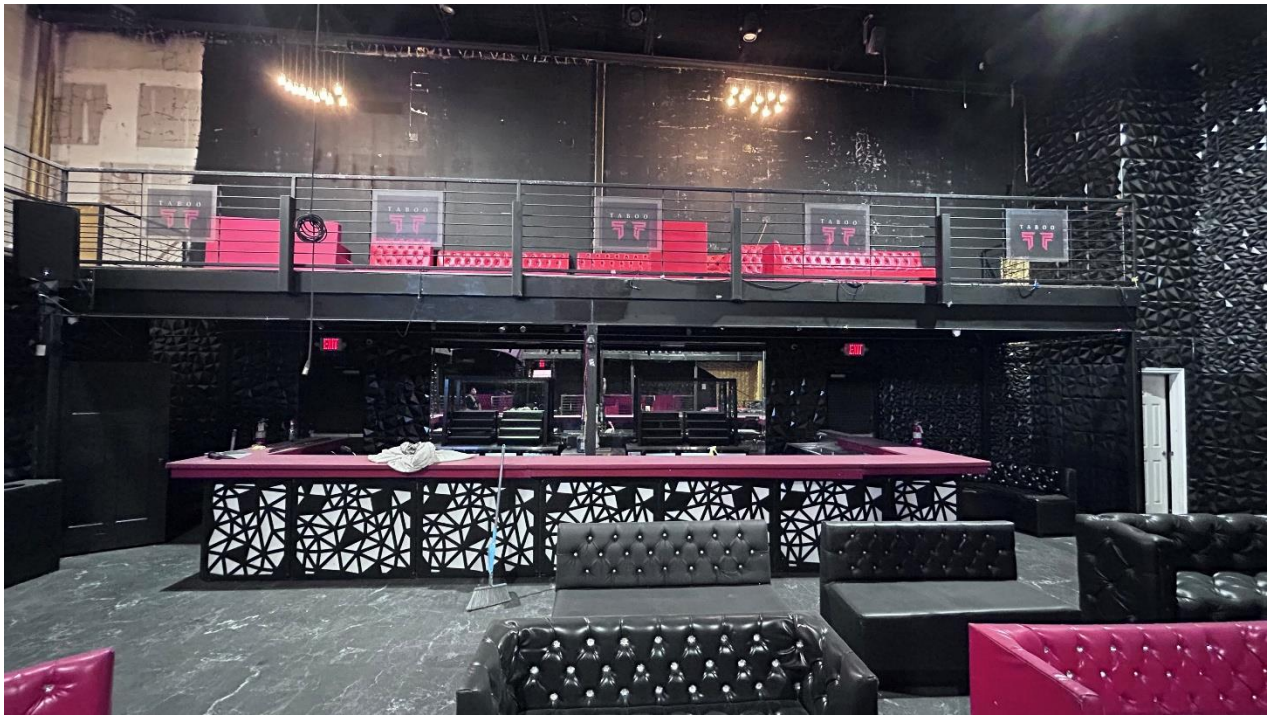
PICTURES





PICTURES





MAILOUT

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
684555	CISNEROS KRYSTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-1962
684504	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-1978
684505	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
684575	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
684595	ZHENG DA MEI	2421 E 7TH AVE	MISSION	TX	78572-1946
684508	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
684510	GARCIA DIANA GUILLERMINA ALMARAZ	709 SYCAMORE AVE	MISSION	TX	78572
684574	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
684594	PENA ALEJANDRO TREVINO	2420 E 7TH AVE	MISSION	TX	78572-1947
684507	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
684509	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
684511	PALACIOS CARLOS AVILA	615 SYCAMORE AVE	MISSION	TX	78572-1978
684512	FULANITO INC	7416 N 4TH ST	MCALLEN	TX	78504
684513	GUERRERO SELENE	703 SYCAMORE AVE	MISSION	TX	78572-1984
684514	ZORILLA JORGE J REVILLA GUTIERREZ	705 SYCAMORE AVE	MISSION	TX	78572-1984
684515	CASTILLO FRANCISCO JAVIER ALVARADO	707 SYCAMORE AVE	MISSION	TX	78572-1984
20827570	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
685429	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
960387	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
1471062	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
1308162	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1238655	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
1561200	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-9470
818962	J & M VALLEY INVESTMENT LLC	710 N SHARY RD	MISSION	TX	78572-9745
1308059	MIRABELLE OWNERS ASSOCIATION INC	813 N MAIN ST STE	MCALLEN	TX	78501-0004

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Tinseltown Mission 261 in a (C-3) General Business District, being Lot 1, Tinseltown Subdivision, located at 2516 E. Expressway 83, Applicant: CNMK Texas Properties, LLC, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 05, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- October 19, 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.
- November 4, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 8, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southwest corner of Expressway 83 and Taylor Road.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- Tinseltown Mission 261 desires to renew the conditional use permit for the Sale & On-Site Consumption of Alcoholic Beverages. Tinseltown Mission has been in operation since 1998.
- The hours of operation are as follows: Every day from 10:00 a.m. to 1:00 a.m.
- Staff: 59 employees
- Parking: Tinseltown Mission has a total of 938 parking spaces. For a theater with 3,034 seats parking code requires 759 parking spaces (1 parking space for every 4 seats), exceeding code requirement of 179.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a church and residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The last conditional use permit approved for the sale of alcoholic beverages was on December 12, 2022, for a period of 4 years.
- 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends approval for life of use with the understanding the permit can be revoked for non-compliance
- Waiver of the 300' separation requirement from a church and residential homes
- Must continue to comply with all City Codes (Building, Fire, Health, etc.)
- Hours of Operation are the following: Every day from 10:00 a.m. to 1:00 a.m.,
- Must comply with TABC requirements
- CUP is not transferable to others

Departmental Approval:

Advisory Board Recommendation:

City Manager's Recommendation:

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

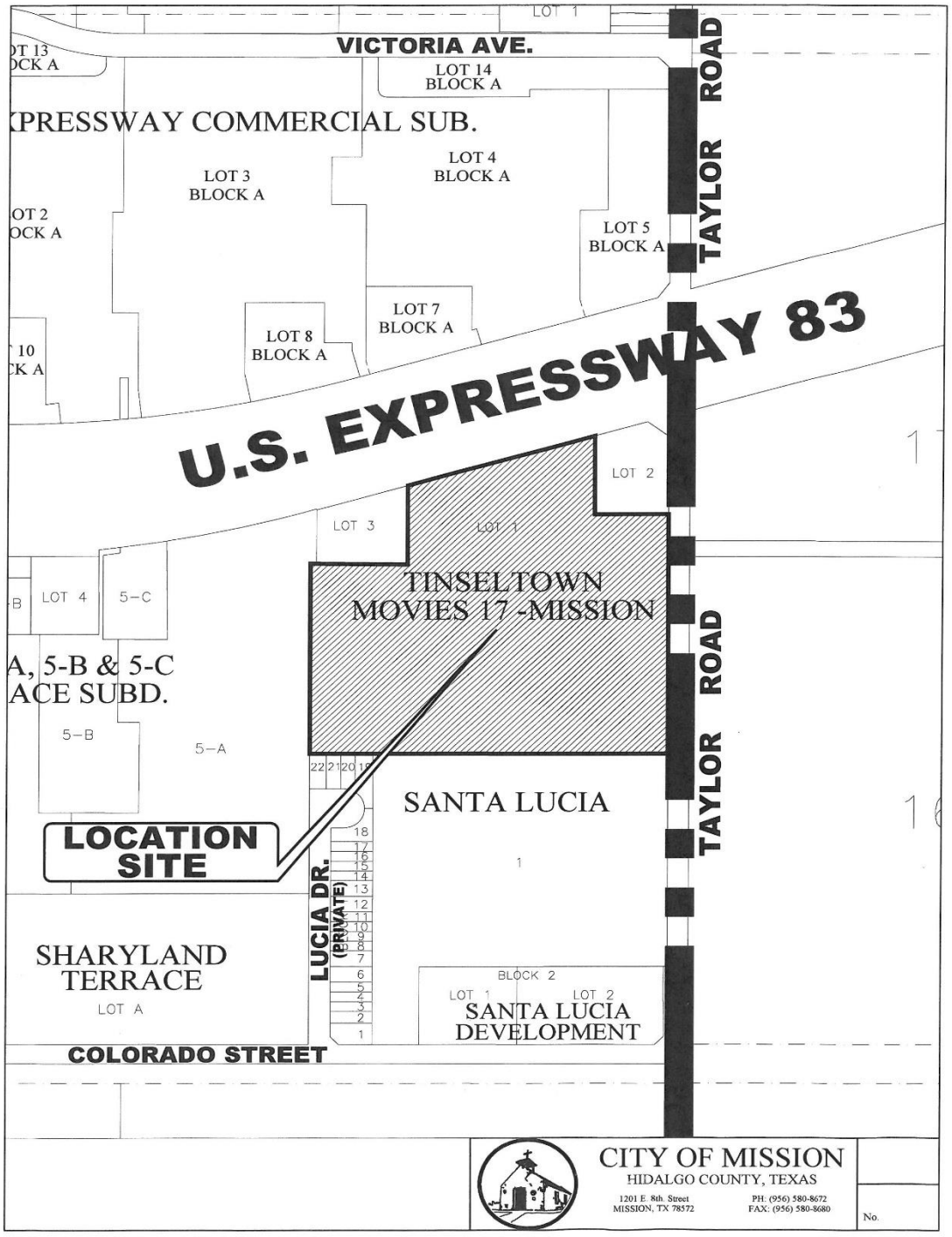
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

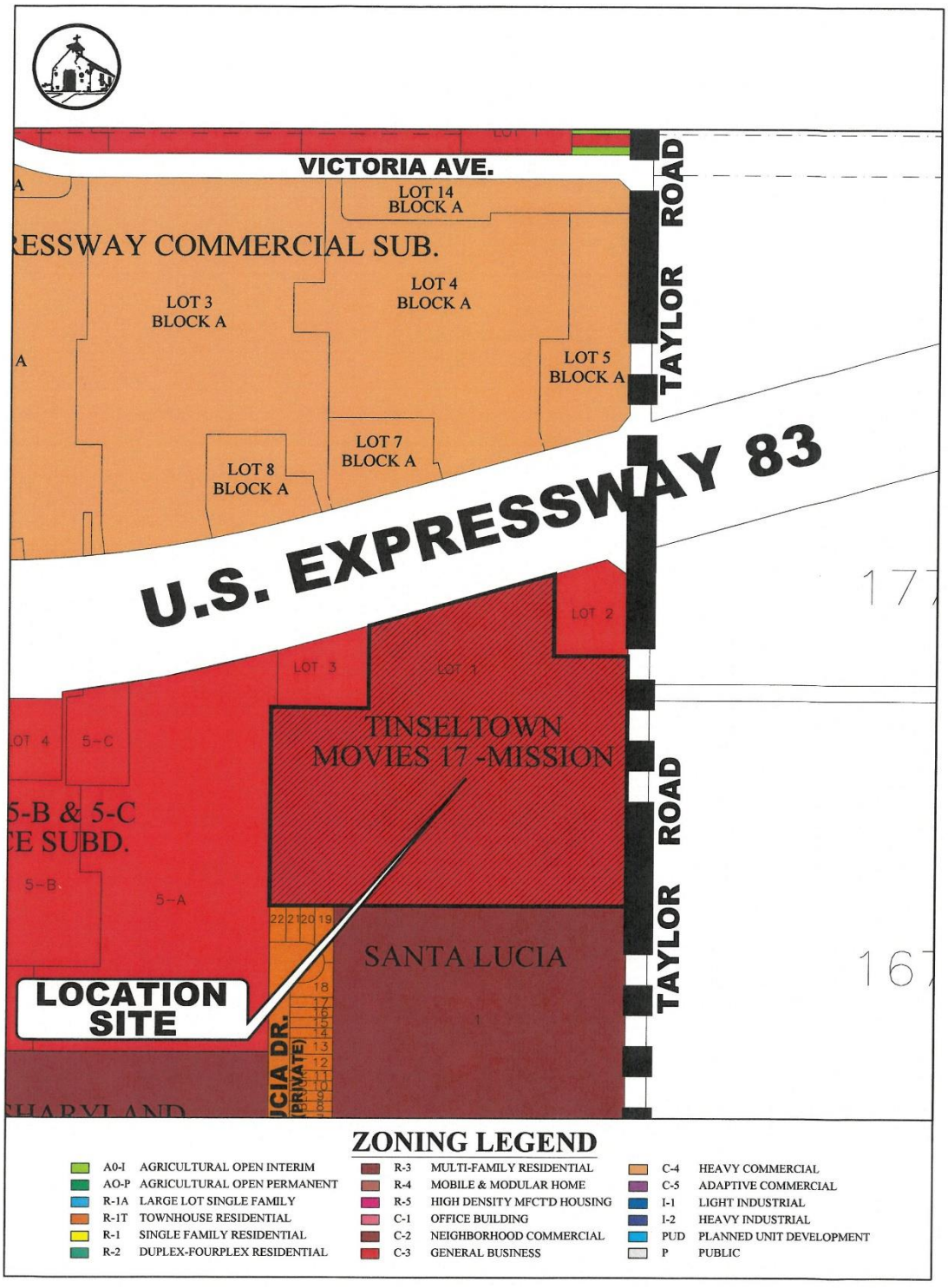
VICINITY MAP



ARIEL MAP


E IH 2
S TAYLOR RD
SITE LOCATION
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

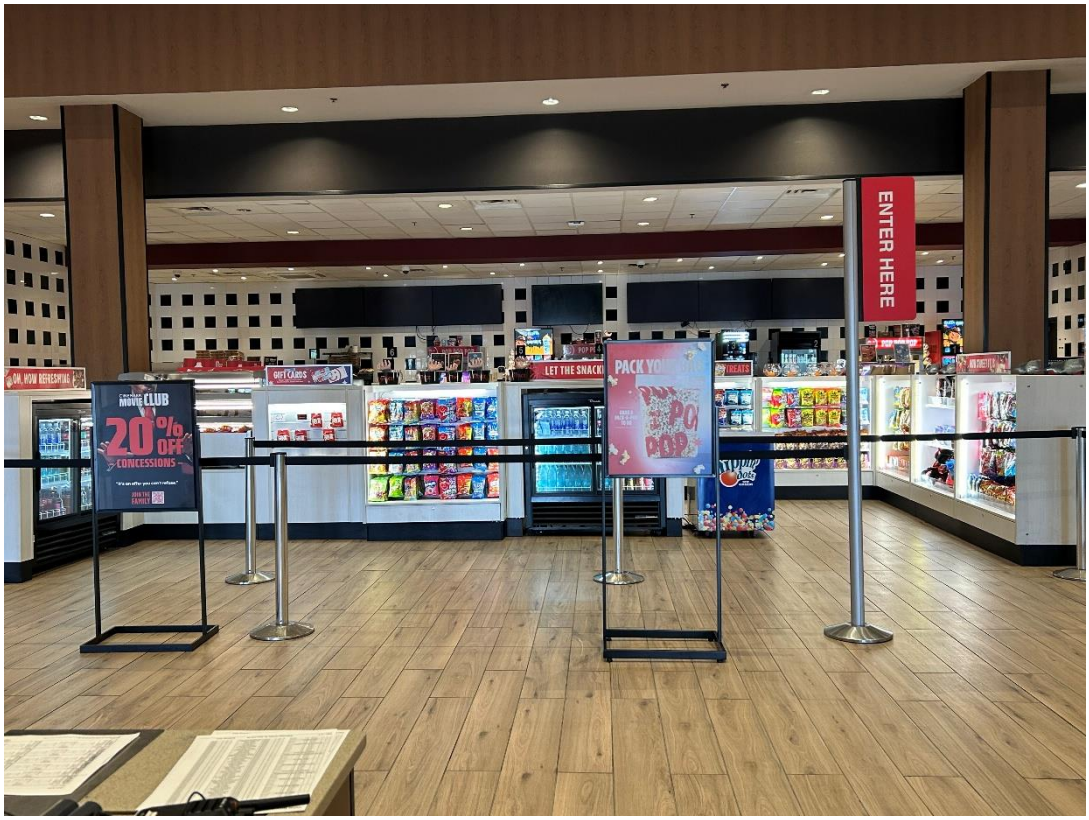
ZONING MAP


VICTORIA AVE.
LOT 14
BLOCK A
RESSWAY COMMERCIAL SUB.
LOT 3
BLOCK A
LOT 4
BLOCK A
LOT 5
BLOCK A
LOT 7
BLOCK A
LOT 8
BLOCK A
TAYLOR ROAD
U.S. EXPRESSWAY 83
LOT 2
LOT 3
LOT 1
TINSELTOWN
MOVIES 17 -MISSION
5-B & 5-C
E SUBD.
5-B
5-A
SANTA LUCIA
LOCATION
SITE
UCIA DR.
(PRIVATE)
TAYLOR ROAD
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

EXTERIOR PHOTOS



INTERIOR PHOTOS

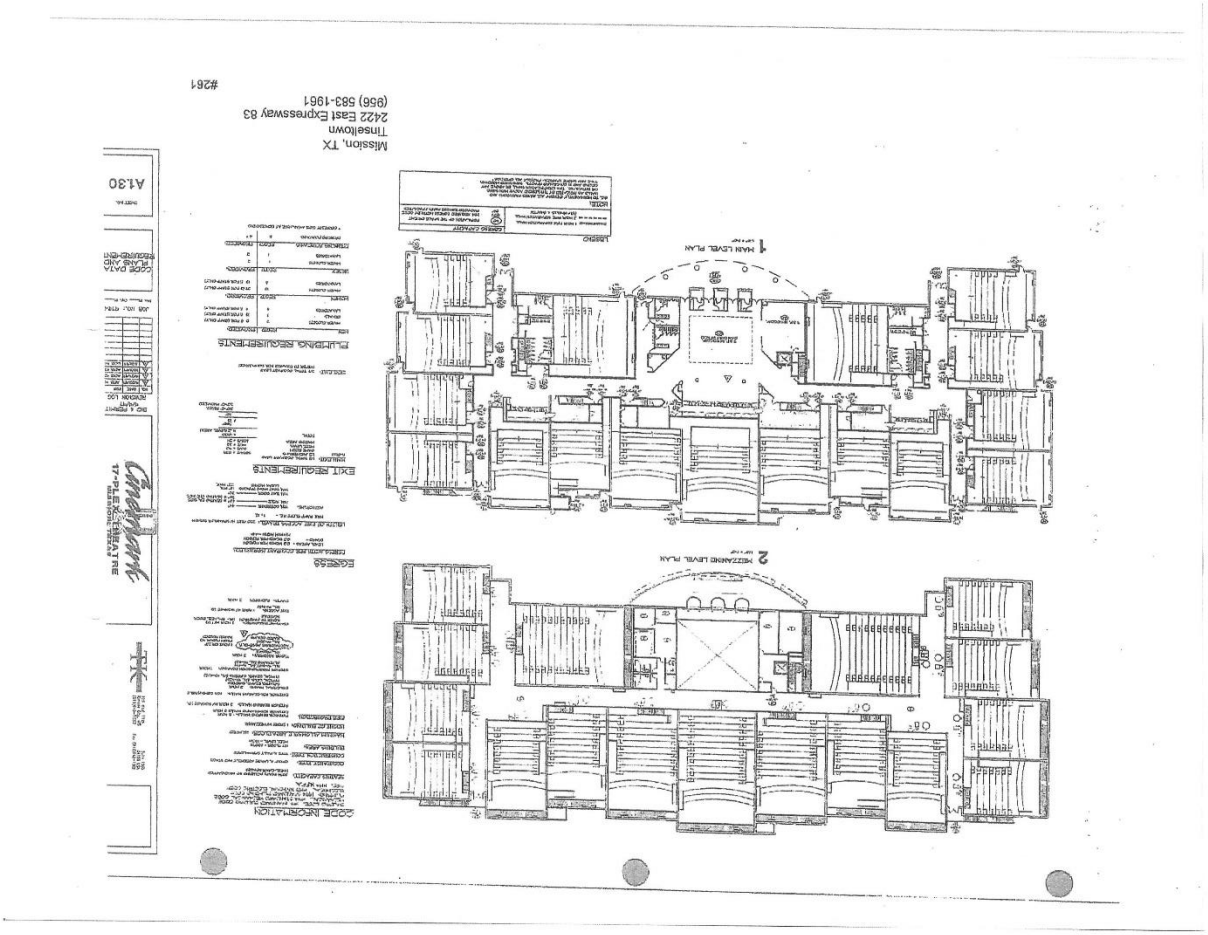




INTERIOR PHOTO



FLOOR PLAN


Mission, TX
Tinseltown
2422 East Expressway 83
(956) 583-1961
#261
1 MAIN LEVEL PLAN
2 MEZZANINE LEVEL PLAN
A1.30

MENU

CINEMARK
CENTURY THEATRES CinéArts Tinseltown rave dramas

MEMO

TO: CECILIA MARTIN

DATE: SEPTEMBER 28, 2026

SUBJECT: MENU - #261 MISSION, TX

CONCESSION MENU:
Orville Redenbacher's Popcorn & Kettle Korn
Coca-Cola Fountain Beverages
ICEE Frozen Beverages
Gold Peak Iced Tea
Bottled Coca-Cola Beverages
Dasani Bottled Water
Nestlé Frozen Ice Cream Novelties
Rico's Bagged Nacho Chips w/ Rico's Pre-Packaged Cheese Cups
Eisenberg All Beef & Black Angus Hotdogs
Jumbo Packaged Pickles
Regular Packaged Candy

Nachos with Cheese

Pretzel Bites with Cheese

Chicken Wings with Dipping Sauce

WINE BAR MENU:
Wine & Beer by the glass
Frozen Cocktails – margarita/daiquiri

Director of Food & Beverage Operations
Cinemark USA, Inc.
3900 Dallas Pkwy
Plano, TX 75093

TABC APPLICATION

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Supporting Businesses and Protecting Texans

Required Certifications

Join TABC in the fight against human trafficking

L-CERT (3/2026)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.3. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. **Trade Name of Location (Name of restaurant, bar, store, etc.)**
Tinseltown Mission #261

2. **Owner of Business/Applicant (Name of Corporation, LLC, etc.)**
CNMK Texas Properties, LLC

3. **Type of Owner**
☐ Corporation ■ Limited Liability Company ☐ Partnership
☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other:

4. **Location Address**
2516 E Interstate Highway 2

City	County	State	Zip Code
Mission	Hidalgo	TX	78572

5. **Mailing Address**
3900 DALLAS PKWY STE 500 ATTN: TERESA GOSS

City	County	State	Zip Code
Plano	Collin	TX	75093-7871

6. Business Telephone Number	Alternate Telephone Number	E-mail Address
9723418128		cmartin@addisonlaw.com

7. **Application for:**

■ Original City CUP Renewal	☐ Reinstatement License/Permit Number	☐ Reinstatement and Change of Trade Name	License/Permit Number
	☐ Change of Location License/Permit Number	☐ Change of Location and Trade Name	License/Permit Number

8A. Type of Off-Premise Retailer License/Permit:

☐ BF	Retail Dealer's Off-Premise License	☐ E	Local Cartage Permit	☐ P	Package Store Permit
☐ BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET	Third-Party Local Cartage Permit	☐ Q	Wine Only Package Store
☐ LP	Local Distributor's Permit				

8B. Type of On-Premise Retailer License/Permit

☐ BE	Retail Dealer's On-Premise License	☐ E	Local Cartage Permit	☑ MB	Mixed Beverage
☐ BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB	Food and Beverage Certificate	☐ WP	Waterpark Permit
☐ BP	Brewpub License	☑ LH	Late Hours Certificate		

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐ BB	General Distributor's License	☐ D	Distillers and Rectifiers Permit - allows on-premise consumption	☐ S	Nonresident Seller's Permit
☐ BC	Branch Distributor's License	☐ DS	Out-of-State Winery Direct Shipper's Permit	☐ SD	Brewer's Self-Distribution License
☐ BN	Nonresident Brewer's License	☐ G	Winery - allows on-premise consumption	☐ W	Wholesaler's Permit
☐ BW	Brewer's License	☐ J	Bonded Warehouse	☐ X	General Class B Wholesaler Permit
☐ JD	Bonded Warehouse (Dry Area)				

9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location

☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF *as defined in Sec. 108.73*)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

TABC APPLICATION

Trade Name: Tinseltown Mission #261

Location Address: 2516 E Interstate Highway 2 **City:** Mission **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought as the place of business is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**BF**	The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
☐	**BF, BQ, Q**	The legal sale of malt beverages and wine for off-premise consumption only
☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this_____ day of_____, 20___, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**MB**	Mixed Beverage Permit
☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
☐	**BG***	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐	**BG/FB***	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
	*Mark box on right for **BE and/or BE/FB**	☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
	*Mark box on right for any of the following license or permit types **BG ,BG/FB** **BE, BE/FB**	**Election for given location was held for:** ☐legal sale of malt beverage/wine (17%) on-premise ***OR*** ☐legal sale of malt beverage/wine (14%) on-premise

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

SEAL

TABC APPLICATION

Trade Name: Tinseltown Mission #261

Location Address: 2516 E Interstate Highway 2 **City:** Mission **County:** Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit…requests certification, the city secretary…shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election…"

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**

☐ **does** ☐ **does not** allow for on-premise consumption **and**

☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained ***in any area where the sale of any alcoholic beverage is legal."***

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

TABC APPLICATION

Trade Name: Tinseltown Mission #261

Location Address: 2516 E Interstate Highway 2 **City:** Mission **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought as the place of business is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**BF**	The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
☐	**BF, BQ, Q**	The legal sale of malt beverages and wine for off-premise consumption only
☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____ **County**
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this_____ day of_____, 20___, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**MB**	Mixed Beverage Permit
☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
☐	**BG***	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐	**BG/FB***	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
	*Mark box on right for **BE and/or BE/FB**	☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
	*Mark box on right for any of the following license or permit types **BG ,BG/FB BE, BE/FB**	**Election for given location was held for:** ☐legal sale of malt beverage/wine (17%) on-premise ***OR*** ☐legal sale of malt beverage/wine (14%) on-premise

SIGN HERE _____, _____ **County**
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

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☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN HERE _____, _____ **County**
County Clerk

SEAL

TABC APPLICATION

Trade Name: Tinseltown Mission #261

Location Address: 2516 E Interstate Highway 2 **City:** Mission **County:** Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk for: J

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN HERE _____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**
☐ **does** ☐ **does not** allow for on-premise consumption **and**
☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained ***in any area where the sale of any alcoholic beverage is legal.***"

I hereby certify on this ____ day of _____, 20___, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE _____, _____ **County**
County Clerk

SEAL

TABC APPLICATION

Trade Name: Tinseltown Mission #261

Location Address: 2516 E Interstate Highway 2 **City:** Mission **County:** Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	

Publisher or designee certifies attached notice was published in newspaper stated on dates shown.

Signature of publisher or designee	
Sworn to and subscribed before me on this date (MM/DD/YYYY)	
Signature of Notary Public	
SEAL	

ATTACH PRINTED COPY OF THE NOTICE HERE

Click here to see example of newspaper publication

Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this 29 day of September, 20 26, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number 32033203616 Outlet Number 00054

Print Name of Comptroller Employee Tanya Wicks

Print Title of Comptroller Employee Enforcement Officer

SIGN HERE Tanya Wicks FIELD OFFICE Dallas SEAL

STATE OF TEXAS COMPTROLLER

Form L-CERT (7/2025)

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
574048	WHATABURGER INC	300 CONCORD PLAZA DR	SAN ANTONIO	TX	78216-6903
574047	ELI-GAR LTD	2446 SAN ISIDRO PARKWAY	LAREDO	TX	78045-6393
574046	CNMK TEXAS PROPERTIES LTD	3900 DALLAS PKWY STE 500	PLANO	TX	75093-7871
701353	SHIN FOUNDATION I LTD	1901 S TAYLOR RD	MCALLEN	TX	78503-7339
722796	WEINGARTEN SHARY SOUTH JV	PO BOX 2148	MILWAUKEE	WI	53201-2148
790101	FACILITY INDUSTRIAL SERVICE LLC	1001 S TAYLOR RD	MCALLEN	TX	78501-8598
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1067679	HERRERA SAN JUANITA GONZALEZ	5112 SONORA AVE	MCALLEN	TX	78503-0021
1067675	LOPEZ LUIS A SALINAS	5120 SONORA AVE	MCALLEN	TX	78503-0021
1067732	HINOJOSA HECTOR NOEL III & ROSAURA RIOS	5120 SWEETWATER AVE	MCALLEN	TX	78503-0027
1067733	FLORES JOSE TANCREDI & KARINA CHARUR MANLLO	25022 ESTANCIA CIR	SAN ANTONIO	TX	78260-4346
1067770	VILLARREAL ADRIAN GARCIA	5113 SONORA AVE	MCALLEN	TX	78503
1067771	AGUILAR REYNA M	5121 SONORA AVE	MCALLEN	TX	78503-0021
1067667	LAS VILLA DEL RIO HOMEOWNERS' ASSN INC	620 S 12TH ST	MCALLEN	TX	78501-4928
1071556	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071577	GREENLAND REAL ESTATE LLC	5124 HONDURAS AVE	MCALLEN	TX	78503-0046
1071578	MORENO JOSE RICARDO	807 SANTA LUCIA DR	MISSION	TX	78572
1071579	TIJERINA EDITH MANZANARES	805 SANTA LUCIA DR	MISSION	TX	78572
1071580	EDNIE MARK & GRISELDA	803 LUCIA DR	MISSION	TX	78572-4664
1071581	HABIB ULLAH & AFRUZA SULTANA	801 LUCIA DR	MISSION	TX	78572-4664

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 4, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a health clinic named Access Esperanza Clinic legally described as lot 8 and 9, Block 202, Mission Original Townsite, located at 1207 North Conway Ave., Applicant: Access Esperanza Clinics, Inc. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 6, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- November 4, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z).

Summary:

- The site is located at the Northwest corner of W.12th Street and N. Conway Avenue. The property has existing structures complete with parking spaces and landscaping.
- This will be a phased project where phase I consists of demolition, land clearing, and the construction of a new building with site improvements. Phase II will be mostly parking exclusive to this project. Applications and necessary permits will follow.
- Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided.
- Proposed are 9 parking spaces (2 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project.
- The building will measure approximately 4,000 square feet with a maximum parapet height of 24 feet.
- Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

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STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

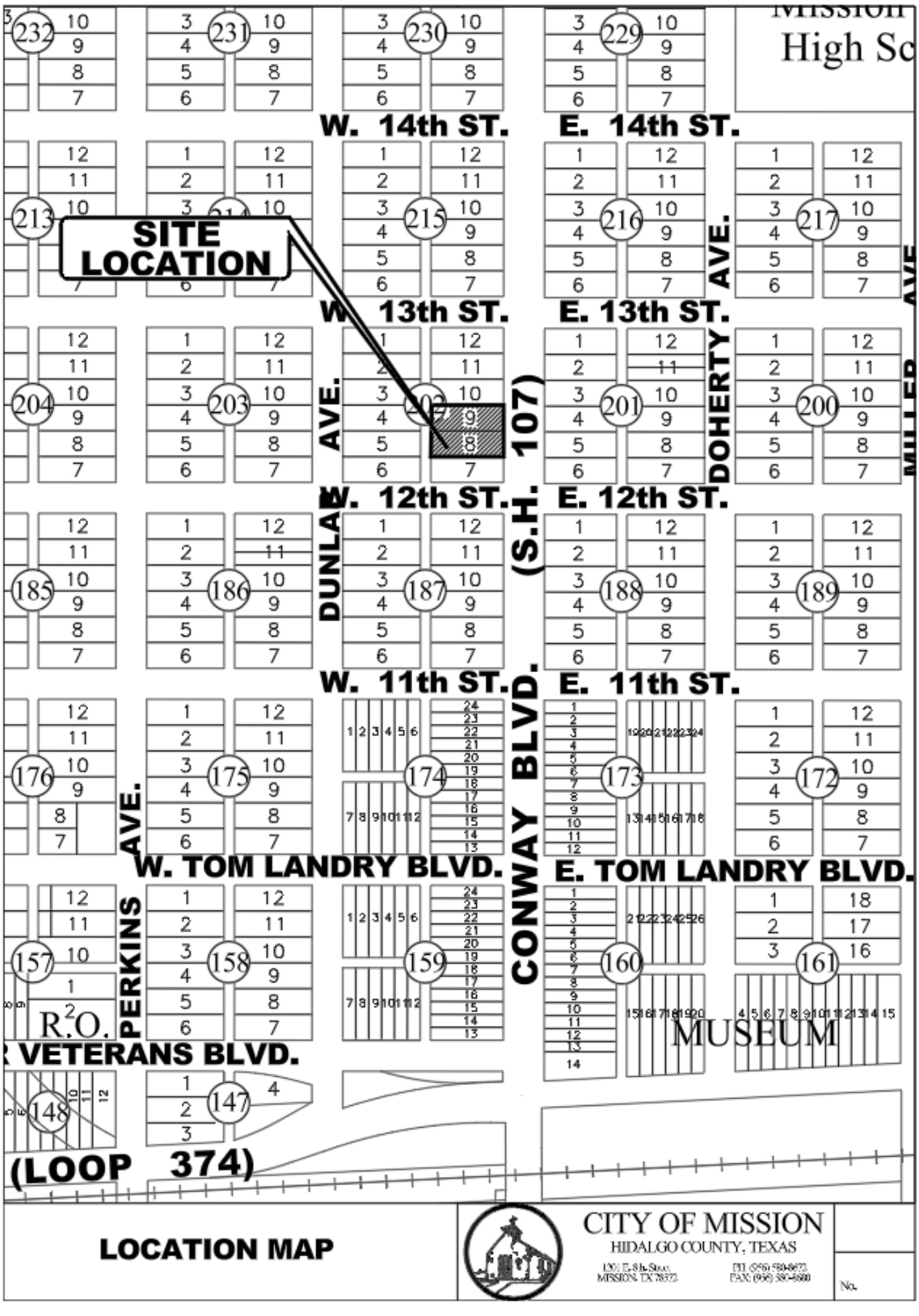
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

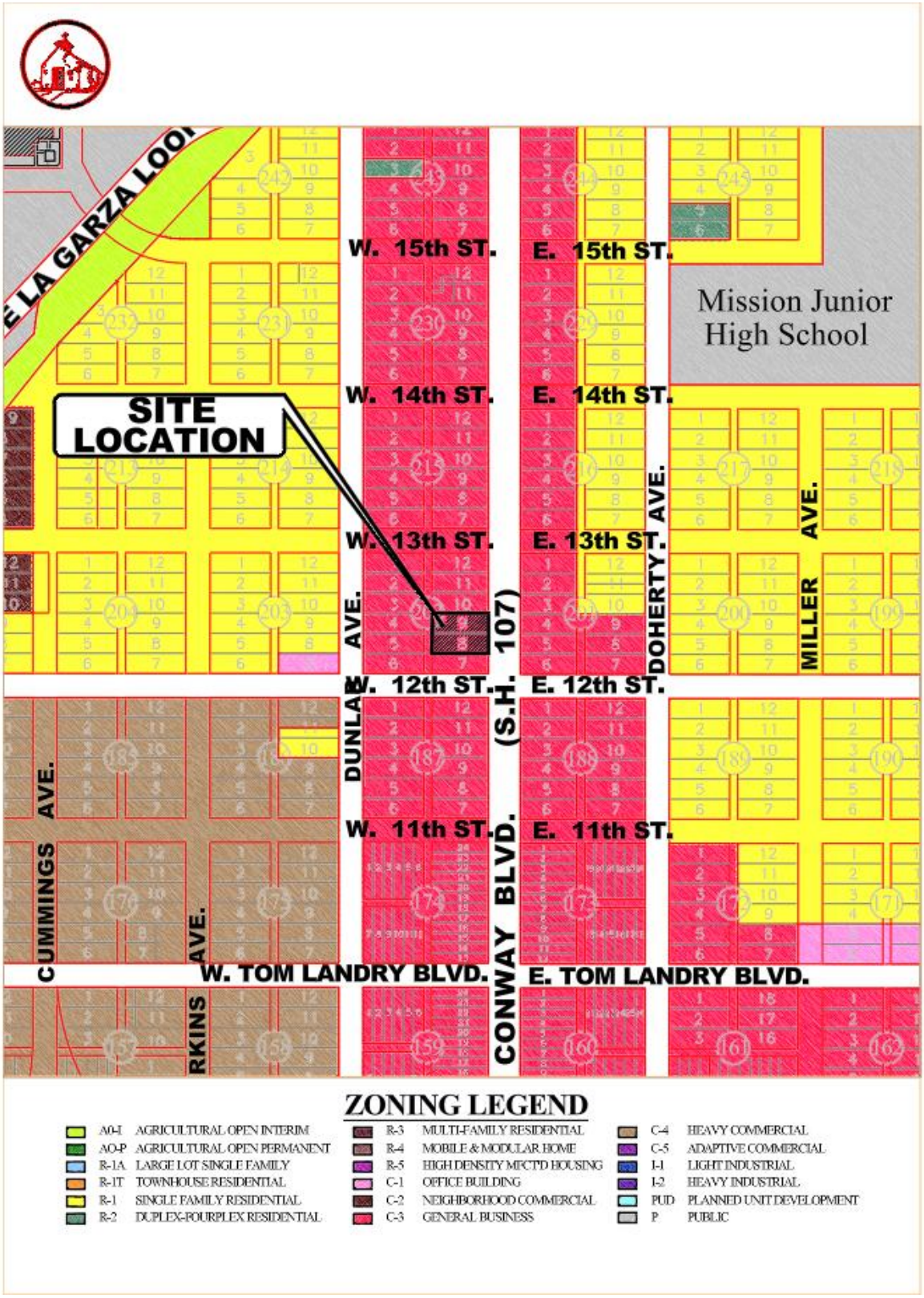
BASE MAP


SITE LOCATION
W. 14th ST.
E. 14th ST.
W. 13th ST.
E. 13th ST.
W. 12th ST.
E. 12th ST.
W. 11th ST.
E. 11th ST.
W. TOM LANDRY BLVD.
E. TOM LANDRY BLVD.
DUNLAP AVE.
DOHERTY AVE.
CONWAY BLVD.
(S.H. 107)
PERKINS
VETERANS BLVD.
(LOOP 374)
MUSEUM
High Sc
LOCATION MAP
CITY OF MISSION
HIDALGO COUNTY, TEXAS

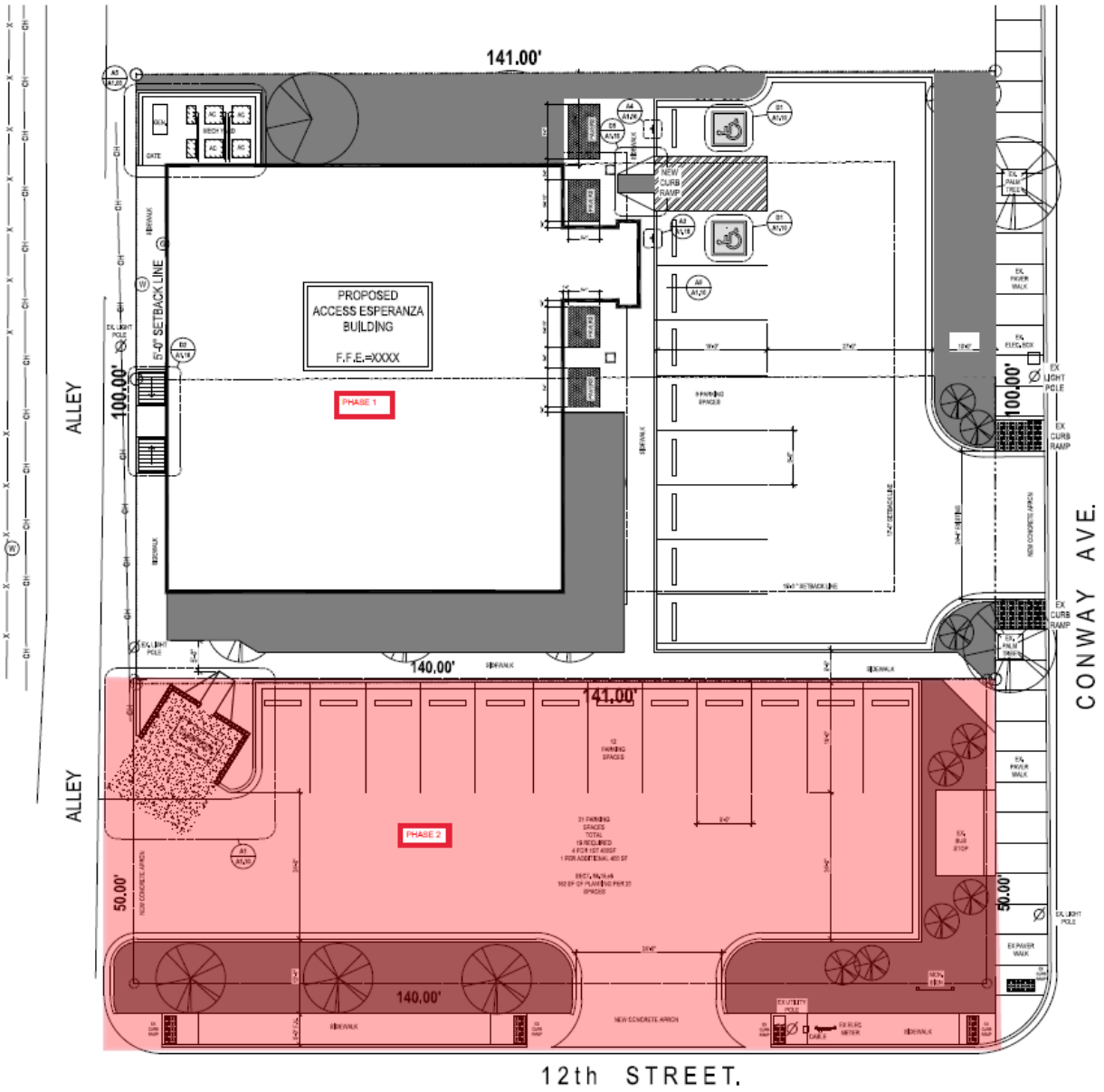
AERIAL PHOTO



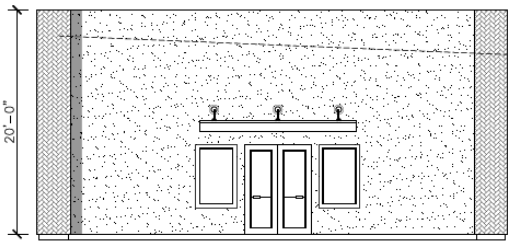
ZONING MAP


W. 15th ST.
E. 15th ST.
Mission Junior High School
W. 14th ST.
E. 14th ST.
SITE LOCATION
W. 13th ST.
E. 13th ST.
DOHERTY AVE.
MILLER AVE.
DUNLAP AVE.
(S.H. 107)
W. 12th ST.
E. 12th ST.
CUMMINGS AVE.
W. 11th ST.
E. 11th ST.
CONWAY BLVD.
W. TOM LANDRY BLVD.
E. TOM LANDRY BLVD.
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
A0-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

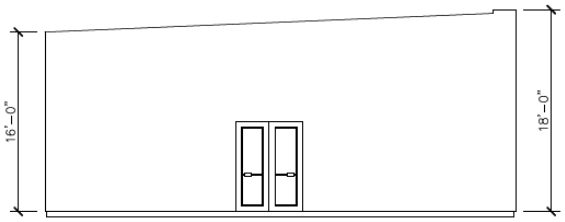
SITE PLAN


141.00'
PROPOSED
ACCESS ESPERANZA
BUILDING
F.F.E.=XXXX
PHASE 1
PHASE 2
5'-0" SETBACK LINE
100.00'
140.00'
50.00'
ALLEY
CONWAY AVE.
12th STREET.

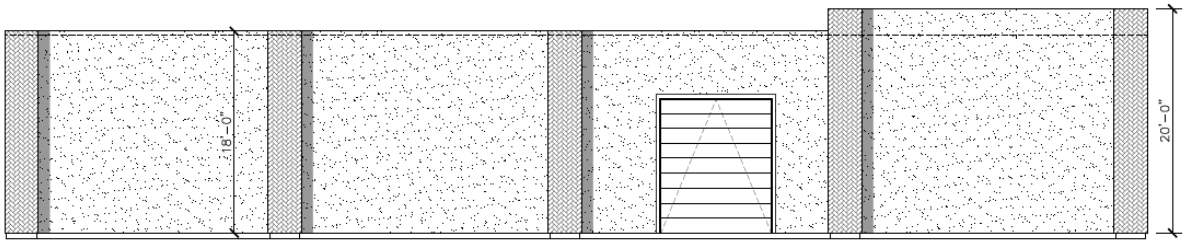
BUILDING FACADE



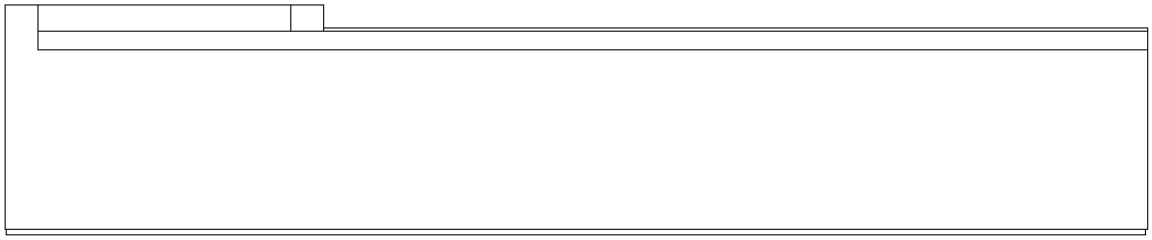
FRONT VIEW



REAR VIEW



LEFT VIEW



RIGHT VIEW

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 4, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a tract of land being the East 4.06 acres of the West 25 acres of Lot 202, John H. Shary Subdivision, located at 1818 E. Business Highway 83. Applicant: Mario Cantu – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 7, 2026 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- November 4, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located along the South side of U.S. Business 83 approximately 475 feet West Glasscock Road.
- The land measures 200 feet by 890 feet, more or less measuring 176,853.60 square feet or 4.09 acres per map records.
- The owner proposes to build flex space warehousing at the currently vacant land zoned for heavy commercial (C-4) construction. A building permit will be submitted and reviewed separately and apart and upon approval from this single lot variance request.
- This site has access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). Other extensions and services may be required per site plan approvals.
- A Capital Sewer Recovery fee It's ($750.00) per acre, and Water Rights Fee ($3,000) per acre will be imposed as a condition for approval.

STAFF RECOMMENDATION:

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

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

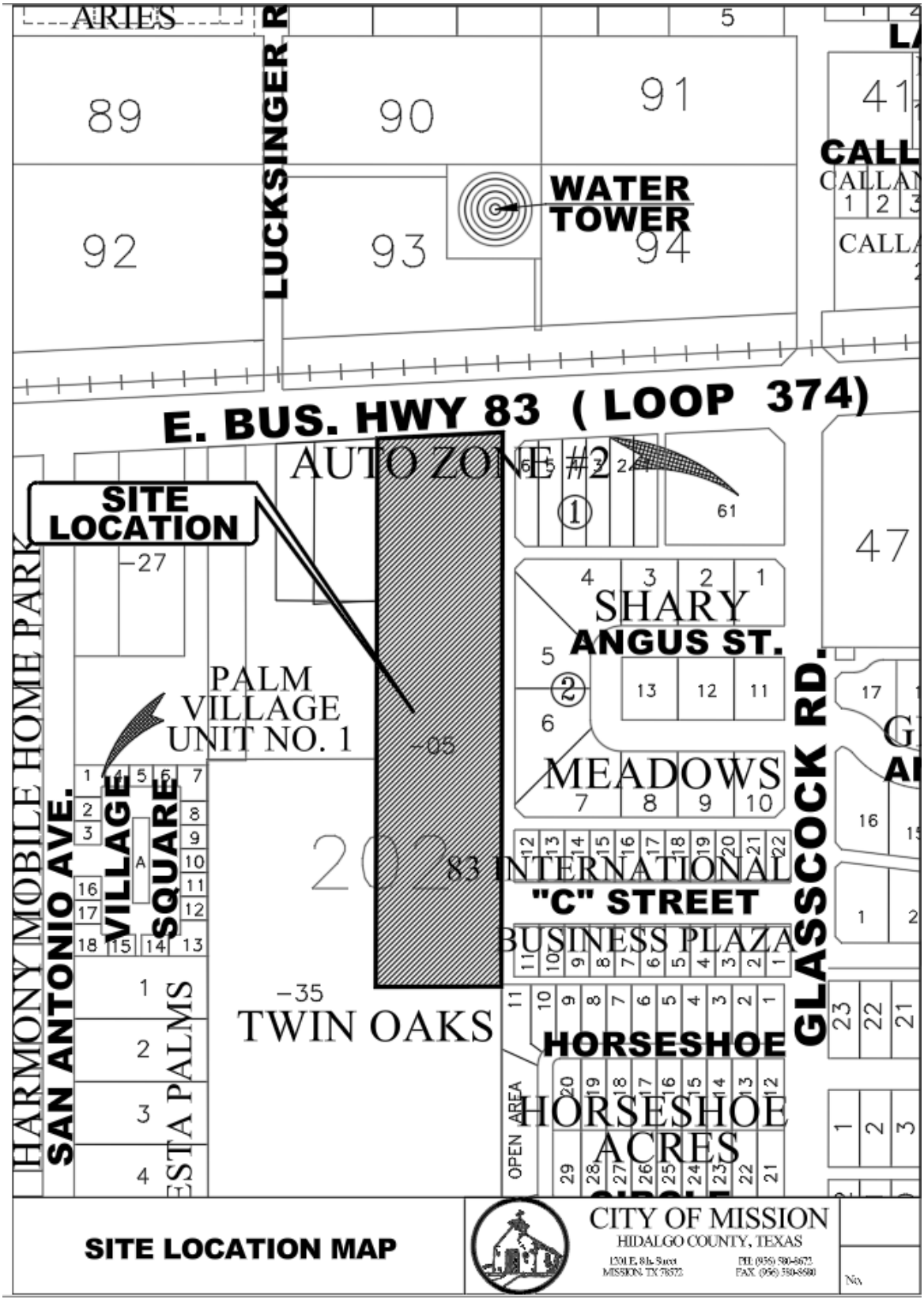
TABLED: _____

_____ AYES

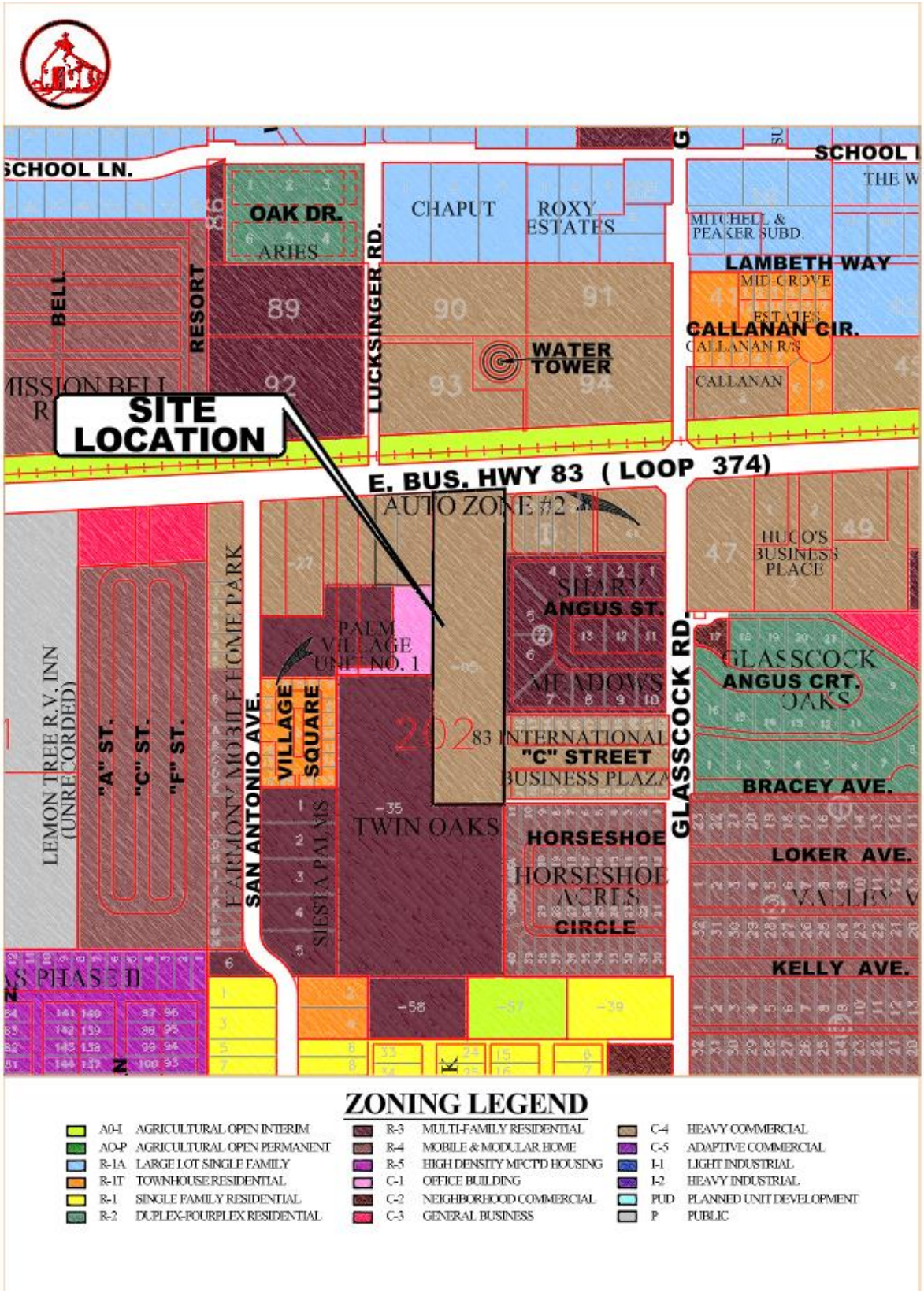
_____ NAYS

_____ DISSENTING_____

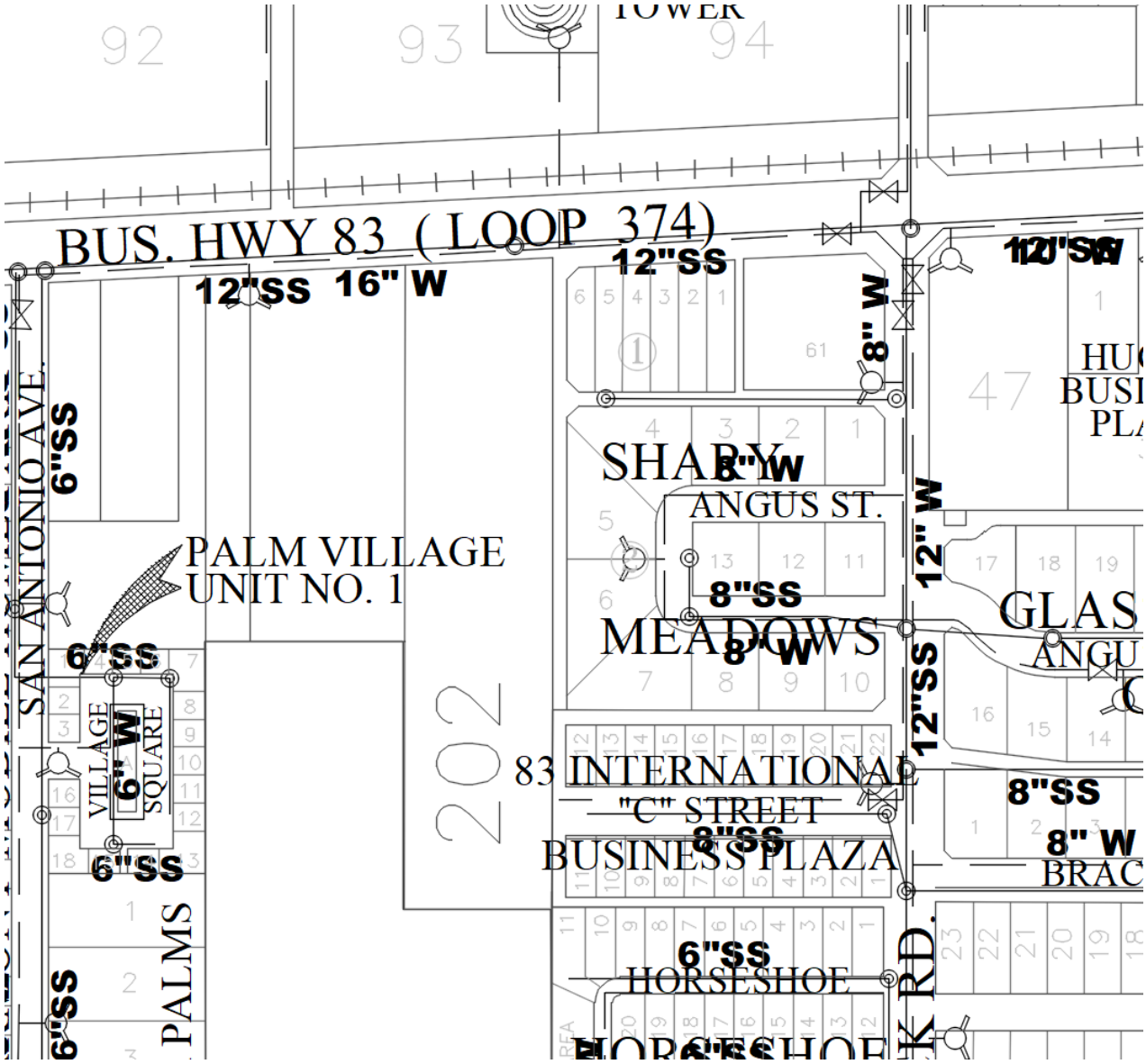
VICINITY MAP



ZONING MAP


SCHOOL LN.
OAK DR.
ARIES
CHAPUT
ROXY ESTATES
MITCHELL & PEACER SUBD.
LAMBETH WAY
MID-CROVE ESTATES
CALLANAN CIR.
CALLANAN R/S
CALLANAN
BELL
RESORT
LUCKSINGER RD.
WATER TOWER
SITE LOCATION
E. BUS. HWY 83 (LOOP 374)
AUTO ZONE #2
HUCO'S BUSINESS PLACE
SHARY
ANGUS ST.
PALM VILLAGE UNIT NO. 1
MEADOWS
GLASSCOCK
ANGUS CRT.
OAKS
LEMON TREE R.V. INN (UNRECORDED)
"A" ST.
"C" ST.
"F" ST.
FAIRMONT MOBILE HOME PARK
SAN ANTONIO AVE.
VILLAGE SQUARE
83 INTERNATIONAL
"C" STREET
BUSINESS PLAZA
GLASSCOCK RD.
BRACEY AVE.
TWIN OAKS
SIESTA PALMS
HORSESHOE
HORSESHOE ACRES
CIRCLE
LOKER AVE.
KELLY AVE.
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCTD HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

UTILITY MAP


BUS. HWY 83 (LOOP 374)
12"SS
12"SS 16" W
8" W
12" W
SAN ANTONIO AVE.
6"SS
PALM VILLAGE
UNIT NO. 1
SHARY
ANGUS ST.
8"SS
MEADOWS
8" W
6"SS
6" W
VILLAGE SQUARE
6"SS
202
83 INTERNATIONAL
"C" STREET
8"SS
BUSINESS PLAZA
8" W
12"SS
8"SS
6"SS
HORSESHOE
PALMS
6"SS
HORSESHOE

AERIAL PHOTO

