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## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, May 6, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

### **REGULAR MEETING**

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

### **APPROVAL OF MINUTES**

- 1 Approval of Minutes for P&Z Meeting - April 15, 2026

### **PUBLIC HEARINGS**

#### **REZONING**

[2](#) Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Office Building District ("C-1"), being all of Lot 1, Block 4, and a 0.213 gross acre tract of land, being a portion of that abandoned and vacated Bryce Drive between Blocks 3 & 4, Bryan Park Addition Subdivision, located along the East side of Bryan Road approximately 1,500 feet North of U.S. Business 83. Applicant, Series 3-Rentals c/o Noralinda Gonzalez Garza - Cervantes

[3](#) Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Office Building District ("C-1"), being the East 134' of Lot 9 and the East 146.8' of Lot 10, Block 113, Original Townsite of Mission Subdivision, located along the West side of Mayberry Road approximately 100 feet South of 8th Street. Applicant, Julian Arellano & Noe Salinas - Cervantes

[4](#) Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates Subdivision, located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83. Applicant, LLAAG, LLC c/o Lyonel A. Adame Garza - Cervantes

[5](#) Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Townhouse Residential District ("R-1T"), being the South 2.85 acres out of Lot 39, Bell-Woods Company's Subdivision "C", located along the West side of Compton Road approximately 1,288 feet North of Mile 2 Road. Applicant, Aaron Balli - Cervantes

### **CONDITIONAL USE PERMIT**

[6](#) Conduct a public hearing and consideration of a Conditional Use Permit to place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex-Fourplex Residential District, being a 1.97-acre tract out of the remainder of Lot 21-3, West Addition to Sharyland

Subdivision, located at 1005 Kenwood Avenue. Applicant: Ernie Villarreal, PMSI Inc. Project Manager - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant in a Neighborhood commercial (C-2) District - Vex Kitchen, being Lots 88 & 89, Mayberry Plaza UT No. 3 Subdivision, located at 800 E. 1st street, Applicant: VEX Kitchen, LLC c/o Victor Gutierrez - Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation for the sale of firearms - Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Applicant: Robert D. Russell - Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Han’s Katsuya Restaurant in a property zoned General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D Applicant: The BAB, LLC, c/o Junduck Han – Cervantes

**SITE PLAN APPROVAL**

10 Site Plan Approval for the Construction of a Multi-Tenant Building named The MIX, on Lot 1, Blk 2, Santa Lucia Subdivision, located at 2509 Colorado Street. Applicant: MDM Real Estate Dev., LLC. – Cervantes

**SINGLE LOT VARIANCE**

11 Single Lot Variance for a 0.14-acre tract of land, being the North 125 feet of the East 50 feet of Lot 6, Mission Acres Subdivision, located at 1523 Green Lawn Drive. Applicant: Jose G. Villarreal – Cervantes

**ADJOURNMENT**

Signed this the 30th day of April, 2026

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

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 30th day of April, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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

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

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

Notice is hereby given that on the **6th day of May, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **30th day of April, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
APRIL 15, 2026  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Irene Thompson  
Diana Izaguirre  
Kevin Sanchez  
Connie Garza  
David Villarreal  
Raqueneel Austin

**P&Z ABSENT**

Steven Alaniz

**STAFF PRESENT**

Elisa Zurita  
Gabriel Ramirez  
Susie De Luna  
Xavier Cervantes  
Alex Hernandez

**GUEST PRESENT**

Juan Cantu  
Dannie Wade  
Leonardo V. Garza  
Yen Lai  
Janneth Mendez

**CALL TO ORDER**

Vice-Chairman Sanchez 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 APRIL 1, 2026**

Vice-Chairman Sanchez asked if there were any corrections to the minutes for April 1, 2026. Ms. Austin moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:30 p.m.**

**Ended: 5:34 p.m.**

**Item #2**

**Rezoning:**

**Being Lot 6, Block 75,  
Original Townsite of Mission Subdivision  
This property is located at 312 W. 4th Street  
R-2 to C-2  
Pedro A. Zamarron**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Duplex-fourplex Residential District ("R-2") to Neighborhood Commercial District ("C-2") to occupy a former commercial establishment at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property is located at the Northeast corner of W. 4th Street and Cummings Avenue and measures 150 feet along 4th Street and 50 feet along Cummings Avenue for a total area of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) District to the North and East, Agricultural Open Interim (AO-I) to the South and Public (P) district to the West. The property has an abandoned 2-suite commercial building with a parking lot that accommodates ten (10) vehicles. The surrounding land uses include

the single-family homes to the East and North, A water reservoir to the South and an irrigation canal to the West. The Future Land Use Map shows the property designated as Low density residential. The requested rezoning is not in line with the comprehensive plan designation but due that the property has a long history of commercial uses staff believe that Neighborhood Commercial zoning will complement the area. Notices were mailed to fourteen (14) surrounding property owners. Planning staff has not received any phone calls from the notice. Staff recommends approval to C-2 zoning.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez 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.

Ms. Garza asked if the property is being rezoned R-2 to C-2.

Mr. Cervantes stated yes that is correct.

Ms. De Luna stated that the City of Mission conducted a mass rezoning in 2006, at which time the area was rezoned to R-1. She further noted that the property was rezoned to R-2 four years ago.

Ms. Garza inquired about the status of the commercial designation, noting that the property had previously been zoned for commercial use.

Ms. De Luna explained that the property was initially rezoned to R-1 (single-family residential). She noted that four years ago, the owner successfully rezoned the area to R-2.

Ms. Garza expressed confusion regarding the zoning, as she recalled that particular location being designated for commercial use.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:34 p.m.**

**Ended: 5:36 p.m.**

**Item #3**

**Rezoning:**

**being an 11.43 acre tract of land, being a portion of a 22.380 acre tract of land situated in Porcion 55, being a part of Lot 25-6 of the West Addition to Sharyland Subdivision**

**This property is located along the North side of W. Griffin Parkway approximately 760 feet West of**

**N. Conway Avenue,  
R-3 to C-3  
Yen W. Lai**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") for a commercial development at the site. The tract of land has 11.43 acres in area and measures 827.13 feet East-West and measures 1,058.89 feet North-South. The surrounding zones are General Business (C-3) District to the East, South and West and Agricultural Open Interim (AO-I) District to the North. The surrounding land uses include Carmelita's restaurant, Paris Bakery and Move it Storage to the West. To the East the surrounding land uses include Starbucks coffee, ER 24/7, Wells Fargo Bank, Burger King and El Pollo Loco. The property is vacant. The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation. Notices were mailed to seven (7) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Garza asked if all the surrounding properties were zoned as C-3.

Mr. Cervantes stated yes.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Garza moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:36 p.m.**

**Ended: 5:37 p.m.**

**Item #4**

**Conditional Use Permit:**

**To allow a Mobile Food Unit - Sushi Crunch  
In an approved Food Truck Park,  
Being the West ½ of Lots 7 & 8, Block 176,  
Mission Original Townsite Subdivision  
This property is located at 307 W. Tom Landry Street,  
Space A,  
C-4  
Janeth Mendez**

Mr. Cervantes stated that the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell Sushi. The proposed hours of operation are as follows: Monday through Sunday from 10:00 a.m. to 12:00 am. Staff: 2 employees Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: 1) Approval for a 1-year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are every day from 10:00 am to 12:00 am; 4) Must comply with the noise ordinance; 5) Acquisition of a business license before occupancy; and 6) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Austin moved to approve the Conditional Use Permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre arrived at 5:37pm

Vice-Chairman Sanchez yield the chair to Chairwoman Izaguirre

**Started: 5:37 p.m.**

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

**Item #5**

**Ordinance Amendment: Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by amending subsection 3, Car Wash Establishments, by establishing a two-mile minimum radius and distance requirement,**

**ensuring no new car wash business be established within a two-mile radius of an existing car wash. Applicant: City of Mission - Cervantes**

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

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

Mr. Dannie Wade, a resident of Wagon City South living at 200 Buckboard, expressed concerns regarding local water usage. He noted that there is an abundance of car washes within a ten-mile radius despite ongoing news of a water shortage and reservoir limitations. Mr. Wade stated that it is difficult to see significant amounts of water allocated to car washes when residents have invested heavily in landscaping that requires irrigation. As a citizen, he argued that while car washing is a convenience, the priority should be ensuring enough water is available for residents to maintain their property and plants.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson stated that the existence of a drought problem was not a new development and noted that such conditions could sometimes persist for extended periods. However, she pointed out that these phases are often followed by periods of significant rainfall that alleviate the issue. She argued that attributing the need for a permanent change in the ordinance to a drought would establish long-term policy on what she characterized as a temporary situation.

Mr. Cervantes stated that ordinances are subject to revision and emphasized that they can be changed. He further stated that nothing is permanent.

Ms. Thompson stated that the city consistently faces drought problems, even if they are recurring and temporary. She noted that public water restrictions have been implemented specifically regarding when residents can water their landscaping due to an obvious water shortage. She also suggested that it is valid to question whether the city maintains sufficient water capacity for the entire year. Referring back to a January meeting, she reminded the group of her recommendation for the city to investigate a tiered billing approach for high-consumption users and inquired if that proposal had been examined.

Mr. Cervantes stated his belief that the City administration is considering the proposal. He added that he could follow up to provide further information.

Ms. Thompson stated that the City could continue to implement distance-based limits, such as one, two, or ten miles, but argued that such measures fail to address the core issue. She suggested that

the primary concern remains finding an effective way to control water usage among high-consumption users

Chairwoman Izaguirre stated that she believed the administration was looking into the matter.

Ms. Garza inquired whether the matter had been discussed with legal counsel. She noted that she had seen social media posts from an individual potentially considering litigation due to the restriction and reiterated her interest in finding out if legal counsel had been consulted.

Mr. Cervantes stated that the ordinance amendment had been reviewed and approved by the city attorney. He then inquired if there were any further questions.

Mr. Villarreal inquired whether there was an estimation regarding the amount of water usage reduced by changing the restriction from one mile to two miles.

Mr. Cervantes stated that he could not provide specific numbers. He explained that the measure would help prevent the entry of additional businesses that consume a substantial amount of water.

Chairwoman Izaguirre noted that there were three car washes on Shary Road and approximately four near the coffee shop, suggesting that those types of businesses likely required further review.

Ms. Thompson expressed a desire to compare the city's current rates with those of other municipalities. She further inquired, referencing Mr. Villarreal's earlier point, about the ultimate impact the two-mile expansion would have on water consumption.

Chairwoman Izaguirre stated that there would be fewer car washes, which would result in lower water consumption.

Ms. Thompson noted that a large, wide parcel of land exists along Stewart Road, extending between Bryan Road and the expressway. She observed that, under the proposed changes, only the southwest corner of that area would remain available.

Mr. Cervantes explained that the proposed changes were more restrictive. He noted that a forthcoming ordinance would address the remaining portions of land, requiring a conditional use permit for any qualifying properties. He informed the group that this matter would be presented at the next meeting, adding that because car washes are inherently noisy, this process would provide surrounding property owners with the opportunity to object.

Ms. Thompson stated that she understood the concept behind the proposal but expressed confusion regarding the timing. She noted that since the drought was already an issue in January when the ordinance was set at one mile, she questioned why a two-mile restriction had not been implemented at that time.

Mr. Cervantes acknowledged that the restriction perhaps should have been set at two miles in January. He suggested that the initial decision might have been premature due to insufficient research.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the ordinance amendment. Mr. Sanchez seconded the motion. Upon a vote, Ms. Garza and Ms. Thompson voted nay. The motion passed in a 4-2 vote.

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

**Ended: 5:49 p.m.**

**Item #6**

**Ordinance Amendment: Consideration of the adoption of an ordinance amending the Code of Ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Amending the Fees for Subdivision Infrastructure Inspections for Geotechnical Lab Testing. Applicant: City of Mission - Cervantes**

Mr. Cervantes proposed an ordinance amendment to introduce a fee for subdivision inspection lab testing. He explained that while the city currently contracts engineering firms to ensure infrastructure is built correctly to prevent future maintenance issues, the existing system for handling failed tests is problematic. Under current rules, developers are responsible for paying for failed tests directly; however, because the engineering firms work for the city, this creates a conflict in payment collection. To resolve this, he requested that an additional 15% fee be added to the initial estimate to cover potential failed tests, ensuring the engineering firm remains under the city's direction throughout the process. He further clarified that if any of these funds remain at the time the subdivision is recorded the balance would be returned to the developer.

Ms. Garza inquired whether additional funds or resources would be required if the initial amount proved insufficient.

Mr. Cervantes explained that the city maintains mechanisms to monitor account balances throughout the process. He stated that if a high number of failed tests occurs and the initial 15% fee proves insufficient, the city will request additional funds from the developer for escrow.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Austin inquired about the frequency of test failures, specifically requesting the current rate at which such failures are encountered.

Mr. Ramirez stated that while the outcome depends on the specific subdivision, an additional 15% should be sufficient to cover the issue.

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

**Started: 5:49 p.m.**

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

**Item #7**

**Ordinance Amendment: Conduct a public hearing and consideration of the adoption of an ordinance amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.37 – R-1A (Large Lot Single Family Residential District), Subsection (3) Conditional Uses, Section 1.371 - R-1 (Single Family Residential District), Subsection (3) Conditional Uses, Section 1.372 – R-1T (Townhouse Residential District), Subsection (3) Conditional Uses, Section 1.38 – R-2 (Duplex-Fourplex Residential District), Subsection (3) Conditional Uses, Section 1.39 – R-3 (Multi-Family Residential District), Subsection (3) Conditional Uses, and Section 1.40 (Mobile Home and Modular Home District), Subsection (3) Conditional Uses, Section 1.44(A) – C-5 (Adaptive Commercial District), Subsection (3) Conditional Uses, Section 1.45 – I-1 (Light Industrial District), Subsection (3) Conditional Uses, Section 1.46 – I-2 (Heavy Industrial District), Subsection (3) Conditional Uses, Section 1.47 - PUD (Planned Unit Development), Subsection (2) Permitted Uses by Adding Telephone, Radio, Television and/or Other Communications Towers as a Conditional Use. Applicant: City of Mission - Cervantes**

Mr. Cervantes presented a zoning ordinance amendment that would allow cell towers in several additional zoning districts via a conditional use permit. He noted that while towers are currently restricted to commercial and agricultural zones, the city has received requests for installations on residential and industrial properties. He explained that the amendment would enable individuals to apply for towers in these other categories through the conditional use permit process, which includes public hearings where specific conditions can be applied. Following his explanation, he inquired if anyone in the audience wished to speak in favor of or in opposition to the item.

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

Mr. Juan Cantu, the president of Wagon City South, spoke in favor of the amendment, representing a small community where many residents live on set budgets. He explained that constructing a 40-foot tower would provide free internet for the community hall and lower individual residents' costs to a flat rate of \$35.99, including taxes. He noted that the community had held a meeting on February 11, 2026, where members voted to support erecting the tower on their property next to the Grand Park. Mr. Cantu emphasized that the tower would serve only the park's residents and would not be used for outside commercial purposes. He further detailed the financial benefits, noting that the arrangement would cover the hall's electricity bill and save the community approximately \$2,000, which could be reinvested into park infrastructure such as the recently remodeled swimming pool.

He assured the group that the community holds a million-dollar insurance policy to cover any potential issues. He concluded by reiterating his commitment to saving money for the park's residents.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson inquired whether individuals interested in the proposal would still be required to apply for a conditional use permit.

Mr. Cervantes explained that applications would be reviewed on a case-by-case basis. He stated that the ordinance would allow individuals to apply for a specific property, after which the city would notify neighbors within a 200-foot radius, post a conditional use permit sign, and schedule public hearings. He noted that if surrounding property owners objected, the permit could be denied or approved with additional conditions. Furthermore, he clarified that while these are typically life-of-the-use permits due to the substantial investment involved, the level of public opposition would be a significant factor in determining whether the permit is granted or denied.

Ms. Thompson observed that she could foresee a situation where a large developer might utilize this option in order to benefit from cost savings.

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

## **ITEM#8**

### **ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:56 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Office Building District (“C-1”), being all of Lot 1, Block 4, and a 0.213 gross acre tract of land, being a portion of that abandoned and vacated Bryce Drive between Blocks 3 & 4, Bryan Park Addition Subdivision, located along the East side of Bryan Road approximately 1,500 feet North of U.S. Business 83. Applicant, Series 3-Rentals c/o Noralinda Gonzalez Garza - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Duplex-Fourplex Residential District (“R-2”) to Office Building District (“C-1”) to develop an office complex.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The property measures 88 feet along Bryan Road and has a depth of 300 feet along the South side and 310 feet along the North side for a total area of 0.613 acres.
- The surrounding zones are Duplex-Fourplex Residential District (R-2) to the North, Large Lot Single Family (R-1A) District to the East, Single-family Residential (R-1) District to the South, and Office Building (C-1) to the West. There are Multifamily Residential (R-3) and Public (P) Districts in the vicinity.
- The property is vacant. The surrounding land uses are vacant properties to the North and south, a single-family home to the East and an apartment complex to the West. In addition, the Mission ISD administrative offices are located to the Northwest.
- 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 staff finds the area to be in transition to light commercial uses.
- Notices were mailed to sixteen (16) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

**STAFF RECOMMENDATION:**

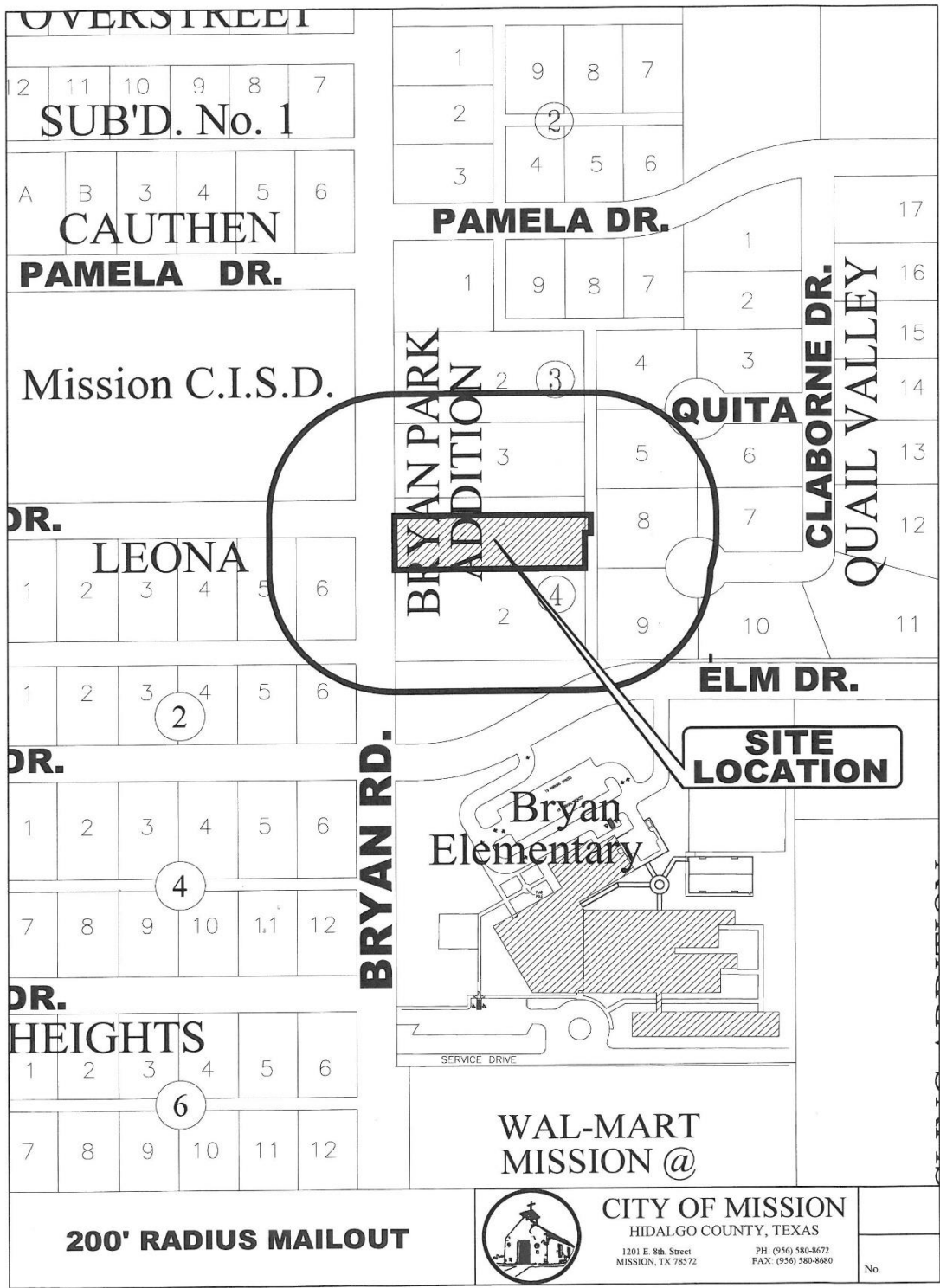
Staff recommends approval.

<b>Departmental Approval:</b> N/A
<b>Advisory Board Recommendation:</b> Approval
<b>City Manager's Recommendation:</b> Approval <i>JP7</i>

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

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

LEGAL NOTICE MAP



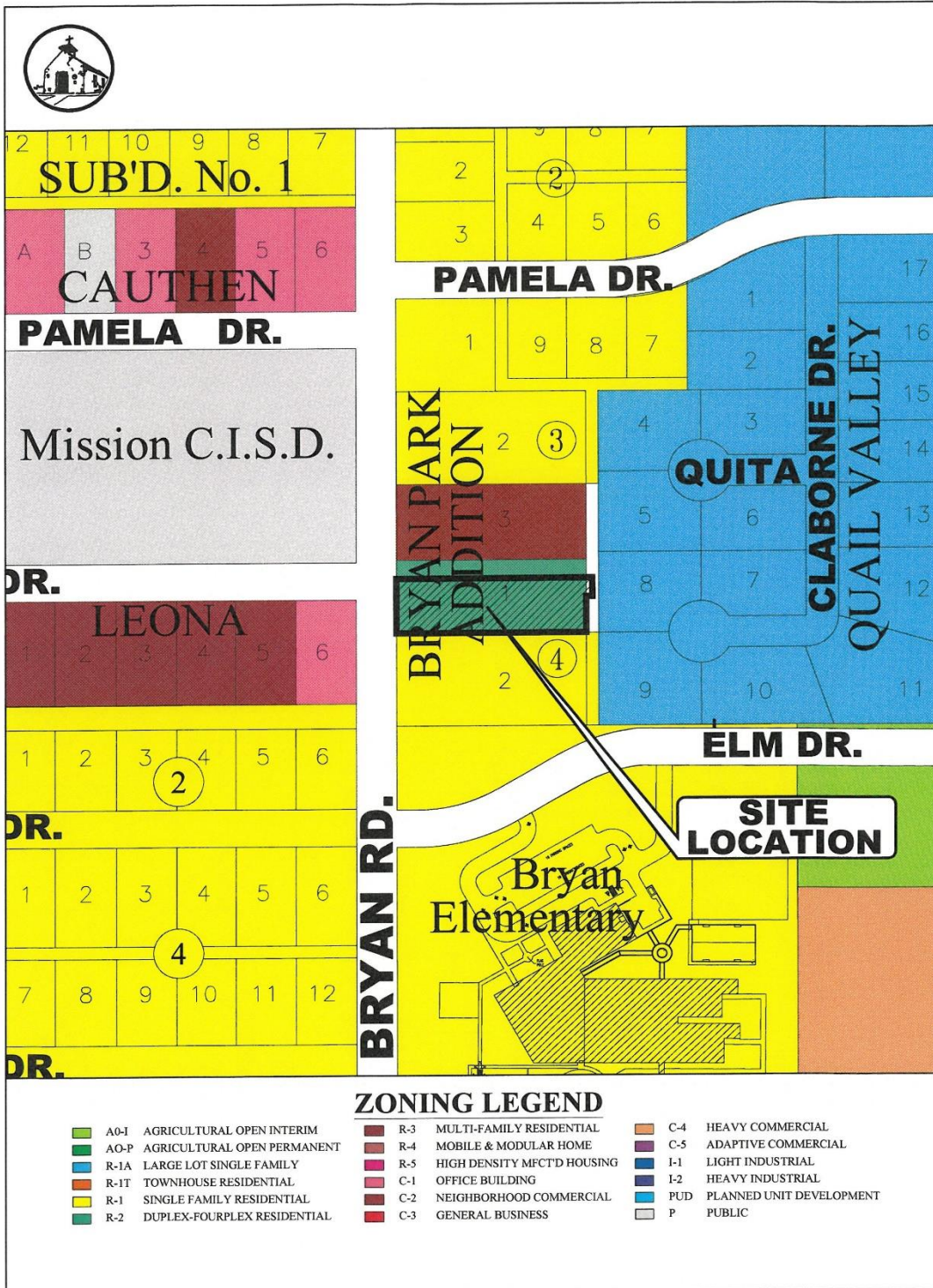
200' RADIUS MAILOUT



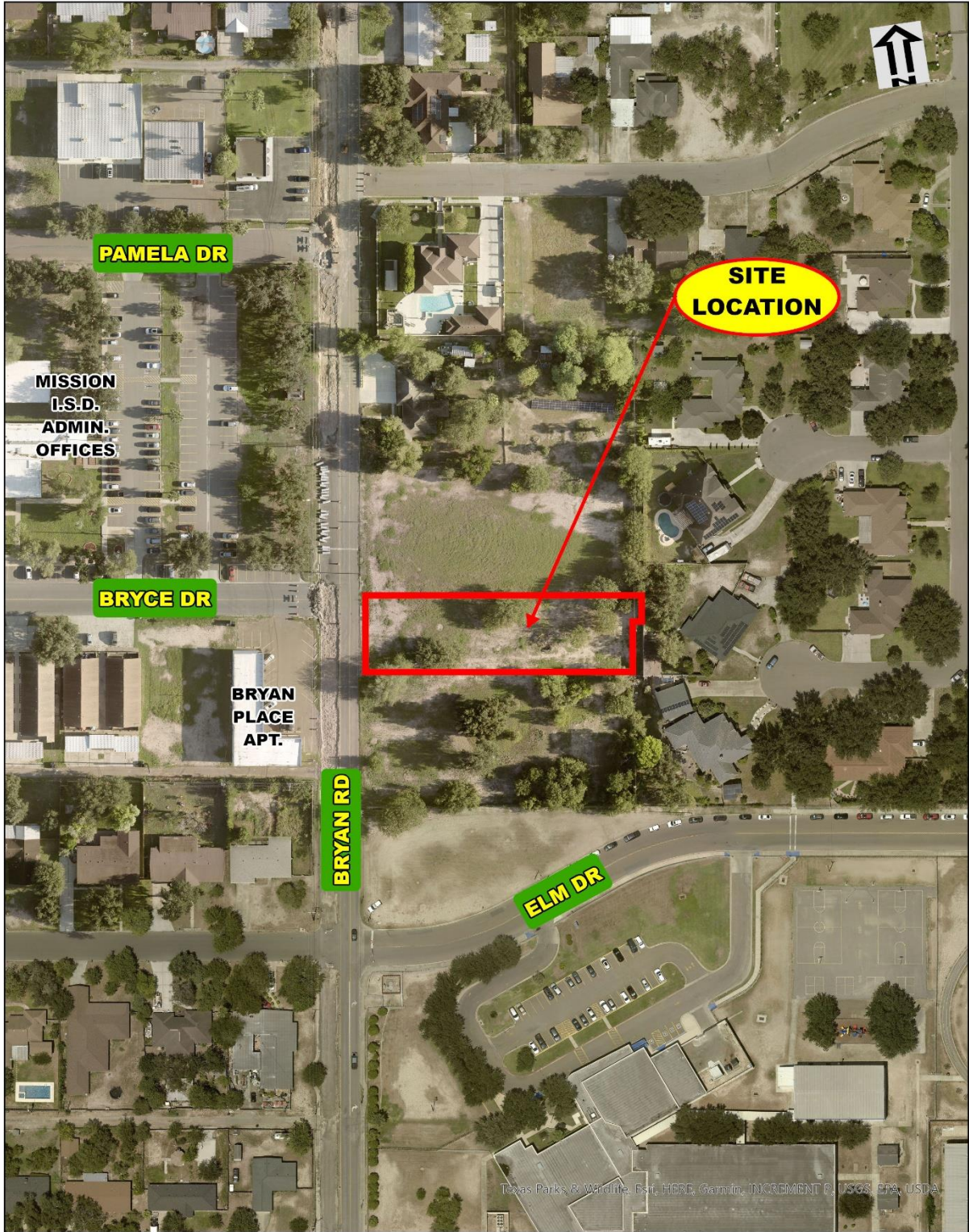
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

# ZONING MAP



AERIAL



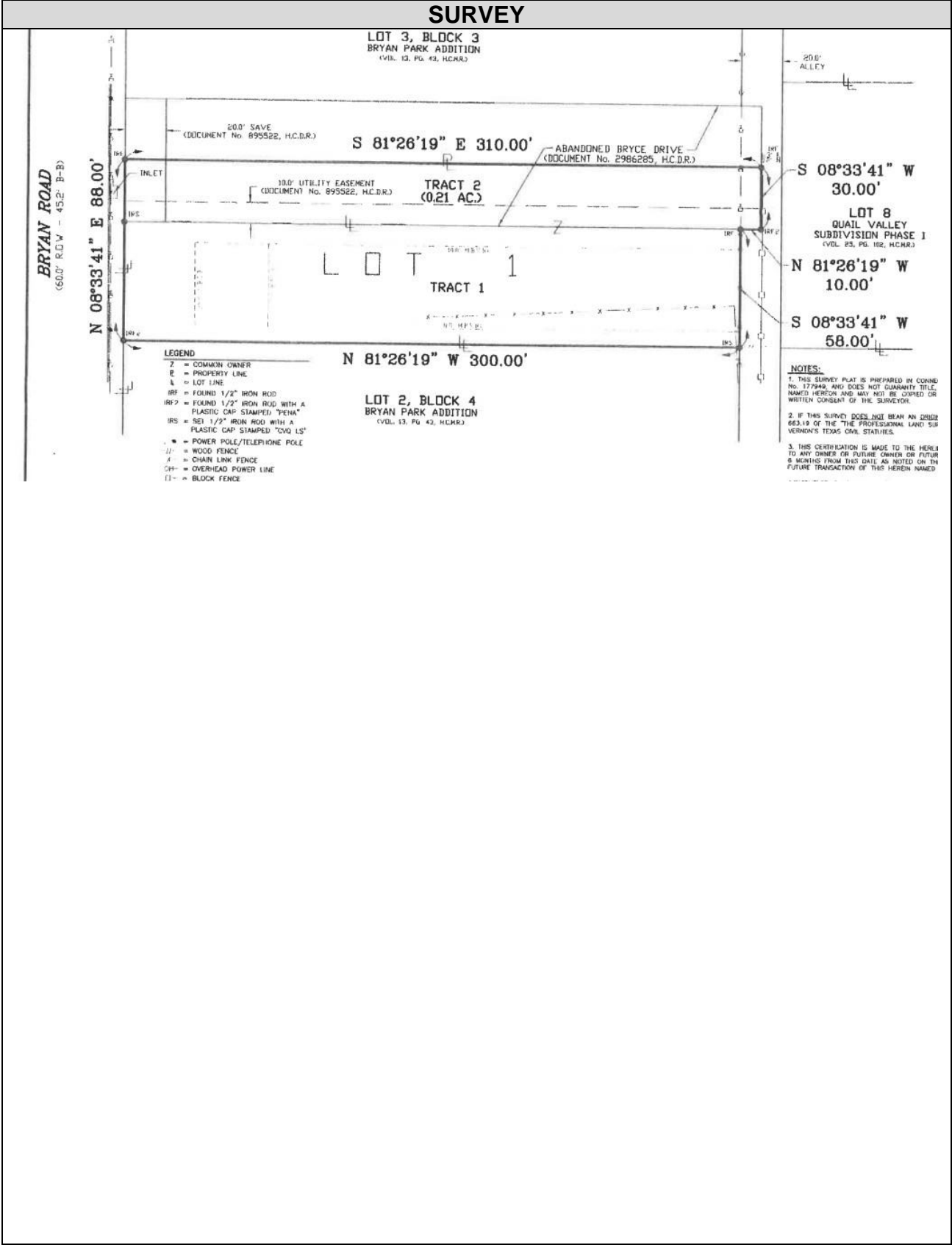
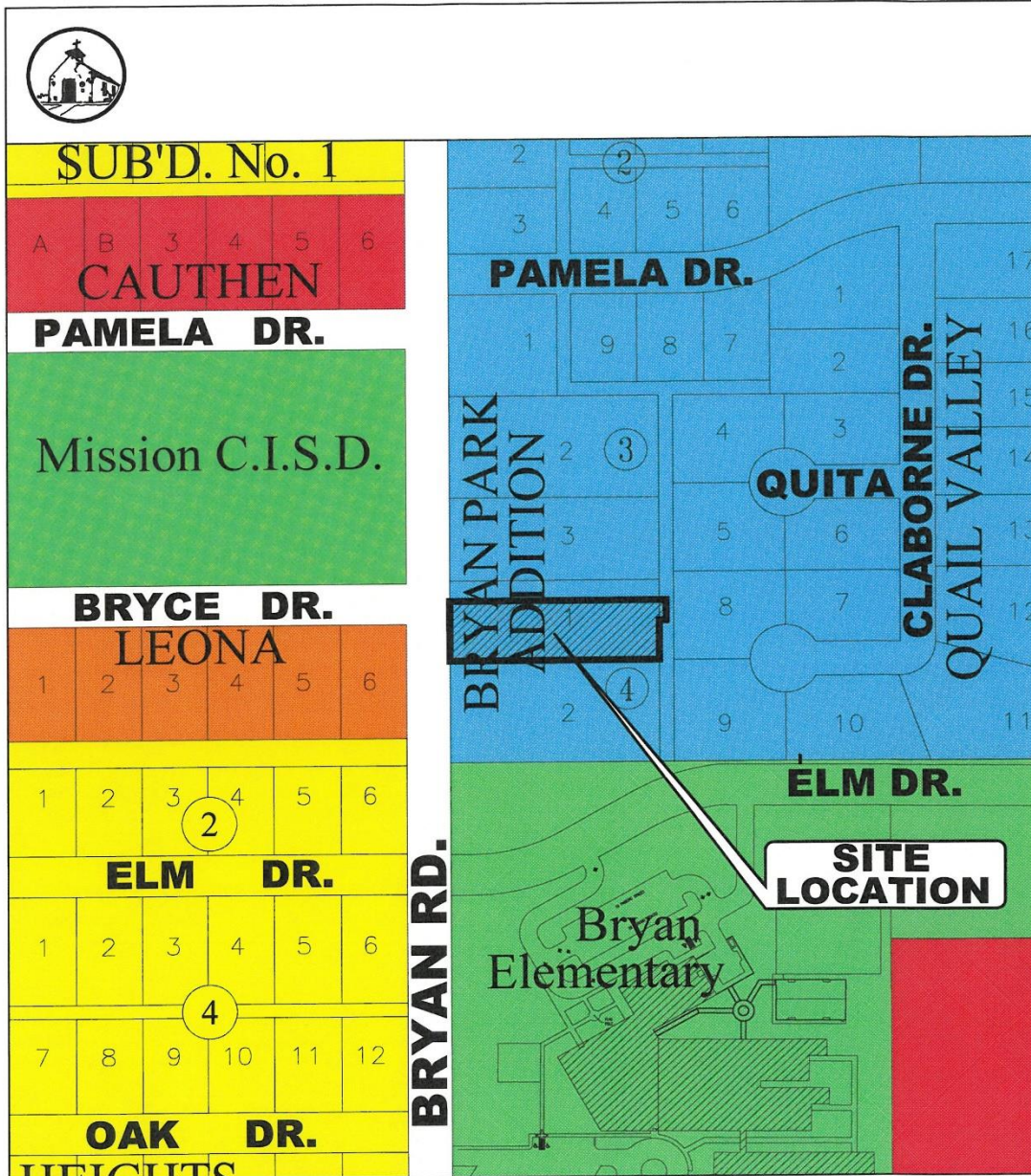


PHOTO OF THE PROPERTY



**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:lightorange; 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:lightgray; 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

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
264090	BROWNFIELD MITCHELL GREGORY & ROSIO	1309 QUITA CIR	MISSION	TX	78572
264093	DE LA ROSA JUAN J & NORMA B	1303 CLABORNE ST	MISSION	TX	78572-4309
316812	MISSION CONSOLIDATED	1116 N CONWAY AVE	MISSION	TX	78572-4103
218182	JIM & MARY KAY MOFFITT FAMILY LTD	1128 PECAN BLVD	MCALLEN	TX	78501-7872
127893	SERIES 3-RENTALS	PO BOX 1886	MISSION	TX	78573-0031
127894	SHIBA TOM MASAMI	PO BOX 8580	HIDALGO	TX	78557-8580
127886	ACEVEDO SILVESTRE & REBECCA	901 BARNES	MISSION	TX	78572-3542
264089	ROJAS LEONARDO & MAGDALENA	1311 QUITA CIR	MISSION	TX	78572-4342
264091	SANCHEZ GILBERT & PATRICIA	1307 CLABORNE	MISSION	TX	78572-4309
264094	PEREZ TOMAS & MARY LOU	1301 CLABORNE ST	MISSION	TX	78572-4309
264095	STINSON GERALD RAY & ELIZABETH	1300 CLABORNE ST	MISSION	TX	78572-4366
218181	LAMAR DESIGNS LLC	1206 LINDBERG	PALMHURST	TX	78573-1354
264092	EL MESIAS UNITED METHODIST CHR	PO BOX 1787	MISSION	TX	78573
127885	ALGRIM NANCY RAYLENE	1400 N BRYAN RD	MISSION	TX	78572-4347
641627	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
258204	CAVAZOS BEN A	915 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3649



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being the East 134’ of Lot 9 and the East 146.8’ of Lot 10, Block 113, Original Townsite of Mission Subdivision, located along the West side of Mayberry Road approximately 100 feet South of 8<sup>th</sup> Street. Applicant, Julian Arellano & Noe Salinas - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) to develop an office complex.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The portion of the lots of record measure 100 feet along Mayberry and have a depth of 134 feet along the South side and 146.8 feet along the North side for a total area of 14,040 square feet (0.32 acres).
- The surrounding zones are General Business (C-3) District to the North and Single-family Residential (R-1) District to the South, East and West.
- The property is vacant. The surrounding land uses are the Evaristo Olivarez Community Center to the East, the Jasmine Commercial Plaza to the North and single-family homes to the South and West.
- The Future Land Use Map shows the property designated for low density residential uses.
- The requested rezoning is not in line with the comprehensive plan designation, but staff finds the area to be in transition to light commercial uses.
- Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

### STAFF RECOMMENDATION:

Staff recommends approval.

---

**RECORD OF VOTE:**

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

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

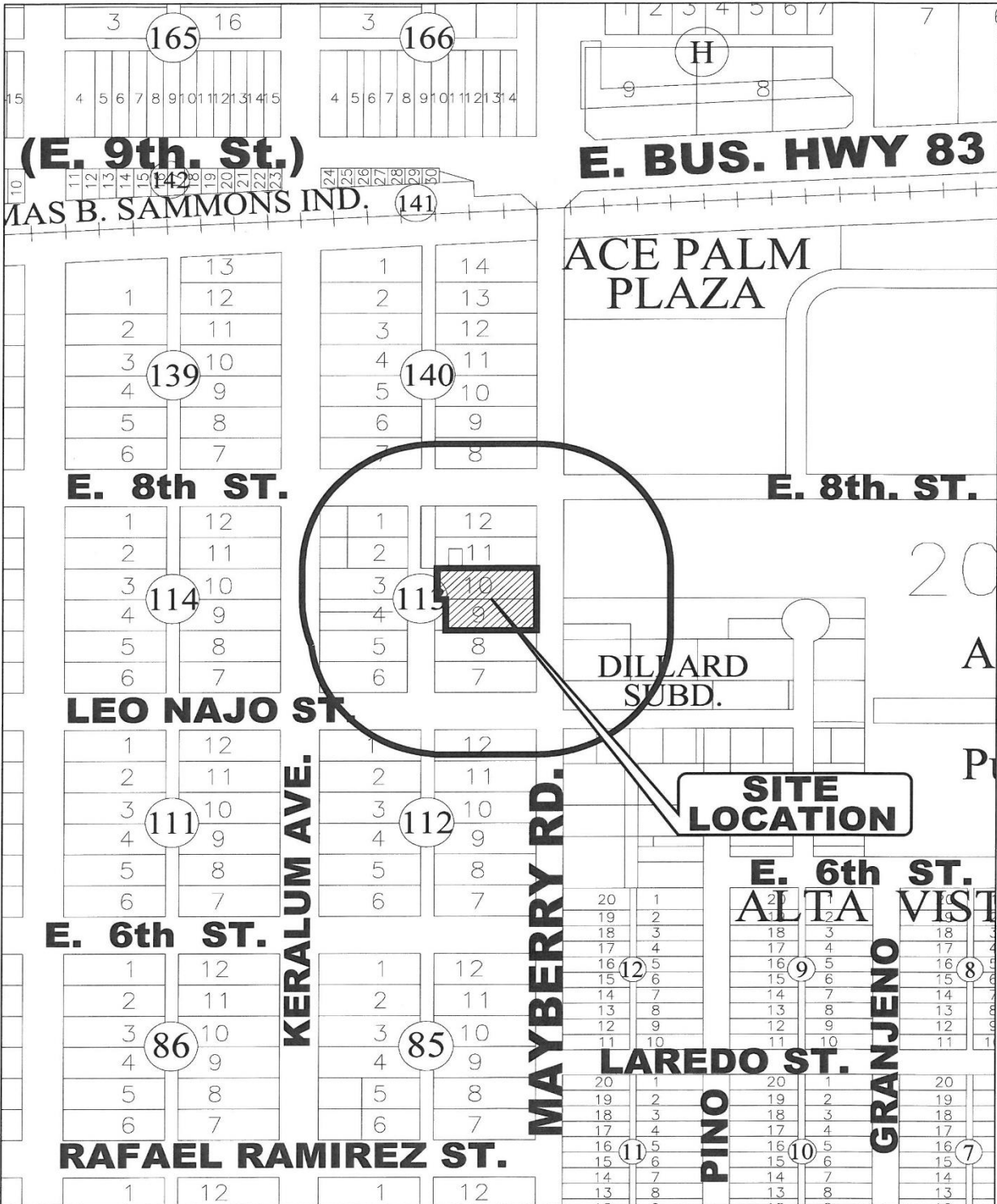
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**



**200' RADIUS MAILOUT**



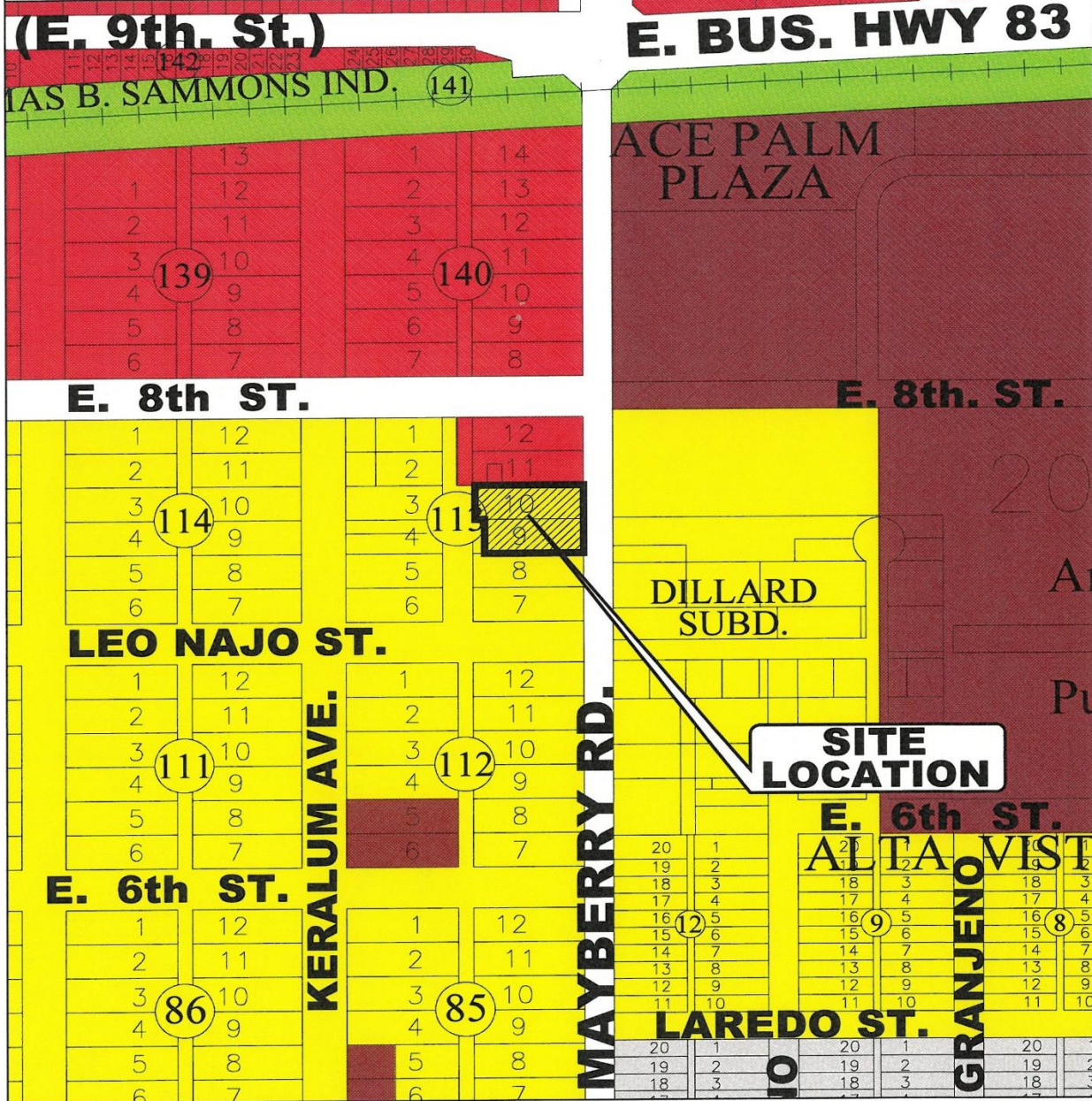
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

### ZONING MAP



**SITE LOCATION**

### ZONING LEGEND

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

AERIAL





PHOTO OF THE PROPERTY



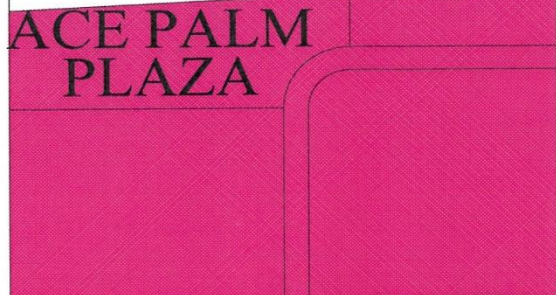
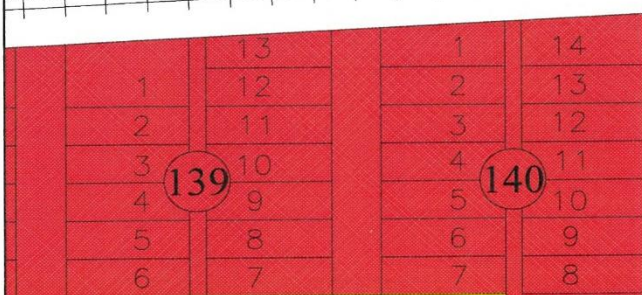
FUTURE LAND USE MAP



(E. 9th. St.)

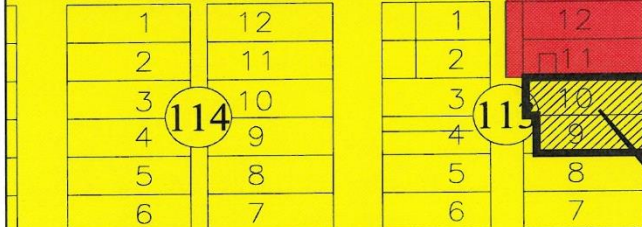
E. BUS. HWY 83

AS B. SAMMONS IND. (141)



E. 8th ST.

E. 8th. ST.



DILLARD SUBD.

LEO NAJO ST.

SITE LOCATION



E. 6th ST.

E. 6th ST.



ALTA VISTA



LAREDO ST.



FUTURE LAND USE MAP

- LD - Low Density Res.
- LDA - Lower Density Res.
- MD - Moderate Density Res.
- HD - High Density Res.
- ● - Neighborhood Commercial
- GC - General Commercial
- HC - Heavy Commercial
- I - Industrial
- P - Public
- 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

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239456	M G VALDEZ LTD	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
239466	CORTINA RAMIRO & PEDRO JR	PO BOX 614	PHARR	TX	78577-1611
793518	SOUTHERN PERA INVESTMENTS LTD CO	PO BOX 614	PHARR	TX	78577-1611
159493	TORRES IRMA KANDY VALDOVINOS	708 N MAYBERRY ST	MISSION	TX	78572-5668
159494	BALDERAS ISMAEL	1404 BARCELONA	MISSION	TX	78572-3390
159485	PUENTE ELIDA MARIA	616 N MAYBERRY ST	MISSION	TX	78572-5666
159490	LERMA MANUEL & LINDA L	4302 CANADIANA LN	MISSION	TX	78572-9448
316771	HOUSING AUTHORITY OF THE CITY OF MISSION	906 E 8TH ST	MISSION	TX	78572-5899
159497	BALDERAS ISMAEL	1404 BARCELONA ST	MISSION	TX	78572-3390
239619	GARCIA MIGUEL ANTONIO	1204 BLUEBIRD AVE	MCALLEN	TX	78504-3537
239620	TREVINO NOE & MARIA E	1411 ELM DR	MISSION	TX	78572-4517
541990	CORTINA RAMIRO & PEDRO JR	PO BOX 614	PHARR	TX	78577-1611
239475	MARES PEDRO	610 GOODWIN ACRES RD	PALMVIEW	TX	78574
239473	CARDENAS MARIA PLACIDA	701 N MAYBERRY ST	MISSION	TX	78572-5667
239477	AMADOR NOE SALINAS & JULIAN ARELLANO	520 E 11TH ST	MISSION	TX	78572-4215
239474	SEPULVEDA EUGENIO D & MARIA G	705 N MAYBERRY RD	MISSION	TX	78572
239472	CARDENAS MARIA PLACIDA	701 N MAYBERRY ST	MISSION	TX	78572-5667
239471	MARTINEZ MARIA IRMA	700 N KERALUM AVE	MISSION	TX	78572-5648
239470	CANTU HECTOR R	704 N KERALUM AVE	MISSION	TX	78572-5648
239469	ORTEGA DINA DEE & RAUL JR	708 N KERALUM AVE	MISSION	TX	78572
239467	LONGORIA ROSA HUERTA	702 E 8TH ST	MISSION	TX	78572-5630
239468	RAMIREZ BENITO	904 S GARZA AVE	LA JOYA	TX	78560



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates Subdivision, located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83. Applicant, LLAAG, LLC c/o Lyonel A. Adame Garza - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family subdivision development.
- The property was annexed to the City limits on March 24, 2026 after a voluntary annexation request.
- The tract of land has 5.539 acres in area and measures 318 feet along Moorefield Road and has a depth of 779 feet.
- The surrounding zones are Single-family Residential District (R-1) and Agricultural Open Interim district (AO-I) to the North, and outside the city limits to the South, East and West.
- The surrounding land uses are apartments and single-family homes to the North, and single-family homes to the East, South and West.
- The Capricorn Phase 2 single-family subdivision is proposed at the site and will connect to Capricorn Phase 1 that was developed just North.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 30 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

### STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

---

**RECORD OF VOTE:**

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

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

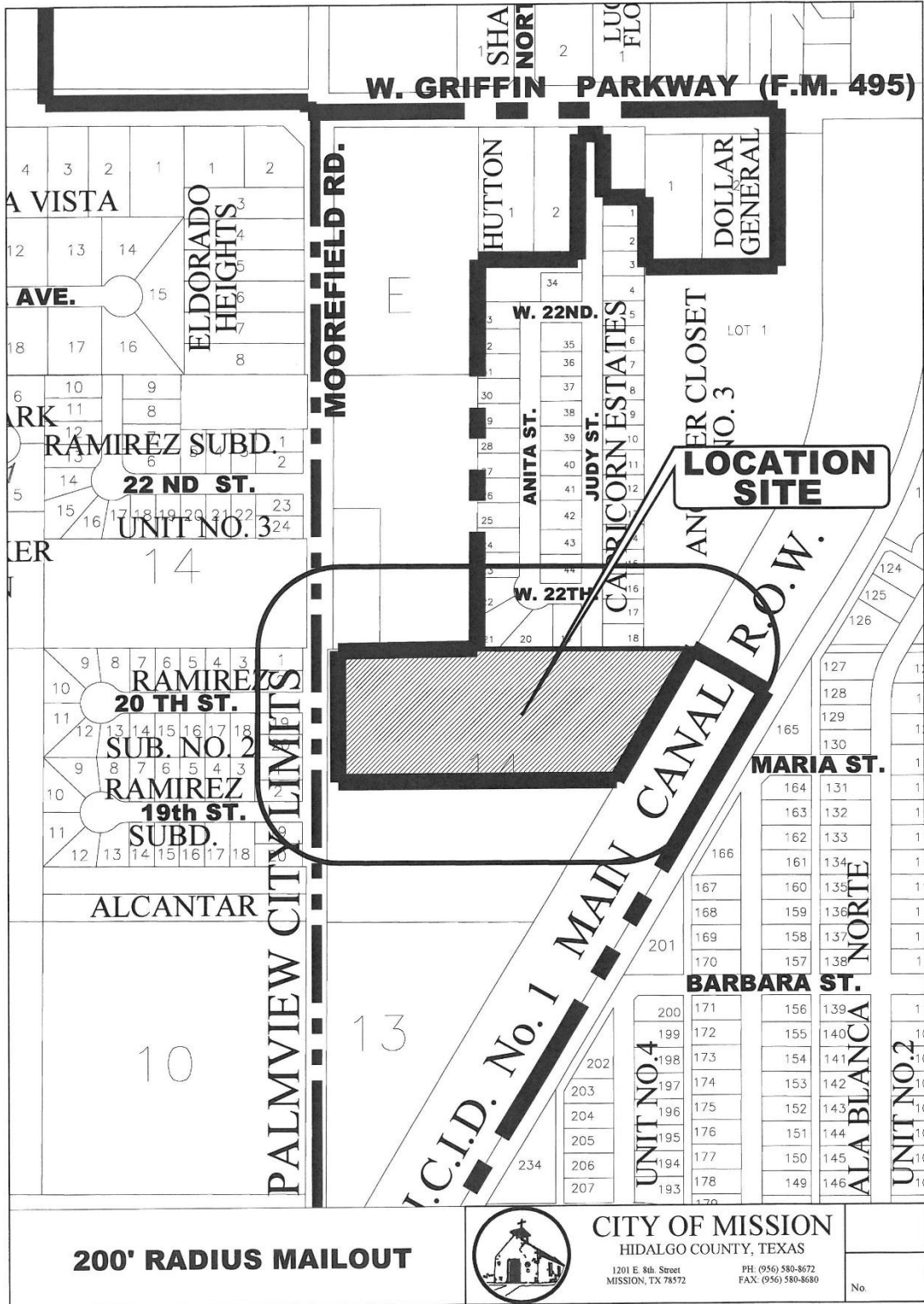
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

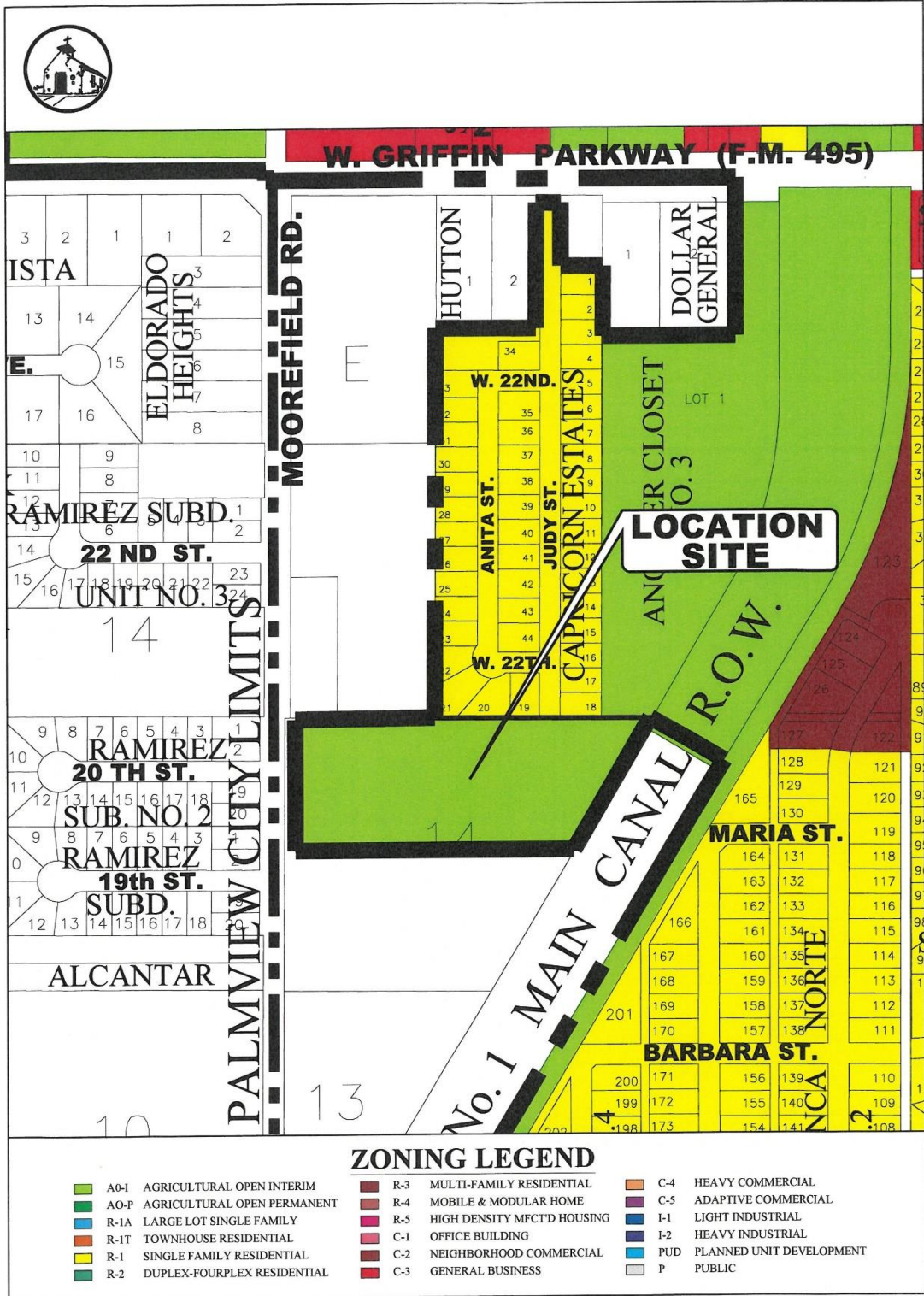
\_\_\_\_\_ NAYS

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

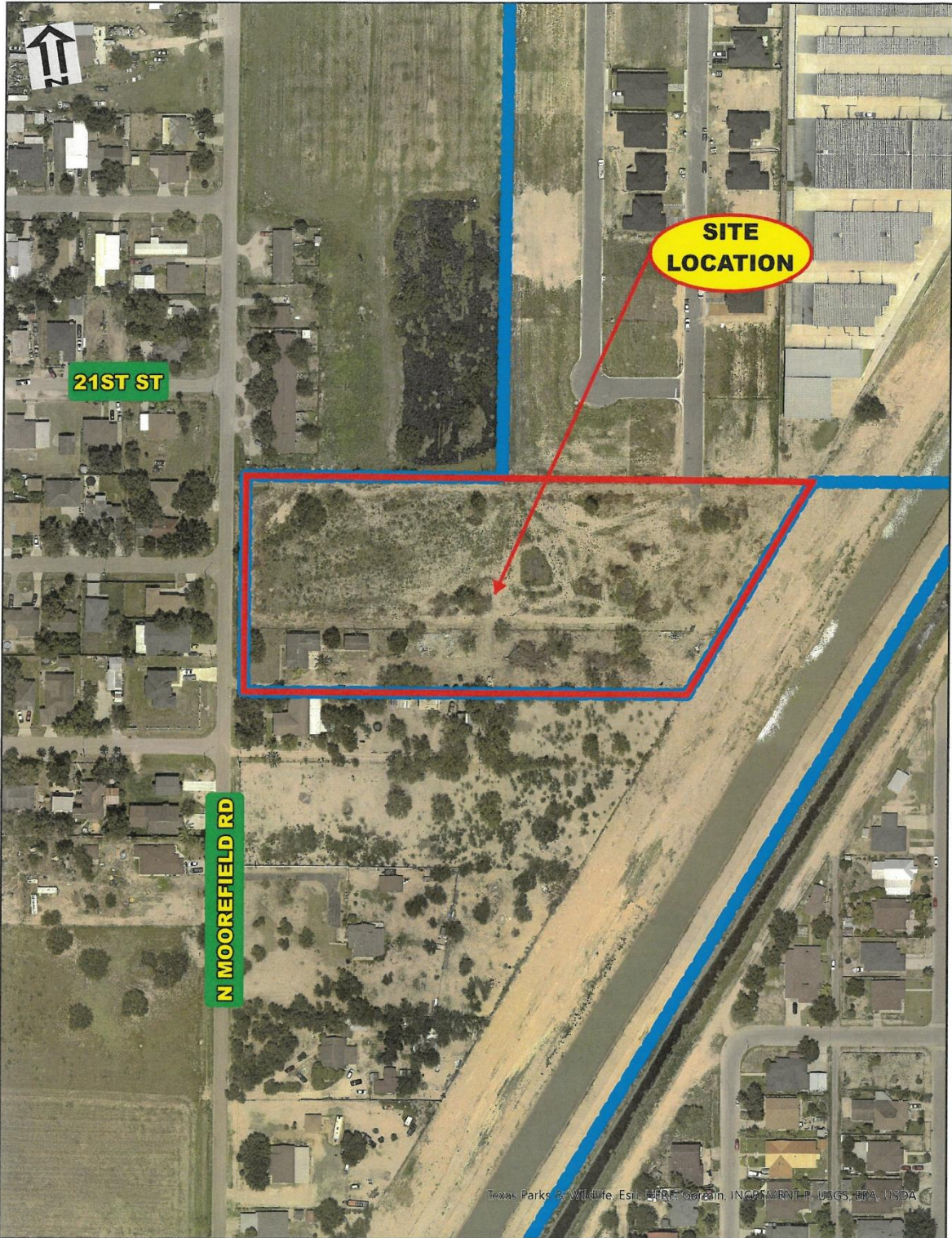
LEGAL NOTICE MAP



# ZONING MAP



AERIAL



# PROPERTY SURVEY & PROPOSED SUBDIVISION

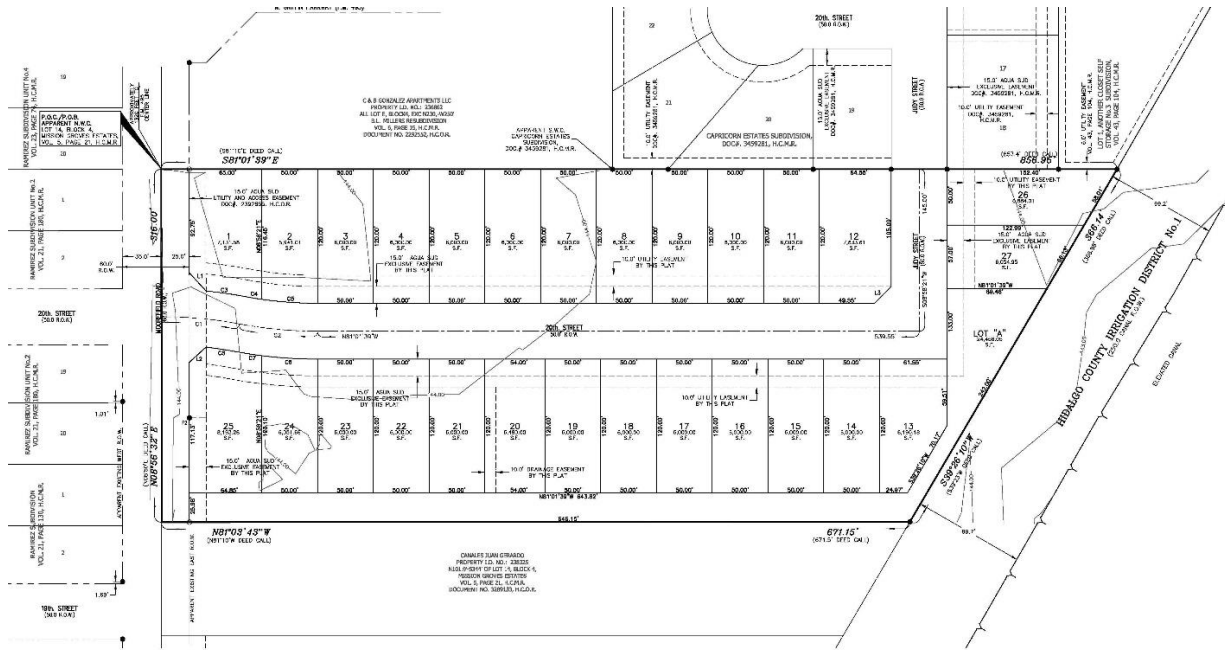
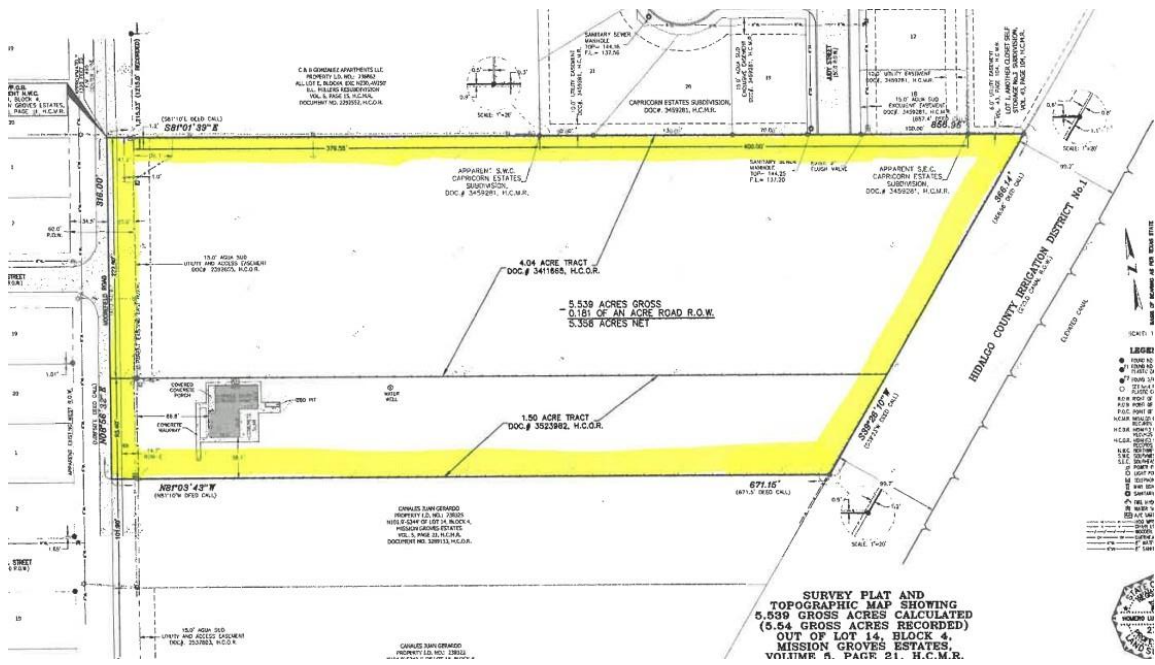
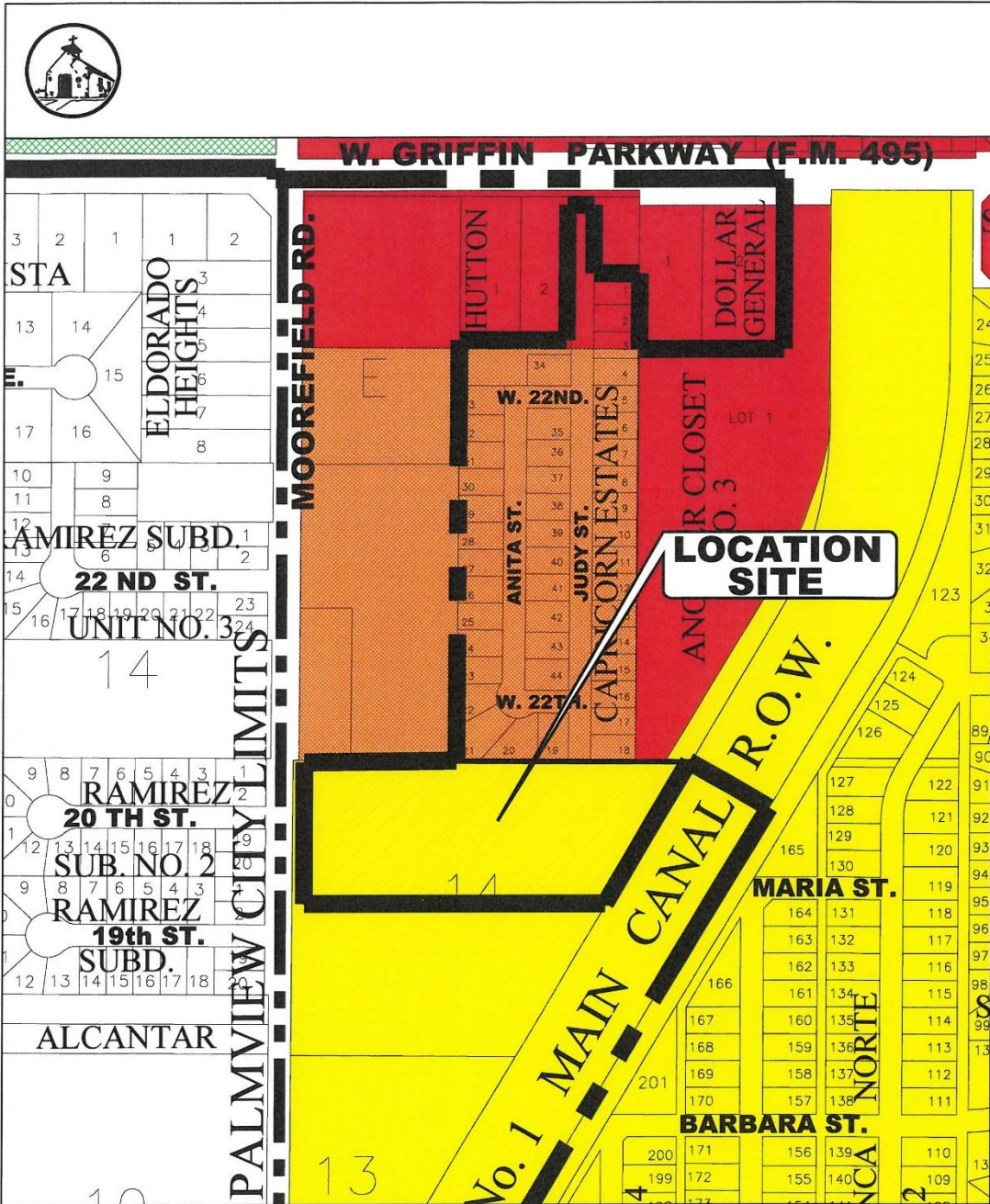


PHOTO OF THE SUBJECT PROPERTY



**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:brown; 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:grey; 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:lightcoral; 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_1	addrDelive	addrCity	addrState	addrZip
669457	SECURCARE MOVEIT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
265834	TELLO MARIO ALBERTO & MARIA LOURDES ROSALES MANRIQUEZ	163 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265853	FUENTES SAMUEL & JUDITH	1411 20TH ST	PALMVIEW	TX	78572
265899	MORALES ELIZABETH	181 MOORFIELD	PALMVIEW	TX	78572-7076
265833	RAMIREZ JESUS GUILLERMO	1401 19TH ST	PALMVIEW	TX	78572-2718
265854	GARCIA SONIA L	1415 20TH ST	PALMVIEW	TX	78572
265898	MARTINEZ JUAN & MARIA	181 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265897	REYES RICARDO & ESMERALDA	1413 21ST ST	PALMVIEW	TX	78572-2710
265816	AREVALO JAIME	167 N MOOREFIELD RD	PALMVIEW	TX	78572
265818	DE ANDA SERGIO	1402 19TH ST	PALMVIEW	TX	78572-2716
265855	REYES CIPRIANA	171 N MOOREFIELD RD	PALMVIEW	TX	78572
265881	CASTILLO JASON EMMANUEL	621 W 4TH ST	MISSION	TX	78572-5012
265836	LOPEZ ERIC	177 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265837	COBOS CARLOS N & NORA A	175 MOOREFIELD RD	PALMVIEW	TX	78572-7076
265838	ESCAMILLA RAUL & DALIA	1410 20TH ST	PALMVIEW	TX	78572-2711
236862	C & B GONZALEZ APARTMENTS LLC	614 N CONWAY AVE	MISSION	TX	78572-5358
238322	CANALES JUAN GERARDO	500 WICHITA AVE UNIT #63	MCALLEN	TX	78503-2958
238325	CANALES JUAN GERARDO	1900 N MOOREFIELD RD	MISSION	TX	78572-7723
238326	LLAAG LLC	215 GROVEWOOD AVE	MISSION	TX	78572-4744
238323	LLAAG LLC	215 GROVEWOOD AVE	MISSION	TX	78572-4744
1558712	GARCIA ELSA NORA & ALEJANDRO ENSIGNIA	1806 BARBARA ST	MISSION	TX	78572
1558691	REGIOS BUILDERS LLC	2014 W 42ND ST	MISSION	TX	78573-5008
1558690	MM INTERNACIONAL LLC	215 GROVEWOOD AVE	MISSION	TX	78572
1558689	ADABA LLC	701 N INTERNATIONAL BLVD	HIDALGO	TX	78557
1558688	MM INTERNACIONAL LLC	215 GROVEWOOD AVE	MISSION	TX	78572
1558687	LLAAG LLC	215 GROVEWOOD AVE	MISSION	TX	78572-4744
1558686	REGIOS BUILDERS LLC	2014 W 42ND ST	MISSION	TX	78573-5008
1558685	ADABA LLC	701 N INTERNATIONAL BLVD	HIDALGO	TX	78557
1558684	MARTINEZ EDGAR I	1512 N SANTA FE ST	ALTON	TX	78573
1558683	CANTU ANDRES EDUARDO	1002 MIRACLE LN	MISSION	TX	78572



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Townhouse Residential District (“R-1T”), being the South 2.85 acres out of Lot 39, Bell-Woods Company’s Subdivision “C”, located along the West side of Compton Road approximately 1,288 feet North of Mile 2 Road. Applicant, Aaron Balli - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- Due to changing market conditions, the applicant is requesting to rezone the subject property located along the West side of Compton Road from Duplex-Fourplex Residential District (“R-2”) to Townhouse Residential (R-1T) District to develop a townhouse subdivision.
- The tract of land measures 180.97 feet along Compton Road and has a depth of 666 feet for a total acreage of 2.85 acres.
- The property was zoned Duplex-Fourplex Residential (R-2) District on June 24, 2024.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the East and South, Duplex-fourplex Residential (R-2) District to the West and Single-family Residential (R-1) District to the North.
- The surrounding land uses are a fourplex apartments subdivision to the West and agricultural land to the South and East. The Bellwood Manor single-family subdivision is under construction to the North.
- The Future Land Use Map shows the property designated for low-density residential uses. Staff believes that the area is in transition to higher density residential uses.
- Notices were mailed to 16 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

### STAFF RECOMMENDATION:

Staff recommends approval.

**RECORD OF VOTE:**

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

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

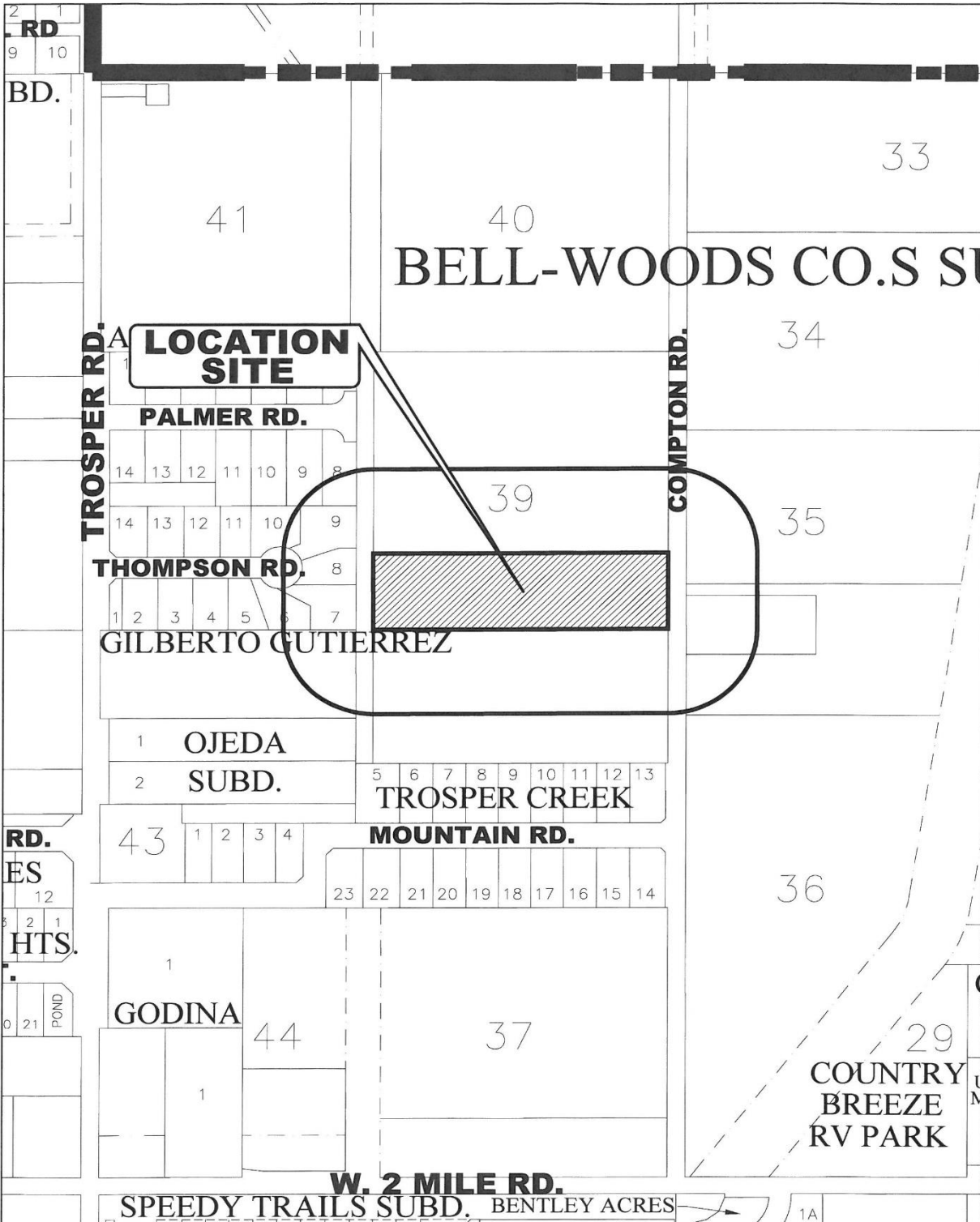
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP



200' RADIUS MAILOUT



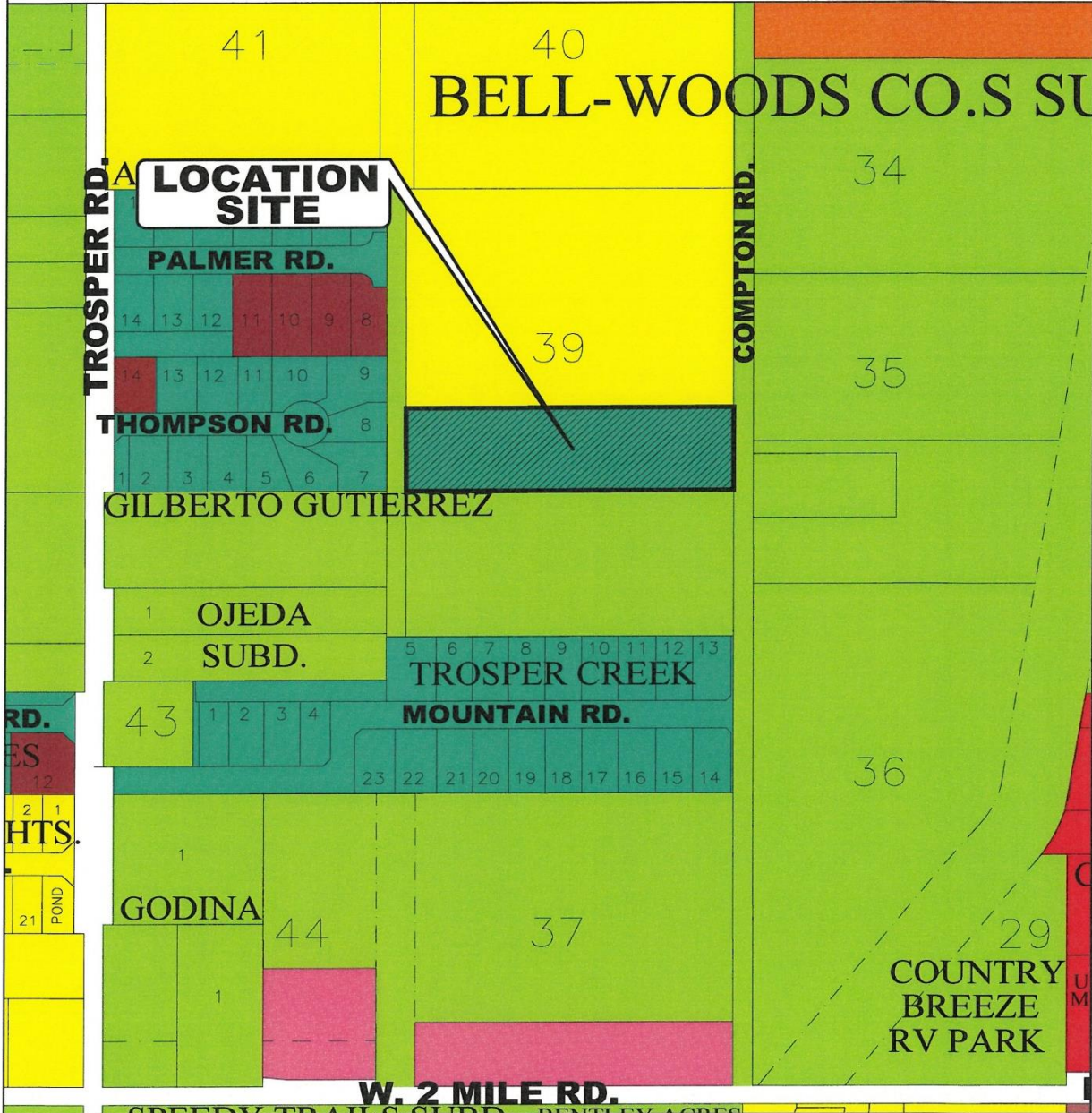
CITY OF MISSION  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

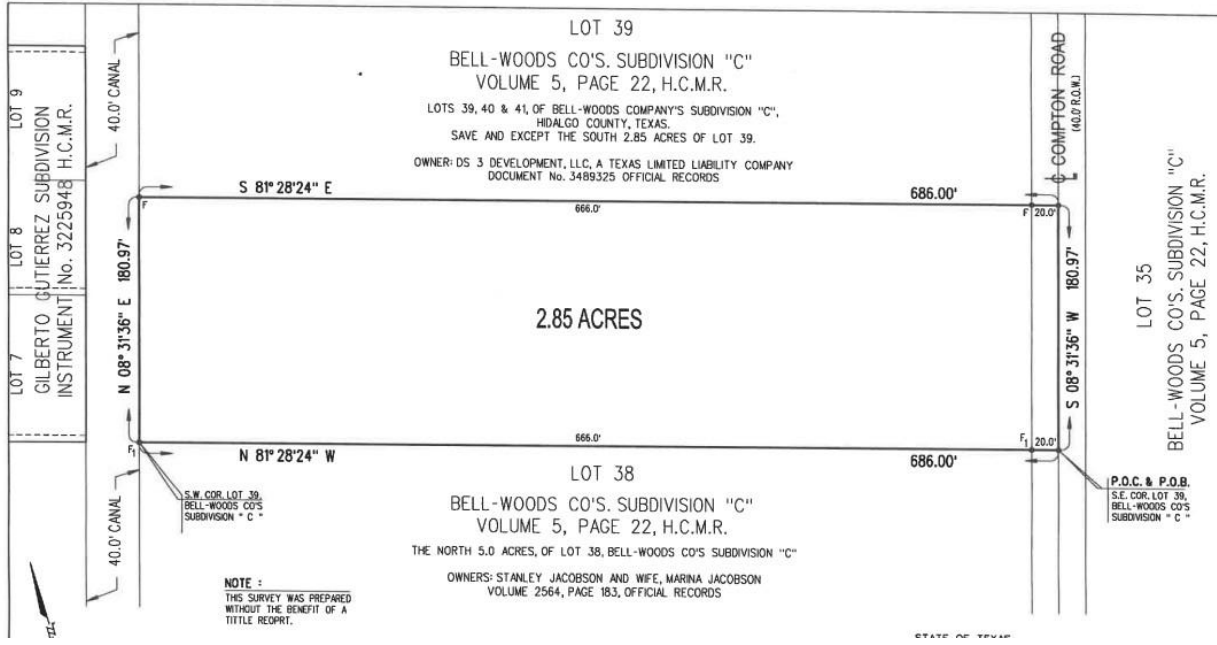
### ZONING MAP



### ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	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

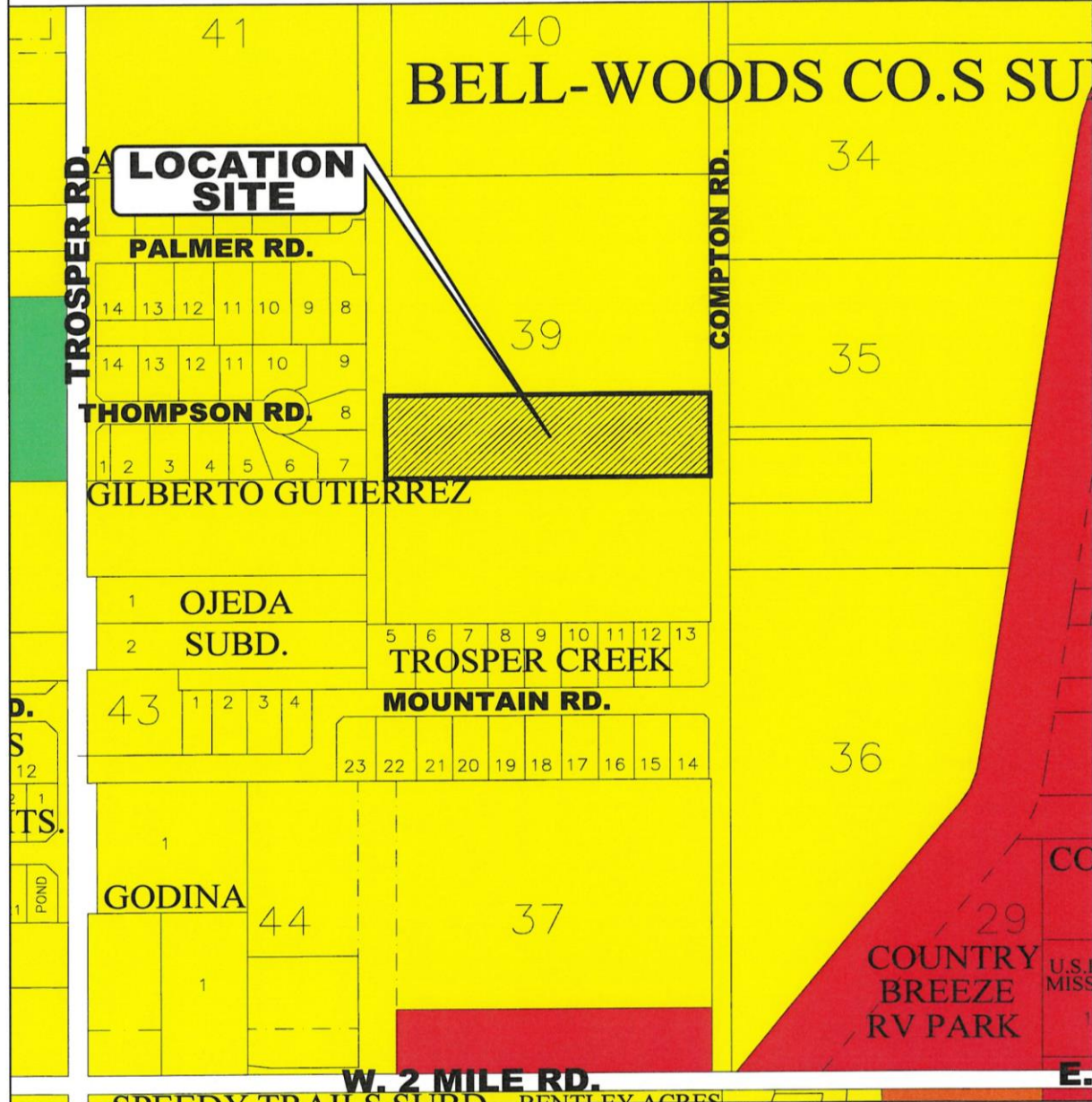
# PROPERTY SURVEY



**PHOTO OF THE PROPERTY FROM COMPTON ROAD**



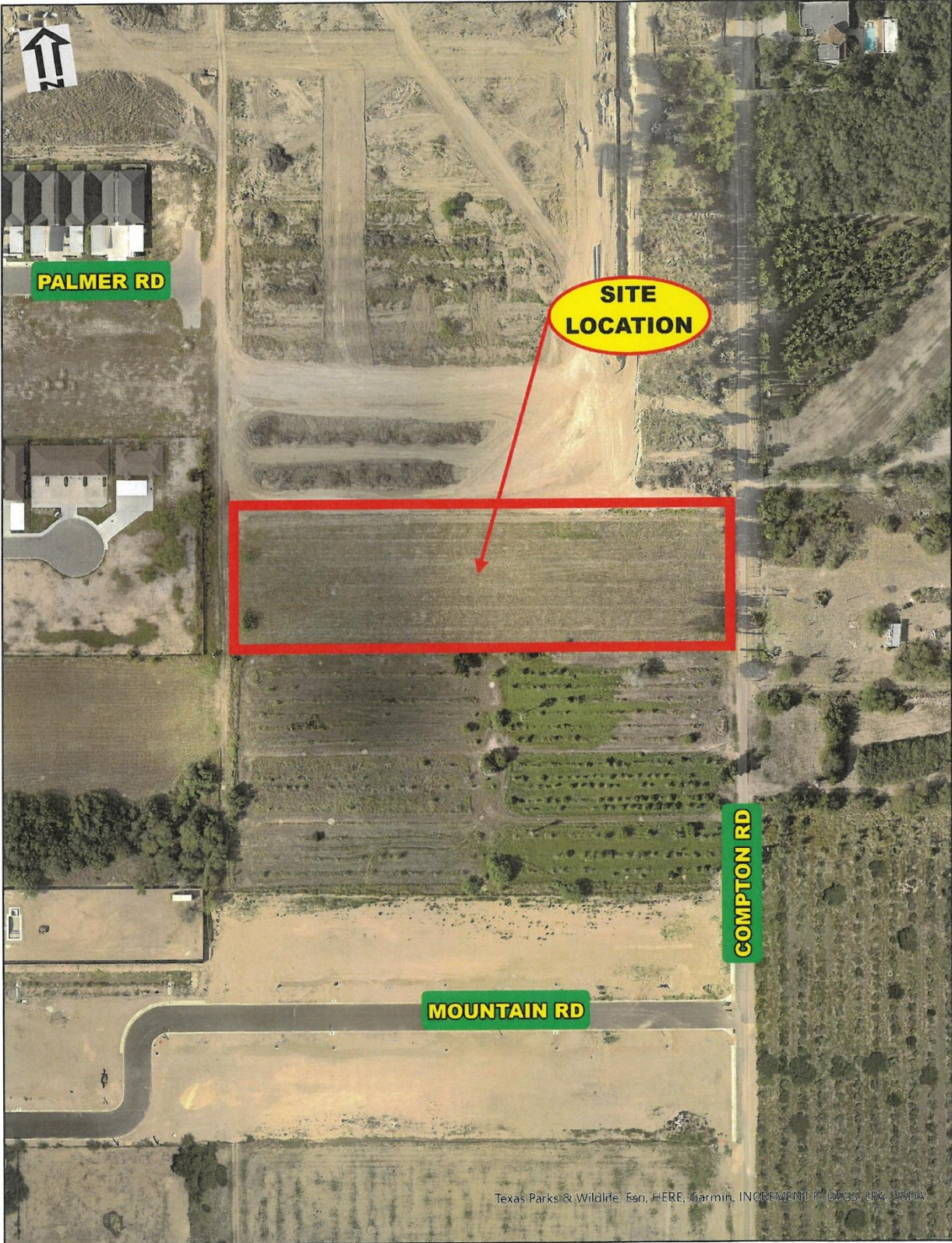
**FUTURE LAND USE MAP**



**FUTURE LAND USE MAP**

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

AERIAL PHOTO



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

MAILOUT LIST					
--------------	--	--	--	--	--

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
123529	GONZALEZ JOSE LUIS	717 TIERRA LINDA CIR E	MISSION	TX	78572-8079
123520	JACOBSON STANLEY	1505 DOHERTY AVE	MISSION	TX	78572-4018
123521	BALLI AARON	1620 E GRIFFIN PKWY	MISSION	TX	78572
123522	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123511	VALDEZ DANIELLE A	1901 S VOSS RD NO. 6	HOUSTON	TX	77057-2612
123512	SALINAS MA ESTER	715 MILLER ST	MISSION	TX	78572-5343
123514	SALINAS MARIA ESTER	715 MILLER AVENUE	MISSION	TX	78572
123515	JACOBSON STANLEY & MARINA	1505 DOHERTY AVE	MISSION	TX	78572-4018
1371172	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371173	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371174	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371175	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371176	MAHONEY DAVID	4615 S BRIDGE AVE	WESLACO	TX	78596-1393
1371166	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1559725	AMBER DEVELOPMENT LLC	6500 WEST FWY	FORT WORTH	TX	76116
1559724	AMBER DEVELOPMENT LLC	6500 WEST FWY	FORT WORTH	TX	76116



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

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

### NATURE OF REQUEST:

#### Project Timeline:

- April 2, 2026 – Application for Conditional Use Permit submitted to the City.
- April 27, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract and notice of public hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

#### Summary:

- Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, is requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy.
- According to the applicant, the enrollment for the Monet Elementary School at the church premises is projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7<sup>th</sup> grades.
- A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms.
- No parking spaces will be lost as a result of this request.
- The building permit for the Vanguard Academy School along N. Stewart Road was issued on March 16, 2026. Once the school is operational, all the portable buildings at the church property will be removed.

### STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

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

**RECORD OF VOTE:**

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

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

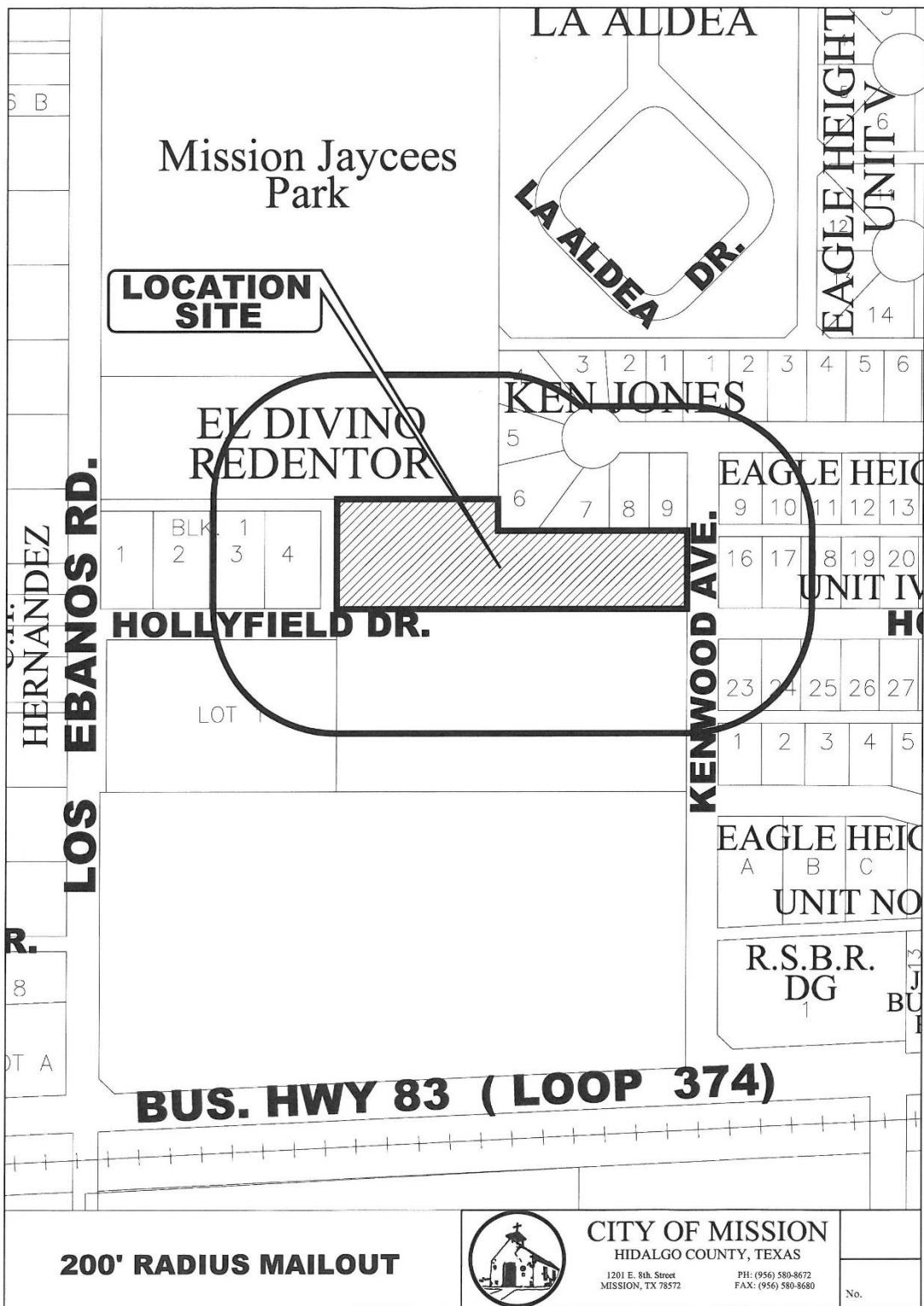
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

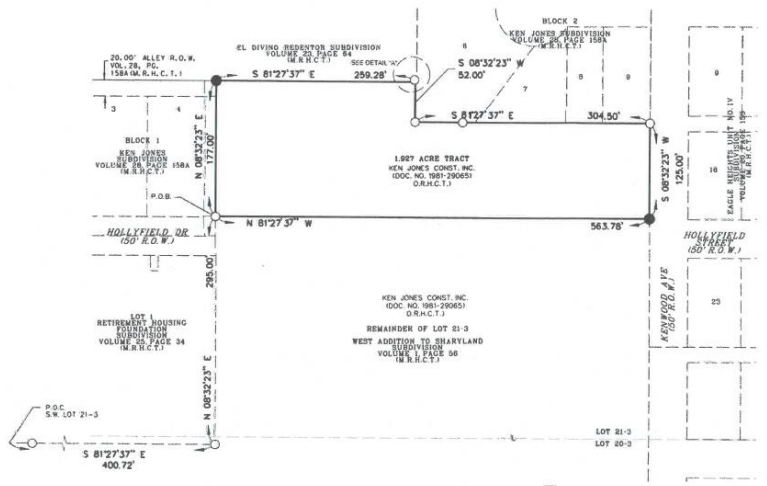
MAILOUT MAP



AERIAL PHOTO



# SURVEY



LEGEND	
FOUNDS, I.C. FROM P.O.B. UNLESS OTHERWISE NOTED	○
SET 5/8\"/>	

**NOTES**

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

**TITLE AGENT:**  
 CATIC HOLDINGS, INC.  
 OF NO. 956850  
 SCHEDULE B ITEMS:

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOT SHOWN ON THE ABOVE PREMISES ARE SHOWN.

02/23/2026

VICTOR H. TREVINO  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968



**BOUNDARY SURVEY**

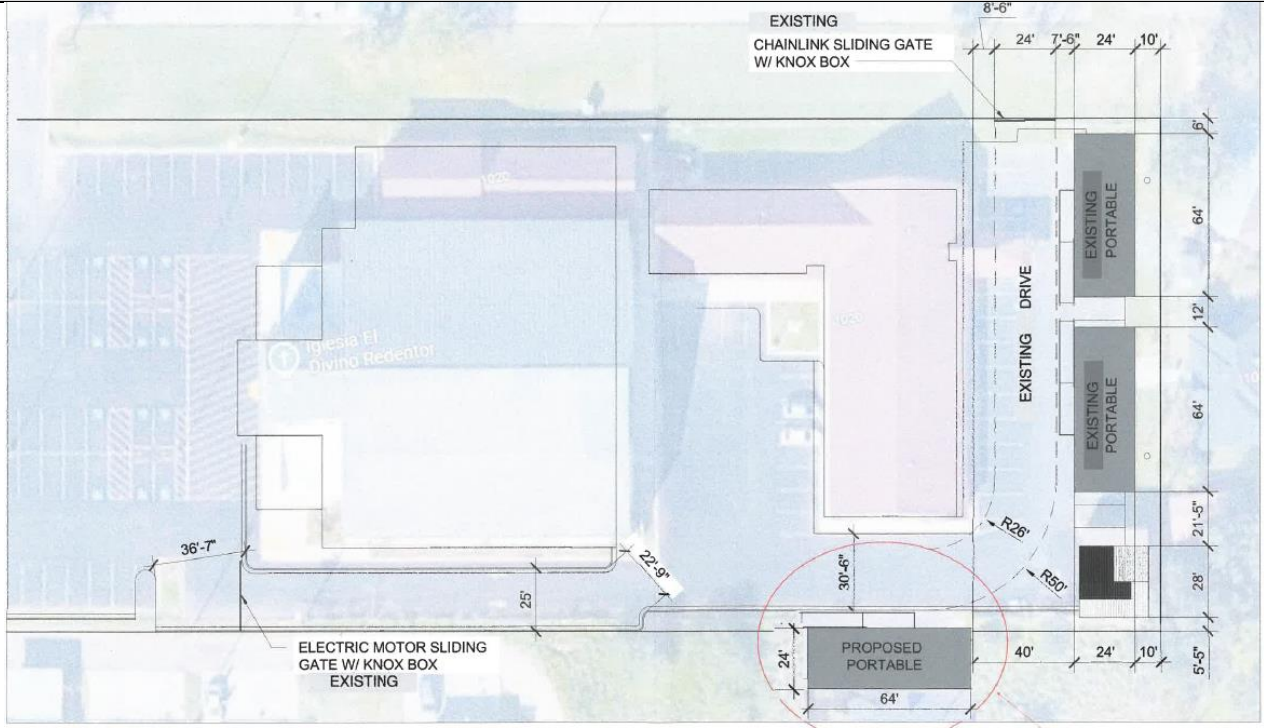
BEING A 1.927 ACRE TRACT OUT OF THE REMAINDER OF LOT 21-3, WEST ADDITION TO SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**ROW SURVEYING SERVICES, L.L.C.**

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

© COPYRIGHT 2026 ROW SURVEYING SERVICES, L.L.C. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

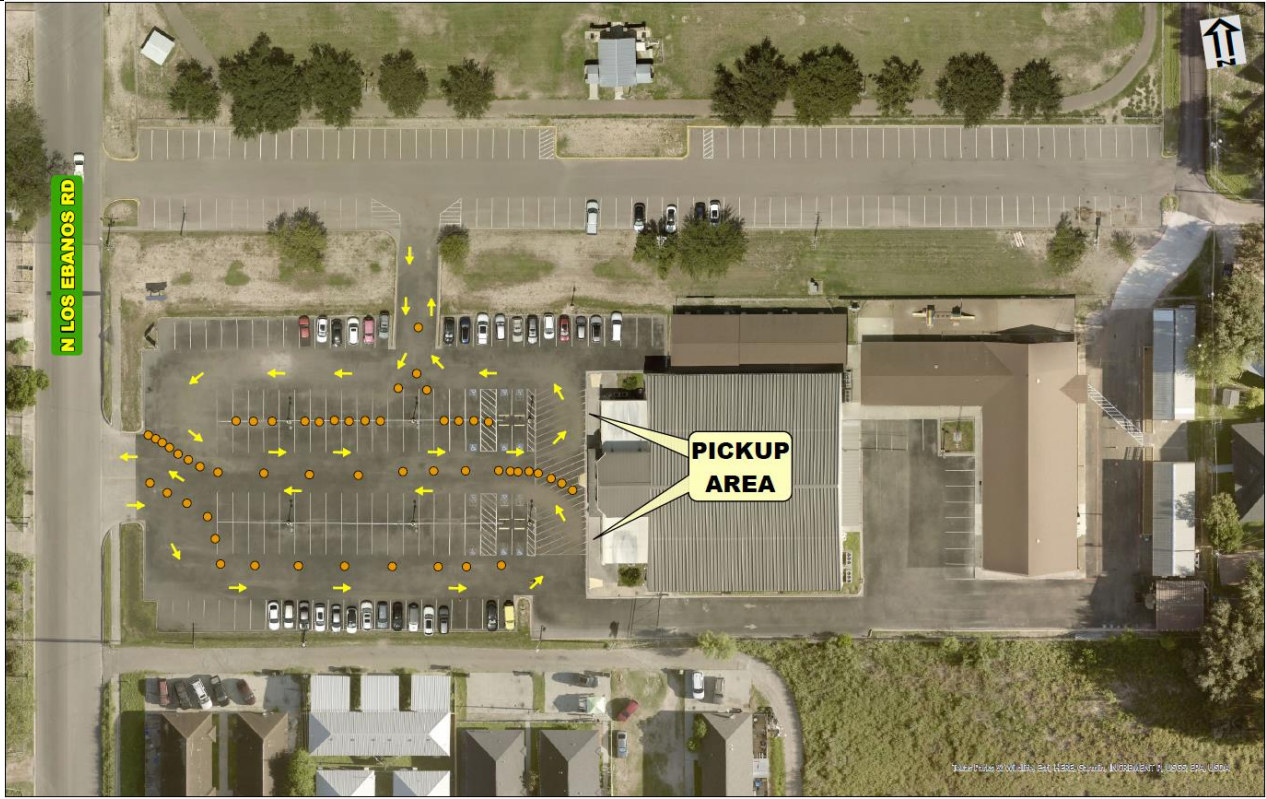
# PROPOSED SITE PLAN



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

New Portable location

# PICK UP SITE PLAN



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
162020	GONZALEZ JOSE LUIS	717 TIERRA LINDA CIR E	MISSION	TX	78572-8079
162033	SANCHEZ MARCOS A & BLANCA AGUILAR	1012 HOLLYFIELD STREET	MISSION	TX	78572-3644
161964	GUERRERO JUAN	1101 BURNEY ST	MISSION	TX	78572-3601
524352	RODRIGUEZ JESUS	1105 BURNEY ST	MISSION	TX	78572-3601
524354	JIMENEZ JESUS V	1108 BURNEY ST	MISSION	TX	78572-3600
524356	HINOJOSA MARCO A & THELMA M	1607 ADAMS ST	MISSION	TX	78572-7513
162019	VELA SOFIA H	1012 BURNEY ST	MISSION	TX	78572-3628
162021	AMARO RUBEN JR & MARTHA ANGELICA AMARO DE BOECK	2408 ARLINGTON ST	HOUSTON	TX	77008-2322
162011	PENA CARLOS & ALEJANDRA	1015 BURNEY ST	MISSION	TX	78572-3629
524353	MEDINA LEONEL & ANA VELIA	1107 BURNEY ST	MISSION	TX	78572-3601
162012	RODRIGUEZ NIDIA & JOSE J MENDOZA	1013 BURNEY ST	MISSION	TX	78572-3629
524350	GUERRERO ROSA MARIA	1101 BURNEY ST	MISSION	TX	78572-3601
524348	HINOJOSA JESUS E & DALIA	207 AMANECER ST	MISSION	TX	78572-6772
524355	BENAVIDES ROBERTO & MARTHA	1106 BURNEY ST	MISSION	TX	78572-3600
167105	EL DIVINO REDENTOR	420 N KERALUM AVE	MISSION	TX	78572-5642
524349	VILLARREAL FERNANDO	612 LEAL ST	MISSION	TX	78572-5225
162026	RIOS JESUS G	105 CABANISS AVE	BAYTOWN	TX	77520-1807
162027	GONZALEZ REINA ESTHER	1011 HOLLYFIELD ST	MISSION	TX	78572-3645
162028	MOLINA JESUS O & IRENE	1009 HOLLYFIELD ST	MISSION	TX	78572-3645
162034	CANTU ROEL & MARIA ELENA	1010 HOLLYFIELD ST	MISSION	TX	78572-3644
162035	GAUNA YVETTE	1008 HOLLYFIELD ST	MISSION	TX	78572-3644
524357	AYALA DELFINO & NORA ELIA	1102 BURNEY ST	MISSION	TX	78572-3600
524361	CANTU VIRGILIO	1100 BURNEY ST	MISSION	TX	78572-3600
269846	MISSION PALMS RETIREMENT	911 N STUDEBAKER ROAD	LONG BEACH	CA	90815-4900
524347	GINOCCHIO INVESTMENTS LLC	1205 HOLLYFIELD ST APT 8	MISSION	TX	78572-3611
	0				
316792	KEN JONES CONST INC	1105 ELM ST	MISSION	TX	78572-4441
591533	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant in a Neighborhood Commercial (C-2) District - Vex Kitchen, being Lots 88 & 89, Mayberry Plaza UT No. 3, located at 800 E. 1<sup>st</sup> Street, Applicant: VEX Kitchen, LLC, c/o Victor Gutierrez - Cevantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- May 6, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 26, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The subject site is at the southeast corner of Mayberry Road and E. 1<sup>st</sup> Street within a small commercial plaza.
- Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant is proposing to open a Mexican Restaurant.
- Access to the site is off Mayberry and East 1<sup>st</sup> Street, through an existing 24-foot driveways.
- The last conditional use permit approved by City Council for a Restaurant at this location was on July 8, 2024 for a period of 1 year.
- The hours of operation are as follows: Monday – Sunday from 7:00 a.m. to 11:00 p.m.
- Staff: 7 employees per shift
- Parking: There are a total of 64 seating spaces proposed, which require 21 parking spaces (64 seating spaces/3 = 21.3 parking spaces). It is noted that parking is held in common; there are 17 parking spaces that are shared with the other business within the commercial plaza.
- The applicant will need to reduce the number of seating spaces by 13 in order to comply with the parking requirements.
- The applicant will need to comply with the landscaping requirements.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- Staff notes that there have been no incidents reported to the Police Department.
- 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 conditional use permit with the conditions listed below:

1. 2 year revaluation in order to continue to assess this new operation.
2. Must comply with all City Codes (Building, Fire, Health, etc.).
3. Acquire a business license prior to occupancy.
4. CUP not to be transferable to others.
5. Hours of operation: Monday – Sunday from 7:00 a.m. to 11:00 p.m.

---

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

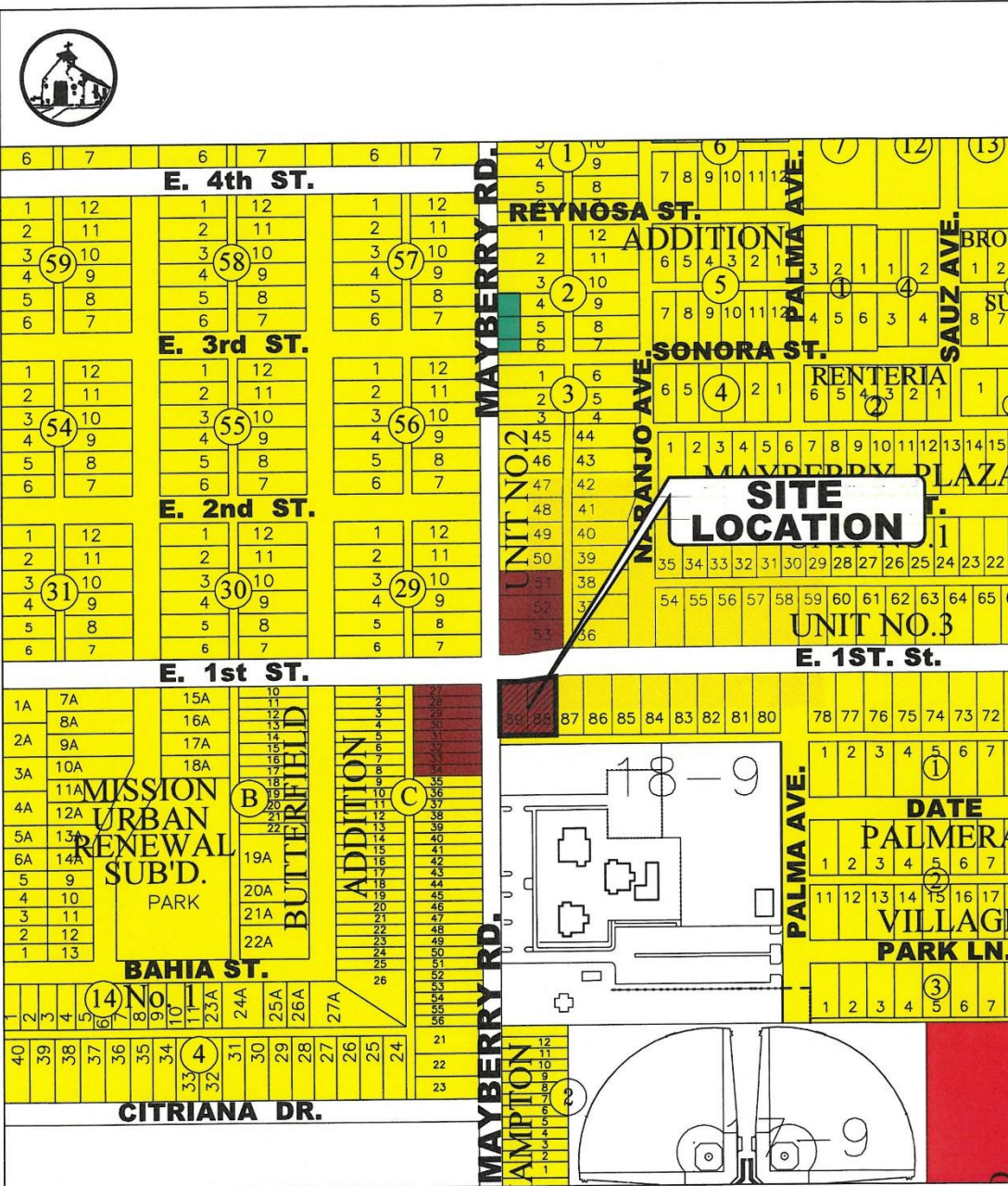
VICINITY MAP



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 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                     |

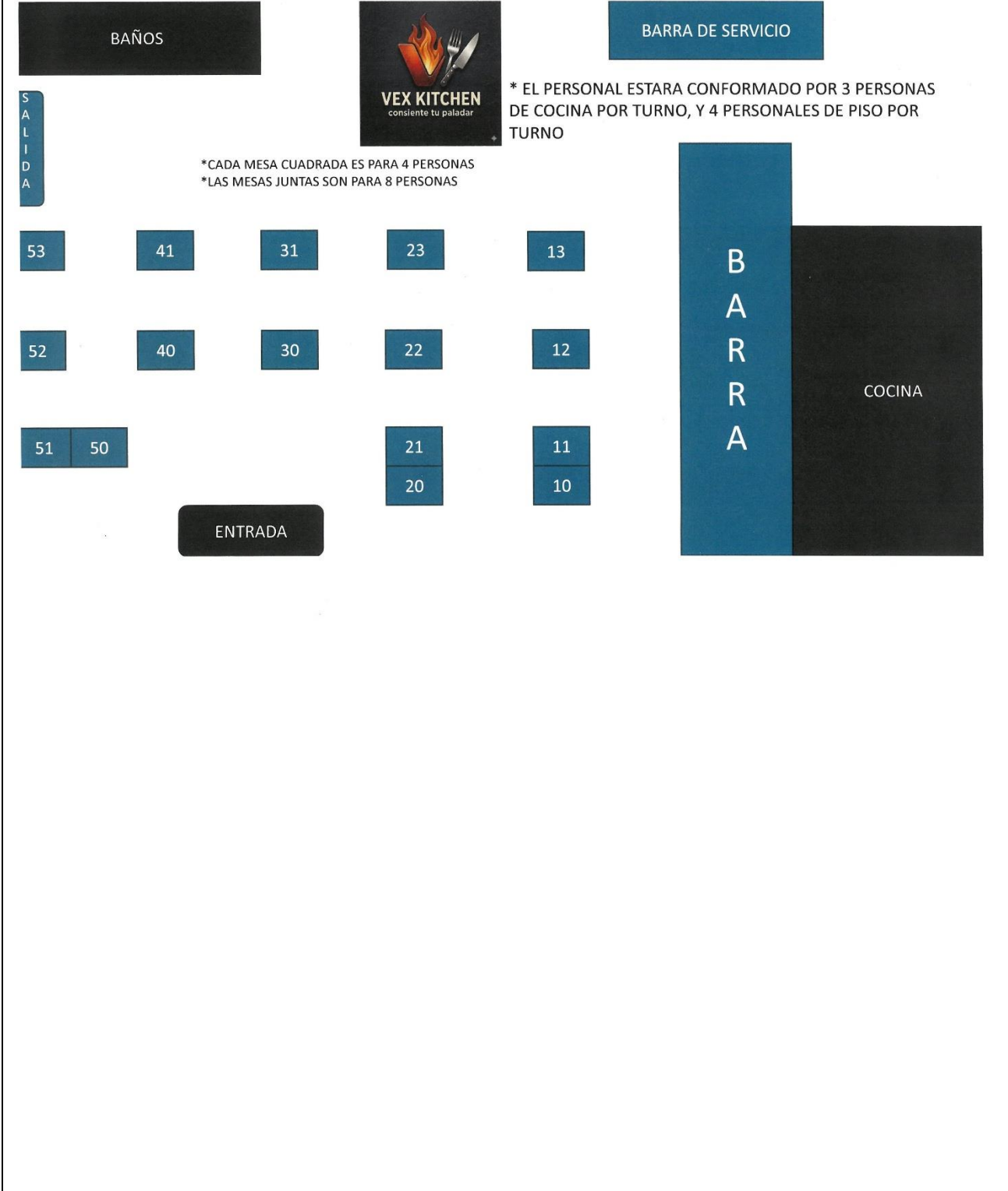
EXTERIOR PHOTO



INTERIOR PHOTO



# FLOOR PLAN



MENU



**VEX KITCHEN**

*consiente tu paladar*

**DE 7 AM A 12 PM**

**TAQUITOS DE DESAYUNO**

**TACOS DE HUEVO**

= Harina y Maíz! =

**\$1**  
CADA UNO

- 🔥 Huevos
- 🔥 Huevo con Tocino
- 🔥 Huevo con Chorizo
- 🔥 Huevo con Jamón
- 🔥 Huevo con Salchicha
- 🔥 Huevo a la Mexicana



**TACOS DE GUIOS**

= Harina y Maíz! =

**\$2**  
CADA UNO

- 🔥 Picadillo
- 🔥 Deshebrada
- 🔥 Barbacoa



**¡DISFRUTA NUESTROS TACOS  
DESDE TEMPRANO!**

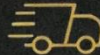
MENU



**VEX KITCHEN**  
consiente tu paladar

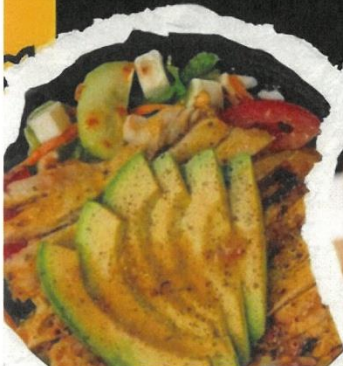
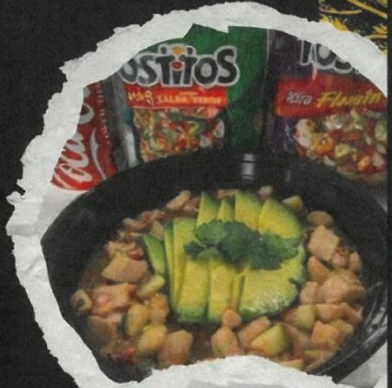
- Burrito de Asada..... \$11.99
- Monster Dog ..... \$11.99
- Ceviche de Pescado ..... \$11.99
- Alitas/Boneless ..... \$11.99
- Hamburguesa VEX ..... \$11.99
- Chicken Sandwich ..... \$11.99
- VEX Salad ..... \$11.99

**GRATIS SERVICIO A DOMICILIO  
EN MCALLEN Y PARTE DE MISSION!!!**

 **(956) 529-9446**

**Lunes a Sábado 11:00 AM - 11:00 PM**

Por .99 extra, agrega un Red Bull o Frapuccino Starbucks!



MENU



# NUEVO MENÚ DE MAÑANAS

EL COMIENZO PERFECTO PARA TU PALADAR

## ARMA TU PROPIO PLATILLO DE CHILAQUILES

RECETA FAVORITA DE LA FAMILIA VEX  
TOTOPOS DORADOS, MEZCLA DE QUESO ASADERO Y PANELA,  
BAÑADOS CON TU SALSA A ELEGIR Y PINTADOS CON CREMA,  
ADORNADOS CON CEBOLLA MORADA Y CILANTRO, ACOMPAÑADOS CON FRIJOLES

**\$6.5**  
DÓLARES



### 1. ELIGE TU SALSA

- ROJA (MEDIO)
- VERDES (MEDIO)
- TATEMADA (PICANTE)
- VEX (MUY PICANTE)
- CHORIZO (MEDIO)



### 2. ELIGE TUS COMPLEMENTOS



<p>POLLO \$3</p> <p>FAJITA \$5</p> <p>DESHEBRADA \$4</p> <p>PICADILLO \$4</p> <p>HUEVO \$1</p> <p>AGUACATE \$1.5</p> <p>TOMATE REBANADAS \$1</p> <p>PAPAS A LA MEXICANA \$3</p>	<p>PAPAS CON CHORIZO \$3</p> <p>PAPITAS NATURALES \$1.5</p> <p>CEBOLLA (CRUDA O CARAMELIZADA) \$1</p> <p>PANELA GRILL \$2</p> <p>EXTRA CREMA \$1</p> <p>EXTRA FRIJOLES \$1</p> <p>CHICHARRÓN \$4</p> <p>BARBACOA GUISADA (SOLO SÁBADO Y DOMINGO) \$5</p>
---	--

**NADIE MEZCLA LOS CHILAQUILES COMO NOSOTROS**

## MAILOUT LIST

PROP_ID	name	legalDescr	addrDelive	addrCity	addrState	addrZip	legalDes_1
128344	GARCIA ALFONSO	BUTTERFIELD ADDITION LOTS 6-7 BLK C	109 S KERALLUM AVE	MISSION	TX	78572	BUTTERFIELD ADDITION LOTS 6-7 BLK C
128343	SANCHEZ AMELIA M	BUTTERFIELD ADDITION LOTS 4-5 BLK C	2205 N BRYAN RD	MISSION	TX	78572-3033	BUTTERFIELD ADDITION LOTS 4-5 BLK C
128358	SALINAS BEATRIZ ALICIA	BUTTERFIELD ADDITION LOTS 32, 33 & 34 BLK C	1000 S 16TH AVE	EDINBURG	TX	78539-5727	BUTTERFIELD ADDITION LOTS 32, 33 & 34 BLK C
128355	HERNANDEZ CELESTINA	BUTTERFIELD ADDITION LOTS 27-31 BLK C	1210 MIRACLE LN	MISSION	TX	78572-3527	BUTTERFIELD ADDITION LOTS 27-31 BLK C
128360	RICOS FRANCISCO & VERONICA CABALLERO	BUTTERFIELD ADDITION LOTS 37, 38 & 39 BLK C	149 S KERALLUM AVE	MISSION	TX	78572-5735	BUTTERFIELD ADDITION LOTS 37, 38 & 39 BLK C
128359	SALDANA SIXTO	BUTTERFIELD ADDITION LOTS 35 & 36 BLK C	114 S MAYBERRY ST	MISSION	TX	78572-5752	BUTTERFIELD ADDITION LOTS 35 & 36 BLK C
238762	BUENTELLO ALBERTO	MISSION ORIGINAL TOWNSITE LOT 7 BLOCK 29	1602 TONI LN	MISSION	TX	78572-3332	MISSION ORIGINAL TOWNSITE LOT 7 BLOCK 29
238763	DE ANDA MARIA DE JESUS	MISSION ORIGINAL TOWNSITE LOT 8 BLOCK 29	711 W STONEGATE DR	MISSION	TX	78574-4085	MISSION ORIGINAL TOWNSITE LOT 8 BLOCK 29
238764	SANCHEZ MIGUEL A & MARIA M	MISSION ORIGINAL TOWNSITE LOT 9 BLOCK 29	105 N MAYBERRY AVE	MISSION	TX	78572-5746	MISSION ORIGINAL TOWNSITE LOT 9 BLOCK 29
228151	RODRIGUEZ BEATRIZ	MAYBERRY PLAZA UT NO. 2 LOT 52	1624 E GASTEL CIR	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 2 LOT 52
228152	AGADIR PROPERTIES LLC	MAYBERRY PLAZA UT NO. 2 LOT 53	100 N MAYBERRY RD	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 2 LOT 53
228135	TREVINO JAIME ET AL	MAYBERRY PLAZA UT NO. 2 LOT 36	101 NARANJO ST	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 2 LOT 36
228136	OCHOA CESARIA	MAYBERRY PLAZA UT NO. 2 LOT 37	101 NARANJO ST	MISSION	TX	78572-5944	MAYBERRY PLAZA UT NO. 2 LOT 37
591540	CITY OF MISSION	WEST ADDN. TO SHARYLAND W10AC-S19AC LOT 18-9 10AC NET	1201 E 8TH ST	MISSION	TX	78572-5812	WEST ADDN. TO SHARYLAND W10AC-S19AC LOT 18-9 10AC NET
228185	YEWELL MICHAEL	MAYBERRY PLAZA UT NO. 3 LOT 86	806 E 1ST ST	MISSION	TX	78572-5904	MAYBERRY PLAZA UT NO. 3 LOT 86
128341	TORRES JESUSITA G	BUTTERFIELD ADDITION LOTS 1-3 BLK C	702 E 1ST ST	MISSION	TX	78572-5706	BUTTERFIELD ADDITION LOTS 1-3 BLK C
228184	PRADO JOSE JR	MAYBERRY PLAZA UT NO. 3 LOT 85	808 E 1ST ST	MISSION	TX	78572-5904	MAYBERRY PLAZA UT NO. 3 LOT 85
228186	VAQUERA VICTOR & MAYRA C	MAYBERRY PLAZA UT NO. 3 LOT 87	804 E 1ST ST	MISSION	TX	78572-5904	MAYBERRY PLAZA UT NO. 3 LOT 87
228183	SALINAS MIRNA TRUSTEE	MAYBERRY PLAZA UT NO. 3 LOT 84	2500 S 26 1/2 ST	MCALLEN	TX	78503-7994	MAYBERRY PLAZA UT NO. 3 LOT 84
228150	RODRIGUEZ MARIO	MAYBERRY PLAZA UT NO. 2 LOT 51	1017 N KERALLUM AVE	MISSION	TX	78572-4235	MAYBERRY PLAZA UT NO. 2 LOT 51
228137	GARZA DOMINGA	MAYBERRY PLAZA UT NO. 2 LOT 38	109 NARANJO ST	MISSION	TX	78572-5944	MAYBERRY PLAZA UT NO. 2 LOT 38
228187	AGADIR PROPERTIES LLC	MAYBERRY PLAZA UT NO. 3 LOTS 88 & 89	100 N MAYBERRY RD	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 3 LOTS 88 & 89



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation for the sale of firearms – Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Applicant: Robert D. Russell - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

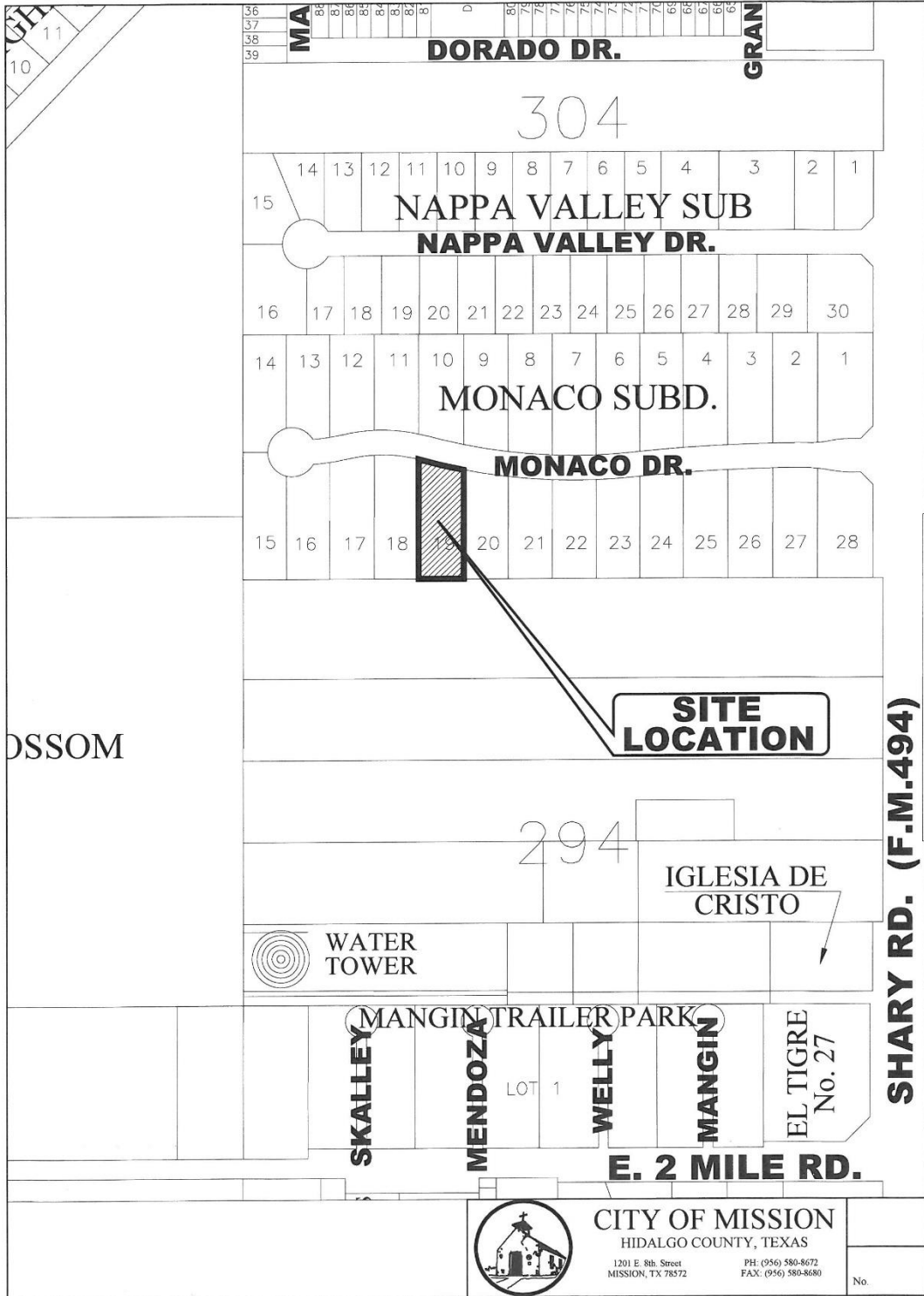
- April 10, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located 820’ west of Shary Road along the south side of Monaco Drive, in a gated private street.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to renew his conditional use permit to be in compliance with the Federal Bureau of Alcohol, Tobacco, and Firearms for his Federal Firearms license.
- The applicant’s home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant is the only person operating the business and there is no advertising on the premises. The proposed gun sales are strictly via online sales and by appointment only; walk-ins are not welcome but may happen on occasion. The applicant makes the majority of his sales at Gun Shows.
- The applicant’s home has an alarm system, and the firearms are safely stored in a safe.
- The applicant has informed staff that although he has not made any sales in the past year, he would like to keep his license current.
- Staff notes that during his CUP tenure there were no complaints filed with staff nor the police department.
- The P&Z Commission has seen and approved a similar request for 2706 E. 28<sup>th</sup> Street.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to surrounding property owners.



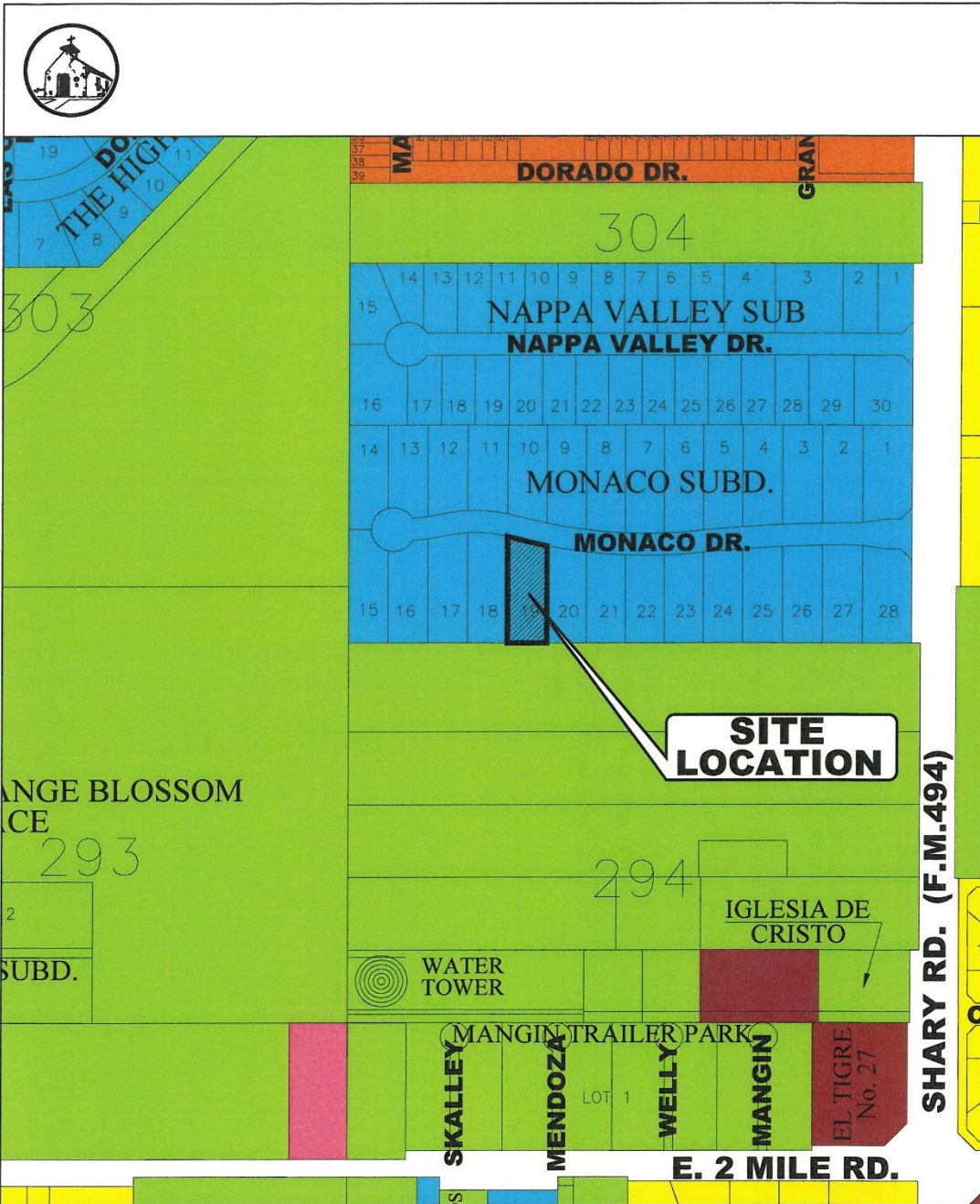
VICINITY MAP



ARIEL MAP



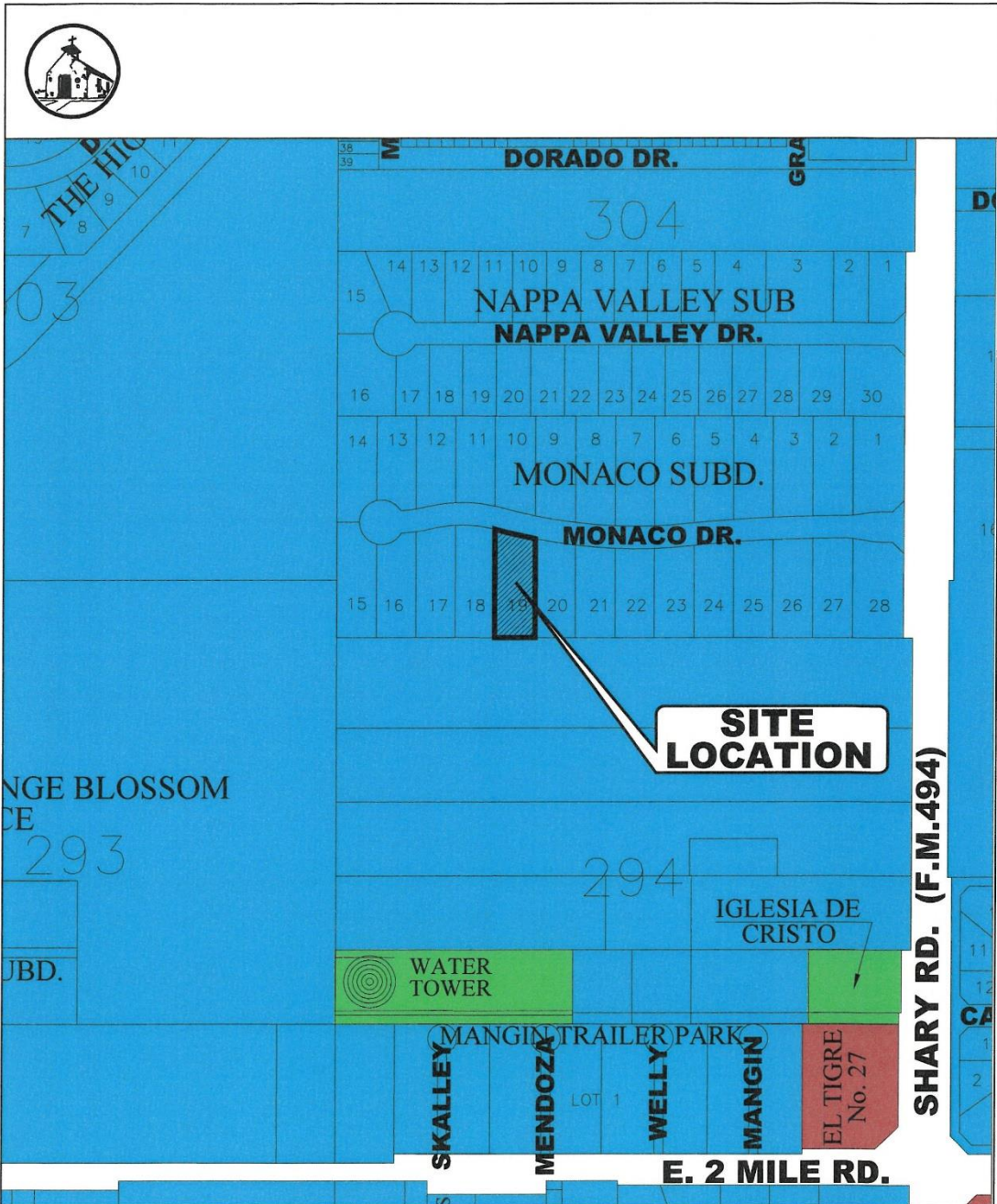
# ZONING MAP













## ZONING LEGEND

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

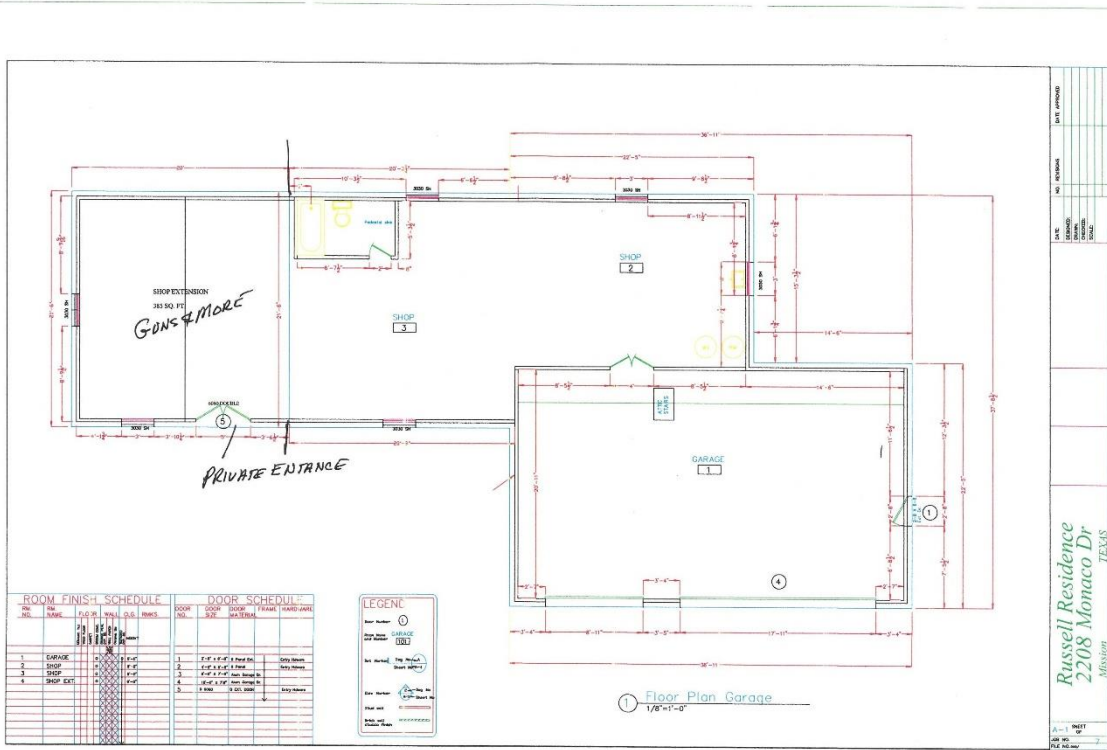
### FUTURE LAND USE MAP



### FUTURE LAND USE MAP

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

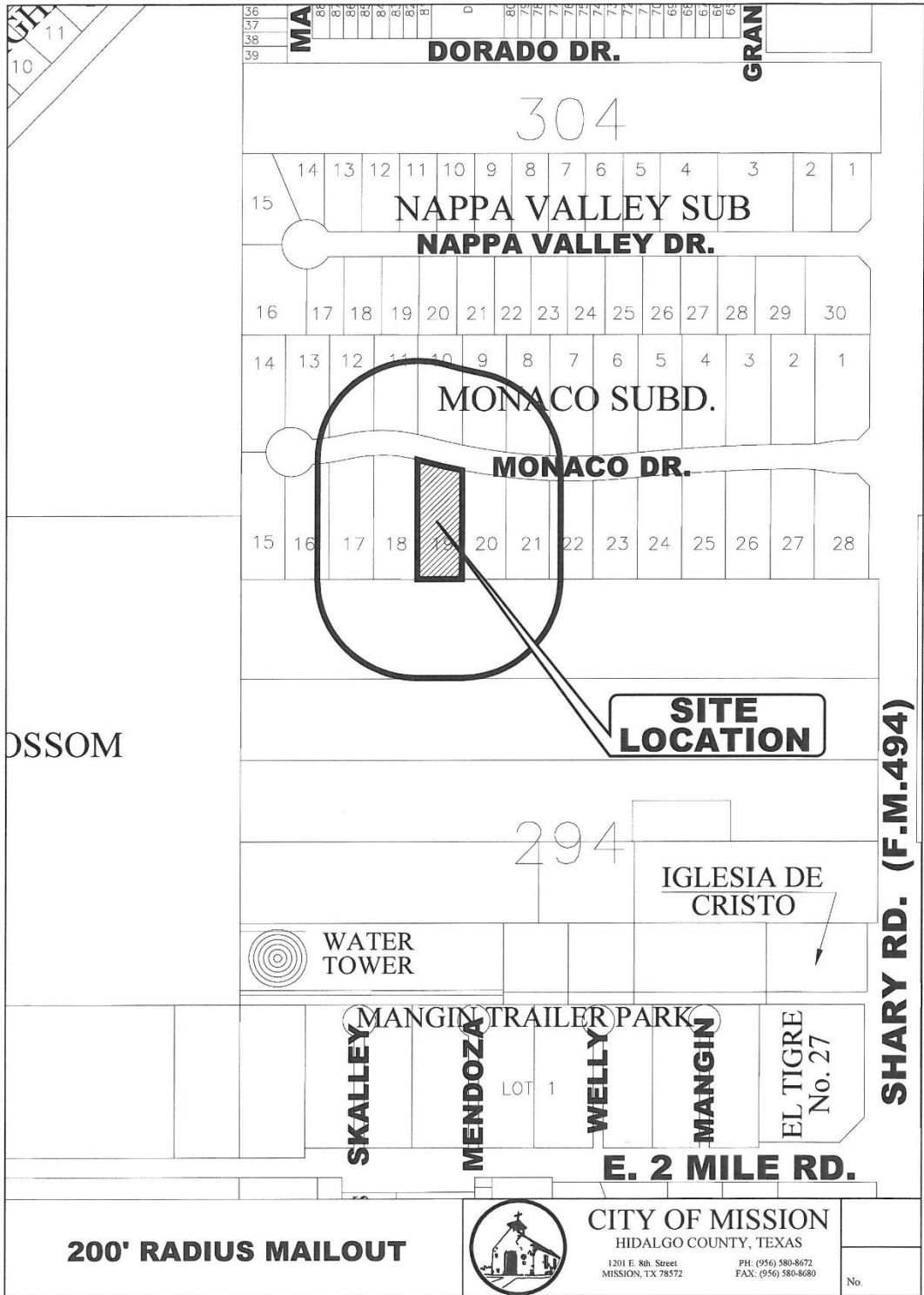
# FLOOR PLAN



EXTERIOR PHOTOS



**ATTACHMENTS**



**200' RADIUS MAILOUT**



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

No.

# ATTACHMENTS

**TEXAS SALES AND USE TAX PERMIT**  
 This permit is not transferable, and this side must be prominently displayed in your place of business

Relators: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.  
TAXPAYER NAME, BUSINESS LOCATION NAME and PHYSICAL LOCATION

**RUSSELL DEVELOPMENT, INC.**

GUNS & MORE  
 2208 MONACO DR  
 MISSION TX 78573-8476  
 HIDALGO COUNTY  
 NAICS CODE: 453998

DESCRIPTION ON NEXT LINE:

All Other Miscellaneous Store Retailers (except Tobacco Stores)  
 WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:  
 CITY: MISSION

You must obtain a new permit if there is a change of ownership, location, or business location name.

Type of permit	SALES AND USE TAX
Taxpayer number	1-74-2699570-4
Location number	00003
First business date of location	07/01/2018

*Glenn Hegar*  
 Glenn Hegar  
 Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.  
 For additional information, see Collecting Local Sales and Use Tax section on the back of this document.  
 If you have any questions regarding sales tax, visit our website at [www.comptroller.texas.gov](http://www.comptroller.texas.gov) or call us at 1-800-252-5555

Detach here and prominently display your permit only. Retain the portion below for your records.

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
281555	SAKULENZKI DEBORAH L TRUSTEE	2021 INDUSTRIAL DR	MCALLEN	TX	78504-4009
281571	BROWN ENCILE & MARLENE C CHANG	3321 N SHARY RD	MISSION	TX	78573-8431
574193	GARCIA EDUARDO JAVIER & SHARON O'LEARY	2301 MONACO DR	MISSION	TX	78573-8471
574195	TREVINO JESUS A & GLADYS A VELA	2211 MONACO	MISSION	TX	78573-8476
574205	RUSSELL ROBERT D & BRENDA C	2208 MONACO DR	MISSION	TX	78573-8476
574207	GARZA ELEODORO & OFELIA	2212 MONACO DR	MISSION	TX	78573-8476
574194	SAAVEDRA CLAUDIA B & ADRIAN	2213 MONACO DR	MISSION	TX	78573-8476
574196	LOUCK RAY & SABRINA RODRIGUEZ	2209 MONACO DR	MISSION	TX	78573-8476
574206	GONZALEZ ESTEBAN A & CONSUELO C	2210 MONACO DR	MISSION	TX	78573-8476
574208	LUNA FRANCISCO JR & ANNA MARIA DE LEON CO-TRUSTEES LIVING TRUST	2300 MONACO DR	MISSION	TX	78573
574197	FRETTO JOSHUA B	4405 S SHARY RD 536	MISSION	TX	78572-0919
574202	GARCIA ROSA	2202 MONACO DR	MISSION	TX	78573-8476
574203	COLUNGA JOSE G JR & LAIZA A	2204 MONACO DR	MISSION	TX	78573-8476
574204	CANALES LAYRA Z & HERMILO FLORES	2206 MONACO DR	MISSION	TX	78573-8476
574199	CASTILLO LLEWLLYN & MARESYL	2203 MONACO DR	MISSION	TX	78573-8476
574198	TAGLE CHRISTOPHER & ANGIELA M	2205 MONACO DR	MISSION	TX	78573-8476
574215	MONACO HOMEOWNERS ASSOC	PO BOX 720875	MCALLEN	TX	78504-0875



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Han’s Katsuya Restaurant in a property zoned General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D Applicant: The BAB, LLC, c/o Junduck Han – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- May 6, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 26, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at the northeast corner of Shary Road and 6<sup>th</sup> Street.
- 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.
- The applicant is leasing a 1,488 square foot suite within a commercial plaza for a Japanese Cuisine Restaurant.
- Access to the site is off East 6<sup>th</sup> Street, through an existing 24-foot driveway.
- This business has been in operation since May 2018, and the applicant would like to continue to offer alcoholic beverages with their meals.
- The last conditional use permit approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was approved by City Council on June 21, 2022, for a period of 4 years.
- The hours of operation are as follows: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m., Closed Sundays
- Staff: 4 employees
- Parking: There are a total of 26 seating spaces available, which require 9 parking spaces (26 seating spaces/3 = 8.6 parking spaces). It is noted that parking is held in common; there are 56 parking spaces that are shared with the other businesses within the commercial plaza.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.



LEGAL NOTICE MAP



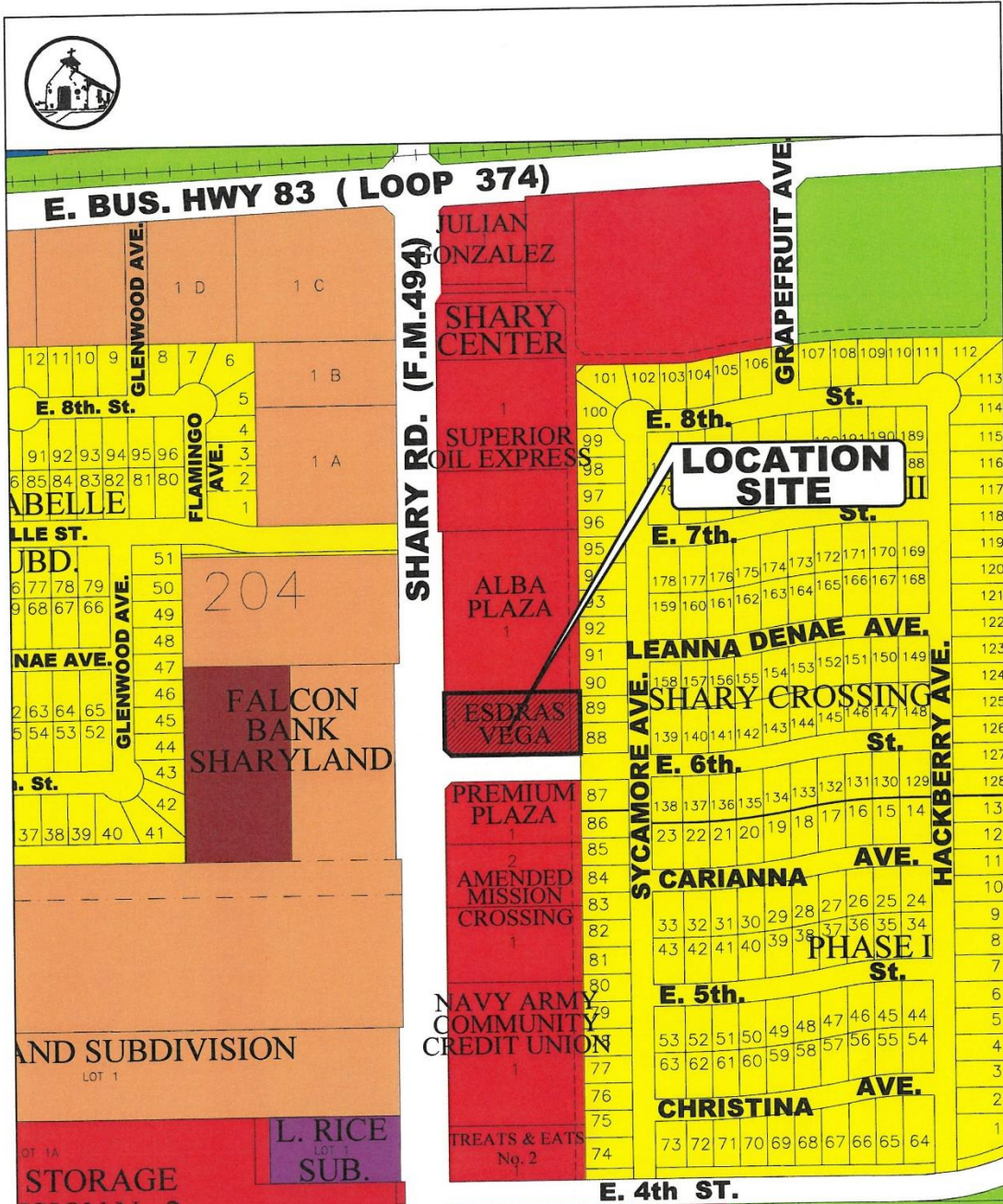
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

AERIAL 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

EXTERIOR PHOTO



INTERIOR PHOTOS



MENU

Appetizer



**Gyoza(6p) 7**  
*pork & vegetables*



**Ika Sansai 7**  
**(Calamari)**  
*ginger, seaweed*



**Hiya-Yakko 6**  
**(Cold Tofu)**  
*bonito flakes, scallions,  
soy sauce*



**Wakame 5**  
**(Seaweed)**



**Fried Oyster(4p) 8**



**Karaage 6**  
*Japanese style boneless  
fried chicken*



**Taco-Yaki(5p) 9**  
*fried octopus balls  
w/ bonito flakes*



**Ebi Tempura(5p) 8**



**Edamame stick(8p) 6**  
*fried soybeans wrapped in  
a crispy spring roll skin*



**Garlic fried potato 6**  
*Waffle Potato Fries, garlic flakes*



**Croquette 6**  
*Deep fried mashed potato  
Homemade katsu sauce*



**Kakiage 5**  
*deep-fried vegetables*



**Shumai(5p) 6**  
*Steamed *shrimp* dumplings*



**Shrimp pops 6**  
*Fried breaded *Shrimp**



**Edamame 5**

**Foods that may cause allergic reactions are indicated in bold**

MENU

Ramen うーめん



**Spicy Seafood** 🌶️🌶️🌶️ **15**  
pork, garlic, **shrimps**, **clams**, **egg**  
**mussels**, vegetables, green onion



**Creamy Rose** **16**  
chicken, **shrimp**, garlic  
tomato, **milk**, **egg**, vegetables  
**mussels**, **clams**, corn



**Shrimp** **14**  
**shrimp**, **egg**, garlic flakes  
Vegetables, green onion



**Curry** 🌶️ **14**  
chicken, croquette, vegetables  
sweet corn



**Miso** **14**  
pork, miso, fish cake, vegetables  
**egg**, corn, green onion



**Chicken** **13**  
chicken, vegetables, **egg**  
garlic flakes, green onion

Foods that may cause allergic reactions are indicated in bold

MENU

**K – Food 한국음식**

**Korean Fried Chicken**

Deep-fried battered chicken wings with signature sauces

L 16pc S 8pc




Plain

L 24 S 13

★ Sweet Chili 

Soy garlic  

L 26 S 14

White Onion 

Sweet Chili Garlic   

\* Extra. Sauce(2oz) 1.5

\* Coleslaw(Cabbage salad) 2.5



**Soon Dubu**   13

Extra soft tofu, vegetables, spicy chili oil & powder, pork mussel, shrimp, egg in a hot pot w/ side of steamed rice

**Pork / Chicken** 12

*Non seafoods*

**Beef** 14

*Non seafoods*

**Seafood** 14

*shrimps, mussels, clams, egg vegetables, green onion*

**Foods that may cause allergic reactions are indicated in bold**

## MENU

**Donburi どんぶり**

Japanese Rice Bowl

**Katsu Curry-Don 16**Japanese-style curry with Katsu  
*onion, potato, carrot, cabbage, garlic***★ Bulgogi-Don 15**Korean-style thinly sliced beef  
*garlic, onion, cabbage, sugar  
sesame oil***Gyu-Don 14**Japanese-style thinly sliced beef  
*egg, cabbage, onion, pickled ginger***Spicy pork-Don 14**Korean-style sliced spicy pork  
*Gochuhjang(chili paste), onion, garlic,  
cabbage, sesame oil*

**Foods that may cause allergic reactions are indicated in bold**

## MENU

## Ramen うーめん



**Spicy** 🌶️🌶️🌶️ **13**  
*pork, vegetables, egg, mussels*  
*green onion*



**Kimchi** **13**  
*pork, kimchi, vegetables, egg*  
*garlic, green onion*



**Tomato** **13**  
*chicken, tomato, vegetables*  
*egg, mussels, garlic*

## Extra

Small Katsu	<b>7</b>
Extra Noodle	<b>5</b>
<i>Please order with your order</i>	
Stir-fried Kimchi	<b>3</b>
Steamed Rice	<b>2.5</b>
Egg	<b>1.5</b>

Meat (Pork or Chicken)	<b>4</b>
Croquette(1p)	<b>3.5</b>
Shrimp	<b>1.25</b>
Mussels(3p)	<b>1</b>
Fish cake(2p)	<b>0.5</b>
Corn	<b>0.5</b>

**\* Spicy flavor available**

**Foods that may cause allergic reactions are indicated in bold**

# TABC APPLICATION

4/29/26, 11:58 AM

Public Inquiry System

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

[Print Results](#)

**Master File Id:** 2100043052

**Legacy CLP:** BG1025235

**License Type:** BG

**License Id:** 105775521

**Trade Name:** HANS KATSUYA

**Owner:** THE BAB LLC

**Location Address:** 600 N SHARY RD  
STE D  
Mission , TX  
785728301  
UNITED STATES

**Mailing Address:** 600 N. Shary Rd STE D  
Mission , TX 785728301  
United States

**County:** Hidalgo

**Original Issue Date:** 8/1/2018

**License Status:** Active

**Current Issued Date:** 7/16/2024

**Wine Percent:** Upto 17%

**Location Phone No.:**

**Status Change Date:** 7/16/2024

**Gun Sign:**

**Expiration Date:** 7/31/2026

**Subordinates (list):** FB

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
684554	REGO MARIA A & RAFAEL A	2420 E 6TH AVE	MISSION	TX	78572-1961
684555	CISNEROS KRYSTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-1962
684493	RIOS REYNOL & MARIA	515 SYCAMORE AVE	MISSION	TX	78572-1925
684504	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-1978
684505	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
684575	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
684489	MARES GLORIA C	511 SYCAMORE AVE	MISSION	TX	78572-1925
684508	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
684574	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
684490	GARZA PERLA MARLEN & CHRISTIAN AUGUSTO NORIEGA	513 SYCAMORE AVE	MISSION	TX	78572
684507	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
684509	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
20827570	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
685429	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
960387	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
1070342	FLORES NORMA YOLANDA	4410 SIERRA DRIVE	PALMHURST	TX	78573-0409
1471062	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
625924	STATE OF TEXAS				
1238655	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Site Plan Approval for the Construction of a Multi-Tenant Building named The MIX, on Lot 1, Blk 2, Santa Lucia Subdivision, located at 2509 Colorado Street. Applicant: MDM Real Estate Dev., LLC. – Cervantes

### NATURE OF REQUEST:

Project Timeline:

- March 26, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- April 23, 2026 - Site plan was reviewed and preapproved by the Staff Review Committee
- May 6, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

- The property is located at the Northwest corner of Taylor Road and Colorado Street.
- This site will have access from Taylor Road and Colorado Street, both being public streets and retrofitted and prepped to fit existing thru traffic lanes, curb and gutters, drainage, and utilities.
- This project will be built in a C-3 (General Business) zoned property where the structure is allowed by right as stipulated within the City’s zoning ordinance to include permitted signs and dumpster specifications and locations.
- The proposed building will have a maximum height of 24’ and will meet all the setback requirements set forth on this plan. The structure will be a 2 story structures with 14 suites on the first floor and an additional 8 suites on the second floor for a grand total of 22 suites. The site has 51 existing parking spaces (2 being handclapped) available complying with the minimum number of paved, off-street parking spaces for this project.
- 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.
- The site has existing landscaping and lighting which is compliant with subdivision ordinances and regulations therefore no additional requirements will be imposed other than maintenance and upkeep of this section.

### STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

**RECORD OF VOTE:**

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

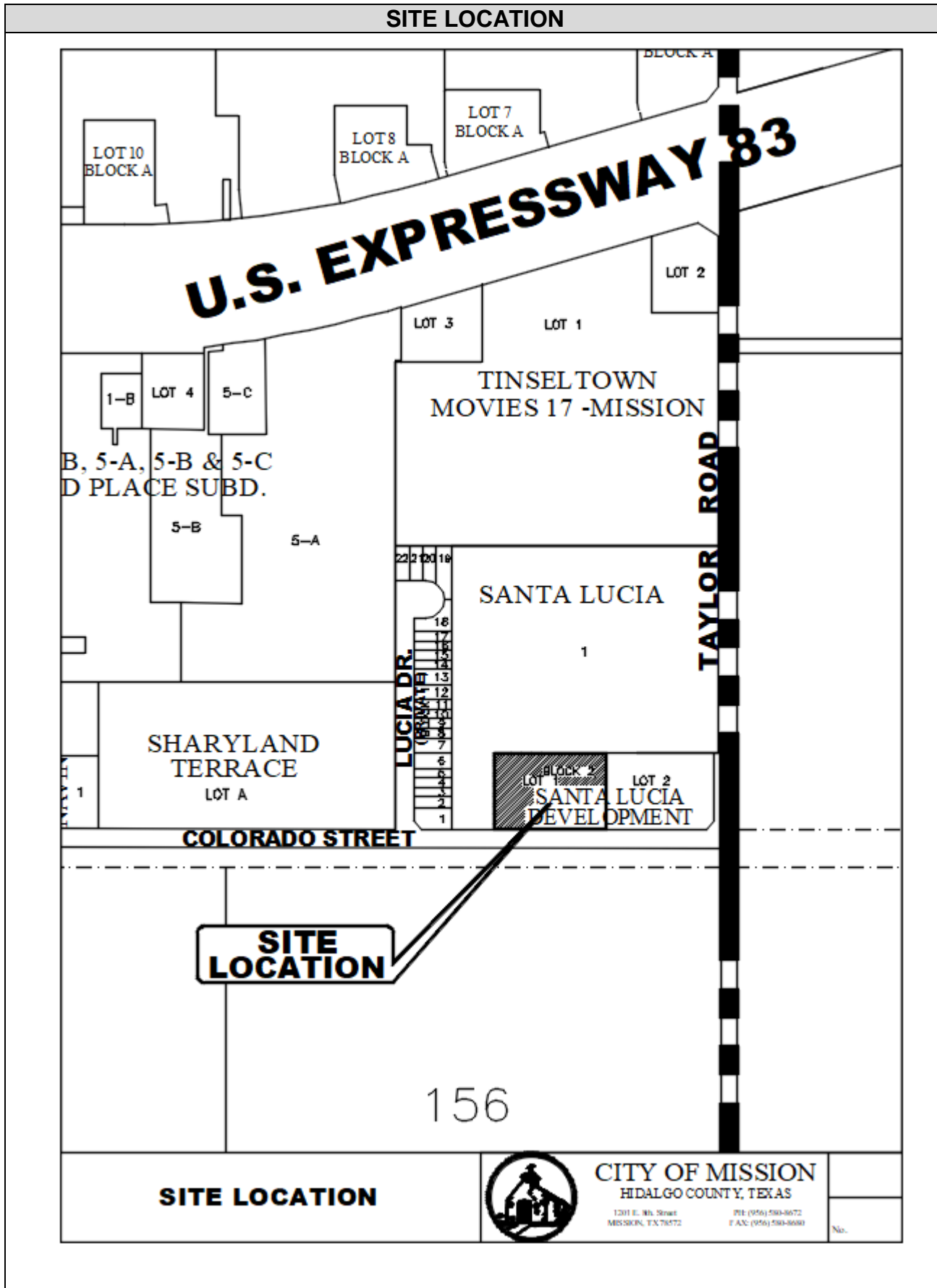
**DISAPPROVED:** \_\_\_\_\_

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

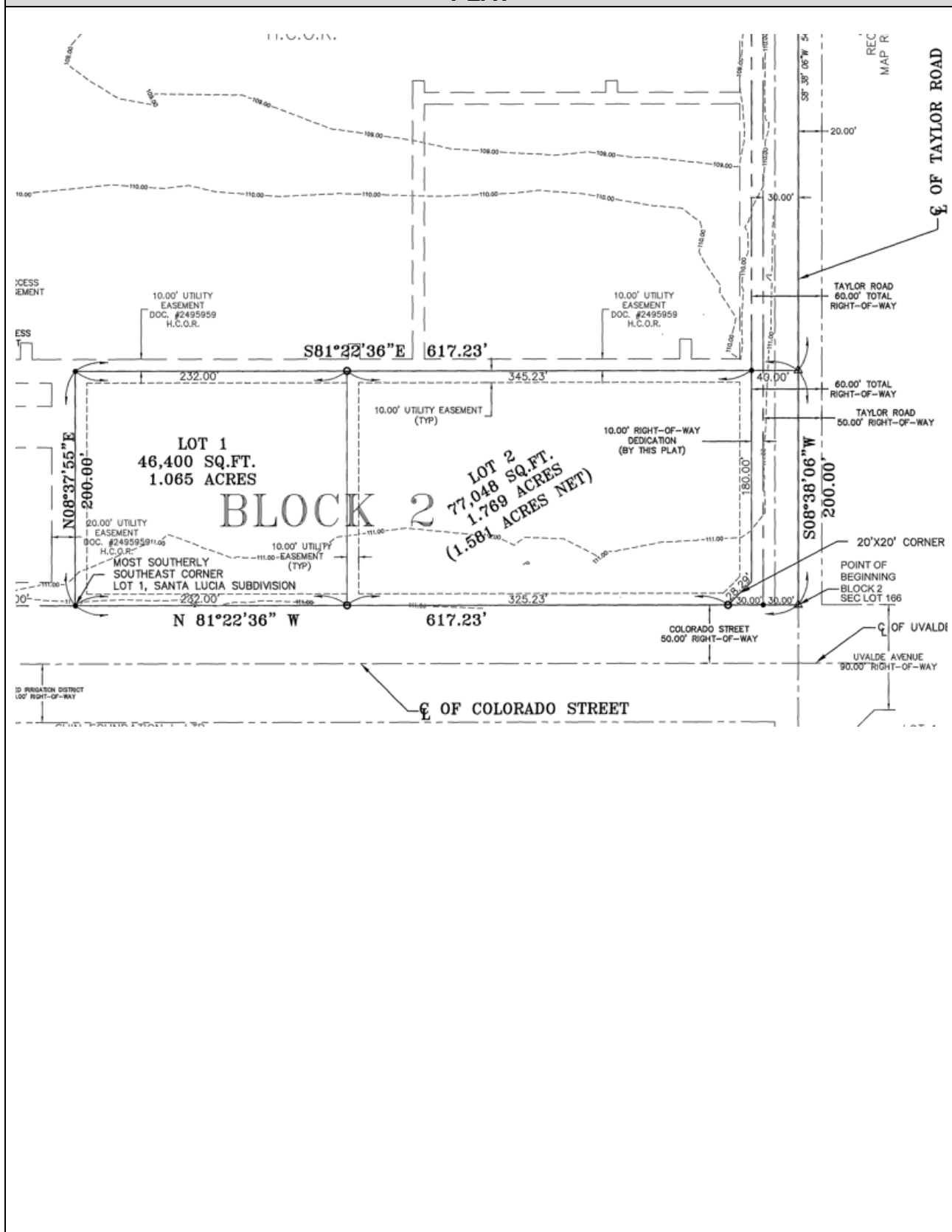
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



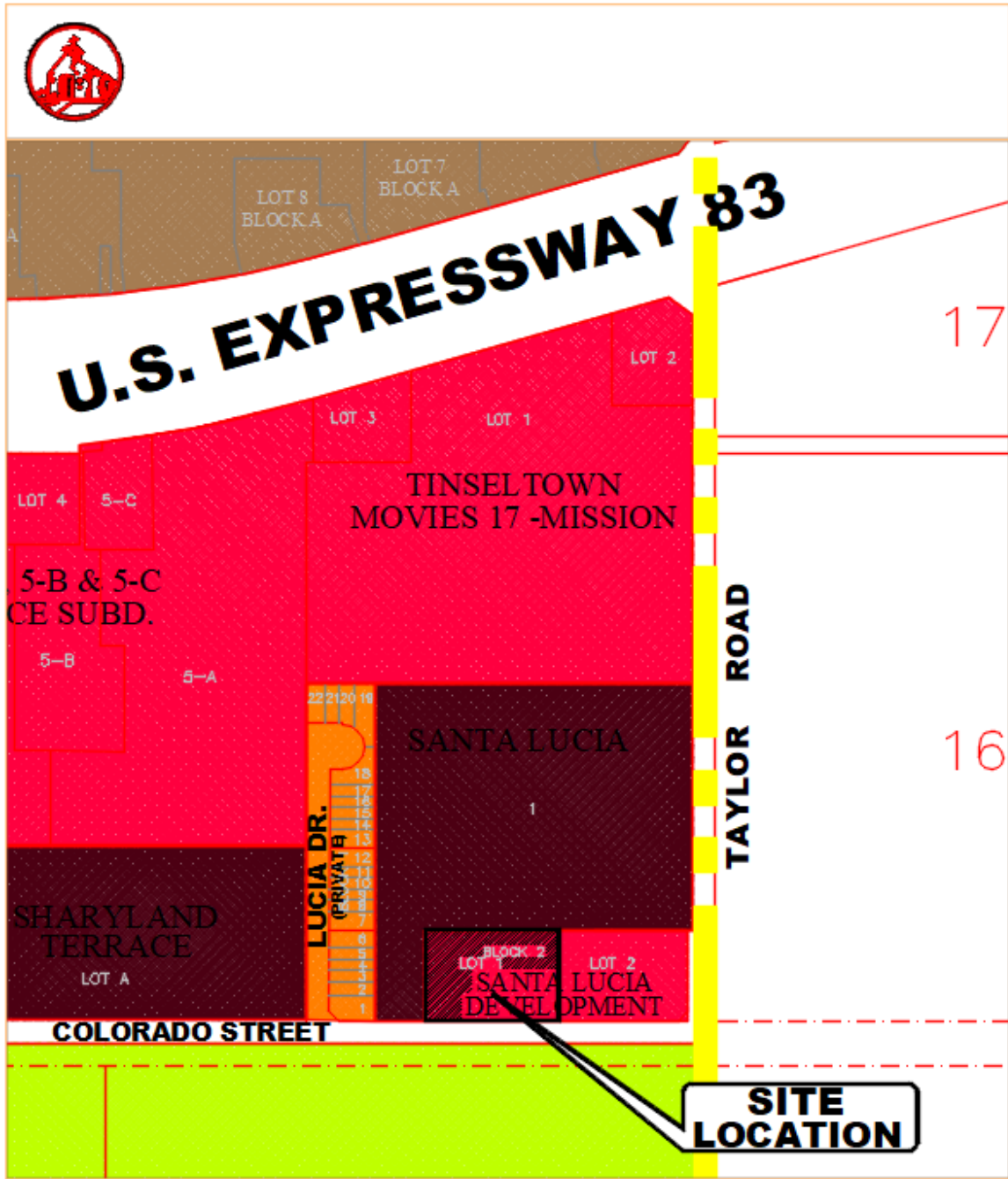
# PLAT



AERIAL PHOTO



# ZONING MAP

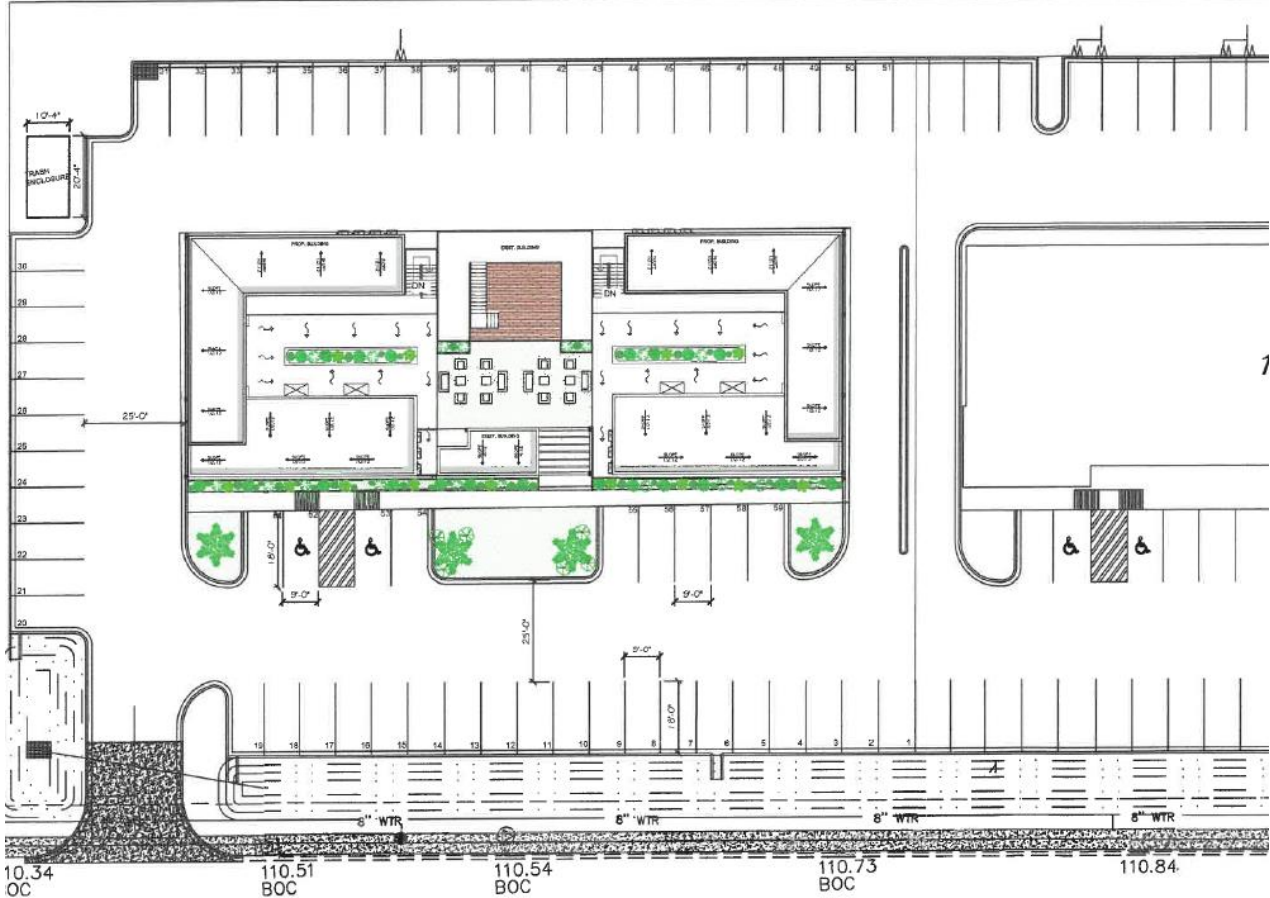


## ZONING LEGEND

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

# SITE PLAN

Item 10



COLORADO

**PROPOSED BUILDING RENDERING**

Item 10





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Single Lot Variance for a 0.14-acre tract of land, being the North 125 feet of the East 50 feet of Lot 6, Mission Acres Subdivision, located at 1523 Green Lawn Drive. Applicant: Jose G. Villarreal – Cervantes

### NATURE OF REQUEST:

Project Timeline:

- April 8, 2026 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- May 6, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located along the South side of Green Lawn Street intersecting Truman Street approximately 300 feet West of Washington Avenue.
- The land measures 50 feet wide by 125 feet in depth, being a 0.14-acre tract of land out of Lot 6, Mission Acres Subdivision per map records.
- The owner proposes to build a commercial building on this currently vacant land zoned for general business (C-3). A building permit will be requested separately and apart from and upon approval from this single lot variance request.
- This site has frontage to Green Lawn Drive and access to all city utilities and services to include street lighting (NE corner/intersection), fire hydrants (East side of lot), and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b).
- A Site Plan Approval shall be required prior to any issuance of permits including signage.

### STAFF RECOMMENDATION:

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

**RECORD OF VOTE:**

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

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

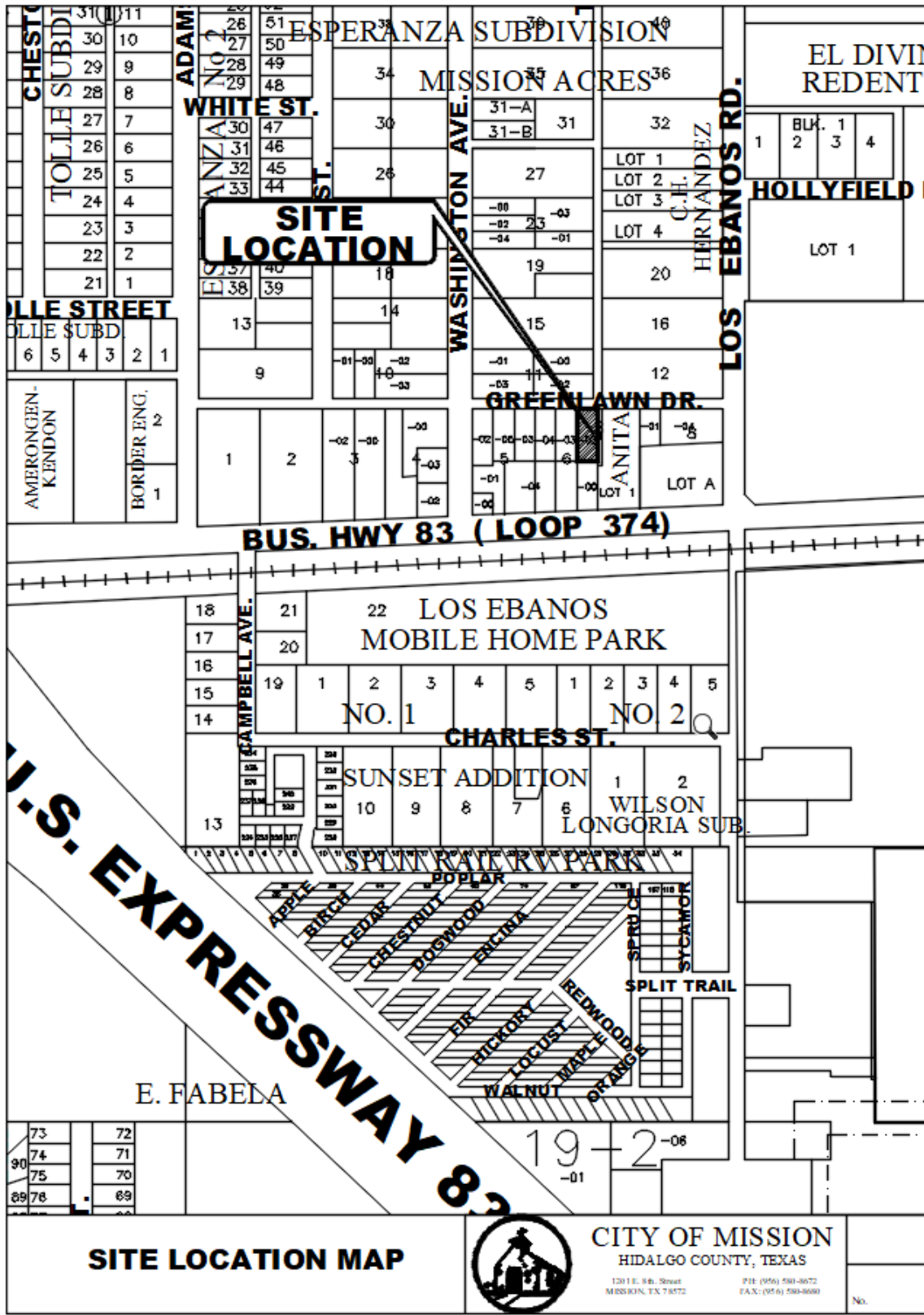
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP



**SITE LOCATION MAP**



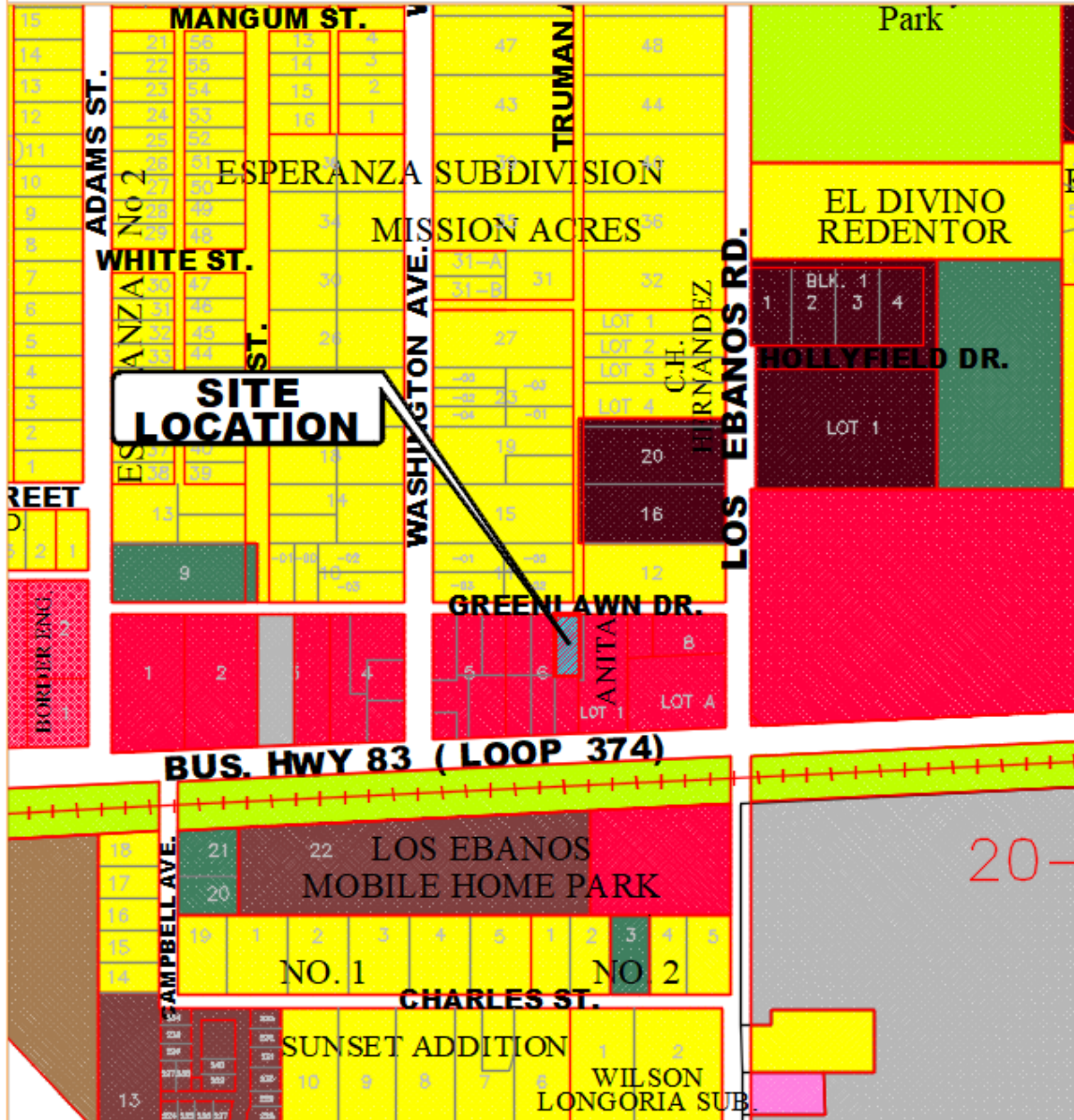
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

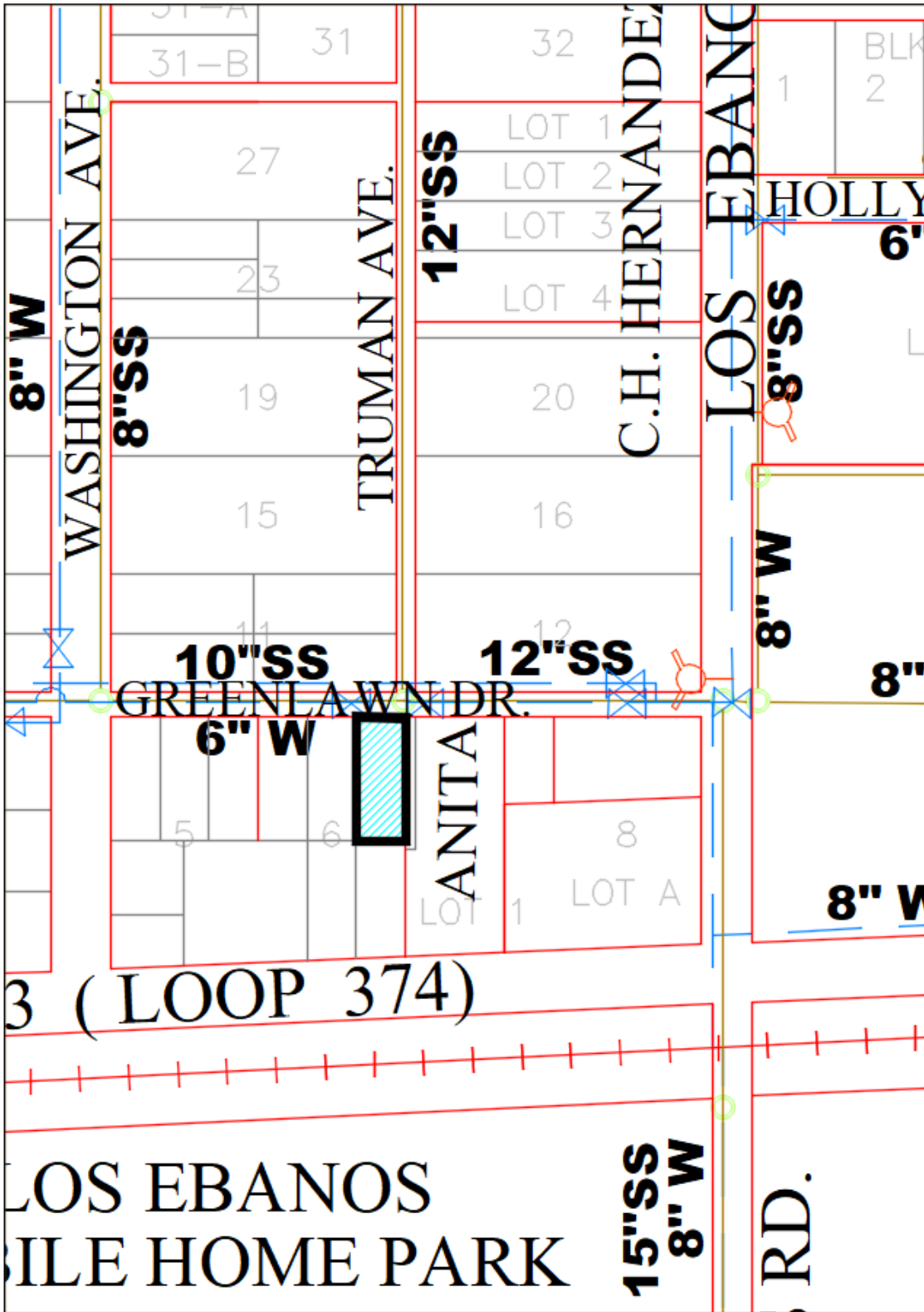
### ZONING MAP



### ZONING LEGEND

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

UTILITY MAP



AERIAL PHOTO

