



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, June 17, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning Commission, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

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

APPROVAL OF MINUTES

- 1 Approval of Minutes for P&Z Meeting - June 3, 2026

PUBLIC HEARINGS

REZONING

2 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Neighborhood Commercial District ("C-2"), being Lots 5 & 6, Block 90, Original Townsite of Mission Subdivision, located at 504 Doherty Avenue. Applicant: Raul A. Cardea - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicants: Victor and Nora Davila - Cervantes

CONDITIONAL USE PERMIT

4 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez – Cervantes

5 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Okidokie Playroom, LLC in a (C-3) General Business District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Okidokie Playroom, LLC, c/o Maria F. Chavez–Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena - Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy - Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Truck Park – 307 Food Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Roberto Gonzalez – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel – Cervantes

HOMESTEAD EXEMPTION VARIANCE

10 Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision, located at 1040 Adams Avenue. Applicant: Jesus Alvarez - Cervantes

Notice Regarding Executive Session: The City of Mission Planning and Zoning Commission may convene in a closed meeting, also known as Executive Session, at any time during the course of this meeting for any posted item, as authorized by the Texas Open Meetings Act, Tex. Gov’t Code Chapter 551, including, but not limited to, Tex. Gov’t Code §§ 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 551.089, and Tex. Gov’t Code §§ 418.175–.182, as applicable. Any final action, decision, or vote on a matter deliberated in Executive Session will be made only in open session in accordance with law.

ADJOURNMENT

Signed this the 11th day of **June, 2026**

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the **11th day of June, 2026** and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **17th day of June, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **11th day of June, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
JUNE 3, 2026
CITY HALL’S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
David Villarreal
Raquene Austin

P&Z ABSENT

Irene Thompson
Steven Alaniz
Connie Garza

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Elisa Zurita

GUEST PRESENT

Juan Cantu
Dannie Wade
Marilyn Wade
Debra Smith
Dean Smith
Cindy Ellis
Fernando Rodriguez
Samantha Santos
Adrian Guerrero
Liliana Torres
Arturo Guerrero
Martin Garza
Maria Belen Naranjo

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:38 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR MAY 20, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 20, 2026. Mr. Sanchez moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:40 p.m.

Item #2

Rezoning:

**Being Lot 1, Block 230, Original Townsite
of Mission Subdivision,
located at the Southeast corner of W. 15th Street
and Dunlap Avenue
C-3 to R-2
Bel-Mar Properties, LTD
c/o Martin Garza**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District (“C-3”) to Duplex-Fourplex District (“R-2”) for the proposed construction of a duplex

or a triplex apartment complex. The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South. The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business. The subject property is vacant. The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning. Notices were mailed to 21 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:40 p.m.

Ended: 5:41 p.m.

Item #3

Conditional Use Permit:

**To allow a Portable Building for an Office Use
Being Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision,
located at 1609 E. Expressway 83.
C-4
Samantha Santos**

Mr. Cervantes stated the site is located approximately 600 feet East of Stewart Road along the North side of Expressway 83. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Ms. Samantha Santos, is requesting a Conditional Use Permit for a Portable Building to be used as an office for a retail plant nursery business. The last Conditional Use Permit approved for this location was on September 11, 2023, for Universal Landscaping. Days/Hours of Operation: Tuesday – Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m. Staff: 2 employees. Parking: The business requires a minimum of 4 parking spaces. The site has a total of 20 spaces, thus in compliance with the parking code requirements. Staff notes that the parking area needs to be re-stripped. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends

approval of the request, subject to compliance with the following conditions: 1) 1-year approval to assess this operation; 2) Must to comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 3) Acquire a Business License prior to occupancy; and 4) CUP is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:41 p.m.

Ended: 5:45 p.m.

Item #4

Conditional Use Permit:

**To allow a Portable Building for an Office Use
Being, Lot 6, Henry Saenz Subdivision,
located at 1523 E. Interstate Highway 2.
C-4
Pitayo Auto Sales and Auto Parts
c/o Ricardo Gomez Jr**

Mr. Cervantes stated the site is located at the Northwest corner of Interstate Highway 2 and Stewart Road. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Mr. Ricardo Gomez, is requesting a Conditional Use Permit for a Portable Building to be used as a sales office. The business license was issued on May 28, 2024. The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months. The Permit expired. Days/Hours of Operation: Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed. Staff: 2. A 193' x 84' asphalt area exists in front of the building. It will serve as the display area for vehicles and parking for patrons. A minimum of 5 parking spaces is required for the proposed use based on the square footage of the building. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1. 1-year approval to assess this operation 2. Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.) 3. CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez inquired about the city's position on portable buildings, noting his understanding that they were disfavored. He mentioned that, in past instances, portable structures were permitted for two years on the condition that progress was being made toward a permanent building.

Mr. Cervantes agreed, explaining that the City Council encourages businesses to construct permanent facilities. However, he noted that businesses are often content with portable structures, leading to occasional friction when these matters come before the Council, which prefers permanent buildings. He added that many of these business owners rent, and the property owner simply wants to lease without making a major investment, renting a portable structure remains their preferred choice.

Mr. Sanchez asked how long the building had been there, remarking that it appeared to have been in place for a while. He noted that the permit for the structure had just elapsed.

Mr. Cervantes clarified that the business has remained in operation, despite the permit having elapsed.

Ms. De Luna explained that the renter wants to buy the property or construct a permanent building, but the property owner is unwilling.

Mr. Sanchez recalled that item, noting that the renter wanted to build a permanent structure despite knowing they might eventually lose it.

Ms. De Luna clarified that the issue actually rests with the property owner.

Mr. Cervantes stated that while the existing situation works for both the owner and the renter, it is not ideal for the city, though it is currently working for the business. However, he noted that as the city grows and develops, a restaurant or similar business might want to purchase and redevelop the site. He added that with a lot of new development coming in along the corridor, including another apartment complex, the future of these types of businesses may be changing.

Chairwoman Izaguirre stated that it could also have a negative impact, noting that some businesses might not want to establish themselves there because the city has to report more about the existing conditions.

Mr. Cervantes agreed.

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

Started: 5:45 p.m.

Ended: 5:46 p.m.

Item #5

Conditional Use Permit:

**To Construct a Pool House
being Lot 22, Malmasion Luke at Trinity Subdivision,
located at 1103 Travis Street.
R-1A
María Belén Naranjo**

Mr. Cervantes stated the subject site is located along the East side of Travis Street approximately 545 feet North of Trinity Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 20,355 square feet. The code requires a 12,000-square-foot minimum lot. The pool house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant is proposing to construct a pool house for the family. The applicant is proposing to construct a 630 square foot pool house that consists of a bedroom, bathroom, and a laundry room. Attached to a lounge area for outdoor activities. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Life of use permit with the understanding it can be revoked for noncompliance 2. The unit may not have a kitchen or separate utilities and electrical connections, 3. Transferability to other future owners, imposing the same conditions imposed on this applicant, 4. Not to be used for rental purposes.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:46 p.m.

Ended: 5:48 p.m.

Item #6

Conditional Use Permit:

**To Construct a Studio Guest House
being Lot 65, Sharyland Plantation**

**Monte Real Phase II Subdivision,
located at 2803 Grand Canal Drive
(PUD)
Pilar Brito**

Mr. Cervantes stated the subject site is located along the North side of Grand Canal Drive, approximately 150 feet East of the intersection of Grand Canal Drive and Grande Canal Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 16,029 square feet. The code requires a 12,000-square-foot minimum lot. The studio guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. Proposed activities: The applicant is proposing to construct a guest house for the family. The applicant is proposing to construct a 636 square feet guest house attached to a secondary 3-car detached garage from the main house. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Life of use permit with the understanding the it can be revoked for noncompliance. 2. The unit may not have a kitchen or separate utilities and electrical connections, 3. Transferability to other future owners, imposing the same conditions imposed on this applicant, 4. Not to be used for rental purposes.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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 further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #7

Conditional Use Permit:

To allow a 40-foot Telecommunications Tower for Internet Development, Wagon City South Recreation Area, Wagon City South Subdivision, along the North side of Chuck Wagon Drive, approximately 300 feet West of N. Conway Avenue,

(R-4)
Eduardo Hinojosa

Mr. Cervantes stated the subject site is located approximately 300' West of Conway Avenue along the North side of Chuck Wagon Drive. Per the Code of Ordinance, a Telecommunications Tower requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit for the installation and operation of a 40' wireless communications tower and broadband internet transmission facility. The proposed facility will be used to provide broadband internet and communications services to the residents of Wagon City South. The proposed structure will consist of a 3' x 3' concrete slab with a 40' self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility will comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required. The proposed use is intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. Life of use with the understanding that it could be revoked for non-compliance 2. Comply with insurance requirements on telecommunications towers 3. Must comply with all City Codes (Building, Fire, etc.) 4. The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab. 5. Acquisition of a building permit. 6. Must allow for co-location by others 7. Transferability to others requires a new conditional use permit.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if this was the project where the city amended the ordinance to allow construction in residential zones.

Mr. Cervantes stated that this indeed project triggered the amendment of the zoning ordinance.

Mr. Sanchez stated that he knew there was substantial support for the project, but asked if there was any opposition to the conditional use permit.

Mr. Cervantes stated that there was no opposition, noting that they had sent letters to 100 surrounding neighbors, posted the sign, and published the notice in the newspaper, but never heard from anybody.

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

Started: 5:50 p.m.

Ended: 5:52 p.m.

Item #8

Conditional Use Permit:

A bar named Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, (C-3) Par 5 Golf Lounge, LLC

Mr. Cervantes stated the subject site is located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road. Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers. The proposed use is recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment. The applicant will not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses. Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. Staff: 6 employees. The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses. The maximum capacity for this venue is 35 people. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1 year approval to continue to assess this new operation 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Must comply with TABC requirements 4. Acquire a business license prior to occupancy 5. CUP is not transferable to others 6. Must have a minimum of one (1) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance 7. Maximum occupancy is 35 people 8. Must have security cameras inside and outside with a minimum 30-day retention 9. Must comply with the noise ordinance 10. Hours of operation to be as follows: Monday – Wednesday from 12:00 p.m. to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. 11. One water closet and one lavatory required for each gender prior to the issuance of a business license.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #9

**Conditional Use Permit
Renewal:**

**A Mobile Food Unit – Tony’s Hot Dogs & More
Being the South 3.86 acres out of Lot 22,
New Caledonia Subdivision,
located at 2120 West Mile 3 Road.
(C-3)
Andres Antonio Cruz Torres**

Mr. Cervantes stated the subject is located at the Northeast corner of Moorefield and West 3 Mile Road. The applicant is leasing a space from the Puente Tire Center for the operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant has had a mobile food unit in operation since December 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025, due to a traffic accident that damaged the unit. The City Council approved the C.U.P. on June 23, 2025, and he resumed operations at the site. The business license was issued on July 25, 2025. The location follows the city’s new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 16 surrounding property owners. Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions: Permit for two years to re-evaluate this operation. Must comply with all City codes (Building, Fire, Health, and Sign, etc.) Restrooms must be accessible to the employees and patrons at all times. Must provide a minimum of 5 parking spaces at all times. Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. The conditional use permit is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the mobile food unit was grandfathered in before the mobile food unit ordinance was established, or if it came after the fact.

Mr. Cervantes stated that it was, explaining that the mobile food unit had been there before but then experienced an accident. He added that the unit was closed for a while, but was able to qualify for the one-mile radius restriction regarding other existing mobile food units.

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

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #10

Site Plan Approval:

**Construction of a commercial plaza
on Lots 16 thru 19, and the East nine and
one-half feet of Lot 15, Block 2,
Tierra Grande Commercial Plaza Subdivision,
located at 2527 E. Griffin Parkway,
Melissa R. Careaga Quesada**

Mr. Ramirez stated the site is currently a self-service carwash facility that will be demolished, rebuilt and retrofitted into 6-suites within the existing Tierra Grande Commercial Plaza located at the Northeast corner of Griffin Parkway and Tierra Drive. Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided. Proposed are 28 parking spaces (1 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project to include a shared reciprocal access driveway running East to West connecting both common parking and landscaping areas. The 6-suite plaza will measure a grand total of 5,838 square feet with a parapet height of 24' which will be attached to the existing building on the east side. A perpetual easement for ingress and egress purposes over and across the West 15 and onehalf feet of Lot 15 will remain open for public access. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. A sign ordinance mandate has been recorded and found in document no. 1638047 which can be amended but must be adhered to as stated in the affidavit of notification. This is an encumbrance for the now future owners and/or tenants of this addition. 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. Mr. Sanchez moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:58 p.m.

Item #11**Site Plan Approval:**

Construction of a 105-unit senior living community on a 6-acre tract of land out of Lot 2, Mrs. E.V. Flores Subdivision located along the South side of Leonor Street approximately 700 feet East of Schuerbach Road Roundstone Development, LLC

Mr. Ramirez stated Las Fuentes Senior Living will be an affordable 105-unit gated community catered to seniors 55+ on 6 landscaped acres developed by Roundstone, Located at 2801 Leonor St, Mission, TX. The property sits along the South side of Leonor Street, approximately 700 feet East of Schuerbach Road. The property is currently open with a proposed use of R-3 multifamily residential. The proposed site plan shows to be compliant with its zoning requirements to include setbacks and restrictions. Las Fuentes Senior Living Apartments will consist of 105 apartments organized into 5 garden style buildings, with building 1 being 3 stories in height. The proposed units will range from 1 and 2-bedroom apartments: 58 – one-bedroom units; 47 – two-bedroom units. Also included is a single-story, wood framed free standing leasing office/clubhouse, shade covered children's playground, and a dog park. The project is served via surface parking and a detention pond. The subdivision has frontage to Leonor Street being a public 40-foot ROW with proposed curb and gutters, drainage, and utilities. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 210 spaces: 184 allocated for residential and 26 for the clubhouse. A landscaping plan has been submitted and reviewed for compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations and a lighting layout per site plan requirements. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre asked what the detention ponds would be used for, noting that there would be some off-site improvements.

Mr. Ramirez stated that it will lead into Schuerbach Road and south to the canal, half a mile away from the site. He added that everything is also going through the subdivision approval process, they are still waiting on the drainage report, and since they are only doing the site plan approval.

Chairwoman Izaguirre asked why they did not approve the drainage report first.

Mr. Ramirez explained that it is a one-lot subdivision and they are handling it administratively.

Chairwoman Izaguirre asked if city engineering had already reviewed it.

Mr. Ramirez stated that it is currently under review, especially the off-site improvements.

Chairwoman Izaguirre asked what they had changed and if they had anything more.

Mr. Ramirez explained that they had already obtained permission from the La Joya school district and would be using their easements to extend their area.

Chairwoman Izaguirre asked if the city already possessed the letter of permission from the school.

Mr. Ramirez confirmed that they have permission, along with a full set of plans for the drainage.

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

ITEM#12

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:58 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”), being Lots 5 & 6, Block 90, Original Townsite of Mission Subdivision, located at 504 Doherty Avenue. Applicant, Raul A. Cardea - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for rezoning submitted for processing.
- June 3, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- June 17, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 14, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”) to establish his proposed business (barber shop and spa) at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Northeast corner of Doherty Avenue and E. Rafael Ramirez (5th) Street. The property measures 100 feet along Doherty Avenue and 150 feet along E. Rafael Ramirez Street for a total area of 0.344 acres.
- The surrounding zones are Neighborhood Commercial District (C-2) to the North, Single-family Residential District (R-1) to the East and South, General Business District (C-3) and Single-family Residential District (R-1) to the West.
- The property has a house that the applicant desires to convert to the businesses. The surrounding land uses include the MTZ Salon and the Historic Rio Theater businesses to the North, Single-family homes to the East and South and a single-family home and a business warehouse to the West.
- The property is within the Central Business District Overlay Zone. As a result, off-street parking will be optional if the existing buildings are demolished to make room for new commercial buildings.

- The Future Land Use Map shows the property designated for Low-Density Residential Uses.
- The requested rezoning is not in line with the comprehensive plan designation, but there are other businesses along the East side of Doherty Avenue between 5th and 6th Streets. The West side of Block 90 appears to be in transition to commercial uses.
- Notices were mailed to twenty-five (25) surrounding property owners. Planning staff has received one phone call with concerns from the notice.

STAFF RECOMMENDATION:

Staff recommends approval of the C-2 zoning.

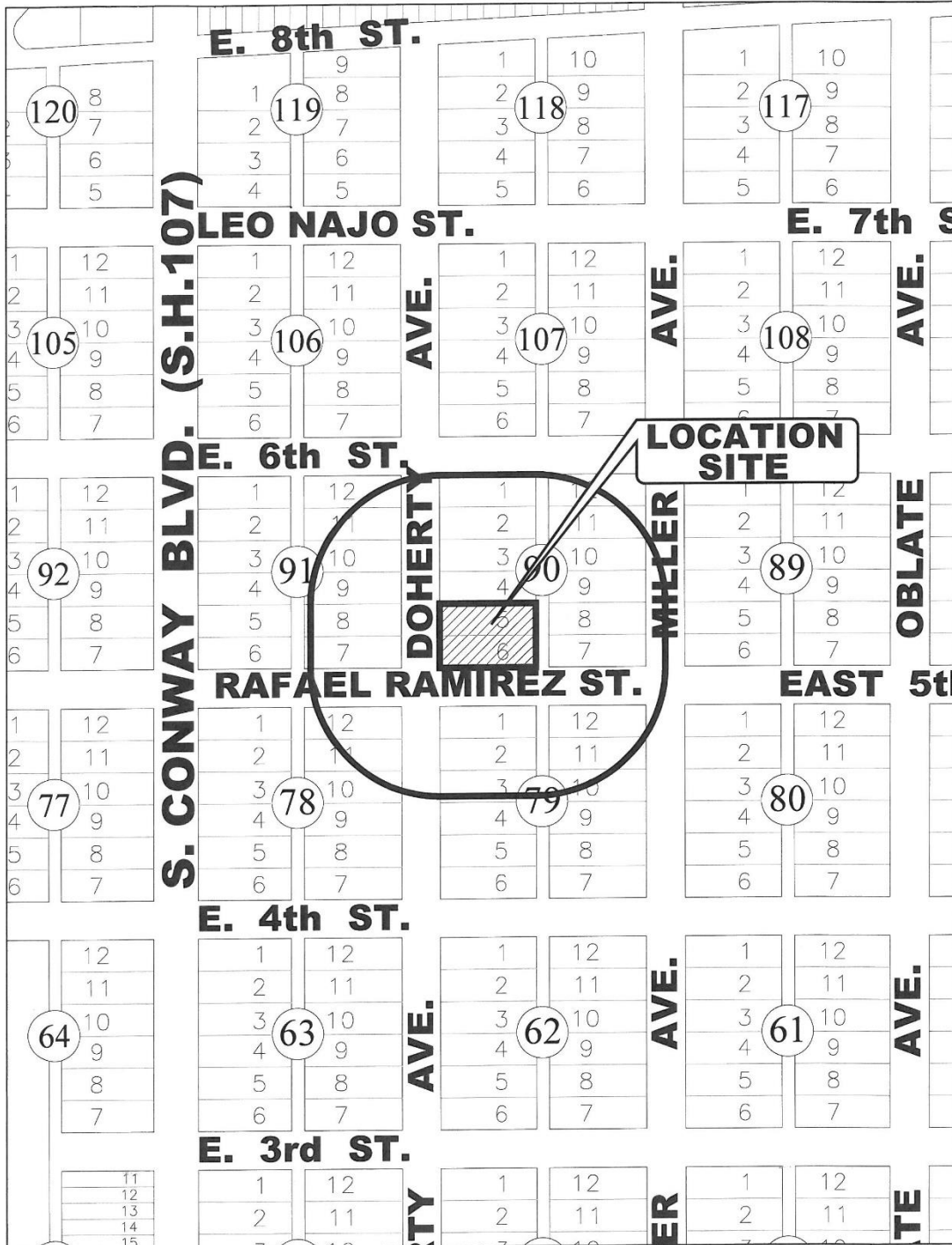
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



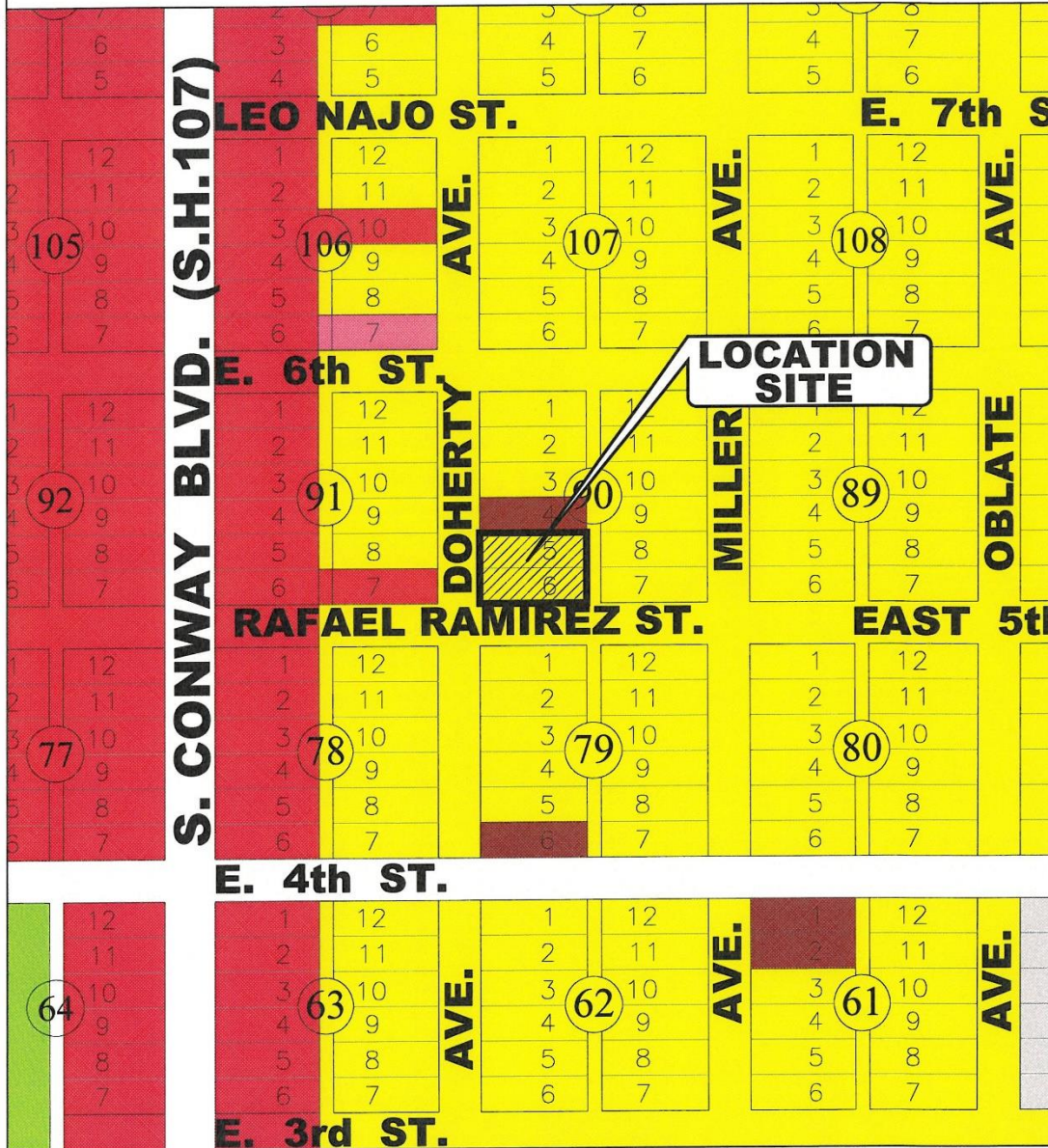
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ZONING MAP



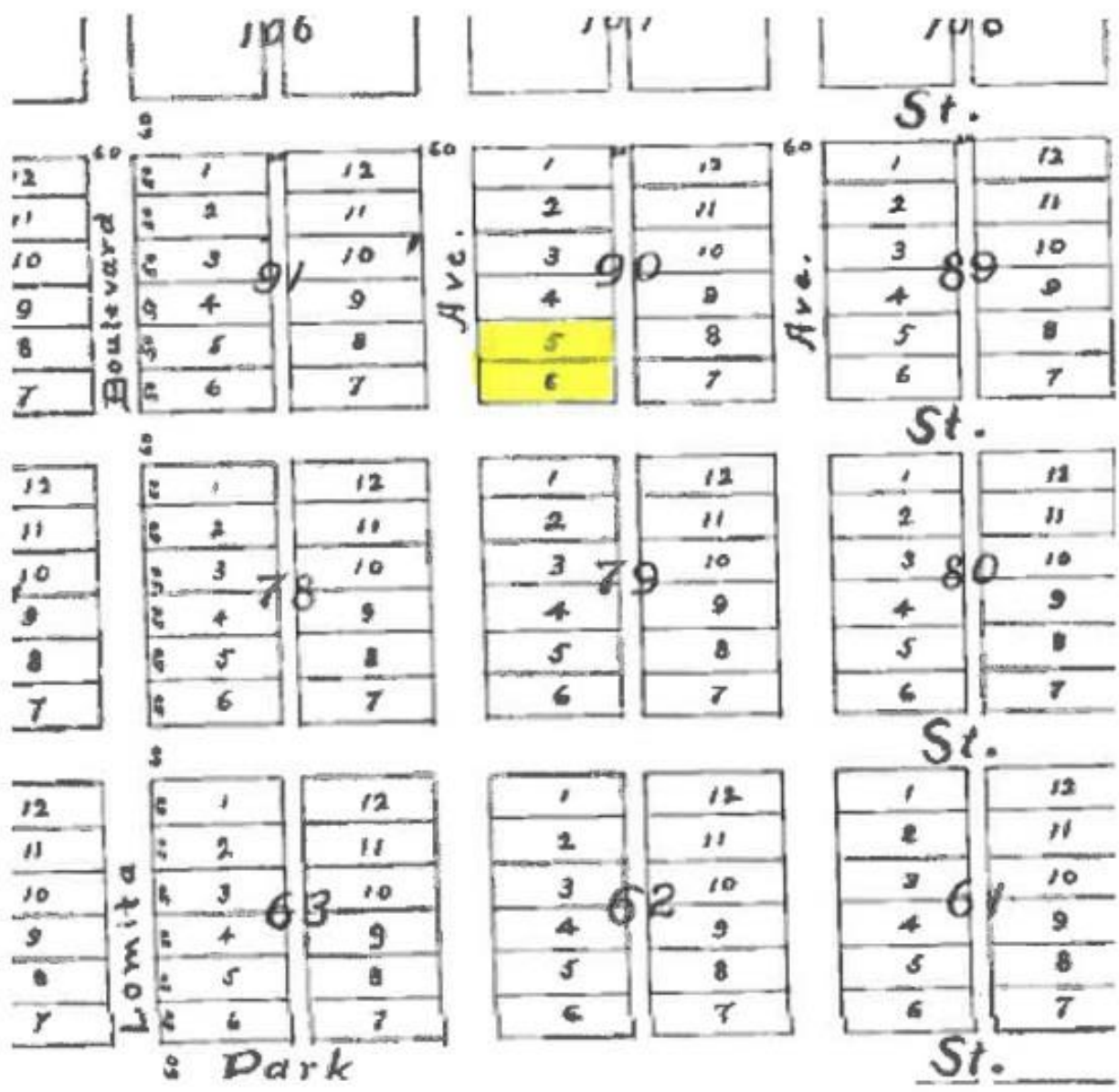
ZONING LEGEND

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

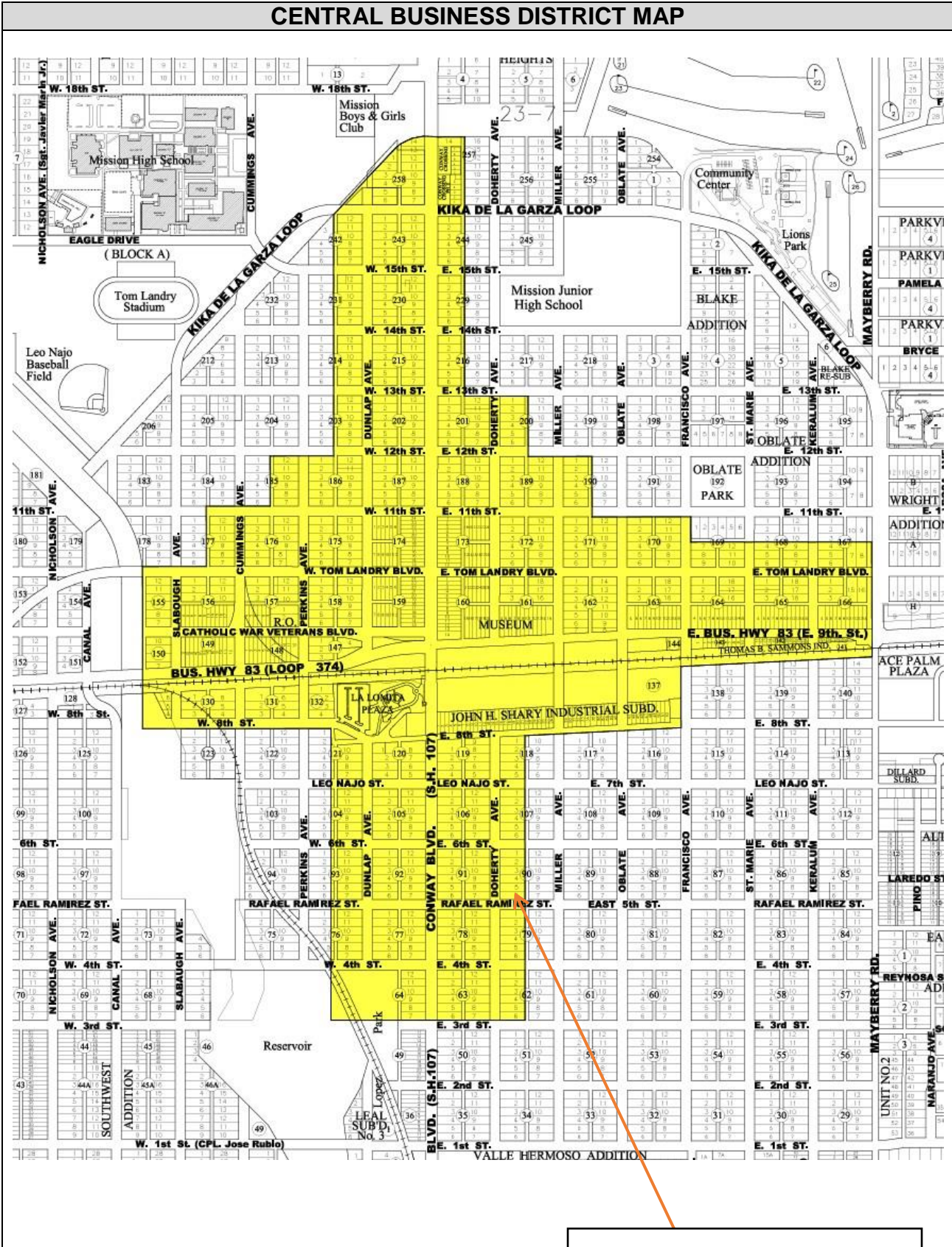
AERIAL



LOTS 5 & 6, BLOCK 90 FROM THE RECORDED PLAT



CENTRAL BUSINESS DISTRICT MAP



SUBJECT PROPERTY

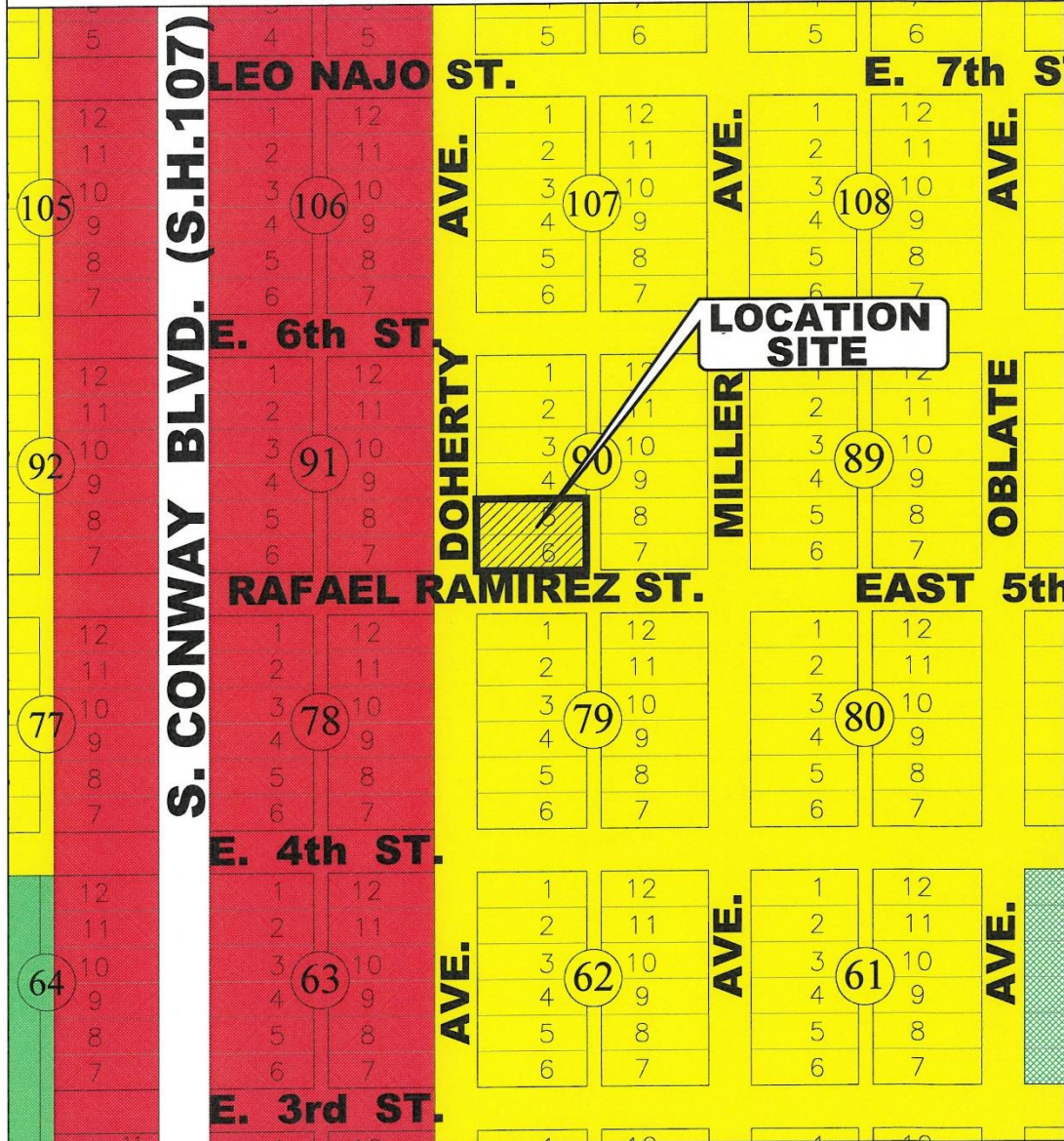
PHOTO OF THE PROPERTY FROM DOHERTY AVENUE



PHOTO OF THE PROPERTY FROM E. RAFAEL RAMIREZ STREET



FUTURE LAND USE MAP



FUTURE LAND USE MAP

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

PERMITTED USES FOR THE C-2 DISTRICT

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

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

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

PERMITTED USES FOR THE C-1 DISTRICT**OFFICE BUILDING DISTRICT (“C-1”)****PERMITTED USES**

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239301	GONZALEZ CARLOS & EULALIA	519 MILLER AVE	MISSION	TX	78572-5339
239300	DE LEON EUGENIA GIL	1408 DORA JEANNE DR	MISSION	TX	78572
239298	GARZA JOSE D	503 MILLER AVE	MISSION	TX	78572-5339
239293	MUNOZ JOSE EDUARDO	514 DOHERTY AVE	MISSION	TX	78572-5334
239292	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239296	MARTINEZ THELMA EDITH	510 DOHERTY AVE	MISSION	TX	78572-5334
239297	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
239161	TAMEZ SAN JUAN HERRERA	PO BOX 2252	MISSION	TX	78573
239303	GONZALEZ CARLOS & EULALIA	519 MILLER AVE	MISSION	TX	78572-5339
239316	GARCIA RICARDO H	1101 ASH DR	MISSION	TX	78572-4437
239160	ALANIZ MINERVA	415 DOHERTY AVE	MISSION	TX	78572-5439
239164	CASTILLO FRANCISCO & EVELIA	420 DOHERTY AVE	MISSION	TX	78572-5440
239176	RODRIGUEZ ISRAEL	423 MILLER AVE	MISSION	TX	78572-5447
239165	RAMIREZ LAURA YVA	412 RIO GRANDE CIR	ALAMO	TX	78516-6852
239163	RAMIREZ ROGELIO EMILIO II	200 E 5TH ST	MISSION	TX	78572-5304
239174	COTTER CRISTO & CYNTHIA PEREZ	419 MILLER	MISSION	TX	78572-5447
239162	LUCIO JOSE M III	112 E RAFAEL RAMIREZ ST	MISSION	TX	78572
239313	OLIVAREZ ALVARO E ETAL	1013 N 23RD ST	MCALLEN	TX	78501-7451
239312	SILVA EUSEBIO (DECEASED)	503 DOHERTY AVE	MISSION	TX	78572-5333
239311	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239314	GARCIA RICARDO HOMERO	1101 ASH DR	MISSION	TX	78572-4437
239315	GARCIA OLGA	517 DOHERTY AVE	MISSION	TX	78572-5333
239294	MUNOZ JOSE EDUARDO	514 DOHERTY AVE	MISSION	TX	78572-5334
239295	MUNOZ JOSE EDUARDO	514 DOHERTY AVE	MISSION	TX	78572-5334
344592	MUNOZ JOSE EDUARDO	514 DOHERTY AVE	MISSION	TX	78572-5334



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being Lot 5, Miller Bros. Nursery Re-Subdivision, located along the East side of Moorefield Road approximately 300 feet South of Mile 2 Road. Applicant, Victor and Nora Davila - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for rezoning submitted for processing.
- June 3, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- June 17, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 14, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family development.
- The tract of land measures 326 feet along Moorefield Road and has a depth of 668.34 feet for a total of five (5) acres in area.
- The surrounding zones are Single-family Residential District (R-1) to the East and South, Neighborhood Commercial (C-2) District and Single-family Residential District (R-1) to the North and outside the city limits to the West.
- The surrounding land uses are vacant and single-family homes to the North, single-family homes to the East and South and vacant to the West.
- The subject property has a house and a barn that will be demolished to allow the construction of a single-family subdivision.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 52 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.



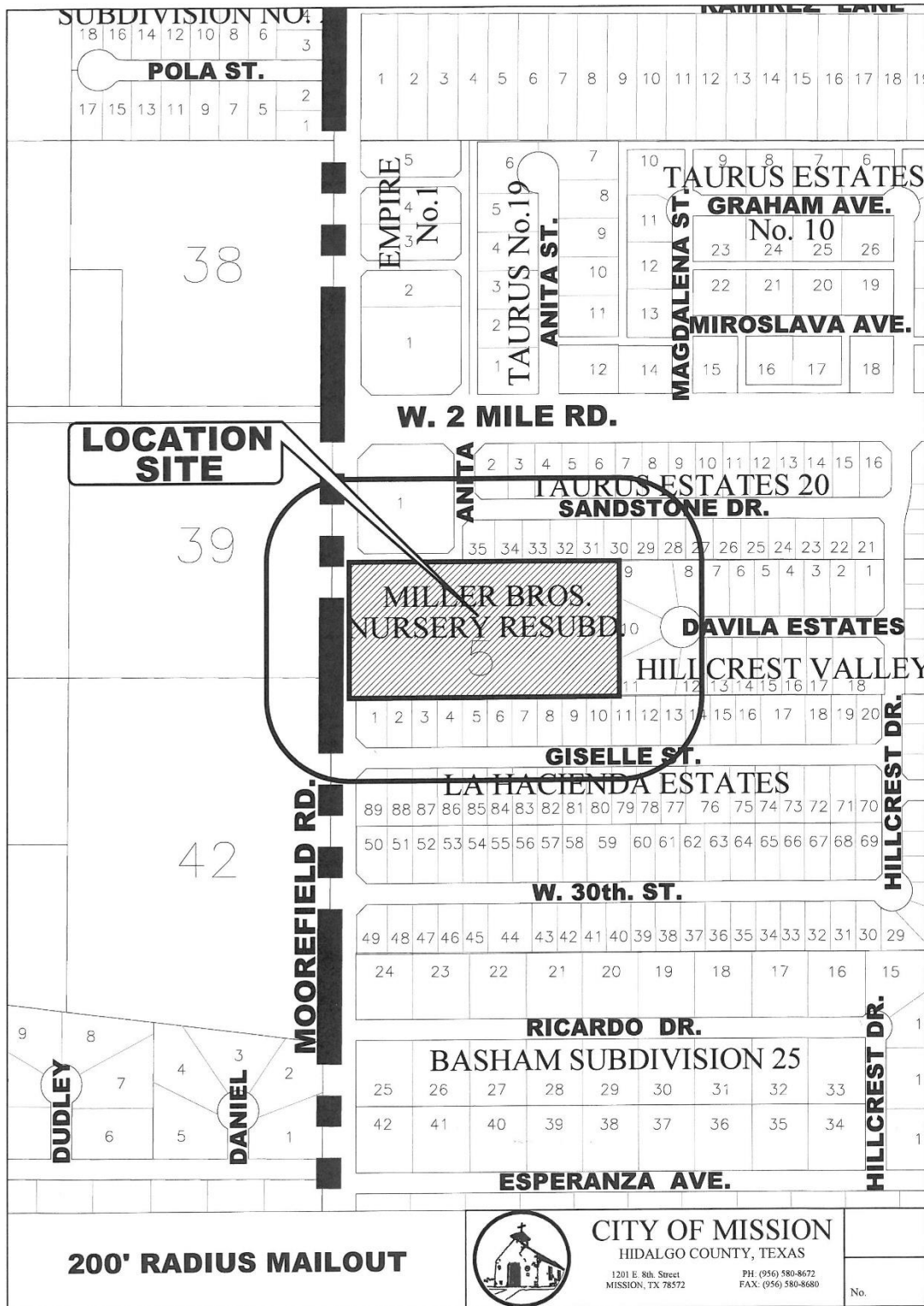
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

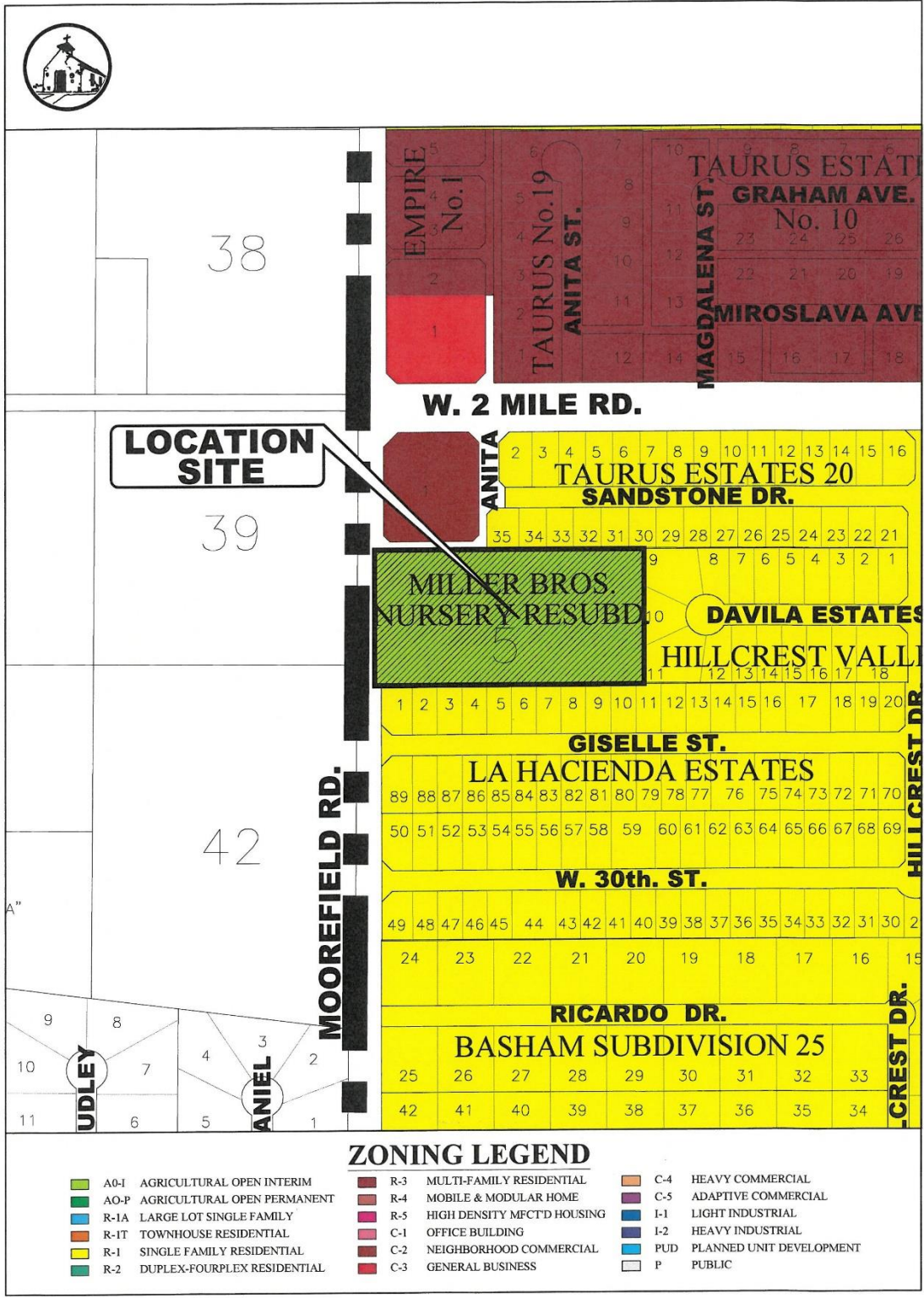
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



AERIAL



PROPERTY SURVEY

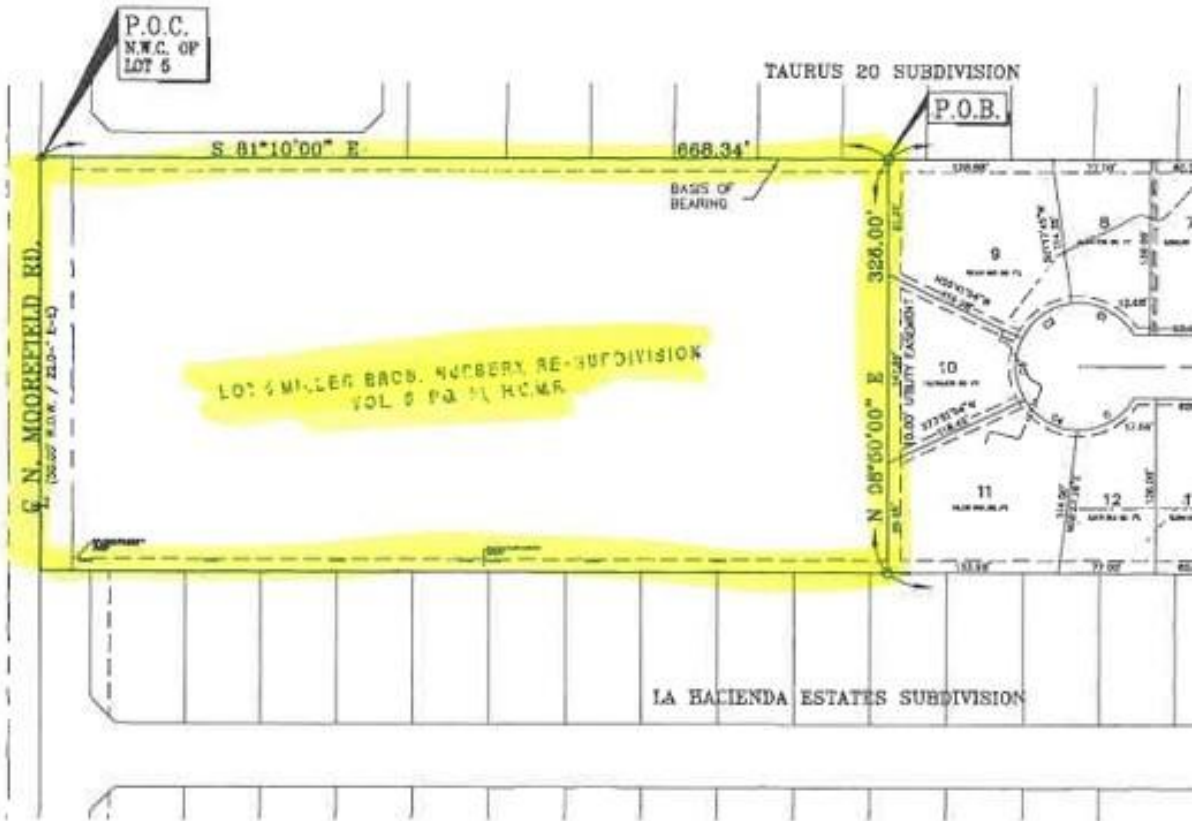
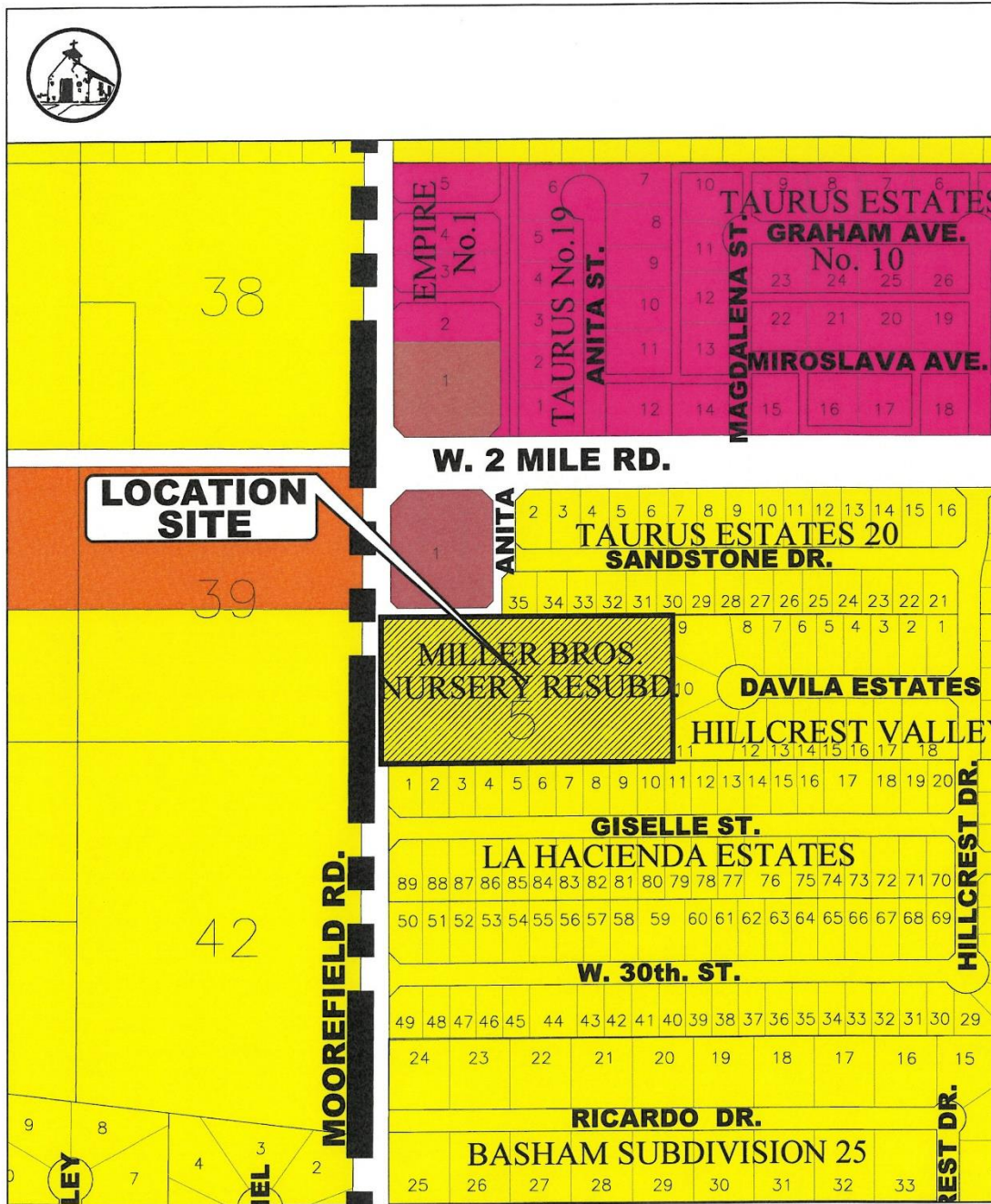


PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



FUTURE LAND USE MAP

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

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
817071	VARGAS OSCAR E PENA & SOL MEZTLI GARCIA	4008 NADIA ST	MISSION	TX	78574-5134
817070	PORTILLO GUILLERMO & YULIANA C RODRIGUEZ	2110 W SANDSTONE DR	MISSION	TX	78574-1758
817069	ESQUIVEL LUIS LAURO ADAME & MIRTALA G ADAME	SEPTIMA 101	REYNOSA	TAMAULIPAS	NULL
817103	SANTANA ELIAZAR	2109 E SANDSTONE DR	MISSION	TX	78572
817077	GONZALEZ MATILDE I & RAMON J CASTILLO	2020 W SANDSTONE DR	MISSION	TX	78574
817076	SALINAS JUAN	2022 W SANDSTONE DR	MISSION	TX	78574-0090
817075	MARTINEZ FERNANDO ALAIN JAIME & SILVIA G SALINAS PINEDA	2100 W SANDSTONE DR	MISSION	TX	78574-1758
817074	MUNOZ DAVID & LIDIA BARRIENTOS	2102 WEST SANDSTONE DR	MISSION	TX	78574-1758
817073	MUNOZ OSCAR & LORENA T	2104 W SANDSTONE DR	MISSION	TX	78574-1758
817072	GARCIA JULIO C & MARIA DEL LOURDES G CHAVEZ	2106 W SANDSTONE DR	MISSION	TX	78574-1758
817102	SEGURA HECTOR A & LETICIA GARZA	2107 W SANDSTONE DR	MISSION	TX	78574-1758
817101	MOYA JESSE JAMES & ANGELICA M VELASQUEZ	2105 W SANDSTONE DR	MISSION	TX	78574-1758
817100	LUNA DAMARIS DE	2103 W SANDSTONE DR	MISSION	TX	78574-1758
817099	GARZA JALEN ALONZO	2101 W SANDSTONE DR	MISSION	TX	78574-1758
817098	HERNANDEZ JOSE G & MYRNA LOPEZ	2099 W SANDSTONE DR	MISSION	TX	78574-0090
817097	HERNANDEZ ZAYDE	2305 S GOODWIN RD	MISSION	TX	78572-2161
817096	VALDEZ GUADALUPE III & NATALIE	2019 SANDSTONE DR	MISSION	TX	78574-0090
817095	VALDEZ GUADALUPE III & NATALIE	2017 W SANDSTONE DR	MISSION	TX	78574-0090
700256	VILLARREAL CIPRIANO	2020 GISELLE ST	MISSION	TX	78574-6706
700254	MENDOZA SONIA C	2102 GISELLE ST	MISSION	TX	78574-6705
700249	SERRANO PABLO	2112 GISELLE ST	MISSION	TX	78574-6705
700255	SILGUERO ADOLFO & MARIA M	2100 GISELLE ST	MISSION	TX	78574-6705
700248	LOPEZ MARISSA DANNE	2114 GISELLE ST	MISSION	TX	78574
700324	GONZALEZ EVELYN	2107 GISELLE ST	MISSION	TX	78574-6708
700327	CANTU JESUS A & MAYRA	2113 GISELLE ST	MISSION	TX	78574-6708
700332	SANTOS JOSE ANGEL	2123 GISELLE ST	MISSION	TX	78574-6708
700253	PACHECO SYLVIA	2104 GISELLE ST	MISSION	TX	78574-6705
700252	GARCIA ERENDIRA DALILA	2106 GISELLE ST	MISSION	TX	78574-6705
700251	MOLINA JOSE G & MARIA D	2108 GISELLE ST	MISSION	TX	78574-6705
700247	PEQUENO ESEQUIEL & CYNTHIA	2116 GISELLE ST	MISSION	TX	78574-6705
700328	RAMOS GERARDO	2115 GISELLE ST	MISSION	TX	78574-6708
700331	VALVERDE NELLIE M	2121 GISELLE ST	MISSION	TX	78574-6708
700257	SOLIS JOSE LUIS JR	2018 GISELLE ST	MISSION	TX	78574-6706
700246	GARCIA VIVIANA	2118 GISELLE ST	MISSION	TX	78574-6705
700250	OCANAS ISRAEL & NITZIA GONZALEZ GARZA	2110 GISELLE ST	MISSION	TX	78574
700322	FLORES JUAN M & NORMA L	2103 GISELLE ST	MISSION	TX	78574-6708
700323	GARZA MIRIAM	2105 GISELLE ST	MISSION	TX	78574-6708
700325	GARZA JOANNA	2109 GISELLE ST	MISSION	TX	78574-6708
700326	MALDONADO RODOLFO	2111 GISELLE ST	MISSION	TX	78574-6708
700245	PEDERSON JEANNINE G & JAMES P	613 MAZATLAN ST	MISSION	TX	78572
700321	DE HOYOS MARIO E JR & MARIO E SR & SILVIA	2101 GISELLE ST	MISSION	TX	78574-6708
700329	GONZALEZ JESUS S	2117 GISELLE ST	MISSION	TX	78574-6708
700330	CHAPA MARIA	2119 GISELLE ST	MISSION	TX	78574-6708
700244	GONZALEZ JOSE EDUARDO	2122 GISELLE ST	MISSION	TX	78574-6705
237198	DAVILA VICTOR & NORA FAM LTD PARTNERSHIP	904 WESTMORE	PHARR	TX	78577-6730
244939	DE LEON SAN JUANITA	1408 ROQUE SALINAS RD	MISSION	TX	78572-4778
244935	REINHARDT KLIE	22226 LOCUST RD	HOYLETON	IL	62803-2034
1313099	RUVALCABA JOSE A & DENISE ELIZABETH ROCHA	2017 DAVILA AVE	MISSION	TX	78574-5704
1313098	RODRIGUEZ EDGAR	3410 CRISANTEMA ST	MISSION	TX	78573-8765
1313097	MUNOZ XOCHITL MARINA	2021 DAVILA AVE	MISSION	TX	78574-5704
1313096	GONZALEZ RUBEN JR & LIDIA LEAL	2020 DAVILA AVE	MISSION	TX	78574-5704
1313095	MALDONADO LUIS ALBERTO JR & LESLIE A LOPEZ--SALINAS	2018 DAVILA AVE	MISSION	TX	78574



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 03, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- June 17, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- July 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado Street.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more.
- The proposed hours of operation are as follows: Every day from 8:00 a.m. to 12:00 am.
- Staff: 5 employees in different shifts
- Parking: The Mobile Food Park measures 134’x72’ for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for a 1-year re-evaluation to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 8:00 am to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

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

_____ AYES

_____ NAYS

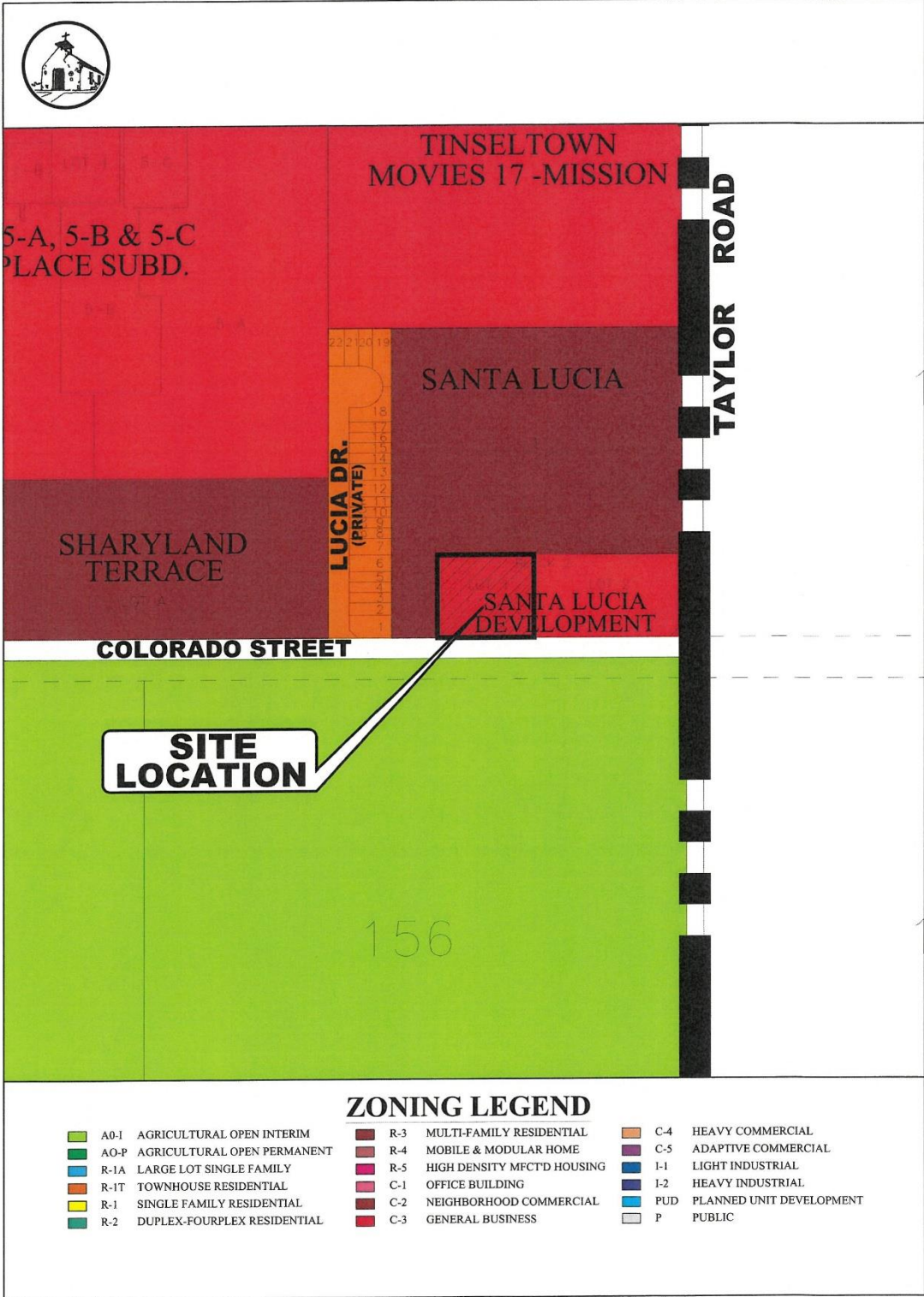
_____ DISSENTING _____

AERIAL MAP



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

ZONING MAP



SITE PLAN



PICTURES



PICTURES



PICTURES



PICTURES



MENU

TAQUERIA 453 MENU

TACOS (5 TACOS PER ORDER W/ FRIJOLES CHARROS, GRILLED ONIONS &SALSAS)

- FAJITA \$14.99 } \$3.99 SINGLE
- CHICKEN \$12.99 } \$2.99 SINGLE
- PORK \$13.99 } \$2.99 SINGLE
- TRIPAS \$14.99 } \$3.99 SINGLE
- BIRRIA \$14.99 } \$3.99 SINGLE
- DIESMILLO \$13.99 } 3.29 SINGLE

BURRITOS AND TORTAS (INCLUDE LETTUCE, RICE, BEANS, TOMATO, AND AVOCADO)

- FAJITA \$13.99
- PASTOR \$12.99
- CHICKEN \$12.99
- DIESMILLO \$12.99
- BIRRIA \$14.99

VOLCANES (4 PER ORDER W/ FRIJOLES CHARROS, GRILLED ONIONS &SALSAS)

- FAJITA \$14.99
- PORK \$12.99
- DIESMILLO \$13.99

QUESADILLAS

- SIMPLE \$2.50
- QUESADILLA W/ FAJITA \$4.99
- QUESADILLA W/ CHICKEN \$3.99
- QUESABIRRIAS\$ 15.99 (4 QUESABIRRIAS PER ORDER W/ RAW ONION AND CILANTRO & CONSOME)
- QUESADILLA W/BIRRIA \$4.99

SATURDAYS ONLY

CARNITAS \$17.99 PER POUND INCLUDE SALSAS, PICKLED CARROTS.

FRIDAYS \$ SATURDAYS ONLY

TACOS DORADOS 12.99 (5 TACOS PER ORDER W/ CABBAGE, CHILES NEGROS, QUESO)

DRINKS

- WATER BOTTLE \$1.50
- SODAS (COKE,COKE ZERO, DIET COKE ,SPRITE, DR.PEPPER, FANTA) \$2.00

EXTRAS

- JALAPENO POPPERS \$2.99 (JALAPENO STUFFED WITH CREAM CHEESE AND PINEAPPLE WRAPPED IN BACON)

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830 0	SHIN FOUNDATION I LTD	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1071583	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071582	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071556	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071560	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071561	RAMIREZ BLANCA ALICIA	921 LUCIA DR	MISSION	TX	78572-4687
1071562	GASECA LLC	1110 S CLOSNER BLVD	EDINBURG	TX	78539-5662
1071563	TGR CAPITAL LLC	329 S MCCOLL RD	MCALLEN	TX	78504
1071564	RAMIREZ TANIA YANET	915 LUCIA DR	MISSION	TX	78572-4687
1071566	QUINTANILLA ARNOLDO JR & MAYRA A	911 SANTA LUCIA DR	MISSION	TX	78572
1071567	SAYCOCIE AKHASONE & MARICARMEN	909 LUCIA DR	MISSION	TX	78572-4687
1071568	FALCON IVAN	907 LUCIA DR	MISSION	TX	78572-4687
1071569	FERNANDEZ KARLA O DURAN	905 SANTA LUCIA DR	MISSION	TX	78572
1071570	GARCIA SERGIO I	903 SANTA LUCIA DR	MISSION	TX	78572
1071571	SANCHEZ TERESA IRMA	901 SANTA LUCIA DR	MISSION	TX	78572
1071565	CONFIDENTIAL				



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Okidokie Playroom, LLC in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Okidokie Playroom, LLC c/o Maria F. Chavez– Cervantes

NATURE OF REQUEST:

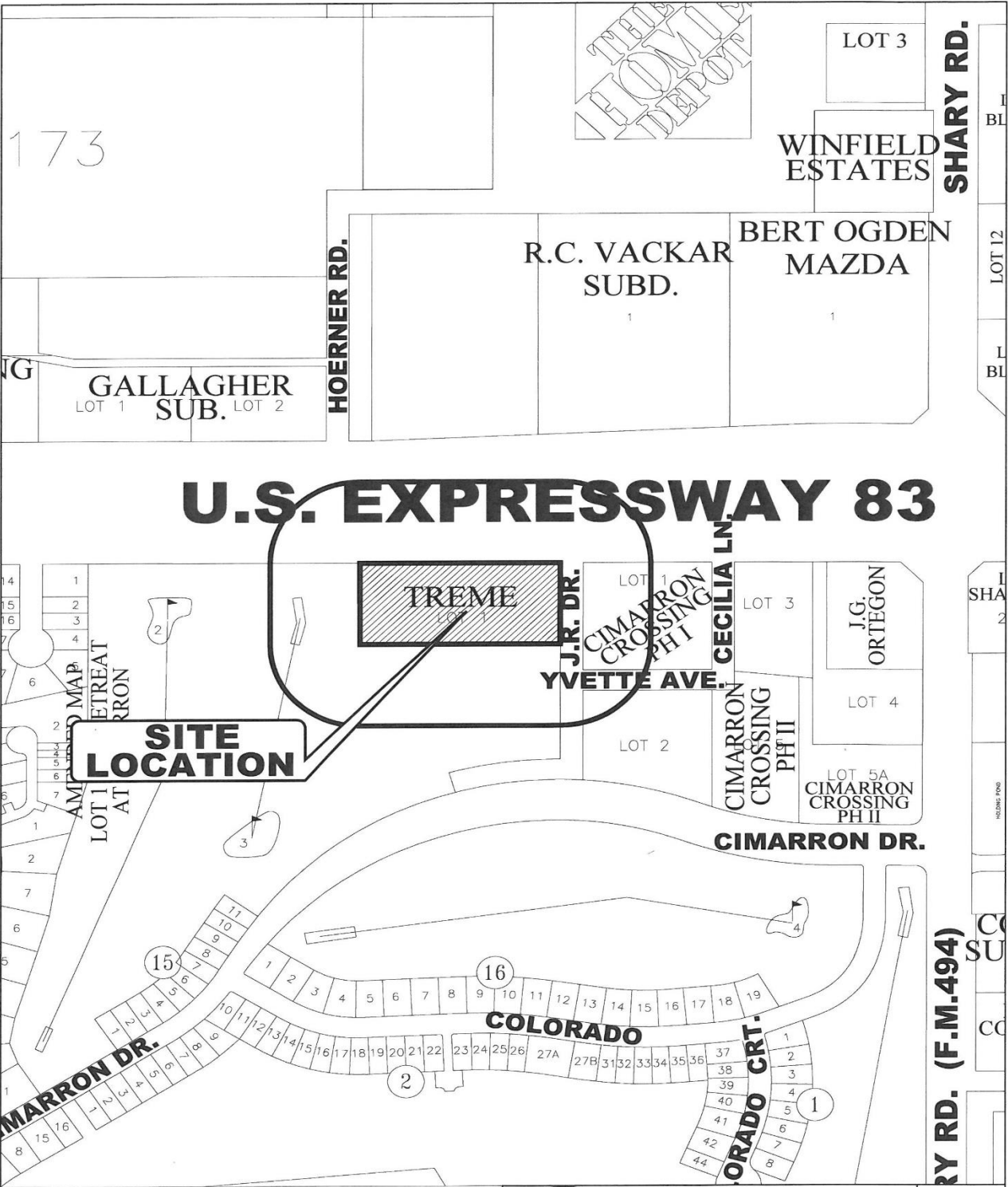
Project Timeline:

- May 26, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 3, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- June 17, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named “Okidokie”.
- The applicant is proposing to host kid’s birthday parties.
- The proposed hours of operation are as follows: Monday – Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10 p.m.
- Staff will be 4 employees
- Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 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 (25) 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.

LEGAL NOTICE MAP



SITE LOCATION

TREME

200' RADIUS MAILOUT



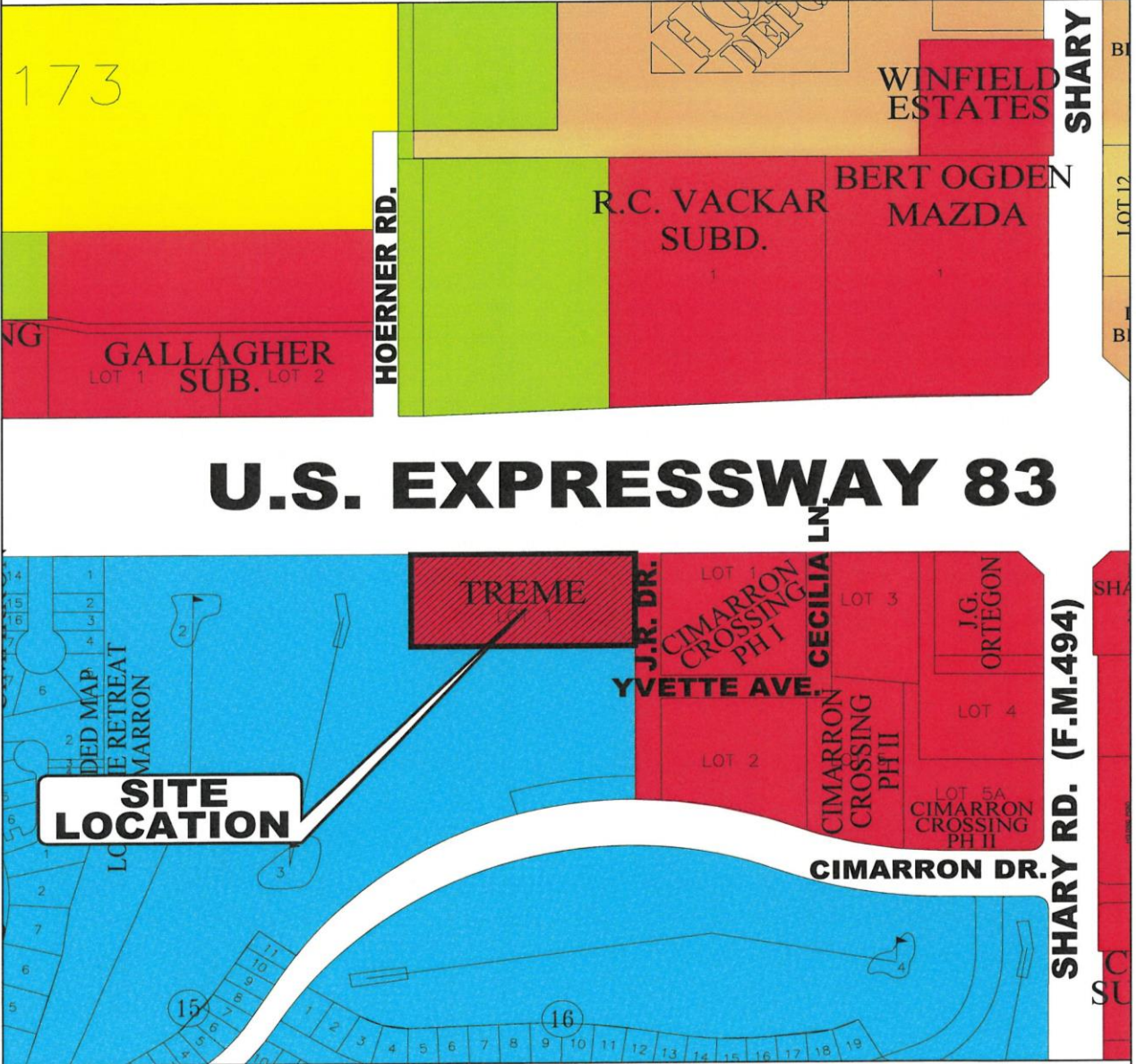
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



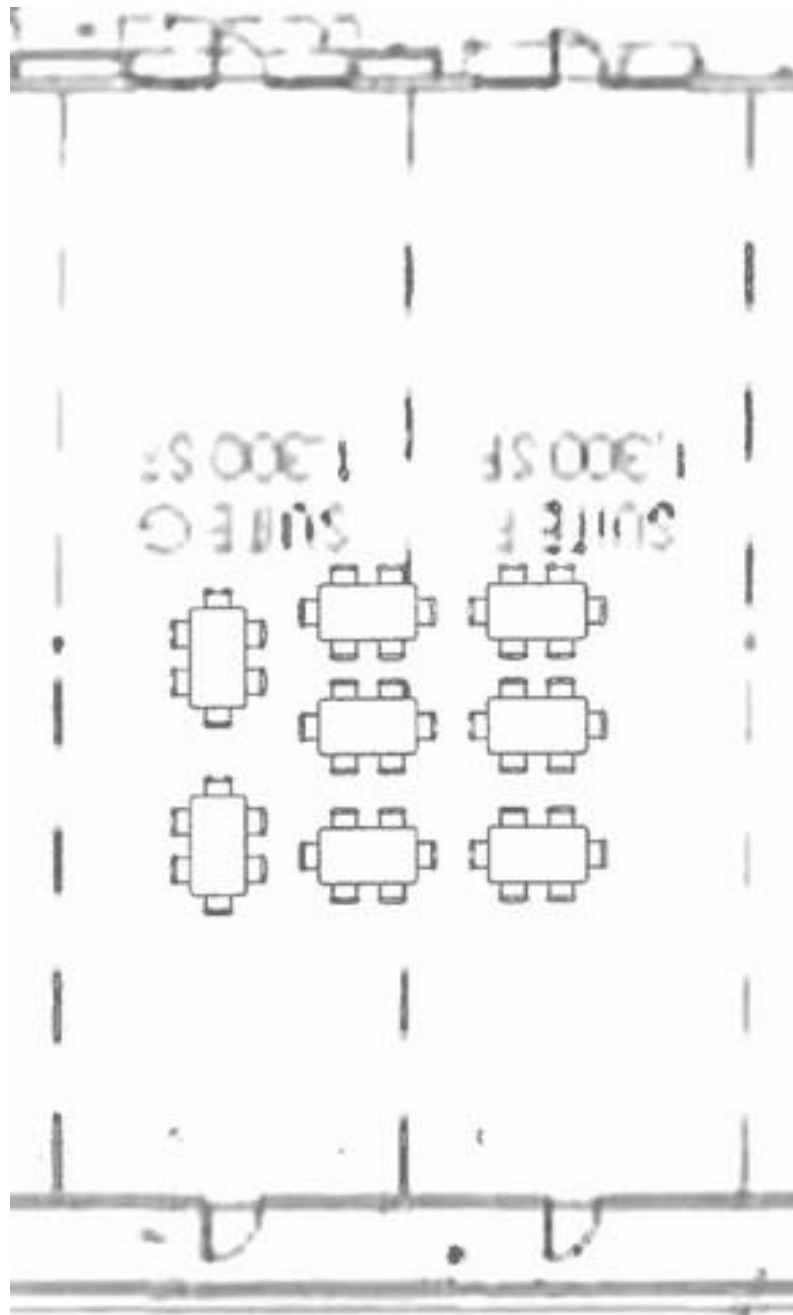
ZONING MAP



ZONING LEGEND

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

FLOOR PLAN



PHOTOS



PHOTOS



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
629916	QUIRICO LTD &	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
629915	SEPEC LLC	2306 E EXPRESSWAY 83 STE 5	MISSION	TX	78572-2108
840959	CARRERAS JOSE R & SYLVIA Y	1016 E GRIFFIN PKWY	MISSION	TX	78572-2406
254449	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1129582	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129583	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129584	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129585	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129586	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	MISSION	TX	78572-1929
1129587	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129588	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129589	COMMOSA VALLEY LLC	2210 E I H-2	MISSION	TX	78575
1129590	QUIRICO LTD	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
1129591	ACSS PROPERTIES LLC	4009 EVERGLADE DR	WESLACO	TX	78599-3306
1129592	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	MISSION	TX	78572-1929
1129593	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129594	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129595	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129596	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102
1129597	ACJ LLC	1200 E JACKSON AVE	PHARR	TX	78577-6162
1129598	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 5, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 17, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 14, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the North side of Nicole Drive approximately 450’ West of Taylor Road.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license.
- The applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications.
- The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities.
- The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 25 legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 1 year approval to assess this new operation.
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance.
3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
4. Acquire a business license.
5. CUP is not transferable to others.
6. Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence.
7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

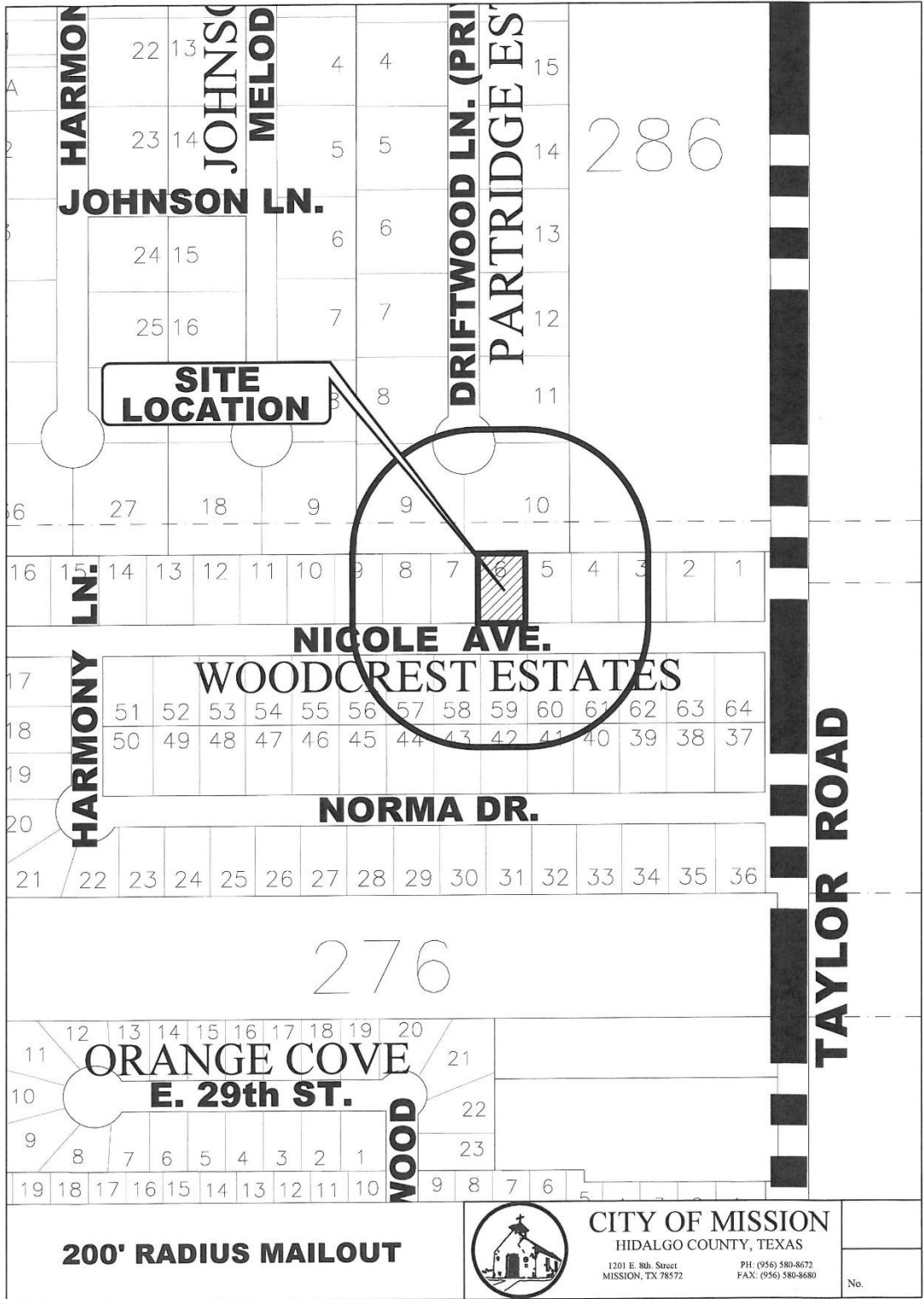
_____ NAYS

_____ DISSENTING _____

LETTER FROM THE APPLICANT

- Tax I.D: Attached
- Hours and Days of operation M - F 9 am - 5 pm
- Narrative of Proposal (C.U.P Desired for)“OPFOR Group LLC is requesting a Conditional Use Permit for administrative home office operations related to a private security and training business. The residence closed garage will be used for office functions including scheduling, compliance documentation, billing, and business communications. No retail storefront operations will occur at the residence. No regular customer traffic, public gatherings, or on-site training activities are proposed. The business will operate in compliance with all applicable city ordinances and will not negatively impact the surrounding residential neighborhood.”
- Layout : Attached
- Jerry Pena
- OPFOR GROUP LLC

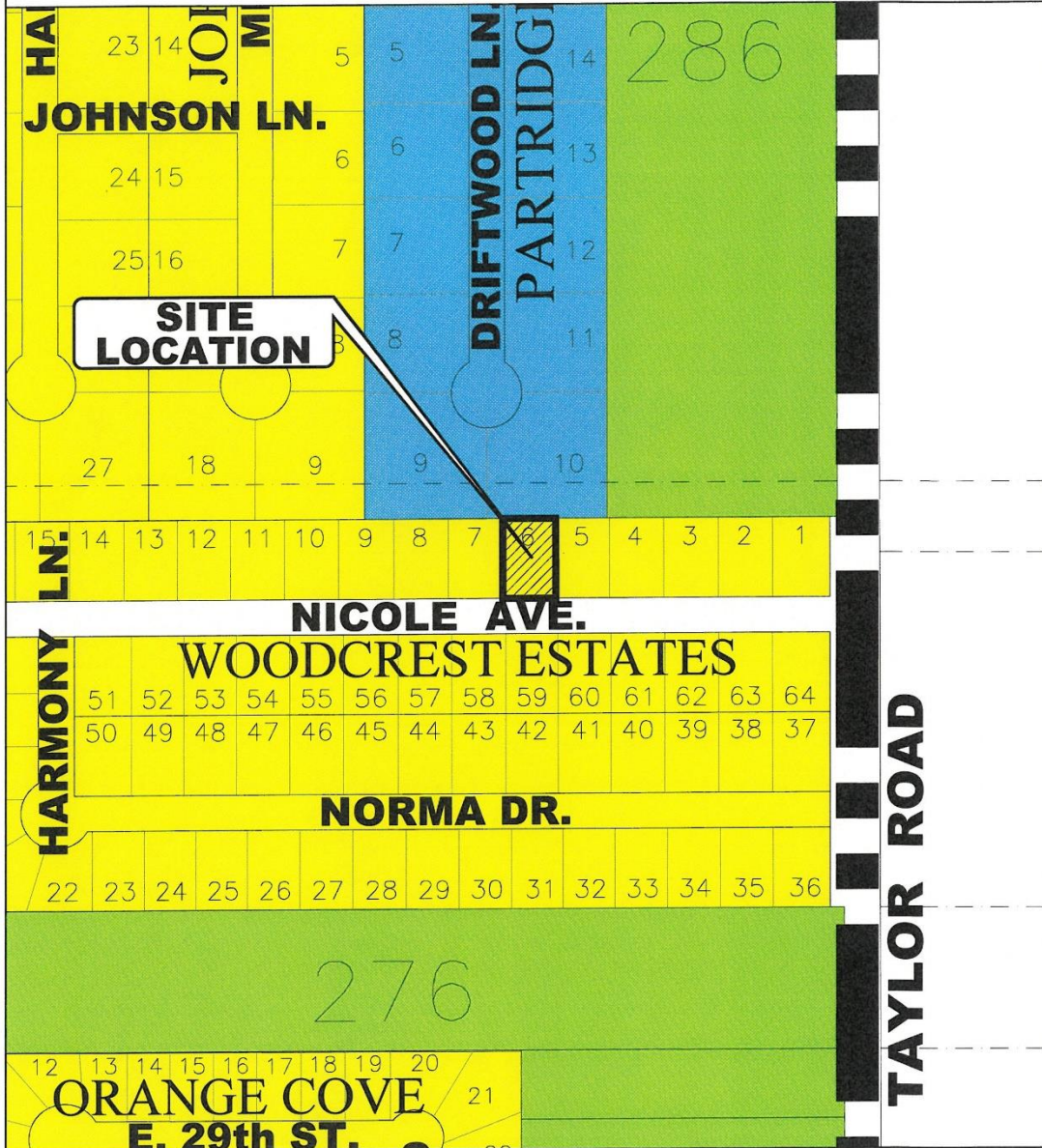
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP

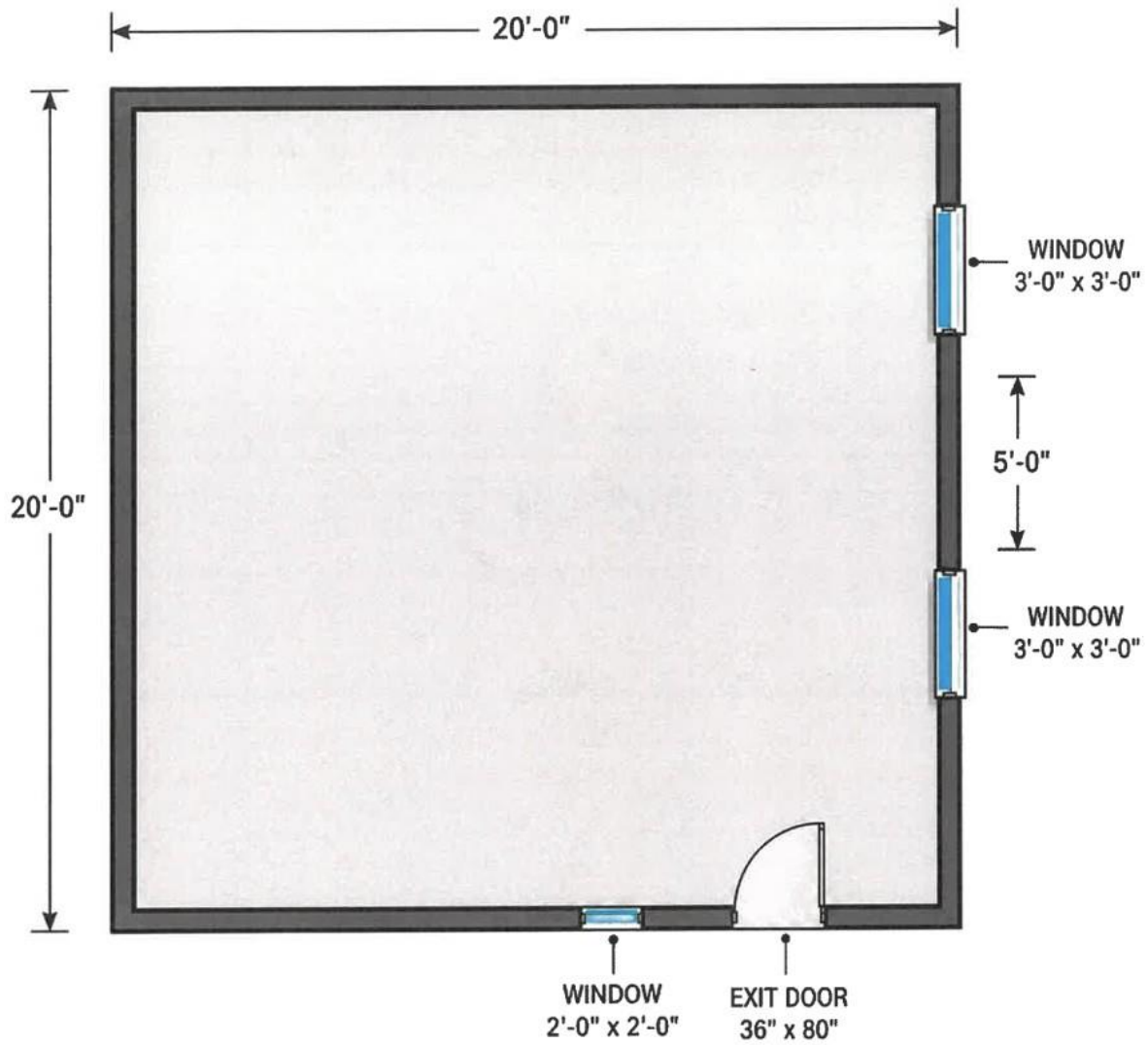


ZONING LEGEND

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 MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

FLOOR PLAN

FLOOR PLAN (TOP VIEW)



EXTERIOR PHOTOS



MAILOUT LIST					
PROP_ID	name	addrDelive	addrCity	addrState	addrZip
790090	ASSAD KATIA JOSEPHIN	2916 DRIFTWOOD LANE	MISSION	TX	78574-5180
790079	PARTRIDGE ESTATES HOA INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790016	PAUL CLEMMERSON MINISTRIES	3001 MELODY LN	MISSION	TX	78574-9783
790015	MELENDEZ POOLE JOSIAH DAVID & ELISA	3001 MELODY LN UNIT B	MISSION	TX	78574-5726
790089	SOTELO RAMON JR & ILSA ANID	2914 DRIFTWOOD DR	MISSION	TX	78574
790088	ORTEGON CARLOS & BIANCA	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790087	GONZALEZ FERNANDO & MIRIAM R	2917 DRIFTWOOD LN	MISSION	TX	78574-5181
649877	VEGA DAVID	2801 NICOLE DR	MISSION	TX	78574-6593
649882	REGUNAN CRISOSTOMO J & JUDITH B	2607 NICOLE DR	MISSION	TX	78574-9685
649913	GARZA SYLVIA I	2801 NORMA DR	MISSION	TX	78574-3556
649929	GUARNERI JULIO & MONICA	2606 NICOLE DR	MISSION	TX	78574-9685
649876	MONTERO JUAN V & JACQUELINE	2803 NICOLE DR	MISSION	TX	78574-6593
649935	RESTO GONZALO & ADA N	2802 NICOLE DR	MISSION	TX	78574-6593
649878	FONSECA JUANITA JANETH CHAVEZ	2707 NICOLE DR	MISSION	TX	78574
649879	PENA JERARDO ROEL	2705 NICOLE DR	MISSION	TX	78574-9574
649880	HERNANDEZ GLORIA	2703 NICOLE DR	MISSION	TX	78574-9574
649881	GARCIA DALINDA	2701 NICOLE DR	MISSION	TX	78574-9574
649914	MARQUEZ MAXIMO JR & FABIOLA M	2707 NORMA DR	MISSION	TX	78574-3498
649916	DANI G LLC	2703 NORMA DR	MISSION	TX	78574-3498
649917	GONZALEZ MARIA DEL REFUGIO	2701 NORMA DR	MISSION	TX	78574-3498
649930	GARZA ROBERTO & TIFFANY D PINALES	2700 NICOLE DR	MISSION	TX	78574-9574
649931	LIMON ANTHONY RAY & MICHELLE M	2702 NICOLE DR	MISSION	TX	78574-9574
649932	NEIRA RICARDO A & ANGELICA M	2704 NICOLE DR	MISSION	TX	78574-9574
649915	CONFIDENTIAL				
649933	CONFIDENTIAL				
649934	SAENZ GRACIALA LEE & JOSE JUAN REYNA				
498743	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 18, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- June 03, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 17, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 14, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southwest corner of S. Olmo Street and W. U.S. Expressway 83 Frontage Road.
- Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting to keep three (3) 24' x 70' portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding is solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently has 167 students and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which will allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off will be located along the east side of the building.
- The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer from 8:00 am to 12:00 pm
- Staff: 4 teachers
- Parking: The educational component of the church will operate during the non-church hours and utilize the existing 239 parking spaces on-site.
- The last conditional use permit for this location was approved on August 12, 2025, for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure

at this location. The applicant is currently leasing the facility from the Luz para las Naciones Church.

- The current plan is to request a renewal for the portables due to declining enrollment and due to the budget being reduced for the year. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 1-year permit to continue to assess this conditional use permit.
2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

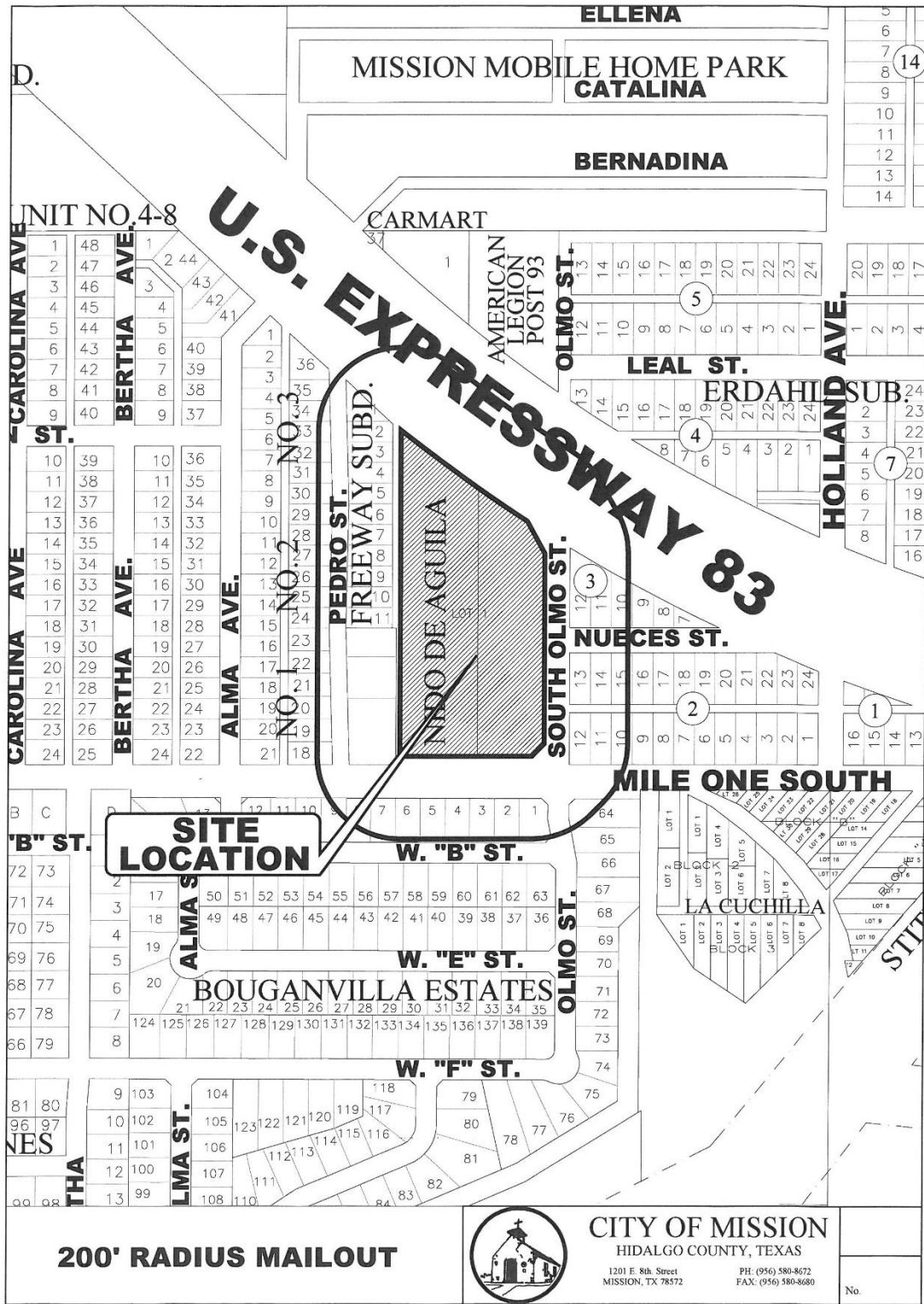
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



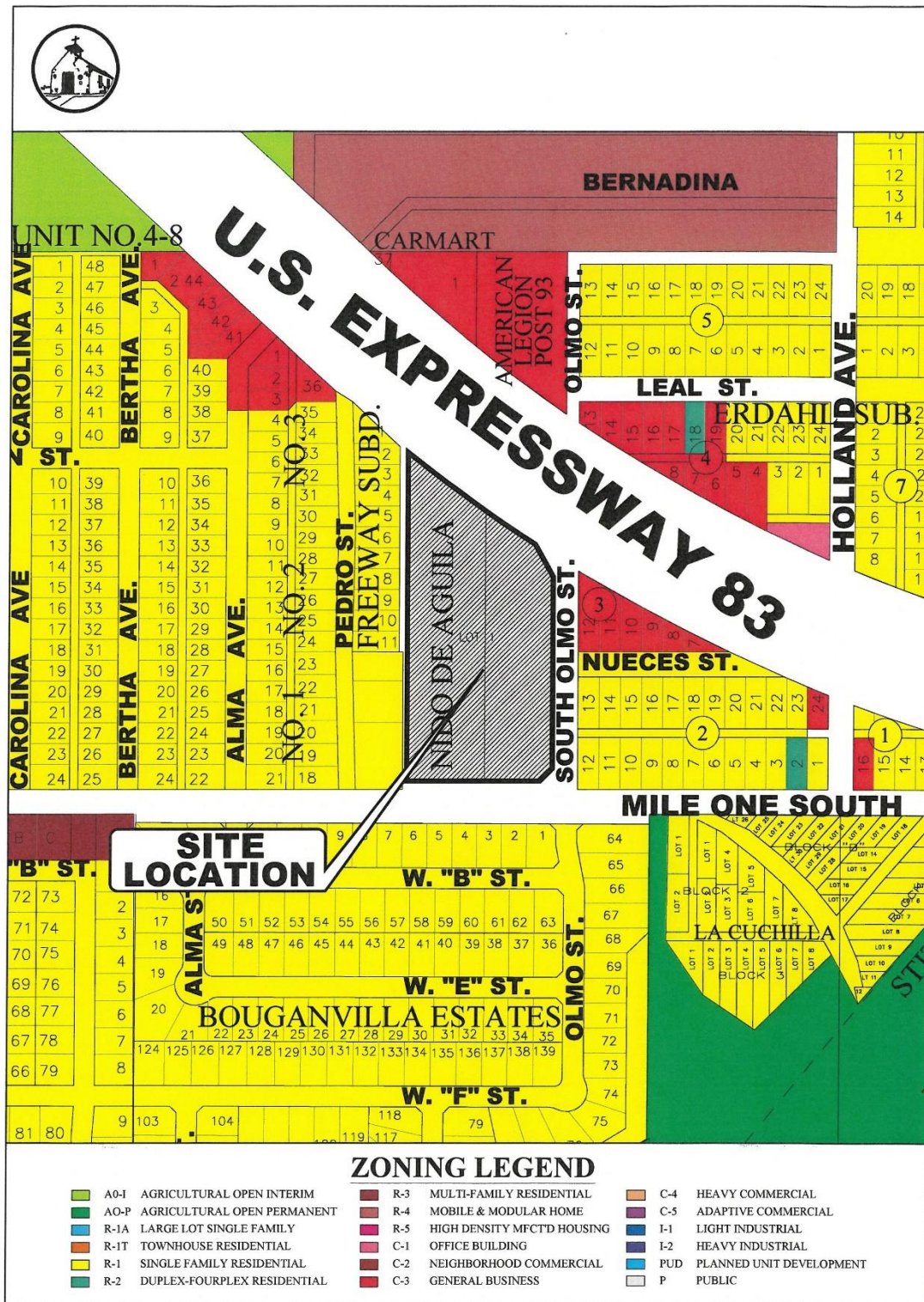
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



PICTURES



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
175947	VASQUEZ ALBERTO S & MARIA P	207 S PEDRO RD	MISSION	TX	78572-6148
684695	ELIZONDO ANA KAREN & MIGUEL ANGEL MENDOZA ADAME	1307 W RAY CIR	MISSION	TX	78572-7225
684693	TAMEZ RUBEN JR & YOLANDA OLIVARES	902 W B ST	MISSION	TX	78572-6177
684694	FRANCO RODOLFO JR & LIZET BERMEJO	904 W B ST	MISSION	TX	78572-6177
684697	ARCENALES ALI OMAR & LAURA I MORA	1002 WEST B ST	MISSION	TX	78572-6164
684689	BALDERAS OBED & SELENE RANGEL	900 W B STREET	MISSION	TX	78572
684696	DOMINGUEZ ROBERTO & TANIA S SANCHEZ HERNANDEZ	1000 W B ST	MISSION	TX	78572-6164
684698	CANTU HERNAN A	1004 W B ST	MISSION	TX	78572-6164
684699	GAYTAN YOLANDA & CARLOS C PLATA	1006 W B ST	MISSION	TX	78572-6164
684700	GARCIA JESUS GONZALEZ	1008 W B ST	MISSION	TX	78572-6164
175941	RIVERA ROSALINDA	310 S PEDRO RD	MISSION	TX	78572-6143
175943	VILLARREAL MARIA ELOISA	304 S PEDRO RD	MISSION	TX	78572-6143
175929	GONZALEZ CONSTANTINO & MARIA	1004 S MILE RD	MISSION	TX	78572-6134
175931	CONTRERAS FRANCISCO	316 S PEDRO RD	MISSION	TX	78572-6143
175939	CAVAZOS OMAR & TERESA	720 N 15TH ST	MCALLEN	TX	78501-4714
175940	TREVINO EDUARDO & JUVENTINO	2312 NORMA DR	MISSION	TX	78574-9756
175932	CONTRERAS FRANCISCO	316 S PEDRO RD	MISSION	TX	78572-6143
175933	AGUIRRE RAFAEL S	206 S PEDRO RD	MISSION	TX	78572-6100
175950	PLATA GILBERTO & FLORESTELA	300 S PEDRO RD	MISSION	TX	78572
175951	DE LEON ABEL & STEPHANIE	210 S PEDRO ST	MISSION	TX	78572-6100
175952	GARZA CARLOS JAVIER VAZQUEZ & MIRIAM MARIEL ADAME	208 S PEDRO RD	MISSION	TX	78572
175953	BRAVO MARIA C AGUIRRE & NYDIA AGUIRRE TIJERINA	206 S PEDRO ST	MISSION	TX	78572-6100
175954	CONTRERAS VICKI ET AL	416 BRIARWAY ST	MISSION	TX	78574-2302
175946	LEAL YOLANDA	203 S PEDRO RD	MISSION	TX	78572-6148
175928	GONZALEZ CONSTANTINO & MARIA	1004 S MILE RD	MISSION	TX	78572-6134
175930	CONTRERAS FRANCISCO & ROSA	316 S PEDRO RD	MISSION	TX	78572-6143
175949	VASQUEZ ALBERTO & MARIA DEL ROSARIO PEREZ VASQUEZ	207 S PEDRO ST	MISSION	TX	78572-6148
170914	LUZ PARA LAS NACIONES INC	915 W EXPRESSWAY 83	MISSION	TX	78572-6133
170915	GONZALEZ HIGINIO JR	3488 SHERWOOD DR	ORANGE	TX	77632-6806
170916	GONZALEZ HIGINIO JR	3488 SHERWOOD DR	ORANGE	TX	77632-6806
175936	ACOSTA AGAPITO & ILDA	305 S PEDRO RD	MISSION	TX	78572-6144
175937	FLORES OVIDIO ALEJANDRO	307 S PEDRO	MISSION	TX	78572-6144
175938	MARTINEZ ROBERTO & MARIA DE ROSARIO	309 S PEDRO RD	MISSION	TX	78572-6144
170913	GONZALEZ TEOFILO	904 S RD	MISSION	TX	78572
316632	BUZO LARRY & CLAUDIA ACOSTA	305 S PEDRO RD	MISSION	TX	78572-6144
316633	RABITTOY ROSALINDA GARCIA ET AL	313 S PEDRO RD	MISSION	TX	78572-6144
316637	CONTRERAS ESMERALDA	1002 S MILE ONE RD	MISSION	TX	78572
170912	DE LEON ARTURO AGUIRRE	206 S PEDRO RD	MISSION	TX	78572-6100
684756	GARCIA MATEO & CYNTHIA Y	403 OLMO ST	MISSION	TX	78572-6162
684755	PENA EDUARDO J LOPEZ & ALICIA SALAS	401 OLMO ST	MISSION	TX	78572-6162
170911	ACEVEDO MARIA ELENA	820 S MILE RD	MISSION	TX	78572-6157
175934	GARZA ANZELMO	303 S PEDRO RD	MISSION	TX	78572-6144
20829582	GUSVORI LLC	819 W EXPRESSWAY 83	MISSION	TX	78572-6149
<Null>	<Null>	<Null>	<Null>	<Null>	<Null>



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Truck Park – 307 Food Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Roberto Gonzalez – Cervantes

NATURE OF REQUEST:

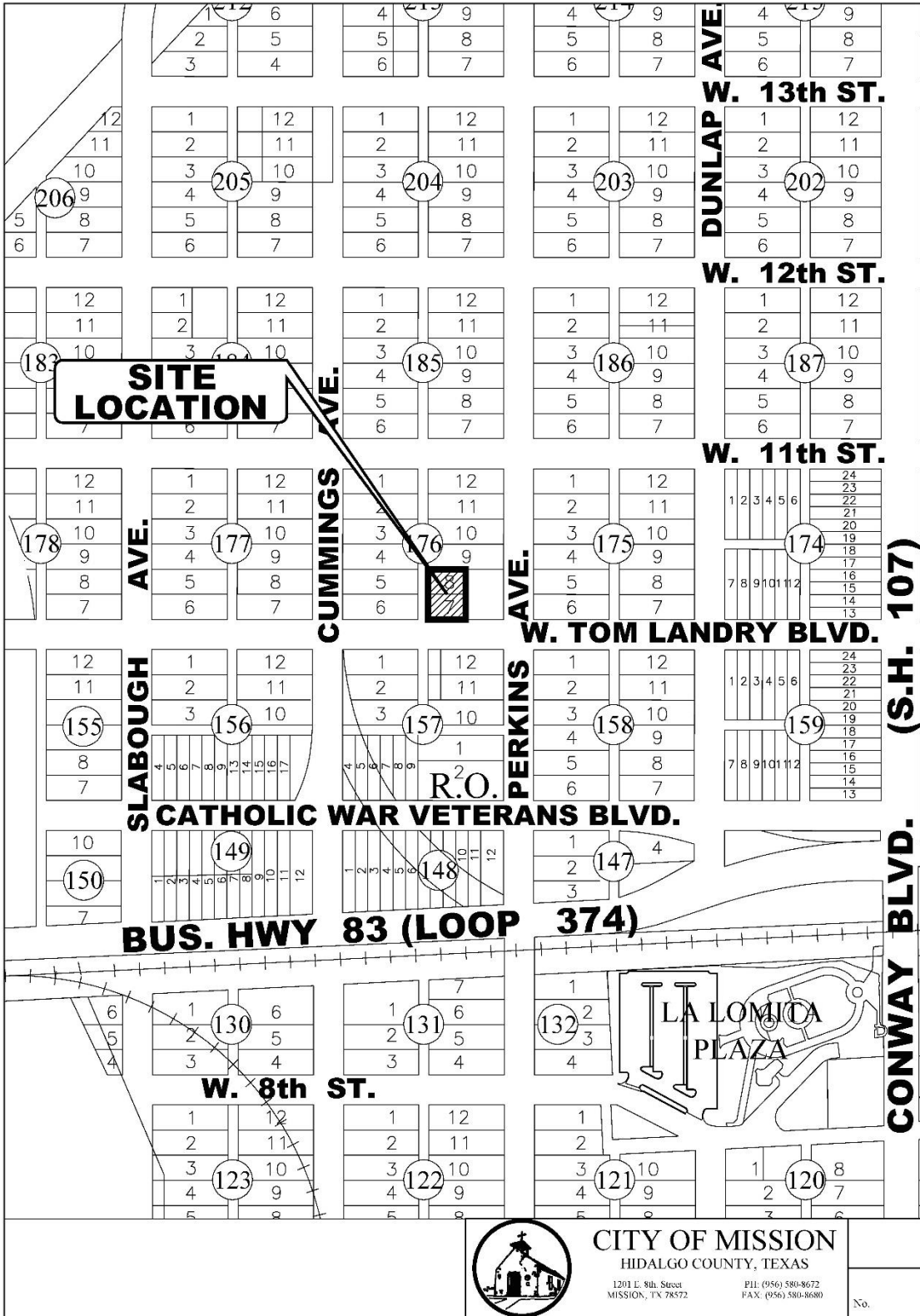
Project Timeline:

- May 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 03, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- June 17, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- July 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

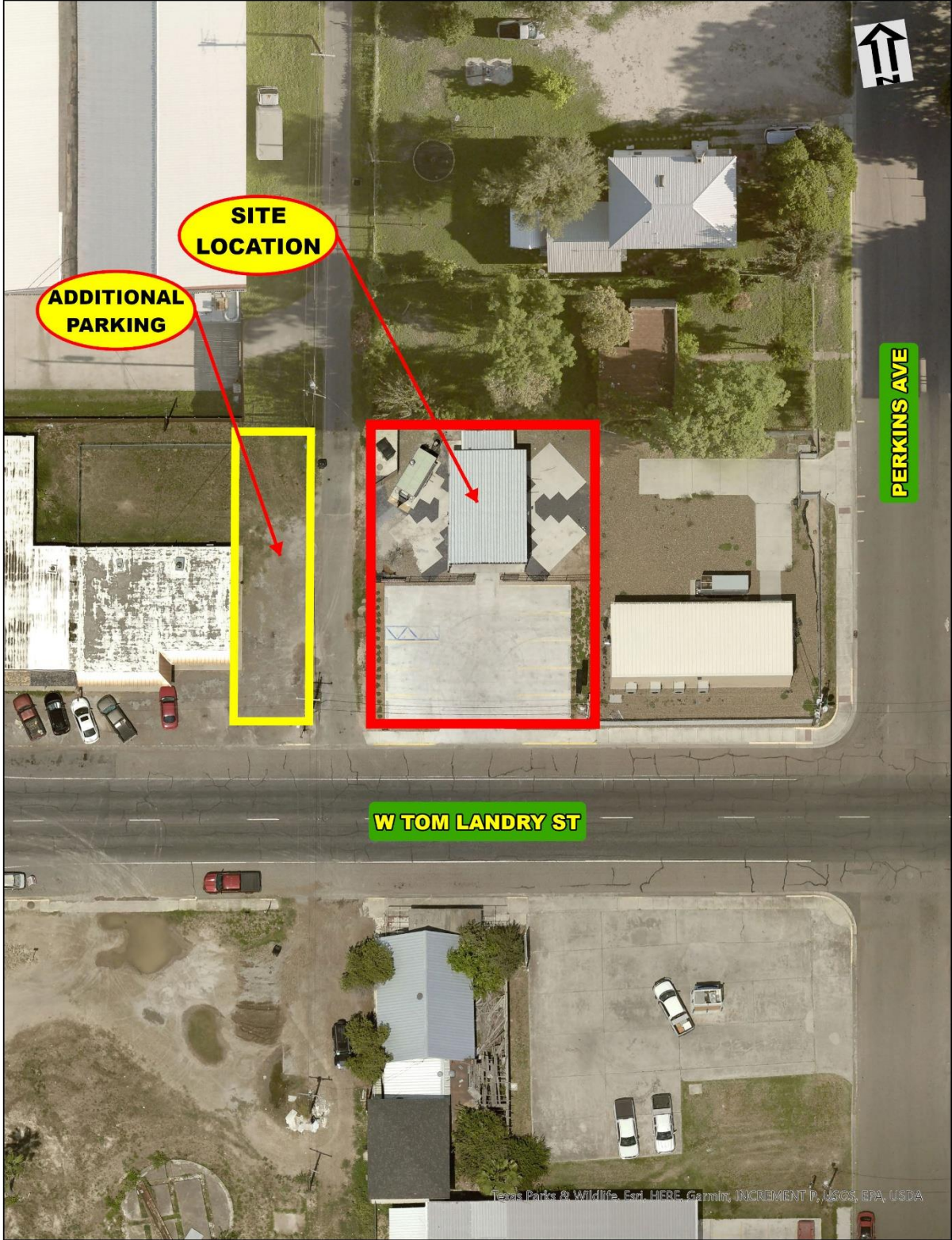
Summary:

- The site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street.
- Per Code of Ordinances, designating an area as a mobile food park for the operations of mobile food units requires the approval of a conditional use permit by the City Council.
- The applicant has established a mobile food truck park that offers truck owners the opportunity to offer their products. The applicant has constructed 4 mobile food truck pads, a unisex restroom, an office, and a 26ft x 33ft canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry.
- The proposed days and hours of operation are as follows: Every day from 10:00 am to 12:00 am.
- Staff: 1 employee
- Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners.

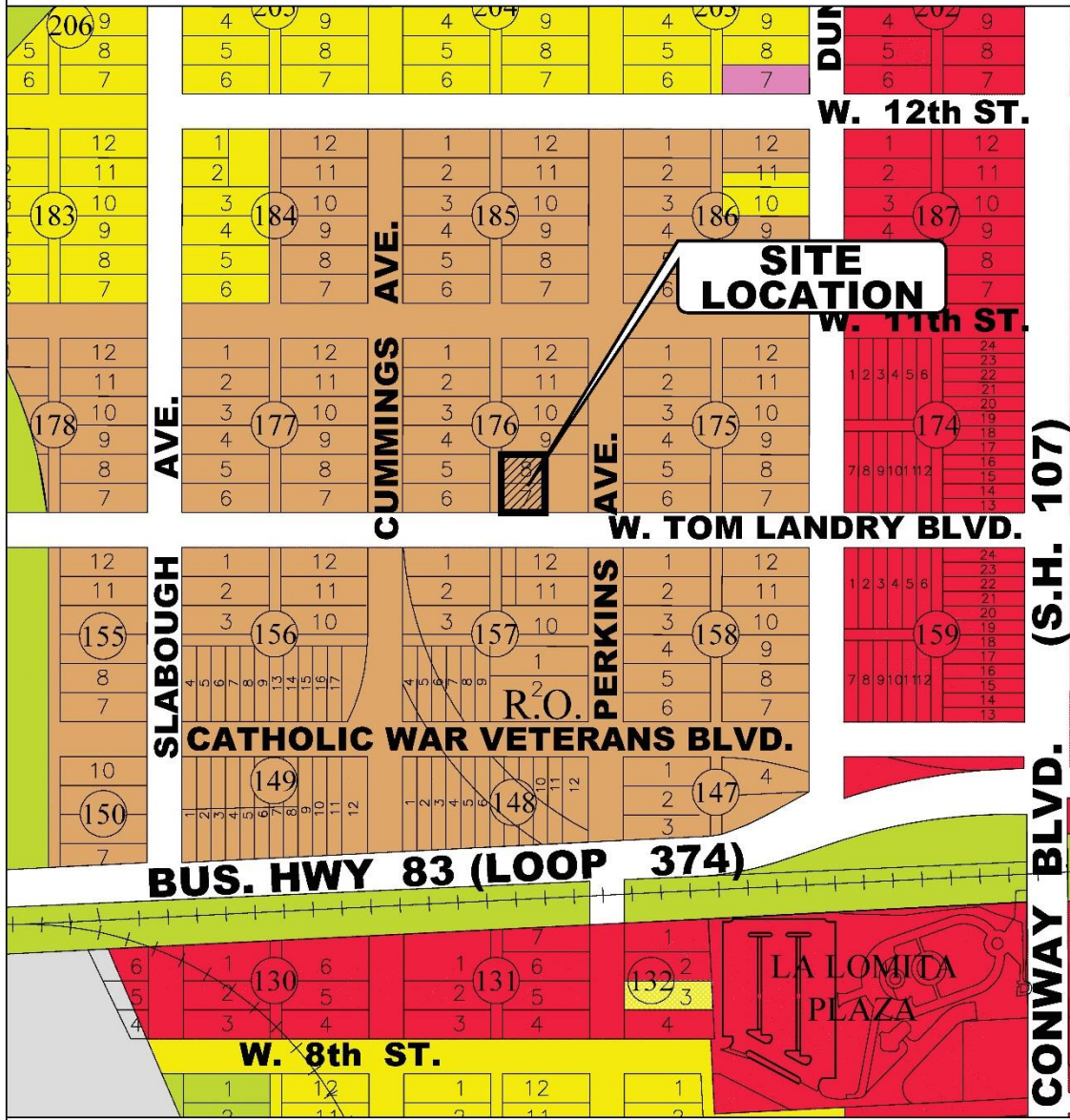
SITE LOCATION



AERIAL MAP

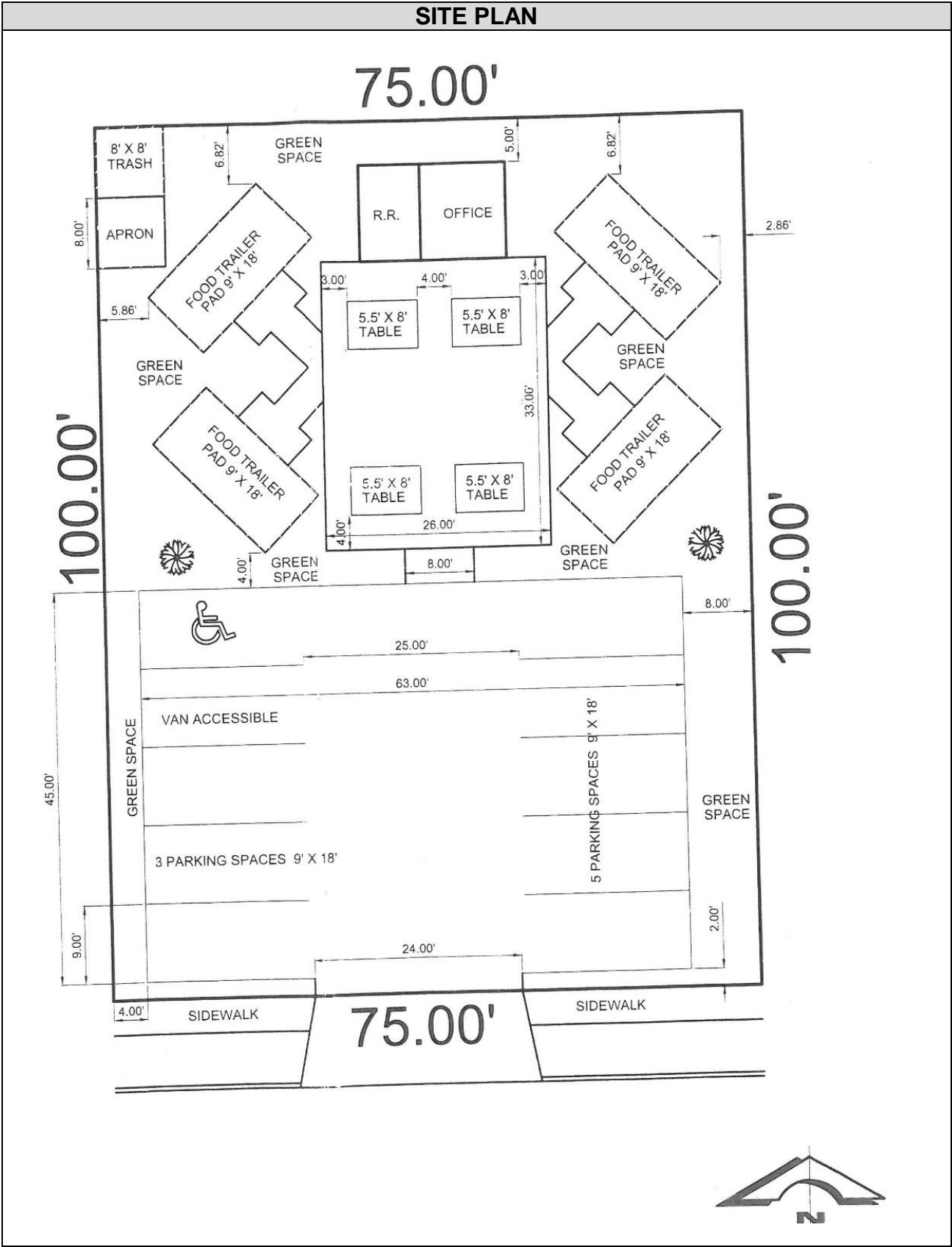


ZONING MAP



ZONING LEGEND

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



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState
239868	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX
239853	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX
239689	SEGLER INTERESTS LLC	20212 CHAMPIONS FOREST DR STE 700-369	SPRING	TX
239852	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX
239860	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX
239865	WSLS INC	311 W TOM LANDRY ST	MISSION	TX
239863	RIVAS RUBEN	313A W TOM LANDRY ST	MISSION	TX
239864	WEST LIQUOR	311 W TOM LANDRY ST	MISSION	TX
239866	GONZALEZ ROBERTO & TERESA C GONZALEZ	1714 N BRYAN RD	MISSION	TX
239867	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC
239872	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX
239871	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX
239861	SALINAS GUADALUPE	319 WEST TOM LANDRY	MISSION	TX
239686	DOLIFKA LAND COMPANY	PO BOX 444	BRIGHTON	CO
239685	D L LIGHTING & AUDIO LLC	3616 N 43RD ST	MCALLEN	TX
239681	CITY OF MISSION	1201 E 8TH ST	MISSION	TX
239687	GONZALEZ RUBEN	1803 AZALEA ST	MISSION	TX
	0			
239870	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX
239869	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX



MEETING DATE: June 17, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel – Cervantes

NATURE OF REQUEST:

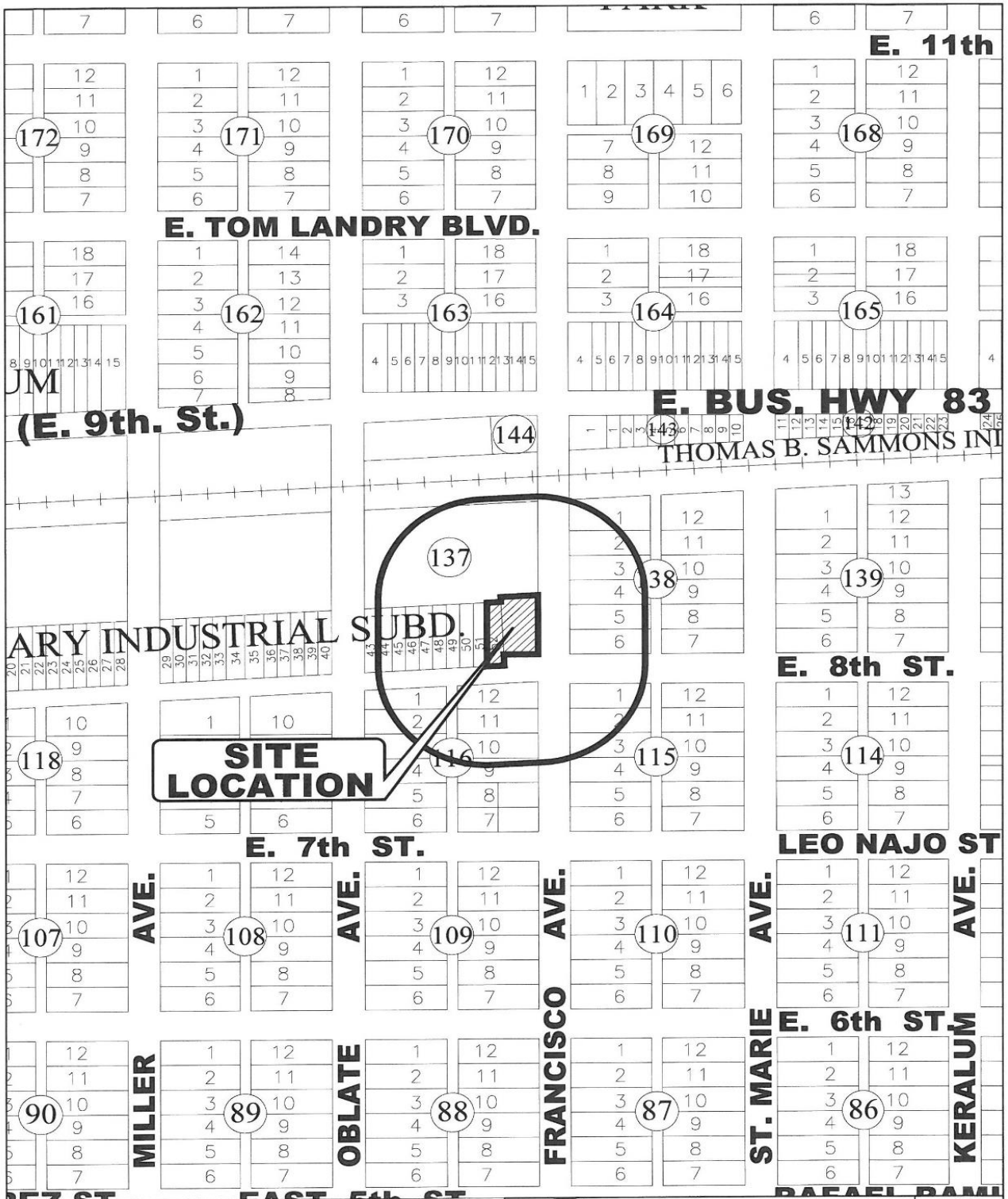
Project Timeline:

- May 26, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 3, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- June 17, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- July 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street.
- Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council.
- The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
- During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m.
- Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m.
- Staff: 3 employees
- Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit’s renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking.
- Such uses require that no alcoholic beverages be sold within 300’ of a residence, church, public schools, private school or public hospital.

LEGAL NOTICE MAP



UM
(E. 9th. St.)

THOMAS B. SAMMONS INT

SITE LOCATION

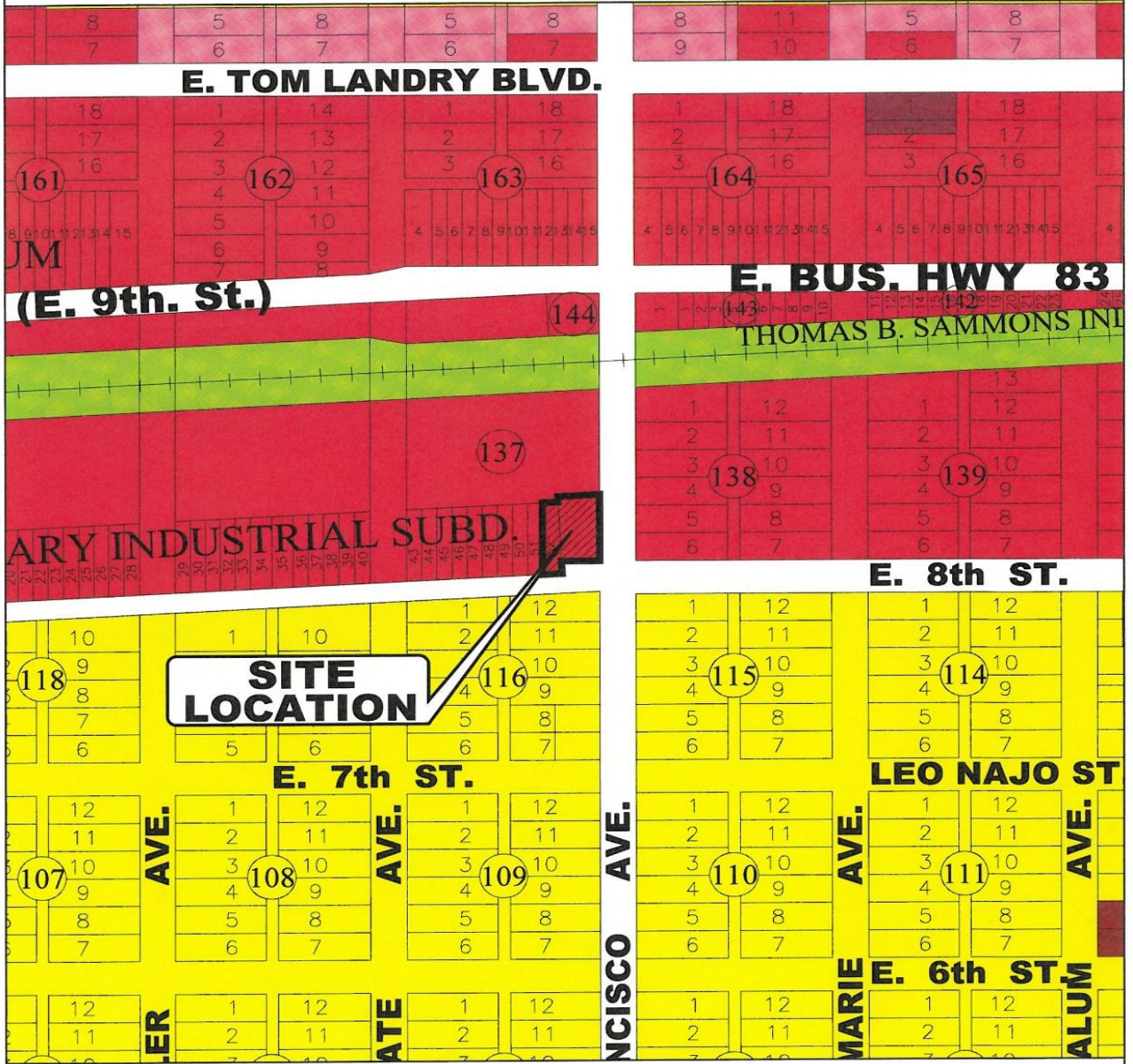
200' RADIUS MAILOUT



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

No.

ZONING MAP



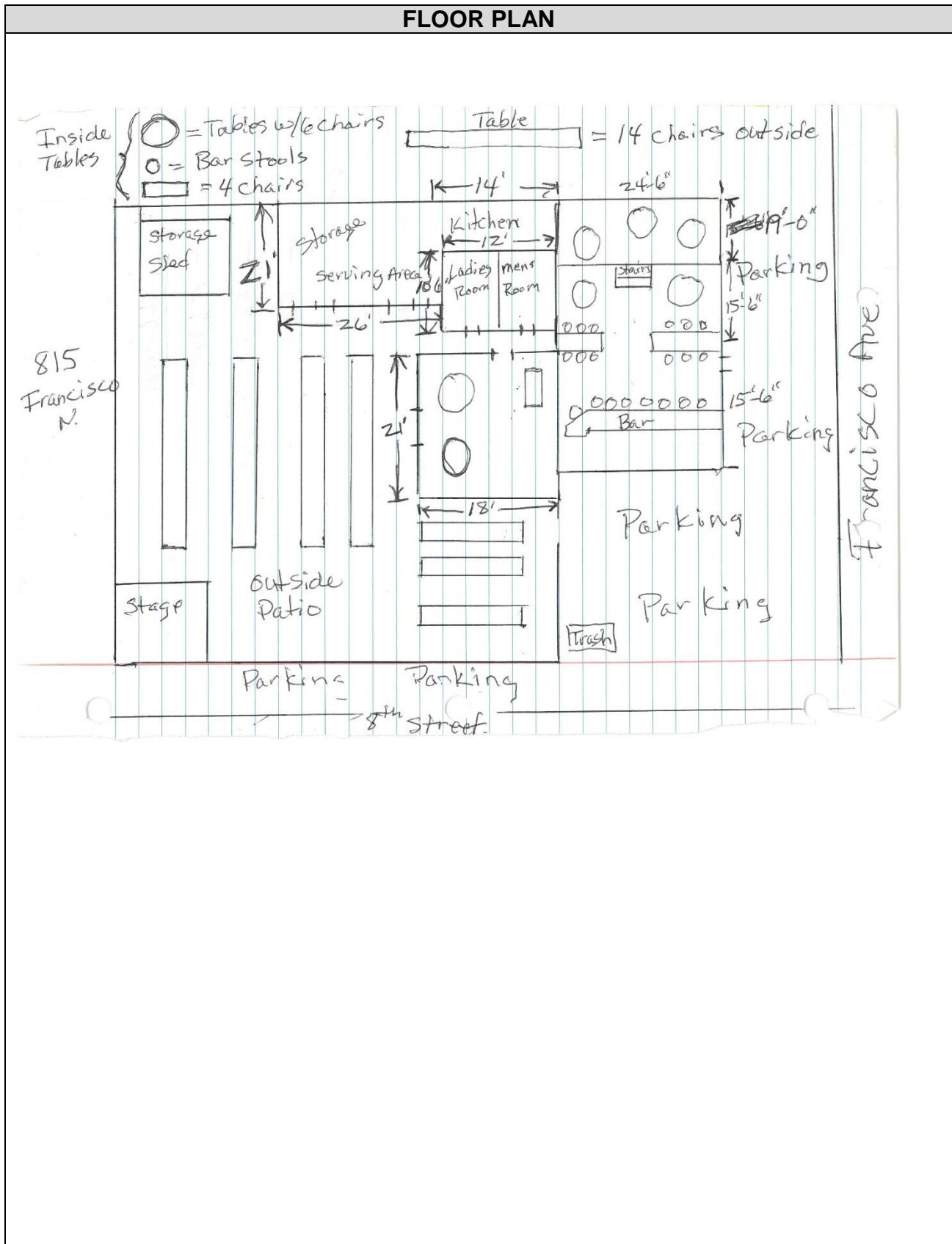
ZONING LEGEND

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

AERIAL



FLOOR PLAN



PHOTO



COURT YARD PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239492	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
607704	REYES VALERO	720 OBLATE AVE	MISSION	TX	78572-5352
239491	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239509	GONZALEZ JOSE JESUS JR & THELMA MORADA	4608 COUNTRY ST	EDINBURG	TX	78541-4275
239605	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
280703	GARZA JESUS JR	802 OBLATE AVE	MISSION	TX	78572
280709	PEREZ PRIMITIVO GARZA & YESENIA PORRAS VILLASLOBOS	112 DOHERTY AVE	MISSION	TX	78572-5434
280707	CRUZ JESUS	1200 W I ST	MISSION	TX	78572-6809
280710	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
239513	OVIDEO ROGELIO & ARMANDINA	420 E 8TH ST	MISSION	TX	78572-5332
239503	JIMENEZ MONTSERRAT TORAL	306 S BRYAN RD	MISSION	TX	78572
239500	HERNANDEZ ABEL	412 E 8TH ST	MISSION	TX	78572-5332
719426	PENA ROBERT DAVID	800 N FRANCISCO AVE	MISSION	TX	78572-5640
239607	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239510	VILLARREAL HERMILA M REVOCABLE LIVING TRUST	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239511	REYNA JUANITA	518 MILLER AVE	MISSION	TX	78572-5340
239512	MELENDEZ ARELY	719 N FRANCISCO AVE	MISSION	TX	78572-5637
637065	CROWN COMM INC	4017 WASHINGTON RD PMB 353-	CANONSBURG	PA	15317-2510
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239608	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016

POLICE REPORT



815 N Francisco 01/01/25-current

Agency: MPD

Print Date/Time:

Agency #: TX1081000

Incident #	Type	Officers	Location	Call Date/Time	Dispositions	Subjects
2026-00025170	Public Assistance	0877 - Rivera, Jaime *	815 N FRANCISCO AVE, TX	6/6/2026 5:38:18 PM	No Report - 1	sechac, terry - Caller
2026-00010545	Suspicious Circumstances	0836 - Flores, Jose *, 0865 - Trevino, Kella *	815 N FRANCISCO AVE, TX	3/9/2026 3:22:30 AM	Settled by Officer - 1	
2026-00003553	Improperly Parked Vehicle	0396 - Garces, Tomas *	815 N FRANCISCO AVE, TX	1/23/2026 7:37:15 PM	Settled by Officer - 1	
2026-00002691	Loud Noise	0828 - Tinoco, Marvin *	815 N FRANCISCO AVE, TX	1/17/2026 9:37:43 PM	Unfounded - 1, Settled by Officer - 1	
2025-00057593	Improperly Parked Vehicle	0828 - Tinoco, Marvin *	815 N FRANCISCO AVE, TX	12/19/2025 8:53:22 PM	Settled by Officer - 1	
2025-00015836	Abandoned Vehicle	0763 - Lopez, Victor *	815 N FRANCISCO AVE, TX	6/13/2025 5:00:00 PM		SANCHEZ, MARIA DE LOS ANGELES - Other
2025-00015380	Abandoned Vehicle	0555 - Perez, Jaime *, 0790 - Guerrero, Alexander *	815 N FRANCISCO AVE, TX	6/12/2025 11:02:46 AM	Settled by Officer - 1	
2025-00014783	Abandoned Vehicle	0777 - Flores, Josue *	815 N FRANCISCO AVE, TX	6/10/2025 2:51:01 PM	Settled by Officer - 2	
2025-00014600	Loud Noise	0713 - Cano, Raul *	815 N FRANCISCO AVE, TX	3/7/2025 10:07:00 PM	Settled by Officer - 1	
Total Records						9

Login Id:

Page 1 of 1

OCTOBER 28, 2026 CUP ORDINANCE

ORDINANCE NO. 5738

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – THE ICE HOUSE IN A (C-3) GENERAL BUSINESS DISTRICT, BEING THE SOUTH 109.5 FEET OF LOT 2, BLOCK 137, MISSION ORIGINAL TOWNSITE SUBDIVISION AND ALL OF LOT 52, JOHN H. SHARY INDUSTRIAL SUBDIVISION, LOCATED AT 815 N. FRANCISCO AVENUE.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 15, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. on Wednesday, November 12, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	Type	Conditions of Approval
815 N. Francisco Avenue Being the south 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision	The Sale & On-site Consumption of Alcoholic Beverages – The Ice House	<ol style="list-style-type: none"> 1. Approval for 6 months to continue to assess this business 2. Continue to comply with all city codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance 8. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs, and 182 people if standing. For the outside area, the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only. 9. Hours of operation are Monday thru Saturday from 10:00 am to 12:00 am and Sundays from 12:00 p.m. to 12:00 a.m. 10. Live music to be allowed outside on Fridays and Saturdays from 12:00 pm to 9:00 pm. A minimum of one licensed security officer must be present while live music is being played outside 11. Must provide additional parking when the permit comes back for renewal 12. Acquire a decibel reader

READ, CONSIDERED AND PASSED, this the 28th day of October, 2025.

ATTEST:

Anna Carrillo
Anna Carrillo, City Secretary



Norie Gonzalez Garza
Norie Gonzalez Garza, Mayor



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to an application for a Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision located at 1040 Adams Avenue. Applicant: Jesus Alvarez - Cervantes

NATURE OF REQUEST:

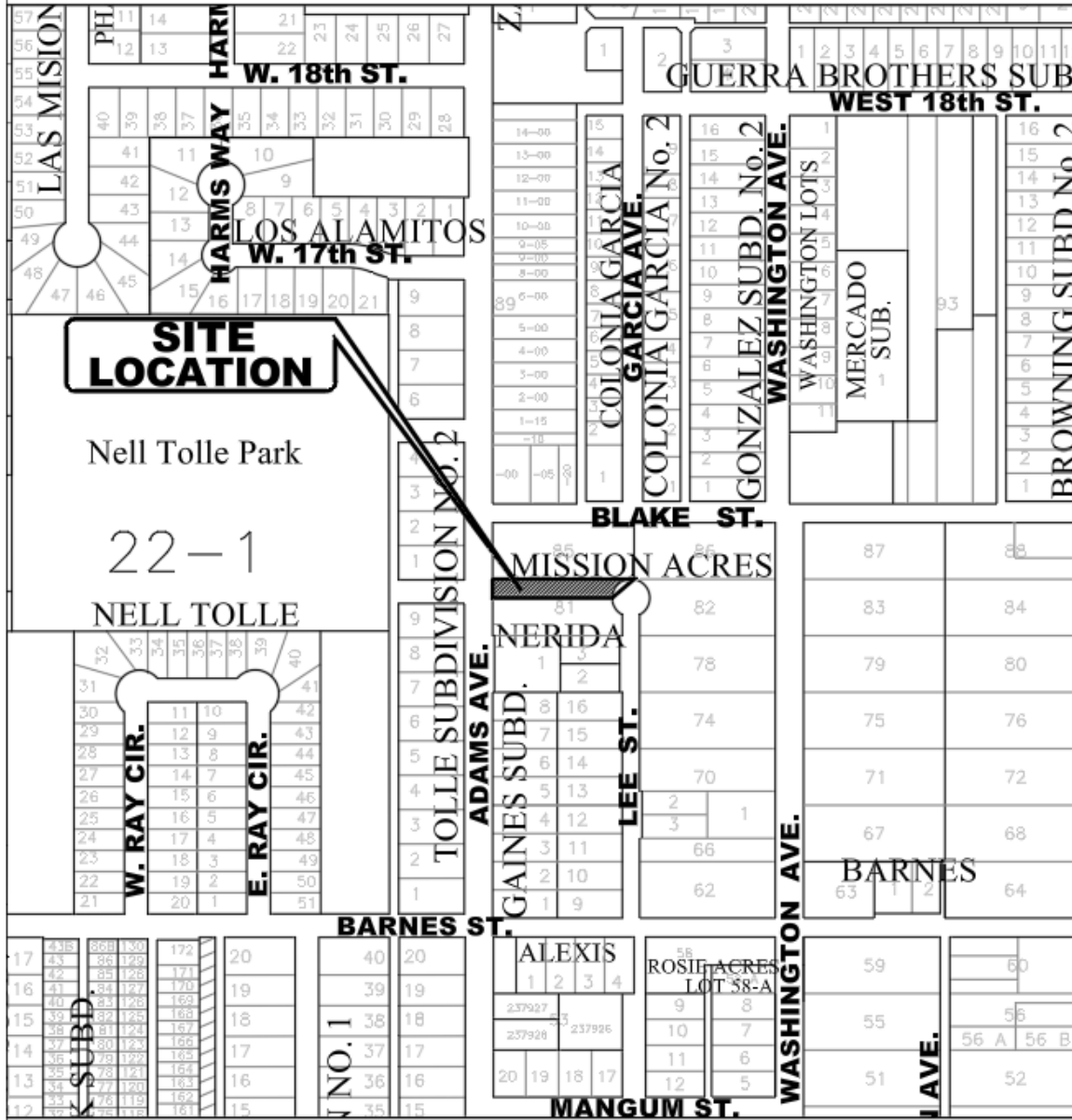
Project Timeline:

- May 27, 2026 – Original Planning and Zoning Application submitted to the City for a Homestead Exemption Variance.
- June 17, 2026 – Consideration of the Homestead Exemption Variance by the Planning and Zoning Commission.
- July 14, 2026 – Consideration of the Homestead Exemption Variance by the City Council.

Summary:

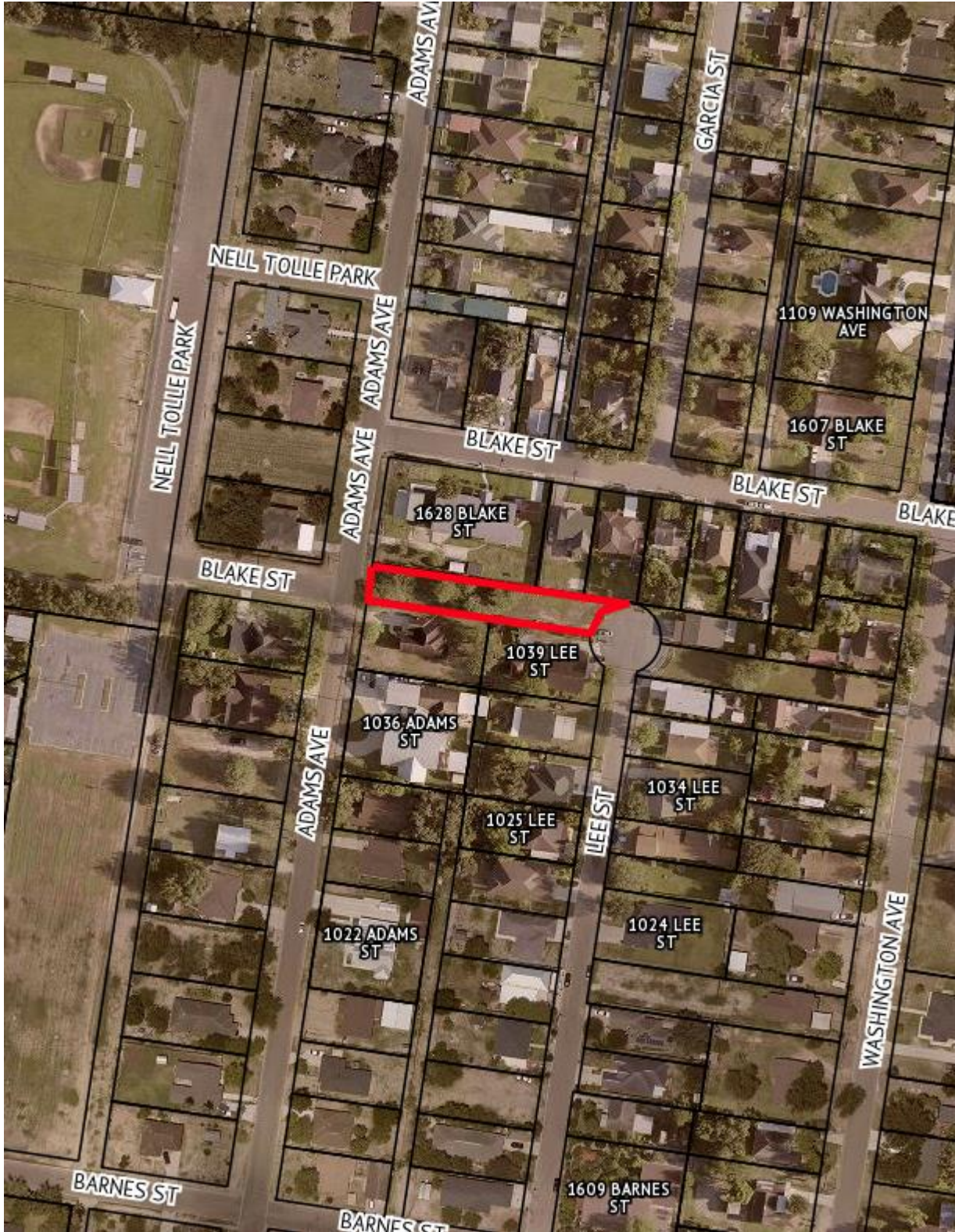
- Section 98-16 of the Subdivision Ordinance allows the granting of homestead exemption variances to assist property owners to save on engineering fees by not requiring the subdivision process for properties not properly subdivided.
- This site is located along the East side of Adams Avenue, with the rear abutting Lee Street both being paved and equipped with curb & gutter for drainage, approximately 120 feet South of Blake Street. The land is currently vacant and zoned as R-1 Single Family Residential.
- No additional ROW will be required per Homestead Exemption Variance.
- The property is an irregular lot measuring 40 feet by 250 feet (more or less) being .275 acres or 12,000 square feet exceeding the minimum square footage of 5,000 square feet, however not meeting the minimum lot frontage of 50 feet.
- For properties less than 50 feet in width the Code of Ordinances, Appendix A – Zoning, Article XIII – Exemptions and Modifications, 3. Side Setbacks, (e) states that the required side yard may be reduced to ten percent of the width of the lot, provided that no side yard shall be less than 3½ feet. The applicant is proposing side setbacks of 3.5 feet.
- The owner proposes to build his home on the lot as his primary residence.
- There is an existing 6” water main on Adams Avenue and Lee Street where the owner can connect to also there is an 8” sanitary sewer main line that can be found on Lee Street to service the site.

SITE PLAN



SITE LOCATION MAP

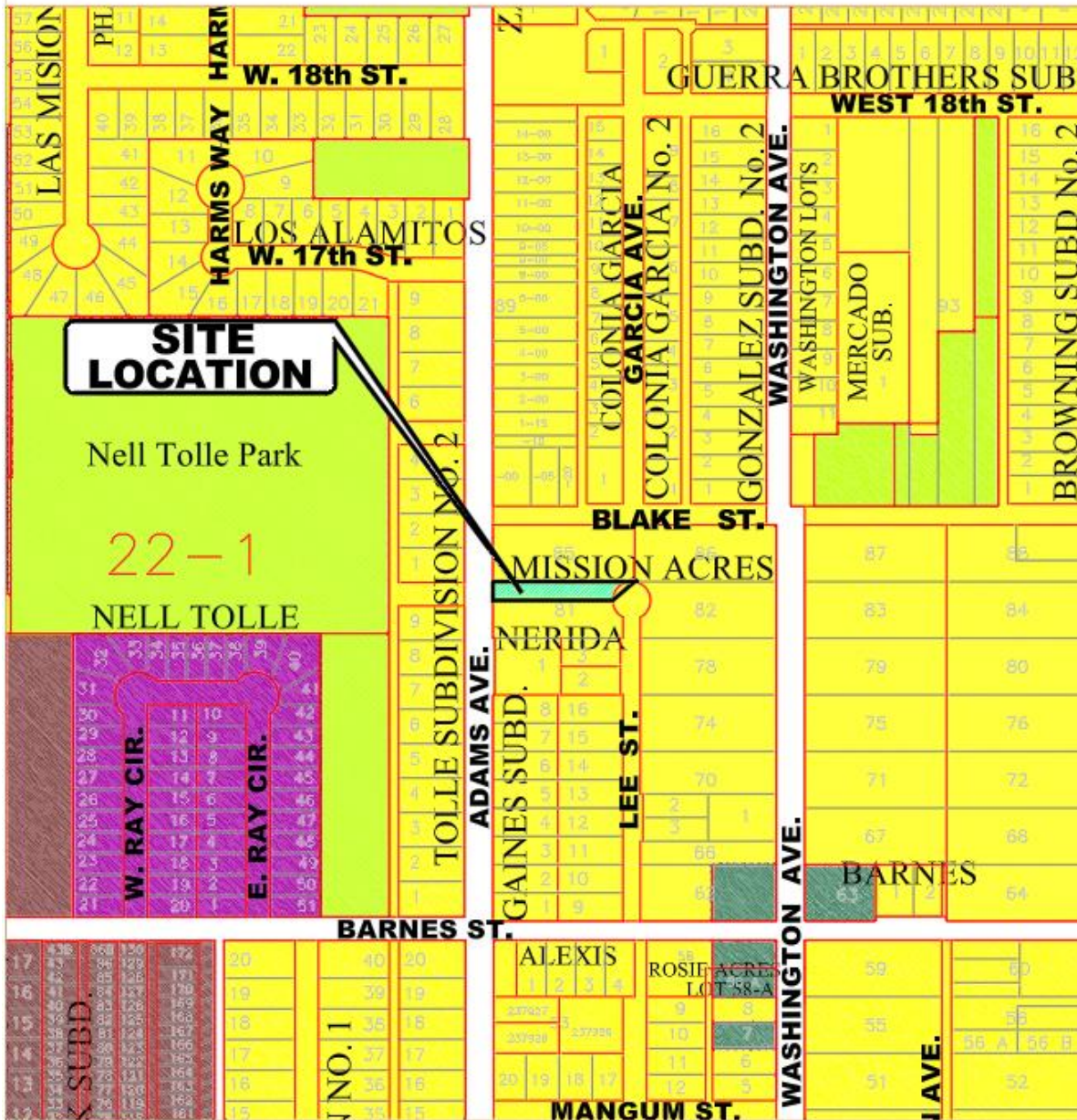
AERIAL MAP



AERIAL MAP



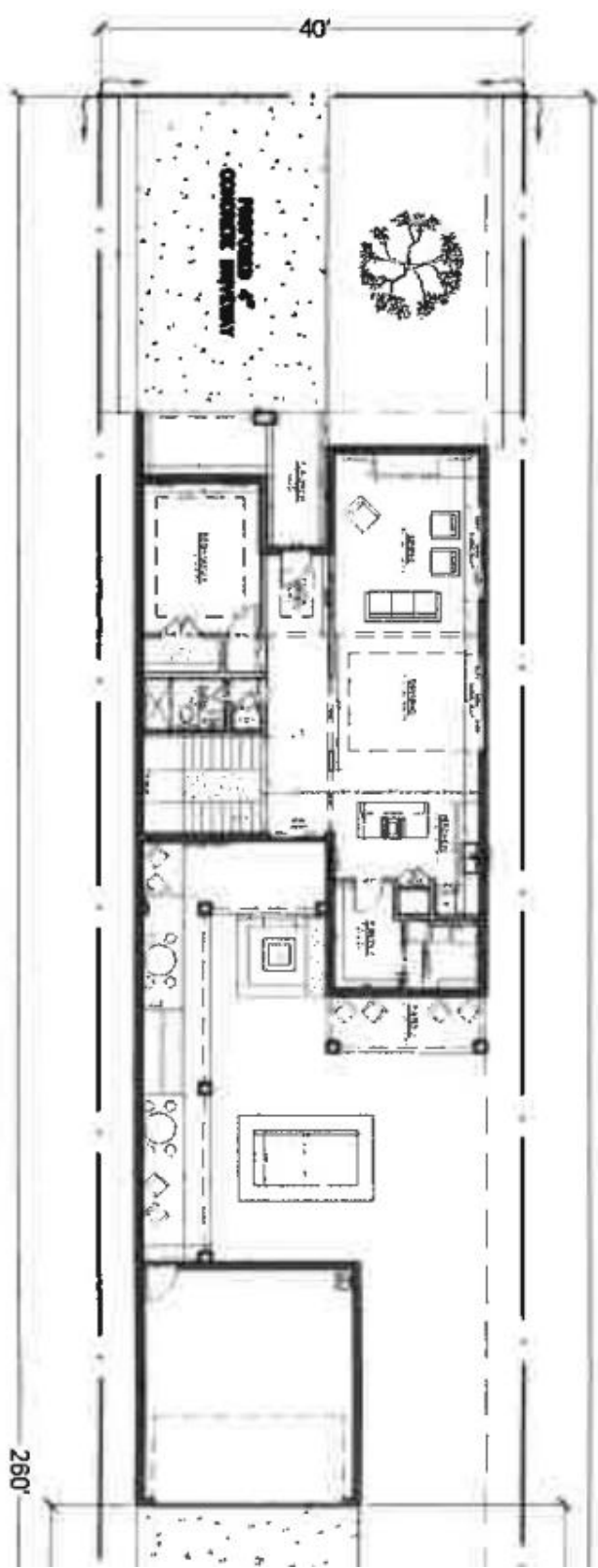
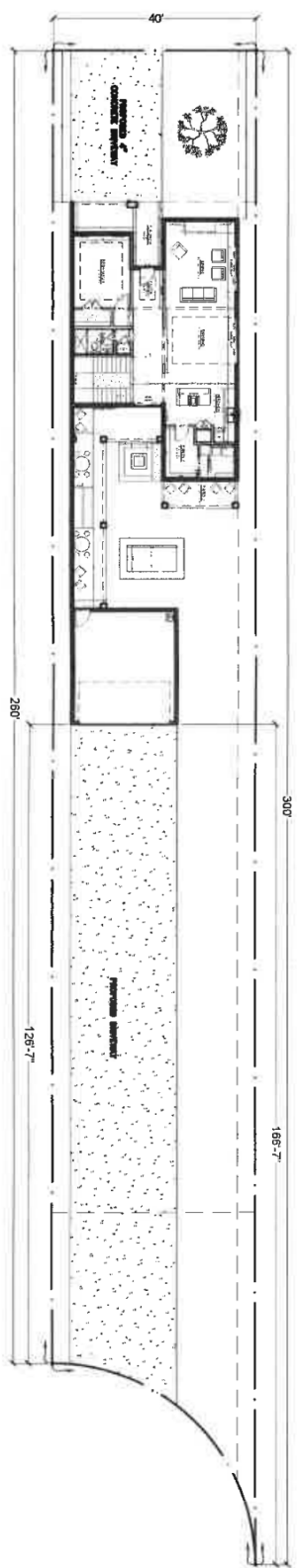
ZONING MAP



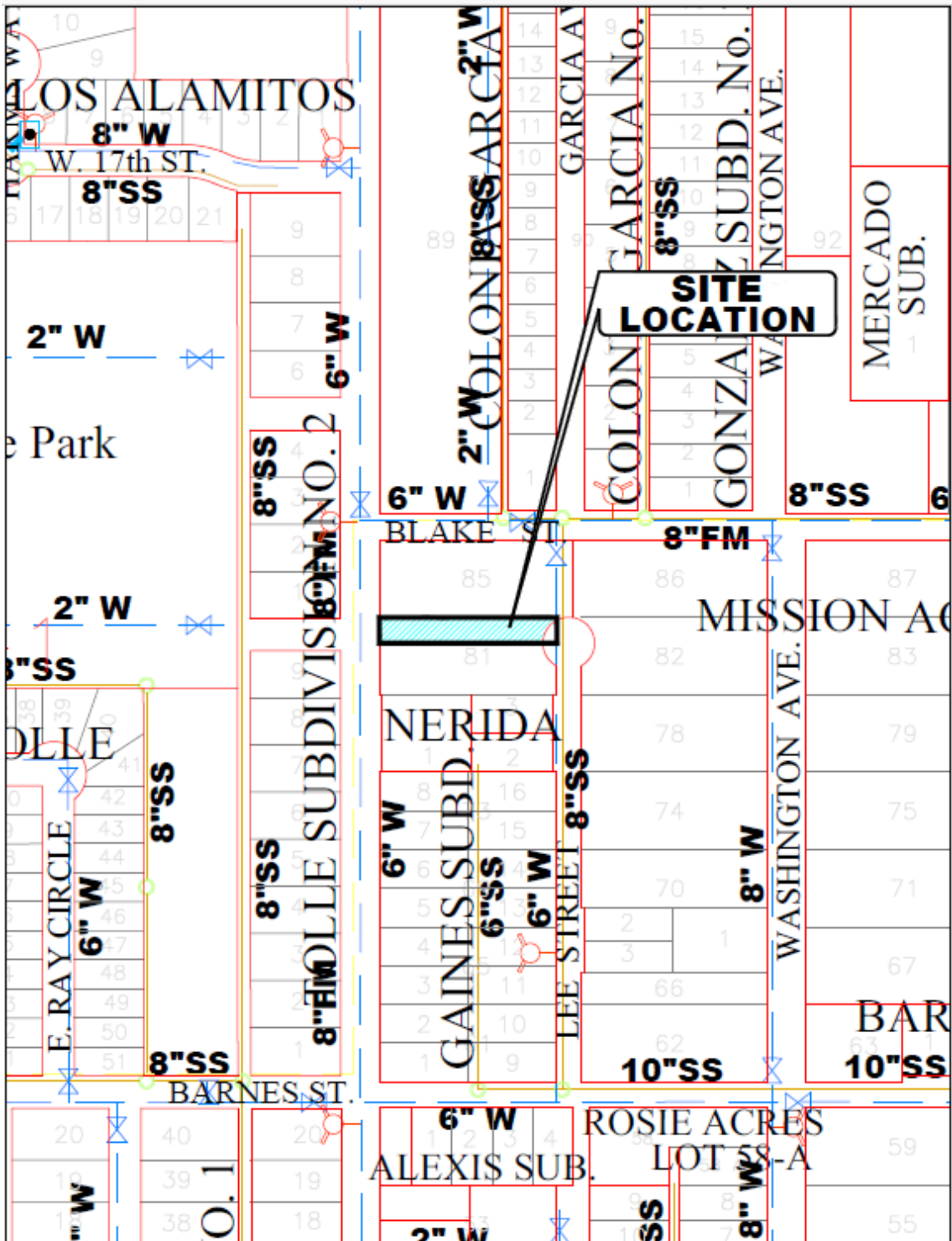
ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| 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 MICTPD HOUSING | I-1 LIGHT INDUSTRIAL |
| R-IT 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 |

PROPOSED HOME CONSTRUCTION



EXISTING UTILITIES



UTILITY LAYOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78702

PH: (956) 580-6672
 FAX: (956) 580-6680

No.