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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, January 21, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

### **REGULAR MEETING**

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

### **APPROVAL OF MINUTES**

- 1 Approval of Minutes for P&Z Meeting - January 7, 2026

### **Election of Chairman and Vice-Chairman**

- 2 Election of Chairman and Vice-Chairman - Cervantes

### **PUBLIC HEARINGS**

#### **REZONING**

- 3 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), being a 9.83-acre tract out of Lot 33, Bell Woods CO's Subdivision "C", located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera - Cervantes

- 4 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18<sup>th</sup> Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC - Cervantes

- 5 Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T"), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street. Applicant, Mario Reyna c/o Abrego & Sons, Inc. - Cervantes

#### **CONDITIONAL USE PERMIT**

- 6 Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr. – Cervantes

- 7 Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20<sup>th</sup> Street. Applicant: Guillermo Guerrero – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC – Cervantes

**ADJOURNMENT**

Signed this the 14th day of January, 2026

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

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 14th day of January, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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

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

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

Notice is hereby given that on the **21st day of January, 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 **14th day of January, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
JANUARY 7, 2026  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Irene Thompson  
Steven Alaniz  
Raquene Austin  
Connie Garza  
Diana Izaguirre  
David Villarreal

**P&Z ABSENT**

Kevin Sanchez

**STAFF PRESENT**

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

**GUEST PRESENT**

Joe Michael Granados  
Hector Tamez  
Margarita Ramirez  
Lynn Gascon  
Ernie Villarreal  
Rogelio Gonzalez  
Linda Corpus

**CALL TO ORDER**

Vice-Chairwoman Thompson called the meeting to order at 5:32 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR DECEMBER 3, 2025**

Vice-Chairwoman Thompson asked if there were any corrections to the minutes for December 3, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:32 p.m.**

**Ended: 5:33 p.m.**

**Item #2**

**Election of Chairman and Vice-Chairman:**

Mr. Cervantes stated in the beginning of the year they always have election of officers. He mentioned the board could choose to have the same officers as they have now or if the board can make changes but before they vote on a new board member. He stated he would like for each board member to introduce yourself to the new board member and he can also introduce himself.

Mr. Steven Alaniz stated born and raised in Mission and a business owner

Ms. Irene Thompson stated she is a commercial real estate appraiser and have two kids living here in Mission for over 20 years.

Ms. Connie Garza stated she is a retired criminal justice professional and she owns a business and she has volunteered over 50 years of my life serving the community and loves community service.

Ms. Raquene Austin stated she has been here since she has gotten married to her husband, Charles Austin, who is a doctor in Mission. She mentioned she has three daughters and she is retired.

Mr. David Villarreal stated he is a realtor, appraiser trainee, and in the real estate industry. He mentioned he graduated from UTSA.

Mr. Cervantes stated the board could choose to have the same officers as they currently have or if the board would like to can make any changes.

Ms. Thompson stated Neither of the Chairwoman or Vice-Chairman are present to the meeting. She asked Mr. Cervantes if he knew if they would be inclined to continue in their respective positions.

Mr. Cervantes stated he would be inclined to say yes.

Ms. Thompson asked if they could table the election till they are present or until the next meeting.

There being no discussion, Vice-Chairwoman Thompson entertained a motion. Ms. Garza moved to table the Election for Chairman and Vice-Chairman. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre Arrived to meeting at 5:35pm

**Started: 5:35 p.m.**

**Ended: 5:38 p.m.**

**Item #3**

**Site Plan**

**Approval:**

**The Construction of a Public Charter School  
named Vanguard Academy-Monet Campus  
On a tract of land containing 19.10 acres  
being a part or portion of Lot 28-12,  
West Addition to Sharyland Subdivision,  
This site is located along the West side of N. Stewart  
Road approximately 600 feet South of E. Mile 2 Road  
AO-I  
Vanguard Academy, Inc.**

Mr. Ramirez stated this development is located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. This project will have access from N. Stewart Road, a public street. The school will be built in two phases. When completed it will allow students from kinder to 12<sup>th</sup> grade with an ultimate enrollment of 1,600 students. The facility will be built in an AO-I zoned property where the site will be retrofitted and prepped with thru traffic lanes for queuing complete with curb and gutters, drainage, and utilities. The proposed structures meet all the setback requirements set forth on this site. The site plan will allow for the queuing of 300 vehicles within the school property. Proposed is a phased facility from pre-kinder thru 8th grade classrooms and offices. Phase I will consist of a flexible model with a contemporary layout allowing for growth. Phase II will be added for future 9th to 12th grade establishments. The school grounds will also include 2 full size soccer fields. The campus will have 200 parking spaces available to faculty and visitors. Accommodations have been addressed to fulfill and comply with the minimum number of paved, off-street parking spaces for this project. A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods. The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties.

The school officials have agreed to undertake off-site sidewalk improvements and have agreed to undertake Mile 2 Road and N. Steward Road intersection improvements. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:38 p.m.**

**Item # 4**

**Single Lot Variance:       A 0.2009 of one acre out of Lot 192,  
John H. Shary Subdivision  
This site is located at 215 N. Glasscock Road  
R-1  
Troy Garza**

Mr. Ramirez stated the property is located along the West side of N. Glasscock Road approximately 142.50 feet North of E. 2-1/2 Street. The land measures 50 feet by 175 feet being a 0.2009-acre tract of land out of Lot 192, John H. Shary Subdivision per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to N. Glasscock Road and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A home preexisted on the lot therefore Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will not be imposed as a condition for approval. 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.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the single lot variance request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:39 p.m.**

**Item # 5**

**Single Lot Variance:       A 0.316 of one acre out of Lot 93,  
Mission Acres Subdivision  
This site is located at 1508 W. 18<sup>th</sup> Street  
R-1**

## CV Star Builders

Mr. Ramirez stated this development is located along the South side of W. 18th Street approximately 180 feet West of Los Ebanos Road. The land measures 51 feet wide by 270 feet in depth being a 0.316-acre tract of land out of Lot 93, Mission Acres Subdivision per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to W. 18th Street and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single lot Variance; approval and procedures (b). A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$948) will be imposed as a condition for approval. 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.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:39 p.m.**

**Ended: 5:45 p.m.**

**Item #6**

**Rezoning:**

**Being a 0.199 acre tract of land  
out of Block 4, Erdahl Subdivision  
This property is located at the Northwest  
corner of U.S. Expressway 83 and Holland Avenue  
Eleazar X. Romero**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) in order to sell the property to a buyer interested in building a 2,000 square foot office building for a law practice. The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas. The triangular-shaped tract of land measures 150 feet in length and 79.55 feet along Holland Avenue. The surrounding zones are Single-family Residential District to the North and East, Single-family Residential and General Business District to the South and General Business District to the West. The property is vacant. The surrounding land uses include single-family homes to the North and East, US Expressway 83 along the South and a commercial plaza to the West. The Future Land Use Map shows the property designated for commercial uses. The requested rezoning is in line with the comprehensive plan designation. Due to the small and irregular-shaped property it is likely that variances to the parking and setbacks will be needed. The buyer has been advised not to purchase the land until a site plan has been approved by the department. Notices were mailed to twenty-three (23) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if it was an access easement for 30 foot.

Mr. Cervantes stated yes, there is an alley to the north.

Ms. Thompson asked if it's an abandoned alley.

Mr. Cervantes stated No, He added that the alley is in use.

Ms. Garza stated she drives through the area every single day and she had seen plenty of vehicles that are always parked on the property. She stated they accommodate the overflow for the parking for the businesses that are next to the property. She mentioned there is a restaurant and there's a multiple of other businesses next to it.

Mr. Cervantes stated the property belongs to the same owner of the plaza to the west that is why they are currently using it for excess parking, but the owner is interested in selling the property.

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. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Cervantes stated that must likely variances will be needed for the property. He mentioned staff doesn't have a site plan for the project but If the Council approves the rezoning the applicant will be required by staff to request a site plan. If variances are needed for the parking that will go before P&Z and the Council. If variances are needed for the setbacks they will go before the Zoning Board of Adjustments.

Chairwoman Izaguirre asked if staff can show the Measurements.

Mr. Cervantes stated Yes, It's a small property.

Chairwoman Izaguirre asked how much would be the front setback.

Mr. Cervantes stated it would depend on which way the building would be facing.

Chairwoman Izaguirre asked what is the setback if the building will be facing the expressway.

Mr. Cervantes stated it would be 40 feet. He mentioned for the parking variance the site plan will be coming before the board and City Council for consideration.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the board voted in favor but Ms. Garza voted nay being 5 to 1 vote.

**Started: 5:45 p.m.**

**Ended: 5:46 p.m.**

**Item #7**

**Conditional Use Permit:                   The Texas Citrus Fiesta Fun Fair with  
the Sale & On-Site Consumption of  
Alcoholic Beverages,  
Located at 1801 S. Inspiration Road  
PUD  
Virginia Passamentt**

Mr. Cervantes stated the site is located at 1801 S. Inspiration Road. Texas Citrus Fiesta organizers will be having their annual Fun Fair event on January 30 & 31, 2026, and would like to sell alcoholic beverages during the event. The fun fair will be located at the Bentsen Community Park, including (45) various vendors, (20) mobile food units, and carnival rides. Setup will begin on Thursday, January 29th, at 8:00 a.m. Hours of Operation: Friday from 5:30 p.m. to 12:00 a.m. & Saturday from 2:00 p.m. to 10:00 p.m. Parking for this event will be provided at Bentsen Park, with additional overflow parking available on the north and south sides of the park. Overnight security will be provided starting Thursday. The Zoning code requires the Fun Fair and the Sale & On-Site consumption of alcohol to be a minimum of 300 feet separation from residentially used property from lot line to lot line. There are several residential properties within this radius; thus, a waiver of the separation requirement needs consideration. Ch. 10 – Amusements and Entertainment: Security will be evident as in past events via Mission PD officers (as hired by TCF). Restrooms will be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – will need to be complied with. Staff recommends approval of the request with conditions: 1) Waiver of the 300 feet separation; 2) Must comply with Health & Fire Codes; 3) Must meet Noise, Amusement, and Entertainment codes; and 4) Must comply with the TABC regulations.

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. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:46 p.m.**

**Ended: 5:54 p.m.**

**Item #8**

**Conditional Use Permit:                   To Construct a Guest House  
Being Lot 19, Mayberry Manor Subdivision  
2804 Highland Park Drive  
R-1  
Margarita Ramirez**

Mr. Cervantes stated the subject site is located along the East side of Highland Park Drive approximately 125 feet South of Alameda Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 11,571 square feet. Code requires 12,000 minimum lot. Guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (22) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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

Ms. Lynn Gascon resides at 2802 Highland Park, she stated her main concern would be for the property owner turning the guest house into a rental and the noise and the parking. She mentioned some of their guests are parking on the street which are blocking her driveway. She mentioned she has to leave her garbage can outside in order to have access of her driveway

Chairwoman Izaguirre asked staff if they can to the aerial.

Staff presented the aerial to board.

Chairwoman Izaguirre asked What lot number is Ms. Gascon.

Ms. Gascon stated she is the house below.

Ms. Margarita Ramirez stated she is property owner. She mentioned the intent is to build the guest house for her daughter. She stated it is for her autistic daughter who is 15 years old. She wanted her daughter to be able to transition to learning how to live independently when her daughter becomes 18 or 20 years old. She mentioned in the meantime, they do have family who come in out of town once a year. She sated she is a single mom and has four kids and her house is completely full. She stated she doesn't plan on renting out the Guest house to anybody its only for her family. She mentioned they don't make any noise and never had any sort of noise compliant. She added the neighborhood is quiet. She mentioned the property behind her tend to have a lot of parties and it does get loud. She stated they don't have any parties and she believed they don't park on the street. She added her partner will sometimes park on the street but they have enough parking spaces in the parking lot to fit everyone and her 15 year old also doesn't have a vehicle so she wouldn't see issues with it.

Ms. Linda Corpus resides at 2803 Highland Park, she stated she lives across the street from the applicant. Her main concern is the small area of parking. She mentioned she isn't sure if the

neighborhood has a lot of noise and she does know it gets noises from the dogs. Also from the neighbor.

Chairwoman Izaguirre asked Ms. Corpus if there was an event center.

Ms. Corpus stated yes, it's located behind the property and it's called Las Glorias Event center. She added lately they haven't been playing music but it's loud when they do.

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

Chairwoman Izaguirre asked if the city has a limit on how many they can have in the neighborhood.

Mr. Alex Hernandez stated there is a limit for the driveway to be either a 10' x 44' or a 18' x 26' just enough to fit two vehicles and they can accommodate way more.

Chairwoman Izaguirre stated asked staff if they could add more.

Mr. Alex Hernandez replied "yes", they can add more and they also have a long driveway to accommodate.

Ms. Thompson stated looking at the aerial they can have four maybe even five to park in the driveway.

Mr. Alex Hernandez stated the bare minimum is 10' x 44' or 18' x 26'.

Chairwoman Izaguirre asked what size is the addition.

Ms. Ramirez stated it is a 20' x 20' addition.

Chairwoman Izaguirre asked if it's a swimming pool room or if it's a guest house.

Mr. Alex Hernandez stated the addition is a guest house and the site plan is mislabeled.

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

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

**Started: 5:54 p.m.**

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

**Item #9**

**Conditional Use Permit:**

**The Sale & On-site Consumption of  
Alcoholic Beverages – Evera Bar & Grill  
Being all of Lot 1, Plantation Grove**

**Tech- Center No. 2 Subdivision  
4001 S. Shary Road, Suite 100  
PUD  
HTV Enterprise, LLC, c/o Hector Tamez**

Mr. Cervantes stated the subject site is located at the Southeast corner of San Mateo and Shary Roads. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 3,627 sq.ft. suite and proposes to operate a bar and grill at this location. Staff notes that the City Council recently approved a CUP for the sale & on-site consumption of alcoholic beverages for Malquerida Bar & Grill on December 9, 2025. Since the CUP is not transferable to others, a new conditional use permit is required due to the change in ownership. The suite has 38 tables with 4 chairs each, 3 VIP areas for 6, a stage for the band, a bar, a kitchen, and an office upstairs. The applicant is proposing to have live music or bands on Thursday, Fridays & Saturdays and a full menu until 12:00 am. Days/Hours of Operation: Monday – Sunday from 12:00 p.m. to 2:00 a.m. Staff: 10 employees. In reviewing the floor plan, staff noticed that the applicant is proposing a total of 170 seating spaces for this establishment, which requires 57 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (170 seats/3=56.6 parking spaces). However, the maximum capacity for this establishment is 120 people, which means the applicant would need to reduce the number of tables to comply with the Fire Department's requirement. Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 180 existing parking spaces that are shared with other businesses. Sale of Alcohol: The proposed establishment includes a 'bar' component. Section 1.56(3a) of the Zoning Code requires a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There is a single-family residential neighborhood located within 300' radius; however, P&Z and the City Council have waived this separation requirement in the previous CUP's approval. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) 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) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Waiver of the 300' separation requirement from the residential neighborhoods; 4) Continued 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) Must comply with noise ordinance; 8) Must have security officers; 9) Hours of operation to be as follows: Monday – Sunday from 12:00 pm to 2:00 am; 10) Must have a minimum of one licensed security officer from 8:00 p.m. to 2:00 a.m.; and 11) Maximum occupancy is 120 people.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 5:56 p.m.**

**Ended: 5:58 p.m.**

**Item #10**

**Conditional Use Permit**

**Renewal:**

**A Mobile Food Unit – Lola Food Truck  
Being a re-subdivision of all of Lot 2,  
Re-Subdivision of Lot 1, Mission Center Subdivision  
1931 N. Conway Avenue  
C-3  
Patricia Rey**

Mr. Cervantes stated the subject site is located at the Southwest corner of W. 20th Street and N. Conway Avenue. The applicant proposes a renewal of the conditional use permit for the Mobile Food Unit. Her menu consists of Burgers and Tacos. This business has been in operation since July 11, 2025. The last Conditional Use Permit was approved by the City Council on February 24, 2025, for a one-year. The applicant has 3 picnic tables to allow their customers to sit and enjoy their food. Access to the site is provided off of Conway Avenue and W. 20th Street. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The proposed hours of operation are as follows: Thursday – Sunday from 5:00 pm to 10:00 pm, Staff: 1 employee. Parking: There is a total of 37 parking spaces available that are shared amongst the three businesses that she owns. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. The mobile food unit was in operation before the adoption of the ordinance establishing minimum distance requirements. Staff Recommendation: 1) Approval for 2-year re-evaluation to continue to assess this mobile food unit; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Hours of operation to be as follows: Thursday – Sunday from 5:00 pm to 10:00 pm; 4) CUP is not transferable to others; and 5) Must comply with the noise ordinance.

Mr. Cervantes added that the board can consider a life of use permit with the understanding the permit could be revoked.

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. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the applicant owner of the property.  
Mr. Cervantes replied “yes”.

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

**Started: 5:58 p.m.**

**Ended: 6:00 p.m.**

**Item #11**

**Ordinance Amendment:**

**Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsection (3) Conditional Uses by eliminating bars as a conditional use. Applicant: City of Mission**

Mr. Cervantes stated the ordinance will eliminate a bar as a listed conditional use under the (C-2) Neighborhood Commercial zoning category. As a result, a bar will only be allowed in a (C-3) General Business District with a conditional use permit. Staff recommends the adoption of the ordinance.

Ms. Garza asked the bar and grills that are located in (C-2) Neighborhood Commercial District will they stay as is.

Mr. Cervantes stated we currently have none in (C-2) Neighborhood Commercial District and the businesses are in a (C-3) General Business District.

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. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:00 p.m.**

**Ended: 6:04 p.m.**

**Item #12**

**Ordinance Amendment:**

**Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by Adding Subsection 3, Car Wash Establishments, by Establishing a One-mile minimum radius and Distance Requirement, Ensuring No New Car Wash Business be Established within a One-mile Radius of an Existing Car Wash. Applicant: City of Mission**

Mr. Cervantes stated the ordinance will prohibit the establishment of new car wash businesses within a one-mile radius of an existing car wash due to the on-going drought. He added that the ordinance will assist with the city's water conservation efforts. Staff recommends the adoption of the ordinance.

Chairwoman Izaguirre asked Mr. Cervantes if staff has looked into how much water car washes are using for example for different rates. She asked if it could that be implemented into the ordinance or would it have to be something implemented with utilities.

Mr. Cervantes replied "no", that would have to be separate ordinance for the water rates. He added the ordinance is only for the facility will have to be one mile away from an existing car wash. He stated that staff mapped all the existing car washes including the ones that are part of a convenience store.

Chairwoman Izaguirre asked how does the city regulate the water usage does it go through the water rates or could it be tied to the ordinance.

Mr. Cervantes stated there is a regulation in the language of the ordinance that they have to recycle the water and qualifying car washes shall be designed to employ water recycling system there is a regulation for that.

Chairwoman Izaguirre stated even with the recycling of water they still use a lot.

Mr. Cervantes replied "Yes". He added if a new car wash wanted to operate in city limits it would have to be further than one mile from an existing car wash. He stated based on the map that he showed it would be around South Conway or South Bryan road where there is still some space for a new car wash could locate but most of Central Mission will not have any space.

Ms. Garza asked if it would be applicable to a mom and pop car wash.

Mr. Cervantes replied "yes" it would be for any type of car wash.

Ms. Susie De Luna replied to Chairwoman Izaguirre question the rate would have to be through a utility building ordinance.

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. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:04 p.m.**

**Ended: 6:06 p.m.**

**Item #13**

**Ordinance Amendment:**

**Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.41. – C-1 (Office Building District), Subsection (2) Permitted Uses, and (3) Conditional Uses; Section 1.42. C-2 (Neighborhood Commercial District), Subsection (2) Permitted Uses, & (3) Conditional Uses; and Section 1.43. C-3 (General Business District), Subsection (2) Permitted Uses, and (3) Conditional Uses by making Drive-thru Service Window Business for Food Establishments a Permitted Use; and by removing Drive-thru Service Window Business for Food Establishments as a Conditional Use. Applicant: City of Mission**

Mr. Cervantes stated the ordinance will streamline the process for the issuance of building permits for new restaurants and fast-food establishments by not requiring a conditional use permit for a drive-thru window. The proposed ordinance would allow the issuance of a building permit with the correct zoning and with a site plan approval from the Planning and Zoning Commission. Staff recommends the adoption of the ordinance. He stated staff does not see the need to have public hearings and for a drive through window since it delays the permit process. He added this is part of our efforts to streamline the commercial building permit process to not require a Conditional Use Permit for a drive through window.

Ms. Garza stated if the applicants don't come before us for a conditional use permit for a set amount of time. She asked will the board apply a set amount of time to be applicable with the implementation of the ordinance.

Mr. Cervantes stated for an example there is a fast food restaurant going to be built along West Griffin Parkway and they will have to go through with the site plan and will come before Planning and zoning for approval of the project. He added that is when the board would have the have an opportunity to review the site plan for proper stacking or any other issues.

Ms. Garza stated but the concern is if issues are seen generally it will surface during the time that they come for a renewal. She asked if they were to approve the site plan will the applicant have to come back for a renewal.

Mr. Cervantes stated if there are any issues then it will be caught by code enforcement and they will get involved.

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. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

#### **ITEM#14**

#### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Ms. Thompson seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:06 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 21, 2026

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

**AGENDA ITEM:** Election of Chairman and Vice-Chairman - Cervantes

### NATURE OF REQUEST:

It is a common procedure to elect a Chairman and Vice-Chairman Every Year. The Current Chairman is Diana Izaguirre, and the Vice-Chairman is Kevin M. Sanchez.

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 21, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 9.83-acre tract out of Lot 33, Bell Woods CO’s Subdivision “C”, located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.

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**RECORD OF VOTE:**

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

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

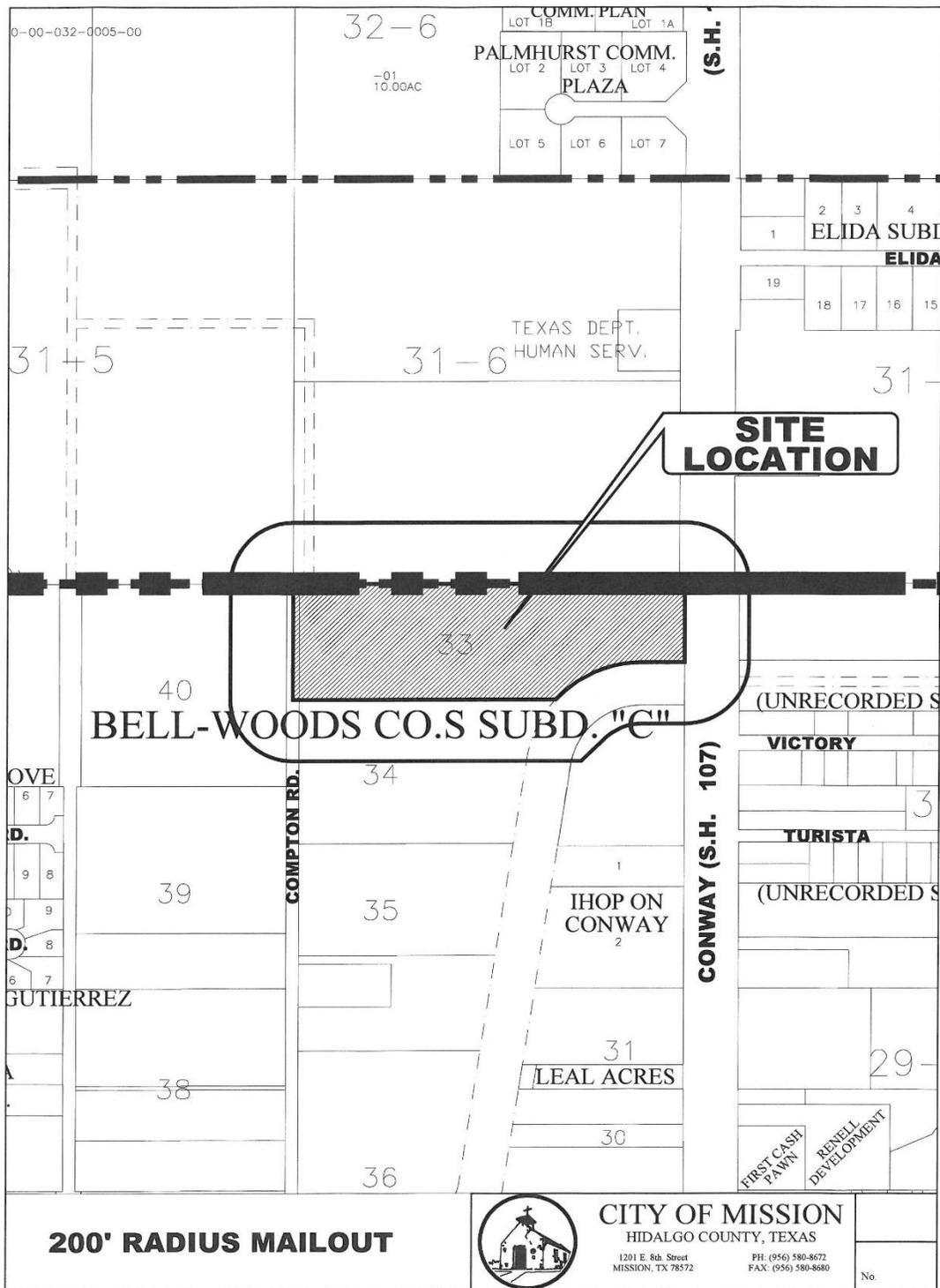
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\_\_\_\_\_ AYES

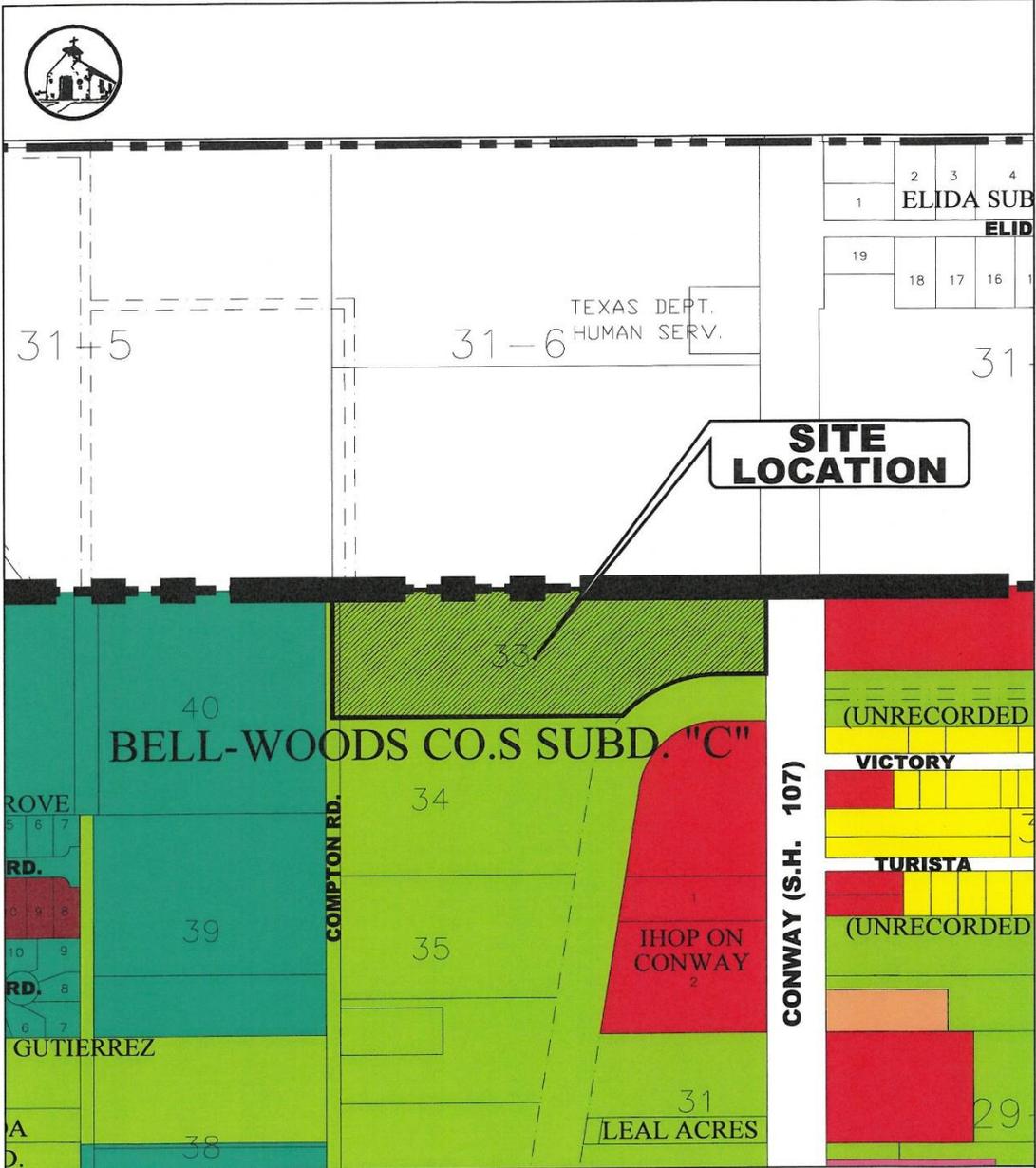
\_\_\_\_\_ NAYS

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

# LEGAL NOTICE MAP



# ZONING MAP



## ZONING LEGEND

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

AERIAL

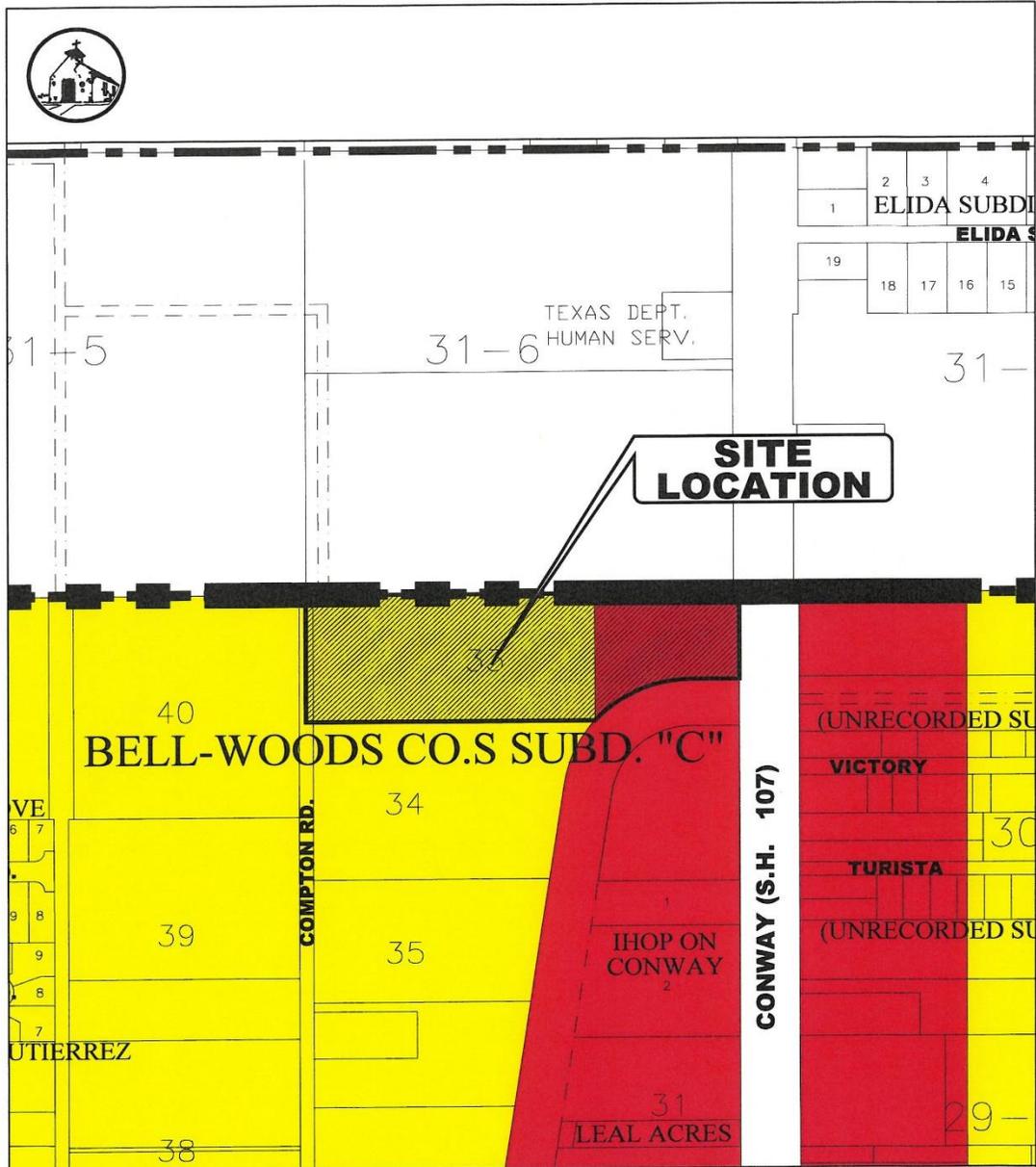




**PHOTO OF THE SUBJECT PROPERTY**



**FUTURE LAND USE MAP**



**FUTURE LAND USE MAP**

- |  |  |
|--|--|
| <span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> - LD - Low Density Res.                          | <span style="display:inline-block; width:10px; height:10px; background-color:red; border:1px solid black;"></span> - GC - General Commercial         |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> - LDA - Lower Density Res.                    | <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> - MD - Moderate Density Res.                 | <span style="display:inline-block; width:10px; height:10px; background-color:gray; border:1px solid black;"></span> - I - Industrial                 |
| <span style="display:inline-block; width:10px; height:10px; background-color:magenta; border:1px solid black;"></span> - HD - High Density Res.                        | <span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> - P - Public                    |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black; border-radius:50%;"></span> - Neighborhood Commercial | <span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> - PUD - Planned Unit Development |

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317491	POLONSKI JOE & MARIA	504 KERRIA AVE	MCALLEN	TX	78501-1785
317363	TRAMUC LLC	2803 SAN RICARDO ST	MISSION	TX	78572-6485
123523	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123509	CABRERA BROTHERS TRUCKING CO	6584 S FM 494	MISSION	TX	78572-1512
123510	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
317489	MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4311
123506	VALDEZ PROPERTIES LLC	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
317481	ROCHA GERARDO E & MIRTA M	3808 N TROSPER	MISSION	TX	78573-1331
317485	GFF TEXAS HOLDINGS LLC	12505 MEMORIAL DR STE 330	HOUSTON	TX	77024-6051
317359	HIDALGO CO IRR DIST #14	PO BOX 687	MISSION	TX	78573



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 21, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18<sup>th</sup> Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.

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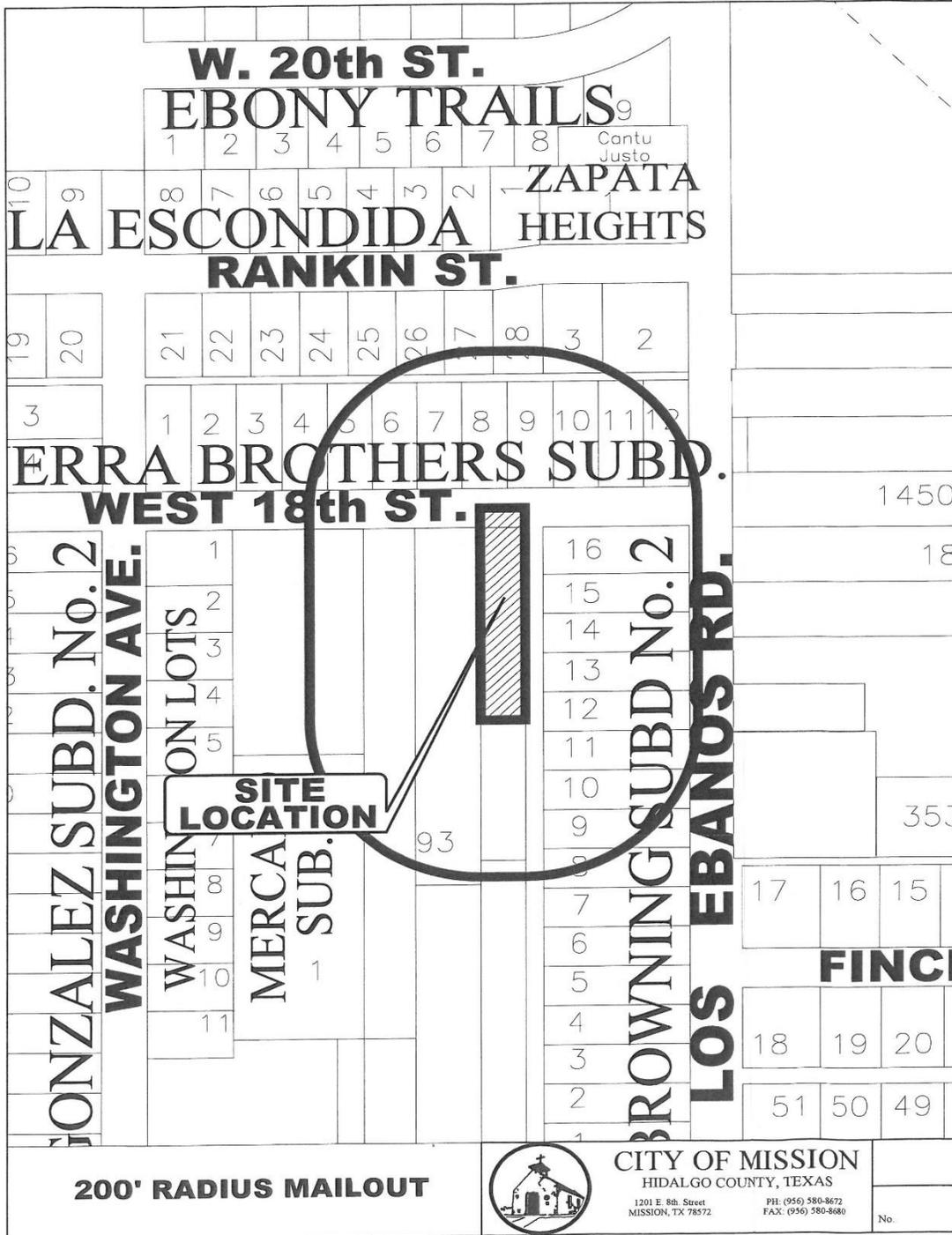
**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**



ZONING MAP



AERIAL



PROPERTY SURVEY

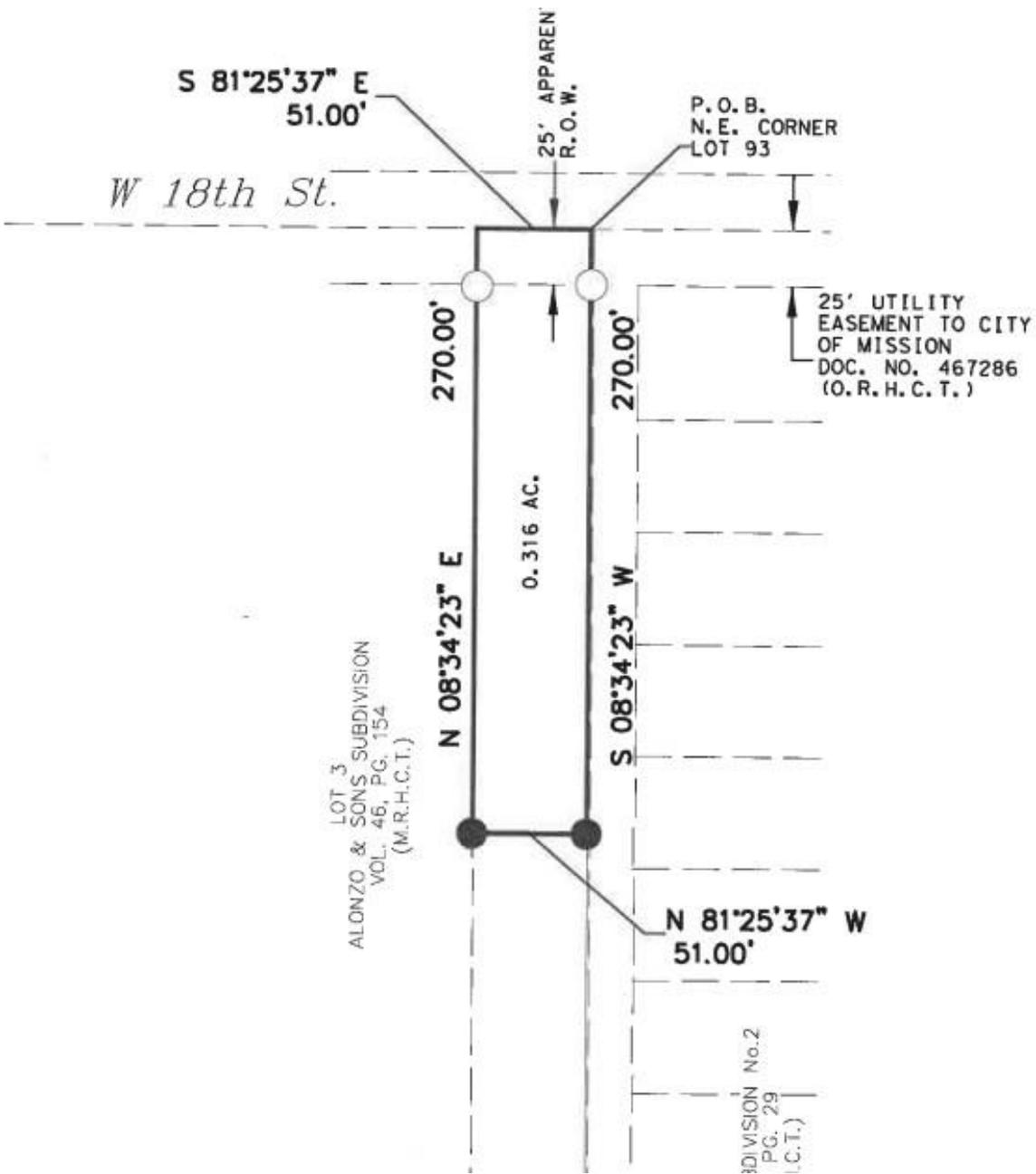
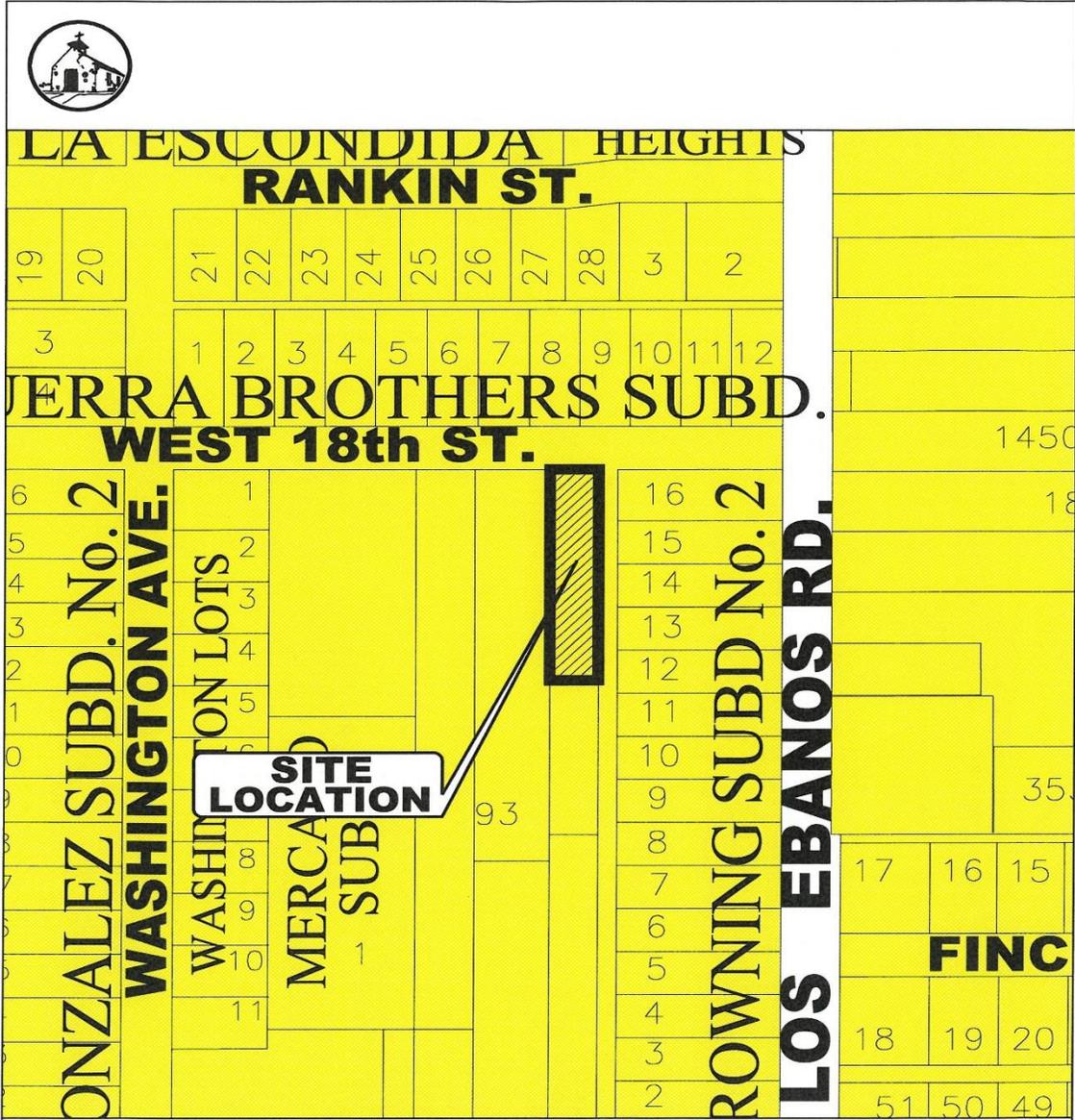


PHOTO OF THE SUBJECT PROPERTY



**FUTURE LAND USE MAP**



**FUTURE LAND USE MAP**

- |  |  |
|--|--|
| <span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> - LD - Low Density Res.                          | <span style="display:inline-block; width:10px; height:10px; background-color:red; border:1px solid black;"></span> - GC - General Commercial         |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> - LDA - Lower Density Res.                    | <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> - MD - Moderate Density Res.                 | <span style="display:inline-block; width:10px; height:10px; background-color:gray; border:1px solid black;"></span> - I - Industrial                 |
| <span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> - HD - High Density Res.                         | <span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span> - P - Public                    |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black; border-radius:50%;"></span> - Neighborhood Commercial | <span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> - PUD - Planned Unit Development |

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
576719	ZAPATA RAMIRO & MARIA ELIA R	1517 N LOS EBANOS RD	MISSION	TX	78572-2529
127792	HERNANDEZ MARIA DELIA	1123 N LOS EBANOS RD	MISSION	TX	78572-2521
127796	RIVAS ERICK F & BRENDA L RAMIREZ	1131 N LOS EBANOS RD	MISSION	TX	78572-2521
127798	GARZA GILBERTO & BLANCA	805 W 15TH ST	MISSION	TX	78572-3529
127790	RIVAS JOSE T	2522 W RABBIT RUN AVE	ALTON	TX	78573-7506
127791	ORTIZ HORTENCIA	1121 N LOS EBANOS RD	MISSION	TX	78572-2521
127793	VIVIAN CESAR & GRACIELA	1125 N LOS EBANOS RD	MISSION	TX	78572-2521
127794	GARCIA NERI ISMELDA	920 HIDALGO ST	MISSION	TX	78572-4904
127795	HERNANDEZ JANET & ARIEL M RUIZ	1129 N LOS EBANOS RD	MISSION	TX	78572-2521
184209	MALDONADO BRENDA N GARCIA	1517 W 18TH ST	MISSION	TX	78572-2591
184214	RAMIREZ ROMEO & FRANCISCA REVOCABLE LIVING TRUST	508 SANTA ANNA ST	WESLACO	TX	78596-4318
184213	OCHOA MARIA OLGA	1134 ADAMS ST	MISSION	TX	78572-7504
184212	GARCIA LISA MONICA	1511 W 18TH ST	MISSION	TX	78572-2591
184211	GOMEZ OLGA ET AL	4104 MAGDALENA ST	MISSION	TX	78573
184210	CAVAZOS ROSALINDA & JUAN DE DIOS TREVINO	1515 W 18TH ST	MISSION	TX	78572-2591
574450	QUINTANILLA ANTONIO & GLORIA	1511 RANKIN ST	MISSION	TX	78572-2500
574451	SITAL FRANK & DIANA	1509 RANKIN ST	MISSION	TX	78572-2500
685436	ALONZO OCTAVIO	1510 W 18TH ST	MISSION	TX	78572-2590
238014	RUIZ PILAR & MARIA D	1509 BLAKE ST	MISSION	TX	78572-3409
550708	HERNANDEZ SYLVIA	720 W PALMA VISTA DR STE 1	PALMVIEW	TX	78572-2157
127797	QUINTANILLA ELIA	1133 N LOS EBANOS RD	MISSION	TX	78572-2521
184217	TREVINO LUIS GERARDO	415 N NICHOLSON AVE	MISSION	TX	78572
184216	TREVINO LUIS GERARDO	415 N NICHOLSON AVE	MISSION	TX	78572
184215	GARZA EDGAR & GUADALUPE	1505 W 18TH ST	MISSION	TX	78572-2591
685437	ALONZO JAVIER JR	1512 W 18TH ST	MISSION	TX	78572-2590



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 21, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District (“C-2”) to Townhouse Residential District (“R-1T”), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street. Applicant, Mario Reyna c/o Abrego & Sons, Inc. - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

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

**STAFF RECOMMENDATION:**

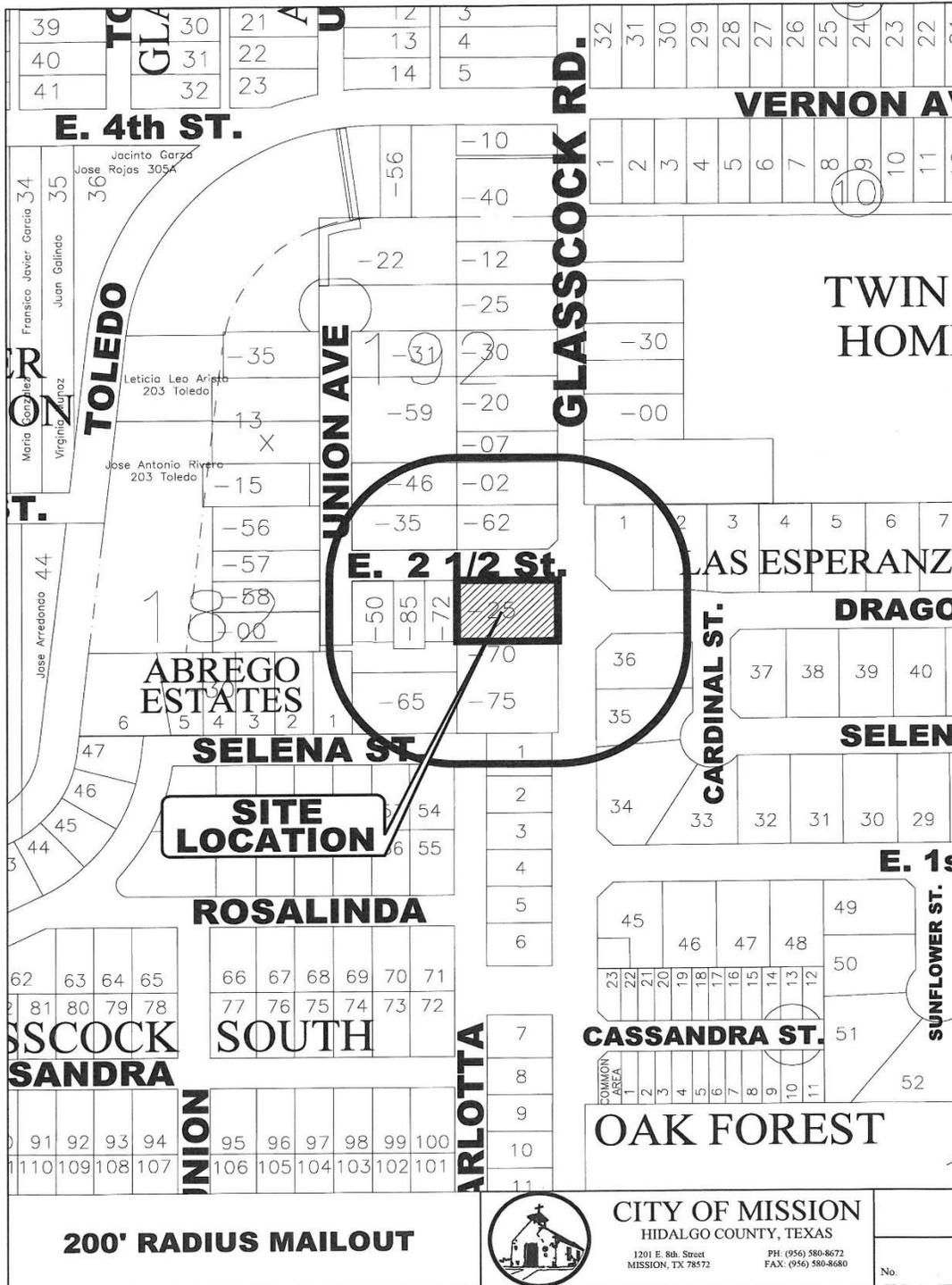
Staff recommends approval of the rezoning request.

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

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

LEGAL NOTICE MAP



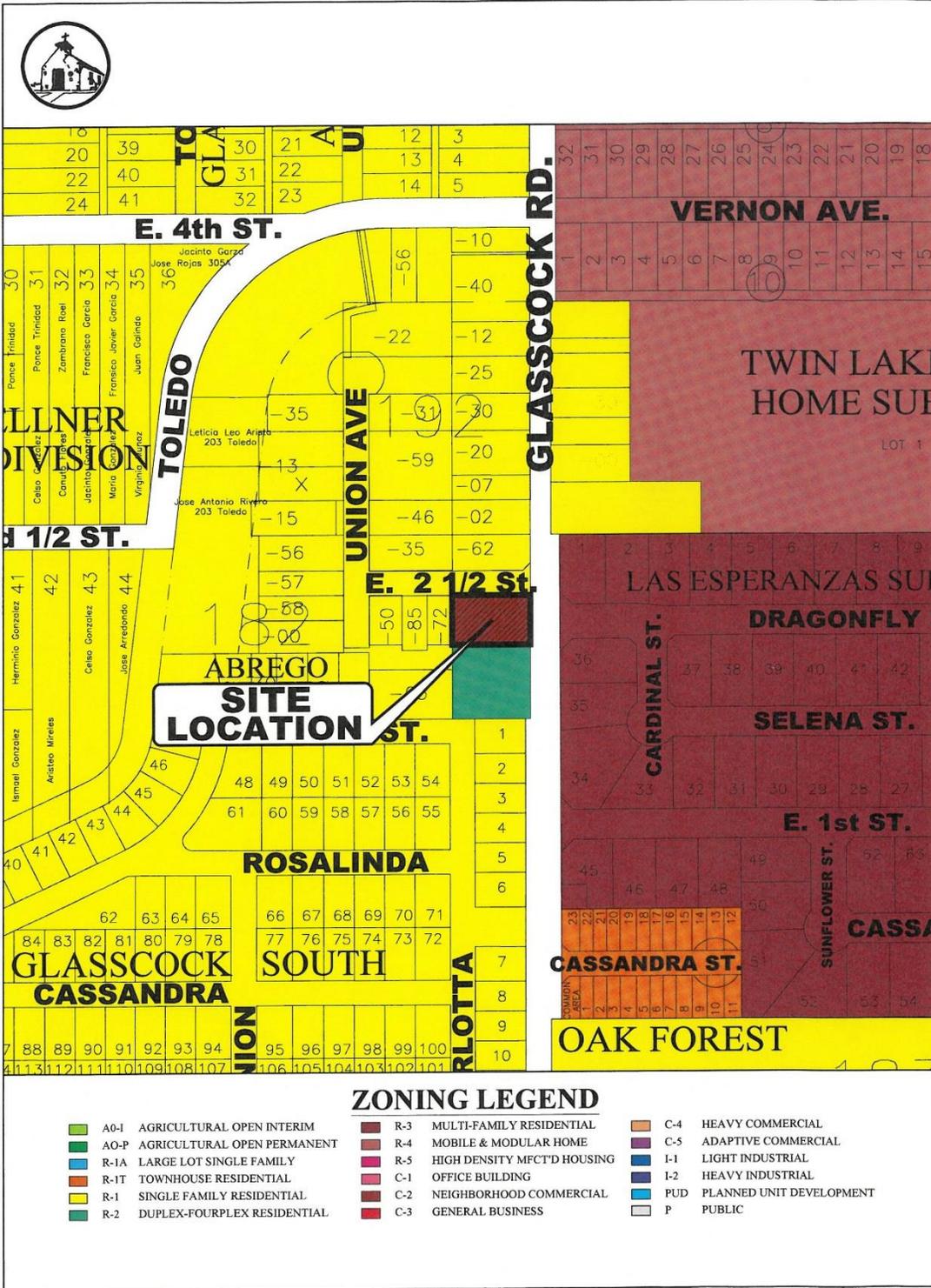
200' RADIUS MAILOUT



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

No.

# ZONING MAP



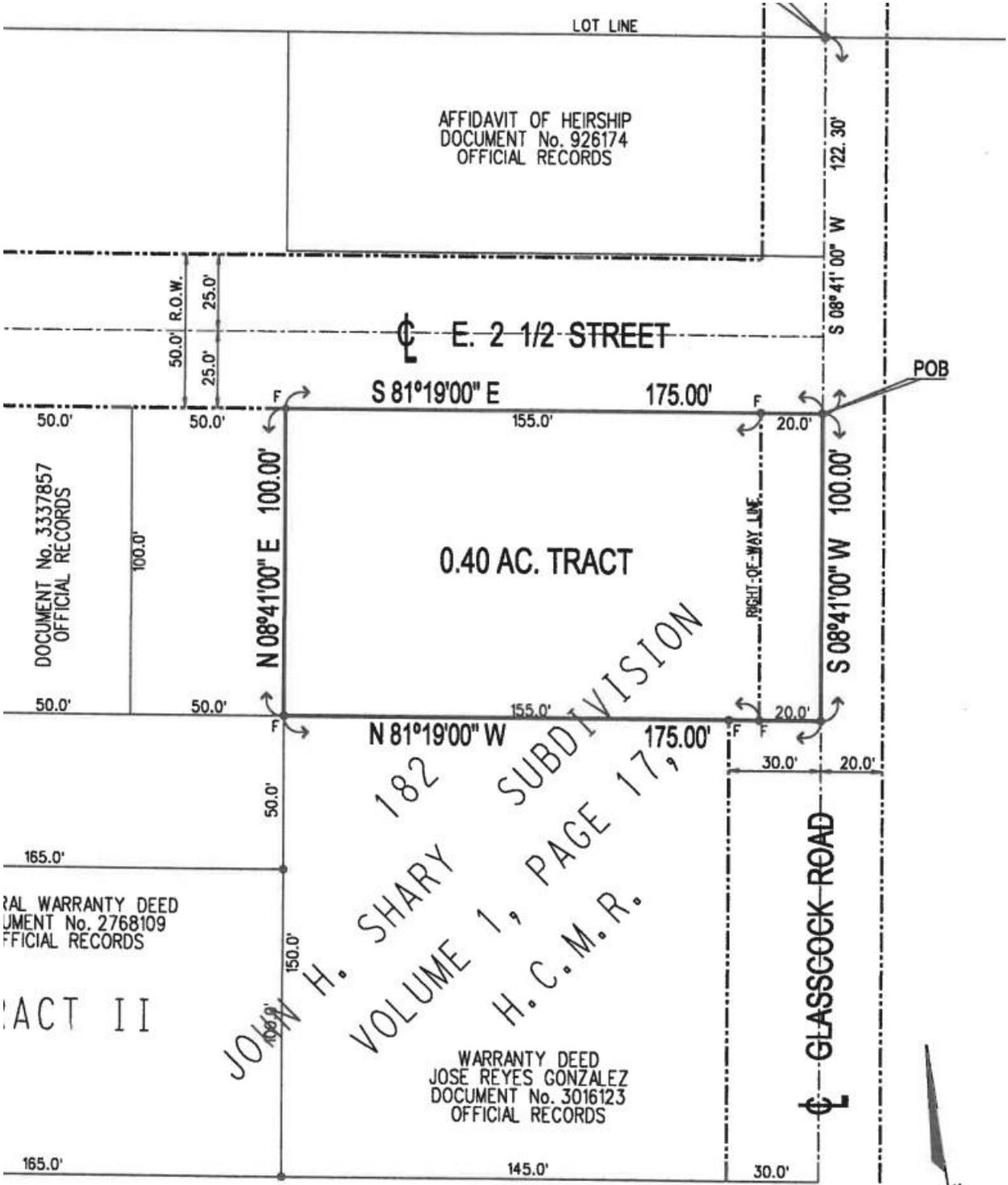
## ZONING LEGEND

- |   |   |   |
|---|---|---|
| <span style="display:inline-block; width:10px; height:10px; background-color:#90EE90;"></span> A0-I AGRICULTURAL OPEN INTERIM   | <span style="display:inline-block; width:10px; height:10px; background-color:#8B4513;"></span> R-3 MULTI-FAMILY RESIDENTIAL     | <span style="display:inline-block; width:10px; height:10px; background-color:#D2B48C;"></span> C-4 HEAVY COMMERCIAL         |
| <span style="display:inline-block; width:10px; height:10px; background-color:#90EE90;"></span> AO-P AGRICULTURAL OPEN PERMANENT | <span style="display:inline-block; width:10px; height:10px; background-color:#8B4513;"></span> R-4 MOBILE & MODULAR HOME        | <span style="display:inline-block; width:10px; height:10px; background-color:#800080;"></span> C-5 ADAPTIVE COMMERCIAL      |
| <span style="display:inline-block; width:10px; height:10px; background-color:#00CED1;"></span> R-1A LARGE LOT SINGLE FAMILY     | <span style="display:inline-block; width:10px; height:10px; background-color:#8B4513;"></span> R-5 HIGH DENSITY MFC'T'D HOUSING | <span style="display:inline-block; width:10px; height:10px; background-color:#4682B4;"></span> I-1 LIGHT INDUSTRIAL         |
| <span style="display:inline-block; width:10px; height:10px; background-color:#FFD700;"></span> R-1T TOWNHOUSE RESIDENTIAL       | <span style="display:inline-block; width:10px; height:10px; background-color:#8B4513;"></span> C-1 OFFICE BUILDING              | <span style="display:inline-block; width:10px; height:10px; background-color:#4682B4;"></span> I-2 HEAVY INDUSTRIAL         |
| <span style="display:inline-block; width:10px; height:10px; background-color:#FFD700;"></span> R-1 SINGLE FAMILY RESIDENTIAL    | <span style="display:inline-block; width:10px; height:10px; background-color:#8B4513;"></span> C-2 NEIGHBORHOOD COMMERCIAL      | <span style="display:inline-block; width:10px; height:10px; background-color:#4682B4;"></span> PUD PLANNED UNIT DEVELOPMENT |
| <span style="display:inline-block; width:10px; height:10px; background-color:#00CED1;"></span> R-2 DUPLEX-FOURPLEX RESIDENTIAL  | <span style="display:inline-block; width:10px; height:10px; background-color:#8B4513;"></span> C-3 GENERAL BUSINESS             | <span style="display:inline-block; width:10px; height:10px; background-color:#D3D3D3;"></span> P PUBLIC                     |

**AERIAL**



PROPERTY SURVEY



AFFIDAVIT OF HEIRSHIP  
DOCUMENT No. 926174  
OFFICIAL RECORDS

E. 2 1/2 STREET

S 81°19'00" E 175.00'

POB

DOCUMENT No. 3337857  
OFFICIAL RECORDS

0.40 AC. TRACT

N 08°41'00" E 100.00'

RIGHT-OF-WAY LINE

S 08°41'00" W 100.00'

N 81°19'00" W 175.00'

WARRANTY DEED  
DOCUMENT No. 2768109  
OFFICIAL RECORDS

JOHN H. SHARY  
182 SUBDIVISION  
VOLUME 1, PAGE 17,  
H.C.M.R.

GLASSCOCK ROAD

WARRANTY DEED  
JOSE REYES GONZALEZ  
DOCUMENT No. 3016123  
OFFICIAL RECORDS

SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC  
ORIGINAL SIGNATURE OF SURVEYOR

REQUESTED BY:  
JULIO ABREGO



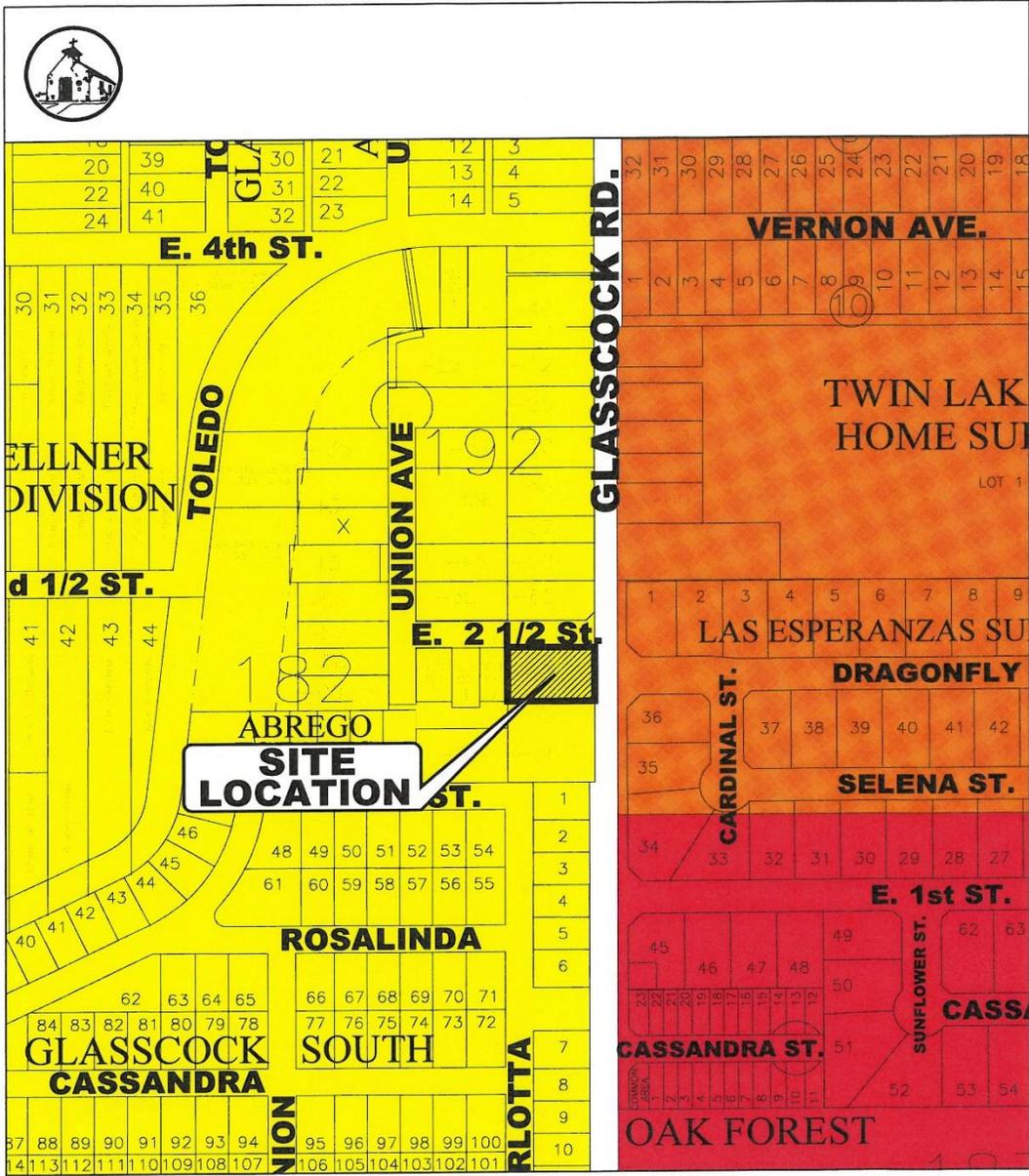
PHOTO OF THE SUBJECT PROPERTY FROM 2 1/2 STREET



**PHOTO OF THE SUBJECT PROPERTY FROM GLASSCOCK ROAD**



**FUTURE LAND USE MAP**



**FUTURE LAND USE MAP**

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

## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
179317	G4055-00-000-0001-00	ARCAUTE ARMANDO JR & MICAELA R	134 CARLOTTA ST	MISSION	TX	78572-3213
280945	S2950-00-000-0182-65	PENA ARACELI G	1909 SELENA ST	MISSION	TX	78572-7833
280937	S2950-00-000-0182-45	GARCIA JOSE SANTOS	RR 4 BOX 347	MISSION	TX	78572
280949	S2950-00-000-0182-85	REYES NOHEMI	1902 E 2 1/2 ST	MISSION	TX	78572-9062
280938	S2950-00-000-0182-50	SUAREZ RAMON M	1900 E 2ND 1/2 ST	MISSION	TX	78572-9062
280935	S2950-00-000-0182-35	GARCIA MIGUEL ANGEL SANTOS ET AL	1903 E 2 1/2 ST APT 4	MISSION	TX	78572-9883
280944	S2950-00-000-0182-62	MARTINEZ JUAN	PO BOX 2267	MISSION	TX	78573-0037
280933	S2950-00-000-0182-25	ABREGO & SONS INC	PO BOX 411	MISSION	TX	78572
280946	S2950-00-000-0182-70	GONZALEZ JOSE REYES & VERONICA L	1211 GLASSCOCK ROAD	MISSION	TX	78572-4520
655455	S2950-00-000-0192-59	LOPEZ ROSA	305 N GLASSCOCK RD	MISSION	TX	78572-8163
281038	S2950-00-000-0192-46	PEREZ HECTOR JR & VALERIE LOPEZ	212 UNION ST	MISSION	TX	78572-9779
281020	S2950-00-000-0192-07	GARZA TROY	2201 LAWNSDALE RD	MISSION	TX	78572-3396
281018	S2950-00-000-0192-02	CUELLAR CARLOS & FRANCISCA R	213 N GLASSCOCK RD	MISSION	TX	78572-8581
281049	S2950-00-000-0193-20	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179332	A0240-00-000-0001-00	GARZA AUGUSTIN & BEULA MACARENA	1907 SELENA ST	MISSION	TX	78572-7833
280947	S2950-00-000-0182-72	DIAZ FELIPE	7927 THORNCROFT MANOR LN	RICHMOND	TX	77407-3471
20837004	L3183-00-000-0034-00	HM REGIO RENTALS LLC	813 TRAVIS ST	MISSION	TX	78572
20837005	L3183-00-000-0035-00	GONZALEZ FIDEL	44 N COLIMA ST	ROMA	TX	78584
20837006	L3183-00-000-0036-00	POSADA LUISA FERNANDA	1904 PECOS ST	MISSION	TX	78572
20836972	L3183-00-000-0002-00	SHADDAI CONSTRUCTION LLC	2802 COUNTRY CLUB	MISSION	TX	78572-4379
20836971	L3183-00-000-0001-00	ROJAS EDGAR ALLAN & MARIA OFELIA	1616 SUNRISE LN	PALMHURST	TX	78573



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 21, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr. – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- December 23, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 08, 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.
- January 21, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 10, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

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

Staff recommends approval with the conditions below:

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

---

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

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

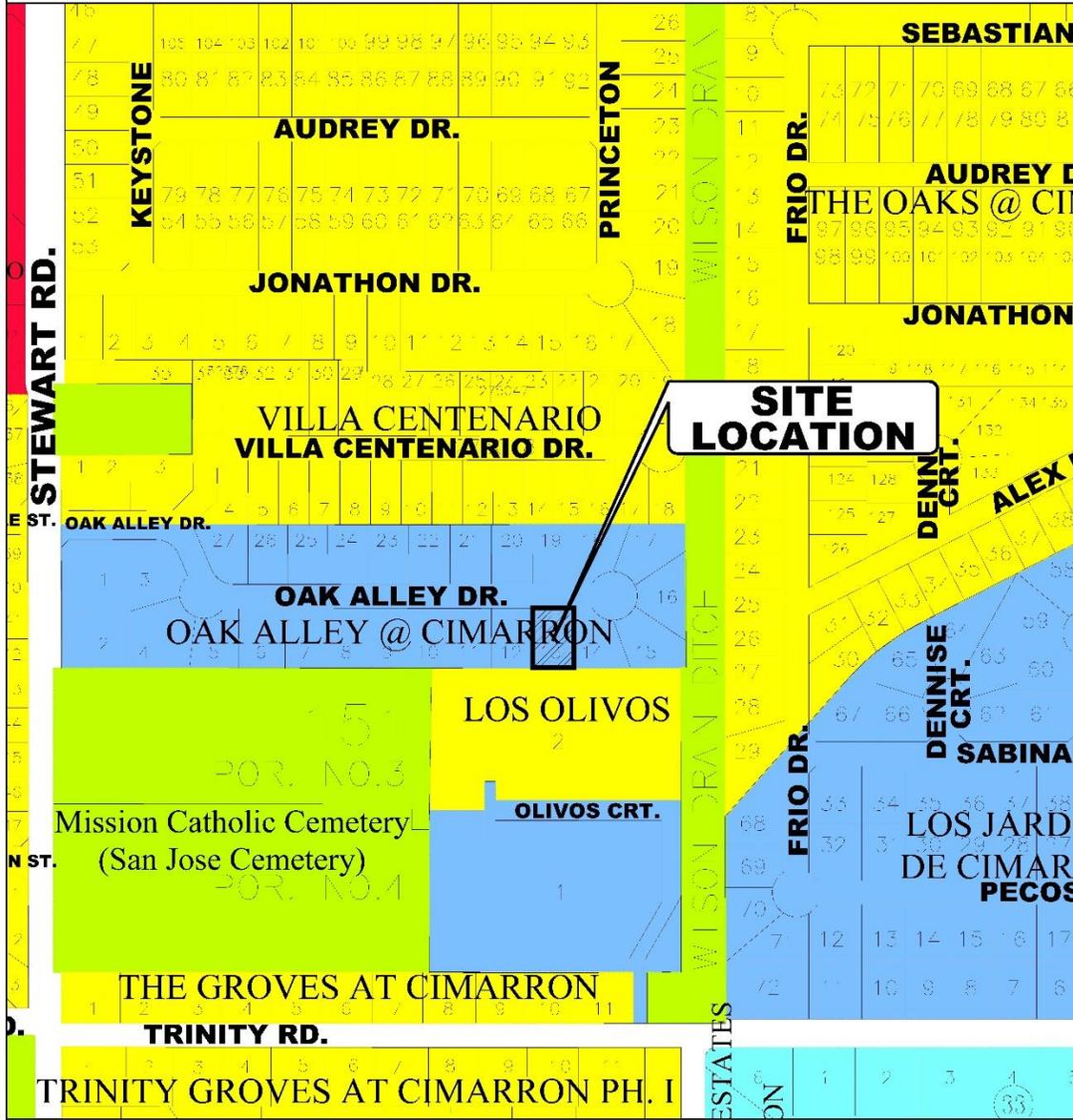
**ARIEL MAP**



**LOCATION  
SITE**

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

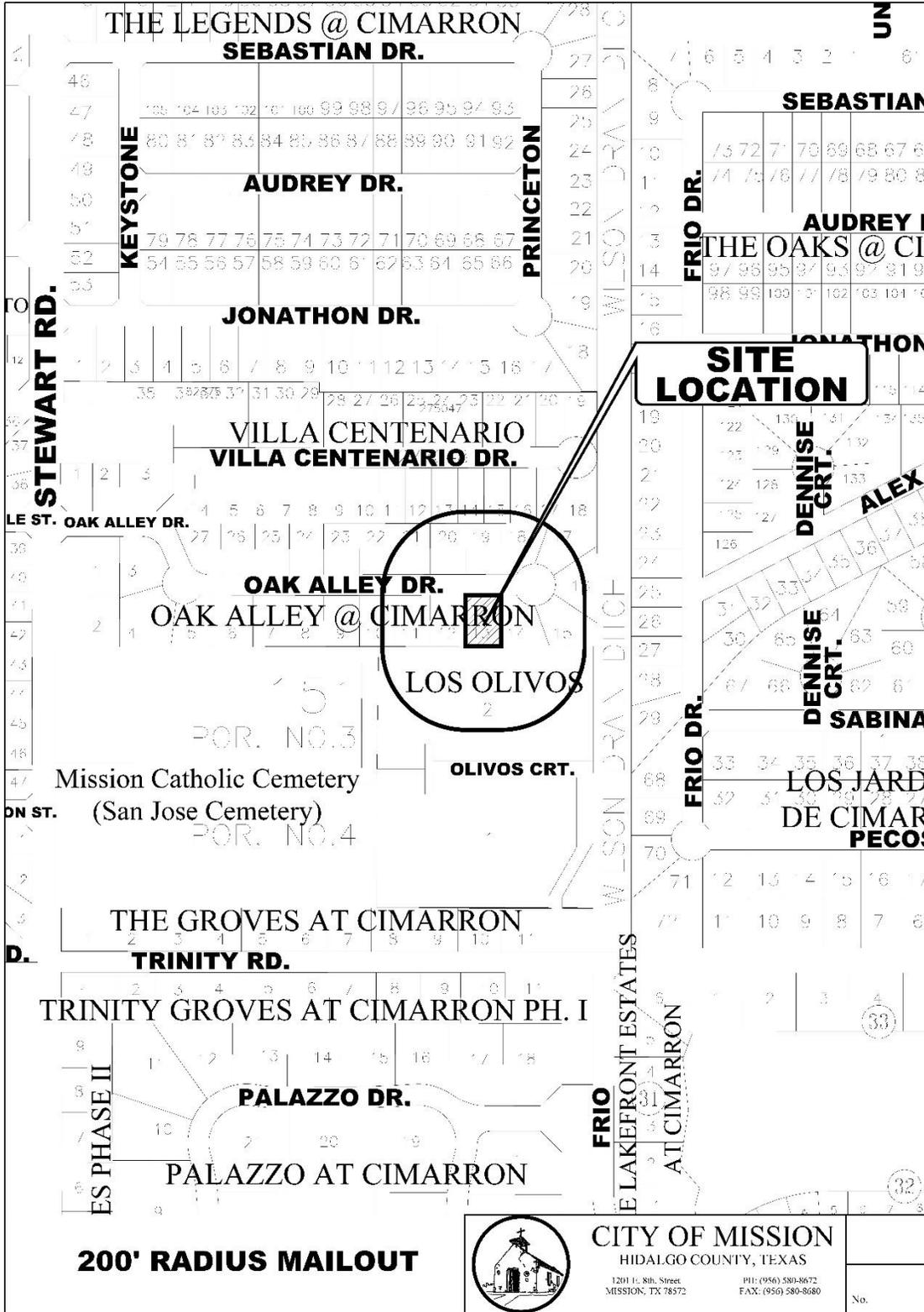
# ZONING MAP



## ZONING LEGEND

- |   |   |  |
|---|---|--|
| <span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM   | <span style="color: red;">■</span> R-3 MULTI-FAMILY RESIDENTIAL       | <span style="color: brown;">■</span> C-4 HEAVY COMMERCIAL        |
| <span style="color: green;">■</span> A0-P AGRICULTURAL OPEN PERMANENT | <span style="color: brown;">■</span> R-4 MOBILE & MODULAR HOME        | <span style="color: purple;">■</span> C-5 ADAPTIVE COMMERCIAL    |
| <span style="color: blue;">■</span> R-1A LARGE LOT SINGLE FAMILY      | <span style="color: purple;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING | <span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL         |
| <span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL      | <span style="color: purple;">■</span> C-1 OFFICE BUILDING             | <span style="color: blue;">■</span> I-2 HEAVY INDUSTRIAL         |
| <span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL   | <span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL        | <span style="color: cyan;">■</span> PUD PLANNED UNIT DEVELOPMENT |
| <span style="color: green;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL  | <span style="color: red;">■</span> C-3 GENERAL BUSINESS               | <span style="color: grey;">■</span> P PUBLIC                     |

LEGAL NOTICE MAP



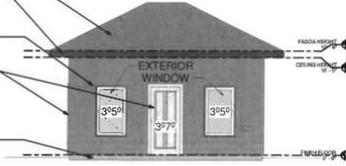
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No. \_\_\_\_\_

# FRONT VIEW

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

- ROOFING FINISH AND SLOPE TO MATCH EXISTING
- PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
- EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
- EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
- CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION



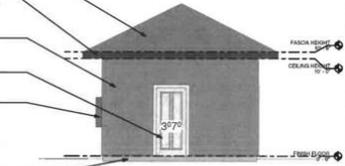
WEST ELEVATION

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

4

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

- ROOFING FINISH AND SLOPE TO MATCH EXISTING
- PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
- EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
- EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
- ELECTRICAL PANEL (LOCATION TO BE VERIFIED)
- CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION



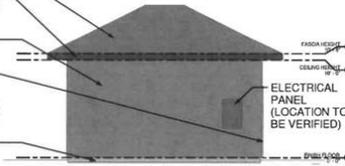
NORTH ELEVATION

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

2

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

- ROOFING FINISH AND SLOPE TO MATCH EXISTING
- PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
- EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
- EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
- CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION



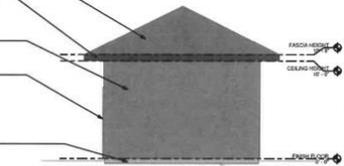
EAST ELEVATION

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

3

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

- ROOFING FINISH AND SLOPE TO MATCH EXISTING
- PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
- EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
- EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
- CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION

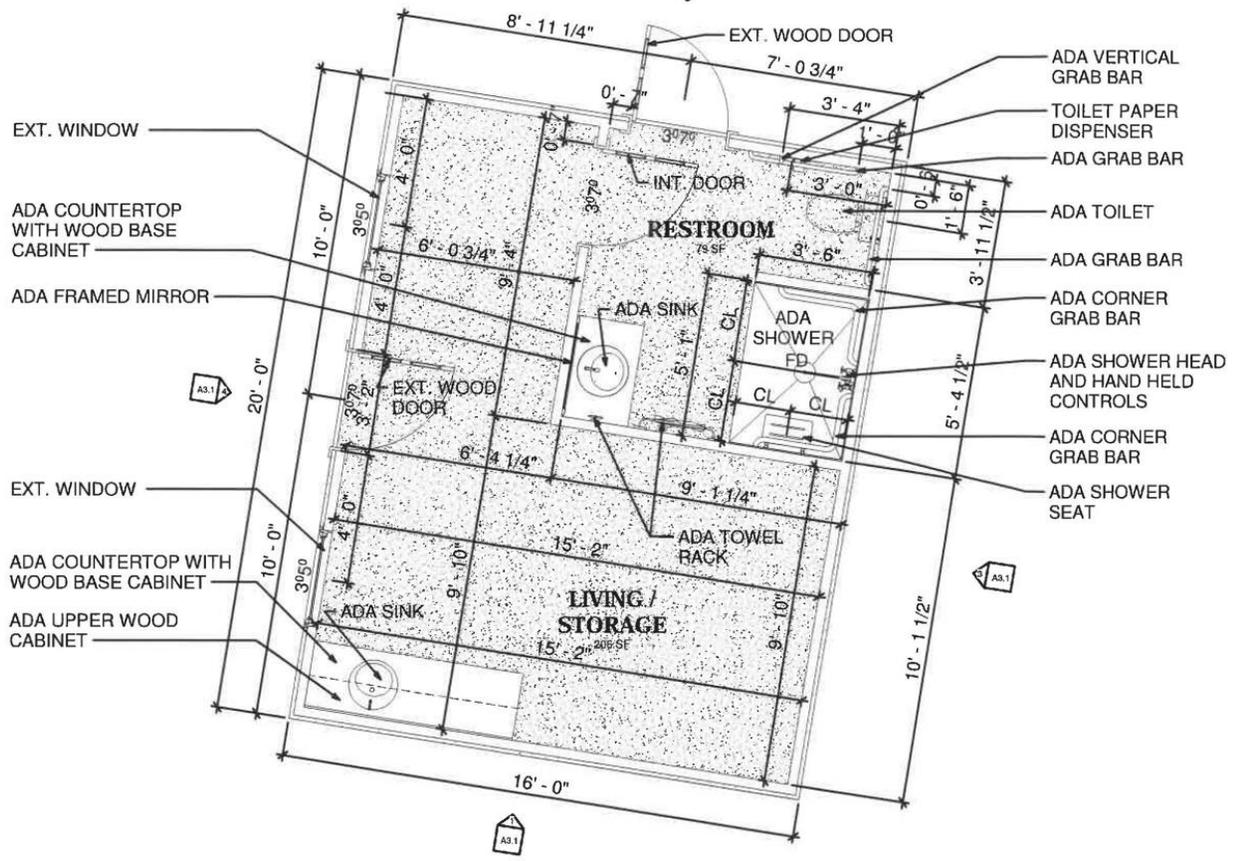


SOUTH ELEVATION

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

1

# FLOOR PLAN

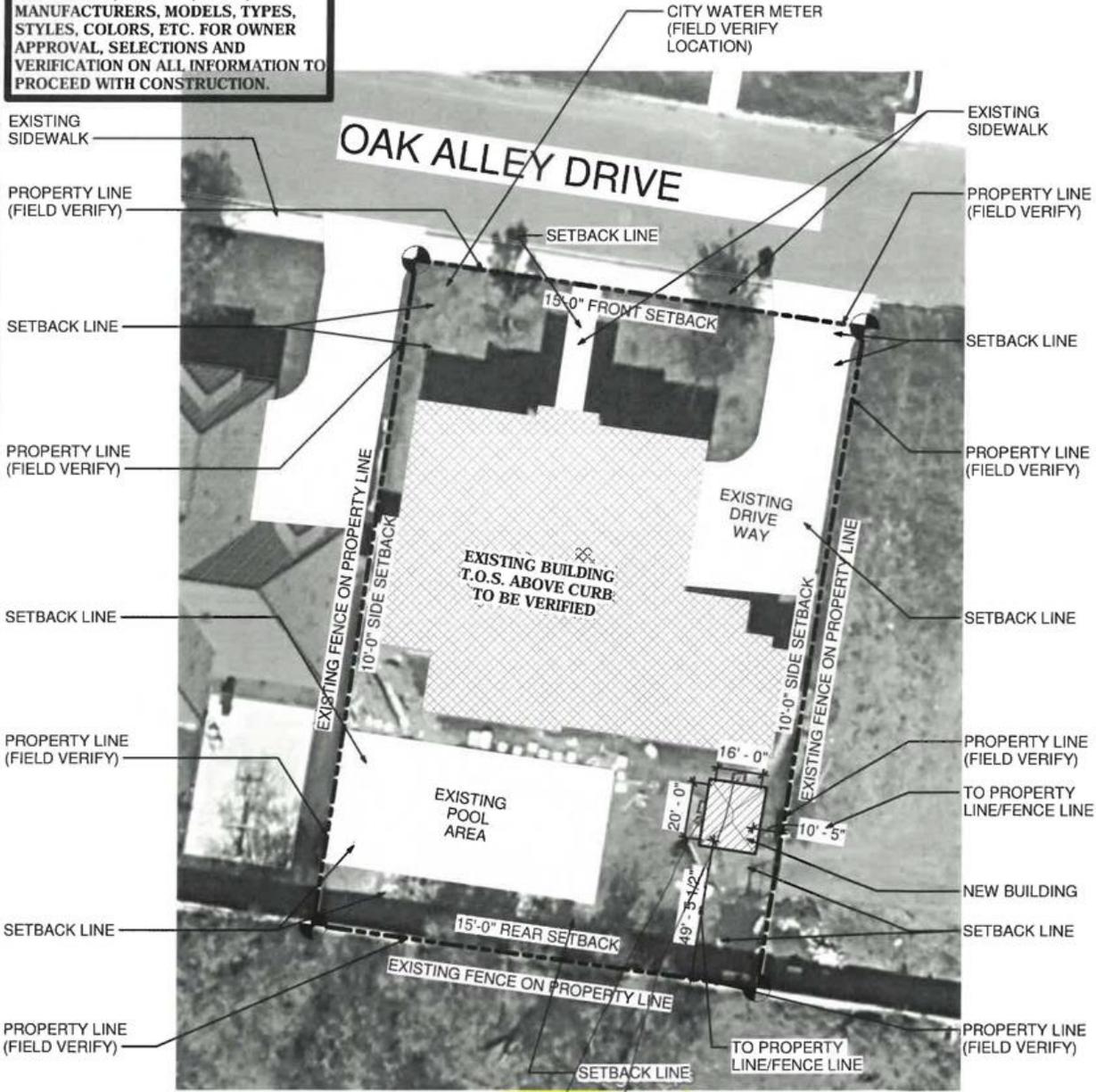


- EXT. WINDOW
- ADA COUNTERTOP WITH WOOD BASE CABINET
- ADA FRAMED MIRROR
- EXT. WINDOW
- ADA COUNTERTOP WITH WOOD BASE CABINET
- ADA UPPER WOOD CABINET

- EXT. WOOD DOOR
- ADA VERTICAL GRAB BAR
- TOILET PAPER DISPENSER
- ADA GRAB BAR
- ADA TOILET
- ADA GRAB BAR
- ADA CORNER GRAB BAR
- ADA SHOWER HEAD AND HAND HELD CONTROLS
- ADA CORNER GRAB BAR
- ADA SHOWER SEAT

# SITE PLAN

**DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.**



*3/4 concrete slp*

OVERALL SITE PLAN

Scale: 1" = 20'-0"



PICTURE



## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState
1184530	00540-00-000-0010-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX
1184531	00540-00-000-0011-00	RAMIREZ LILIANA PATRICIA CORRIPIO	CHAIREL NO 514 DEPTO 4B COL LAS FLORES	MEXICO	NULL
1184533	00540-00-000-0013-00	BAZAN HORACIO JR & VANESSA N MARTINEZ	1708 OAK ALLEY DR	MISSION	TX
1184534	00540-00-000-0014-00	MARQUEZ GUILLERMO D & AIDE O	1710 OAK ALLEY DR	MISSION	TX
1184535	00540-00-000-0015-00	FAZ EMILIA & JOSEPH JR	1712 OAK ALLEY DR	MISSION	TX
1184536	00540-00-000-0016-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX
1184537	00540-00-000-0017-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX
1184538	00540-00-000-0018-00	RUGAMA FRANCISCO CESAR II & AMANDA JANETTE	1711 OAK ALLEY DRIVE	MISSION	TX
1184539	00540-00-000-0019-00	STRUCTURE TEAM LLC	1708 S MIDDLETON ST	EDINBURG	TX
1184540	00540-00-000-0020-00	BOLADO EDUARDO & EMILIA G SANCHEZ DE BOLADO	1707 OAK ALLEY DR	MISSION	TX
1184541	00540-00-000-0021-00	RODRIGUEZ EFRAIN & ANDREA ELZABETH PEREZ	4224 N MCCOLL RD APT 4302	MCALLEN	TX
1184542	00540-00-000-0022-00	SYGMA HOMES LLC	315 N SHARY RD STE 1017	MISSION	TX
1184532	275051 S0700-00-000-0003-00	SAN JOSE CEMETERY	900 DOHERTY AVE	MISSION	TX
1308380	V3505-00-000-0017-00	LOPEZ FERNANDO XAVIER	1714 JONATHAN DR	MISSION	TX
1308379	V3505-00-000-0016-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX
1308378	V3505-00-000-0015-00	CORTEZ ERNESTO RAMIREZ	4710 S JACKSON RD	EDINBURG	TX
1308377	V3505-00-000-0014-00	RODRIGUEZ DARIO	1618 VILLA CENTENARIO ST	MISSION	TX
1308376	V3505-00-000-0013-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX
1308375	V3505-00-000-0012-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX
1565014	L6320-00-000-0002-00	GARCIA FRANCISCO & MARIANA	2214 S 49TH LN	MCALLEN	TX



**MEETING DATE:** January 21, 2026  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20<sup>th</sup> Street. Applicant: Guillermo Guerrero – Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- December 19, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 08, 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.
- January 21, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 10, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

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

Staff recommends approval with the conditions below:

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

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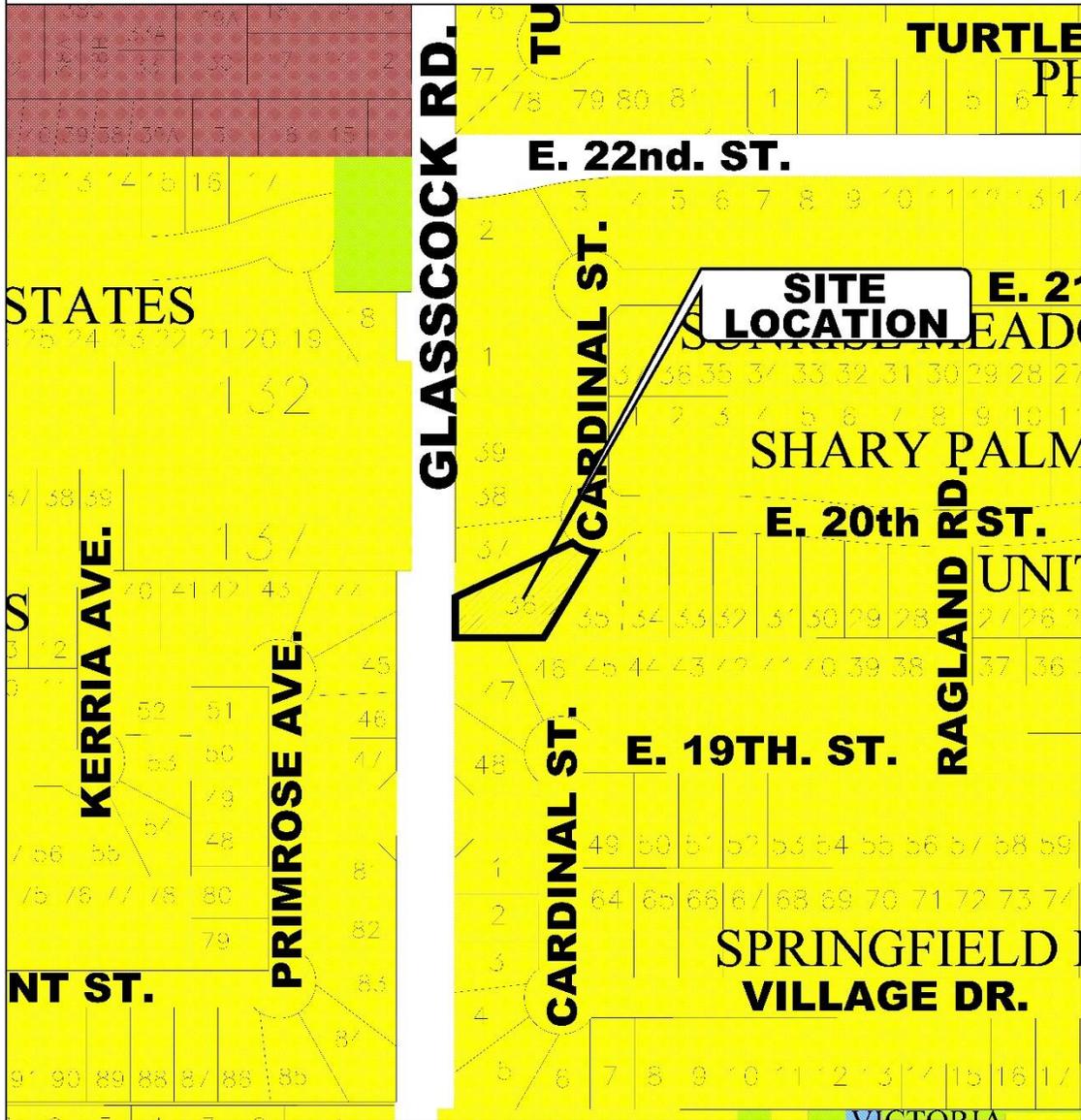
**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

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

ARIEL MAP



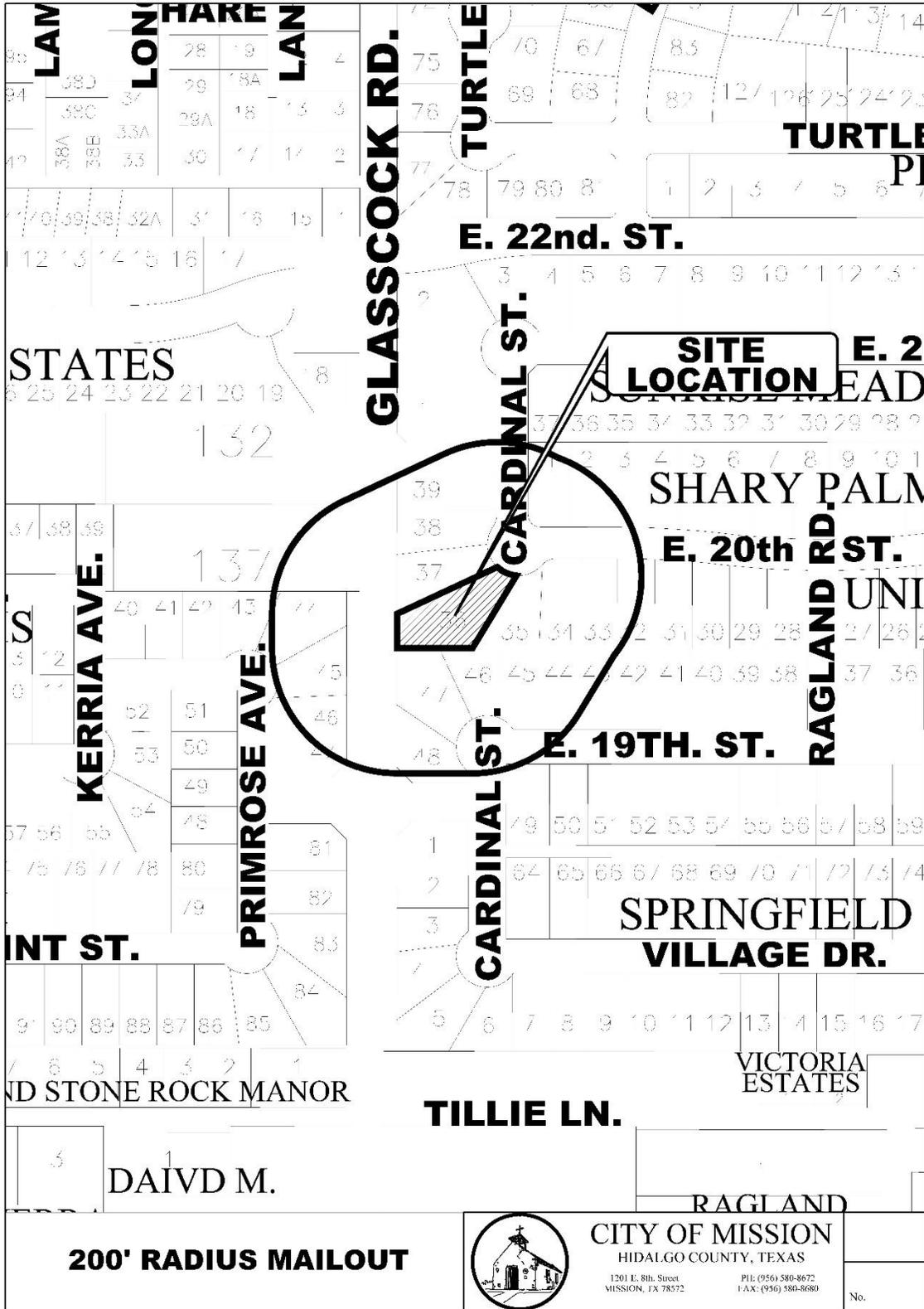
ZONING MAP



ZONING LEGEND

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

LEGAL NOTICE MAP



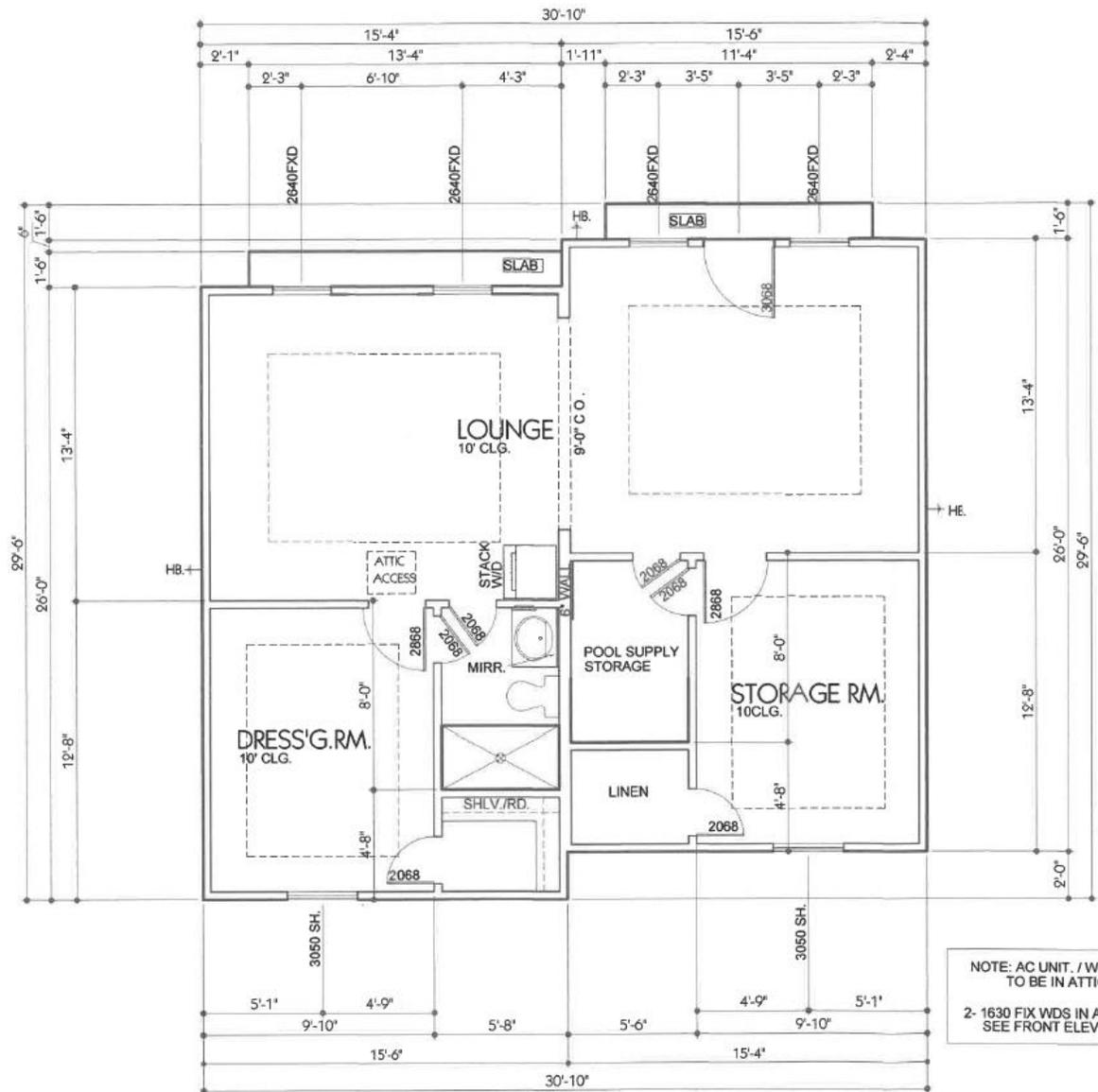
200' RADIUS MAILOUT



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78372  
 P/E: (956) 580-8672  
 F/A/X: (956) 580-8680

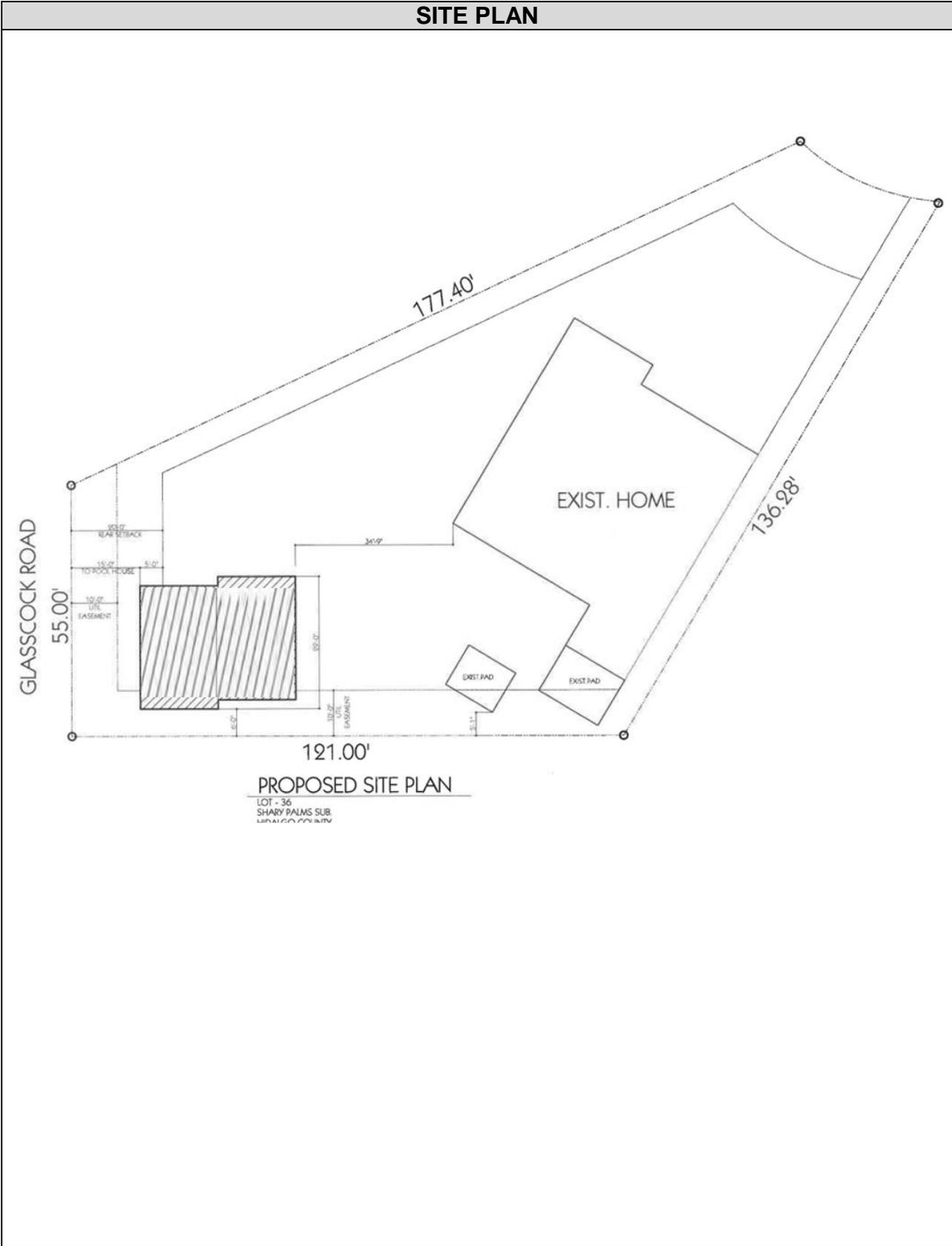
No.

# FLOOR PLAN



NOTE: AC UNIT. / WH.  
TO BE IN ATTIC  
2- 1630 FIX WDS IN ATTIC AREA  
SEE FRONT ELEVATION

**FLOOR PLAN LAYOUT**  
BUILDING AREA = 800.0FT



PICTURE



## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
582152	S2973-07-000-0002-00	DREUMONT GLADYS CARLA	2009 E 20TH ST	MISSION	TX	78572-3224
582153	S2973-07-000-0003-00	LEVECK MATTHEW	2011 E 20TH ST	MISSION	TX	78572-3224
582151	S2973-07-000-0001-00	AYALA MINERVA	2007 E 20TH ST	MISSION	TX	78572-3224
582188	S2973-07-000-0038-00	ESPARZA FERNANDA	2001 CARDINAL ST	MISSION	TX	78572-3459
556895	S5451-04-000-0049-00	GALLOSO LILLIE MARIE	2006 E 19TH	MISSION	TX	78572-3285
582189	S2973-07-000-0039-00	GUZMAN JUAN F	2003 CARDINAL ST	MISSION	TX	78572-3459
556889	S5451-04-000-0043-00	BERRONES VICTOR A & SYLVIA A	2011 E 19TH ST	MISSION	TX	78572-3286
556890	S5451-04-000-0044-00	WESTON ROBERT H & CRISTA A	2009 E 19TH ST	MISSION	TX	78572-3286
582187	S2973-07-000-0037-00	PEREZ EVANGELINA SALDANA	2002 EAST 20TH STREET	MISSION	TX	78572-3201
563559	S2973-05-000-0044-00	VERA MARIA G DE HURTADO	1823 LAUREN LN	MISSION	TX	78572-3158
563561	S2973-05-000-0046-00	VILLANUEVA ERICK A ALONSO	1704 PRIMROSE AVE	MISSION	TX	78572-3149
563560	S2973-05-000-0045-00	CHAVEZ FIDEL JR & IRMA	1706 PRIMROSE AVE	MISSION	TX	78572
563558	S2973-05-000-0043-00	HICKS THOMAS A & LORI M	3045 LADOGA AVE	LONG BEACH	CA	90808-4017
563562	S2973-05-000-0047-00	RODRIGUEZ CASEY JEREMIAH	13919 N 34TH LN	MCALLEN	TX	78504-6717
283535	S3000-00-000-0137-00	BON GEORGE & SUE	1811 N GLASSCOCK RD	MISSION	TX	78572-3128
556894	S5451-04-000-0048-00	MARTINEZ JENNY G & LAZARO	PO BOX 720189	MCALLEN	TX	78504-0189
556893	S5451-04-000-0047-00	GALVAN CLAUDIO ALEJANDRO	1903 CARDINAL ST	MISSION	TX	78572-3472
556892	S5451-04-000-0046-00	VARELA ALEJANDRO	2005 E 19TH ST	MISSION	TX	78572-3286
556891	S5451-04-000-0045-00	SALINAS FERNANDO & BRIANA RODRIGUEZ	2007 E. 19TH ST.	MISSION	TX	78572
556888	S5451-04-000-0042-00	PENA SERGIO & BEATRIZ GONZALEZ	2013 E 19TH ST	MISSION	TX	78572-3286
582184	S2973-07-000-0034-00	MALDONADO JESUS E LEAL	2008 E 20TH ST	MISSION	TX	78572-3201
582183	S2973-07-000-0033-00	MAYORGA GUADALUPE A LEAL & SILVIA TREVINO E	2010 E 20TH ST	MISSION	TX	78572-3201
582185	S2973-07-000-0035-00	MARTINEZ MOISES & PAULA	2006 E 20TH ST	MISSION	TX	78572-3201
582186	S2973-07-000-0036-00	GUERRERO GUILLERMO & REBECCA	2004 E 20TH ST	MISSION	TX	78572-3201
582182	S2973-07-000-0032-00	GARZA JESUS J J R & CRISELDA C	2012 E 20TH ST	MISSION	TX	78572-3201
283532	S3000-00-000-0132-00	BORREGO ELIBORIO JR & MARIA MAGDALENA	1815 N GLASSCOCK RD	MISSION	TX	78572-3128



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 21, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- December 31, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- January 08, 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.
- January 21, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located approximately 565 feet North of 1<sup>st</sup> Street along the West side of North Shary Road
- Access to the site is off North Shary Road via a 34-foot driveway.
- Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window.
- The applicant is leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that has been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals.
- **Parking:** The suite has 9 tables and 10 booths with a total of 82 seating spaces, which requires 27 parking spaces. There is a total of 135 parking spaces held in common that will be shared with other businesses.
- **Days/Hours of Operation:** Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.
- **Staff:** 10 employees
- **Sale of Alcohol:** Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.

- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request, subject to compliance with the following conditions:

1. Permit for one (2) years to continue to assess this operation
2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)
3. Must comply with TABC requirements.
4. CUP is not transferable to others.
5. Must have security cameras inside and outside with a minimum 30-day retention.
6. Must comply with noise ordinance.
7. Hours of operation to be as follows: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.
8. Wet zone property
9. Maximum occupancy is 57 people.

**RECORD OF VOTE:**

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

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

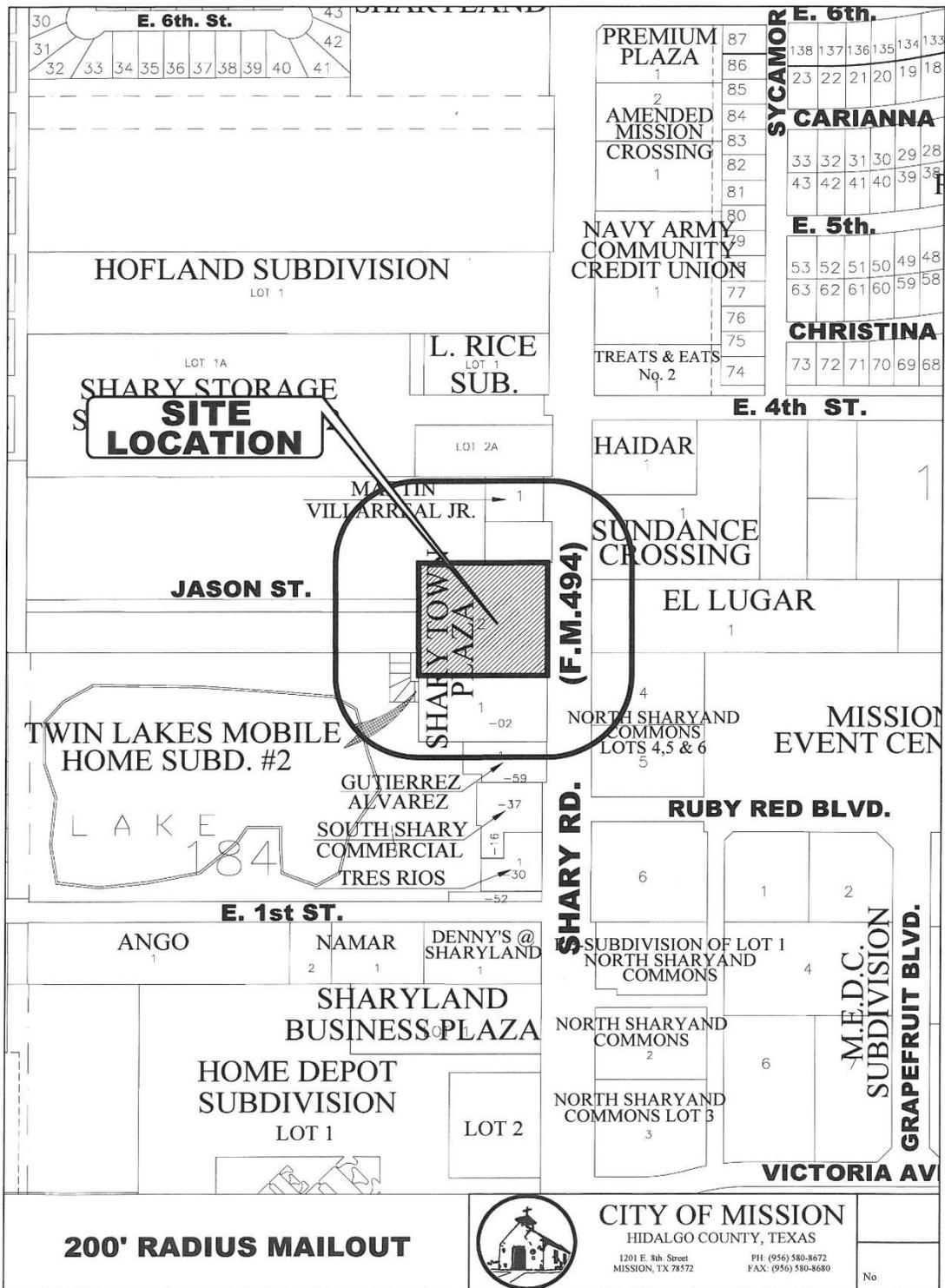
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP



200' RADIUS MAILOUT



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

No.

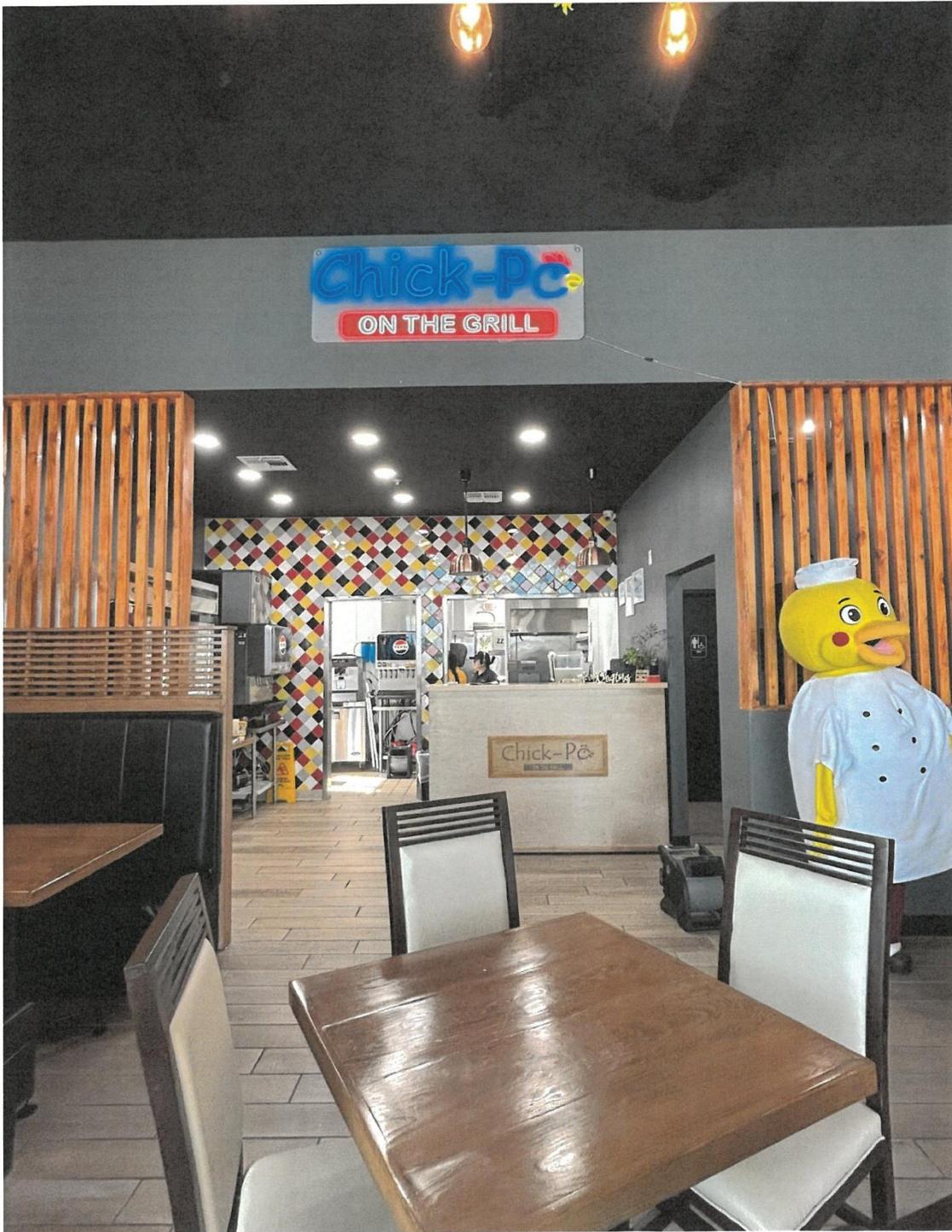
ARIEL MAP



PHOTO



PHOTO



PHOTO



PHOTO





# MENU

## Burgers and Sandwiches



**Fried Chicken Burger - \$10.89** A crispy fried chicken breast topped with fresh lettuce, tomato, pickles, melted cheese, and grilled bacon, served with a side of fries or wedges.

**Cheese Chick-Po Burger - \$10.89.** Grilled chicken breast layered with crisp lettuce and melted cheese, served with a side of fries or wedges.



**Grilled Chicken Burger - \$11.69.** A juicy grilled chicken breast layered with fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.

**Grilled Chicken Chipotle Sandwich - \$12.49.** A grilled chicken breast topped with creamy chipotle sauce, fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.



**Sirloin Beef Burger - \$10.89.** A savory sirloin beef patty layered with fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.

## Grilled Chicken

**Family Grilled Chicken - \$27.60.** A whole chicken marinated in our special seasoning and grilled to perfection, available in classic or barbecue flavor. Served with four half corncobs, grilled onion, and warm tortillas.

**Individual Grilled Chicken - \$10.90.** Individual chicken, fire-grilled and seasoned with our signature blend. Served with corn on the cob, grilled onion, fresh lemons, and warm tortillas.



## Wings



**Rancho-Style Chicken Wings - \$12.79.** Four of our special jumbo wings, grilled rincherito-style and served with half a corncob, and warm tortillas.



**Chicken Wings - \$12.95.** Five crispy jumbo wings, grilled to perfection, tossed in your choice of Buffalo or Lemon Pepper sauce, served with golden wedge fries and cool ranch dipping sauce.

## Chicken Strips

**Grilled Chicken Tenders - \$11.79.** Four juicy grilled chicken tenders, seasoned regular or barbecue, served with a side of fries or wedges and ranch sauce.

**Breaded Chicken Tenders - \$11.29.** Four crispy breaded chicken tenders served with fries or wedges and ranch sauce.

**Lemon Pepper Chicken Tenders - \$11.79.** Four juicy chicken tenders seasoned with lemon pepper, served with fries or wedges and ranch sauce.



## Savory Plates



**Creamy Chicken Breast - \$18.39.** A tender chicken breast seasoned and topped with a rich poblano cream sauce. Served with a piece of bread.

**Serrano Chicken Tostadas - \$12.49.** Four crispy tortillas topped with seasoned shredded chicken, melted cheese, and a touch of grated serrano chili. Served with your choice of green or red sauce.

**Chicken Flautas - \$10.99.** Shredded chicken rolled in five crispy tortillas, with lettuce, tomato, sour cream, and green sauce on the side.

**Chicken Quesadillas - \$8.99.** Four golden tortillas filled with seasoned shredded chicken and melted cheese, served with lettuce, tomato, and your choice of green or red sauce.

**Chicken Fajitas - \$12.89.** Tender chicken fajitas, served sizzling with grilled onion, half a corncob, fresh lemons, and warm tortillas.



## Beyond Chicken

**Sirloin on the Grill - \$23.90.** An 8 oz sirloin steak seasoned and grilled to perfection, served with grilled onion, a charred chili, your choice of bread or tortillas, and a baked potato on the side.

**Chick-Po Style Salmon - \$23.70.** An 8 oz salmon fillet seasoned and grilled, served with fresh lettuce, cherry tomatoes, bell onion, and mashed potatoes side. Comes with your choice of bread or tortillas.



## Salads



**Chick-Po Light Salad - \$14.49.** Grilled chicken fajitas served over a fresh mix of lettuce, cherry tomatoes, red onion, and bell peppers, topped with crunchy croutons and a side of ranch dressing.

**La Deliciosa Salad - \$22.15.** Hearty salad loaded with flavor - tender grilled chicken fajitas served over crisp lettuce, cherry tomatoes, and red onion, topped with creamy avocado and smoky turkey bacon. Finished with croutons and a side of ranch dressing.

**Caesar Salad - \$12.25.** Fresh lettuce, crunchy croutons, dressing, and parmesan cheese.



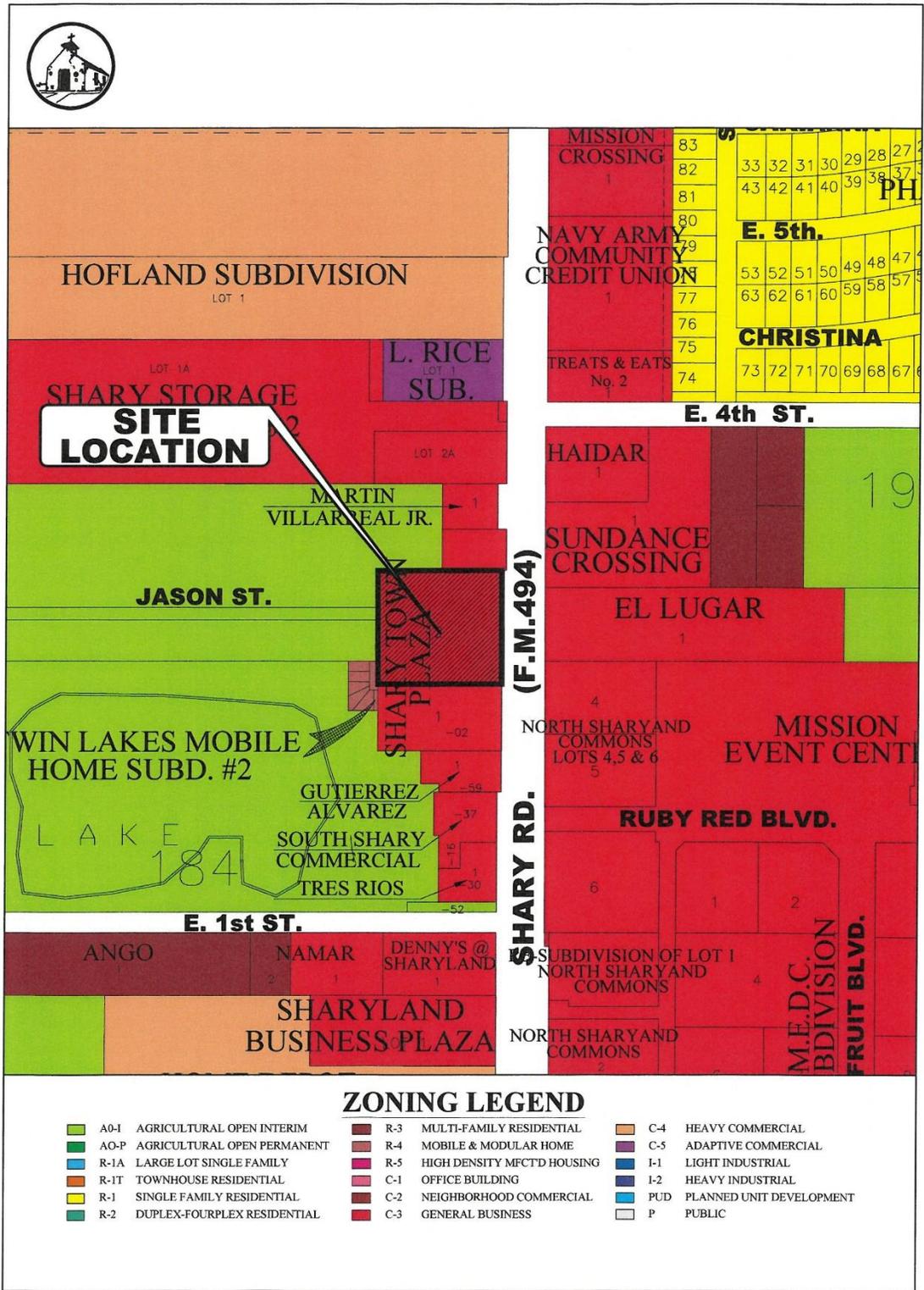
## Wraps

**Chicken Paper Wrap - \$10.89.** Tender chicken fajitas wrapped in a soft 12-inch flour tortilla with crisp lettuce, tomato, bell pepper, and red onion for a fresh and flavorful bite.

**Chick-Po Light Wrap - \$10.89.** Grilled chicken fajitas wrapped in a wholesome 12-inch whole wheat tortilla with crisp lettuce, cherry tomatoes, bell pepper, and red onion for a lighter, fresh option.



# ZONING MAP



# TABC APPLICATION



Document reference ID : 562270

## Licensing Application Summary

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

**Application ID:** 562270

**Applicant Name:** Chick-po on the grill

**License Type applied for:** Retail Dealer's On-Premise License (BE)

### Entity Information

**Business Structure:** Limited liability company

**FEIN/SSN Number:** 992512860

**Member Managed or Manager Managed:** Member Managed

**Historically Underutilized Business:** No

**Veteran-owned business:** No

**Fraternal Owned:** No

**Secretary of State Filing Number:** 805499875

**Date Filed:** 4/9/2024

**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** REYNALDO

**Legal Middle Name:** BUENO

**Email Address:** reynaldobueno@chickpo.com

**Phone Number:** 956-313-7467

## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
729298	H0652-00-000-0001-00	Haidar Properties Ltd	1601 SOUTH CAGE BLVD SUITE B	PHARR	TX	78577-5574
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281055	S2950-00-000-0194-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
280961	S2950-00-000-0184-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	S2950-00-000-0184-17	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
716978	G9955-00-000-0001-00	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
514708	T9100-02-000-0001-00	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179904	S2950-00-000-0184-43	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236070	N6761-00-001-0005-00	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1569217	S2965-00-000-0001-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 21, 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 – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- December 19, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- January 08, 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.
- January 21, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located approximately 200 feet South of 4<sup>th</sup> Street along the East side of Shary Road.
- Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business has been in operation since June 2020 and added alcoholic beverages to its menu in January 2024
- The applicant is also requesting extended hours of operation and to be allowed to play live music.
- The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year.
- Access to the site is via two 25-foot driveways off of North Shary Road along the north and South sides of the property.
- **Parking:** There is a total of 76 seating spaces, which require 25 parking spaces. There is a total of 80 parking spaces held in common, which are shared with other businesses.
- **Days/Hours of Operation:** Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday – Saturday from 7:00 a.m. to 2:00 a.m.
- **Staff:** 5 employees
- **Sale of Alcohol:** Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools.
- No incidents have been reported for this business.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request, subject to compliance with the following conditions:

1. Permit for three (3) years to continue to assess this new business.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. Continued compliance with TABC requirements.
4. CUP is not transferable to others.
5. Must have security cameras inside and outside with a minimum 30-day retention.
6. Must comply with the noise ordinance.
7. Hours of operation to be as follows: Sunday – Thursday from 7:00 a.m. to 11:00 p.m. and Friday – Saturday from 7:00 a.m. to 2:00 a.m.
8. Maximum occupancy is 90 people.

**RECORD OF VOTE:**

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

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

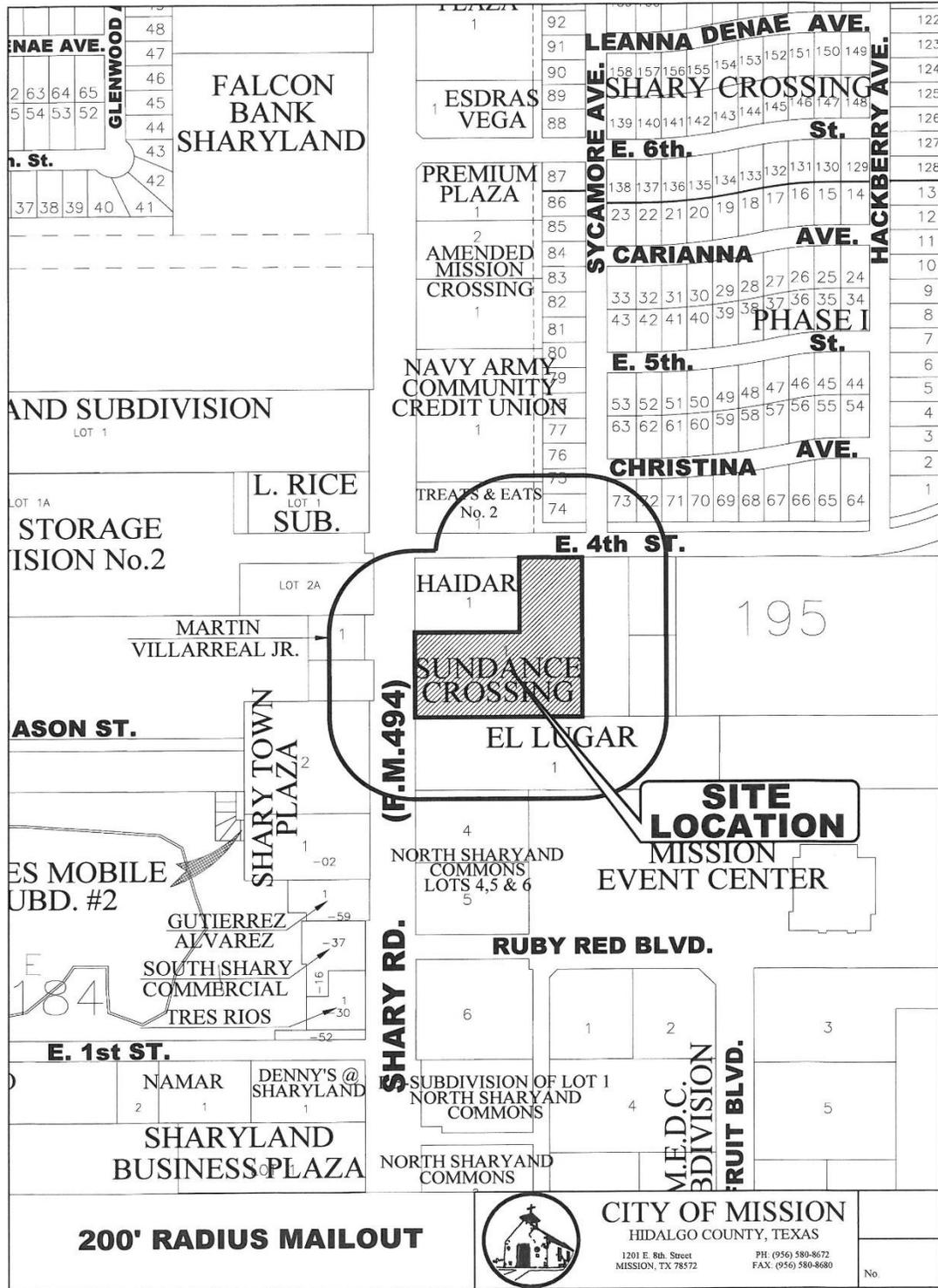
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78722  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

ARIEL MAP



ATTACHMENTS



ATTACHMENTS



MENU

**Bienvenidos**



**LAS CALLES DE MEXICO TAQUERIA**

**El Arte de la comida Mexicana**






**Los Tacos de la esquina**




- Al Pastor (Trompo con piña)
- Bistec
- Suadero
- Campechano (bistec y salchicha)
- Chorizo
- Tripa
- Carne Asada
- Fajita
- Gringa de Pastor
- La prieta (bistec c/queso)
- Costilla Rib Eye
- Extra Queso:

Incluyen cebolla y cilantro, con opción de cebolla asada

**Los Especiales del Centro**

Servido en 3 tortillas de maíz "HECHAS A MANO"

• Carne a su elección con 1 complemento incluido:

Opciones de Carne:

- Bistek
- Cocinita de Res
- Milanesa
- Asada
- Puerco Enchilado

Opciones de Complemento:

- Papa Encebollada
- Nopales Encebollado
- Papas Fritas

**Los Tacos LOS GUEROS**



Combinación de Carnes: Selecciona 3 tipos de carne para 6 tacos en tortillas de maíz.  
Opciones: 2 Pastor, 2 Bistec, 2 Tripa, 2 Asada, 2 Suadero

**Tacos**

Pruebe nuestros tacos con doble carne

Servidos en 3 tortillas de maíz "hechas a mano", 3 Chiles Güeros (Banana Peppers) rellenos de Queso Philadelphia y envueltos en tocino, asados a la parrilla. Carne a su elección. Tiempo de preparación: 25 minutos.

- Al Pastor (Trompo con piña)
- Bistec
- Campechano (bistec y salchicha)
- Asada

Extras "Para Tacos"

- Queso Gratinado:
- Queso Fresco:
- (5) Tortillas de Maíz Taquera:
- Aguacate:
- Tortillas Hechas a Mano:

**Las Dobladitas**



Tortillas de Maíz "Hechas a Mano"  
Servidas con carne a su elección.

- Tinga de Pollo en Chipotle:
- Dobladita de Queso:
- Bistec, Queso y Champiñones:
- Deshebrada con Queso:
- Deshebrada, Queso y Champiñones:
- Chicharrón Prensado en Salsa Roja:
- Deshebrada, Queso, Champiñones y Rajas:

**Los Alambres**

Elige entre 5 tortillas de maíz o 4 de harina.

Servida con la carne de tu elección, acompañada de cebolla, pimiento morrón, tocino, queso gratinado, cilantro y más cebolla para una experiencia llena de sabor.

- Bistec:
- Carne Asada:
- Al Pastor (Trompo):
- Bistec y Pastor:
- Campechano:

MENU

## Las Dobladitas

Tortillas de Maíz "Hechas a Mano"  
Servidas con carne a su elección.

- Tinga de Pollo en Chipotle:
- Dobladita de Queso:
- Bistec, Queso y Champiñones:
- Deshebrada con Queso:
- Deshebrada, Queso y Champiñones:
- Chicharrón Prensado en Salsa Roja:
- Deshebrada, Queso, Champiñones y Rajas:

## Los Alambres

- Bistec:
- Carne Asada:
- Al Pastor (Trompo):
- Bistec y Pastor:
- Campechano:

Elige entre 5 tortillas de maíz o 4 de harina. Servida con la carne de tu elección, acompañada de cebolla, pimiento marrón, tocino, queso gratinado, cilantro y más cebolla para una experiencia llena de sabor.



## Los huaraches

De la Tía Chona

- Sencillo:
- Huevo:
- Puerco Enchilado:
- Sirloin (Bistec):
- Cecina de Res:
- Costilla de Res: "Ribeye 10 oz"

Extras:

- Lechuga:
- Crema:
- Salsa:
- Nopal:
- Huevo:
- Queso Fresco:

Servidos en una tortilla gigante hecha a mano con frijoles refritos, salsa verde de la casa, queso fresco, cebolla y crema



## Las Tortas del Primo

- Salchicha:
- Jamón y Queso:
- Pastor:
- Bistec: (Adicional de lechuga, jitomate, cebolla, mayonesa, jamón, queso amarillo y salsa de la casa)
- Pastor y Bistec:
- Milanesa de Res:
- Cubana Especial: (Milanesa, jamón, queso amarillo, queso gratinado, huevo, salchicha, y queso de puerco)

Servidas en un pan de telera con jitomate, cebolla, mayonesa, aguacate y una salsa especial de la casa.



## Hamburguesas del Tío Pachín

Preparadas con una receta especial de la casa. Servidas con papas fritas y acompañadas de lechuga, jitomate, cebolla, ketchup, mostaza, mayonesa, y una salsa especial de la casa.

- La Sencilla: Carne y queso
- La Clásica: Carne, jamón y queso amarillo
- La Monterrey: Carne, queso Jack, tocino, jalapeño y cebolla asada
- La Hawaiana: Carne, jamón, piña y queso
- La Mexicana: Carne, jamón, tocino, queso amarillo y huevo
- Al Pastor: Carne, pastor, jamón, queso amarillo y aguacate
- La Monster: Carne, queso amarillo, jamón, tocino, sausage y aguacate

## Las Empanadas del Mercadito

Orden de 4 empanadas fritas con relleno a su elección, servidas con repollo, crema, queso fresco, jitomate y aguacate:

- Queso:
- Pollo en Chipotle:
- Carne Deshebrada:
- Chicharrón Prensado:
- Empanadas Mixtas: (Una combinación de distintos rellenos)
- Con Queso EXTRA:



MENU

# Las GARNACHAS DE LA CALLE

- Sopes Tradicionales:  
*Frijoles refritos, lechuga, cebolla, crema y queso fresco*
- Sopes con Carne Deshebrada:  
*Frijoles refritos, lechuga, cebolla, crema y queso fresco*
- Quesadibirria:  
*Servidas en 2 tortillas "HECHAS A MANO", con queso gratinado, carne de birria y 1 consomé super delicioso*
- Quesadibirria EXTRA
- Pambazo:  
*Servido en una teler bañada en salsa de la casa, dorada a la plancha, con relleno de papa con chorizo, lechuga y crema*
- Flautas de Pollo o Res:  
*Servidas con repollo, crema, queso fresco, rebanadas de jitomate y aguacate*



# La Super Papa Asada

- Sencilla:
- Pastor:
- Sirloin:
- Tripa o Chicharrón:
- Fajita:
- Extra Queso:
- Extra Crema:
- Extra Mantequilla:

servida con una combinación de crema, mantequilla, y una costra de queso amarillo. Carne a su elección.

## El Burriloco

Servido en una Tortilla Gigante de 12" Rellena de frijol refrito, arroz, aguacate, crema, queso gratinado y carne a su elección.



- Pastor:
- Asada:
- Bistec:
- Fajita:

\*\*Nota Importante: Para mesas de 6 personas o más, se agregará automáticamente un 18% de propina.



# Los Super Volcanes

Servidos en 3 tortillas de maíz deshidratadas, gratinadas con queso blanco y pimiento, con carne a su elección:

- Pastor
- Bistec
- Asada
- El Super Volcán con Aguacate
- Campechanos con Aguacate

## KIDS MENU

- Quesadilla:  
*2 quesadillas de harina servidas con papas fritas.*
- Salchi-Pulpos:  
*2 salchichas fritas servidas con papas fritas.*
- Tacos de Bistec:  
*2 tacos en tortillas de maíz acompañados de papas fritas.*
- Quesadilla de Bistec:  
*2 quesadillas de bistec en tortillas de harina servidas con papas fritas.*



# Platillos de la Casa

- Milanesa Plate**  
*Acompañado con papas fritas y ensalada.*
- Parrillada de Costilla "Ribeye 10 oz" (4 huesos)**  
*Costilla de 4 huesos con salchicha, cebolla, pimiento y chile toreado.*
- Cecina Plate**  
*Incluye papa encebollada, nopál asado y cebolla cambray.*
- Fajita Plate**  
*Fajita, pimientos y cebolla a la plancha, servidos con arroz y frijoles refritos.*
- Costilla Plate "Ribeye 10 oz"**  
*Acompañada de papa encebollada, nopál asado y cebolla cambray.*
- Super Plate**  
*Cecina, 3 enchiladas verdes, arroz y frijol refrito.*
- Molcajete Las Calles**  
*Costilla de 4 huesos, queso fundido, chorizo, cebolla cambray, arroz y frijoles.*



# MENU

## Todos los viernes, sábados y domingos

- **Menudo de Res:**  
Tortilla "HECHA A MANO", cebolla y serrano.
- **Pozole Rojo de Puerco:**  
Servido con lechuga, cebolla, rábano y tostadas.
- **Birria de Res:**  
Consomé de birria de res, tortilla "HECHAS A MANO", cilantro y cebolla.
- **Barbacoa de Borrego X Libra:**  
Libra de borrego, 2 consomés, 6 tortillas "HECHAS A MANO", cilantro y cebolla.
- **Chilaquiles Verdes Mexicanos**
- **Chilaquiles el Jefe**  
Extras:
  - Huevo (2)
  - Cecina
  - Pastor
  - Huevo extra
  - Bistec
  - Bolillo Extra

Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

## EXTRAS

- Tortilla a Mano:
- Tortilla de Maíz Taquera (5):
- Tortilla de Harina Taquera (4):
- Cebolla Cambrey:
- Chiles Treados (3):
- Chips con Pico:
- Papas Fritas:
- Nopal Entero:
- Nopal Encebollado:
- Extra Pico:
- Frijoles Refritos:
- Arroz:
- Papa Encebollada:
- Lechuga:
- Tomate Picado:
- Crema:
- Mantequilla:
- Queso Fresco:
- Piña:
- Deshebrada:
- Fajita:
- Frijoles Charros:
- Frijoles Charros Preparados:

## Bebidas

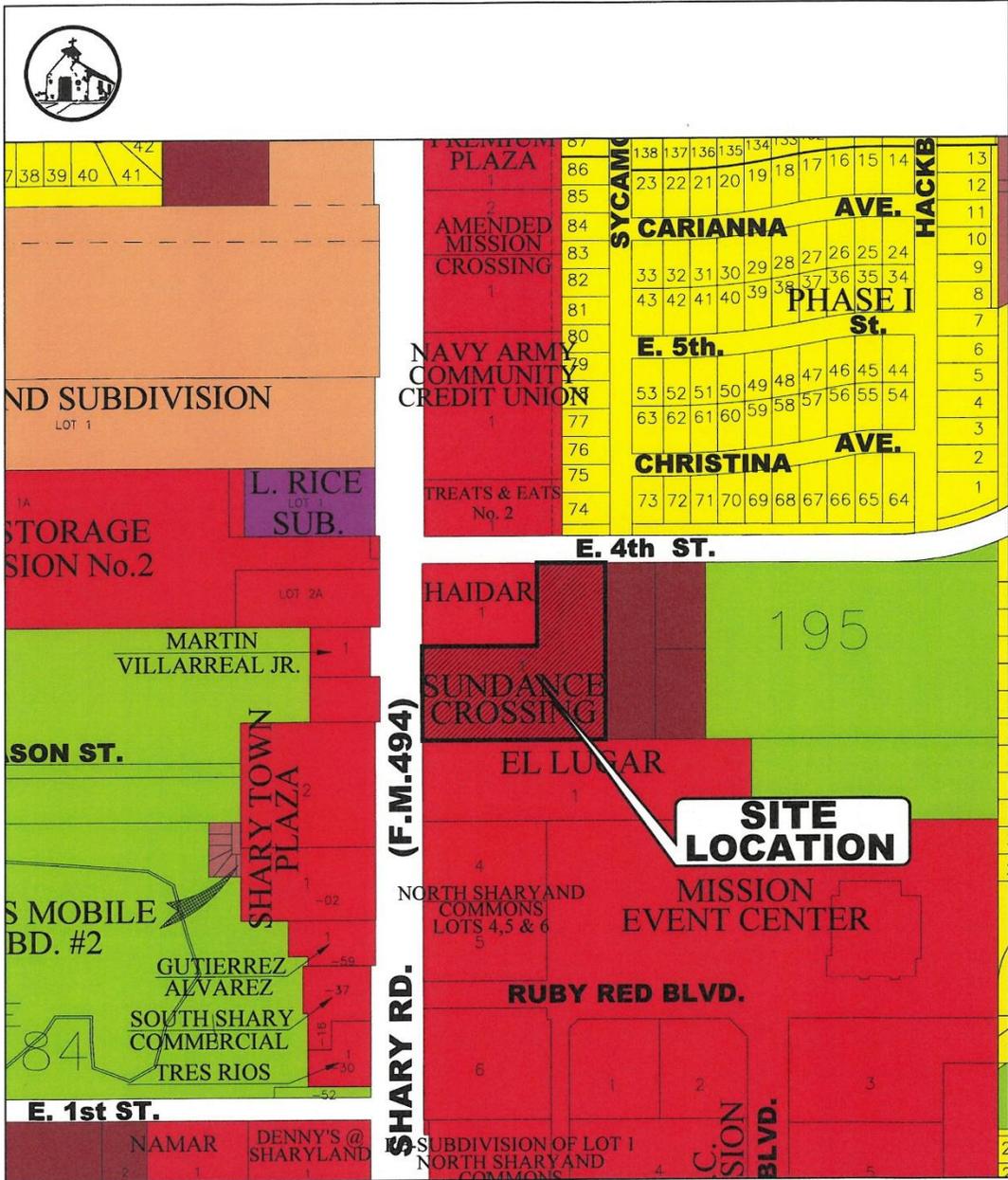
- Sodas de Lata:
- Sodas Mexicanas:
- Cerveza domestica
- Cerveza Importada
- Mix Michelada
- Aguas de Fruta Natural (32 Oz., NO REFILL):
- Topochico:
- Topochico Preparado:
- Freska Preparada:
- Sangría Calles:
- Botella de Agua:
- Bebida de Niño (NO REFILL):
- Café de Olla (NO REFILL):

### \*\*CONTÁCTANOS PARA TUS FIESTAS

- Taquizas
- Taquiza Estilo Buffet /Tornabodas
- Y Mucho Mas ..

Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor.

# ZONING MAP



## ZONING LEGEND

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

# TABC

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**Master File Id:** 2400073230

**Legacy CLP:**

**License Type:** MB

**License Id:** 200100381

**Trade Name:** Las Calles de Mexico

**Owner:** LAS CALLES DE MEXICO LLC

**Location Address:** 308 N Shary Rd  
Suite A  
Mission , TX 78572  
United States

**Mailing Address:** 308 N Shary Rd Suite A  
Mission , TX 78572  
United States

**County:** Hidalgo

**Original Issue Date:** 2/28/2024

**License Status:** Active

**Current Issued Date:** 2/28/2024

**Wine Percent:**

**Location Phone No.:**

**Status Change Date:** 2/2/2024

**Gun Sign:**

**Expiration Date:** 2/27/2026

**Subordinates (list):** FB,LH

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## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
684476	S2755-01-000-0072-00	GONZALEZ MARIA LETICIA GALLEGOS	2422 CHRISTINA AVE	MISSION	TX	78572-1917
684477	S2755-01-000-0073-00	ZARATE PEDRO A & MARIA E	2420 CHRISTINA AVE	MISSION	TX	78572-1917
684478	S2755-01-000-0074-00	CANTU MAYRA J	401 SYCAMORE AVE	MISSION	TX	78572-1926
684479	S2755-01-000-0075-00	MARTINEZ LUIS A DEL ANGEL	403 SYCAMORE AVE	MISSION	TX	78572-1926
281066	S2950-00-000-0195-35	BENCHMARK REAL ESTATE INVESTMENTS LLC	PO BOX 2535	EDINBURG	TX	78540
281059	S2950-00-000-0195-00	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
729298	H0652-00-000-0001-00	Haidar PROPERTIES LTD	1601 SOUTH CAGE BLVD SUITE B	PHARR	TX	78577-5574
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
684215	S2978-02-000-002A-00	R1 REAL ESTATE SERVICES LLC	1624 N 49TH ST	MCALLEN	TX	78501-8292
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
958828	N0321-00-000-0001-00	RALLY CREDIT UNION	2730 RODD FIELD RD	CORPUS CHRISTI	TX	78414-3146
1013410	T6805-02-000-0001-00	R & L LOZANO LEASING LTD	208 N CAGE BLVD	PHARR	TX	78577-3906
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1238512	M4947-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403