



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, December 3, 2025 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 - November 19, 2025

PLAT APPROVAL

2 Plat Approval Subject to Conditions for Holland Estates Subdivision Phase III, 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. Developer: Skyview Investments Properties, LLC., Engineer: Melden & Hunt, Inc. - Cervantes

3 Plat Approval Subject to Conditions and Consideration of a Variance from the City's street offset requirement of a minimum of 125 feet for the Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC - Cervantes

PUBLIC HEARINGS

REZONING

4 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-Fourplex Residential District ("R-2"), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna - Cervantes

CONDITIONAL USE PERMIT

5 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – Taqueria Oviedo 2 in a (C-3) General Business Commercial District, being Lot 1, Rivalsebas Subdivision, Located at 708 N. Inspiration Road, Suite 3, Applicant: Claudia Oviedo Adame - Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Lu's Coffee Shop in a property zoned General Business District ("C-3"), being a 0.343 gross acre tract of land, out of Lot 1, of the Re-subdivision of the Mission Nursing Home Subdivision, located at 1001 S. Bryan Road. Applicant: Nallely Cerda-Davila - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for the Complimentary Offering of Alcoholic Beverages for Social and/or Cultural Events in a property zoned (R-2) Duplex-Fourplex Residential District, being Lot 1, Mission Library Subdivision, located at 921 E. 12th Street, Applicant: Upper Valley Art League, c/o Robert Codina – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – Eliz Event Center in a (C-3) General Business District, being Lot 9, Shary Business Center Subdivision (aka Shary Business Center Condos Unit 17), located at 2407 Brock Street, Suite C. Applicant: Elizabeth Gonzalez – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages and Drive-Thru Service Window – El Ronco Servi Car in a (C-3) General Commercial District, being Lot B, Girasol Estates Subdivision, located at 1728 W. Griffin Parkway, Applicant: Ismael Reyes – Cervantes

ADJOURNMENT

Signed this the 26th day of **November, 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 **26th day of November, 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 **3rd day of December, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **26th day of November, 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
NOVEMBER 19, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Steven Alaniz
Raquenel Austin
Omar Guevara
Kevin Sanchez

P&Z ABSENT

Connie Garza
Diana Izaguirre

STAFF PRESENT

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

GUEST PRESENT

Juan Rivas
Martha Rivas
Marlon Garza
Elias Guajardo
Arturo G. Celestino
Mark Perez
Sasha Velazquez

CALL TO ORDER

Vice-Chairman Sanchez called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 5, 2025

Vice-Chairman Sanchez asked if there were any corrections to the minutes for November 5, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2**Plat Approval****Subject to Conditions:**

The proposed Las Palmas at Bentsen

Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52,

This site is located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road PUD

Developer: Rhodes Enterprises, Inc.

Engineer: Melden & Hunt, Inc.

Mr. Ramirez stated this development is located approximately $\frac{3}{4}$ of a mile North of Military Road on the West side of S. Inspiration Road. Las Palmas at Bentsen Palm Phase I will be a private subdivision consisting of 80 single family residential lots, and 3 common areas 1 being a detention pond. This subdivision will have 2 access points both being from S. Inspiration Road. All internal streets will be private 32' B-B with curb and gutters within 50' right-of-way's. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within the proposed detention pond. The Engineering Department has reviewed and approved the

drainage report. The tract of land is currently zoned Planned Unit Development (PUD) where the developer has designed the subdivision per their master plan for this area. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees and Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

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

There was none.

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

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Plat Approval

Subject to Conditions:

**The proposed Mission Park Trails Subdivision
being a subdivision of a tract of land containing
19.139 acres being all of Lots 48 and 49,
Hidden Hills Estate Subdivision
This site is located at the Southwest corner of
Walsh Avenue and Business Highway 83
R-3
Developer: Mission Park Trails, LLC
Engineer: Melden & Hunt, Inc.**

Mr. Ramirez stated the property is located at the Southwest corner of Walsh Avenue and Business Highway 83 (Loop 374). The tract of land is currently zoned Multifamily Residential District (R-3) where the developer has designated a section for the construction of duplexes and fourplexes and a portion for townhouses. This development will be consisting of 20 duplex-fourplex lots and 89 townhome lots and 3 common areas. This subdivision will have 3 access points all being from Walsh Avenue. All internal streets will be public and be paved within 60' right-of-way's to include 2 alleys. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 138.860 cu. ft. of detention has been provided by Hidden Hills Estate Subdivision. The Engineering Department has reviewed and approved the drainage report. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot) and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff 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.

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

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the plat approval request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #4

Plat Approval

Subject to Conditions: **The proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, This site is located along the West side of N. Bryan Road approximately 2,505 feet North of Mile 2 Road R-1A**
Developer: RAM RGV, Inc.
Engineer: Melden & Hunt, Inc.

Mr. Ramirez stated this development is located 2,505 feet North of Mile 2 Road on the West side of N. Bryan Road. The Estates at Bryan Subdivision will be a private subdivision consisting of 16 single family residential lots, and 2 detention ponds. This subdivision will have 1 main access point being from N. Bryan Road. The internal street will be a private 32' B-B with curb and gutters within a 50' right-of-way. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, the required 32,788 cubic feet of detention will be provided within the proposed detention ponds. The Engineering Department has reviewed and approved the drainage report. The tract of land is currently zoned Large Lot Single Family Residential District (R-1A). The average lot will measure 150'x140' consistent with the R-1A zoning. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), and Conveyance or Payment of Water Rights (\$3000xac.). All other format findings shall be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff 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.

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

There was none.

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

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #5

Ordinance Amendment: Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsections (2) Permitted Uses, and (3) Conditional Uses by making business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate offices a permitted use; and by removing business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices as a conditional use.

Mr. Cervantes stated that this ordinance will streamline the process for the issuance of building permits and business licenses for banks, mortgage companies, insurance and real estate offices in properties zoned Neighborhood Commercial ("C-2"). The proposed ordinance would allow those types of facilities that are currently allowed with a conditional use permit to be permitted by right without having the conduct public hearings. Staff recommends the adoption of the ordinance.

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

There was none.

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

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

There was none.

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

Started: 5:35 p.m.

Ended: 5:36 p.m.

Item #6

Rezoning:

**Being a 2.07-acre tract of land out of Lot 24-5,
West Addition to Sharyland Subdivision,
located along the South side of W. Griffin
Parkway (FM 495) approximately 966 feet
East of Holland Avenue.
AO-I to C-3
Ace Engineering, LLC c/o J.S. Kawamoto**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") for a commercial development at the site. The tract of land has 2.07 acres in area and measures 155.6 feet along Griffin Parkway and has a depth of 580.6 feet. The surrounding zones are General Business District (C-3) to the North

and East, Single-family Residential District (R-1) to the South and General Business District (C-3) and Multi-family Residential (R-3) to the West. The surrounding land uses include the Elizondo Plumbing business and apartments to the West, The El Pato Restaurant and vacant land to the East, the Taco Bell restaurant and Move it Storage to the North and single-family homes to the south. The property is vacant. The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for low density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses. Notices were mailed to 26 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

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

There was none.

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

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

There was none.

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

Started: 5:36 p.m.

Ended: 5:38 p.m.

Item #7

Conditional Use Permit:

**To Construct a Guest House
Being Lot 23, Stewart Terrace Subdivision
1608 Merlin Drive
R-1
Yesenia Celestino**

Mr. Cervantes stated the subject site is located along the South side of Merlin Drive approximately 350 feet East of N. Stewart Road. 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. Lot must be a minimum of 12,000 sq. feet. The property has an area of 12,745 square feet. 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. Proposal must be clearly secondary to the primary residence. Shall not have access to a public street (No shared/extended driveway). 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 (26) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit

is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

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

There was none.

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

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

There was none.

There being no discussion, Vice-Chairman Sanchez 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: 5:38 p.m.

Ended: 5:40 p.m.

Item #8

Conditional Use Permit:

**The Sale & On-site Consumption of
Alcoholic Beverages - Lux Lounge
Being Lot 1, Alba Plaza Subdivision
608 N. Shary Road, Suites 4 & 5
C-3
Briella's Bistro, LLC c/o Martha Rivas**

Mr. Cervantes stated the subject site is located along the East side of Shary Road approximately ¼ mile south of East Business Highway 83 within a commercial plaza. Access to the site is via a 34' driveway off Shary Road. Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 2,251 square foot suite within a commercial plaza for a Lounge/Bistro. The applicant would like to offer alcoholic beverages with the meals. The suite includes a small stage for DJ or Karaoke, 2 VIP areas, a photo area, a bar, a kitchen, and a storage area. Days & Hours of Operation: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm. Staff: 10 employees. Parking: In reviewing the floor plan, there is a total of 115 seating spaces proposed (21 tables, 2 VIP area, bar), which requires 38 parking spaces (115 seats/1 space for every 3 seats – 38.3 parking spaces). It is noted that the parking is held in common. There is a total of 136 existing parking spaces, shared with other businesses within the commercial plaza. Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The applicant proposes to have a security on-site. Staff notes that the last conditional use permit considered for the sale and on-site consumption of

alcoholic beverages for this location was for Extreme Pizza. It was approved on November 13, 2023, for life of use. Since the use was not transferable, a new permit needs to be considered. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for one (1) year to continue to assess this new business.; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) 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) Hours of operation to be as follows: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm; 8) Must comply with the Noise Ordinance; 9) Maximum occupancy to be at all times; and 10) Must have one licensed security officer during the peak hours.

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

There was none.

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

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

There was none.

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

Started: 5:40 p.m.

Ended: 5:41 p.m.

Item #9

Conditional Use Permit: **An Event Center – Confetti Avenue Party Place
Being Lot 2, River Oaks Plaza Subdivision
1802 E. Griffin Parkway
C-3
Sasha Velazquez**

Mr. Cervantes stated the subject site is located at the Southwest corner of Glasscock Road and E. Griffin Parkway. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a total of 3,350 square feet within a commercial plaza for an event center. The applicant is proposing to host kids' birthday parties. Days & Hours of Operation: Every Day from 11:00 a.m. to 11:00 p.m. Staff: 1 employee. Parking: Due to the total of 72 proposed chairs, a total of 24 parking spaces are required. There is a total of 342 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (27) legal notices to the surrounding property owners. In accordance with the zoning ordinance,

the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation Approval for 1-year re-evaluation subject to: 1) Hours of operation are Every Day from 11:00 a.m. to 11:00 p.m.; 2) Maximum occupancy being ____; 3) Must obtain a business license before occupancy; 4) Must comply with the noise ordinance; 5) CUP is not transferable to others; and 6) Must comply with all City Codes (Building, Fire, Health, etc.)

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

There was none.

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

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

There was none.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #10

**Conditional Use Permit
Renewal:**

**A Home Occupation – Z Galleria Antiques
Being the west 172 feet out of the South
120 feet out of the West 363 feet, Lot 152,
Sharyland Orchards Subdivision Addition “A”
2401 Sunset Lane
R-1A
Elias Guajardo**

Mr. Cervantes stated the applicant is requesting a renewal of his conditional use permit in the subject property zoned Large Lot Single Family Residential District (“R-1A”) to sell gold, silver, antiques and collectibles. The code of ordinances states that a home occupation is allowed in a property zoned residential with a conditional use permit. The property is located at the Northeast corner of N. Shary Road and Sunset Lane. The applicant resides at the property and designates 658 square feet for the home business. The house has a total of 1,432 square feet. The proposed hours of operation are Monday through Saturday from 9:00 a.m. to 5:00 p.m. There will be one employee for the home occupation. The subject property has a parking lot with spaces for five (5) vehicles. Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that the use requested is compatible and complementary to adjacent properties. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) Life of the use permit with the understanding that it can be revoked for non-compliance; 2) Must continue to comply with all city

codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation are Monday to Saturday from 9:00 a.m. to 5:00 p.m.

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

There was none.

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

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

There was none.

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

ITEM#11

ADJOURNMENT

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:42 p.m.

Kevin M. Sanchez, Vice-Chairman
Planning and Zoning Commission



CITY OF
MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 3, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for Holland Estates Subdivision Phase III, 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. Developer: Skyview Investments Properties, LLC., Engineer: Melden & Hunt, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 22, 2022 – Plat, preliminary construction plans, and Subdivision Application submitted to the City and first review by the Staff Review Committee. Subdivision application updated on November 18, 2025.
- November 20, 2025 – Final review of plat and construction plans deemed complete by SRC.
- December 3, 2025 – Consideration of the plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of the plat approval subject to conditions by the City Council.

Summary:

- This subdivision is located along the East side of Holland Avenue approximately 2,868 feet North of W. Griffin Parkway.
- The proposed Holland Estates Subdivision Phase III consists of 60 townhome lots (2 being common lots – 60 & 50).
- The internal streets will be public. Peace Avenue will connect to the existing street stub to Tabasco Subdivision situated on the North side of this development.
- Water and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xacre) will be imposed. Water District Exclusions and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

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

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

SUBDIVISION APPLICATION

RECEIVED

CITY OF MISSION
SUBDIVISION APPLICATION

Name: <u>Melden & Hunt, Inc.</u> Address: <u>115 W. McIntyre</u> City: <u>Edinburg, TX 78541</u> Phone: <u>(956) 381-0981</u> Subdivision Name: <u>Holland Estates</u> Holland Estates Subdivision	PLAT FEES 5 ACRE PLAT OR LESS.....\$400 <u>5+ ACRES.....\$500</u> Re-Plat Filing/Review\$300 Separate Subdivision variance/open cuts, etc. \$150 P&Z Date: _____ City Council Date: _____
---	---

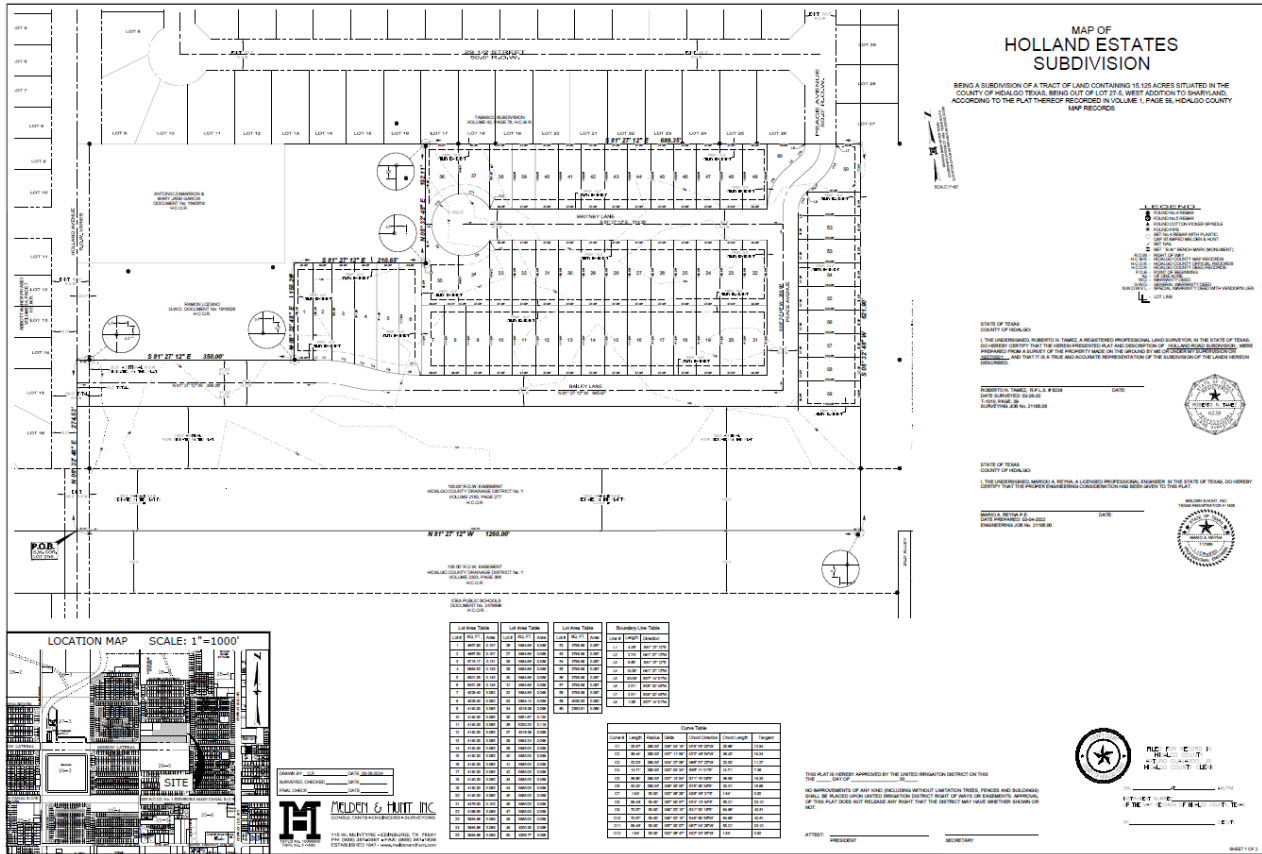
Urban (City) <input checked="" type="checkbox"/>	Suburban ETJ _____	Rural ETJ _____
Zone: <u>AO-I</u>	Water Dist. <u>Mission</u>	School Dist. _____
# of Lots: Residential <u>47</u>	Non-Residential <u>0</u>	Common Areas/Lots <u>1</u>
Water CCN: SWSC _____	LJWSC _____	MUD _____

<u>WATER</u> <u>2,400</u> L. F. of <u>8"</u> Water Lines _____ L. F. of _____ Water Lines Other: _____ Suburban MSR cost of water meters & ETJ Only: _____ Membership costs \$ _____	<u>SEWER</u> <u>2,060</u> L. F. of <u>8"</u> Sewer Lines _____ L. F. of _____ Sewer Lines Lift Sta: _____ N/A-Septic Use: _____ Other: _____ Suburban ETJ Only: MSR cost of Septic Tanks \$ _____
--	--

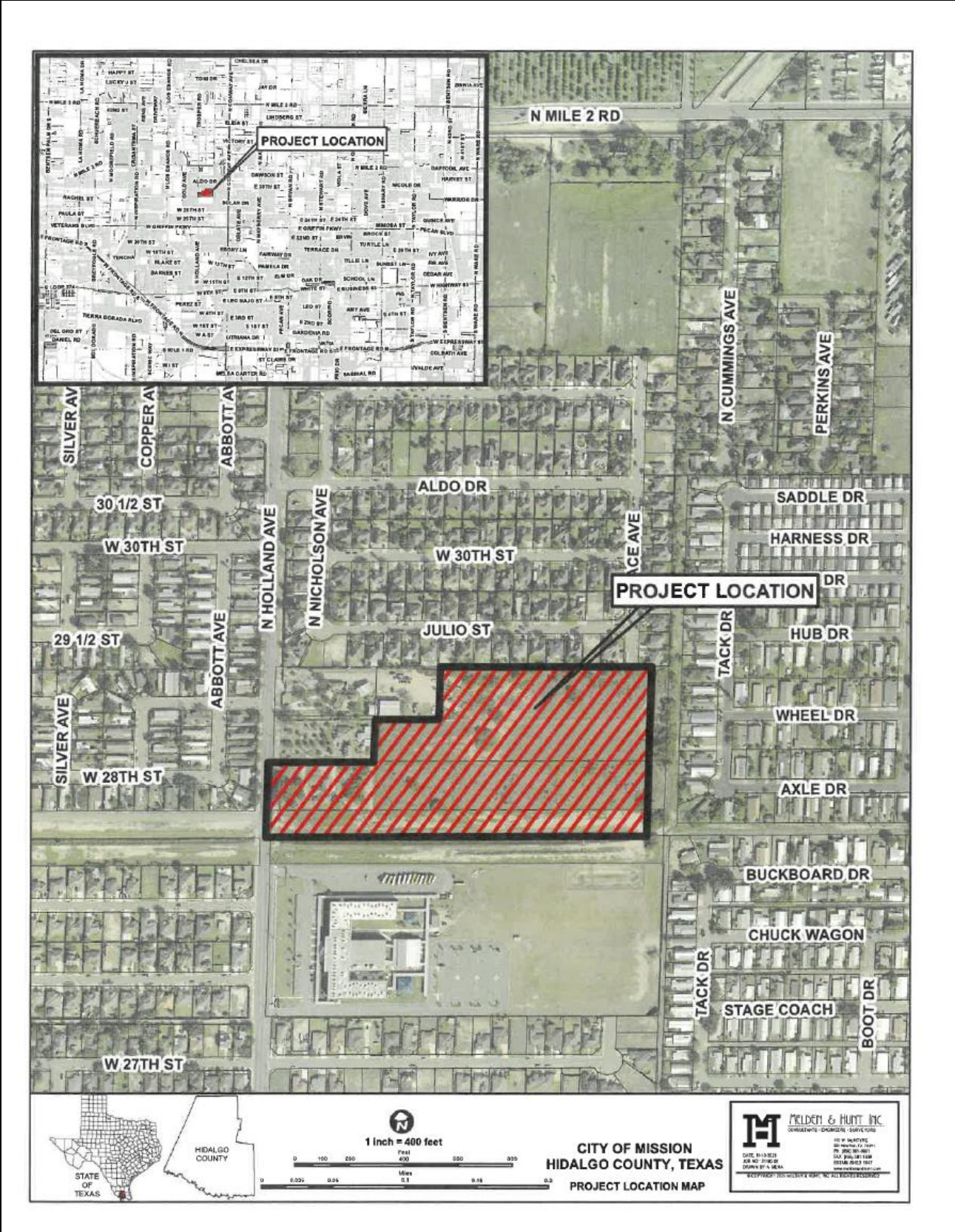
<u>STREETS</u> <u>2,456</u> L. F. of <u>32'</u> Wide Streets _____ L. F. of _____ Wide Streets Other: _____	<u>STORM SEWER</u> <u>736</u> L. F. of <u>24"</u> Storm Lines <u>225</u> L. F. of <u>30"</u> Storm Lines <u>315</u> L. F. of <u>36"</u> Storm Lines <u>71</u> L. F. of <u>42"</u> " "
---	--

Filing Fee: \$ _____ *Non-Refundable <u>M. H.</u> Owner/Agent	Receipt #: <u>20220320</u> <u>6-22-2022</u> Date
--	--

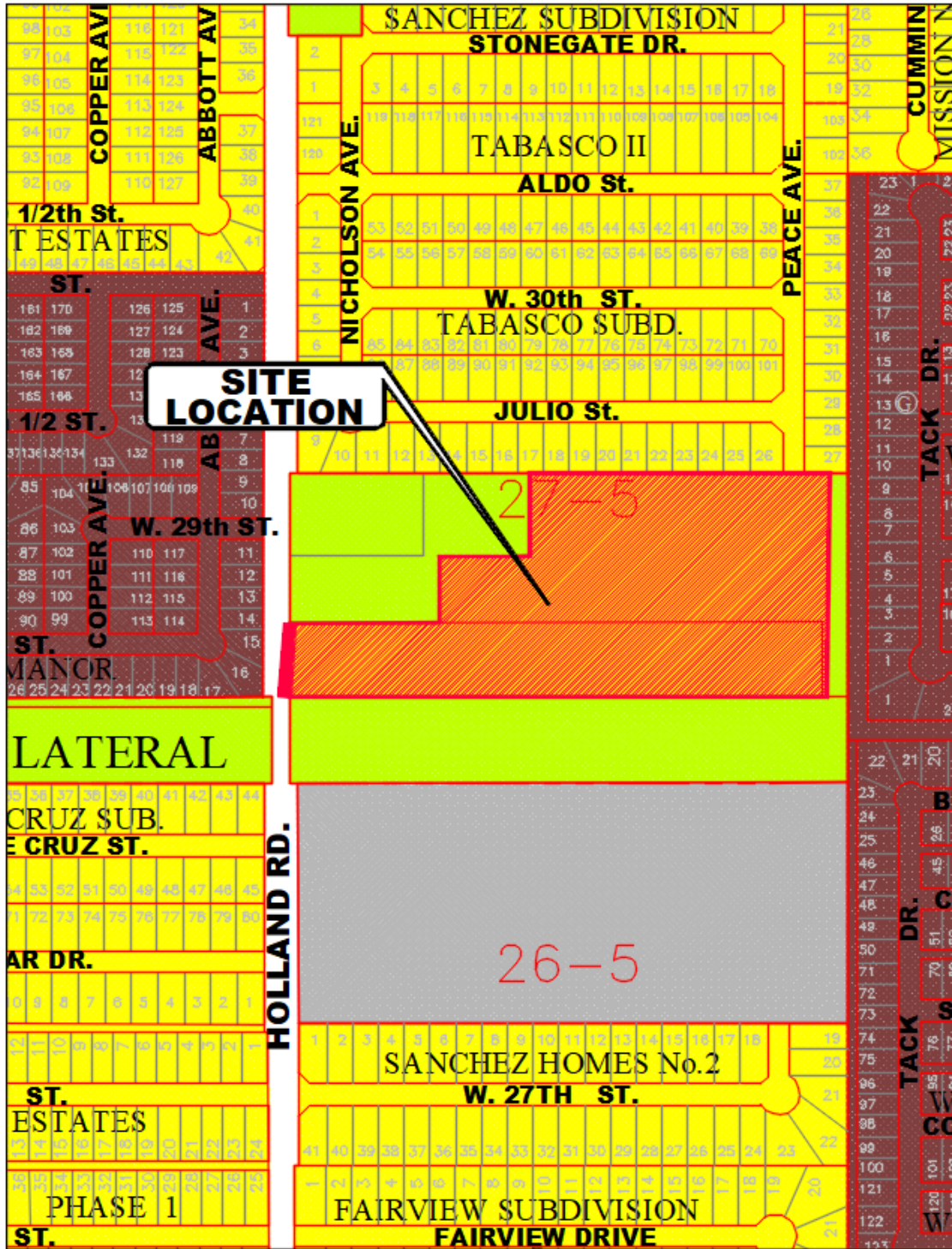
PLAT



AERIAL	
--------	--



ZONING MAP



CITY OF MISSION

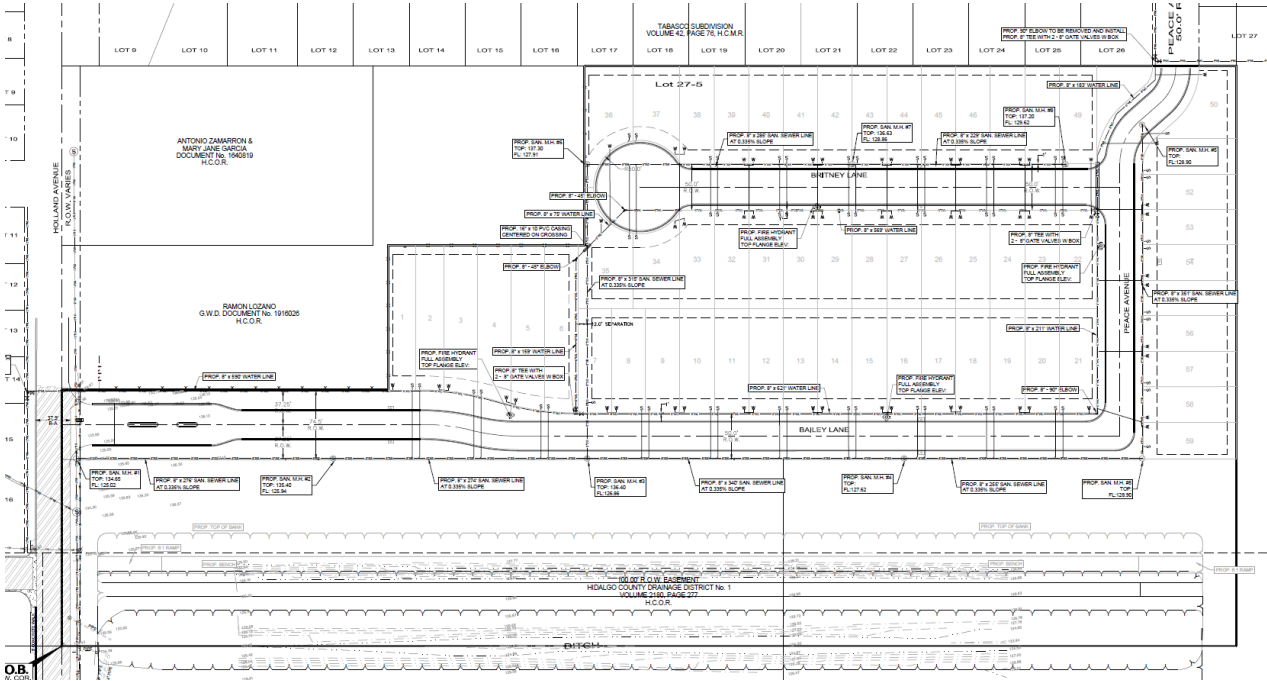
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

UTILITY LAYOUTS



DRAINAGE REPORT



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO M. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

TBPELS Firm # F-1435
TBPELS # 10096600

Drainage Statement

HOLLAND ESTATES SUBDIVISION

Project #21185.00 Date: February 22, 2024; Revised April 19, 2024

Revised: May 28, 2024; Revised: October 17, 2024; Revised: January 15, 2025


HOLLAND ESATES SUBDIVISION A tract of land containing 15.125 acres situated in the County of Hidalgo Texas, being out of lot 27-5, West Addition To Sharyland, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This subdivision lies in Zone "C" & "A". Flood Zone "C" is defined as areas of minimal flooding. Flood Zone "A" if defined as areas of 100-year flood; base flood elevations and flood hazard factors not determined. Base flood elevation is 136.50. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is approximately 2,868 feet north of the intersection of Griffin Parkway (F.M. 495) & State Holland Avenue. The property is currently open with a proposed use of 49 single family lots and 1 detention pond, currently inside the City of Mission, Texas. The proposed BFE is 136.50 is proposed for the Flood Zone "A" portion of the property. A LOMR-F will be submitted to FEMA for the designation of this portion of the property.

The soils in this area are (4) Brennan fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

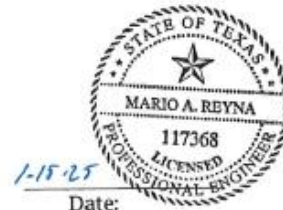
Existing runoff is in a northeasterly direction, with a runoff of 12.44 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 54.68 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 42.24 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into a proposed detention pond on the east side of site, which will then discharge into the Mission Lateral.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 63,026 cubic feet of detention will be provided within the widening of the existing H.C.D.D. #1 Mission Lateral. Plus, the total amount of fill brought in to get site out of flood zone is 578,256 cubic feet, bringing to a total of 641,282 cubic feet required.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
H.C.D.D. No. 1	


Mario A. Reyna, P.E. #117368





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 3, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions and Consideration of a Variance from the City's street offset requirement of a minimum of 125 feet for the Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 12, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City to include a Variance Request.
- November 20, 2025 – Final review of plat and construction plans deemed complete by SRC.
- December 3, 2025 – Consideration of the Plat Approval Subject to Conditions and consideration of a Variance Request by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of the requested Plat Approval Subject to Conditions and consideration of a Variance Request by the City Council.

Summary:

- This site is located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road.
- The Laguna Heights Subdivision will be a private subdivision consisting of 140 single family residential lots, and 2 common areas. The land use for this subdivision is consistent with surrounding single-family residential lots.
- The subdivision will have frontage to Los Ebanos and S. Mile One Roads both to be improved by the developer and widened as indicated by the Thoroughfare Plan. All internal streets will be private to be maintained by the HOA.
- A Variance Request has been submitted to allow the development to proceed having a street offset of 60 feet whereas the minimum offset is 125 feet as defined in the Subdivision Ordinance Section 98-134. Streets. (d) Street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided.
- Water and sanitary sewer will be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond, and ultimately outfling to the Hidalgo County Drainage District No. 1 Tierra Dorado Drainage Ditch located at the Northwestern corner of the proposed site. The required storage for the development is 2.33-acre-feet (97,008 CF) with a generated peak runoff rate of 92.70 CFS, a total increase of 66.51 CFS. A proposed onsite detention pond shall be installed to accommodate the required detention volume of 2.23-acre-feet (97,008 CF).

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xacre), Street widening improvements or escrows along los Ebanos and S. Mile One Roads, and all other format findings will be complied with prior to plat recording.

STAFF RECOMMENDATION:

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.

Staff recommends denial to the variance request.

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

20250700-09/12/25 M2 ENGINEERING PLLC
LAGUNA HEIGHTS SUBD 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

CITY OF MISSION SUBDIVISION APPLICATION



WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

Name: M2 Engineering, PLLC
Address: 1810 E Griffin Parkway
City: Mission, Texas 78572
Phone: 956-600-8628
Subdivision Name: _____
Laguna Heights Subdivision

PLAT FEES

5 ACRE PLAT OR LESS.....\$400
5+ ACRES.....\$500
Re-Plat Filing/Review\$300
Separate Subdivision variance/open cuts, etc. \$150
P&Z Date: _____ City Council Date: _____

Urban (City) ☒ Suburban ETJ _____ Rural ETJ _____
Zone: R1 Water Dist. City of Mission School Dist. Mission ISD
of Lots: Residential 135 Non-Residential _____ Common Areas/Lots _____
Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

4,666 L. F. of 8" Water Lines
_____ L. F. of _____ Water Lines
Other: _____

Suburban MSR cost of water meters &
ETJ Only: Membership costs \$ _____

SEWER

4,930 L. F. of 8" Sewer Lines
_____ L. F. of _____ Sewer Lines
Lift Sta: _____ N/A-Septic Use: _____

Other: _____
Suburban ETJ Only: MSR cost of Septic Tanks
\$ _____

STREETS

4950 L. F. of 32' B-B Wide Streets
_____ L. F. of _____ Wide Streets
Other: _____

STORM SEWER

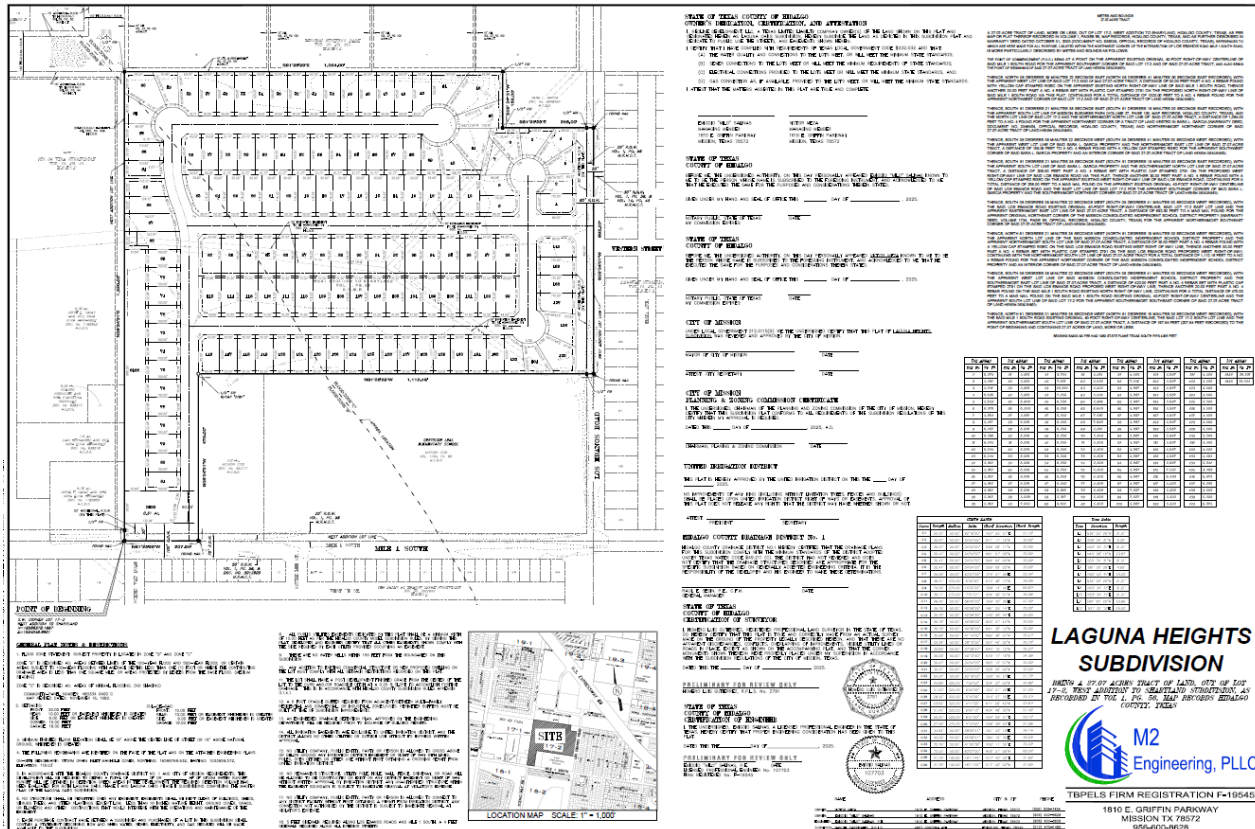
801 L. F. of 24" Storm Lines
180 L. F. of 30" Storm Lines
_____ L. F. of _____ Storm Lines

Filing Fee: \$ _____ Receipt #: _____
*Non-Refundable

[Signature]
Owner/Agent

8/29/25
Date

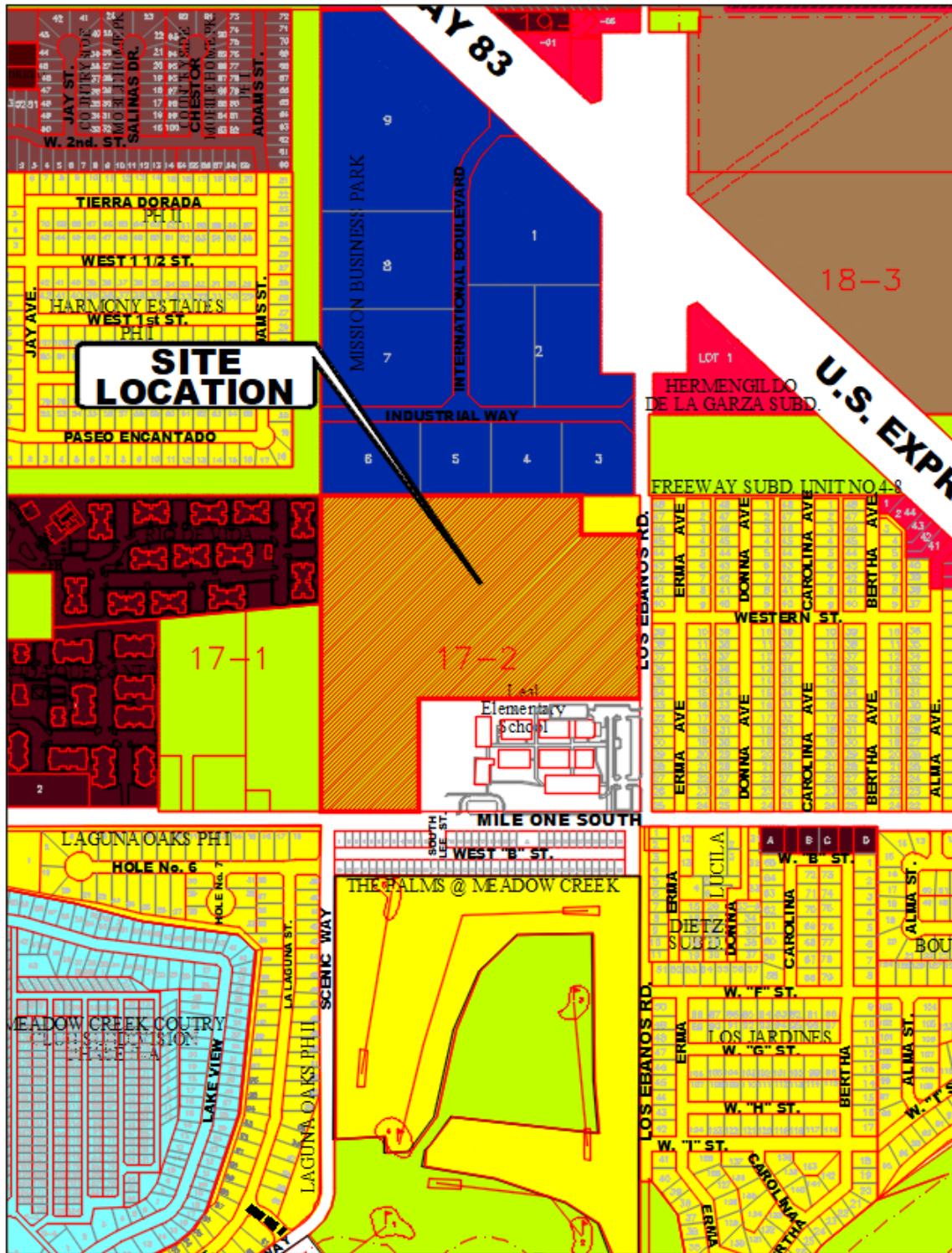
PLAT



AERIAL PHOTO



ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

VARIANCE REQUEST



Variance Request

November 12, 2025
 City of Mission – Planning Department
 1201 E. 8th Street
 Mission, Tx 78572

Subject: Request for Variance – Street Offset Requirement
Laguna Heights Subdivision – Los Ebanos Road and Western Street, Mission, Texas

On behalf of our client, Redline Development, LLC, we respectfully request a variance from the City of Mission's street offset requirement of 125 feet. As noted in the City's comments, street offsets of less than 125 feet are to be avoided.

We are requesting approval to allow the proposed entrance of the private street along Los Ebanos Road for the Laguna Heights Subdivision, which would result in a 60-foot offset from the centerline of Western Street. The justification for this request is outlined below:

1.Private Subdivision – Limited Access

The proposed subdivision is a private development and will not provide through access to Western Street. As such, traffic movements will be limited to residents and their visitors, substantially reducing potential safety or circulation concerns typically associated with offset intersections.

2.Controlled Access Design

The entrance will incorporate a gated access point, further minimizing traffic flow and preventing cut-through traffic. This controlled design ensures that the proposed offset will not create confusion or conflicts with adjacent intersections.

3.No Adverse Impact on Public Infrastructure or Safety

Given the private nature of the subdivision and its low projected trip generation, the proposed offset will not negatively impact public roadway operations or traffic safety. We believe these factors collectively demonstrate that the intent of the City's requirement to maintain safe and efficient street alignment will still be met under the proposed design. Therefore, we respectfully request approval of this variance to allow the entrance at the proposed location.

We appreciate your time and consideration of this request. Please let us know if any additional information or a meeting is needed to facilitate your review.

Respectfully,

Emigdio Salinas, P.E.

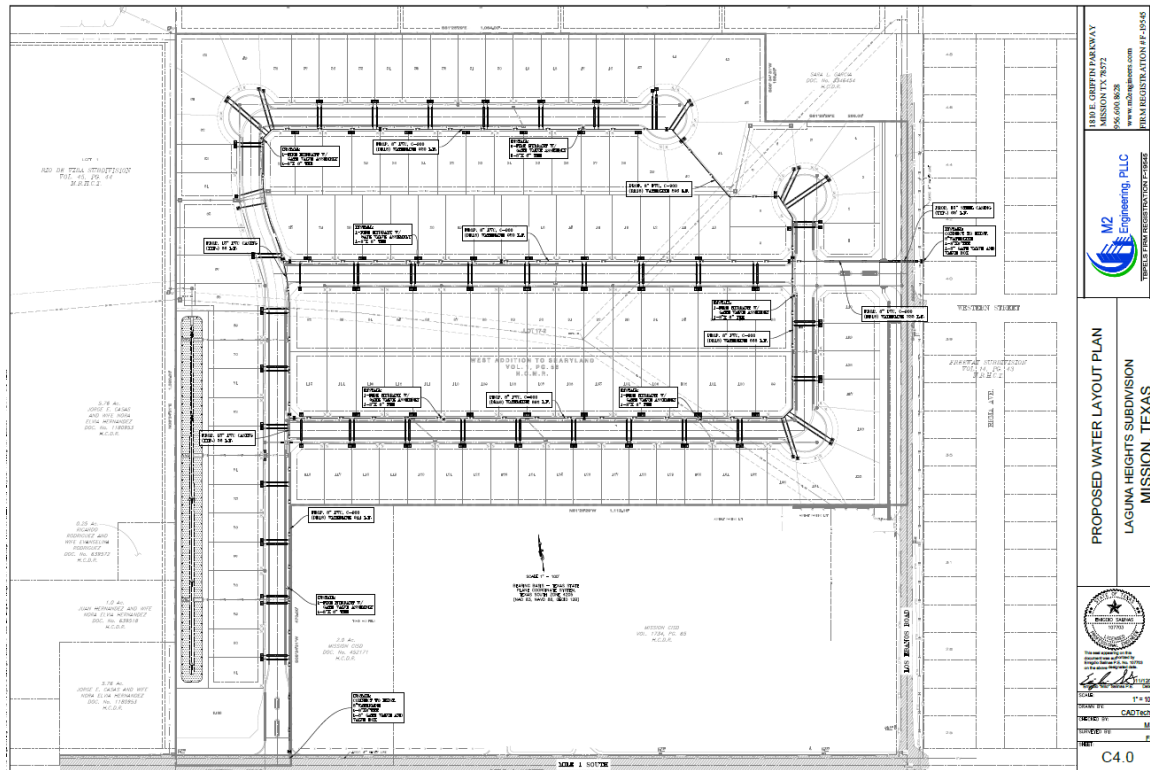
☎ 956-600-8628

✉ milo@m2-engineers.com

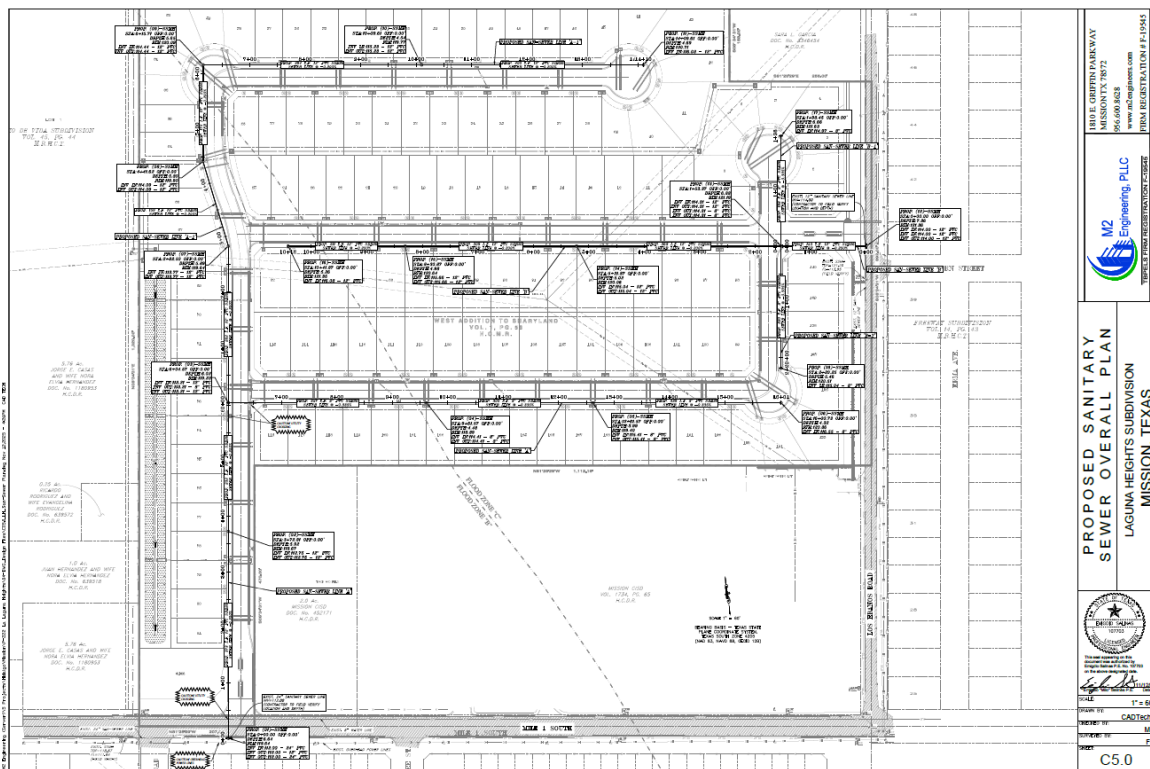
🌐 m2engineers.com

UTILITY LAYOUTS

WATER LAYOUT PLAN



SANITARY SEWER LAYOUT PLAN



DRAINAGE REPORT

Drainage Statement Laguna Heights Subdivision

Project Location

The Laguna Heights Subdivision is near the Northwest corner of S. Los Ebanos Road and S. Mile One, and found directly North - adjacent to Lear Elementary in the City of Mission, Texas. The 27.07 acre tract is out of Lot 17-2, West Addition to Sharyland, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 56, Map Records of Hidalgo County, Texas.

Flood Plain

The site is located within Zone "B" Areas between limits of the 100-year flood and 500-year flood, or certain area subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood (medium shading); and Zone "C" areas of minimal flooding (no shading) as described in FEMA Flood Insurance Rate Map Community Panel Number 480334 0400C revised on November 16, 1982.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of: Hidalgo Fine Sandy Clay Loam and Hidalgo Fine Sandy Clay Loam with slopes 0-1percent (Hydrologic Group B); Raymondville Clay Loam (Hydrologic Group C).

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	0.0	33.4%
20	Hidalgo sandy clay loam, 0 to 1 percent slopes	15.7	58.0%
02	Raymondville clay loam, 0 to 1 percent slopes	1.0	6.0%
Totals for Area of Interest		26.2	100.0%

Undeveloped Conditions

The featured project site consists of a 27.07-acre tract of land located on East side of Los Ebanos approximately 470-feet North of S. Mile One. Under current conditions, the project site remains largely undeveloped with drainage patterns conveying surface runoff in a Southwestern direction towards S. Mile One Road, collected by street public drainage, which outfalls to the Hidalgo County Drainage District No. 1 owned and maintained Drainage Ditch "Tierra Dorada Drain". The undeveloped flow of the existing tract is 26.19 CFS towards the Southwest for a 10-year storm event. The approximate Base Flood Elevation (BFE) for this site is 119.2-feet (NAVD 1988) as per FEMA's Estimator Tool.

Developed Conditions

The City of Mission and the Hidalgo County Drainage District No. 1 (HCDD#1) criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event. Exhibit "A" details the proposed drainage analysis, drainage area maps and coinciding drainage design criteria for the aforementioned site.

The Laguna Heights Subdivision proposed drainage improvements are to accommodate the development of approximately (137) one hundred-thirty-seven residential lots. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfalling to a proposed onsite detention pond, and ultimately outfalling to the Hidalgo County Drainage District No. 1 Tierra Dorada Drainage Ditch located at the Northwestern corner of the proposed site. The required storage for the development is 2.33-acre-feet (97,008 CF) with a generated peak runoff rate of 92.70 CFS, a total increase of 66.51 CFS. A proposed onsite detention pond shall be installed to accommodate the required detention volume of 2.23-acre-feet (97,008 CF).





AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 3, 2025

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 Duplex-Fourplex Residential District ("R-2"), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 7, 2025 – Application for rezoning submitted for processing.
- November 22, 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.
- December 3, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 13, 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 Single-family Residential District ("R-1") to Duplex-Fourplex Residential District ("R-2") to develop a duplex or a triplex at the site.
- The lot of record has 7,500 square feet in area and measures 50 feet along Nicholson Avenue with a depth of 150 feet.
- The surrounding zoning is Single-family Residential (R-1) in all directions with a property at the Northeast corner of W. 4th and Nicholson zoned Duplex-Fourplex Residential (R-2).
- The surrounding land uses include single-family homes to the North and West and triplex multifamily development to the South and East. At the NE corner of 4th and Nicholson there is an 8-unit apartment complex. Comprehensive rezoning of this neighborhood took place back in 2006 that made the triplexes and the apartment complex a legal non-conforming use.
- The subject property has a single-family home.
- 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.
- Notices were mailed to 24 surrounding property owners. Planning staff has not received any phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends denial to the rezoning request.

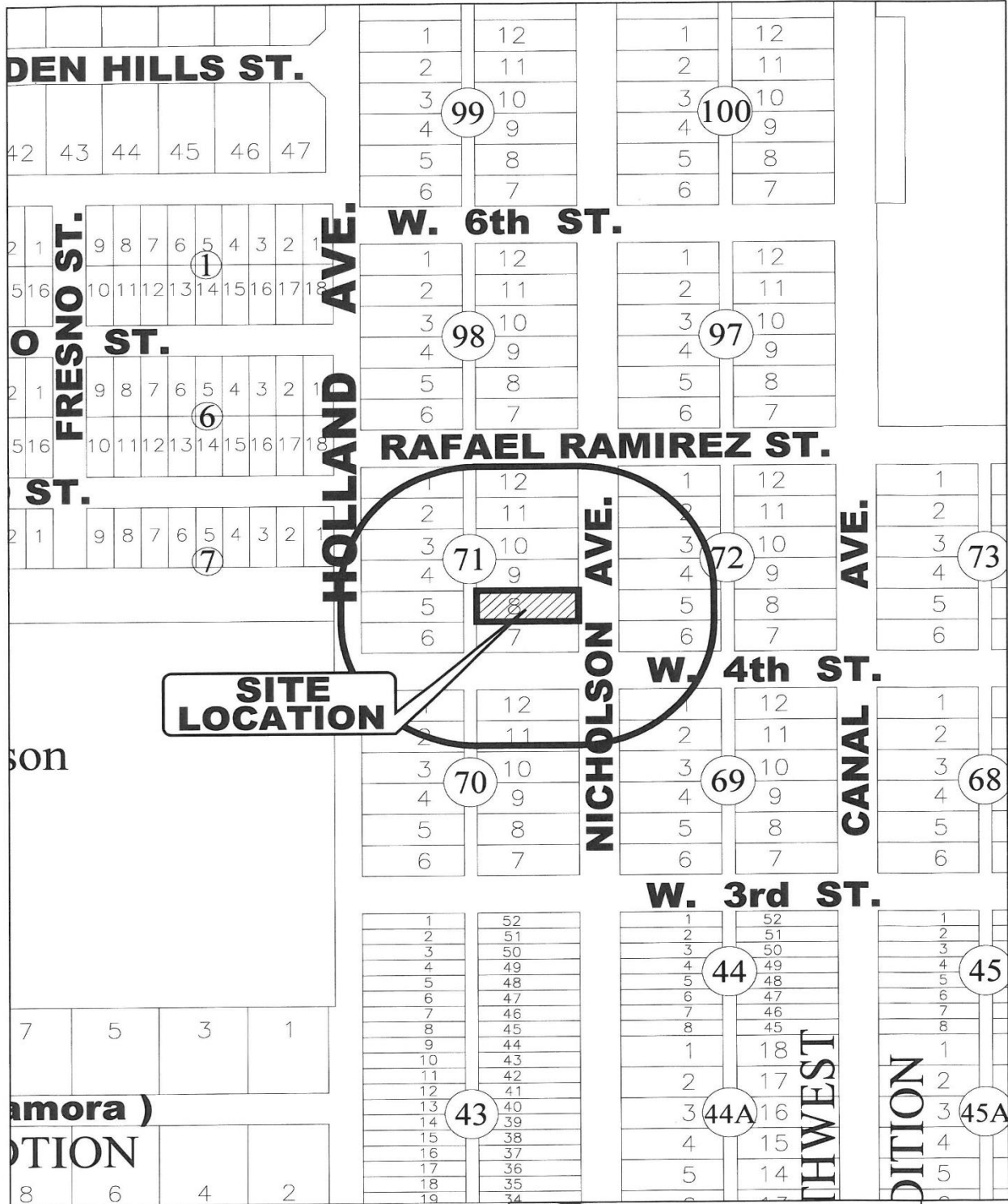
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



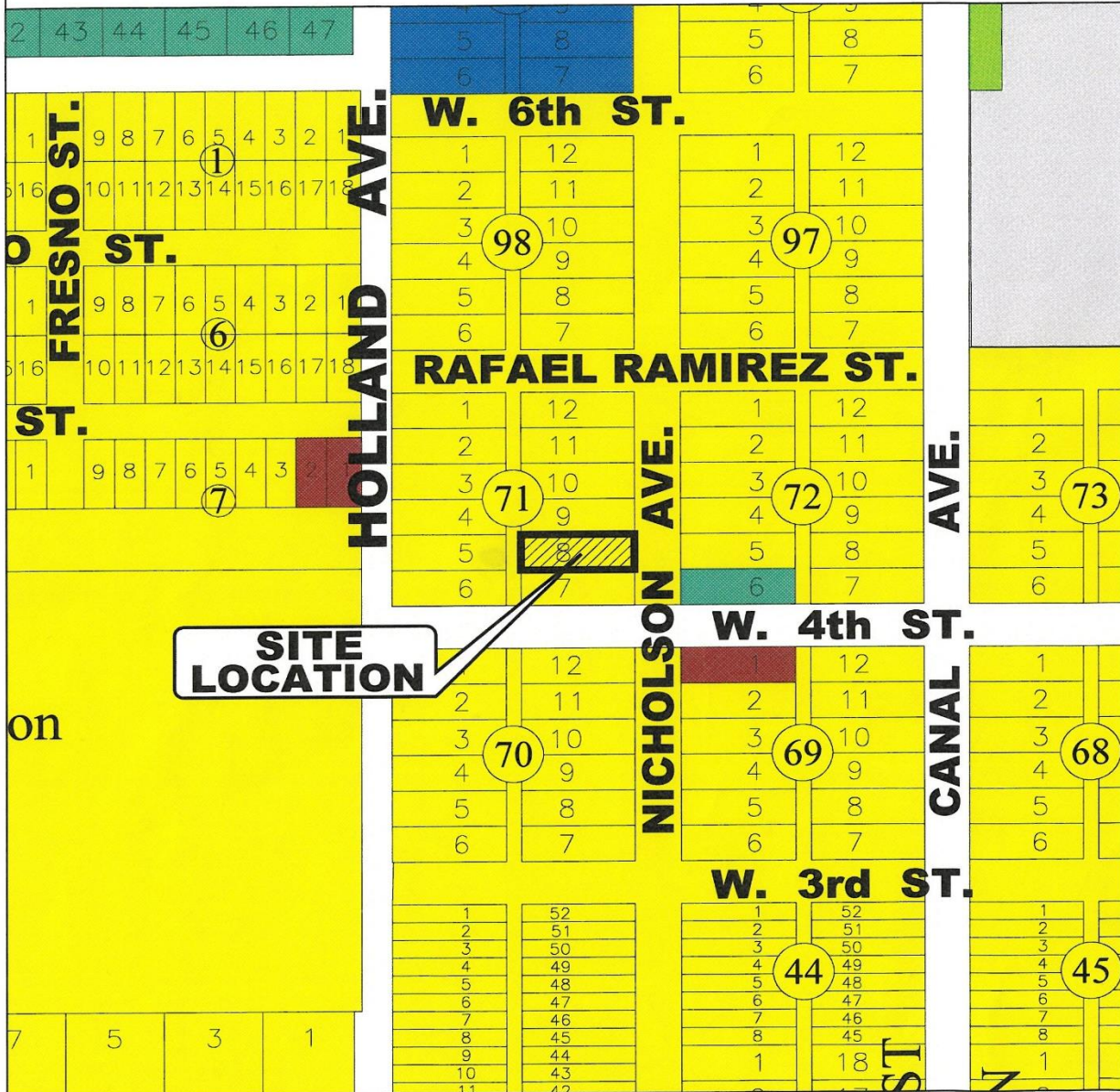
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



ZONING LEGEND

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

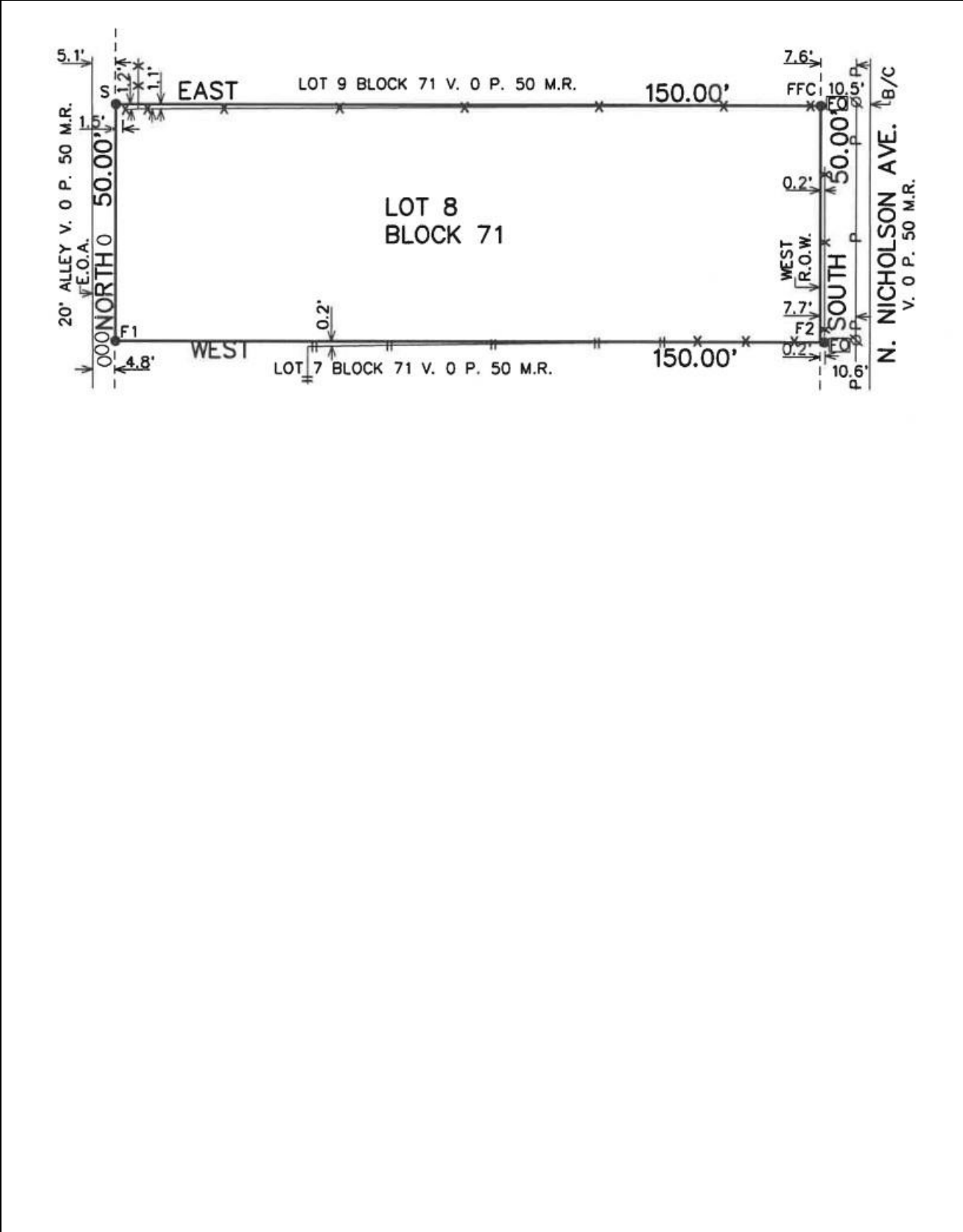
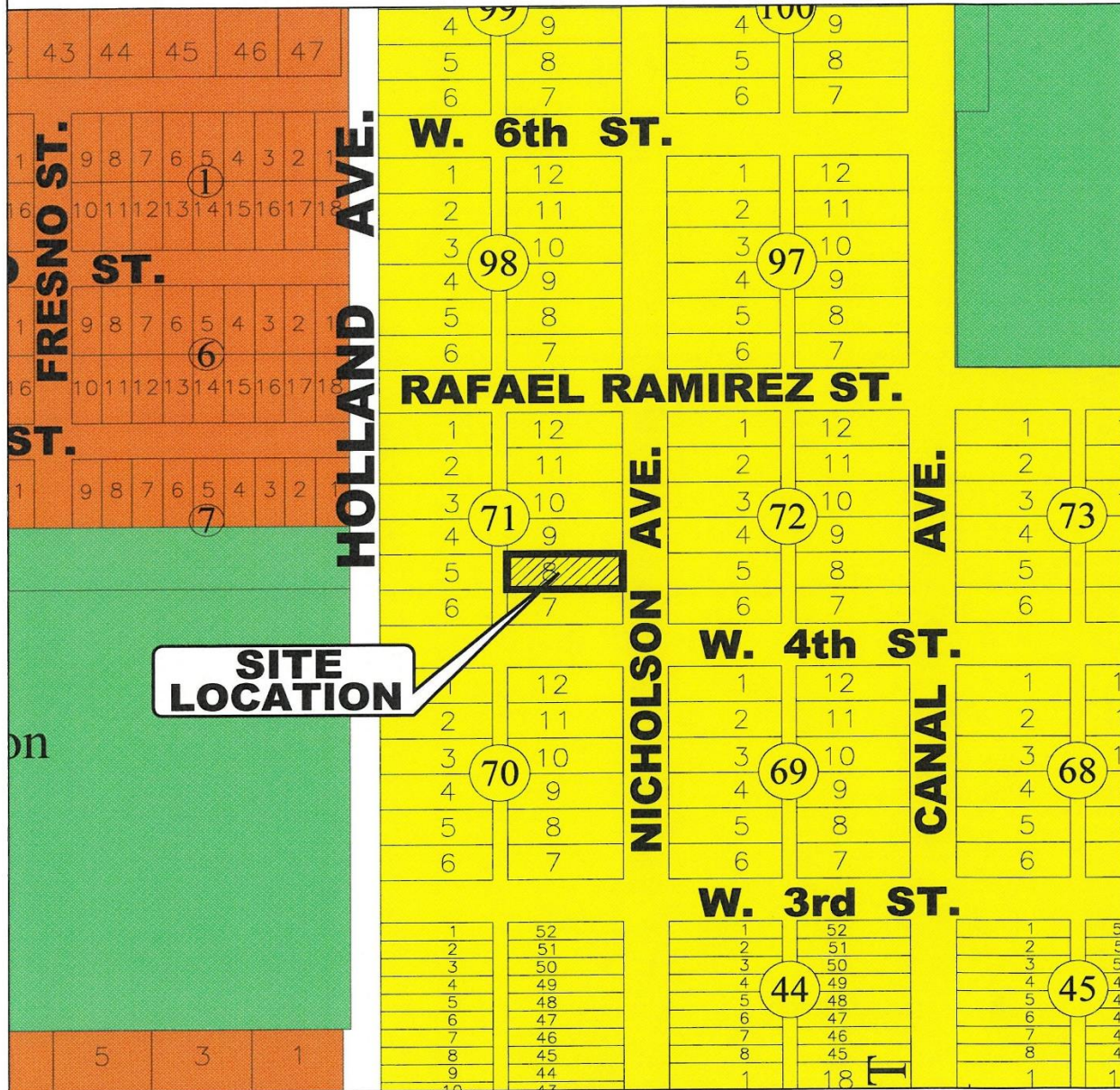


PHOTO OF THE SUBJECT PROPERTY



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	geolD	name	addrDelive	addrCity	addrState	addrZip
239084	M5200-00-072-0005-00	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
239048	M5200-00-069-0002-00	FLORES SAN JUANITA	318 N NICHOLSON AVE	MISSION	TX	78572-5041
239058	M5200-00-070-0002-00	TAPIA JESUS C MARTINEZ	721 W 4TH ST	MISSION	TX	78572-5014
239073	M5200-00-071-0009-00	PRUNEDA AUGUSTIN	1405 TERRACE DR	MISSION	TX	78572-3204
239047	M5200-00-069-0001-00	SALAZAR ANTONIO JR	128 UPLAND DR	GEORGETOWN	TX	78628-2395
239080	M5200-00-072-0002-00	LOPEZ LETICIA ET AL	416 N NICHOLSON AVE	MISSION	TX	78572
239083	M5200-00-072-0004-00	VERA MARTIN HERNANDEZ & ANA I MARTINEZ TAPIA	1027 S LA HOMA RD	MISSION	TX	78572-9148
239064	M5200-00-070-0011-00	VASQUEZ ESPERANZA B	319 N NICHOLSON AVE	MISSION	TX	78572-5040
239057	M5200-00-070-0001-00	TAPIA JESUS C MARTINEZ & ALONDRA AMEZUA	721 W 4TH ST	MISSION	TX	78572-5014
239077	M5200-00-071-0012-00	GONZALEZ PABLO JR	421 N NICHOLSON AVE	MISSION	TX	78572-5042
239069	M5200-00-071-0006-00	REYNA SYLVIA	722 W 4TH ST	MISSION	TX	78572-5015
239074	M5200-00-071-0010-00	TREVINO JOSE GUADALUPE & ROSALINDA	415 N NICHOLSON	MISSION	TX	78572-5042
239070	M5200-00-071-0007-00	GARZA MARTIN JR & ISABEL B	1401 BARCELONA ST	MISSION	TX	78572-3385
239072	M5200-00-071-0008-00	RODRIGUEZ INEZ	405 N NICHOLSON AVE	MISSION	TX	78572-5042
239079	M5200-00-072-0001-10	RODRIGUEZ ROSA MARIA	4205 WINTEX LN	MISSION	TX	78572-9419
239078	M5200-00-072-0001-00	HERNANDEZ GLORIA	613 W 5TH ST	MISSION	TX	78572-5016
239082	M5200-00-072-0003-10	WINGER MELIDA C	1404 S BUNNY ST	ALTON	TX	78573-6852
239085	M5200-00-072-0006-00	VILLARREAL MAGDA	2028 SCHOOL LN	MISSION	TX	78572-4614
239086	M5200-00-072-0006-10	VILLARREAL MAGDA LEE	2028 SCHOOL LN	MISSION	TX	78572-4614
239075	M5200-00-071-0011-00	REYNA MONICA CUST FOR JORGE LUIS ESTRADA	419 N NICHOLSON AVE	MISSION	TX	78572-5042
239076	M5200-00-071-0011-10	HERNANDEZ BENIGNO & SUJEY MUNIZ	417 N NICHOLSON AVE	MISSION	TX	78572-5042
239068	M5200-00-071-0002-00	MARTINEZ ANTONIA S	400 N HOLLAND AVE	MISSION	TX	78572-4914
239067	M5200-00-071-0001-00	VASQUEZ TEODORO S	402 N HOLLAND AVE	MISSION	TX	78572-4914
239065	M5200-00-070-0012-00	PENA VERNON E JR & YULIANA T MARTINEZ PEREZ	2808 E GARFIELD AVE	ALTON	TX	78573



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 03, 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 – Taqueria Oviedo 2 in a (C-3) General Business Commercial District, being Lot 1, Rivalsebas Subdivision, Located at 708 N. Inspiration Road, Suite 3, Applicant: Claudia Oviedo Adame - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 05, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- November 20, 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.
- December 03, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 13, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the East side of N. Inspiration Road, approximately 765 feet South of W. Business Highway 83.
- Per the Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council.
- There is an existing 20’ x 40’ (800 sq. ft.) Taqueria Oviedo 2 Restaurant at the site. 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.
- The proposed days and hours of operation are Monday–Sunday from 11:00 am to 12:00 am
- Staff: 7 employees
- Parking: the 800 sq. ft. suite requires 5 parking spaces. It is noted that the parking area is held in common (14 existing parking spaces) and is shared with other businesses.
- The last conditional use permit approved for the drive-thru service window for this location was on January 13, 2021, for a period of 1 year. Since then, the Bakery at the North end of the plaza has no longer used the drive-thru window
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) 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. 2 years with the understanding that the permit can be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Sunday from 11:00 am to 12:00 am
5. The plaza owner will be required to seal off an existing drive-thru service window on the North side of the building prior to the issuance of a building permit for the requested window

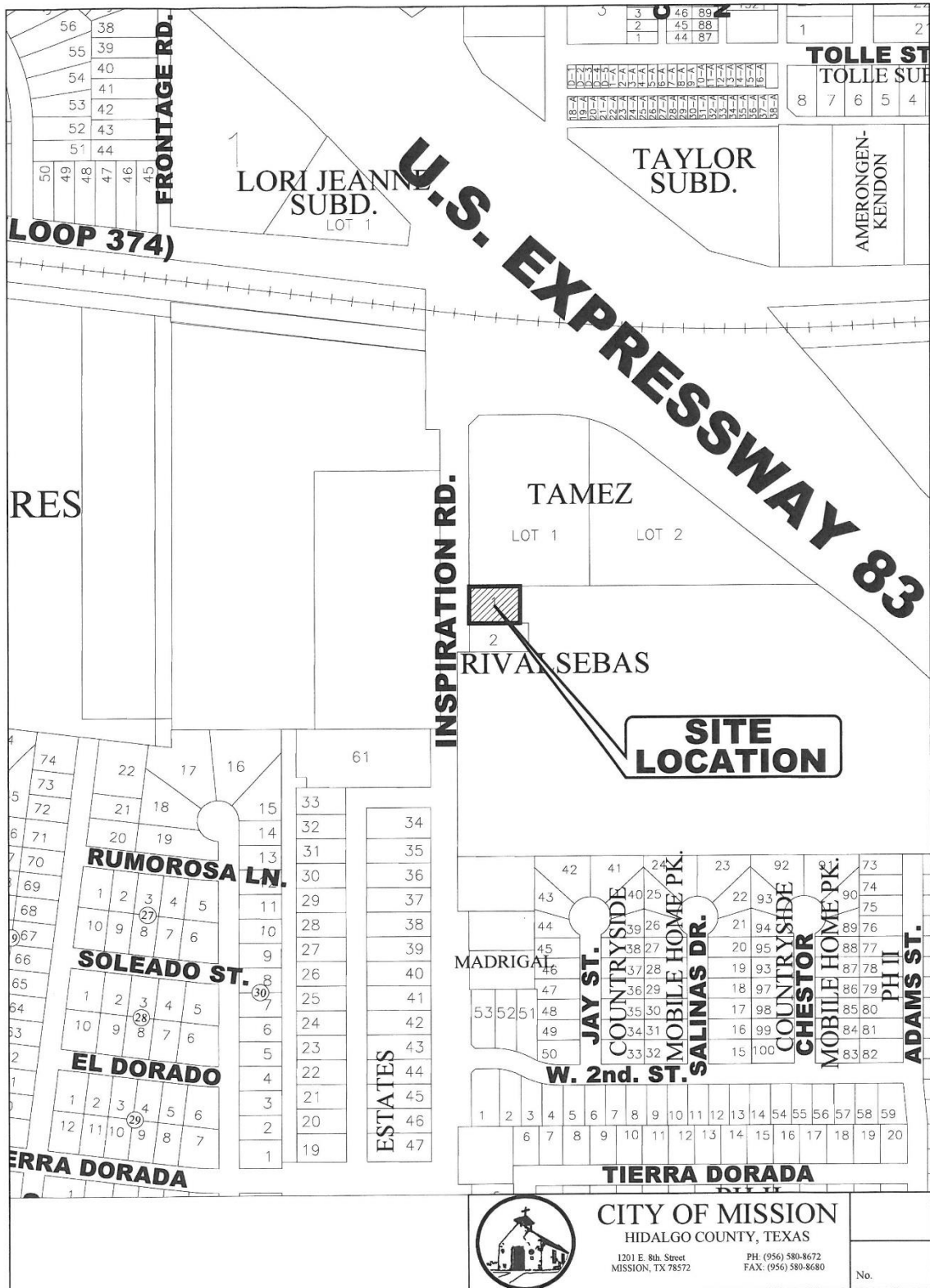
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

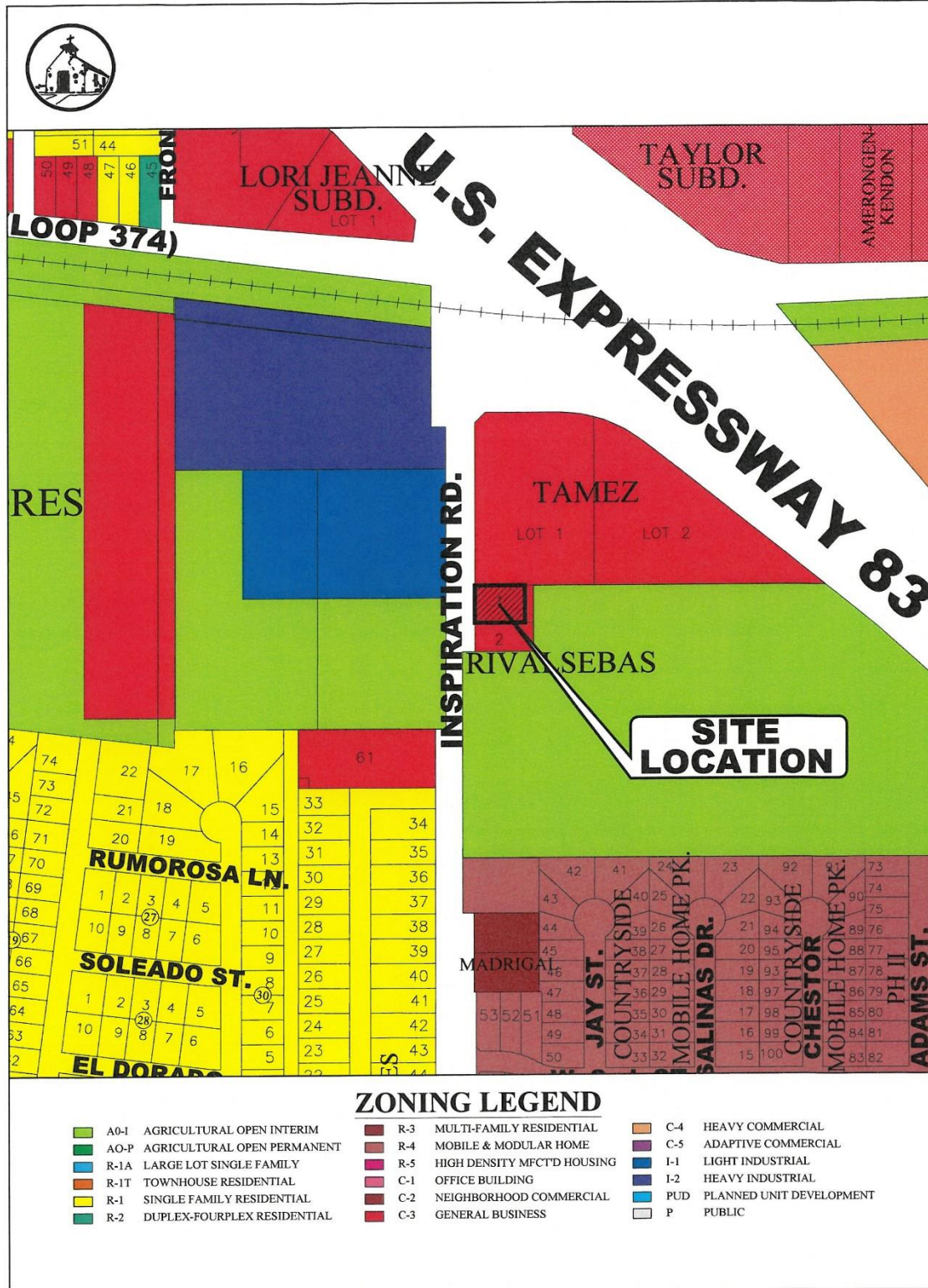
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



MAIL OUT NOTICE



ATTACHMENTS	
-------------	--



Sketches & Plan



ATTACHMENTS



Sketches & Plan

Upper View

AFTER



ATTACHMENTS

NOW**AFTER**

ATTACHMENTS

NOW**AFTER**

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
710766	T0413-00-000-0001-00	COLE VS MISSION (HIGHWAY 83) TX LLC	3200 HACKBERRY ROAD	IRVING	TX	75063
710767	T0413-00-000-0002-00	7-ELEVEN INC	PO BOX 711	DALLAS	TX	75221-0711
316718	W0100-00-019-0001-02	AEP TEXAS CENTRAL COMPANY	PO BOX 16428	COLUMBUS	OH	43216-6428
101515	10052-00-000-0002-03	CANALES ARNULFO & ET AL	927 BOWEN ST	MISSION	TX	78572-3606
101514	10052-00-000-0002-02	BIG SKEETERS LLC	1917 KINGFISHER LN	MISSION	TX	78572-4898
101516	10052-00-000-0002-04	ESQUEDA SKEETER A	1917 KINGFISHER LN	MISSION	TX	78572-4898
1130238	R3257-00-000-0002-00	CEPEDA VERONICA	1912 MONTECRUZ ST	MISSION	TX	78574-7714
1130233	R3257-00-000-0001-00	CEPEDA JOE & KARINA RODRIGUEZ	6717 N BENTSEN RD	MCALLEN	TX	78504-9478



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 3, 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 – Lu’s Coffee Shop in a property zoned General Business District (“C-3”), being a 0.343 gross acre tract of land, out of Lot 1, of the Re-subdivision of the Mission Nursing Home Subdivision, located at 1001 S. Bryan Road. Applicant: Nallely Cerda-Davila - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 10, 2025 – Application for a conditional use permit submitted for processing.
- November 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.
- December 3, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 13, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting a conditional use permit to operate a mobile food unit at the site 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.
- Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council.
- 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.
- The proposed hour of operation is Every day from 7:00 a.m. to 6:00 p.m.
- The business owner of Suite C (Skin Room) has granted access to the business restrooms for the employees and customers.
- Staff: 3 employees
- Parking: There is a total of 18 parking spaces available that will be shared among the plaza businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners.
- Notices were mailed to four (4) 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.)
- Restrooms must be accessible to the employees and patrons at all times.
- Acquisition of a business license is required prior to any coffee sales.
- Hours of operation is Every day from 7:00 a.m. to 6:00 p.m.
- The conditional use permit is not transferable to others.

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

U.S. EXPRESSWAY 83

RESUBDIVISION OF BERT OGDEN
CHEVROLET NO.1

LOT 1

16-11

16-10

SECOND AMENDED PLAT
OF MISSION HOSPITAL INC.

LOT 1

LOT 4

LOT 2

LOT 3

24

SAINT CLAIRE BLVD.
SAINT CLAIRE
BUSINESS CENTRE

22

HIDALGO
COUNTY SNF

1

21

TRINITY RD.

2

6

EXPRESSWAY BUSINESS
PARK PHASE VIII

3

BRYAN RD.

MEDICAL DRIVE
SOUTHSIDE MEDICAL PARK

SITE
LOCATION

MISSION NURSING
HOME SUBD.

DELWOOD ST.

15-11

DUKE ST.

DERBY ST.

DRIFT ST.

DOLORES ST.

MAYFAIR AT TRINITY.

200' DRAIN DITCH R.O.W.

200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

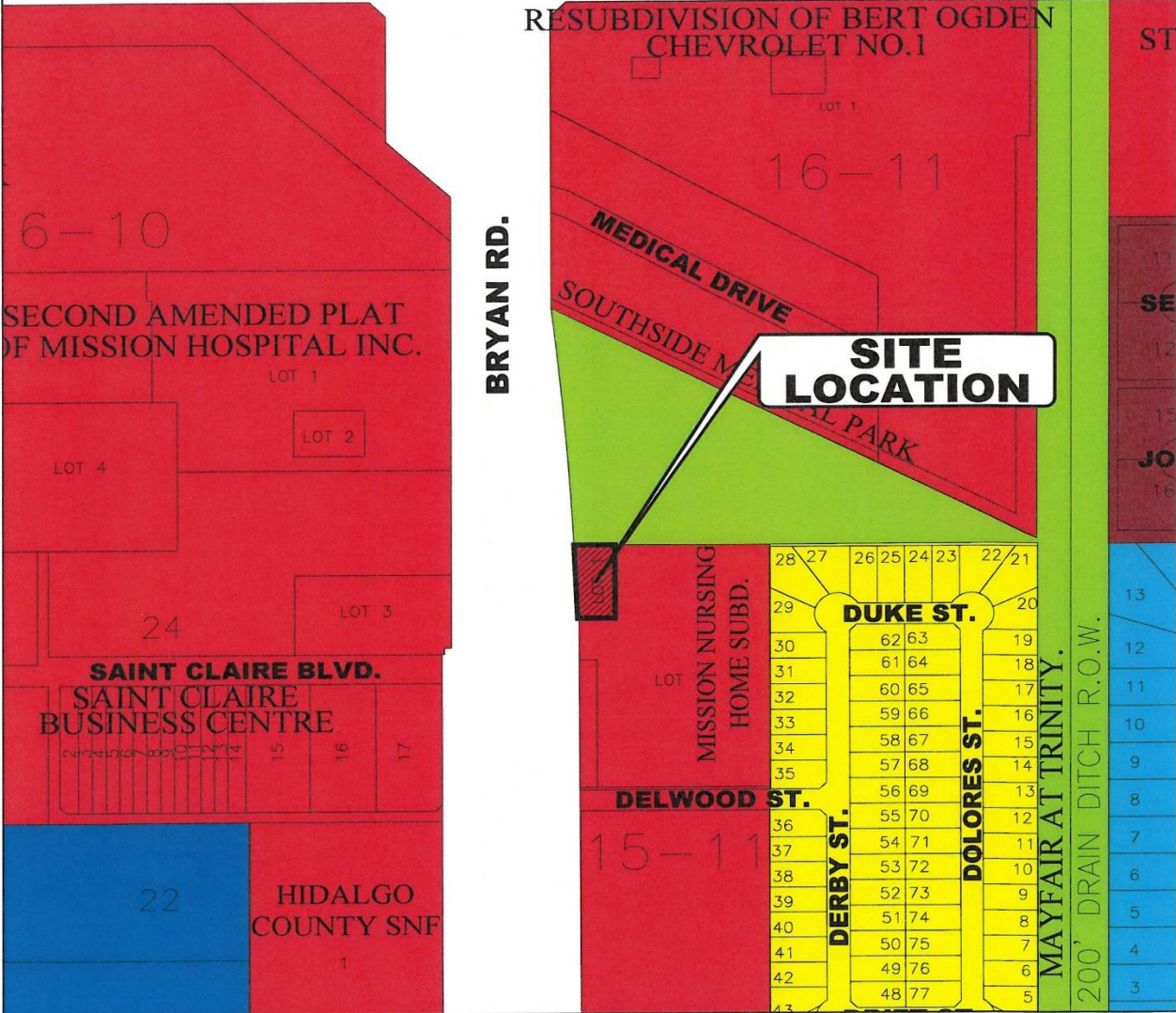
PH: (956) 580-8672
FAX: (956) 580-8680

No.



















ZONING MAP



U.S. EXPRESSWAY 83

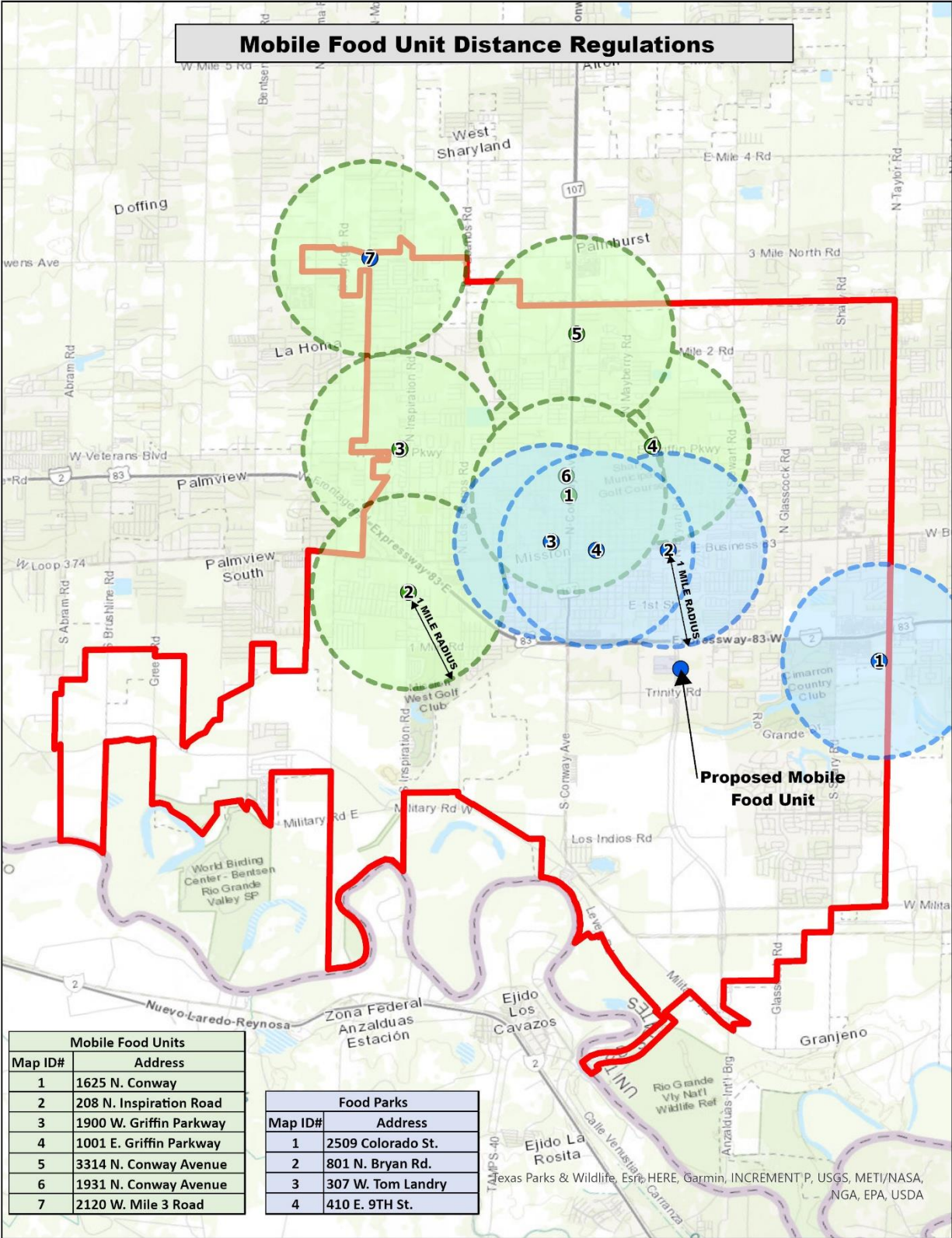


ZONING LEGEND

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

AERIAL





PURPOSED NARRATIVE

Lu's Coffee shop is a cozy vintage-style small food truck that brings warmth, comfort, and purpose to every cup of coffee. The name Lu's meaning light (yellow) honors the beautiful memory of my Godson 8-year-old Luciano- a brave warrior who fought 3 years against Ependymoma (brain Cancer). In his honor, a portion of every sale will be donated to St. Jude's Hospital to support brain cancer research and bring hope to other children and families. Our compact 7x12 - food truck will serve high-quality, health-conscious coffee creations including iced coffee, protein coffee, matcha, Frappuccino's, and classic American coffee. Strategically located near a hospital, nursing homes, local business, car dealership, and Anzaldua's bridge. Lu's coffee shop will provide a convenient and uplifting stop for healthcare workers, local employees, and community members. Every sip will not only energize the body but also shine a little light in memory of Luciano and in support of a greater cause.

PROPERTY SITE PLAN

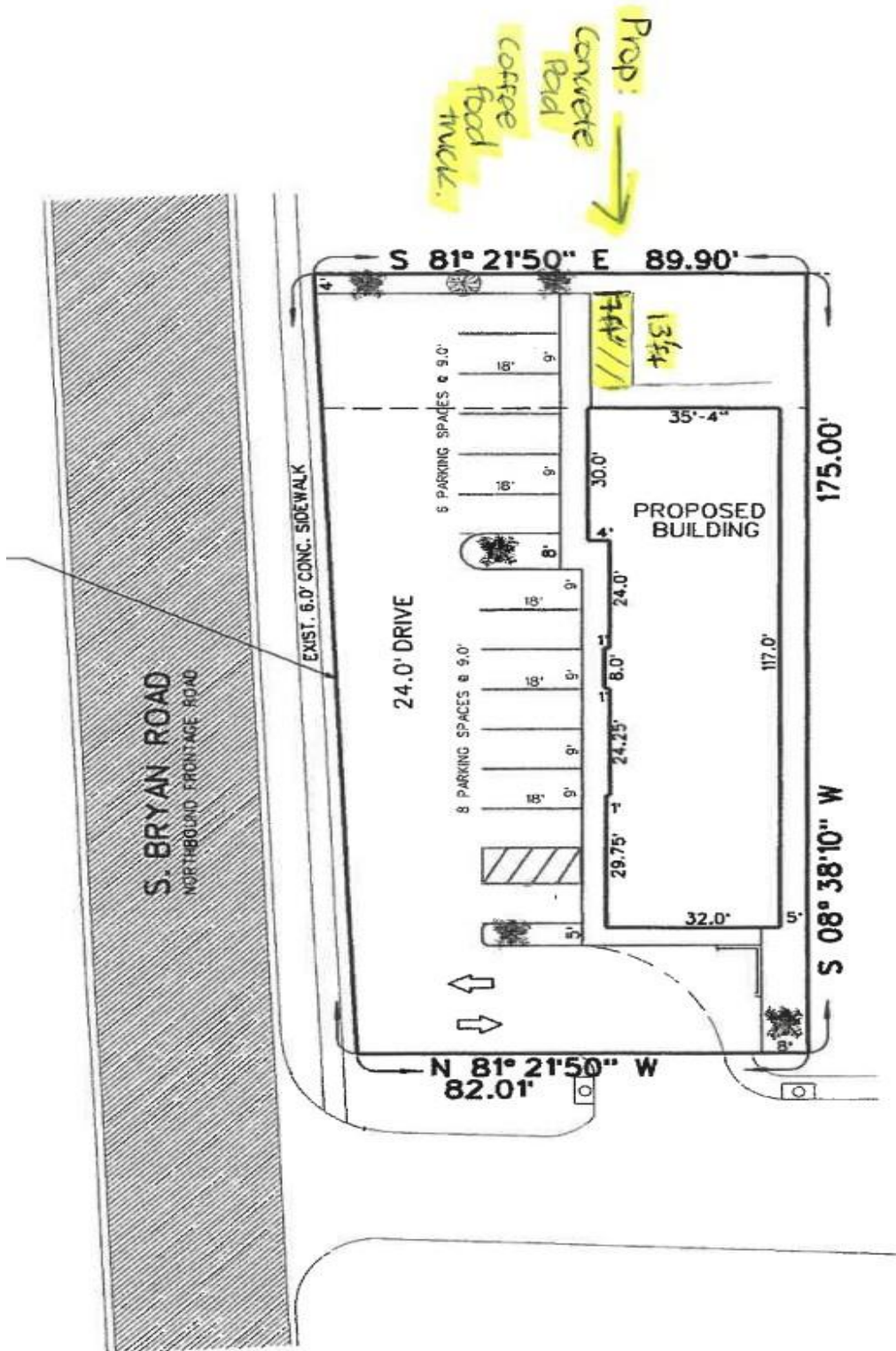


PHOTO OF THE MOBILE FOOD UNIT



PHOTO OF THE PROPERTY



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
316612	W0100-00-016-0011-01	RIVERA FERNADO III & GERARDO A	118 N CONWAY AVE	MISSION	TX	78572-5458
795507	M5155-00-000-0002-02	MISSION REAL ESTATE INVESTMENT INC	PO BOX 20197	ATLANTA	GA	30343
686628	M5155-00-000-0001-00	CERDA SERGIO H	3206 SAN GABRIEL ST	MISSION	TX	78572-8638
795504	M5155-00-000-0000-05	MISSION REAL ESTATE INVESTMENT INC	PO BOX 20197	ATLANTA	GA	30343



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 3, 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 Complimentary Offering of Alcoholic Beverages for Social and/or Cultural Events in a property zoned (R-2) Duplex-Fourplex Residential District, being Lot 1, Mission Library Subdivision, located at 921 E. 12th Street, Applicant: Upper Valley Art League, c/o Robert Codina – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 6, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- November 21, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- December 3, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 13, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northeast corner of Kika De La Garza and 12th Street. Access to the site is via two 30' driveways off East 12th Street.
- Ordinance #3436, adopted on January 26, 2009, permits charitable or civic organizations to request such conditional use permits from city-owned buildings where complimentary alcoholic beverages will be offered (not sold) during a social/cultural events.
- The UVAL operates as an all-volunteer organization. They provide the community with an opportunity to create art in multiple media.
- The UVAL has art exhibits 11 months of the year in which they have a wine bar. The wine bar includes finger foods, other non-alcoholic beverages, and it operates on the evening of opening exhibits.
- Exhibits open on the first Saturday of the month with a reception from 7-9 pm. A UVAL member handles the wine bar to prevent minors from having access to alcohol and to monitor adult individuals' intake of alcohol. The wine is only offered during the opening night, and not throughout the month.
- During the month of August, they close for maintenance, and in December, they have a holiday market.
- Days & Hours of Operation for the Gallery: Wednesday – Friday from 10:00 am to 6:00 pm, and Saturday from 10:00 am to 2:00 pm; Events are scheduled on Saturdays from 7:00 pm to 9:00 pm

- Parking: It is noted that the parking is held in common. There is a total of 138 existing parking spaces, shared with the Mission Speer Memorial Library.
- Staff notes that the UVAL has been applying for this type of permit since November of 2009. The last conditional use permit considered for the complimentary offering of alcoholic beverages for on-site consumption for Social and/or cultural events at this location was on March 9, 2020 for a period of 4 years.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) 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:

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 the following conditions:

1. Life of the use with the understanding that the permit can be revoked due to non-compliance.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.).
3. CUP is not transferable to others
4. 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
5. Must comply with the Noise Ordinance.

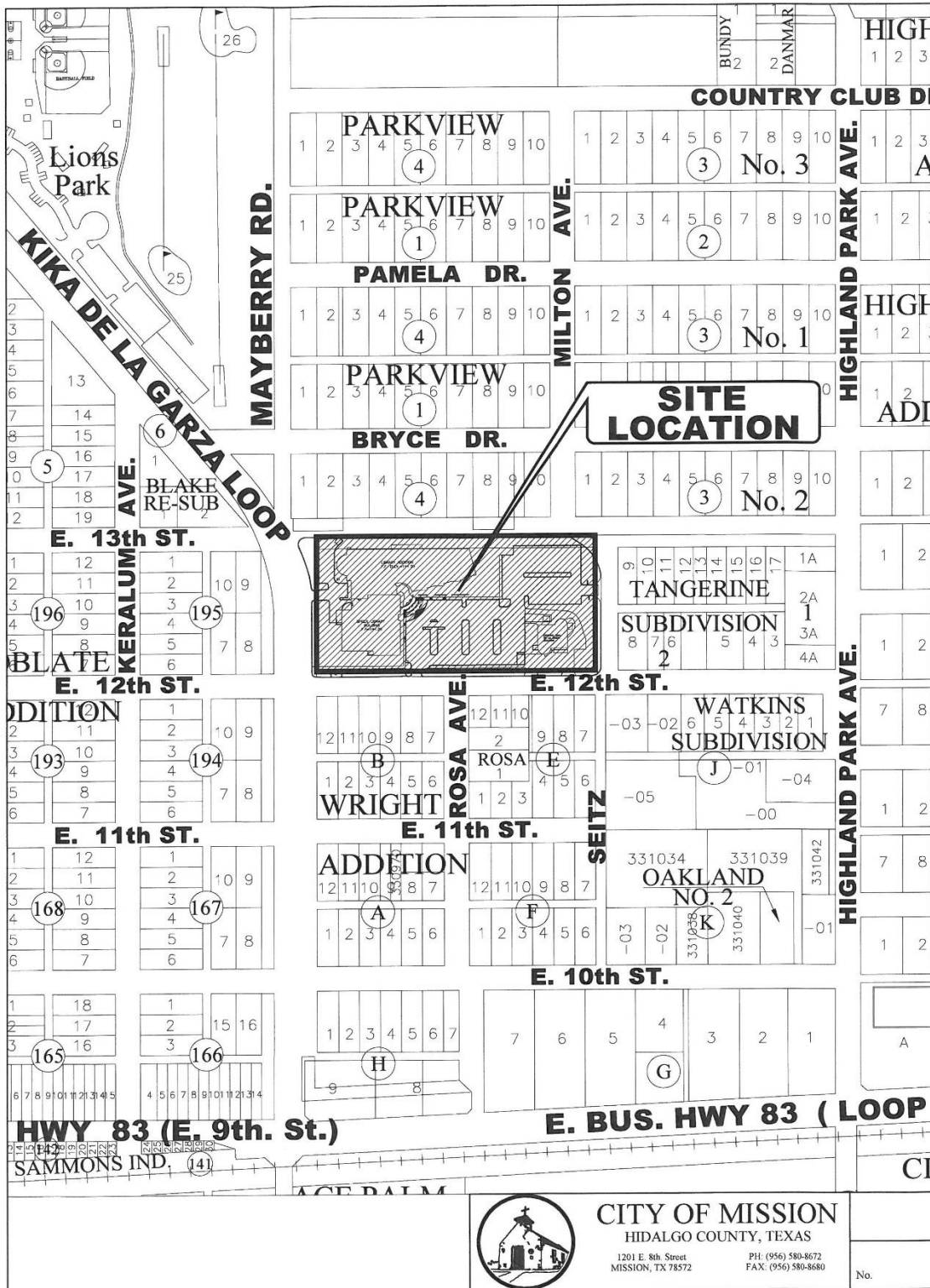
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

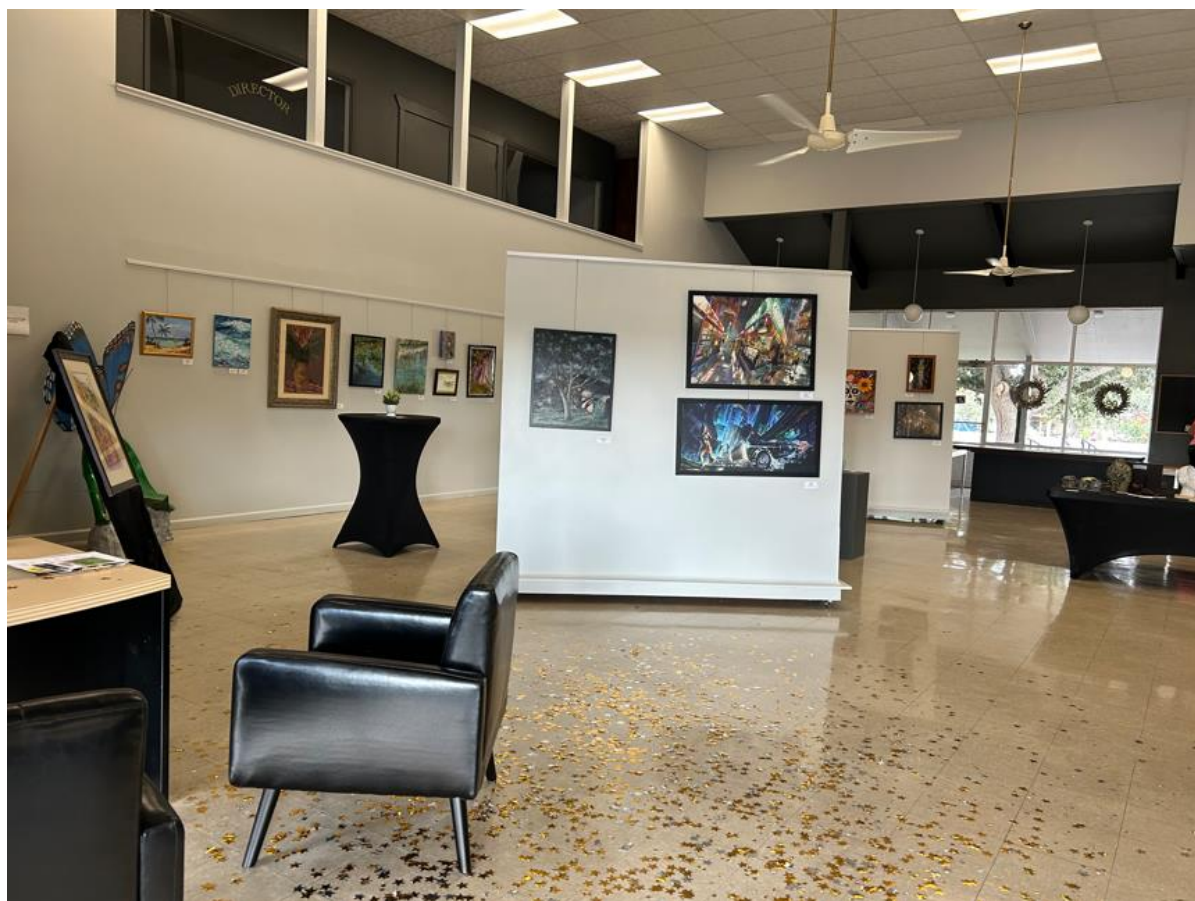
VICINITY MAP



ARIEL MAP



ATTACHMENTS



ATTACHMENTS



ATTACHMENTS

Exhibitions

UVAL exhibitions change monthly. Opening receptions for the exhibitions are held on the first Saturday of the month from 7 to 9 PM in our gallery.

- All Member (All Mediums)
- Watercolor
- Photography
- Fiber Arts
- Themed
- Figurative
- 3-Dimensional Art
- Art Fairs

Membership

UVAL yearly membership renews each January. We are an organization of artists, all volunteers who contribute to the operation of UVAL. Members make UVAL, and being a member has many benefits.

- Collaborate with fellow artists
- Exhibit and sell your work
- Utilize the UVAL work space studio
- Workshops and art classes
- Library, tools and resources

\$25 Students (Must have current valid ID)
\$40 Adult
\$60 Family



Art Groups

Quilting
Fiber Arts
Clay/Ceramics
Watercolor
Paper Crafters
Life Drawing
Photography
Airbrush
Stained Glass
Painting
Mixed Media
Woodworking
Writing

Gift Shop

From original paintings, jewelry, ceramics, prints and more, the UVAL Gift Shop has a unique selection of art-inspired items created by our members. Display and sell your work in our gift shop. All art for sale is changed quarterly.

Who We Are

Originally affiliated with the Rio Grande Valley Federation of Women's Clubs, organized in McAllen, Texas, in 1935; in 1972, incorporated and chartered as a non-profit organization. In 2006, the Upper Valley Art League relocated to the to its current location at the Kika de la Garza facility provided by the City of Mission.

The Upper Valley Art League (UVAL) provides access to the visual arts for our community and its visitors. At the heart of our organization is the belief that visual arts play a pivotal role in enriching our cultural tapestry. UVAL is located next to Speer Memorial Library and is dedicated to serving the art community of the Rio Grande Valley in deep South Texas.

We are passionate about the power of creativity. Explore who we are and what we do; then consider becoming part of this vibrant non-profit organization. We welcome you to stop by and tour our facilities.

Mission Statement

Our mission is to foster a vibrant and inclusive artistic community, providing a platform for artists of all backgrounds to create, connect, and collaborate.

Core Values

We strive to inspire creativity, promote artistic expression, and enrich the cultural landscape through diverse programs, exhibitions, and educational opportunities.

learn. create. evolve.

experience. connect. collaborate.

ATTACHMENTS

Workshops

We provide opportunities for people to learn about art, themselves and each other. Learning permeates all of our art programs.

- UVAL members receive discounted workshop pricing
- Membership is not required to attend
- Visit our website at uppervalleyartleague.org to stay informed of upcoming events and workshops

July: Summer Youth Art Workshops

UVAL members and guest artists present demonstrations and teach workshops in our studios. Student participants will have an exhibition of the work they created during the classes. Please contact us or stop by for more information.

Butterfly Sculptures

Purchase a butterfly sculpture for your business, home, school or park. Choose from several designs, colors and patterns.

We will install your butterfly on a concrete slab (locally). Call UVAL at 956.591.0282 for additional information.



GALLERY HOURS

Sunday - Tuesday: CLOSED
Wednesday - Friday: 10 AM - 6 PM
Saturday: 10 AM - 2 PM
(subject to change)

STUDIO HOURS

Monday - Saturday
(subject to change)
Please check with gallery for details.



956.591.0282
uval.texas@gmail.com
uppervalleyartleague.org
 921 E. 12th Street • Mission, TX 78572
facebook.com/uval.us
instagram.com/uval.texas

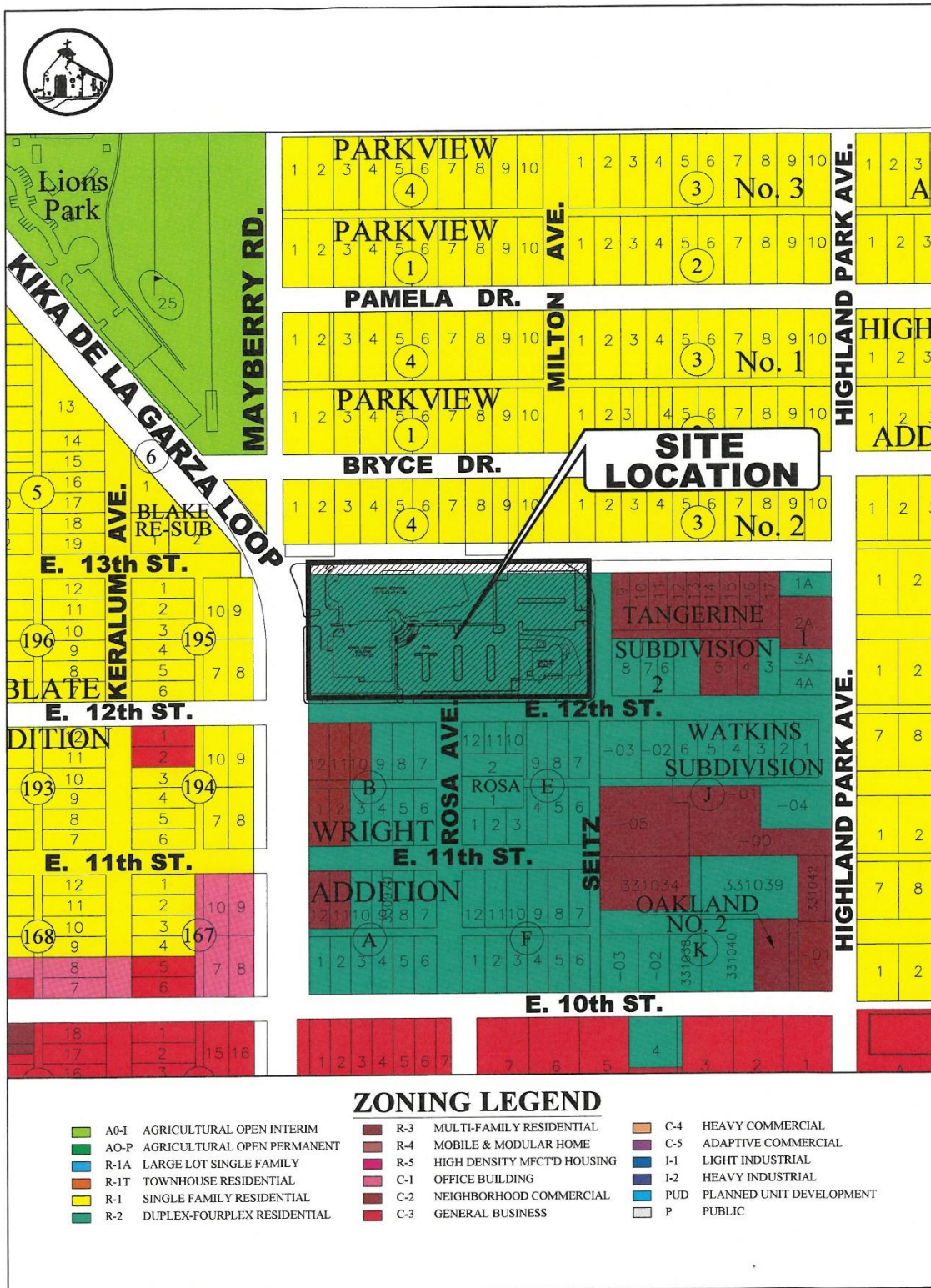
UPPER VALLEY
ART LEAGUE
 Inspiring artists, enriching lives.



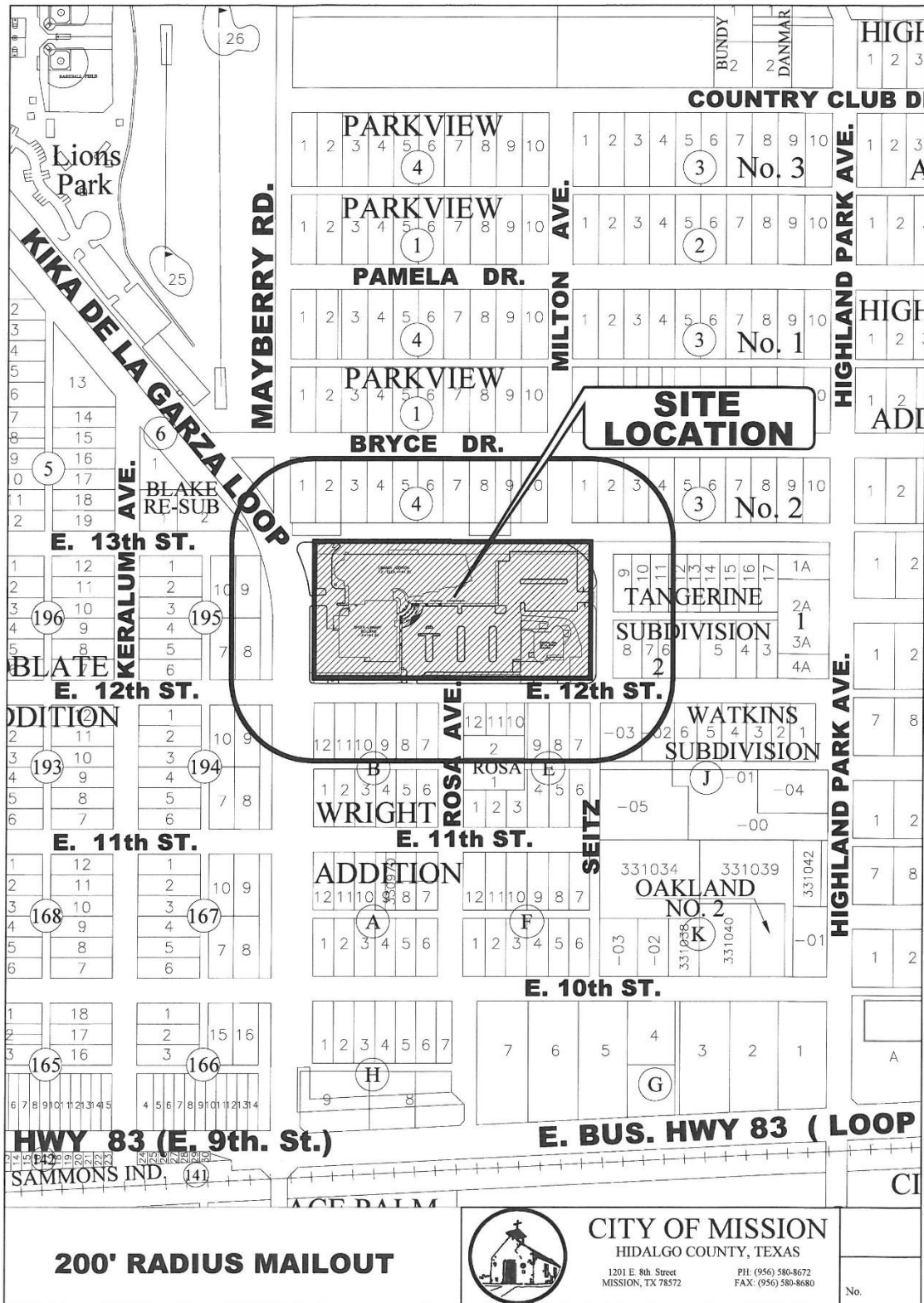
"Art should be something that liberates your soul."
 -Keith Haring

956.591.0282
uppervalleyartleague.org

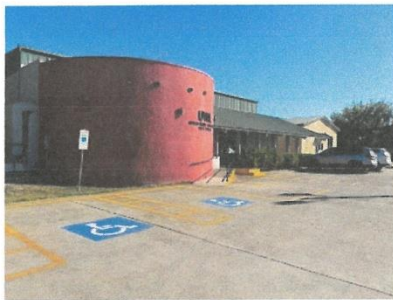
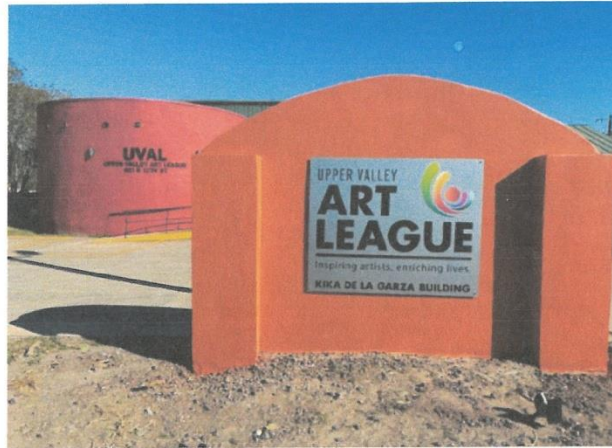
ZONING MAP



LEGAL NOTICE



ATTACHMENTS



2026 EXHIBIT SCHEDULE RECEPTIONS 7-9PM

JAN 3-31 ALL MEMBER

Reception- Saturday, January 3rd

FEB 7-28 WATERCOLOR

Reception- Saturday, February 7th

MAR 7-28 PHOTOGRAPHY

Reception- Saturday, March 7th

APR 4-25 FIBER ARTS

Reception- Saturday, April 4th

MAY 2-30 BLACK & WHITE

Reception- Saturday, May 2nd

JUNE 6-27 STC GRADS, ALUMNI, TEACHERS

Reception- Saturday, June 6th

JULY 4-25 SPIRIT OF TEXAS

Reception- Saturday, July 4th

AUGUST CLOSED

Maintenance & Cleaning

SEPT 5-26 ALL MEMBER

Reception- Saturday, September 5th

OCT 3-31 PATTERNS, SHAPES & SHADOWS

Reception- Saturday, October 3rd

NOV 7-28 ABSTRACT

Reception- Saturday, November 7th

DEC 5-12 HOLIDAY MARKET

Reception- Saturday, December 5th



Upper Valley Art League: New Logo and Sign (top)

Left top: parking in front

Left bottom: parking behind

Right top: parking on west side

Right bottom: wine bar in back corner

Center: schedule of events for 2026 with opening dates for receptions.

Each year, the calendar maintains a similar schedule with exhibits opening the first Saturday of the month and ending on the last Saturday of the month. Not listed is the children's summer program held in July, followed by a brief exhibit with children's work. No wine is served during that exhibit.

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
257059	P4200-02-004-0006-00	GONZALEZ ANDRES ALBERTO	810 BRYCE DR	MISSION	TX	78572-4304
330980	W8100-00-00B-0010-00	JANNY INVESTMENT LLC	2608 ARROYO AVE	MCALLEN	TX	78504-6364
257056	P4200-02-004-0001-00	DE LA GARZA MARIA NATALIA & RICARDO	802 BRYCE DR	MISSION	TX	78572-4304
330997	W8100-00-00E-0010-00	RODRIGUEZ JOSE	1201 W KIKA DE LA GARZA ST	MISSION	TX	78572-3734
330996	W8100-00-00E-0007-00	VAJHAJ INVESTMENTS INC	1405 MELINDA DR	MISSION	TX	78572-4346
257049	P4200-02-003-0004-00	BELL SUZANN SUMMERS	906 BRYCE DR	MISSION	TX	78572-4306
330998	W8100-00-00E-0012-00	RODRIGUEZ JOSE	1201 W KIKA DE LA GARZA ST	MISSION	TX	78572-3734
330977	W8100-00-00B-0007-00	CUELLAR LINDA	4708 MULBERRY AVE APT 4	MCALLEN	TX	78501-0135
240007	M5200-00-194-0009-00	CELLAR EDWARD	714 E 12TH ST	MISSION	TX	78572-4224
240008	M5200-00-194-0010-00	ALANIZ PRISCILLA & THOMAS JOSEPH TUCKER JR	712 E 12TH ST	MISSION	TX	78572-4224
574099	M5200-00-195-0007-00	BARRERA ANGEL & ASHLEY MARIE NIETO-BARRERA	715 E 12TH ST	MISSION	TX	78572-4223
268865	R1770-00-000-0001-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
257048	P4200-02-003-0002-00	GUERRA RAMIRO & MARIA DEL CARMEN	3824 N SCHUERBACH RD	MISSION	TX	78574-5762
257047	P4200-02-003-0001-00	GUERRA RAMIRO & MARY D	3824 N SCHUERBACH RD	MISSION	TX	78574-5762
257058	P4200-02-004-0004-00	GUTIERREZ RUBEN JR & YVONNE GARZA	808 BRYCE DR	MISSION	TX	78572-4304
257057	P4200-02-004-0003-00	MARTINEZ ARTEMIO C & ERNESTINA	806 BRYCE DR	MISSION	TX	78572-4304
257061	P4200-02-004-0009-00	SAENZ MARINA M, SANDRA & SEVERO E	818 BRYCE DR	MISSION	TX	78572-4304
257060	P4200-02-004-0008-00	VILLAGOMEZ ELIAS A & GLORIA R	812 BRYCE DR	MISSION	TX	78572-4304
586755	B3251-00-000-0002-00	BALLESTEROS GILBERTO & ERNESTO	711 EAST 13TH ST	MISSION	TX	78572-4229
268866	R1770-00-000-0002-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268867	R1770-00-000-0003-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268868	R1770-00-000-0004-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268869	R1770-00-000-0005-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268870	R1770-00-000-0006-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268871	R1770-00-000-0007-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268872	R1770-00-000-0008-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
331030	W8100-00-00J-0000-03	SANDOVAL DIANA	313 CATHOLIC WAR VETERANS BLVD	MISSION	TX	78572-3971
331029	W8100-00-00J-0000-02	FEDERAL NATIONAL MORTGAGE ASSOCIATION	1 CORPORATE DR	LAKE ZURIC IL		60047
686604	M5060-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
293888	T0700-00-000-0010-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293889	T0700-00-000-0011-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293887	T0700-00-000-0009-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293886	T0700-00-000-0008-00	MARQUEZ MARIO & PILAR DELGADO	1001 E 12TH ST	MISSION	TX	78572-4420
293885	T0700-00-000-0007-00	MARTINEZ ARELI & REYNALDO ANDRADE JR	1005 E 12TH ST	MISSION	TX	78572
130460	C1050-00-000-0000-07	GONZALEZ ANDRES ALBERTO	810 BRYCE DR	MISSION	TX	78572-4304
330978	W8100-00-00B-0008-00	TY SAENZ COMPANY LLC	6205 N 17TH ST	MCALLEN	TX	78504
330979	W8100-00-00B-0009-00	GONZALEZ ARTURO & MA ELVIA	814 E 12TH ST	MISSION	TX	78572-4417
1371362	R3880-00-000-0001-00	GUERRA MANUEL RAMIREZ & MARIA ISABEL	1104 ROSA ST	MISSION	TX	78572-4427
1371363	R3880-00-000-0002-00	CANALES SILVIA	1108 ROSA AVE	MISSION	TX	78572-4427
293891	T0700-00-000-0012-08	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
1465108	T0700-00-000-0000-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
1187321	T0700-00-000-0007-01	PETERS EDWARD & MARIA	NULL	NULL	NULL	NULL
1178121	C1050-00-000-0000-45	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 3, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – Eliz Event Center in a (C-3) General Business District, being Lot 9, Shary Business Center Subdivision (aka Shary Business Center Condos Unit 17), located at 2407 Brock Street, Suite C. Applicant: Elizabeth Gonzalez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 17, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- November 20, 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.
- December 3, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- January 13, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located 130’ East of Shary Road along the South Side of Brock Street.
- This business has been in operation since May 12, 2025. The last Conditional Use Permit was approved by City Council on January 12, 2025, for a period of one year.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant proposes a renewal of the conditional use permit for the Event Center.
- Staff notes that the suite is being shared with a church, a podcast, and an all-weatherization office.
- Days & Hours of Operation: Fridays & Saturdays from 2:00 p.m. to 5:00 p.m., or 6:00 p.m. to 12:00 a.m.
- Staff: 1 employee
- Parking: Due to the total of 100 seating spaces, a total of 33 parking spaces are required. There is a total of 142 existing parking spaces held in common for the plaza. Staff notes that when the commercial plaza was built, the parking requirements were based on the square footage and not the size.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) 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 asked PD for any reports of this location regarding alcohol. As of this date, only minor parking lot accidents and public assistance calls have been reported; there are no other incidents associated with this business.

STAFF RECOMMENDATION:

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.)
- Must have security cameras

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

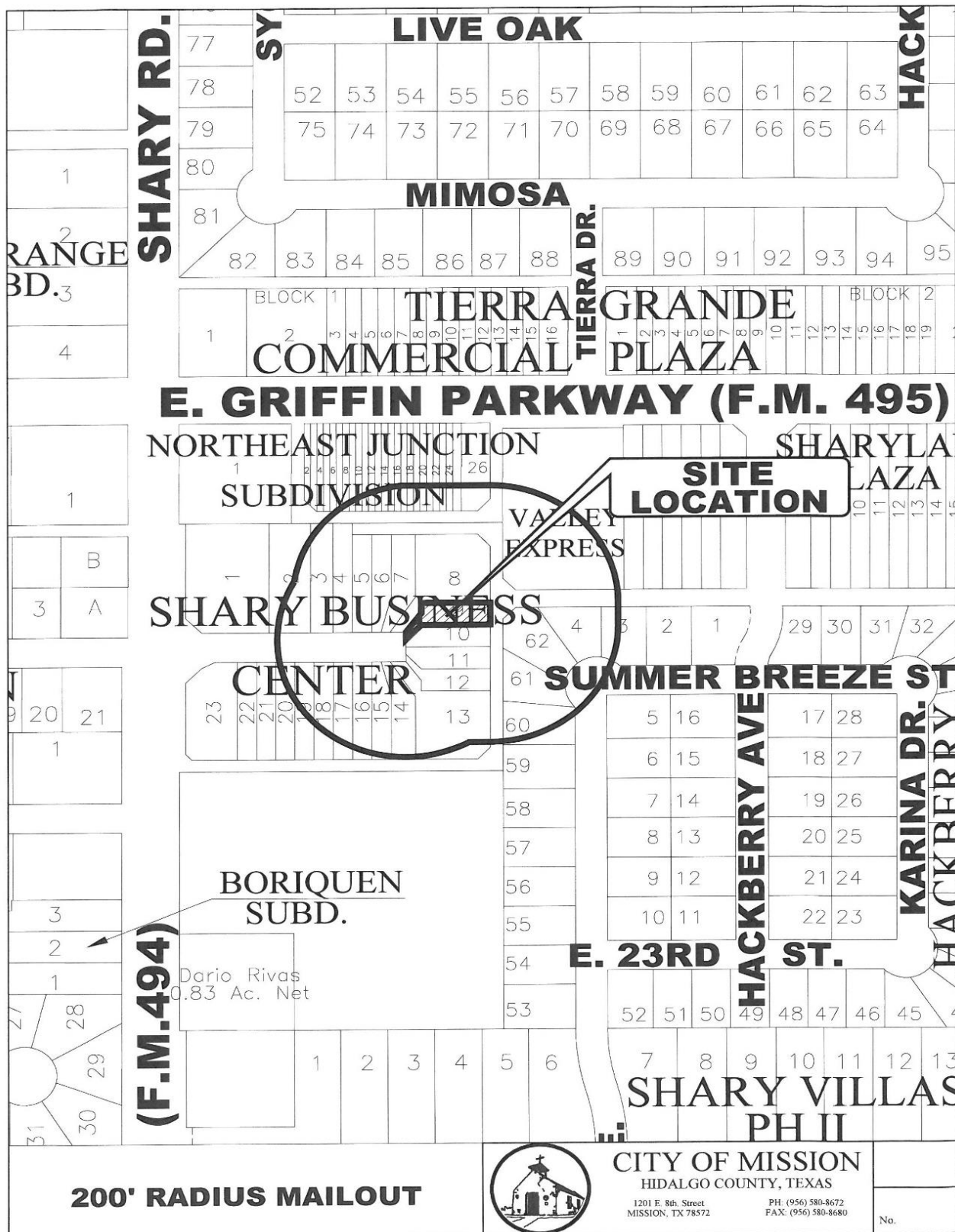
TABLED: _____

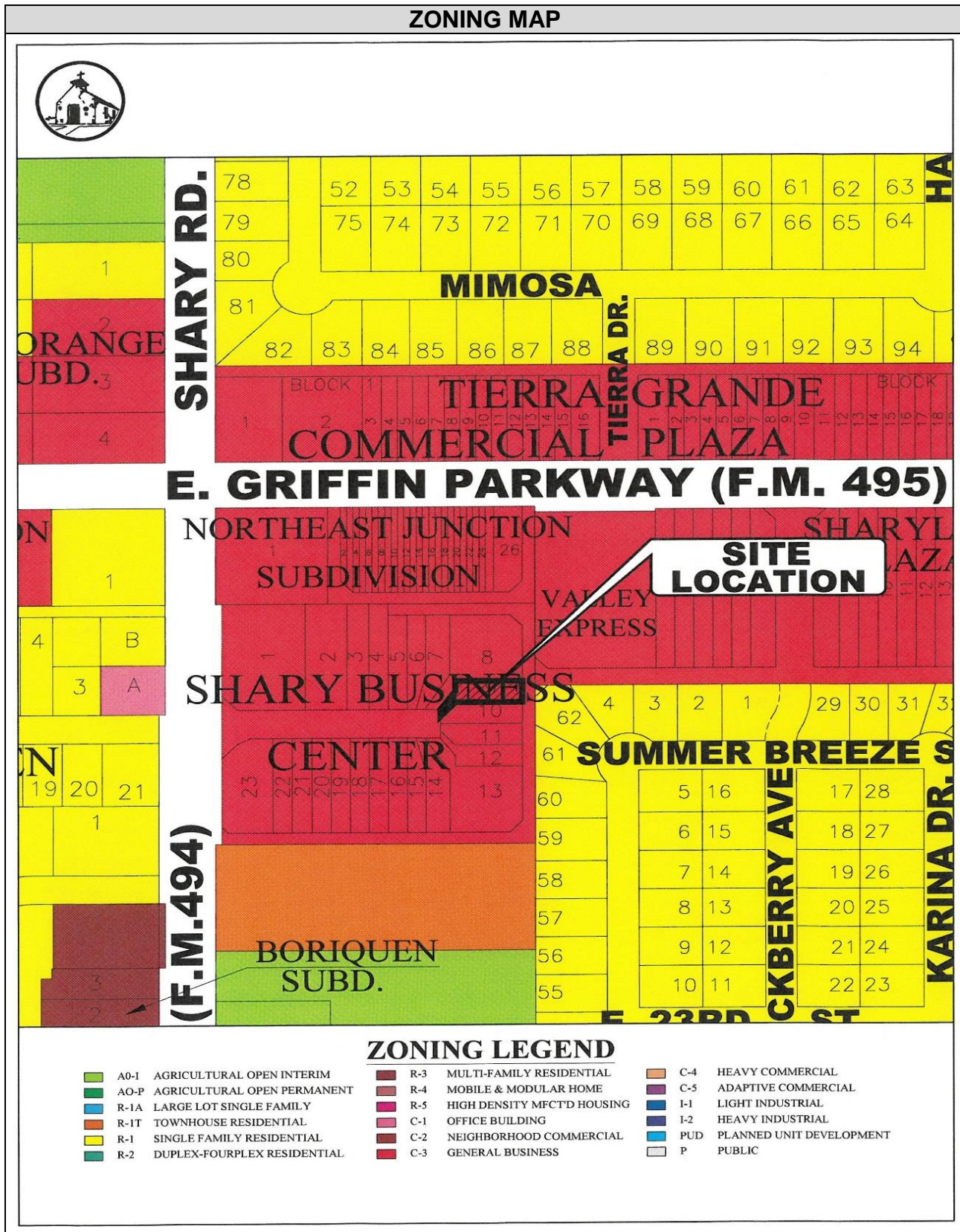
_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP





AERIAL PHOTO



PHOTOS

Item 8



PHOTO



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
247480	N4750-00-000-0016-00	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
624486	S2741-00-000-0010-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624487	S2741-00-000-0011-00	INTERNATIONAL BUILDERS GROUP LLC	2401 DURANGO DR	MISSION	TX	78573-8449
624488	S2741-00-000-0012-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624489	S2741-00-000-0013-00	GARCIA ALBERTO JR & MARA CASTELLANOS	2602 FRESNO AVE	HIDALGO	TX	78557-3824
624494	S2741-00-000-0018-00	KIDZ CRUSADE ACADEMY LLC	2407 BROCK ST STE 18	MISSION	TX	78572-2314
624495	S2741-00-000-0019-00	KIDZ CRUSADE ACADEMY LLC	2407 BROCK ST STE 18	MISSION	TX	78572-2314
624490	S2741-00-000-0014-00	MMR AAVY INVESTMENTS LLC	2314 WOODLANDS DR	MISSION	TX	78574-2390
624491	S2741-00-000-0015-00	TREVINO FELIX JR & MARIA GLORIA TREVINO	800 MONTECRUZ ST	MISSION	TX	78574-7708
624498	S2741-00-000-0022-00	PREMIER MULTIFAMILY LLC	8749 THE ESPLANADE	ORLANDO	FL	32836
624496	S2741-00-000-0020-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624497	S2741-00-000-0021-00	PREMIER MULTIFAMILY LLC	8749 THE ESPLANADE	ORLANDO	FL	32836
624499	S2741-00-000-0023-00	REY Y REYNA COMMERCIAL PROPERTIES LLC	1804 LAUREN LN	MISSION	TX	78572-3157
624492	S2741-00-000-0016-00	TREVINO FELIX JR & MARIA GLORIA	800 MONTE CRUZ	MISSION	TX	78574-7708
624493	S2741-00-000-0017-00	IGLESIA CRISTOCENTRO INC	2307 E 27TH ST	MISSION	TX	78574-1916
624483	S2741-00-000-0007-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624485	S2741-00-000-0009-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
689789	H0520-00-000-0004-00	GARZA BRENDA	2415 SUMMER BREEZE AVE	MISSION	TX	78572-3473
701126	H0520-00-000-0060-00	SANCHEZ ELUID & NICHOLE	2221 GRAPEFRUIT	MISSION	TX	78572-4611
701128	H0520-00-000-0061-00	FRANKLIN RODRIGO A MELHEM & PRISCILLA PATRICIA	2223 GRAPEFRUIT	MISSION	TX	78572-4611
701129	H0520-00-000-0062-00	MORENO MARIO & LORENA	2413 SUMMER BREEZE RD	MISSION	TX	78572-3473
689788	H0520-00-000-0003-00	QUIROGA AMALIA	2417 SUMMER BREEZE RD	MISSION	TX	78572-3473
682968	V1060-00-000-0001-00	SBL PRB LLC	4311 W LOVERS LN	DALLAS	TX	75209
568332	S2740-00-000-0001-00	TEXAS STATE BANK	300 FIFTH AVENUE 21ST FLOOR, ATTN: PNC CORPORATE TAX	PITTSBURGH	PA	15222
622872	S3007-00-000-0001-00	RODRIGUEZ OSCAR WBALDO AGUILERA	1917 46TH ST	MCALLEN	TX	78503-8144
247480	N4750-00-000-0016-00	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
247479	N4750-00-000-0015-00	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
247466	N4750-00-000-0002-00	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: December 3, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages and Drive-Thru Service Window – El Ronco Servi Car in a (C-3) General Commercial District, being Lot B, Girasol Estates Subdivision, located at 1728 W. Griffin Parkway, Applicant: Ismael Reyes – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 5, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- November 20, 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.
- December 3, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 13, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the NW corner of Salinas Drive & W. Griffin Parkway
- Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- 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 applicant proposes a renewal of the conditional use permit for the business.
- The applicant has three outside tables with four chairs each to allow customers to consume snacks and drinks on-site, which requires a conditional use permit for the sale & on-site consumption of alcoholic beverages.
- Days & Hours of Operation: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m.
- Staff: 5 employees
- 11 parking spaces are required for a building this size. The applicant currently has 15, thus meeting the code. Landscaping is meeting code.
- Sale of Alcohol: There are residential homes and a church within a 300-foot radius; therefore, a waiver of the 300-foot separation would be needed. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence.

- Staff notes that the last conditional use permit considered for the sale and on-site consumption of alcoholic beverages and for the drive-thru service window for this location was approved on January 8, 2024, for a period of two years.
- 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.
- The applicant did some remodeling earlier this year to allow a faster service to minimize queuing of vehicles along the W. Griffin Parkway shoulder.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. Permit for three (3) years to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.).
3. Waiver of the 300' separation requirement from the residential homes.
4. Compliance with TABC requirements.
5. CUP is not transferable to others
6. Hours of operation to be as follows: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

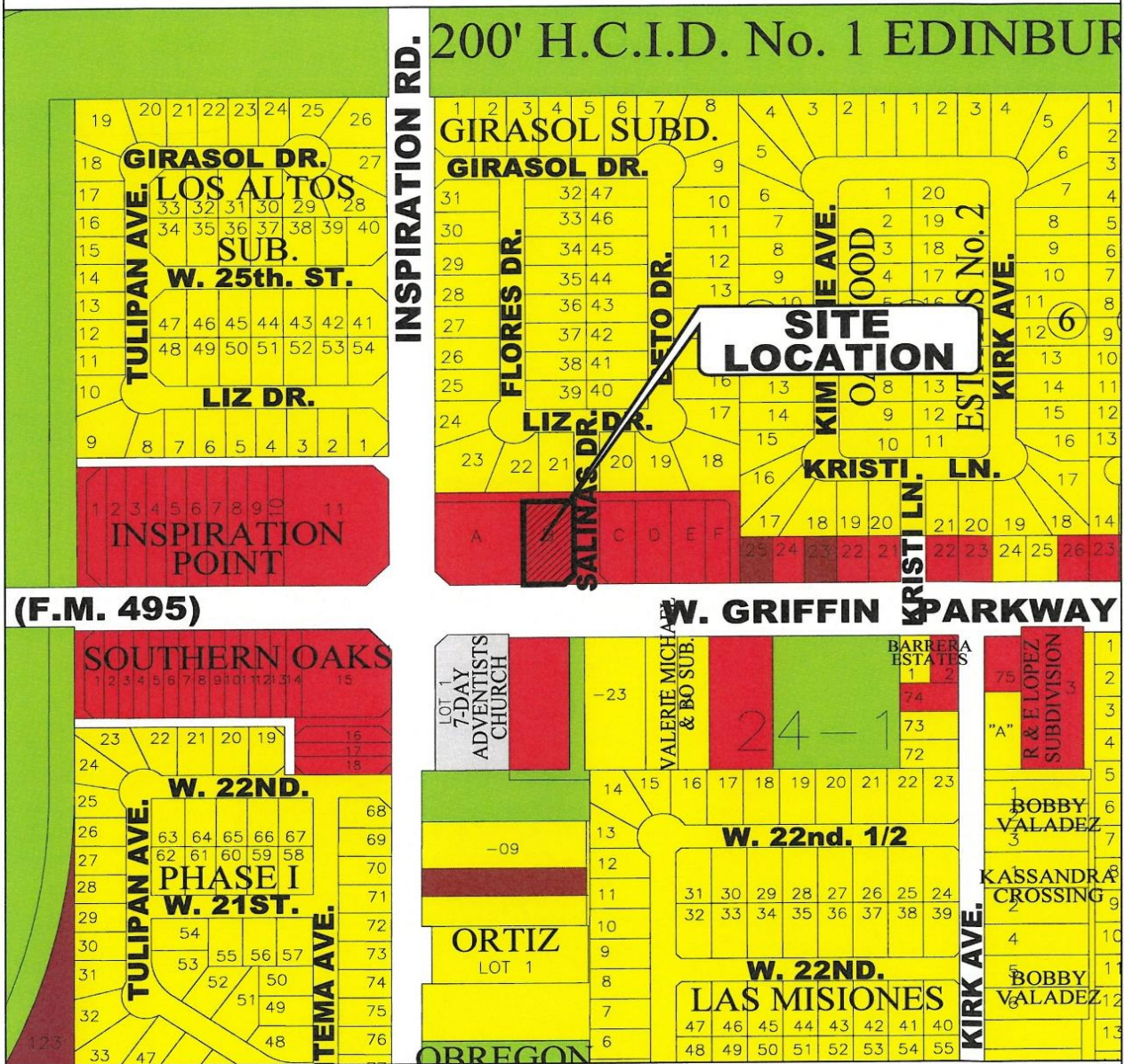
_____ NAYS

_____ 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

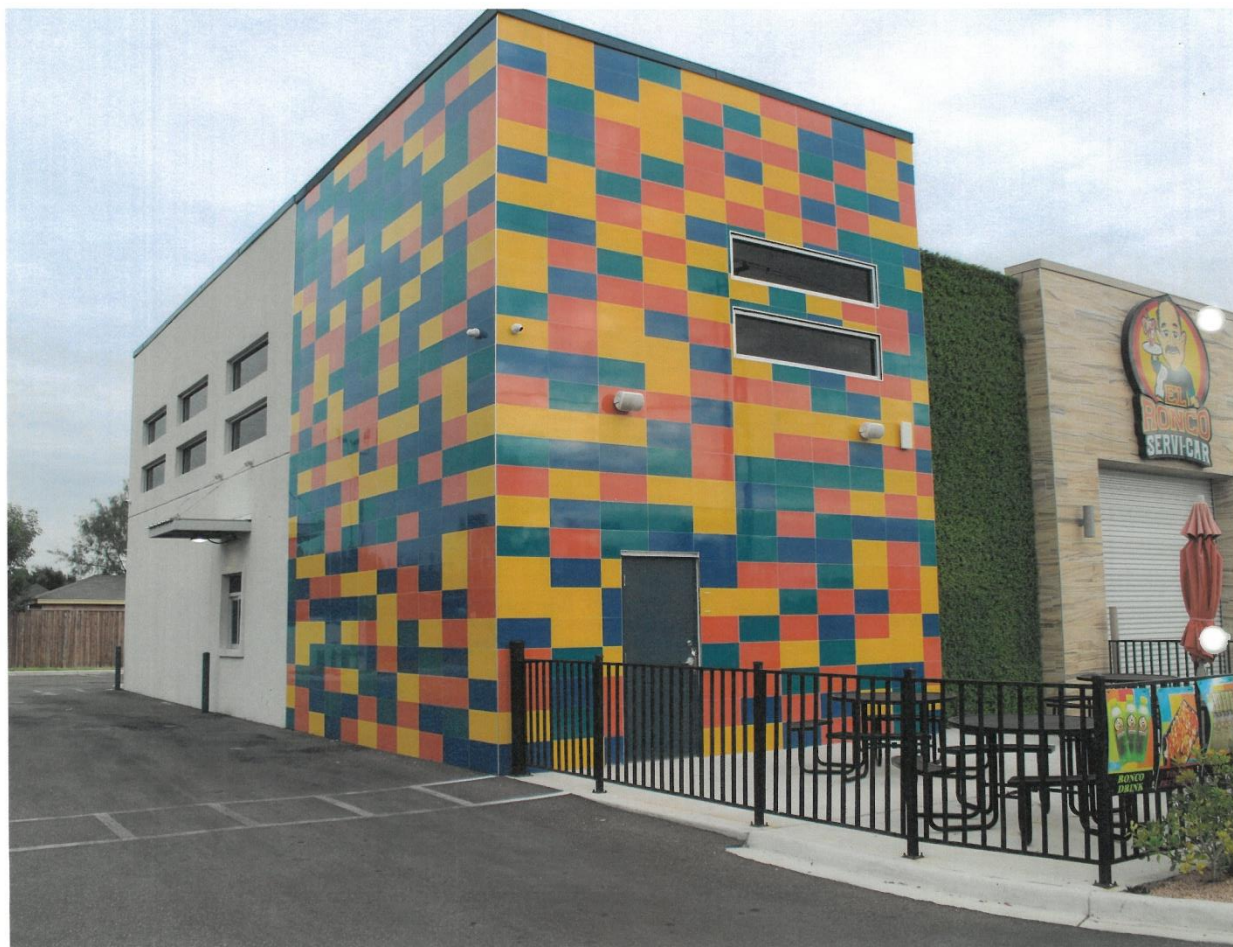
ARIEL MAP



PHOTOS



PHOTOS



TABC LICENSE

[Back](#)[Export to Excel](#)[Print Results](#)**Master File Id:** 2100035078**Legacy CLP:** BG1124427**License Type:** BG**License Id:** 107188400**Trade Name:** SERVI CAR EL RONCO #2**Owner:** EL RONCO SERVI-CAR LLC**Location Address:** 1728 W GRIFFIN
PKWY
MISSION, TX
78572
UNITED STATES**Mailing Address:** 1410 Coconut Palm Ave
San Juan, TX 78589
United States**County:** Hidalgo**Original Issue
Date:** 7/9/2021**License Status:** Active**Current Issued
Date:** 6/24/2025**Wine Percent:** Upto 17%**Location Phone
No.:****Status Change
Date:** 6/24/2025**Gun Sign:****Expiration Date:** 7/8/2027**Subordinates (list):**

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
560369	G3950-00-000-000D-00	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
305829	T5900-02-024-0001-02	ORTIZ ROSENDO	PO BOX 1135	MISSION	TX	78573-0018
458629	M5240-00-000-0001-00	TEXAS CONFERENCE ASSOC OF SDA	PO BOX 800	ALVARADO	TX	76009-0800
560367	G3950-00-000-000B-00	REYES ISMAEL	1410 COCONUT PAL AVE	SAN JUAN	TX	78589-3936
560366	G3950-00-000-000A-00	EDDIES INVESTMENTS INC	707 W SIOUX RD	SAN JUAN	TX	78589-3475
560323	G3950-00-000-0022-00	LEAL DIANA	1709 LIZ DR	MISSION	TX	78574-7321
560321	G3950-00-000-0020-00	RAMOS HILARIO JR & ARSELIA G	1705 LIZ DR	MISSION	TX	78574-7321
560368	G3950-00-000-000C-00	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
560320	G3950-00-000-0019-00	VENECIA JOHN & NORMA	1703 LIZ DR	MISSION	TX	78574-7321
560324	G3950-00-000-0023-00	TRISTAN JULIO C & BATHSHEBA	1711 LIZ DR	MISSION	TX	78574-7321
560322	G3950-00-000-0021-00	GUZMAN PABLO JR	2309 BETO DR	MISSION	TX	78574-7319
560325	G3950-00-000-0024-00	ORTIZ FRANCISCO J & HERMELINDA	2301 FLORES DR	MISSION	TX	78574-7315
590226	T5900-02-024-0001-27	GARCIA ELSA NORA & ALEJANDRO	1900 W 17TH ST	MISSION	TX	78572-0732
648368	V0551-00-000-0001-00	ALVAREZ RAFAEL	1704 W 18TH ST	MISSION	TX	78572-7330
305837	T5900-02-024-0001-11	OBREGON MONICA	1721 W GRIFFIN PKWY	MISSION	TX	78572-7306