



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, June 18, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

The Public Dial Information to Participate Via Zoom/Telephone Meeting is as Follows:

Time: June 18, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 848 8162 2950

Passcode: 832649

One tap mobile

+13462487799, Meeting ID: 848 8162 2950 # Password: 832649

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 - June 4, 2025

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request for Tract 1, a tract of land containing 5.182 acres, from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), and Tract 2, a tract of land containing 4.210 acres, from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), both out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of West Griffin Parkway approximately 112 feet East of Holland Avenue. Applicant: 3BU Family Limited Partnership - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to General Business District ("C-3") for a 2.50-acre tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located along the West side of Conway Avenue approximately 1,170 feet South of West Mile 2 Road. Applicant: MAS Engineering, LLC - Cervantes

CONDITIONAL USE PERMIT

4 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Tony's Hot Dogs & More in a property zoned General Business District ("C-3"), being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2300 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres - Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – La Mexico in a (C-2) Neighborhood Commercial District, being Lot 9, Block 5, Taurus Estates Subdivision No. 9, Ph. I, located at 4009 N. Inspiration Road, Applicant: Blesson George – Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit 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

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

8 Conduct a public hearing and consideration of a Renewal of a Conditional Use Permit for the Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District, being a 1.68 tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 West Mile 2 Road. Applicant: Azucena Bastida - Cervantes

ADJOURNMENT

Signed this the 13th day of June, 2025

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 13th day of June, 2025 at 1:45 p.m.

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 **18th day of June, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the Planning and Zoning Commission should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Commission at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Commission may conveniently meet in such closed or executive meeting or session concerning any and all 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

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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 **13th day of June, 2025** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at 1:45 p.m. on said date.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
JUNE 4, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Irene Thompson
Raquenel Austin
Omar Guevara

P&Z ABSENT

Connie Garza
Steven Alaniz

STAFF PRESENT

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

GUEST PRESENT

Charlie Lugo
Hector Moreno
Oscar Saenz
Karen Prewitt
Constantino Gonzalez
Natalie Garza
Mario Guerra
Leonel Cantu
Stephanie Mendiola
Gerardo Benavides

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR MAY 21, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 21, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Rezoning:

**A 11.337 acre tract of land, being all
of Lot 12, New Caledonia Unit No. 1 Subdivision,
the site is located along the East side of Moorefield
Road approximately 305 feet North of Oleander Drive
AO-I to R-1
Carlos Lugo, Jr. – CSL Construction, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1") to allow a 51-lot single-family subdivision with a public street. The proposed lots will measure 55 feet in lot frontage and 125 feet lot depth. The minimum lot requirements are 50 feet by 100 feet. The property is currently vacant. The subject property measures 330' along Moorefield Road and it measures 1,497.3' of lot depth for a total of 11.337 acres in area. The proposed subdivision will have a street connection to the subdivision to the north by connecting to Hill Crest Drive. The surrounding zones are Single Family Residential District ("R-1") to the North, East and South and outside the city limits to the West. East of the ditch are single family subdivisions. The existing land uses are: Tiffany Terrace single family

subdivision to the North, the Oleander Estates single-family subdivision and the Einstein's Learning Academy to the South and the Taurus Estates No. 2 single family subdivision to the East. The Future Land Use Map shows the subject property as Low Density Residential. The requested rezoning is in line with the designation of the property in the Future Land Use Map. Notices were mailed to 66 surrounding property owners. Complaints have been received by staff from the surrounding property regarding dust coming from the subject property. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:32 p.m.

Ended: 5:34 p.m.

Item #3

Rezoning:

**Being Lot 2, Los Olivos Subdivision
This site is located along the North side of
Olivos Court approximately 462 feet North of
Trinity Street
R-1A to R-1
Francisco & Mariana Garcia**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Large Lot Single Family District ("R-1A") to Single Family Residential District ("R-1") to allow a replat of the subject property into seven (7) lots for the applicant and their children. The children lots will have lot depths ranging from 100.29 feet to 110.13 feet. Due to not being able to comply with the 120 feet minimum lot depth for Large Lot Single Family District Zoning the applicant requests the rezoning to a higher density single family zoning category. The property is currently vacant. A plat amendment was approved by the City Council during the May 12, 2025 meeting to remove a plat note placing restrictions in the number of lots in the subdivision. The subject property measures 514.29' by 342.55' for a total lot area of 4.04 acres. The lot has access to Olivos Court, a private street. Olivos Court has a connection to Trinity Street. Los Olivos is a private gated subdivision. The surrounding zones are Large Lot Single Family District ("R-1A") to the North and South, Single Family Residential District ("R-1") to the East and Agricultural Open Interim ("AO-I") to the West. East of the ditch are single family subdivisions. The existing land uses are: The Mission Catholic Cemetery (San Jose Cemetery) to the West, A vacant tract to the South, The Oak Alley @ Cimarron single family subdivision to the North and the Wilson Drain ditch to the East. The Future Land Use Map shows

the subject property as Lower Density Residential. Staff feels that the subject property is in transition and finds Single Family Residential district as an acceptable alternative. Notices were mailed to 33 surrounding property owners. To this date there have been no objections to the rezoning request. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:34 p.m.

Ended: 5:36 p.m.

Item #4

Conditional Use Permit:

**A Drive-Thru Service Window –
Eddie's Taqueria Restaurant
Lot A, Girasol Estates Subdivision
1730 W. Griffin Parkway
C-3
Edgar Gutierrez**

Mr. Cervantes stated the site is located at the Northeast corner of N. Inspiration Road and W. Griffin Parkway. The site will include a drive-through service window on the north side of the building. Access to the drive-thru service window would be off N. Inspiration Road via a 30-foot-wide driveway. The customers will place the order along the east side of the building and pick up the orders along the north side. The customer's drive-thru window location allows double-stacking for approximately 14 vehicles. Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: Monday – Saturday from 5:00 am to 3:00 pm and Sundays from 6:00 am to 2:00 pm. The working staff will be 18 employees in different shifts. Parking: In reviewing the floor plan, there are a total of 16 tables with a total of 72 seating spaces proposed, which would require 24 parking spaces. (1 parking space for every 3 seats = 24 parking spaces). The site plan shows a total of 30 parking spaces provided and 14 vehicles on the drive-thru lane. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends Approval for Life of Use with the understanding that the permit can be revoked; 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Installation

of a speed bump at the end of the ordering window; 3) Acquisition of a business license prior to occupancy; and 4) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:36 p.m.

Ended: 5:37 p.m.

Item #5

Conditional Use Permit:

**A Drive- Thru Service Window at the
Mija Mercado Coffee Shop
Being the West 50 feet of Lots 16, 17, and 18,
Block 161, Original Townsite of Mission Subdivision
214 E. Tom Landry, Suite B
C-3
Natalie Garza**

Mr. Cervantes stated the site is located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street. The applicant would like to utilize the existing drive-thru service window for the coffee shop. Access to the drive-thru service window would be from the one-way (Tom Landry Street) and exiting onto a paved/dedicated alley. Per Code of Ordinance, a drive-thru service window requires the approval of a Conditional Use Permit by the City Council. The proposed hours of operation are as follows: Monday – Sunday from 6:00 am to 10:00 pm. Staff: 3 employees. Parking: In reviewing the floor plan, there are 12 seating spaces, which require 4 parking spaces (12 seating spaces/3 = 4 parking spaces). There is a total of 6 parking spaces on the side and rear of the building. Tom Landry shoulder will also be available for customer parking. Staff notes that this property is located within Mission's Central Business District and is exempt from the parking requirements for existing structures. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of the use approval with the understanding that the permit can be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Landscaping, etc.) 3) CUP is not to be transferable to others and; 4) Hours of operation: Monday–Sunday from 6:00 am to 10:00 pm.

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

The applicant was present.

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 the board if they had any other questions.

There was none.

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

Started: 5:37 p.m.

Ended: 5:38 p.m.

Item #6

Site Plan Approval:

**Construction of a temperature controlled self-storage facility named SecureCare Move It Self-Storage on the unrecorded Lot 1, Storage Depot No. 3 Subdivision this site is located at 304 W. Griffin Parkway C-3
SecureCare Moveit McAllen, LLC
c/o AVAD Capital, LLC**

Mr. Ramirez stated the site is located approximately 1,070 feet East of N. Holland Rd. along the North side of W. Griffin Parkway. This is an undeveloped site to be subdivided and include the extension and installation of utility services. The applicant is proposing three structures with a main entrance from a shared access driveway East of this development. All setbacks are being met as per the subdivision ordinances. There are no allocated parking stalls to this development. The storage units will be accessible by drive access lanes. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. The applicant must comply with any and all other format findings. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:38 p.m.

Ended: 5:58 p.m.

Item #7

**Plat Approval Subject to conditions
Consideration of variance:**

**Lot depth, width and area in a R-1 zone
for the and proposed Meadow Way at
Meadow Creek Subdivision
A 0.551 acre, 0.615 acre tracts of land,
forming part of Meadow Creek Country Club
Subdivision Phase 1-B
R-1
Developer: LAC Enterprises
Engineer: Benavides Engineering**

Mr. Ramirez stated that the proposed Meadow Way at Meadow Creek Subdivision consists of a twenty-one single family residential lots and it is located within the Meadow Creek Country Club Subdivision Phase 1-B. This subdivision will have access to existing streets (Crystal Drive for tracts 2 & 3; Meadow Way Drive for tract 1), sewer and water main lines, and access to drainage detention ponds within the neighborhood. The Engineering Department has reviewed and approved the drainage report. These tracts of land were rezoned from AO-I to R-1 on February 14, 2024 by P&Z and approved by City Council on February 26, 2024. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Due to lot size restrictions, the developer is proposing to match to the existing surrounding lots which measure 40 feet by 80 feet. Proposed lots will average 40 feet to 45.46 feet in width and 79.92 feet and 90 feet in depth resulting in total areas of 3,736.67 square feet to 4,084.36 square feet, respectively, therefore requiring a variance from the zoning ordinance whereas the minimum lot width is 50 feet, minimum lot depth is 100 feet, and the minimum area is to be 5,000 square feet. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans. He mentioned to the board the subdivision isn't a public hearing but since staff got directive from Mayor to send out notices to the surrounding properties and to allow the citizens public comment.

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

Ms. Karen Prewitt resides at 2105 Mauve drive. She stated the item was approved on April 8, 2024 at that time the city council requested that the residents receive notices because the request was to add to the plat note to not have any two story home and a 1 car garage in the subdivision. She stated Lots 1 through 7 if you notice parking in front all the time so that would disrupt people that are already using that area for parking if homes are going to be built there. She mentioned from Lots 9 through 14 there are five palm trees the lots were originally made to be 60 feet apart. She stated the original approved size was 60' x 100' so there should not be a variance on the lot size. She stated if the board were to approve the minimum 50' they would have to cut down four of the palm trees. She added she disapproved of the area being approved for 50'. She stated the senate bill 15 is allowing for smaller homes and smaller lots which was already rezoned to R-1 the lot size was 60' x 100' minimum and it was recently changed. She mentioned it's a huge difference in the size compared to what is required by allowing the 5000 will be to knock down the palm trees in order to build the house.

Mr. Gerardo Benavides from Benavides Engineering in Alamo, Texas stated that he is the civil engineer representing the property owner & developer. He stated these 3 tracts of land are restricted by a warranty deed, that restricts and prohibits providing the 100 foot lot depth on the properties which they only have 90 feet of depth. Additionally, the proposal range is from 42 to 45 lot widths which is a bit wider than what is already existing in front the homes on the lots and they are providing 10 feet of additional depth composed to the already existing in the lots. He stated the current zone was R-1 and the code is a 50' minimum width of the frontage of the lots and 100 feet of depth. He stated since they have a hardship of the property of the width that is not being met with the dimensions. He mentioned they had looked at different zoning but none of the rezoning applied to the development they were proposing.

Mr. Leonel cantu resides at 2502 Country Club Drive. He stated they are proposing 1 story 2 car garage homes and the same size and square footage to keep the value average.

Mr. Oscar Saenz resides at 2103 Crystal Drive. He stated he is concerned about the proposed development of these properties since the lot width is between 40 to 45 and the depth is 90 feet dimensions and area was zoned R-1 with the City Of Mission is promoting affordable housing in particular area and below the updated code of the minimum 5000 square feet. He stated the R-1 zoning they are proposing 3000 square feet which the 50 feet requirement adopted to ensure responsible sustainable development. He stated his main concerns are from potential impacts, this type of development could have the quality of life for residence, smaller size issues with parking congestion reduced space and that increased runoff affect safety. He mentioned density, and infrastructure capacity places an additional burden on existing services, drainage, utilities, and access. He stated the city should hold firm to the current requirements and deny any exception or variances for the proposed development unless it can be shown to all standards in place. He added the adoption to the R1 was approved in April. He stated residential were told by members of the city that this is not a golf course anymore so the developer shouldn't be comparing these sizes to the existing infrastructure.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked what is the current minimum standard for a R-1 zone.

Mr. Ramirez stated the minimum requirement is 50 feet x 100 feet.

The board discussed the depth and the applicant is proposed for the lot to be narrow.

Ms. Thompson asked why is staff recommending approval of the variances and plat.

Mr. Ramirez stated there is already a restriction in place already in the warranty deed and the proposed lots are matching to the surrounding areas.

Ms. Thompson stated her concern was that the lot size requirement doesn't match the zoning.

Chairwoman Izaguirre asked what would be the side setback.

Mr. Ramirez stated it would be 6 feet.

The board discussed the different options the subdivision could have done in order to have the lot size.

Mr. Leonel Cantu stated they are trying to build an 1,800 to 2,000 square foot home which it would affect the property unfortunately they are limited on the depth of the property.

Mr. Sanchez stated he has concerns with the lot size and a variance.

Ms. Thompson asked if R-1T was an option at the time would they done R-1T.

Mr. Ramirez stated it wasn't an option.

Ms. Thompson asked how many more parcels would be affected by the lot size.

Mr. Ramirez stated this is the last of the lots that are empty for this subdivision.

The board discussed the different options for the lot size requirement.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to deny the subdivision for the double variance request. Motion failed.

Chairwoman Izaguirre entertained a new motion. Ms. Thompson moved to approve the variance and subdivision. Mr. Guevara seconded the motion. Upon a vote, Ms. Austin voted nay. The motion passed with a 4 to 1 vote.

Started: 5:58 p.m.

Ended: 6:02 p.m.

Item #8

Plat Approval

Subject to conditions:

**Sendero Phase III Subdivision,
being a resubdivision of 19.248 acres
of land out of the South end or Porcion 52
PUD
Developer: Rhodes Development, Inc.
Engineer: Meldan & Hunt, Inc.**

Mr. Ramirez stated that the property is part of a Master Plan. This site is currently open with a proposed use of 101 residential lots and 1 common area this subdivision will have access from Sendero Subdivision Phase I-B by an existing street (Moorefield Rd.) being a paved 32' B-B street within a 50' ROW. All other streets will comply with subdivision regulations and City standards. The sanitary sewer and main water lines will be extended and looped accordingly from the adjacent developments to and thru the subdivision to collect and provide service to all lots. Surface runoff from the lots and the proposed streets will be caught by inlets and conveyed into a proposed system of detentions ponds and discharge in the Perezville Drain. The Engineering Department has reviewed and approved the drainage report. The required Capital Sewer Recovery Fees (\$200xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be paid prior to subdivision recording. No Park Fees – Mike Rhodes dedication of land satisfies the park

dedication ordinance. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if all the lots comply with all of the zoning requirements.

Mr. Ramirez stated yes, this is Phase III. He mentioned Phase I and Phase II already have been approved.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the subdivision. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to untable the Conditional Use Permit. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:04 p.m.

Item #9

Tabled Conditional Use Permit:

To designate an area as a Mobile Food Park for the operation of four (4) Mobile Food Units being a 77 feet x 210 feet tract of land, Block 144, Mission Original Townsite Subdivision, 410 E. 9th Street C-3 Mario A. Guerra

Mr. Cervantes stated the site is located at the southeast corner of E. 9th Street and N. Oblate Avenue. 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 have a mobile food park to allow mobile food unit owners to sell their products. The applicant proposes to construct separate restrooms for men and women, and a 20-foot x 34-foot canopy for the common seating area. Based on the current ordinance, each mobile food truck operator must still apply for their own C.U.P. to operate within the mobile food park. The proposed hours of operation are as follows: Monday through Sunday from 7:00 am to 12:00 am. Parking: The proposed 48 chairs results in 16 parking spaces required by code. The applicant is the proposed 40 chairs result in 13 parking spaces required by code. The applicant is proposing 8 new parking spaces, and there are 5 existing parking spaces, for a total of 12 parking spaces. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. Landscaping: The applicant is proposing landscaping areas within the property. The application for this conditional use permit was submitted before the ordinance was amended, placing distance limitations. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends Approval for a 1-year re-

evaluation in order to assess this new operation; 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Monday through Sunday from 7:00 am to 12:00 am; 3) Must comply with the noise ordinance; 4) Acquisition of a business license prior to occupancy for each mobile food unit; 5) CUP is not transferable to others; and Restrooms must be registered with the Texas Department of Licensing and Regulation for Americans with Disabilities Act compliance.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

ITEM#10

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Ms. Thompson seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:04 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 18, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request for Tract 1, a tract of land containing 5.182 acres, from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), and Tract 2, a tract of land containing 4.210 acres, from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T"), both out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of West Griffin Parkway approximately 112 feet East of Holland Avenue. Applicant: 3BU Family Limited Partnership - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 19, 2025 – Application for rezoning submitted for processing.
- June 4, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") and Townhouse Residential District ("R-1T") to allow a commercial development (3 lots) along West Griffin Parkway with a 37 lot townhome development immediately to the south. The developer is proposing a public street to connect the proposed townhomes to West Griffin Parkway.
- Tract 1 measures 691.9 feet along West Griffin Parkway and has a depth of 330 feet along the east side and 311.82 feet along the West side for a total area of 5.182 acres. Tract 2 measures 691.25 feet East to West and has a depth of 250 feet along the east side and 270 feet along the West side for a total area of 4.21 acres.
- The surrounding zones are Single Family Residential District ("R-1") to the South, Agricultural Open Interim District ("AO-I") to the West, General Business District ("C-3") to the North, and General Business District ("C-3") and Multi-family Residential District ("R-3") to the East.
- The existing land uses are: a large commercial plaza and Delia's tamales to the North, a vacant tract to the west, The Northside single-family subdivision to the South and Elizondo's Plumbing to the East. The subject property has an abandoned home with an abandoned large shed in the back.
- The Future Land Use Map shows the subject property (Tract 1) as General Commercial and (Tract 2) as Low-Density Residential. Even though the requested rezoning for Tract 2 of the rezoning is not considered low-density residential, townhouses are an acceptable transition from commercial land uses to low-density residential land uses.

- Notices were mailed to 30 surrounding property owners. Planning staff received one phone with concerns about lack of maintenance (high weeds) in the property.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning requests.

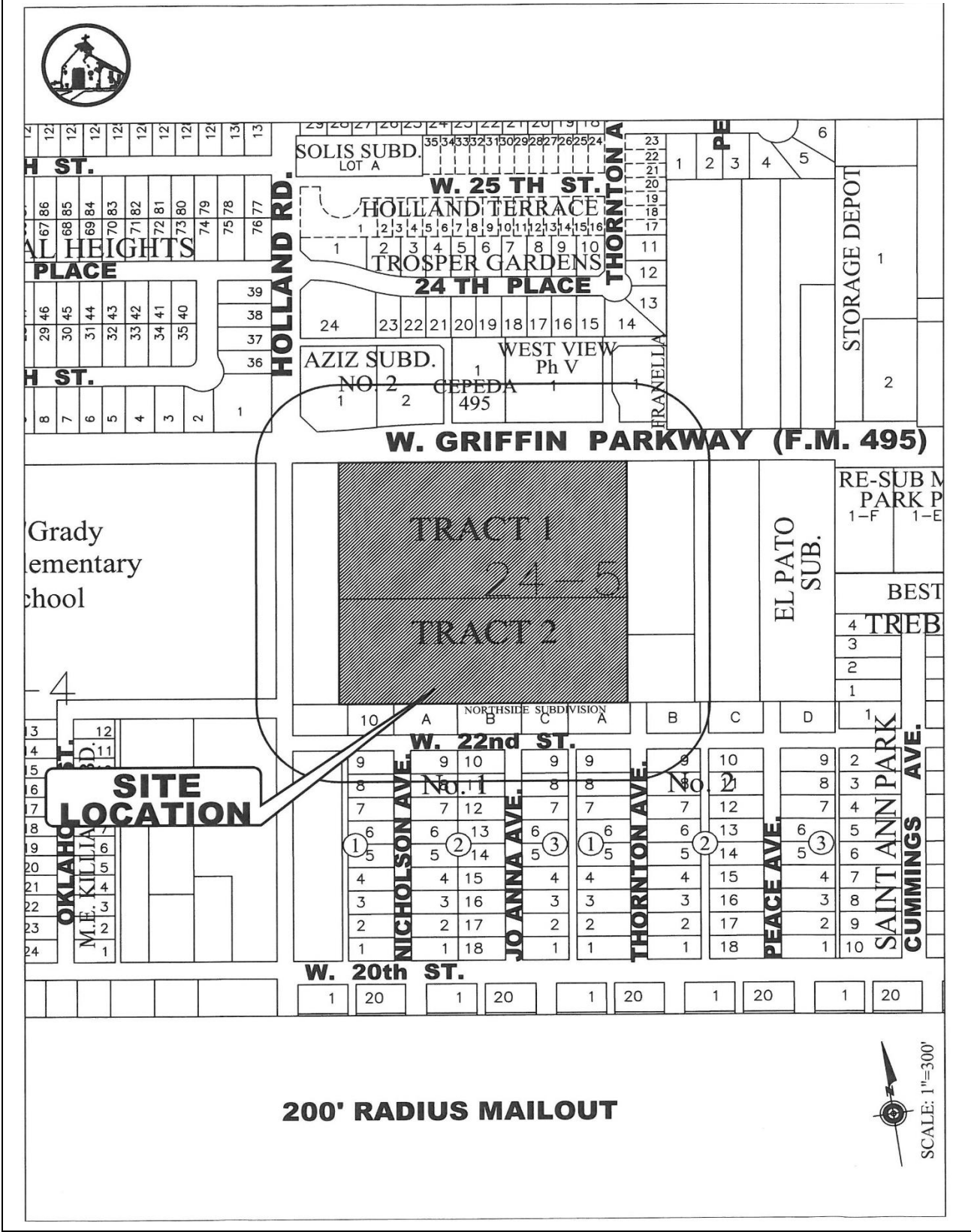
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

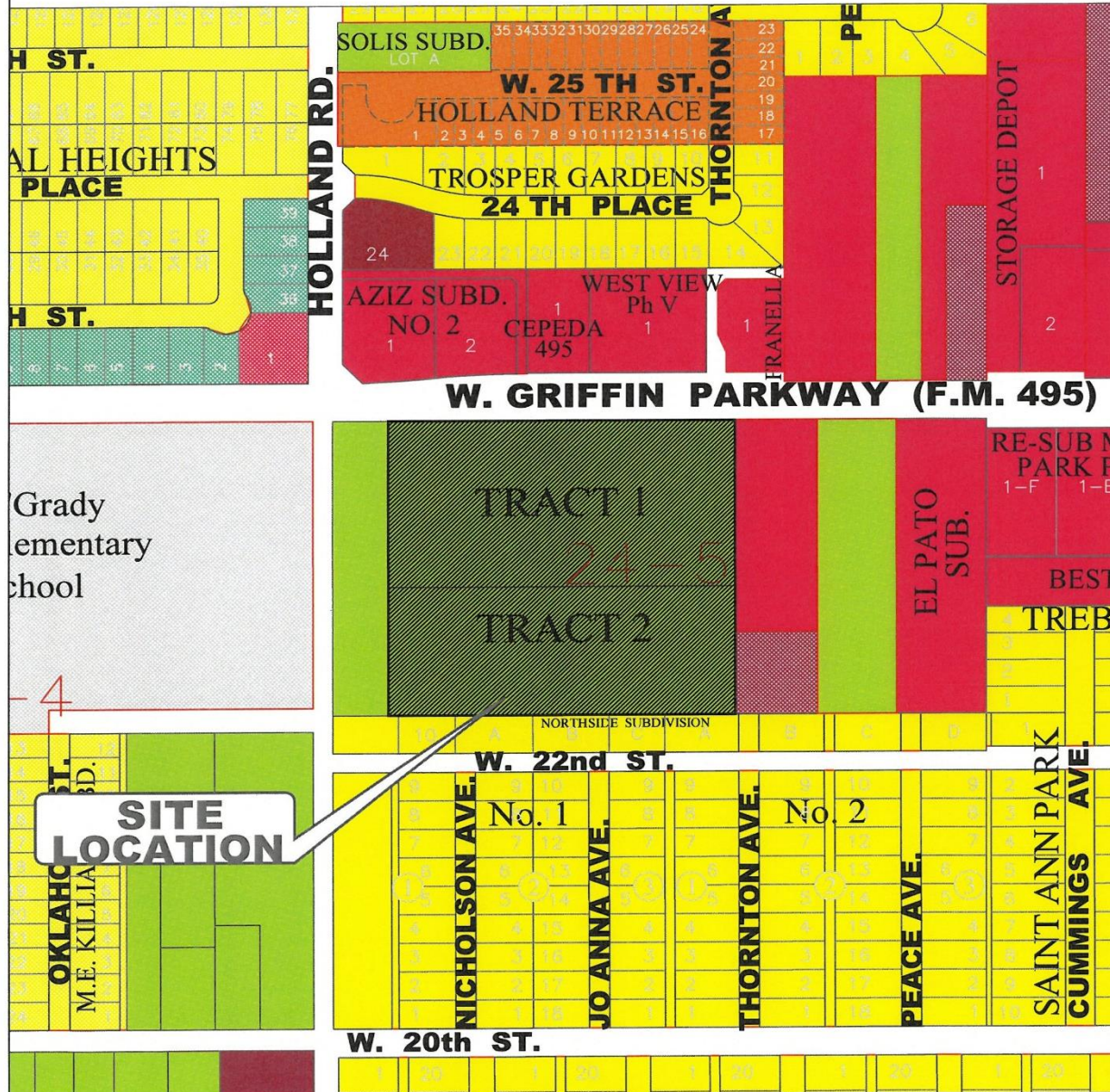
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

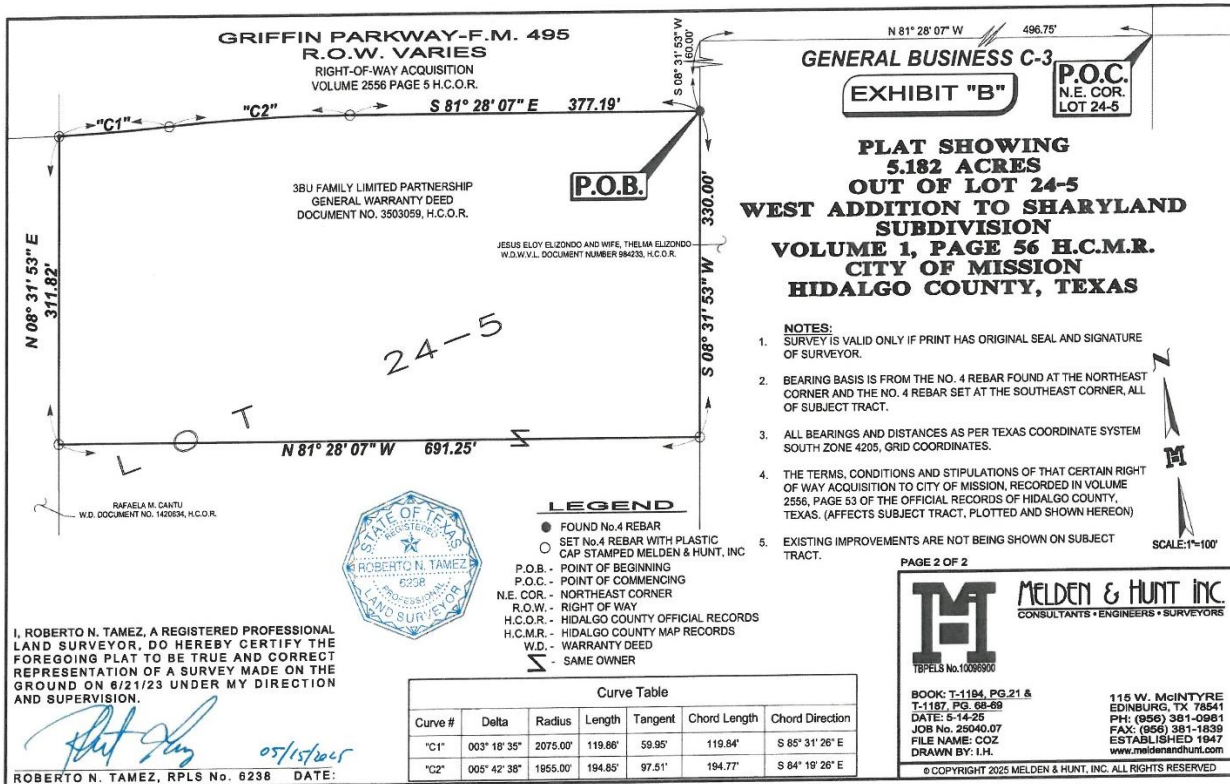
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING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



AERIAL



PROPERTY SURVEY FOR TRACT 1



PROPERTY SURVEY FOR TRACT 2

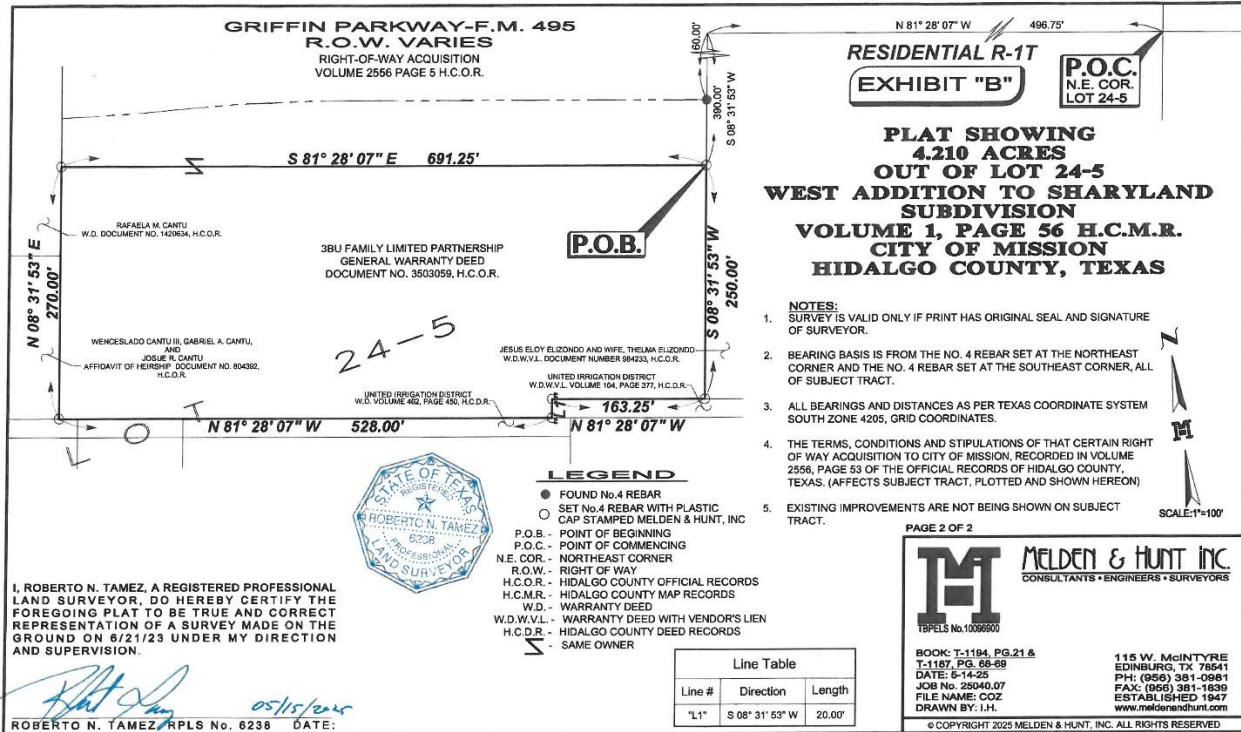


PHOTO OF THE SUBJECT PROPERTY



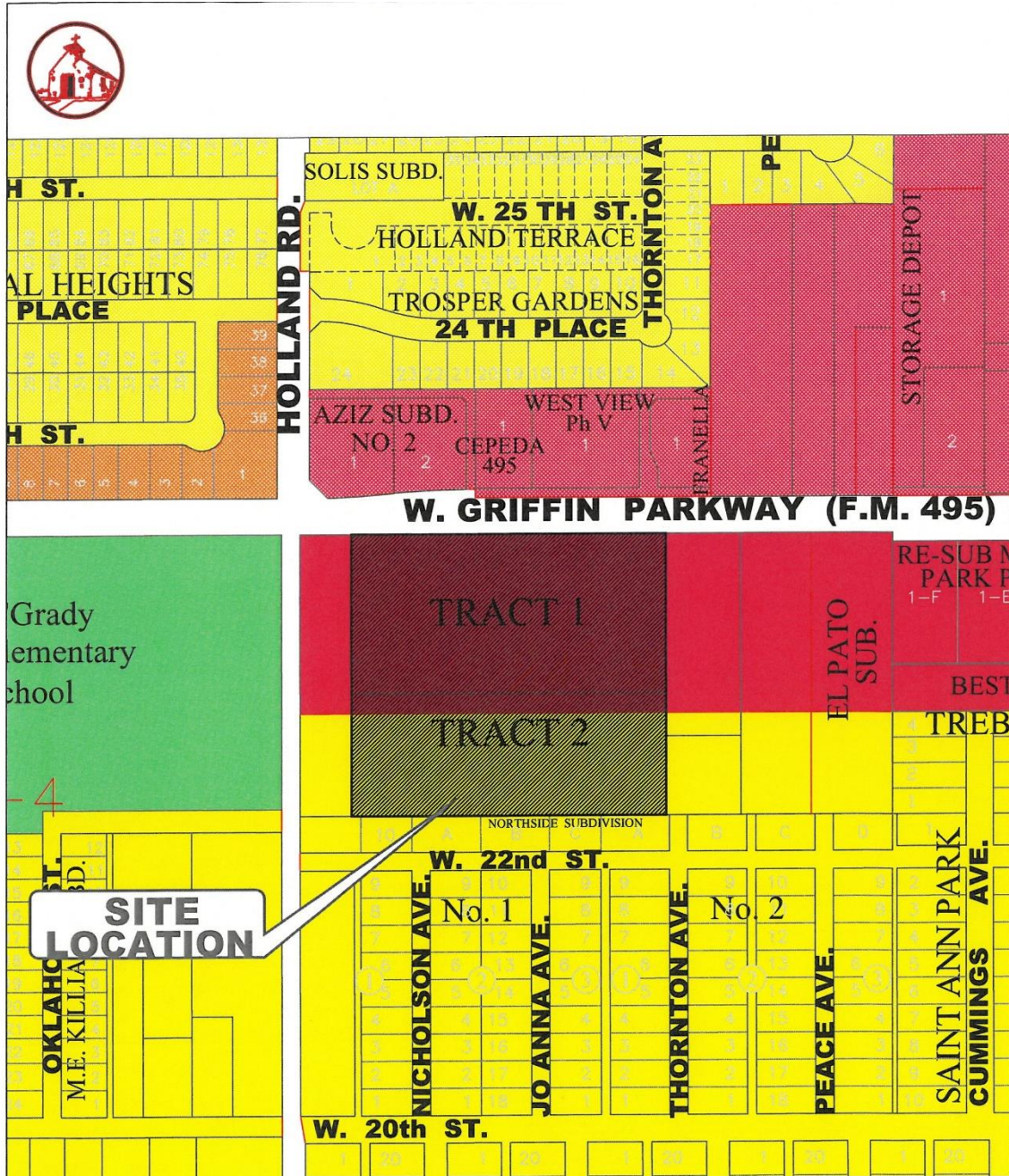
PHOTO OF THE SUBJECT PROPERTY



PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



FUTURE LAND USE MAP

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



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
316906	VENECIA FRANK JR	2018 N HOLLAND AVE	MISSION	TX	78572-2733
815012	PRINCESS MILI INVESTMENTS LLC	3913 S J ST	MCALLEN	TX	78503-1465
134439	AE HOLDINGS LTD	425 CHULA VISTA ST	MCALLEN	TX	78501-1121
249422	VERA ROBERTO JR & ELIZABETH MONTOYA	1515 E 28TH ST	MISSION	TX	78574-4037
249423	VEGA HECTOR & JANICE	2020 JOANNA AVE	MISSION	TX	78572-2737
249443	MUNGUIA JUAN F & JUANITA	2014 THORNTON ST	MISSION	TX	78572-2745
249444	HERNANDEZ DIANA	2016 THORNTON ST	MISSION	TX	78572-2745
249434	RIVERA GERARDO & AMANDA J	PO BOX 2417	MISSION	TX	78573
249400	TANGUMA CELESTINA	2019 N NICHOLSON AVE	MISSION	TX	78572-2740
316984	PLAZA REALCO LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807
580349	7- ELEVEN INC	PO BOX 711	DALLAS	TX	75221-0711
580350	CEPEDA FLUMENCIO	6717 N BENTSEN RD	MCALLEN	TX	78504-9478
316905	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316901	ELIZONDO JESUS ELOY & THELMA	503 W GRIFFIN PKWY	MISSION	TX	78572-2208
316897	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316896	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316898	3BU FAMILY LIMITED PARTNERSHIP	533 NORTH ALAMO ROAD	ALAMO	TX	78516-2307
249424	HERNANDEZ JOSE C & ADELINA	708 W 22ND ST	MISSION	TX	78572-2729
249426	CANO HECTOR JAVIER	612 W 22ND ST	MISSION	TX	78572-2723
249425	GAMBOA GUSTAVO	704 W 22ND ST	MISSION	TX	78572-2729
249463	TRADEWINDS DEVELOPMENT INC	PO BOX 2103	MCALLEN	TX	78505-2103
249464	EBANOS ROAD IGLESIA DE CRISTO	8300 N TAYLOR UNIT 3	MCALLEN	TX	78504
249399	GARCIA ARGELIA & CRISOFORO DE HOYOS	2915 CRISANTEMA ST	MISSION	TX	78574-5034
249401	CARDENAS ROSELINDA	712 W 22ND ST	MISSION	TX	78572-2729
249409	SANCHEZ JOSE ALBERTO	2018 NICHOLSON AVE	MISSION	TX	78572-2741
249410	GAMBOA GUSTAVO JR & ANGEL G	2017 JOANNA AVE	MISSION	TX	78572-2736
316902	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
316890	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316893	MISSION CONSOLIDATED ISD	1116 N CONWAY AVE	MISSION	TX	78572-4103
316892	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
1069238	LUBIN PROPERTIES LLC	PO BOX 2978	MCALLEN	TX	78502-2978
1238559	CEPEDA FLUMENCIO JR & MARIA E &	6717 N BENTSEN RD	MCALLEN	TX	78504



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 18, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to General Business District ("C-3") for a 2.50-acre tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located along the West side of Conway Avenue approximately 1,170 feet South of West Mile 2 Road. Applicant: MAS Engineering, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 19, 2025 – Application for rezoning submitted for processing.
- June 4, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Office Building District ("C-1") to General Business District ("C-3") to allow a commercial development at the site.
- The subject property has 110.08 feet of frontage along Conway Avenue, but the property widens to 248.08 feet at the rear. The subject property has a depth of 575.32 feet and a total area of 2.5 acres. The developer is processing a 2-lot subdivision with an access easement for the rear lot to have access to Conway Avenue.
- The surrounding zones are Single Family Residential District ("R-1") to the West, Mobile & Modular Home District to the South, Agricultural Open Interim (AO-I) to the East and Office Building District (C-1) and General Business District (C-3) to the North.
- The existing land uses are: a commercial plaza to the North with Donato Panaderia and Valley Pediatric Clinic, The Wagon City Mobile Home Subdivision to the South, the Mission North single-family subdivision to the west and a residential home in a large tract of land to the East.
- The Future Land Use Map shows the subject property designated for High Density Residential. Even though the requested rezoning is not in line with the Future Land Use Map designation, the property has frontage to Conway Avenue which is a major commercial thoroughfare. Due to the heavy traffic along Conway Avenue and based on the commercial zonings to the North of the property, staff believes that the property is in transition and recommends approval of the rezoning request.
- 62 legal notices were mailed to the surrounding property owners. Ms. Davis, the manager of the Wagon City Mobile Home Subdivision, called the Planning Department expressing concerns about the lack of maintenance of the subject property.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

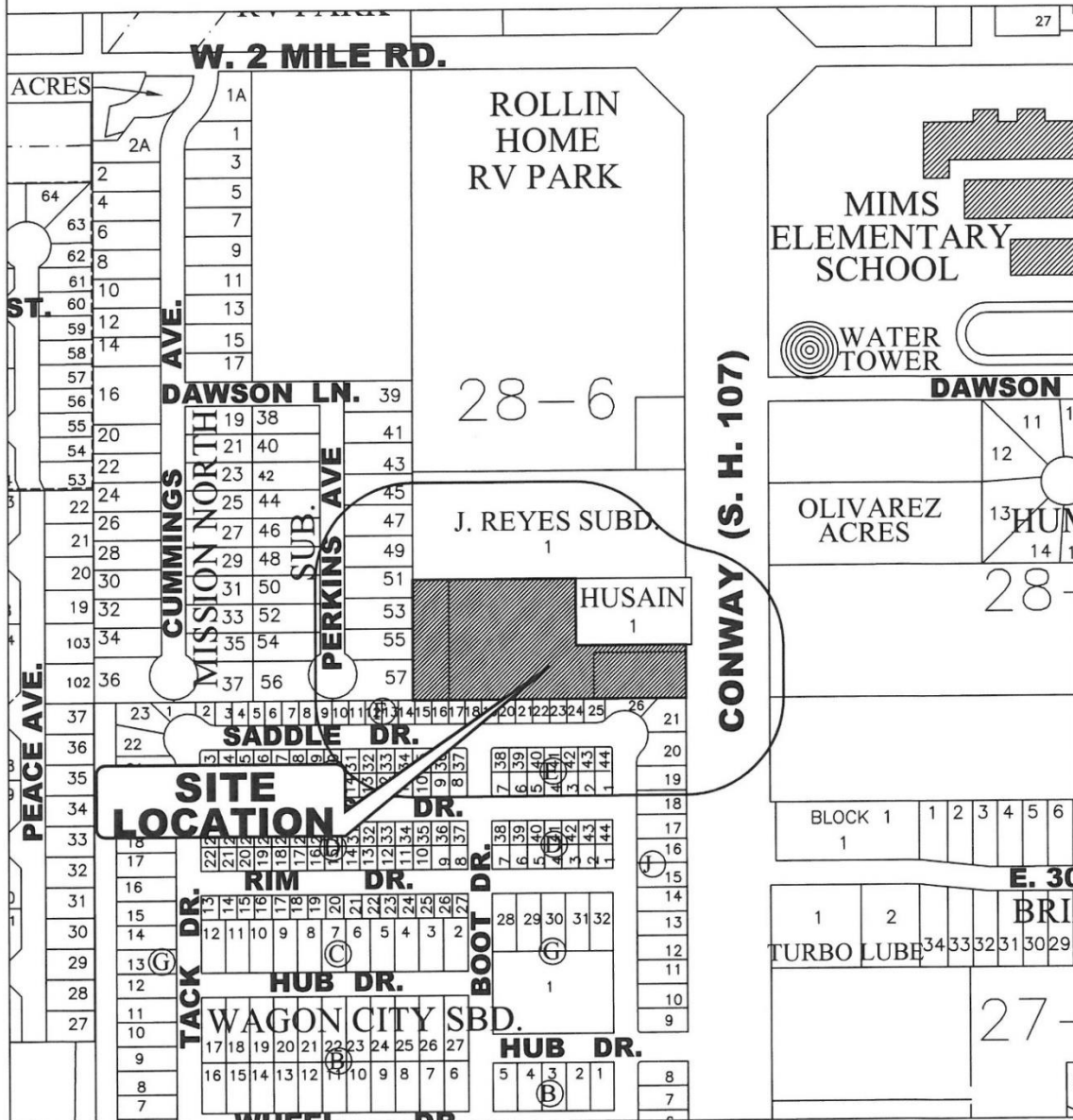
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP

W. 2 MILE RD.

ROLLIN HOME RV PARK

28-6

J. REYES SUBD.

HUSAIN

CONWAY (S.H. 107)

MIMS ELEMENTARY SCHOOL

WATER TOWER

DAWSON

OLIVAREZ ACRES

HU

28

PEACE AVE.

CUMMINGS AVE.

MISSION NORTH

PERKINS AVE.

DAWSON LN.

SADDLE DR.

RIM DR.

HUB DR.

WAGON CITY SBD.

TACK DR.

BOOT DR.

WHEEL DR.

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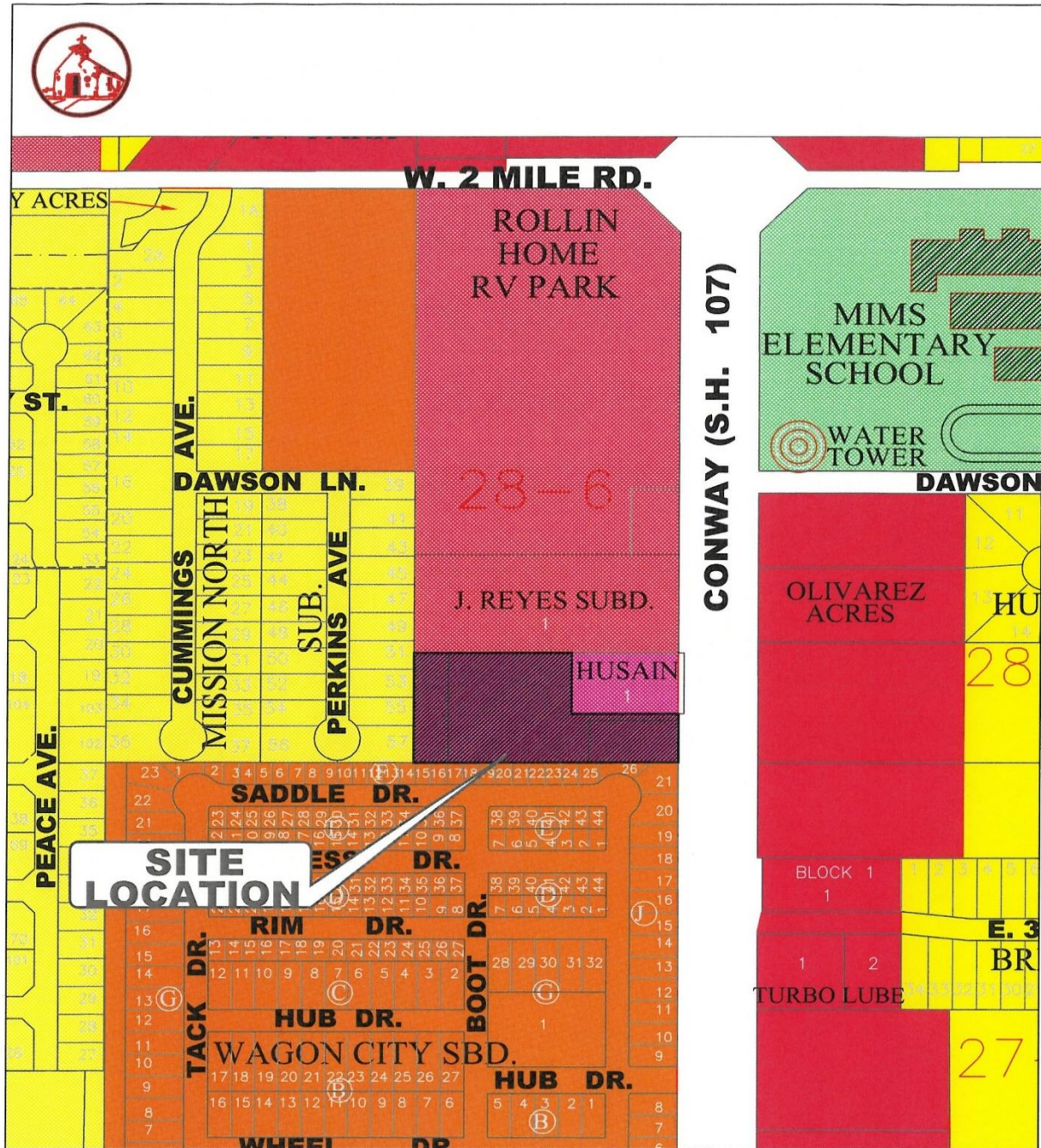
AERIAL



PHOTO OF THE SUBJECT PROPERTY



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 |



PERMITTED USES IN THE C-3 ZONING

GENERAL BUSINESS DISTRICT ("C-3")

PERMITTED USES

- All uses permitted in C-1 and C-2
- Any retail business except for lumberyards or contractor yard, farm equipment or other heavy equipment sales, general warehousing.
- Hotel, motel and restaurants
- Printing, publishing, and allied products manufacturing
- Rail and motor vehicle transportation passenger terminals
- Telephone, television, radio or similar media stations but not including public microwave, radio and television towers.
- Any wholesale trade accessory to any permitted retail operation except for agricultural products
- Signs
- Automotive repair, paint and body shops
- Credit access business but not within 1,500 feet of another credit access business
- In the Original Townsite R-3 uses

CONDITIONAL USES

- R-3 uses except mobile homes
- Gasoline service stations
- Drive-thru service window for food establishment
- Planned shopping centers
- Restaurants that serve liquor for on-premise consumption
- Bars, cocktail lounges, taverns, saloons, dance halls or nightclubs
- Amusement parks, circus or carnival grounds
- Portable buildings
- Light industry uses
- Telephone, radio or television towers
- Crematoriums in association with a funeral home establishment
- Indoor gun shooting range
- Mobile food units
- Storage unit facilities
- BYOB establishments

PROHIBITED USES

- Any use not listed above

PERMITTED USES IN THE C-2 ZONING

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

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

CONDITIONAL USES

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

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
317110	HEITSHUSEN GARTH	1935 TRIWAY LN	HOUSTON	TX	77043-2943
317109	HEITSHUSEN GARTH	1935 TRIWAY LN	HOUSTON	TX	77043-2943
317181	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
320046	MACMASTER JAMES W & DOLORES V	242 S EBERHART RD	BUTLER	PA	16001-2811
320047	SPAANS JAMES L & RENEE E	2905 N CONWAY AVE UNIT 55	MISSION	TX	78574-2128
319930	OLFERS DAVID H & LINDA G BYRD-OLFERS	14803 BOHEMIAN HALL DR	GROSBY	TX	77532-6048
319927	SANCHEZ THELMA	2905 NO CONWAY UNIT 70	MISSION	TX	78574-2129
319951	MG & VG LLC	530 S STATE HWY 336 NO 72 A	EDINBURG	TX	78539
319969	BAME MICHAEL & DENISE THOEN	51 ALLEN CIR	SUNRISE BEACH	MO	65079-7885
320045	HILL MIRIAM MAXINE	2905 N CONWAY NO 218	MISSION	TX	78574-2133
238747	LOPEZ DIANA S & SANTOS A MORENO JR	3005 PERKINS AVE	MISSION	TX	78574-2112
238743	SANCHEZ YOLANDA G	3009 N PERKINS AVE	MISSION	TX	78572
319973	GOMEZ JUANA L & ROSA RAYA	208 SADDLE DR	MISSION	TX	78572
319974	ERICKSON JIM & RITA	14642 OLD LAKE RD	PAYNESVILLE	MN	56362-4629
319954	KELLER HAROLD & LOIS	12255 U RD	HOYT	KS	66440-9102
319959	BAILEY MARCUS C & SHARON J	7784 HY 43	SENECA	MO	64865
319917	KRATZ MARVIN LEE & KATHRYN MARY	PO BOX 448	MANLY	IA	50456-0448
319976	AUTEN AVERY A JR & LYNDA K AUTEN TRUSTEES	300 E 5TH ST	HARTFORD	SD	57033-2227
319981	LYTLE JIM & ALICE	919 E MAIN ST	BATESVILLE	AR	72501-3441
319983	SNYDER HARRY L & KATHLEEN Y	2905 N CONWAY AVE UNIT 246	MISSION	TX	78574-2134
319970	LUHRS WILLIAM A & MARY H	12910 GRANDVIEW RD	GRANDVIEW	MO	64030-1757
319975	DAVIS BRENDA J	2905 N CONWAY AVE UNIT 77	MISSION	TX	78574-2129
319952	SPAANS JAMES L & RENEE E	2905 N CONWAY AVE UNIT 55	MISSION	TX	78574-2128
319923	BERNAL JOEL RUEDA & ORALIA GONZALEZ GARCIA	2905 N CONWAY AVE UNIT 188	MISSION	TX	78574-2132
319918	DIAZ DANIEL	2905 N CONWAY AVE UT 229	MISSION	TX	78574
319956	GREBIN JOHN & JEAN ANN	PO BOX 324	SPILLVILLE	IA	52168-0324
319960	GARCIA ELUTERIO & AMPELIA	2905 N CONWAY AVE	MISSION	TX	78574-2101
319984	FRY KEITH W & ANNA MARIE	1108 RUTH PLACE	PAWNEE	IL	62558-9622
319982	MCADAMS VAN & PHYLLIS	13127 ELDRIGE RD	HARRISON	TN	37341
319972	FULLER BUILDERS LLC	1101 APPLE CREEK RD	WAYNESVILLE	NC	28786-8200
319971	BAME MICHAEL & DENISE THOEN	51 ALLEN CIR	SUNRISE BEACH	MO	65079-7885
319924	WOLFE JEAN M	200 HARNESS DR	MISSION	TX	78574
319953	MCBROOM DANIEL ROY & MEREDITH CORINNE	827 RIVER BLUFF RD SOUTHEAST	MAZEPPA	MN	55956-3010
319955	WILLIAMS ARDEN & ALOA FAMILY TRUST	PO BOX 26	RUSSELL	MN	56169-0026
319922	THRASHER RICHARD E & LAJUNE K CO-TRUSTEES FAMILY TRUST	1611 STONEGATE DR	MISSION	TX	78574-2764

MAILOUT LIST

319980 LYTLE JOHN O MD & ALICE R	919 E MAIN ST	BATESVILLE	AR	72501-3441
319979 TOBEY BRUCE D & CATHY A	46364 COUNTY 45	LAPORTE	MN	56461-4966
319978 MCMANUS BONNIE L & AMANDA L	5022 50TH ST	MOLINE	IL	61265-7548
319977 MEYER CHARLES F TRUSTEE REVOCABLE LIVING TRUST	300 E 5TH ST	HARTFORD	SD	57033-2227
319947 COOPER EDWARD M & HELEN G	11 SURREY CRES	NULL	NULL	NULL
238745 ESTRADA RAUL FRANCISCO & MARTHA N	1302 E NOEMI ST	PHARR	TX	78577-6427
238751 GARCIA ERIC	3001 N PERKINS AVE	MISSION	TX	78574-2112
319946 FULLER BUILDERS LLC	1101 APPLE CREEK RD	WAYNESVILLE	NC	28786-8200
238749 RODRIGUEZ DANIEL & BRENDA	3003 PERKINS AVE	MISSION	TX	78574-2112
238752 CHAVEZ JORGE I	3000 PERKINS AVE	MISSION	TX	78574-2111
319925 JACOBY STEVE & ELAINE	11520 W SIDNEY RD	GOWEN	MI	49326-8405
319948 WALKER ROBERT L & DARLA R	30464 PLESANT VIEW DR	FRAZEE	MN	56544-9125
319929 PETERSON PETE & JOAN PETERSON	PO BOX 633	ISHPEMING	MI	49849-0633
319928 CLOSE JOAN	2905 N CONWAY AVE UNIT 192	MISSION	TX	78574-2132
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317193 HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTON	TX	77043-2943
319949 BYE DAVID & RENATA BOSEK	PO BOX 494	BROOKINGS	SD	57006
319926 LOWTHER DANIEL & LLEWELLYN	200 WALNUT HILL AVE UNIT 61	HILLSBORO	TX	76645-9524
319950 OLERUD DUANE & RACHEL	240 3RD AVE SE	SPRING GROVE	MN	55974-1304
320048 HOFSTRA WILBERT A OR LEILA M	2905 N CONWAY AVE UNIT 155	MISSION	TX	78574-2131
238750 SANCHEZ ELEAZAR Jr	3002 PERKINS AVE	MISSION	TX	78574-2111
238748 PEREZ OSCAR J & LINDA	3004 PERKINS AVE	MISSION	TX	78574-2111
238746 VILLEGAS SANTIAGO JR	3006 PERKINS AVE	MISSION	TX	78574-2111
238742 GUAJARDO MARIA M	3010 PERKINS AVE	MISSION	TX	78574-2111
238744 FLORES JESUS A III & KATY ZAMORA	3008 PERKINS AVE	MISSION	TX	78574-2111
238740 CYFLY INVESTMENTS LLC	9806 LAS PALMAS	MCALLEN	TX	78504
319919 SCHEIMANN JOHN A	2905 N CONWAY BOX 46	MISSION	TX	78574-2128
319920 VICKERMAN DAWN & JASON	12841 451ST AVE	MABEL	MN	55954
319921 MCGEE WALTER D TRUSTEE	10160 AQUA ST	BUCKLIN	MO	64631
319958 SNYDER H LESTER	2905 N CONWAY AVE UNIT 246	MISSION	TX	78574-2134
319957 DAVIS BRENDA J	2905 N CONWAY AVE UNIT 77	MISSION	TX	78574-2129
319985 LANDSOM RICK	20426 BLACK HAMMER DR	SPRING GROVE	MN	55974-2481
319986 THOEN DAVID E & DARLENE J	2905 N CONWAY AVE UNIT 126	MISSION	TX	78574-2130
895247 SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895250 SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895251 SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928

MAILOUT LIST

317194 HEITSHUSEN ELMER
1238657 REYES JUAN RAMON

1935 TRIWAY LN
705 SINATRA DR

HOUSTON
EDINBURG

TX
TX

77043-2943
78542-1503



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 18, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Tony’s Hot Dogs & More in a property zoned General Business District (“C-3”), being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2300 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 19, 2025 – Application for a conditional use permit submitted for processing.
- June 4, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting a new conditional use permit to operate a mobile food unit at the subject located at the Northeast corner of Moorefield and West 3 Mile Roads. The applicant is leasing a space from the Pejunte Tire Center for the proposed operation.
- Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council.
- The applicant had a mobile food unit in operation since December of 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025 due to a traffic accident that damaged the unit.
- The applicant desires to resume the operations and use the restrooms of the Tire Center for the customers.
- The location follows the city’s new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away).
- The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.
- Staff: 3 employees
- Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3).
- The Planning staff has not received any objections to the request from the surrounding property owners.
- Notices were mailed to 18 surrounding property owners.

STAFF RECOMMENDATION:

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

- Permit for one year to re-evaluate this new operation
- Must comply with all City codes (Building, Fire, Health, and Sign, etc.)
- Must install landscaping prior to obtaining the business license
- Restrooms must be accessible to the employees and patrons at all times
- Acquisition of a business license is required prior to any food sales
- Must provide a minimum of 5 parking spaces at all times.
- Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.
- The conditional use permit is not transferable to others

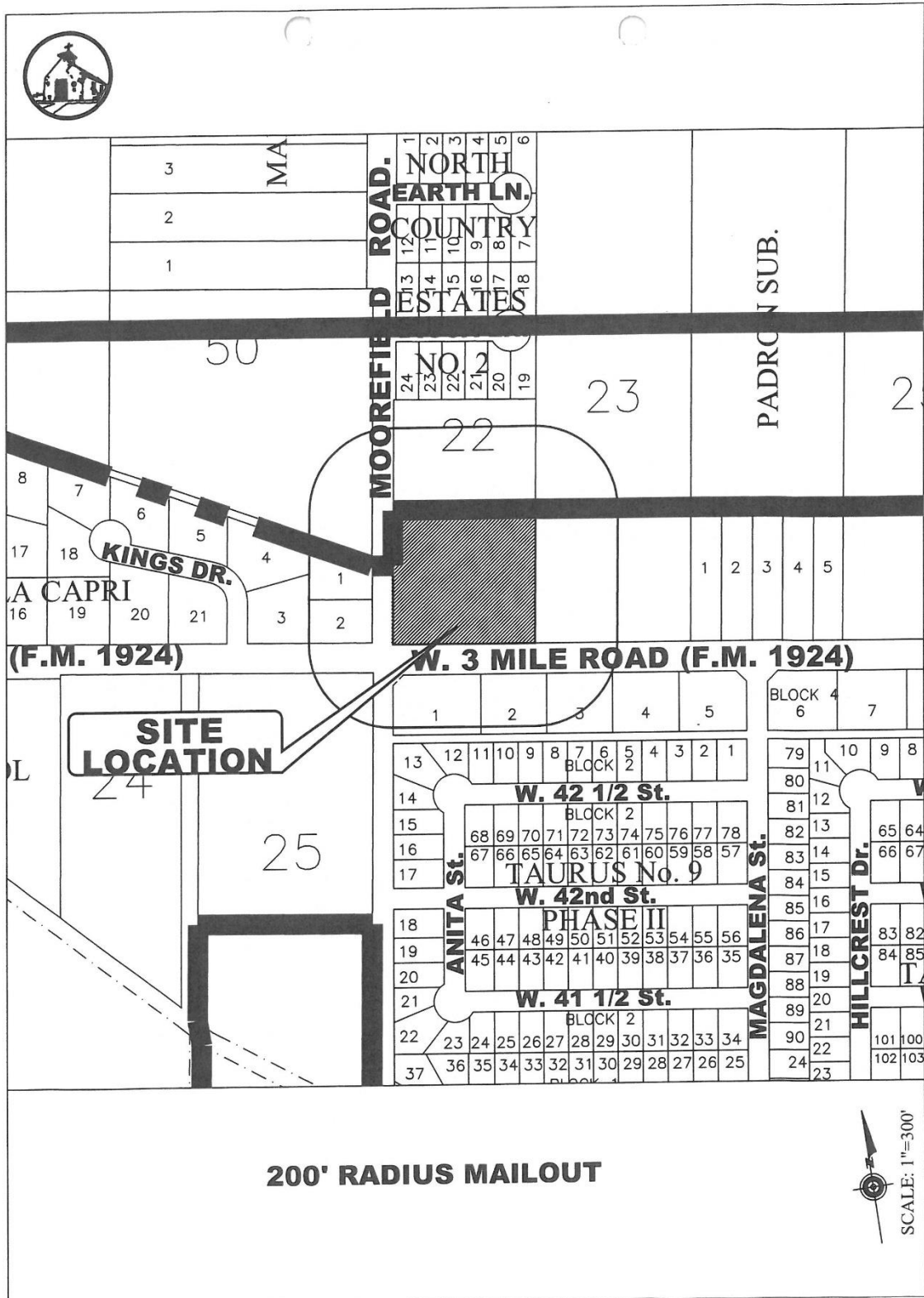
RECORD OF VOTE:
APPROVED: _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

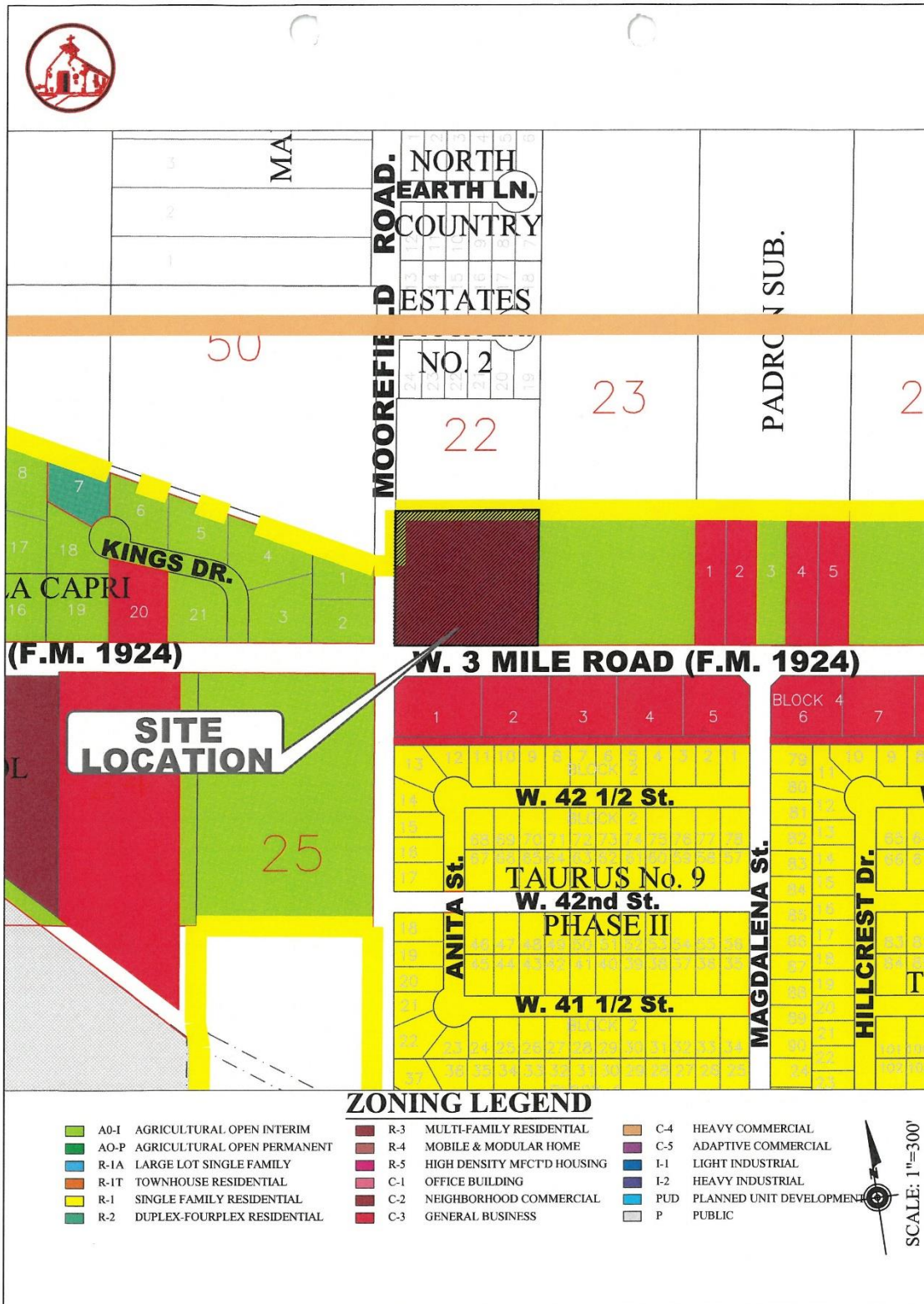
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

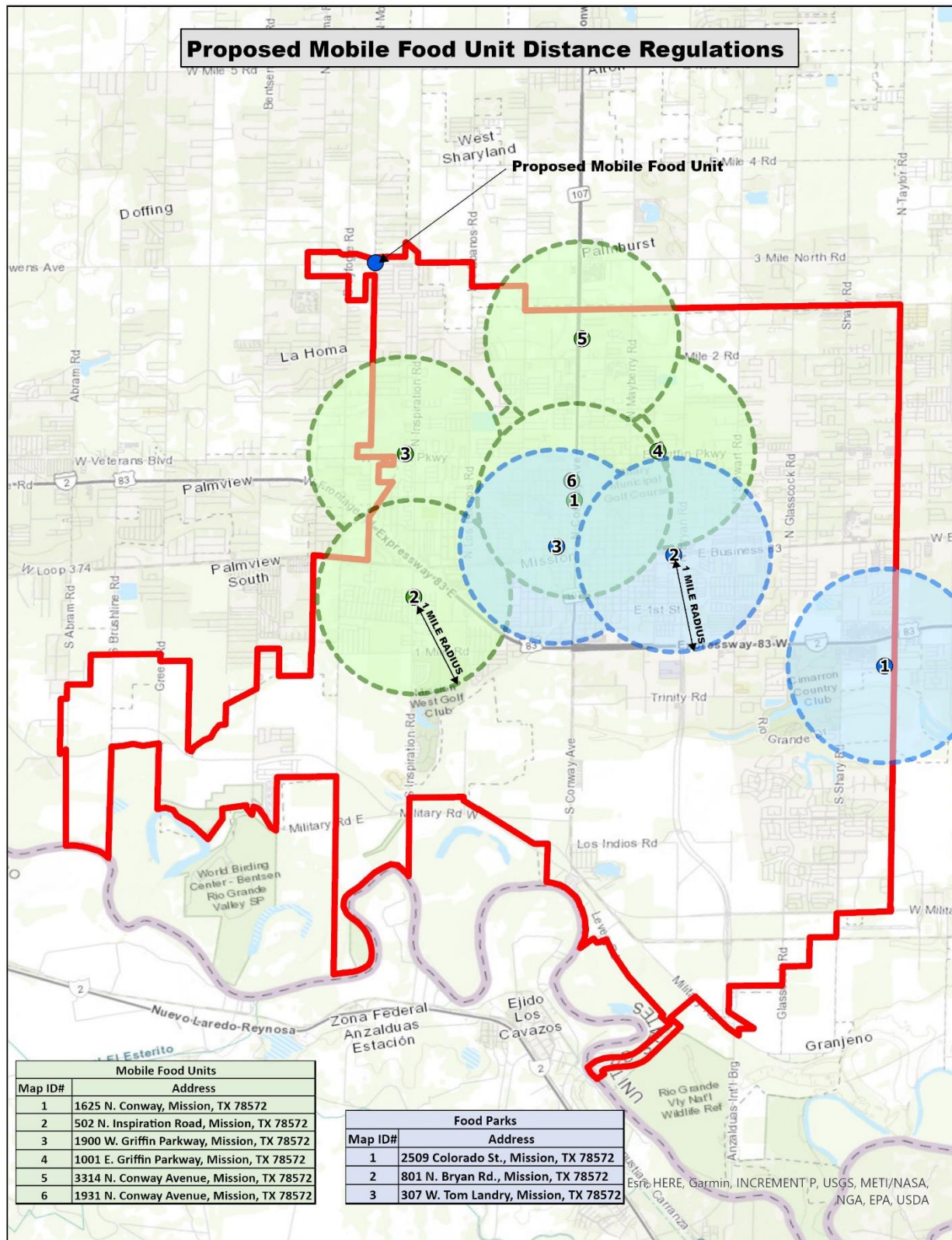


ZONING MAP

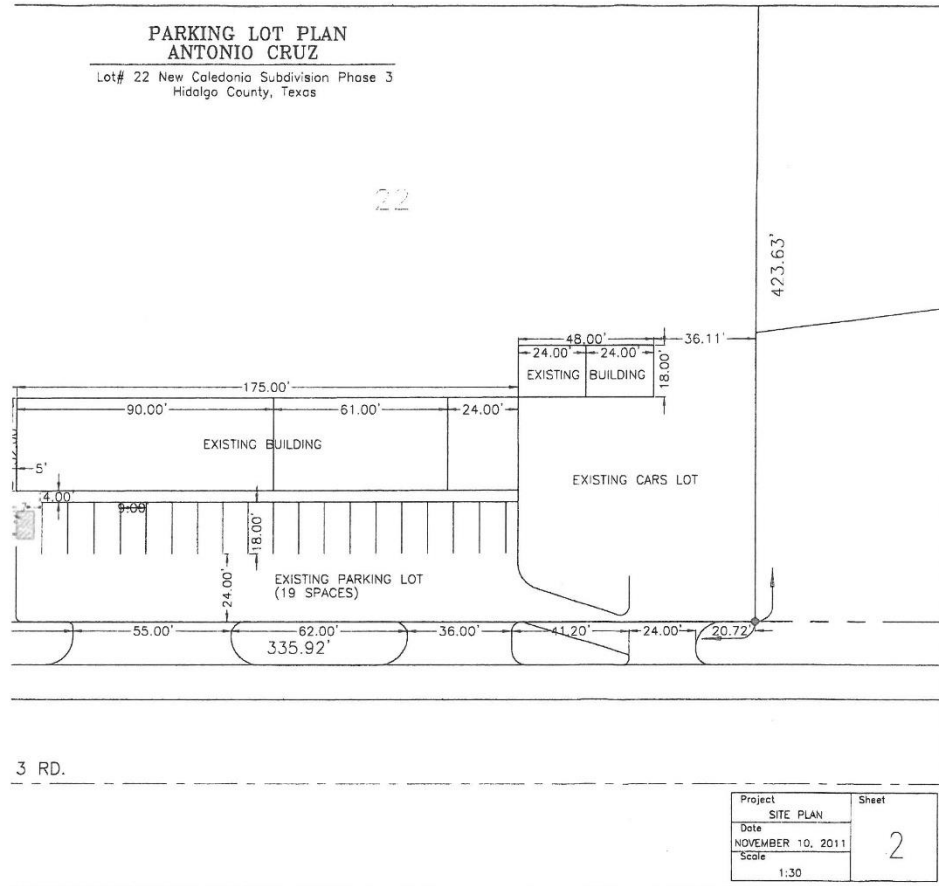


AERIAL



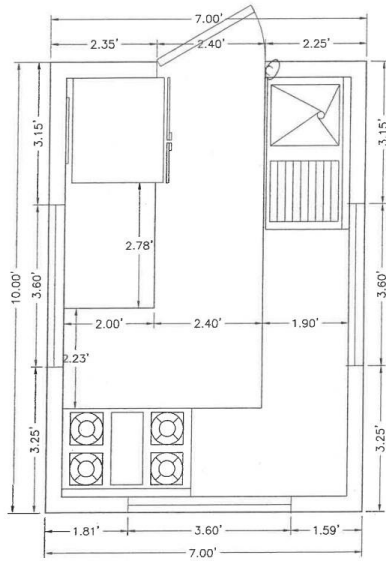


PROPERTY SITE PLAN



FLOOR PLAN AND PHOTO OF THE MOBILE FOOD UNIT**FLOOR PLAN
ANTONIO CRUZ**

Lot# 22 New Caledonia Subdivision Phase 3
Hidalgo County, Texas



SUBSEQUENT PHOTO OF THE PROPERTY



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
245038	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
245114	MONAS INVESTMENT HOLDINGS LLC	9232 BENTSEN PALM DR	PALMVIEW	TX	78574-4083
245039	MENDOZA CONCEPCION J	4400 N MOOREFIELD RD	MISSION	TX	78574-4891
649646	RTE INVESTMENTS LLC	PO BOX 4230	MCALLEN	TX	78502-4230
649648	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
649647	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
314447	ARTEAGA JUAN & MYRNA L	2204 W MILE 3 RD	MISSION	TX	78574-6766
314446	ARTEAGA JUAN & MYRNA L	2204 W MILE 3 RD	MISSION	TX	78574-6766
314444	LARA GUADALUPE & FRANCISCA	RR 15 BOX 6091-5	MISSION	TX	78574
314445	OVIEDO HOMERO J LARA	417 MARSHALL ST	MILFORD	DE	19963-2059
796074	SANCO DEVELOPMENT	2004 TANGELO ST	MISSION	TX	78572-3012
897553	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
554269	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245043	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245041	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245040	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245042	CHAPA JULIO CESAR	2106 W MILE 3 RD	MISSION	TX	78573-6747
244914	CORPORATIVO GARCIA SC	BLVD MIGUEL ALEMAN 20-804	BOCA DEL RIO VER MEXICO CP 94299	NULL	NULL



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 18, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – La Mexico in a (C-2) Neighborhood Commercial District, being Lot 9, Block 5, Taurus Estates Subdivision No. 9, Ph. I, located at 4009 N. Inspiration Road, Applicant: Blesson George – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 28, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 4, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The convenience store is located at the Northwest corner of Inspiration Road and Azalea Street.
- Per Code of Ordinance, a Drive-Thru Service Window requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been operating the convenience store at this location since January 12, 2023.
- He would like to continue utilizing the drive-thru service window, therefore the need to reapply for the conditional use permit. The site has a 30’ access point off of Inspiration Road and a 24’ access to an alley off Azalea Street. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles.
- The hours of operation are as follows: Monday – Sunday from 6:00 am to 11pm.
- Staff: 8 employees
- Parking: Based on the square footage of the building (3,728 sq. ft.) there are 12 parking spaces required. The applicant has 24 parking spaces, exceeding code by 12 spaces.
- The last CUP for the Drive-thru Service Window was approved on February 26, 2024 for a period of 1 year. Staff notes that this would be their second renewal.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 3 year approval to continue to assess this business
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others
4. Hours of operation: Monday – Sunday from 6:00 am to 11pm

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

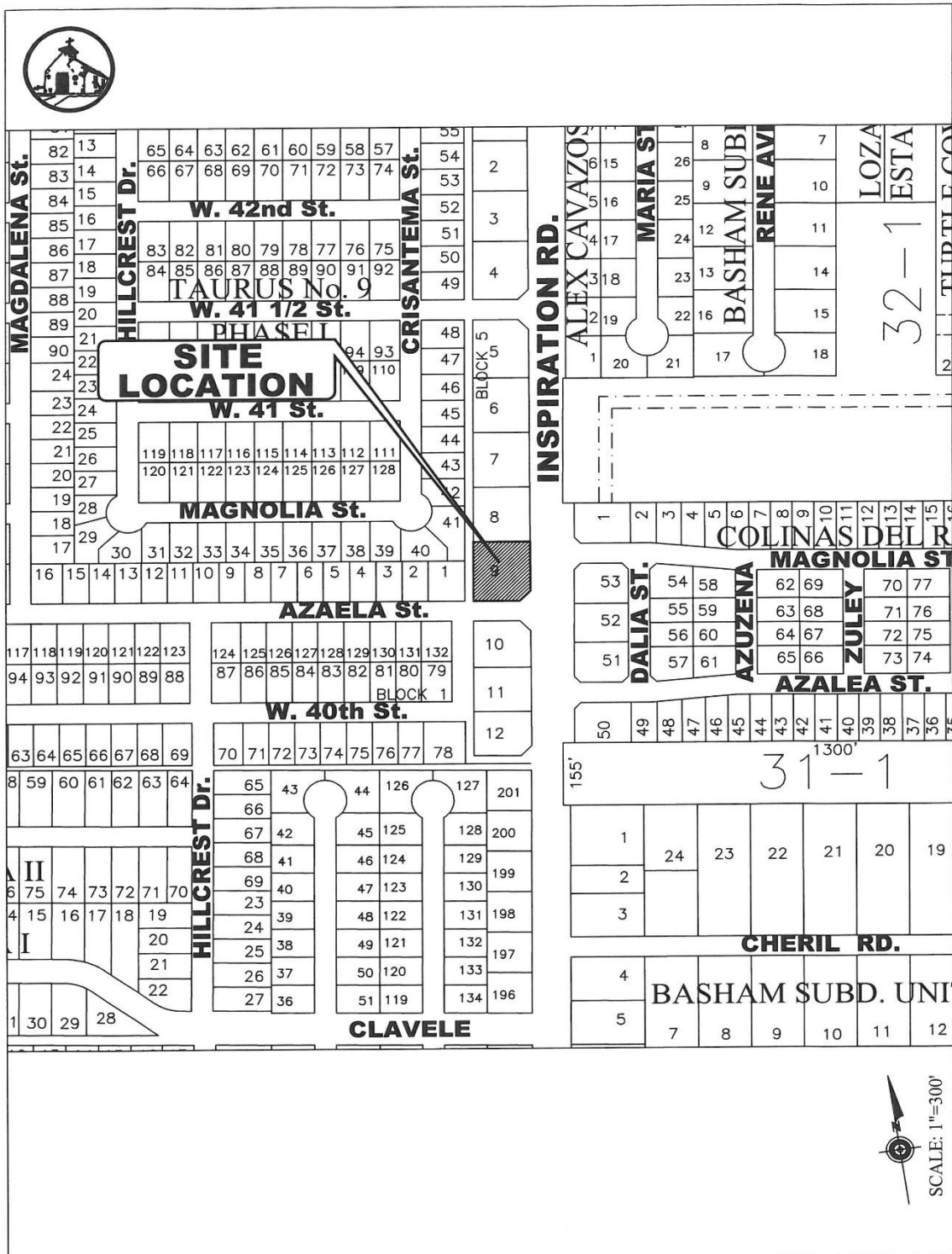
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_____ AYES

_____ NAYS

_____ DISSENTING _____

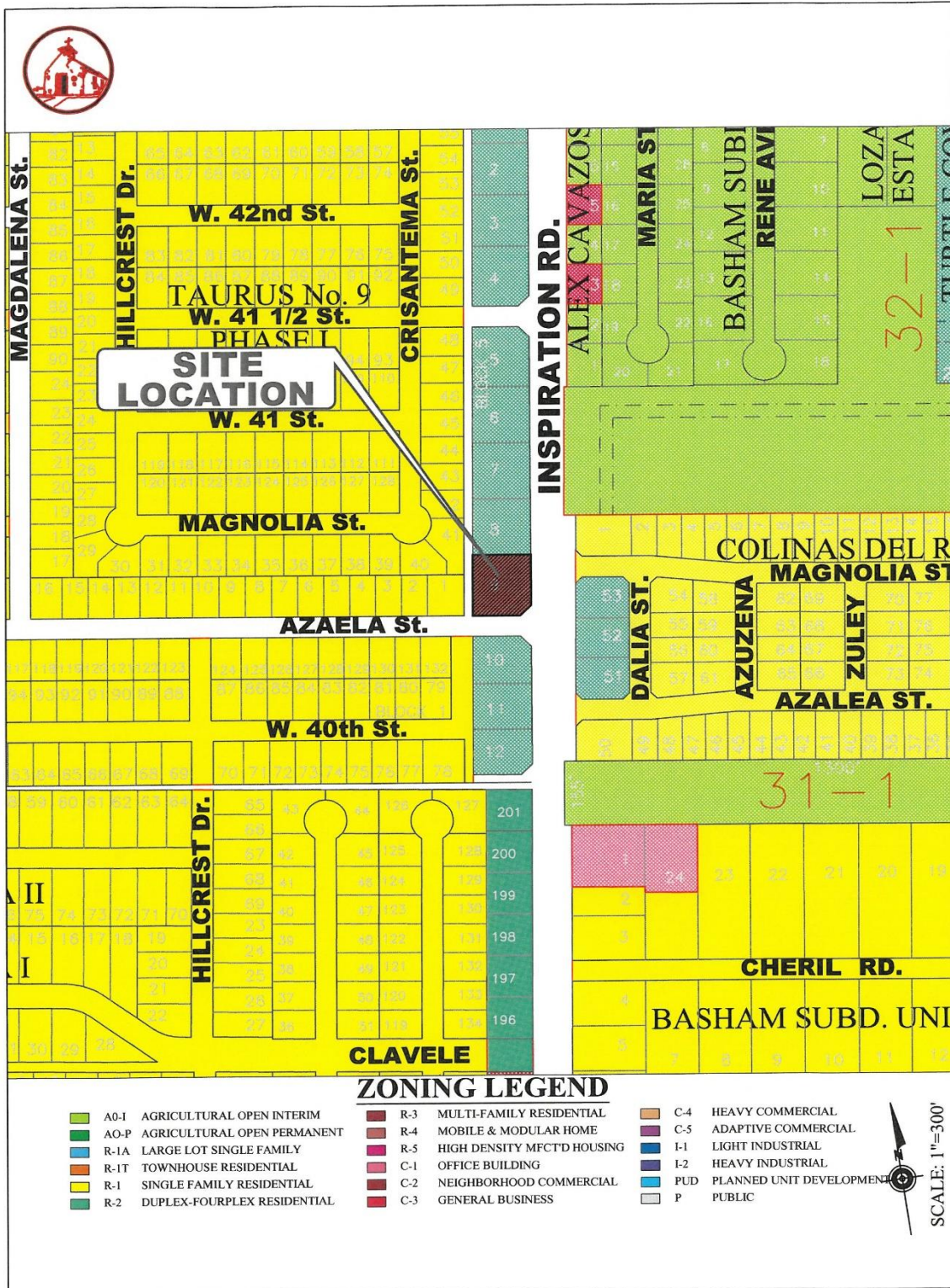
VICINITY MAP



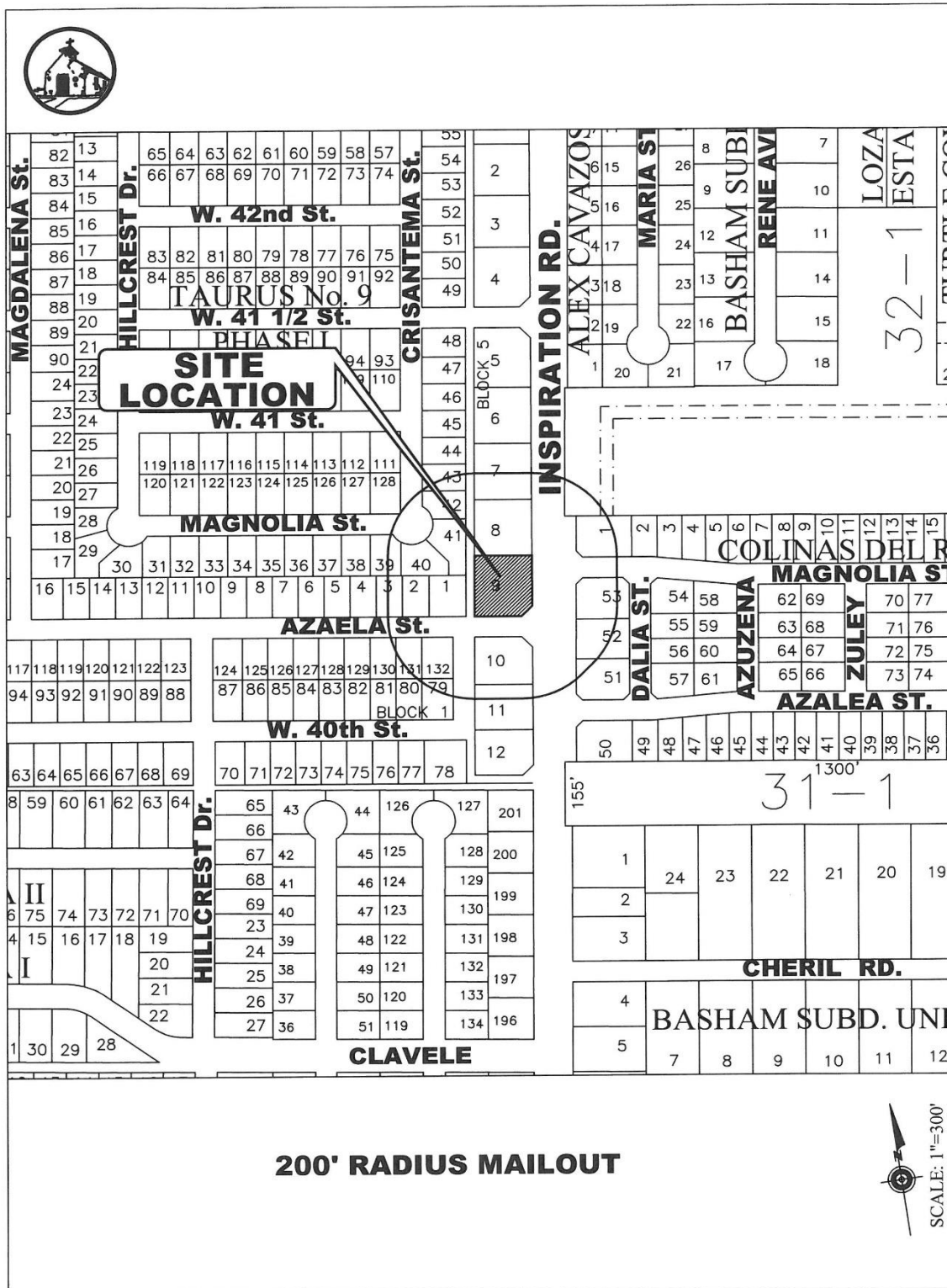
ARIEL MAP



ZONING MAP



ATTACHMENTS



ATTACHMENTS (PICTURES)



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
564362	GONZALEZ EVA IDALIA	1513 GARDEN DR	MISSION	TX	78572-6554
564360	LAS PALMAS TRAILER PARK LLC	1804 MAGNOLIA ST	MISSION	TX	78573-9168
564361	CHAVEZ LUIS & ORALIA	15919 TWO RIVERS COVE	AUSTIN	TX	78717
614074	SANTANA EDGAR JAVIER & MARIA DE LA LUZ	1822 MAGNOLIA ST	MISSION	TX	78573-9168
614075	SANCHEZ-LUA ERICA	1833 SABINAS HIDALGO STREET	ALAMO	TX	78516
649556	GUTIERREZ GUADALUPE & SUSANA	1901 MAGNOLIA ST	MISSION	TX	78573-6750
649557	VASQUEZ FLORENTINO JR & DULCE CRUZ	4010 CRISANTEMA ST	MISSION	TX	78573-5045
649558	ALANIS JOSE R & RITA M RIOS	4012 CRISANTEMA ST	MISSION	TX	78573-5045
671106	OROZCO RAUL	1901 AZALEA ST	MISSION	TX	78573-6739
671104	BARRERA NORBERTO III	3301 HARVEY DR	MCALLEN	TX	78501-5816
649645	LOPEZ LUIS GERARDO	3905 ECLIPSE ST	MISSION	TX	78574-5086
671054	DE LA CRUZ MELISSA	1902 W 40TH ST	MISSION	TX	78573-5009
670975	PEREZ GONZALO HUGO	1900 AZAELEA ST	MISSION	TX	78573-6701
670977	RAMOS JOSUE P	3408 SAN ESTEBAN ST	MISSION	TX	78572-7499
670976	NAVARRO JENNY RAE & MARGARITO NOYOLA ET AL	1902 AZALEA ST	MISSION	TX	78573-6701
649664	PADRON ERIKA	2808 SANTA TERESA	MISSION	TX	78572-7363
649665	LEAL SAUL C & NORMA I	4009 N INSPIRATION RD	MISSION	TX	78573-7791
649666	CHAPA JOSE M & ALMA D	802 PARADISE CIR	PALMVIEW	TX	78572-7921
649667	CHAPA JOSE M & ALMA D	802 PARADISE CIR	PALMVIEW	TX	78572-7921
649559	HARO PEDRO ALAN CORREA	4014 CRISANTEMA	MISSION	TX	78573-5045
649560	BARRERA HECTOR ANGEL	4016 CRISANTEMA ST	MISSION	TX	78573
671105	HOYUELA MARIA ESTHER & ERIK	301 N JO BETH ST	ALTON	TX	78573-5843
671053	DELGADO IGNACIO & BELINDA S	1900 W 40TH ST	MISSION	TX	78573-5009
317525	PADRON ARMANDO & ERIKA	2808 SANTA TERESA	MISSION	TX	78572-7363
649663	CHAPA JOSE M & ALMA D	802 PARADISE CIR	PALMVIEW	TX	78572-7921



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 18, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit 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:

- May 13, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 4, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2025 – 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 keep his Federal Firearms License active and one of the requirements is for him to have permission from the City to utilize his home address for the business. The applicant has a Federal Firearms license, which allows him to process paperwork for the issuance of the firearms, if first approved by the Federal Bureau of Alcohol, Tobacco and Firearms.
- The 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 will be the only person operating the business and there will be no advertising on the premises. The proposed gun sales will be strictly via online sales and by appointment only; walk-ins are not welcome but will happen on occasion. The applicant makes the majority of his sales at Gun Shows.
- Staff notes that a conditional use permit was approved for a home occupation - sale of Firearms for this same location on September of 2011 for a period of 1 year. Shortly after his approval, the applicant moved his business to a commercial location. In 2018, the applicant closed his business due to health reasons. The applicant obtained a letter from the Monaco Homeowners Association stating that he was approved to move his ATF license to his residence.
- The applicant’s home has an alarm system, and the firearms are safely stored in a safe.

- In an effort to comply with the ATF requirements and to keep his license current for at least 2 more years he would like the board's consideration of his request.
- Staff notes that during his CUP tenure there were no complaints filed.
- The P&Z Commission has seen and approved a similar request for 2706 E. 28th 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.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 1 year approval to assess this new operation
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Acquire a business license
4. CUP is not transferable to others

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

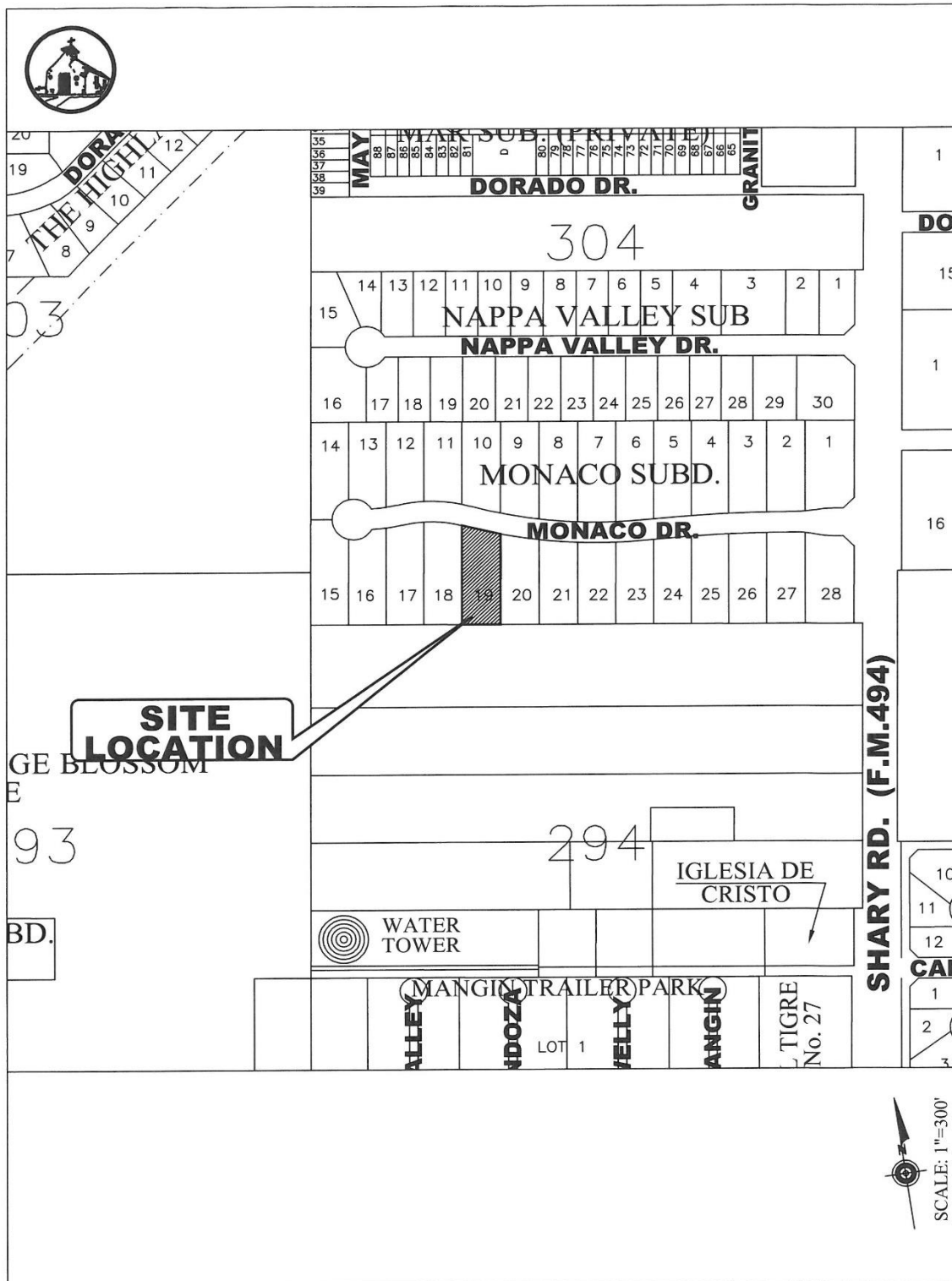
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_____ AYES

_____ NAYS

_____ DISSENTING _____

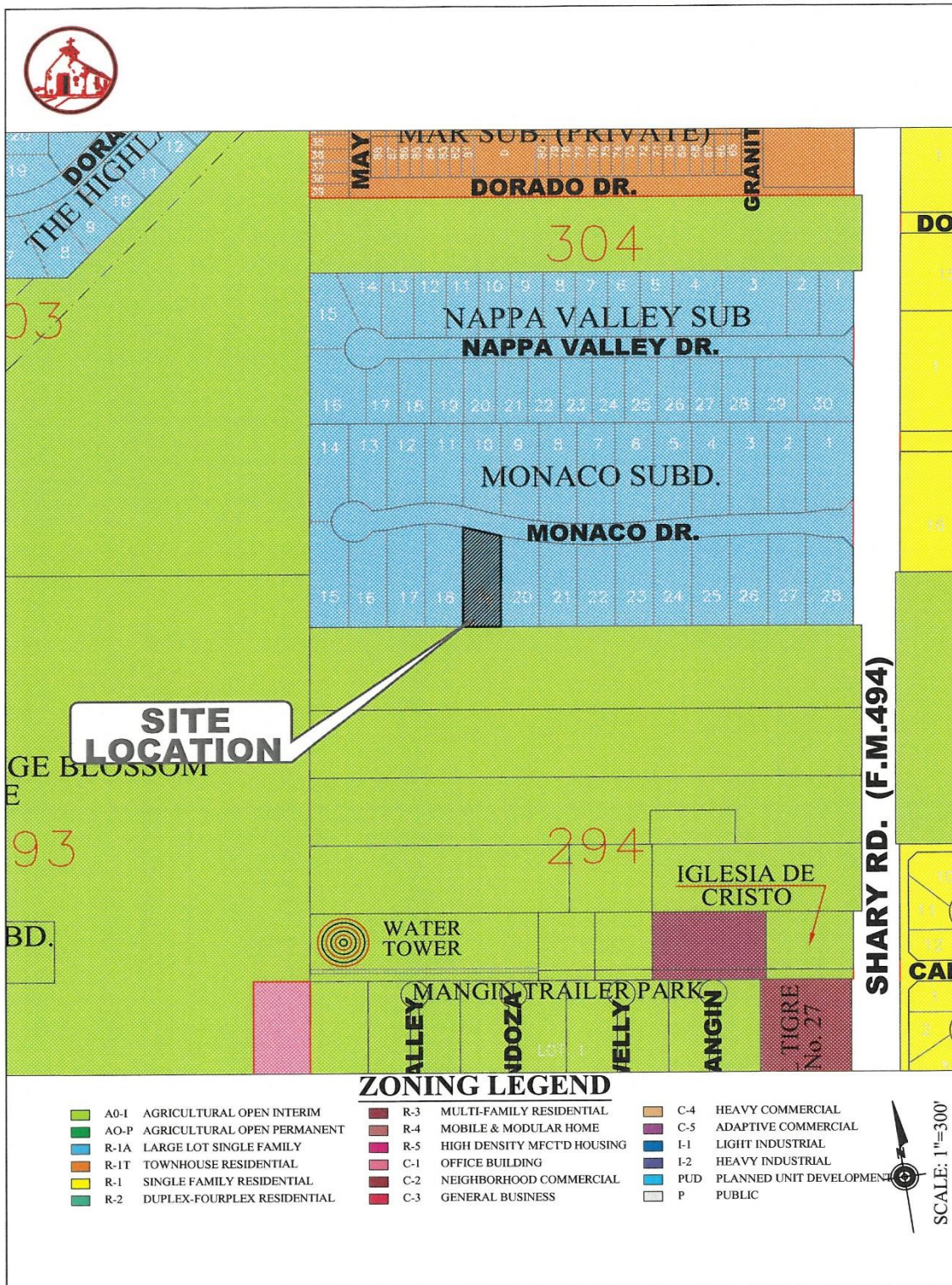
VICINITY MAP



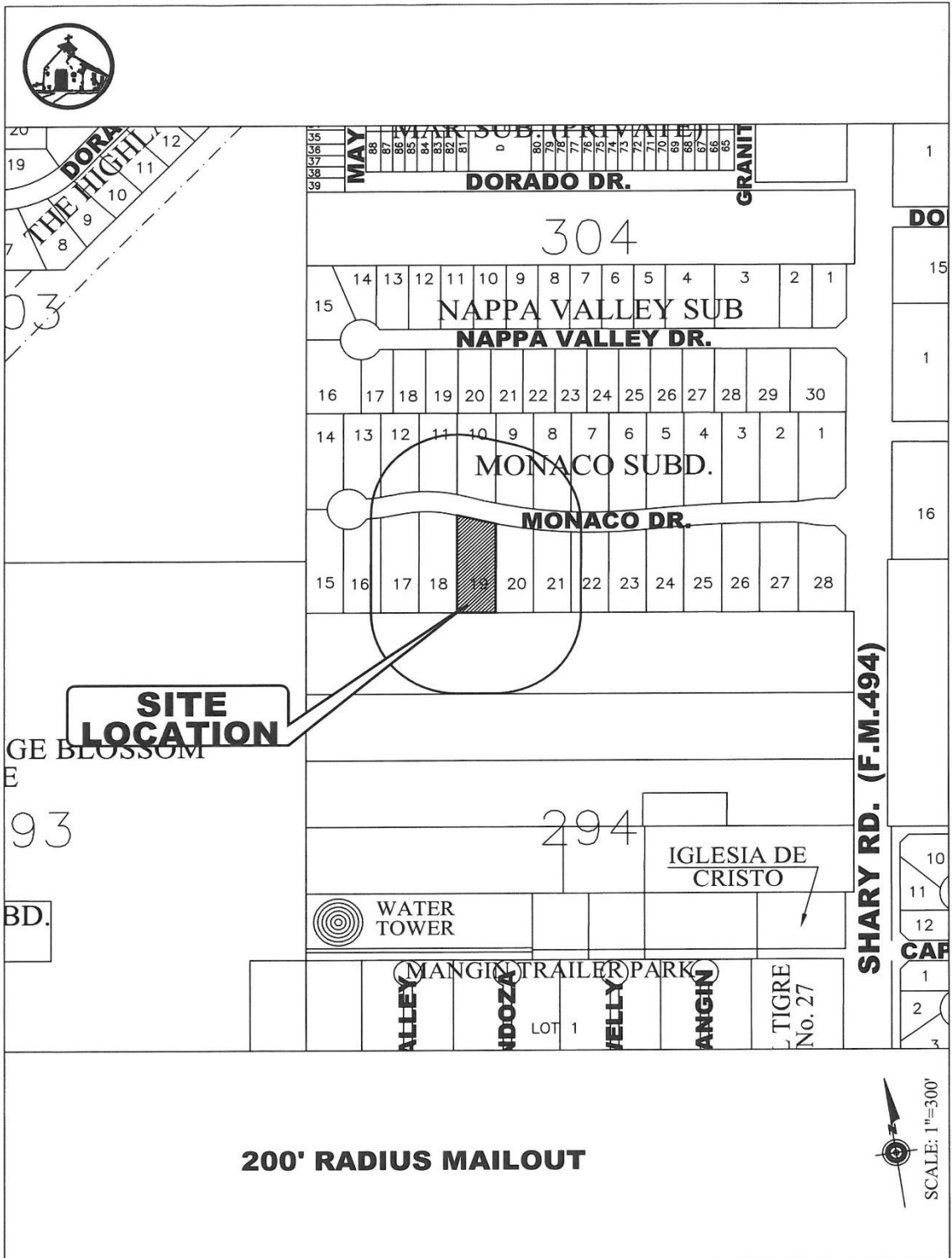
ARIEL MAP



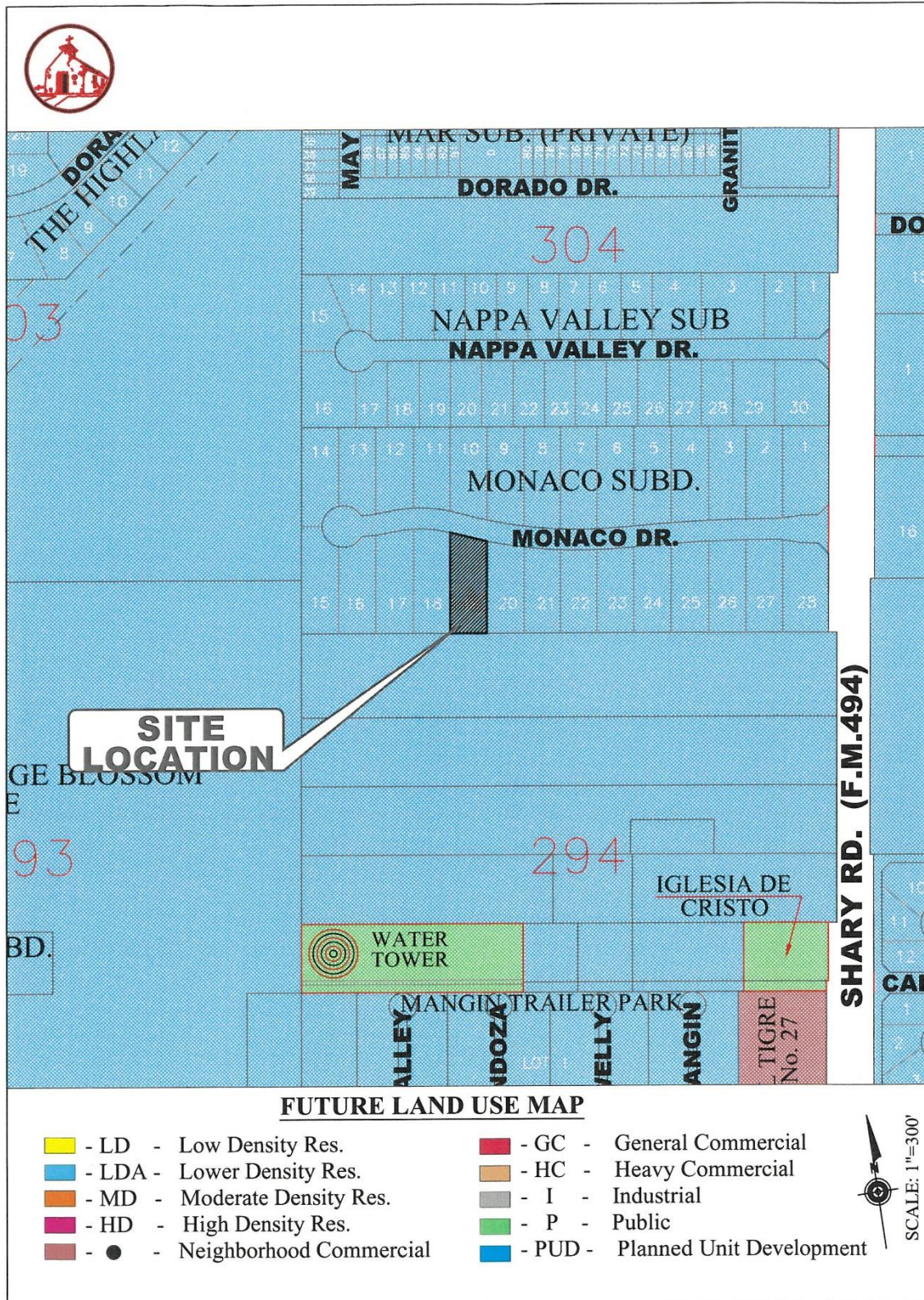
ZONING MAP



ATTACHMENTS	
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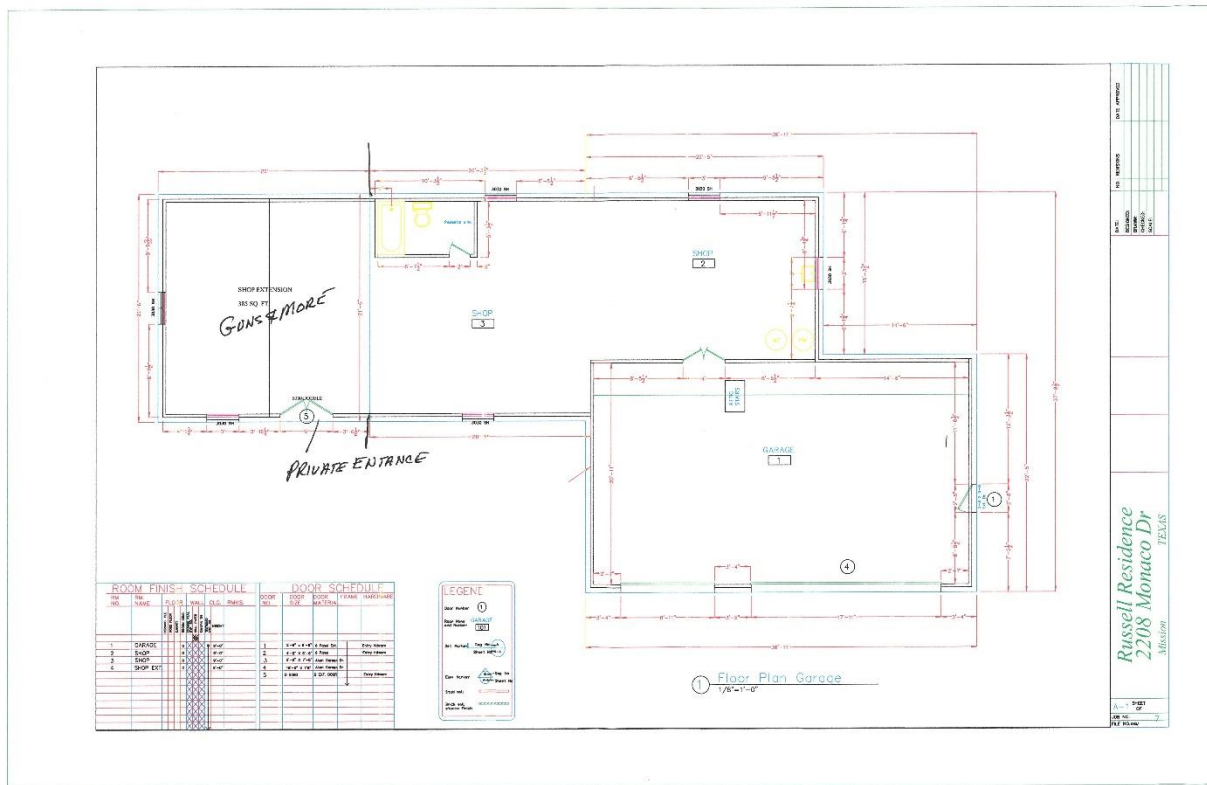
ATTACHMENTS



ATTACHMENTS (PICTURES)



ATTACHMENTS



ATTACHMENTS

MONACO HOMEOWNERS ASSOCIATION
Monaco Subdivision
Mission, Texas 78573



Date 5/1/2018

Russell Development Inc. DBA Guns & More
2208 Monaco Dr.
Mission, Texas 78573

RE: Russell Development Inc. DBA Guns & More,

Monaco Subdivision Meeting April 10, 2018. The Association granted approval for Russell Development Inc. DBA Guns & More to move his ATF license to 2208 Monaco Dr., Mission, Texas.

President

A handwritten signature in cursive script, appearing to read 'Frank Luna'.

Frank Luna



ATTACHMENTS

P&Z Minutes for 9/14/11

Started: 5:34 p.m.

Ended: 5:42 p.m.

ITEM # 1.8

**Conditional Use Permit: Home Occupation – To Operate a Federal
Firearm Licensed Business
2208 Monaco Drive
Lot 19, Monaco Subdivision
R-1A
Life of Use
Robert D. Russell**

Mr. Salinas went over the write-up stating that the subject site is located 820' west of Shary Road along the south side of Monaco Dr., a gated private street. The home has an approximately 100' 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 proposes to use as a Firearm Licensing Business. The P&Z has seen and approved a similar request in Dec. 2004 at 2706 E. 28th St., however that request included the **sale** of firearms and ammunition as well. Mr. Russell is in the process of obtaining a Federal Firearms License, which allows him to process paperwork for the issuance of the firearm if first approved by the Bureau of Alcohol, Tobacco, and Firearms. There will be no advertising on the premises and it will be operated strictly by appointment only; walk-ins are not welcomed.

- Days/Hours of operation: Monday – Friday: 5:00 p.m. to 9:00 p.m.
Saturday: 10:00 a.m. to 6:00 p.m.
- Staff: Only the applicant will be operating the business.
- Signage: No signage is desired.

In Staff's assessment, the proposed service will not significantly increase traffic, and there will be no signage indicating that the site is anything else other than a residence. Staff did not object to an initial 1-year approved tenure. Staff recommended approval subject to: **1)** 1 year re-evaluation to assess this new operation; **2)** Comply with Sect. 1.56-1 of the Zoning Ordinance; and **3)** acquiring a business license after securing the Firearm License.

Chairman Sheats asked if there was public opposition to the request.

There was no response.

Chairman Sheats asked if the applicant or representative were present.

ATTACHMENTS

P&Z Minutes for 9/14/11

Mr. Robert Russell stated that he resides at 2208 Monaco Drive. He added that he would be getting a commercial address once he gets his Federal License.

Chairman Sheats stated that the only issue he had was about safety and having the ammunition at the site.

Mr. Russell replied that he wouldn't have any ammunition for sale noting he only had ammunition for his use.

Mrs. Marin asked Mr. Russell how long did the license from the Feds.

Mr. Russell was informed that it took 3 months, but the Feds want to see a copy of the city license first.

Mrs. Marin asked if the property was gated.

Mr. Russell replied that his private property was gated, and the subdivision had a gated entry.

Mrs. Marin mentioned that she only wanted to make sure that no one other than his family has access to the premises.

There being no further comments, Chairman Sheats entertained a motion. Mrs. Caudle moved to approve the conditional use permit as recommended by staff. Mr. Vela seconded the motion. Upon a vote, the motion passed unanimously.

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	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	DE LEON ANNA M & FRANCISCO LUNA JR	2300 MONACO DR	MISSION	TX	78573-8471
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



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 18, 2025

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

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

NATURE OF REQUEST:

Project Timeline:

- May 28, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 4, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music and concerts, etc.
- The hours of operation are as follows: Thursday – Sunday from 6:00 pm to 2 am.
- Staff: 15 employees in different shifts
- Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza.
- Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school or publicly owned property. There is a residential subdivision within 300 feet, however P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The last conditional use permit use approved for this location was on September 9, 2024 for a period of 6 months.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- Staff requested a report from Mission PD in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. There were a total of 13 incidents from

March 2024 to present that range from theft, drugs or alcohol violations, disorderly conduct, fights, domestic, assault, public assistance, and suspicious circumstances.

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

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for six (6) months to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention. The cameras must be approved by the Police Chief.
7. Maximum occupancy to be 165 people at all times.
8. Hours of operation: Thursday – Sunday from 6:00 pm to 2 am.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

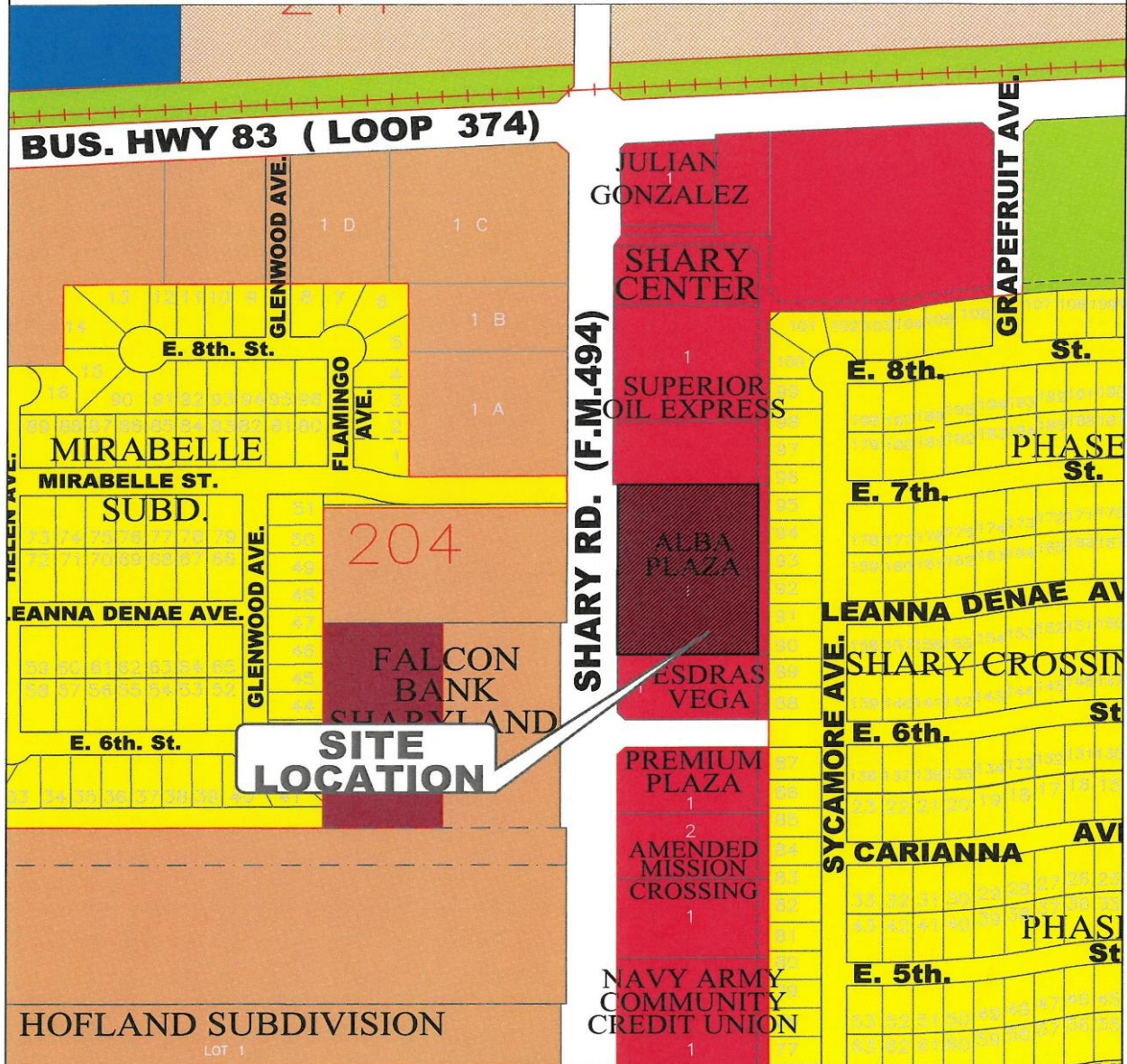
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



ZONING MAP

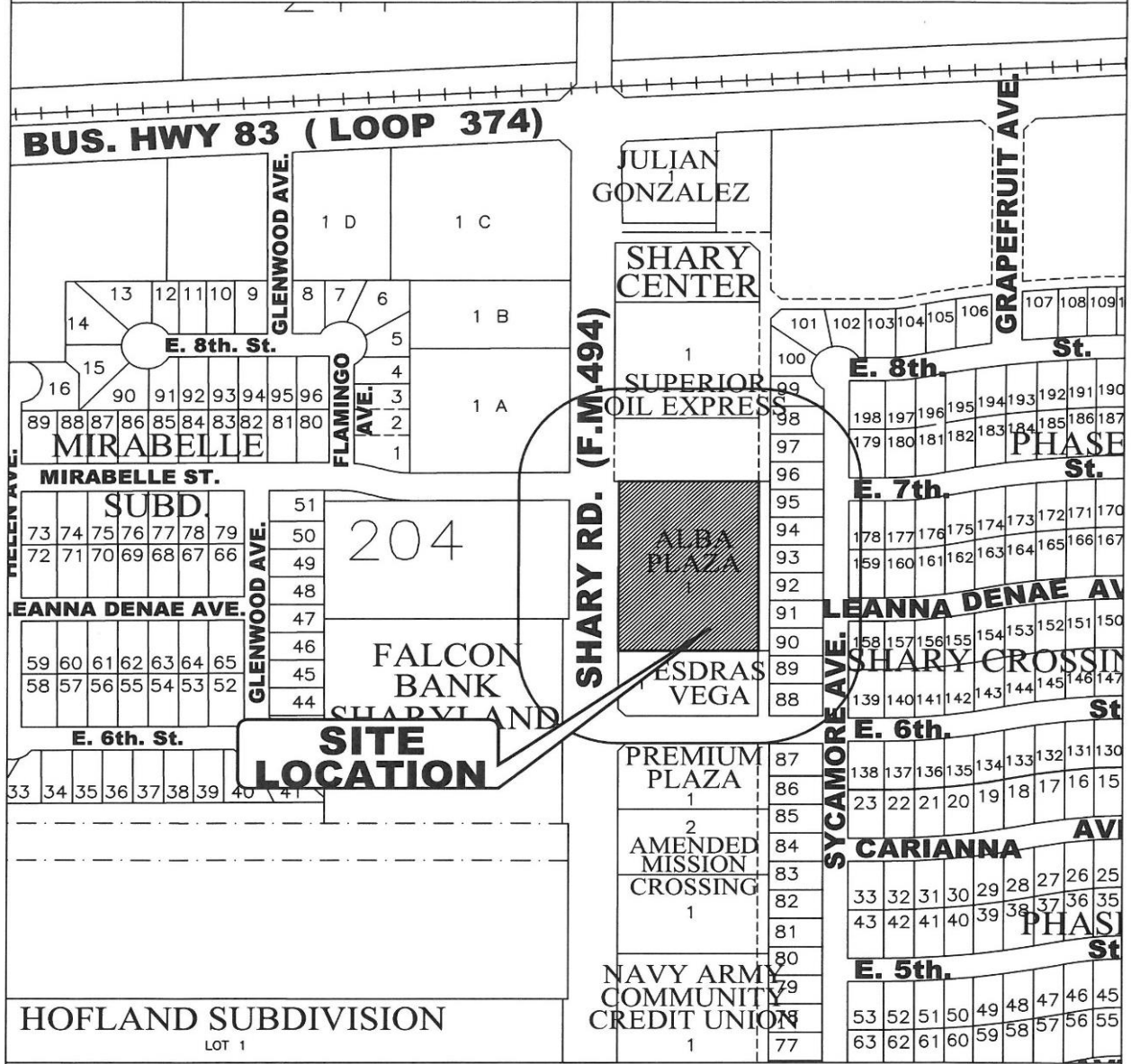


ZONING LEGEND

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



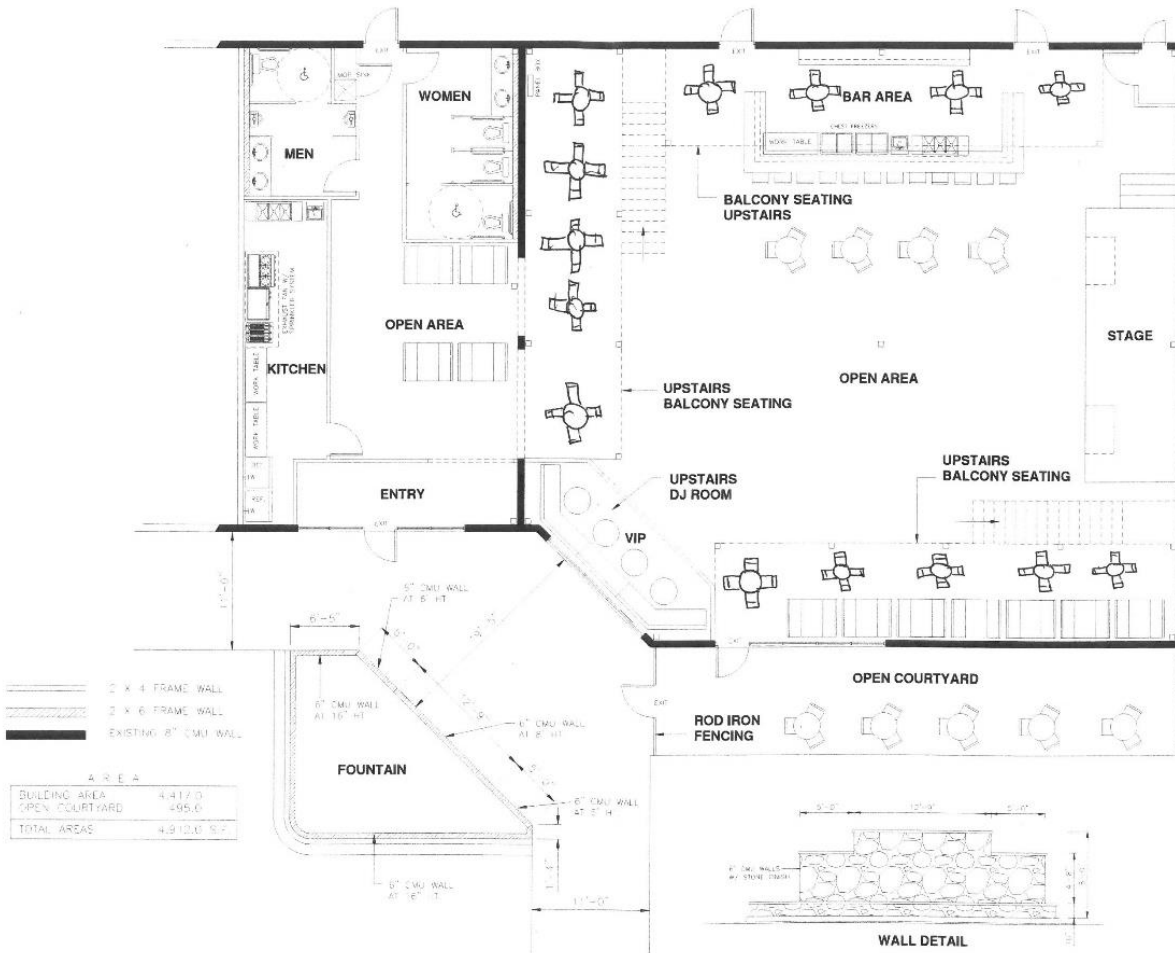
LEGAL NOTICE MAP



200' RADIUS MAILOUT



FLOOR PLAN



EXTERIOR PHOTO



INTERIOR PHOTOS



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
684505	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
684575	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
684595	ZHENG DA MEI	2421 E 7TH AVE	MISSION	TX	78572-1946
684508	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
684510	WHLL LLC	808 S SHARY RD SUITE 5216	MISSION	TX	78572
684574	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
684594	PENA ALEJANDRO TREVINO	2420 E 7TH AVE	MISSION	TX	78572-1947
684507	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
684509	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
684511	PALACIOS CARLOS AVILA	615 SYCAMORE AVE	MISSION	TX	78572-1978
684512	AVILA CARLOS & SANDRA	701 SYCAMORE AVE	MISSION	TX	78572-1984
684513	GUERRERO SELENE	703 SYCAMORE AVE	MISSION	TX	78572-1984
684514	ZORILLA JORGE J REVILLA GUTIERREZ	705 SYCAMORE AVE	MISSION	TX	78572-1984
684515	CASTILLO FRANCISCO JAVIER ALVARADO	707 SYCAMORE AVE	MISSION	TX	78572-1984
818962	J & M VALLEY INVESTMENT LLC	710 N SHARY RD	MISSION	TX	78572-9745
20827570	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 104-A	MCALLEN	TX	78504-3024
685429	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
960387	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
1471062	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
1308162	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1308059	MIRABELLE OWNERS ASSOCIATION INC	813 N MAIN ST STE	MCALLEN	TX	78501-0004
625924	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
1238655	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
1561200	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-9470



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 18, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Renewal of a Conditional Use Permit for the Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District, being a 1.68 tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 West Mile 2 Road. Applicant: Azucena Bastida - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 28, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 4, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract.
- June 18, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Southwest corner of West Mile 2 and Compton Roads.
- The applicant would like to renew her conditional use permit to continue to use the property for the purpose of selling plants and trees.
- The proposed hours of operation are as follows: Tuesday – Saturday from 9:00 am to 6:00 pm. and Sundays & Mondays are by appointment only.
- The working staff is 4 employees.
- Parking: The parking must be striped for at least 4 vehicles.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (40) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends approval for life of use with the understanding the permit can be revoked.
- Must continue to comply with all City Codes (Building, Fire, Health, etc.);
- No dumping of dead plants or trees outside of the property.
- Parking for at least (4) four vehicles must be provided.
- Hours of operation are: Tuesday – Saturday from 9:00am to 6:00pm. and Sundays & Mondays are by appointment only.
- CUP is not transferable to others.

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

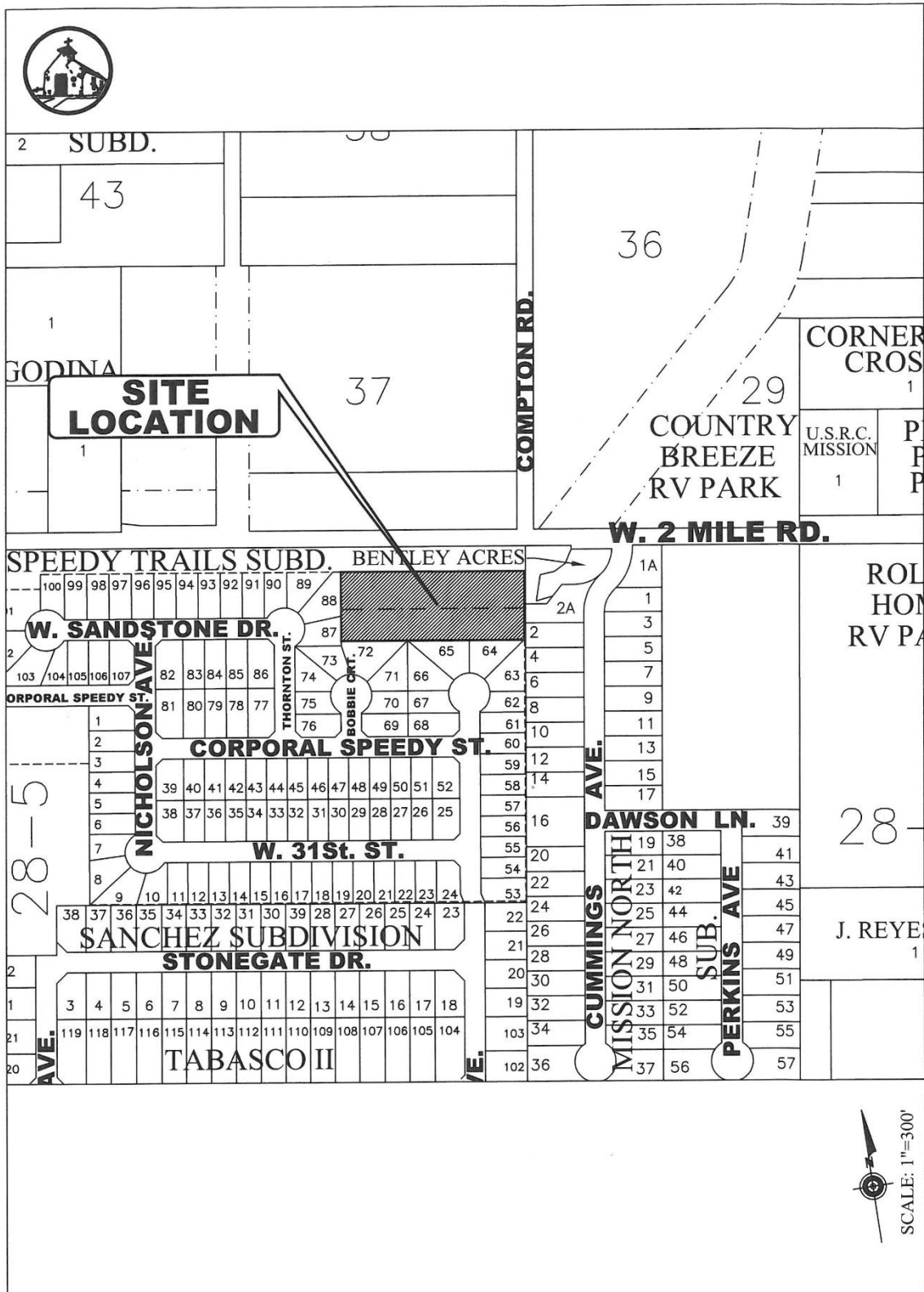
TABLED:

AYES

NAYS

DISSENTING

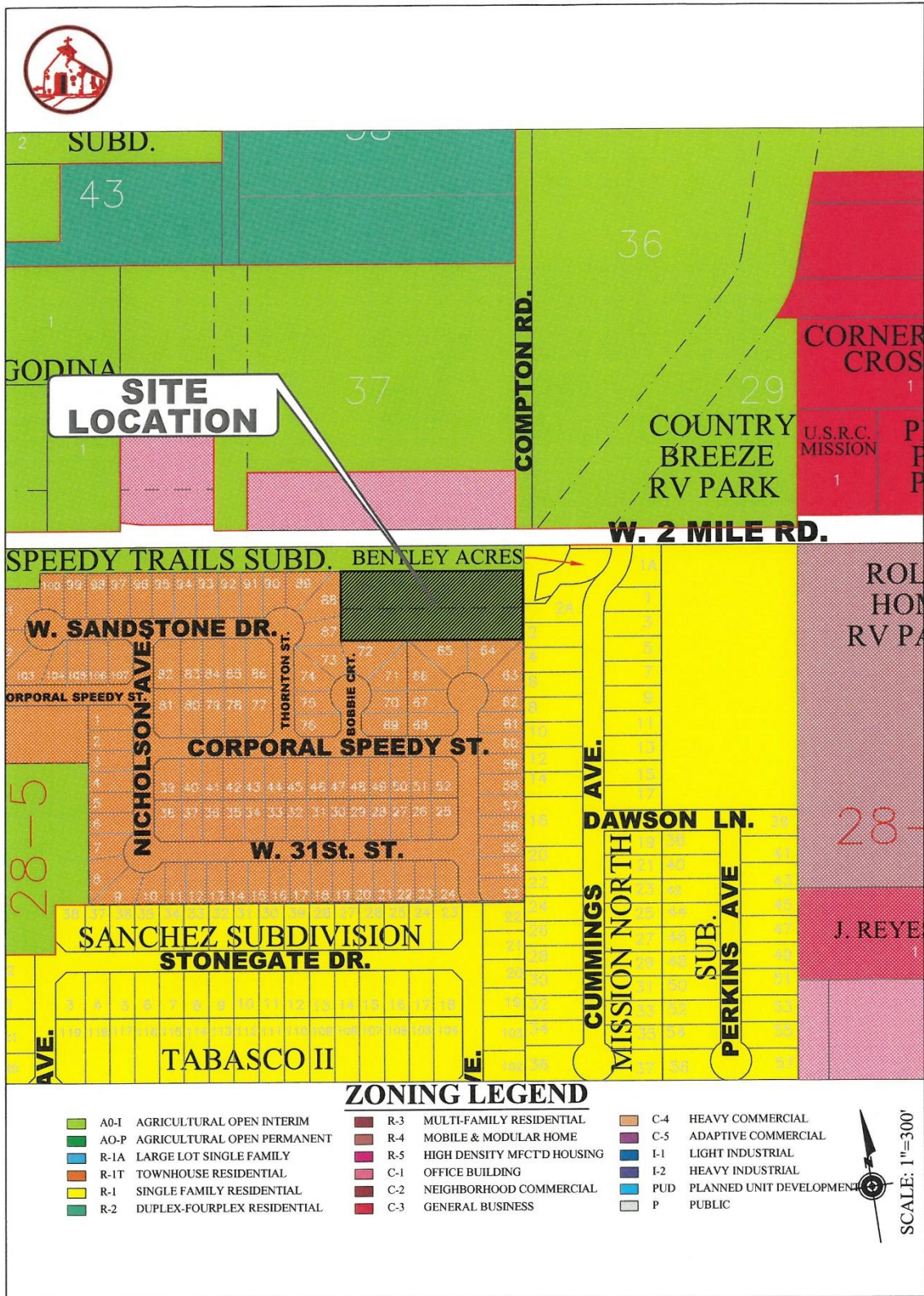
VICINITY MAP



ARIEL MAP



ZONING MAP



PICTURES



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
238703	MUNOZ JOSE G & BELMA	3110 N CUMMINGS AVE	MISSION	TX	78574-2109
238701	MARTINEZ CARLOS	3112 N CUMMINGS AVE	MISSION	TX	78574-2109
238702	ARRIOLA JESSE & ALMA R	3111 N CUMMINGS AVE	MISSION	TX	78574-2110
238704	GARCIA JAVIER JR & BERNICE ARLENE VARELA	3109 N CUMMINGS AVE	MISSION	TX	78574
238706	ARRIOLA JESSE & ALMA ROSA	3111 N CUMMINGS	MISSION	TX	78574-2110
238700	SAENZ JOSE S & KARLA L	3113 N CUMMINGS AVE	MISSION	TX	78574-2110
238697	GONZALEZ DEBRA LYNN	705 SINATRA DR	EDINBURG	TX	78542-1503
238696	OVANDO EVELYN	3118 CUMMINGS AVE	MISSION	TX	78572
453614	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123518	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123516	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
238699	BARRIENTOS HECTOR & IRMA Y	3115 N CUMMINGS AVE	MISSION	TX	78574
1016256	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
695076	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
458291	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
238698	BRAVO ELIGIO S & BLANCA V	3117 N CUMMINGS AVE	MISSION	TX	78574-2110
1238644	UNITED IRRIGATION DISTRICT	PO BOX 687	MISSION	TX	78573
1560595	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560586	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560570	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560571	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560572	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560573	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560574	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560575	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560576	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560577	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560578	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560579	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560580	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560581	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560582	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560583	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560584	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560585	AFFORDABLE HOMES OF SOUTH TEXAS INC	3117 BOBBIE CT	MISSION	TX	78574-1600
1560596	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560597	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560598	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560599	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560600	AFFORDABLE HOMES OF SOUTH TEXAS INC	702 W SANDSTONE DR	MISSION	TX	78574-2490