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## **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, April 1st, 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 - March 18, 2026

### **PUBLIC HEARINGS**

#### **CONDITIONAL USE PERMIT**

2 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Rincon Tapatio in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2515 Colorado Road, Ste. 203. Applicant: Crystal Zavala – Cervantes

3 Conduct a public hearing and consideration of a Conditional Use Permit to allow an Event Center with proposed On-Site Consumption of Alcoholic Beverages – Rodeo Bull Event Center in a property zoned (C-3) General Business District, being Lot 9, Northtown Unit No. 1 Subdivision, located at 2714 N. Conway Avenue, Applicant: Jessica Barrera – Cervantes

4 Conduct a public hearing and consideration of a Conditional Use Permit to place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex-Fourplex Residential District, being a 1.97-acre tract out of the remainder of Lot 21-3, West Addition to Sharyland Subdivision, located at 1005 Kenwood Avenue. Applicant: Ernie Villarreal, PMSI Inc. Project Manager - Cervantes

#### **VARIANCE REQUEST**

5 Consideration and possible action to approve a variance to allow the construction of a Billboard Sign along Griffin Parkway, and to allow it to be a distance of 177 feet from an existing billboard sign, being Lot 1, Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway (F.M. 495). Applicant – Antonio & Melissa Villarreal - Cervantes

### **ADJOURNMENT**

Signed this the 26th day of March, 2026

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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 26th day of March, 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.

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Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **1st day of April, 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 **26th day of March, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
MARCH 18, 2026  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Irene Thompson  
Diana Izaguirre  
Kevin Sanchez  
Connie Garza  
David Villarreal

**P&Z ABSENT**

Raquenel Austin  
Steven Alaniz

**STAFF PRESENT**

Elisa Zurita  
Gabriel Ramirez  
Ana G. Bazaldua  
Xavier Cervantes  
Alex Hernandez

**GUEST PRESENT**

Lourdes Lerma  
Ramon Sotelo  
Maria E. Salinas  
Miguel Vargas  
Silvia Cantu  
Joaquin Diaz  
Jonathan Morales

**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 MARCH 4, 2026**

Chairwoman Izaguirre asked if there were any corrections to the minutes for March 4, 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: 5:32 p.m.**

**Item #2**

**Rezoning:**

**Being Lots 5 and 6, Block 180,  
Mission Original Townsite Subdivision  
This property is located at 1000 and 1004 N. Holland Avenue  
R-1 to R-2  
Miguel Angel Vargas**

Mr. Cervantes stated that the applicant is requesting to rezone the subject properties from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to develop a triplex apartment complex at each lot. The properties are located at the Northeast corner of N. Holland Avenue and W. 10th Street. The lots of record have a combined 15,000 square feet in area and measure 100 feet along Holland Avenue and 150 feet along W. 10th Street. The surrounding zoning is Single-family Residential (R-1) District to the North, East and South and Public (P) District to the West. The surrounding land uses include single-family homes to the North, a 6-unit apartment complex to the East, the Leo Marcel Elementary school to the West and the "La Fruteria" business to the South. There is a paved alley along the East side of the properties. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan, however, staff feels that the properties with frontage on Holland Avenue are in transition to multifamily uses. Notices were mailed

to 17 surrounding property owners. Planning staff has not received any 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.

Mr. Sanchez inquired about the location of the apartment complex.

Mr. Cervantes explained that although the aerial photo should have been zoomed out, the complex is located immediately to the east. He clarified that the development consists of three units on one lot and three units on another.

Mr. Cervantes confirmed that there is a triplex on Lot 7 and another triplex on Lot 8.

Mr. Sanchez inquired whether Lots 7 and 8 were Mr. Cervantes' other locations.

Mr. Cervantes confirmed the map's accuracy but expressed uncertainty about how to adjust the zoom for the apartment complex. He suggested that if the current proposal is approved, city-initiated rezoning should be pursued for Lots 7 and 8 to match with the structures he has already developed there.

Ms. Garza inquired whether the City Council had planned to place a hold on the construction of new apartments within the neighborhood.

Mr. Cervantes explained that city staff previously processed a case on the west side where the city had downzoned an entire neighborhood containing duplexes, triplexes, and apartments. He noted that despite the downzoning, an R-2 application was approved by the City Council because there was no opposition. He concluded that the Council appears receptive to apartment projects as long as surrounding property owners do not object.

Mr. Sanchez inquired whether the white building directly to the north was a single-family residence.

Mr. Cervantes confirmed that the building is a single-family home and noted that the entire area to the north consists of single-family residences.

Chairwoman Izaguirre noted that the schools were located on the left-hand side.

Mr. Cervantes confirmed that there are apartments located immediately behind the property, though he apologized that the aerial photo was not zoomed out enough to show them. He noted that Holland is a collector street, which he believes is suitable for higher-density use. Additionally, he pointed out that the school across the street makes the location particularly attractive to potential tenants.



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: 5:38 p.m.**

**Ended: 5:44 p.m.**

**Item #4**

**Rezoning:**

**Being Tract 1: The North 7.19 acres of Lot 39,  
Tract 2: a 10-acre tract of land out of Lot 40,  
Tract 3: an 8.45-acre tract of land out of Lot 41,  
Tract 4: a 1.020-acre tract of land being all of the  
existing 70-foot strip of United Irrigation District Canal  
right-of way between lots 40 and 41,  
all out of the Bell-Woods Company's Subdivision "C",  
This property is located along the East side of N.  
Trospen Road approximately 100 feet North of Palmer Road,  
R-2 to R-1  
DS3 Development LLC**

Mr. Cervantes stated that due to changing market conditions, the applicant is requesting to rezone the subject property located along the East side of Trospen Road from Duplex-fourplex Residential District ("R-2") to Single-family Residential (R-1) District to sell the lots for single-family homes. The tract of land measures 634 feet along Trospen Road and has a depth of 1,320 feet for a total acreage of 26.79 acres. Tracts 1, 2 & 3 were zoned Duplex-fourplex Residential (R-2) District on May 22, 2023. Tract 4 was zoned R-2 on October 28, 2024. The proposed Bellwood Manor Phase 1 subdivision was approved with conditions by the City Council on September 23, 2025. The subdivision under construction will result in 30 lots measuring, on the average, 85 feet by 132 feet. The surrounding zones are Agricultural Open Interim (AO-I) District to the West, Duplex-fourplex Residential (R-2) District to the South, Agricultural Open Interim (AO-I) District and Townhouse Residential (R1-T) District to the East, and outside the city limits to the North. The surrounding land uses is a fourplex apartment subdivision to the South, a single-family home and agricultural land to the West and East. 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 36 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

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

Ms. Ester Salinas, the owner of Lot 35 at 3318 Compton Drive, is presenting several serious concerns and violations regarding the current 36.8-acre development to the Planning & Zoning Commission. As the owner of a three-acre natural habitat, Ms. Salinas has recommended master planning and tree preservation since the project's inception.

Ms. Salinas previously collaborated with former City Manager Martin Garza to establish the 12-foot wide blacktop on Compton Drive. This public road was specifically designed to provide accessibility for her grandson, who uses a wheelchair, and her cousin, who has dementia. However, she reports that the developer's heavy truck traffic and continuous use of the road driven in part by the

commercial rental of the La Munequita Event Center has caused significant damage, resulting in potholes and structural breakage.

Furthermore, Ms. Salinas highlights a severe environmental and health hazard caused by excessive dust migrating from the development site to her property. This dust has negatively impacted her severe allergies and is burying the natural habitat on her land. She is particularly concerned for her colony of Texas Horned Toads; the dust and gravel are covering the ant mounds that serve as their primary food source.

Despite contacting city managers and inspectors, and despite the issue being featured on Channel 5 news, Ms. Salinas states that adequate dust control has not been implemented. She is requesting that the developer take responsibility for road improvements similar to the extensions required of previous developers and implement professional vacuum sweeping and fencing. Ms. Salinas has documented these issues with extensive photographic evidence and has consulted the Attorney General's office regarding these grievances, seeking a formal remedy to protect her property and health.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson inquired whether the developer intended to utilize the existing subdivision plat for the project.

Mr. Cervantes stated that, to his knowledge, the subdivision plat would remain unchanged. He noted that the developer intends to maintain the larger lot sizes currently planned, as there is an apparent market demand for bigger homes in that area.

Ms. Thompson inquired whether it was R1 or R1A.

Mr. Cervantes stated that it was R1.

Mr. Cervantes noted that while they could have applied for R1A, they ultimately applied for R1.

Ms. Thompson asked whether the lots would fit within the R1A classification.

Mr. Cervantes explained that while R1 allows for 50-by-100-foot lots and R1A requires 60-by-120-foot lots, the owner chose to apply for R1. He noted that the lots in question are actually larger than typical single-family subdivisions, averaging 85 by 130 feet.

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: 5:44 p.m.**

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

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

**A Mobile Food Unit – Café Allegro  
Being Lot 2, Walters Subdivision,  
This property is located at 200 E. Griffin Parkway,  
C-3  
Jonathan Morales**

Mr. Cervantes stated that the subject site is located at 200 E. Griffin Parkway. Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council. The applicant is leasing an area within the HEB to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pick-up and go. The applicant did not consult with the planning staff before signing the lease agreement. Site access includes (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue. The proposed days and hours of operation are Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays. Staff: 2 employees. Parking: HEB has a total of 251 parking spaces available that will be shared amongst several businesses. The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years. The application for this conditional use permit was submitted after the April 28, 2025, ordinance amendment, placing limitations for new mobile food units to be located with a one mile minimum distance separation from existing mobile food units. The proposed location is 1,276 feet from the existing mobile food unit located at 1931 N Conway. 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 denial of the Conditional Use Permit since it does not comply with the new minimum distance requirement from other existing mobile food units. However, if the board or Council is inclined to approve the request, then staff recommends the following conditions: 1) 1-year re-evaluation in order to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Restrooms must be accessible to the employees and patrons at all times; 4) Acquisition of a business license prior to occupancy; 5) CUP is not transferable to others; and 6) Hours of operation are Monday – Saturday from 7:00 am to 5:00 pm. Closed on Sundays.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if they had one at that moment.

Mr. Cervantes confirmed that they had an approved mobile food unit located on Griffin Parkway and west of Bryan Road.

Chairwoman Izaguirre asked if the location was near number four.

Mr. Cervantes confirmed that it was listed as number four on the green table and He explained that while the individual had an approved mobile food unit at that location, the proposed relocation would violate the current ordinance.

Mr. Sanchez asked for clarification, noting that the request was for a relocation rather than an addition to the existing setup.

Mr. Cervantes clarified that the unit was not a new one.

Ms. Thompson inquired about the City Council's stance during previous discussions regarding scenarios where an existing unit sought to relocate.

Mr. Cervantes recalled a similar case from approximately six months prior involving a church property at the southwest corner of Conway and Griffin Parkway. He noted that staff and the Planning and Zoning Commission had recommended disapproval of the proposed mobile food unit due to be in violation of the ordinance. The City Council ultimately denied the request.

Ms. Thompson clarified that she was not referring to brand-new units, but rather to cases where an existing unit was already positioned very close to or nearly within the restricted area. She inquired whether the City Council had expressed an opinion or held discussions specifically regarding those existing units seeking to relocate.

Mr. Cervantes stated that this was the first time they had encountered this specific issue.

Ms. Thompson asked whether the individual would be approved for a renewal if they remained at their current location.

Mr. Cervantes confirmed that, under those circumstances, the renewal would be approved.

Ms. Thompson asked for clarification, noting that the only reason for the denial appeared to be the change in location, which happened to be within approximately a mile of existing mobile food units in the area.

Mr. Cervantes clarified that the proposed location was within less than a mile of existing local buildings.

Mr. Jonathan Morales residing at 2801 Woodrow Street introduced himself to the Commission.

Ms. Thompson inquired whether the new location was at H-E-B and asked if a contract lease agreement was already in place or how that process functioned.

Mr. Morales explained that he had a contract with H-E-B as part of a new rollout. He noted that after a catering event, the company invited him to operate on their property. He acknowledged that moving there violated the code but requested consideration for the situation.

Ms. Thompson asked whether the unit was already operating at the new site.

Mr. Morales clarified that they were not currently on the new site and had returned to their previous approved location.

Ms. Thompson asked if they had already been at the new site and then moved back.

Mr. Morales confirmed that they had been at the new site and moved back.

Ms. Thompson asked for clarification, inquiring if they had already moved over to the H-E-B location.

Mr. Morales confirmed that they had moved because H-E-B had invited them to the site. He explained that they were unaware they were violating the ordinance at the time.

Ms. Thompson asked for confirmation that the applicant believed their current permit would automatically transfer to the new location, only to find they had to restart the process. She also expressed interest in the H-E-B initiative, inquiring if it was a program being rolled out in other areas.

Mr. Morales stated that he was not entirely sure, but he understood it to be a new initiative they were testing in other stores to the North. He added that they were interested in doing similar work there.

Ms. Thompson asked if H-E-B had approached him.

Mr. Morales confirmed that after his business performed a catering event for H-E-B, the company offered them the opportunity to serve at their location.

Mr. Sanchez expressed that he felt more inclined to be forgiving, noting that the request was for a relocation rather than a new permit.

Ms. Thompson agreed, noting that the distance from the current location (number four on the green map) to the proposed spot in the H-E-B parking lot appeared to be very small perhaps only about 100 feet within the restricted area. She emphasized that the involvement of H-E-B was a significant factor, as the company is known for its efforts to improve the community and support such initiatives.

Mr. Cervantes acknowledged that because the request was for a relocation rather than a brand-new unit the board could recommend approval if desired.

Mr. Sanchez asked whether the applicants were required to abandon their old location or if they intended to move back and forth between the two sites.

Mr. Cervantes suggested that the City Council might grant approval on the condition that the applicant abandon their existing location for the new one.

Ms. Thompson noted that such cases would likely become more frequent and questioned what the standard should be for units already operating within a restricted area. While acknowledging that future cases might need to be handled on a case-by-case basis, she expressed her inclination to move for approval in this specific instance.

Ms. Garza cautioned that if H-E-B did not renew the lease and the City Council granted approval for the relocation, the applicant would be responsible for finding a new location that complied with the city ordinance.

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: 5:52 p.m.**

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

**Item #6**

**Conditional Use Permit:                    To Construct a Pool House  
Being Lot 8, Block 1, Golden Crest Manor Subdivision,  
This property is located at 1615 Heritage Lane,  
R-1  
Silvia Cantu**

Mr. Cervantes stated that the subject site is located 825 feet East of N. Stewart Road along the North side of Heritage Lane. 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 15,517 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. Proposed activities: The applicant is proposing to construct a pool house for the family. The applicant is proposing to construct a 427 square feet pool house that consists of a changing room, bathroom, and a game room. 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 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.

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 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: 5:53 p.m.**

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

**Item #7**

**Conditional Use Permit:**

**A Bar and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill Being Lot 1, Alba Plaza Subdivision, This property is located at 608 N. Shary Road, C-3  
Briella's Bistro, LLC  
c/o Martha Rivas**

Mr. Cervantes stated the subject site is located along the East side of Shary Road, approximately ¼ mile south of East Business Highway 83, within a commercial plaza. Access to the site is via a 34' driveway off Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 2,251 square foot suite within a commercial plaza for a Bar & Grill. This item was previously approved by the City Council on December 9, 2025. However, the applicant has decided to change the name of the business; therefore, a new Conditional Use Permit is required. The suite includes a small stage for DJ or Karaoke, 1 VIP area, a photo area, a bar, a kitchen, and a storage area. Days & Hours of Operation: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm. Staff: 10 employees Parking: there is a total of 55 seating spaces proposed (10 tables, 1 VIP area, bar), which requires 18 parking spaces (55 seats/1 space for every 3 seats – 18.3 parking spaces). It is noted that the parking is held in common. There is a total of 136 existing parking spaces, shared with other businesses within the commercial plaza. 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 residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The applicant proposes to have security on-site. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) 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 (1) year to continue to assess this new business; 2) Comply with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) Compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Hours of operation to be as follows: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm; 8) Must comply with the Noise Ordinance; 9) Maximum occupancy to be 82 at all times; and 10) Must have two (2) level two licensed security guards/officers from 8:00 pm to 2:00 am 11. The use of signage designating VIP or reserved parking is not permitted.

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 if the noise ordinance defined the decibel levels.

Mr. Cervantes stated that the decibel reader must be set to 65. He noted that while there had been valid complaints regarding the taboo nightclub, the issues had been addressed through remodeling to prevent noise from traveling to the neighborhood to the east.

Chairwoman Izaguirre expressed her belief that they are no longer there.

Mr. Cervantes noted that while noise complaints had previously been limited to that specific location no complaints had been received regarding Lux Lounge. He added that surrounding property owners reported no issues, suggesting that noise is not a concern there.

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: 5:56 p.m.**

**Ended: 5:57 p.m.**

**Item #8**

**Conditional Use Permit**

**Renewal:**

**To keep a Mobile Food unit - Pepe Noches  
Being Lot C, Girasol Estates Subdivision,  
This property is located at 1726 W. Griffin Parkway,  
C-3  
Joaquin Diaz**

Mr. Cervantes stated the subject site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive. Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a conditional use permit renewal to keep an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu includes tacos, enchiladas, papas asadas, and menudo, among other items. The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am. Staff: 3 employees. Parking: The applicant is proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He will be required to have 4 parking spaces (1 parking space for every 3 seats =4). There is a total of 12 parking spaces available for this location to be shared with the existing carwash. The last conditional use permit approved for the mobile food unit for this location was on April 28, 2025 for a period of 1 year. Staff notes that this would be the first renewal. 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 as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions. 1) Permit for two (2) years to continue to assess this

business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign, etc.); 3) CUP is not transferable to others; and 4) Hours of operation are Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am.

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 further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to untabled item # 9. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:57 p.m.**

**Ended: 6:05 p.m.**

**Item #9**

**Ordinance Amendment: TABLED: Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Event Centers that sell alcoholic beverages and/or offer Bring your own beverages (BYOB) and Subsection H, Establishing Licensed Security Officers Requirements Based on the Maximum Occupancy of the Venue, Applicant: City of Mission**

Mr. Cervantes stated that this ordinance will establish requirements for licensed security guards/officers in certain entertainment venues. The ordinance would establish a requirement of one licensed security guard/officer for every 60 patrons based on the maximum occupancy of the establishment. The proposed licensed security guard/officer requirement would not apply to businesses classified as restaurants such as Chili's, Wings and Rings for example where more than 50 percent of the sales are made up of food or soft drinks. The licensed security guard/officer proposed requirements would not apply to event centers that do not propose to sell alcoholic beverages or are not Bring Your Own Beverage (BYOB) establishments. The Police Chief attended the Ordinance Review Committee meeting and expressed much support for the proposed ordinance. Staff recommends the adoption of the ordinance.

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

Mr. Chief Torres recommended a Level 2 security officers for these types of venues, noting that it aligns with current city ordinances. He referenced recent news reports from neighboring cities where alcohol consumption among young adults has led to lower inhibitions and incidents requiring police intervention. Torres argued that Level 2 guards possess a more appropriate level of training, expertise, and capacity for these situations compared to Level 3 guards, who may face limitations regarding personnel, equipment, or specialized capabilities.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked Mr. Cervantes whether the ratio presented previously was 1 to 60 or if it had changed.

Mr. Cervantes stated that the figure was based on the maximum occupancy of the establishment.

Ms. Thompson asked for clarification on whether the officer-to-patron ratio had previously been set at 1 to 60. She recalled past discussions suggesting a ratio of 1 to 100 and noted that a neighboring city, such as McAllen, might have a similar policy in place.

Mr. Cervantes confirmed that McAllen is the only city with a similar policy, though they use a ratio of 1 to 75. He added that Brownsville is considering following Mission's lead by adopting the 1 to 60 ratio for their bars and nightclubs.

Ms. Thompson expressed her support for the 1 to 60 ratio but questioned if they should consider 1 to 75 instead.

Mr. Sanchez stated that he had no issue with the 1 to 60 ratio. He noted that the public had been given the opportunity to provide feedback, and since no concerns were raised, he was comfortable proceeding with that standard.

Mr. Cervantes noted that some phone calls were even in support of the measure, as business owners recognized that increased security would be beneficial to their establishments.

Chairwoman Izaguirre stated that the Council could always modify the ratio in the future if stakeholders requested changes.

Ms. Thompson noted that business owners are free to hire as much security as they desire beyond the minimum requirements. She clarified that if an establishment with 40 patrons wanted to bring in two or even five officers, they have the discretion to do so.

Mr. Cervantes clarified that the proposed figures are the minimum requirements for bars, specifically between the hours of 8:00 p.m. and 2:00 a.m. He noted that law enforcement would conduct periodic checks to ensure compliance, including at the establishment that was recently approved.

Chairwoman Izaguirre questioned whether the minimum security requirement would apply even in instances where only three patrons were present.

Mr. Cervantes confirmed that the requirement would apply regardless of the current occupancy, as the security officer requirements is based on the venue's maximum capacity.

Ms. Thompson asked for the maximum occupancy of the specific establishment that had just been approved as an example.

Mr. Cervantes stated that the maximum occupancy for the approved establishment was 82.

Ms. Thompson clarified that, based on the maximum occupancy of 82, the establishment would be required to have two security officers on-site regardless of whether there were only two or five patrons present.

Mr. Cervantes confirmed that the requirement applies specifically from 8:00 p.m. to 2:00 a.m. He explained that while an establishment might only have five patrons at 8:30 p.m., that number could quickly increase to 20 or more by 9:00 p.m., necessitating the constant presence of security based on maximum occupancy.

Mr. Sanchez inquired whether a check had been conducted on the Sideline Bar & Grill or the specific area in question.

Ms. Thompson clarified that she was referring specifically to the previous establishment the board had just approved.

Mr. Cervantes confirmed that the requirement would be two (2) Level 2 licensed security officers on-site from 8:00 p.m. to 2:00 a.m.

Mr. Sanchez inquired as to which establishment was being discussed, questioning whether the venue in question was actually a restaurant.

Mr. Cervantes clarified that the establishment in question is a bar, not a restaurant. He explained that the establishment is officially classified as a bar because the alcohol sales will be 50% or more of its revenue. He clarified that even if the venue sells food, this classification remains, and noted that the applicant is in agreement with the 1 to 60 security ratio.

Ms. Garza expressed her confidence in the Police Department's review and supported the recommendations they presented.

Mr. Cervantes confirmed that they had met with the Police Chief, who expressed strong support for the proposed ordinance.

Ms. Thompson confirmed that the Police Chief is specifically in favor of the 1 to 60 ratio, noting that he would not be comfortable with a higher ratio and strongly prefers the safety provided by the 60-patron standard.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the ordinance amendment request. Mr. Villarreal seconded the motion. Ms. Thompson voted nayed, Upon a vote 5-1, the motion passed unanimously.

**ITEM#10**  
**ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Ms. Thompson seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:05 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** April 1, 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 – Rincon Tapatio in an approved Food Truck Park in a property zoned (C-3) General Business District, , being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2515 Colorado Road, Ste. 203. Applicant: Crystal Zavala – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 27, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- March 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.
- April 1, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- April 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located on the Northwest corner of Colorado and Taylor Road along the north side of Colorado 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 is leasing a space in an approved Mobile Food Park to offer a variety of tacos.
- The applicant was granted a Conditional Use Permit for this location on February 10, 2025, for a period of two years. Shortly after receiving approval, the applicant chose to remove the mobile food truck from the park due to personal reasons.
- The proposed hours of operation are as follows: Tuesday through Sunday from 4:00 p.m. to 12:00 am.
- Staff: 3 employees
- Parking: The Mobile Food Park measures 134’x72’ for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) 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 2-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 4:00 pm to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

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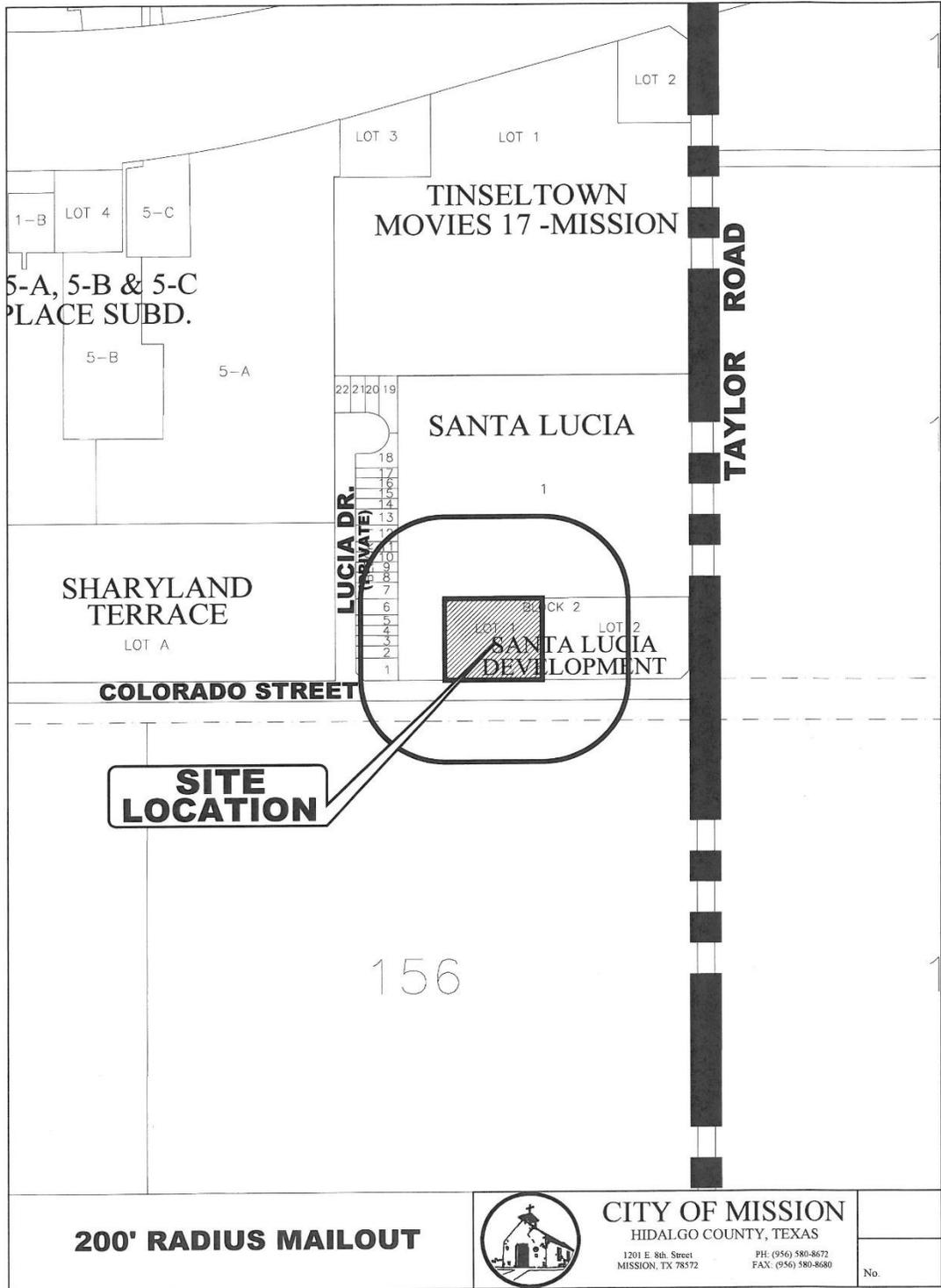
**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**



**200' RADIUS MAILOUT**



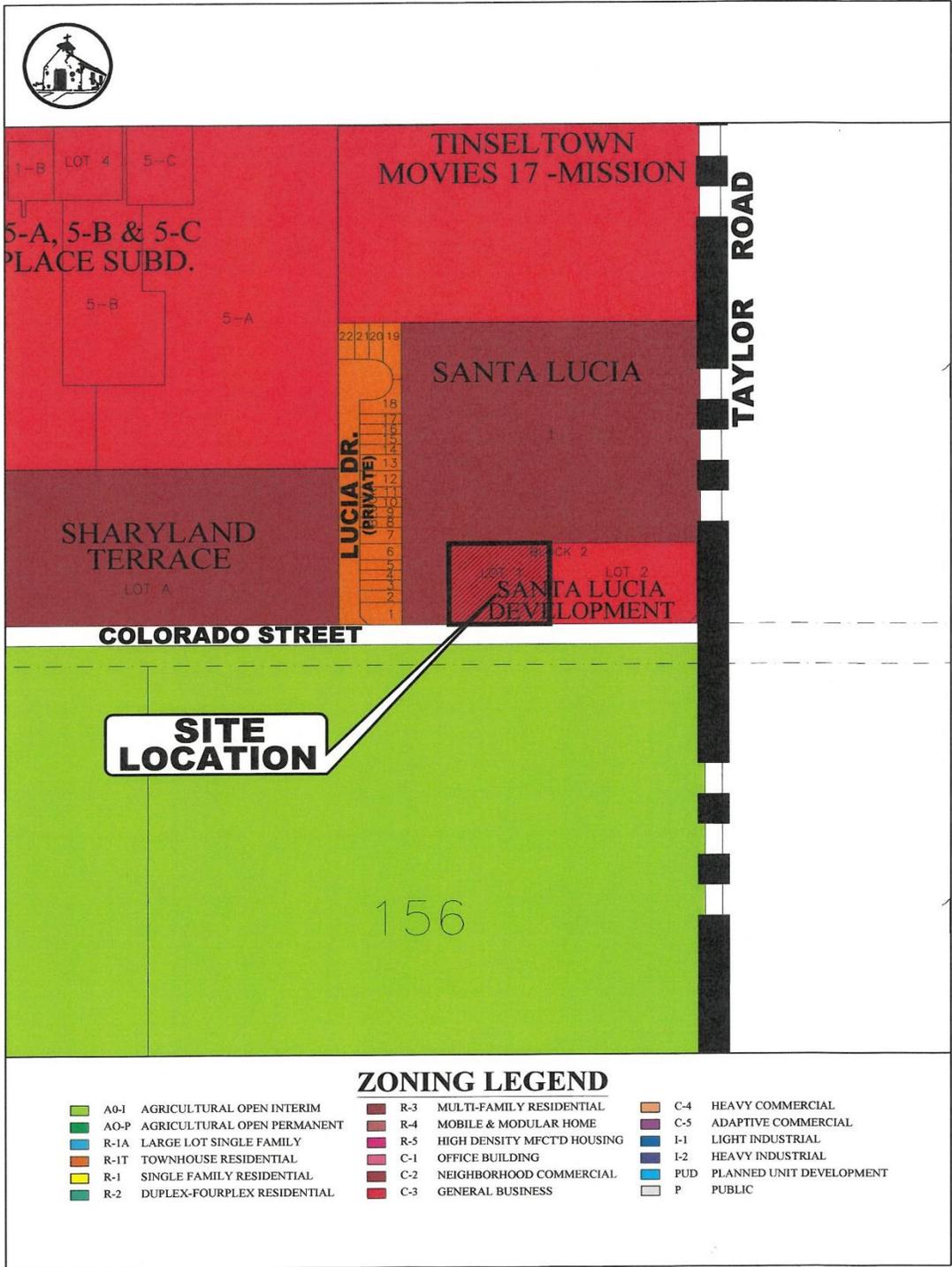
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

# AERIAL MAP



# ZONING MAP



### SITE PLAN



PICTURES



PICTURES



PICTURES



# MENU

## TACOS

- DE BISTEC 9.99
- AL PASTOR 9.99
- DE ADOBADA 9.99
- DE SUADERO 10.99
- DE LONGANIZA 10.99
- DE CABEZA 10.99
- DE BARBACOA 10.99
- DE BIRRIA 10.99
- DE CARNITAS 9.99
- TACOS JALISCO 11.99
- Bistec, queso, aguacate, frijol de bola
- DE TRIPA 12.75



## SINCRONIZADA

- FRIJOL, QUESO, LECHUGA, TOMATE, AGUACATE
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

11.75



## GRINGA

- QUESO, LECHUGA, TOMATE, AGUACATE
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

11.75

## BURRITOS

- ARROZ, FRIJOL, QUESO, LECHUGA, TOMATE,
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

12.95



## PIZZA BIRRIA

Queso, birria, cebolla, cilantro, consomé  
23.99

## RAMEN BIRRIA

13.99

## PAPA ASADA

SENCILLA  
CON CARNE



# MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830	SHIN FOUNDATION I LTD	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
280851	SYNERGY A REAL ESTATE ALLIANCE LLC	4001 S SHARY STE 550-47	MISSION	TX	78572
689333	SHARYLAND ISD	1106 N SHARY RD	MISSION	TX	78572-4652
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1071583	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071582	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** April 1, 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 an Event Center with proposed On-Site Consumption of Alcoholic Beverages – Rodeo Bull Event Center in a property zoned (C-3) General Business District, being Lot 9, Northtown Unit No. 1 Subdivision, located at 2714 N. Conway Avenue, Applicant: Jessica Barrera – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 27, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- March 19, 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.
- April 1, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- April 28, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located within a commercial plaza located at the Southeast corner of Conway Avenue and E. 28<sup>th</sup> Street.
- Per Code of Ordinance, an event center and the on-site consumption of alcoholic beverages (BYOB) require the approval of a Conditional Use Permit by the City Council.
- The applicant would like to take over an existing event center and would like to include bring your own beverage (BYOB) for her customers. She plans to host small-scale events such as weddings, quinceañeras, graduations, baby showers, meetings, posadas, and indoor markets.
- Since she is a new owner, a new conditional use permit is required due to the change of ownership.
- **Days/Hours of Operation:** Monday – Sunday from 8:00 a.m. to 1:00 a.m.
- **Staff:** 2 employees
- In reviewing the floor plan, staff noticed that the applicant is proposing a total of 88 seating spaces (11 tables with 8 chairs each) for this establishment, which would require 29 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking space for every 3 seats. (88 seats/3=29.33 parking spaces). It is noted that the parking area is held in common for this commercial plaza (72 existing parking spaces).
- Alcoholic Beverages – This request is compliant with Sec. 6-4, which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) 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 one (1) year 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: Monday – Sunday from 8:00 a.m. to 1:00 a.m.
8. Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m.
9. Maximum occupancy is \_\_\_ people.
10. BYOB establishments must not exceed three calls for emergency within any 90-day period categorized as major disturbance.
11. Place “No alcohol beyond this point” signs at every exit and in parking lot.

---

**RECORD OF VOTE:**

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

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

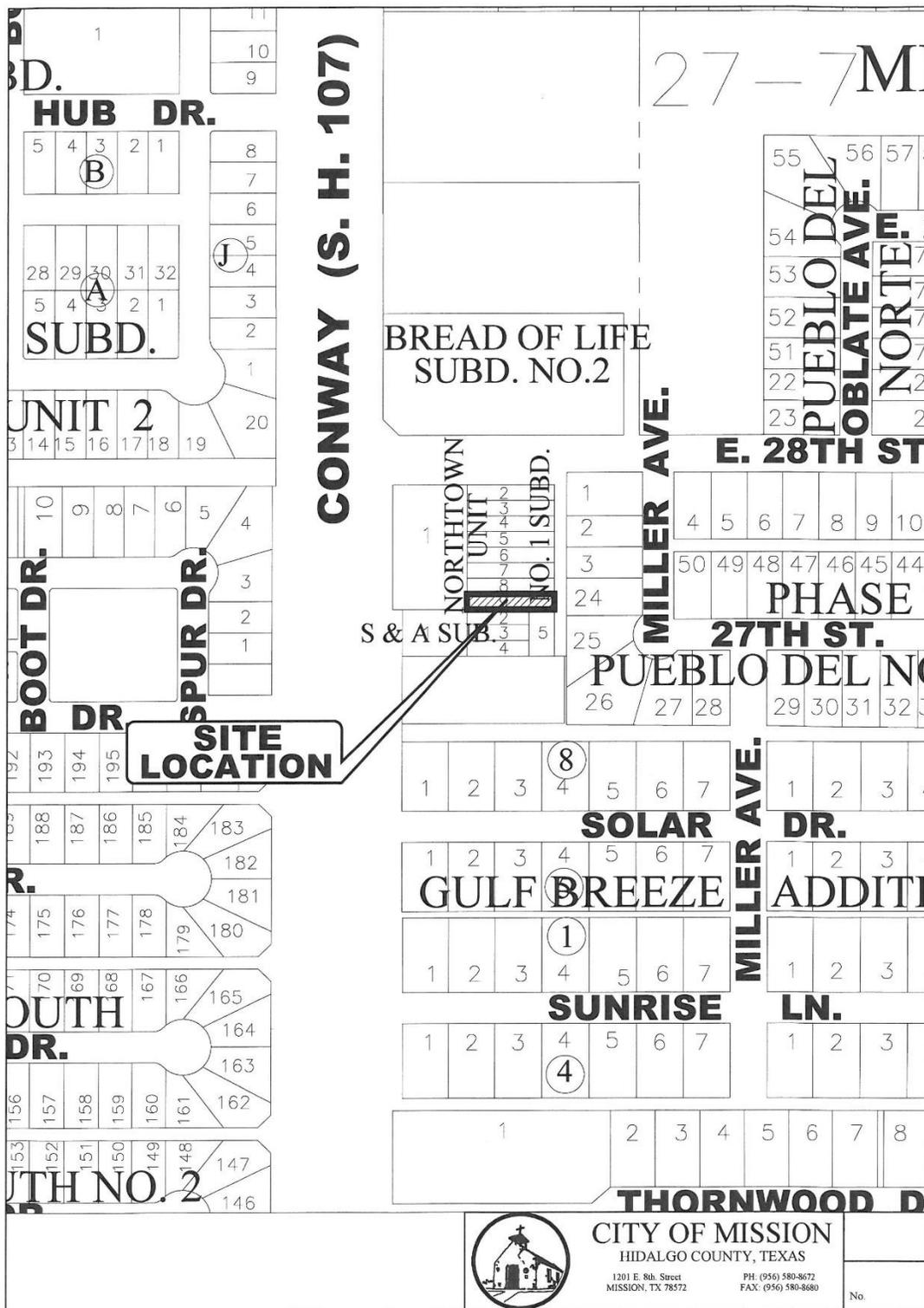
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\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP



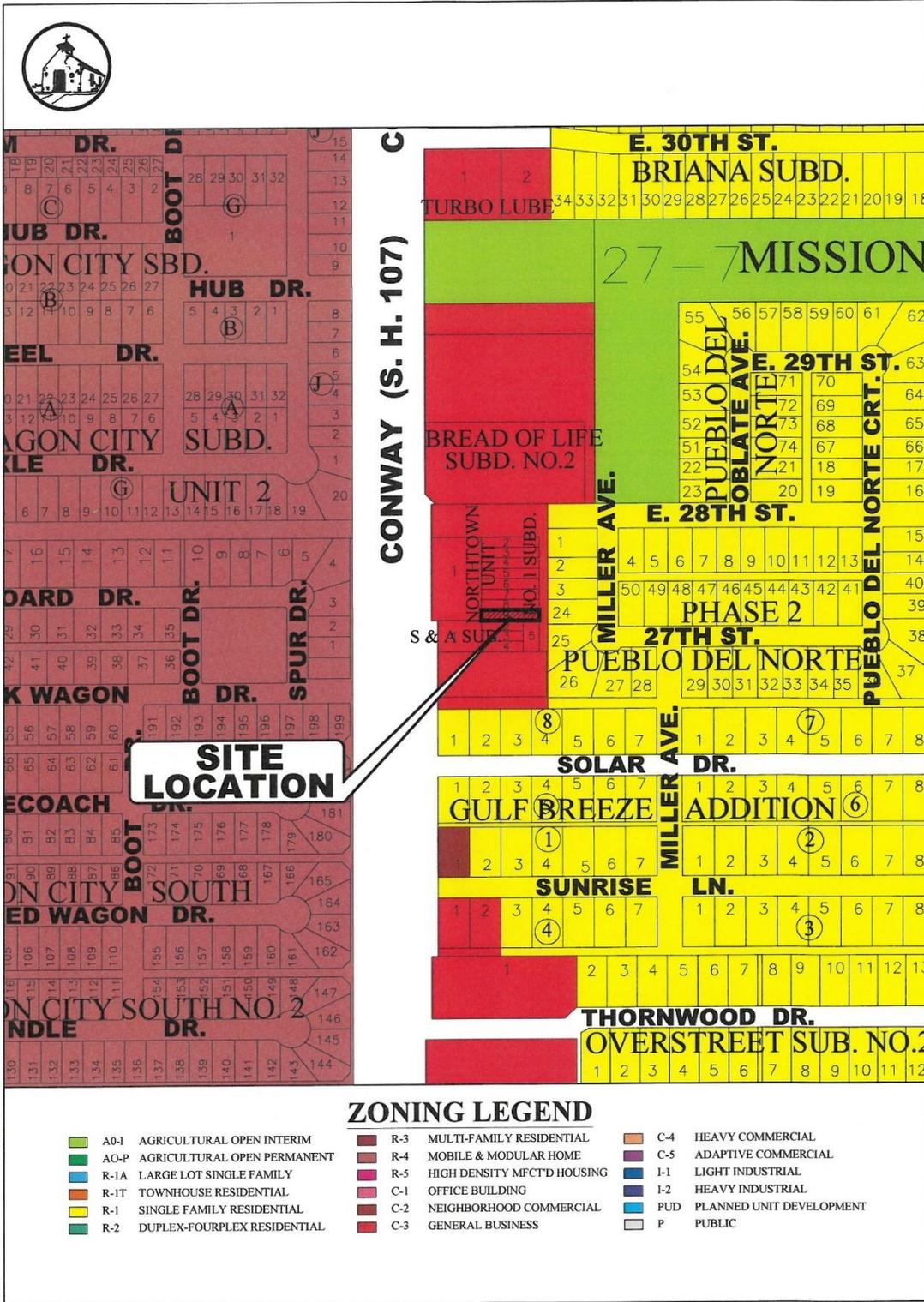
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street PH: (956) 580-8672  
 MISSION, TX 78572 FAX: (956) 580-8680

No.

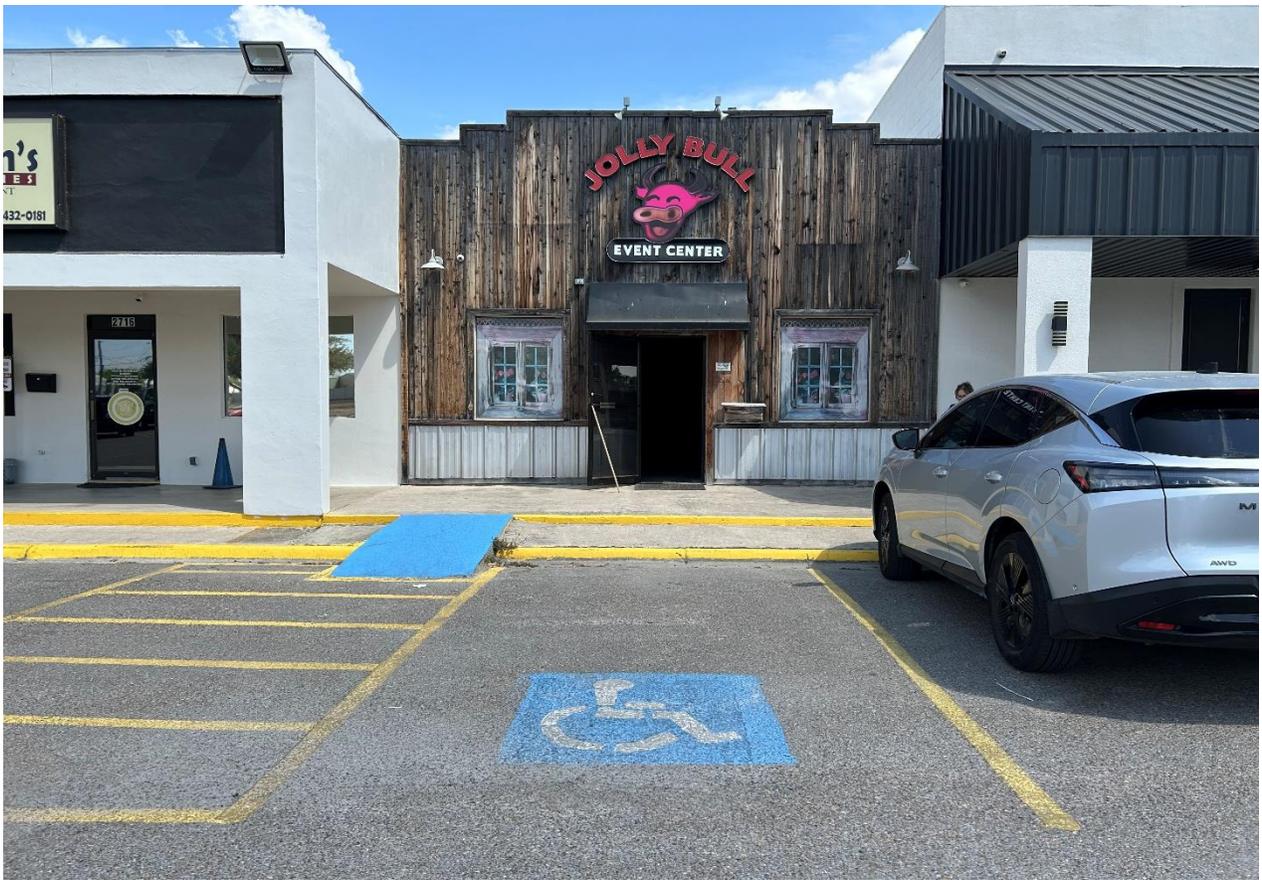
# ARIEL MAP



# ZONING MAP



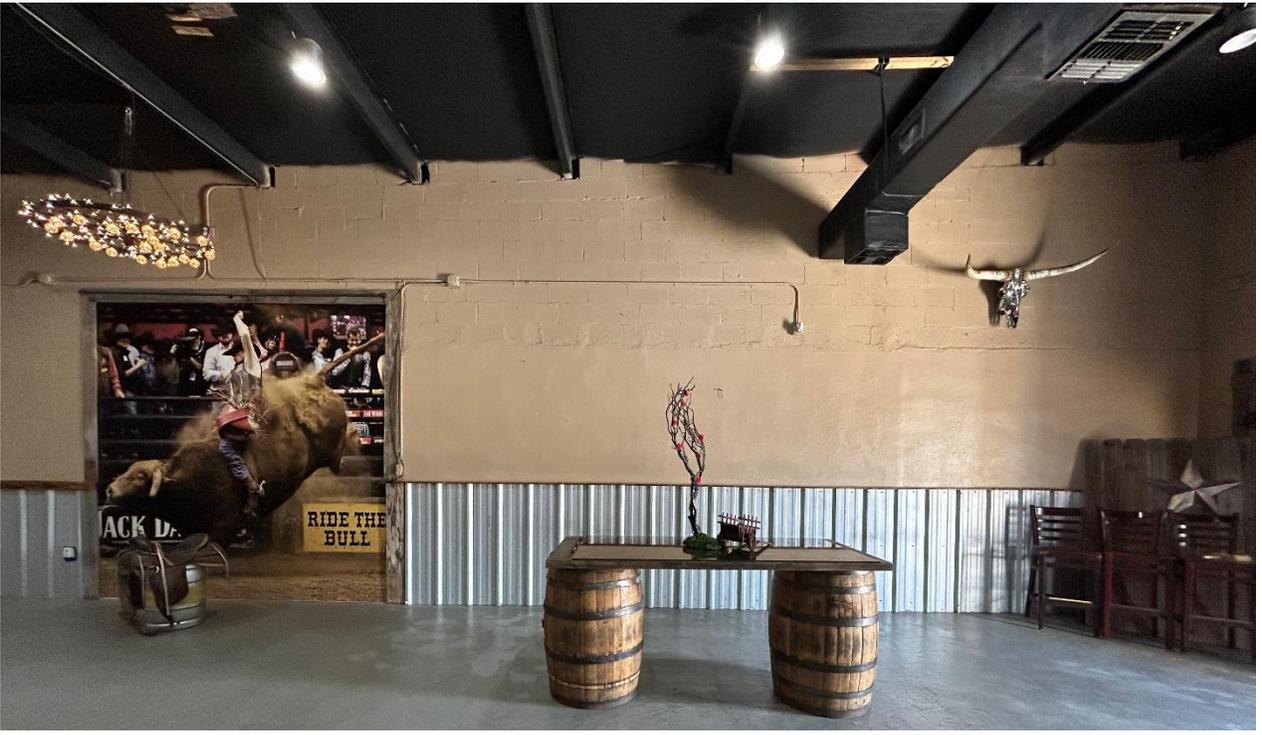
(PICTURES)



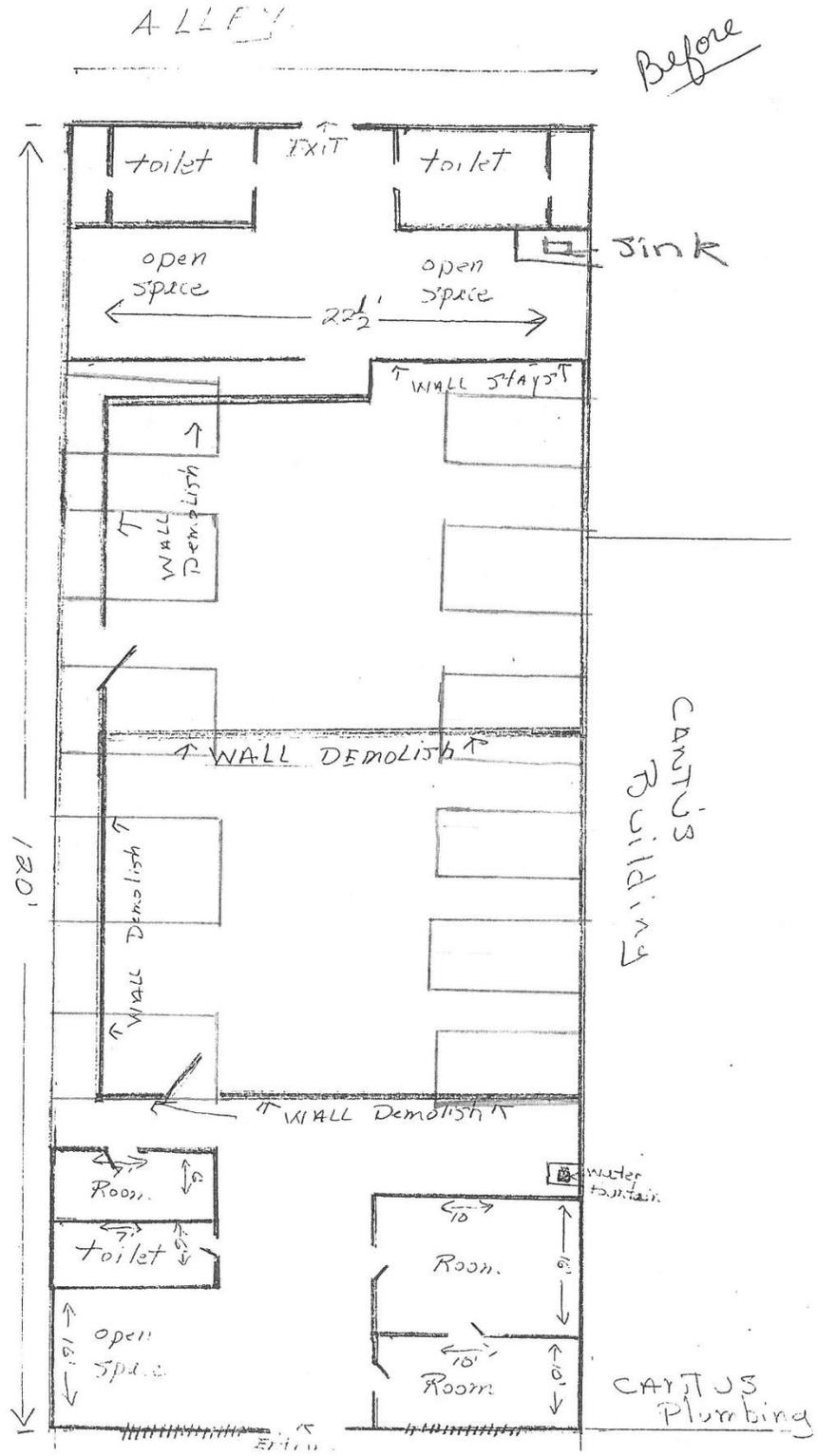
(PICTURES)



(PICTURES)



ATTACHMENTS



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
249476	TORRES HESQUIO & PALMIRA	2305 BRIARWOOD DR	MISSION	TX	78574-2307
249475	COBOS MIGUEL & JUANA A	2116 GOLD CREST	MCALLEN	TX	78504-3909
513242	MONTALVO ANNA M	2723 MILLER AVE	MISSION	TX	78574-2145
519691	CEJUDO MANUEL E & MYRIAM CEJUDO	2717 MILLER AVE	MISSION	TX	78574-2145
519692	HERNANDEZ LUIS E	110 W 22ND ST	MISSION	TX	78572-2814
249471	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
249472	OCHOA VANESSA	1616 E GRIFFIN PKWY NO 221	MISSION	TX	78572-3180
249473	TREVINO PEDRO	224 SHERRY LN	BURLESON	TX	76028-1348
249468	NORTHTOWN LOT OWNERS ASSOC	2716 N CONWAY AVE	MISSION	TX	78574-2143
249474	MORALES MARY O	1506 MORALES DR	MISSION	TX	78573-8472
513243	GONZALEZ MARIA A	2721 MILLER AVE	MISSION	TX	78574-2145
513241	BLACK JOSHUA & GLORIA	210 E 28TH ST	MISSION	TX	78574
519694	VILLARREAL ISMAEL JR & MARLA	300 E 27TH ST	MISSION	TX	78574-2125
521778	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
519746	SANCHEZ GERARDO & ERIN GAYLE	301 E 27TH ST	MISSION	TX	78574-2122
519688	LOPEZ MARIA DE JESUS & GILDARDO	3714 BROADWAY ST	GALVESTON	TX	77550-4039
548160	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548156	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548159	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
249469	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
317059	HIDALGO CO R/O/W DEPT	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** April 1, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex-Fourplex Residential District, being a 1.97-acre tract out of the remainder of Lot 21-3, West Addition to Sharyland Subdivision, located at 1005 Kenwood Avenue. Applicant: Ernie Villarreal, PMSI Inc. Project Manager - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- March 06, 2026 – Application for Conditional Use Permit submitted to the City.
- March 19, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract and notice of public hearings was published in the Progress Times.
- April 1, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- April 28, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

#### Summary:

- Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, is requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy.
- According to the applicant, the enrollment for the Monet Elementary School at the church premises is projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7<sup>th</sup> grades.
- A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms.
- Even though 188 parking spaces are required by code, the church only has 170 total parking spaces. With the installation of the classrooms, 29 parking spaces will be lost. The 188 required parking spaces are based on a church capacity of 750 people. For a church, the code requires one parking space for every four-person capacity.
- The building permit for the Vanguard Academy School along N. Stewart Road on March 16, 2026. Once the school is operational all the portable buildings at the church property will be removed.

### STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

1. The permit is for two years.
2. The applicant must obtain all necessary permits and approvals prior to the use of the property.

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**RECORD OF VOTE:**

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

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

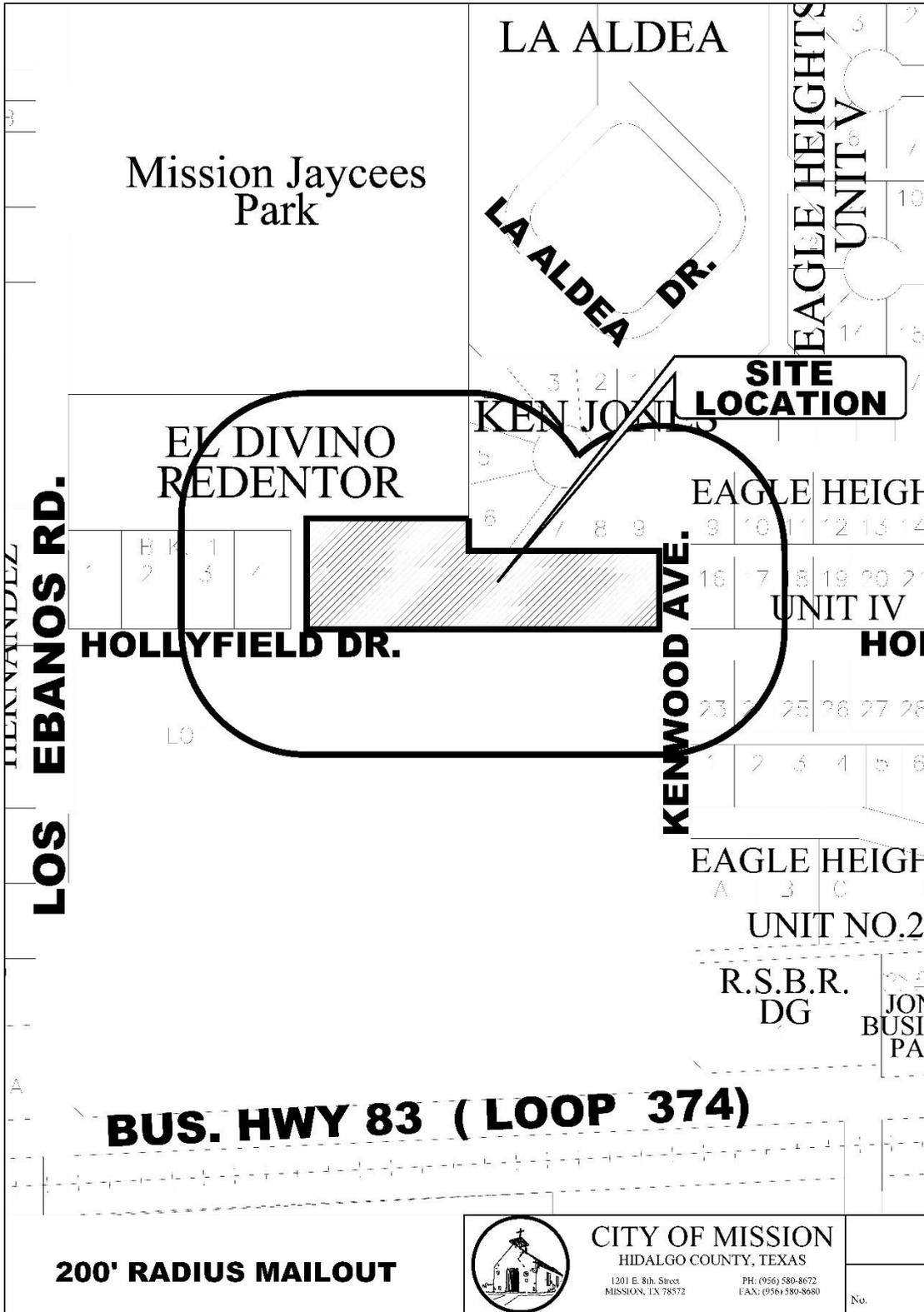
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

MAILOUT MAP



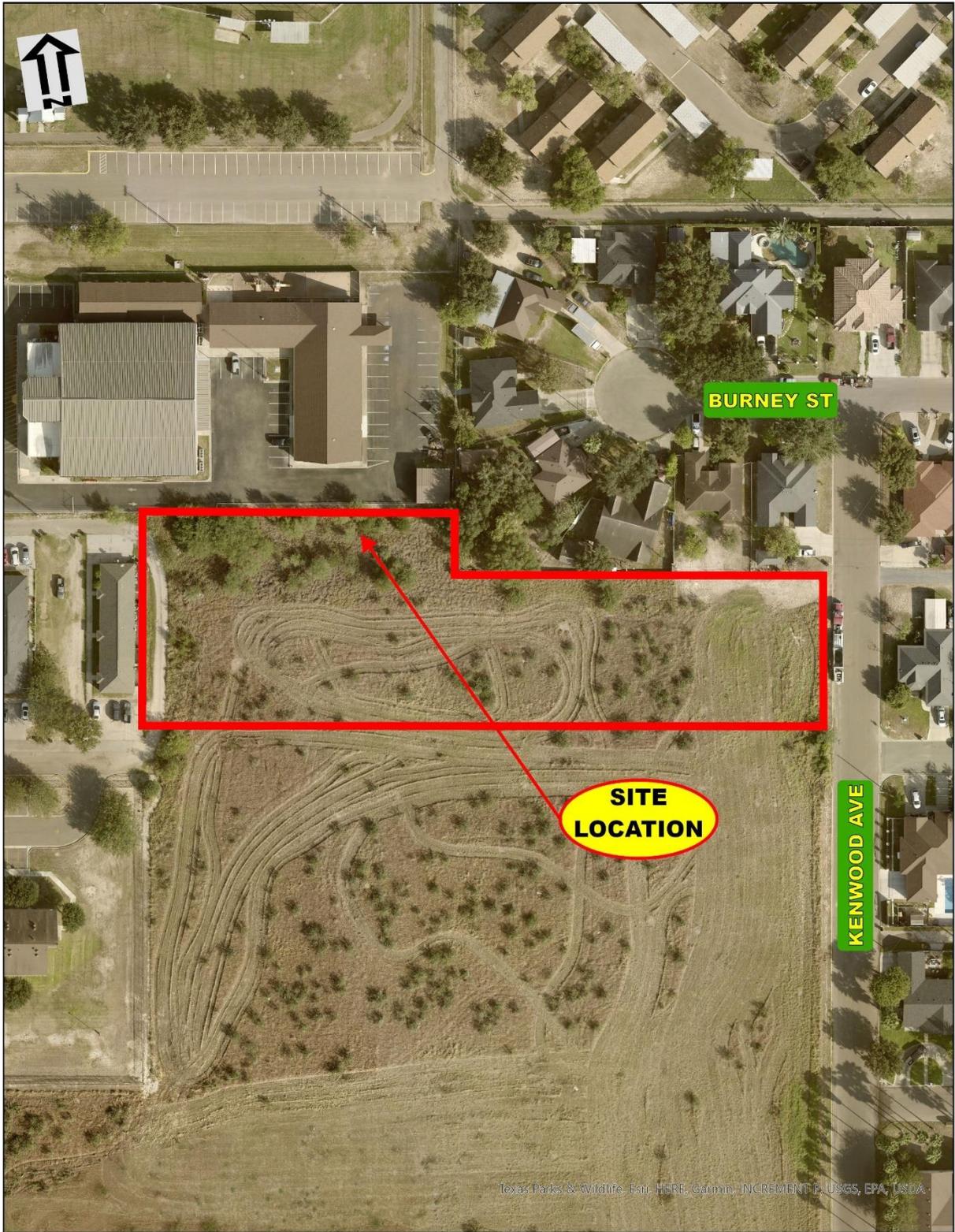
200' RADIUS MAILOUT



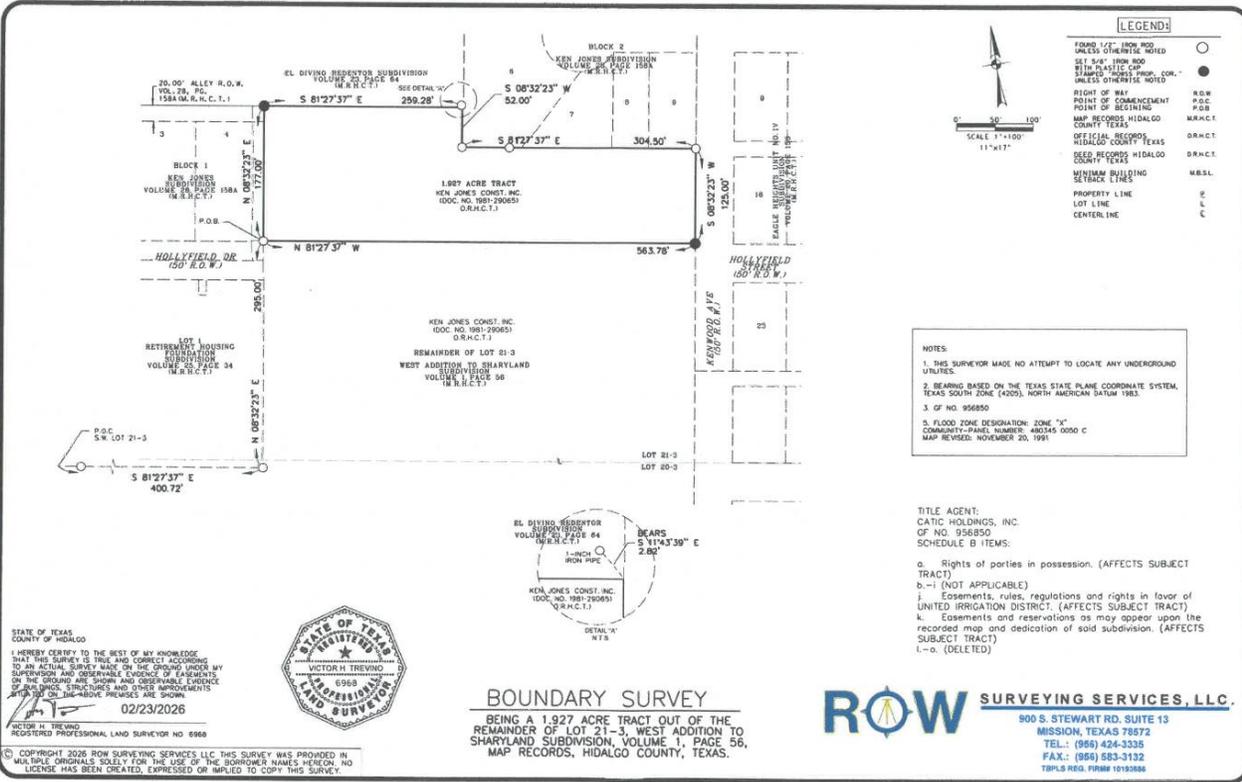
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

AERIAL PHOTO



# SURVEY



LEGEND	
FOUNDS, I.C. IRON NODS	○
UNLESS OTHERWISE NOTED	
SET 5/8\"	●
BY THE SURVEYOR	
UNLESS OTHERWISE NOTED	
RIGHT OF WAY	R.O.W.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.
MAP RECORDS HIDALGO COUNTY TEXAS	DR.A.C.T.
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	DR.A.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS	DR.A.C.T.
MINIMUM BUILDING SETBACK LINES	M.B.S.L.
PROPERTY LINE	P.L.
LOT LINE	L.L.
CENTERLINE	C.L.

**NOTES**

1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
3. OF NO. 956890
4. FLOOD ZONE DESIGNATION: ZONE "X" COMMUNITY-PANEL NUMBER: 480345 0000 C MAP REVISED: NOVEMBER 20, 1991

**TITLE AGENT:**  
 CATIC HOLDINGS, INC.  
 OF NO. 956890  
 SCHEDULE B ITEMS:

a. Rights of parties in possession. (AFFECTS SUBJECT TRACT)  
 b.-i (NOT APPLICABLE)  
 j. Easements, rules, regulations and rights in favor of UNITED IRRIGATION DISTRICT. (AFFECTS SUBJECT TRACT)  
 k. Easements and reservations as may appear upon the recorded map and dedication of said subdivision. (AFFECTS SUBJECT TRACT)  
 l.-a. (DELETED)

STATE OF TEXAS  
 COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS WITHIN 100' ON THE ABOVE PREMISES ARE SHOWN.

02/23/2026

VICTOR H. TREVINO  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

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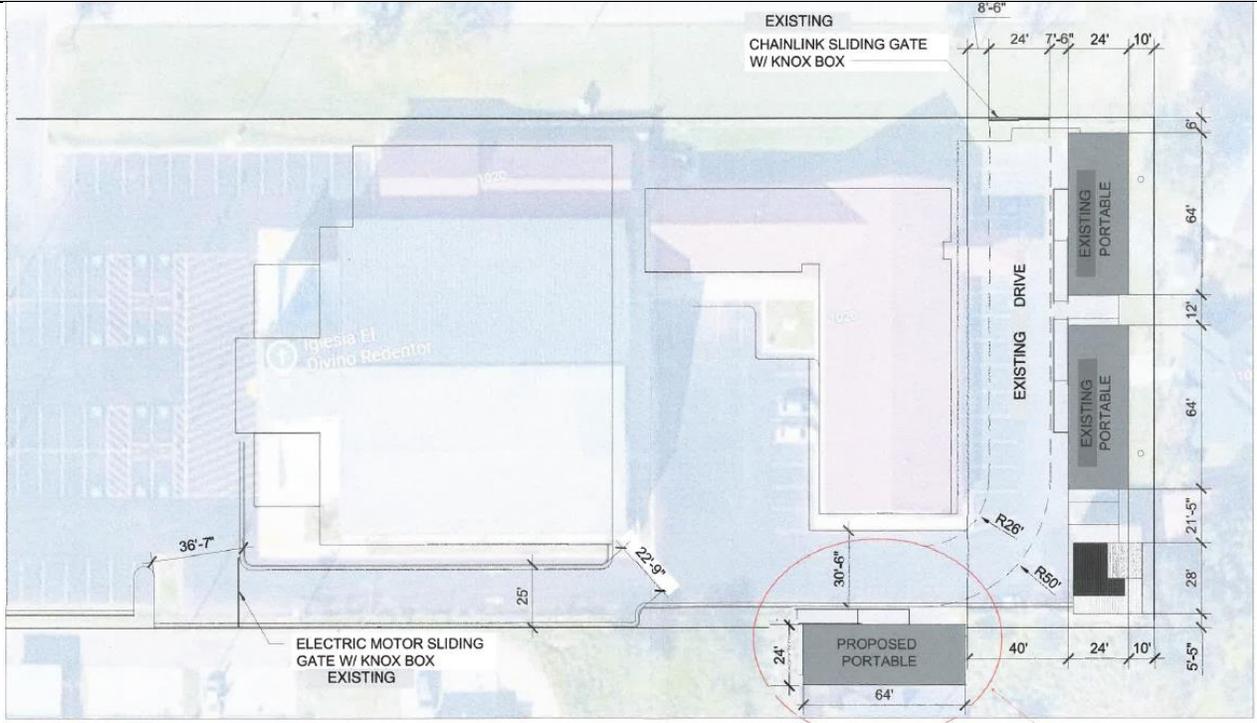
**BOUNDARY SURVEY**

BEING A 1.927 ACRE TRACT OUT OF THE  
 REMAINDER OF LOT 21-3, WEST ADDITION TO  
 SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56,  
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

**ROW SURVEYING SERVICES, LLC.**

900 S. STEWART RD. SUITE 13  
 MISSION, TEXAS 78672  
 TEL.: (956) 424-3338  
 FAX.: (956) 583-3132  
 TSPS REG. FIRM 10103066

# PROPOSED SITE PLAN



01 PROPOSED PORTABLES OPTION 1  
SCALE: 1/8" = 1'-0"

New Portable location

### MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
524352	RODRIGUEZ JESUS	1105 BURNEY ST	MISSION	TX	78572-360
524354	JIMENEZ JESUS V	1108 BURNEY ST	MISSION	TX	78572-360
524356	HINOJOSA MARCO A & THELMA M	1607 ADAMS ST	MISSION	TX	78572-751
524353	MEDINA LEONEL & ANA VELIA	1107 BURNEY ST	MISSION	TX	78572-360
524350	GUERRERO ROSA MARIA	1101 BURNEY ST	MISSION	TX	78572-360
524348	HINOJOSA JESUS E & DALIA	207 AMANECER ST	MISSION	TX	78572-677
524355	BENAVIDES ROBERTO & MARTHA	1106 BURNEY ST	MISSION	TX	78572-360
237896	GARZA LESLIE & JUAN JOSE MUNOZ	1505 N. NICHOLSON AVE.	MISSION	TX	78572-275
167105	EL DIVINO REDENTOR	420 N KERALUM AVE	MISSION	TX	78572-564
524349	VILLARREAL FERNANDO	612 LEAL ST	MISSION	TX	78572-522
524357	AYALA DELFINO & NORA ELIA	1102 BURNEY ST	MISSION	TX	78572-360
188911	ALVARADO ABIGAIL & MARIA DE LA LUZ TREVINO	1002 E STONEGATE DR	MISSION	TX	78574-173
524347	GINOCCHIO INVESTMENTS LLC	1205 HOLLYFIELD ST APT 8	MISSION	TX	78572-361
524346	VILLARREAL HUMBERTO JR	2307 EAST PALM CIRCLE	MISSION	TX	78574
188910	HERNANDEZ OSCAR & ANDREA M	939 N LOS EBANOS RD	MISSION	TX	78572-341
206542	HOUSING AUTHORITY OF THE	PO BOX 1053	MISSION	TX	78573-001
316792	KEN JONES CONST INC	1105 ELM ST	MISSION	TX	78572-444
237917	MARTINEZ ARNOLDO	969 N LOS EBANOS RD	MISSION	TX	78572-341
237906	ALVAREZ JOSE I TRUSTEE FOR HARMON L ALVAREZ	953 N LOS EBANOS	MISSION	TX	78572-341
237900	CANTU OCTAVIANO	947 N LOS EBANOS RD	MISSION	TX	78572-341
237912	RODRIGUEZ JOSE ANTONIO & ANDREA MARQUEZ	1214 FINCHER ST	MISSION	TX	78572-351
237911	MENDOZA GUADALUPE	963 N LOS EBANOS RD	MISSION	TX	78572-341
237908	ZUNIGA MARCELINO JR	4921 N TROSPER RD	MISSION	TX	78573-122
237907	ALVAREZ JUANITA VENECIA	954 TRUMAN ST	MISSION	TX	78572-344
237901	CANTU OSVALDO	947 N LOS EBANOS RD	MISSION	TX	78572-341
591533	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-581



**MEETING DATE:** April 1, 2026

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

**AGENDA ITEM:** Consideration and possible action to approve a variance to allow the construction of a Billboard Sign along Griffin Parkway, and to allow it to be a distance of 177 feet from an existing billboard sign, being Lot 1, Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway (F.M. 495). Applicant – Antonio & Melissa Villarreal - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- March 12, 2026 – Letter with variance request submitted to the City.
- April 1, 2026 – Consideration of the requested variance by the Planning and Zoning Commission.
- April 28, 2026 – Consideration of the requested variance by the City Council.

Summary:

- The applicant is proposing to construct an 8-foot by 16-foot LED changeable billboard sign measuring 128 square feet, and 35 feet in total height.
- The request is for a variance not to comply with Sec. 86-154. – General Business District of the Mission Code of Ordinances, which states:
- (b) Billboard sign. Off-premises signs shall not be permitted in the general business, the heavy commercial, the light industrial, and heavy industrial zones except as provided for in the expressway corridor and the secondary arterial corridors.
- A Secondary Arterial Corridor is defined by Ordinance to be all of U.S. Business Highway 83 and the commercially or industrially zoned properties along F.M. 1016 frontage, south of the U.S. Expressway 83.
- (4) Spacing: off-premises billboards shall not be erected within 1,500 linear feet of another off-premises sign.
- There is a total of eight (8) existing billboards along Griffin Parkway within the city limits.
- As per Code of Ordinance: Billboard sign is defined as any flat surface erected on a framework or on any structure, or attached to posts and used for, or designed to be used for, the display of bills, poster, or other advertising materials, for the purpose of advertising a business, organization, event, person, place, or thing not located on the same premises as such advertising material, with one or two parallel and directly opposite signs with their faces oriented in opposite directions and space not more than ten feet apart.

**STAFF RECOMMENDATION:**

Staff recommends denial.

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**RECORD OF VOTE:**

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

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

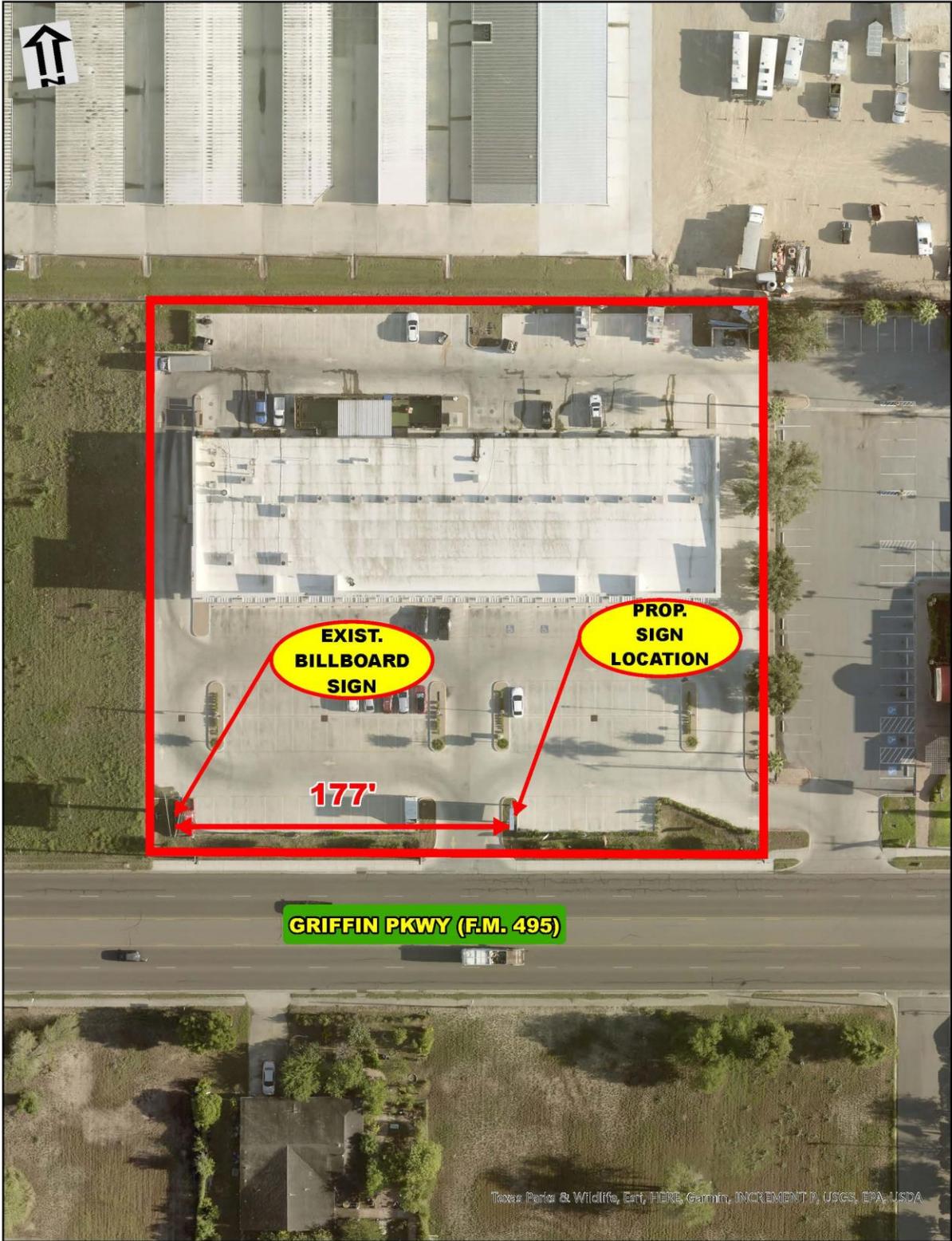
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

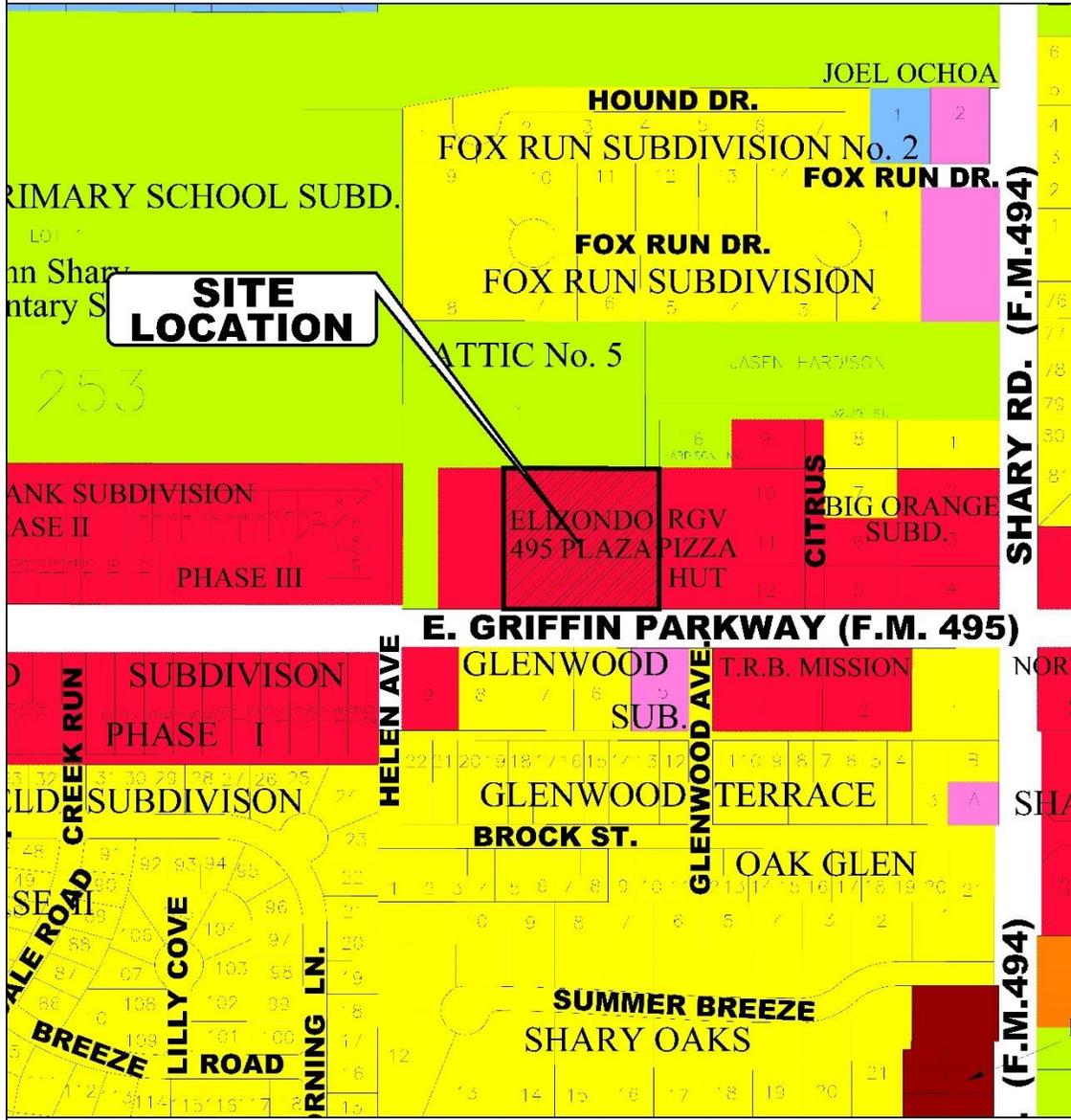
\_\_\_\_\_ NAYS

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

### AERIAL MAP



### ZONING MAP



**SITE  
LOCATION**

### 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

## VARIANCE LETTER

Dear Mr. Xavier Cervantes,

On behalf of A&M Epic Agency, we would like to respectfully submit a request for a variance to install an LED screen at [2211 E Griffin Pkwy, Mission, TX 78572](#).

The proposed LED screen will measure 16 ft x 8 ft, with an overall height of 35 ft. This height has been intentionally planned to maintain a proper eyeline for drivers and pedestrians, ensuring that the display does not interfere with visibility or create distractions for the surrounding community or commuters traveling along Griffin Parkway.

The LED screen will feature off-premise advertisements and will operate 24 hours a day, with brightness levels that can be adjusted as needed to comply with city standards and community considerations. In addition to advertising local businesses, the display will also promote plaza tenants, nearby businesses, and community information, including City of Mission events, announcements, and schedules, as desired.

Our goal with this project is not only to support local businesses but also to create a collaborative opportunity with the City of Mission. Through this platform, the city would have the opportunity to share public announcements, community initiatives, and upcoming events with a highly visible audience.

We have successfully worked through a similar process with the City of Weslaco, where we conducted meetings with city officials and completed the necessary variance procedures. Through that collaboration, we became the first company in Weslaco to introduce a digital billboard platform dedicated to promoting local businesses and community messaging. This initiative has helped expand visibility for businesses while also providing the city with an additional communication channel for public information.

In the same spirit, A&M Epic Agency is committed to working closely with the City of Mission to ensure that this project aligns with city guidelines, enhances the local business environment, and contributes positively to the community. We are eager to collaborate and explore ways this platform can support both economic growth and community engagement within Mission.

We appreciate your time and consideration of this request and would welcome the opportunity to meet and discuss the proposal further. Our team is fully willing to work with the city throughout the review process and make any necessary adjustments to ensure the project serves the best interests of the community.

Thank you for your time, and we look forward to the opportunity to collaborate with the City of Mission.

Antonio & Melissa V.



# SIGN EXHIBIT

Led screen both sides



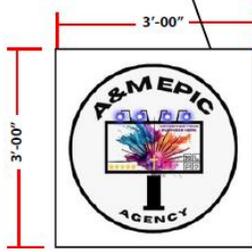

 A&M Epic Agency  
 956-600-0343  
 956-780-6954  
 Electrical Sign License #13514

Client: A&M Epic Agency    Address: 2211 E Griffin Pkwy    Phone: \_\_\_\_\_    Email: \_\_\_\_\_  
 City: Mission    State: Texas, EE. UU.    Zip code: 78572    Authorized signature: \_\_\_\_\_

### SIGN DETAIL



#### Plate



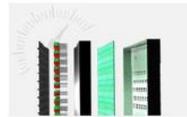
High grade, light weight, weatherproof cabinets built to withstand all types of weather conditions



Protruding grill face that protects against vandalism and damage (rocks, bottles, etc.)

Breakthrough Ip65 sealed module technology to withstand any harsh environment

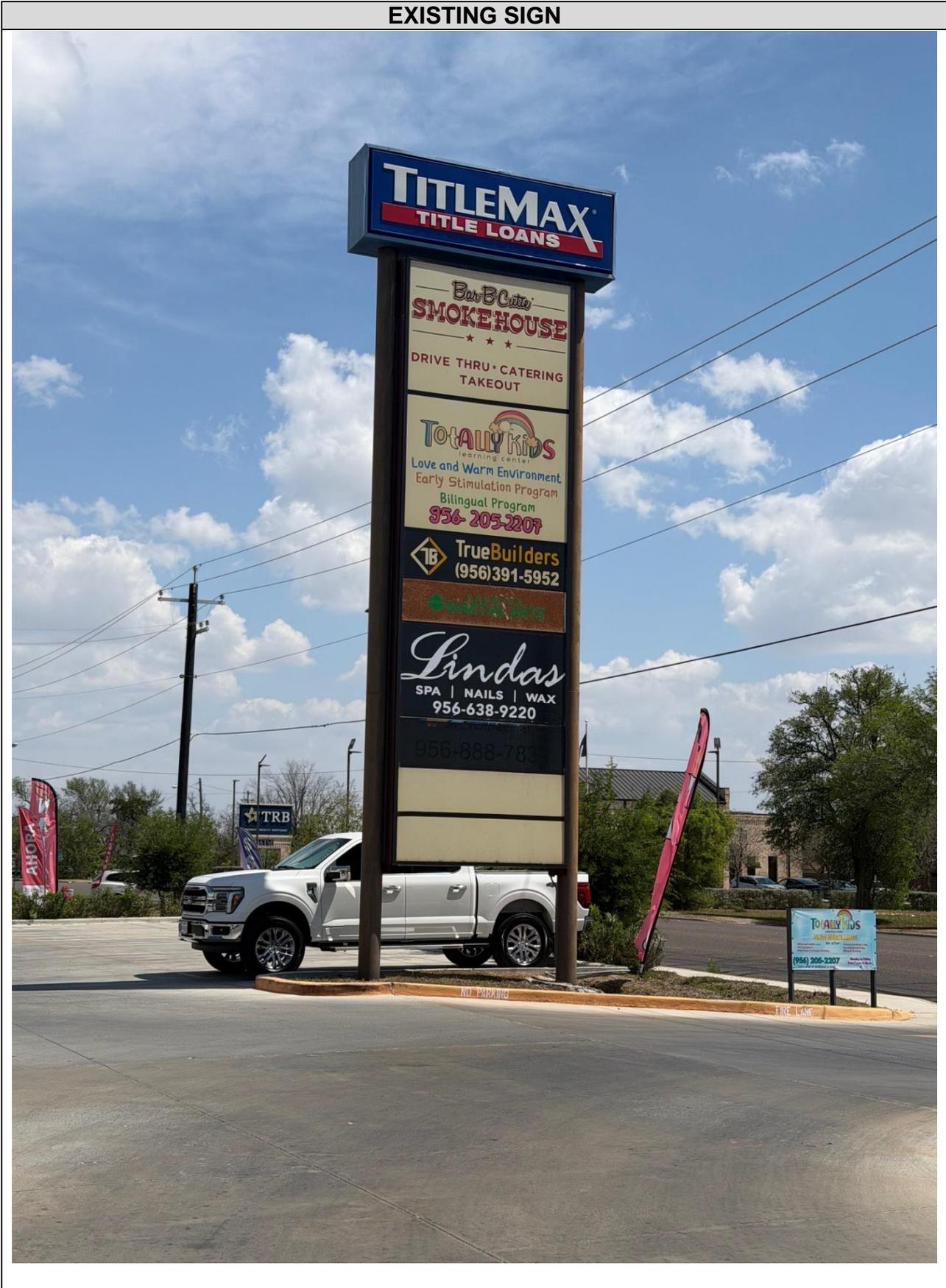
State of the art heat sink technology (regulates internal temperatures for optimum component longevity)



Electrical Sign License #18514

Client: Pylon LED Screen Address: 2211 E Griffin Pkwy Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 City: Mission State: Texas, EE. UU. Zip code: 78572 Authorized signature: \_\_\_\_\_

EXISTING SIGN



### EXISTING BILLBOARD SIGNS ALONG GRIFFIN PARKWAY

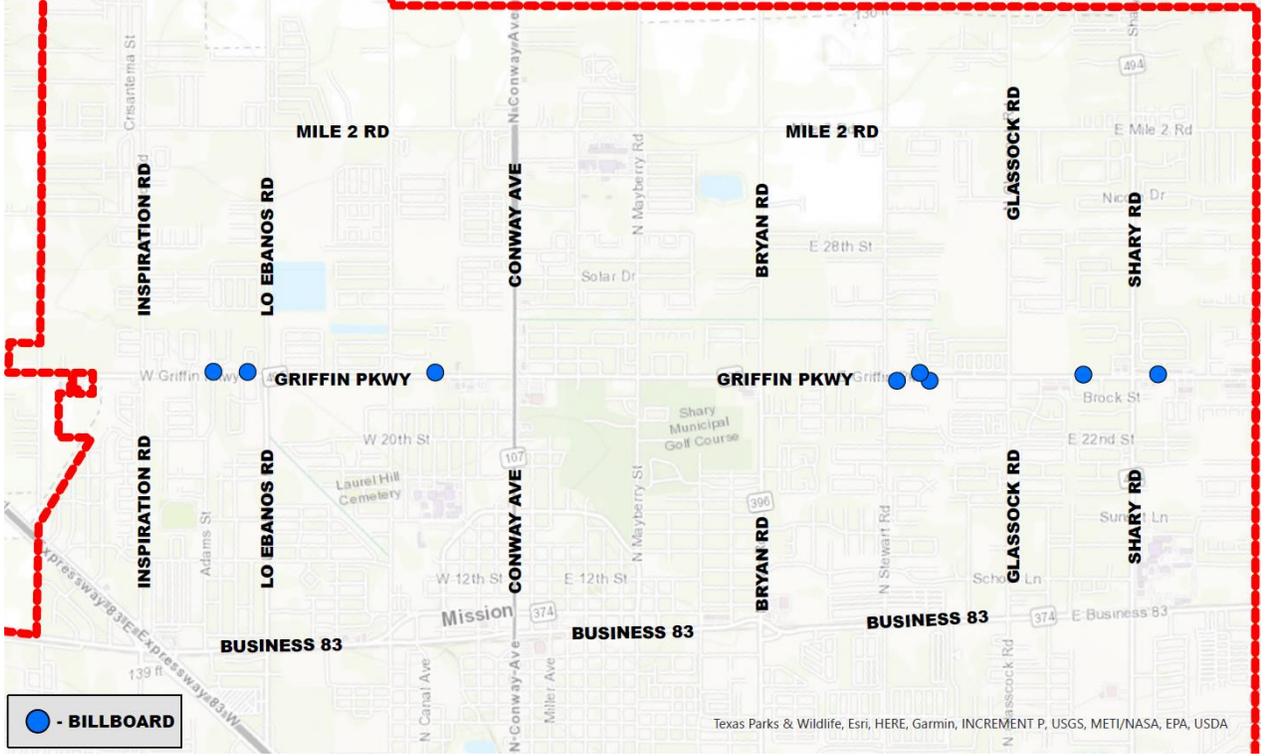


PHOTO OF EXISTING BILLBOARD IN THE SUBJECT PROPERTY

