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## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, May 21, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

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

Time: May 21, 2025 05:30 PM Central Time (US and Canada)

Meeting ID: 841 9468 4369

Passcode: 770100

One tap mobile

+13462487799, Meeting ID: 841 9468 4369 # Password: 770100

### **REGULAR MEETING**

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

### **APPROVAL OF MINUTES**

- 1 Approval of Minutes for P&Z Meeting - May 7, 2025

### **PUBLIC HEARINGS**

#### **CONDITIONAL USE PERMIT**

2 Conduct a public hearing and consideration of a Conditional Use Permit to Neva P. Masengale for a Home Occupation - Daycare in a (R-1) Single Family Residential District, being Lot 37, Woodcrest Estates, located at 2807 Norma Drive – Cervantes

3 Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for Hiro, LLC aka Pura Vida Snacks & Drinks, being Lot C1-A, Replat of Lots C1 thru C11, Taurus Estates No. 3 Subdivision in a (C-3) General Business District, located at 3009 N. Inspiration Road, Suite A, Applicant: Hiram Cisneros –Cervantes

4 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Florence Events, being Lot 5, Northtown Unit No. 1 Subdivision in a C-3 zone General Business District, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez – Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elotes & More, being the East 300 feet of the South 300 feet of the North 300 feet of the East 479.4 feet of the West 1249.4 feet of Lot 24-6, West Addition to Sharyland Subdivision, in a (C-2) Neighborhood Commercial District, located at 2215 N. Conway Avenue. Applicant: Ricardo Martinez – Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to Designate an area as a Mobile Food Park for the operation of five (5) Mobile Food Units, being a 77 feet x 210

feet tract of land, Block 144, Mission Original Townsite Subdivision, in a C-3 zone General Business District, located at 410 E. 9th Street. Applicant: Mario A. Guerra – Cervantes

7 Conduct a public hearing and consideration of a renewal of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4, Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83. – Cervantes

8 Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Le Petite Pastries Restaurant in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center, located at 1821 N. Shary Road, Ste. 7, Applicant: Cesia Alfaro – Cervantes

9 Conduct a public hearing and consideration of a renewal and an amendment of a Conditional Use Permit for the sale and on-site consumption of alcoholic beverages and to allow late hours – Tommasino Pizza Pasta & Vino, being Lots 1 & 2, Block 2, Springfield Phase I Commercial Subdivision, in a (C-3) General Business District, located at 2100 E. Griffin Parkway. Applicant: Javier Covarrubias – Cervantes

### **SITE PLAN APPROVAL**

10 Site Plan Approval for the construction of a commercial plaza, on Lot 2, Riverside View Subdivision #2, located at 300 E. Mile 2 Road, Applicant: 1 Valley Construction – Cervantes

11 Site Plan Approval for the construction of a chain restaurant named Eddie's Taqueria on Lot A, Girasol Estates, located at 1730 W. Griffin Pkwy. (C-3) General Business District. Applicant: Edgar Gutierrez, - Cervantes

12 Site Plan Approval for the construction of 10 apartments, on Lot 14, Taurus Estates No. 10 Subdivision, located at 3201 Magdalena St., Applicant: ANH Construction – Cervantes

### **ADJOURNMENT**

Signed this the 16th day of May, 2025

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Xavier Cervantes, Director of Planning

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

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 16th day of May, 2025 at 4:30 p.m.

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Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **21st day of May, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **16th day of May, 2025** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at \_\_\_\_\_ p.m. on said date.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
MAY 7, 2025  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Kevin Sanchez  
Omar Guevara  
Steven Alaniz  
Connie Garza

**P&Z ABSENT**

Steven Alaniz  
Raquenel Austin

**STAFF PRESENT**

Xavier Cervantes  
Susana De Luna  
Alex Hernandez  
Jessica Munoz  
Gabriel Ramirez

**GUEST PRESENT**

Arnoldo Padilla  
Alejandro Castillo  
Mike Blum  
Rogelio Gonzalez  
Ernie Villarreal  
Jana Acevedo  
Myra Anzaldua  
Israel Davila  
Anna L. Davila  
San Juanita Salinas  
Leticia Ramirez  
Guillermo Ramirez  
Ricardo Sanchez  
Abelardo Bocanerga  
Jorge Guerra  
Jonathan Cohrs  
Deann Cohrs  
Dominic Bazan  
Peython De La Garza  
Erika Adame  
Beto De La Garza

**CALL TO ORDER**

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

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR APRIL 16, 2025**

Chairwoman Izaguirre asked if there were any corrections to the minutes for April 16, 2025. Mrs. Garza 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: 6:04 p.m.**

**Item #2**

**Future Land Use  
Amendment:**

**Being Lots 1 & 2, 2<sup>nd</sup> amended map of  
Shary Village, from Low Density Residential  
to General Commercial District, located at**



**2313 Village Drive**  
**Applicant: Jesus G. Gonzalez**

Mr. Xavier Cervantes stated that the first item on the agenda was an amendment to the comprehensive plan. He mentioned that there was an attempt in 2021 by the applicant to rezone the property to Neighborhood Commercial District, but it was denied by the City Council due to heavy opposition from the neighborhood. He added that state law states that zoning must be in accordance with the city's comprehensive plan. He stated that if the comprehensive plan amendment would get approved, the rezoning could be approved. The process is the same, notices will be sent to the property owners and a public hearing would be held. He stated that the property is located at 2313 Village Drive and the applicant desires to transform the existing home in the property into an office complex and intends to build a parking lot in lot 2, to provide on-site parking for the employees and the customers. The surrounding zones consist of: Office Building ("C-1") to the North and Agricultural Open Interim ("AO-I") to the East, Large Lot Single Family District ("R-1A") South and West. The applicant argues that the property should be zoned commercial due to it being a hard corner of Shary Road and the commercial development to the north of the property lines up to the applicant's West side of Lot 2. A petition was submitted in opposition to the request from the majority of the Shary Village property owners. The petitioners state that the land use change is a violation of the subdivision deed's restrictions. Also, the petitioners state that the commercial designation will impede and affect the residential environment and safety of the one street neighborhood. The board can consider a less intense commercial land use which is Neighborhood Commercial.

Staff recommends denial of the Future Land Use Amendment.

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

Mrs. Payton De La Garza who resides at 2201 Village Drive, stated that the subdivision was a one street neighborhood. She mentioned that changing the first two lots to commercial would cause major traffic issues. She added that her neighborhood had no sidewalks, and by adding commercial property to the corner would be unreasonable and unsafe. She also mentioned that the commercial properties that are north of the property being discussed are not part of a subdivision. She stated that Lots 1 & 2 are part of Shary Village and have deed restrictions and HOA restrictions.

Mr. Mike Blum who resides at 116 W. Shasta Ave, Mcallen Tx, stated that the house was purchased by the current owner over 30 years ago. He mentioned that when Mr. Gonzalez purchased the home, shary road was a two-lane road, he added that the traffic on shary would stay on shary that there was no reason for anyone to drive into village drive if the house is on the corner. Mr. Mike Blum presented a picture to the board of the front of the house. He stated that the front door was located facing village drive. However, the door to the business would be facing shary road. He mentioned since the door was going to be facing shary and not village, no traffic would be entering the subdivision. He stated that the covenants and deed restrictions that prohibit the use of land for commercial, that could only be resolved by other means.

Mr. Dominic Bazan who resides at 2309 Village Drive, stated that he lives right next to the property being discussed. He mentioned that he does not like the idea of a commercial business right next to his home. He stated that he was totally against the idea.

Mrs. Erica Adame who resides at 2210 Village Drive, stated that she was against the request. She added that the exit of the subdivision was offset with bannworth park and there was no protection when taking a left turn. She mentioned that if the parking for the business was being proposed on side it would cause more congestion especially if there wasn't enough parking for the business.

Mr. Jesus Gonzalez who resides at 106 Rio Grande Drive, stated that he lived in the home for 17 years. He mentioned that his son lives at the home now and the home is too big for him. He added that it was very difficult to lease the home for residential purposes. He mentioned that the business that was being proposed was for his son that was a realtor.

Mrs. Kathleen Rowland who resides at 2214 Village Drive, stated that the subdivision had been there for a long time and was a family neighborhood. She mentioned that she was against the request and would like the board to deny it.

Mrs. Elvia Garza who resides at 2303 Village Drive, stated that her and her husband were against the request.

Mrs. Deann Cohrs who resides at 2304 Village Drive, stated that the second lot was not completely incased. She mentioned that at one point there were doors on Lot 2 where the parking was being purposed for the future parking lot" through Village Drive. She stated that when you're at the entrance of the subdivision two cars barley fit, that when a car was parked in front of the home and your driving into the subdivision and one car driving out, you have to stop on shary to be able to drive into the subdivision. She added that she was against the request.

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

Chairwoman Izaguirre asked if there was a minimum distance between entrances.

Mr. Xavier Cervantes replied that Tx dot had regulations to access their highways. He mentioned that he thinks Tx dot would allow the existing driveway to be the driveway for the parking lot. He stated that the applicant was not purposing to use Lot 2, to access the parking lot. He added that he didn't know what would happen in the future if someone else would purchase the property.

Chairwoman Izaguirre mentioned that Lot 65, which is on East 20<sup>th</sup> street was denied for the same reason. She stated that the property was residential and there was more than 80% in opposition.

Mr. Kevin Sanchez stated that if there was more than 80% it required a super majority.

Mr. Xavier Cervantes replied that the super majority was for rezoning only. He added if it was a rezoning case it would require the super majority from city council.

Mrs. Irene Thomson asked what were the parking requirements.

Mr. Xavier Cervantes replied that if the home was converted to an office complex, it would require 13 parking spaces.

Mr. Kevin Sanchez asked the applicant, what was his plan to get this approved if there were deed restrictions and HOA restrictions.

Mr. Jesus Gonzalez mentioned that was a different process.

Mr. Kevin Sanchez stated if Mr. Gonzalez had a plan.

Mr. Jesus Gonzalez replied that it was not the right place to discuss that. He added that he had a plan to discuss improvements with the neighbors and would need to hire an attorney. He stated that he had done this before in the City of McAllen.

Mrs. Irene Thomson asked if the property had deed restrictions.

Mr. Jesus Gonzalez replied no, but it was the same situation.

Chairwoman Izaguirre asked if the board had any question.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Kevin Sanchez moved to deny the request. Mrs. Irene Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:04 p.m.**

**Ended: 6:08 p.m.**

**Item #3**

**Rezoning:**

**A tract of land containing 2.531 acres,  
being out of Lot 10-7, West Addition to  
Sharyland Subdivision, located at the  
Northeast corner of Conway Boulevard  
(F.M. 1016) and Military Parkway  
AO-I to C-4  
Charco Land Sales**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Heavy Commercial District ("C-4"). to allow the development of a commercial plaza or a convenience store. The property has a commercial structure and a home. The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West. The Future Land Use Map shows the subject property as General Commercial District. The subject property is in transition and staff finds Heavy Commercial uses as an acceptable alternative due to the fact that it is a corner of two major commercial corridors. Staff recommends approval of the rezoning.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any question.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Connie Garza moved to approve the rezoning request. Mrs. Irene Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:08 p.m.**

**Ended: 6:12 p.m.**

**Item #4**

**Rezoning:**

**A tract of land containing 4.000 acres,  
being out of Lot 10-7, West Addition to  
Sharyland Subdivision, located along  
the East side of Conway Boulevard  
(F.M. 1016) approximately 283' North of  
Military Parkway  
AO-I to R-3  
Charco Land Sales**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Mulit-Family Residential District to ("R-3") Multifamily Residential District to allow the construction of a Mission Housing Authority multi-family development. The Mission Housing Authority has applied for housing tax credits with the Texas Department of Housing and Community Affairs for an apartment's development named Conway Village. The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West. Staff recommends approval to the rezoning request.

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

The Executive Director with the Mission Housing Authority Mr. Arnoldo Padilla was present, he stated that it was a 72 mixed unit finance development, he added that it was a mixture of income and not a set income development. He mentioned that the application with the Texas Department of Housing and Community Affair was awarded.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none

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

**Started: 6:12 p.m.**

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

**Item #5**

**Rezoning:**

**All of Lot 50, Mayberry Plaza Unit No. 2  
Subdivision, located at 112 North Mayberry  
Road  
C-2 to R-1  
AMS Management & Properties, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("C-2") Neighborhood Commercial District to ("R-1") Single Family Residential District. The property is located along the East side of Mayberry Road approximately 170 feet North of E. 1st Street. • The surrounding zones are Neighborhood Commercial (C-2) to the south and Single-family Residential District (R-1) to the east, west and north. The Future Land Use Map shows the Low-Density Residential District for the neighborhood. The requested rezoning is in line with the designation in the Future Land Use Map. Staff recommends approval to the rezoning request.

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

Mrs. Ana Maria Salinas who resides in the City of Palmhurst, stated that she wishes to sell the property. She mentioned that it was very difficult to sell that lot as a commercial lot and would like to rezone the property to residential.

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

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

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

**Ended: 6:18 p.m.**

**Item #6**

**Rezoning:**

**A 1.067 acre tract of land, more or less, being  
the remainder tract at the Northeast corner out  
of that portion of Lot 304, John H. Shary Subdivision,  
located at the Northwest corner of Shary Road  
(F.M. 494) and Dorado Drive  
R-1T to C-3  
LAC Enterprises, (c/o Leonel Cantu)**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("R-1T") Townhouse Residential to ("C-3") General Business District. The applicant is interested in developing a two-story storage building with possible suites for lease. The surrounding zones consist of: Single

Family Residential District (R-1) to the east, Townhouse Residential District to the west and south, and City of Palmhurst to the north, which does not have a zone. The Existing Land Uses are Single-Family Residential to the east and north, townhomes to the west, and commercial to the south. The subject property is currently vacant with large oak trees. The Future Land Use Map shows the subject property as Lower Density Residential. • Staff notes that there is a commercial building to the south of the site, which existed prior to being annexed to the City in 1998. The building was constructed in 1978 according to HCAD records. Staff recommends denial of the C-3 zoning but approval to a less intense commercial zoning ("C-2") Neighborhood Commercial.

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

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:18 p.m.**

**Ended: 6:20 p.m.**

**Item #7**

**Rezoning:**

**Being 5.155 acres tract of land out of Lot 28-6,  
West Addition to Sharyland Subdivision,  
Located at the Southwest corner of Conway  
Boulevard (S.H. 107) and West Mile 2 Road  
R-4 to C-3  
Victor Trevino**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("R-4") Mobile Modular Home District to ("C-3"). The property is located at the intersection of two major commercial thoroughfares and, therefore, has much potential for commercial uses such as a commercial plaza or for separate lots for restaurants or other individual businesses. The applicant is requesting to rezone the subject property from Mobile & Modular Home District ("R-4") to General Business District ("C-3") to allow the redevelopment of the site for commercial uses. The subject property is the East one-half of the Rollin Home RV Park. The surrounding zones are Mobile & Modular Home District (R-4) to the west, General Commercial District (C-3) to the south and north and Single-family Residential District (R-1) to the east. The Future Land Use Map shows the subject property as General Commercial District. The requested rezoning is in line with the commercial designation of the property in the Future Land Use Map. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:20 p.m.**

**Ended: 6:22 p.m.**

**Item #8**

**Rezoning:**

**Being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4<sup>th</sup> Street approximately 512 feet East of Shary Road (F.M. 494)  
C-3 to R-3  
Abiel Ramon**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("C-3") General Business to ("R-3") Multi-Family Residential. The site is located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). The surrounding zones consist of: Single Family Residential District (R-1) to the north, Agricultural Open Interim (AO-I) to the east, and Multi-Family Residential District (R-3) to the west and south. Staff notes that this property was zoned (R-3) before getting the "(C-3)" zone in 2019. The request is consistent with the existing surrounding zones to the west and south. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:22 p.m.**

**Ended: 6:41 p.m.**

**Item #9**

**Rezoning:**

**Being a 4.100 acre tract, being comprised  
Of the following tracts of land; Tract 1:  
a tract of land containing 1.0 acres, more or  
less, out of Lot 18-4, West Addition to Sharyland  
Subdivision; Tract II: A tract of land out of  
Lot 18-4, West Addition to Sharyland Subdivision,  
located along the North side of West 1st Street  
approximately 256 feet West of Holland Avenue.  
R-1 to R-1T  
Mario Salinas**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from ("R-1") Single Family Residential District to ("R-1T") Townhouse Residential District. The site is located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. The surrounding zones consist of: Single Family Residential District (R-1) to the east, north, and west, and Multi-Family Residential District (R-3) to the south. The Future Land Use Map shows the subject property as Moderate Density Residential. Moderate Density Residential uses generally include those specified in Townhouse Residential District (R-1T), Duplex-Fourplex Residential District (R-2), and the Mobile and Modular Home District (R-4) zoning. The requested zoning is in line with the Future Land Use Map. Staff recommends approval of the rezoning request.

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

Mrs. Olga Munguia who lives in the area, stated that there's been a lot of problems with the residents who reside in the apartments next door. She mentioned that if they build more apartments or housing the area was going to get worst.

Mrs. Ana Davila who resides at 806 W 1<sup>st</sup> Street, stated that she lives next to the property trying to get rezoned. She mentioned that that all she would see in the apartment complex across the street, was drug activity, prostitution, people smoking pot, traffic, and accidents. She added that she opposed to the rezoning request.

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

Chairwoman Izaguirre asked if the street had to be fixed.

Mr. Xavier Cervantes replied that would be a requirement during the subdivision process.

Chairwoman Izaguirre stated that typically what has to be fixed was there boundary line. She added but wouldn't they need to fix from there boundary line to Holland?

Mr. Xavier Cervantes replied that staff can only require what is in their boundary within the subdivision.

Chairwoman Izaguirre asked that how would that entrance help with traffic?



Mr. Xavier Cervantes replied that it could be a partnership with the residence in the front.

Chairwoman Izaguirre asked where would the drainage be located?

Mr. Xavier Cervantes replied what is being considered was only a rezoning. The drainage would be discussed during the subdivision process.

Mr. Mario Salinas who resides at 3301 New House Dr., he stated that he worked with MAS engineering. He mentioned that drainage would be in issue in that area, but he knew that there was an existing drain line running north to south from the school district and 1000 feet to the east but that one was not feasible for the land. He that he new that first street had to be widen and the property owner in the front had to donate some land.

Chairwoman Izaguirre asked if there was infrastructure that would have the capacity for that development.

Mr. Mario Salinas replied that there was a 12 inch water line to the west and tie into Holland Avenue.

Mr. Israel Avila who resides at 806 West 1<sup>st</sup> Street, stated that if Holland would be widen he would be left with no front yard. He mentioned that his mailbox had been run over several times because of crazy drivers.

Mrs. Irene Thompson asked that what was the difference in density in the number of lots between R-1 (Single Family Residential) and R-1T (Townhouse Residential).

Mr. Xavier Cervantes replied that the minimum lot size for an R-1 was 50 feet and for R-1T is 25 feet, it would be twice the density.

Mrs. Connie Garza stated that she was familiar with the area, she mentioned that it was heavily congested with apartments and concerned that this new development would generate more traffic.

Mr. Xavier Cervantes stated that his concern was finding a developer that was willing to develop single family residential lots with 50 feet lot frontage.

Mr. Adrian Gomez who resides at 1101 Frio St, he stated that he was the developer and was under contract and plan to purchase is it. He added that he was waiting for the approval or denial of the rezoning to move forward.

Mrs. Irene Thompson asked if it was feasible to build single family residential lots.

Mr. Adrian Gomez replied not even if they would cut the cost in half. He added that with the new ordinances that were passed it was even harder.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:41 p.m.**

**Ended: 6:51 p.m.**

**Item #10**

**Conditional Use Permit:**

**To place two (2) portable buildings for use as a classroom and to allow El Divino Redentor church to have 141 parking spaces as compared to the 188 parking spaces required by code, being all out of the El Divino Redentor Subdivision 1020 N. Los Ebanos Road R-1  
Dr. Marisol Rocha, Vanguard Superintendent**

Mr. Cervantes stated that Dr. Marisol Rocha, the applicant, is requesting a Conditional Use Permit for the placement of two (2) portable buildings at the East end of the El Divino Redentor property to be used as classrooms by the Vanguard Monet Academy. According to the applicant the enrollment for the Monet Elementary School at the church premises is projected to grow by 78 students for the 2025-2026 school year. The four classrooms (two per building) will house 5<sup>th</sup> and 6<sup>th</sup> grades. Even though 188 parking spaces are required by code, the church only has 170 total parking spaces. With the installation of the classrooms 29 parking spaces will be lost. The 188 required parking spaces are based on a church capacity of 750 people. For a church the code requires one parking space for every four-person capacity. Based on the site plan, the applicant will need to pave a driveway which will connect to the existing Jaycees Park parking lot and will be required to overlay the alley along the east side of Jaycee Park to Barnes Street as a condition to the license to encroach. A connection to the Jaycee city park parking lot was allowed in 2006. On occasion the church patrons use the park parking for services. Staff recommends approval of the request subject to: 1) The permit to be for a two-year period; and 2) The applicant must obtain all necessary permits and approvals prior to the use of the property.

Chairwoman Izaguirre asked if the board had any questions.

There were none.

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

The representative from Vanguard Mr. Rogelio Gonzalez stated, that vanguard will be starting there 3<sup>rd</sup> in mission. He mentioned that the portable buildings were temporary. He added that the plan to start building the vanguard campus on Stewart was in two years.

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

Mrs. Irene Thompson asked if vanguard was leasing?

Mr. Rogelio Gonzalez replied yes, we use several spaces within the church.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Irene Thompson moved to approve the conditional use permit request. Mrs. Connie Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:51 p.m.**

**Ended: 6:52 p.m.**

**Item #11**

**Conditional Use Permit:**                      **For an Event Center – Epix Venue Event Center  
being Lot 9, Adams Crossing Subdivision  
2711 E. Griffin Parkway  
C-3  
Ricardo Sanchez, Jr**

Mr. Cervantes stated that the site was located approximately 354' West of Taylor Road along the North side of E. Griffin Parkway. The applicant is leasing a 1,375-square-foot suite within a commercial plaza for an event center. The applicant proposes to hold small-scale events such as birthday parties, graduations, business meetings, etc. Access to the site will be provided via a 30-foot driveway off Griffin Parkway. The hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day. Staff recommends approval of the request subject to: 1) 2 year re-evaluation to assess this new operation; 2) Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.); 3) CUP is not to be transferable to others; and 4) Hours of operation will vary depending on the type of event, but between the hours of 10:00 a.m. to 1:00 a.m. every day.

Chairwoman Izaguirre asked if there was anyone in favor or against the request

There were none.

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

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

**Started: 6:52 p.m.**

**Ended: 6:55 p.m.**

**Item #12**

**Conditional Use Permit:**                      **Sale & On-Site Consumption  
of Alcoholic Beverages – Doce Wine & Bar  
being the West 50 feet of Lots 16, 17, and  
18, Block 161, Original Townsite of Mission Subdivision  
214 E. Tom Landry Street  
C-3**

## Myra Anzaluda

Mr. Cervantes stated the site is located 100 feet West of Miller Avenue along the South side of East Tom Landry Street. The applicant proposes opening a wine bar and restaurant at this location. The applicant proposes 60 percent of alcoholic beverages and 40 percent of food sales. The proposed hours of operation are as follows: Sunday - Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday - Saturday from 2:00 p.m. to 10:00 p.m. Staff recommends approval subject to: 1) 2-year approval at which time the applicant will have to renew their C.U.P. and TABC License, with the understanding that the permit can be revoked; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Must acquire a business license prior to occupancy; 4) The hours of operation are Sunday through Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday through Saturday from 2:00 p.m. to 10:00 p.m.; and 5) C.U.P. is not transferable to others

Chairwoman Izaguirre asked if there was anyone in favor or against the request

Miss. Myra Anzaluda was present.

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

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

**Started: 6:55 p.m.**

**Ended: 6:56 p.m.**

**Item #13**

**Conditional Use Permit**

**Renewal:**

**Home Occupation – Beauty Salon**

**Lot 5, Block 7, Erdahl Subdivision**

**317 S. Holland Avenue**

**R-1**

**Gloria Hernandez**

Mr. Cervantes stated the site is located approximately 200 feet south of Leal Street along the east side of S. Holland Avenue. The applicant has been running a 1-chair beauty salon from her residence since January 2020. All of her customers are by appointment only to eliminate the accumulation of vehicles on her property. The proposed hours of operation are as follows: Monday – Saturday from 9:00 am to 6:00 pm. Staff recommends Approval for Life of Use, as this will be her 3rd. Renew; 2) Must comply with all City Codes (Building, Fire, Health, etc.) and 3) C.U.P. is not transferable to others

Chairwoman Izaguirre asked if there was anyone in favor or against this request.

There were none.

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

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

**Started: 6:56 p.m.**

**Ended: 6:57 p.m.**

**Item #14**

**Conditional Use Permit  
Renewal:**

**Sale & On-Site Consumption of  
Alcoholic Beverages – J.A.L.L.'s Sports Bar & Grill  
1810 W. Griffin Parkway, Suites B, C, & D,  
being Lots 7 & 8, Inspiration Point Subdivision  
Ph I  
C-3  
J.A.L.L.'s Sports Bar & Grill**

Mr. Cervantes stated the site is located the North side of W. Griffin Parkway approximately 300 feet West of Inspiration Road. As per the applicant, the sales of alcohol are greater than the sales of food. Therefore, this business is considered a bar. This business has been in operation at this location since May 2014. Access to the site is from Griffin Parkway. The last conditional use permit approved for this location was on March 27, 2023, for 2 years. Staff notes that this would be their 4th re-evaluation. The proposed hours of operation are as follows: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am. Staff recommends approval of the request subject to compliance with the following conditions: 1) 2-year re-evaluation to continue to assess this business. 2) Continued compliance with all City Codes (Building, Fire, Health, Noise, etc); 3) Waiver of the 300' separation requirement from the residential neighborhoods; 4) Uniform Security must be provided only during special events; 5) CUP is not to be transferable to others; and 6) Hours of operation: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am

Chairwoman Izaguirre asked if there was anyone in favor or against this request.

There were none.

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

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

**Started: 6:57 p.m.**

**Ended: 6:58 p.m.**

**Item #15****Site Plan Approval:**

**Construction of 6 apartments  
 Lot 62, Las Esperanzas Subdivision  
 2101 Cassandra Street  
 Abel Hernandez**

Mr. Ramirez stated that the property is located at 2101 Cassandra Street, the lot measures 14,358 square feet with a frontage of 80 feet intersecting Cassandra Street and Sunflower Street. The subdivision was designed for R-3 type construction and is prepped with 60 feet right-of-way complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 12 spaces. There will be three structures proposed on the Lot: Each building (duplex) will house two apartments measuring 1,830 square feet for building 1 & 2; 2,100 square feet for building 3. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. Staff recommends approval of the site plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:58 p.m.**

**Ended: 6:59 p.m.**

**Item #16****Site Plan Approval:**

**Construction of a commercial plaza  
 Lots 6, 7, & 8, Blk 6, Leal Subdivision No. 2  
 300 S. Conway Avenue  
 Dura Construction**

Mr. Ramirez stated that the property is located at 300 S. Conway Avenue. The site is a 3-lot development having double frontage to S. Conway Avenue and Guadalupe Street. There are residential properties to the West which will be buffered to comply with separation requirements. Currently, zoning for the property is C-3 General Business suitable for this type construction and is complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements. Proposed are 37 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project. The structure will include 5 suites with a grand total of 7,364 square feet and with a parapet height of 24'. Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

**Started: 6:59 p.m.**

**Ended: 6:59 p.m.**

**Item #17**

**Amended Plat Approval:**

**Amended Plat: Los Olivos Subdivision  
a recorded subdivision within the City of  
Mission city limits  
Engineer: Rene Barrera**

Mr. Ramirez stated that the applicant proposes to amend the recorded plat of Los Olivos Subdivision by removing plat note # 19 which states that a maximum of 5 residential lots are permitted for this subdivision. The purpose of this amendment is ultimately replat Lot 2 of Los Olivos Subdivision and making a 7-lot re-subdivision. The property has streets and infrastructure in place and is ready for building permits. The proposed replat will require a zoning change to comply with the new lot design and allow the issuance of building permits for the new lots created. This amended plat will not require conditions or preapprovals from other City departments since its only removing a single plat note. Chairwoman Izaguirre asked if the board has any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Connie Garza moved to approve the amendment. Mr. Kevin Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

## **UNFINISHED BUSINESS**

Chairwoman Izaguirre entertained a motion to un table item #18. Mr. Kevin Sanchez moved to un table item #18. Mrs. Connie Garza second the motion. Upon a vote, the motion passed.

**Started: 6:59 p.m.**

**Ended: 7:08 p.m.**

**Item #18**

**Conditional Use Permit:**

**For an Event Center – Elevated Events  
R.G.V.  
being Lot 12, Block 92, Mission Original  
Townsite  
523 N. Conway Avenue, Suite 3  
Savannah Pankratz**

Mr. Cervantes stated that this item was previously seen a couple of months ago. He mentioned that it was tabled because the board had concerns on parking. He mentioned that the applicant was given permission to use the parking from the church for the event center. He added that the applicant did not submit an agreement from the church, but had a verbal agreement. Staff recommends approval

subject to: 1) 2 year permit to evaluate the parking situation; 2) Must comply with all city codes (Building, Fire, Health, Signage, etc.); 3) Must acquire a business license prior to occupancy; 4) Hours of operation are Every day from 8:00 am to 12:00am; 5) Must comply with the noise ordinance; and 6) Must obtain a registration number from the Texas Department of Licensing and Regulation from compliance with the Americans with Disabilities Act before a business license can be issued. The Applicant will need to speak to the officials from the state for compliance to ADA.

Chairwoman Izaguirre asked if the board as any questions.

Mrs. Irene Thompson asked that staff was going to require a written agreement between the church and the applicant.

The applicant's husband stated that he met with father Roy in March and father Roy, didn't have any problems with the applicant using the parking. He added that the parking was public parking that there was an agreement with the city and the church a long time ago. He mentioned that once the buildings were removed the parking lot would be public.

Mrs. Irene Thompson asked that who gave him that Information.

He replied that he met with planning staff.

Chairwoman Izaguirre stated that the parking was owned by Our Lady of Guadalupe.

The applicant's husband stated that he was advised by planning that the only thing that was needed was a letter from the church allowing them to use the parking. But when father Roy calls the City he is informed that the parking lot needs insurance.

Shela Pankratz who resides at 1301 N Keralum Avenue stated, that her and her partner build that building. She merioned that it used to be a dry-cleaning place, she stated that she purchased the property in 2000 and remodeled it because it was a disaster. She added that they have been trying to lease the place for the last two years but haven't been successful. She stated that Cocina de Caribe was the first restaurant at that location and now the Drunken Chicken, and since then they have always used the parking lot at the church.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Irene Thompson moved to approve the conditional use permit for a one-year re-evaluation subject to all other conditions. Mrs. Irene Thompson seconded the motion. Upon a vote, the motion passed unanimously.

## **ITEM#19 ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Kevin Sanchez moved to adjourn the meeting. Mrs. Connie Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 7:08 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to Neva P. Masengale for a Home Occupation - Daycare in a (R-1) Single Family Residential District, being Lot 37, Woodcrest Estates, located at 2807 Norma Drive – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 2, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 8, 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.
- May 21, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 27, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the Northwest corner of Taylor Road and Norma Drive.
- Per Code of Ordinance, a Home Occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant proposes a home daycare for parents to leave their children in a safe and caring environment. The applicant is proposing a daycare where the children can learn skills needed for school and life lessons taught by trained individuals in early childhood development.
- The proposed hours of operation are as follows: Monday–Friday from 7:30 am to 5:30 pm
- Staff: 5 employees (\*Note: Sec.1.56(1)(d) states: There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.)
- Parking: The applicant proposes to utilize the two existing parking spaces on the driveway for drop-off and pickup. Staff is concerned that this proposed home occupation could create traffic concerns due to being too close to the stop sign and Shary Road.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval 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 the following conditions:

1. 1 year re-evaluation to continue to assess this new home occupation.
2. Applicant to be limited to one (1) employee at a time, or must submit a petition reflecting 90% of the property owners within 200 foot radius in favor of the variance to the number of employees allowed.

3. Pickup and Dropoff of children must be within the private property.
4. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
5. CUP is not to be transferable to others.
6. Hours of operation: Monday–Friday from 7:30 am to 5:30 pm

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

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**DISAPPROVED:**

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**TABLED:**

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AYES

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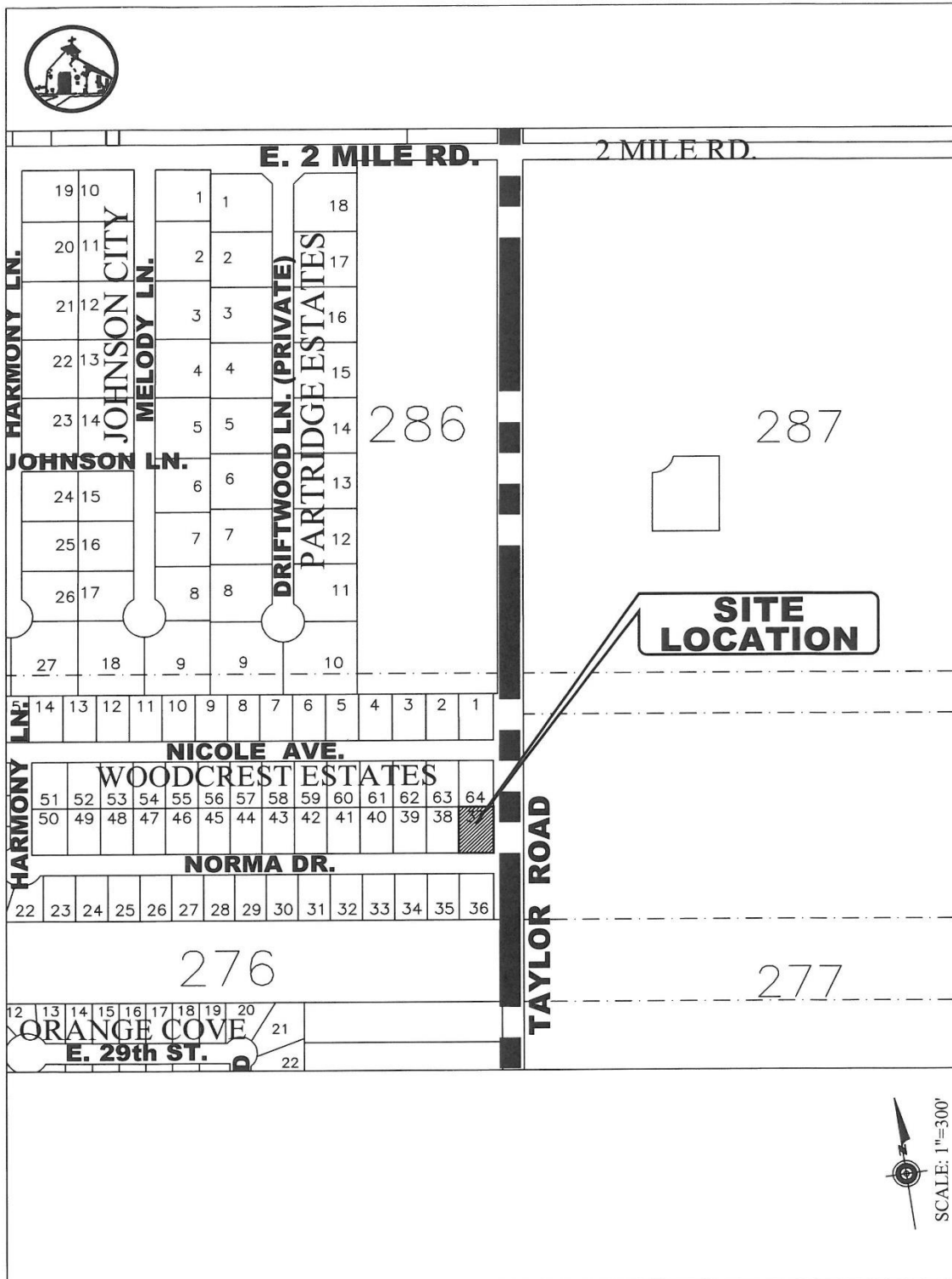
NAYS

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DISSENTING

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VICINITY MAP

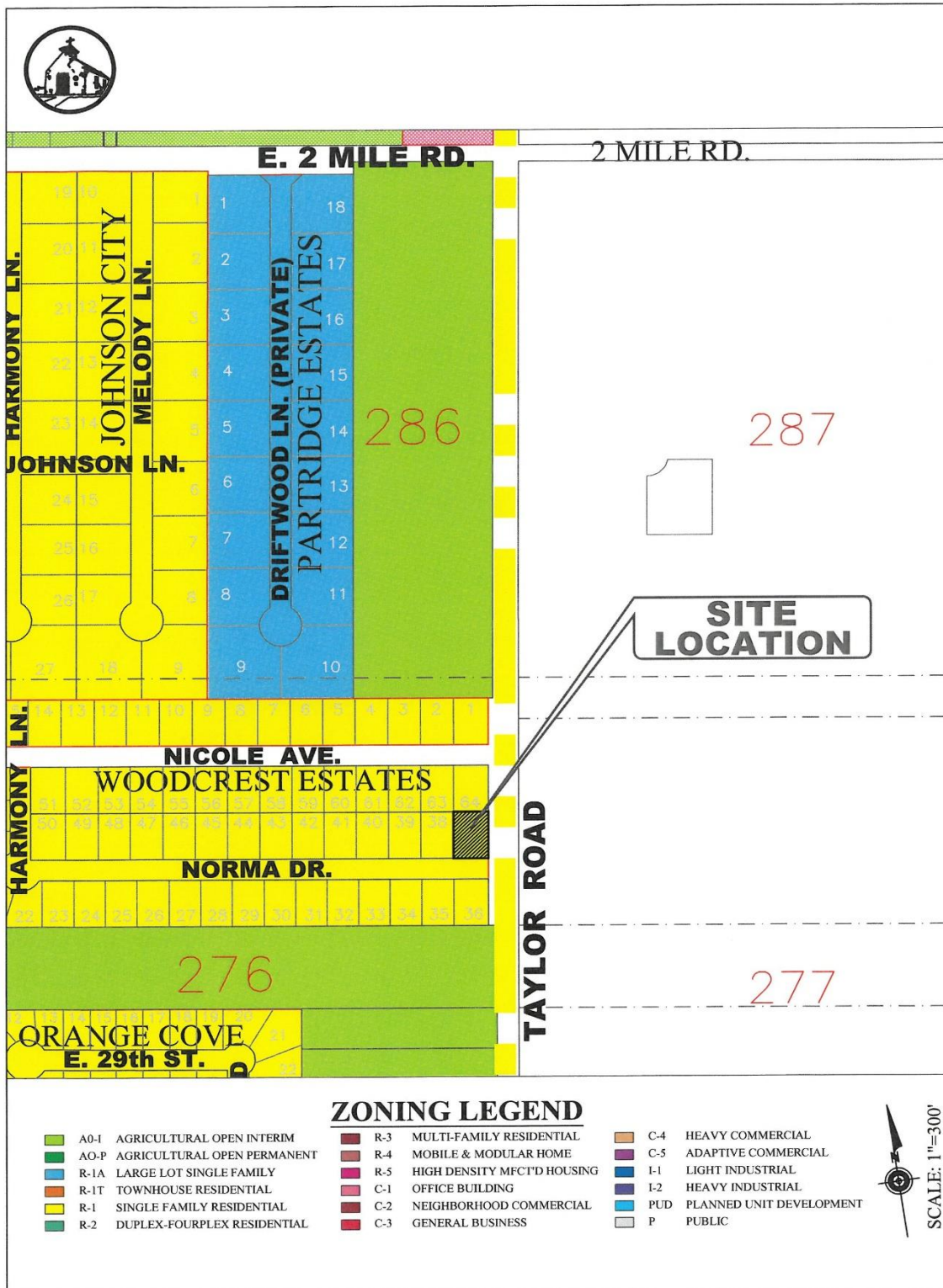


## ARIEL MAP

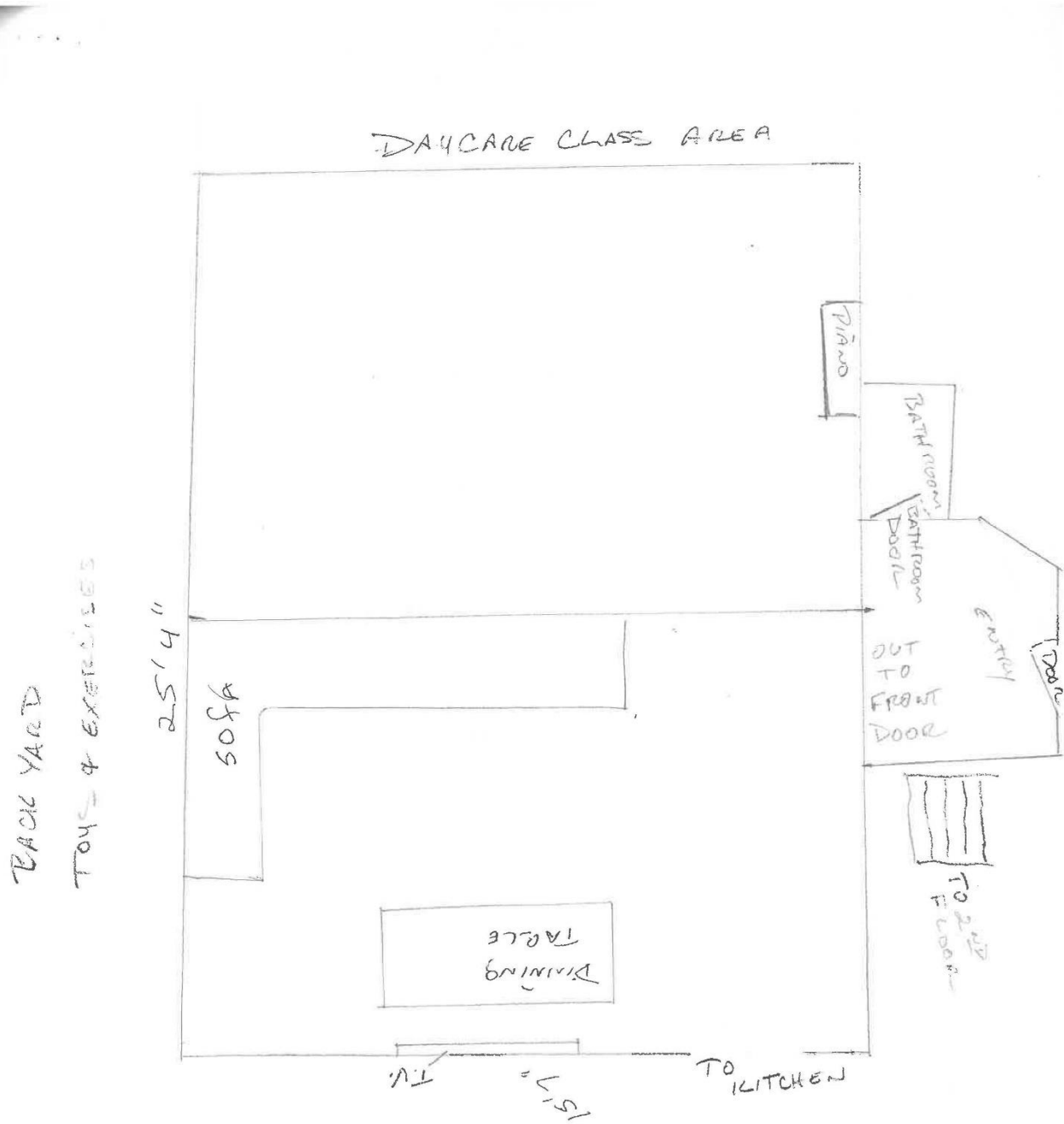




# ZONING MAP



FLOOR PLAN



PICTURES





## PICTURES





**CONDITIONAL USE PERMIT****Section 1.56. - Conditions of conditional use.**

1. Home occupations:
  - a. The area used in conducting the home occupation will be clearly secondary to the residential use. Such permitted occupation shall not create offensive noise, vibration, smoke, dust, odor, heat or glare or require more than four parking spaces.
  - b. A sign may be posted within a maximum size of 24 inches x 118 inches and must be non-illuminated.
  - c. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
  - d. There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.
  - e. There shall be no outside storage of materials or products.
  - f. The permitted use shall not create frequent or heavy traffic greater than ten percent of the average load per hour, per street.
  - g. The planning and zoning commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent basis to the city council who shall have the ultimate authority on the matter. With regard to proposed variances to subsections [1.56](#) 1.a., d. and/or f., a minimum of 90 percent of the property owners within 200 feet mailout radius shall provide written support for the proposed home occupation to request variance. Should the 90 percent threshold not be provided, no variance shall be considered.

## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
649908	FUENTES ROLANDO & JUAN RAMIREZ	2804 NORMA DR	MISSION	TX	78574-3556
649909	CANTU JOSE A VILLARREAL & NORA CAMACHO	2806 NORMA DR	MISSION	TX	78574-3556
649875	VELA LENNY & KARLA A	2805 NICOLE DR	MISSION	TX	78574-6593
649911	VILLARREAL RUBEN OSCAR	2805 NORMA DR	MISSION	TX	78574-3556
649913	GARZA SYLVIA I	2801 NORMA DR	MISSION	TX	78574-3556
649936	GARZA ROGELIO	PO BOX 720074	MCALLEN	TX	78504-0074
454375	HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542
649873	LEAL ADALGISA SAENZ	2807 NICOLE DR	MISSION	TX	78574-6593
649876	MONTERO JUAN V & JACQUELINE	2803 NICOLE DR	MISSION	TX	78574-6593
649910	MASENGALE STEVEN WAYNE & NEVA D PARRILLA EYZAGUIRRE	2807 NORMA DR	MISSION	TX	78574-3556
649912	TREVINO NANCY T	2803 NORMA DR	MISSION	TX	78574-3556
649935	RESTO GONZALO & ADA N	2802 NICOLE DR	MISSION	TX	78574-6593
649937	YOUNGBLOOD RUDY & MELINDA	2806 NICOLE DR	MISSION	TX	78574-6593
649906	STAEHELY PATRICK WILLIAM & JENNIFER R	2800 NORMA DR	MISSION	TX	78574-3556
649907	VARELA RICARDO	1104 W 23RD ST	MISSION	TX	78574-2235
649934	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
281423	HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542
281427	MARTIN FREDERICK H III & MELAYNE	2524 N TAYLOR RD	MCALLEN	TX	78501-5404
958823	FLORES ARAM & ALEXIA HUERTA	5113 W HIGHLAND AVE	MCALLEN	TX	78501-2238
958822	WHETSTONE ADDISON GRANT & CASSANDRA SALINAS	5109 HIGHLAND AVE	MCALLEN	TX	78501-2238
958787	SOSA JUAN C GURROLA & ANGELICA FELIX	5108 W HIGHLAND AVE	MCALLEN	TX	78501-2237
958786	PENA ESPERANZA	5112 W HIGHLAND AVE	MCALLEN	TX	78501
958824	MV TAYLOR HOMEOWNERS ASSOCIATION	620 S 12TH ST	MCALLEN	TX	78501-4928



## CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for Hiro, LLC aka Pura Vida Snacks & Drinks, being Lot C1-A, Replat of Lots C1 thru C11, Taurus Estates No. 3 Subdivision in a (C-3) General Business District, located at 3009 N. Inspiration Road, Suite A, Applicant: Hiram Cisneros –Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 23, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 8, 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.
- May 21, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 27, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the NW corner of Inspiration Road and Giselle Street.
- Per Code of Ordinance, a Drive-Thru Service Window requires the approval of a Conditional Use Permit by the City Council.
- The applicant has operated a snack shop at this location since 2018 under Xquinkles Snackland Inspiration. The last conditional use permit approved for the drive-thru service window for this location was on June 10, 2024 for life of use. The applicant would now like to change the name of the business to Pura Vida Snacks & Drinks, and that requires a new conditional use permit.
- The proposed hours of operation are as follows: Monday – Sunday from 11:00 am to 9:00 pm
- Staff: 1 employee
- Parking: There are 19 seating spaces, which require 6 parking spaces (19 total seating spaces/3 = 6.33 parking spaces). There are 138 existing parking spaces in the commercial plaza that are shared with the other businesses.
- Staff notes that there is landscaping in front of the business and along Giselle Street which must be maintained by the property owner or the applicant.
- Sale of Alcohol Section 6-4: of the Zoning Code requires such uses to be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that fall within the 300 feet, however, P&Z and City Council have waived the separation requirement in the previous approval.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (32) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

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

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Acquire a new business license.
3. Continued compliance with all City Codes (Building, Fire, Health, etc.)
4. Compliance with TABC requirements.
5. Waiver of the 300' separation requirement from the residential neighborhoods.
6. CUP is not to be transferable to others.
7. Hours of operation: Monday – Sunday from 11:00 am to 9:00 pm

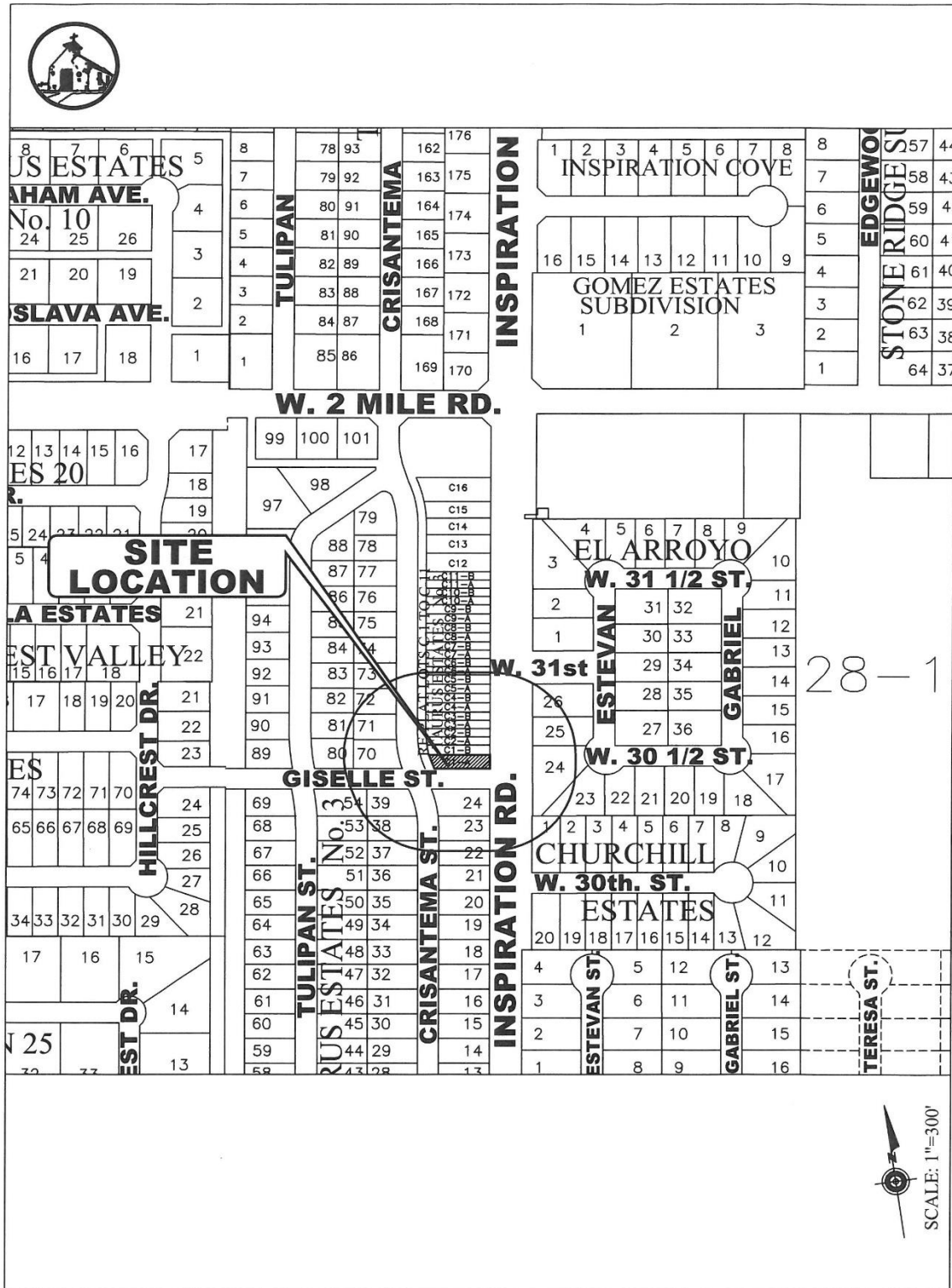
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP

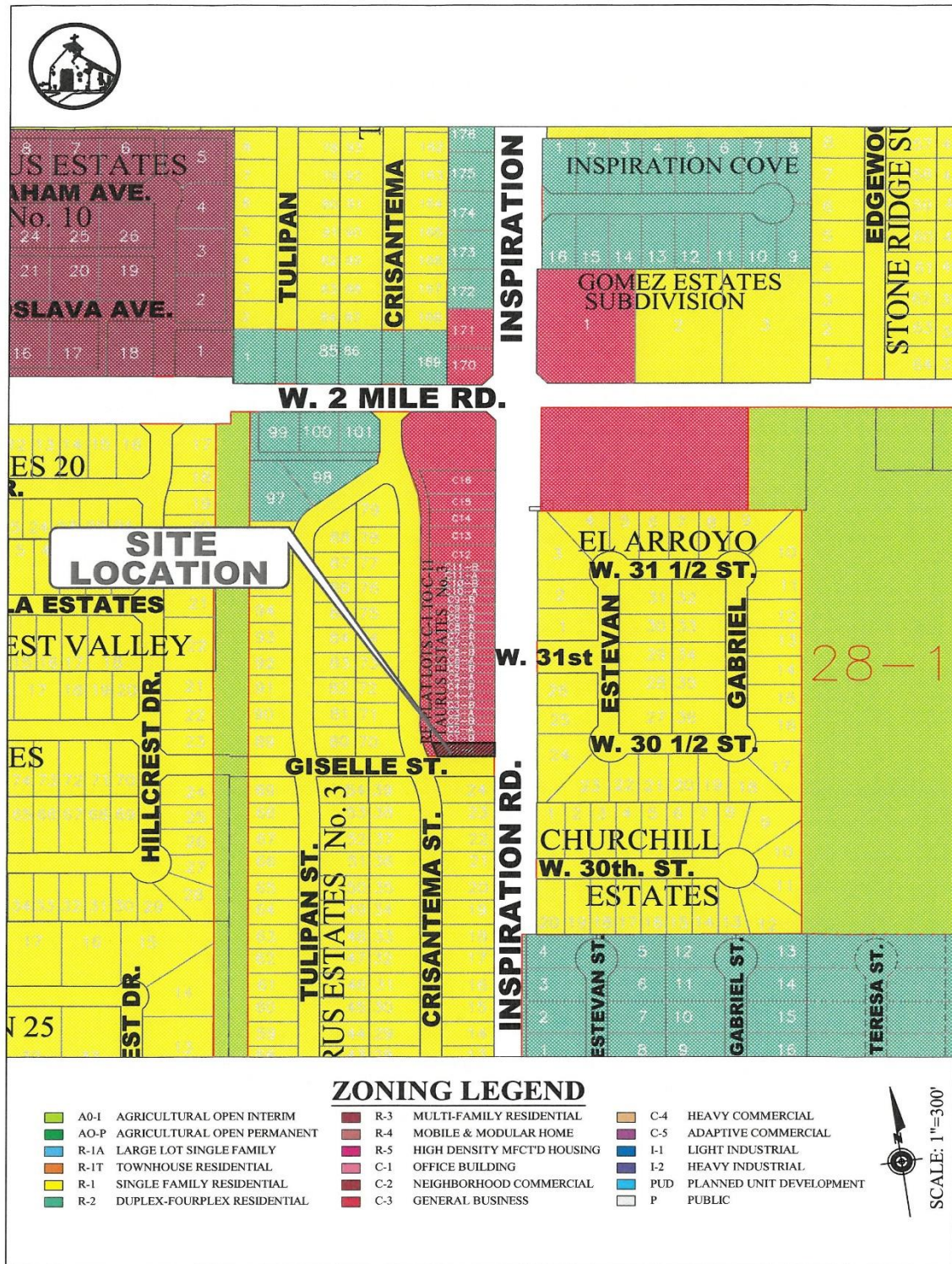


## ARIEL MAP



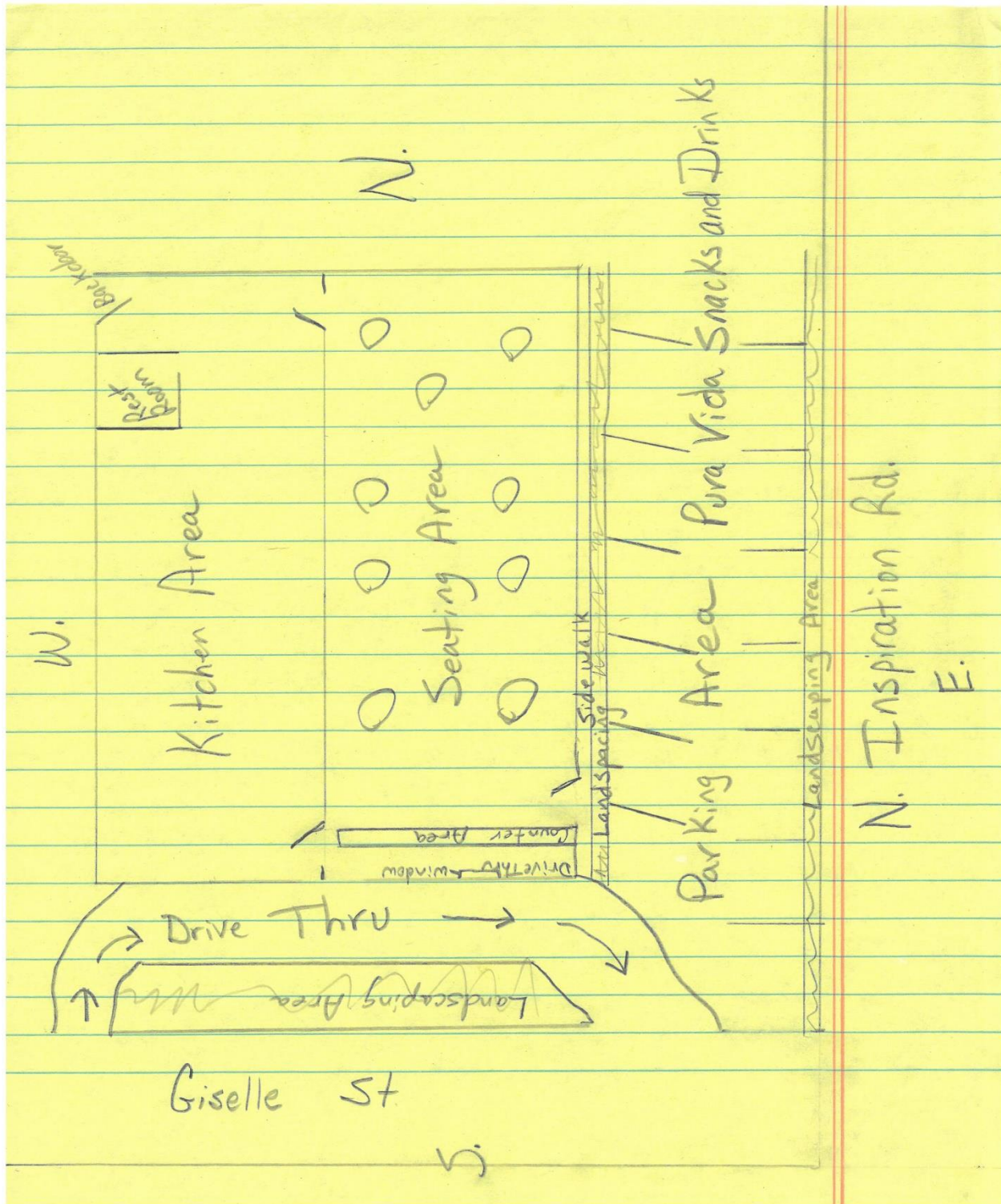


# ZONING MAP





# FLOOR PLAN

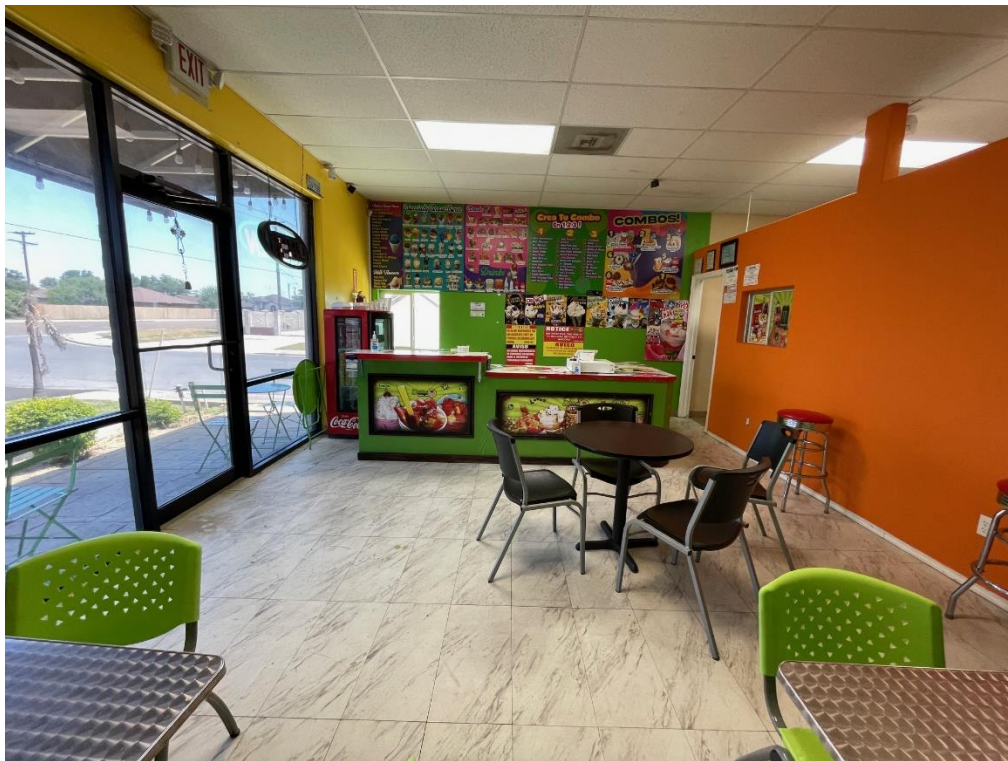




## PICTURES



## PICTURES





## MENU

## Flavor Snow Cones

Banana  
Blue Bubble Gum  
Blue Coco  
Blue Raspberry  
Chamoy  
Cherry  
Cotton Candy  
Green Apple  
Limon Blanco  
Limon Verde  
Mango  
Melon  
Piña Colada  
Sandia  
Strawberry  
Strawberry-Mango  
Tigers Blood  
Vanilla  
Wild Cherry

## Milk Flavors

Pink Milk  
Banana Milk  
Melon Milk  
Mango Milk

## Specialty Snow Cones



## Snacks



## Drinks



## COMBOS



## COMBOS



## COMBOS



## COMBOS



# MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
614003	PEREZ ROBERT	1811 W 30TH 1/2 ST	MISSION	TX	78574-8000
614004	SALINAS JUAN F	3001 ESTEBAN ST	MISSION	TX	78574-6732
599339	RIVERA EDGAR	1818 W 30TH ST	MISSION	TX	78574-8289
614005	AGUIRRE OSCAR ANGEL	3003 ESTEVAN ST	MISSION	TX	78574
614006	GONZALEZ IRMA SANCHEZ	3005 ESTEBAN ST	MISSION	TX	78574-6732
592327	CUELLAR MARGOT GONZALEZ	5430 CENICA ST	RIO GRANDE CITY	TX	78582-9659
592412	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
592387	LUNA ARTURO JR & ELIDA	3012 TULIPAN ST	MISSION	TX	78574-7808
592358	GUERRERO ADRIAN	3004 TULIPAN ST	MISSION	TX	78574-7152
592359	VILLANUEVA LEANDRA M & JUAN P ELIZONDO	3006 TULIPAN ST	MISSION	TX	78574-7808
592386	AGUILAR JOSE TOSTADO	C POTRERO DEL LLANO 136	MEXICO	NULL	NULL
592385	TAMEZ RIGOBERTO & MIRNA A	3008 TULIPAN ST	MISSION	TX	78574-7808
592342	GONZALEZ GRACIELA JANET	3003 CRISANTEMA ST	MISSION	TX	78574-8236
592343	GARCIA STEVAN & MELISSA	3005 CRISANTEMA ST	MISSION	TX	78574-8236
592344	PAZ MANUEL CERDA	7900 N INSPIRATION	MISSION	TX	78573-4429
592328	MARTINEZ ZACARIAS O JR & IMELDA E	3006 CRISANTEMA ST	MISSION	TX	78574-8236
592376	ZAMORA JOSE & MARIBEL	3103 CRISANTEMA ST	MISSION	TX	78574-8239
592378	DOMINGUEZ MARIA DEL CARMEN MUNOZ	3101 CRISANTEMA ST	MISSION	TX	78574-8239
592375	SEPULVEDA HUGO R	3009 CRISANTEMA ST	MISSION	TX	78574-8236
592377	HIBARGUEN GUADALUPE JR	310 DONNA AVE	MISSION	TX	78572-6119
1123411	CISNEROS HIRAM & ROSA MARIA U	2207 E 19TH ST	MISSION	TX	78572-3248
1123421	CISNEROS HIRAM & ROSA MARIA U	2207 E 19TH ST	MISSION	TX	78572-3248
1123422	SALAZAR JUAN ENRIQUE JR & MYRIAM M MARTINEZ	3315 AMETHYST AVE	MISSION	TX	78573-2120
1123424	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123425	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123432	JANETH E MUNOZ	1705 TONI LN	MISSION	TX	78572-3373
1123433	JANETH E MUNOZ	1705 TONI LN	MISSION	TX	78572-3373
1123426	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123427	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123434	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123435	CANTU HILDA	2207 PERKINS AVE	MISSION	TX	78572-2841
1123423	SALAZAR JUAN ENRIQUE JR & MYRIAM M MARTINEZ	3315 AMETHYST AVE	MISSION	TX	78573-2120



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Florence Events, being Lot 5, Northtown Unit No. 1 Subdivision in a C-3 zone General Business District, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 21, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located approximately 75 feet South of E. 28<sup>th</sup> Street along the East side of N. Conway Avenue, S.H. 107.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a 2,250.00 square foot suite for an Event Center that will be named “Florence Events”.
- Proposed activities: The venue features several types of events and private gatherings.
- The proposed hours of operation are as follows: Monday thru Sunday from 9:00 am to 12:00 am.
- Staff will be 1 employee
- Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces are needed. There are a total of 41 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 (23) 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:

- Staff recommends Approval for 2 years subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday thru Sunday from 9:00 am to 12:00 am

- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy,
- CUP is not transferable to others

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

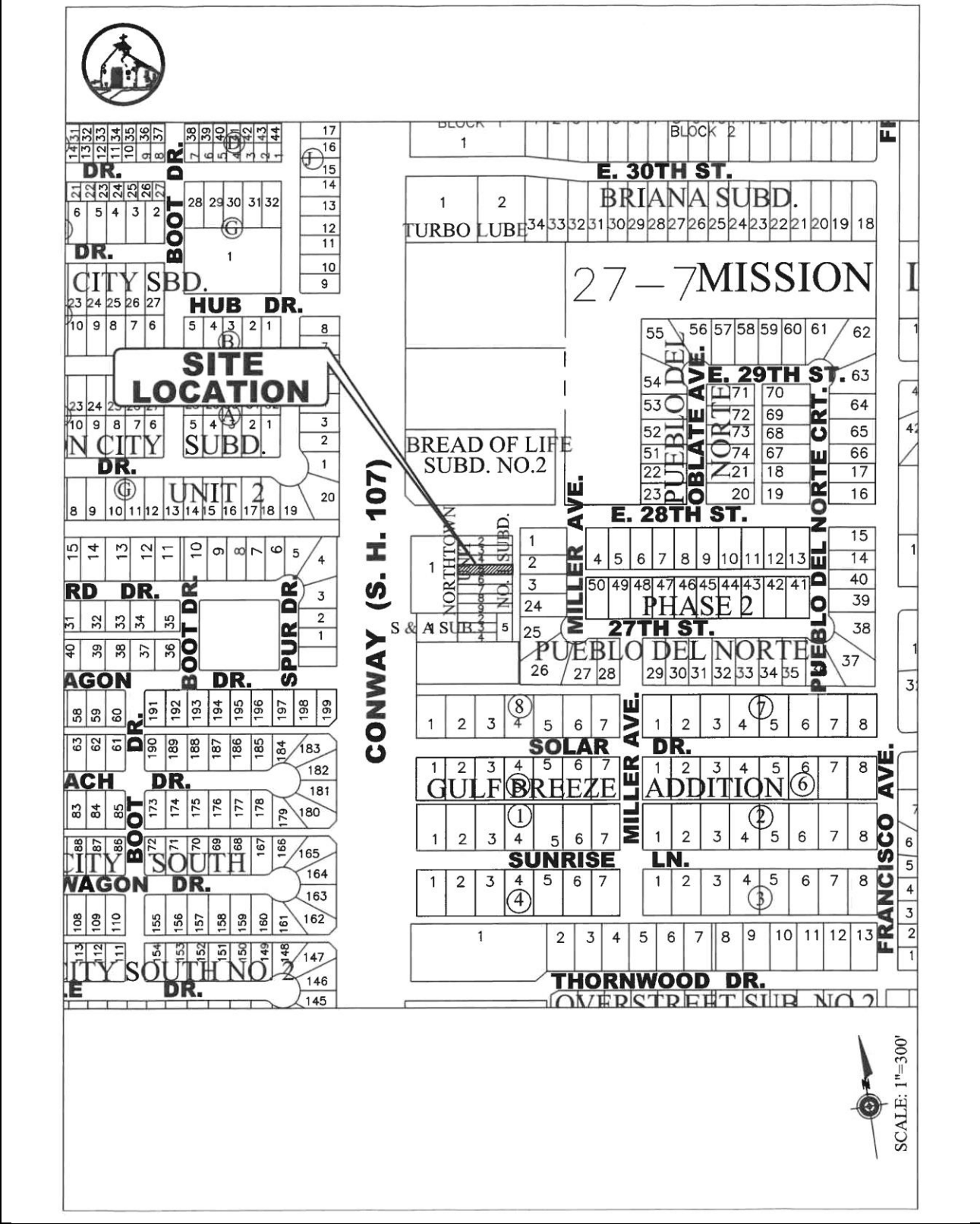
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

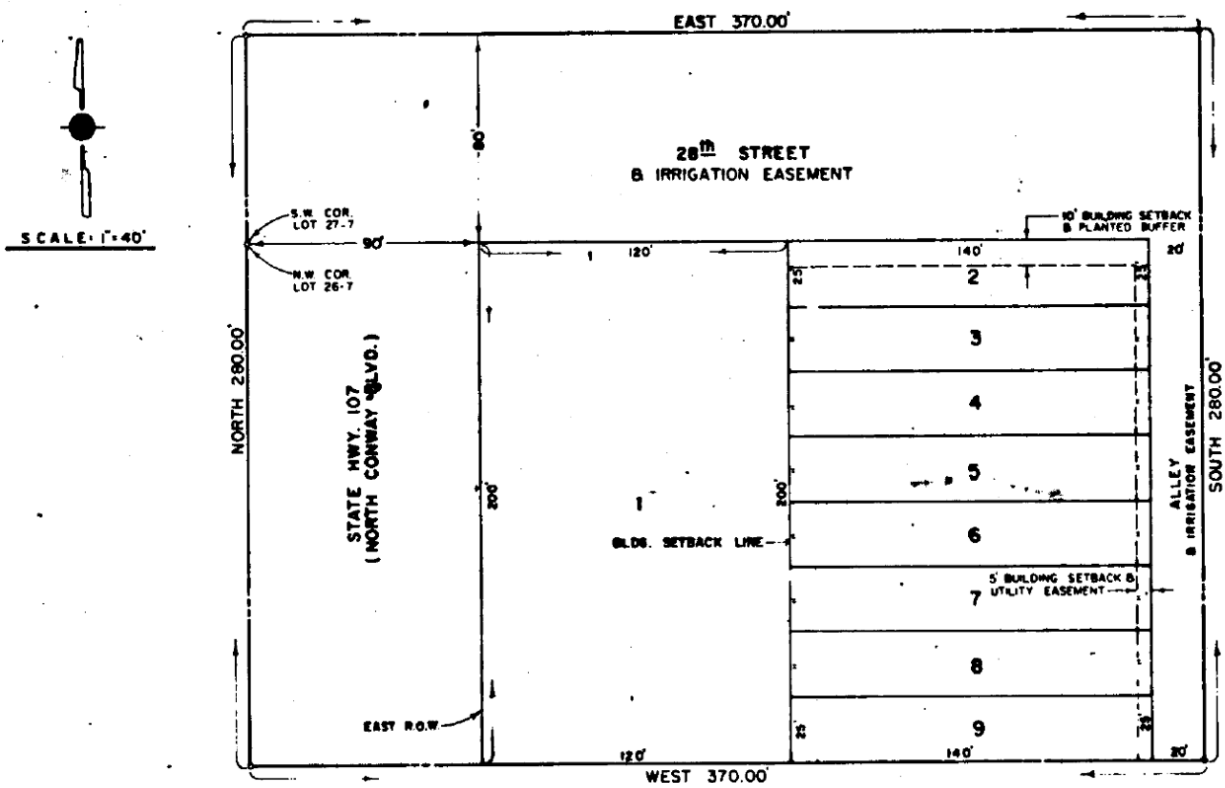
\_\_\_\_\_ DISSENTING \_\_\_\_\_



SITE LOCATION	
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# PLAT OF LOT 5, NORTHTOWN UNIT NO.1 SUBDIVISION

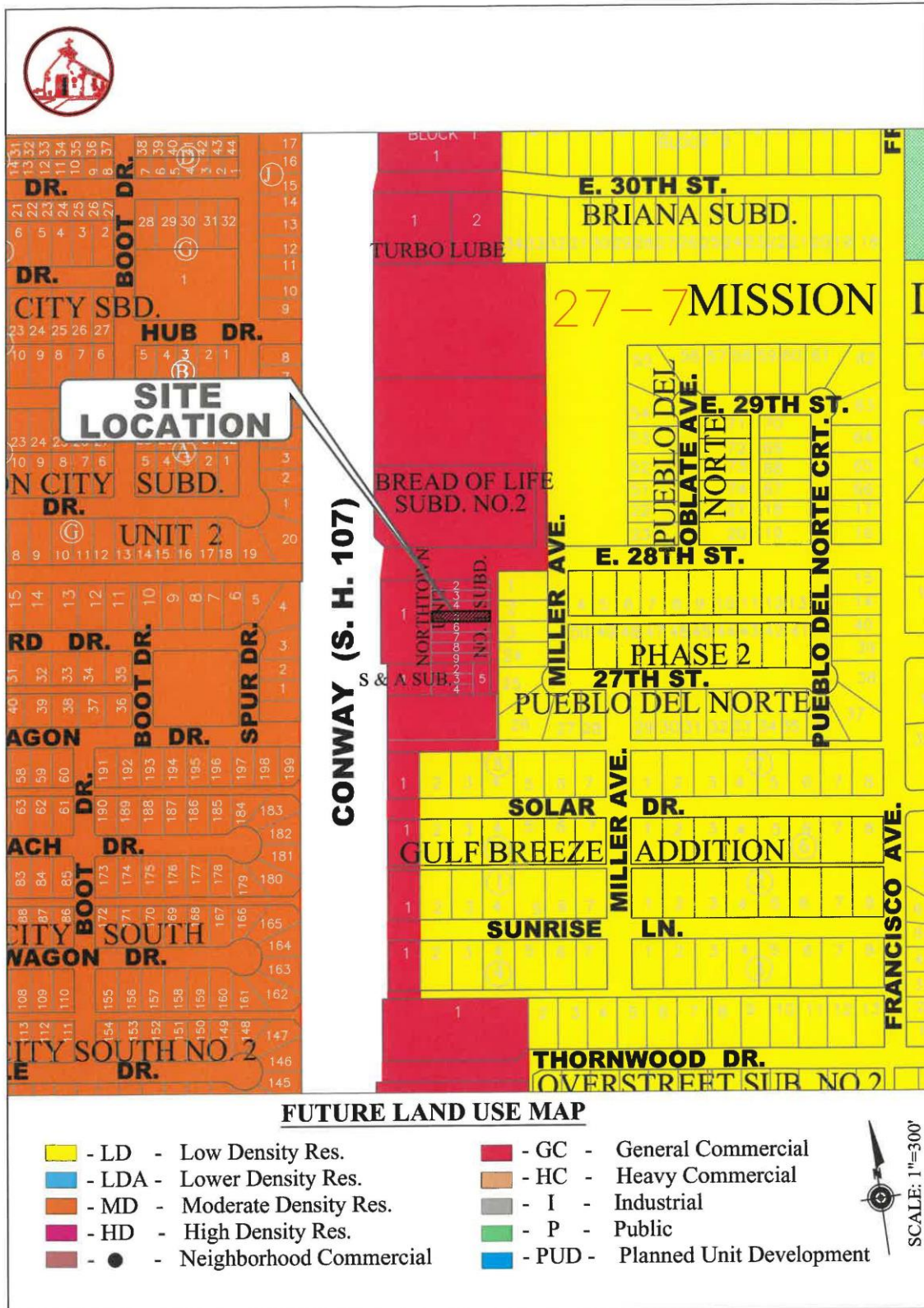


## AERIAL MAP

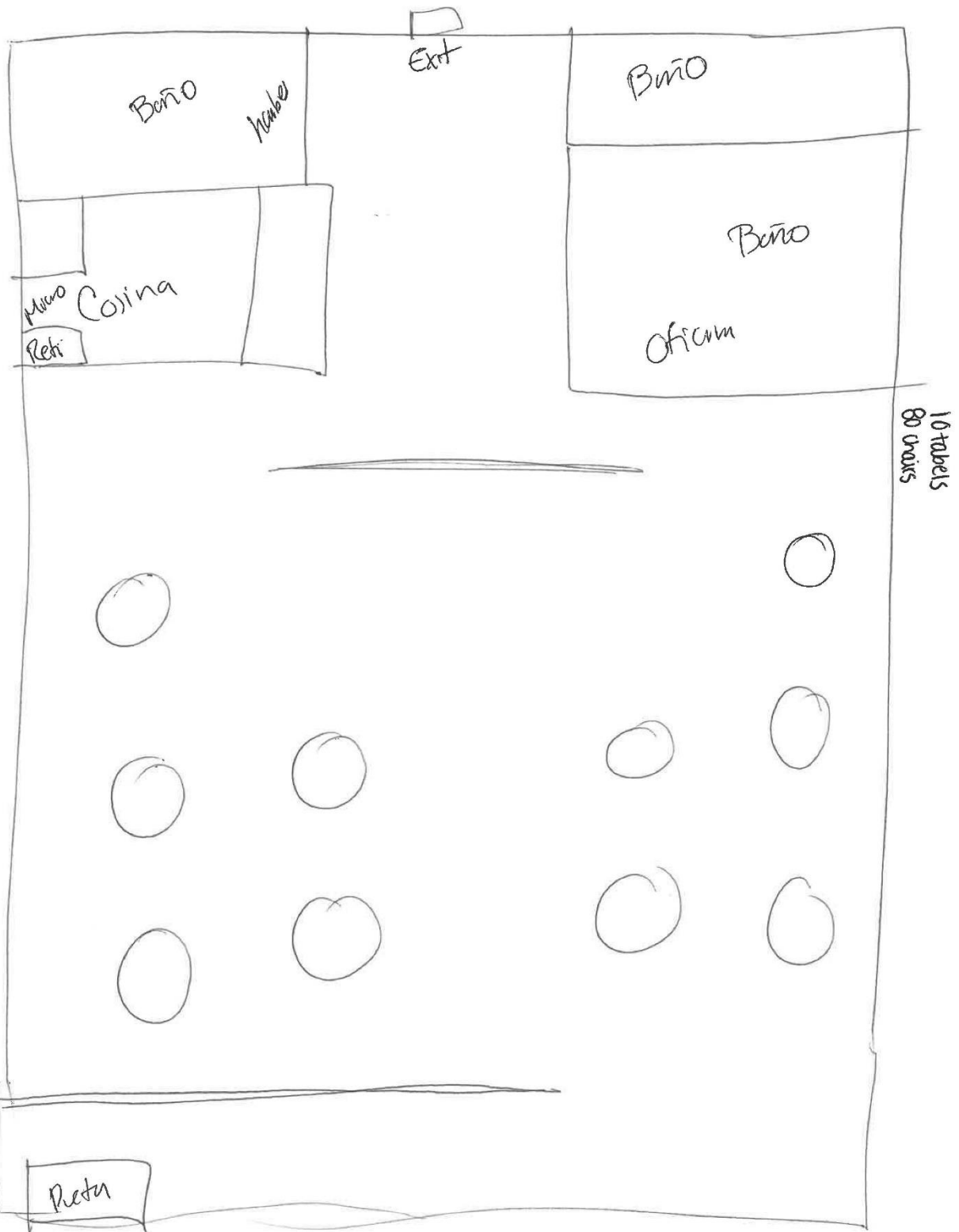




# ZONING MAP



## SITE PLAN



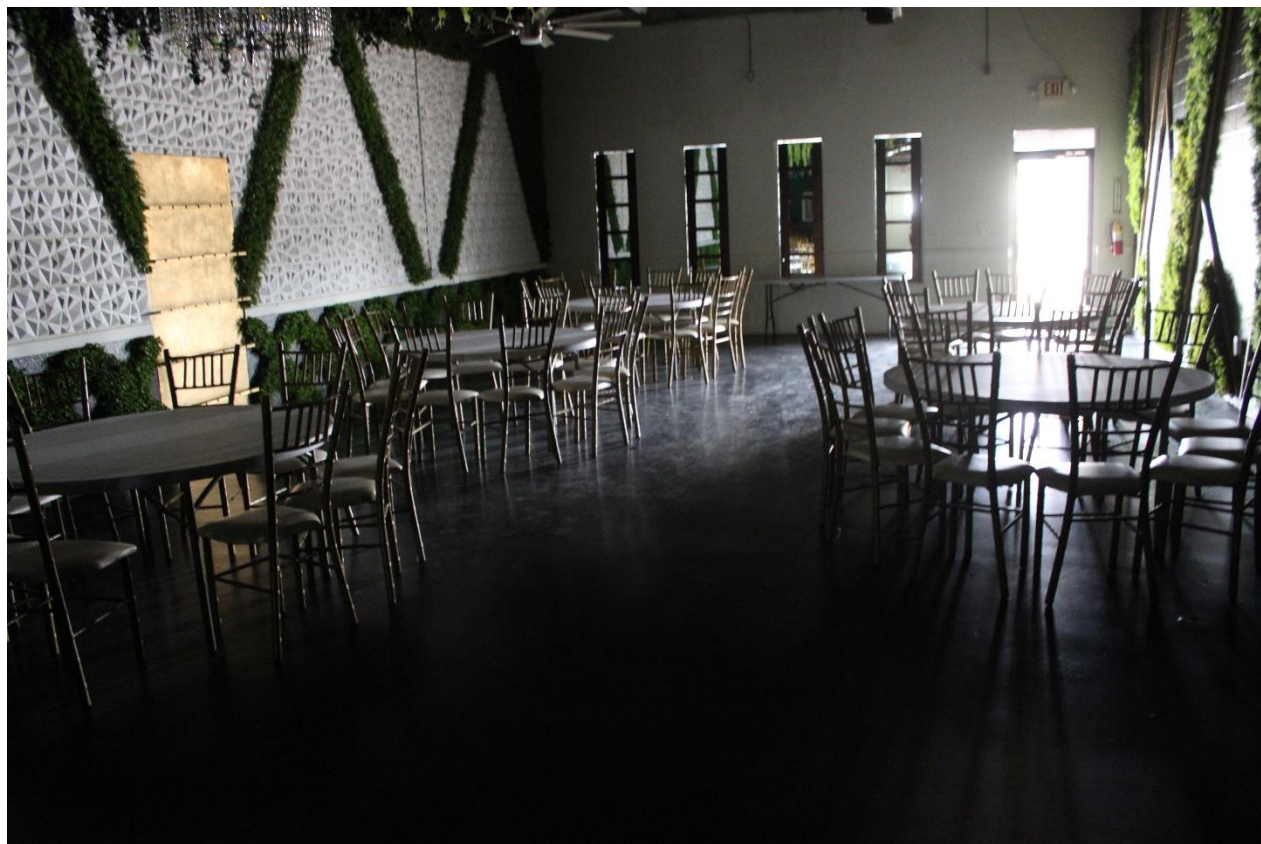


PHOTOS





PHOTOS



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
127319	BREAD OF LIFE CHURCH	2820 N CONWAY AVE	MISSION	TX	78574-2114
249476	TORRES HESQUIO & PALMIRA	2305 BRIARWOOD DR	MISSION	TX	78574-2307
249475	COBOS MIGUEL & JUANA A	2116 GOLD CREST	MCALLEN	TX	78504-3909
513242	MONTALVO ANNA M	2723 MILLER AVE	MISSION	TX	78574-2145
519691	CEJUDO MANUEL E & MYRIAM CEJUDO	2717 MILLER AVE	MISSION	TX	78574-2145
519692	HERNANDEZ LUIS E	110 W 22ND ST	MISSION	TX	78572-2814
249471	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
249472	OCHOA VANESSA	1616 E GRIFFIN PKWY NO 221	MISSION	TX	78572-3180
249473	TREVINO PEDRO	224 SHERRY LN	BURLESON	TX	76028-1348
249468	NORTHTOWN LOT OWNERS ASSOC	2716 N CONWAY AVE	MISSION	TX	78574-2143
249474	MORALES MARY O	1506 MORALES DR	MISSION	TX	78573-8472
513243	GONZALEZ MARIA A	2721 MILLER AVE	MISSION	TX	78574-2145
513241	BLACK JOSHUA & GLORIA	210 E 28TH ST	MISSION	TX	78574
527134	BREAD OF LIFE CHURCH	2820 N CONWAY AVE	MISSION	TX	78574-2114
521778	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
519746	SANCHEZ GERARDO & ERIN GAYLE	301 E 27TH ST	MISSION	TX	78574-2122
513245	URESTI-CORTEZ INVESTMENTS LLC	1604 THORNWOOD DR	MISSION	TX	78574-4038
519688	LOPEZ MARIA DE JESUS & GILDARDO	3714 BROADWAY ST	GALVESTON	TX	77550-4039
548160	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548156	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
548159	CANTU SEVERO & ANITA	2710 N CONWAY AVE	MISSION	TX	78574-2143
249469	GRUPO REYNA LLC	301 SOLAR DR	MISSION	TX	78574-2356
317059	HIDALGO CO R/O/W DEPT	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 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 – Elotes & More, being the East 300 feet of the South 300 feet of the North 300 feet of the East 479.4 feet of the West 1249.4 feet of Lot 24-6, West Addition to Sharyland Subdivision, in a (C-2) Neighborhood Commercial District, located at 2215 N. Conway Avenue. Applicant: Ricardo Martinez – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 2, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the Southwest corner of N. Conway and Griffin Parkway within the property of the Conway Avenue Baptist Church.
- Pursuant to Section 1.56 of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council.
- The applicant proposes to place a 9 foot by 18 foot mobile food unit using three church parking spaces to allow the unit owners to sell their corn products.
- The church pastor has allowed the use of the building restrooms to be accessible to the employees and customers while the church is in service only.
- The proposed hours of operation are as follows: Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m.
- Staff: 4 to 6 employees.
- Parking: The church has a total of 60 parking spaces available. Based on the capacity of the church 50 parking spaces required, exceeding code by 10. (1 parking spaces for every 4 seats in the auditorium  $200 \text{ seats} / 4 = 50 \text{ parking spaces}$ ).
- The application for this conditional use permit was submitted after the April 28, 2025 ordinance amendment placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units.
- The proposed location is 1,040 feet of the existing mobile food unit located at 1625 N. Conway.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

Staff recommends denial to the Conditional Use Permit since it does not comply with the new minimum distance requirement from other existing mobile food units.

However, if the board or Council is inclined to approve the request, then staff recommends the following conditions:

- 1-year re-evaluation in order to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, Sign, etc.),
- Add landscaping with a drip irrigation system along Griffin Parkway.
- Restrooms must be accessible to the employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP is not transferable to others
- Hours of operation are Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m.

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

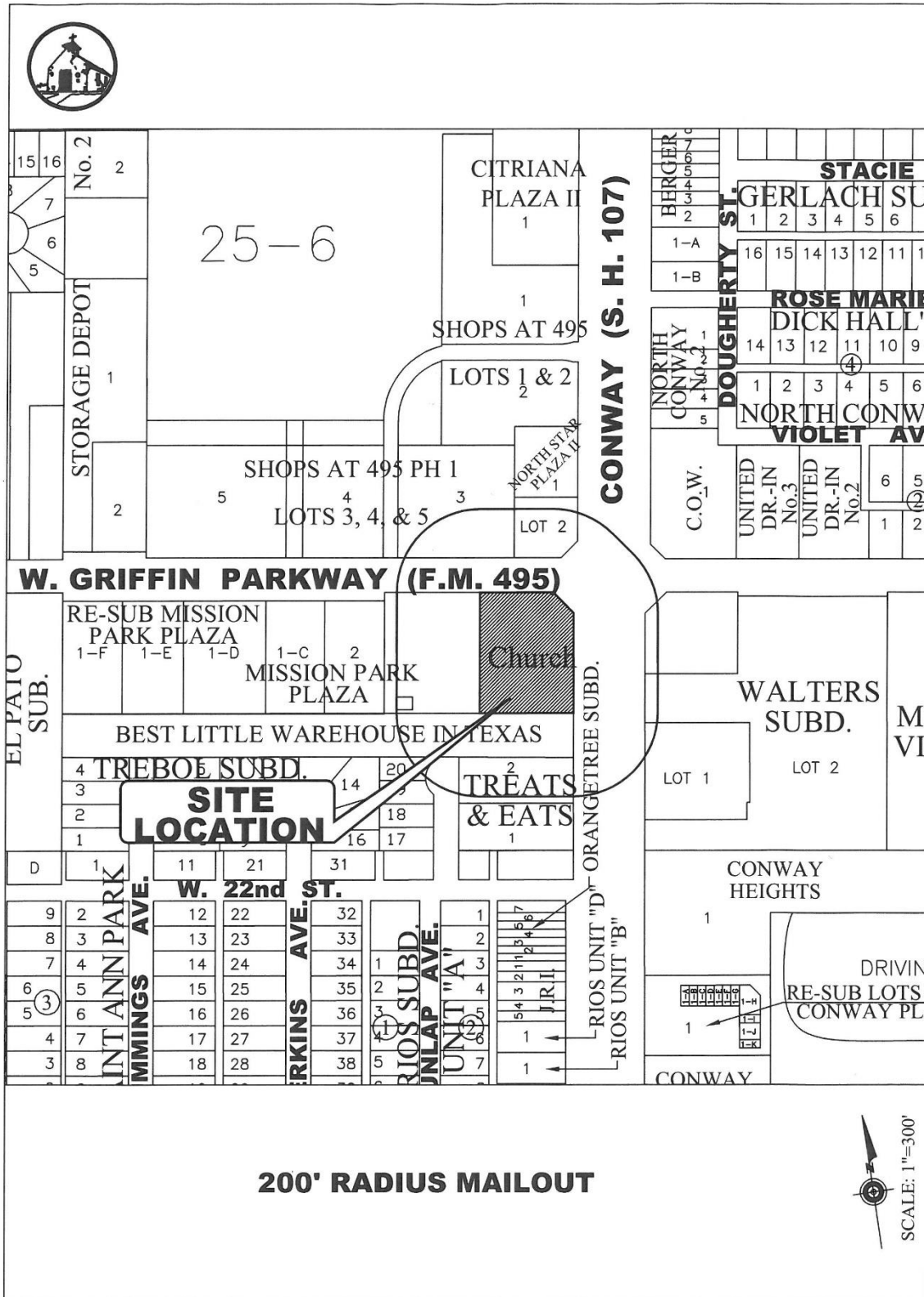
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

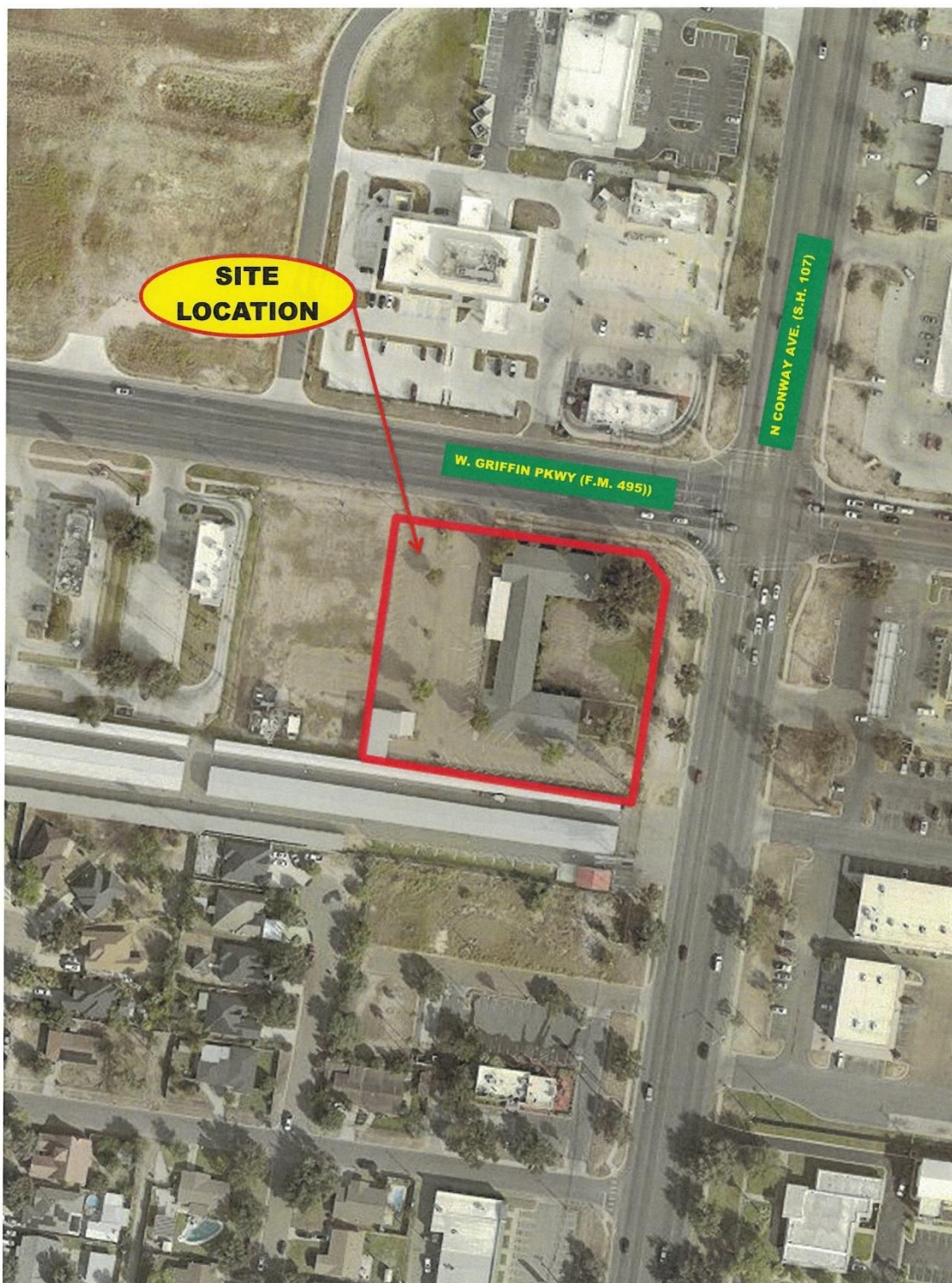
\_\_\_\_\_ DISSENTING \_\_\_\_\_



# LEGAL NOTICE MAP

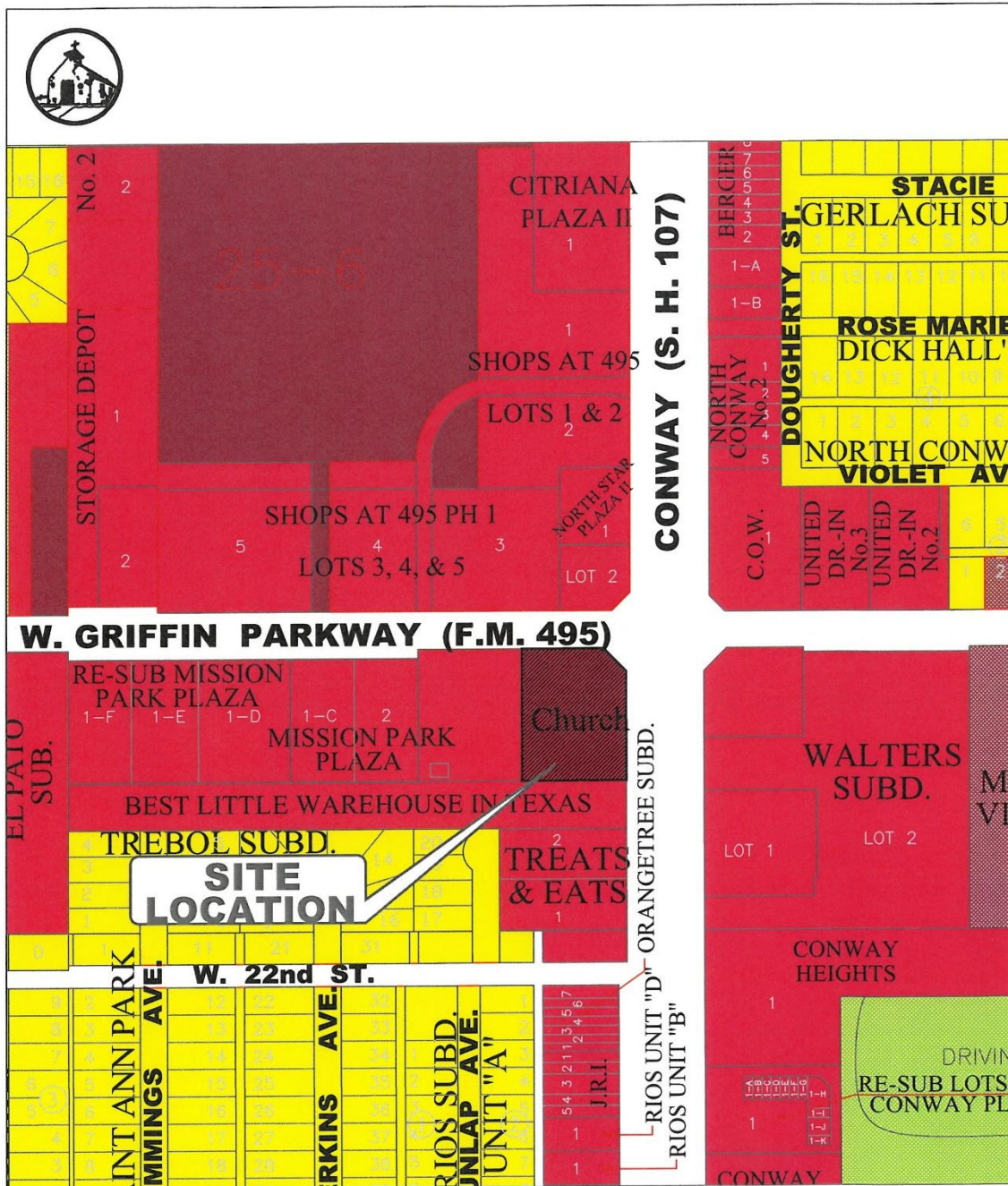


## AERIAL MAP





# ZONING MAP



## ZONING LEGEND

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

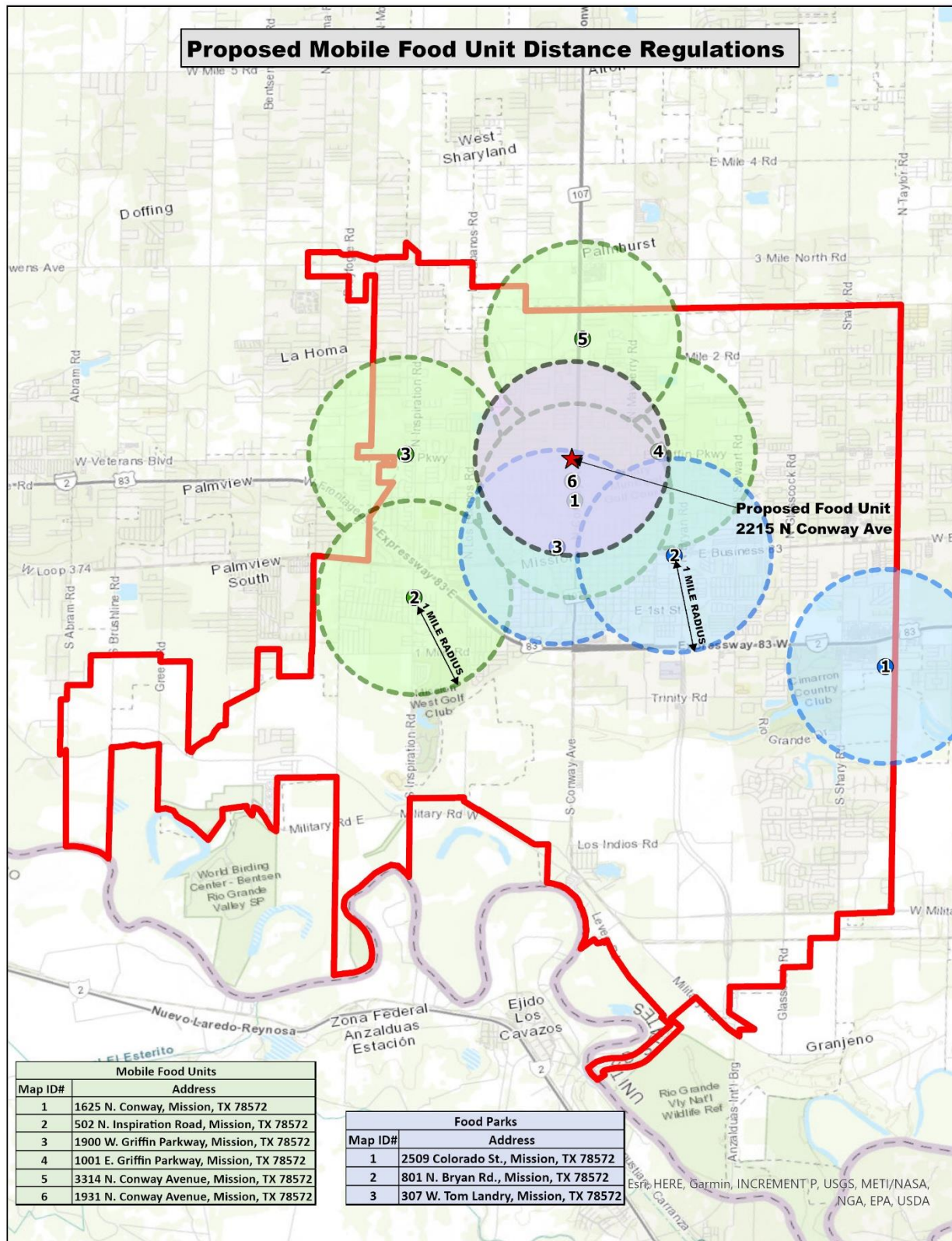


# SITE PLAN





MAP SHOWING THE EXISTING MOBILE FOOD UNITS AND THE ONE MILE RADIUS





PHOTOS



**RESTROOM PERMISSION**

Dear city of Mission,

Conway Avenue Baptist Church will provide restrooms for "Elotes and More" during their hours of operations.

Sincerely,

A handwritten signature in black ink, which appears to read "Pastor Juan R. Mora".

Pastor Juan R Mora

**2215 N. Conway**  
**Mission TX, 78572**  
**1-956-279-6589**  
**conwaybaptistoffice@gmail.com**



## MENU



**STEP 1**

	8 oz.	12 oz.
ELOTE CUP -----	\$6.00	\$8.00
ELOTE ENTERO -	\$6.00	

**STEP 2**

**BASICS**

- Mayonnaise
- Butter
- Queso Fresco
- Lime juice
- Crema Mexicana (Buttermilk & Heavy Cream)

**STEP 3**

**\*EXTRA TOPPINGS**

.50 cents extra

- Nacho Cheese
- Hot Cheetos
- Takis
- Doritos

**STEP 4**

**HOT SAUCE**

 Classic: mild

 Tapatio: medium

 Cholula: medium

 Siracha: Hot

 **95¢**

**ELOTES & MORE**

## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
559996	MARCLYN DEV CO LTD	304 W NOLANA AVE	MCALLEN	TX	78504-2528
560072	CANTU HECTOR J & CECILIA A TORRES	2209 N DUNLAP AVE	MISSION	TX	78572-2838
580362	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-9470
658376	STORE-MORE MISSION	6646 IRON HORSE BLVD	NORTH RICHLAND HILLS	TX	76180-6037
316920	CONWAY AVENUE BAPTIST CHURCH	2215 N CONWAY AVE	MISSION	TX	78572-2969
620125	H E BUTT GROCERY COMPANY	PO BOX 839999	SAN ANTONIO	TX	78283-3999
564154	H E BUTT GROCERY COMPANY	PO BOX 839999	SAN ANTONIO	TX	78283-3999
598722	MISSION TOWN CENTER LTD	2290 W PIKE BLVD STE 100	WESLACO	TX	78596-4967
316916	HIDALGO CO R/O/W DEPT	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
1466415	SHOPS AT 495 - LOT 3 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to Designate an area as a Mobile Food Park for the operation of five (5) Mobile Food Units, being a 77 feet x 210 feet tract of land, Block 144, Mission Original Townsite Subdivision, in a C-3 zone General Business District, located at 410 E. 9<sup>th</sup> Street. Applicant: Mario A. Guerra – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the southeast corner of E. 9<sup>th</sup> Street and N. Oblate Avenue.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council.
- The applicant proposes to have a mobile food park to allow mobile food unit owners to sell their products.
- The applicant proposes to construct separate restrooms for men and women, and a 15-foot x 44-foot canopy for the common seating area.
- Based on the current ordinance, each mobile food truck operator must still apply for their own C.U.P. to operate within the mobile food park.
- The proposed hours of operation are as follows: Monday thru Sunday from 7:00 am to 12:00 am.
- Parking: The proposed 48 chairs results in 16 parking spaces required by code. The applicant is proposing 14 new parking spaces, and there are 5 existing parking spaces, for a total of 19 parking spaces. Staff notes that this property is located within Mission Central Business District, thus exempt from parking requirements.
- Landscaping: The applicant is proposing landscaping areas within the property.
- The application for this conditional use permit was submitted before the ordinance was amended, placing distance limitations.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) legal notices to the surrounding property owners.



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

**STAFF RECOMMENDATION:**

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

- 1-year re-evaluation in order to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday through Sunday from 7:00 am to 12:00 am
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy for each mobile food unit.
- CUP is not transferable to others.

**RECORD OF VOTE:**

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

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

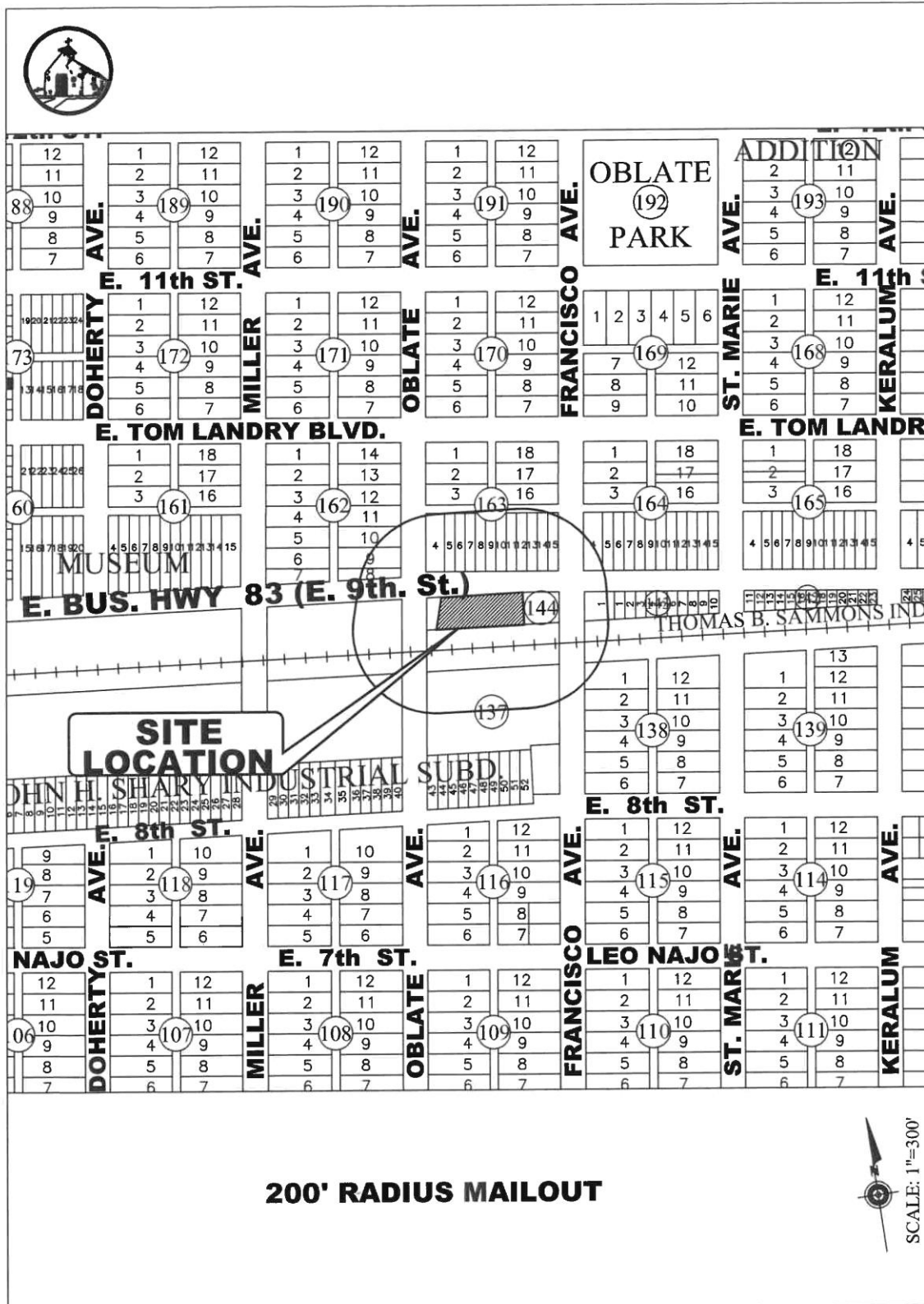
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# SITE LOCATION



## AERIAL MAP

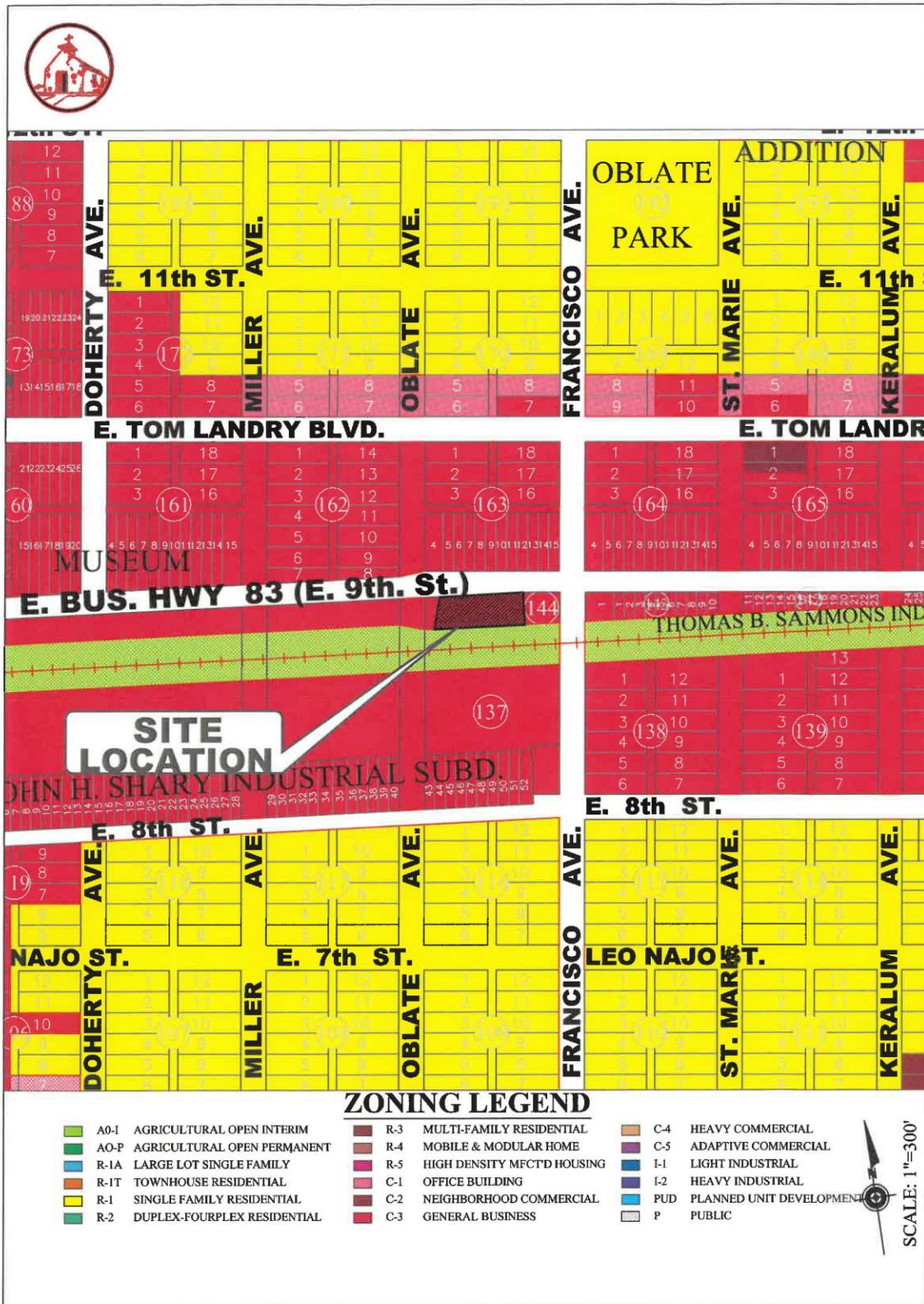


## AERIAL MAP



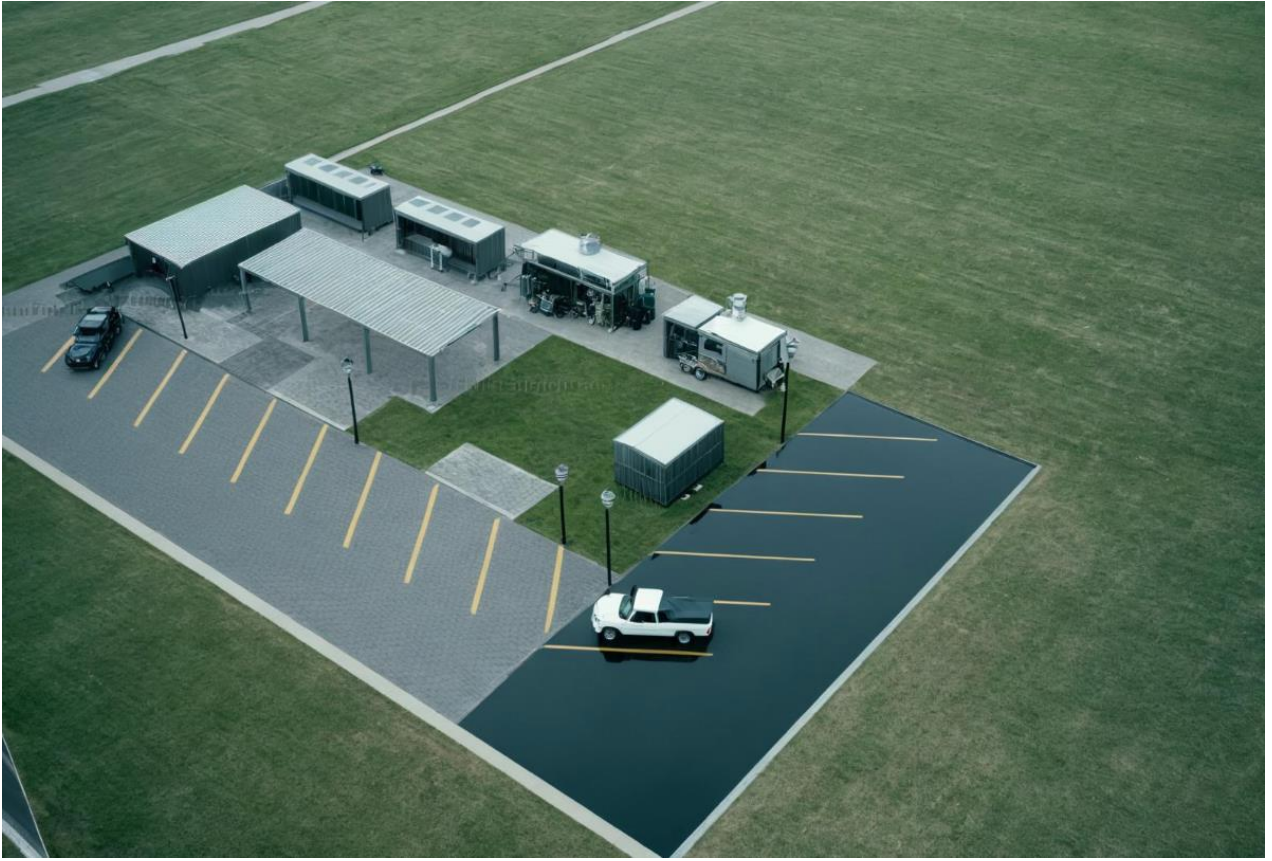


# ZONING MAP





## SITE PLAN



## SITE PLAN



PHOTO



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239742	PADRON VENERANDA C & SILVIO E & DINORA Y PINTO	501 E 9TH ST	MISSION	TX	78572-4203
239636	PRADO PEDRO G & YOLANDA	808 W JEFFERSON AVE	MISSION	TX	78573-1029
239632	3 DIAMONDS INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239733	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239730	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239637	GUERRA JULIO C & MARINA	3405 WHISKEY DR	PHARR	TX	78577-7546
239638	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
238753	MISSOURI PACIFIC RAILROAD	1400 DOUGLAS ST	OMAHA	NE	68179-0002
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016





## CITY OF MISSION

### AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a renewal of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4, Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83. – Cervantes

#### NATURE OF REQUEST:

##### Project Timeline:

- April 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

##### Summary:

- The site is located along the North side of US Expressway 83 approximately 600 feet West of Stewart Road.
- On April 11, 2022, the applicant was issued a renewal of a Conditional Use Permit for three (3) years to allow the portable building for office use.
- The applicant is requesting a one-year extension of the Conditional Use Permit to keep the 14’ by 72’ portable building to be used as office space. The applicant states that if the property owner does not grant him permission to build a permanent structure he has plans to relocate the business.
- The portable building is setback 103 feet from the front property line and the rest of the property is being used for the storage and repair of vehicles.
- The business has three (3) employees, and the hours of operation for the office will be Monday thru Friday from 8:00 a.m. to 5:00 p.m.
- Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 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:**

- Staff recommends Approval for a 1-year only;
- Must comply with all City Codes (Building, Fire, Landscaping and Signs);
- Hours of operation for the office are Monday thru Friday from 8:00 am to 5:00 pm
- CUP is not transferable to others

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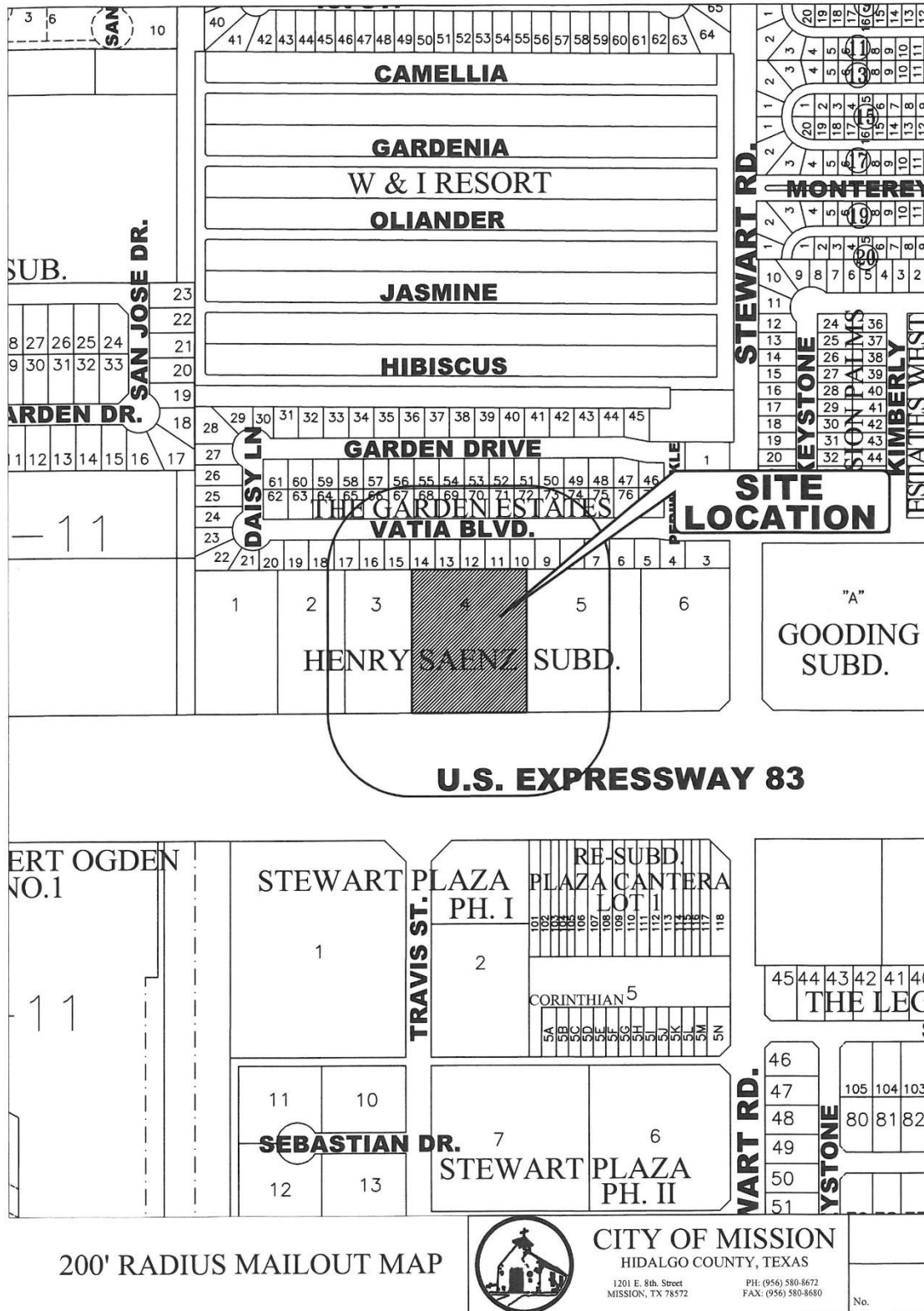
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP

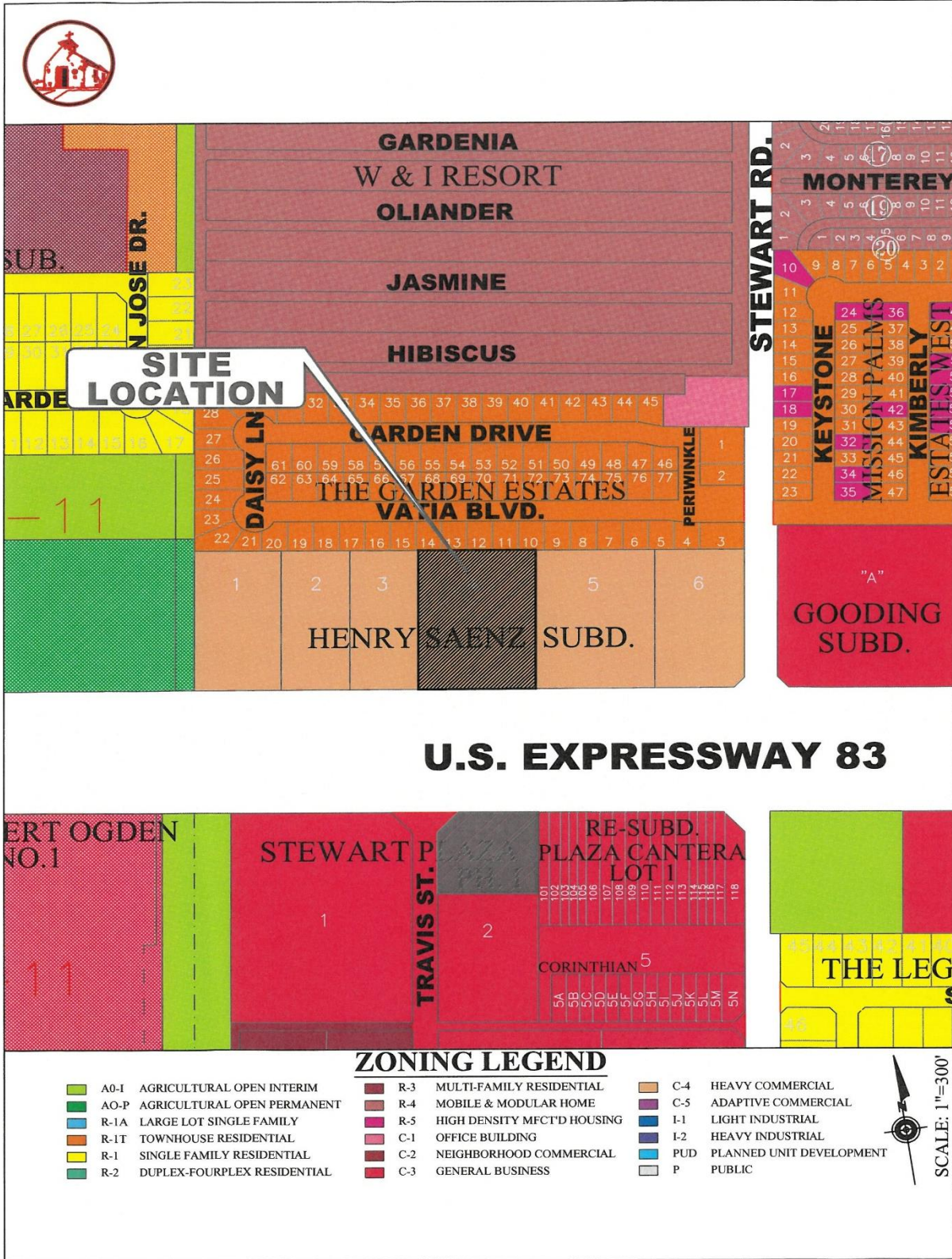


## AERIAL MAP





## ZONING MAP





# PICTURES





PICTURES



# MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
550781	INFANTE MARIA PATRICIA	1414 GARDEN DR	MISSION	TX	78572-6511
550782	GONZALEZ GUILLERMO & MARIA GUEVARA	1412 GARDEN DR	MISSION	TX	78572-6511
550793	GARZA SERGIO SALINAS	1415 VATIA BLVD	MISSION	TX	78572-6562
550780	UECKERT CARMEN P	1416 GARDEN DR	MISSION	TX	78572-6511
550799	FERNANDEZ ELIA M	1509 VATIA BLVD	MISSION	TX	78572-6561
550739	LOPEZ HOMERO & OLGA L SALINAS	1416 VATIA BLVD	MISSION	TX	78572
550798	MARTINEZ JESUS	1507 VATIA BLVD	MISSION	TX	78572-6561
550734	GARCIA MIRNA GABRIELA	1506 VATIA BLVD	MISSION	TX	78572-6566
550795	DURAN ABIU OSMAR	1501 VATIA BLVD	MISSION	TX	78572-6561
550742	PEREZ MARIA D	1410 VATIA BLVD	MISSION	TX	78572-6565
550741	VERA EDGAR G & LIZBETH RAMIREZ	1412 VATIA BLVD	MISSION	TX	78572
550791	LOPEZ AMY E & ESTEBAN A MEZA	1411 VATIA BLVD	MISSION	TX	78572-6562
550800	MENDOZA MARTIN & MARTHA A	1511 VATIA BLVD	MISSION	TX	78572-6561
550732	TORRES ANTONIO & BEATRIZ	3706 FALCON DR	MISSION	TX	78572-4977
550731	VEGA ALEJANDRO & PATRICIA VEGA	1512 VATIA BLVD	MISSION	TX	78572-6566
550792	QUINTANILLA EVELIA L	1413 VATIA BLVD	MISSION	TX	78572-6562
550777	D N R INVESTMENTS LLC	2600 BLUEBIRD AVE	MCALLEN	TX	78504-4763
550775	MONTEMAYOR CESAR F JR	1506 GARDEN DR	MISSION	TX	78572-6564
550737	MORENO EDITH	1500 VATIA BLVD	MISSION	TX	78572-6566
550733	RIVERA BRANDON	1508 VITIA BLVD	MISSION	TX	78572-6566
550794	TE ROY ROGER SECUYA	1417 VATIA BLVD	MISSION	TX	78572-6562
550776	CARDENAS VIRGINIA T	1504 GARDEN DR	MISSION	TX	78572-6564
550790	GARCIA JESUS OSCAR	1409 VATIA BLVD	MISSION	TX	78572-6562
507921	SAENZ JESUS HENRY	2604 BRAZOS AVE	MCALLEN	TX	78504-6330
550743	MARQUEZ RODRIGO CANO & LUCIA	1408 VATIA BLVD	MISSION	TX	78572-6565
507923	RAMIREZ YOLANDA S	111 LAKE ESTATES DR	MONTGOMERY	TX	77356-8069
507924	FIGUEROA DIANA S	1818 NORTHGATE LANE	MCALLEN	TX	78504-9389
550740	ALBERT NANCY A & SELENE GUILLERMINA	1414 VATIA BLVD	MISSION	TX	78572
550738	MARTINEZ MARIA ESTHER	1418 VATIA BLVD	MISSION	TX	78572-6565
550735	SORIANO GUILLERMO & ELENA	PO BOX 2933	MISSION	TX	78573-0050
550736	MORALES HERMINIO JR & MARGARITA	612 S SOL DORADO ST	MISSION	TX	78572-6880
550796	CELESTINO ARTURO G & ABIGAIL	1616 E GRIFFIN PARKWAY #153	MISSION	TX	78572-3180
550797	MORALES HERMINIO M & EUSEBIA C	1502 VATIA BLVD	MISSION	TX	78572-6566
550779	PEREZ JESUS RAMOS	1418 GARDEN DR	MISSION	TX	78572-6511
550778	HERNANDEZ ELVIRA RAYMUNDO & ALMA R	1307 SWEET LN	EDINBURG	TX	78539





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Le Petite Pastries Restaurant in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center, located at 1821 N. Shary Road, Ste. 7, Applicant: Cesia Alfaro –Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 24, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 8, 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.
- May 21, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 27, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The site is located along the West side of Shary Road between Village Drive and Mulberry Street.
- Per Code of Ordinance, in a C-2 (Neighborhood Commercial) zone a Restaurant requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to renew the conditional use permit for the restaurant in order to continue to offer coffee, cookies, brownies, cheesecakes, and other items on the menu. The business has been in operation since April 25, 2024. Access to the site is via a 30' access driveway off Shary Road. The last conditional use permit approved for this location was on April 8, 2024 for 1 year.
- The proposed hours of operation are as follows: Monday–Saturday from 9:00 am to 7:00 pm, closed Sundays.
- Staff: 3 employees
- Parking: In reviewing the floor plan, there are 13 total seating spaces, which require 4 parking spaces (13 total seating spaces/3 = 4.33 parking spaces). There are 58 existing parking spaces in the commercial plaza that are shared with the other businesses.
- Landscaping: Staff notes that additional landscaping will need to be added along Shary Road and must be maintained by the property owner or the applicant.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

### STAFF RECOMMENDATION:

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

1. Life of the use contingent on the additional landscaping with a drip irrigation system along Shary Road.
2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
3. Restrooms must be accessible to employees and patrons at all times.
4. CUP is not to be transferable to others.
5. Hours of operation: Monday–Saturday from 9:00 am to 7:00 pm, Closed Sundays

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

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

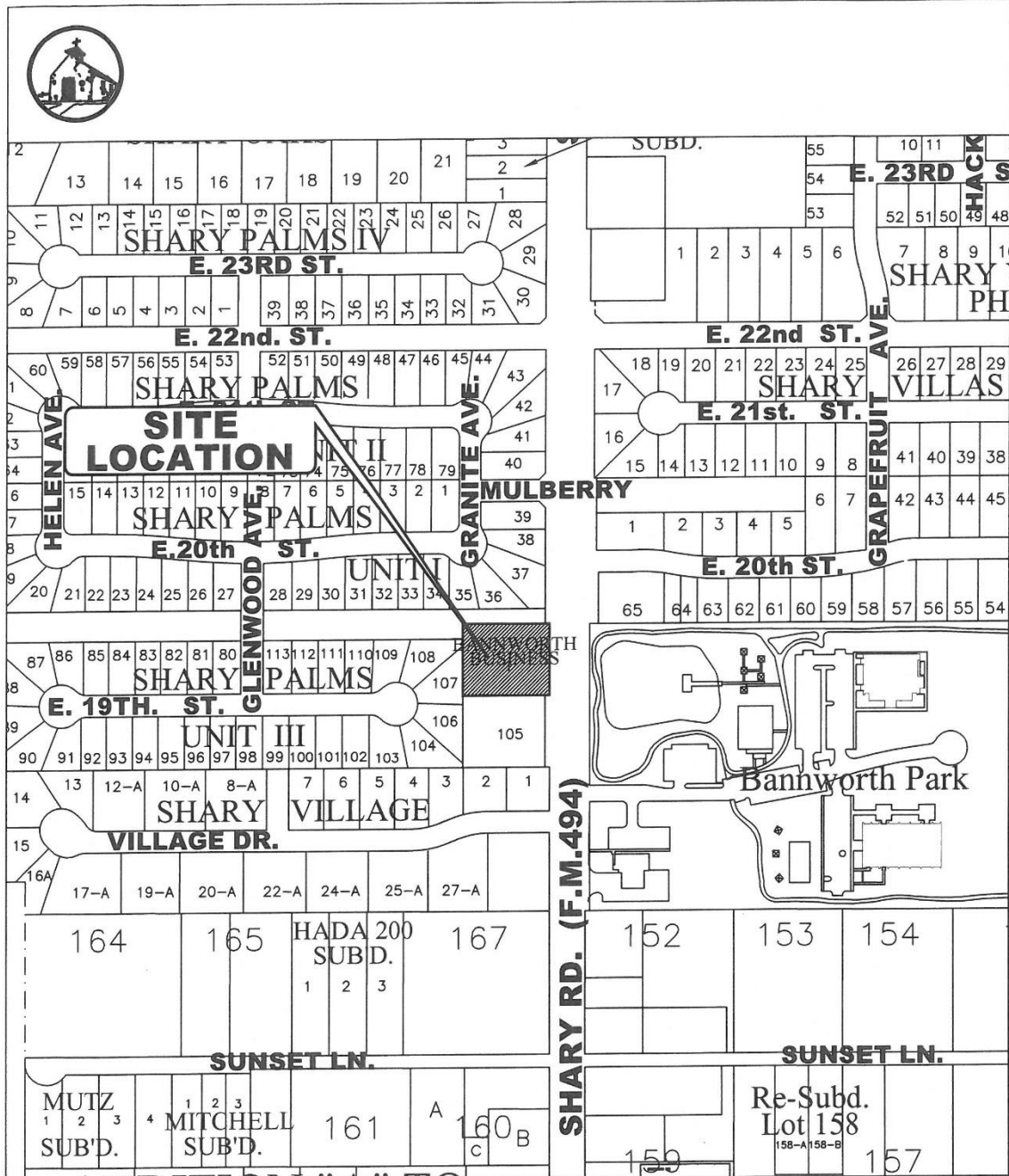
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

## VICINITY MAP



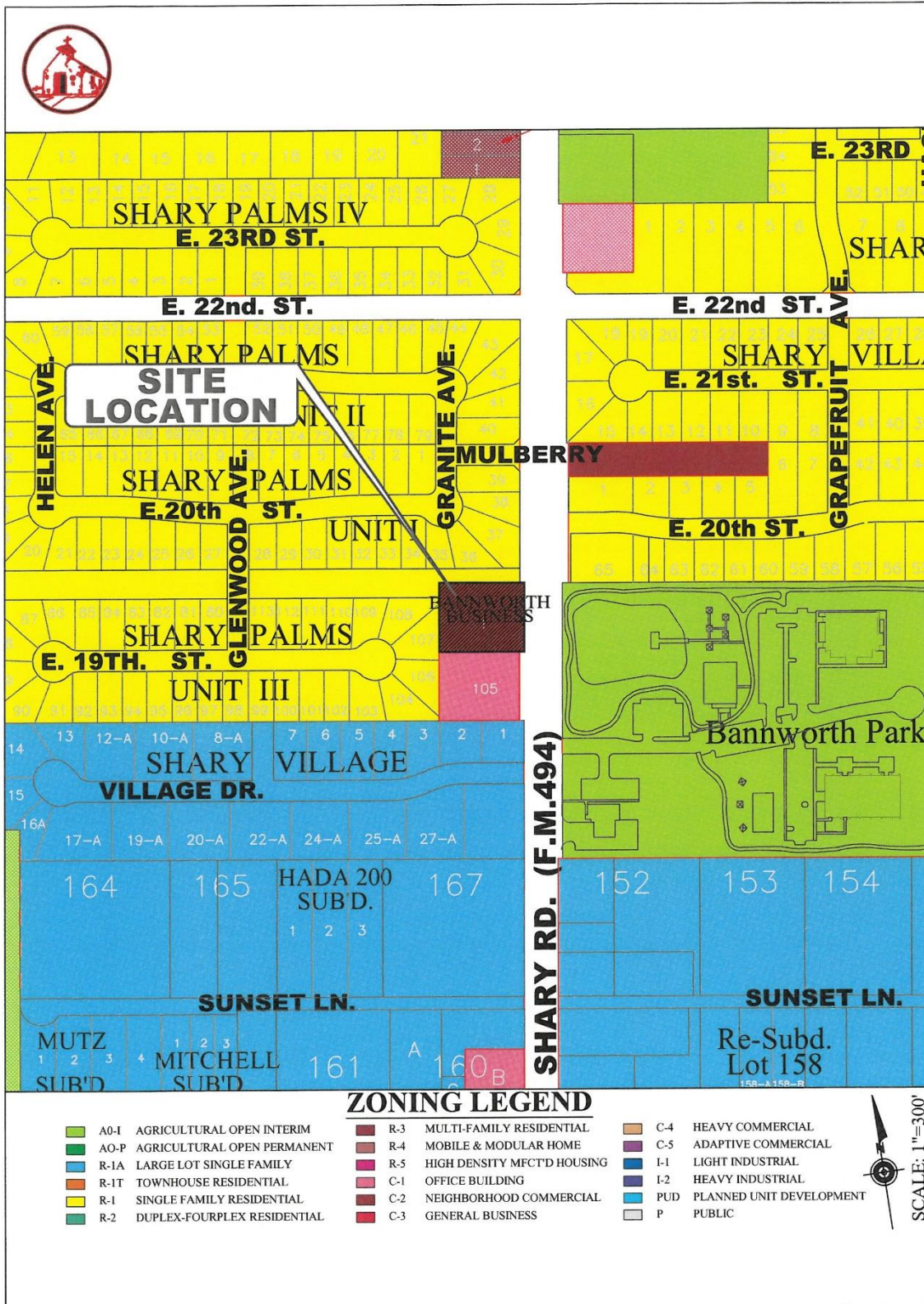
SCALE: 1"=300'

# ARIEL MAP

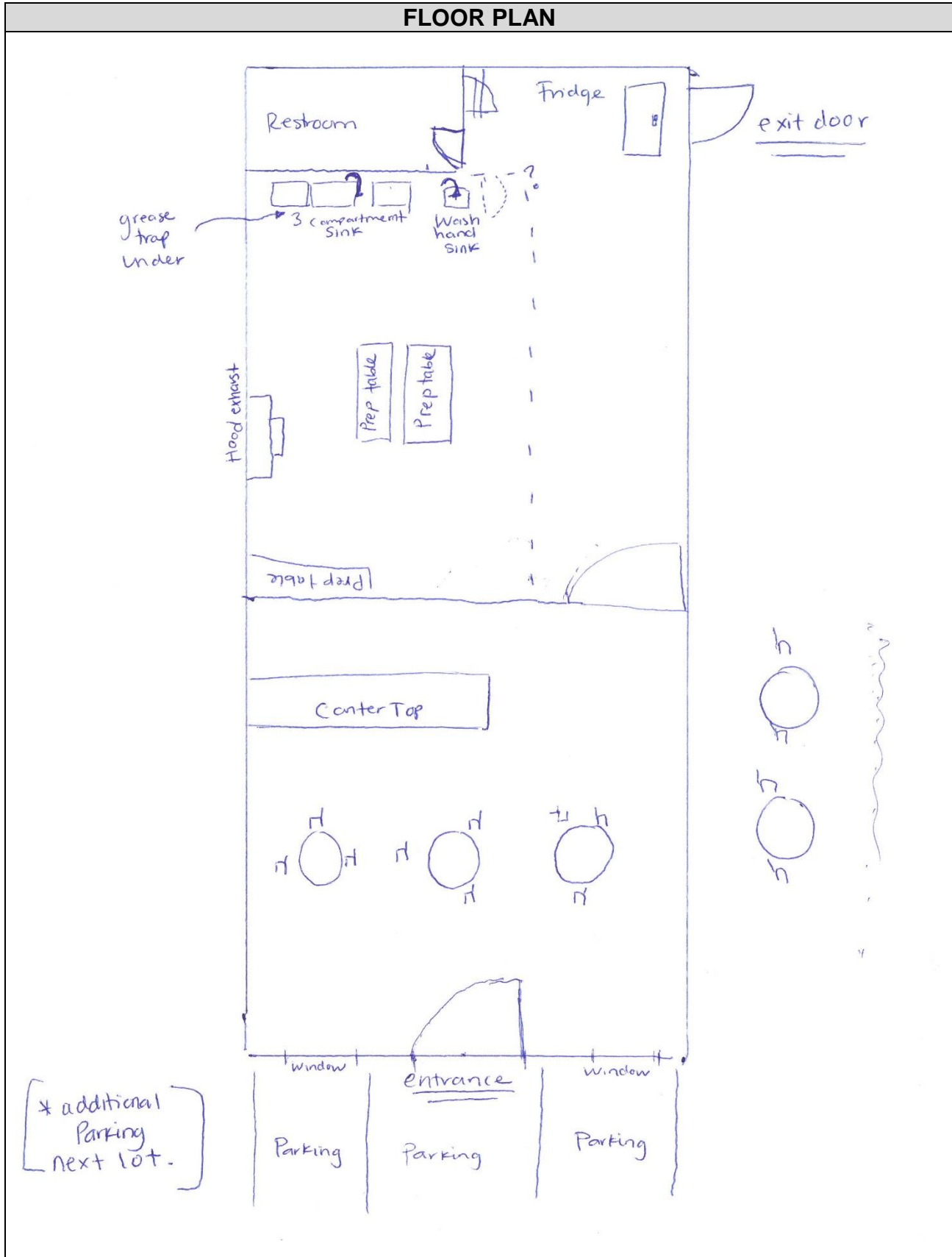




# ZONING MAP



## FLOOR PLAN



## PICTURES





# MENU

## EATERY

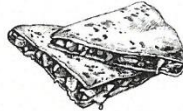
### AVOCADO TOAST

	<b>JUST AVO TOAST</b> HALF AVOCADO ON ARTISAN BREAD	7.00
	<b>LOADED AVO TOAST</b> HALF AVO ON ARTISAN WITH 2 EGGS, BACON, ONION, CILANTRO AND SALSA ON SIDE	12.00
	<b>BRUSCHETTA TOMATO</b> AVOCADO, ON ARTISAN BREAD TOPPED WITH TOMATO, AND BALSAMIC	9.00
	<b>BREAKFAST SANDOS</b> SANDWICHES INCLUDE SIDE OF POTATOES	
	JUST SANDWICH - STARTING AT	9.00
	<b>DENVER MELT</b> ARTISAN BREAD, 2 EGGS, GRILLED GREEN PEPPERS, ONIONS, HAM, PEPPER JACK + RED POTS	13.00
	<b>BEC CROISSANT</b> FLAKY CROISS. 2 EGGS, AMERICAN CHEESE, 2 STRIPS BACON + RED POTS	12.00
	<b>BRIOCHE HAM + EGG</b> SLICED HOMEMADE BRIOCHE MELTED WITH PEPPERJACK, MICKELBERRY HAM, 2 EGGS + RED POTS	12.00
	<b>BAGEL &amp; BACON</b> 2 EGGS, 2 BACON STRIPS & AMERICAN CHEESE	12.50
	<b>SAVORY BAGEL</b> CREAM CHEESE SPREAD, ONION, BACON STRIP, EGGS, & AVOCADO	14.00



### TACOS

	<b>BREAKFAST TACO</b> TWO EGGS, CHOICE OF FILLING, ON A HANDROLLED TORTILLA	4.00
	• CHORIZO & EGG  • DENVER MIX	
	• BACON & EGG • POTATO & EGGS	
	• HAM & EGG	
	<b>TACO MONTERREY</b> 2 EGGS MIXED WITH CHORIZO & PAPAS WITH QUESO FRESCO & SALSA ROJA & CILANTRO	6.00
	<b>PORK TACO</b> HOUSE PULLED PORK, GRILLED WITH GREEN SALSA, ON A HOMEMADE TORTILLA	4.00
	<b>BIG BREAKFAST QUESADILLA</b> 3 EGGS SCRAMBLED WITH CHEESE WITH 1 CHOICE: HAM / CHORIZO / BACON / PORK & RED POTS	12.00
	<b>CHILAQUILES</b> 	15.00
	ORANGE OR GREEN SALSA CRISP TORTILLA CHIPS TOPPED WITH SALSA, 2 EGGS, AVOCADO, QUESO FRESCO, SILKY CREMA, AND GARNISHED WITH ONION, AND CILANTRO & SESAME SEADS	
	<b>KIDS</b>	
	CHICKEN QUESADILLA	7.00
	CHEESEBURGER & FRENCH FRIES	10.00
	FLOUR QUESADILLA	5.00
	OG GRILLED CHEESE	7.00
	<b>SIDES</b>	
	RED POTATOES	4.00
	REGULAR FRIES	4.00
	TRUFFLE FRIES	6.00

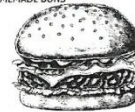


### LUNCH

<b>CHICKEN CLUB</b> GRILLED CHICKEN, BACON, PEPPERJACK, LETTUCE, TOMATO, PICKLES, MAYO, SERVED ON HOMEMADE SLICED BRIOCHE	13.00
<b>GRILLED CHICKEN QUESADILLA</b> GRILLED CHICKEN, GREEN PEPPERS, ONIONS, MEXICAN SHREDDED BLEND, ON A LARGE HOMEMADE TORTILLA, (SERVED WITH TOTOPOS OR FRIES)	14.00
<b>THE CUBANO</b> PULLED PORK, HAM, SWISS CHEESE, PICKLES, MUSTARD, SERVED ON SLICED ARTISAN BREAD.	14.00
<b>EL CLASICO CLUB</b> HAM, BACON, PEPPERJACK CHEESE, LETTUCE, TOMATO, MAYO SERVED ON ARTISAN BREAD.	12.50

### SPECIALTY BURGERS

<b>THE WEEKEND STEAKBURGER</b> 8OZ CHUCK ANGUS ROAST, CHEESE, BACON, LETTUCE, TOMATO, SAUCE, PICKLES, SERVED ON HOMEMADE EVERYTHING BRIOCHE BUNS	15.00
<b>LA MEXICANA</b> 8OZ CHUCK ANGUS ROAST, CHEESE, HAM, LETTUCE, TOMATO, SAUCE, PICKLES, AVOCADO, SERVED ON HOMEMADE EVERYTHING BRIOCHE BUNS	16.00
<b>CHEF SMASH BURGER</b> 2 SMASHED 4 OZ CHUCK ROAST PATTIES, WITH CHEESE IN BETWEEN, BACON, JALAPEÑOS, GRILLED ONIONS, & OUR FRY SAUCE ON HOMEMADE BUNS	15.00
<b>THE BIG TEXAS</b> EVERYTHING IS BIGGER IN TEXAS. 1 POUND TOTAL CHUCK ANGUS ROAST HANDCRAFTED PATTIES, BACON, CHEESE, PICKLES, TOM, SAUCE, LETTUCE, ONION, SERVED ON HOMEMADE BUNS	20.99





## MENU

## DRINKS

## COFFEE

small large

ESPRESSO 2 SHOTS	--	3.00
CORTADO	4.00	--
LATTE	5.00	6.00
CAPPUCCINO	5.50	6.50
POUR OVER	5.00	--
AERO PRESS	6.00	--
AMERICANO	4.00	4.50

- MILK SUB \$0.50
- SYRUPS/DRIZZLE \$0.50
- COLD FOAM \$1.50

## THE CLASSICS

STRAWBERRY MATCHA	6.50	7.25
STRAWBERRY CHAI	7.00	7.50
AURORAS OBSESSION	6.50	7.25
MATCHA LOVE	6.50	7.25
DIRTY CHAI	7.00	7.50
PISTACHIO VANILLA BEAN	7.00	7.50

## REFRESHERS

large

FRESH SQUIZED LIME-MADE	3.50
STRAWBERRY LIME	5.00
HIBISCUS LIME	5.00
GUAVA STRAWBERRY	5.50
BERRY BASIL MIST	6.00
THE PURPLE SMOTHIE	7.00
SPICED PEACH TEA	5.00
TULSI MANGO TEA	5.00
BERRY TEA	5.00
COKE/SPRITE	2.50
FILTERED WATER CUP	1.00

## WHIPPED COFFEE

CUBANITO

SMALL 6.50  
LARGE \$7.00

HONEY WHIP

SMALL \$7.00  
LARGE \$7.75

## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
672882	ONIVERT INVESTMENTS FAMILY LIMITED PARTNERSHIP	2211 MONACO DR	MISSION	TX	78573-8476
534291	RODRIGUEZ ALFREDO& MARIA C RODRIGUEZ ALMA ROSA TRUSTEE FAMILY TRUST	2000 GRANITE AVE	MISSION	TX	78572-3255
539977	ZOROLA JESUS R & LUZ M	2313 E 19TH ST	MISSION	TX	78572-3250
283656	BAZAN CHRISTOPHER D	2309 VILLAGE DR	MISSION	TX	78572-3283
534287	RODRIGUEZ ESTHER APOLONIA PEREZ	2310 E 20TH ST	MISSION	TX	78572-3210
539973	GALVAN AGUSTIN & RAQUEL	2308 E 19TH ST	MISSION	TX	78572-3249
534286	MAGNIFICAT HOLDINGS LLC	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121-2257
539979	HINOJOSA ROLANDO	2309 E 19TH ST	MISSION	TX	78572-3250
539978	GONZALEZ NICHOLAS & CRISTINA A	2311 E 19TH ST	MISSION	TX	78572-3250
539974	VIELMA MAURO A & ELIZABETH E	2310 E 19TH ST	MISSION	TX	78572-3249
539976	AGUIRRE MARTHA T	2312 E 19TH ST	MCALLEN	TX	78572-3249
534292	BECERRA LAURA LUZ	2002 GRANITE AVE	MISSION	TX	78572
283654	GONZALEZ JESUS F & MARIA D ROSARIO	617 BEAUMONT AVE	MCALLEN	TX	78501
534288	PANIAGUA JOHNNY	12011 E BORDER OAK DR	MAGNOLIA	TX	77354-6104
534289	KELLEY DONALD E JR & MARY F	2314 E 20TH ST	MISSION	TX	78572-3210
534290	MARIN JHIMMY & GUADALUPE	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121-2257
539975	TREVINO JOSE ANGEL	2404 E 20TH ST	MISSION	TX	78572-3389
281198	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
281199	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238476	T-JAM DEVELOPMENT LTD	2404 E 20TH ST	MISSION	TX	78502



CITY OF  
**MISSION**

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a renewal and an amendment of a Conditional Use Permit for the sale and on-site consumption of alcoholic beverages and to allow late hours – Tommasino Pizza Pasta & Vino, being Lots 1 & 2, Block 2, Springfield Phase I Commercial Subdivision, in a (C-3) General Business District, located at 2100 E. Griffin Parkway. Applicant: Javier Covarrubias – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

#### Summary:

- The site is located at the Southeast corner of E. Griffin Parkway and Creek Run Street in a suite within a multi-tenant commercial plaza for the Italian restaurant.
- Pursuant to the City of Mission Code of Ordinances, a restaurant with alcohol sales requires the approval of a conditional use permit by the City Council.
- On January 10, 2024, the applicant obtained a Conditional Use Permit for two years.
- The applicant would like to extend the hours for the sale and consumption of alcoholic beverages to obtain a late hours license from TABC. In 2024, the Council approved for alcoholic beverages to be sold at the restaurant even though the restaurant is within 300 feet of a residential subdivision.
- The proposed hours of operation are as follows: Every day from 8:00 a.m. to 2:00 a.m.
- Parking: In reviewing the floor plan, there is a total of 116 seating spaces resulting in 39 parking spaces required. There are 72 parking spaces available in the commercial plaza and the parking is shared with the other businesses.
- Landscaping is meeting code.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 50 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:**

- Staff recommends approval for a 2-year period in order to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, Sign, etc.),
- Wet zone property
- CUP is not transferable to others

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

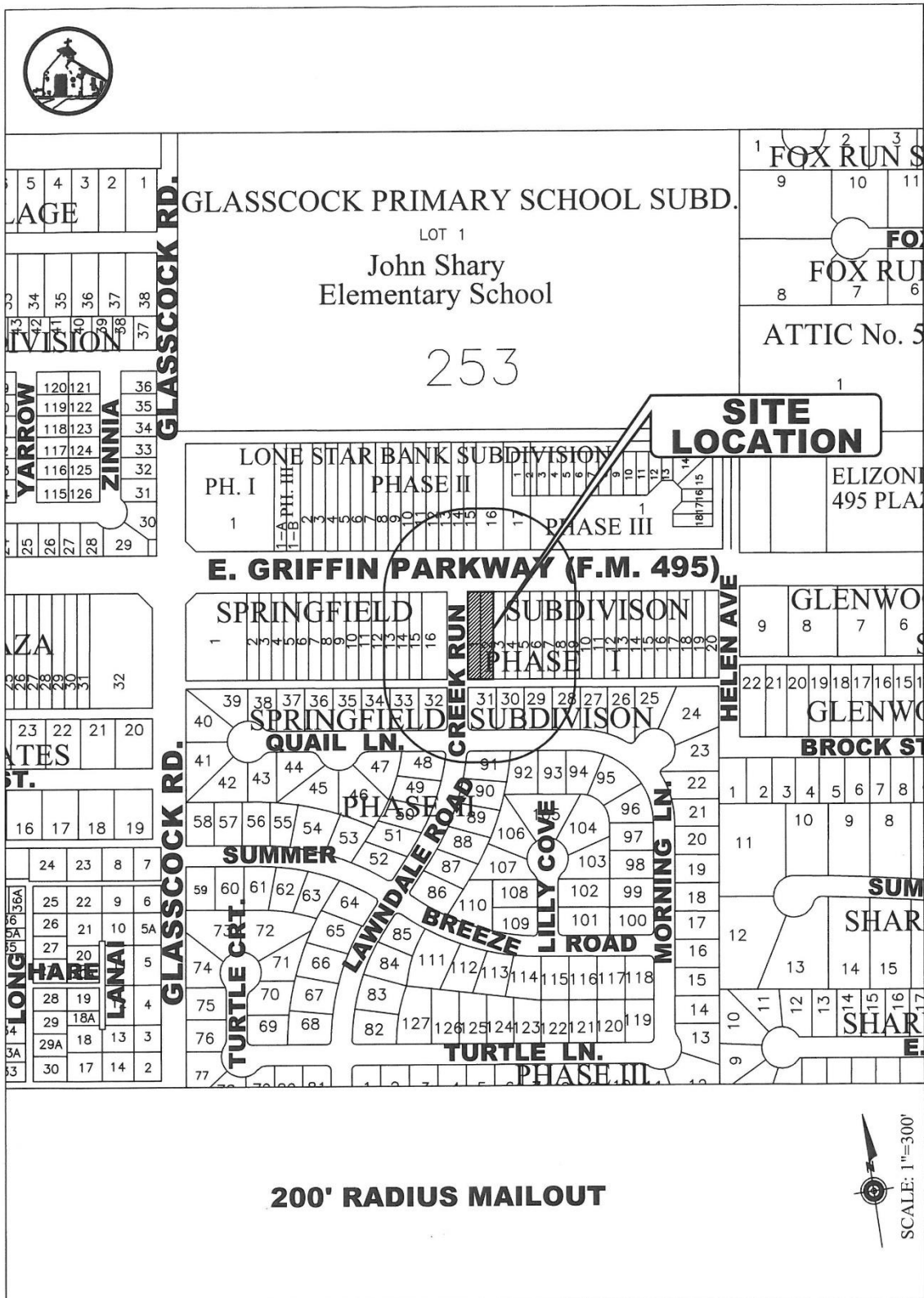
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



## LEGAL NOTICE MAP

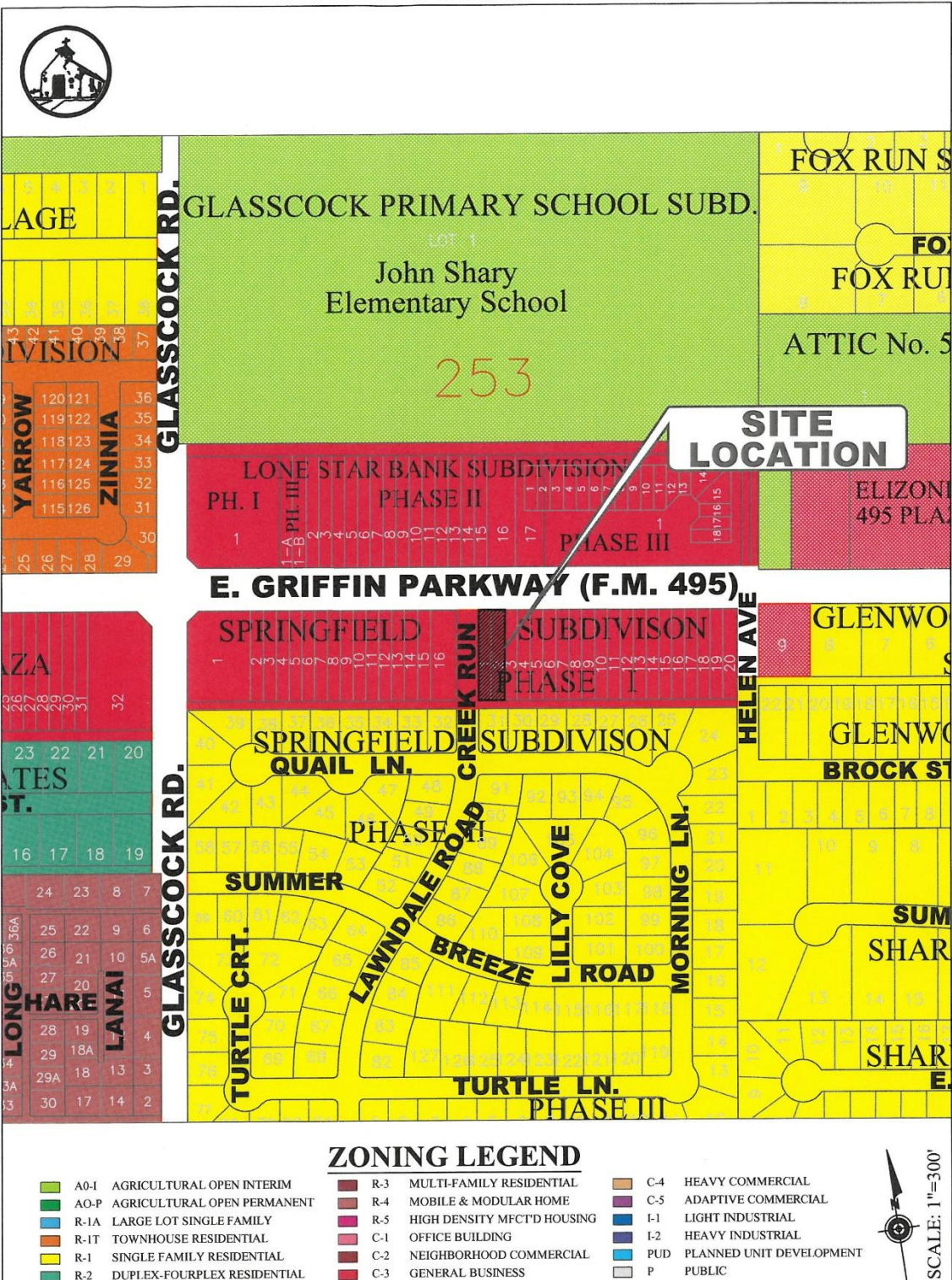


## AERIAL MAP

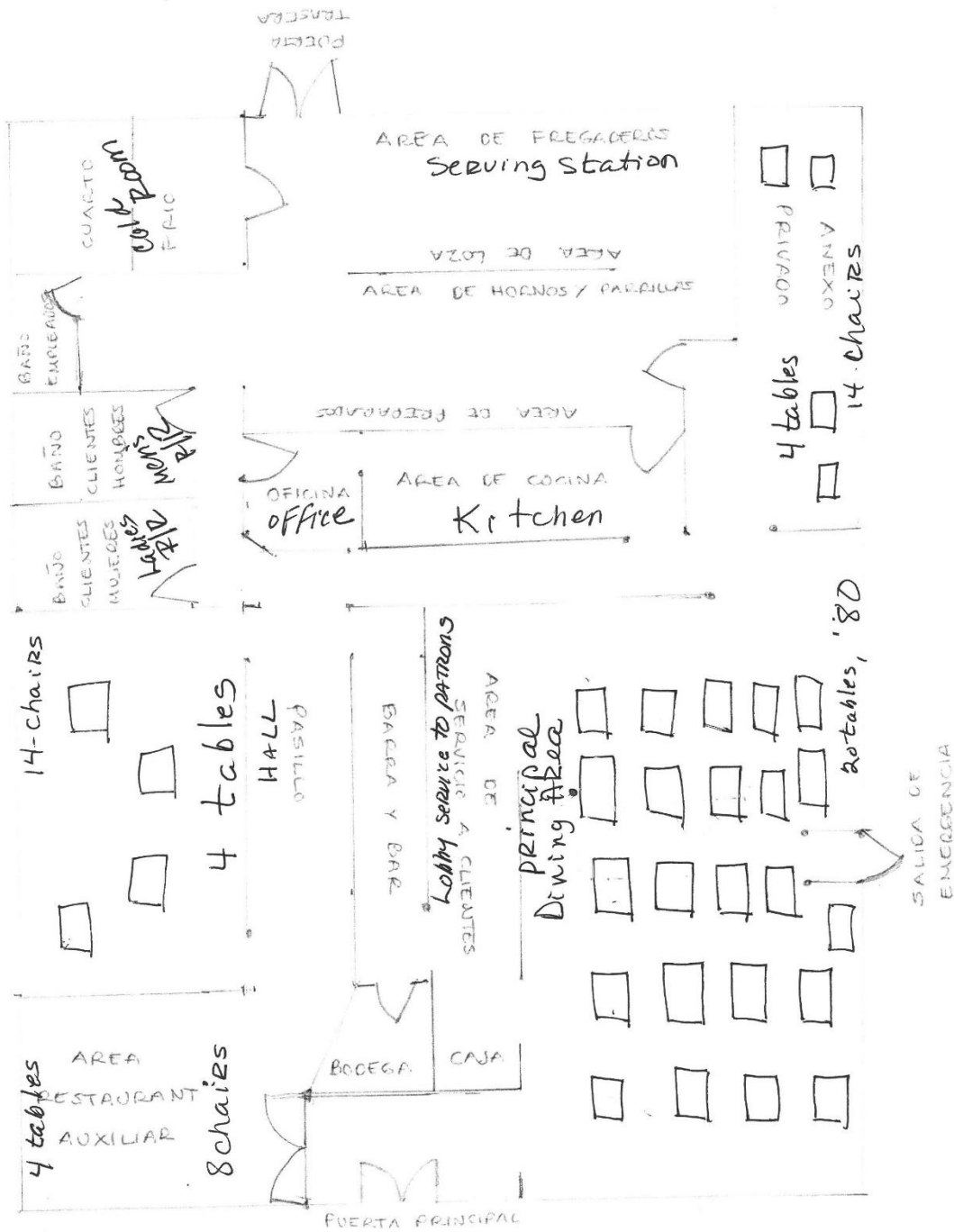




## ZONING MAP



# FLOOR PLAN





## PHOTO



## MENU

## Pizza

<b>Margherita</b>	\$17.99
Tomato sauce, mozzarella cheese and basil.	
<b>Pepperoni</b>	\$17.99
Tomato sauce, mozzarella cheese and pepperoni.	
<b>Vegetarian</b>	\$19.99
Tomato sauce, mozzarella cheese, black olives, mushrooms, bell peppers, onions, and artichoke.	
<b>4 Formaggi</b>	\$19.99
Tomato sauce, mozzarella, parmigiano, asiago, and gorgonzola cheese.	
<b>Hawaiian</b>	\$22.99
Tomato sauce, mozzarella cheese, sliced pineapple, and ham.	
<b>Meat Lovers</b>	\$24.99
Tomato base, mozzarella cheese, prosciutto, pepperoni, ham and Italian sausage.	
<b>Pizza Genovese</b>	\$24.99
Tomato base, salami, provolone cheese, mozzarella cheese and pesto (contains pinions and nuts).	
<b>Caprese</b>	\$25.99
Tomato sauce, fresh mozzarella, sliced tomatoes, pesto sauce and basil.	
<b>Prosciutto w/vegetables</b>	\$29.99
Tomato sauce, mozzarella cheese, prosciutto, artichokes and mushrooms.	
<b>Prosciutto Fresh</b>	\$28.99
Tomato sauce, mozzarella cheese and sliced prosciutto.	

## Kids Menu

<b>Spaghetti Marinara</b>	\$6.99
Marinara sauce.	
<b>Cheese Pizza</b>	\$8.99
Tomato sauce, mozzarella cheese.	
<b>Spaghetti al Burro</b>	\$5.99
Spaghetti with butter.	
<b>Pepperoni Pizza</b>	\$9.99
Tomato sauce, mozzarella cheese and pepperoni.	
<b>Fettucini Alfredo w/Chicken</b>	\$9.99
Alfredo sauce with parmigiano and asiago cheese with chicken.	

## SPECIALITÀ Pastas

<b>Chicken Piccata</b> 	\$19.99
Chicken breast on a bed of spaghetti with wine, capers, onions, artichokes, fresh parsley and a touch of lemon.	
<b>Chicken Parmigiana</b>	\$19.99
Breaded chicken breast with tomato sauce and melted mozzarella cheese with a choice side of spaghetti pomodoro or spaghetti al burro.	
<b>Chicken Marsala</b>	\$19.99
Chicken breast with mushrooms and onions sautéed with marsala liquor with a side of fettuccini al burro with parmesan cheese	
<b>Tortellini a la Bolognese</b>	\$19.99
Tortellini stuffed with cheese with our signature bolognese sauce made with ground beef, carrots, celery, onions and red wine.	
<b>Penne Gamberi allá Diabola</b>	\$23.99
Sautéed shrimp with chipotle sauce, onions, cream, parsley, and asiago cheese.	
<b>Fusilli al Salmon</b>	\$23.99
Sautéed smoked salmon, onions, parsley, garlic, white wine, cream, capers and pomodoro sauce.	
<b>Scampi Shrimp TOMMASINO</b> 	\$23.99
Sautéed shrimp on a bed of spaghetti with garlic, butter and olive oil with a touch of lemon and white wine with a peperoncino and fresh parsley	

## Pizzas

<b>Mauna Loa</b>	\$22.99
Tomato sauce, mozzarella cheese, pineapple, ham, bacon and chipotle.	
<b>Salty Pear</b>	\$24.99
Oil base, fresh mozzarella cheese, gorgonzola, thinly sliced pear, bacon, walnuts and balsamic glaze.	
<b>Prosciutto Arugula</b>	\$29.49
Tomato sauce, mozzarella cheese, prosciutto and fresh arugula.	
<b>Gamberi allá Diabola</b>	\$28.99
Tomato and chipotle sauce, mozzarella cheese and shrimp.	
<b>GOAT</b>	\$29.99
Light red base, fresh mozzarella, goat cheese, prosciutto, thinly sliced fig and balsamic glaze.	
<b>Big Burrata</b>	\$34.99
Pesto sauce, fresh mozzarella, prosciutto, burrata, balsamic glaze and fresh basil.	

- All card transactions are subject to a 3% charge.
- Gratuity of 18% will be applied to parties of 6 or more.
- Caution food may contain traces of nuts.



# TABC APPLICATION



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

**Required  
Certifications**

**Join TABC in the fight against human trafficking**

L-CERT (7/2022)

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

Contact your local TABC office for assistance.

## LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Tommasino Pizza, Pasta & Vino			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Tommasino Ristorante LLC			
3. Type of Owner <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Other: _____			
4. Location Address 2100 E Griffin Parkway			
City Mission		County Hidalgo	State TX
Zip Code 78572			
5. Mailing Address 2001 Santa Ana Ave			
City Rancho Viejo		County Cameron	State TX
Zip Code 78575			
6. Business Telephone Number		Alternate Telephone Number	E-mail Address
7. Application for:			
<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Reinstatement	License/Permit Number	<input type="checkbox"/> Reinstatement and Change of Trade Name
	<input type="checkbox"/> Change of Location	License/Permit Number	<input type="checkbox"/> Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
<input type="checkbox"/> BF Retail Dealer's Off-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input type="checkbox"/> P Package Store Permit	
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> ET Third-Party Local Cartage Permit	<input type="checkbox"/> Q Wine Only Package Store	
<input type="checkbox"/> LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
<input type="checkbox"/> BE Retail Dealer's On-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input checked="" type="checkbox"/> MB Mixed Beverage	
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input checked="" type="checkbox"/> FB Food and Beverage Certificate	<input type="checkbox"/> WP Waterpark Permit	
<input type="checkbox"/> BP Brewpub License	<input checked="" type="checkbox"/> LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
<input type="checkbox"/> BB General Distributor's License	<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> S Nonresident Seller's Permit	
<input type="checkbox"/> BC Branch Distributor's License	<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit	<input type="checkbox"/> SD Brewer's Self-Distribution License	
<input type="checkbox"/> BN Nonresident Brewer's License	<input type="checkbox"/> G Winery - allows on-premise consumption	<input type="checkbox"/> W Wholesaler's Permit	
<input type="checkbox"/> BW Brewer's License	<input type="checkbox"/> J Bonded Warehouse	<input type="checkbox"/> X General Class B Wholesaler Permit	
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
<input type="checkbox"/> Bar	<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Package Store	<input type="checkbox"/> Sexually Oriented
<input type="checkbox"/> Civic Center	<input type="checkbox"/> Hotel	<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)	<input type="checkbox"/> Sporting Arena
<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Motel	<input type="checkbox"/> Racetrack	
<input type="checkbox"/> Delivery Company	<input type="checkbox"/> Movie Theater	<input checked="" type="checkbox"/> Restaurant	





# TABC APPLICATION

Trade Name: Tommasino Pizza, Pasta & Vino

Location Address: 2100 E Griffin Parkway

City: Mission

County: Hidalgo

## Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

### Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

### Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

### Certificate of City Secretary for: BW & D

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

### Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

# TABC APPLICATION

Trade Name: Tommasino Pizza, Pasta & Vino

Location Address: 2100 E Griffin Parkway

City: Mission

County: Hidalgo

## Off-Premise Certifications

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

### Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> BF	The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
<input type="checkbox"/> BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
<input type="checkbox"/> BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ I hereby refuse on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County

County Clerk

SEAL

## On-Premise Certifications

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

### Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> MB	Mixed Beverage Permit
<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
<input type="checkbox"/> BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
<input type="checkbox"/> BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
<input type="checkbox"/> BE*	Retail Dealer's On-Premise License
<input type="checkbox"/> BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County

County Clerk

SEAL

## Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that one of the below is correct:

<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of <b>mixed beverages</b> between midnight and 2:00 A.M.;
OR	
<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of <b>malt beverage</b> between midnight and _____ A.M.;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 24 <sup>th</sup> Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County

County Clerk

SEAL

# TABC APPLICATION

Trade Name: Tommasino Pizza, Pasta & Vino

Location Address: 2100 E Griffin Parkway City: Mission County: Hidalgo

## Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

### Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

### Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

### Certificate of County Clerk for: BW & D

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and  
☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

### Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

# TABC APPLICATION

Trade Name: Tommasino Pizza, Pasta & Vino

Location Address: 2100 E Griffin Parkway City: Mission County: Hidalgo

## Publisher's Affidavit for All Applicants Except BN, DS, S TX Alc. Bev. Code, Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE  <a href="#">Click here to see example of newspaper publication</a>
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<b><i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i></b>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		

**SEAL**

## Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number \_\_\_\_\_ Outlet Number \_\_\_\_\_

Print Name of Comptroller Employee \_\_\_\_\_

Print Title of Comptroller Employee \_\_\_\_\_

**SIGN HERE**

**FIELD OFFICE**

**SEAL**



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
537005	JASSO GREGORIO	2103 QUAIL LN	MISSION	TX	78572-3261
537004	MILLER MARYELLEN T	408 VIRGO	MISSION	TX	78572-6518
574264	LOPEZ ELIUD	2027 E GRIFFIN PKWY	MISSION	TX	78572-3222
574262	KALGAR SERIES LLC - SERIES C	2405 SAN MIGUEL	MISSION	TX	78572-1449
574266	DELCA INVESTMENT GROUP LLC	2031 E GRIFFIN PKWY STE B	MISSION	TX	78572-3222
574267	FERNANDEZ & SON INVESTMENTS LLC	100 CONDOR AVE	MCALLEN	TX	78504-2219
574265	SUBHASH & SAROJINI BOSE LP	7007 N 1ST LANE	MCALLEN	TX	78504-1931
574263	P & N SHAH FAMILY LIMITED PRTRNSHP	2405 SAN MIGUEL	MISSION	TX	78572-1449
574268	FERNANDEZ & SON INVESTMENTS LLC	100 CONDOR AVE	MCALLEN	TX	78504-2219
574261	VIYA INVESTMENTS LLC	2017 E GRIFFIN PARKWAY	MISSION	TX	78572-3222
534338	MARTINEZ JOEL & NORMA	600 N MAIN ST	MCALLEN	TX	78501-4639
534341	DAVIS CARL	2030 E GRIFFIN PKWY	MISSION	TX	78572-3223
534339	LONGORIA OSCAR L JR & JENNIFER	3500 OAK RIDGE LN	MISSION	TX	78573-3922
534342	GARZA IRENE	2004 QUAIL LN	MISSION	TX	78572-3262
537006	BRIONES EVA IBARRA	2101 QUAIL LN	MISSION	TX	78572-3261
537047	RENTERIA JUAN & PATRICIA	2104 QUAIL LN	MISSION	TX	78572-3260
534343	VILLARREAL JAVIER & NOEMI	2034 E GRIFFIN PKWY	MISSION	TX	78572-3223
537009	BAEGJO LLC	3004 SAN CLEMENTE	MISSION	TX	78572-7640
669278	LUGO JOSE E & ARACELI T CO-TRUSTEES	7301 N 5TH ST	MCALLEN	TX	78504-1856
537007	AMARO RUBEN & VIVIANA P	2017 QUAIL LN	MISSION	TX	78572-3262
537023	CAIN BRITTANY	2219 LAWNDAL RD	MISSION	TX	78572-3396
669277	BKG PROPERTIES LLC	PO BOX 720563	MCALLEN	TX	78504-0563
537003	ORTEGA CONNIE & LEONEL	2107 QUAIL LN	MISSION	TX	78572-3261
537008	MILLER GEORGE III & BERTHA L	2015 QUAIL LN	MISSION	TX	78572-3262
537046	HERNANDEZ RUBEN G & NILDA L	2220 LAWNDAL RD	MISSION	TX	78572-3397
534346	LONGORIA OSCAR & JENNIFER	3500 OAK RIDGE LN	MISSION	TX	78573-3922
534344	MUMAS GRIFFIN RENTAL LLC	109 JACKLYN CIR	RANCHO VIEJO	TX	78575-9803
540055	LOPEZ ELIUD	2027 E GRIFFIN PKWY	MISSION	TX	78572-3222
534350	DOUGLAS-FAREY INVESTMENTS LLC	5007 SOUTH MCCOLL RD	EDINBURG	TX	78539-8080
663767	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663769	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663774	DHR REAL ESTATE PARTNERS LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663776	MISSION GASTRO CENTER LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663766	GABMAC LTD	2121 E GRIFFIN PKWY STE 6	MISSION	TX	78572-3072
663760	REGALADO FAMILY INVESTMENTS LTD	108 ZENaida AVE	MCALLEN	TX	78504-1621
663763	RUGAMA FRANCISCO C MD & SANDRA L	110 E SAVANNAH AVE BLDG C STE 201	MCALLEN	TX	78503-1110
663764	0789 INVESTMENTS LLC	PO BOX 609	MISSION	TX	78573
663765	GABMAC LIMITED	2301 N BRYAN RD	MISSION	TX	78574-2428
663768	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663775	DHR REAL ESTATE MANAGEMENT LLC	PO BOX 3293	MCALLEN	TX	78502-3293
663777	ECS BUSINESS LLC	PO BOX 214	PENITAS	TX	78576-0214
717894	IZAGUIRRE EDUARDO ALEJANDRO	2121 E GRIFFIN PKWY STE 2	MISSION	TX	78572-3072
717902	2121 E GRIFFIN PARKWAY LLC	595 W SESAME DR	HARLINGEN	TX	78550-7962
663770	VIMA PROPERTIES LLC	2121 E GRIFFIN PARKWAY STE 10	MISSION	TX	78572-3072
663771	VIMA PROPERTIES LLC	2121 E GRIFFIN PARKWAY STE 10	MISSION	TX	78572-3072
663772	PADULA LUIS E MD	4912 VERMONT AVE	MCALLEN	TX	78504
663773	DOCTORS HOSPITAL AT RENAISSANCE LTD	PO BOX 3293	MCALLEN	TX	78502-3293
719532	MEJIA OCTAVIO JR & DESIREE C	1305 N 48TH ST	MCALLEN	TX	78501-3746



**CITY OF**  
**MISSION**

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Site Plan Approval: Construction of a commercial plaza, on Lot 2, Riverside View Subdivision #2, located at 300 E. Mile 2 Road, Applicant: 1 Valley Construction – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- January 23, 2025 – First Q&A for Site Plan Approval at the regular scheduled SRC.
- May 1, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- April 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

#### Summary:

- The site is a 2-lot development having double frontage to N. Francisco Avenue and E. 2 Mile Road.
- Currently, zoning for the property is (C-2) Neighborhood Commercial which is suitable for this type construction and is complete with curb and gutters, drainage, utilities. The proposed structure meets all the zoning setback requirements.
- Proposed are 28 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project.
- The structure will include 4 suites with a grand total of 5,420 square feet and with a parapet height of 24'.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.

- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan as submitted.

---

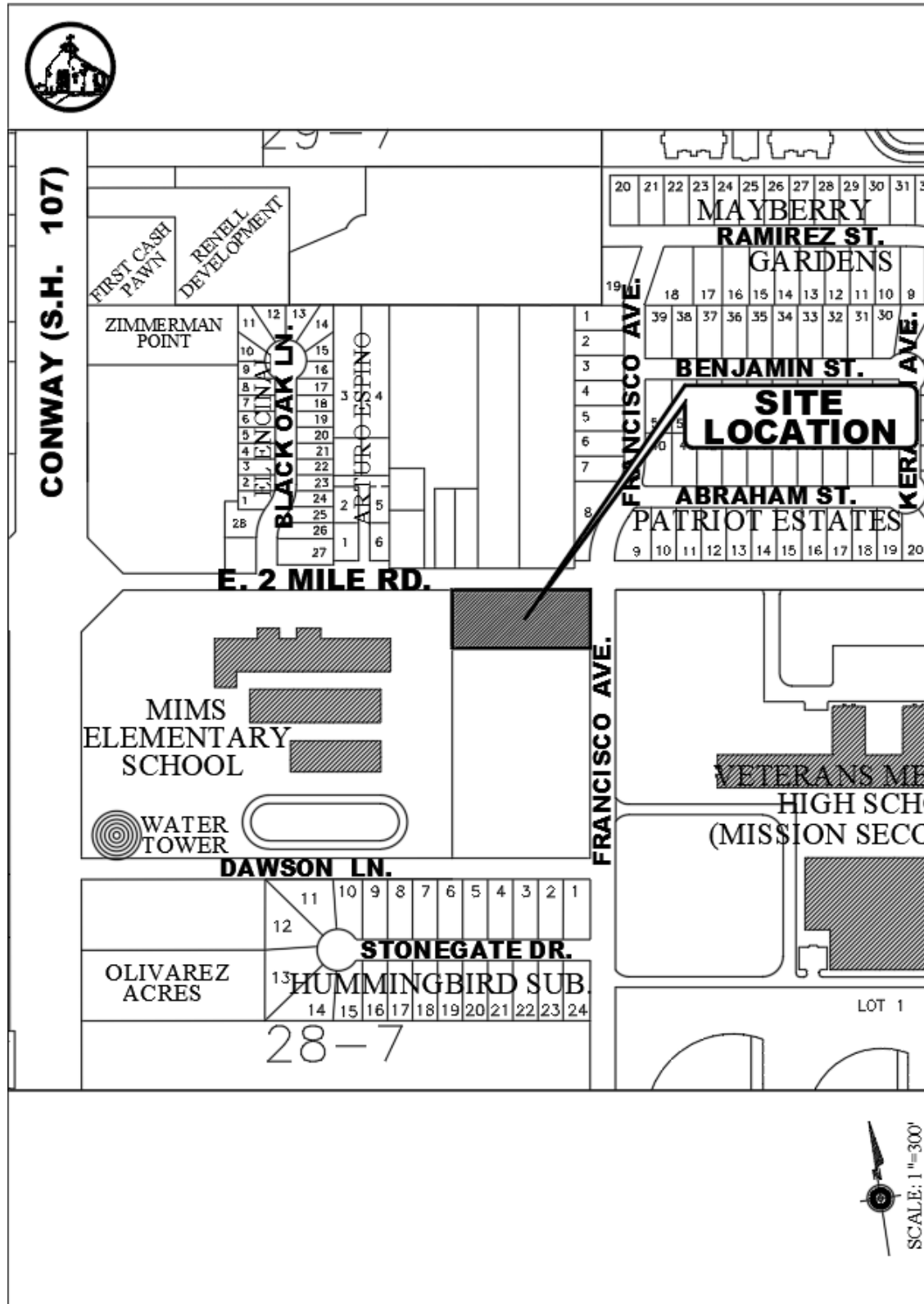
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

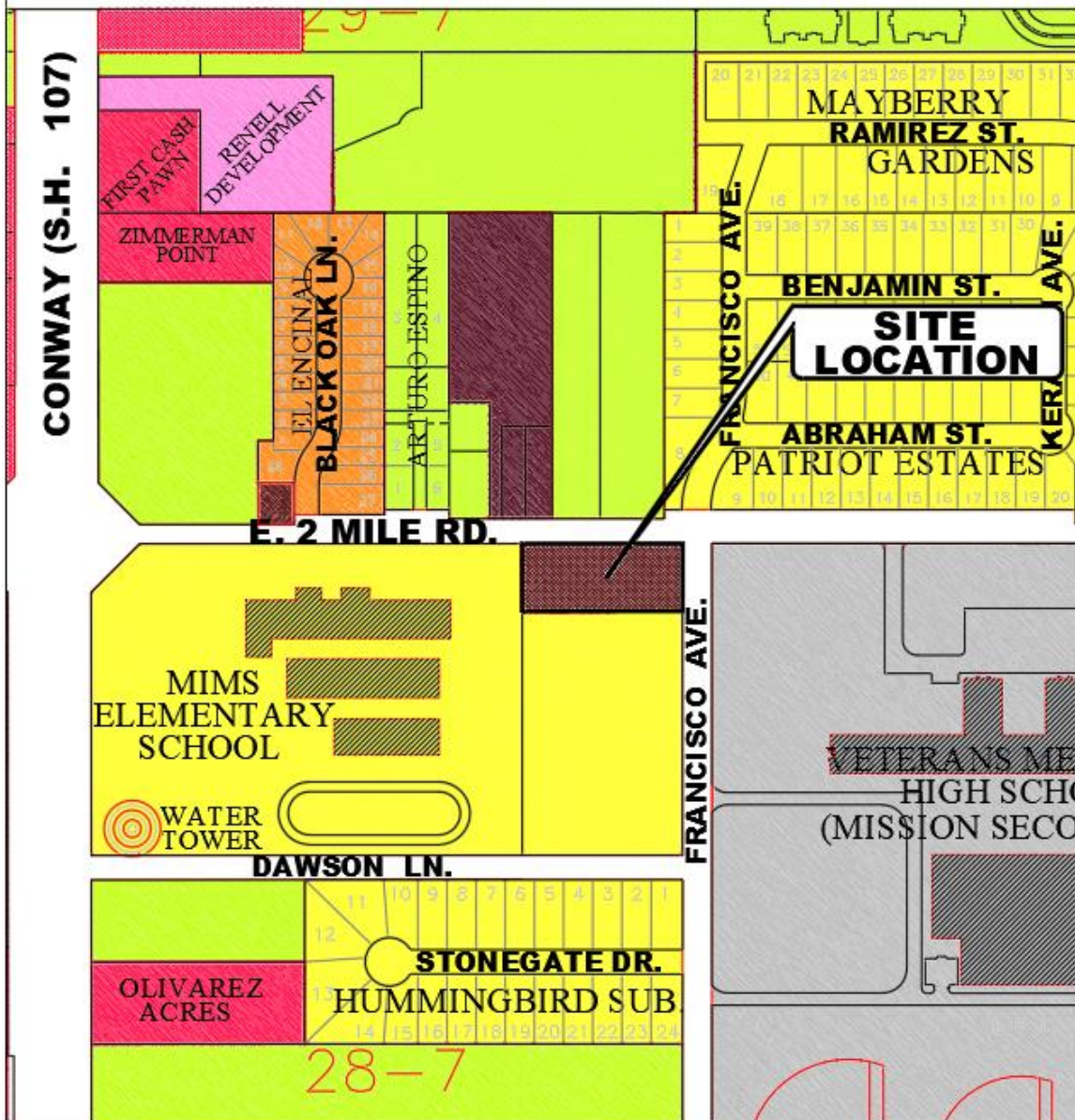
\_\_\_\_\_ DISSENTING \_\_\_\_\_

BASE MAP





# ZONING MAP

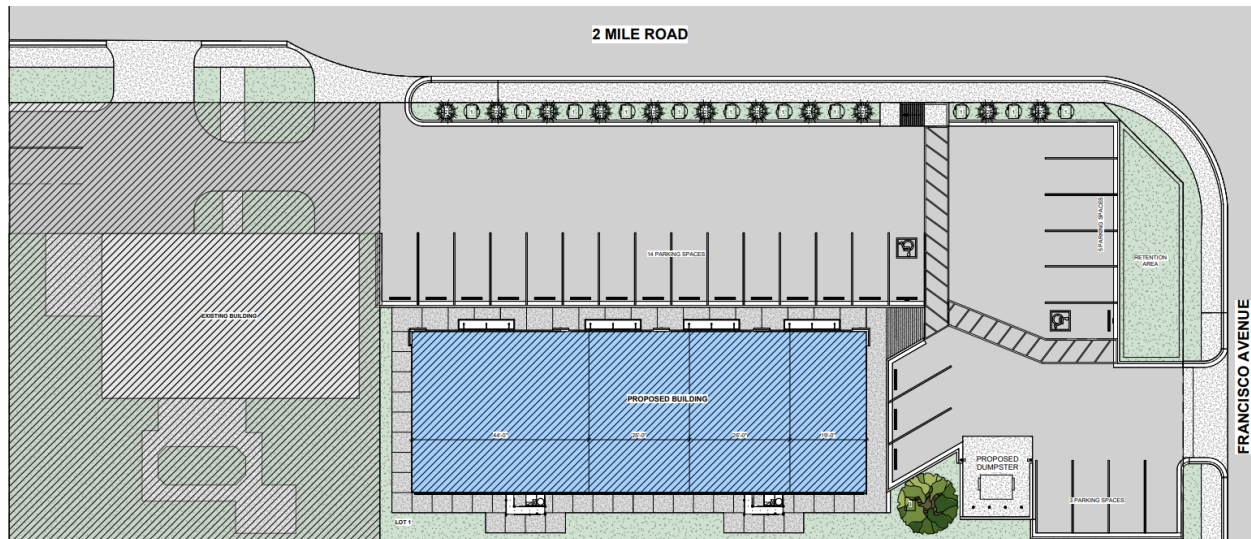


## ZONING LEGEND

	AO-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 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



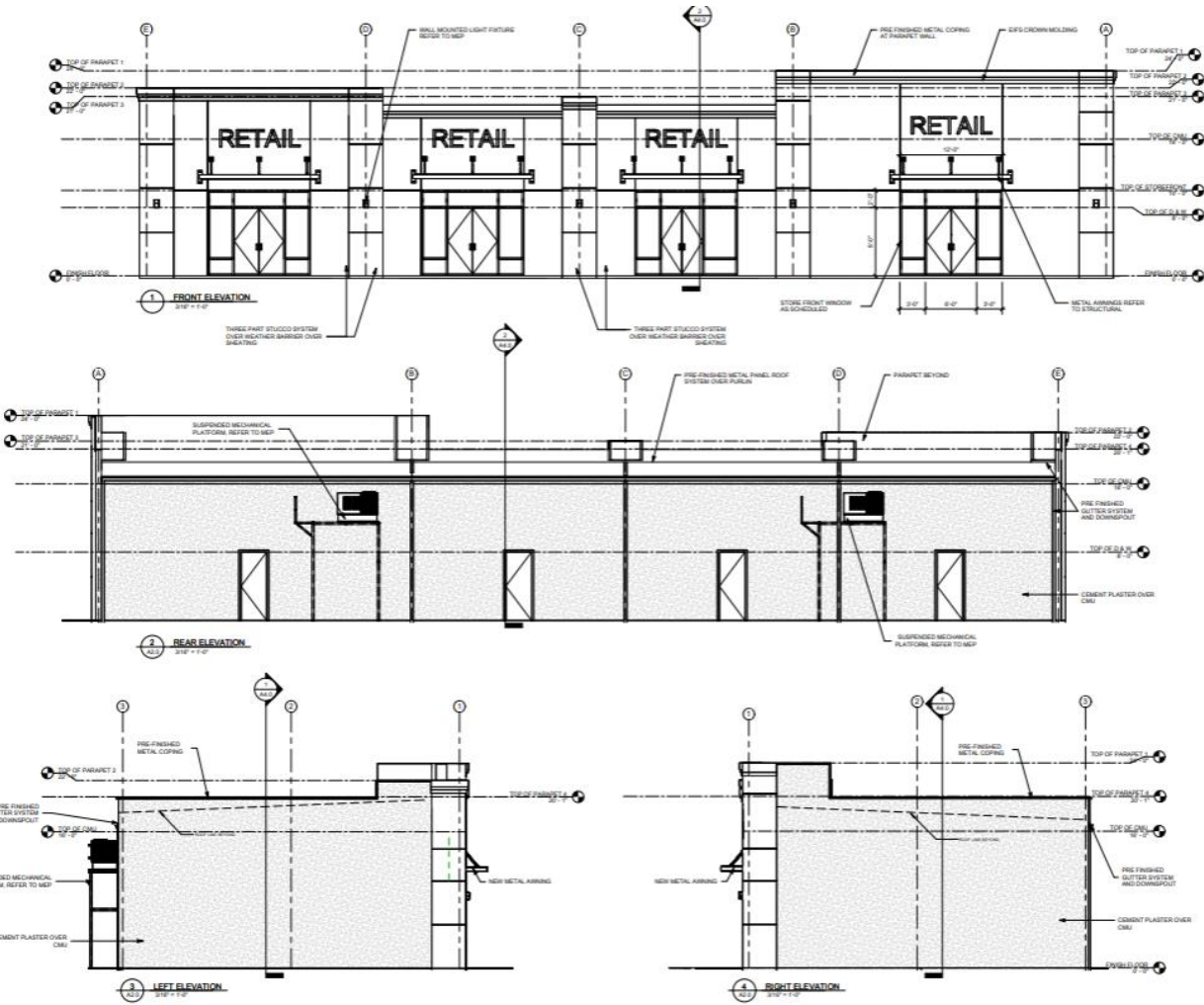
# SITE PLAN



# BUILDING FACADE

## RIVERSIDE VIEW PLAZA

RIVERSIDE VIEW SUBDIVISION LOT 2





AERIAL PHOTO







## CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Site Plan Approval for the construction of a chain restaurant named Eddie's Taqueria on Lot A, Girasol Estates, located at 1730 W. Griffin Pkwy. (C-3) General Business District. Applicant: Edgar Gutierrez, - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- April 3, 2025 – Site plan was first reviewed by the Staff Review Committee
- May 12, 2025 – Application for a Site Plan Approval submitted to the City
- May 21, 2025 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

#### Summary:

- Edgar Gutierrez is requesting a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community.
- The site is located at the Northeast corner of N. Inspiration Road. and W. Griffin Parkway.
- This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Northeast corner of Lot B and fire lanes will be noted at restricted locations throughout the site.
- The building will be 86 feet from the W. Griffin Pkwy. frontage exceeding the minimum building setback requirements of 60' set by the original plat design.
- The applicant is proposing one structure with a main entrance from W. Griffin Pkwy and a secondary entrance from N. Inspiration Road and will include aa service alley along the North side of the property which will be used for access the dumper enclosure and additional parking.
- A total of 30 parking spaces (3 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. An extra serving lane may serve as addition stacking and queuing, if necessary.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

- A conditional use permit for the drive thru window is being processed separately.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan.

---

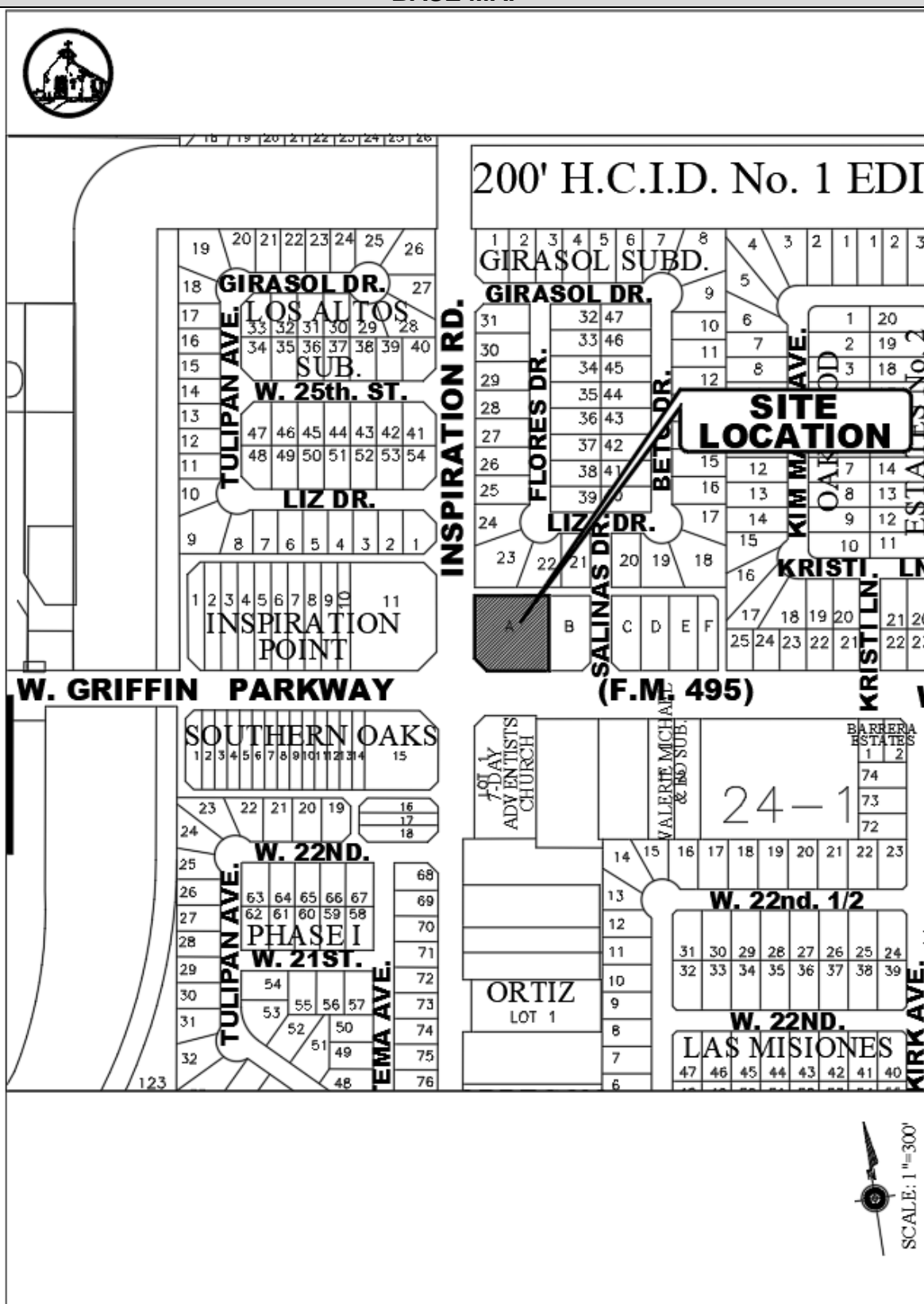
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

## BASE MAP

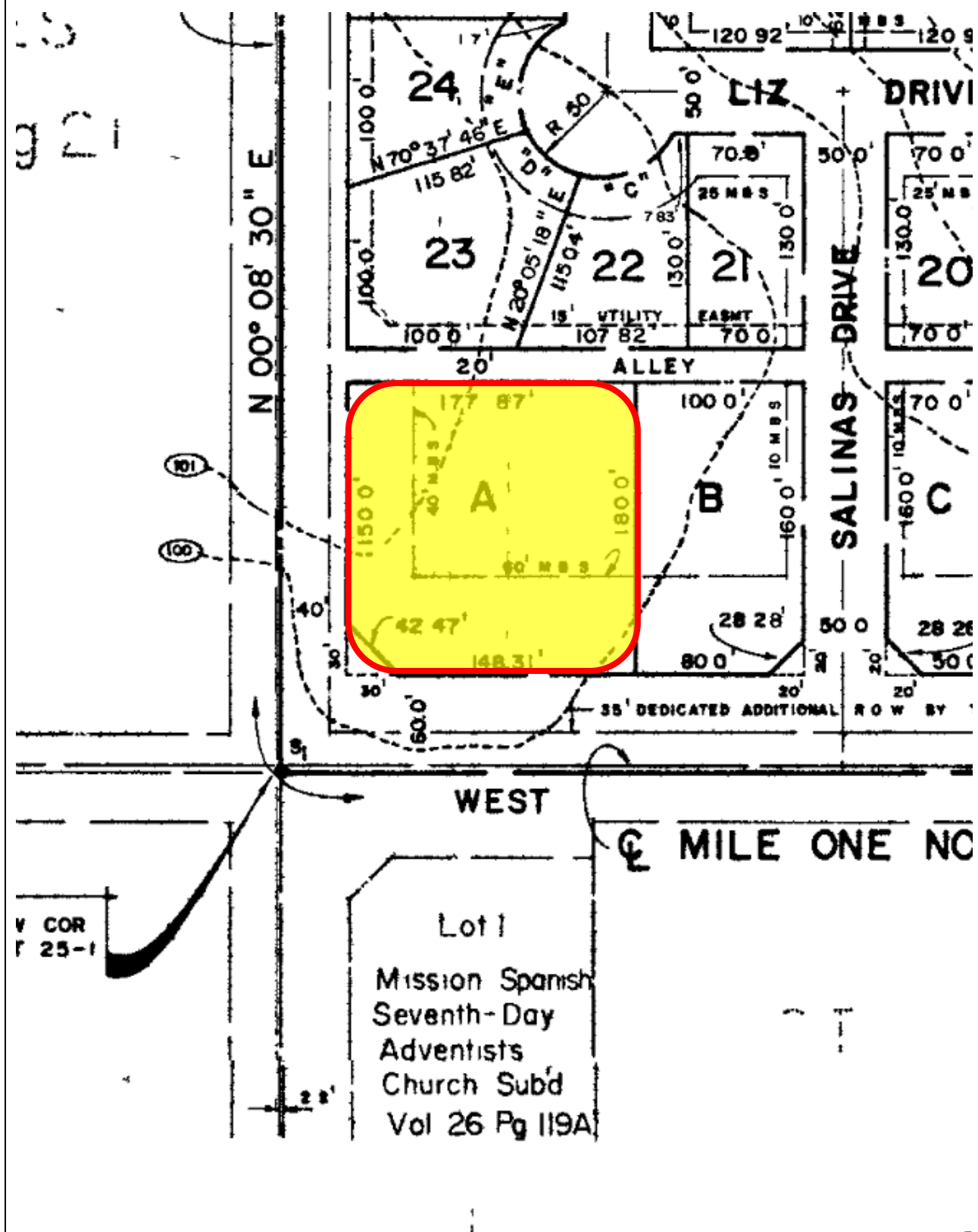


AERIAL PHOTO

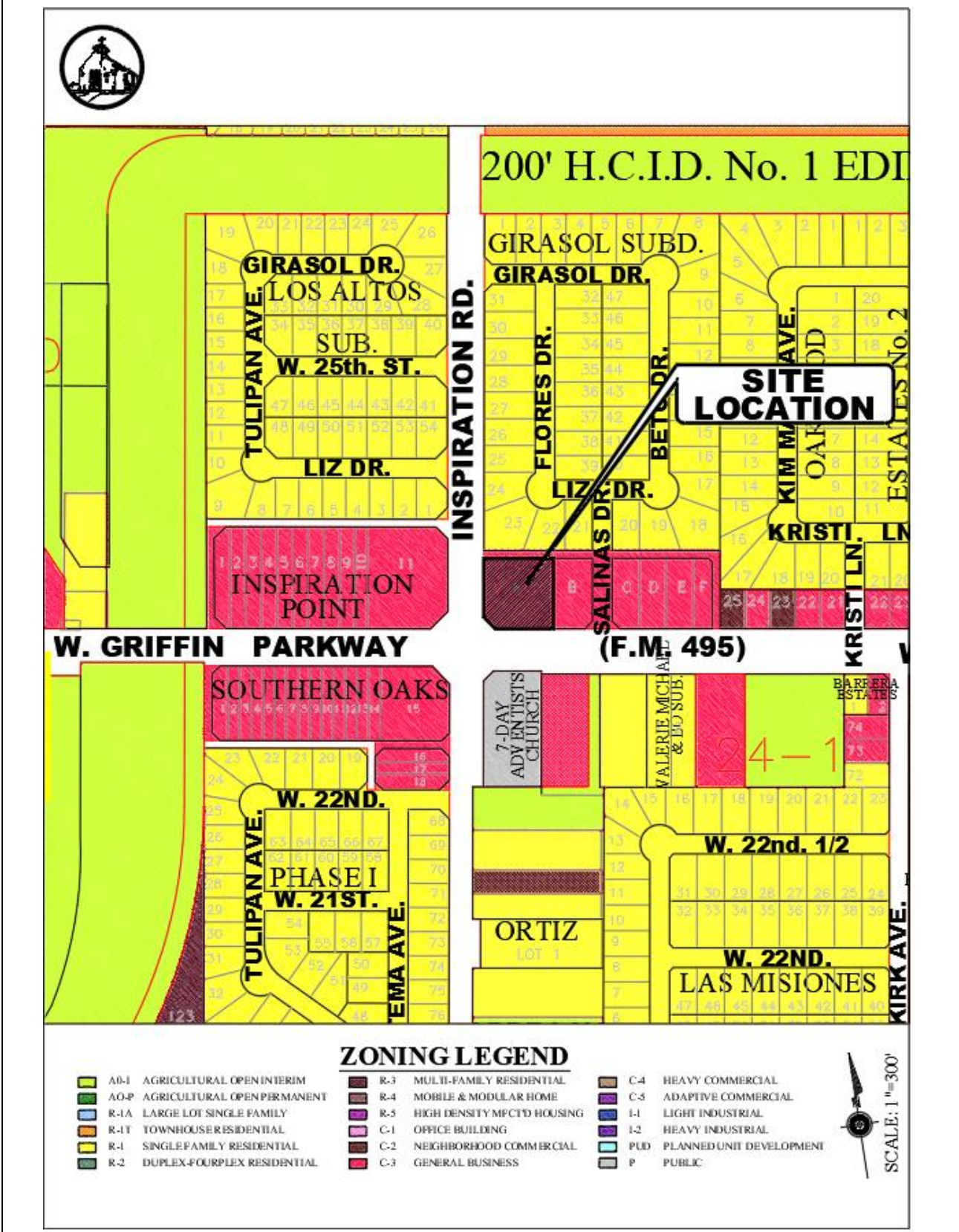




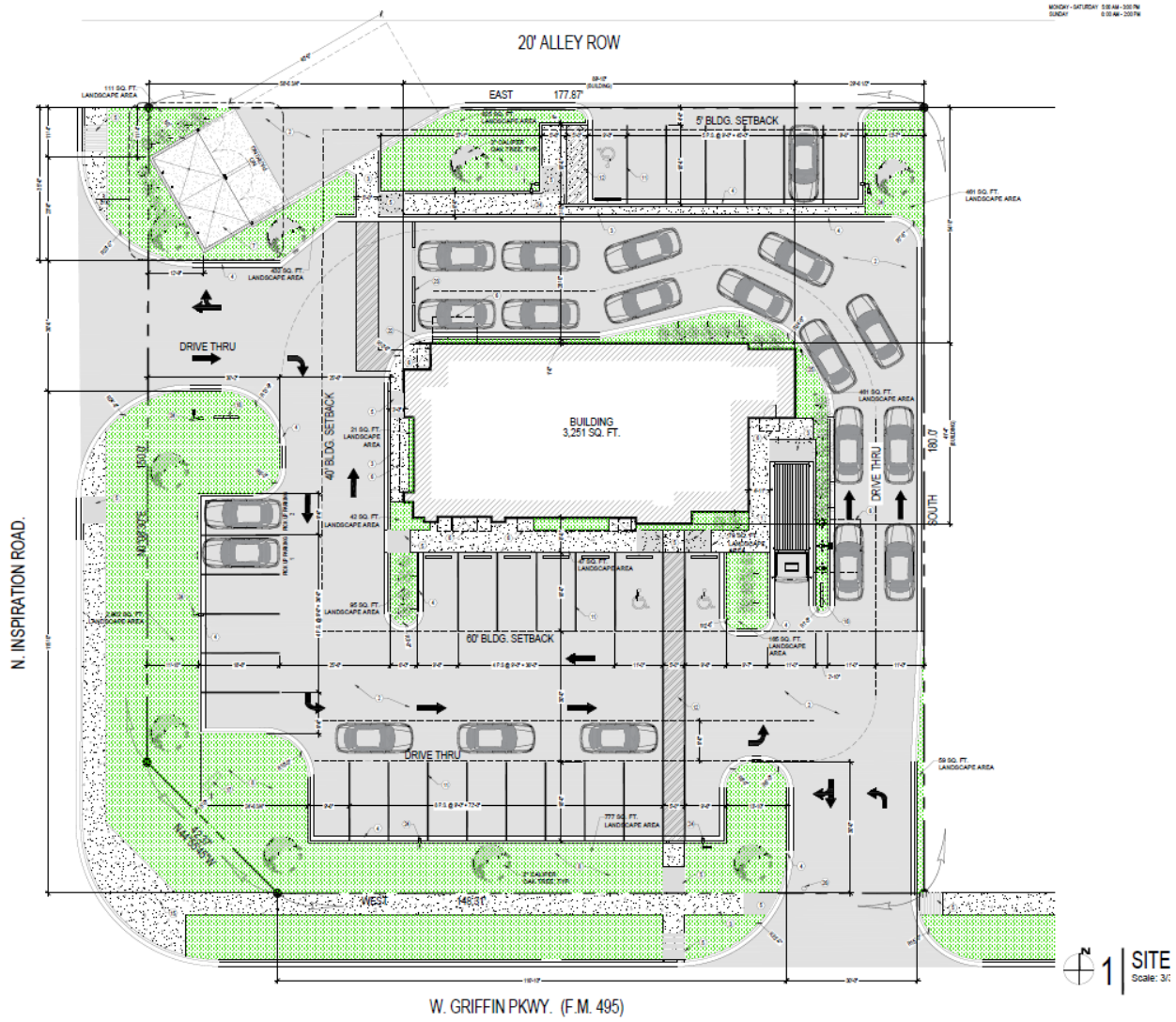
# PLAT OF LOT A, GIRASOL ESTATES



## ZONING MAP



# SITE PLAN





## BUILDING FACADE



1 | EXTERIOR VIEW  
N.T.S.



2 | EXTERIOR VIEW  
N.T.S.





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 21, 2025

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

**AGENDA ITEM:** Site Plan Approval: Construction of 10 apartments, on Lot 14, Taurus Estates No. 10 Subdivision, located at 3201 Magdalena St., Applicant: ANH Construction – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 7, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- May 21, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

#### Summary:

- The property is a corner lot measuring 14,950 square feet with a frontage of 115 feet intersecting Magdalena Street and W. Mile 2 Road.
- The subdivision was designed for R-3 type construction and is prepped with 50 feet right-of-way complete with curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements.
- Proposed are 20 parking spaces meeting the minimum number of paved, off-street parking spaces for this project.
- There will be one main structure proposed on the Lot: The building will house ten apartments each measuring 1,540 square feet.
- A landscaping plan shall be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations.
- Sidewalks will be required per plat notes.

### STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

#### RECORD OF VOTE:

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

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

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

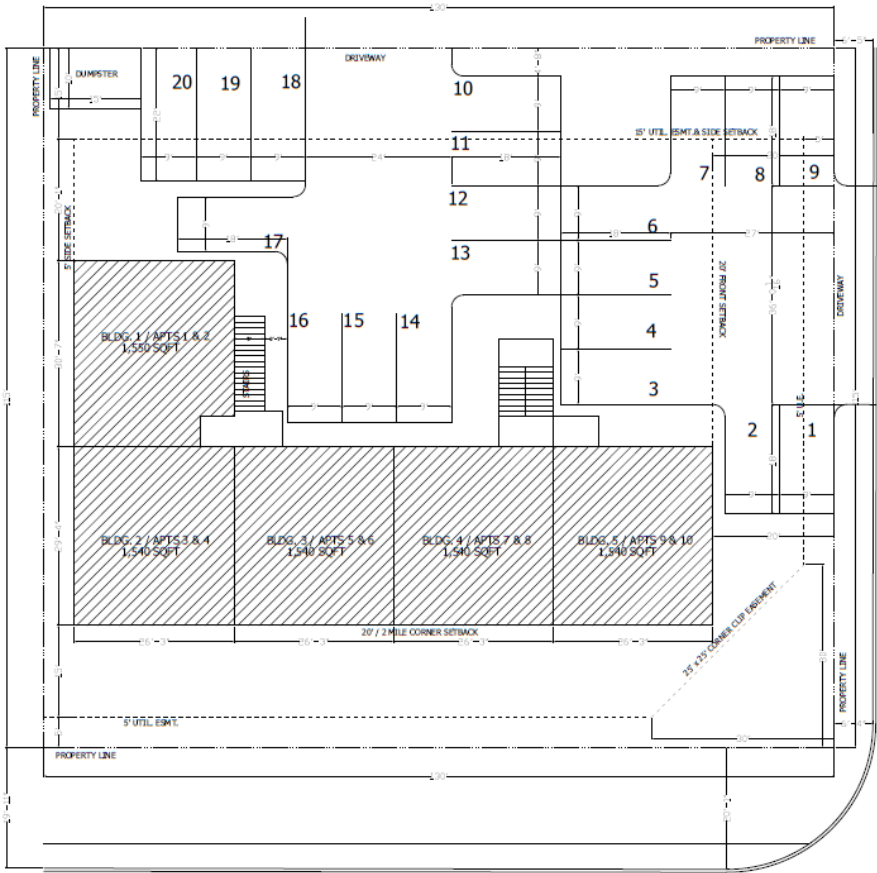
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

SITE PLAN

TAURUS ESTATES NO. 10 SBDV.  
LOT. 14  
MISSION, TX.

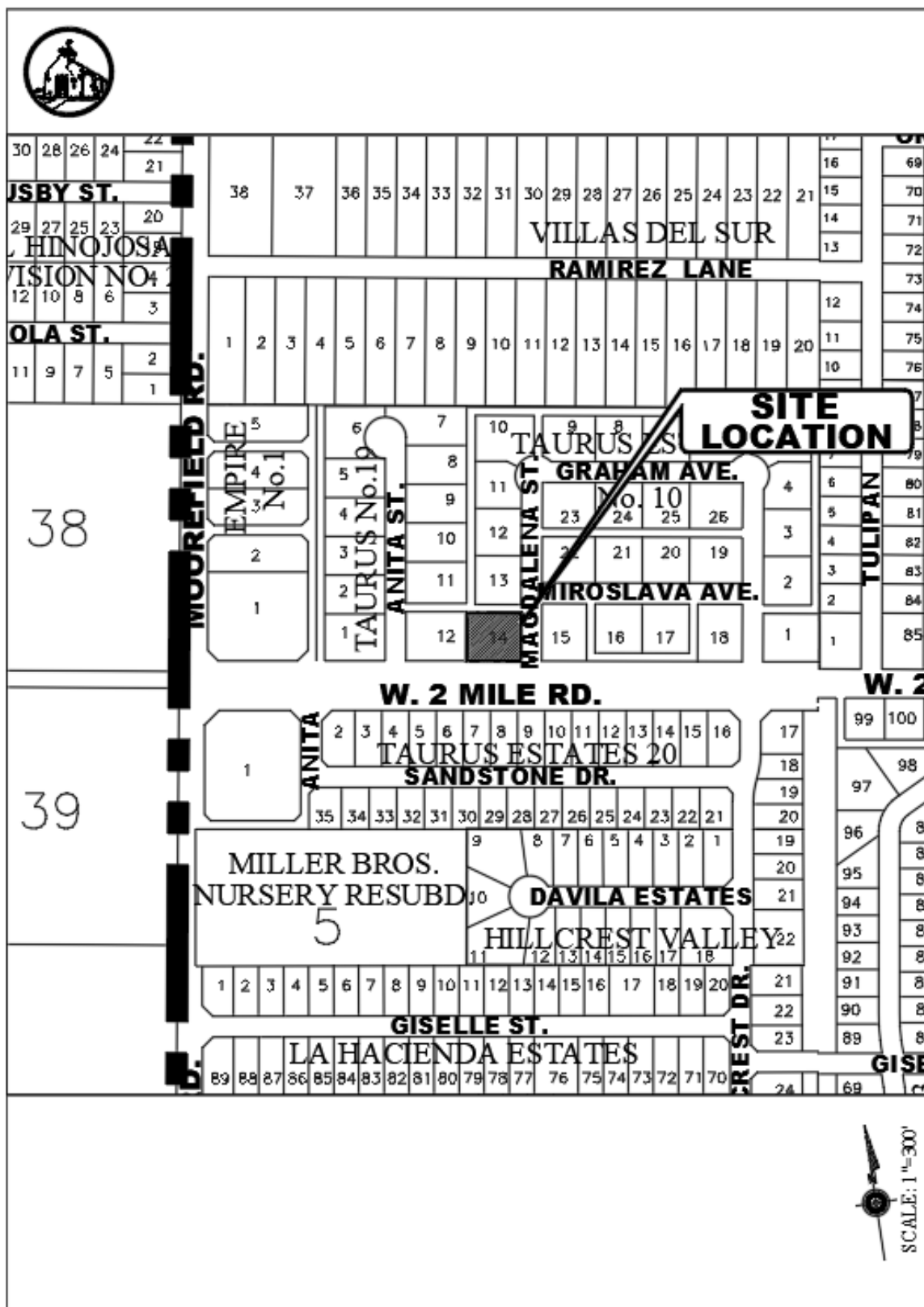


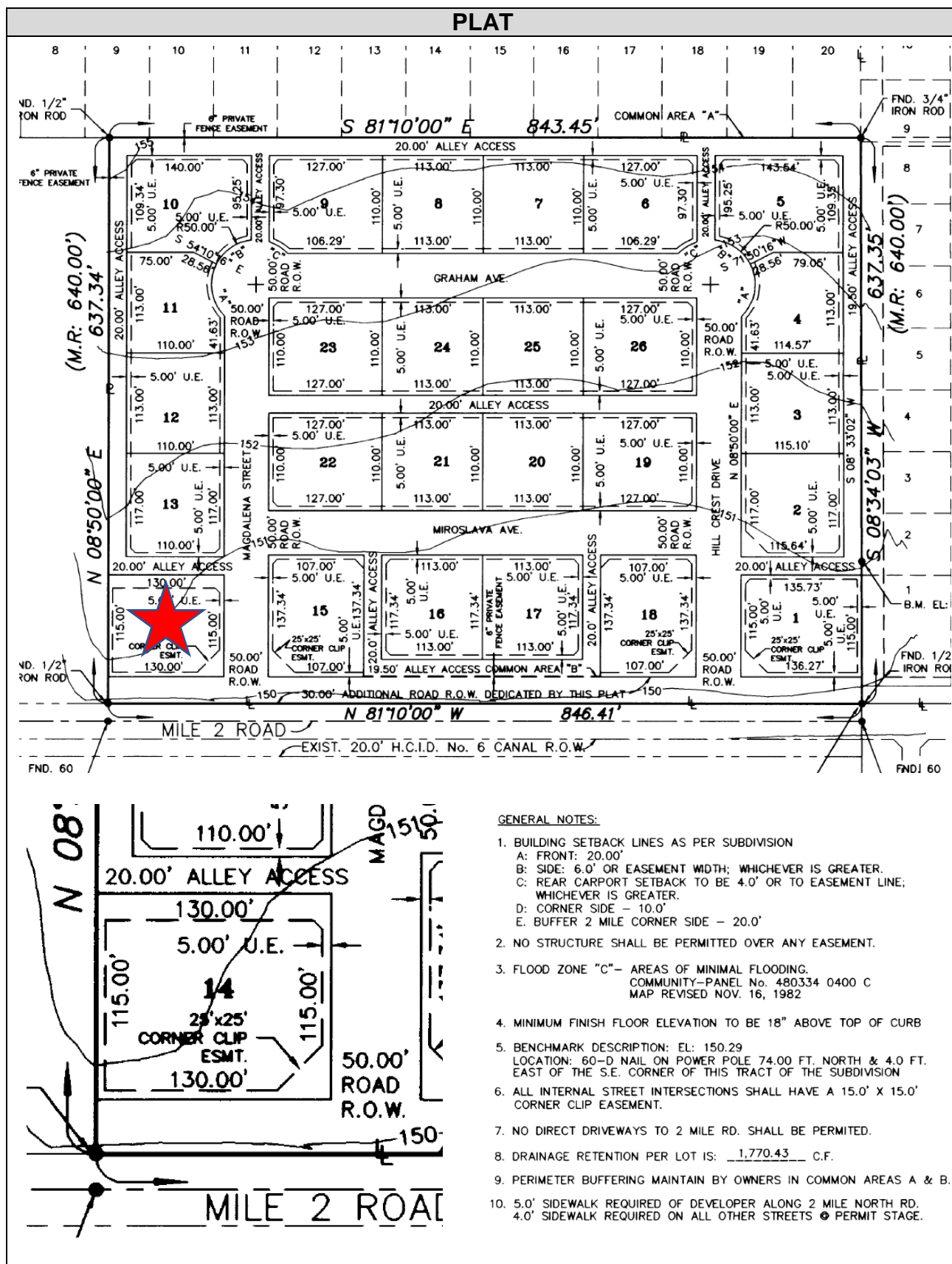
MAGDALENA STREET

MILE 2 ROAD

14	PROJECT TAURUS ESTATES LOT 14	DATE REVIEWED	SITE PLAN PRELIMINAR	8,030 SQFT TOTAL	G.R. LOERA DESIGN (956) 570-04 96 gloera@grdw.com

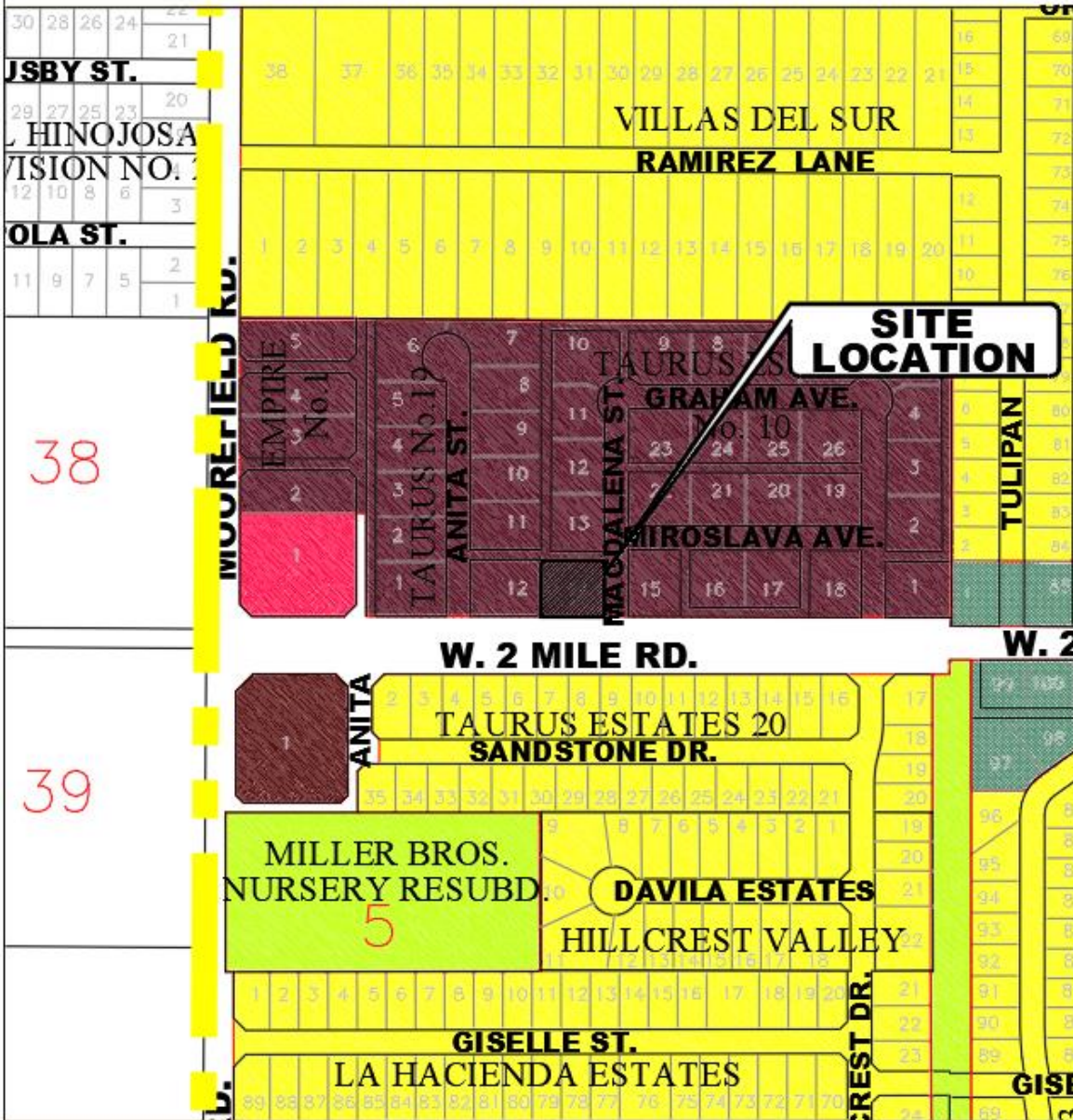
## SITE LOCATION







## ZONING MAP



## ZONING LEGEND

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





AERIAL PHOTO

