



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a **Regular Meeting** on **Wednesday, January 7, 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 - December 3, 2025

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

- 2 Election of Chairman and Vice-Chairman - Cervantes

SITE PLAN APPROVAL

- 3 Site Plan Approval for the Construction of a Public Charter School named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. – Cervantes

SINGLE LOT VARIANCE

- 4 Single Lot Variance for a 0.2009 of one acre out of Lot 192, John H. Shary Subdivision, in a property zoned for Single Family Residential (R-1), located at 215 N. Glasscock Road. Applicant: Troy Garza – Cervantes
- 5 Single Lot Variance for a 0.316 of one acre out of Lot 93, Mission Acres Subdivision, in a property zoned for Single Family Residential (R-1), located at 1508 W. 18th Street. Applicant: CV Star Builders – Cervantes

PUBLIC HEARINGS

REZONING

- 6 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Office Building District ("C-1"), being a 0.19 acre tract of land out of Block 4, Erdahl Subdivision, located at the Northwest corner of U.S. Expressway 83 and Holland Avenue. Applicant, Eleazar X. Romero – Cervantes

CONDITIONAL USE PERMIT

- 7 Conduct a public hearing and consideration of a Conditional Use Permit for the Texas Citrus Fiesta Fun Fair with the Sale & On-Site Consumption of Alcoholic Beverages in a (PUD) Planned Unit Development, being 67.223 acres out of Porcion 52; located at 1801 S. Inspiration Road; Applicant: Virginia Passamentt – Cervantes
- 8 Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 19, Mayberry Manor Subdivision, in a (R-1) Single Family Residential District, located at 2804 Highland Park Drive. Applicant: Margarita Ramirez – Cervantes

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

10 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Lola Food Truck in a (C-3) General Business District, being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, located at 1931 N. Conway Avenue, Patricia Rey – Cervantes

ORDINANCE ADMENDMENT

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

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

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

ADJOURNMENT

Signed this the **30th day of December, 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 **30th day of December, 2025** and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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 **7th day of January, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **30th day of December, 2025** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
DECEMBER 3, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Omar Guevara
Steven Alaniz
Connie Garza

P&Z ABSENT

Raquel Austin
Irene Thompson

STAFF PRESENT

Xavier Cervantes
Susana De Luna
Alex Hernandez
Jessica Munoz
Gabriel Ramirez

GUEST PRESENT

Elizabeth Gonzalez
Claudia Oviedo
Nallely Cerda-Davila
Anakaren Gracia
Horacio Davila

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 19, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for November 19, 2025. Mr. Sanchez moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval:

**Holland Estates Subdivision Phase III
A tract of land containing 15.125 acres out of
Lot 27-5, West Addition to Sharyland Subdivision
R-1T
Skyview Investments Properties, LLC
Melden & Hunt, Inc.**

Mr. Ramirez stated that the proposed Holland Estates Subdivision Phase III was a tract of land containing 15.125 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway. Mr. Ramirez mentioned that the engineering firm working on this project was Melden & Hunt.

The proposed subdivision consists of 60 townhome lots, with 2 designated as common lots. The internal streets will be public. Peace Avenue will connect to the existing street stub to Tabasco Subdivision. The City of Mission will provide water and Sewer services.

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.

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 plat as per the staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Plat Approval:

Laguna Heights Subdivision

Being a 27.07 acres tract of land, out of Lot

17-2, West Addition to Sharyland Subdivision

R-1

Victor Meza & Emigdio Salinas

M2 Engineering, PLLC

Mr. Ramirez stated that the proposed Laguna Heights Subdivision (Private Subdivision), a 27.07-acre tract of land, out of Lot 17-2 West Addition to Sharyland Subdivision, he mentioned that the variance request was removed from the agenda item and asked the board to disregard the request. He mentioned that the developer was Mr. Victor Meza & Emigdio Salinas, and the Engineer M2 Engineering, PLLC.

The proposed subdivision consists of 140 single-family residential lots and 2 common areas. The subdivision will have frontage to Los Ebanos and S. Mile One Roads, both to be improved by the developer and widened. All internal street will be private and to be maintained by the HOA. Water and sanitary sewer will be serviced by the City of Mission

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, Los Ebanos and S. Mile One Roads street widening improvements or escrows, 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.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the plat as per the staff's recommendation. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:41 p.m.

Item #4

Rezoning:

Lot 8, Block 71, Original Townsite

Of Mission Subdivision

R-1 to R-2

Casa Nueva, LLC c/o Esai & Brigida Reyna

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Single Family Residential ("R-1") to Duplex-Fourplex Residential ("R-2"). He mentioned that the property was located at 405 N. Nicholson Avenue.

The surrounding zoning is single-family residential in all directions, with a property at the Northeast corner of W. 4th and Nicholson zoned Duplex-Fourplex Residential. The subject property has a single-family home. The surrounding land uses include single-family homes to the North and West and a triplex multifamily development to the South and East. At the NE. corner of 4th and Nicholson, there is an 8-unit apartment complex. There was a comprehensive rezoning of the neighborhood that took place in 2006, which made the triplexes and the apartment complexes a legal non-conforming use.

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.

Staff recommends denial of the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the staff's recommendation was based on the future land use map?

Mr. Cervantes replied future land use plan and the comprehensive plan adopted in 2006.

Chairwoman Izaguirre stated that the property on the north side appeared to be a duplex.

Mr. Sanchez asked city staff whether any calls had been received in opposition.

Mr. Cervantes replied that no phone calls had been received in opposition.

Chairwoman Izaguirre stated that she was ok with the request since duplexes are present in all directions.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #5

Conditional Use Permit:

**Drive-Thru Service Window –
Taqueria Oviedo 2
708 N. Inspiration Road, Ste. 3
C-3
Claudia Oviedo**

Mr. Cervantes stated the site is located along the East side of N. Inspiration Road, approximately 765 feet South of W. Business Highway 83.

The applicant is proposing a drive-thru service window to take care of the customers. Access to the site is provided off N. Inspiration Road with a 30' driveway. The proposed service window will be located approximately 40' from the first parking stall in front of the building, which provides stacking for approximately two vehicles. Currently, the applicant has an existing window on the north side of the building, which will be closed, and is proposing a new service window on the south side.

Staff recommends approval of the request, subject to compliance with the following conditions: 2 years with the understanding that the permit can be revoked due to noncompliance; Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; Hours of operation to be as follows: Monday – Sunday from 11:00 am to 12:00 am; and 5) The plaza owner will be required to seal off an existing drive-thru service window on the North side of the building before the issuance of a building permit for the requested window.

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

There was none.

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

Chairwoman Izaguirre asked if anyone had any questions.

There was none.

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

Started: 5:43 p.m.

Ended: 5:44 p.m.

Item #6

Conditional Use Permit:

**To allow a Mobile Food Unit -
Lu's Coffee Shop
1001 S. Bryan Road
C-3
Nallely Cerda Davila**

Mr. Cervantes stated the property was located along the East side of S. Bryan Road, approximately 1,300 feet South of US Expressway 83. The applicant is leasing a green space from the owners of the Missionville Plaza.

The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is at 801 N. Bryan, which is 1.2 miles away.

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.); Restrooms must be accessible to the employees and

patrons at all times; Acquisition of a business license is required before any coffee sales; Hours of operation are Every day from 7:00 a.m. to 6:00 p.m.; and the conditional use permit is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:44 p.m.

Ended: 5:45 p.m.

Item #7

Conditional Use Permit:

**For the Complimentary Offering of Alcoholic
Beverages for Social and/or Cultural Events
921 E. 12th Street
R-2
Upper Valley Art League, c/o Robert Codina**

Mr. Cervantes stated that the property was located at the Northeast corner of Kika De La Garza and 12th Street. The Upper Valley Art League has an annual event where complimentary alcoholic beverages are offered during their event.

Since events have occurred with no incidents, and the Upper Valley Art League firmly attests that they are very watchful of how much the patrons are responsibly served, and intend to have continued vigilance at their social exhibit events, staff recommends approval of the request, subject to compliance with conditions: Life of use with the understanding that the permit can be revoked due to non-compliance; Continued compliance with all City Codes (Building, Fire, Health, etc.); CUP is not transferable to others; Hours of operation of the gallery to be as follows: Wednesday – Friday from 10:00 am to 6:00 pm, and Saturdays from 10:00 am to 2:00 pm; Exhibit events Saturday from 7:00 pm to 9:00 pm; and Must comply with noise ordinance.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz 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. Mr. Alaniz moved to approve the conditional use permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:47 p.m.

Item #8

**Conditional Use Permit Renewal: For an Event Center – Eliz Event Center
2407 Brock Street, Ste. C
Lot 9, Shary Shary Business Center Subdivision
C-3
Elizabeth Gonzalez**

Mr. Cervantes stated that the site is located 130 Feet East of Shary Road, along the South Side of Brock Street. This business has been in operation since May 12, 2025. The applicant proposes a renewal of the conditional use permit for the small Event Center.

Staff recommends approval of the request, subject to compliance with the following conditions: Approval for 2 years re-evaluation; Maximum occupancy is 80; Must comply with noise ordinance; Conditional Use Permit is not transferable to others; Continue to comply with all City Codes (Building, Fire, Health, etc.); and Must have security cameras.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked How long has the business been in operation?

Mr. Cervantes replied the business has been in operation since May 12, 2025.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request for a period of two years. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:47 p.m.

Ended: 5:49 p.m.

Item #9

**Conditional Use Permit: Sale & On-Site Consumption of Alcoholic
Renewal: Beverages – El Ronco Servi Car
1728 W. Griffin Parkway
C-3
Ismael Reyes**

Mr. Cervantes stated the site is located at the northwest corner of Salinas Drive & West Griffin Parkway. The applicant proposes a renewal of the conditional use permit for the business.

Mr. Cervantes mentioned that 6 months ago, when the mobile food truck next door was presented, the surrounding neighbors had traffic concerns. He added that staff met with the owners from El Ronco Servi Car, and they made some adjustments soon after, addressing the traffic concerns.

Staff recommends approval of the request, subject to compliance with the following conditions: Permit for three years to continue to assess this business; Continued compliance with all City Codes (Building, Fire, Health, etc.); Waiver of the 300 feet separation requirement from the residential homes; Compliance with TABC requirements; CUP is not transferable to others; and Hours of operation to be as follows: Sunday – Thursday from 12:00 pm to 10:00 pm and Friday & Saturday from 12:00 pm to 11:00 pm.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

ITEM#10

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Alaniz seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:49 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF
MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

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

NATURE OF REQUEST:

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

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the Construction of a Public Charter School named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 19, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- December 16, 2025 – Vanguard School workshop with the surrounding property owners.
- January 7, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

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

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

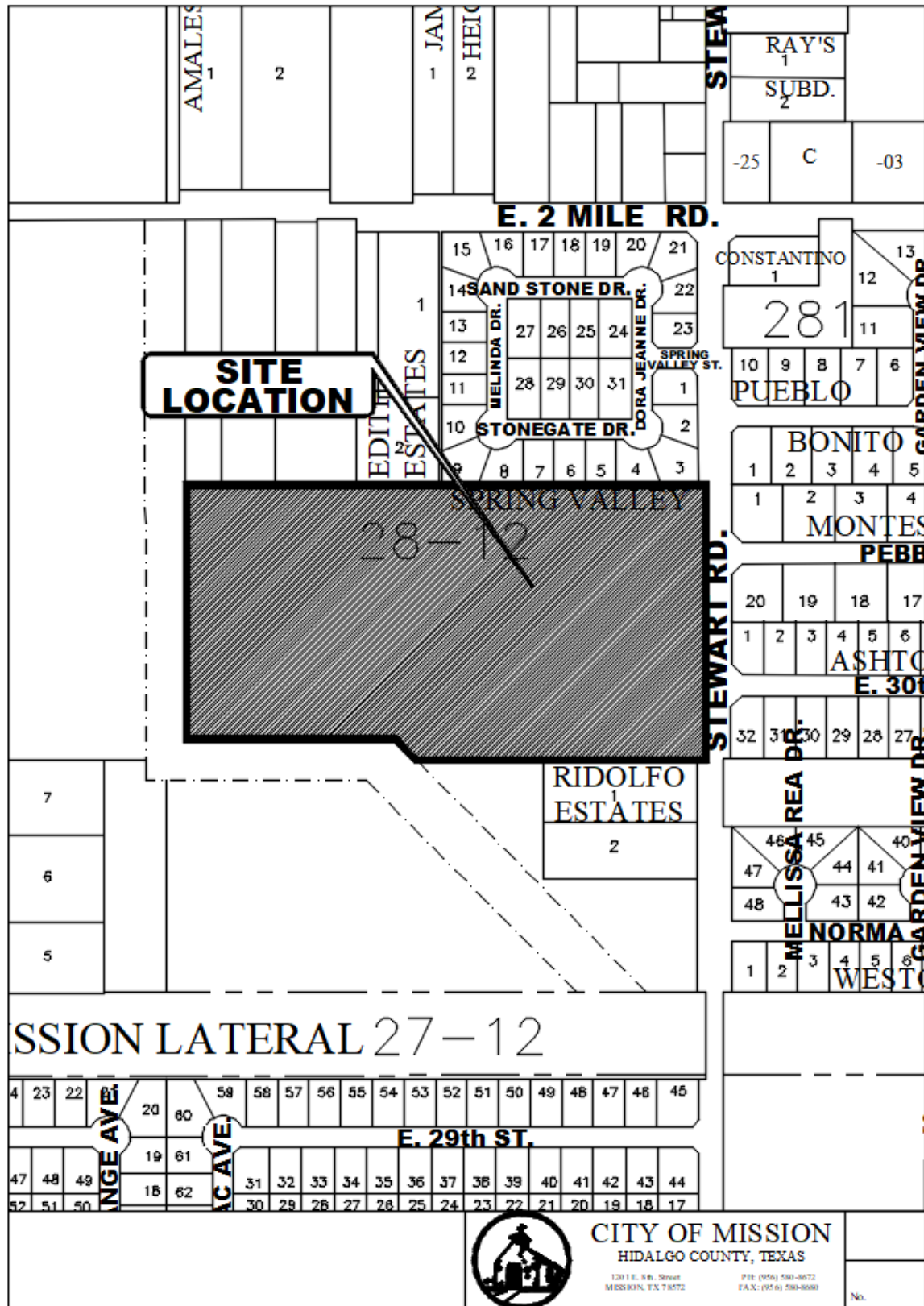
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AYES

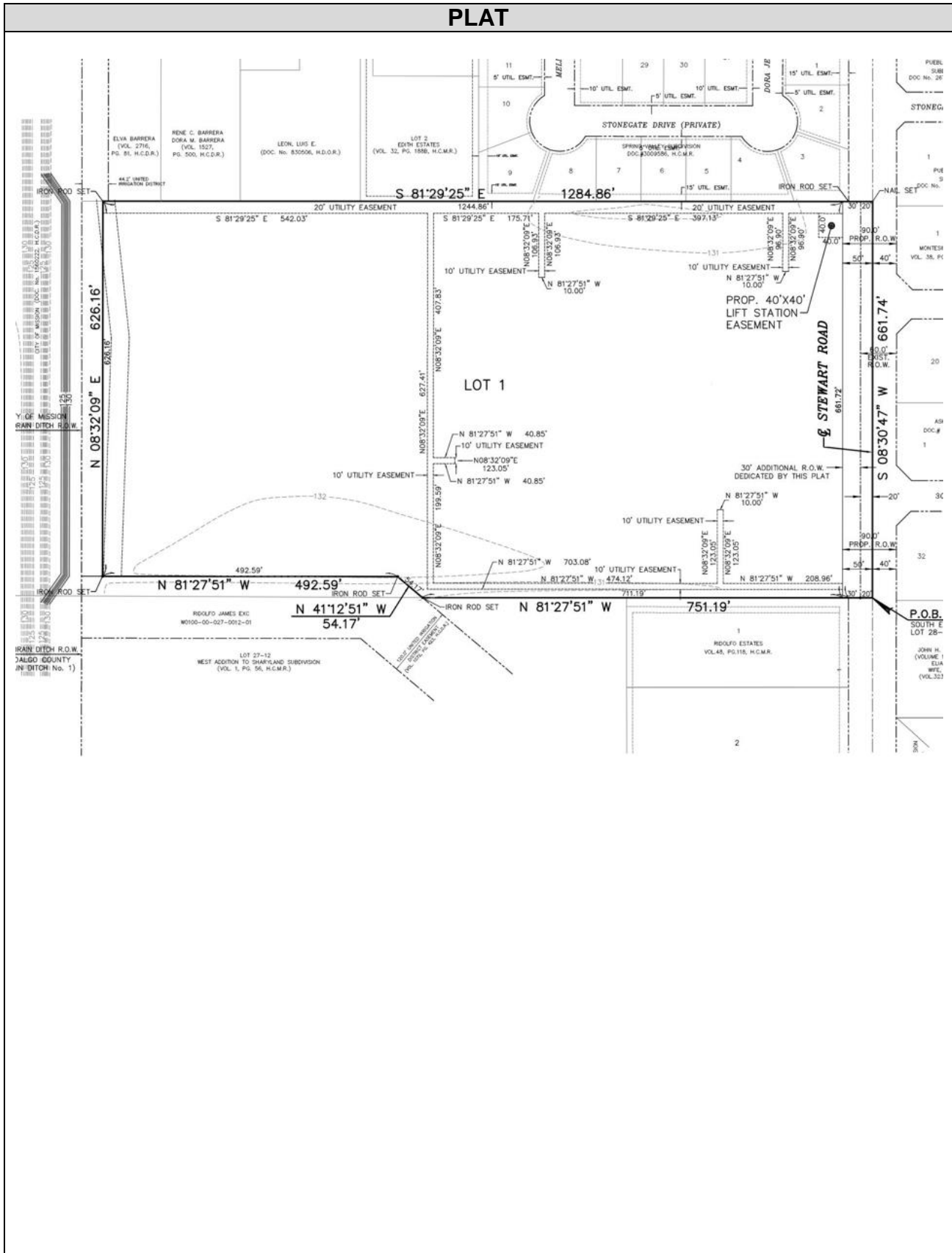
NAYS

DISSENTING

SITE LOCATION



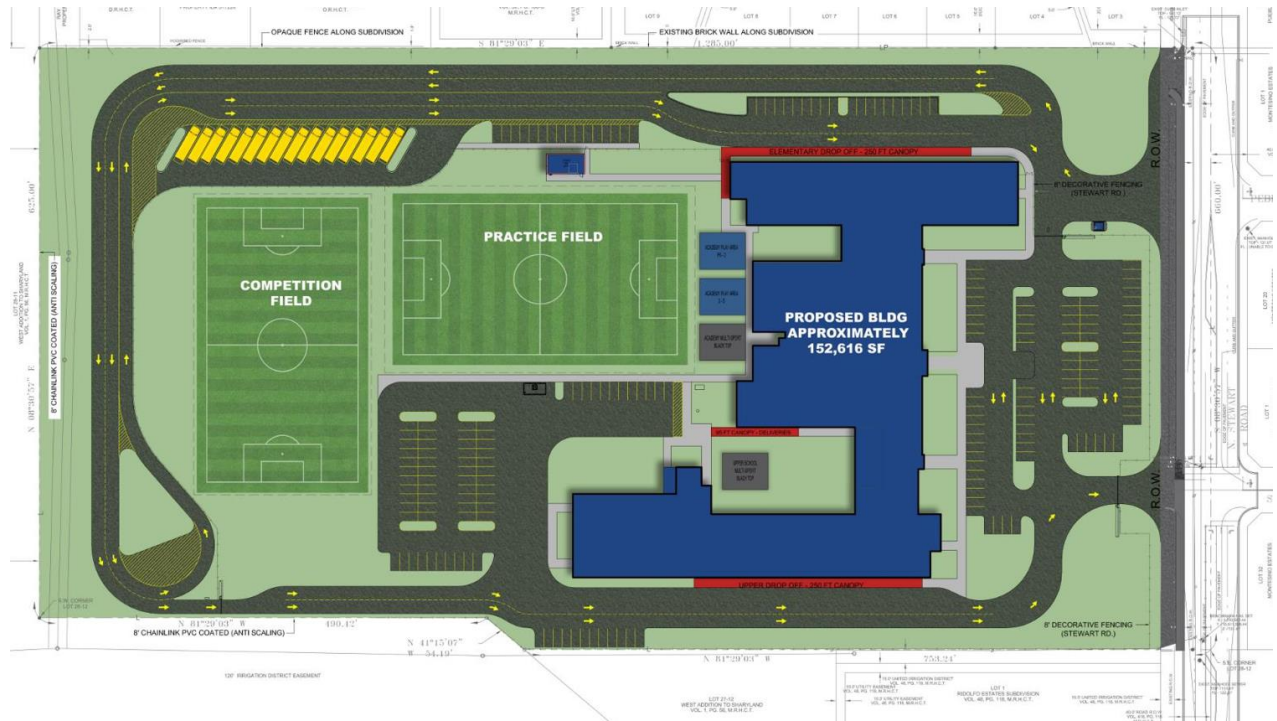
PLAT



AERIAL PHOTO



SITE PLAN



PHASE I - CONSTRUCTION



RENDERINGS



OFF-SITE IMPROVEMENTS





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a 0.2009 of one acre out of Lot 192, John H. Shary Subdivision, in a property zoned for Single Family Residential (R-1), located at 215 N. Glasscock Road. Applicant: Troy Garza – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 1, 2025 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- January 7, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

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

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: _____

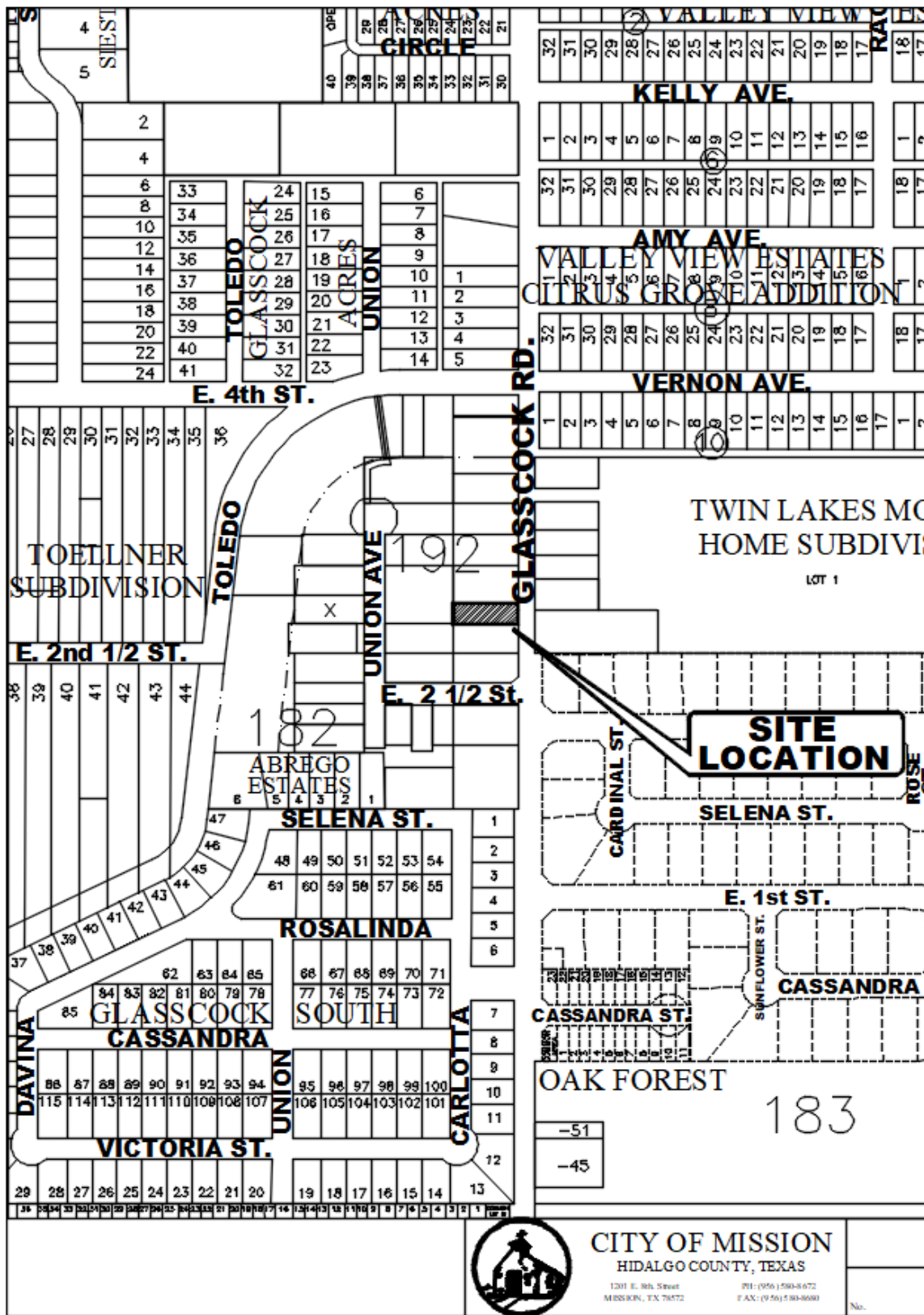
TABLED: _____

_____ AYES

_____ NAYS

DISSENTING

VICINITY MAP

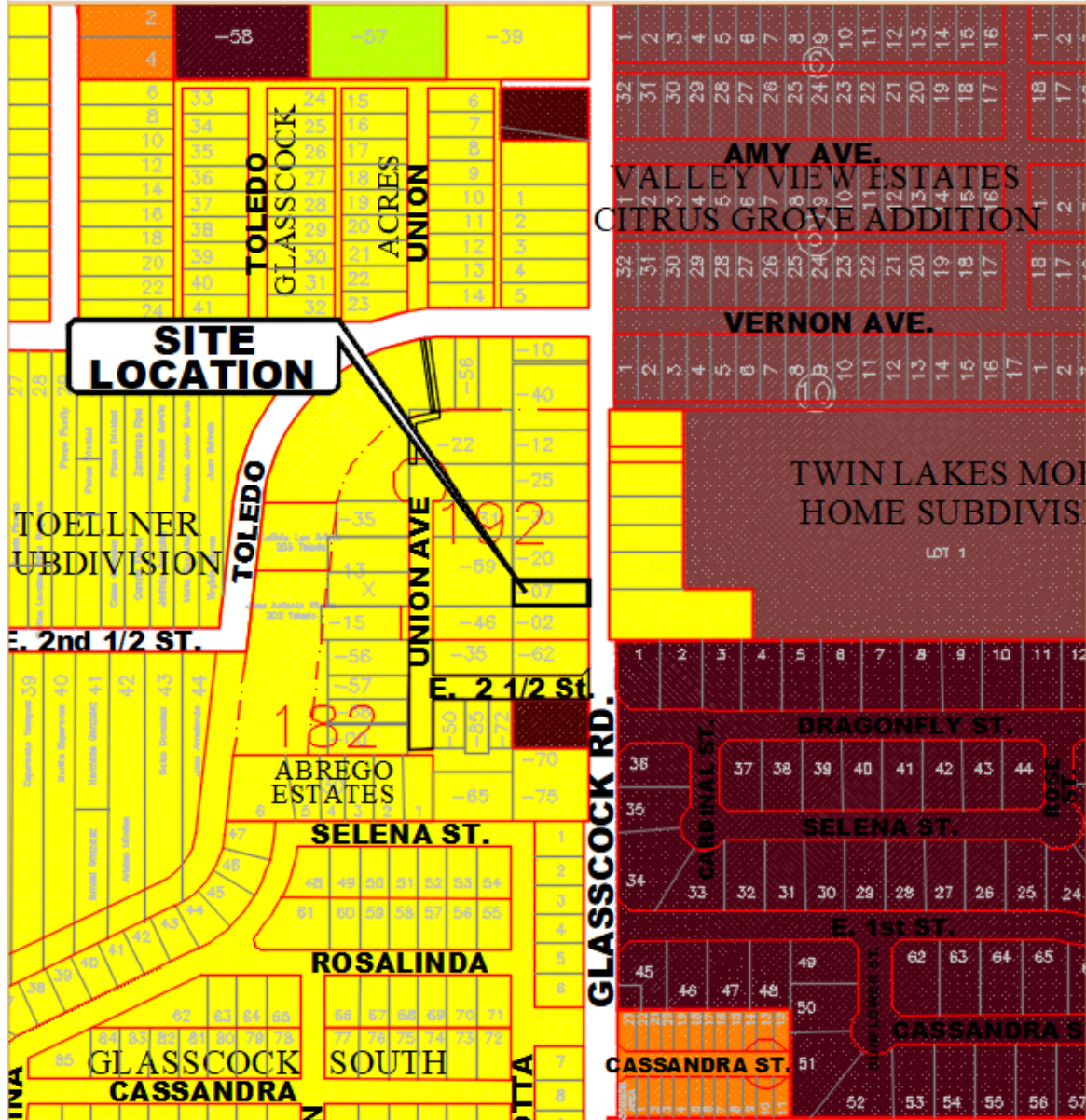


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 9th Street
MISSION, TX 78572
PH: (956) 580-6722
FAX: (956) 580-6680

No.

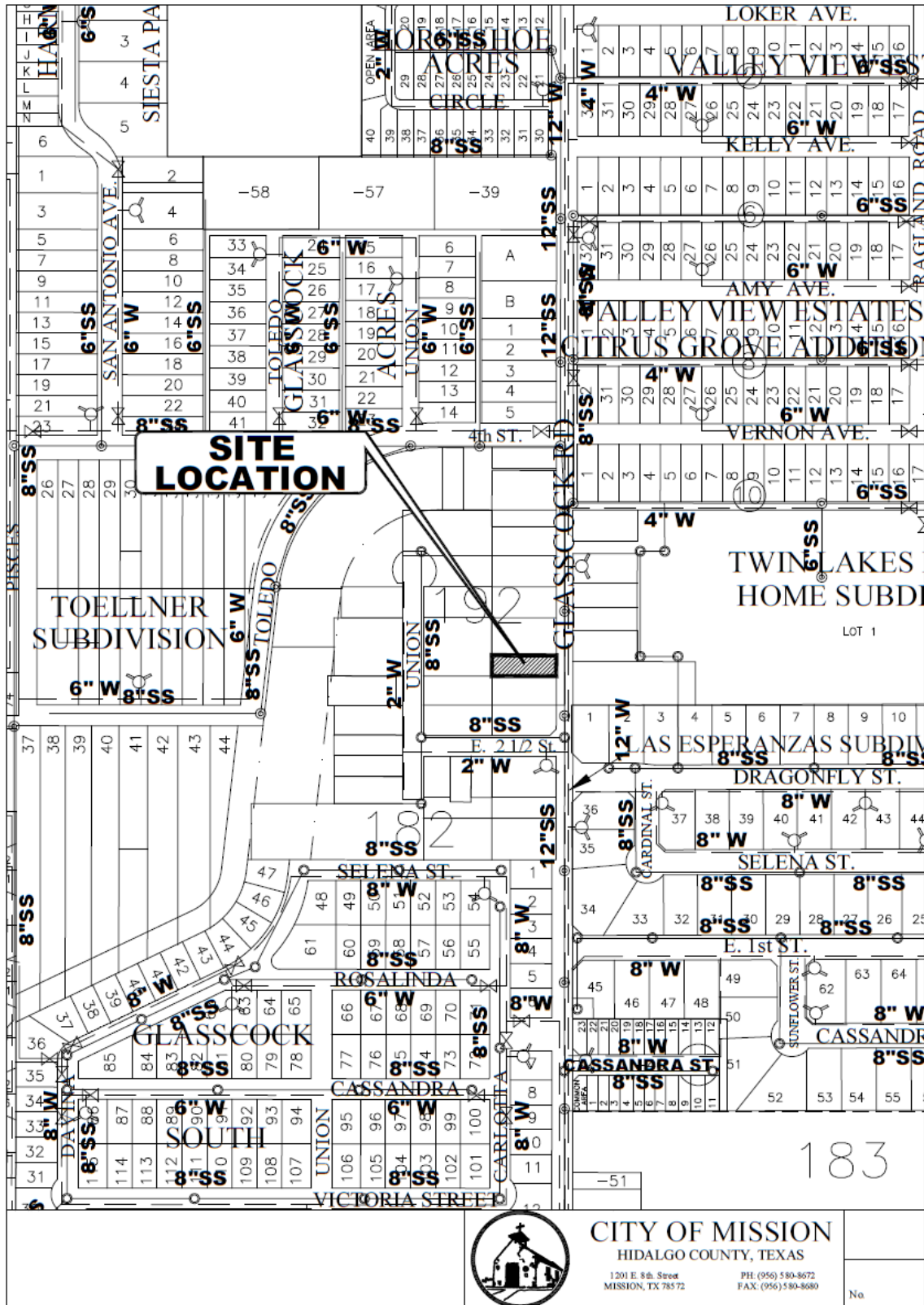
ZONING MAP



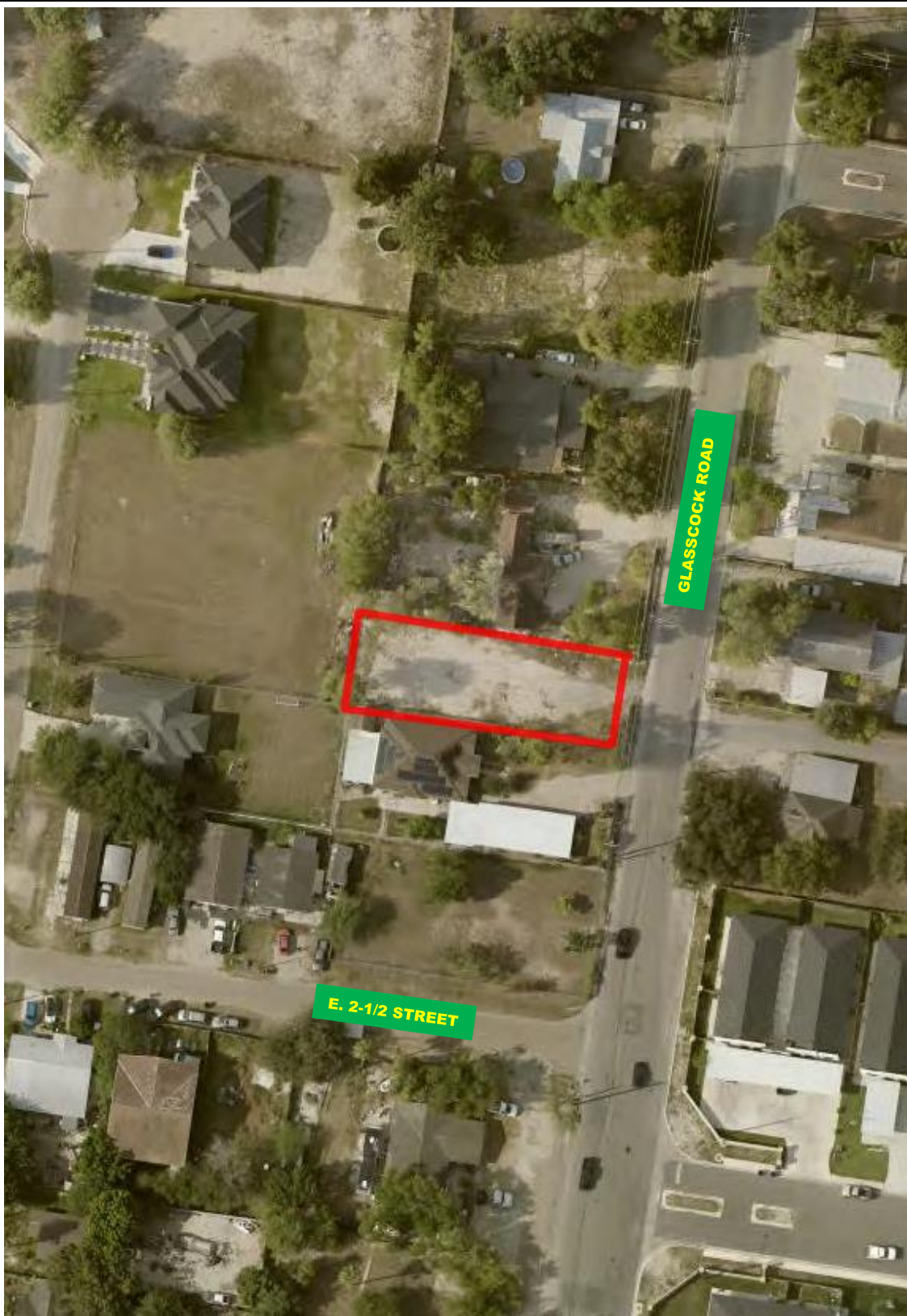
ZONING LEGEND

	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





CITY OF
MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a 0.316 of one acre out of Lot 93, Mission Acres Subdivision, in a property zoned for Single Family Residential (R-1), located at 1508 W. 18th Street. Applicant: CV Star Builders – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 1, 2025 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- January 7, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

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

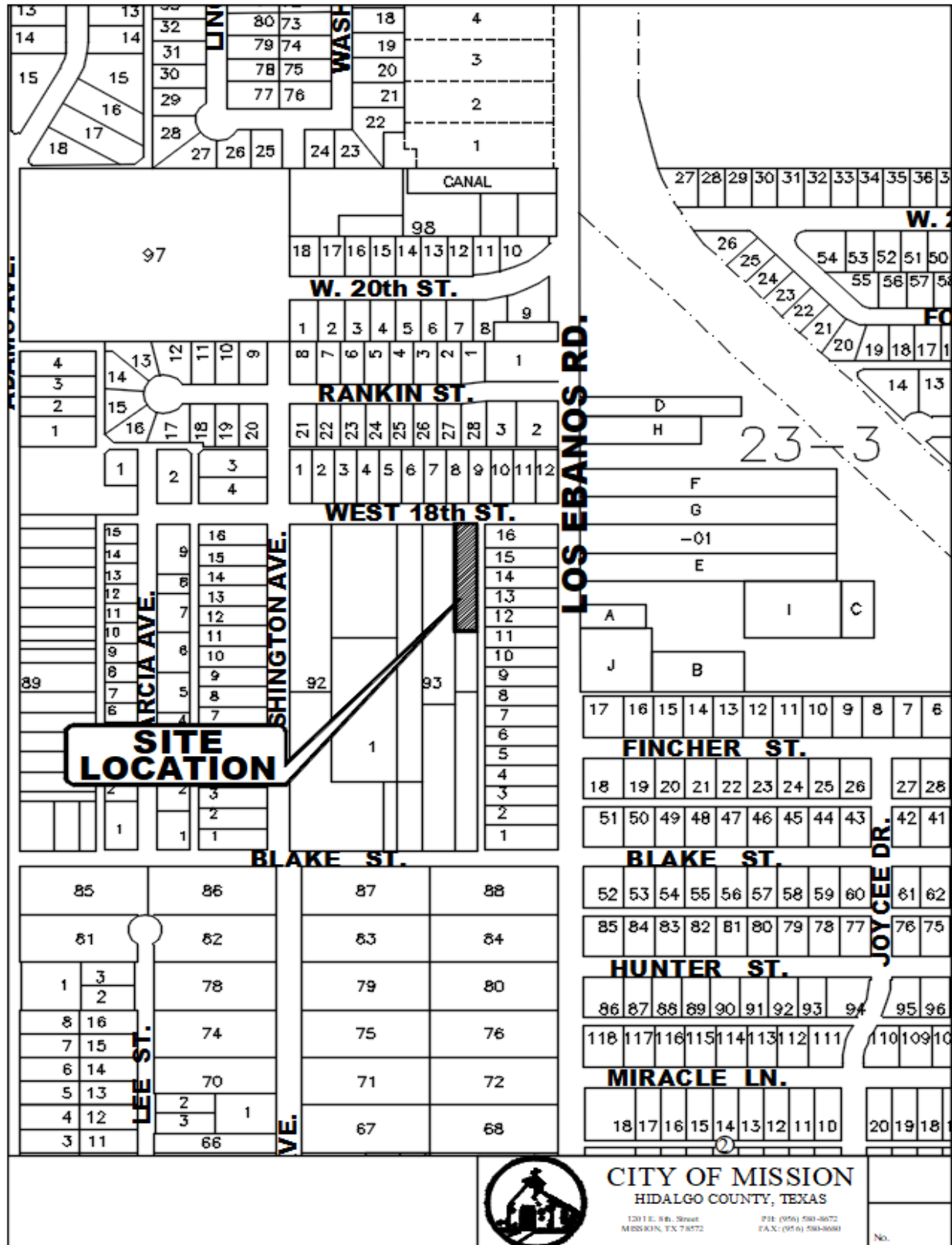
STAFF RECOMMENDATION:

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.

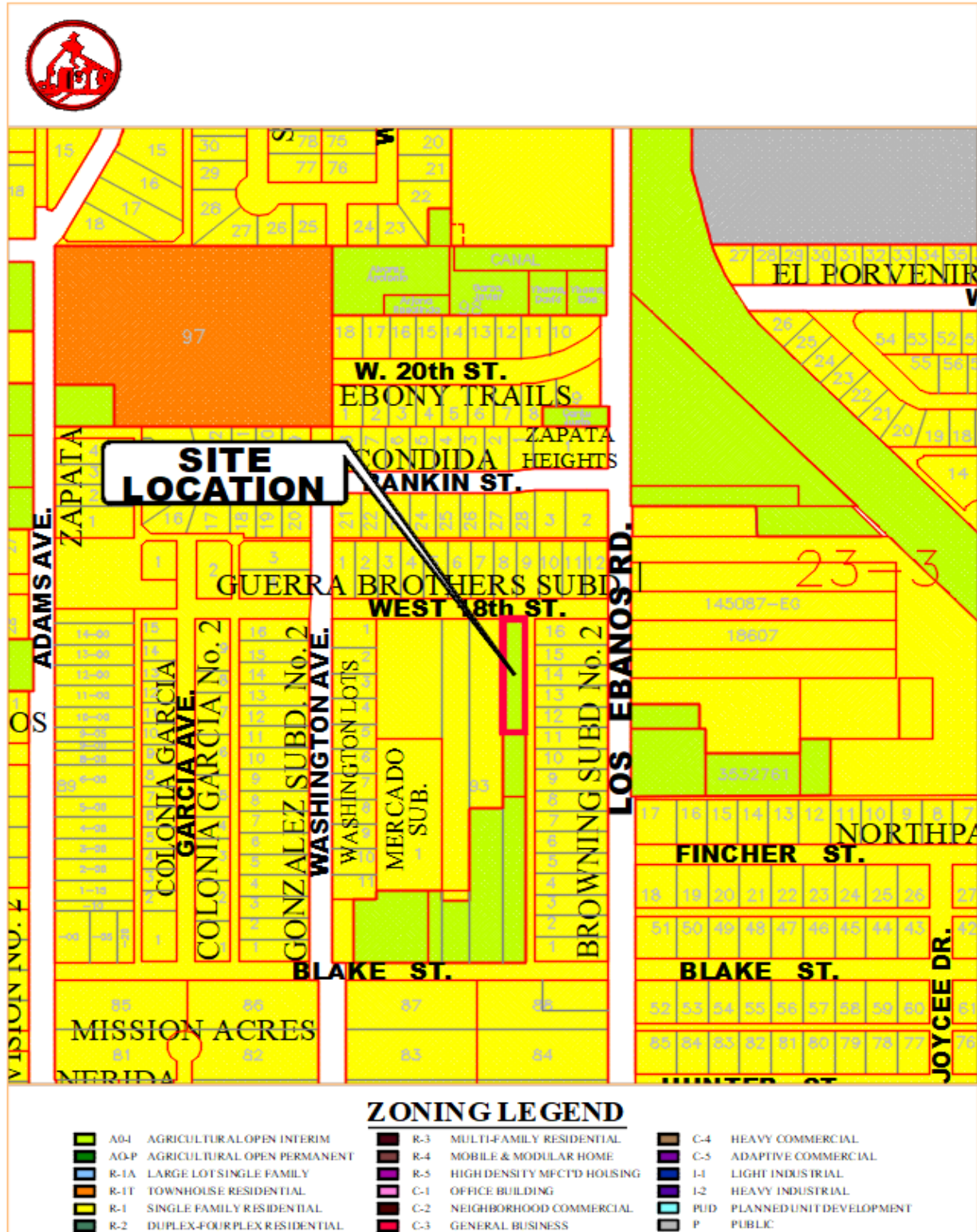
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES
_____ NAYS
_____ DISSENTING _____

VICINITY MAP



ZONING MAP



UTILITY MAP

The map displays a grid of streets and lots in Mission, Texas. Key streets shown include W. 20th Street, ZAPATA AVE., GUERRA BROTHERS SUBD., NORTH PARK EST., FINCHER ST., BLAKE ST., HUNTER ST., and MIRACLE LANE. Lots are numbered throughout the map. Utility lines are indicated by different symbols and labels, such as 8"SS, 6"W, 4"W, and 10"SS. A specific area is highlighted with a red box and labeled "SITE LOCATION". Other features include a canal, a lift station (LIFT STA. NO. 12), and a city seal.

LIFT STA. NO. 12 TOP INFL. F.L. = 139.24 B.M. TOP M.H. AT LIF ELEV. = 149.05

CITY OF MISSION HIDALGO COUNTY, TEXAS

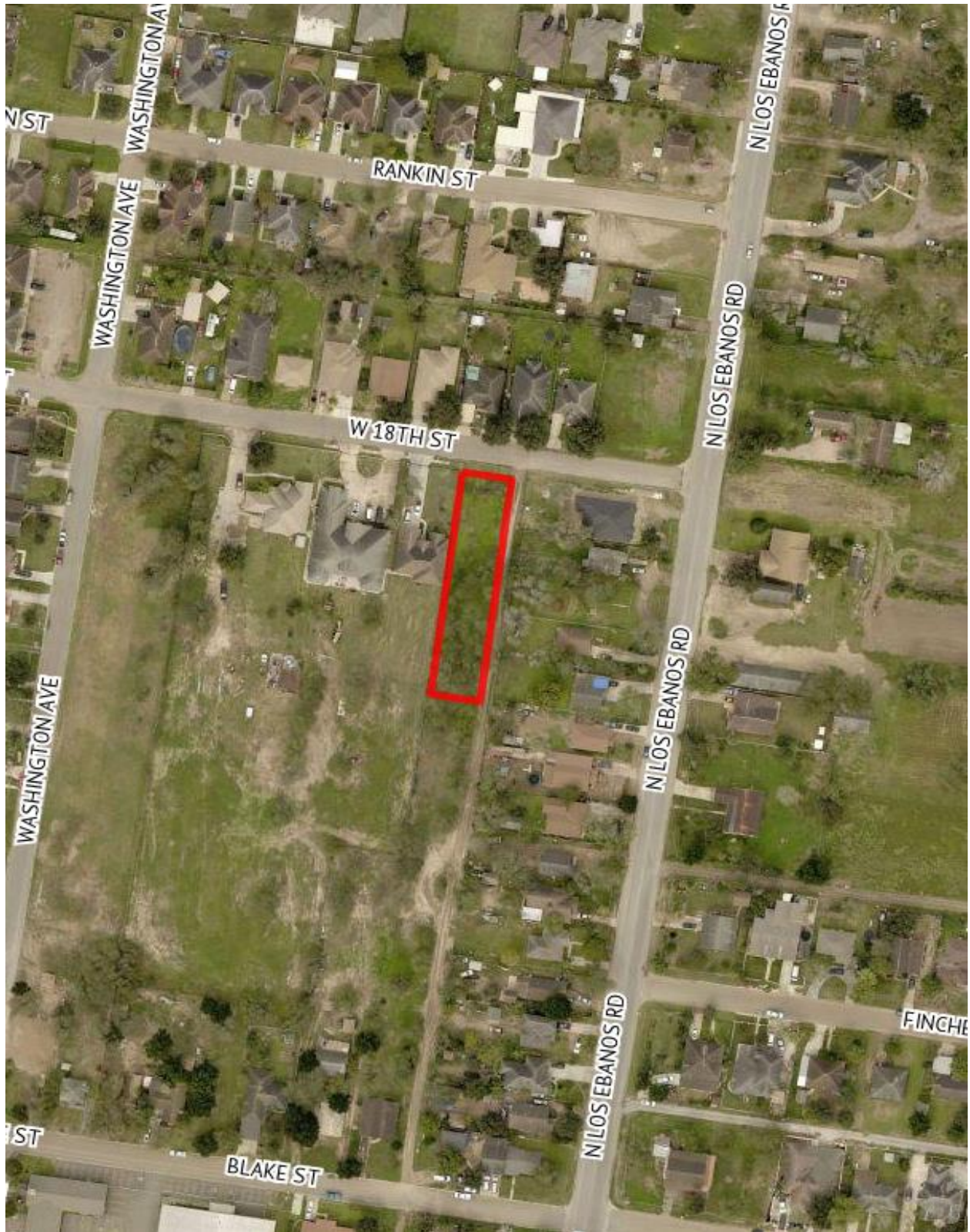
1201 E. 8th Street
MISSION, TX 78752

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

DATE: 12-30-25

No.

AERIAL PHOTO





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 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 a 0.19 acre tract of land out of Block 4, Erdahl Subdivision, located at the Northwest corner of U.S. Expressway 83 and Holland Avenue. Applicant, Eleazar X. Romero - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 10, 2025 – Application for rezoning submitted for processing.
- December 20, 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.
- January 7, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 27, 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") in order to sell the property to a buyer interested in building a 2,000 square foot office building for a law practice.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The triangular-shaped tract of land measures 150 feet in length and 79.55 feet along Holland Avenue.
- The surrounding zones are Single-family Residential District to the North and East, Single-family Residential and General Business District to the South and General Business District to the West.
- The property is vacant. The surrounding land uses include single-family homes to the North and East, US Expressway 83 along the South and a commercial plaza to the West.
- The Future Land Use Map shows the property designated for commercial uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Due to the small and irregular-shaped property it is likely that variances to the parking and setbacks will be needed. The buyer has been advised not to purchase the land until a site plan has been approved by the department.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

200' RADIUS MAILOUT

1201 E. 8th. Street
MISSION, TX 78572

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



No

MILE ONE SOUTH

LA CUCHILLA

THE SUBD.

BERNADINA

NICHOLSON

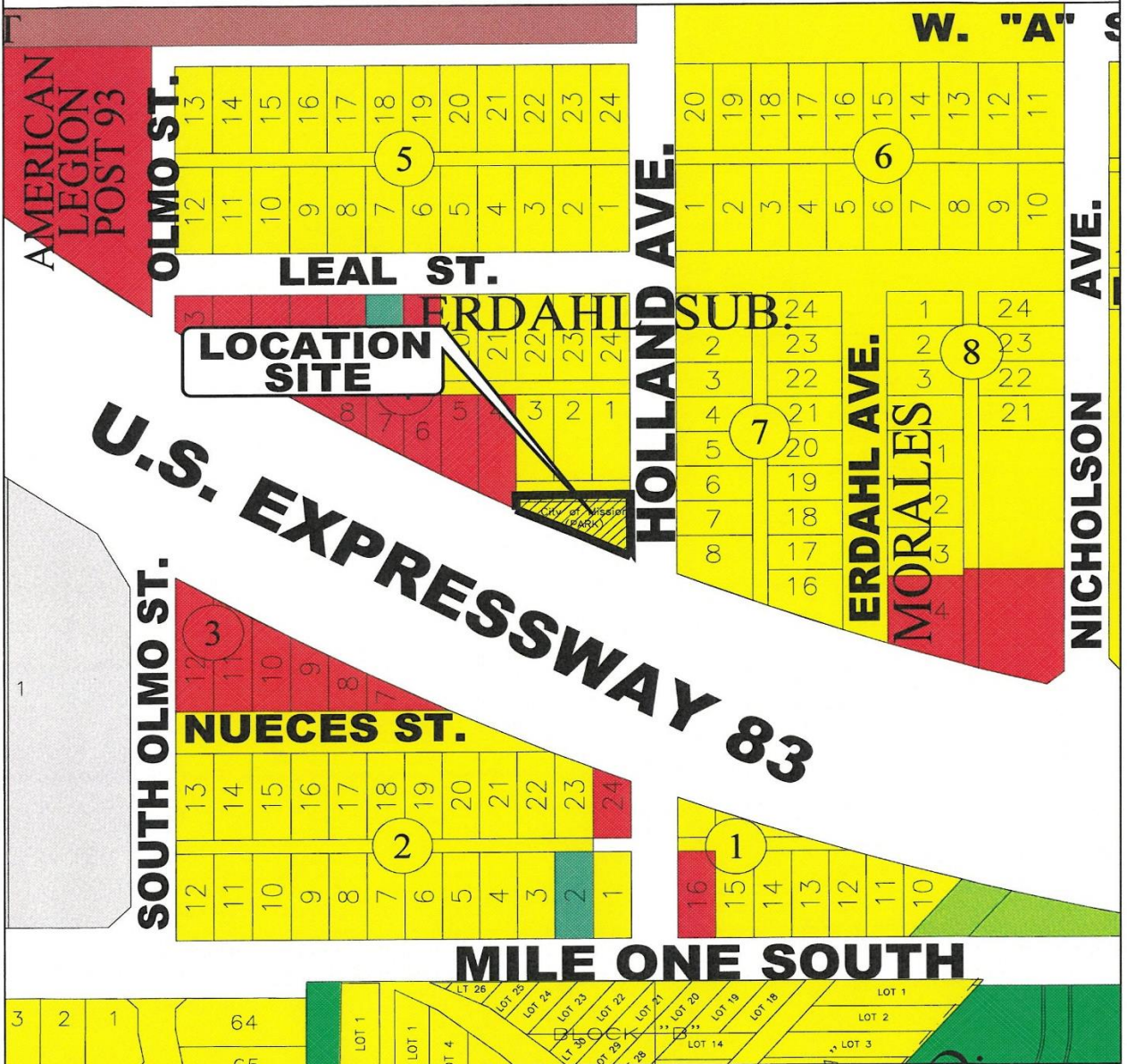
W. "A" S

SUB:

ST.

1

ZONING MAP



ZONING LEGEND

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

AERIAL



PROPERTY LAYOUT FROM THE RECORDED SUBDIVISION

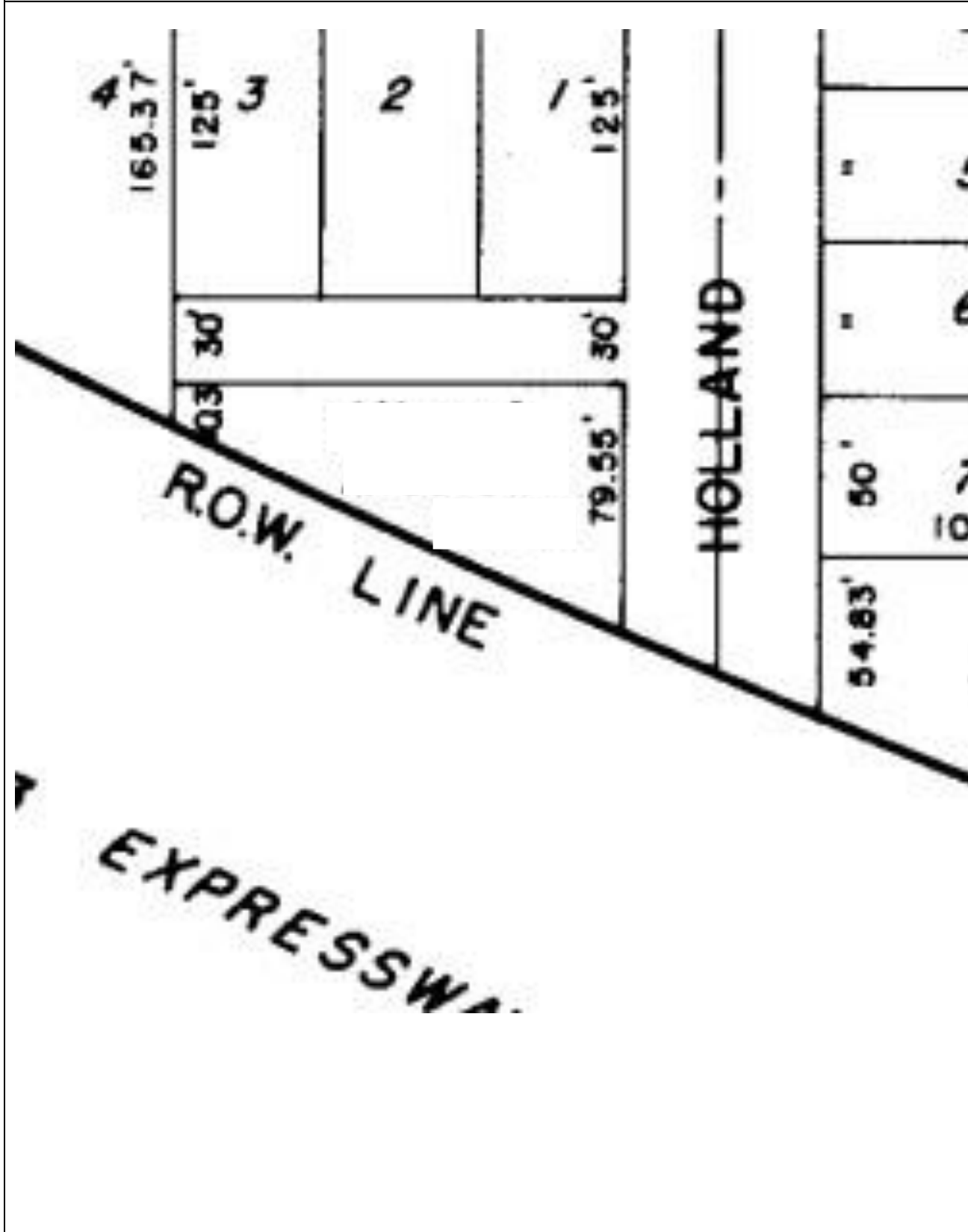
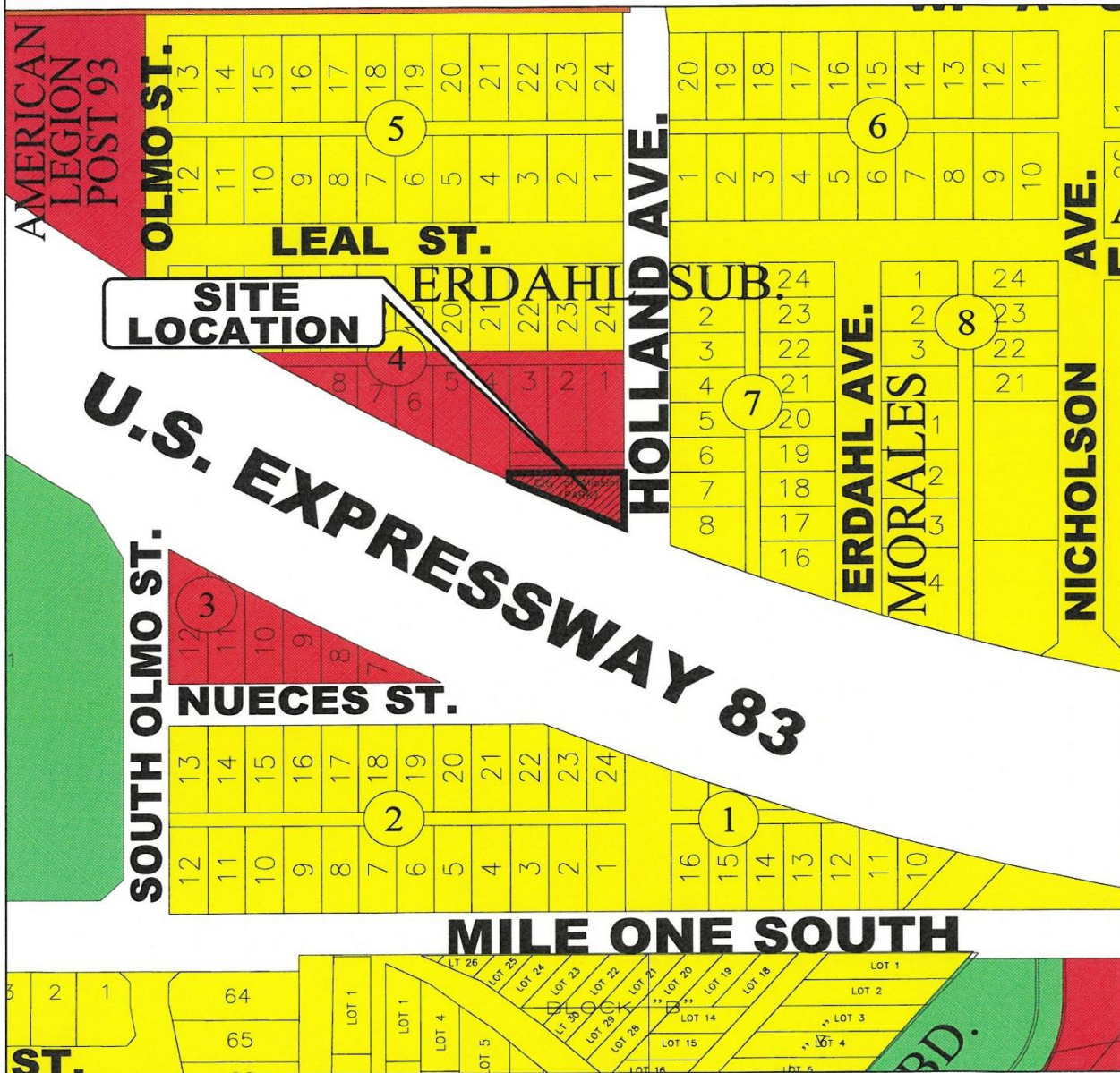


PHOTO OF THE PROPERTY FROM HOLLAND AVENUE



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 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	geoID	name	addrDelive	addrCity	addrState	addrZip
170931	E6600-00-004-0001-00	MARTINEZ MELQUIARES	310 S HOLLAND AVE	MISSION	TX	78572-5252
170943	E6600-00-004-0024-00	FLORES AIDA SANCHEZ	801 LEAL ST	MISSION	TX	78572-5228
170987	E6600-00-007-0007-00	SAENZ PEDRO	3609 HAWK CT	MCALLEN	TX	78504-5086
170986	E6600-00-007-0006-00	SAENZ PETE JR	3609 HAWK CT	MCALLEN	TX	78504-5086
170991	E6600-00-007-0019-00	CAMPBELL MICHELLE	320 ERDAHL AVE	MISSION	TX	78572-5214
170992	E6600-00-007-0020-00	FEDERICO JOSE & SUSANA L	316 ERDAHL AVE	MISSION	TX	78572-5214
170984	E6600-00-007-0004-00	QUINTERO ARMELIA	313 S HOLLAND AVE	MISSION	TX	78572-5253
170932	E6600-00-004-0003-00	CHAVEZ AURORA & MIGUEL A	103 S CANAL AVE	MISSION	TX	78572-5201
1076360	E6600-00-004-0000-00	ROMERO ELEAZAR XAVIER	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
527290	E6600-00-007-0008-00	SAENZ PEDRO JR & ANTONIO	3609 HAWK CT	MCALLEN	TX	78504-5086
170989	E6600-00-007-0017-00	MATAMOROS BASILISA	330 ERDAHL AVE	MISSION	TX	78572-5214
170933	E6600-00-004-0004-00	ROMERO ELEAZAR X & ESTER L	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
170941	E6600-00-004-0021-00	GARZA ESTELA	805 LEAL ST	MISSION	TX	78572-5228
170934	E6600-00-004-0005-00	ROMERO ELEAZAR X & ESTER L	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
170935	E6600-00-004-0007-00	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
170940	E6600-00-004-0020-00	CEPEDA JOEL & SIRA	809 LEAL ST	MISSION	TX	78572-5228
170939	E6600-00-004-0019-00	CANTU MARITZA LORENE	105 S JAY AVE	MISSION	TX	78572-7842
170942	E6600-00-004-0023-00	BORREGO DON CARLOS & ELVA A	803 LEAL ST	MISSION	TX	78572-5228
170985	E6600-00-007-0005-00	HERNANDEZ FELIPE & GLORIA	317 S HOLLAND AVE	MISSION	TX	78572-5253
170988	E6600-00-007-0016-00	CONTRERAS IGNACIA	332 ERDAHL AVE	MISSION	TX	78572-5214
170990	E6600-00-007-0018-00	HERNANDEZ DEBORAH ANN LOPEZ	328 ERDHAL ST	MISSION	TX	78572-5214
170983	E6600-00-007-0003-00	RANGEL JUAN BAUTISTA & ORFELINDA LOPEZ TORRES	309 S HOLLAND	MISSION	TX	78572-5253
170982	E6600-00-007-0001-00	VARGAS HOMES LLC	400 N 38TH ST APT 1	MCALLEN	TX	78501-8241



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Texas Citrus Fiesta Fun Fair with the Sale & On-Site Consumption of Alcoholic Beverages in a (PUD) Planned Unit Development, being 67.223 acres out of Porcion 52; located at 1801 S. Inspiration Road; Applicant: Virginia Passamentt– Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 3, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 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.
- January 7, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- January 13, 2026 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommends approval of the request with conditions

- 1.) Waiver of the 300 feet separation;
- 2.) Must comply with Health & Fire Codes; and
- 3.) Must meet Noise, Amusement, and Entertainment codes.
- 4.) Must comply with the TABC regulations.

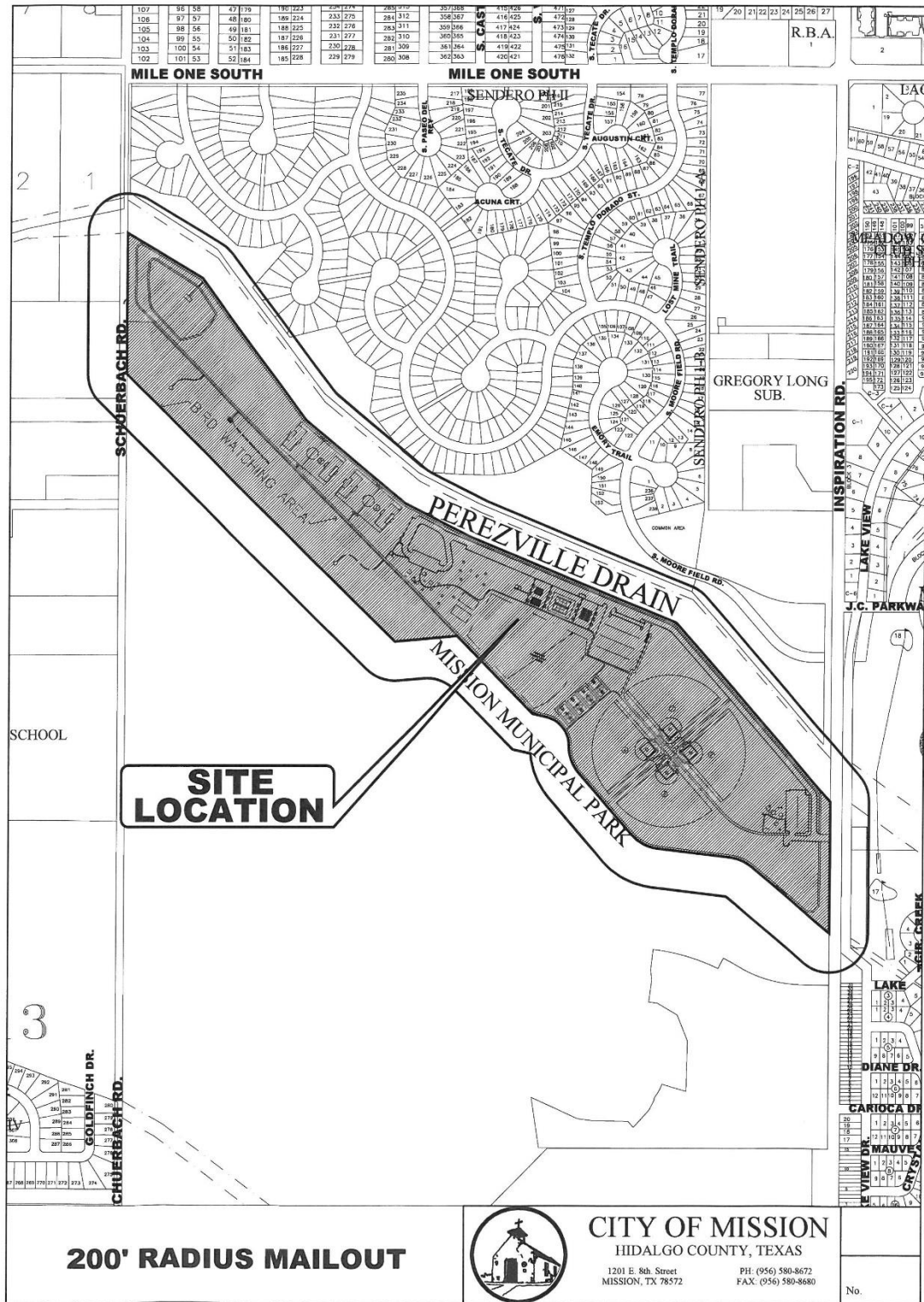
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



AERIAL PHOTO



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
0						
693664	10052-00-000-0007-17	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
157705	D2800-00-009-0001-00	VILLAGOMEZ ANNA GUERRERO	3201 N C ST	MCALLEN	TX	78501-9487
541909	10052-00-000-0007-01	ML RHODES LTD	2500 S BENTSEN PALM DR STE 267-B	MISSION	TX	78572-4850
157706	D2800-00-009-0003-00	TREVINO IVAN DAVILA	2508 CASANDRA ST	MISSION	TX	78572-6669
232354	M3175-1A-000-0000-00	CAFA REAL ESTATE LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835
585960	D2800-00-011-0000-60	RODRIGUEZ HECTOR	1120 S SCHUERBACH RD	MISSION	TX	78572-1195
157710	D2800-00-011-0000-00	BARRERA DEMENCIO	2211 CLINTON AVE	MISSION	TX	78572
1313953	10052-00-000-0007-24	HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO 18	200 S 10TH ST STE 1700	MCALLEN	TX	78501-4857
101525	10052-00-000-0007-00	ML RHODES LTD	2500 S BENTSEN PALM DR STE 267-B	MISSION	TX	78572-4850
1313954	10052-00-000-0007-23	HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO 18	200 S 10TH ST STE 1700	MCALLEN	TX	78501-4857
637811	10052-00-000-0007-02	RHODES ENTERPRISES INC	200 S 10TH STREET SUITE 1700	MCALLEN	TX	78501-4857



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 07, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 19, Mayberry Manor Subdivision, in a (R-1) Single Family Residential District, located at 2804 Highland Park Drive. Applicant: Margarita Ramirez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- January 07, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- January 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

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

Staff recommends approval with the conditions below:

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

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

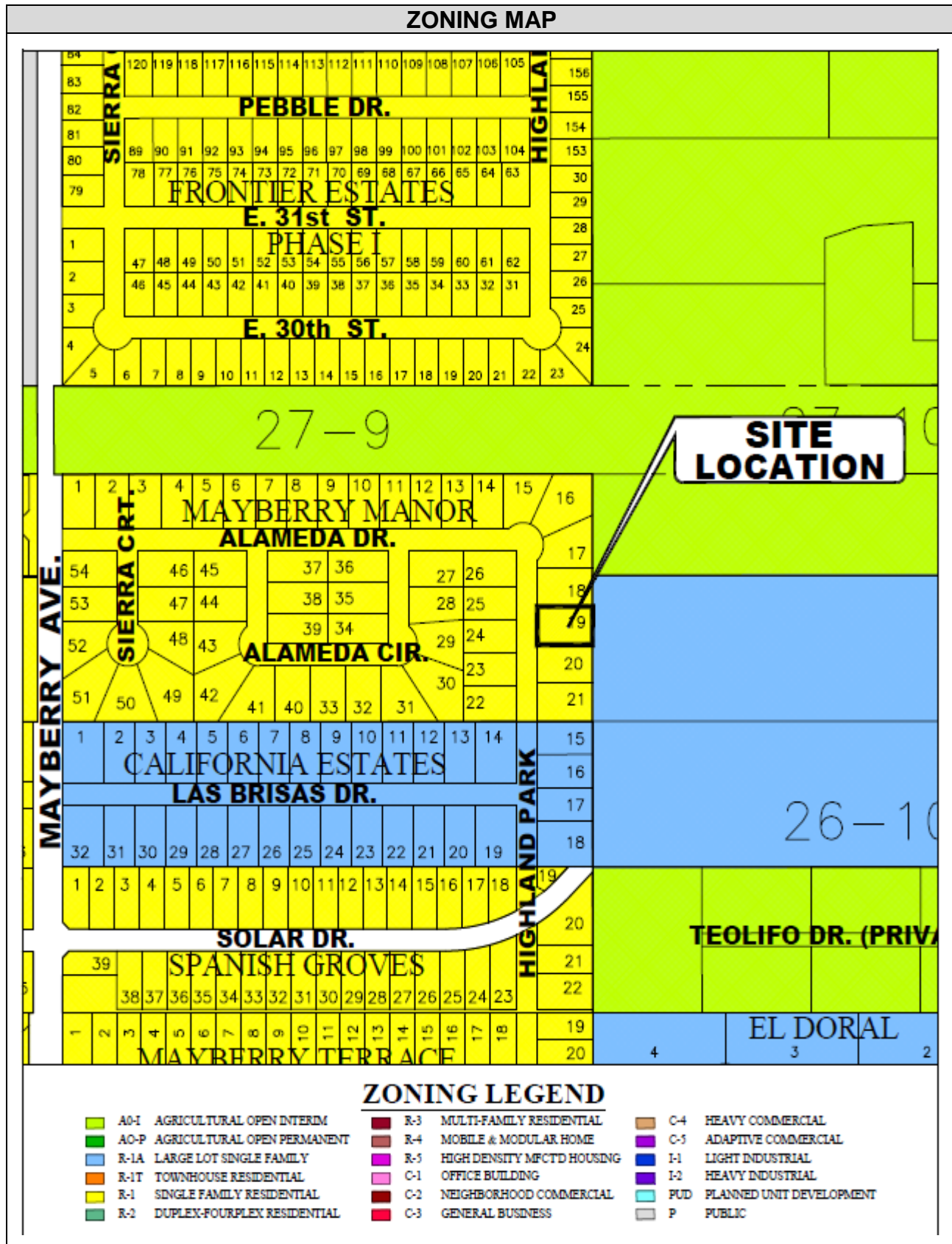
_____ AYES

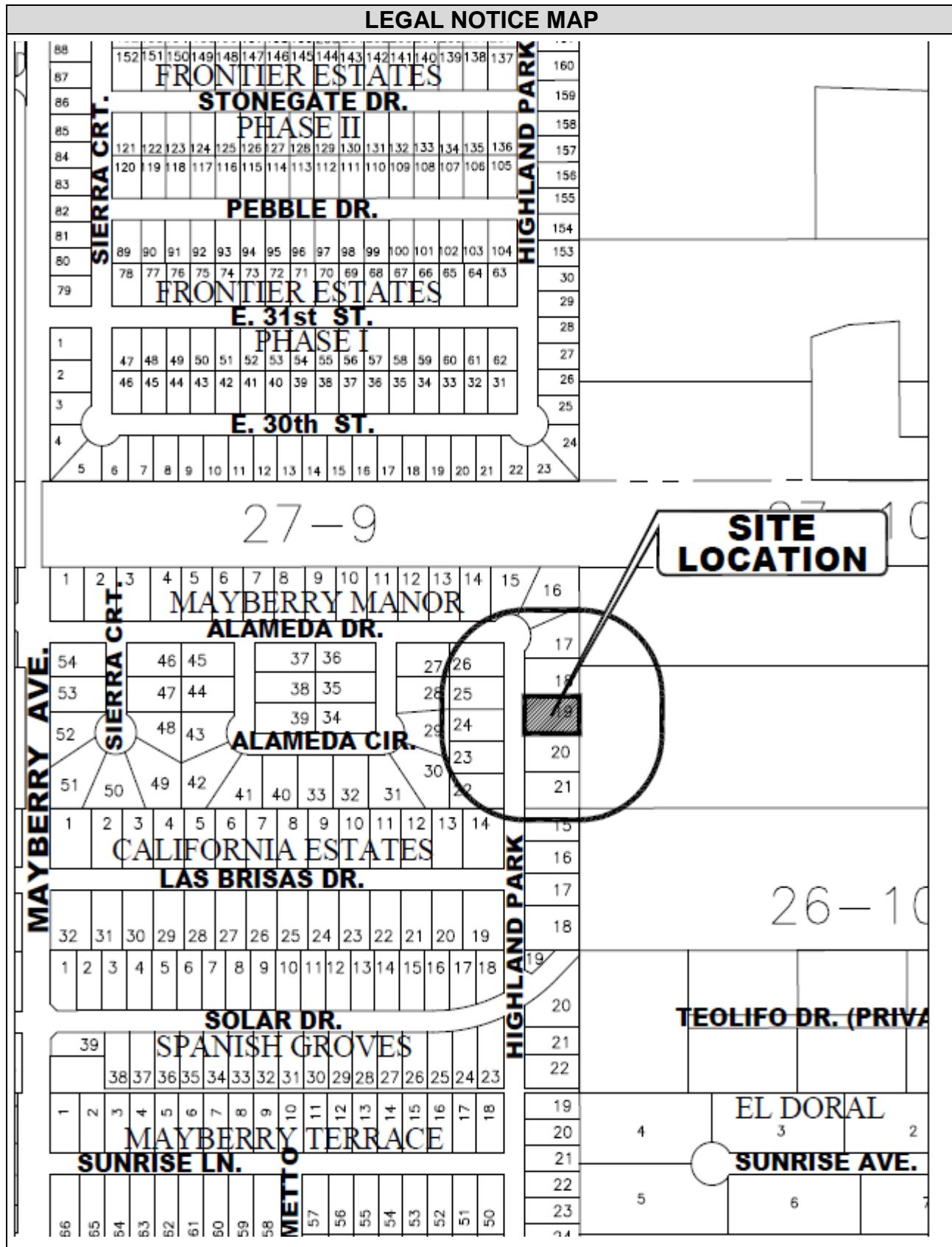
_____ NAYS

_____ DISSENTING _____

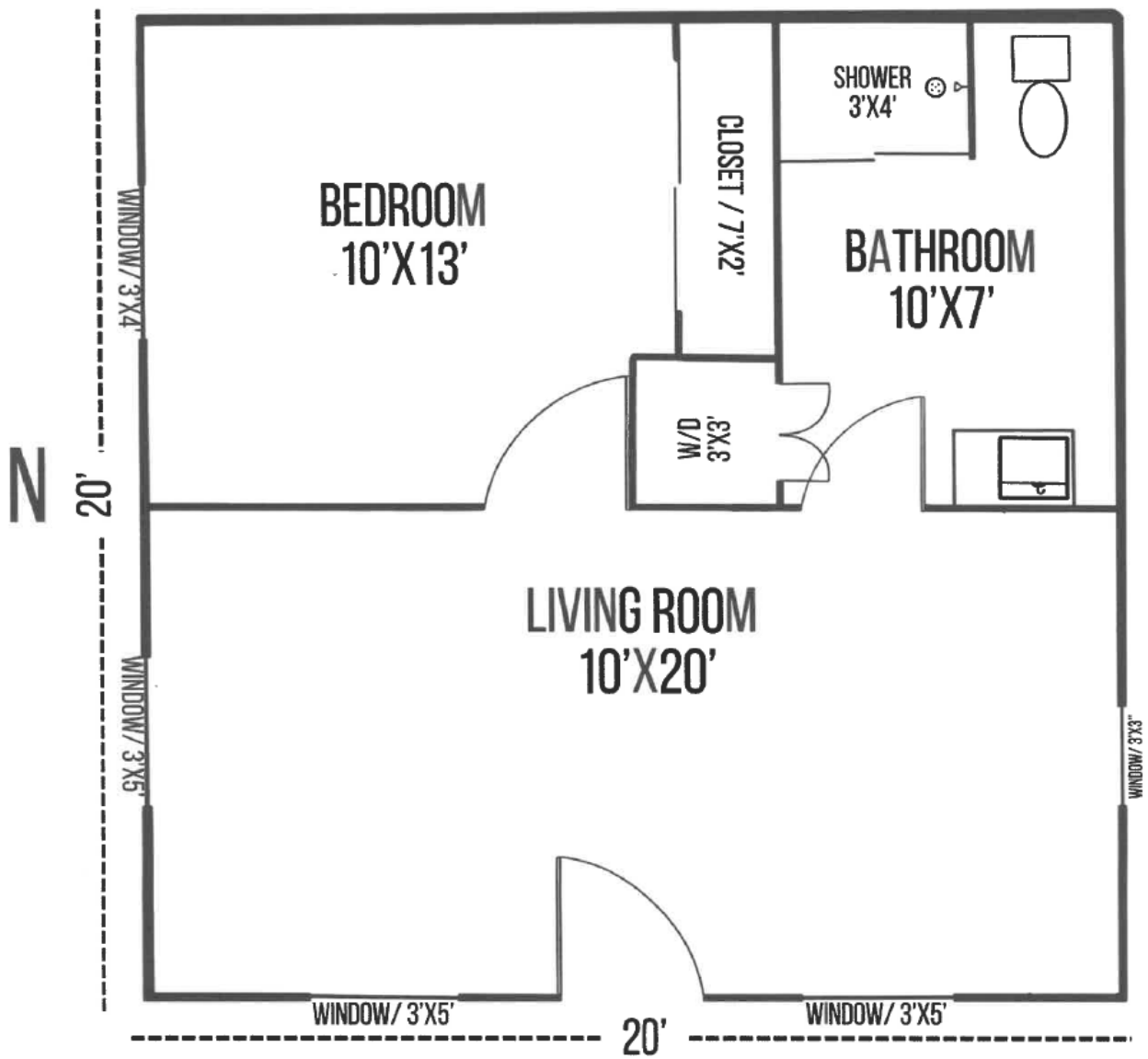
ARIEL MAP



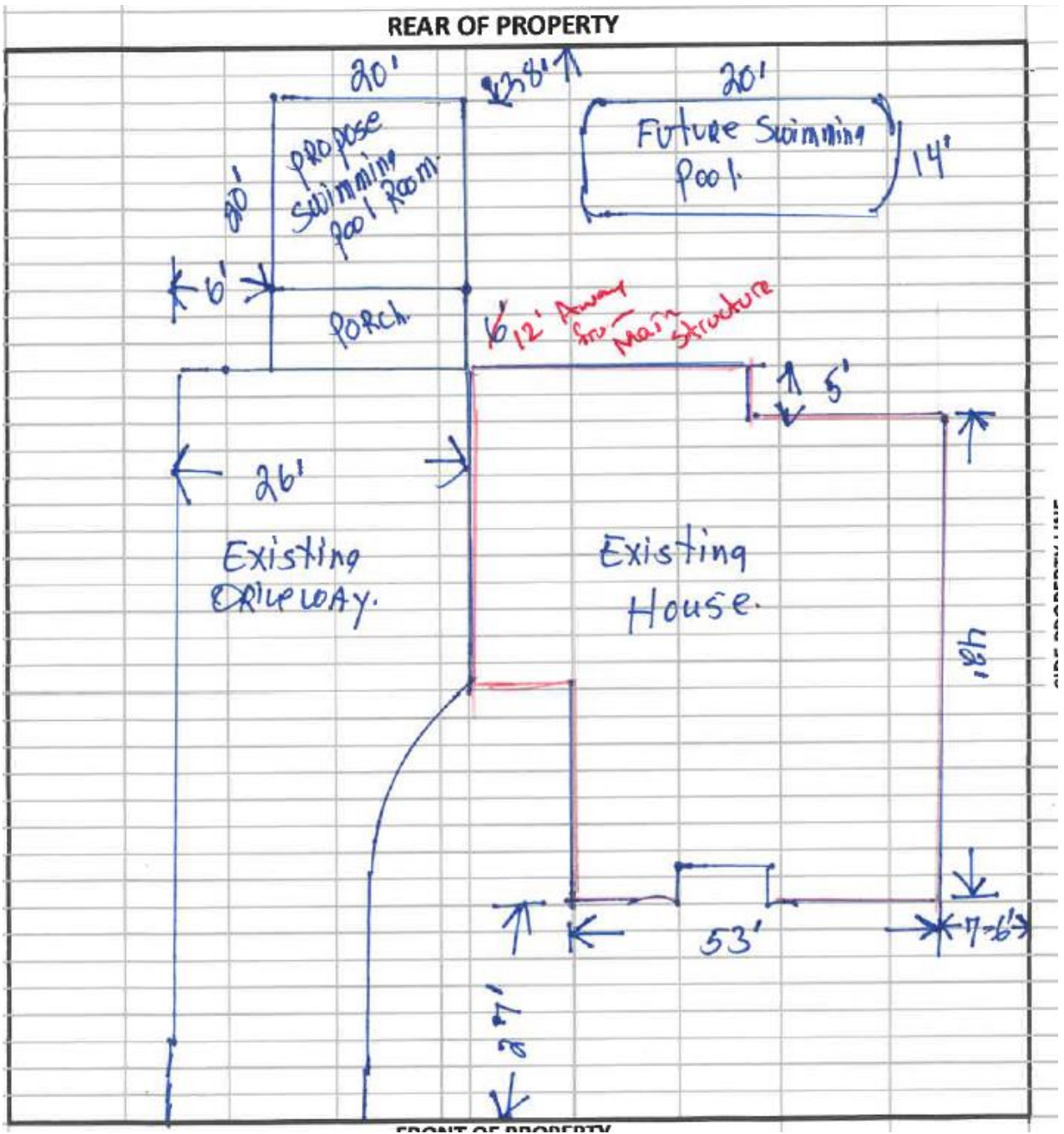




FLOOR PLAN



SITE PLAN



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
548258	M1880-00-000-0022-00	SAENZ BRIAN A	2801 HIGHLAND PARK AVE	MISSION	TX	78574
548260	M1880-00-000-0024-00	VILLARREAL JESUS & MARIA O	2805 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548250	M1880-00-000-0014-00	SALINAS OSBALDO & SYLVIA	1005 ALAMEDA DR	MISSION	TX	78574-1707
646876	C0360-00-000-0014-00	DAVILA SERGIO & OLIVIA	1007 LAS BRISAS	MISSION	TX	78574
548257	M1880-00-000-0021-00	BELTRAN ABEL & ELIDA	2800 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548255	M1880-00-000-0019-00	RAMIREZ MARGARITA	2804 HIGHLAND PARK AVE	MISSION	TX	78574-1875
646877	C0360-00-000-0015-00	LUNA JOE	2706 HIGHLAND PARK AVE	MISSION	TX	78574-1700
548253	M1880-00-000-0017-00	GUERRERO JORGE ARTURO	2808 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548251	M1880-00-000-0015-00	SALINAS OSBALDO & SYLVIA	1005 ALAMEDA DR	MISSION	TX	78574-1707
548252	M1880-00-000-0016-00	GONZALEZ ROSA MARIA	1009 ALAMEDA DR	MISSION	TX	78574-1707
548263	M1880-00-000-0027-00	DAVILA CYNTHIA ANNA	2724 ALAMEDA CIR	MISSION	TX	78574-1703
548264	M1880-00-000-0028-00	GARZA GERARDO & ERICA ANN	2722 ALAMEDA CIR	MISSION	TX	78574-1703
548265	M1880-00-000-0029-00	PENA ROBERTO & EVELYN	2720 ALAMEDA CIR	MISSION	TX	78574-1703
548266	M1880-00-000-0030-00	SMITH STEVEN E & ANA B	2718 ALAMEDA CIR	MISSION	TX	78574-1703
548256	M1880-00-000-0020-00	GASCON LYNN	2802 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548254	M1880-00-000-0018-00	SANCHEZ JOSE GRACIANO JR & NORA CECILIA	304 E 30TH ST	MISSION	TX	78574-2163
548259	M1880-00-000-0023-00	CORPUS LINDA	2803 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548261	M1880-00-000-0025-00	CLEMONS AARON R & EDNA L	2807 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548262	M1880-00-000-0026-00	PONCE JUAN & CYNTHIA	2809 HIGHLAND PARK AVE	MISSION	TX	78574-1875
317069	W0100-00-026-0010-00	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
317135	W0100-00-027-0010-06	POWELL GEORGE P & SYLVIA H	1508 S LONE STAR WAY STE 5	EDINBURG	TX	78539-3603
317134	W0100-00-027-0010-05	PENA JAIME J & CATHERINE	6399 MORNING STAR DR APT 216	THE COLON	TX	75056-7325



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- December 11, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- December 26, 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.
- January 7, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 27, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of San Mateo and Shary Roads. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets.
- Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 3,627 sq.ft. suite and proposes to operate a bar and grill at this location.
- Staff notes that the City Council recently approved a CUP for the sale & on-site consumption of alcoholic beverages for Malquerida Bar & Grill on December 9, 2025. Since the CUP is not transferable to others, a new conditional use permit is required due to the change in ownership.
- The suite has 38 tables with 4 chairs each, 3 VIP areas for 6, a stage for the band, a bar, a kitchen, and an office upstairs.
- The applicant is proposing to have live music or bands on Thursday, Fridays & Saturdays and a full menu until 12:00 am.
- **Days/Hours of Operation:** Monday – Sunday from 12:00 p.m. to 2:00 a.m.
- **Staff:** 10 employees
- In reviewing the floor plan, staff noticed that the applicant is proposing a total of 170 seating spaces for this establishment, which requires 57 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (170 seats/3=56.6 parking spaces). However, the maximum capacity for this establishment is 120 people, which means the applicant would need to reduce the number of tables to comply with the Fire Department's requirement.
- **Parking:** It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 180 existing parking spaces that are shared with other businesses.

- **Sale of Alcohol:** The proposed establishment includes a ‘bar’ component. Section 1.56(3a) of the Zoning Code requires a minimum separation of 300’ from the *property line* of any churches, schools, publicly owned property, and residences. There is a single-family residential neighborhood located within 300’ radius; however, P&Z and the City Council have waived this separation requirement in the previous CUP’s approval.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. Permit for one (1) year to continue to assess this new business.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. Waiver of the 300’ separation requirement from the residential neighborhoods.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Must comply with noise ordinance.
8. Must have security officers.
9. Hours of operation to be as follows: Monday – Sunday from 12:00 pm to 2:00 am
10. Must have a minimum of one licensed security officer from 8:00 p.m. to 2:00 a.m.
11. Maximum occupancy is 120 people.

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

_____ AYES

_____ NAYS

_____ DISSENTING_____

VICINITY MAP



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

No.

ARIEL MAP



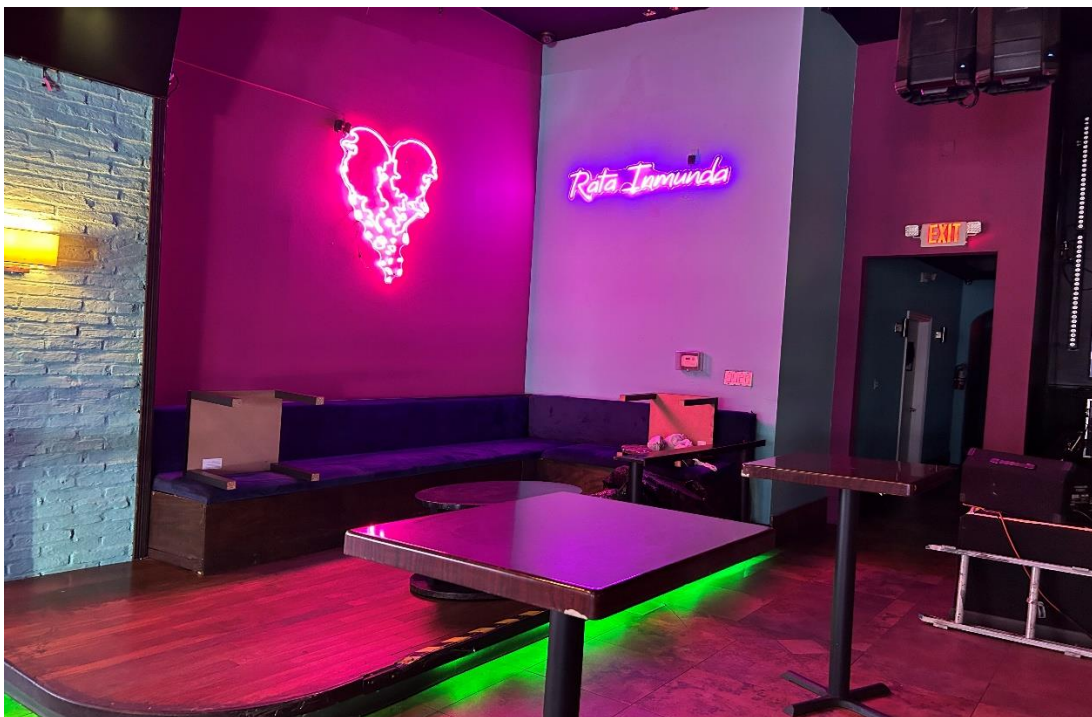
ATTACHMENTS



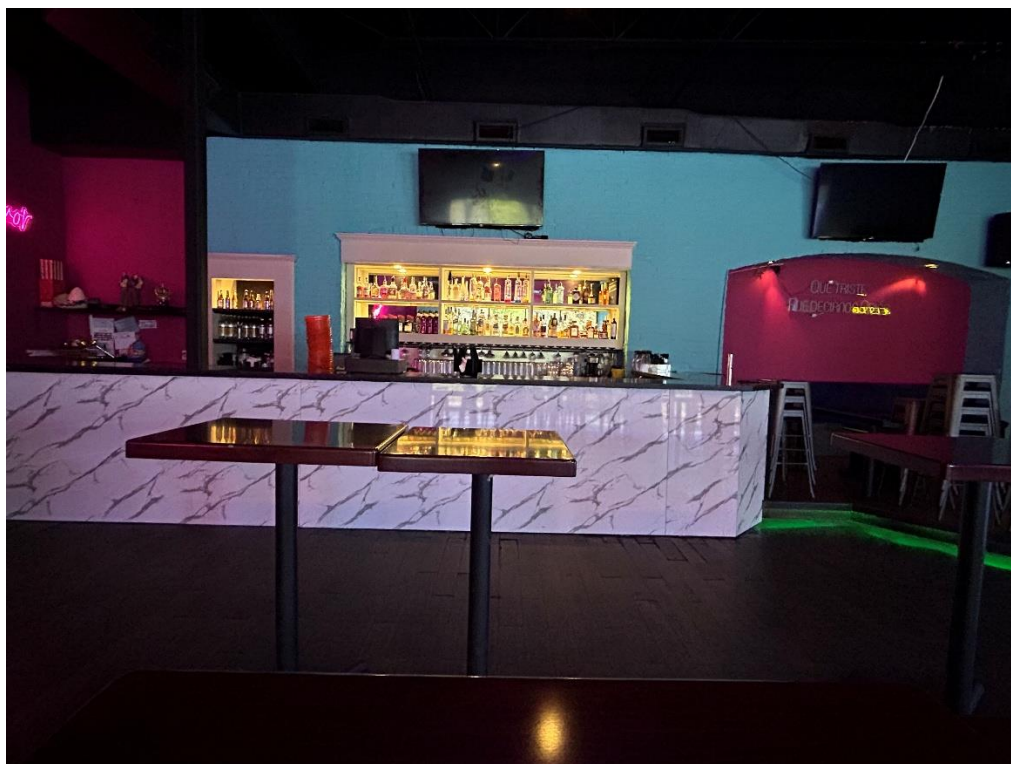
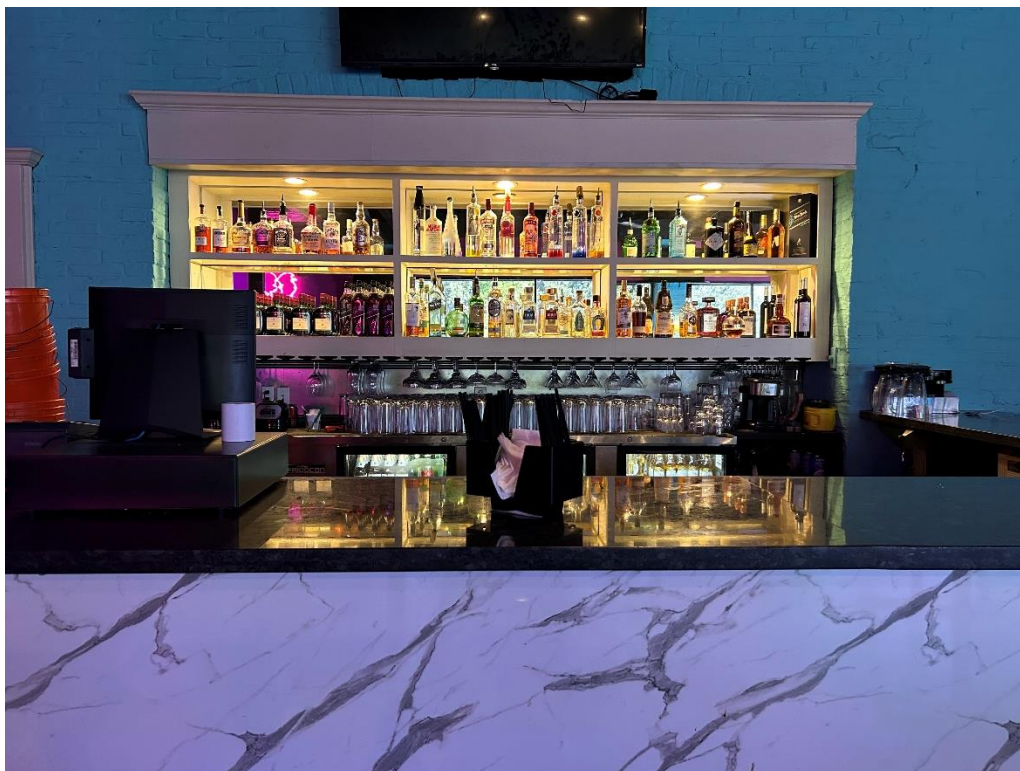
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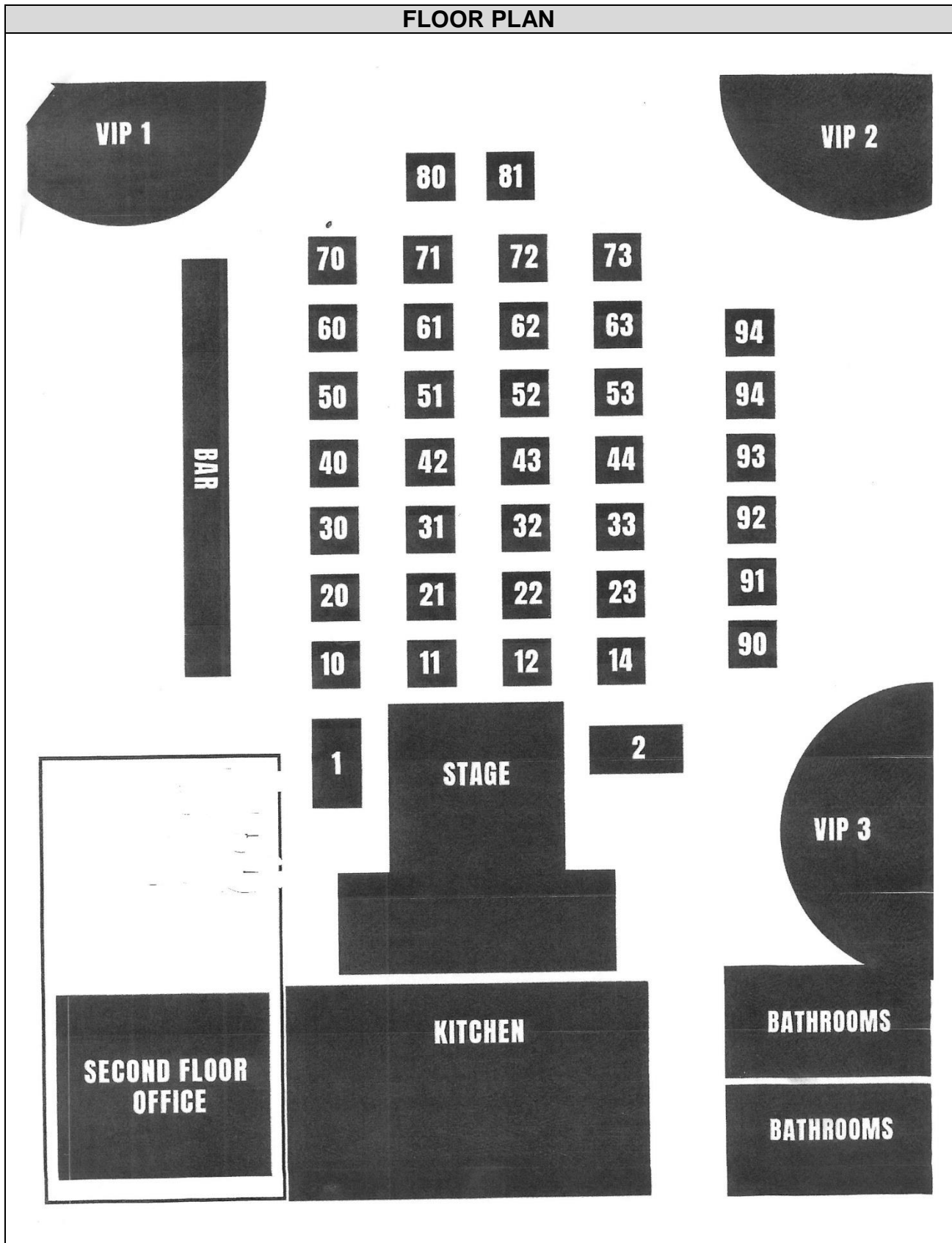
ATTACHMENTS



ATTACHMENTS



FLOOR PLAN



MENU

EVERA

vive la experiencia

M E N U

Appetizers

Bruschetta	\$9.99
Ceviche Pescado	\$11.99
Panchos	\$12.99

Soups & Salads

House Salad	\$15.99
Caesar Salad	\$14.99
Basil Soup	\$10.99

Carnes

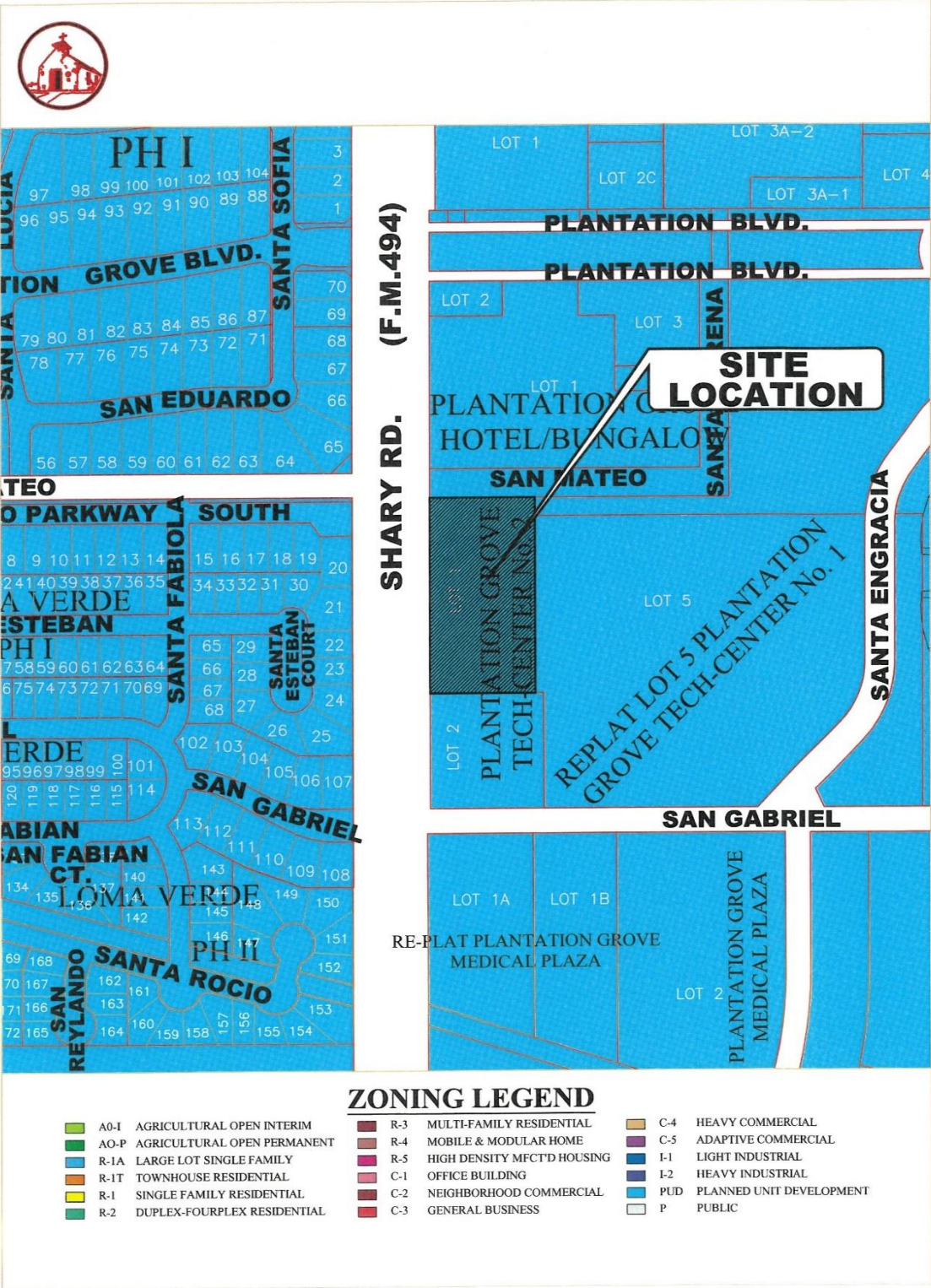
Chicharron RibEy	\$19.99
Ribeye Steak	\$24.99

Tacos

Nortenos	\$11.99
Al pastor	\$12.99
Malqueridos	\$13.99

HOURS • 5 a 12

ZONING MAP



TABC APPLICAT



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2025)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Evera			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) HTV Enterprise LLC			
3. Type of Owner <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Partnership <input type="checkbox"/> Other:			
4. Location Address 4001 S Shary Rd Ste 100			
City Mission	County Hidalgo	State TX	Zip Code 78572
5. Mailing Address 4001 S Shary Rd Ste 100			
City Mission	County Hidalgo	State TX	Zip Code 78572
6. Business Telephone Number pending	Alternate Telephone Number 956-638-2060	E-mail Address hector62@hotmail.com	
7. Application for:			
<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Reinstatement License/Permit Number <input type="checkbox"/> Reinstatement and Change of Trade Name License/Permit Number <input type="checkbox"/> Change of Location License/Permit Number <input type="checkbox"/> Change of Location and Trade Name License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:			
<input type="checkbox"/> BF Retail Dealer's Off-Premise License <input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit <input type="checkbox"/> LP Local Distributor's Permit <input type="checkbox"/> E Local Cartage Permit <input type="checkbox"/> ET Third-Party Local Cartage Permit <input type="checkbox"/> P Package Store Permit <input type="checkbox"/> Q Wine Only Package Store			
8B. Type of On-Premise Retailer License/Permit:			
<input type="checkbox"/> BE Retail Dealer's On-Premise License <input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit <input type="checkbox"/> BP Brewpub License <input type="checkbox"/> E Local Cartage Permit <input type="checkbox"/> FB Food and Beverage Certificate <input checked="" type="checkbox"/> LH Late Hours Certificate <input checked="" type="checkbox"/> MB Mixed Beverage <input type="checkbox"/> WP Waterpark Permit			
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit:			
<input type="checkbox"/> BB General Distributor's License <input type="checkbox"/> BC Branch Distributor's License <input type="checkbox"/> BN Nonresident Brewer's License <input type="checkbox"/> BW Brewer's License <input type="checkbox"/> JD Bonded Warehouse (Dry Area) <input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption Out-of-State Winery Direct Shipper's Permit <input type="checkbox"/> DS Permit <input type="checkbox"/> G Winery - allows on-premise consumption <input type="checkbox"/> J Bonded Warehouse <input type="checkbox"/> S Nonresident Seller's Permit <input type="checkbox"/> SD Brewer's Self-Distribution License <input type="checkbox"/> W Wholesaler's Permit <input type="checkbox"/> X General Class B Wholesaler Permit			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
<input checked="" type="checkbox"/> Bar <input type="checkbox"/> Civic Center <input type="checkbox"/> Convenience Store <input type="checkbox"/> Delivery Company <input type="checkbox"/> Grocery/Market <input type="checkbox"/> Hotel <input type="checkbox"/> Motel <input type="checkbox"/> Movie Theater <input type="checkbox"/> Package Store <input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73) <input type="checkbox"/> Racetrack <input type="checkbox"/> Restaurant <input type="checkbox"/> Sexually Oriented <input type="checkbox"/> Sporting Arena			

MAILOUT LIST

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



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Lola Food Truck in a (C-3) General Business District, being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, located at 1931 N. Conway Avenue, Patricia Rey, – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 8, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 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.
- January 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- January 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council (CC).

Summary:

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

STAFF RECOMMENDATION:

1. Approval for 2-year re-evaluation to continue to assess this mobile food unit
 2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
 3. Hours of operation to be as follows: Thursday – Sunday from 5:00 pm to 10:00 pm
 4. CUP is not transferable to others
 5. Must comply with the noise ordinance
-

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

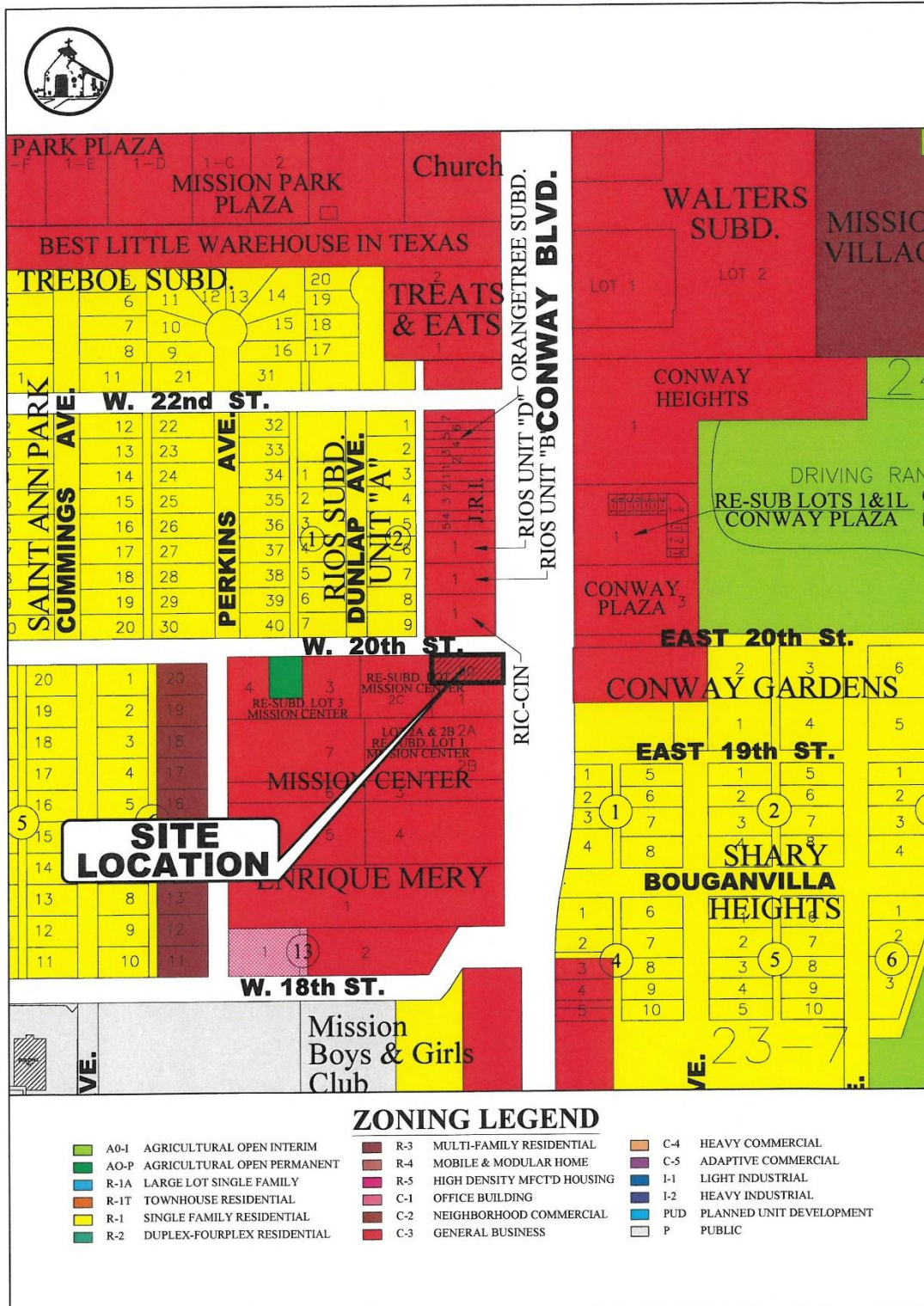
VICINITY MAP



ARIEL MAP



ZONING MAP



PICTURES



PICTURES



MENU

Specialty Tacos

(These are a fusion of flavors that bring a twist to classic tacos)

- **Taco Elote** – Grilled corn, mayo, cotija cheese, chili powder
- **Bacon-Wrapped Shrimp Taco** – Shrimp wrapped in crispy bacon, avocado, and spicy mayo

Burritos

- **Carne Asada Burrito** – A hearty burrito with carne asada, rice, beans, avocado, and salsa
- **Chicken Burrito** – Grilled chicken, cilantro-lime rice, black beans, guacamole
- **Shrimp Burrito** – Shrimp, avocado, lettuce, cucumber, spicy mayo
- **Breakfast Burrito** – Scrambled eggs, bacon or sausage, hash browns, cheese, and salsa

Quesadillas

- **Classic Cheese Quesadilla** – Flour tortilla with melted cheddar and mozzarella
- **Steak Quesadilla** – Grilled steak, cheese, and salsa
- **Chicken Quesadilla** – Grilled chicken, cheese, sour cream, and pico de gallo
- **Spinach & Mushroom Quesadilla** – Spinach, mushrooms, cheese, and chipotle sauce

Sides

- **Street Corn (Elote)** – Corn on the cob with mayo, cotija cheese, chili powder, and lime
- **Mexican Rice**
- **Refried Beans**
- **Chips & Guacamole**
- **Chips & Salsa** (Choice of mild, medium, or spicy salsa)
- **French Fries**

Drinks

- **Horchata** – Sweet rice milk drink with cinnamon
- **Agua Fresca** – Fruit water in flavors like pineapple, watermelon, and cucumber lime
- **Mexican Coke** – Bottled, made with cane sugar
- **Jarritos** – Mexican soda in a variety of fruit flavors
- **Bottled Water**
- **Sodas**

MENU**Sandwiches/ Burgers**

- Ham and Cheese-w/ trimmings
- Bacon Burgers- w/ trimmings
- Regular Burger- w/ trimmings
- Avocado Burger- w/ trimmings
- Mexican Hot Dogs- w/ trimmings
- Regular Hotdogs- w/ trimmings

Tacos

(Soft corn tortillas with your choice of filling, served with onions, cilantro, and your choice of salsa)

- **Carne Asada** – Grilled beef, seasoned to perfection
- **Pollo Asado** – Marinated grilled chicken
- **Al Pastor** – Pork marinated with pineapple and achiote
- **Barbacoa** – Slow-cooked beef with spices
- **Taco de Pescado** – Crispy fried fish fillet
- **Veggie Taco** – Grilled peppers, onions, zucchini, and portobello mushrooms
- **Bacon & Egg** – Scrambled eggs with crispy bacon

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
271136	R3250-00-002-0007-00	RIOS JOE A JR	2004 N DUNLAP AVE	MISSION	TX	78572-2839
271129	R3250-00-001-0006-00	SALINAS MANUEL JR	2001 N DUNLAP AVE	MISSION	TX	78572-2840
316864	W0100-00-023-0007-02	LILA-TESS INVESTMENTS LTD	2321 ORANGE ST	MISSION	TX	78574-2425
458630	M4935-00-000-0007-00	ACJ LLC	409 EAST RIDGE RD	PHARR	TX	78577-6003
316863	W0100-00-023-0007-01	GUERRA ALBERTO JR & BEATRIZ	1902 N CONWAY AVE	MISSION	TX	78572-2962
271137	R3250-00-002-0008-00	SARABIA FERNANDO JR	2000 N DUNLAP AVE	MISSION	TX	78572-2839
520493	R3250-0B-000-0001-00	GARCIA JULIO CESAR	25 CALLE ANACUA	BROWNSVILLE	TX	78520-7303
539586	R2435-00-000-0001-00	MISSION QUICK LUBE INC	2001 N CONWAY AVE	MISSION	TX	78572-2965
548154	C7980-00-000-0003-00	BANK OF SOUTH TEXAS	840 N CAGE BLVD	PHARR	TX	78577-3106
549025	M4935-00-000-002B-00	MY BLESSINGS LTD	3921 SARATOGA BLVD STE 103	CORPUS CHRISTI	TX	78415-5820
549024	M4935-00-000-002A-00	BIJO MANAGEMENT LLC ET AL	1508 IVY LN	EDINBURG	TX	78539-5333
627729	M4935-00-000-0003-05	DEL OLMO GUILLERMO PRIETO	1602 JONATHON DR	MISSION	TX	78572-8563
458636	M4935-00-000-0001-00	ARGENTO PROPERTIES LTD	805 W DAVIS RD	EDINBURG	TX	78541-6559
1067787	M4935-00-000-002C-00	FLORES RAUL	1714 E RABBIT RUN AVE	ALTON	TX	78573-3947
1067789	M4935-00-000-002D-00	ARGENTO PROPERTIES LTD	910 E HIDALGO AVE STE 1	RAYMONDVILLE	TX	78580-4095



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- January 7, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- January 13, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.42 – C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT); SUBSECTION (3) CONDITIONAL USES, BY ELIMINATING BARS AS A CONDITIONAL USE; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

SECTION 1: That the City of Mission Code of Ordinances, Appendix A – Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial); Subsection 3 be hereby amended by deleting the language that is (~~stricken~~) to read in full as follows:

(3)(e) Restaurants ~~or bars in accordance with the adopted policies of the city~~

SECTION 2: REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4: EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2026,
at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at
which a quorum was present and which was held in accordance with TEXAS GOVERNMENT
CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- January 7, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- January 13, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- This ordinance will prohibit the establishment of new car wash businesses within a one-mile radius of an existing car wash due to the on-going drought.
- This ordinance will assist with the city's water conservation efforts.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE XII. COMMERCIAL AND INDUSTRIAL AREA REQUIREMENTS, SECTION 1.58 GENERAL; BY ADDING SUBSECTION 3, CAR WASH ESTABLISHMENTS, BY ESTABLISHING A ONE-MILE MINIMUM RADIUS AND DISTANCE REQUIREMENT, ENSURING NO NEW CAR WASH BUSINESS BE ESTABLISHED WITHIN A ONE-MILE RADIUS OF AN EXISTING CAR WASH, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, the car wash use is a prevalent business model that requires the consumption of large volumes of water; and

WHEREAS, this amendment will promote the conservation of water by requiring the installation of a water reclamation and recycling system as part of its operations model; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

SECTION 1: That the City of Mission Code of Ordinances, Appendix A – Zoning, Article XII. – Commercial and Industrial Area Requirements, Section 1.58, be hereby amended by adding Subsection 3, Car Wash Establishments, the language underlined (added) to read in full as follows. *The remaining sections are to remain in force.

Section 1.58. General

3. Car Wash Establishments.

A car wash establishment is defined as a facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles, such as, but not limited to automobiles, passenger vans, small passenger shuttles, small recreational vehicles, boats, and/or water sports equipment by machine or hand-operated facilities. A car wash may be:

- a. A single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or
- b. A tunnel type that allows the washing of multiple vehicles in a tandem arrangement while moving through a structure
- c. A facility where the car wash is done entirely by hand

Car washes shall not be located within a one (1)-mile radius of another existing car wash as defined above. This will not apply to new convenience stores that have a car wash component.

Qualifying car washes shall be designed to employ a water recycling system as the primary source of water supply necessary to operate the business.

For car washes in operation at the time of the adoption of the minimum distance requirement section shall be allowed to remain in operation despite a change of ownership or the car wash operation being suspended for an indefinite length of time.

SECTION 2: REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2026, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

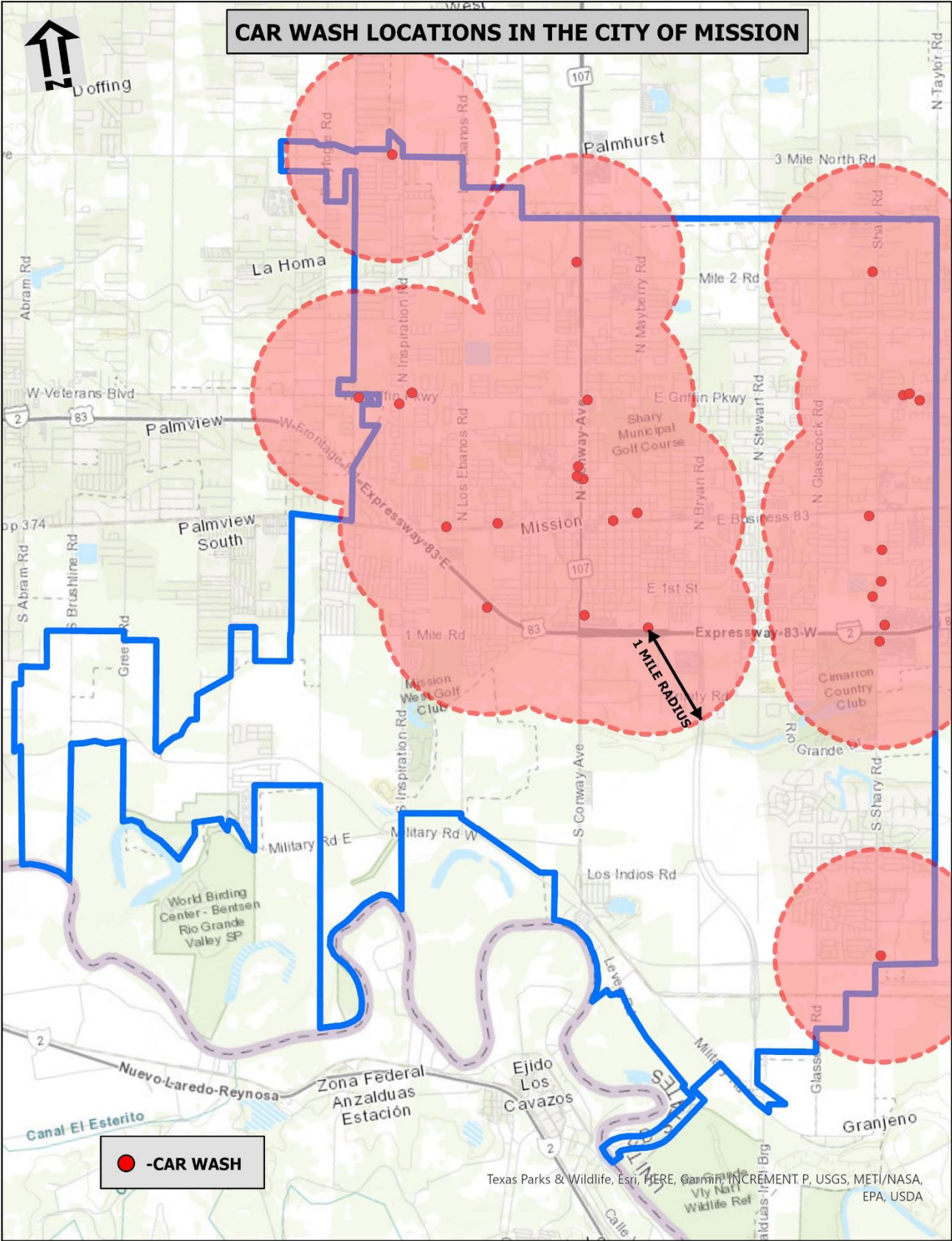
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: January 7, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- January 7, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- January 13, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- This ordinance will streamline the process for the issuance of building permits for new restaurants and fast-food establishments by not requiring a conditional use permit for a drive-thru window.
- The proposed ordinance would allow the issuance of a building permit with the correct zoning and with a site plan approval from the Planning and Zoning Commission.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII. USE DISTRICTS AND CONDITIONAL USES, SECTION 1.41. C-1 (OFFICE BUILDING DISTRICT), SUBSECTION (2) PERMITTED USES & (3) CONDITIONAL USES; SECTION 1.42. C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT), SUBSECTION (2) PERMITTED USES, & (3) CONDITIONAL USES; AND SECTION 1.43. C-3 (GENERAL BUSINESS DISTRICT), SUBSECTION (2) PERMITTED USES & (3) CONDITIONAL USES BY MAKING DRIVE-THRU SERVICE WINDOW BUSINESS FOR FOOD ESTABLISHMENTS A PERMITTED USE; AND BY REMOVING DRIVE-THRU SERVICE WINDOW BUSINESS FOR FOOD ESTABLISHMENTS AS A CONDITIONAL USE, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

SECTION 1: That the City of Mission Code of Ordinances, Appendix A – Zoning, Article VIII. – Use Districts and Conditional Uses, Section 1.41. C-1 (Office Building District); Section 1.42. C-2 (Neighborhood Commercial District); and Section 1.43. C-3 (General Business District) be hereby amended by adding the language underlined (**added**) and deleting the language that is (**stricken**) to read in full as follows. *The remaining sections are to remain in force.

Article VIII. Use Districts and Conditional Uses

Section 1.41. C-1 (Office Building District)

2. Permitted uses:

(1) Drive-thru service window business for food establishments.

3. Conditional uses (requires a use permit, see article X):

~~(l) Drive-thru service window business for food establishments.~~

Section 1.42. C-2 (Neighborhood Commercial District)

2. Permitted uses:

~~(l) Drive-thru service window business for food establishments.~~

3. Conditional uses (require use permits, see article X):

~~(c) Drive-thru service window business for food establishments.~~

Section 1.43. C-3 (General Business District)

2. Permitted uses:

~~(o) Drive-thru service window business for food establishments.~~

3. Conditional uses (require use permits, see article X):

~~(c) Drive-thru service window business for food establishments.~~

SECTION 2: REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2026, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney