



## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, November 5, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

### **REGULAR MEETING**

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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 - October 15, 2025

### **PUBLIC HEARINGS**

#### **REZONING**

2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") and Townhouse Residential District ("R-1T") to General Business District ("C-3"), being a 2.0992-acre tract of land situated in the Gabriel Manquillia Survey, Abstract No. 53, located at the Southwest corner of E. Griffin Parkway (FM 495) and Augusta Drive. Applicant, L Squared Engineering c/o Roy Dale Wood, Gary Arlen Wright and Linda Wright Baker - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo - Cervantes

#### **CONDITIONAL USE PERMIT**

4 Conduct a public hearing and consideration of a Conditional Use Permit for Tutoring Services in a property zoned Office Building District ("C-1"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo - Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – 7 Brew Coffee in a (C-3) General Business District, being Lot 6, Block 1, North Sharyland Commons Subdivision, located at the corner of Shary Road (FM 494) and Ruby Red Boulevard. Applicant: Citadel Development - Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to install eight (8) Electric Vehicle Charging Stations within a portion of the Target parking lot in a (C-4) Heavy Commercial District, being Lot 3, Block A, Shary-Taylor Expressway Commercial Subdivision, located at 2427 East Expressway 83, Applicant: Lena Strauss, c/o Tesla, Inc. – Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Malquerida Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: Lada 52, LLC – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Windows – Tropical Breeze in a (C-3) General Business District, being all of Lot 19, Block 1, Oakwood Estates Subdivision, located at 1610 W. Griffin Parkway. Applicant: Margie Jennifer Briseno – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10 Applicant: Blesson George – Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a portable building for office use, being a 0.102 of one acre tract of land out of a tract of land adjacent to Lot 176, & 186, John H. Shary Subdivision, in a (C-3) General Commercial District, located at 302 S. Taylor Road. Applicant: Best Assets, LLC c/o Ryan Stauffer – Cervantes

11 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep an RV “Temporarily” to care for health health-stricken parent in a (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at 4034 Lopez Street. Applicant: Ofelia Cisneros – Cervantes

#### **PLAT APPROVAL**

12 Plat Approval Subject to Conditions: Sonoma Ranch Subdivision Phase III, a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision, Developer: Carlos I. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

#### **ADJOURNMENT**

Signed this the **30th day of October, 2025**

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Xavier Cervantes, Director of Planning

#### **C E R T I F I C A T E**

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the **30th day of October, 2025** and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **5th day of November, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **30th day of October, 2025** 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  
OCTOBER 15, 2025  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Connie Garza  
Irene Thompson  
Steven Alaniz

**P&Z ABSENT**

Kevin Sanchez  
Omar Guevara  
Raquenel Austin

**STAFF PRESENT**

Xavier Cervantes  
Alex Hernandez  
Elisa Zurita  
Gabriel Ramirez  
Jessica Munoz

**GUEST PRESENT**

Maria Ester Salinas  
Antonia Del Barrio  
Luis Valdez  
Elizabeth Oviedo  
Carlos A. Chapa  
Luis Mendez  
Lane Rangel  
Pena Fernando

**CALL TO ORDER**

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

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR OCTOBER 1, 2025**

Chairwoman Izaguirre asked if there were any corrections to the minutes for October 1, 2025. Ms. Thompson moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:31 p.m.**

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

**Item #2****Rezoning:**

**A 9.83 acres gross and 9.48 acre net tract  
of land out of Lot 33, Bell Woods CO'S Subdivision "C"  
This site is located along the West side Conway Avenue (SH 107)  
approximately 265 feet North of Victory Street  
AO-I to R-3  
Luis Alaniz c/o Cabrera Brothers Trucking Co.**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3") for a multifamily residential 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 agricultural land 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 General Commercial. Even though the requested rezoning of the West two thirds of the property is not in line with the comprehensive plan, staff feels that the area is in transition to multi-family residential uses. Notices were mailed to 6 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

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

Mr. Luis Valdez resides at 3611 N. Conway Avenue, He stated there has been an issue with drainage in the area. He mentioned he had some photos of the flooding that travels from the north side of the property. He stated he would like the board to reconsider when proposing to rezone the property because there is a lot of flooding in the area.

Chairwoman Izaguirre asked where his property was located.

Mr. Valdez stated his property is North of IHOP where the cheer strike gym is located at. He mentioned there's a lot of runoff water when it rains from the north side.

Chairwoman Izaguirre asked even though the properties on the north side of the canal.

Mr. Valdez stated Yes, It goes into the drainage area, then it flows into my property. He mentioned he provided some photos for the board members. He mentioned this is what happened in March. He stated this is where their property would end. He added that probably on the south side you can see all that overflow into the highway and into my property and it's on the south side of the canal between both properties.

Chairwoman Izaguirre asked if the warehouse was already there when he purchases the property?

Mr. Valdez stated yes, the warehouse has been there for 25 years and that's before that IHOP was developed. He believes the IHOP was raised too high.

Mr. Valdez 'daughter stated IHOP made the flooding issue stimulated and if that multi-residential use is granted that's going to stimulate even more of the current flooding issue.

Chairwoman Izaguirre asked Mr. Cervantes if he had seen the photos of the flooding issue.

Mr. Cervantes stated No, but he has heard of flooding in the area. He mentioned to the board that right now they're discussing the land use only. He stated the drainage should not really be a factor in the rezoning process since a multifamily zoning makes sense for this type of property. He mentioned when the property is being developed they will have to comply with our drainage requirements which are more strict today than before.

Chairwoman Izaguirre stated it looks like that warehouse shouldn't have been built at that elevation.

Mr. Valdez stated that was before the annexation so that was not part of the City of Mission before.

Chairwoman Izaguirre stated it looks like it was an ongoing problem before you even purchased the property.

Mr. Valdez stated If the property on the south side, which is IHOP, hadn't been raised, all the water would have just drained down, but once that was put in place it created all those problems.

Chairwoman Izaguirre stated they will make sure that the planning department will take a look into the flooding.

Mr. Cervantes stated that staff can meet separately with Mr. Valdez and with the city staff to try to address the drainage concerns as much as possible. He stated staff could have a separate meeting with him and the city engineer to make sure if the zoning goes through, that the drainage is very carefully reviewed so that it will not cause any more problems.

Chairwoman Izaguirre asked if we have anybody else for item number two for or against this item?

Mr. Luis Mendez on behalf of the owner, we're the engineers for this development SAMES INC. He addressed the comment as mentioned by the planning department as well as meeting the requirement for drainage impact for the development. He mentioned they reached out to TxDOT and there's already funding for the expansion of that road and there are drainage improvements to 107 on that section meaning that there are going to be adding some storm inlets and piping and all that. He stated their runoff drainage runoff is going to be conveyed through a detention pond for the development and ultimately outfall into that storm system that TxDOT is about to do improvements on. He mentioned that design is already being approved and it's already currently out to bid for the contractors so they can start processing that future development.

Chairwoman Izaguirre asked if Mr. Mendez could please email the plans to our planning and engineering department.

Mr. Mendez stated No problem he believes there should be a third sheet showing drainage improvements or preliminary drainage improvements. He stated that the plans should be showing some inlets already. That TxDOT is anticipating that section. If not, I can forward it to the City of Mission as well, so they can address it with the surrounding owners to show that improvements for drainage infrastructure is coming on the way. So that's why our development is anticipating those connections as well.

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.

Ms. Thompson asked if this is just for the zoning, obviously it still needs the development phase at that point and to ensure that the engineering adheres to proper drainage.

Mr. Cervantes stated yes, If the zoning goes through and the City Council approves it. He mentioned there is a subdivision that is in the works for Fourplex lots. He stated he will set up a meeting with the people that showed up and the subdivision engineers and the city engineer to try to address their concerns. He will schedule that meeting as soon as possible.

Ms. Garza stated that her main concern that she has is that the future land use for this property is commercial facing Conway. She asked if the developer gave any consideration to doing the part fronting Conway Commercial and then maybe the rest of it multifamily.

Mr. Cervantes stated he isn't sure if that has been considered by the applicant. He mentioned they have seen a preliminary subdivision for fourplex lots. He stated they're proposing at this time a subdivision for fourplex lots for multifamily. He mentioned to keep in mind that things can change in the future so the project may fall through and then another future owner may decide to build an one large apartment complex or a future owner could decide to make the front commercial and then pursue zoning the way it was.

Ms. Garza stated that would be my only concern in approving this item.

Mr. Mendez asked if her question was moving the front part to commercial.

Ms. Garza stated the future land use map indicates one third of the property to the east of facing Conway being commercial.

Mr. Mendez stated they had touched bases with the client before regarding having commercials in the front but as for the market analysis they did kind of all that corridor already, mostly what's out there is commercial. He mentioned the applicant's intent is bringing more residents to give that improvements to the commercial meaning to bring more people for commercial use. He stated he will be letting his client know of the possibility that if he is thinking of doing commercial in the front. He stated that so far, the applicant wants to have fourplexes for it and the detention pond. We're thinking of doing it right in front due to the existing conditions of the ground because that section elevates really high towards the back, which it's approximately 10 to 15ft. He added if they do the detention pond on the top it's going to create issues with engineering runoff with gravity. So that's why they are planning on the detention pond. So essentially, there's going to be a really small gap for commercial use in the pond.

Chairwoman Izaguirre stated It's not feasible because of the elevation of the terrain and because it's too narrow in the entrance and it's next to an elevated irrigation canal.

Mr. Mendez stated the right of way and plus the size of the pond that we need. He stated the size It's going to be 100 by the distance. So, it's going to be really small for a commercial. So that's why he kind of didn't consider that option.

There being no further 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.

**Started: 5:44 p.m.**

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

**Item #3**

**Conditional Use Permit:**

**Manufacturing & Packing of Water and Ice-  
Royal Water  
Being all of Units "M", "N", "O", "P", and "Q",  
Bryan Point Business Condominiums Subdivision  
1352 E. 1<sup>st</sup> Street, Suite M**

**C-3  
Royal Water LLC**

Mr. Cervantes stated the subject site is located along the South side of 1<sup>st</sup> Street approximately 200 feet East of Bryan Road. Per the Code of Ordinances an industrial use in a property zoned General Business District requires approval of a Conditional Use Permit by the City Council. This business has been in operation without a business license since August, 2025. The applicant uses city water, purifies it by using certain filtration devices and consequently puts the purified water in 5-gallon containers. The applicant then delivers the containers to certain businesses and homes throughout the area. No purified water is sold from the suite. A meeting took place with the City Fire Marshall on October 6, 2025. He reported no objections contingent on the addition of a second emergency exit to the South of the suite. The hours of operation are as follows: Monday thru Friday from 8:00 a.m. to 5 p.m. Staff: 3 employees. Parking: There are a total of 185 parking spaces in the commercial plaza that are shared among the businesses. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for one (1) year to continue to assess this business; 2) Compliance with all City Codes (Building, Fire, Health, etc.); 3) CUP is not transferable to others; 4) Must comply with the noise ordinance; 5) Hours of operation: Monday thru Friday from 8:00 a.m. to 5 p.m.; and 6) No water to be sold from the suite.

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 conditional use permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:47 p.m.**

**Item #4**

**Conditional Use Permit  
Renewal:**

**A Drive-Thru Service Window  
– Taqueria Oviedo  
Being Lot 2, Aziz No. 2 Subdivision  
608 W. Griffin Parkway,  
C-3  
Elizabeth Oviedo**

Mr. Cervantes stated the subject is located along the North side of Griffin Parkway, approximately 360 feet East of Holland Road. Per Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council. There is an existing 24' x 38' drive-thru service window and a 4' x 8' LED menu board. The taqueria has been in business since 2015 at the above location, serving authentic Rio Bravo Tacos and more. Access to the site will be provided off of West Griffin Parkway through an existing 26' driveways. The proposed days and hours of operation are Monday – Sunday from 11:00 am to 12:00 am. Staff: 8 employees. Parking: the parking is held in common for this commercial plaza and have a total of 60 parking spaces that are shared with other businesses. The last conditional use permit approved for this drive-thru service window for this location was on November 12, 2024 for a period of 1 year. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Hours of operation are Monday – Sunday from 11:00 am to 12:00 am; and 4) CUP not be transferable to others.

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

Ms. Elizabeth Oviedo the applicant does see any issues with her establishment or any complaints.

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. Mr. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:47 p.m.**

**Ended: 6:14 p.m.**

**Item #5**

**Conditional Use Permit  
Renewal:**

**The Sale & On-Site Consumption of  
Alcoholic Beverages – The Ice House, LLC  
Being the South 109.5 feet of Lot 2, Block 137  
Mission Original Townsite Subdivision and  
all of Lot 52, John H. Shary Industrial Subdivision  
815 N. Francisco Avenue  
C-3  
Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a

Conditional Use Permit by the City Council. This business has been in operation since 1960 but during the renewal of the conditional use permit, the City Council placed a condition of no live music outdoors at any time. This was done during the April 14, 2025 meeting. The applicant has submitted a petition signed by 228 citizens in support of bringing back outdoor music at the venue. Four (4) of the petitioners are property owners within the 200- foot notification area (18.69%). For the last two years there have been three (3) abandoned vehicle, one loud noise, one incident, and one theft report. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:p.m. to 12:00 a.m. Staff: 3 employees. Parking: Due to the total of 164 proposed chairs, a total of 55 parking spaces are required. There is a total of 12 off-street parking spaces at the site. Since this property is located within the Mission's Central Business District, it is exempt from parking requirements for the existing structure. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for one (1) year to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 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 the noise ordinance; 8) Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs and 182 people if standing. For the outside area the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only; 9) Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 10) Live music allowed outside.

Chairwoman Izaguirre asked why the petition had addresses from random places in the city and it's not the surrounding 200' radius.

Mr. Cervantes stated because most of the petitioners are patrons of this business that like the live music at the site and would like for that to come back.

Ms. Thompson asked if this is to get live music back.

Mr. Cervantes stated it is a consideration outside.

Chairwoman Izaguirre asked if this was for outside.

Mr. Cervantes stated yes for outside and is a reconsideration request based on the police reports that we now have and based on the petition of support that the applicant has provided staff.

Chairwoman Izaguirre asked in reference to the floor plan that was submitted. She asked why are we allowing handwritten floor plans that are not to scale unlike every other city that requires an actual to scale drawn plan.

Mr. Cervantes stated that can be something that staff can look into and start requiring from applicants.

Chairwoman Izaguirre stated it doesn't look professional for the city to even be accepting these types of drawings even the county requires them.

Mr. Cervantes stated Yes, since this is an ongoing business it's a little difficult to make him hire a professional.

Chairwoman Izaguirre stated the applicant has to do it once with all the insight of how it's actually going to be and make sure the fire marshal approves.

Mr. Cervantes stated staff has one application on hold because we're making the applicant give us a professional drawing. So that one has been on hold for three, four months for an event center, but this one because it's an existing business and we accepted the hand-drawn.

Chairwoman Izaguirre stated it's an existing business that we've had a lot of issues with.

Mr. Cervantes stated Yes, so in the future we can make sure not to allow this for the future.

Chairwoman Izaguirre asked why the staff can't request it now.

Mr. Cervantes stated they can request.

Chairwoman Izaguirre asked the board members from the drawing if they could tell how many people were going to be there. How many people are going to be standing, sitting, eating, drinking this is regardless of the music.

Mr. Cervantes stated yes, you could make the request after the public hearing, and table the item to make that request. That's certainly an option.

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

Mr. Lane Rangel stated he is the co-owner of the business. He stated as far as the drawing goes that all that was asked for is just a sketch at the time that I put in the application which can easily be done so that he could submit another one of those.

Chairwoman Izaguirre stated that all the cities require it.

Mr. Rangel stated at the point when I did apply that was what they required at that time. He mentioned all he is asking for is the outdoor music for the winter Texan season from 3 to 6 and then occasionally Friday and Saturday night we have live music. It's just part of the business that they are in. He mentioned the last city council meeting when we got denied. One of my partners was on the zoom call but was not identified at that point. He stated it did go behind closed doors for whatever reason and here we are back again. He mentioned there have been two complaints in the last two years.

Chairwoman Izaguirre asked how long ago that meeting was.

Mr. Cervantes stated it was in April of this year.



Ms. Maria Salinas resides at 709 oblate and 715 Miller, stated she was also present for Mr. Pena Fernando and the two of the ladies from the neighborhood. She stated her and Pena family and friends stand united against the proposed renewal of outdoor music by the Ice house. They were already here once regarding the live music and the council agreed they were going to help them. They were going to be fair with the alcohol. She stated the neighborhood was tired of the noise and not only that they had not made all of these reports but our community has endured noise and drones for too long. A residential owner area could not be forced to endure and torture the noisy nights and overcrowding of vehicles that park anywhere they find. She mentioned the owners of the ice house have no control over the people attending their bar and therefore should not be allowed to continue operating their business in such a residential area. We firmly believe that the location of the nuisance degrades the quality of life and our residents and it is not fair to have to bear such annoyance. It is essential for the well-being of our town residents to have a voice in the decision making from the Planning and Zoning Commission and the City Council. We are in a residential area across the street. She stated they can't even have a Thanksgiving meal because they're playing so loud the deprivation of sleep of our residents causes mental issues that are completely ignored. She mentioned the neighborhood plays loud noise during the week and we are forced to live with this emotional distress and there's no sidewalks and there's absolutely no traffic control and we're very concerned. She stated they are a residential area not an entertainment district. She mentioned they are the neighbors also have already called the police many times because they park their vehicles. She stated she was being sabotaged and she filed charges with the police department because they went and made a function and then they didn't even put a correct stamp.

Mr. Fernando Pena is the owner of the property north of the Ice House. He stated the problem that he has are the cars that are parking right on his property from the Ice House. He mentioned he had placed no parking sign on his property and they had taken them off. He stated that was his main concern that parking on his property and he stated its kind of a little problem selling the property. The property is for sale as of now. He stated that's been our biggest problem with the Ice House. They keep parking there on his property. He stated the customers from the Ice House during the winter time when the tourists arrive they park on his property and even on the front of the property. He mentioned they park all over so they have a kind of a big problem with that.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked How many parking spaces do they need based on the capacity of the establishment.

Mr. Cervantes stated 55 parking spaces are required, but they only have 12 off street parking spaces at the site. Now this property is in the Central Business District. So, in the Central Business District, the businesses are not required to have to meet the parking requirements.

Chairwoman Izaguirre stated staff could make sure that they don't park in Mr. Pena's property.

Mr. Cervantes stated It could be an additional condition if that's what the board would like to add.

Chairwoman Izaguirre stated what she is seeing is that the request is for a renewal of a conditional use permit.

Mr. Cervantes stated it is a renewal but if you notice the last condition.

Chairwoman Izaguirre stated it's only one condition.

Mr. Cervantes stated it's the last condition # 10. The last condition is to be allowed to have live outdoor music.

Chairwoman Izaguirre stated that conditions 1 to 9 they're fine. The only difference is the number Ten.

Mr. Cervantes stated yes that correct, 1 to 9 is already in place when the council approved it in April. The issue is number ten.

Chairwoman Izaguirre asked if the City council approved this from 1 to 9.

Mr. Cervantes replied that's correct.

Mr. Alaniz asked if there was any way to start them with acoustic music.

Mr. Cervantes stated when the council approved it, they were allowed outside so they can have music with the speaker only.

Chairwoman Izaguirre asked if they could have a speaker.

Mr. Cervantes stated Yes, they are allowed to have speakers. He mentioned live music is prohibited.

Chairwoman Izaguirre asked since it's a conditional use permit because it's still music whether it's on the speaker or live. She asked if there is just a difference just from the sound level. She stated its still music they can still listen to.

Mr. Cervantes stated he believes it attracts people when they have bands playing.

Ms. Thompson asked What's the occupancy of that

Mr. Cervantes stated in your list of conditions is the occupancy and it varies.

Chairwoman Izaguirre asked if there's music going on right now.

Mr. Cervantes stated Yes.

Ms. Thompson asked where all these people park.

Mr. Cervantes stated most of them in the street or on another people's property.

Ms. Thompson asked 130 people. That's a lot of vehicles.

Ms. Garza stated 357 people and 464 people were standing.

Mr. Cervantes stated the fire department has given occupancy based on different occupancies based on how they are standing or are they sitting approved 464 people.

Chairwoman Izaguirre asked what planning approved.

Mr. Cervantes stated these occupancies are what we got from fire maximum.

Ms. Thompson asked if they're parking in front of these people's homes.

Chairwoman Izaguirre asked what had planning approved for parking.

Mr. Cervantes stated that the central business district is not required at all.

Ms. Thompson asked when this was brought before and the live music was disallowed. Was that the last renewal.

Mr. Cervantes stated Yes, the renewal was in April.

Ms. Thompson asked if there is a reason to think that the council would approve the live music this time around.

Mr. Cervantes stated in April when the applicant went before City Council part of the reason the Council voted is because they did not have any police reports. He stated the City Council mentioned that they wish to have the police reports for the last two years. He mentioned the applicant submitted a petition in support of some of the petitioners being within the notification area.

Ms. Thompson asked for the past year they've had this approval without live music.

Mr. Cervantes stated yes.

Ms. Thompson asked in April.

Mr. Cervantes stated yes, since April.

Chairwoman Izaguirre stated they are requesting live music for the winter season.

Ms. Garza asked when the approval expired.

Mr. Cervantes stated it was for one year. They're up for renewal but the winter season is coming.

Ms. Thompson stated so the last loud noise complaint was in March of 2025. She asked which was right before that restriction was placed to no live music. Is that correct?

Mr. Cervantes stated yes, we have police reports from the past two years. There was one loud noise complaint and it was in March of this year, which was before the April prohibition of live music outside.

Ms. Thompson asked if numerous complaints have been issued because of the loud noise. If that was the case, would it be reflected in this record.

Mr. Cervantes stated Yes, so we got the complete records from PD for the past two years. There was a vehicle abandoned and obviously if PD is called in they have to file. They can't just show up and say turn it down and not put anything on paper.

Ms. Thompson stated the bigger concern is parking. We've restricted use of certain things within the Central Business District, even though there isn't that parking requirement because of the density of development in that area and the lack of parking and the lack of nearby public areas that people could park in. Because how close is the nearest public parking area for this facility. She asked how close the nearest public was.

Mr. Cervantes stated there are none. He suggested maybe the owners could rent the person that spoke, maybe they could make an agreement to rent that property for parking. He stated the board can recommend additional conditions they can even though it's in the Central Business District and by ordinance is exempt from a conditional use permit but you can impose conditions.

Chairwoman Izaguirre stated that's what she was asking about the sound level to see if the board could add a condition if they were to approve the live music for the music to be at the exact same sound level that the music is as of right now.

Mr. Cervantes stated in the list of conditions that staff recommended they have to comply with the noise ordinance. He stated that even if live music is allowed in the next property it cannot exceed 65 decibels. He mentioned if the neighbor calls a compliant PD and has a machine to measure the noise level it cannot exceed the 65 decibels or a citation could be issued to the venue.

Ms. Garza stated its ongoing concern with that place has been the problem with the music and the noise among other things.

Ms. Thompson stated if its approved number ten live music is allowed outside they would still need to comply with the noise ordinance.

Mr. Cervantes stated that even though there's a band playing outside if the council approves it they still have to comply with the noise ordinance. He mentioned if they get very loud the neighbor to the west could call PD.

Ms. Thompson asked if this was approved except for number ten this was approved for that number ten for live music.

Mr. Cervantes stated No, since April they had music from a speaker outdoors they have not had any live music.

Mr. Alaniz stated he suggested the owners invest in this decibel reader and he moved for approval.

Chairwoman Izaguirre stated the board could reduce it to six months instead of a year if it helps they've had music.

Ms. Garza stated her biggest concern is the parking. They are going to have live music. They are going to attract more people. It's going to compound the problem with the parking.

Chairwoman Izaguirre stated people Uber.

Mr. Cervantes stated so it can be for six months and we can get additional police reports and have another public hearing. It could be like a test.

Ms. Thompson asked Mr. Rangel if he had any type of equipment.

Mr. Rangel stated yes.

Ms. Thompson asked if he could explain that information a little bit.

Mr. Rangel stated he has a decibel reader he got it right after the first complaint he would go across the street with the decibel reader and make sure to keep it under 61 decibels at the street

Ms. Thompson asked if that's how they've been operating since they've had speakers and no loud music.

Mr. Rangel stated yes, we haven't had any complaints since and as far as the parking goes they were grandfathered in on the street access when we first applied for that.

Mr. Alaniz motion approval for six months.

Ms. Thompson second that motion and would suggest also that in the next six months for staff to evaluate the parking situation.

Mr. Cervantes stated yes staff can go out there and take some photos.

Chairwoman Izaguirre stated Maybe they can restripe the parking lot.

Mr. Cervantes stated yes, maybe the applicant could work out something with the other property to rent the property for parking to address the parking.

Ms. Thompson stated in six months will re-evaluate.

Mr. Cervantes stated Yes, staff will go out there and take some photos of the parking situation.

There being no further discussion, Chairwoman Izaguirre entertained a motion to have a floor plan to scale. Mr. Alaniz moved to approve the conditional use permit request with the condition of having a decibel reader and approval for six months. Ms. Thompson seconded the motion with the conditional to have the parking re-evaluated within six months. Upon a vote, Ms. Garza nayed vote was 3 to 1 the motion passed unanimously.

**Started: 6:14 p.m.**

**Ended: 6:15 p.m.**

**Item #6**

**Site Plan Approval:**

**Construction of a chain convenience**

**store and gas station  
The unrecorded Lot 1, Replat of a  
portion of Lot 64, Caledonia, Unit no. 1  
Murphy USA**

Mr. Cervantes stated the site is a 1-lot development having double frontage to N. La Homa Road and 3 Mile Road. Currently, zoning for the property is (C3) General Business District which is suitable for this type construction. The new development will include new internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements. Proposed are 16 parking spaces (1 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project. The site will include a main structure with a grand total of 2,824 square feet and a gas filling area with canopy for public use. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff 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. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#7**

**ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Alaniz seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:15 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

**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") and Townhouse Residential District ("R-1T") to General Business District ("C-3"), being a 2.0992-acre tract of land situated in the Gabriel Manquillia Survey, Abstract No. 53, located at the Southwest corner of E. Griffin Parkway (FM 495) and Augusta Drive. Applicant, L Squared Engineering c/o Roy Dale Wood, Gary Arlen Wright and Linda Wright Baker - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- September 26, 2025 – Application for rezoning submitted for processing.
- October 25, 2025 – 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.
- November 5, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- December 9, 2025 – 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") and Townhouse Residential District ("R-1T") to General Business District ("C-3") for a commercial development at the site.
- The tract of land has 2.0992 acres in area and measures 318 feet along Griffin Parkway and has a depth of 298 feet.
- The surrounding zones are Single family Residential District (R-1) and Neighborhood Commercial District (C-2) to the North, Townhouse Residential District (R-1T) to the East, Townhouse Residential District (R-1T) to the South and Multi-family Residential (R-3) and Agricultural Open Interim District (AO-I) to the West.
- The surrounding land uses include the Shary Municipal Golf Course to the South, townhouse residential to the East, Single-family homes, Grooming Pet Salon and Amber Lyn Fitness Studio to the North and an apartment complex to the West.
- There are two vacant houses at the site.
- The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for medium density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses.
- Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

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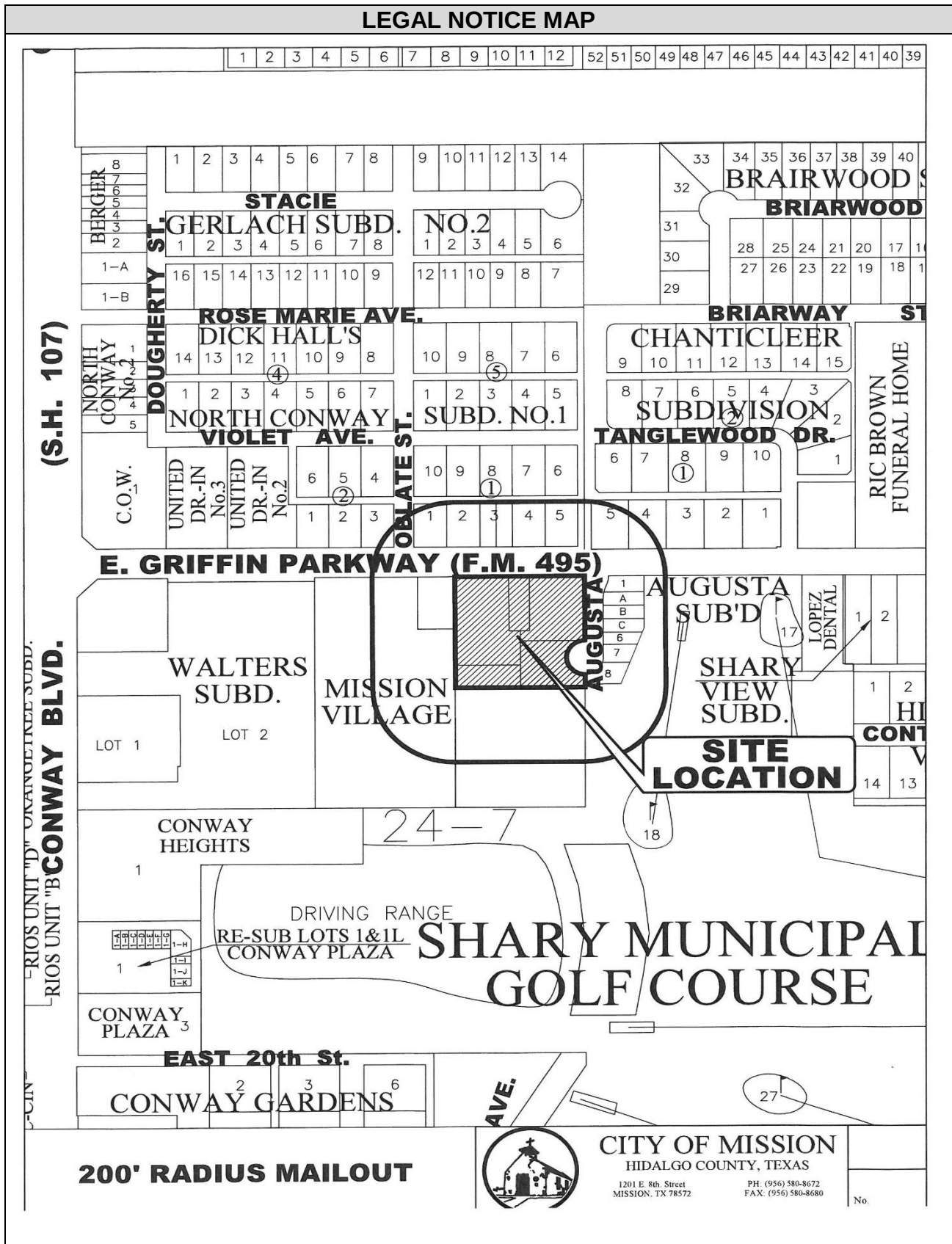
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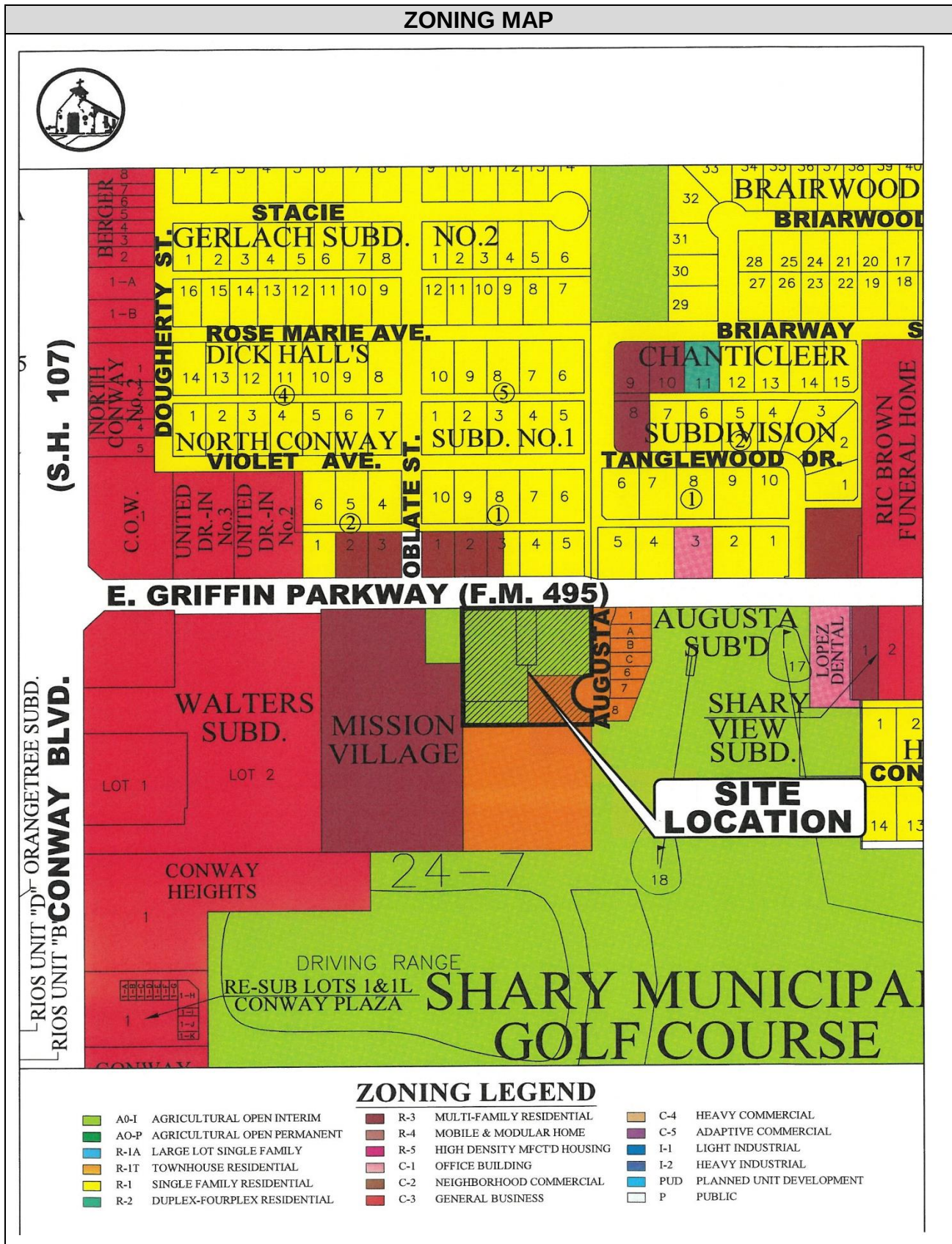
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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









**AERIAL**



# PROPERTY SURVEY

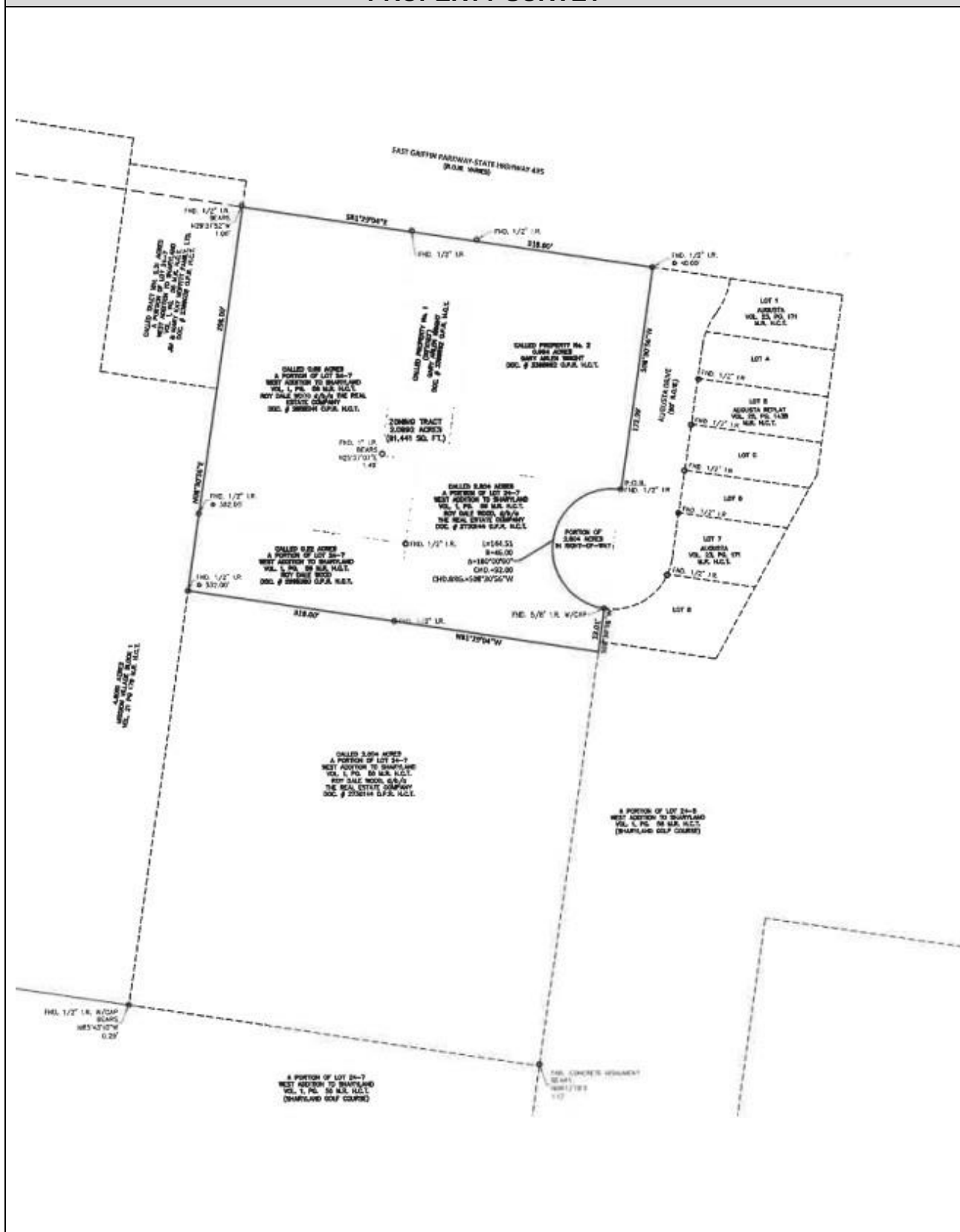


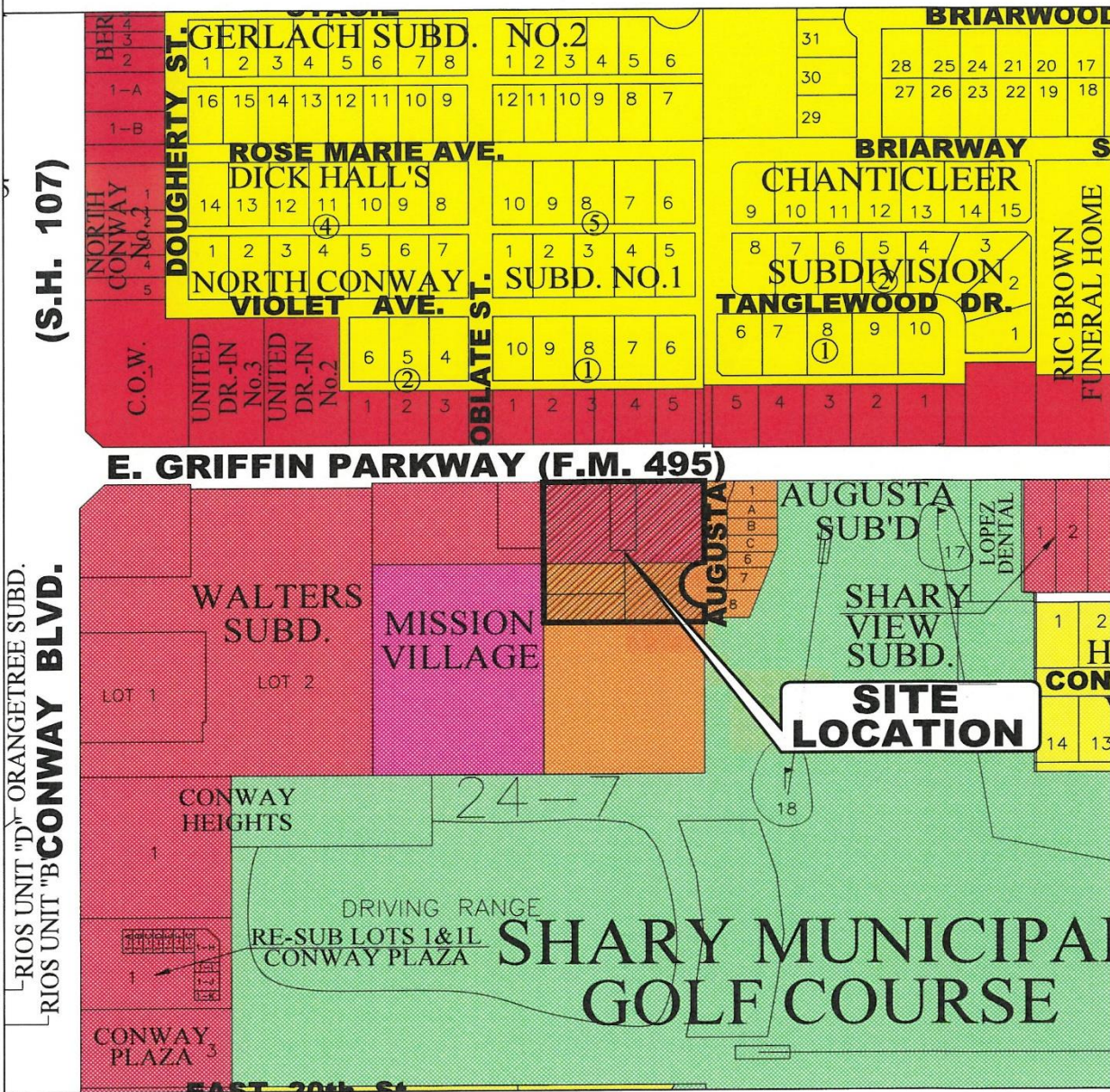


PHOTO OF THE SUBJECT PROPERTY





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |                                                                                                                                                                         |                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res.                | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - MD - Moderate Density Res.                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> - HD - High Density Res.                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black; border-radius: 50%;"></span> - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |

## MAILOUT LIST

| PROP_ID | name                                                     | addrDelive             | addrCity    | addrState | addrZip    |
|---------|----------------------------------------------------------|------------------------|-------------|-----------|------------|
| 247220  | DEL BARRIO ANTONIA                                       | 409 E GRIFFIN PKWY     | MISSION     | TX        | 78572-2915 |
| 247219  | SALINAS FRANCISCO GARZA                                  | 405 E GRIFFIN PKWY     | MISSION     | TX        | 78572-2915 |
| 247218  | RODRIGUEZ APARTMENTS LLC                                 | 1800 CYNTHIA LN        | PALMHURST   | TX        | 78573-8508 |
| 457982  | CITY OF MISSION                                          | 1201 E 8TH ST          | MISSION     | TX        | 78572-5812 |
| 119196  | CORNEJO NANCY PARKER & FRANCISCO J CORNEJO               | 2208 ROYAL PALM DR     | MISSION     | TX        | 78572-3007 |
| 134078  | ENRIQUEZ AUSTIN JAE                                      | 411 E GRIFFIN PKWY AVE | MISSION     | TX        | 78572-2915 |
| 134077  | CANTU GREGORIO ALBERTO                                   | 1317 PAMELA DR         | MISSION     | TX        | 78572-4353 |
| 247217  | MISSION INVESTMENT                                       | 1901 ROYAL PALM DR     | MISSION     | TX        | 78572-2939 |
| 247227  | CENTRAL AUTO SALES LLC                                   | 1617 PEBBLE DR         | MISSION     | TX        | 78574-3521 |
| 119198  | SANCHEZ ALEXANDER A & RACHEL M BERGER SANCHEZ            | 2210 AUGUSTA DR        | MISSION     | TX        | 78572-2994 |
| 119199  | BLACKWOOD HELEN C                                        | 2222 AUGUSTA DR        | MISSION     | TX        | 78572-2994 |
| 119191  | VAZQUEZ MARIA L A/K/A BRISENO                            | 2224 AUGUSTA DR        | MISSION     | TX        | 78572-2994 |
| 119200  | SARNO MARIA LUISA & NANCY GEORGINA DILLON PARKER CORNEJO | 2214 AUGUSTA DR        | MISSION     | TX        | 78572      |
| 119201  | CASANOVA ROSA IRENE                                      | 2218 AUGUSTA DR        | MISSION     | TX        | 78572-2994 |
| 119197  | SARNO MARIA LUISA                                        | 2214 AUGUSTA DR        | MISSION     | TX        | 78572-2994 |
| 316929  | WOOD ROY DALE                                            | 4425 N MCCOLL ROAD     | MCALLEN     | TX        | 78504-2464 |
| 316928  | WRIGHT GARY ARLEN & LINDA WRIGHT BAKER                   | 7910 SHARPCREST        | HOUSTON     | TX        | 77036-6448 |
| 503756  | WOOD ROY DALE                                            | 4425 N MCCOLL          | MCALLEN     | TX        | 78504-2464 |
| 316924  | WOOD ROY DALE                                            | 4425 N MCCOLL ROAD     | MCALLEN     | TX        | 78504-2464 |
| 316923  | JIM & MARY KAY MOFFITT FAMILY LTD                        | 1128 PECAN BLVD        | MCALLEN     | TX        | 78501-7872 |
| 240906  | MISSION VILLAGE LTD                                      | 6800 PARK TEN BLVD     | SAN ANTONIO | TX        | 78213-4235 |
| 316930  | WRIGHT GARY ARLEN & LINDA WRIGHT BAKER                   | 7910 SHARPCREST        | HOUSTON     | TX        | 77036-6448 |
| 316922  | CITY OF MISSION                                          | 1201 E 8TH ST          | MISSION     | TX        | 78572-5812 |
| 457982  | CITY OF MISSION                                          | 1201 E 8TH ST          | MISSION     | TX        | 78572-5812 |
| 130478  | TRADEWINDS DEV INC                                       | PO BOX 184             | MCALLEN     | TX        | 78505-0184 |





## CITY OF MISSION

### AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo - Cervantes

#### NATURE OF REQUEST:

##### Project Timeline:

- September 10, 2025 – Application for rezoning submitted for processing.
- October 24, 2025 – 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.
- November 5, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- November 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

##### Summary:

- The applicant is requesting to rezone the subject property from Office Building District ("C-1") to Neighborhood Commercial District ("C-2") in order to have expanded business opportunities at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road.
- The surrounding zones are Agricultural Open Interim (A-OI) to the North and South, Large Lot Single-family Residential (R-1A) to the West, and outside the city limits to the East.
- The surrounding land uses include single-family homes in all directions.
- The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space.
- The Future Land Use Map shows the property designated for lower density residential uses.
- The requested rezoning is not in line with the comprehensive plan designation, but due to the property location at a corner of major collector streets, staff finds the requested rezoning acceptable.
- Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.



**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

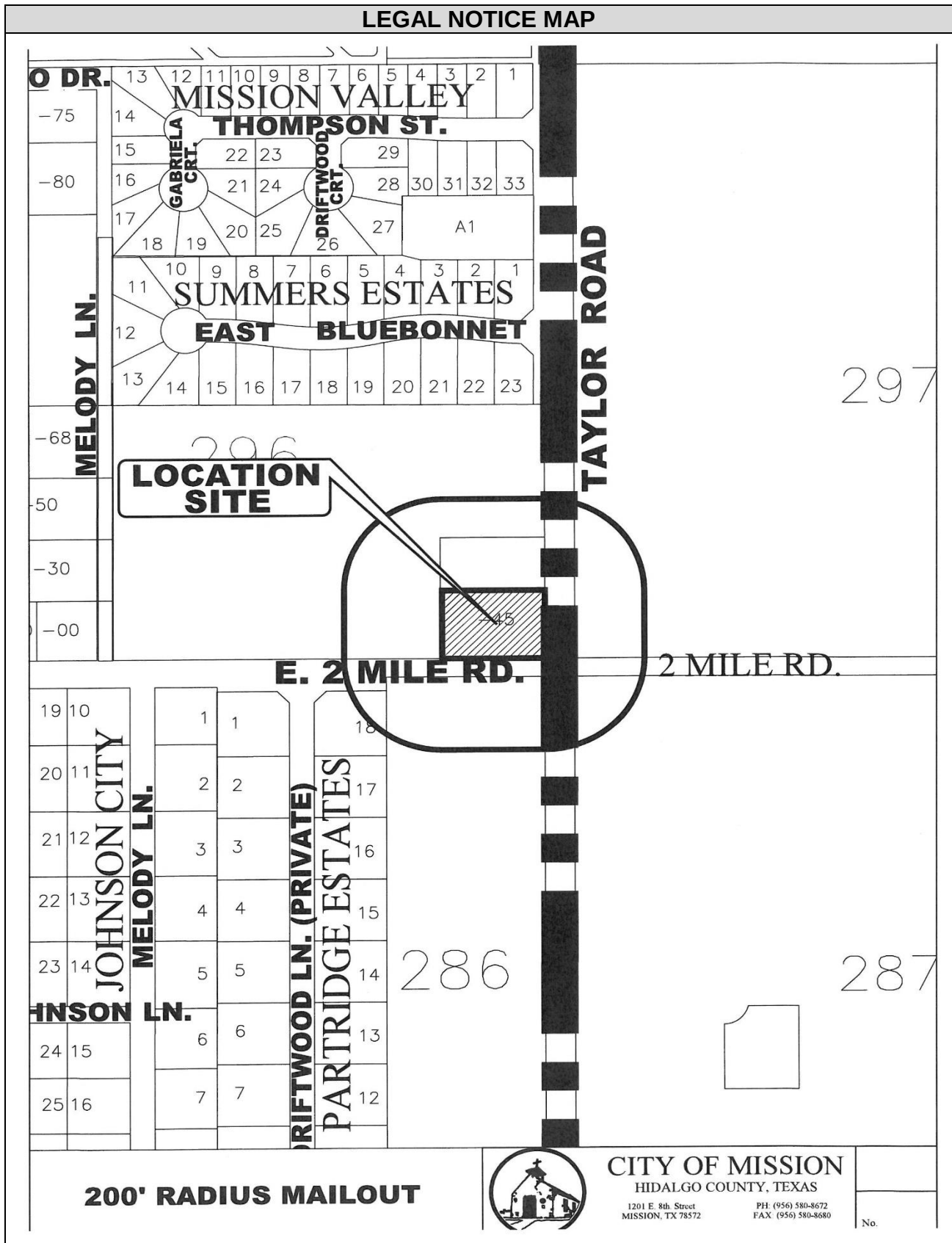
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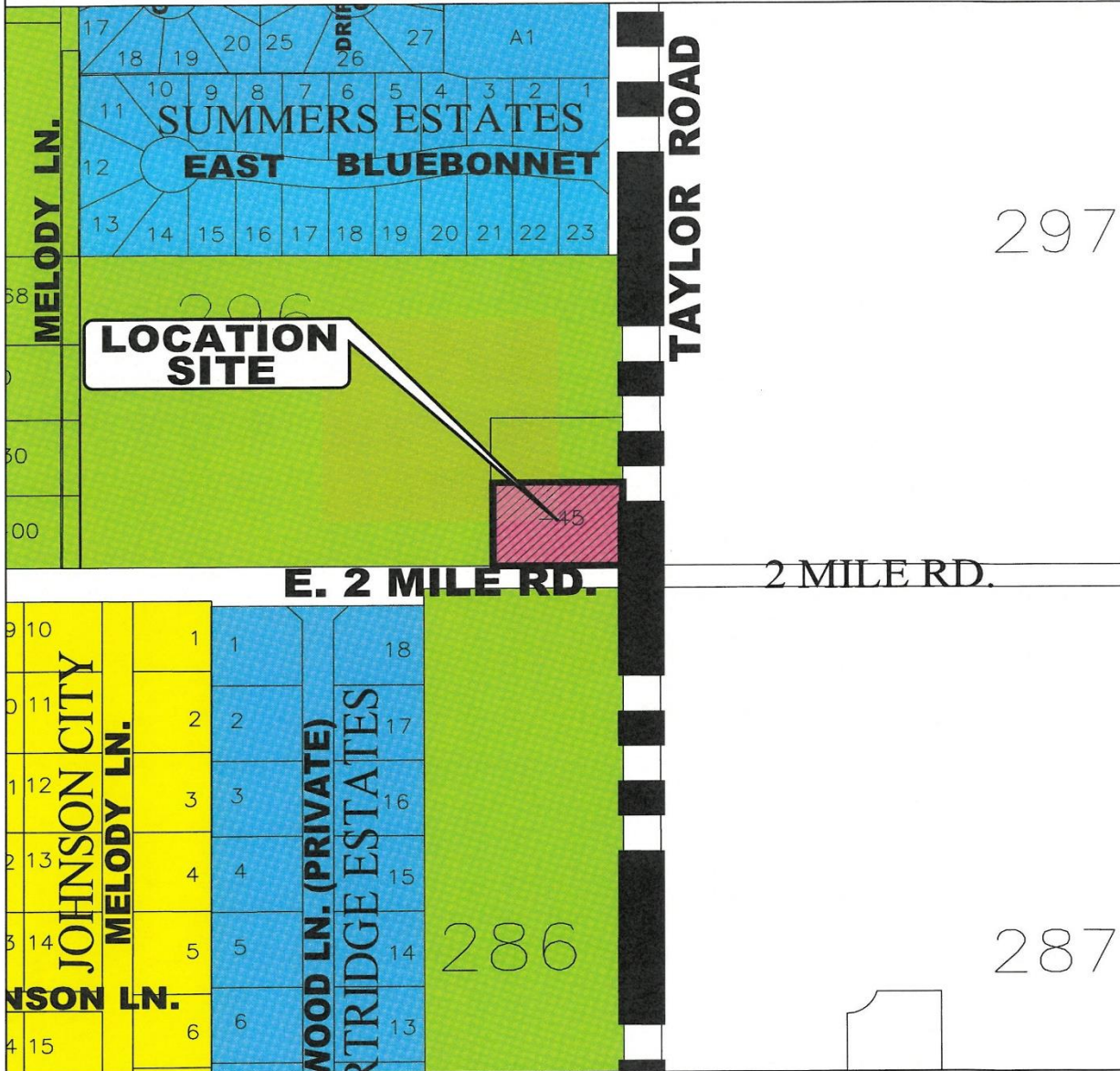
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



# ZONING MAP



## ZONING LEGEND

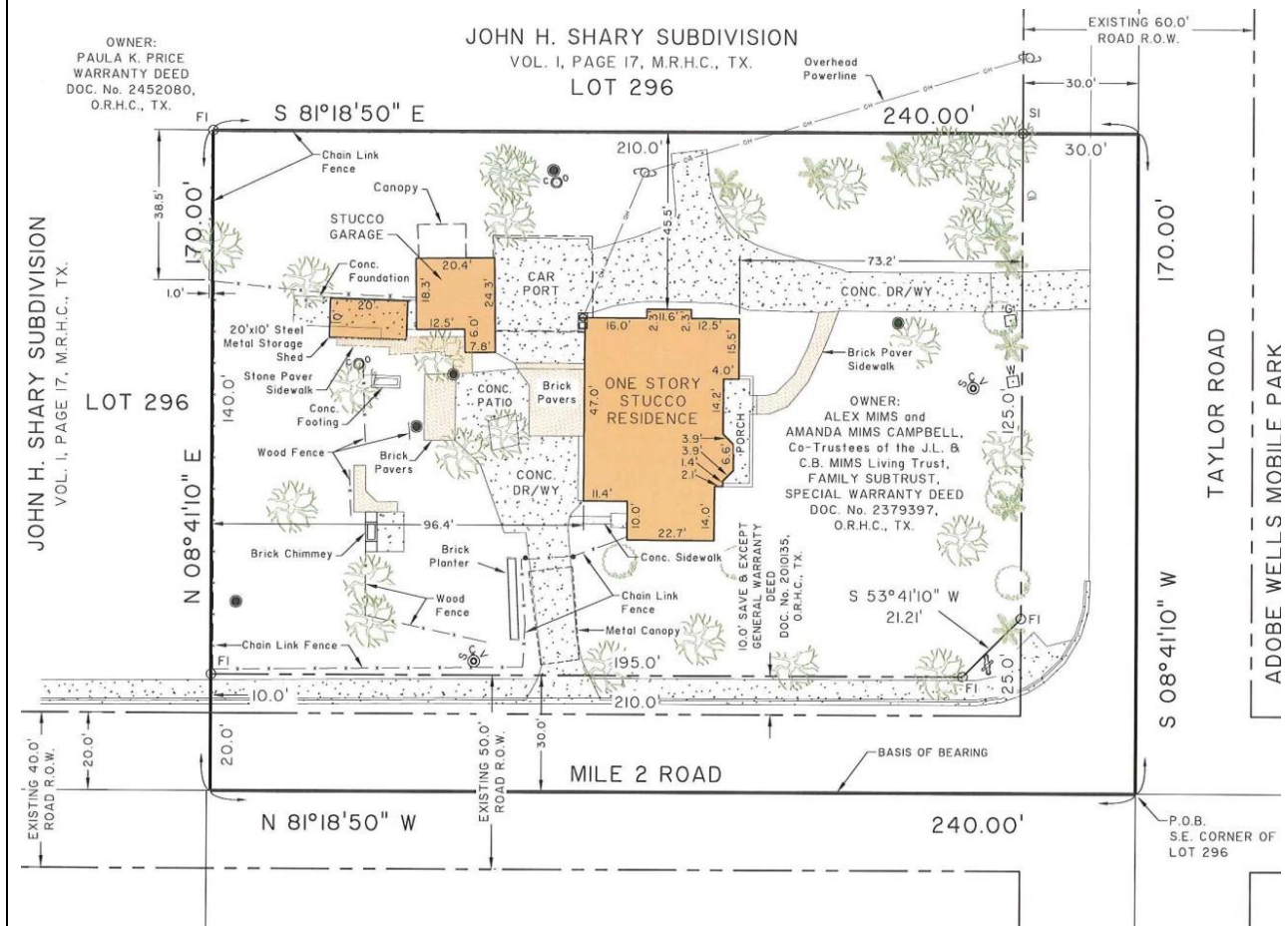
|  |                                  |  |                                 |  |                              |
|--|----------------------------------|--|---------------------------------|--|------------------------------|
|  | A0-I AGRICULTURAL OPEN INTERIM   |  | R-3 MULTI-FAMILY RESIDENTIAL    |  |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



AERIAL



## PROPERTY SURVEY





**PHOTO OF THE PROPERTY FROM TAYLOR ROAD**

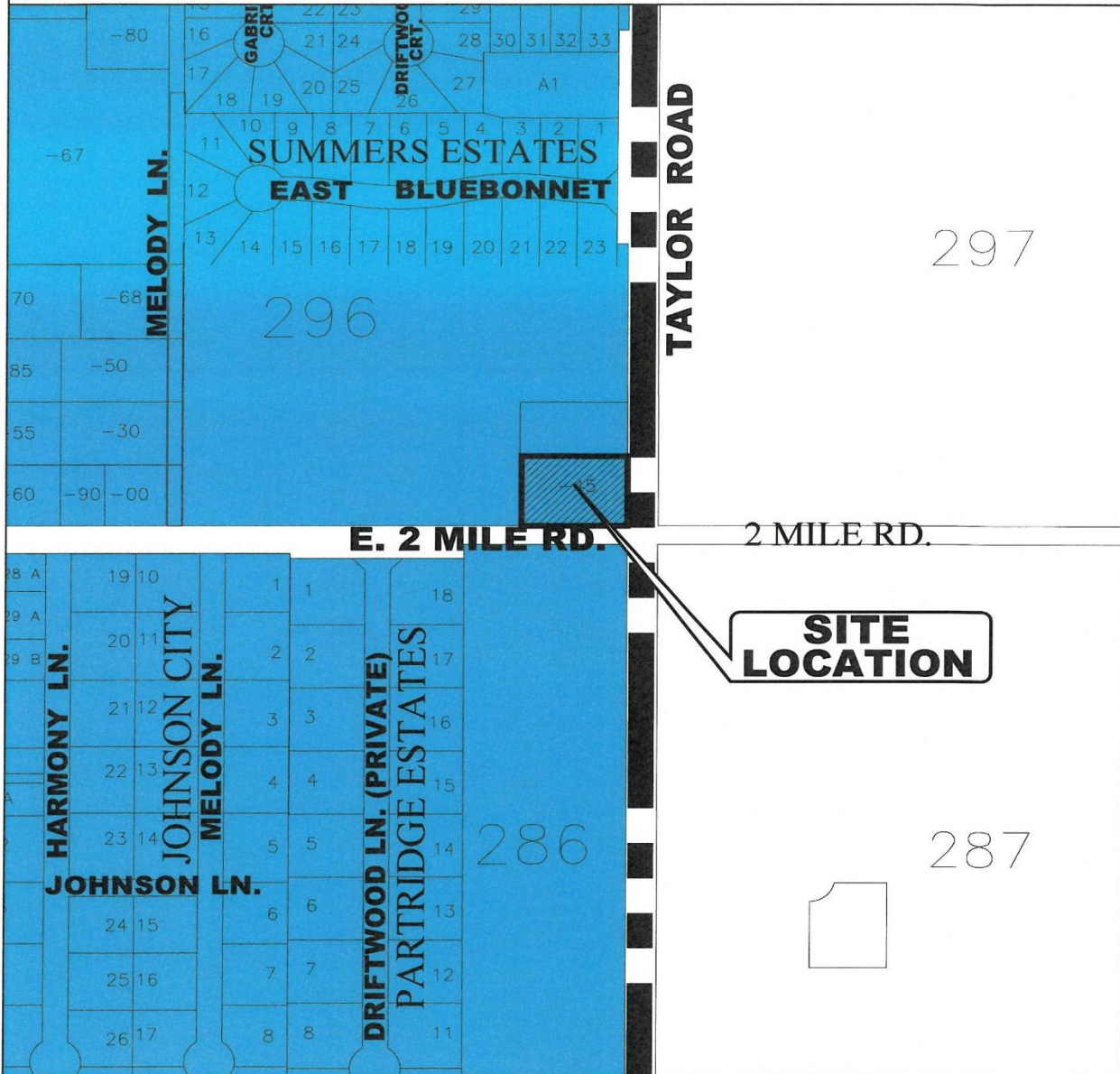


**PHOTO OF THE PROPERTY FROM MILE 2 ROAD**





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |                                                                                                                                                                             |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                          | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res.                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - MD - Moderate Density Res.                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> - HD - High Density Res.                        | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black; border-radius: 50%;"></span> - ● - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |

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

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

**CONDITIONAL USES**

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

**PROHIBITED USES**

- Any use not listed above
- Off-premise signs



## PERMITTED USES FOR THE C-2 DISTRICT

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

#### PERMITTED USES

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

#### CONDITIONAL USES

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

#### PROHIBITED USES

- Any use not listed above
- Off-premise signs



## MAILOUT LIST

| PROP_ID | geolD                | name                              | addrDelive      | addrCity | addrState | addrZip    |
|---------|----------------------|-----------------------------------|-----------------|----------|-----------|------------|
| 790097  | P4355-00-000-0018-00 | RIVERA RICARDO URZUA              |                 |          |           |            |
| 281585  | S2950-00-000-0296-40 | RGV VILLA DEVELOPMENT LLC         | 123 VILLA ST    | MISSION  | TX        | 78572      |
| 281586  | S2950-00-000-0296-45 | BUSINESS 83 LLC                   | 305A N SHARY RD | MISSION  | TX        | 78572-2025 |
| 498743  | S2950-00-000-0286-79 | ENRIQUE OLIVAREZ CONSTRUCTION INC | 1013 N 23RD ST  | MCALLEN  | TX        | 78501-7497 |
| 641626  | S2950-00-000-0286-81 | ENRIQUE OLIVAREZ CONSTRUCTION INC | 1013 N 23RD ST  | MCALLEN  | TX        | 78501-7497 |
| 281492  | S2950-00-000-0286-60 | MORALES SERGIO G                  | 509 W NOLANA    | MCALLEN  | TX        | 78504-3029 |



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for Tutoring Services in a property zoned Office Building District ("C-1"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- September 10, 2025 – Application for conditional use permit submitted for processing.
- October 24, 2025 – 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.
- November 5, 2025 – Public hearing and consideration of the requested conditional use permit by the Planning and Zoning Commission.
- November 12, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

#### Summary:

- The applicant is requesting the conditional use permit in the subject property zoned Office Building District ("C-1") to provide after school tutoring services at the site.
- The code of ordinances states that tutoring services is allowed in a property zoned Office Building District ("C-1") with a conditional use permit.
- The rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road.
- The proposed hours of operation are Monday through Thursday from 4:30 p.m. to 7:00 p.m.
- There will be two business owners and one employee providing the tutoring services.
- The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space.
- Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that the use requested is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request subject to compliance with the following conditions:

1. One (1) year permit to continue to assess this business
2. Must comply with all city codes (Building, Fire, Health, Sign codes, etc.)

3. CUP is not transferable to others.
4. Hours of operation are Monday to Thursday from 4:30 p.m. to 7:00 p.m.

---

**RECORD OF VOTE:**

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

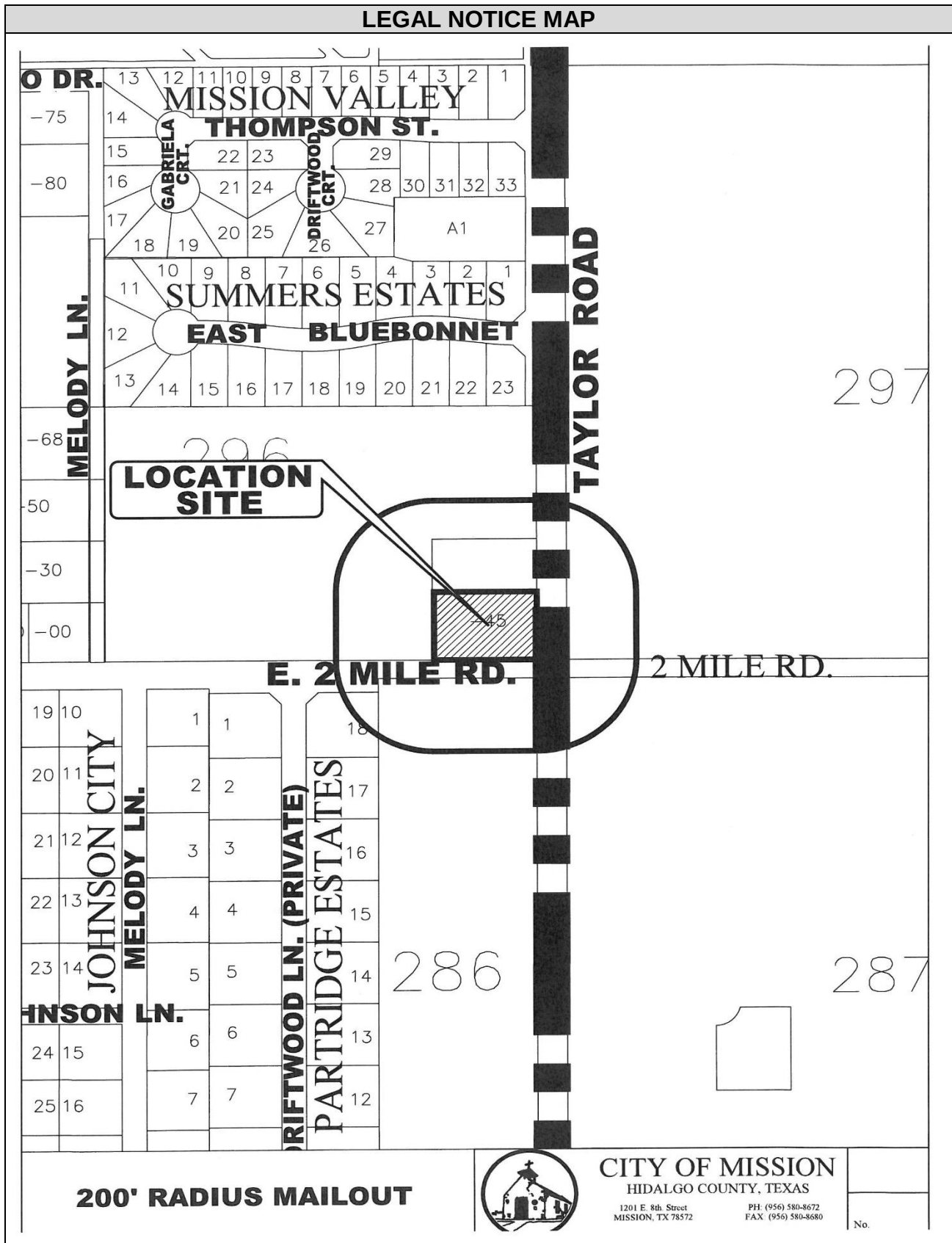
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**TABLED:** \_\_\_\_\_

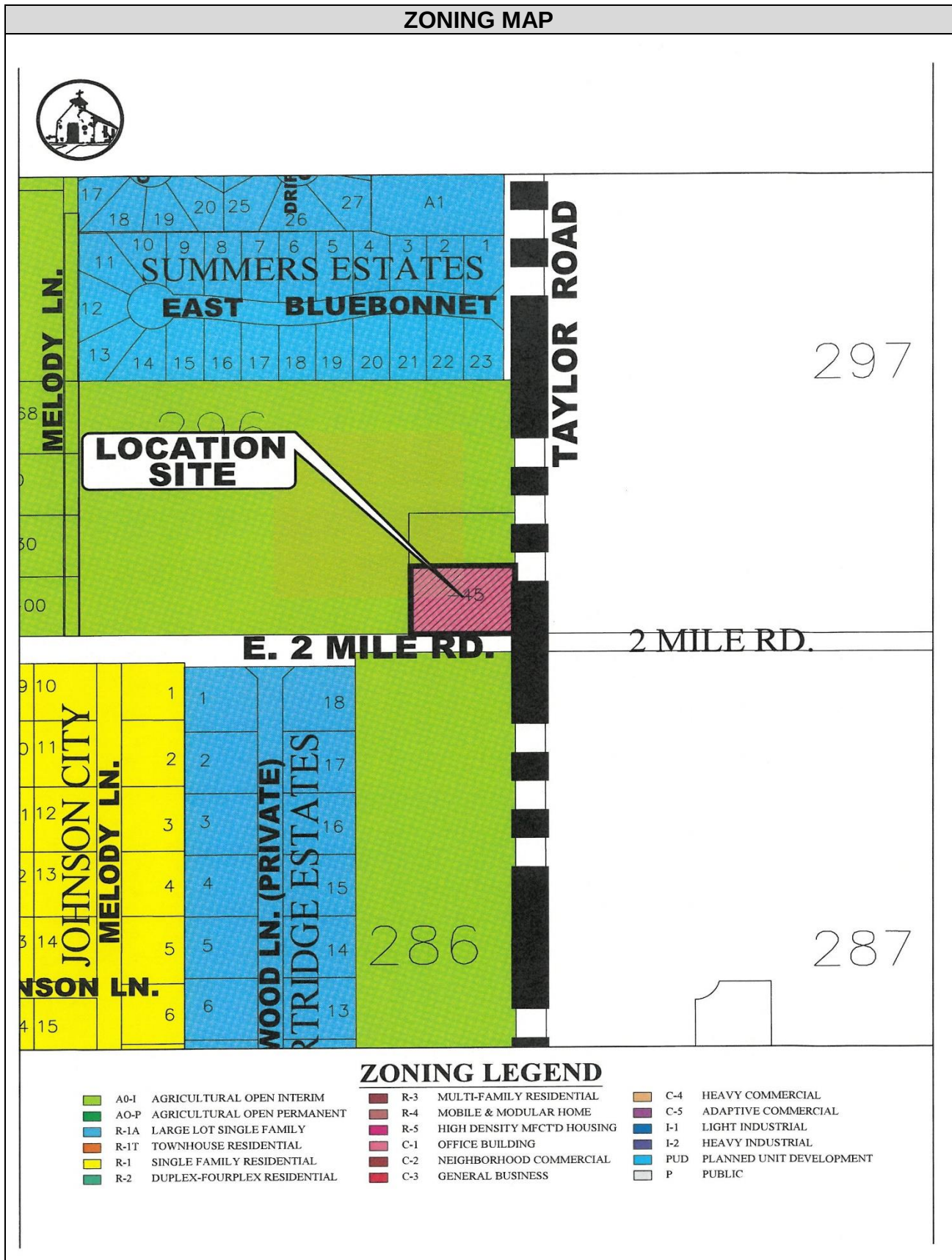
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



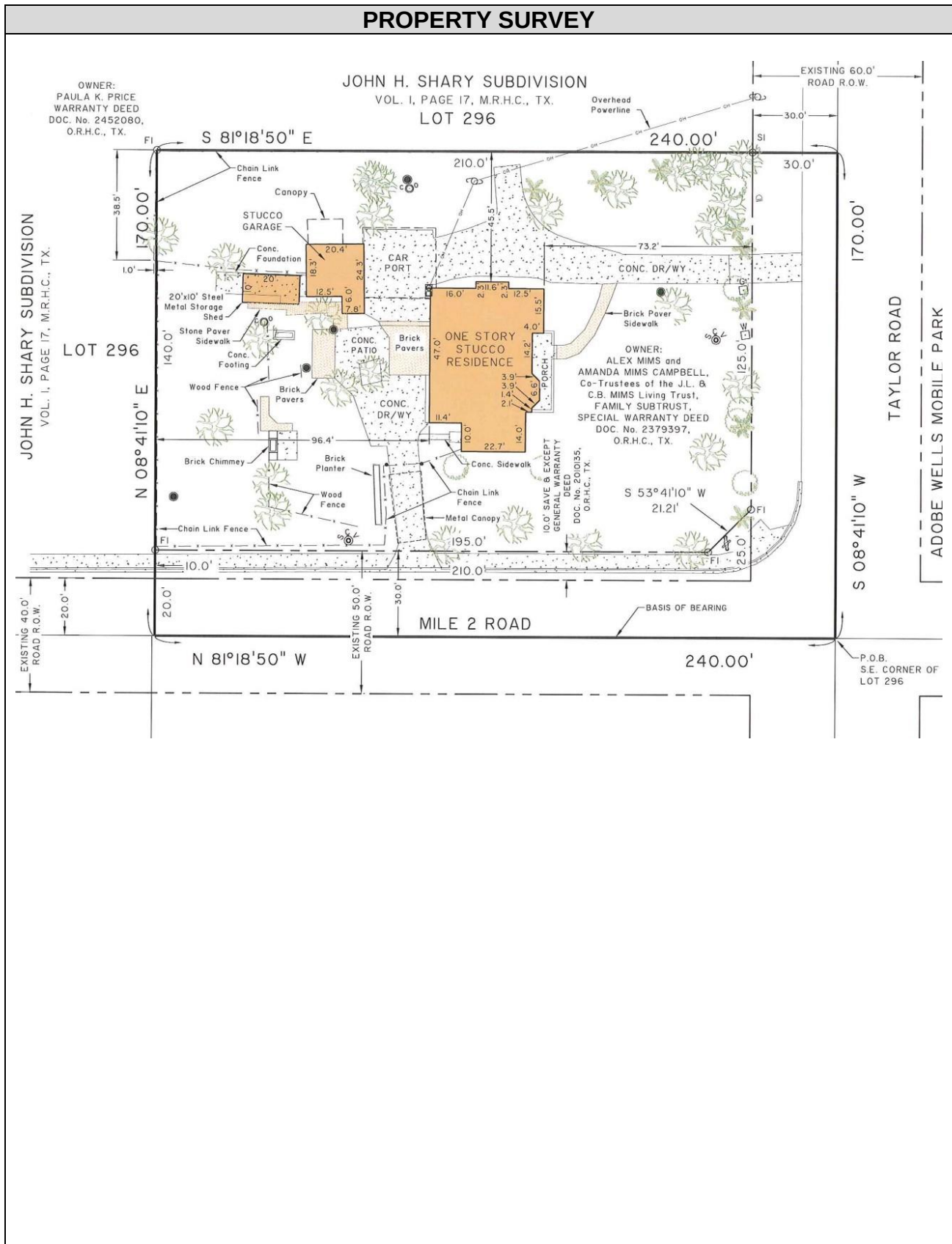






AERIAL







**PHOTO OF THE PROPERTY FROM TAYLOR ROAD**



**PHOTO OF THE PROPERTY FROM MILE 2 ROAD**





## TUTORING SERVICES FLYER

**PALM VALLEY LEARNING ACADEMY**

# AFTER SCHOOL TUTORING

FOR PREK TO 6TH GRADERS

**Now Open!**

Unlock Your Child's Potential with Our Tutoring Program!

**Program Services:**

- Reading
- Math
- Writing
- Study Skills
- STAAR Skills

**\$80 off**  
FIRST MONTH

**Siblings DISCOUNT**

Contact us now to secure your child's spot

**(956) 566-3136**  
[palmvalleyacademy@gmail.com](mailto:palmvalleyacademy@gmail.com)

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

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

**CONDITIONAL USES**

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

**PROHIBITED USES**

- Any use not listed above
- Off-premise signs

## MAILOUT LIST

| PROP_ID | geolD                | name                              | addrDelive      | addrCity | addrState | addrZip    |
|---------|----------------------|-----------------------------------|-----------------|----------|-----------|------------|
| 790097  | P4355-00-000-0018-00 | RIVERA RICARDO URZUA              |                 |          |           |            |
| 281585  | S2950-00-000-0296-40 | RGV VILLA DEVELOPMENT LLC         | 123 VILLA ST    | MISSION  | TX        | 78572      |
| 281586  | S2950-00-000-0296-45 | BUSINESS 83 LLC                   | 305A N SHARY RD | MISSION  | TX        | 78572-2025 |
| 498743  | S2950-00-000-0286-79 | ENRIQUE OLIVAREZ CONSTRUCTION INC | 1013 N 23RD ST  | MCALLEN  | TX        | 78501-7497 |
| 641626  | S2950-00-000-0286-81 | ENRIQUE OLIVAREZ CONSTRUCTION INC | 1013 N 23RD ST  | MCALLEN  | TX        | 78501-7497 |
| 281492  | S2950-00-000-0286-60 | MORALES SERGIO G                  | 509 W NOLANA    | MCALLEN  | TX        | 78504-3029 |





## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – 7 Brew Coffee in a (C-3) General Business District, being Lot 6, Block 1, North Sharyland Commons Subdivision, located at the corner of Shary Road (FM 494) and Ruby Red Boulevard. Applicant: Citadel Development - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- October 22, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 28, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 5, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- November 12, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

#### Summary:

- The site is located at the Southeast corner of N. Shary Road and Ruby Red Boulevard.
- The site will include a drive-thru service window on the north side of the building. Site access will include (3) access points: access one is a shared 24-foot-wide access driveway from Chipotle Mexican Grill; access two is a shared 25-foot-wide access driveway from Panda Express; and access three is off a service road via a 24-foot-wide driveway.
- The orders are taken by employees using iPads while the cars are stacked in the drive-thru lanes, with each lane accommodating up to six vehicles. Payment is taken and drinks are hand-delivered under the canopy. For speed of service, 7-Brew does not encourage a walk-up window for customer vehicles that need to park and walk up due to the size of their vehicles.
- All transactions are handled by the baristas face-to-face and not through a menu board. The site components consist of the main building and canopy, a trash enclosure, and a remote cooler with dry storage clad in building-like materials.
- Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council.
- The proposed hours of operation are as follows: 5:30 a.m. to 10:00 p.m., seven days a week.
- The working staff will be 40 to 50 employees on different shifts
- The building is a 541 square foot prefabricated building that is brought to the site, and will arrive in 3 parts that are assembled in a matter of hours.
- Parking: the 541 square foot site requires 4 parking spaces, but exceeds this requirement with 8 spaces provided.

- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

- Staff recommends Approval for Life of Use, subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Installation of a speed bump at the end of the ordering window,
- Acquisition of a business license before occupancy, and
- CUP is not transferable to others

---

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

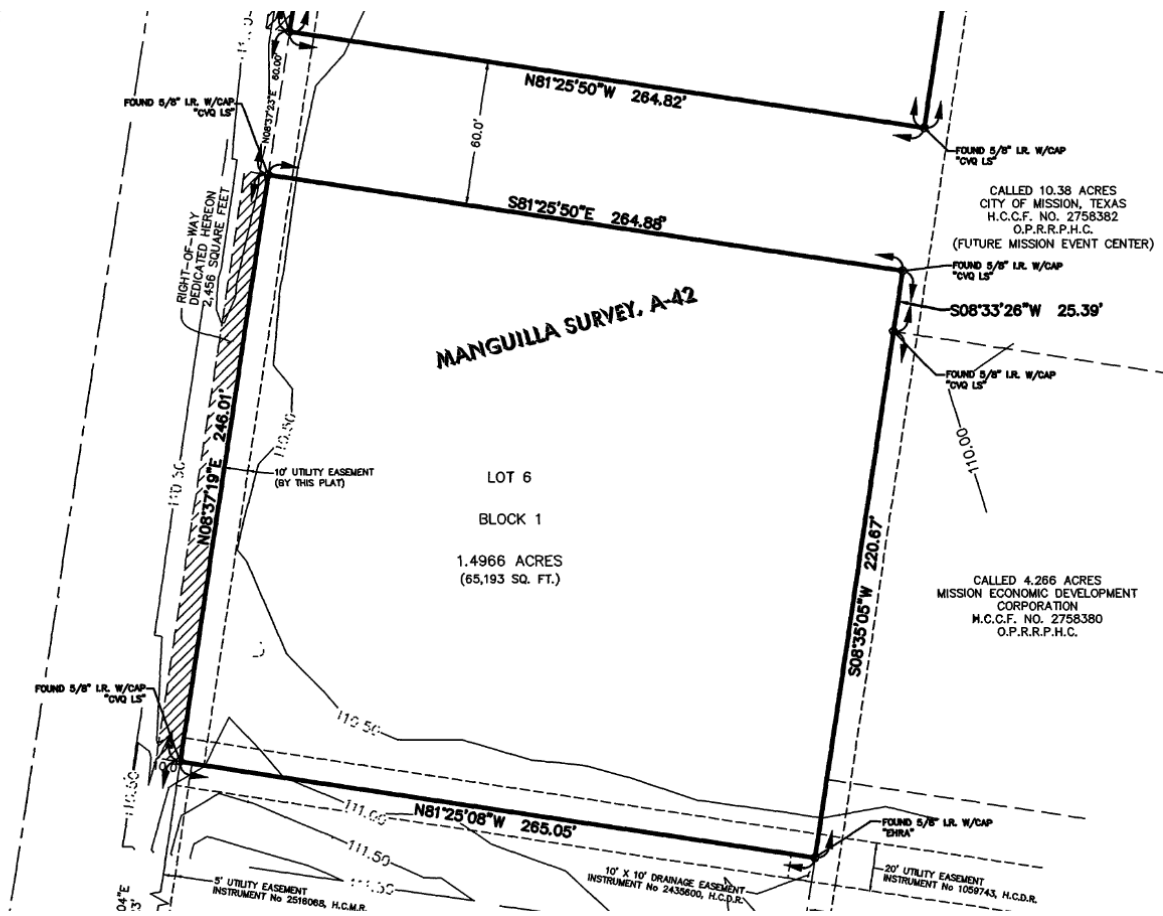
VICINITY MAP



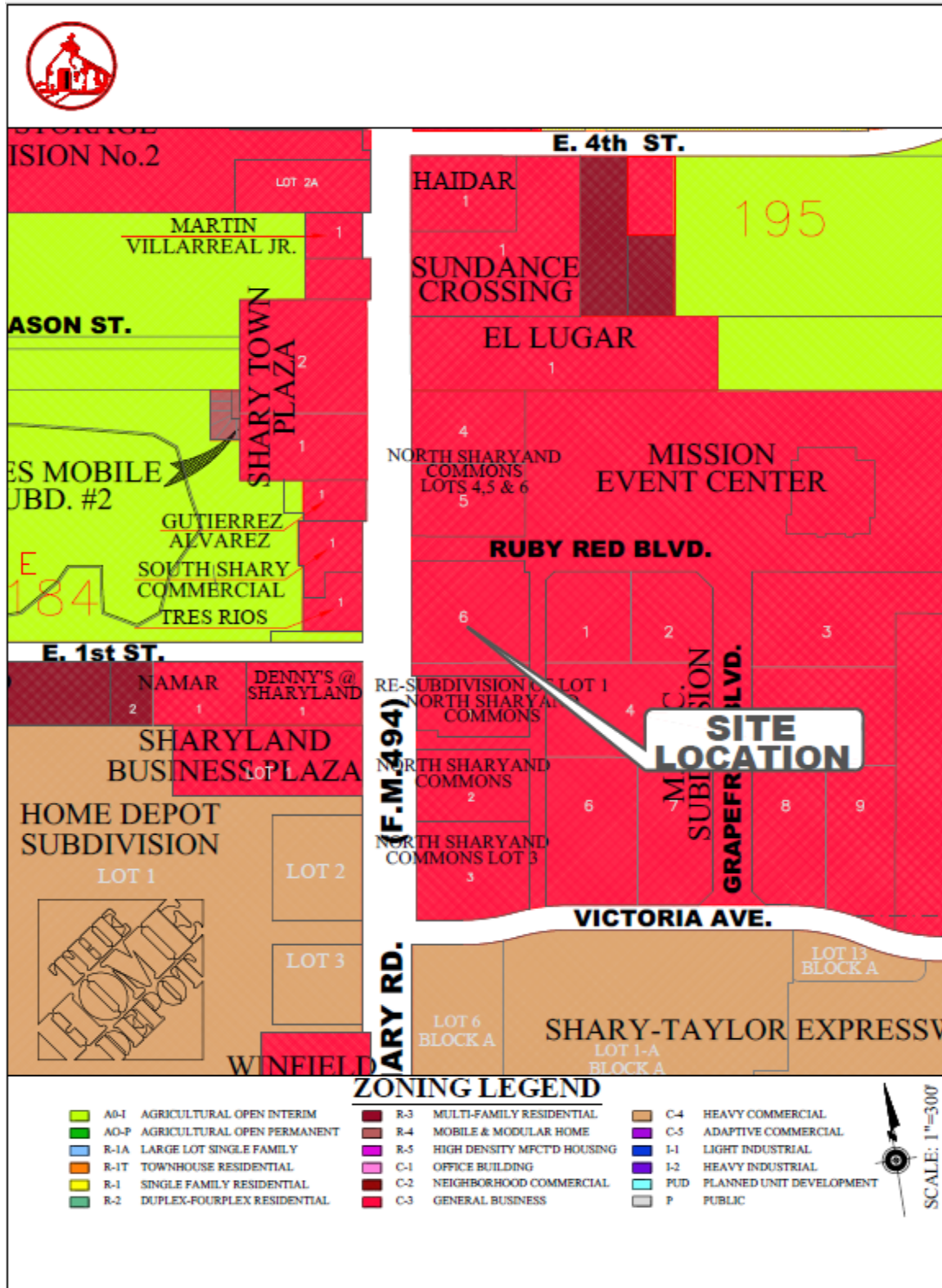




# PLAT OF LOT 6, NORTH SHARYLAND COMMONS



# ZONING MAP

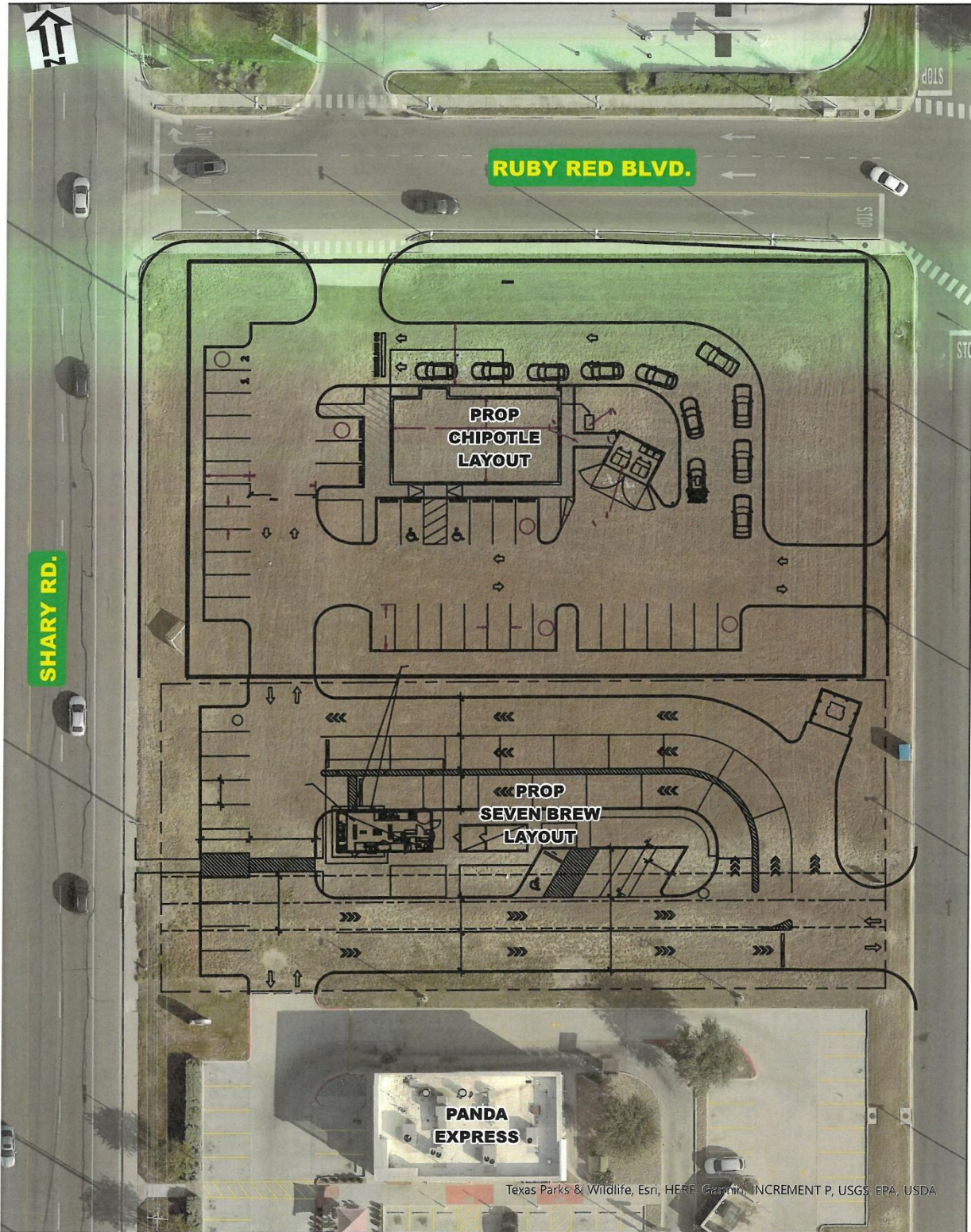


AERIAL PHOTO



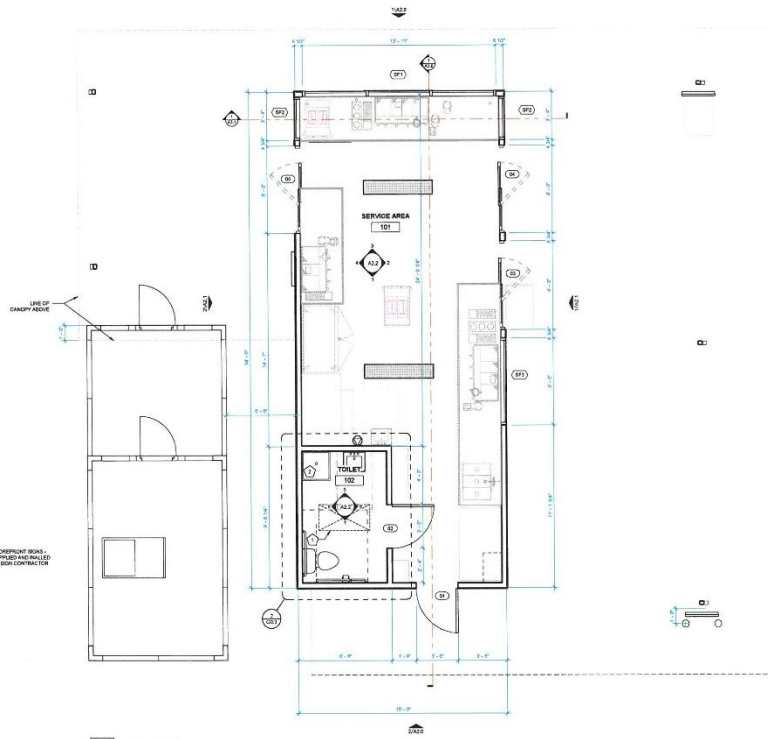
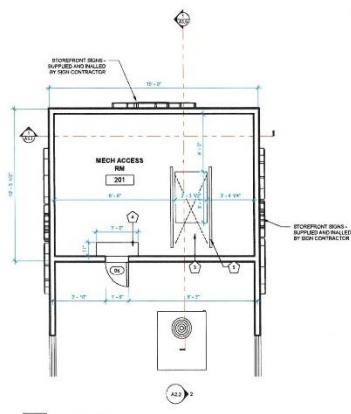


# SITE PLAN



# FLOOR PLAN

| FLOOR PLAN KEYNOTES |                                                 |
|---------------------|-------------------------------------------------|
| Note Number         | Note Text                                       |
| 1                   | ACCESS DOOR FOR CRAWLSPACE ACCESS               |
| 2                   | ROOF DRAIN PLUMBING DRAWINGS                    |
| 3                   | MECH ACCESS DOOR AND LADDER - SUPPLIED BY OWNER |
| 4                   | STEP CENTER ON DOOR                             |
| 5                   | HAND RAIL - EACH SIDE                           |



DATE: 08/10/2021  
DRAWN: JTA  
CHECKED: C

7 BREW COFFEE

08/10/2021

FL



## MENU

## THE 7 ORIGINALS

**BLONDIE**

VANILLA & CARAMEL BREVE  
(270-850 CAL)

**BRUNETTE**

HAZELNUT & CARAMEL MOCHA  
(280-850 CAL)

**SMOOTH 7**

IRISH CREAM & WHITE CHOCOLATE BREVE  
(260-840 CAL)

**WHITE CHOCOLATE MOCHA**

WHITE CHOCOLATE & MILK CHOCOLATE MOCHA  
(280-850 CAL)

**CINNAMON ROLL**

BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE  
(300-770 CAL)

**GERMAN CHOCOLATE**

COCONUT & CARAMEL MOCHA  
(280-860 CAL)

**SWEET & SALTY**

SALTED CARAMEL & WHITE CHOCOLATE BREVE  
(260-840 CAL)

ICED, HOT, or CHILLER



» **MAKE IT A TRIPLE 7**  
ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST  
(180-980 CAL)

## &gt;&gt;&gt; CUSTOMIZE EVERYTHING &lt;&lt;&lt;

**SUGAR  
FREE**

**EXTRA SHOT**  
(5 CAL)

**SWEETNESS**  
1/4 1/2 REG EXTRA

**COLD FOAM**

**MILK ALTERNATIVES**  
OAT, ALMOND, OR COCONUT

**7 ENERGY**

ICED or CHILLER

(10-560 CAL)

A PREMIUM ENERGY DRINK  
CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR!  
ORIGINAL OR SUGAR-FREE



**TOP  
PICKS**

OCEAN BREEZE™  
SUNRISE™

POKIE STICK  
NIGHTSHADE

RED BULL  
AVAILABLE

**7 FIZZ**

(0-435 CAL)

SPARKLING WATER INFUSED  
WITH ANY FLAVOR!

ADD CREAM OR WHIPPED  
CREAM

**TEAS & LEMONADES**

(0-510 CAL)

SWEET / UNSWEET  
GREEN  
EARL GREY  
PARIS  
DECAF  
CINNAMON SPICE

THE CLASSIC LEMONADE  
FLAVORS OR MAKE  
YOUR OWN COMBO!

**COLD BREW**

(20-90 CAL)

TRY IT WITH OUR  
COLD FOAM!

**CLASSICS**

ICED or HOT

**LATTE** (120-520 CAL)

**MOCHA** (200-520 CAL)

**BREVE** (250-660 CAL)

**CARAMEL MACCHIATO** (210-850 CAL)

**CAPPUCCINO** (100-260 CAL)

**HOUSE BLEND** (10-20 CAL)

**CHAI LATTE** (160-400 CAL)

**MATCHA LATTE** (170-390 CAL)

**COCOA** (250-630 CAL)

**SMOOTHIES & SHAKES**

(163-1,110 CAL)

STRAWBERRY  
PIÑA COLADA  
WILDBERRY  
MANGO  
PEACH  
BLUE POM

THE CLASSIC ICECREAM  
FLAVORS OR MAKE  
YOUR OWN COMBO!



**KIDS SIZES AVAILABLE!**



**ASK ABOUT OUR SECRET MENU!**

3,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a person in your party has a food allergy. We reserve the right to make any menu or pricing changes. Stated amounts do not include sales tax, sales tax stated separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

## MAILOUT LIST

| PROP_ID | name                                     | addrDelive               | addrCity          | addrState | addrZip    |
|---------|------------------------------------------|--------------------------|-------------------|-----------|------------|
| 730399  | MPJ GROUP LLC                            | 400 W NOLANA AVE STE N2  | MCALLEN           | TX        | 78504-3037 |
| 716978  | MPJ GROUP LLC                            | 400 W NOLANA AVE STE N2  | MCALLEN           | TX        | 78504-3037 |
| 897382  | WEINGARTEN SHARY NORTH JV                | 500 N BROADWAY STE 201   | JERICO            | NY        | 11753      |
| 958833  | CFT NV DEVELOPMENTS LLC                  | 1683 WALNUT GROVE AVENUE | ROSEMEAD          | CA        | 91770-3711 |
| 841644  | TRESFUENTES LLC                          | 2704 SAN DIEGO           | MISSION           | TX        | 78572-7187 |
| 841645  | TRESFUENTES LLC                          | 2704 SAN DIEGO           | MISSION           | TX        | 78572-7187 |
| 841646  | TRES ARIES LLC                           | 2807 SONORA ST           | MISSION           | TX        | 78572-5959 |
| 841647  | TORTILLAS ARIES LLC                      | 201 N SHARY RD STE 4     | MISSION           | TX        | 78572-9806 |
| 1067390 | DENNYS INC                               | 203 E MAIN ST            | SPARTANBURG       | SC        | 29319-0001 |
| 1236071 | WEINGARTEN SHARY NORTH JV                | 500 N BROADWAY STE 201   | JERICO            | NY        | 11753      |
| 1236070 | MDC COASTAL 5 LLC                        | 7400 E ORCHARD ROAD 2605 | GREENWOOD VILLAGE | CO        | 80111      |
| 1238512 | CITY OF MISSION                          | 1201 E 8TH ST            | MISSION           | TX        | 78572-5812 |
| 624567  | CITY OF MISSION                          | 1201 E 8TH ST            | MISSION           | TX        | 78572-5812 |
| 1241931 | MISSION ECONOMIC DEVELOPMENT CORPORATION | 801 N BRYAN RD           | MISSION           | TX        | 78572-6506 |
| 1241928 | MISSION ECONOMIC DEVELOPMENT CORPORATION | 801 N BRYAN RD           | MISSION           | TX        | 78572-6506 |
| 1241925 | MISSION ECONOMIC DEVELOPMENT CORPORATION | 801 N BRYAN RD           | MISSION           | TX        | 78572-6506 |





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to install eight (8) Electric Vehicle Charging Stations within a portion of the Target parking lot in a (C-4) Heavy Commercial District, being Lot 3, Block A, Shary-Taylor Expressway Commercial Subdivision, located at 2427 East Expressway 83, Applicant: Lena Strauss, c/o Tesla, Inc. – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- October 13, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- October 21, 2025 – 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.
- November 5, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- November 12, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located approximately 1,350' east of Shary Road along the north side of IH2 Frontage Road.
- Per Code of Ordinance, electric vehicle charging stations require the approval of a Conditional Use Permit by the City Council.
- Tesla is proposing to install eight (8) new supercharge stalls within the Target parking lot along IH2 Frontage Road for public use. Access to the charging stations would be off of the IH2 Frontage Road via a 34' driveway.
- The decision to expand the charging infrastructure is driven by several crucial factors that underline the increasing demand for electric vehicle charging services and the necessity to support the growing number of electric vehicles on our roads.
- Days/Hours of Operation: 24 hours a day, seven days a week
- Staff: None, self-operated.
- Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 595 parking spaces available for this establishment. Tesla will enable all charging spaces to be used for non-EV vehicle parking. There will be no parking signs installed to restrict non-EV use.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

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

1. Life of the Use with the understanding that the permit could be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: 24 hours a day, seven days a week

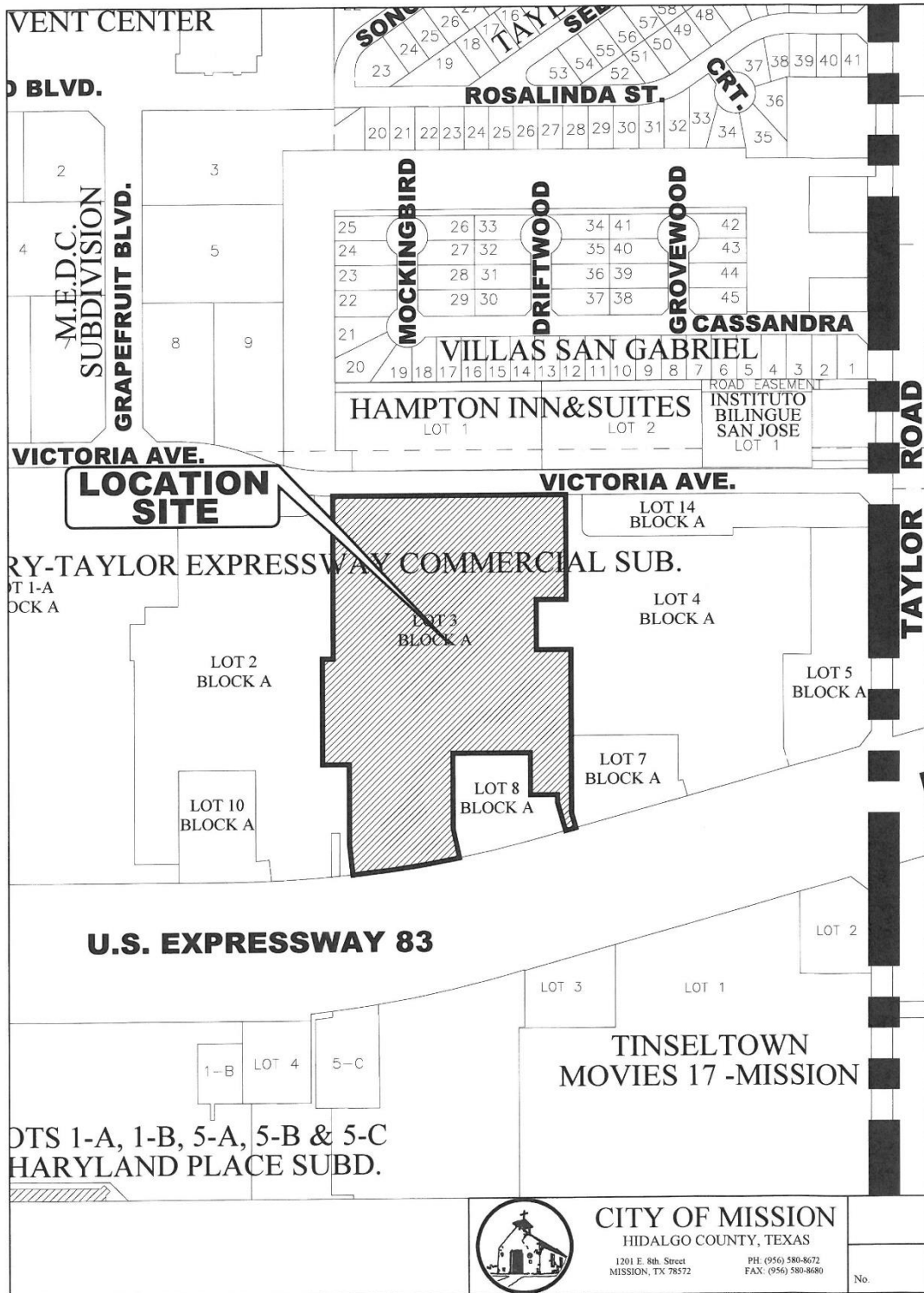
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

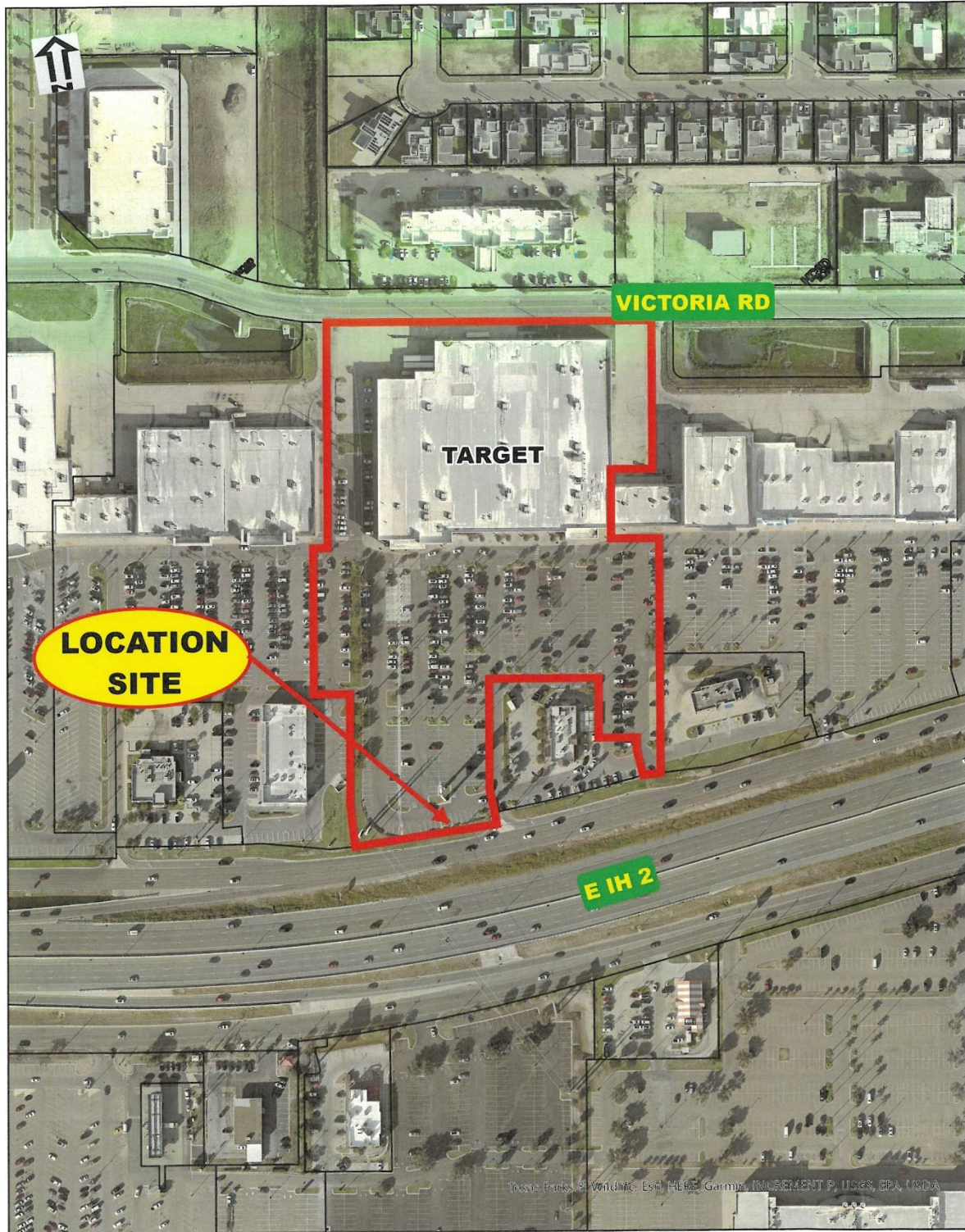
VICINITY MAP



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

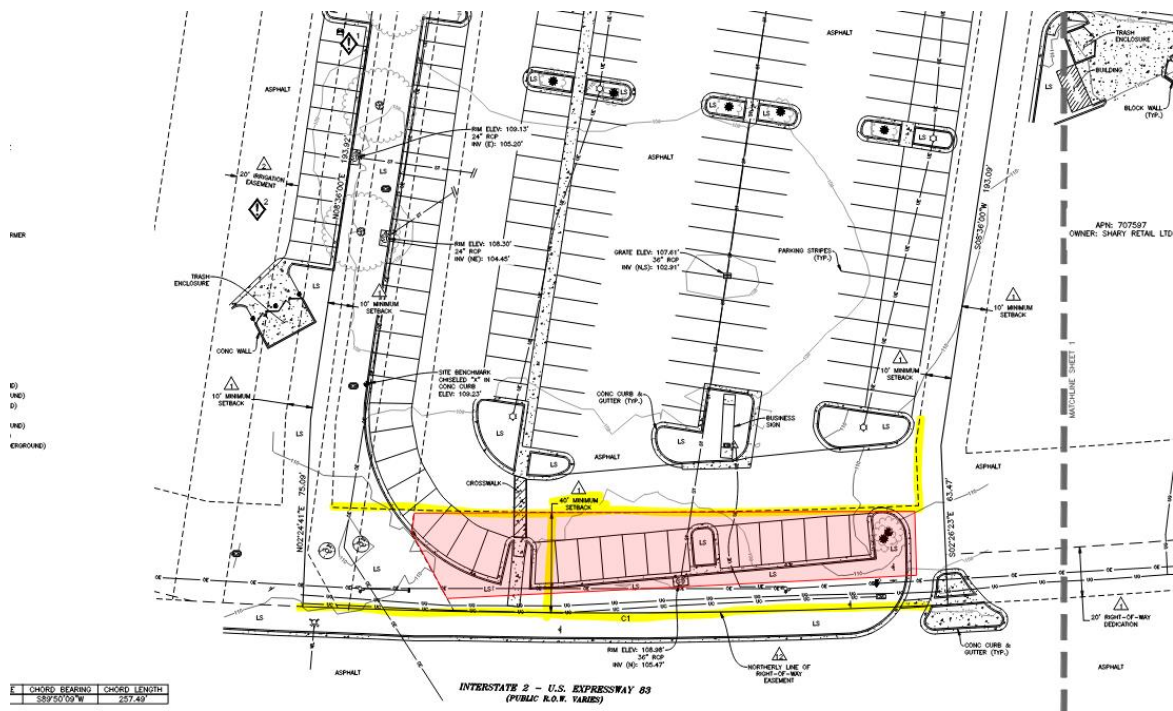
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ARIEL MAP

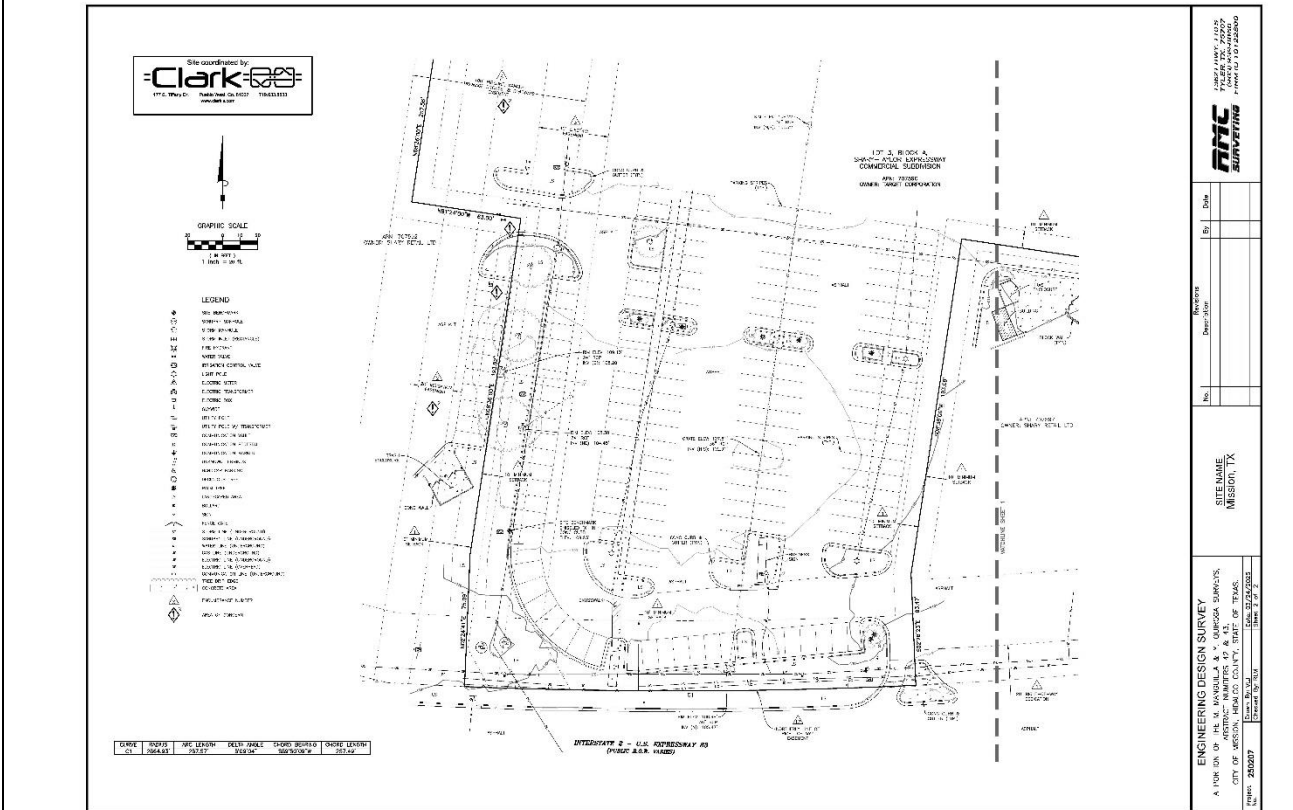




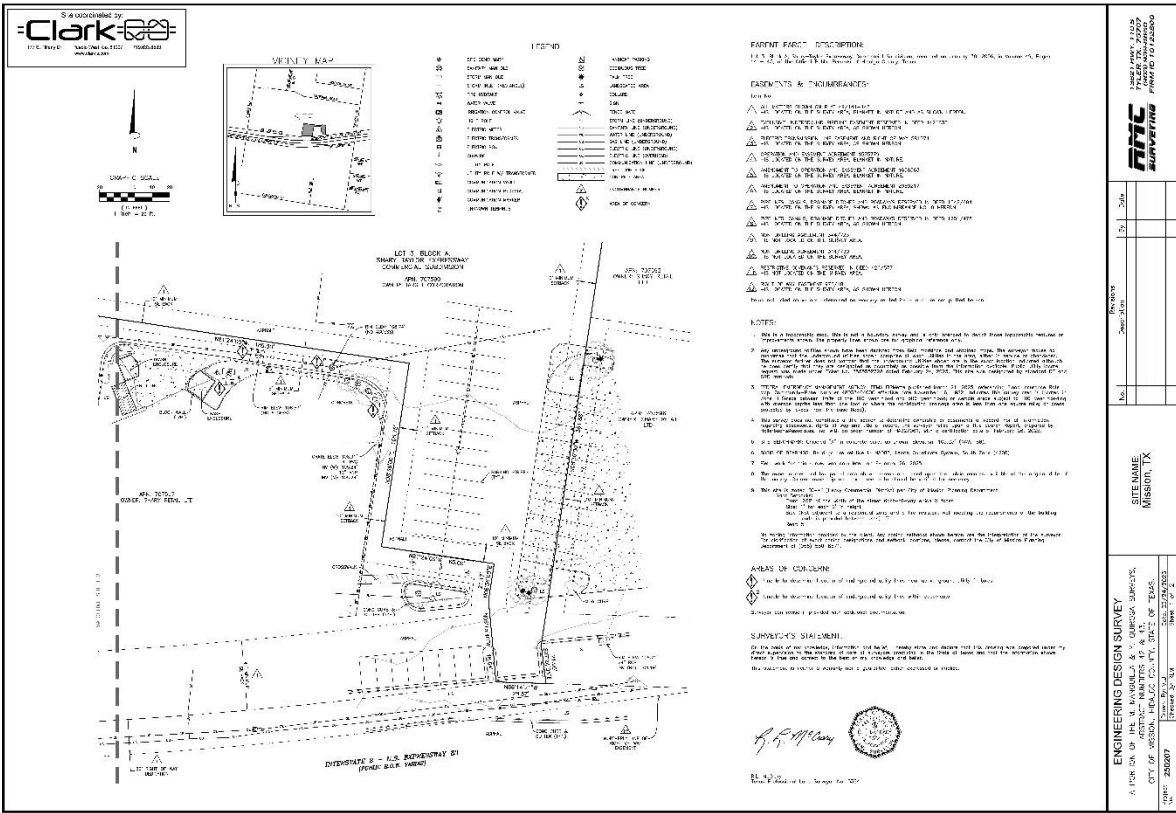
## ATTACHMENTS



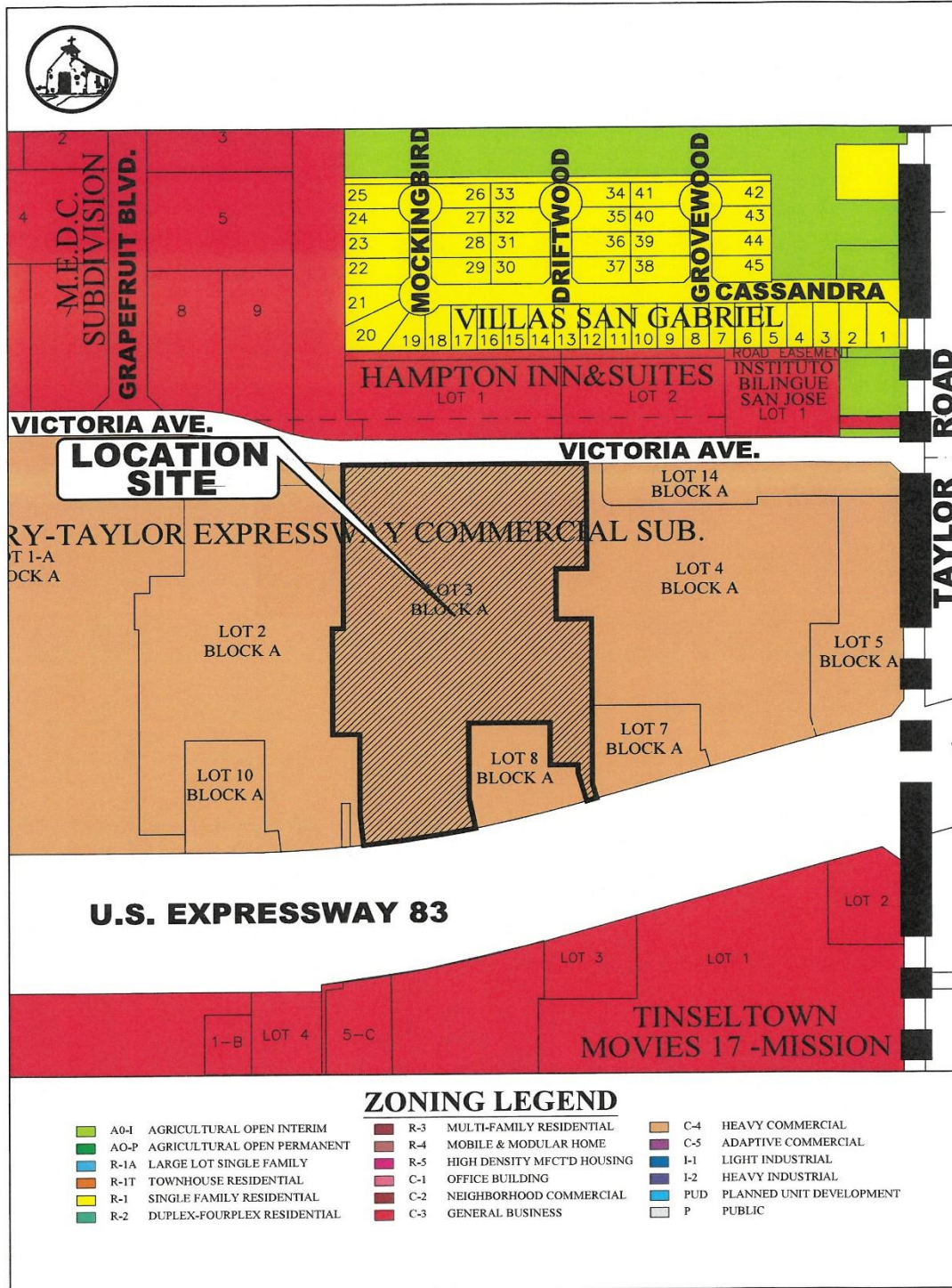
| ATTACHMENTS |  |
|-------------|--|
|-------------|--|



| ATTACHMENTS |  |
|-------------|--|
|-------------|--|



# ZONING MAP





## MAILOUT LIST

| PROP_ID  | geoID                | name                                     | addrDelive               | addrCity    | addrState | addrZip    |
|----------|----------------------|------------------------------------------|--------------------------|-------------|-----------|------------|
| 707603   | S2979-00-00A-0014-00 | SHARY RETAIL LTD                         | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707592   | S2979-00-00A-0002-00 | SHARY RETAIL LTD                         | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707599   | S2979-00-00A-0010-00 | SHARY RETAIL LTD                         | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707596   | S2979-00-00A-0007-00 | SHARY RETAIL LTD                         | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707593   | S2979-00-00A-0004-00 | SHARY RETAIL LTD                         | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707597   | S2979-00-00A-0008-00 | SHARY RETAIL LTD                         | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707590   | S2979-00-00A-0003-00 | TARGET CORPORATION                       | PO BOX 9456              | MINNEAPOLIS | MN        | 55440-9456 |
| 707602   | S2979-00-00A-0013-00 | SHARY RETAIL LTD                         | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 20827746 | H0952-00-000-0001-00 | VICTORIA HEIGHTS LLC                     | 312 W NOLANA LOOP        | PHARR       | TX        | 78577-8396 |
| 20827747 | H0952-00-000-0002-00 | RONQUILLO GRANOS & INSUMOS LLC           | 202 S DRIFTWOOD AVE      | MISSION     | TX        | 78572-5067 |
| 1241924  | M0054-00-000-0000-00 | CITY OF MISSION                          | 1201 E 8TH ST            | MISSION     | TX        | 78572-5812 |
| 1463021  | M0054-00-000-009A-00 | MISSION ECONOMIC DEVELOPMENT CORPORATION | 801 N BRYAN RD           | MISSION     | TX        | 78572-6506 |



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

**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 – Malquerida Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: Lada 52, LLC – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- October 17, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- October 24, 2025 – 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.
- November 5, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- November 12, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- 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 has been in operation in this 3,627 sq.ft. suite since 2018 under the name of Lada 52 Bar & Grill. Their last conditional use permit for the sale & on-site consumption of alcohol was approved on January 9, 2023 for a period of 4 years.
- The applicant would like to change the name of his business from Lada 52 Bar & Grill to Malquerida Bar & Grill. This requires a new conditional use permit due to the name change.
- The suite has 4 VIP areas, a stage for the band, a bar, a kitchen, and an office upstairs.
- The applicant has live music or bands on Fridays & Saturdays and a full menu until 12:00 am.
- **Days/Hours of Operation:** Tuesday – Sunday from 6:00 p.m. to 2:00 a.m.
- **Staff:** 12 employees, including a security officer
- In visiting the site, staff noticed that the applicant has a total of 212 seating spaces for this establishment, which requires 71 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (212 seats/3=70.6 parking spaces).
- **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 RECOMMENDATION:**

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

1. Permit for one (1) year to continue to assess this 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. Hours of operation to be as follows: Tuesday – Sunday from 6:00 pm to 2:00 am
9. Maximum occupancy is \_\_\_\_ people.

---

#### **RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP





ARIEL MAP





## ATTACHMENTS

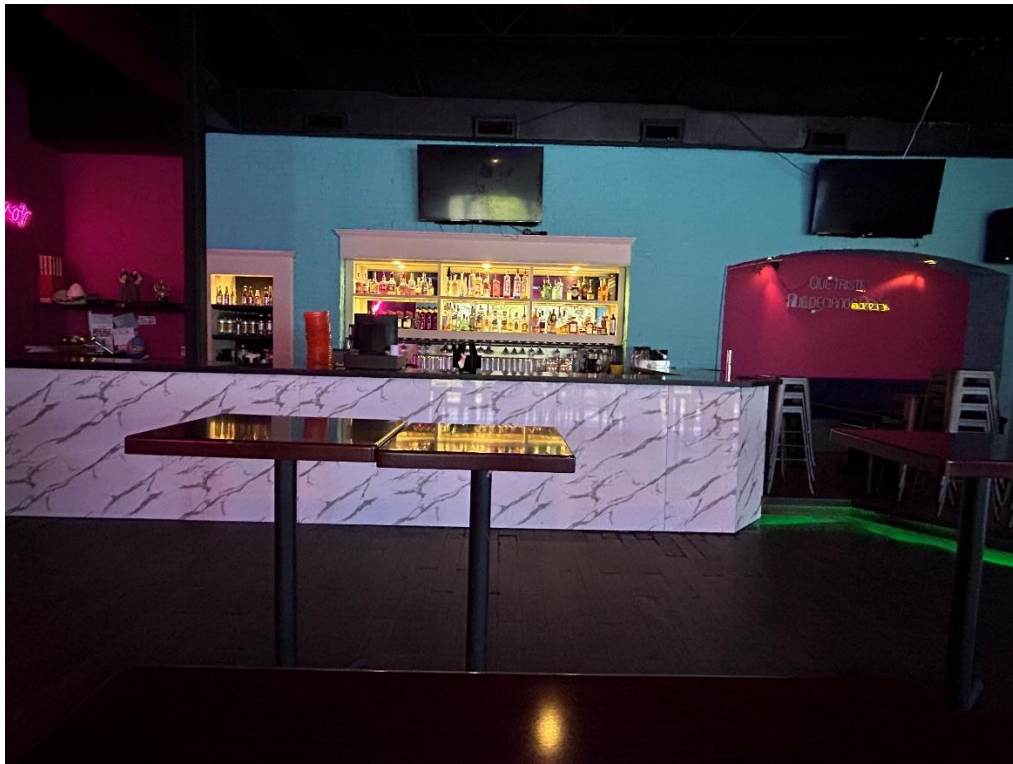


## ATTACHMENTS





## ATTACHMENTS





## ATTACHMENTS

# MALQUERIDA

Ensalada cesar .....\$12.00

Ensalada Mal de amores .....\$12.00

Ceviche de Pescado.....\$10.99

Camaron Agua chile.....\$16.00

Chicharron de Rib Eye.....\$19.00

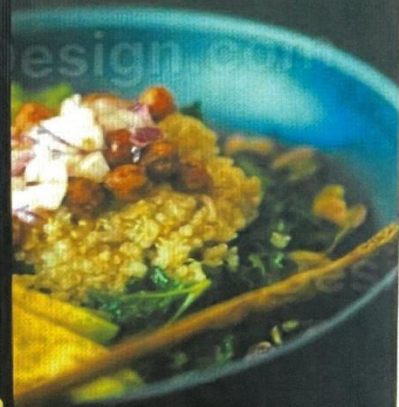
Tacos Malquerida.....\$12.99

Panchos.....\$13.00

Rib Eye 10oz.....\$24.99

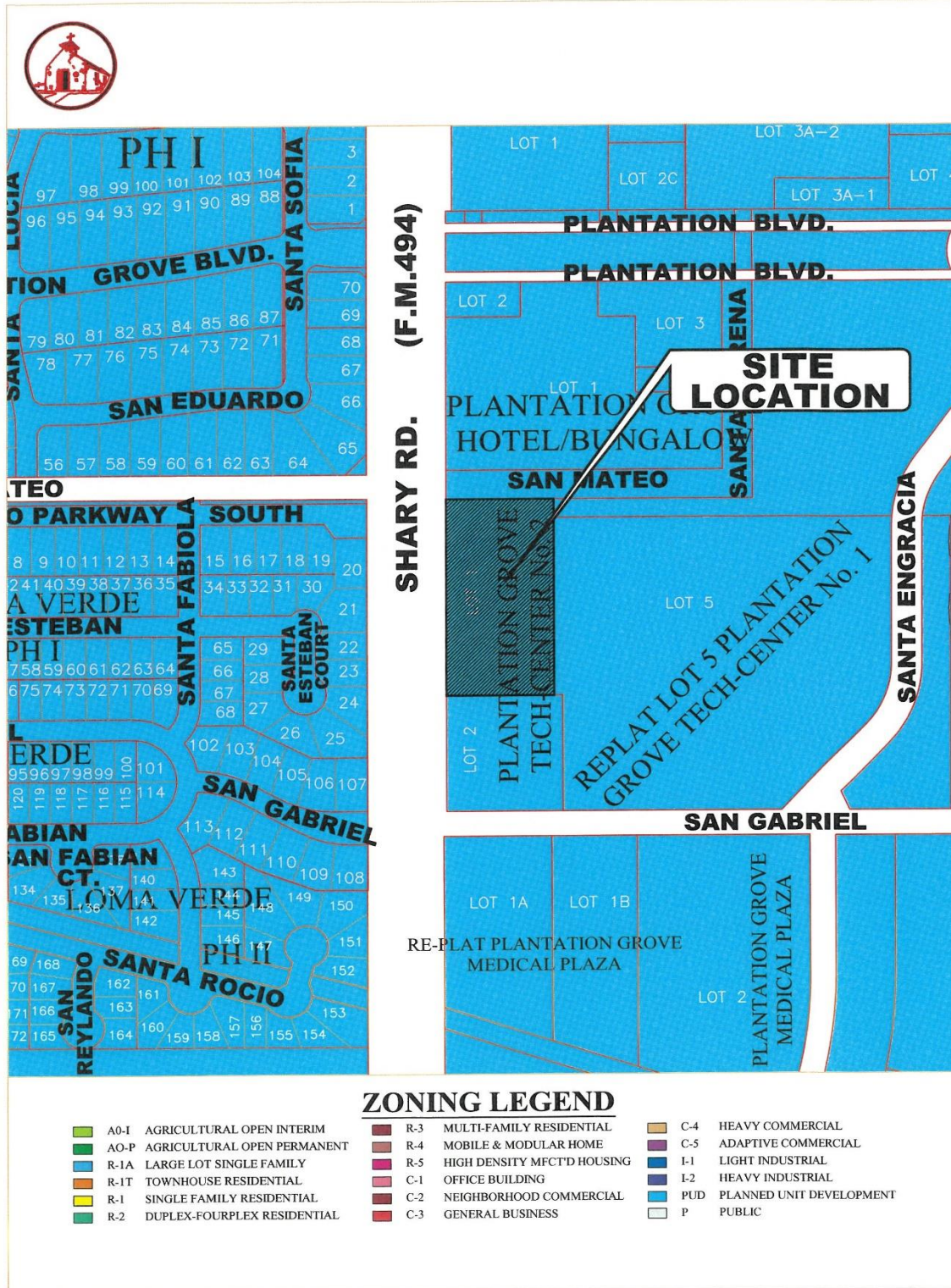
Hamburguesa.....\$14.99

## MENU





# ZONING MAP



## ATTACHMENTS

[Back](#)[Export to Excel](#)[Print Results](#)

|                             |                                                                         |                             |                                                             |
|-----------------------------|-------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------|
| <b>Master File Id:</b>      | 2100031187                                                              |                             |                                                             |
| <b>Legacy CLP:</b>          | MB1047521                                                               |                             |                                                             |
| <b>License Type:</b>        | MB                                                                      |                             |                                                             |
| <b>License Id:</b>          | 106109824                                                               |                             |                                                             |
| <b>Trade Name:</b>          | Malquerida                                                              |                             |                                                             |
| <b>Owner:</b>               | LADA (52) LLC                                                           |                             |                                                             |
| <b>Location Address:</b>    | 4001 S SHARY<br>RD STE 100<br>MISSION, TX<br>785721658<br>UNITED STATES | <b>Mailing Address:</b>     | 3509 SAN CLEMENTE<br>MISSION, TX 785727495<br>United States |
| <b>County:</b>              | Hidalgo                                                                 | <b>Original Issue Date:</b> | 3/18/2019                                                   |
| <b>License Status:</b>      | Active                                                                  | <b>Current Issued Date:</b> | 3/31/2025                                                   |
| <b>Location Phone No.:</b>  |                                                                         | <b>Status Change Date:</b>  | 3/31/2025                                                   |
|                             |                                                                         | <b>Expiration Date:</b>     | 3/17/2027                                                   |
| <b>Subordinates (list):</b> | LH                                                                      |                             |                                                             |

## TEXAS ALCOHOLIC BEVERAGE COMMISSION

**MB -106109824**      **Expires:3/17/2027**  
 MIXED BEVERAGE PERMIT (MB)  
 LATE HOURS CERTIFICATE (LH)



LADA (52) LLC

**MALQUERIDA**  
**4001 S SHARY RD STE 100**  
**MISSION, TX, US, 78572**

EXECUTIVE DIRECTOR

THIS PERMIT IS NOT TRANSFERABLE, MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITEES TO PERFORM ANY DUTY IMPOSED UPON HIM.

**MAILOUT LIST**

| PROP_ID | name                                  | addrDelive           | addrCity   | addrState | addrZip    |
|---------|---------------------------------------|----------------------|------------|-----------|------------|
| 631926  | CANTU BUNGALOWS LLC                   | 5221 N MCCOLL ROAD   | MCALLEN    | TX        | 78504-2202 |
| 631929  | CITY OF MISSION                       | 1201 E 8TH ST        | MISSION    | TX        | 78572-5812 |
| 672733  | LAS VEGAS LUCKY INVESTMENT LLC        | 2930 ALDERWOOD CT    | FULLERTON  | CA        | 92835-4330 |
| 689412  | CASCADE REAL ESTATE OPERATING No 2 LP | 4320 UNIVERSITY BLVD | LAREDO     | TX        | 78041-1934 |
| 689411  | SOSA PROPERTIES LLC                   | 1301 E ROBINSON AVE  | SPRINGDALE | AR        | 72764-5916 |
| 716914  | CASCADE REAL ESTATE OPERATING LP      | 4320 UNIVERSITY BLVD | LAREDO     | TX        | 78041      |





## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Windows – Tropical Breeze in a (C-3) General Business District, being all of Lot 19, Block 1, Oakwood Estates Subdivision, located at 1610 W. Griffin Parkway. Applicant: Margie Jennifer Briseno – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- October 17, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 2025 – 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.
- November 5, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 9, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

#### Summary:

- The site is located at the Northwest corner of West Griffin Parkway and River Oak Avenue.
- Per the Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council.
- There are two existing 4’x5 drive-thru service windows, one designated for order placement and the other for order pickup. The snow cone stand has been in business since March 2, 2018.
- Access to the site is provided off of Griffin Parkway via an existing 43-foot driveway that will lead traffic in and around the building before exiting back out to Griffin Parkway.
- The proposed days and hours of operation are Monday – Sunday from 1:00 pm to 10:00 pm
- Staff: 1 employee
- Parking: the building measures approximately 396 sq. ft. The number of parking spaces required for this size of building is 4. The applicant is providing 4 spaces along the front of the building, plus there is stacking for approximately 4 cars when placing orders.
- The last conditional use permit renewal approved for this drive-thru service window for this location was on December 12, 2022, for a period of 3 years.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

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

- Life of the Use with the understanding that the permit could be revoked due to noncompliance.
- Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
- Hours of operation are Monday – Sunday from 1:00 pm to 10:00 pm
- CUP is not transferable to others

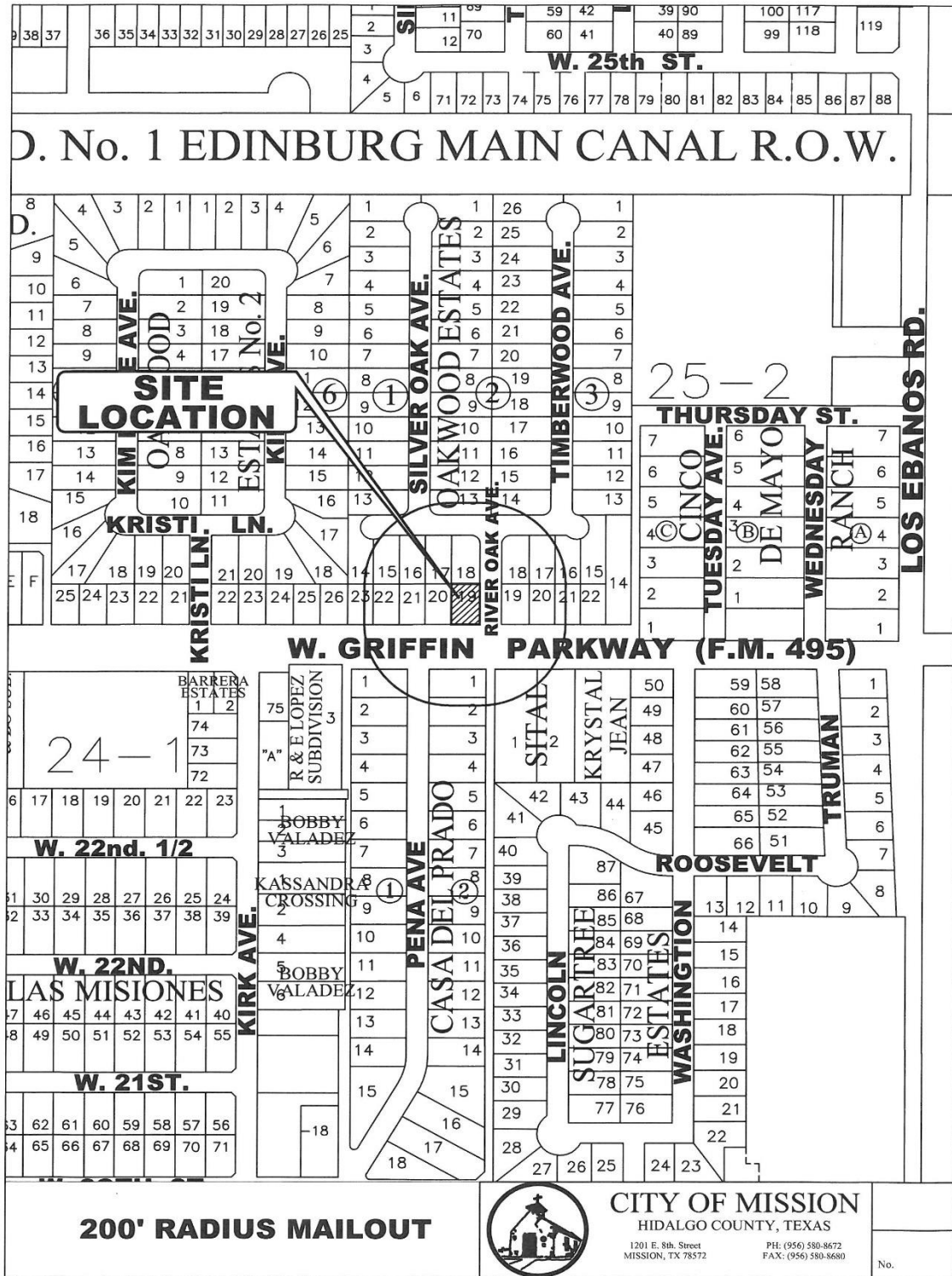
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

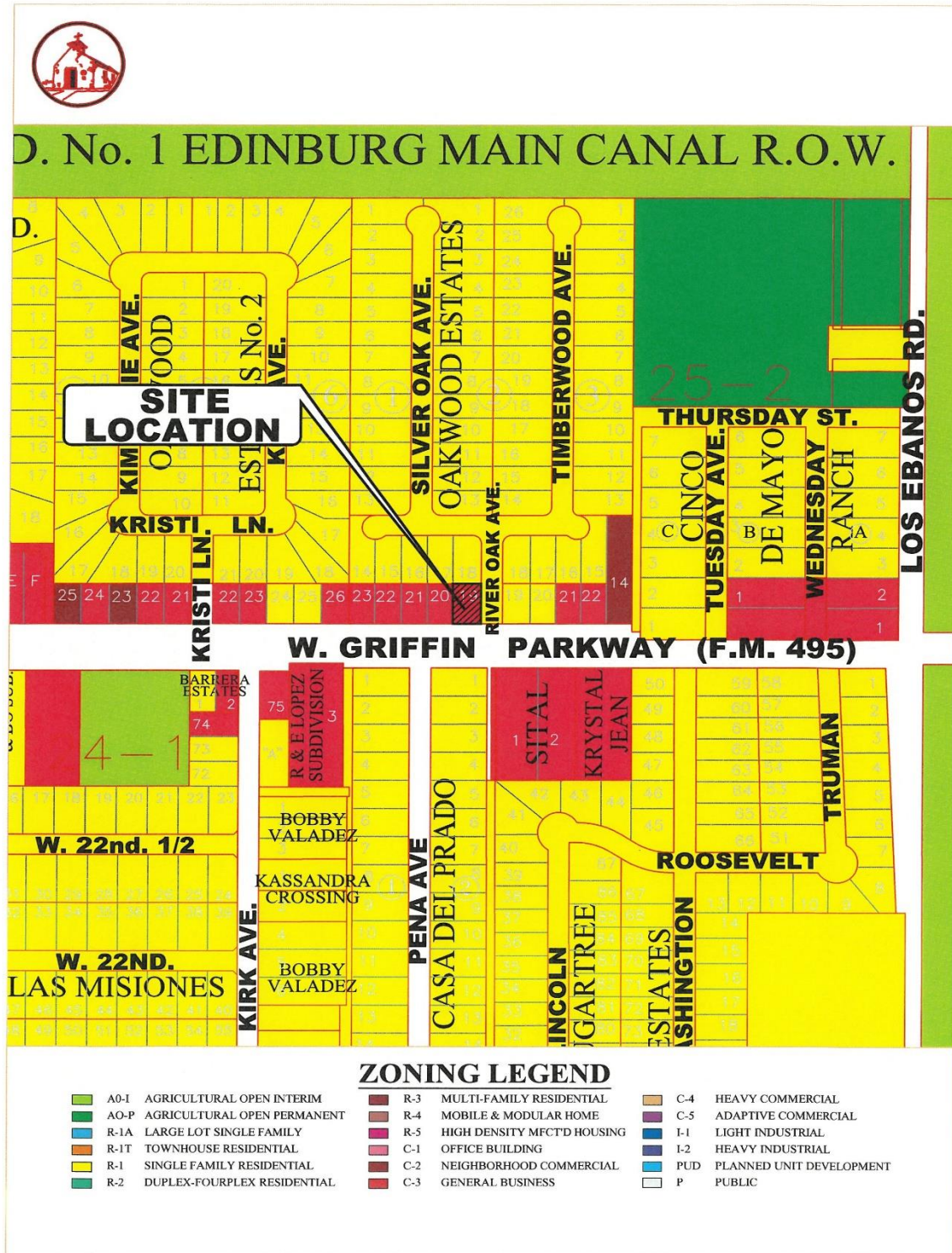
\_\_\_\_\_ NAYS

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

# LEGAL NOTICE MAP



# ZONING MAP





AERIAL PHOTO









## MAILOUT LIST

| PROP_ID | geolD                | name                                       | addrDelive              | addrCity | addrState | addrZip    |
|---------|----------------------|--------------------------------------------|-------------------------|----------|-----------|------------|
| 250376  | O0900-00-001-0018-00 | NAVARRO ADRIANNA M & MARIA G               | 2401 SILVER OAK         | MISSION  | TX        | 78574-2578 |
| 686138  | S3594-00-000-0002-00 | LITTLE CLUB YOUTH FOUNDATION               | 1605 W GRIFFIN PKWY     | MISSION  | TX        | 78572      |
| 686137  | S3594-00-000-0001-00 | LITTLE CLUB YOUTH FOUNDATION               | 1605 W GRIFFIN PKWY     | MISSION  | TX        | 78572      |
| 250380  | O0900-00-001-0022-00 | JNG1422 LLC                                | 1210 ZARATE ST          | SAN JUAN | TX        | 78589-3881 |
| 250427  | O0900-00-003-0020-00 | GUTIERREZ JUAN JOSE III                    | 2116 ROMAN ST           | MISSION  | TX        | 78573-8204 |
| 250428  | O0900-00-003-0021-00 | GRACIA SERGIO HOMERO CERDA & NALLELY CERDA | 1907 S 48TH LN          | MCALLEN  | TX        | 78503-0023 |
| 250426  | O0900-00-003-0019-00 | SANCHEZ HOMES INC                          | 6901 W INTERSTATE HWY 2 | MISSION  | TX        | 78572-1868 |
| 250379  | O0900-00-001-0021-00 | JNG1422 LLC                                | 1210 ZARATE ST          | SAN JUAN | TX        | 78589-3881 |
| 250381  | O0900-00-001-0023-00 | LXC PROPERTIES LLC                         | 1700 W GRIFFIN PKWY     | MISSION  | TX        | 78572      |
| 250372  | O0900-00-001-0014-00 | CANTU MIGUEL A                             | 2409 SILVER OAK AVE     | MISSION  | TX        | 78574-2578 |
| 250423  | O0900-00-003-0016-00 | LONGORIA GLORIA A                          | 2404 TIMBERWOOD AVE     | MISSION  | TX        | 78574-2502 |
| 250374  | O0900-00-001-0016-00 | LOZANO NOEMI                               | 2405 SILVER OAK AVE     | MISSION  | TX        | 78574-2578 |
| 250377  | O0900-00-001-0019-00 | BRISENO MARGIE J                           | 1805 W 21ST ST          | MISSION  | TX        | 78572-0716 |
| 250375  | O0900-00-001-0017-00 | RAMON ROGELIO R & SANDRA K SANCHEZ         | 2403 SILVER OAK AVE     | MISSION  | TX        | 78574-2578 |
| 250378  | O0900-00-001-0020-00 | SALINAS SERGIO                             | 2503 SEQUOIA DR         | MISSION  | TX        | 78572-4712 |
| 250394  | O0900-00-002-0013-00 | GARCIA IRENE                               | 710 BLUE QUAIL          | LYTLE    | TX        | 78052      |
| 250425  | O0900-00-003-0018-00 | MENDOZA EDUARDO                            | 2400 TIMBERWOOD AVE     | MISSION  | TX        | 78574-2502 |
| 250373  | O0900-00-001-0015-00 | GONZALEZ JAVIER                            | 2407 SILVER OAK AVE     | MISSION  | TX        | 78574-2578 |
| 250395  | O0900-00-002-0014-00 | GARCIA EMILIO Jr                           | 2401 TIMBERWOOD AVE     | MISSION  | TX        | 78574-2501 |
| 250424  | O0900-00-003-0017-00 | GARZA MAGDALENA                            | 2402 TIMBERWOOD         | MISSION  | TX        | 78574-2502 |
| 133326  | C2150-00-001-0001-00 | RODRIGUEZ RAMIRO G & DOMINGA V             | PO BOX 59               | MISSION  | TX        | 78573-0001 |
| 133341  | C2150-00-002-0001-00 | CANO ENRIQUE                               | 2034 PENA ST            | MISSION  | TX        | 78572-7524 |
| 133342  | C2150-00-002-0002-00 | SANDOVAL JOEL & YOLANDA                    | 2032 PENA ST            | MISSION  | TX        | 78572-7524 |





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 05, 2025

**PRESENTED BY:** Xavier Cervantes, 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 – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10 Applicant: Blesson George – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- October 20, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 05, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 09, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music, and concerts etc.
- The hours of operation are as follows: Friday – Sunday from 4:00 pm to 2:00 am.
- Staff: 10 employees in different shifts
- Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common, and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza.
- Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The last conditional use permit approved for this location was on June 23, 2025, for a period of 6 months.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- Staff requested a report from Mission PD regarding any incidents that may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 3 incidents from August 31, 2025, to present that range from: 1-Disturbance, 1-Drunk driver in the parking lot, and Unwanted subjects in the parking lot.
- 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 with the conditions below:

1. Approval for 1-year re-evaluation to assess this operation;
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
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. Maximum occupancy to be 165 people at all times.
8. Hours of operation: Friday – Sunday from 4:00 pm to 2:00 am.
9. Must comply with the Noise Ordinance

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#### **RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

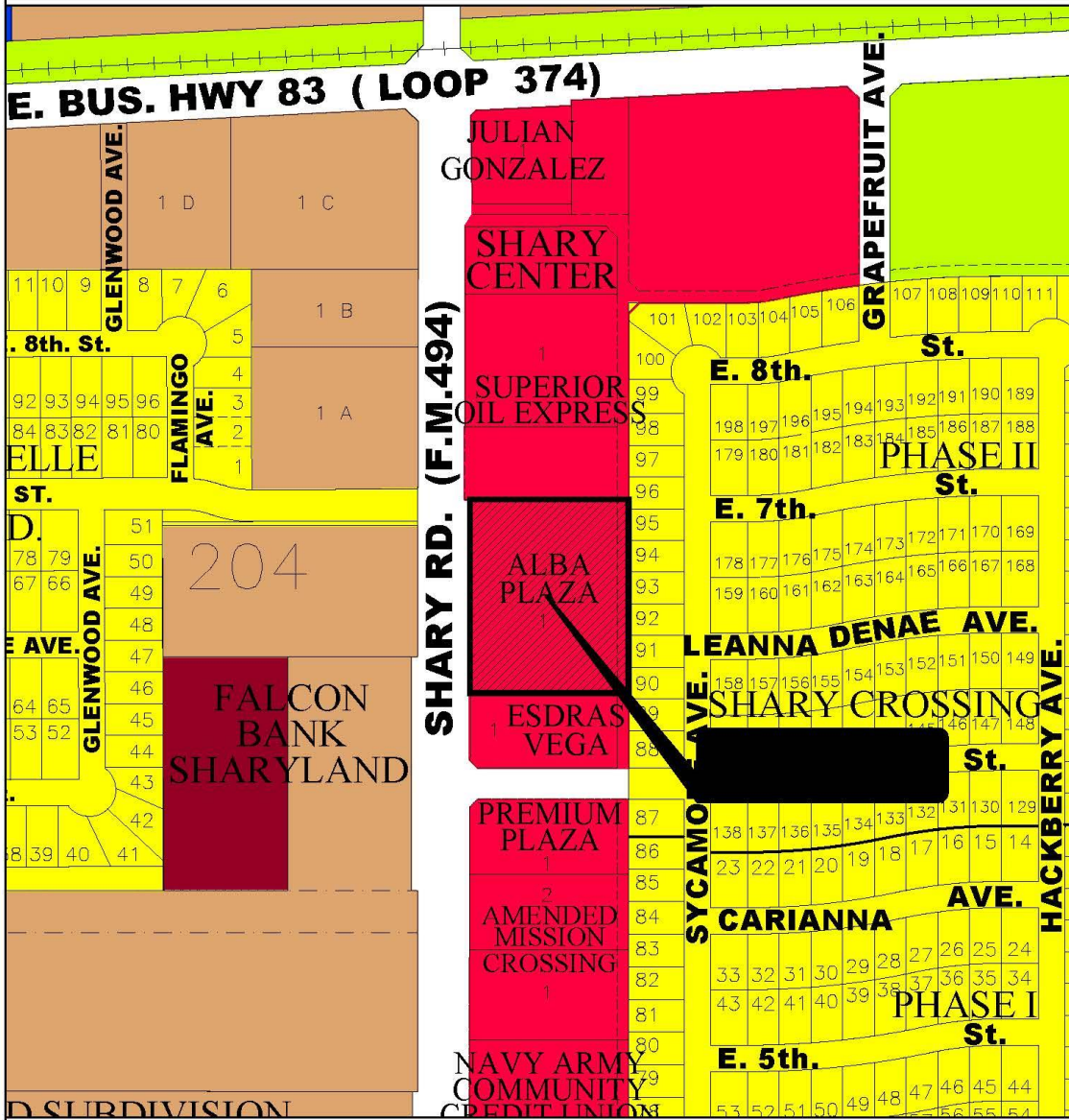
\_\_\_\_\_ DISSENTING \_\_\_\_\_

ARIEL MAP





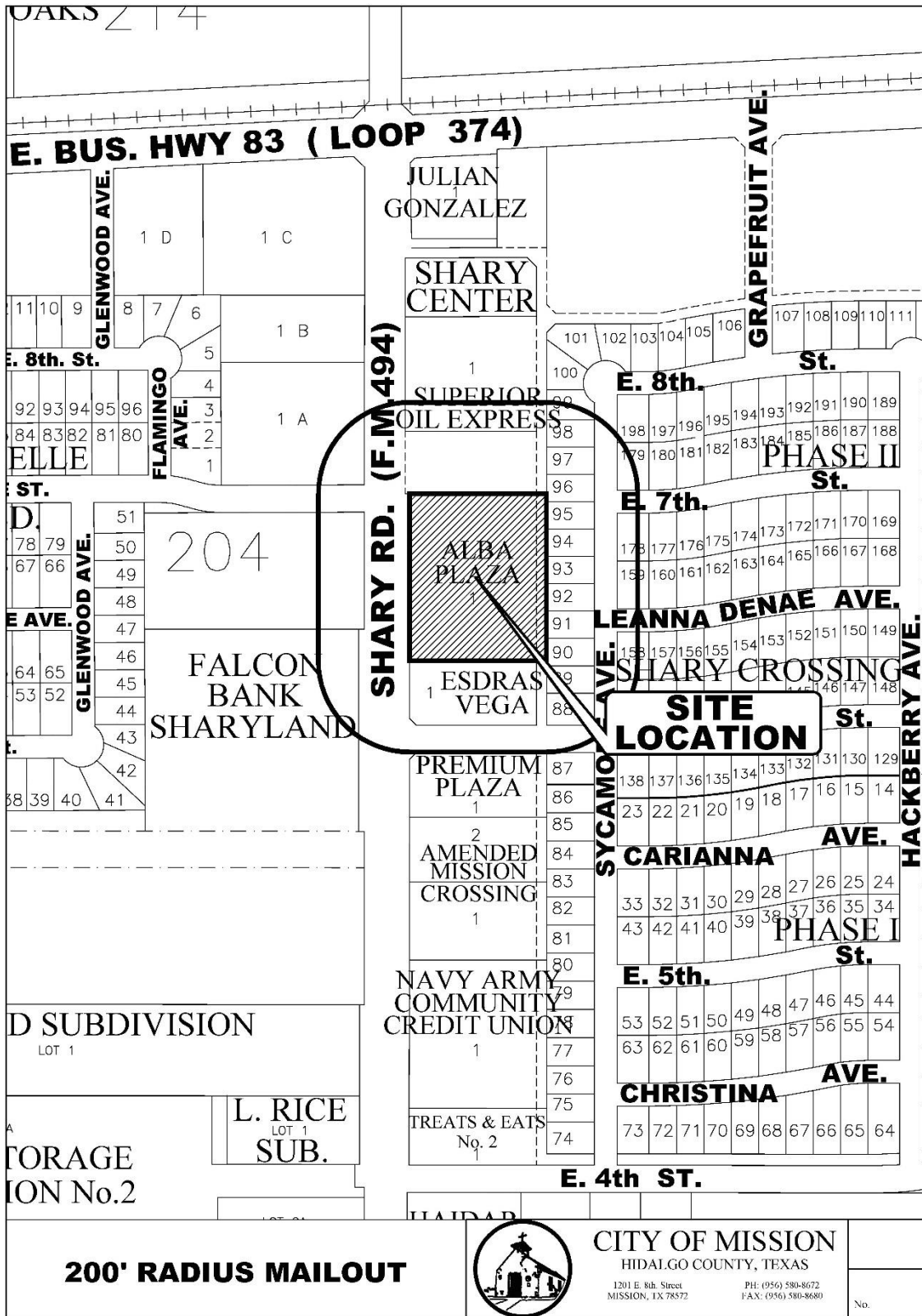
# ZONING MAP



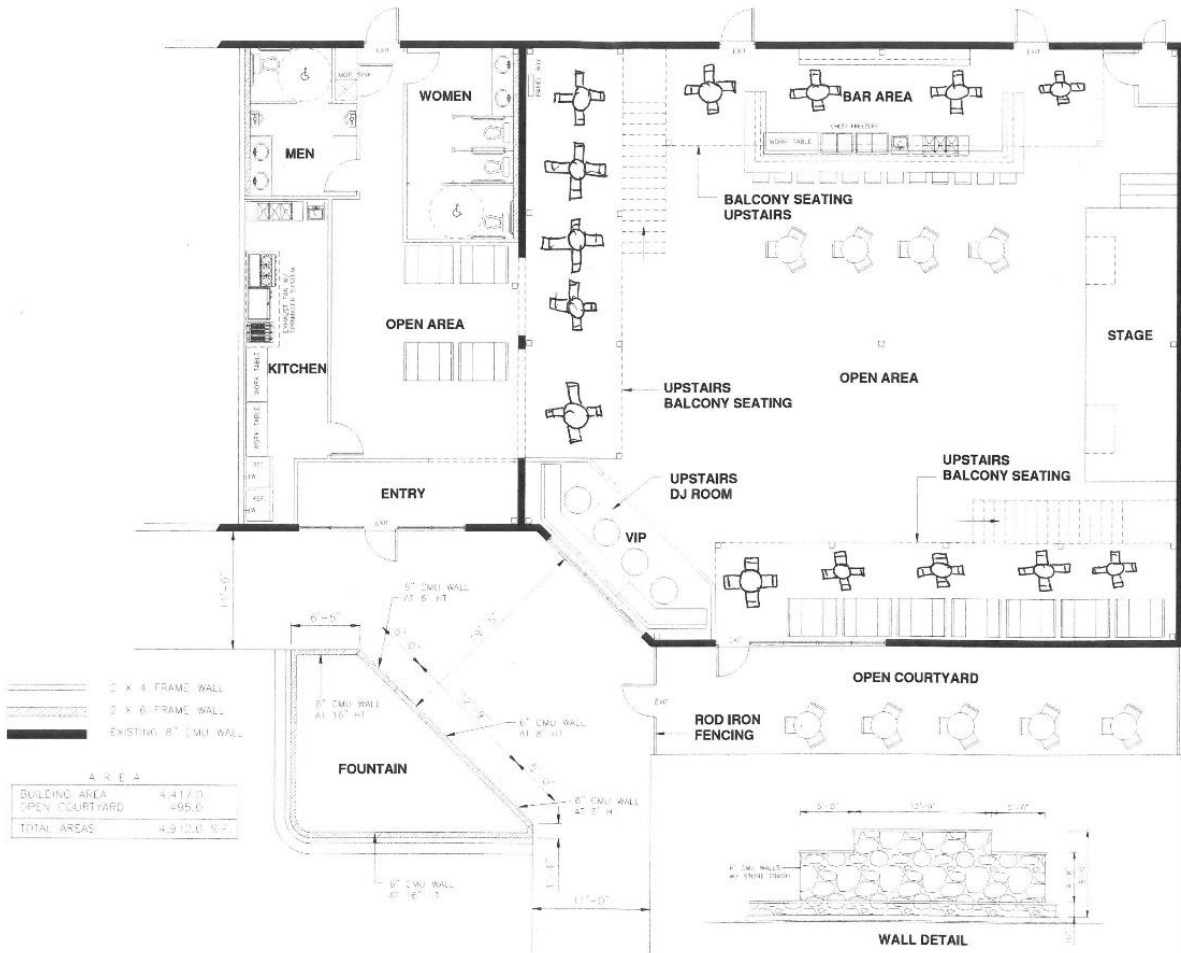
## ZONING LEGEND

|                                  |                                |                              |
|----------------------------------|--------------------------------|------------------------------|
| 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



# FLOOR PLAN



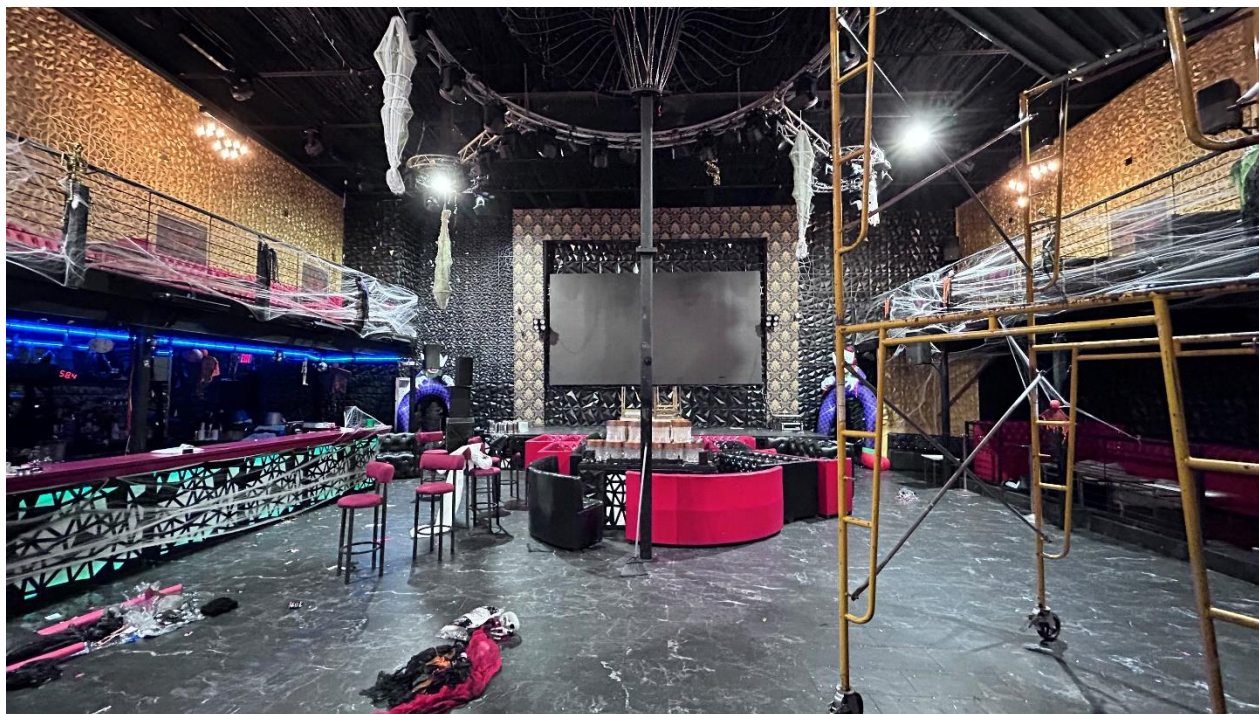


EXTERIOR PHOTO



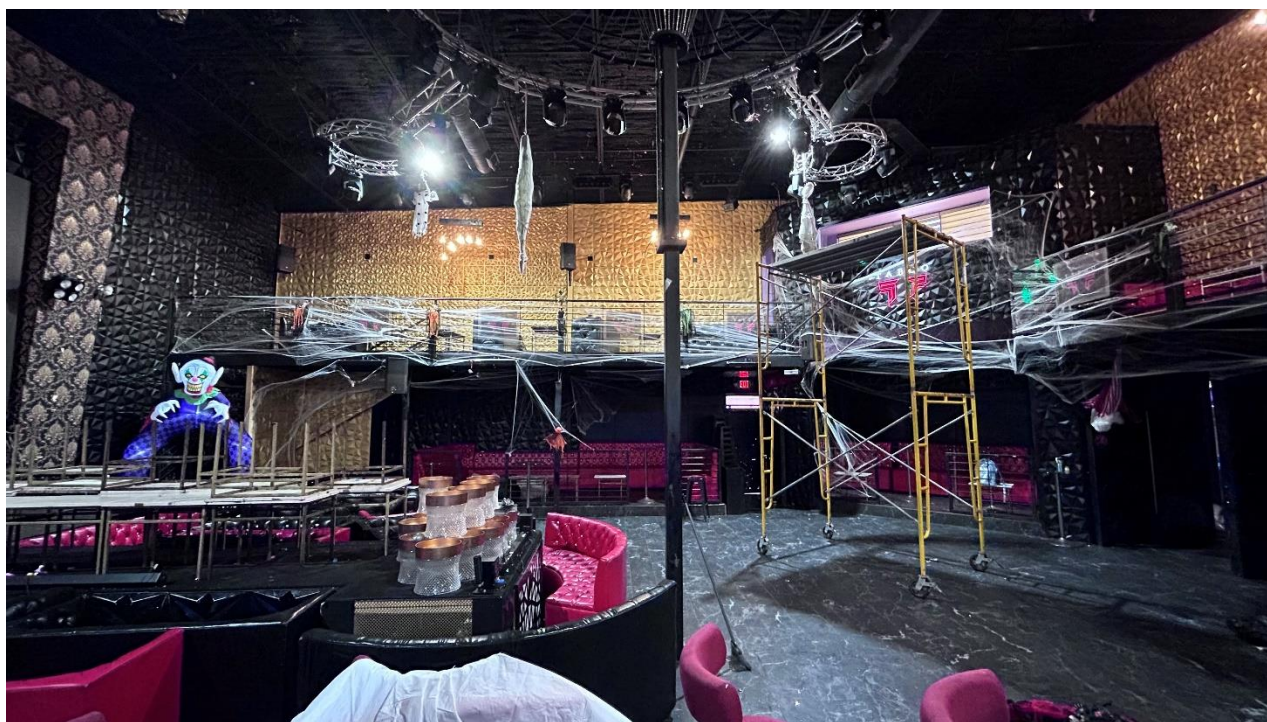
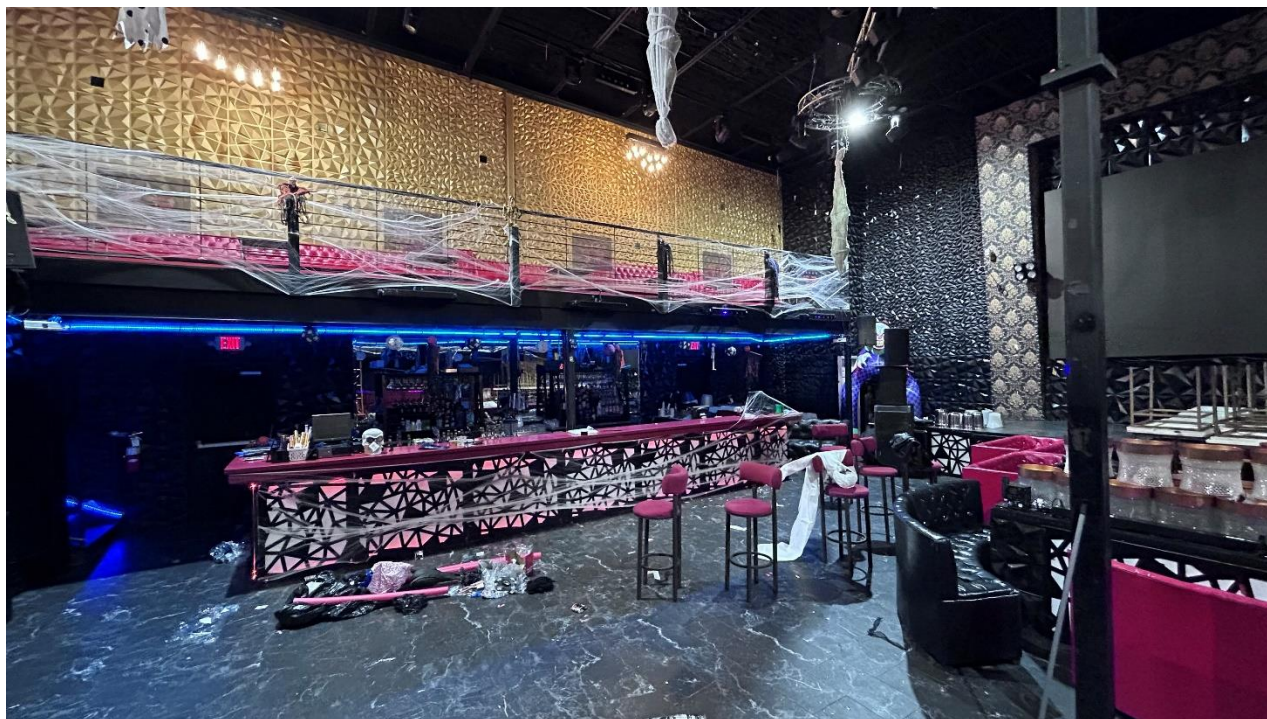


## INTERIOR PHOTOS





## INTERIOR PHOTOS





## MENU



## WING COMBO'S

## TRADITIONAL OR BONELESS.

WING COMBO #1 - 5 WINGS, 1 FLAVOR, 1 SMALL BASKET OF FRENCH FRIES & 1 DIP. **\$7.59**

WING COMBO #2 - 8 WINGS, SMALL BASKET OF FRENCH FRIES, 2 FLAVORS, ORDER OF VEGGIES & 1 DIP. **\$9.99**

WING COMBO #3 - 10 WINGS, 2 FLAVORS, 1 LARGE BASKET OF FRENCH FRIES & 2 DIPS. **\$11.99**

... COMBO'S CAN NOT BE MODIFY OR SUBSTITUTED ...

## FAMILY PACKS

## TRADITIONAL OR BONELESS.

PACK #1 - 24 WINGS, 3 FLAVORS, 2 LARGE BASKETS OF FRENCH FRIES & 3 DIPS. **\$26.99**

PACK #2 - 32 WINGS, 4 FLAVORS, 2 LARGE BASKETS OF FRENCH FRIES, 1 ORDER OF VEGGIES. **\$36.99**

## TABOO



## BURGERS

#1. ALL AMERICAN BURGER - PREMIUM HAMBURGER BUNS W/ AMERICAN CHEESE, 100% MADE FROM SCRATCH MEAT PATTY TOPPED W/ ROMANIE LETTUCE, RED ONIONS, SLICED TOMATO & CRISPY SLICED PICKLES. ORDER OF GOLDEN CRISPY FRESH FRENCH FRIES INCLUDED. **\$8.99**

#2. CRISPY CHICKEN BURGER - TWO FRESH JUCY CHICKEN TENDERS FRIED TO PERFECTION W/ CHOICE OF SAUCE COVERED ON DELUXED BUNS & ROMANIE LETTUCE. SIDE OF CRISPY FRENCH FRIES W/ ORDER. **\$8.99**

## SALADS

#1. HOUSE SALAD - MIX OF CRISPY ROMANIE AND ICEBERG LETTUCE, FIRM TOMATOES, SLICED CUCUMBERS, RED ONIONS, TOPPED W/ CHEDDAR CHEESE, CROUTONS AND 1 DRESSING. **\$4.99**

#2. BUFFALO CHICKEN SALAD - ASSORTED GREENS, SHREDDED CARROTS, TOMATOES, RED ONIONS SLICED CUCUMBERS, MONTEREY JACK CHEDDAR CHEESE, AND CROUTONS. TOPPED W/ GRILLED OR CRISPY FRIED CHICKEN BITS, CHOICE OF SIDE DRESSING. **\$8.99**

## APPETIZERS

1. MOZZARELLA STICKS - ORDER OF 6 FRIED FINGER SIZE HAND BATTERED MOZZARELLA CHEESE W/ MARINARA SAUCE ON THE SIDE. **\$6.99**

2. FRIED PICKLES - CRISPY FRIED HAND BATTERED SLICED PICKLES W/ A SIDE OF RANCH DIP. **SM. BASKET \$4.99 LG. BASKET \$6.99**

3. ONION RINGS - TEXAS SIZE CUT, OF FRESHLY CRISPY HAND BATTERED SLICED ONIONS, DEEP FRIED TO PERFECTION. SIDE OF DIP WITH ORDER. **6 PCS. \$4.99 12 PCS. \$6.99**

4. BACON LOADED FRIES - CRISPY GOLDEN FRENCH FRIES TOPPED WITH CHEESE & DELICIOUS BACON BITS. **SM. \$4.99 LG. \$6.99**

5. CHIPS & SALSA - FRESH SEASONED TORTILLA CHIPS W/ DELICIOUS MILD SALSA ON THE SIDE. **\$4.59** ADD CHEESE DIP FOR EXTRA. **\$1.50**

6. ZESTY NACHOS - CRISPY NACHO CHIPS W/ AMERICAN CHEESE, LETTUCE, DICED TOMATO & TOPPED W/ CHOICE OF GRILLED OR BATTERED MEDIUM BUFFALO CHICKEN TENDERS. **\$9.89**

7. CHICKEN QUESADILLA - 12" FLOUR TORTILLA FILLED W/ CHICKEN BITS, CHEDDAR & MONTEREY JACK CHEESE, ONION & GREEN PEPPERS. **\$7.99** \* SOUR CREAM AND SALSA ON THE SIDE



## SIDES

1. FRENCH FRIES - ORDER OF GOLDEN CRISPY FRESH FRIES. **SM. \$2.99 LG. \$4.99** \* SEASONED FRIES 50 CENTS EXTRA. \* ADD PARMESAN FOR .99 CENTS.

2. POTATO WEDGES - SEASONED SLICED POTATOES FRIED TO PERFECTION. **SM. \$3.99 LG. \$4.99**

3. CELERY & CARROTS - ORDER OF FRESH CUT VEGGIES W/ YOUR CHOICE OF DIP. **\$ .99**



## DAILY SPECIALS

## WEDNESDAY

COCTEL CAMARON **\$7.99**  
CEVICHE **\$7.99**

## THURSDAY

BEEF TACOS **\$5.99**

## FRIDAY

12 OZ. RIBEYE **\$24.99**  
8 OZ. RIBEYE **\$15.99**

## SATURDAY

CAMARON FRITO **\$12.99**  
PESCADO GRITO **\$10.99**

## SUNDAY

COCTEL CAMARON **\$7.99**  
CEVICHE **\$7.99**

## DESSERT

#1. CHOCOLATE LAVA CAKE - MOLTEN LAVA FUDGE OVER CHOCOLATE CAKE TOPPED WITH VANILLA ICE CREAM AND A DRIZZLE OF CHOCOLATE. **\$6.99**



## DRINKS

#1 - 20 OZ COKE **\$1.99**  
#2 - 20 OZ SPRITE **\$1.99**  
#3 - 20 OZ DR. PEPPER **\$1.99**  
#4 - 20 OZ ORANGE FANTA **\$1.99**  
#5 - 20 OZ GATORADE **\$1.99**  
#6 - DIET COKE **\$1.99**  
#7 - LIMONADA **\$1.99**  
#8 - SWEET TEA **\$1.99**  
#9 - UNSWEET TEA **\$1.99**

SHARE YOUR FUN



(956) 429-7903 (956) 429-7897  
608 N SHARY RD. MISSION TX

TABOO  
GRILL & BAR  
MENUFAMOUS FLAVORS  
CHOOSE YOUR FAVORITE

#1 - LEMON PEPPER  
#2 - GARLIC PARMESAN  
#3 - BARBECUE  
#4 - TERIYAKI  
#5 - KICKIN' BOURBON  
#6 - SWEET THAI CHILI  
#7 - MEDIUM BUFFALO  
#8 - MEDIUM LEMON PEPPER  
#9 - HOT CAJUN  
#10 - HOT BUFFALO  
#11 - EXTRA HOT BUFFALO  
#12 - MANGO HABANERO



## WINGS

## TRADITIONAL OR BONELESS

#1 - 6 PCS 1 FLAVOR. **\$5.99**  
#2 - 8 PCS 2 FLAVORS. **\$7.99**  
#3 - 10 PCS 2 FLAVORS. **\$9.99**  
#4 - 12 PCS 3 FLAVORS. **\$11.99**  
#5 - 16 PCS 3 FLAVORS. **\$15.99**  
#6 - 20 PCS 4 FLAVORS. **\$19.99**

\* ADD 1 WING FOR EXTRA \$ .99  
\* ADD AN EXTRA FLAVOR FOR \$ .76

## TENDERS

#1 - 3 PCS. 1 FLAVOR. **\$6.99**  
#2 - 5 PCS. 2 FLAVORS. **\$9.99**

## EXTRAS

#1 - RANCH **\$ .89**  
#2 - CHIPOTLE RANCH **\$ .99**  
#3 - CILANTRO RANCH **\$ .99**  
#4 - WINGS SAUCE **\$ .99**

# MAILOUT LIST

| PROP_ID  | geolD                | name                                    | addrDelive                | addrCity    | addrState | addrZip   |
|----------|----------------------|-----------------------------------------|---------------------------|-------------|-----------|-----------|
| 684555   | S2755-02-000-0139-00 | CISNEROS KRYSTAL NALLEY                 | 2421 E 6TH AVE            | MISSION     | TX        | 78572-196 |
| 684504   | S2755-02-000-0088-00 | MARTINEZ ENRIQUE C & VERONICA M         | 601 SYCAMORE AVE          | MISSION     | TX        | 78572-197 |
| 684505   | S2755-02-000-0089-00 | RODRIGUEZ ILEANA                        | 603 SYCAMORE AVE          | MISSION     | TX        | 78572     |
| 684506   | S2755-02-000-0090-00 | MARTINEZ ANNETTE                        | 605 SYCAMORE AVE          | MISSION     | TX        | 78572-197 |
| 684575   | S2755-02-000-0159-00 | NUNEZ JOSE ANTONIO OVIEDO               | 2421 LEANNE DENAE AVE     | MISSION     | TX        | 78572-196 |
| 684595   | S2755-02-000-0179-00 | ZHENG DA MEI                            | 2421 E 7TH AVE            | MISSION     | TX        | 78572-194 |
| 684508   | S2755-02-000-0092-00 | GONZALEZ ARMANDO F JR                   | 1702 JONATHON DR          | MISSION     | TX        | 78572-856 |
| 684510   | S2755-02-000-0094-00 | WHLL LLC                                | 808 S SHARY RD SUITE 5216 | MISSION     | TX        | 78572     |
| 684614   | S2755-02-000-0198-00 | AVILA CARLOS & SANDRA PALACIOS DE AVILA | 2420 E 8TH AVE            | MISSION     | TX        | 78572     |
| 684574   | S2755-02-000-0158-00 | CASTELLANOS SILVIA LUCERO LAM           | 2420 LEANNA DENAE AVE     | MISSION     | TX        | 78572-197 |
| 684594   | S2755-02-000-0178-00 | PENA ALEJANDRO TREVINO                  | 2420 E 7TH AVE            | MISSION     | TX        | 78572-194 |
| 684507   | S2755-02-000-0091-00 | GUERRERO NANCY GONZALEZ                 | 607 SYCAMORE AVE          | MISSION     | TX        | 78572-197 |
| 684509   | S2755-02-000-0093-00 | ESTRADA OMAR A                          | 611 SYCAMORE AVE          | MISSION     | TX        | 78572-197 |
| 684511   | S2755-02-000-0095-00 | PALACIOS CARLOS AVILA                   | 615 SYCAMORE AVE          | MISSION     | TX        | 78572-197 |
| 684512   | S2755-02-000-0096-00 | FULANITO INC                            | 7416 N 4TH ST             | MCALLEN     | TX        | 78504     |
| 684513   | S2755-02-000-0097-00 | GUERRERO SELENE                         | 703 SYCAMORE AVE          | MISSION     | TX        | 78572-198 |
| 684514   | S2755-02-000-0098-00 | ZORILLA JORGE J REVILLA GUTIERREZ       | 705 SYCAMORE AVE          | MISSION     | TX        | 78572-198 |
| 684515   | S2755-02-000-0099-00 | CASTILLO FRANCISCO JAVIER ALVARADO      | 707 SYCAMORE AVE          | MISSION     | TX        | 78572-198 |
| 818962   | S7682-00-000-0001-00 | J & M VALLEY INVESTMENT LLC             | 710 N SHARY RD            | MISSION     | TX        | 78572-974 |
| 20827570 | F1520-00-000-0001-00 | NEW MILLENNIUM L INVESTMENTS INC        | 711 W NOLANA 103 M        | MCALLEN     | TX        | 78504     |
| 685429   | S2950-00-000-0204-45 | LERMA MIGUEL & LOURDES                  | 2426 E 21ST               | MISSION     | TX        | 78572-339 |
| 960387   | E6640-00-000-0001-00 | YAMELS LLC                              | 2000 WESTMINSTER CIR      | BROWNSVILLE | TX        | 78521-366 |
| 1471062  | A2360-00-000-0001-05 | PRO HOME INVESTMENTS LLC                | 200 S 10TH ST STE 1601-A  | MCALLEN     | TX        | 78501-485 |
| 1308162  | M4725-00-000-001A-00 | AURIEL INVESTMENTS LLC                  | 1200 AUBURN AVE STE 250   | MCALLEN     | TX        | 78504-140 |
| 1308059  | M4725-00-000-0000-01 | MIRABELLE OWNERS ASSOCIATION INC        | 813 N MAIN ST STE         | MCALLEN     | TX        | 78501-000 |
| 625924   | S2950-00-000-0205-09 | STATE OF TEXAS                          | PO BOX 1717               | PHARR       | TX        | 78577-163 |
| 1238655  | A2360-00-000-0001-00 | PRO HOME INVESTMENTS LLC                | 200 S 10TH ST STE 1601-A  | MCALLEN     | TX        | 78501-485 |
| 1561200  | S2580-01-000-0001-00 | BRADEN & TREYTON HOLDINGS LTD           | 605 W JAVELINA DR         | PHARR       | TX        | 78577-947 |





## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 05, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a portable building for office use, being a 0.102 of one acre tract of land out of a tract of land adjacent to Lot 176, & 186, John H. Shary Subdivision, in a (C-3) General Commercial District, located at 302 S. Taylor Road. Applicant: Best Assets, LLC c/o Ryan Stauffer – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- October 20, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 05, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 09, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the Northwest corner of Victoria Avenue and S. Taylor Road.
- Pursuant to Section 1.43 (3)(H) of the City of Mission Code of Ordinances, a Portable Building requires the approval of a conditional use permit by the City Council.
- The applicant proposes to renew the conditional use permit to continue to use the 12-foot by 64-foot portable building for office use.
- This will be the applicant’s 4<sup>th</sup> renewal for the conditional use permit for the portable building for office use. 1st. July 25, 2022, 2nd. October 23, 2023, 3rd. December 04, 2024,
- The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Staff: 3 employees
- Parking: Based on the square footage of the building, a total of 5 parking spaces are required. The parking requirements are being met.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (11) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

- Approval for 1 year to continue to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.
- CUP is not transferable to others.



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**RECORD OF VOTE:****APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

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AYES

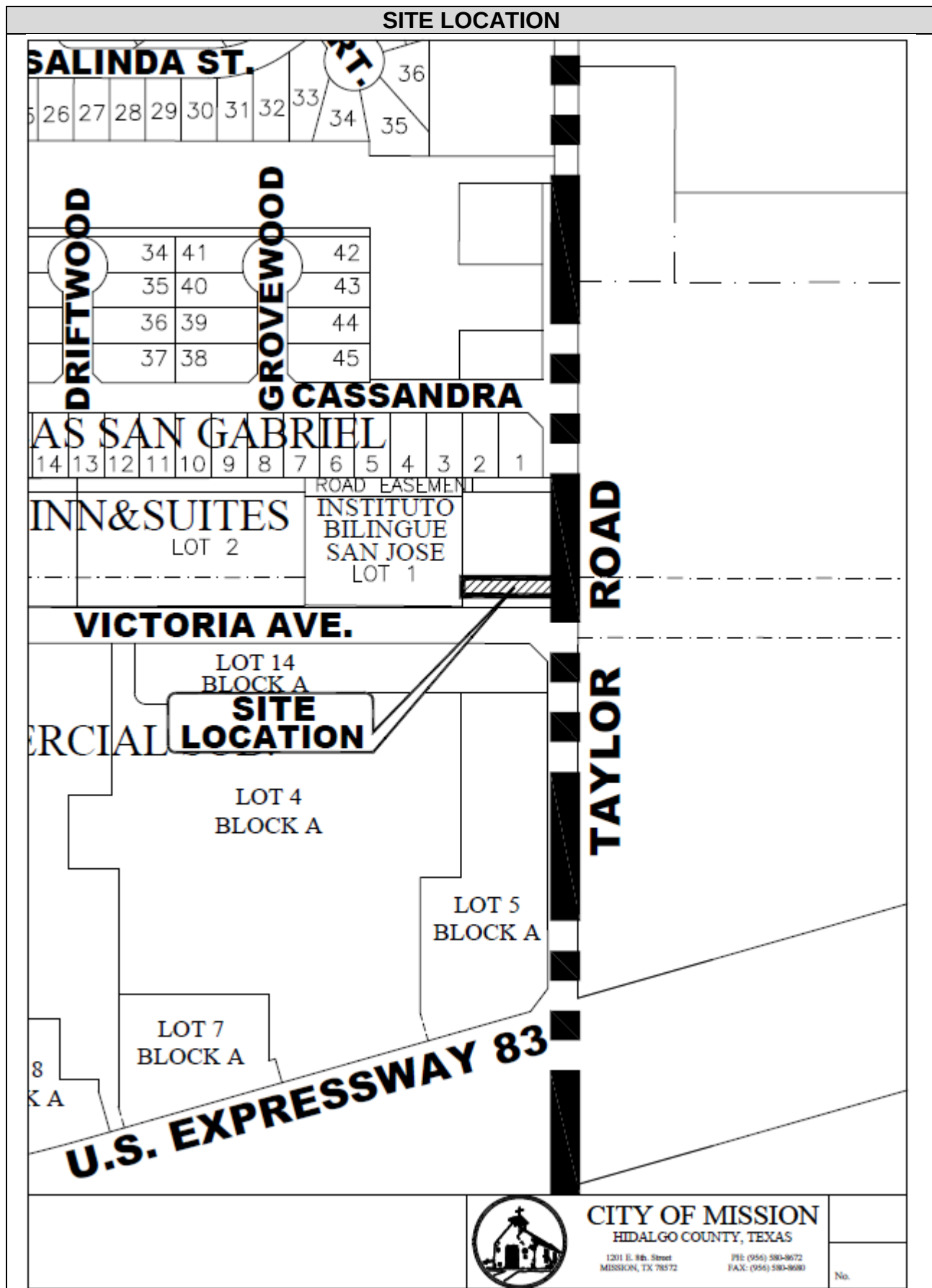
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NAYS

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DISSENTING 

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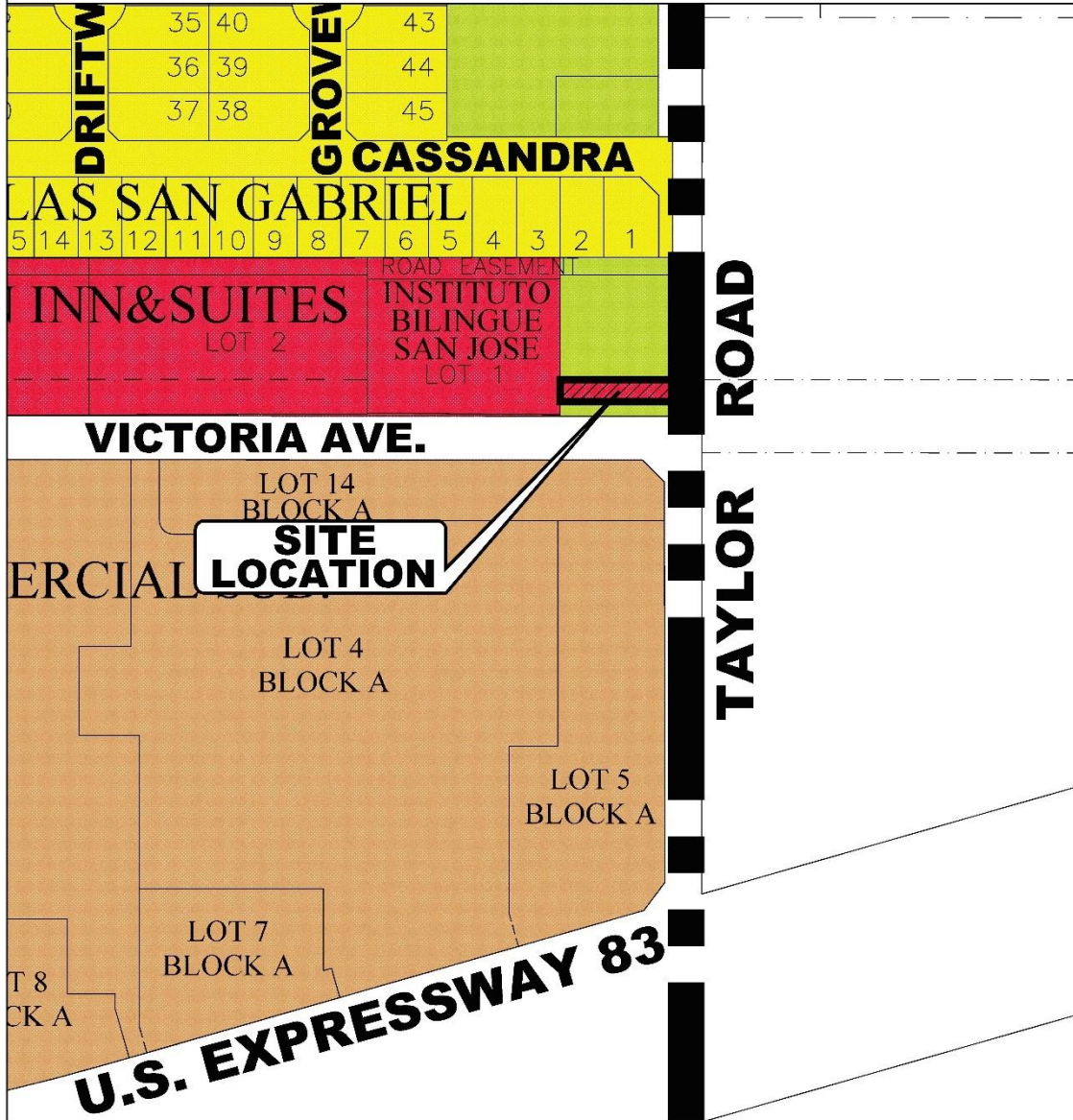


AERIAL MAP





# ZONING MAP



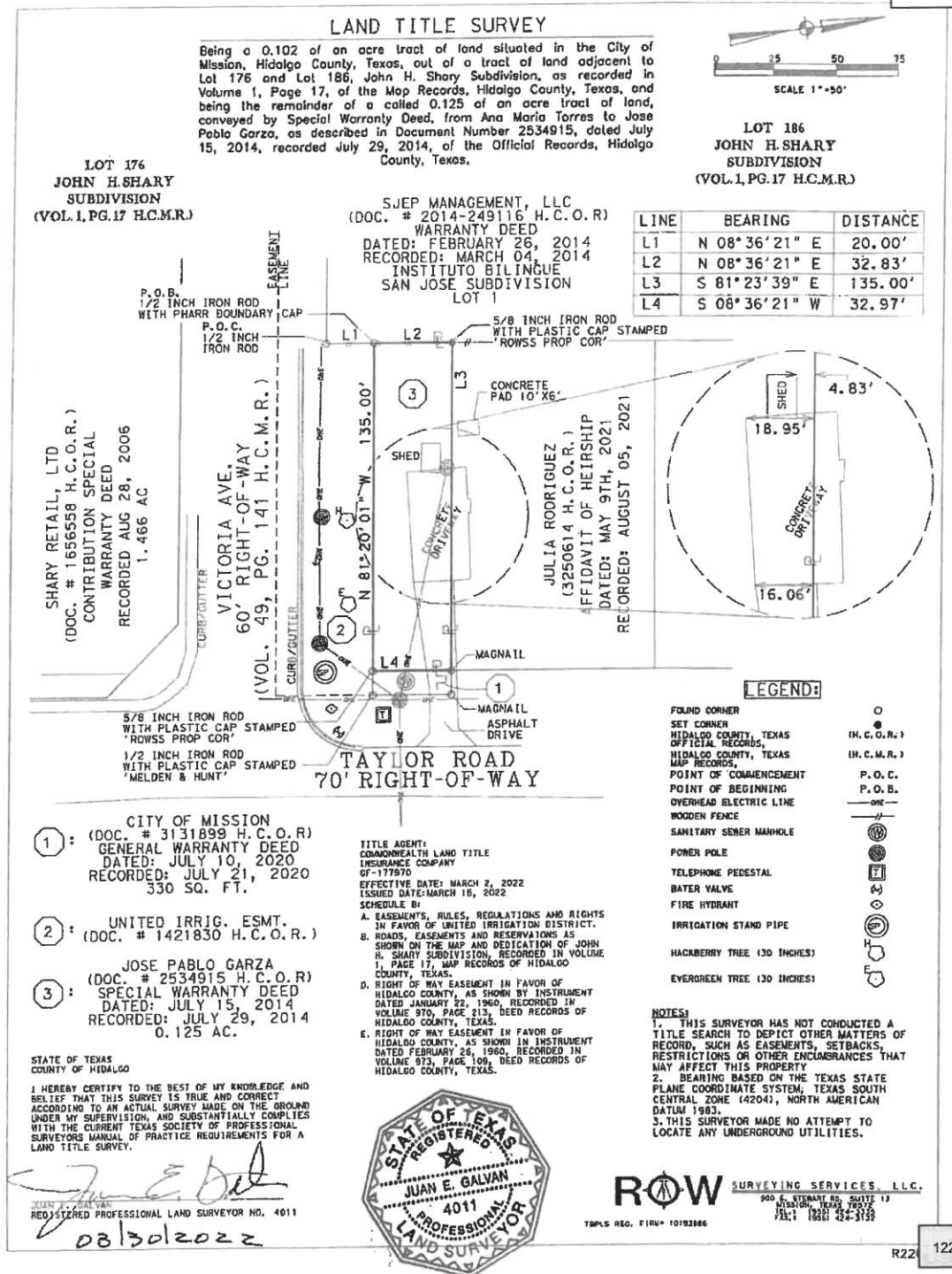
## ZONING LEGEND

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

## SITE PLAN

JOC-353/2812

Item 13.



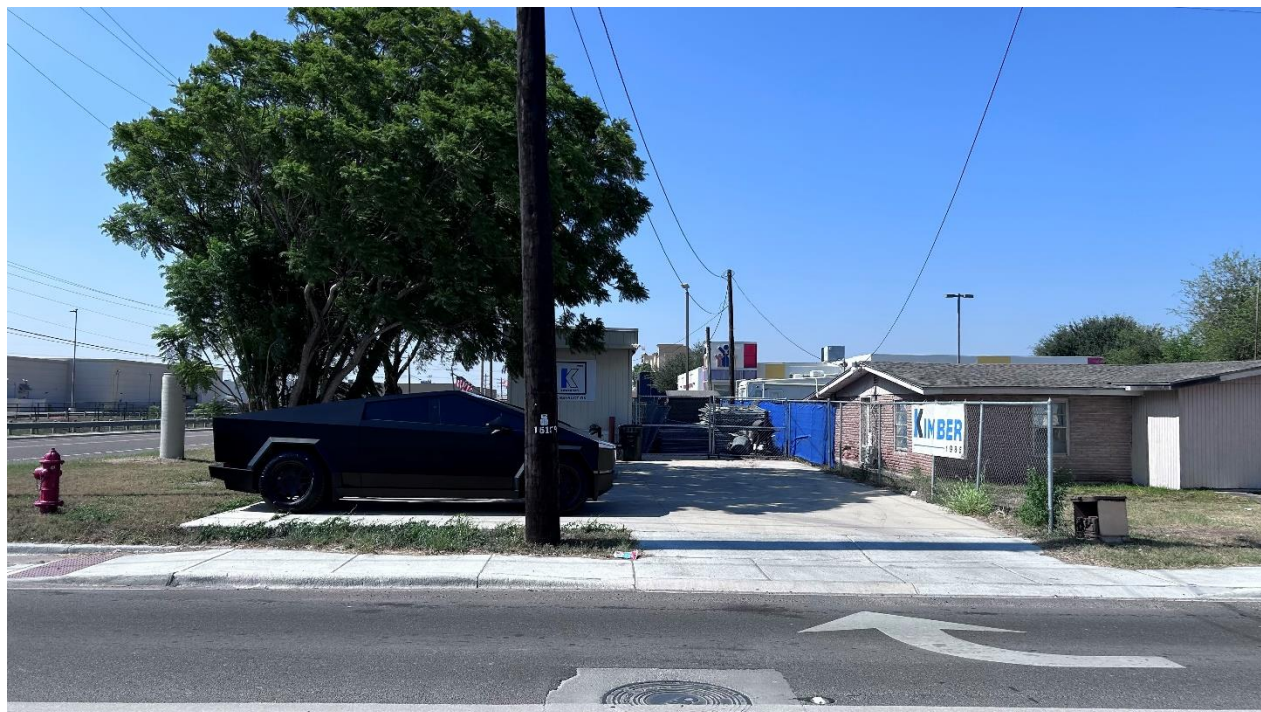




PICTURES



PICTURES





## MAILOUT LIST

| PROP_ID | geoID                | name                           | addrDelive               | addrCity    | addrState | addrZip    |
|---------|----------------------|--------------------------------|--------------------------|-------------|-----------|------------|
| 707603  | S2979-00-00A-0014-00 | SHARY RETAIL LTD               | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707593  | S2979-00-00A-0004-00 | SHARY RETAIL LTD               | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 707594  | S2979-00-00A-0005-00 | SHARY RETAIL LTD               | 12603 SOUTHWEST FWY #166 | STAFFORD    | TX        | 77477      |
| 727429  | S2950-00-000-0186-58 | BEST ASSETS LLC                | PO BOX 1809              | MCALLEN     | TX        | 78505-1809 |
| 280987  | S2950-00-000-0186-35 | RODRIGUEZ JULIA                | 300 S TAYLOR             | MISSION     | TX        | 78572-1104 |
| 280988  | S2950-00-000-0186-36 | RAY JACK W & CARLOS J          | 210 S TAYLOR RD          | MISSION     | TX        | 78572-1103 |
| 897865  | I4060-00-000-0001-00 | SJEP MANAGEMENT LLC            | 2519 VICTORIA AVE        | MISSION     | TX        | 78572-6491 |
| 898482  | V3851-00-000-0001-00 | SOTO ALEXANDER & AMPARO        | 2808 CASSANDRA ST        | MISSION     | TX        | 78572-6668 |
| 898484  | V3851-00-000-0002-00 | SOSA VICTOR EMMANUEL JARAMILLO | 2806 CASSANDRA ST        | MISSION     | TX        | 78572-6668 |
| 898485  | V3851-00-000-0003-00 | IKAME LLC                      | 2000 WESTMINSTER CIR     | BROWNSVILLE | TX        | 78521-3666 |
| 898486  | V3851-00-000-0004-00 | DIANA O MARTINEZ               | 2802 CASSANDRA ST        | MISSION     | TX        | 78572      |





## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep an RV “Temporarily” to care for health health-stricken parent in a (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at 4034 Lopez Street. Applicant: Ofelia Cisneros – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- October 17, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 2025 – 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.
- November 5, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 9, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

#### Summary:

- The site is located along the West side of Lopez Street, approximately 100 feet North of Bogamilla Street.
- The applicant wishes to renew her conditional use permit to keep the “Temporarily” RV to continue to care for her elderly mother. Mrs. Cisneros intends to continue living in the RV temporarily while she gathers enough funds to add to the existing home.
- Staff notes that once the use is no longer needed, the RV must be removed.
- The board has previously approved similar requests; however, those approvals were limited to mobile homes rather than RVs.
- The last conditional use permit was approved on December 4, 2024, for a period of 1 year.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

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

- 2-year approval to continue to assess the need.
- Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)

- CUP is not transferable to others

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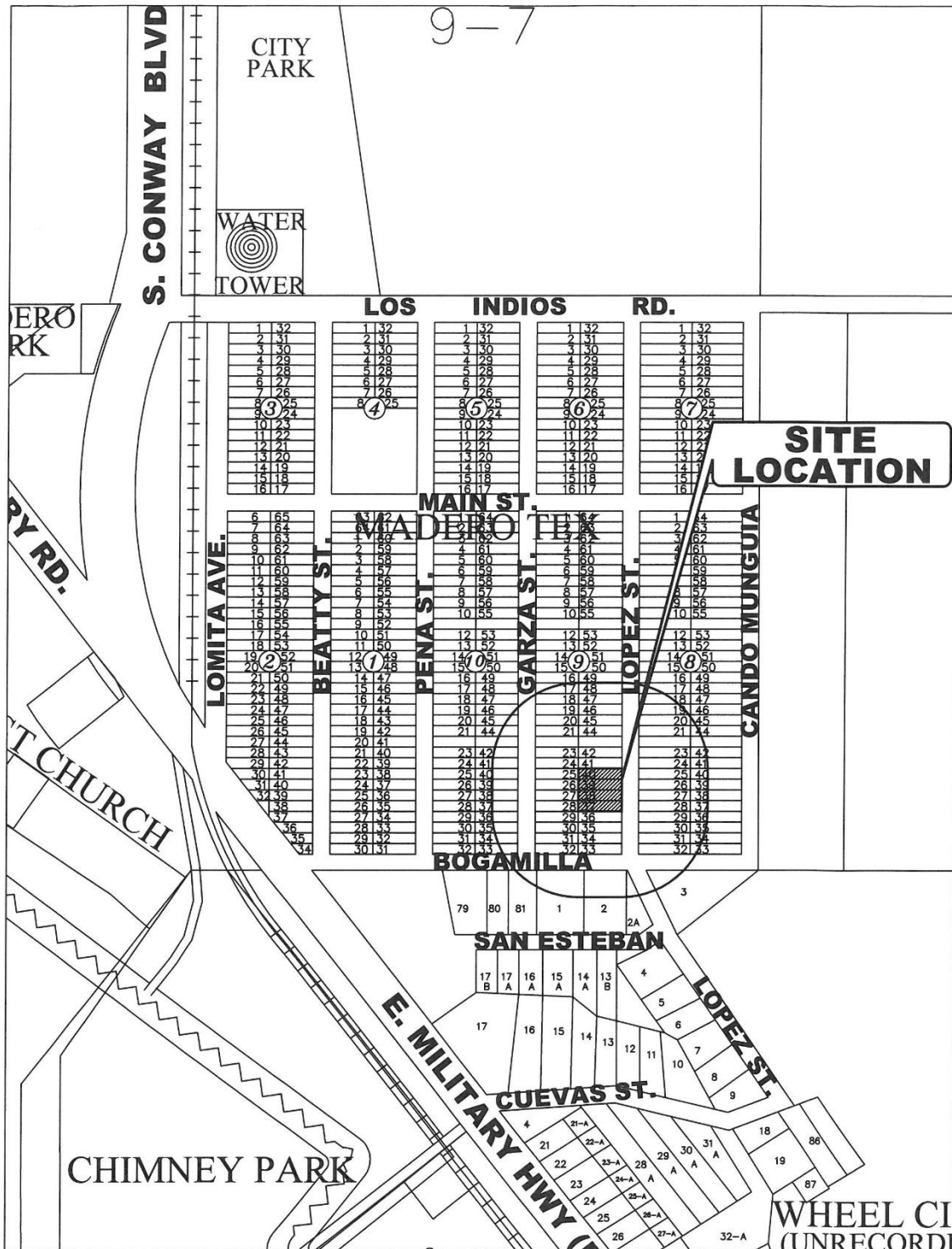
**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_  
                                 **DISAPPROVED:** \_\_\_\_\_  
                                 **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

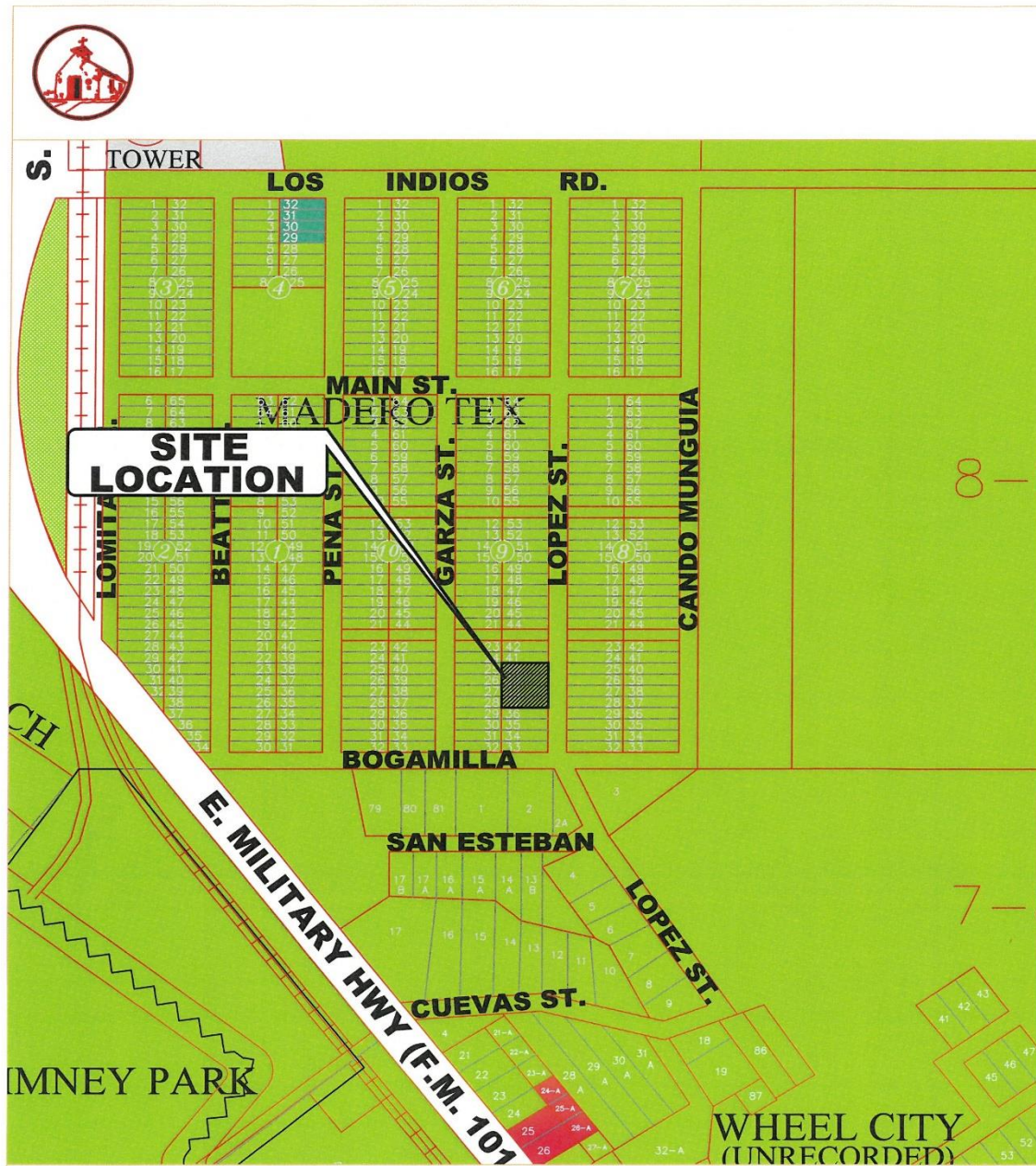
\_\_\_\_\_ DISSENTING \_\_\_\_\_

# LEGAL NOTICE 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 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                   |

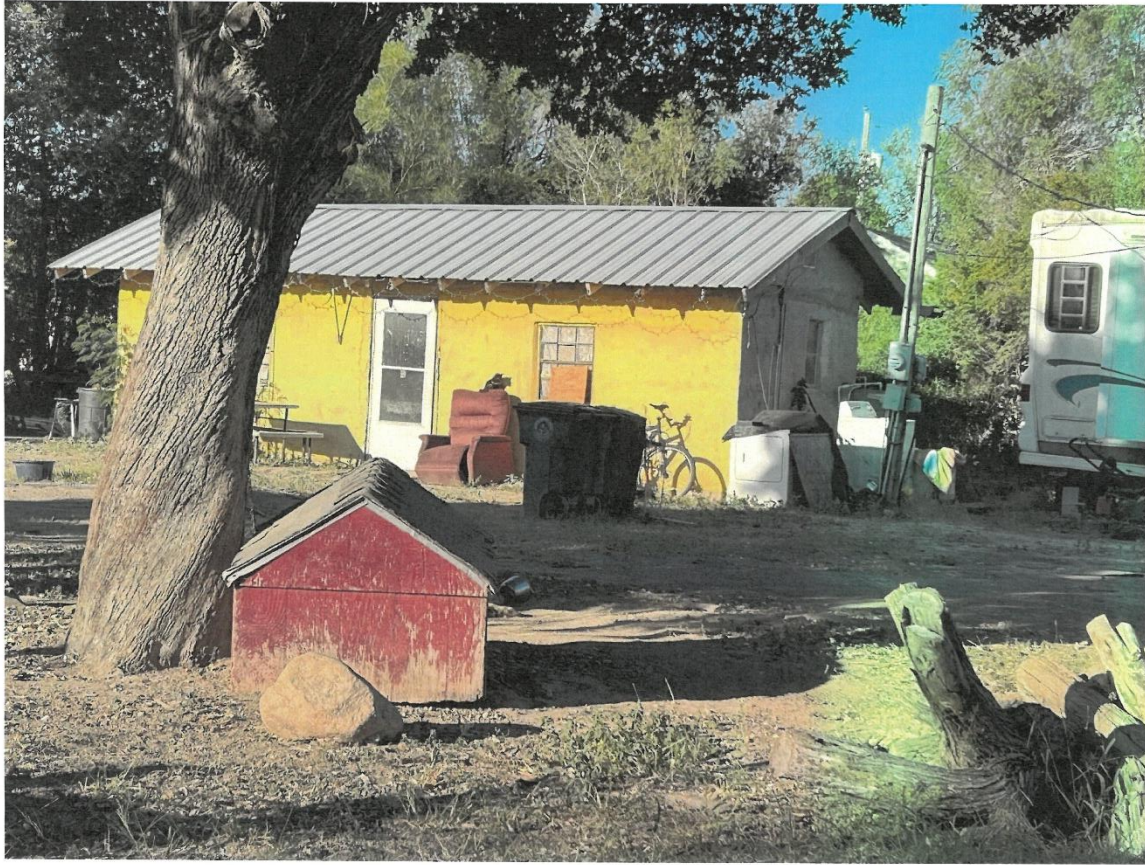


AERIAL PHOTO









## MAILOUT LIST

| PROP_ID | geoID                | name                                     | addrDelive              | addrCity | addrState | addrZip    |
|---------|----------------------|------------------------------------------|-------------------------|----------|-----------|------------|
| 225981  | M0350-00-008-0030-00 | VILLARREAL LIVIA                         | 2224 DOMINGO TREVINO DR | MISSION  | TX        | 78572-1431 |
| 328477  | W4750-00-000-0003-00 | REBORA ALEJANDRO                         | 4200 LOPEZ ST           | MISSION  | TX        | 78572-1653 |
| 328476  | W4750-00-000-0002-10 | CERDA MANUEL A & ANALILIA                | 4104 LOPEZ ST           | MISSION  | TX        | 78572-1527 |
| 328474  | W4750-00-000-0001-00 | ORTIZ BRENDA LEE                         | 204 BOGAMILIA           | MISSION  | TX        | 78572-1526 |
| 328475  | W4750-00-000-0002-00 | BARRANCO ARMANDO & VANESSA LYZETTE       | 208 E BOGAMILIA         | MISSION  | TX        | 78572-1526 |
| 226008  | M0350-00-009-0044-00 | ANZALDUA JESSICA                         | 3936 LOPEZ ST           | MISSION  | TX        | 78572-1546 |
| 226003  | M0350-00-009-0033-00 | LOPEZ MARIO H & YOLANDA                  | 205 BOGAMILIA           | MISSION  | TX        | 78572-1526 |
| 226036  | M0350-00-010-0046-00 | MARTINEZ CORA & EDWARD                   | 3538 LOPEZ ST           | MISSION  | TX        | 78572-1699 |
| 226032  | M0350-00-010-0038-00 | NAVEJAR ISIDRO O & YOLANDA               | 4030 GARZA ST           | MISSION  | TX        | 78572-1566 |
| 226031  | M0350-00-010-0035-00 | RAMOS NOEMI                              | 3811 GARZA ST           | MISSION  | TX        | 78572      |
| 509680  | M0350-00-008-0041-00 | RUIZ MARISOL MUNGUIA                     | 3910 CANDO MUNGUIA      | MISSION  | TX        | 78572      |
| 225984  | M0350-00-008-0038-00 | MUNGUIA HIPOLITO JR & ESMERALDA M        | 4034 CANDO MUNGUIA      | MISSION  | TX        | 78572-1702 |
| 225987  | M0350-00-008-0046-00 | MORENO LORENZO JR                        | 3942 CANDO MUNGUIA ST   | MISSION  | TX        | 78572      |
| 225985  | M0350-00-008-0044-00 | MORENO ERNESTO & ERNESTO JR              | 3942 CANDO MUNGUIA ST   | MISSION  | TX        | 78572      |
| 225980  | M0350-00-008-0028-00 | CHAVEZ BLANCA                            | 4039 LOPEZ ST           | MISSION  | TX        | 78572-1545 |
| 524009  | M0350-00-008-0020-00 | VALVERDE RICARDO JR & NATALIE            | 1212 LAREDO ST          | MISSION  | TX        | 78572-5837 |
| 225974  | M0350-00-008-0019-00 | MUNGUIA ILSA                             | 3940 LOPEZ ST           | MISSION  | TX        | 78572-1546 |
| 225983  | M0350-00-008-0036-00 | MUNGUIA OTILA ESTRADA                    | 4037 LOPEZ ST           | MISSION  | TX        | 78572-1545 |
| 225979  | M0350-00-008-0027-00 | ESTRADA OTILA MUNGUIA                    | 4037 LOPEZ ST           | MISSION  | TX        | 78572-1545 |
| 225977  | M0350-00-008-0025-00 | BARBOSA LUIS JR & MARIA C                | 4033 LOPEZ ST           | MISSION  | TX        | 78572-1545 |
| 225975  | M0350-00-008-0023-00 | MARTINEZ RAUL & SYLVIA                   | 3947 LOPEZ ST           | MISSION  | TX        | 78572-1546 |
| 225999  | M0350-00-009-0014-00 | CAVAZOS HUMBERTO                         | 3937 GARZA ST           | MISSION  | TX        | 78572-1544 |
| 226001  | M0350-00-009-0026-00 | NAVARRO TERESA                           | 4030 GARZA ST           | MISSION  | TX        | 78572-1566 |
| 501802  | M0350-00-009-0035-00 | LOPEZ DANIEL JR                          | 205 BOGAMILIA ST        | MISSION  | TX        | 78572-1526 |
| 225973  | M0350-00-008-0017-00 | MUNGUIA ILSA                             | 3940 LOPEZ ST           | MISSION  | TX        | 78572-1546 |
| 225972  | M0350-00-008-0016-00 | CAVAZOS ROGERIO A                        | 3839 LOPEZ ST           | MISSION  | TX        | 78572-1547 |
| 641625  | M0350-00-009-0019-05 | CAVAZOS HUMBERTO JR                      | 3931 GARZA ST           | MISSION  | TX        | 78572-1544 |
| 226005  | M0350-00-009-0037-00 | MORALES SANTANA                          | 3300 EBONY AVE          | MCALLEN  | TX        | 78501-8076 |
| 226007  | M0350-00-009-0042-00 | RODRIGUEZ MARTA                          | 4012 LOPEZ              | MISSION  | TX        | 78572      |
| 226000  | M0350-00-009-0023-00 | HERNANDEZ ELVIRA B                       | 3901 GARZA ST           | MISSION  | TX        | 78572      |
| 226034  | M0350-00-010-0044-00 | GARCIA ROEL & THALIA BRIGITTE HINOJOSA   | 3940 GARZA ST           | MISSION  | TX        | 78572      |
| 226035  | M0350-00-010-0045-00 | GARCIA ROEL & THALIA BRIGITTE HINOJOSA   | 3940 GARZA ST           | MISSION  | TX        | 78572      |
| 226030  | M0350-00-010-0033-00 | GONZALEZ CASIMIRO SR SR                  | 3811 GARZA ST           | MISSION  | TX        | 78572      |
| 563512  | M0350-00-009-0048-00 | MEDRANO JULIAN & CAROLINA                | 3838 LOPEZ ST           | MISSION  | TX        | 78572-1547 |
| 226006  | M0350-00-009-0041-00 | RODRIGUEZ MARTA                          | 4012 LOPEZ              | MISSION  | TX        | 78572      |
| 226002  | M0350-00-009-0029-00 | LOPEZ DANIEL JR & ORLANDO TRUSTEES TRUST | 205 BOGAMILIA ST        | MISSION  | TX        | 78572-1526 |
| 226033  | M0350-00-010-0041-00 | ALANIZ LEONARDO JR & SAN JUANITA         | 3908 GARZA ST           | MISSION  | TX        | 78572      |
| 328469  | W4750-00-000-0000-00 | CERDA MANUEL                             | 200 BOGAMILIA           | MISSION  | TX        | 78572-1526 |
| 702856  | M0350-00-009-0046-01 | ESPINO JUAN JOSE JR & YARITZA E SANCHEZ  | 604 ERMA AVE            | MISSION  | TX        | 78572-6810 |



## CITY OF MISSION

### AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** November 5, 2025

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

**AGENDA ITEM:** Plat Approval Subject to Conditions: Sonoma Ranch Subdivision Phase III, a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision, Developer: Carlos I. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

#### NATURE OF REQUEST:

##### Project Timeline:

- October 14, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- October 16, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- October 30, 2025 – Final review of plat and construction plans deemed complete by Staff Review Conference..
- November 5, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- November 12, 2025 – Consideration of plat approval subject to conditions by the City Council.

##### Summary:

- The subdivision is located along the East side of Mayberry Road approximately 1,320 feet North of W. Mile 2 Road.
- This development consists of 115 single family residential lots.
- The proposed lots measure 50 feet in width by 130 feet in depth consistent with the proposed new lot size minimums for R-1 single family residential zoning.
- Water and sewer services will be provided by the City. There is a total of 7 fire hydrants via direction of the Fire Marshall.
- The internal public streets are 32 feet back-to-back within 50 feet right-of-ways. This subdivision is only accessible from Sonoma Ranch Subdivision Phase I which will replat 2 of its original lots for future public R.O.W.
- Storm water will be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along W. 2 Mile Road. The City's Engineering department has reviewed and approved the drainage report and design.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.



**STAFF RECOMMENDATION:**

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# **SUBDIVISION APPLICATION**

## **CITY OF MISSION SUBDIVISION APPLICATION**



|                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name:</b> <u>Carlos I. Garza</u><br><b>Address:</b> <u>P.O. Box 6105</u><br><b>City:</b> <u>McAllen, Texas 78502</u><br><b>Phone:</b> <u>(956) 778-5000</u><br><b>Subdivision Name:</b> _____<br><u>Sonoma Ranch Subdivision Phase III</u> | <p align="center"><b>PLAT FEES</b></p> <b>5 ACRE PLAT OR LESS.....\$400</b><br><b>5+ ACRES.....\$500</b><br><b>Re-Plat Filing/Review .....\$300</b><br><b>Separate Subdivision variance/open cuts, etc. \$150</b><br><b>P&amp;Z Date:</b> _____ <b>City Council Date:</b> _____ |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Urban (City) X      Suburban ETJ \_\_\_\_\_      Rural ETJ \_\_\_\_\_  
 Zone: R-1      Water Dist. U.I.D.      School Dist. Mission

# of Lots: Residential 115      Non-Residential \_\_\_\_\_      Common Areas/Lots 2

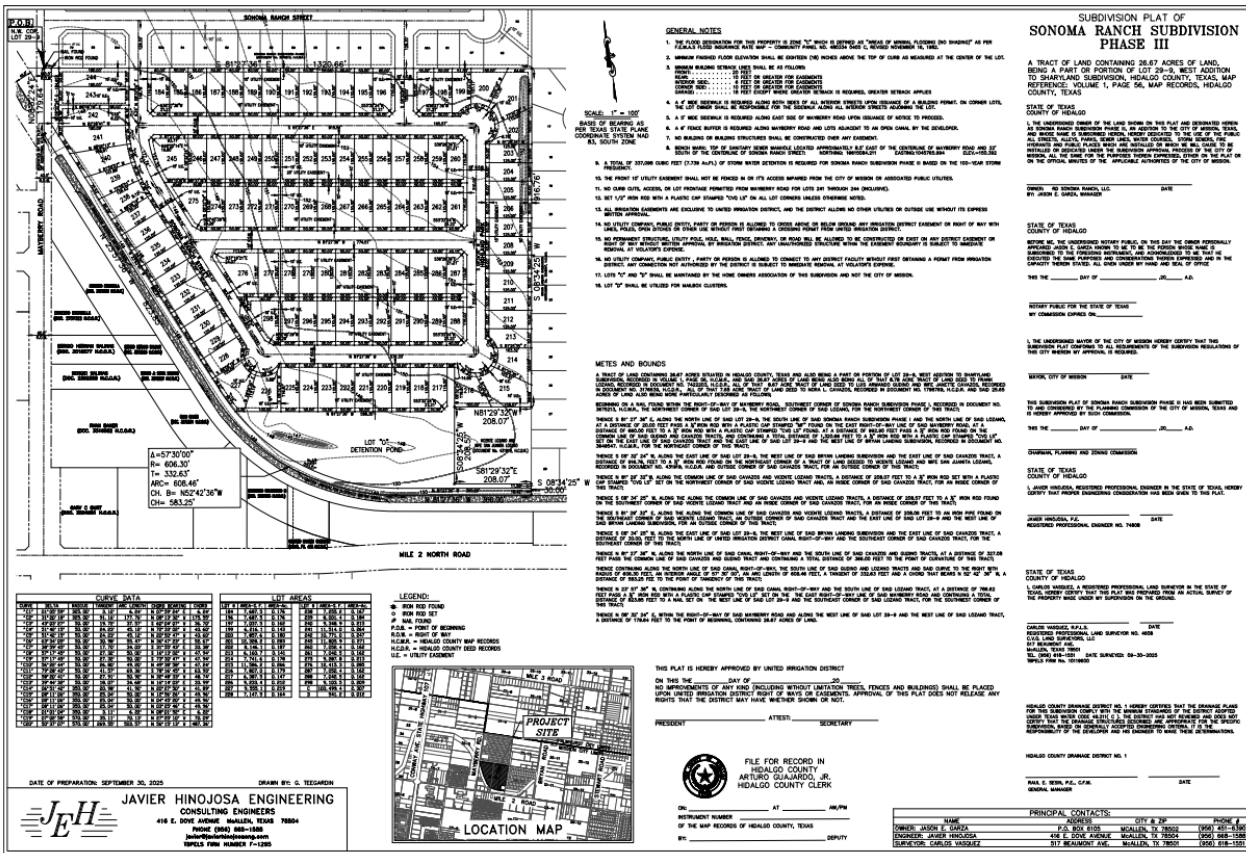
Water CCN:    SWSC \_\_\_\_\_      LJWSC \_\_\_\_\_      MUD \_\_\_\_\_

|                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p align="center"><b><u>WATER</u></b></p> <u>4,000</u> L. F. of <u>8"</u> Water Lines<br>_____ L. F. of _____      Water Lines<br>Other: _____<br>Suburban    MSR cost of water meters &<br>ETJ Only:    Membership costs \$ _____ | <p align="center"><b><u>SEWER</u></b></p> <u>4,175</u> L. F. of <u>8"</u> Sewer Lines<br>_____ L. F. of _____      Sewer Lines<br>Lift Sta: _____      N/A-Septic Use: _____<br>Other: _____<br>Suburban ETJ Only: MSR cost of Septic Tanks<br>\$ _____ |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p align="center"><b><u>STREETS</u></b></p> <u>4,150</u> L. F. of <u>32' B-B</u> Wide Streets<br>_____ L. F. of _____      Wide Streets<br>Other: <u>179 L.F. of 13' add'l Widening (Mayberry)</u> | <p align="center"><b><u>STORM SEWER</u></b></p> <u>145</u> L. F. of <u>18"</u> Storm Lines<br><u>955</u> L. F. of <u>24"</u> Storm Lines<br><u>385</u> L. F. of <u>30"</u> Storm Lines<br><u>270</u> L. F. of <u>36"</u> Storm Lines<br><u>205</u> L. F. of <u>42"</u> Storm Lines |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Revised 2023

## PLAT

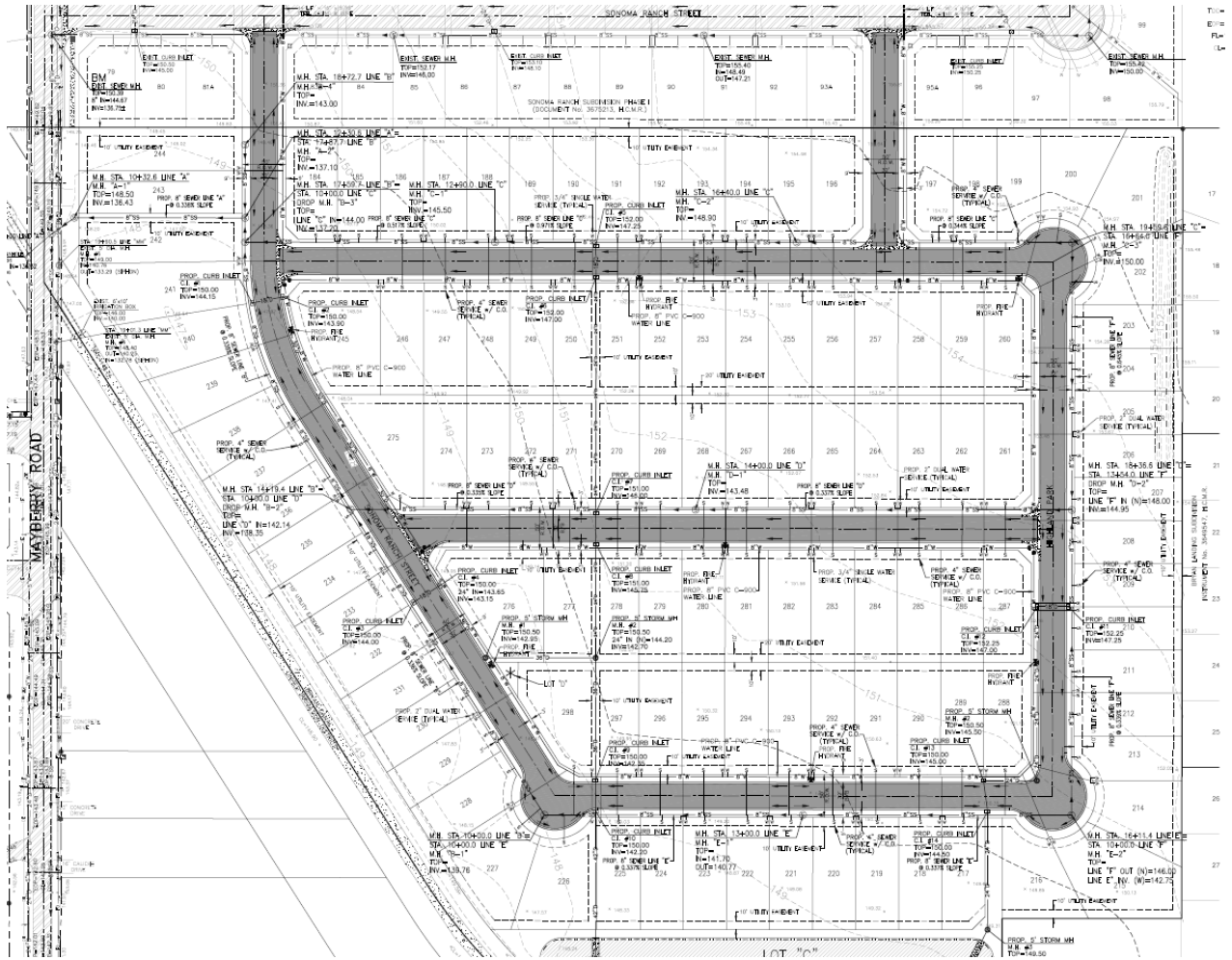




AERIAL



## UTILITY LAYOUTS



## STORM WATER DRAINAGE STATEMENT

### Drainage Statement Sonoma Ranch Subdivision Phase III Mission, Texas

#### Introduction

Sonoma Ranch Subdivision Phase III is a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. This drainage statement addresses Phase III of this subdivision and is independent from Sonoma Ranch Subdivision Phase I and II. The subdivision is located along the east side of Mayberry Road approximately 1,320 feet north of Mile 2 and is within the city limits of Mission, Texas.

#### Flood Plain

Sonoma Ranch Subdivision Phase III is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

#### Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25), Hidalgo Sandy Clay Loam (28) and Hidalgo Sandy Clay Loam, Saline (30). Soils group 25, 28 and 30 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

#### Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff in a southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 27.76 cubic feet per second is being generated by this subdivision. Note: because the storm outfall is being choked down to a 15" at a slope of 0.510%, this slope calculates to a discharge rate of 4.61 cfs and detention calculations have taken this into account.

#### Proposed Conditions

Sonoma Ranch Subdivision Phase III is 26.67 Acres and has 115 Single-Family Lots. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from an 18" to 42" throughout the subdivision discharging into a proposed detention pond located near the southwest portion of the phase. This development will increase runoff to a maximum of 114.51 cubic feet per second based on the 100-year storm frequency for an increase Q of 86.75 cubic feet per second. Required detention for Phase III will be 337,098 cubic feet (7.739 Ac.Ft.) with the proposed detention pond having a capacity of 457,407 cubic feet (10.501 Ac.Ft.) at a depth of 7.0 feet. Maintenance of the detention pond shall be provided for by the Sonoma Ranch Home Owners Association.



## STORM WATER DRAINAGE STATEMENT

The choked outfall discharge shall be (via a 15" pipe at an average slope of 0.510%) south from the proposed detention pond crossing/siphoning under the United Irrigation District "Bryan Canal" continuing south through a proposed easement and tying directly to an existing curb inlet located along the north side of Mile 2. See the provided outfall storm plan and profile that also shows the siphon under the existing United Irrigation District "Bryan Canal".

*Javier Hinojosa* 10/6/25  
 Javier Hinojosa, P.E.



|                                                               |                                                                                     |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                             |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL    |                                                                                     |
| <input type="checkbox"/> TO H.C. PLANNING DEPT.               |                                                                                     |
| <input checked="" type="checkbox"/> TO CITY                   |                                                                                     |
| <input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED |                                                                                     |
| <input type="checkbox"/> DISTRICT FACILITY                    |                                                                                     |
| <input checked="" type="checkbox"/> CITY FACILITY             |                                                                                     |
| <input type="checkbox"/> OTHER                                |                                                                                     |
| H.C.D.D. NO. 1                                                | DATE 10-24-25                                                                       |

subject to approvals from The City of Mission and United Irrigation District for the outfall design