CITY OF MISSION

PLANNING AND ZONING COMMISSION
MISSION CITY HALL
OCTOBER 07, 2026 at 5:30 PM

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, October 7, 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, 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 for items listed on the agenda

APPROVAL OF MINUTES

4 Approval of Minutes for P&Z Meeting - September 16, 2026

PLAT APPROVAL

5 Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase II Subdivision (Private Subdivision), a tract of land containing 13.711 acres of land being a part or portion out of the South end of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road. Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc.

6 Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Remanso Subdivision, being a 3.91-acre tract of land out of Lot 124, John H. Shary Subdivision located along the South side of Mile 2 South Road approximately 150 feet West of Shary Road. Developer: Retama Investments, LLC, Engineer: M. Garcia Engineering, LLC. - Cervantes

PUBLIC HEARINGS

REZONING

7 Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being a 0.19 acre tract of land out of Block 4, Erdahl Subdivision, located at the Northwest corner of U.S. Expressway 83 and Holland Avenue. Applicant, Jeronimo Villalobos dba Villalobos Commercial Rentals LLC - Cervantes

CONDITIONAL USE PERMIT

8 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Home Occupation for a Licensed Child Care Home – Nene's Day Care in an (AO-I) Agricultural Open Interim District, being a .50 acre tract of land out of the East 10 acres of the North 15 acres out

of Lot 23-4, West Addition to Sharyland Subdivision, located at 905 W. 20th Street. Applicant: Diana Castilleja De Guerrero – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant, and for the Sale & On-Site Consumption of Alcoholic Beverages and for late hours permit in a (C-3) General Business District, being Lot 2A, Stewart Plaza Subdivision, located at 1508 E. Expressway 83, Applicant: Point Padel Club LLC - Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Rustic Leaf Gentlemen's Spa & Cigar Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lots 1 & 2, Block 2, Springfield Subdivision Phase 1 Commercial, located at 2100 E. Griffin Parkway, Applicant: Rustic Leaf, LLC - Cervantes

UNFINISHED BUSINESS

11 TABLED: Consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC - Cervantes

Notice Regarding Executive Session: The City of Mission Planning and Zoning 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 1st day of October, 2026

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Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 1st day of October, 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.

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Anna Carrillo, City Secretary

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

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

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

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

Texas Government Code Section:

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

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

(a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or

(b) at a subsequent public meeting of the Commission upon notice thereof; as the Commission shall determine.

On this the **1st day of October, 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.

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Anna Carrillo, City Secretary

PLANNING AND ZONING COMMISSION
SEPTEMBER 16, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
Diana Izaguirre	Irene Thompson	Gabriel Ramirez	Christina DeMara
David Villarreal		Susie De Luna	Janette Salinas
Raquenel Austin		Xavier Cervantes	Santana Rodriguez
Steven Alaniz		Alex Hernandez	Juan Guajardo
Connie Garza		Ana G. Bazaldua	Jose Rubio
Kevin Sanchez			Mary Rubio
			Helen Walbere
			Erica Cantu
			Claudia Solis
			Aejndro Solis
			James Alfaro
			John Paul Perez

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

DISCLOSURE OF CONFLICT OF INTEREST
There was none.

CITIZENS PARTICIPATION
There was none.

APPROVAL OF MINUTES FOR AUGUST 5, 2026
Chairwoman Izaguirre asked if there were any corrections to the minutes for August 5, 2026. Mr. Sanchez moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.
Ended: 5:32 p.m.
Item #2
Site Plan Approval: **Site Plan Approval for the construction of 6 apartments in a (R3) Multifamily Residential District legally described as Lot 12, Las Cumbres Terrace Subdivision, Applicant: M2 Express**

Mr. Ramirez stated The property is a corner lot measuring 17,238 square feet with a frontage of 105 feet intersecting Mountain Road and N. Trosper Road. The subdivision was designed for R-3 type construction and is prepped with 60 feet right-of-way complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 12 spaces. There will be three structures proposed on the Lot: Each building (duplex) will house two

apartments measuring a grand total of 1,896 square feet. A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision Landscaping regulations.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the request for Site Plan Approval subject to conditions. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.
Ended: 5:33 p.m.
Item #3
Site Plan Approval: **Site Plan Approval for the construction of a chain restaurant named Reyna's BBQ in a (C-3) General Business District legally described as Lot 6A, Replat of Lot 6A and 7A M.E.D.C Subdivision located at 2401 Victoria Street. Applicant: Erika Bettina Resendez**

Mr. Ramirez stated the applicant is requesting a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community. The project is located on Lot 6A, Replat of 6A and 7A, M.E.D.C Subdivision located approximately 320 feet East of S. Shary Road along the North side of Victoria Road. This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Southwest corner of Lot 6A, and fire lanes will be noted at restricted locations throughout the site. The building will be 96 feet from Victoria Street exceeding the minimum building setback requirements of 30' set by the zoning ordinance. The applicant is proposing one main structure with two entrances from the access road along the West side of this lot. A total of 62 parking spaces (5 being designated for ADA) are allocated for public use, which exceeds the minimum of 49 required for this business. An extra serving lane may serve as additional stacking and queuing, if necessary. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

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

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alanis moved to approve the request for Site Plan Approval subject to conditions. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.
Ended: 6:04 p.m.
Item #4
Rezoning:

Conduct a public hearing and consideration of a rezoning request from Single family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC.

The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to obtain a separate water meter for a separate guesthouse The property is located along the West side of Harmony approximately 850 feet South of Mile 2 Road The tract of land has 6,860 square feet in area and measures 49 feet along Harmony Lane and has a depth of 140 feet. The surrounding zoning is Single-family Residential (R-1) District in all directions. The surrounding land uses single-family homes in all directions. The minimum lot dimensions for R-2 zones are 50 feet by 100 feet with a minimum lot area of 6,000 square feet for a duplex. The lot does not meet with the minimum lot frontage requirements by one (1) foot. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan. Notices were mailed to 20 surrounding property owners. Planning staff has received opposition to the rezoning. A petition was submitted citing protection of the single-family character of the neighborhood, precedence to other R-2 zonings, and traffic and infrastructure concerns. The petition was signed by 13 people and make up 24.07 percent of the property owners within 200 feet and 21.4 percent of the property owners within 400 feet. Due to House Bill 24 becoming State Law in 36 Item 6 2025, a super majority vote of the City Council will not be required for the rezoning to be approved.

Chairwoman Izaguirre asked if there was anyone in the audience for or against the item.

Alejandro Solis from 3007 Harmony Lane voiced his concerns regarding the rezoning request being discussed, the integrity of the subdivision being his biggest concern and the possibility of this opening the door to chaos in a very peaceful community.

Cristina De Mara-Kirby property owner of 3004 Harmony Lane Unit A voiced her intention for the rezoning as it being a step needed to be taken to meet the needs of the future owner of the home being proposed. She presented the board and the audience with hard copies of the plans and gave a detailed explanation of her basis behind the request. Stating that her company focuses on serving adults with special needs as well as veterans and that her intention was not to build a duplex rather than just meet the needs of her client. The client needs separate bills to be paid by his government allotment check. To do so while living under the care of his mother he will be needing his own meter in the same property, reason for the request for the second meter.
Claudia Solis from 3007 Harmony Lane voiced her deep concerns about the possibility of the integrity of the subdivision being compromised by the aggressive title on the request R2- Duplex-Fourplex Residential. She explained how tight the community is and how peaceful everything is, with the

potential rezoning she fears that will be affected. Opening for the possibility if not now in the future to have an actual duplex built and that would mean more traffic to an area that has narrow streets and no sidewalks. Above all her concern was the integrity of the neighborhood being tarnished.

John Paul Perez from 3002 Hackberry Avenue, home that sits behind the property requesting the rezoning, expressed concern regarding the request as its home sits behind the property, as well as pointing out the big percentage of the community within the 200 ft radius and the 400-foot radius to be discontent with the request and against any modifications to the zoning. He stated his outmost concern being that if rezoned R-2 with the good intentions of the petitioner, there's nothing holding the petitioner to not ever build a Duplex-Fourplex and make use of the zoning stated upon the property.

Santana Rodriguez from 3006 Melody Lane stated the neighborhood has no curb and gutters, no sidewalks and the streets being rather narrow. She added that those concerns have been brought up to city hall for aide with the streets and their sewer/drainage system with no solution nor success to the requests being made. He voiced that the demographic for the neighborhood was of an older generation, and they enjoy the peace and quiet that comes with that. He also spoke on behalf of his neighbors stating that they are in agreeance with the current R-1 zoning and completely in disagreement with the possibility of an R-2, regardless of the intentions of the petitioner.

Chairwoman Izaguirre asked if there was anyone else that needed to speak up regarding the item. 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, stated upon doing some due diligence on the subdivision packet that was provided by Ms. De Mara-Kirby, she noticed quite a few properties with more than one unit per lot, Mr. Sanchez questioned why 3005 Melody Lane appeared to be an apartment complex to what Mr. Cervantes explained that it was intended to be dorm rooms for the church complex back when the church was being built, and the property was currently zoned as single family residential. Chairwoman Izaguirre then questioned 3001 Melody Lane and the fact that there are 3 mailboxes in the property. Mr. Cervantes explained that the lot at the end of Melody Lane was split into 3 tracts reason for the 3 mailboxes and the reason for the property for have remained as one lot on HCAD is due to the fact that this subdivision was annexed to the city in 1994 and some properties and lots were grandfather into the annexation as is.

Chairwoman asked if the plans presented under R-1 were approved, Mr. Cervantes made it clear the project was approved with no problems under the condition of having one meter to meet the requirements of the present zoning. He added that if the project remains to be a one meter development he doesn't foresee any issues, the only hold up here is the need for a second meter that its now putting a halt to the development. Mrs. Garza questioned if the possible new designation would affect the entire subdivision to what Mr. Cervantes stated only affects the one lot. Mr. Sanchez

also questioned the address being Unit-A to what Mr. Cervantes clarified the lot had been split into 2 tracts.

Chairwoman asked Ms. De Mara-Kirby if she would be willing to keep the plan as is, with the one meter, to what Ms. De Mara-Kirby stated she has no issues with the one meter, the request is more for her client that cares for a person with a disability and when do so they get an social security check due to the regulations and strictness of the program all the expenses of the person receiving said check must be done via the funds provided by the government, that being glasses, light, water, etc..

Chairwoman Izaguirre asked that if the need for the second meter is merely to meet the special needs for the client/buyer why can't it be done since the plan presents a home rather than an apartment building or rental. Mr. Cervantes explained that the only way a second meter can be processed is via rezoning, once the rezoning is in place then the second meter can be granted. He also explained that if in the future the land is sold, the zoning goes with it and the new owner could easily just build a duplex, and that's why it triggered so much opposition.

Chairwoman Izaguirre mentioned that as a city we are lacking the flexibility to work with these types of cases and rather than a rezoning the meter could be attained via a conditional use permit and only granted for the one person in specific. Mr. Cervantes explained that he understands the intention behind the petition and what she intends to do to meet the needs of the buyer which is to care for her disabled family member can be done under one meter. Chairwoman Izaguirre challenged the choice of having Ms. De Mara-Kirby apply for an R-2 when it had a higher probability of being denied to what Mr. Cervantes stated that Ms. De Mara-Kirby was told the only way to get a second meter was to apply for a rezoning and was given the same chance as anyone else interested in the same type of request.

Mr. Cervantes gave the option of tabling the item to consult with the City attorney to see the possibility of approving a second meter in an R-1 zone and revisiting in the next meeting.

Chairwoman Izaguirre entertained a motion. Ms. Garza moved to table the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.
Ended: 6:05 p.m.
Item #5
Conditional Use Permit: **For the Sale & On-Site Consumption of Alcoholic Beverages – The Drunken Chicken Restaurant in a (C-3) General Business District, being Lot 12, Block 92, Mission Original Townsite Subdivision, located at 523 N. Conway Avenue, Suite 1 & 2, Applicant: The Drunken Chicken BBQ-Grill LLC,**

c/o Erica Irma Cantu

Mr. Cervantes stated the site is located at the Southwest corner of Conway Avenue and 6th Street. Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and onsite Consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council. The Drunken Chicken Restaurant has been in operation at this location since September 13, 2022. The restaurant offers a variety of BBQ plates and would like to incorporate alcohol beverages into their menu. The hours of operation are as follows: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., Monday closed, staff: 10 employees. The restaurant has 14 tables that seat 4 to 8 people for a total of 78 seating spaces, which would require 26 parking spaces. They currently have 10 parking spaces at the back of the building. The restaurant would be exempt by Code from requiring new off-street parking, since it is located within the Downtown District. Staff notes that the city parking lot at the NW corner of Conway and 6th Street, which has an additional 44 parking spaces, was also available. The applicant has an agreement with the church to use their parking spaces if needed. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a church and residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The last conditional use permit approved for the sale of alcoholic beverages at this location was on January 12, 2008, for a period of 1 year for Cocina del Caribe Restaurant. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to the surrounding property owners. 49 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 recommended approval with the following conditions: 1) Approval of a 1-year permit to continue to assess this business. 2) Waiver of the 300' separation requirement from a church and residential homes 3) Must comply with all City Codes (Building, Fire, Health, etc.) 4) Hours of Operation are the following: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., and Monday closed 5) Must comply with TABC requirements 6) CUP is not transferable to others

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

The applicant was present but chose not to speak.

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

Started: 6:05 p.m.
Ended: 6:06 p.m.
Item #6
Conditional Use Permit: For a bar named Mala Fama Restaurant Bar and for the Sale &

On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Resubdivision of Plaza Cantera Subdivision (AKA as Lots 2A and 3, Stewart Plaza Subdivision), located at 1512 E. Expressway 83, Suite 108 and 109, Applicant: Janette Salinas dba JS Ventures Group, LLC.

Mr. Cervantes stated The subject site is located at the Southwest corner of Stewart Road and Expressway 83. 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 total of 4,000 square feet for two (2) suites within a commercial plaza for a bar/lounge venue and would like to offer the sale and on-site consumption of alcoholic beverages to her customers. The venue has a kitchen, and food will be available for the customers. The applicant will have live music inside and must comply with the noise ordinance. Hours of Operation: Wednesday thru Sunday from 8:00 p.m. to 2:00 a.m. Staff: 10 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. As per the Fire Department the maximum capacity for this venue is 145 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.
62 Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present and chose not to speak.

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

Started: 6:07 p.m.
Ended: 6:07 p.m.
Item #7
Conditional Use Permit: **To construct four (4) electric vehicle charging ports, being Lot 1A, Sharyland Place Subdivision, in a (C-3) General Business District, located at 2410 E. Expressway 83. Applicant: Brad Slott P.E., Project Manager (Kimley/Horn)**

Mr. Cervantes stated the subject site is located at the Southeast corner of S. Shary Road (F.M. 494) and E. Expressway 83. The applicant is proposing to install 4 charging ports. The charging ports will be placed within the Walmart Supercenter parking lot for public use. Access to the chargers would be through 2 driveways off S. Shary Road and 2 driveways off E. Expressway 83. Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets

where gasoline products are sold require the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: Monday – Sunday, 24Hours. The working staff will be 0 employees, self-operated. Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 952 parking spaces is available for this establishment. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff recommended approval with the following conditions: 1) Approval for the life of Use. 2) Must apply for a building and sign permit 3) Must comply with all City Codes (Building, Fire, Health, etc.); 4) CUP is not transferable to others.

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

There was none.

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

Started: 6;07 p.m.
Ended: 6:09 p.m.
Item #8

Ordinance Amendment: **Consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42. – C-2 (Neighborhood Commercial District), Subsection (3) Conditional Uses; Section 1.43. C-3 (General Business District), Subsection (3) Conditional Uses; and Section 1.44. C-4 (Heavy Commercial District), by removing Portable Buildings as a Conditional Use. Applicant: City of Mission**

Mr. Cervantes stated This ordinance will streamline the process for the issuance of building permits by not requiring a conditional use permit for a portable building. The proposed ordinance would allow the issuance of a moving permit with the correct zoning and with a site plan approval if the portable building has a concrete skirt around the base of the building. Staff recommends the adoption of the ordinance.

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.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alanis moved to approve the ordinance amendment request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:09 p.m.
Ended: 6:14 p.m.
Item #9

Ordinance Amendment: **Consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article IV, Section 1.17, Powers of Board of Adjustment, to authorize the Zoning Board of Adjustment to hear and decide Special Exceptions expressly authorized by Appendix A; Amending Article XIII, Exceptions and Modifications, Section 1.59, General, by adding a Special Exception authorizing a carport accessory to an existing single family or two-family residence to encroach into the required front setback; Establishing standards, procedures and conditions for such Special Exceptions. Applicant: City of Mission**

Mr. Cervantes stated this ordinance will streamline the process for the issuance of building permits by allowing the construction of carports within the 20-foot front setback, limited to no more than 400 square feet in size, with a Special Exception granted by the Zoning Board of Adjustment Section 211.009(a)(2) allows for special exceptions to the zoning ordinance if the proposed construction will not have detrimental impact on surrounding properties. The applicant will be required to submit preliminary architectural plans or renderings of the proposed carport and notices to the surrounding property owners within 200 feet will be mailed along with a sign in the property with the information of the public hearing. The board must find that the proposed carport, including its size, location, and construction materials, is compatible with the character of the neighborhood and will not adversely affect the value of surrounding properties. Staff recommends the adoption of the ordinance.

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

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 further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:15 p.m.
Ended: 6:17 p.m.
Item #10
Variance Request: **Consideration and possible action on matters related to the approval of a variance to allow the construction of a 100-foot in height pylon sign for the Circle K gas station, being Lot 1, El Milagro Commercial Phase 1 Subdivision, located at 1601 E. Military Road (F.M. 1016). Applicant – Laura Davalos (Alamo Sign Solutions)**

Mr. Cervantes stated the applicant is proposing to construct a pylon sign measuring 100 feet in height instead of the required 80-foot maximum height. The request is for a variance not to comply with Sec. 86-155 (2) (f) (3) – Expressway and Secondary Arterial Corridors of the Mission Code of Ordinances, which states: Ground or tenant sign: In the case of a multiunit building, one ground pole or tenant sign will be allowed per site; Maximum height: 80 feet. Staff recommends denial.

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

James Alfaro with Alamo Sign Solutions, spoke on behalf of his client Circle K, he stated the only purpose of the sign being at a 100 ft was merely for the purpose of visibility and being seen by the consumers.

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

Started: 6:17 p.m.
Ended: 6:19 p.m.
Item #11
Single Lot Variance **Single Lot Variance for the North 49 feet of Lot 34, Johnson City Subdivision, in a property zoned (R-1) Single Family Residential, located at 3004 Harmony Lane. Applicant: Christina DeMaria Kirby**

Mr. Cervantes stated This property is located at the North 49 feet of Lot 34, Johnson City Subdivision located along the West side of Harmony Lane approximately 830 feet South of Mile 2 North Road.

The land measures 140 feet by 49 feet, measuring 6,860 square feet or .157 acres per map records Lot 34 got split into two separate tracts of land by metes and bounds description in August 2026. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Capital Sewer Recovery fee ($200.00), Parks Fee ($675), and Water Rights Fee ($3000) will be imposed as a condition for approval. Staff recommended: there is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

ITEM#16
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 6:20 p.m.

_____
Diana Izaguiree, Chairwoman
Planning and Zoning Commission

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase II Subdivision (Private Subdivision), a tract of land containing 13.711 acres of land being a part or portion out of the South end of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road. Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- September 10, 2026 – Final review of plat and construction plans deemed complete by SRC.
- September 28, 2026 - Plat, preliminary construction plans, and Subdivision Application submitted to the department.

- October 7, 2026 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- October 27, 2026 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- This development is located on approximately ¾ of a mile North of Military Road along the West side of S. Inspiration Road and just West of Las Palmas at Bensen Palm Phase I.
- Las Palmas at Bentsen Palm Phase II is a continuation of Phase I which will be a private subdivision consisting of 76 single family residential lots, and a detention pond being part of a master plan.
- This subdivision will have 2 access points both being from phase I. All internal streets will be private 32’ B-B with curb and gutters within 50’ right-of-way’s.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Planned Unit Development (PUD) where the developer has designed the subdivision per their master plan for this area.
- The imposed fees include Capital Sewer Recovery Fees ($200xlot), city inspection fees at $85 per hour, and Conveyance or Payment of Water Rights ($3000xacre). All other format findings shall be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to recording the plat.

STAFF RECOMMENDATION:

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

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

SUBDIVISION APPLICATION

RECEIVED 9/28/26 GR

CITY OF MISSION
SUBDIVISION APPLICATION

Name: Rhodes Development, Inc.

Address: 200 S. 10th Street, Ste. 1700

City: McAllen, Texas 78502

Phone: (956) 287-2800

Subdivision Name: Las Palmas at Bentsen Palm Phase 2

PLAT FEES

5 ACRE PLAT OR LESS.....$400

5+ ACRES.....$500

Re-Plat Filing/Review $300

Separate Subdivision variance/open cuts, etc. $150

P&Z Date:_____ City Council Date:_____

Urban (City) X Suburban ETJ _____ Rural ETJ _____

Zone: PUD Water Dist. HCID#18 School Dist. La Joya ISD

of Lots: Residential 78 Non-Residential _____ Common Areas/Lots 2

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

_____ L. F. of 8" Water Lines

_____ L. F. of _____ Water Lines

Other:_____

Suburban MSR cost of water meters &

$_____

SEWER

_____ L. F. of _____ Sewer Lines

_____ L. F. of _____ Sewer Lines

Lift Sta: _____ N/A-Septic Use:_____

Other:_____

Suburban ETJ Only: MSR cost of Septic Tanks

$_____

15075601
1201 E. 8TH ST

REC#: 06774524 9/28/2026 9:01 AM
OPER: NDLC TERM: 007
REF#: 038305

TRAN: 550.0000 BUSINESS LICENSE
20260723-09/28/26 RHODES DEVELOPMENT INC
SITE PLAN REVIEW 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

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

STORM SEWER

__ Wide Streets

__ Wide Streets

—

_____ L. F. of _____ Storm Lines

_____ L. F. of _____ Storm Lines

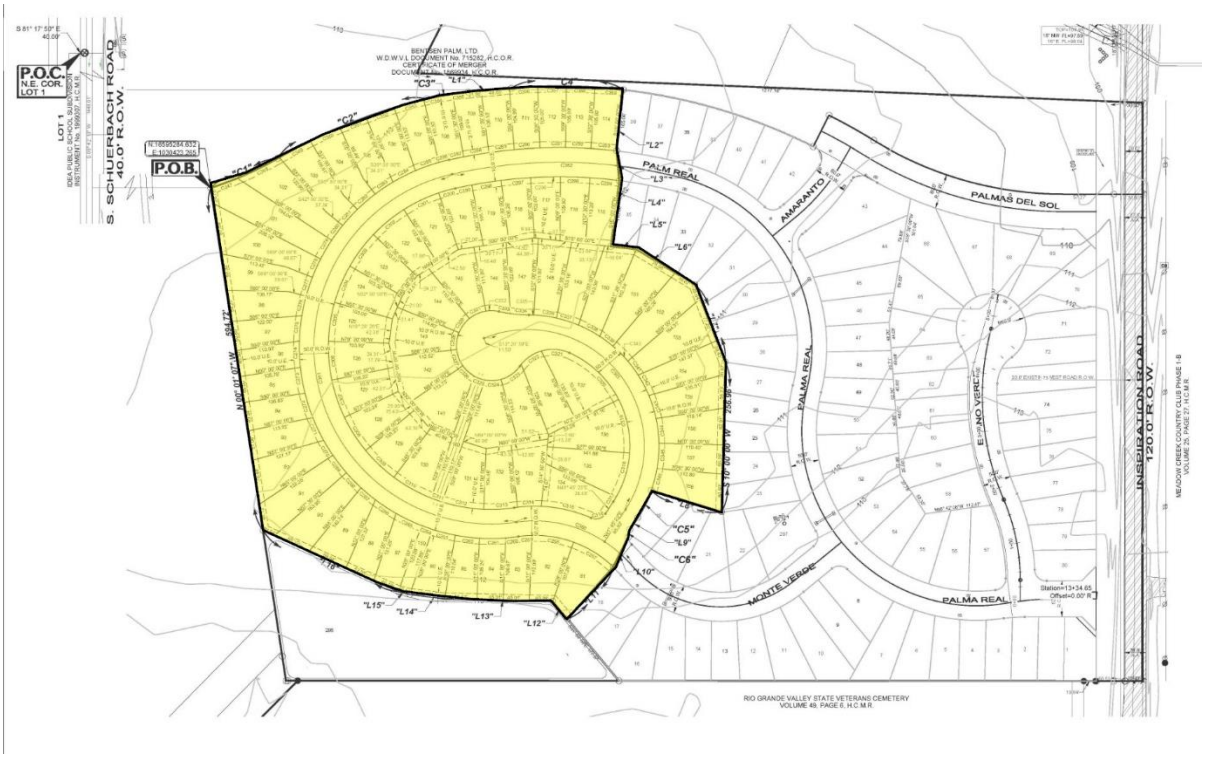
_____ L. F. of _____ Storm Lines

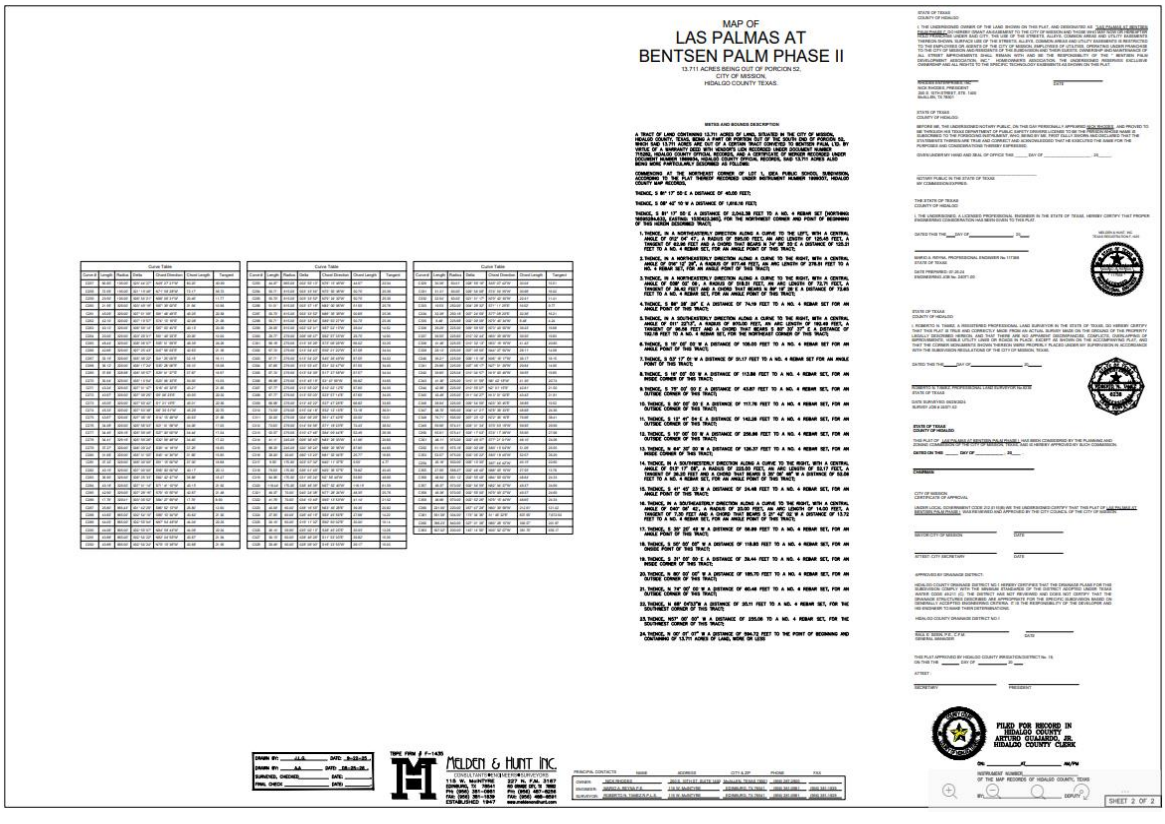
_____ L.F. of _____ Storm Lines

_____ L.F. of _____ Storm Lines

Revised 2023

PLAT





MAP OF
LAS PALMAS AT
BENTSEN PALM PHASE II
13.711 ACRES BEING OUT OF PORCION 52,
CITY OF MISSION,
HIDALGO COUNTY TEXAS.

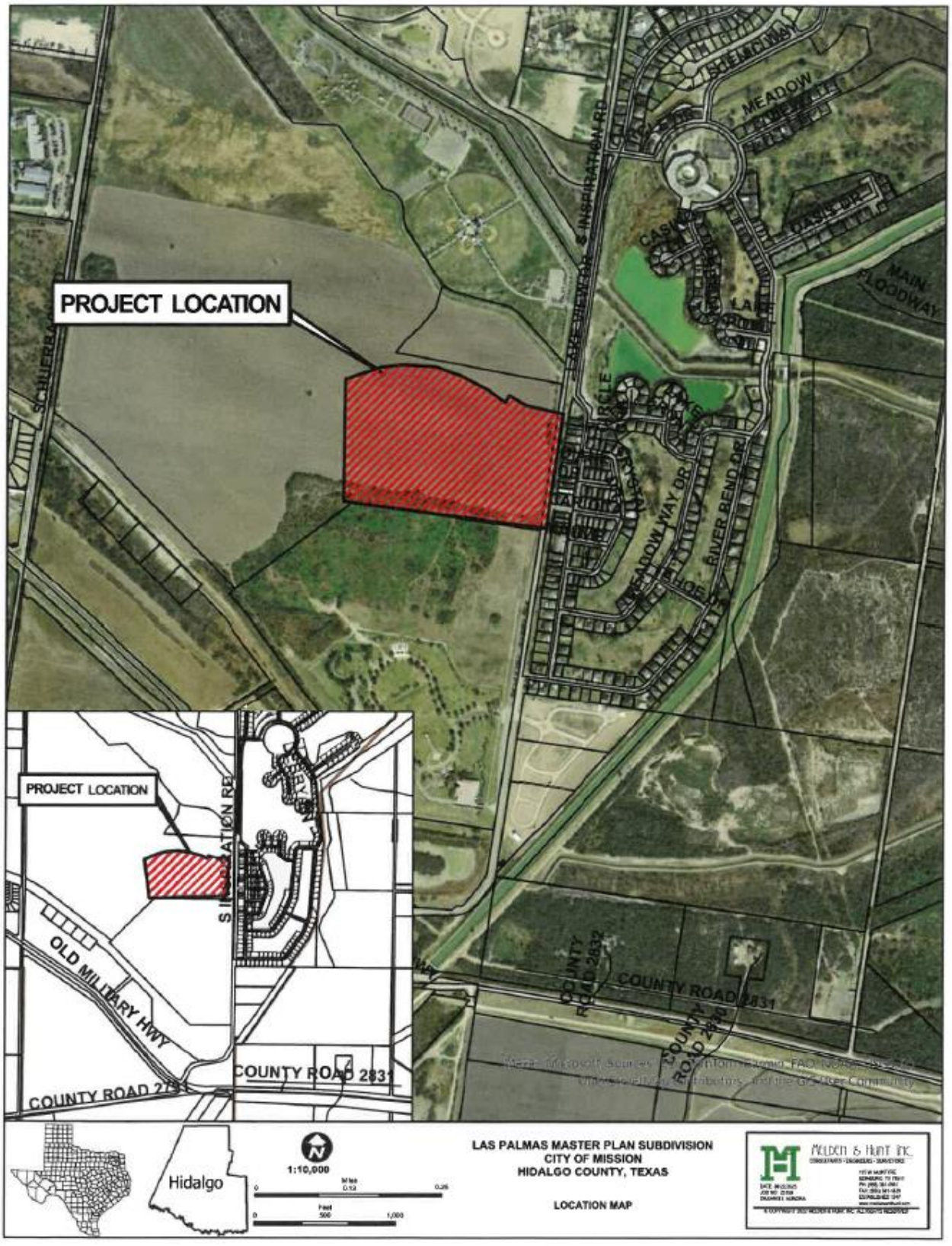
METES AND BOUNDS DESCRIPTION

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

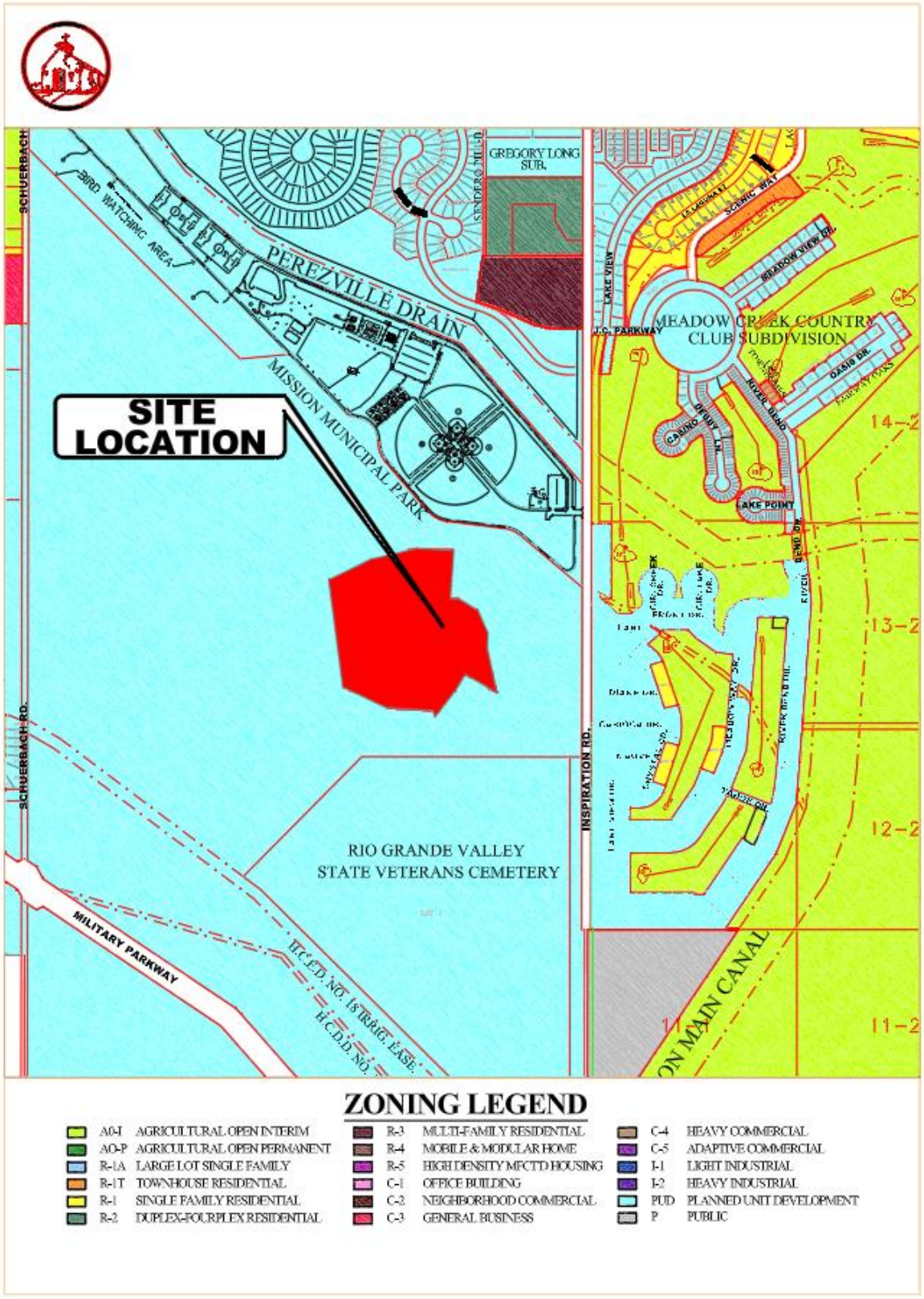
SHEET 2 OF 2

MELDEN & HUNT INC.

AERIAL


PROJECT LOCATION
MEADOW
MAIN FLOODWAY
SCHUERBACH RD
S INSPIRATION RD
MEADOW WAY DR
RIVER BEND DR
COUNTY ROAD 2831
COUNTY ROAD 2832
PROJECT LOCATION
OLD MILITARY HWY
COUNTY ROAD 2831
COUNTY ROAD 2832
Hidalgo
1:10,000
LAS PALMAS MASTER PLAN SUBDIVISION
CITY OF MISSION
HIDALGO COUNTY, TEXAS
LOCATION MAP
Malden & Hunt Inc.

ZONING MAP



ZONING LEGEND

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

DRAINAGE REPORT

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

Drainage Statement
LAS PALMAS AT BENTSEN PALM (MASTER)
Project #25159.00 Date: September 23, 2025 Revised: November 3, 2025

LAS PALMAS AT BENTSEN PALM (MASTER) A tract of land containing 33.167 acres situated in the City of Mission, Hidalgo County, Texas, being out of Porcion 52. This subdivision lies in Zone "B", which is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one(1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, and in part in Zone "AH", which is defined as areas of 100-year shallow flooding where depths are between one(1) and three(3) feet; base flood elevation has been determined to be 113, but no flood hazard factors are determined. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located on the Northwest of the intersection of Military Parkway and S. Inspiration Road. The property is currently open with a proposed use of 158 residential lots and 5 common areas, currently inside the City of Mission, Texas.

The soil in this area (44) Olmito silty clay, which is in Hydrologic Group "C", these soils have a slow infiltration rate when thoroughly wet and (55) Reynosa silty clay loam, which is in Hydrologic Group "B", these soils have a moderate infiltration rate when thoroughly wet. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 12.16 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 84.32 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 72.16 c.f.s.

Surface runoff from the lots and the proposed streets will be caught by proposed Type "A" inlets placed at strategic locations and conveyed via said storm lines ranging from 24" to 42". The proposed storm system shall discharge into a proposed detention pond on the Southwest corner of this subdivision, which will discharge into an existing H.C.I.D. No. 18 drain ditch. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System.

In accordance with the City of Mission's drainage policy, the difference between pre and post development storm runoff shall not increase during the 50-year rainfall event. Therefore, as per attached calculations, and in accordance with the Approved Master Drainage Plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within said proposed detention pond.

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☐ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☑ CITY FACILITY
☐ OTHER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — DATE 11-7-25

11-3-25
Mario A. Reyna, P.E. #117368
President

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER
Date:

115 W. McINTYRE • EDINBURG, TX 78541 • OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Remanso Subdivision, being a 3.91-acre tract of land out of Lot 124, John H. Shary Subdivision located along the South side of Mile 2 South Road approximately 150 feet West of Shary Road. Developer: Retama Investments, LLC, Engineer: M. Garcia Engineering, LLC. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 10, 2026 – Final review of plat and construction plans deemed complete by SRC.
- September 29, 2026 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- October 7, 2026 – Consideration of the Plat Approval Subject to Conditions by the Planning and Zoning Commission.
- October 27, 2026 – Consideration of the requested Plat Approval Subject to Conditions by the City Council.

Summary:

- The Subdivision is located along the South side of Mile 2 South Road approximately 150 feet West of Shary Road. This site was rezoned to R-1 Single Family Residential District in February 2025 which is consistent with the surrounding areas which were.
- Remanso Subdivision will consist of an 18-Lot Single Family Residential Subdivision. The average proposed lot will measure 50 feet in width by 100 feet in depth,5 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1 single family residential zone.
- The site will have frontage to Mile 2 South Road which intersects S. Shary Road. The internal public streets are 32 feet back-to-back, within 50 feet right-of-way. This subdivision is only accessible from Mile 2 South Road.
- Water and sanitary sewer will be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling directly to the existing Hidalgo County Drainage District No. 1 Mission Inlet Bypass located South of this development. A discharge permit will be required to be submitted prior to any construction on HCDD1 right-of-way.
- The Capital Sewer Recovery Fees ($200xlot for residential), Park Fees ($675xlot), city inspections at $85 per hour, and Conveyance or Payment of Water Rights ($3000xacre) will be imposed. Water District Exclusions and all other format findings will be complied with prior to plat recording.
- All items on the subdivision checklist will be addressed prior to recording the plat.

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

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

SUBDIVISION APPLICATION

RECEIVED

RECEIVED 5/29/24

CITY OF MISSION
SUBDIVISION APPLICATION

Name: Carlos Andrade
Address: 2112 S. Shary Rd., Suite 28
City: Mission, TX 78572
Phone: (956) 209-5047
Subdivision Name: El Remanso

5 ACRE PL.
5+ ACRES. 15075601
1201 E. 8TH ST
Re-Plat Fili
Separate Su
P&Z Date:

REC#: 06776866 9/30/2026 11:16 AM
OPER: NDLC TERM: 007
REF#: 345

TRAN: 550.0000 BUSINESS LICENSE
20260732-09/30/26 ANDRADE, CARLOS
EL REMANSO SUBD 400.00CR

Urban (City) X
Zone: PUD (R-1)
Suburban ETJ
Water Dist. City of Mission

TENDERED: 400.00 CHECK
APPLIED: 400.00-
CHANGE: 0.00

of Lots: Residential 18 Non-Residential

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

Water CCN: SWSC LJWSC

WATER

1,360 L. F. of 8" Water Lines
L. F. of Water Lines
Other:

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

SEWER

840 L. F. of 8" Sewer Lines
L. F. of Sewer Lines
Lift Sta: N/A-Septic Use:
Other:

Suburban ETJ Only: MSR cost of Septic Tanks $

STREETS

654 L. F. of 32' Wide Streets
L. F. of Wide Streets
Other:

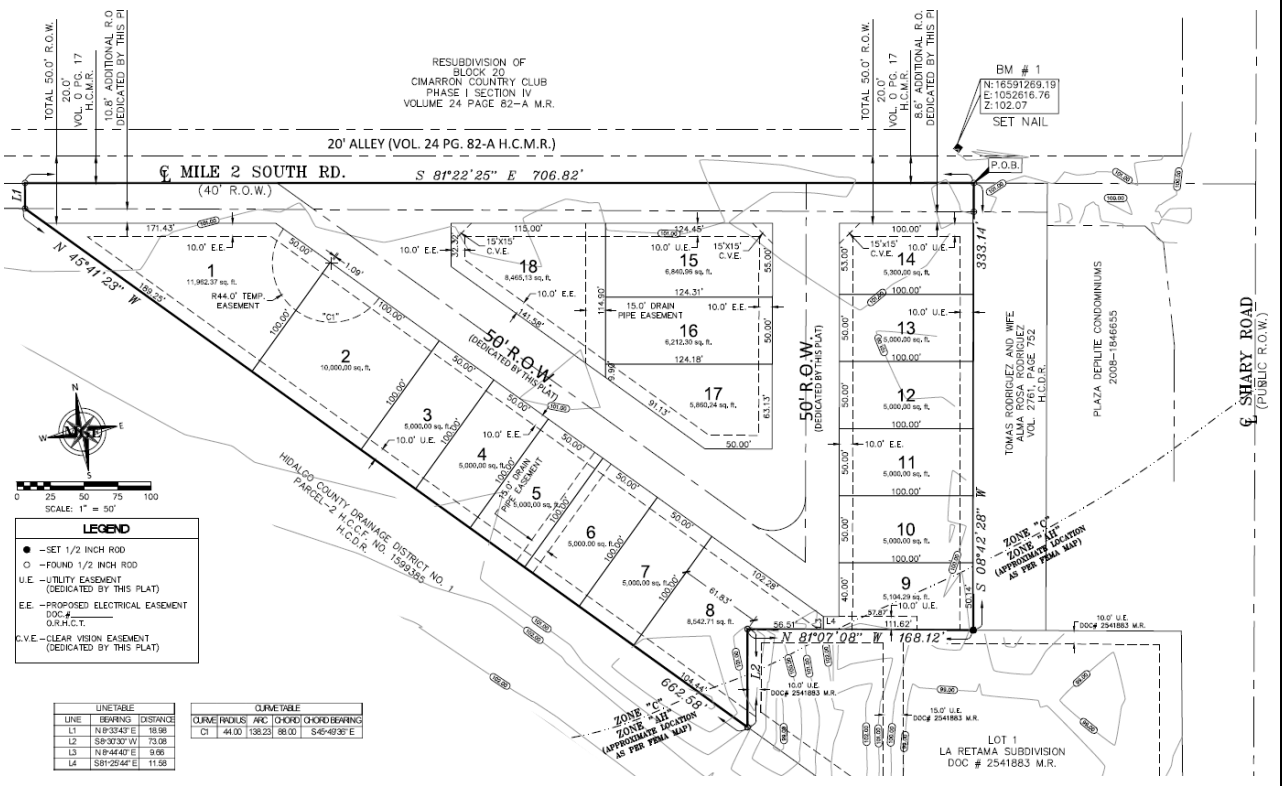
STORM SEWER

504 L. F. of 24" Storm Lines
280 L. F. of 30" Storm Lines
L. F. of Storm Lines

20260732

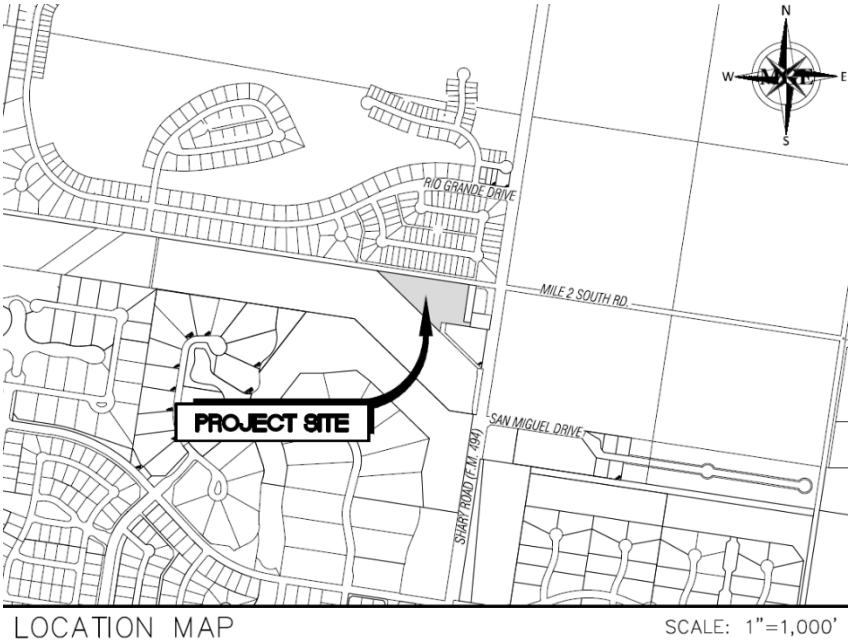
Revised 2023

PLAT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 8°33'43" E	18.98
L2	S 8°30'32" W	73.08
L3	N 8°44'40" E	9.66
L4	S 81°25'44" E	11.58

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	44.00	138.23	88.00	S 45°49'36" E

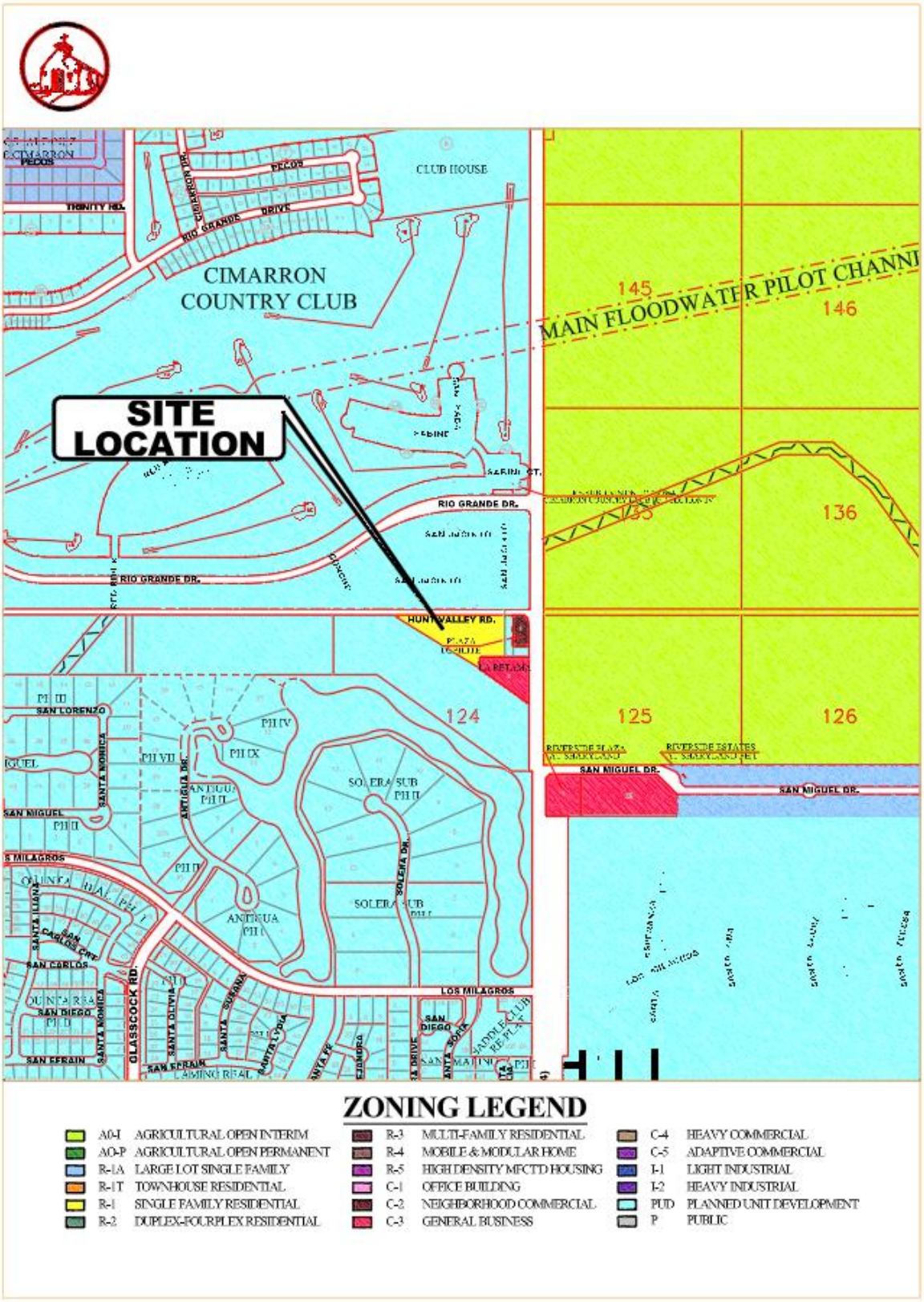


LOCATION MAP SCALE: 1"=1,000'

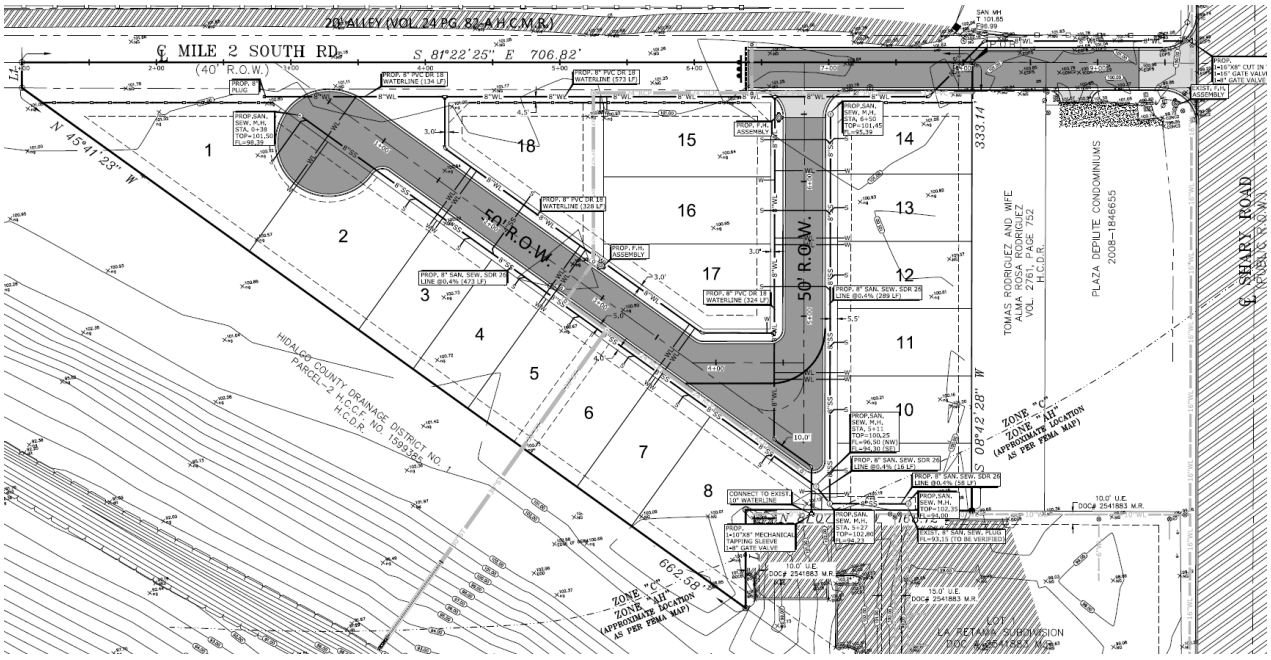
AERIEL PHOTO



ZONING MAP


CIMARRON COUNTRY CLUB
CLUB HOUSE
MAIN FLOODWATER PILOT CHANNI
SITE LOCATION
RIO GRANDE DR.
HUNT VALLEY RD.
SAN MIGUEL DR.
LOS MILAGROS
GLASSCOCK RD.
145
146
136
124
125
126
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
A0-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCTD HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

UTILITY LAYOUTS



DRAINAGE STATEMENT

EL Remanso Subdivision - Mission, Texas

June 23, 2026
Rev August 20, 2026

I. PROJECT LOCATION

El Remanso Subdivision is located in the City of Mission, Hidalgo County, Texas and is described as being a 3.91-acre tract of land out of Lot 124, of the Amended Plat of John H. Shary Subdivision, Hidalgo County, Texas, as recorded in Vol. 0, Pg. 17, of the Map Records, Hidalgo County, Texas. It is located on the South side of Mile 2 South Road, approximately 150 feet west of Shary Road.

II. FLOOD PLAIN

The property is located in Flood Zone "C", defined as areas of minimal flooding (No Shading) and Flood Zone "AH", defined as areas of 100-year shallow flooding where depths are between one (1) and three (3) feet: base flood elevations are shown, but no flood hazard factors are determined, as per FEMA's Flood Insurance Rate Map Community-Panel Number 480334 0400 C, map revised: November 11, 1982.

III. SOIL CONDITIONS

The Soil survey of Hidalgo County indicates the subject property lies in Hidalgo sandy clay loam.

(19) Harlingen Clay, This deep, nearly level soil is on broad areas of ancient stream terraces. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. These areas are broad and irregular in shape and range from 25 to more than 900 acres. Typically, the surface layer is grayish brown clay about 18 inches thick. The next layer, from 18 to 72 inches is brown clay that has many intersecting slickensides. The soil is calcareous throughout. The soil is moderately well drained. Surface runoff is very slow. Permeability is very slow, and the available water capacity is low. The soil is listed in Hydrologic Group D. (see excerpts from "Soil Survey of Hidalgo County, Texas.)

(64) Runn silty clay, This deep, nearly level soil is in areas of ancient stream terraces. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Areas are broad and irregular in shape and range from 10 to 250 acres. Typically, the surface layer is dark grayish brown silty clay about 18 inches thick. The next layer, from 18 to 38 inches, is light brownish gray silty clay. The next layer, from 38 to 55 inches is pale brown silty clay. The layer extending from 55 to 65 inches is pale brown silty clay loam. The soil is calcareous throughout. The soil is moderately well drained. Surface runoff is slow. Permeability is slow, and the available water capacity is high. The soil is listed in Hydrologic Group D. (see excerpts from "Soil Survey of Hidalgo County, Texas.)

This subdivision is on the City of Mission. Please contact HCDD1 before construction of the Discharge on HCDD1 Right of Way to assign an inspector. Please submit a discharge permit at your earliest convenience.

No construction shall be done on HCDD1 right of way without an approved discharge permit and notification.

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☑ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER

H.C.D.D. NO. 1 — DATE 09/22/26

IV. EXISTING CONDITION

The subject property is currently an undeveloped tract of land. The site topography is constant with elevations from 0 to 1 feet in some areas. Existing storm runoff is by surface flow to the Southerly direction to the Hidalgo County Drainage District No. 1 Mission Inlet Bypass. In accordance with the drainage policies of the City of Mission and County of Hidalgo, the Rationale Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately 6.414 cfs, as per the attached calculations.

IV. PROPOSED CONDITION

The proposed condition of the subject property will consist of a 18-Lot Single-Family Residential Subdivision. Development in the form of impervious pavement and roofs will increase the ultimate storm water runoff. A storm sewer system comprising of curb & gutter, inlets, storm water drainage pipe, and discharge will capture and convey storm water runoff to the existing Hidalgo County Drainage District No. 1 Mission Inlet Bypass located south of this development. In accordance with the Hidalgo County Drainage District No. 1, the Rational Method, 50-year frequency storm event, was utilized to determine the proposed storm sewer runoff from the site. The maximum contributing 50-year developed storm water runoff from this site is approximately 9.106 cfs, for an increase of 2.696 cfs.

According to the attached calculations, 15,771.515 cubic-feet (0.362 Ac-Ft) of post development runoff will be discharging to the Mission Inlet Bypass. The City of Mission has approved this development to discharge directly into the Mission Inlet Bypass ditch and this letter of approval has been attached to this drainage statement. To comply with the requirements of HCDD#1, the volume required to be detained will be achieved by over excavating the Mission Inlet Bypass.

A Grading Plan shall be approved by the City of Mission at the time of issuance of the building permit.

HCDD1 Note:

We are in receipt of the provided letters. HCDD1 concurs with the proposed options to do offsite detention and to not dedicate 75 ft of Right of Way to HCDD1 based on the following information.

1.- The City of Mission is in concurrence with the request for no detention pond
2.-The HCDD1 Mission Inlet Bypass Drain Ditch has been widened to its full capacity.

Please note that approval of this subdivision does not extend to future subdivisions with similar circumstances. Evaluations are on a case by case basis.

By: _____ 08-20-26
Mariano Garcia, P.E. Date

STATE OF TEXAS
MARIANO GARCIA
90956
LICENSED
PROFESSIONAL ENGINEER

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 7, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being a 0.19 acre tract of land out of Block 4, Erdahl Subdivision, located at the Northwest corner of U.S. Expressway 83 and Holland Avenue. Applicant, Jeronimo Villalobos dba Villalobos Commercial Rentals LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 7, 2025 – Application for rezoning submitted for processing.
- September 19, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- October 7, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 27, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Office Building District ("C-1") to Neighborhood Commercial District ("C-2") in order to place a raspa stand at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide sufficient 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 was rezoned from R-1 to C-1 in January of 2026.
- The triangular-shaped tract of land measures 150 feet in length and 79.55 feet along Holland Avenue.
- The surrounding zones are Single-family Residential District to the North and East, Single-family Residential and General Business District to the South and General Business District to the West.
- The property is vacant. The surrounding land uses include single-family homes to the North and East, US Expressway 83 along the South and a commercial plaza to the West.
- The Future Land Use Map shows the property designated for commercial uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

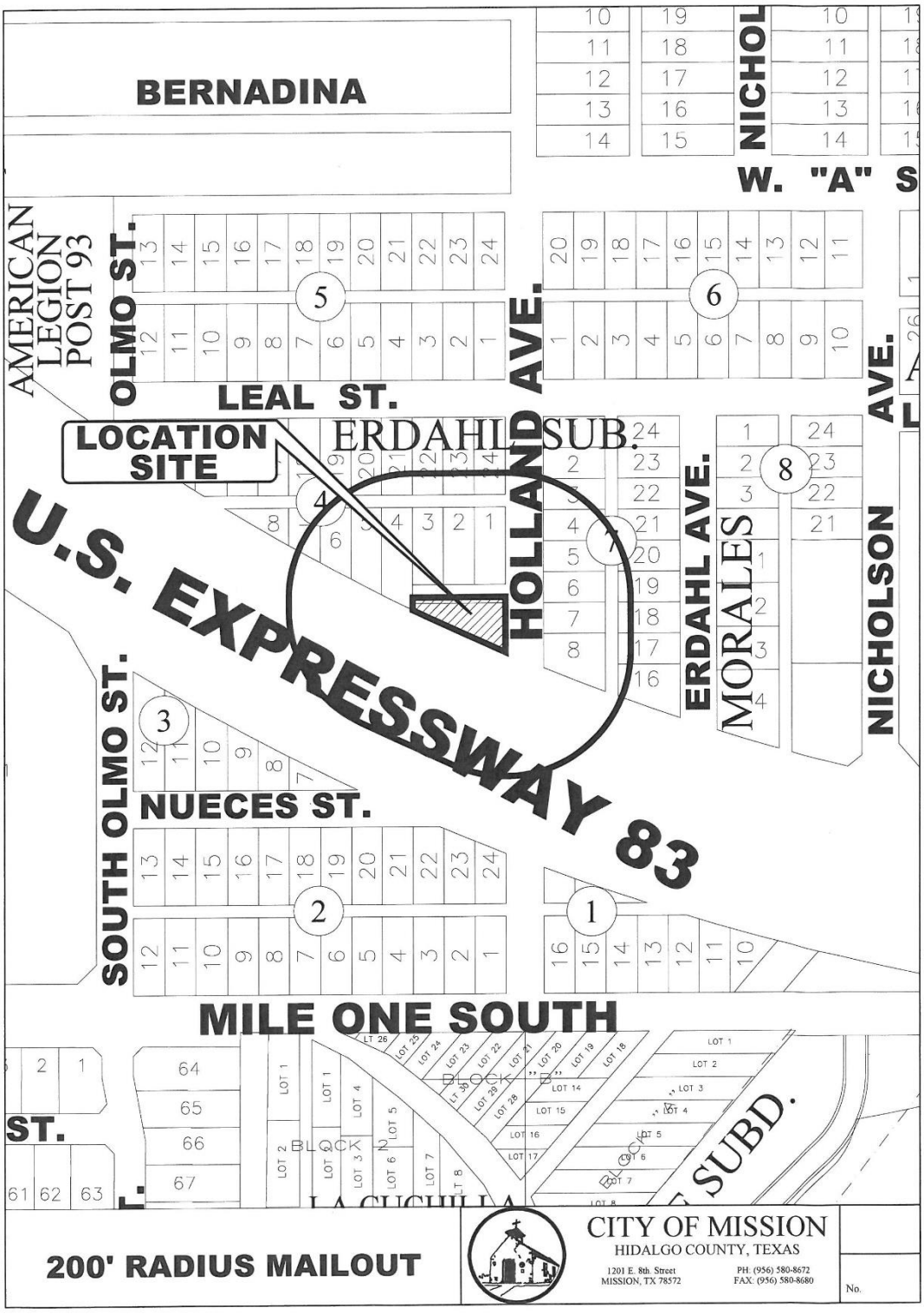
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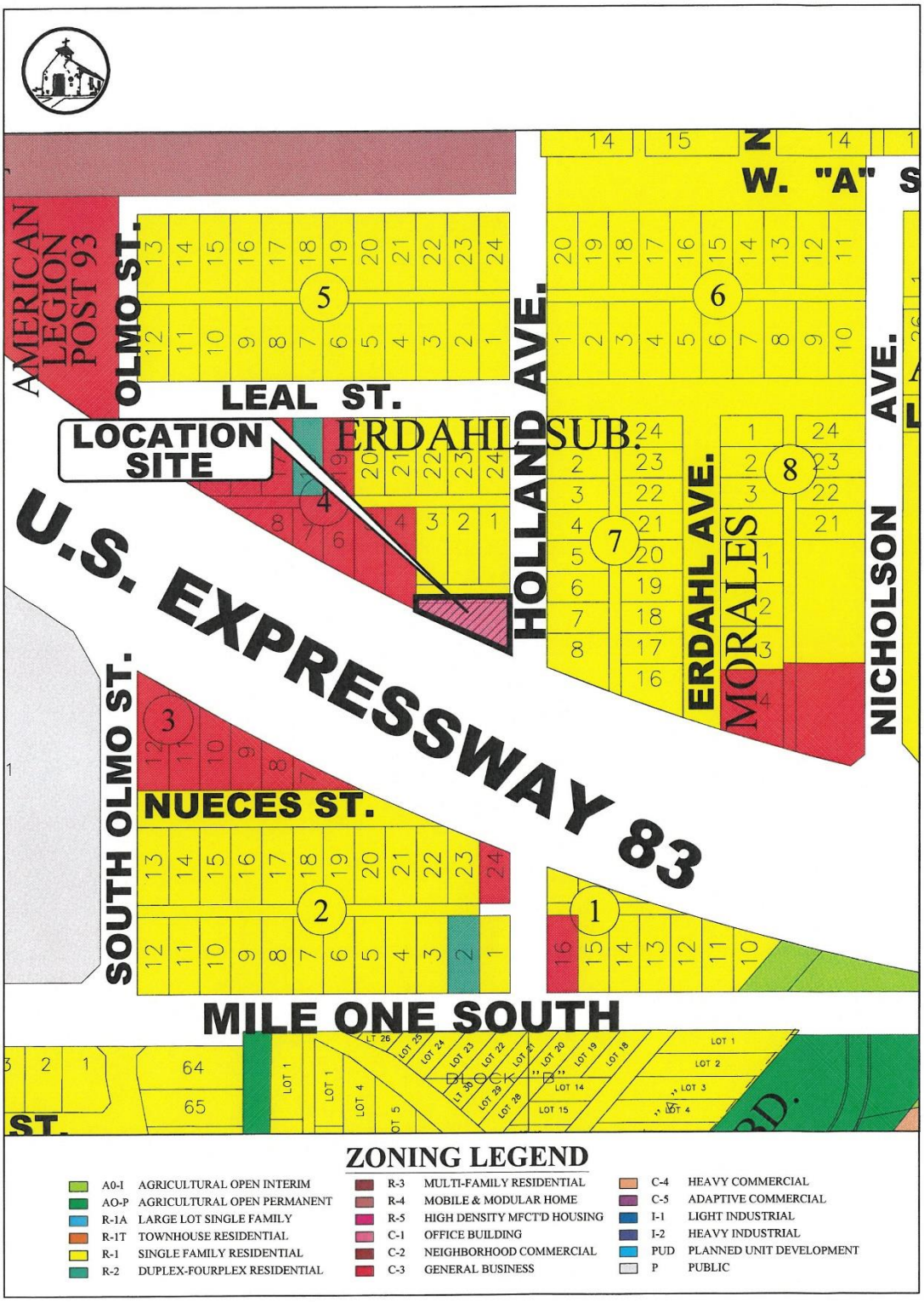
_____ NAYS

_____ DISSENTING_____

LEGAL NOTICE MAP



ZONING MAP


AMERICAN LEGION POST 93
OLMO ST.
LEAL ST.
LOCATION SITE
ERDAHL SUB.
HOLLAND AVE.
W. "A" S
ERDAHL AVE.
MORALES
NICHOLSON AVE.
U.S. EXPRESSWAY 83
SOUTH OLMO ST.
NUECES ST.
MILE ONE SOUTH
BLOCK "B"
ST.
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

AERIAL PHOTO



SURVEY OF THE SUBJECT PROPERTY

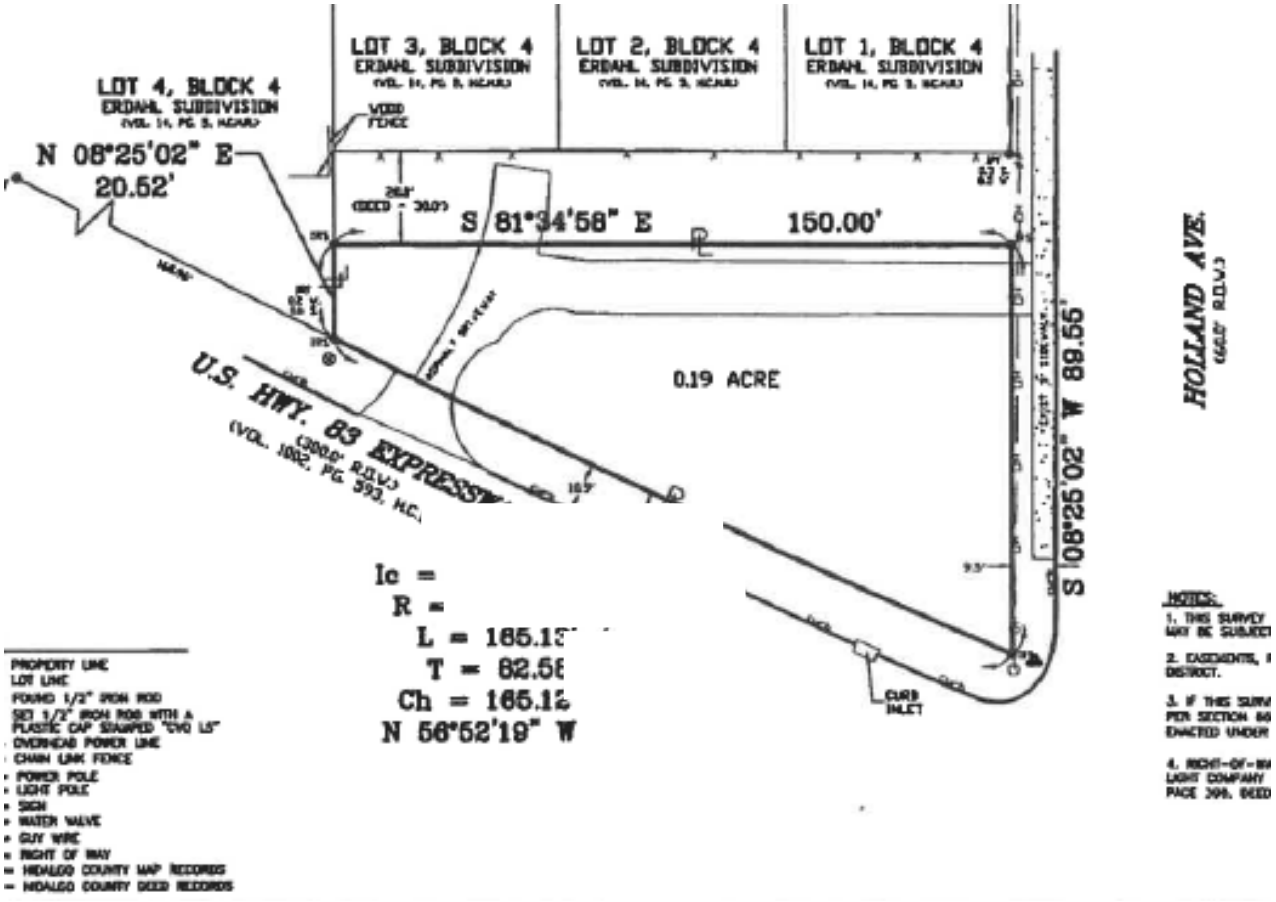
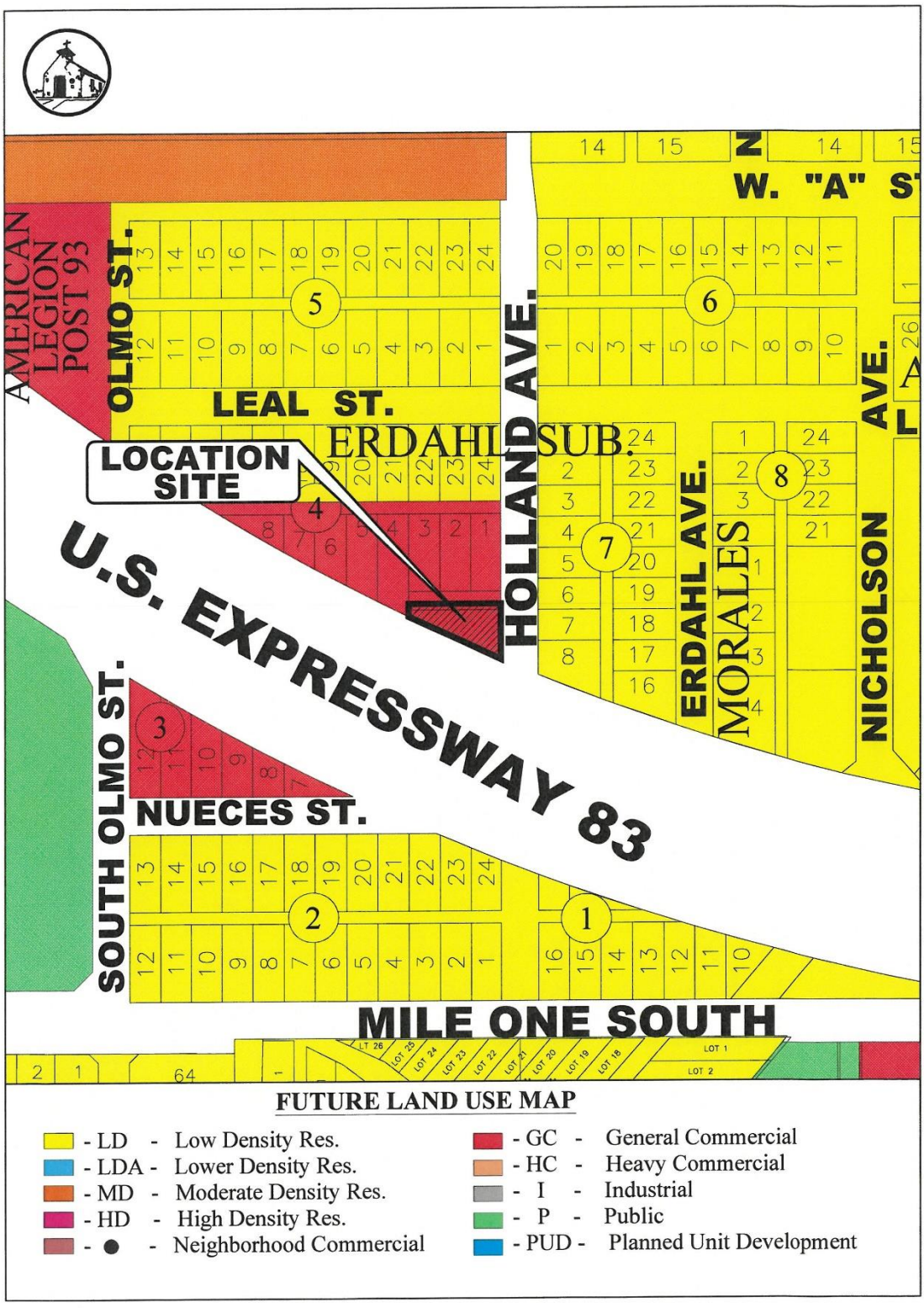


PHOTO OF THE PROPERTY FROM HOLLAND AVENUE



FUTURE LAND USE MAP



PERMITTED AND CONDITIONAL 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

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
170931	MARTINEZ MELQUIARES	310 S HOLLAND AVE	MISSION	TX	78572-5252
170943	FLORES AIDA SANCHEZ	801 LEAL ST	MISSION	TX	78572-5228
170987	SAENZ PEDRO	3609 HAWK CT	MCALLEN	TX	78504-5086
170986	SAENZ PETE JR	3609 HAWK CT	MCALLEN	TX	78504-5086
170991	CAMPBELL MICHELLE	320 ERDAHL AVE	MISSION	TX	78572-5214
170992	FEDERICO JOSE & SUSANA L	316 ERDAHL AVE	MISSION	TX	78572-5214
170984	QUINTERO ARMELIA	313 S HOLLAND AVE	MISSION	TX	78572-5253
170932	CHAVEZ AURORA & MIGUEL A	103 S CANAL AVE	MISSION	TX	78572-5201
1076360	ROMERO ELEAZAR XAVIER	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
527290	SAENZ PEDRO JR & ANTONIO	3609 HAWK CT	MCALLEN	TX	78504-5086
170989	MATAMOROS BASILISA	330 ERDAHL AVE	MISSION	TX	78572-5214
170933	VILLALOBOS COMMERICAL RENTALS LLC	2129 OCELOT TRL	BROWNSVILLE	TX	78526
170941	GARZA ESTELA	805 LEAL ST	MISSION	TX	78572-5228
170934	VILLALOBOS COMMERICAL RENTALS LLC	2129 OCELOT TRL	BROWNSVILLE	TX	78526
170935	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
170940	CEPEDA JOEL & SIRA	809 LEAL ST	MISSION	TX	78572-5228
170939	CANTU MARITZA LORENE	105 S JAY AVE	MISSION	TX	78572-7842
170942	BORREGO DON CARLOS & ELVA A	803 LEAL ST	MISSION	TX	78572-5228
170985	HERNANDEZ FELIPE & GLORIA	317 S HOLLAND AVE	MISSION	TX	78572-5253
170988	CONTRERAS IGNACIA	332 ERDAHL AVE	MISSION	TX	78572-5214
170990	HERNANDEZ DEBORAH ANN LOPEZ	328 ERDHAL ST	MISSION	TX	78572-5214
170983	RANGEL JUAN BAUTISTA & ORFELINDA LOPEZ TORRES	309 S HOLLAND	MISSION	TX	78572-5253
351751	MARTINEZ EFRAIN JR & TAMIKA SKYE	305 S HOLLAND AVE	MISSION	TX	78572

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Home Occupation for a Licensed Child Care Home – Nene's Day Care in an (AO-I) Agricultural Open Interim District, being a .50 acre tract of land out of the East 10 acres of the North 15 acres out of Lot 23-4, West Addition to Sharyland Subdivision, located at 905 W. 20th Street. Applicant: Diana Castilleja De Guerrero – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 24, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- September 21, 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.
- October 7, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 190 feet west of N. Holland Avenue along the south side of W. 20th Street.
- Per the Code of Ordinances, a daycare center in a residential zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant is proposing to open a daycare at this location
- The applicant is proposing to have 12 children ranging from infants to 12-year-olds at different times.
- As per the Code of Ordinances a home occupation for a Licensed Child Care Home requires a Conditional Use Permit.
- The proposed hours of operation are as follows: Monday – Friday, from 6:00 am to 6:00 pm and closed Saturday and Sunday.
- The working staff will be 2 employees,
- Parking & Landscaping: It is noted that the Circular driveway has a 12-foot width by 125 linear feet and can accommodate 6 cars for drop-off and pickup. The landscape is in compliance
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

1. Staff recommends approval for a 1-year re-evaluation to assess this new operation;
2. Must apply for a building and sign permit
3. Must comply with all City Codes (Building, Fire, Health, etc.);
4. Hours of operation: Monday – Friday from 6:00 am to 6:00 pm and Saturday and Sunday Closed;
5. Must comply with the noise ordinance;
6. Acquisition of a business license before occupancy;
7. CUP is not transferable to others.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

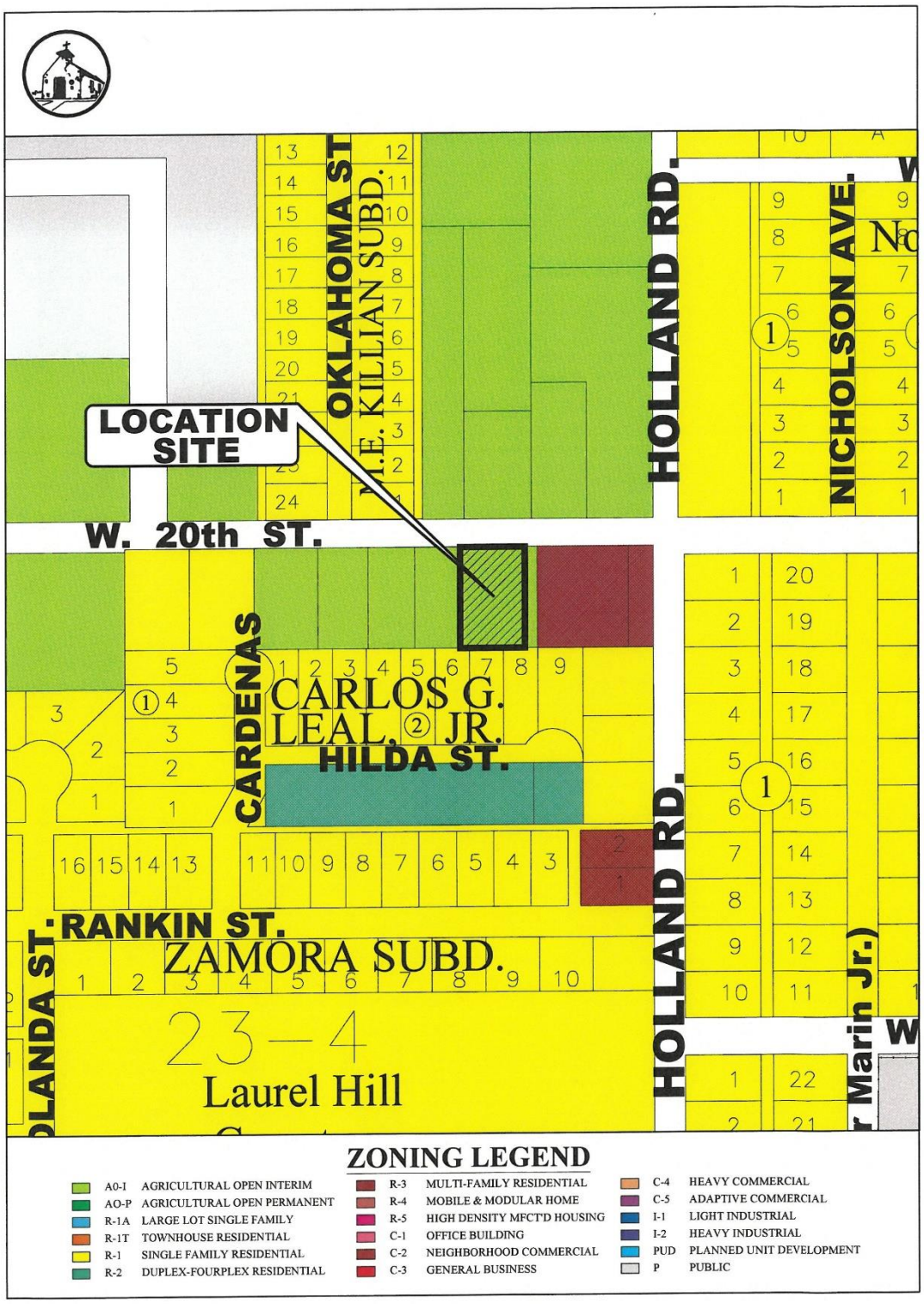
_____ NAYS

_____ DISSENTING_____

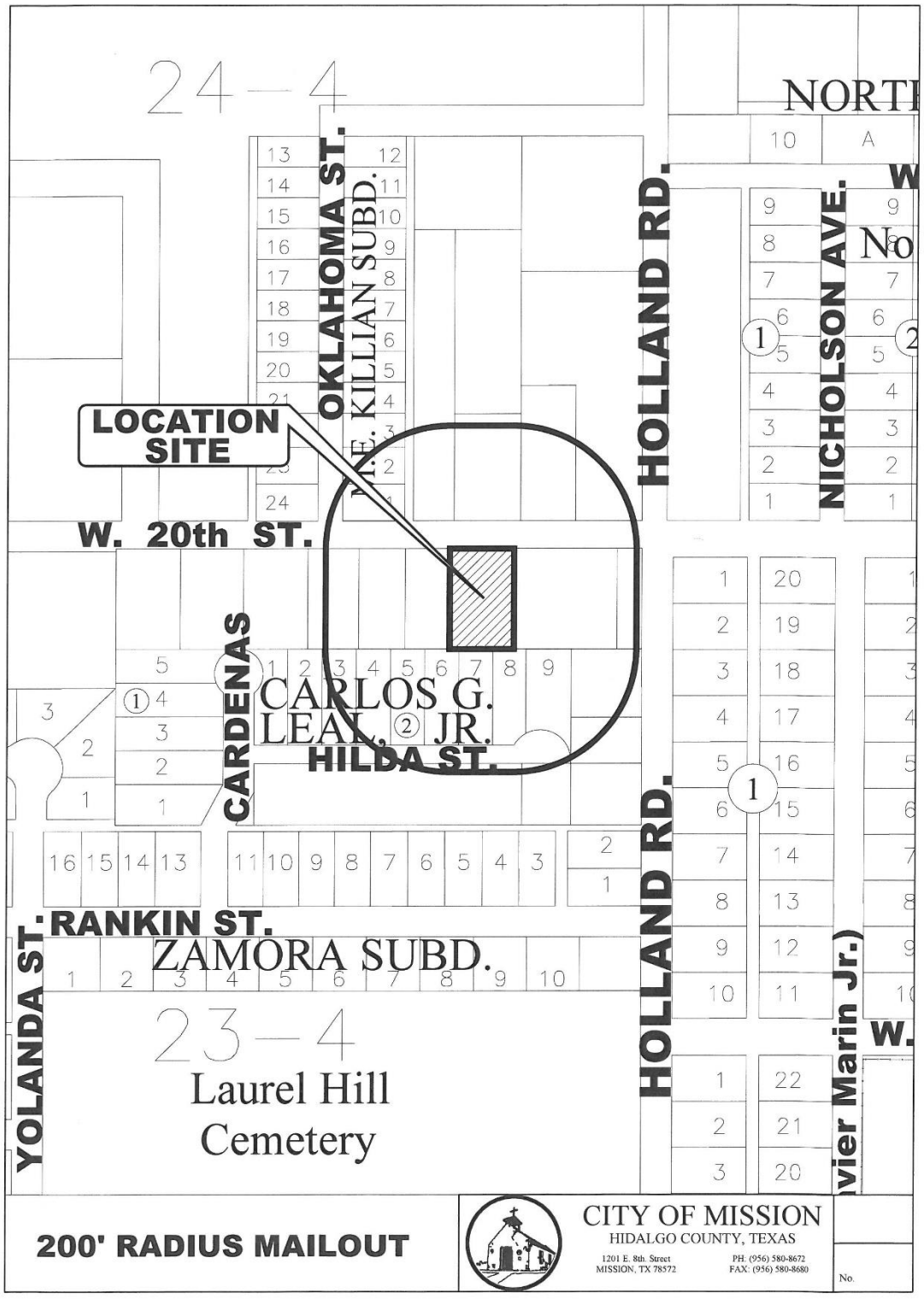
AERIAL MAP


W 20TH ST
SITE LOCATION
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ZONING MAP


LOCATION SITE
W. 20th ST.
OKLAHOMA ST.
M.E. KILLIAN SUBD.
HOLLAND RD.
NICHOLSON AVE.
CARDENAS
CARLOS G. LEAL, ② JR.
HILDA ST.
RANKIN ST.
ZAMORA SUBD.
23 – 4
Laurel Hill
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

LEGAL NOTICE MAP



LETTER HOME OWNER

09/09/2026

To whom concern:

My name is Kimberly E Guerrero and I am the owner of the property located at 905w 20th Street Mission,Tx 78572. I give my permission to my mother, Diana Castilleja de Guerrero to operated a child home license day care facility at these address, where she resides and I approve of her continuing the process to opening her business. If you have any question fill free fo call me, Thank you.

Sincerly,

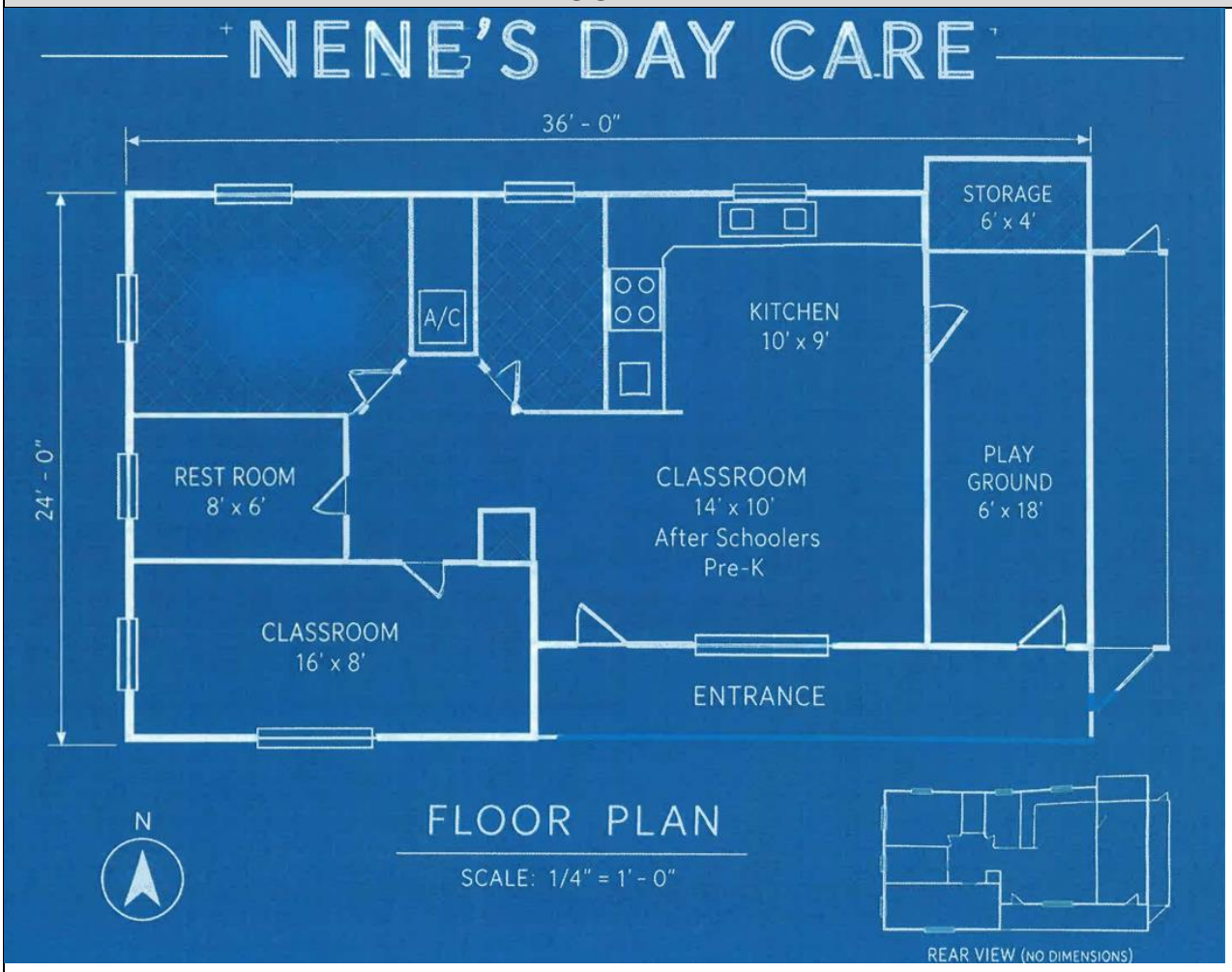
Kimberly E Guerrero
(956) 960-5277

PICTURE





FLOOR PLAN


NENE'S DAY CARE
36' - 0"
24' - 0"
STORAGE
6' x 4'
A/C
KITCHEN
10' x 9'
REST ROOM
8' x 6'
CLASSROOM
14' x 10'
After Schoolers
Pre-K
PLAY
GROUND
6' x 18'
CLASSROOM
16' x 8'
ENTRANCE
N
FLOOR PLAN
SCALE: 1/4" = 1' - 0"
REAR VIEW (NO DIMENSIONS)

NENE'S DAYS AND HOUR'S

Nene's Day Care

* Days and hours of operation

Monday thru Friday

6:00 am – 6:00 pm

Saturday – Sunday

Closed

* Eages 3 months – 12 years old.

* Number of Employees

2 Living in home

0 do not reside in home

* For Capasity 12 children

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
204307	MARTINEZ YOLANDA ET AL	1805 IVY LANE	EDINBURG	TX	78539
204306	GONZALEZ RICHARD MICHAEL	912 W 20TH ST	MISSION	TX	78572-2602
204308	LIRA CLAUDIA	2008 OKLAHOMA ST	MISSION	TX	78572-2608
316847	GUERRERO KIMBERLY ESMERALDA	905 W 20TH ST	MISSION	TX	78572
316849	LUGO ROXANNE F	1710 TERRACE DR	MISSION	TX	78572-3137
316845	RAMOS ELIZABETH	1817 N HOLLAND AVE	MISSION	TX	78572
316848	LIMON JORGE G JR	561 LOSAK RD	ROBINSON	TX	76706-7550
316855	ACOSTA MAGDALENO S	PO BOX 3501	MISSION	TX	78573-0060
316852	CANTU RICARDO JR	911 W 20 ST	MISSION	TX	78572
316853	HERNANDEZ JESUS ANTONIO	700 WINDSOR GLEN	MISSION	TX	78572-2973
316854	CRUZ JUAN	1016 N HOLLAND AVE	MISSION	TX	78572-3745
691013	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
217419	GARCIA RAMIRO & ALMA	816 HILDA ST	MISSION	TX	78572-2613
217420	MOLINA MARGARITA	814 HILDA ST	MISSION	TX	78572-2613
217421	NATIVIDAD MARTHA	827 W 16TH ST	MISSION	TX	78572-3531
217425	GONZALEZ EZEQUIEL BERNAL	804 HILDA ST	MISSION	TX	78572
217422	RIVERA PAULA	2535 MARBURG ST	DALLAS	TX	75215-4254
217424	BERLANGA HUMBERTO & DELIA	806 HILDA ST	MISSION	TX	78572-2613
316888	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316887	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316889	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316891	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
217423	AGUILAR JESUS	808 HILDA ST	MISSION	TX	78572-2613

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 7, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant, and for the Sale & On-Site Consumption of Alcoholic Beverages and for late hours permit in a (C-3) General Business District, being Lot 2A, Stewart Plaza Subdivision, located at 1508 E. Expressway 83, Applicant: Point Padel Club LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 14, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- September 21, 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.
- October 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southeast corner of E. Expressway 83 and Travis Street.
- Per Code of Ordinance, the Sale and on-site consumption of Alcoholic Beverages require the approval of a conditional use permit by the City Council.
- The applicant has been in operation since November 20, 2025. He currently has a conditional use permit for the sale & on-site consumption of alcoholic beverages. He would like to incorporate mixed drinks into his menu and have late hours.
- The 12,852 square feet 2-story Sports Complex Facility includes: 3-padel interior courts, 2-padel exterior courts, lobby, office, storage area, a bar on each floor, and a terrace.
- Access to the site is via a 24' access driveway off Travis Street.
- The hours of operation are as follows: Monday to Friday from 6:00 a.m. to 12:00 a.m., Saturday from 8:00 a.m. to 1:00 a.m., and Sunday from 8:00 a.m. to 11:00 p.m.
- Staff: 15 employees
- Parking: There are 44 parking spaces available.
- Sale of Alcohol: The facility includes a "bar" component but sells more food than alcohol and therefore, is classified as a restaurant. Section 1.56(3a) of the Zoning Code requires a minimum separation requirement of 300' from the property line of any church, school, public owned property, and residences. There are none of these land uses within the above radius (measured door to door from church, or hospital; measured lot line to lot line for schools).
- The last conditional use permit approved for the sale of alcoholic beverages at this location was on March 24, 2025 for a period of 2 years.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) 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 RECOMMENDATION:

- Approval for 2-year permit to continue to assess this business.
- Must comply with all City Codes (Building, Fire, Health, Sign Codes, etc.)
- Must comply with TABC requirements
- Must submit alcohol and food sales reports quarterly
- CUP is not transferable to others
- Hours of Operation are the following: Monday to Friday from 6:00 a.m. to 12:00 a.m., Saturday from 8:00 a.m. to 1:00 a.m., and Sunday from 8:00 a.m. to 11:00 p.m.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

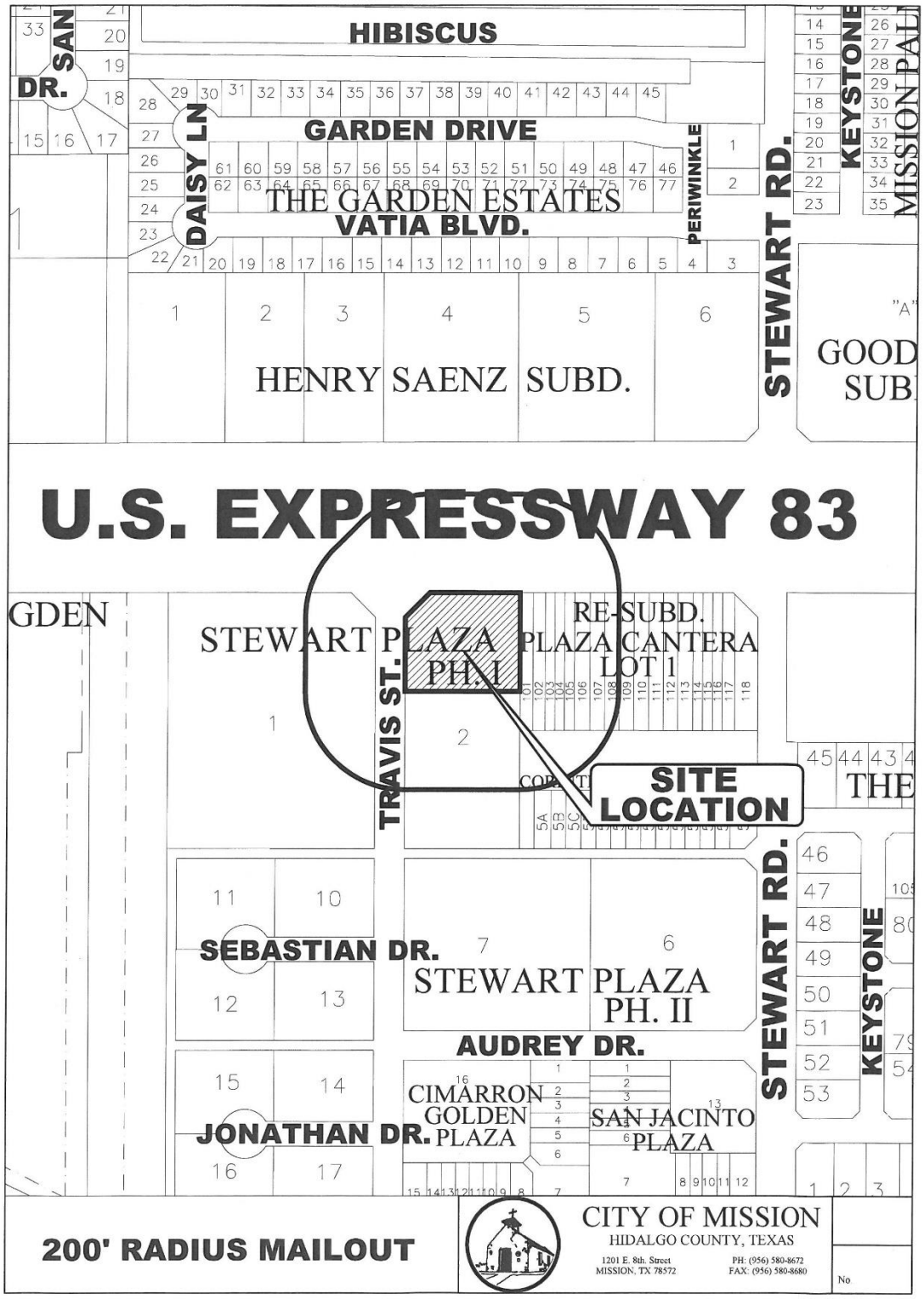
TABLED: _____

_____ AYES

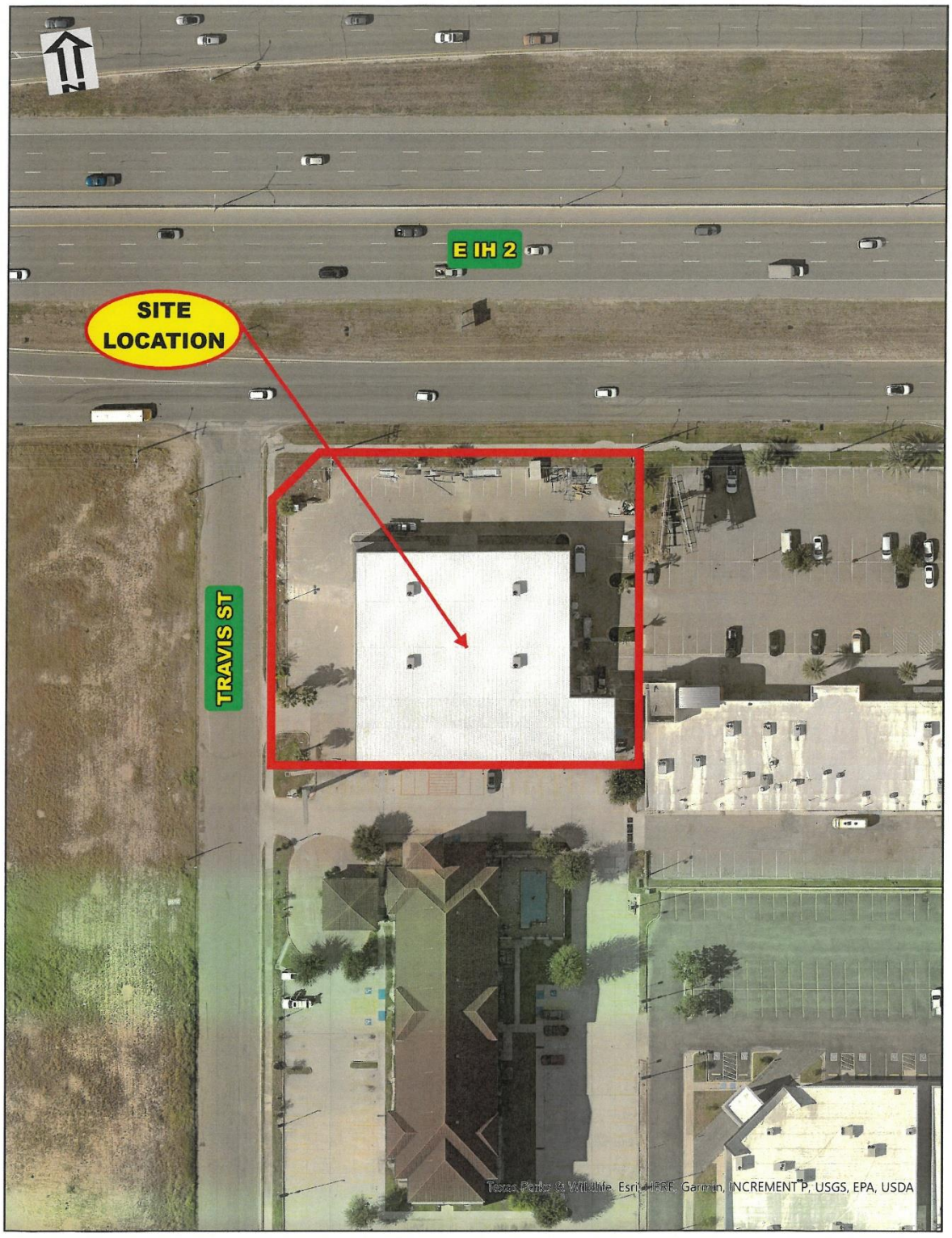
_____ NAYS

_____ DISSENTING_____

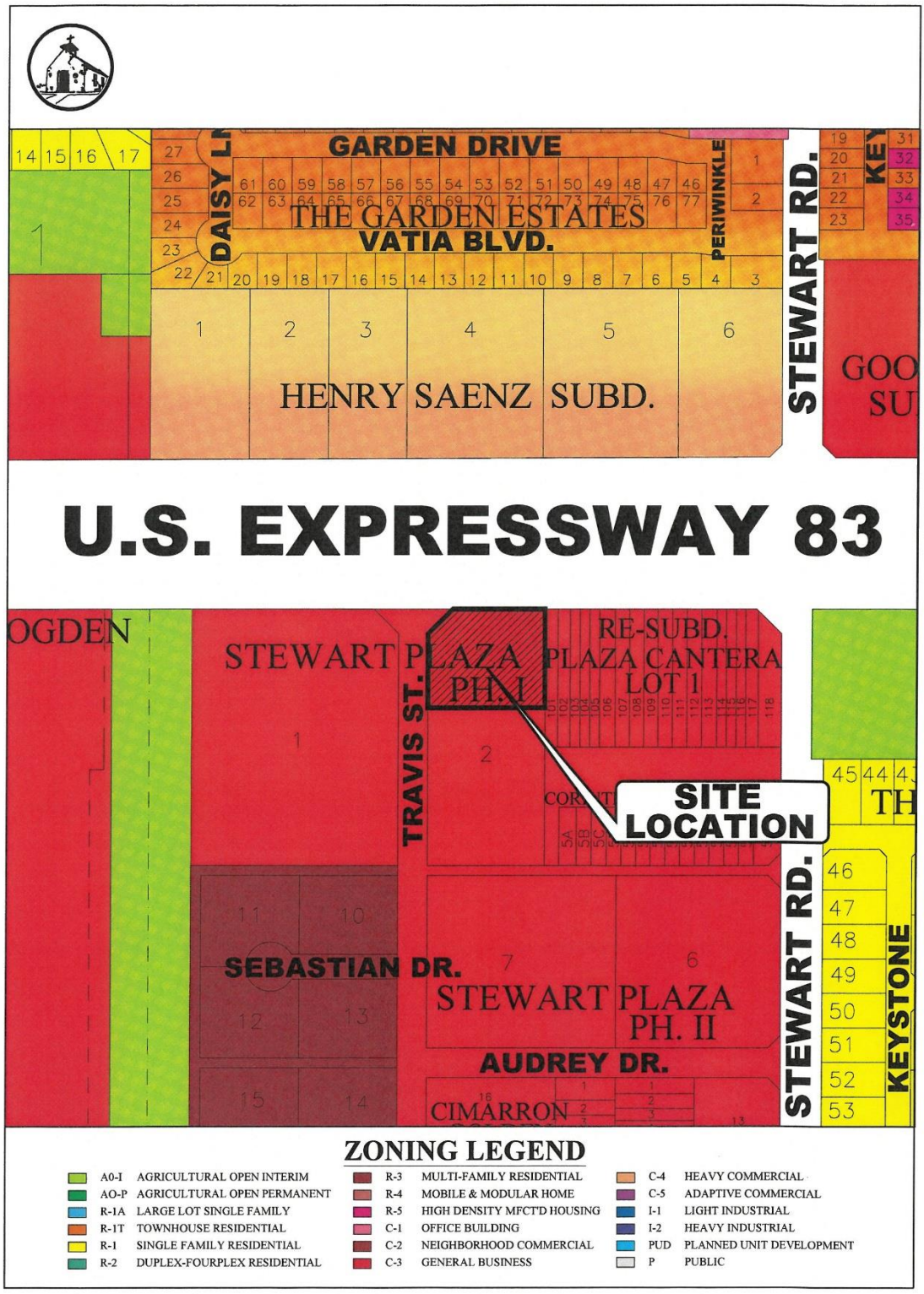
VICINITY MAP



ARIEL MAP


N
E IH 2
SITE LOCATION
TRAVIS ST
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ZONING MAP


GARDEN DRIVE
THE GARDEN ESTATES
VATIA BLVD.
DAISY LN
PERIWINKLE
STEWART RD.
HENRY SAENZ SUBD.
U.S. EXPRESSWAY 83
OGDEN
STEWART PLAZA PH.I
RE-SUBD. PLAZA CANTERA LOT 1
TRAVIS ST.
SITE LOCATION
SEBASTIAN DR.
STEWART PLAZA PH. II
AUDREY DR.
CIMARRON
STEWART RD.
KEYSTONE
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
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C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

EXTERIOR PHOTOS



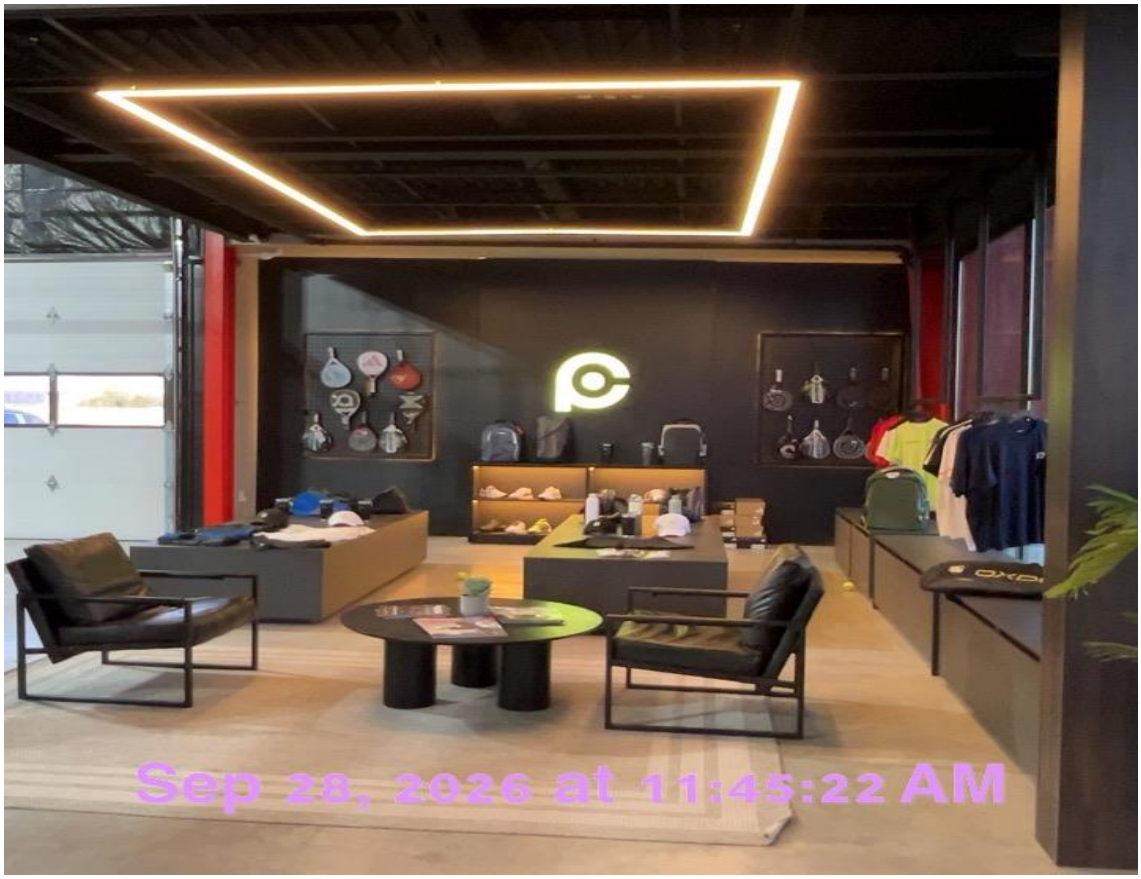


EXTERIOR PHOTOS



INTERIOR PHOTO





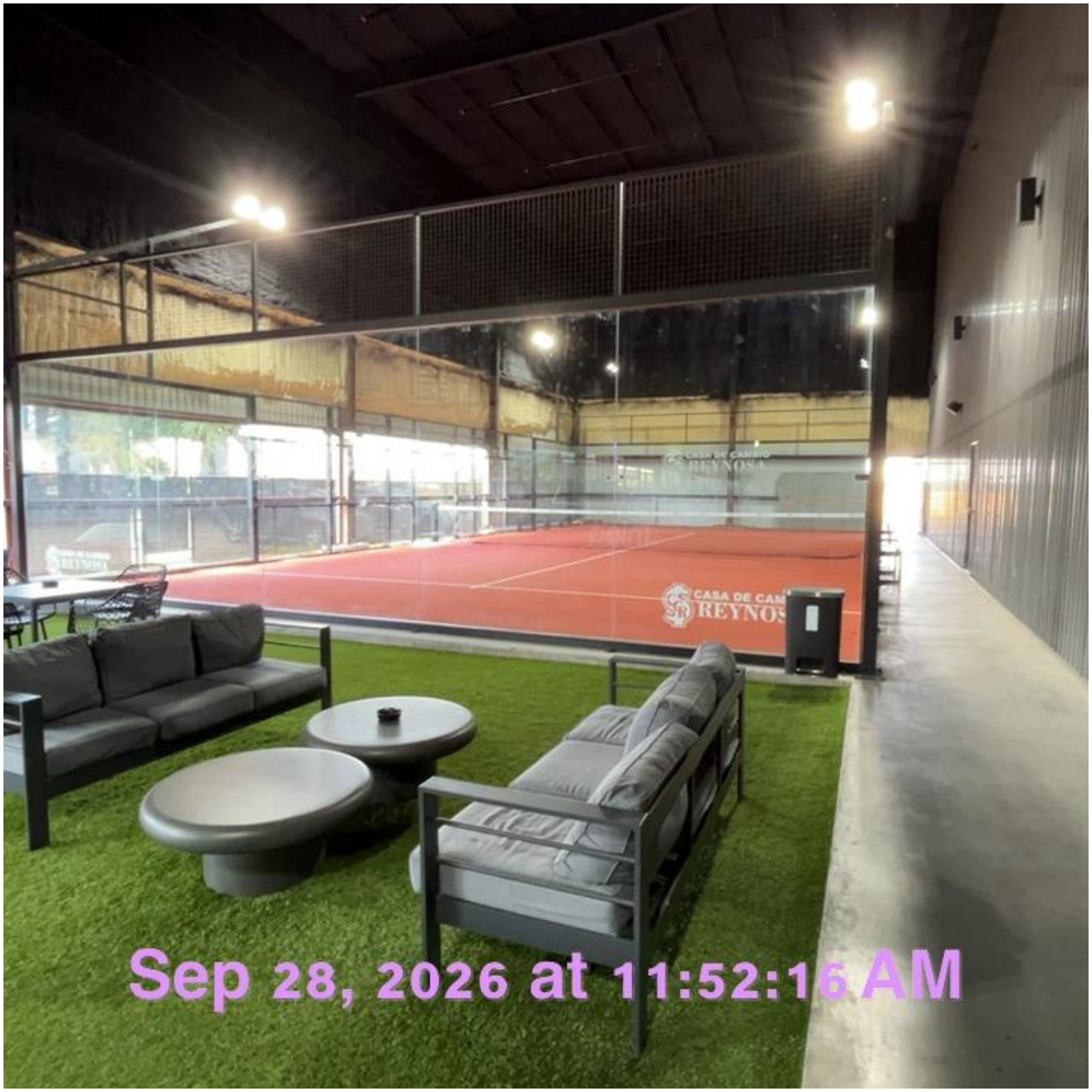
INTERIOR PHOTO



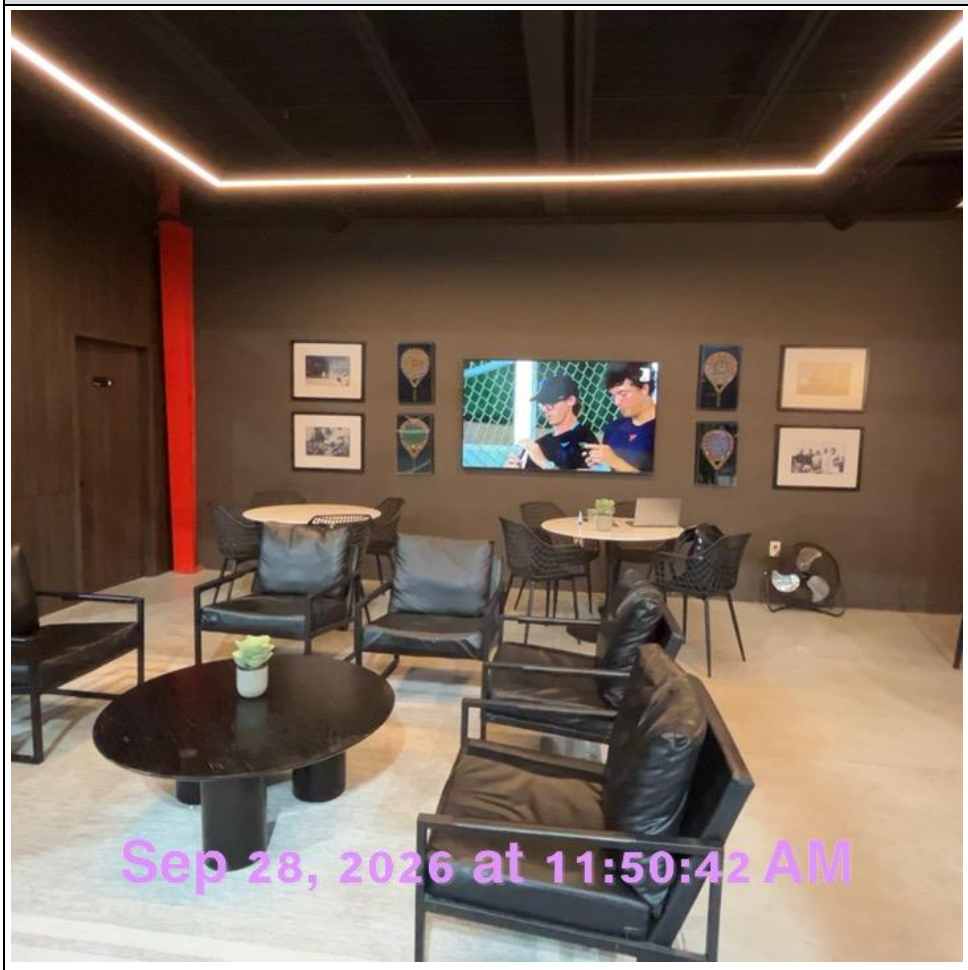
INTERIOR PHOTO

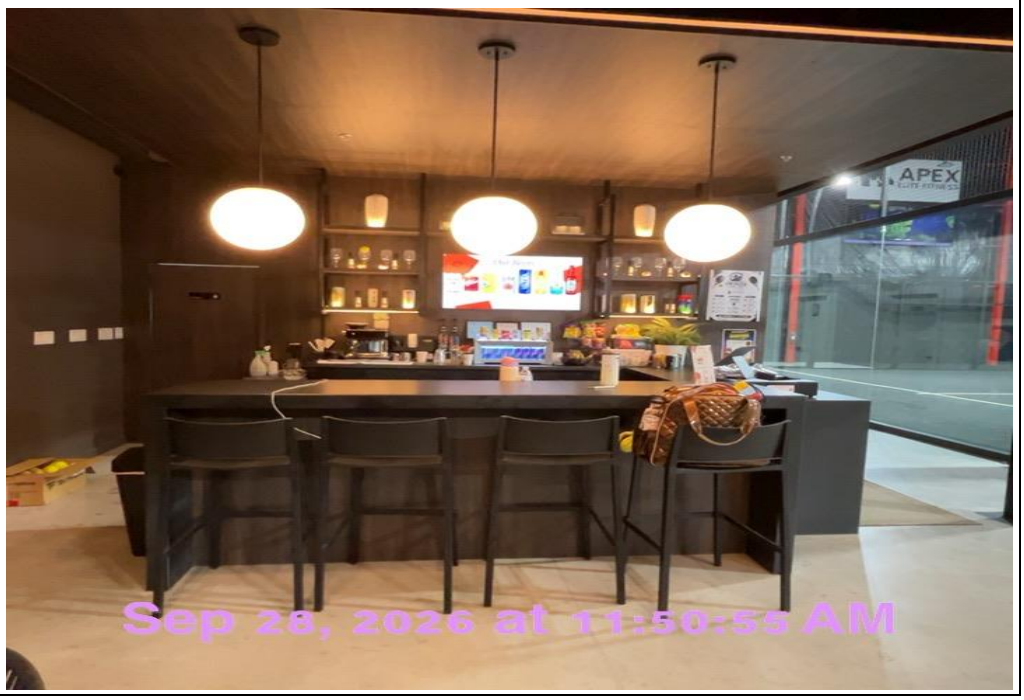


INTERIOR PHOTO

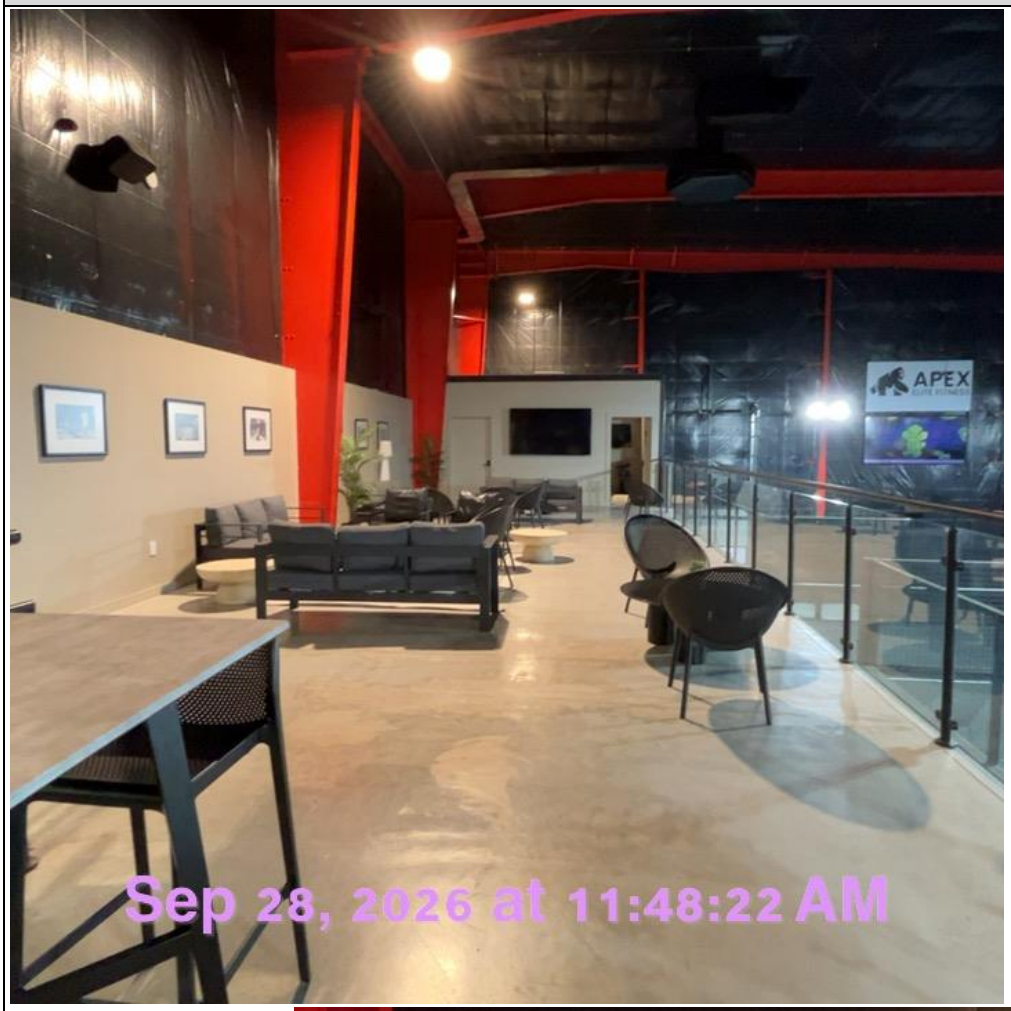


INTERIOR PHOTO – 1ST FLOOR



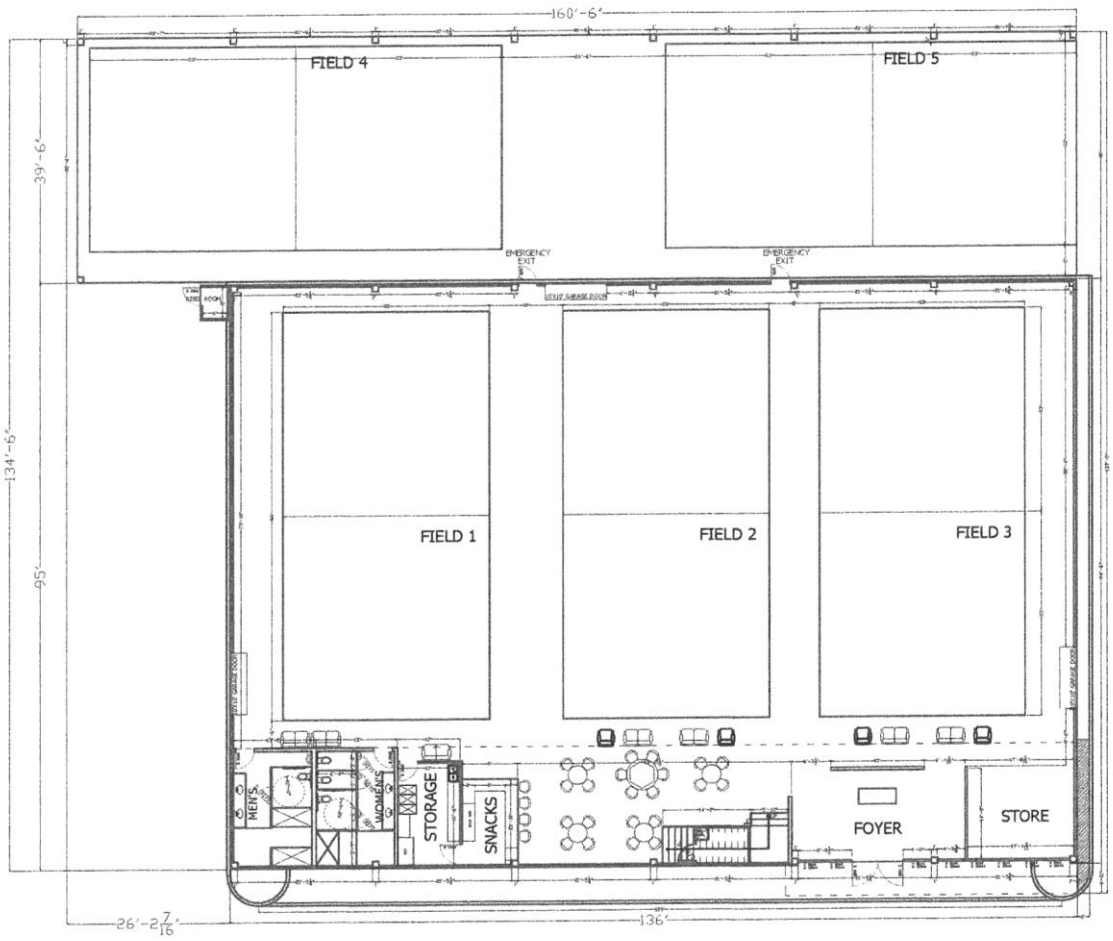


INTERIOR PHOTO – 2ND FLOOR



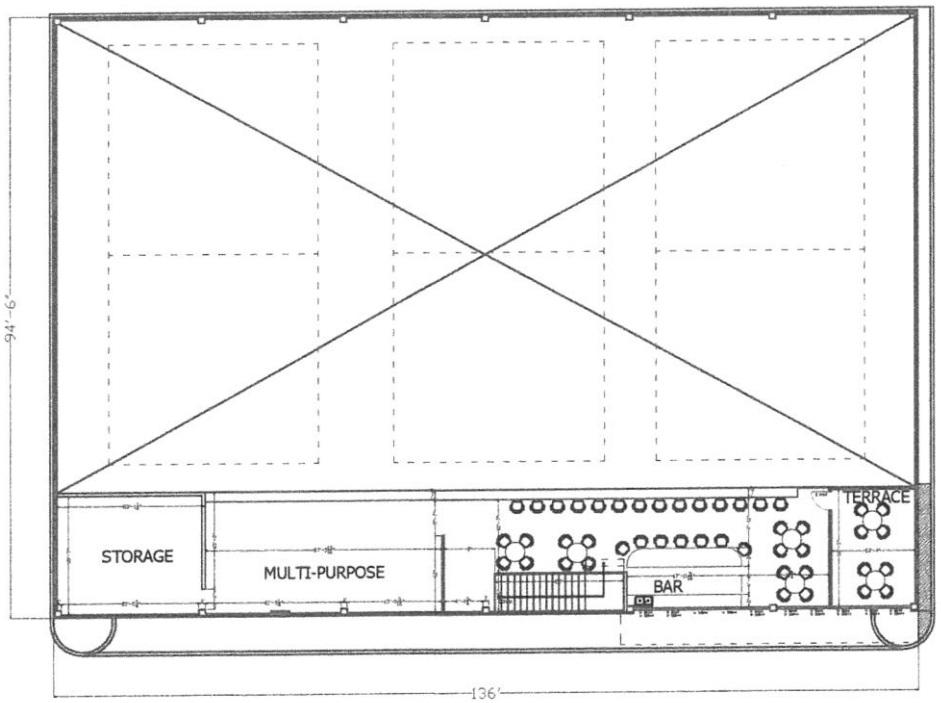


FLOOR PLAN



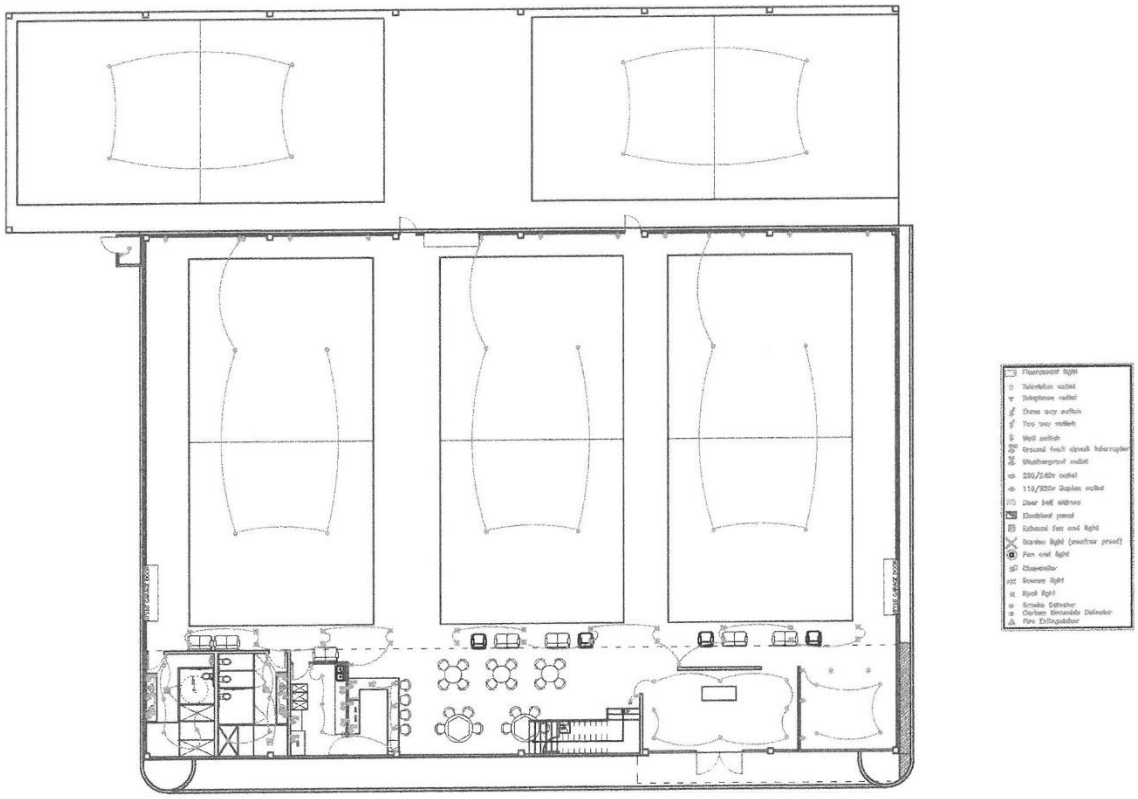
1 st. FLOOR

FLOOR PLAN

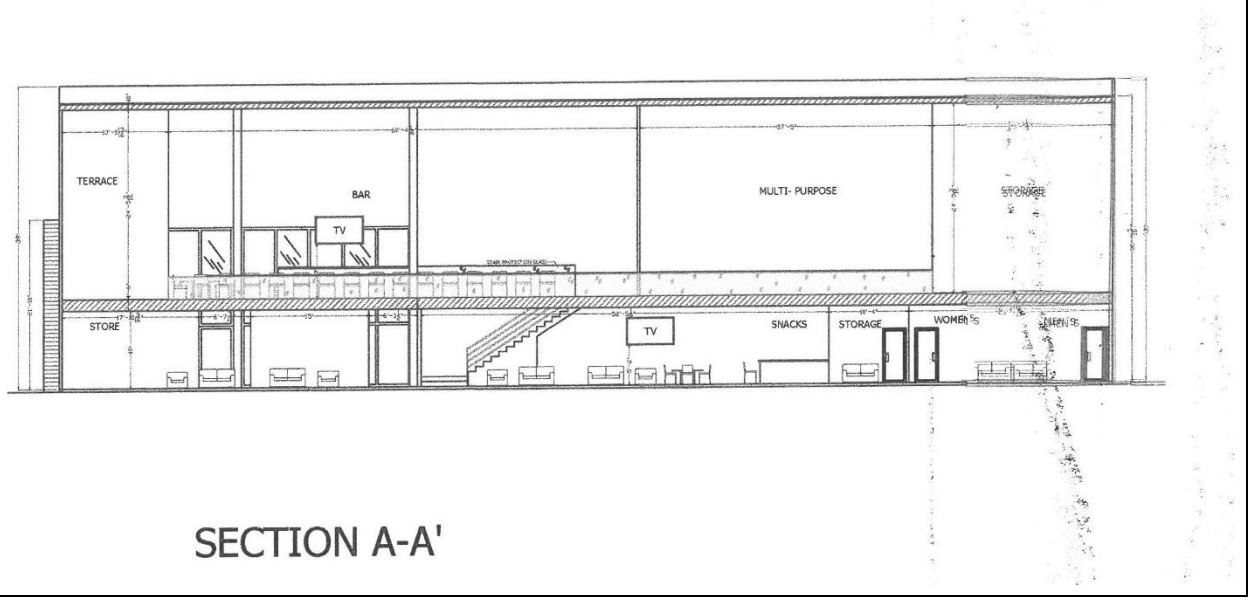


2 nd. FLOOR

FLOOR PLAN AND CROSS SECTION



1 st. FLOOR



SECTION A-A'

MENU

Breakfast MENU

Protein Shakes $6.00

PB Choco Blast
Sasha fitness chocolate protein, blueberry, banana, dates, peanut butter & milk of choice

Berry Wave Boost
Sasha fitness Vanilla, blueberry, strawberry, banana & milk of choice.

Espresso Rush
Sasha fitness chocolate protein, banana, cinnamon, espresso.



Breakfast Eats $5

Breakfast Sandwich
Spiral butter croissant, smoked bacon, egg, & cheese

Croissant Ham, Cheese
Turkey, Pesto, & Swiss Cheese Croissant

Spinach Feta Wrap.....$6
Egg white, Spinach, Feta, Tomato

Banana $2



Food MENU

Snacks $3.00
Chips Ahoy / Oreo
Famous Amaus Cookies
M&M's / M&M's Peanut
Snickers
Granola Bar
Sour Punch Straws

Papas Mx.....$2.50

Finger Food

Papas Mx Preparadas.....$4.50
Mexican Chips of your Preference, prepared with a special house mix

Pepino Loco $7.00
Freshly cut cucumber, chamoy, lime, golos, skwinkles, japanese peanuts

Charcuterie Chips $10.00
Chips with castelvatrano olives, feta cheese, prosciutto, parmigiano cheese & special sauces.



Court Side Eats

Cheese Pizza $10
8 Slice Thin Crust Pizza

Pepperoni Pizza $12
8 Slice Thin Crust Pizza



MENU

Tournament MENU

Smash Caprese $10.00
Turkey, fresh mozzarella, tomato, and pesto.

Turkey Melt $10.00
Turkey, melted provolone, & mustard (served hot)

Point Croissant $10.00
Ham & Swiss Croissant

ChocoChip.....$2.



All Sandwiches are served with chips, jalapeños, & chipotle dressing

Refreshments & Coffee

Soft Drinks.....$2.00
Coca Cola / Zero
Sprite
Fresca
Water.....$1.50

Electrolytes.....$3.00
Electrolit
Powerade / zero
Gatorade / zero

Energy Drinks.....$4.00
Celsius
Redbull / Sugar Free
Rich AF.....$4.50

Coffee Menu
Iced/Hot

Americano	$3.50
Latte/Cappucino	$5.00
Matcha	$5.00

Flavor Add-ons
Vanilla, Vanilla Sugar Free, Caramel, Hazelnut

Milk
2% Lactose Free / Almond Milk / Oat milk

Tea.....$4.50
Chamomile, Lavender, Green Tea



MENU

Drink MENU

Hydration Boost (non-alchaholic)

Agua Mineral Preparada.....$6
Mineral Water, fresh cucumber, lime, salt



DRINK PREPARADO

Michelada de la Casa.....$10
Beer of your preference, prepared with Point Padel's Special House Mix

Chelada de la Casa.....$8
Beer of your preference, lime, and salt

Seltzer Preparado.....$10
Seltzer of your preference, prepared Point Padel style

Paloma Point Padel.....$10
Topo chico Ranch Water, squirt, lime, and salt



Our Seltzers



Different Flavors Available.....$5

- *White Claw*
- *Truly*
- *Topo Chico Seltzer*
- *Ranch Water Topo Chico*
- *Happy Dad / Happy Mom*

MENU


Our Beers
Modelo
Especial
Victoria
Pacifico
Clara
Lite
A FINE PILSNER
BEER
Michelob
ULTRA
SUPERIOR LIGHT BEER
Michelob
ULTRA
PURE GOLD
Corona
NON-ALCOHOLIC
INDIO
Beers Available.....$5
- Modelo
- Victoria
- Pacifico
- Indio
- Miller Lite
- Michelob Ultra
- Michelob Gold
- Corona Non-Alcoholic


Wine Menú
BY THE GLASS
Austin Hope Paso Robles.....$12
Bonanza $10
Castello del Poggio.....$10
Chardonay Paso Robles $10
BY THE BOTTLE
Austin Hope.....$75
Austin Hope Paso Robles $45
Bonanza $40
Castello de Poggio.....$35
Caymus Vineyard $120
Paso Robles Chardonay.....$40

TABC APPLICATION

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Supporting Businesses and Protecting Texans

Required Certifications

Join TABC in the fight against human trafficking

L-CERT (3/2026)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.3. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. **Trade Name of Location (Name of restaurant, bar, store, etc.)**
Point Padel Club, LLC

2. **Owner of Business/Applicant (Name of Corporation, LLC, etc.)**
Jesus Antonio Guerra Jr

3. **Type of Owner**
☐ Corporation ■ Limited Liability Company ☐ Partnership
☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____

4. **Location Address**
1508 E Expressway 83

City	County	State	Zip Code
Mission	Hidalgo	TX	78572

5. **Mailing Address**
2701 Brock St

City	County	State	Zip Code
Mission	Hidalgo	TX	78572

6. Business Telephone Number	Alternate Telephone Number	E-mail Address
(956)-888-4422		pointpadelclub@gmail.com

7. **Application for:**

■ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name	License/Permit Number
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name	License/Permit Number

8A. Type of Off-Premise Retailer License/Permit:

☐	BF	Retail Dealer's Off-Premise License	☐	E	Local Cartage Permit	☐	P Package Store Permit
☐	BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐	ET	Third-Party Local Cartage Permit	☐	Q Wine Only Package Store
☐	LP	Local Distributor's Permit					

8B. Type of On-Premise Retailer License/Permit

☐	BE	Retail Dealer's On-Premise License	☐	E	Local Cartage Permit	☑	MB Mixed Beverage
☐	BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐	FB	Food and Beverage Certificate	☐	WP Waterpark Permit
☐	BP	Brewpub License	☑	LH	Late Hours Certificate		

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐	BB	General Distributor's License	☐	D	Distillers and Rectifiers Permit - allows on-premise consumption	☐	S Nonresident Seller's Permit
☐	BC	Branch Distributor's License	☐	DS	Out-of-State Winery Direct Shipper's Permit	☐	SD Brewer's Self-Distribution License
☐	BN	Nonresident Brewer's License	☐	G	Winery - allows on-premise consumption	☐	W Wholesaler's Permit
☐	BW	Brewer's License	☐	J	Bonded Warehouse	☐	X General Class B Wholesaler Permit
☐	JD	Bonded Warehouse (Dry Area)					

9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location

☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented	
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF *as defined in Sec. 108.73*)	■ Sporting Arena	
☐ Convenience Store	☐ Motel	☐ Racetrack		
☐ Delivery Company	☐ Movie Theater	☐ Restaurant		

TABC APPLICATION

Trade Name: Point Padel Club, LLC

Location Address: 1508 E Expressway 83 **City:** Mission **County:** Hidalgo

Off-Premise Certifications

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

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

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

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

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

On-Premise Certifications

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

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certification for Late Hours Certificate (LH)

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

I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

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

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

SALES REPORT

Point Padel Club - Snack Bar Sales 1/1/2026 - 9/28/2026

Category	Net Sales	Taxes
Food & Refreshments	$58,677.98	$4,858.90
Tournament Food	$456.76	$37.64
Snacks	$5,752.53	$477.84
Beers	$35,426.45	$2,921.60
Seltzers	$1,411.34	$116.16
Wine By the Bottle	$684.77	$56.53
Wine By the Glass	$600.28	$49.43
	$103,010.11	$8,518.10

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
686778	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318
686762	GRAM ENTERPRISES LTD	10213 N BENTSEN RD	MCALLEN	TX	78504-6089
686779	BLUE SUNRISE INVESTMENTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
686765	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686763	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 7, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Rustic Leaf Gentlemen's Spa & Cigar Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lots 1 & 2, Block 2, Springfield Subdivision Phase 1 Commercial, located at 2100 E. Griffin Parkway, Applicant: Rustic Leaf, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 26, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the city.
- September 21, 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.
- October 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of Creek Run Street and E. Griffin Parkway.
- 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 suite within a multi-tenant commercial plaza for his proposed spa & cigar lounge and would like to offer alcoholic beverages to his customers. The suite has a kitchen and snacks will be available for the customers.
- The applicant will have acoustic music as well as DJ music and on occasion Live Mariachi Music for special events inside and must comply with the noise ordinance.
- Hours of Operation: Sunday through Thursday from 10:00 a.m. to 12:00 a.m. and Friday and Saturday from 10:00 a.m. to 2:00 a.m.
- Staff: 6 employees including Cashiers, waitresses, bartenders, and janitorial staff.
- The parking is held in common for this commercial plaza; there is a total of 72 parking spaces that are shared with other businesses.
- As per the Fire Department the maximum capacity for this venue is 156 people.
- Staff mailed out (48) legal notices to the surrounding property owners.
- Planning staff received one call in opposition to the Conditional Use Permit due to concerns regarding rodent activity at the restaurant prior to this request.
- 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 continue to assess this new operation
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Must comply with TABC requirements
4. Must acquire a business license prior to occupancy
5. CUP is not transferable to others
6. Must have a minimum of three (3) Level II Security Officers 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 156 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: Sunday through Thursday from 10:00 a.m. to 12:00 a.m and Friday and Saturday from 10:00 a.m. to 2:00 a.m.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

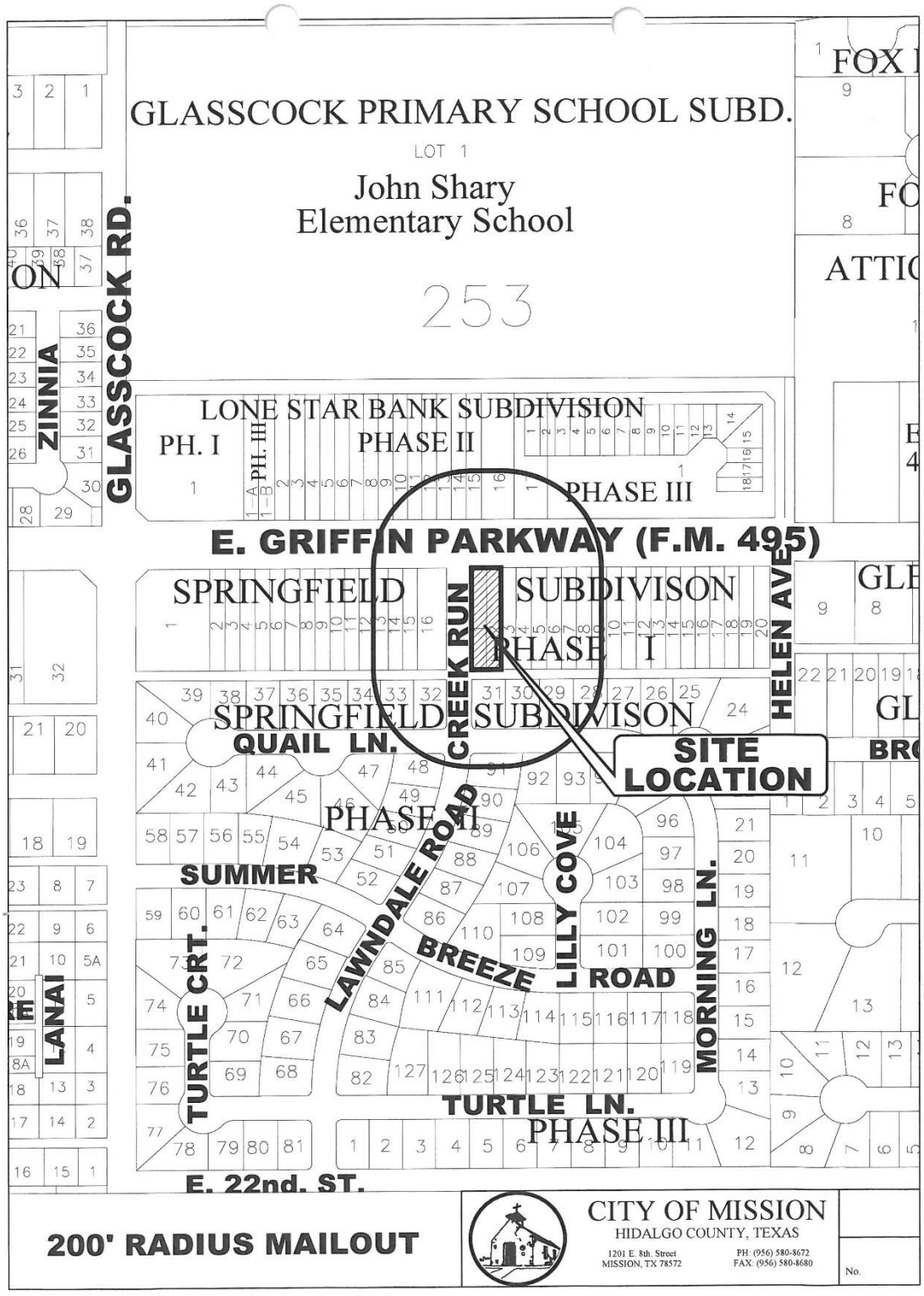
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

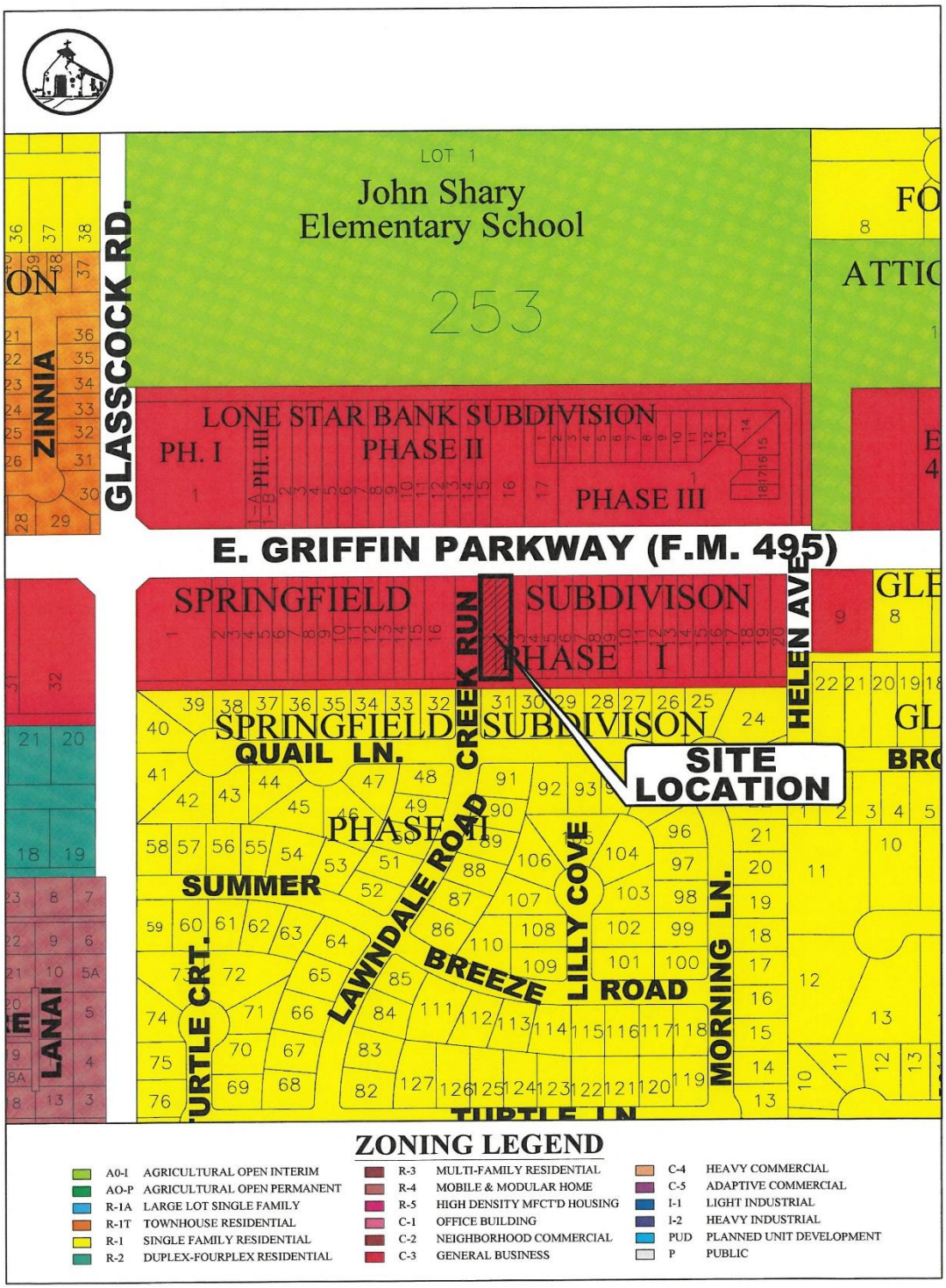
LEGAL NOTICE MAP



AERIAL PHOTO



ZONING MAP


LOT 1
John Shary
Elementary School
253
GLASSCOCK RD.
ZINNIA
LONE STAR BANK SUBDIVISION
PH. I
PH. III
PHASE II
PHASE III
E. GRIFFIN PARKWAY (F.M. 495)
SPRINGFIELD SUBDIVISON
PHASE I
SPRINGFIELD SUBDIVISON
PHASE II
CREEK RUN
HELEN AVE
QUAIL LN.
SUMMER
LAWNDALE ROAD
LILLY COVE
BREEZE
ROAD
MORNING LN.
TURTLE CRT.
LANAI
SITE LOCATION
ZONING LEGEND
A0-1 AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



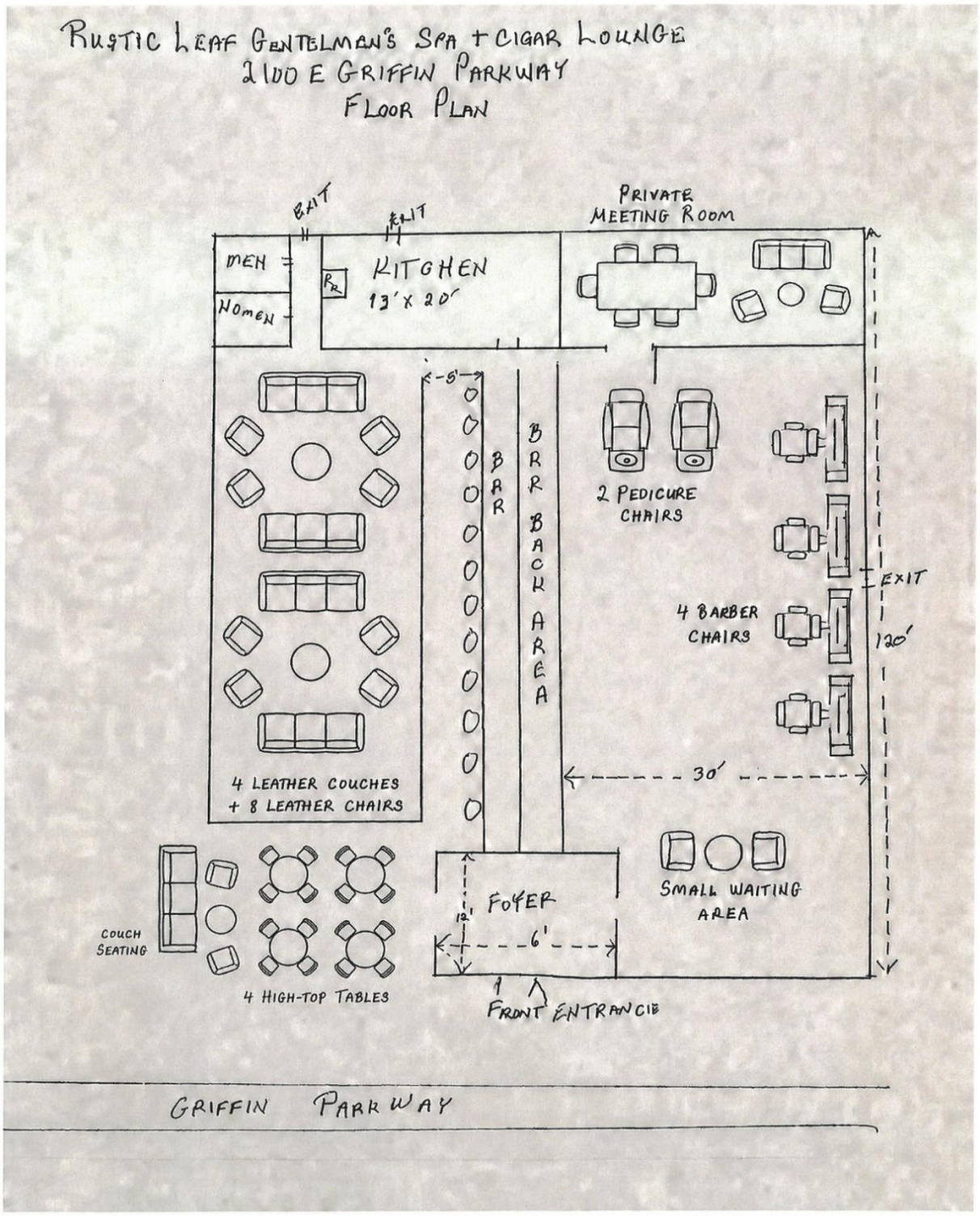
INTERIOR PHOTO



INTERIOR PHOTO



FLOOR PLAN


RUSTIC LEAF GENTELMAN'S SPA + CIGAR LOUNGE
2100 E GRIFFIN PARKWAY
FLOOR PLAN
EXIT
EXIT
PRIVATE MEETING ROOM
MEN
WOMEN
KITCHEN
13' X 20'
5'
BAR
BAR BACK AREA
2 PEDICURE CHAIRS
EXIT
4 BARBER CHAIRS
120'
30'
4 LEATHER COUCHES + 8 LEATHER CHAIRS
FOYER
12'
6'
SMALL WAITING AREA
COUCH SEATING
4 HIGH-TOP TABLES
FRONT ENTRANCE
GRIFFIN PARKWAY

DRINK MENU

YEAR-ROUND BEVERAGE COLLECTION

PAGE 1 OF 2

HOUSE COCKTAILS • FAVORITES • OLD FASHIONEDS



SIGNATURE COCKTAILS

THE RUSTIC ROSE $12
Vodka, elderflower, lemon and sparkling rosé. Floral, crisp and beautifully balanced.

THE MISSION $12
Tequila, bright citrus and orchard fruit. Clean, refreshing and agave-forward.

LAVENDER & SMOKE $13
Gin, lavender and fresh lemon with a whisper of smoke. Floral, aromatic and refined.

THE LAST EMBER $13
Bourbon, warm spice and citrus. Deep, smooth and gently smoldering.

BLACKBERRY RESERVE ... $13
Bourbon, blackberry and lemon. Rich berry character with a polished finish.

THE PEACH MULE $12
Vodka, peach, lime and ginger beer. Bright, juicy and lively.

STRAWBERRY & BASIL ... $12
Vodka, strawberry, basil and lemon. Garden-fresh, lightly sweet and herbal.

THE 1775 ..... $14
Bourbon, cognac, demerara and aromatic bitters. Bold, historic and spirit-forward.

BLUE ANGEL AVIATION .. $13
Gin, maraschino, lemon and crème de violette. Silky, floral and tart.

THE CRIMSON LEAF $13
A jewel-toned house signature with bright citrus and a refined botanical finish.

THE COPPER ORCHARD ... $13
Whiskey, orchard fruit and warm spice. Rich, polished and autumnal.



RUSTIC LEAF FAVORITES

THE DESERT SENTINEL ... $13
Espolòn Blanco, Smirnoff Spicy Tamarind Vodka, grapefruit, lime and soda. Spicy, bright and crisp.

THE LEATHERNECK $12
Tequila, orange liqueur and fresh lime. A disciplined premium margarita.

THE SUNSET PATROL $12
Tequila, seasonal fruit and fresh citrus. Vibrant, smooth and fruit-forward.

THE OUTPOST $11
Tequila, fresh lime and sparkling mineral water. Clean Ranch Water refreshment.

THE COPPER CORPS $11
Vodka, lime and ginger beer. A brisk, copper-mug classic.

THE DEVIL DOG $12
House Michelada with your choice of Modelo, Dos Equis, Corona or Pacifico.



YEAR-ROUND OLD FASHIONEDS

THE HOUSE EMBER $12
Bourbon, demerara, aromatic bitters and expressed orange.

THE GOLDEN LEAF $13
Bourbon, maple and black-walnut bitters. Warm and softly sweet.

THE CROWNED TIMBER ... $13
Canadian whisky, brown sugar and aromatic bitters. Silky and regal.

IRONWOOD RESERVE $14
Rye whiskey, black walnut and orange. Dry, bold and structured.

THE MESQUITE CROWN ... $14
Bourbon, brown sugar and mesquite smoke. Robust and smoky.

OAK & CANE $13
Bourbon, demerara and bitters with a subtle oak-smoke finish.

THE HIGHLAND LEAF $14
Scotch, honey and orange bitters. Malty, elegant and warming.

DRINK MENU

RUSTIC LEAF

YEAR-ROUND BEVERAGE COLLECTION

PAGE 2 OF 2

MARTINIS • MIMOSAS • ZERO PROOF • HOUSE SHOTS

MARTINI COLLECTION

THE SCARLET STANDARD ... $12
Vodka, orange liqueur, cranberry and lime. Bright, polished and ruby-red.

THE MOLLY MARINE $12
Vodka, blackberry liqueur and pineapple. A smooth French Martini with a proud finish.

THE MIDNIGHT WATCH $13
Vodka, espresso, coffee liqueur and dark chocolate. Rich, bold and velvety.

THE COMMANDANT $12
Gin or vodka, dry vermouth and olive brine. Cold, savory and commanding.

THE QUARTERDECK $13
Hendrick's gin, cucumber and fresh lime. Cool, botanical and crisp.

THE REVEILLE $13
Vodka, fresh espresso and coffee liqueur. Clean, spirited and energizing.

THE HONOR GUARD $13
Vodka, blackberry and fresh lemon. Tart, elegant and berry-forward.

MIMOSA COLLECTION

All finished with chilled Prosecco.

MORNING COLORS $12
Orange and Grand Marnier. Bright, classic and celebratory.

THE BRASS COMPASS $13
Pineapple, elderflower and lime. Tropical, floral and crisp.

THE SCARLET REVEILLE ... $13
Pomegranate, cranberry and Cointreau. Tart, vivid and refined.

THE GOLDEN SALUTE $13
Peach nectar, Bulleit Bourbon and lemon. Golden, smooth and spirited.

THE CRIMSON STANDARD ... $13
Strawberry, basil and lemon. Fresh, aromatic and beautifully balanced.

DAWN PATROL $12
Ruby grapefruit and rosemary-honey syrup. Brisk, herbal and refreshing.

ZERO-PROOF COLLECTION

THE QUIET WATCH $8
Cucumber, mint, lime, honey and tonic. Cool and refreshing.

THE HOMEFRONT $8
Blackberry, lemon, rosemary-honey syrup and soda. Bright and botanical.

THE BRASS SHIELD $8
Pineapple, lime, honey and ginger beer. Tropical with a lively bite.

EVENING COLORS $8
Blood orange, hibiscus tea, lemon, honey and soda. Floral and jewel-toned.

HOUSE SHOTS

All house shots $7.

RUBY REVEILLE
Watermelon and chile — our polished paleta-style variation.

AGAVE EMBER
Mango, chile and agave — our refined Mexican-candy variation.

THE FIRST WATCH
Peach and citrus — our smooth green-tea variation.

BRASS & CITRUS
Bright lemon and sugar — our clean lemon-drop variation.

SILK & STEEL
Peach, citrus and vodka — our elegant white-tea variation.

THE ORCHARD POST
Canadian whisky, apple and cranberry — our Washington-apple variation.

SEASONAL OLD FASHIONED COLLECTION PRESENTED ON A SEPARATE MENU

DRINK MENU

RUSTIC LEAF

COFFEE & HOT BEVERAGES

A WARMER KIND OF HOSPITALITY

CLASSIC SERVICE

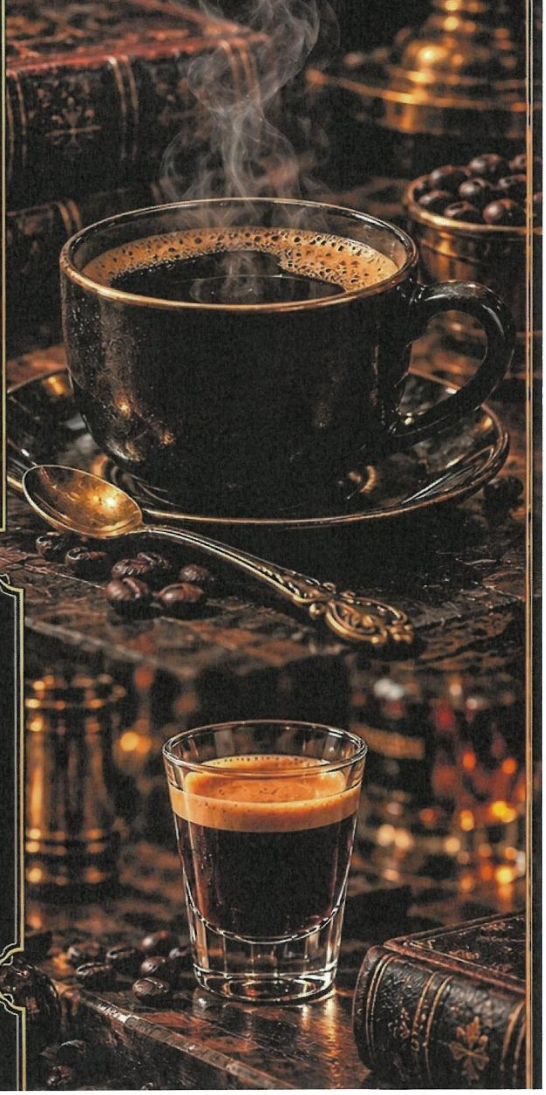
FRESHLY BREWED COFFEE — $3
Regular or decaffeinated. Smooth, hot and freshly prepared.

ESPRESSO
Single — $3
Double — $4
Rich, concentrated and aromatic.

AMERICANO — $4
Espresso lengthened with hot water for a clean, full-bodied cup.

PREMIUM HOT TEA — $3
Ask your host for today's selection.

CLASSIC HOT CHOCOLATE — $4
Warm, velvety cocoa with a comforting finish.



COFFEE WITH SPIRITS

THE MORNING WATCH — $8
Fresh coffee and Bailey's Irish Cream.
Creamy • Smooth • Welcoming

THE NIGHT LEDGER — $8
Fresh coffee and Kahlúa coffee liqueur.
Rich • Dark • Relaxed

THE IRISH STANDARD — $9
Fresh coffee and Jameson Irish Whiskey.
Bold • Warming • Distinguished

ADDITIONS

Baileys or Kahlúa +$3

DRINK MENU


RUSTIC LEAF
THE WINE LEDGER
CURATED WINES • BY THE GLASS & BOTTLE
SPARKLING
GLASS | BOTTLE
LA MARCA PROSECCO
Bright citrus, green apple and lively bubbles.
$10 | $38
CHANDON BRUT
Crisp apple, pear and a clean, dry finish.
$13 | $48
ROSÉ
GLASS | BOTTLE
WHISPERING ANGEL ROSÉ
Pale, dry and elegant with soft red fruit and citrus.
$14 | $52
ROTATING TEXAS WHITE OR ROSÉ
A locally selected bottle highlighting Texas character and seasonality.
$12 | $44
WHITE
GLASS | BOTTLE
KIM CRAWFORD SAUVIGNON BLANC
Vibrant citrus, tropical fruit and fresh acidity.
$12 | $44
LA CREMA CHARDONNAY
Rich orchard fruit, gentle oak and a smooth finish.
$13 | $48
SANTA MARGHERITA PINOT GRIGIO
Crisp, clean and refreshing with bright pear and citrus.
$15 | $56
RED
GLASS | BOTTLE
MEIOMI PINOT NOIR
Silky red fruit, baking spice and soft oak.
$13 | $48
DAOU PESSIMIST
Bold dark fruit, spice and a rich structured finish.
$14 | $52
DECOY CABERNET SAUVIGNON
Black cherry, cassis and polished tannins.
$15 | $56
AUSTIN HOPE CABERNET SAUVIGNON
Full-bodied dark fruit, mocha and a long luxurious finish.
$20 | $76
ROTATING TEXAS RED
$14 | $52

DRINK MENU


RUSTIC LEAF
BOTTLED & CANNED
BEER • SELTZER • NONALCOHOLIC
PACKAGED SELECTIONS ONLY — NO DRAFT
DOMESTIC $5
Michelob Ultra
Miller Lite
Coors Light
Bud Light
MEXICAN & IMPORTED $6
Modelo Especial
Dos Equis Lager
Corona Extra
Pacifico
TEXAS CRAFT $7
Shiner Bock
Saint Arnold
Karbach
HARD SELTZER $6
High Noon
White Claw
Topo Chico Hard Seltzer
NONALCOHOLIC BEER $5
Heineken 0.0
Athletic Brewing
Michelob Ultra Zero
MAKE IT A DEVIL DOG MICHELADA — ASK YOUR HOST

DRINK MENU

RUSTIC LEAF

GENTLEMEN'S SPA & CIGAR LOUNGE

SEASONAL MARTINI COLLECTION

THREE DISTINGUISHED MARTINIS FOR EVERY SEASON

SEASONAL SELECTIONS ROTATE THROUGHOUT THE YEAR



FALL

FALL • 1 OF 3
THE COPPER STANDARD — $13
Apple vodka • Calvados • lemon • cinnamon

FALL • 2 OF 3
THE HARVEST WATCH — $13
Pear vodka • vanilla • elderflower • lemon

FALL • 3 OF 3
THE CRIMSON DISPATCH — $14
Bourbon • cranberry • orange liqueur • aromatic bitters



WINTER

WINTER • 1 OF 3
THE WINTER COMMAND — $14
Vodka • white chocolate • peppermint • cream

WINTER • 2 OF 3
MIDNIGHT COLORS — $14
Vodka • espresso • gingerbread • coffee liqueur

WINTER • 3 OF 3
THE VELVET GUARD — $13
Gin • pomegranate • rosemary • fresh lemon

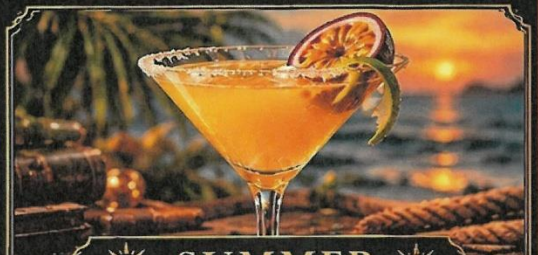


SPRING

SPRING • 1 OF 3
THE GARDEN STANDARD — $13
Hendrick's gin • cucumber • elderflower • lime

SPRING • 2 OF 3
THE LIBERTY BLOOM — $13
Vodka • strawberry • basil • fresh lemon

SPRING • 3 OF 3



SUMMER

SUMMER • 1 OF 3
SHORE LEAVE — $13
Coconut rum • pineapple • lime • vanilla

SUMMER • 2 OF 3
THE PACIFIC SALUTE — $14
Blanco tequila • watermelon • jalapeño • lime

SUMMER • 3 OF 3

TABC APPLICATION

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13 Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number
☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number
☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number

2. Type of On-Premise License/Permit

- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BL** Retail Dealer's On-Premise Late Hours License
- ☐ **BP** Brewpub License
- ☐ **V** Wine & Beer Retailer's Permit for Excursion Boats
- ☒ **MB** Mixed Beverage Permit
- ☐ **O** Private Carrier's Permit **–Brewpubs (BP) with a BG only**
- ☒ **LB** Mixed Beverage Late Hours Permit
- ☐ **MI** Minibar Permit
- ☐ **CB** Caterer's Permit
- ☐ **FB** Food and Beverage Certificate
- ☐ **PE** Beverage Cartage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with FB
- ☐ **E** Local Cartage Permit - **Wine/Beer retailers (BG) Only**

3. Indicate Primary Business at this Location
☐ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☐ Bar
☐ Grocery/Market ☐ Sexually Oriented ☒ Miscellaneous Spa & Cigar Lounge

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
Rustic Leaf Gentelmen's Spa & Cigar Lounge

5. Location Address
2100 E Griffin Parkway

City	County	State	Zip Code
Mission	Hidalgo	TX	78572

6. Mailing Address
1501 San Felipe Drive

City	State	Zip Code
Mission	TX	78572

7. Business Phone No.	Alternate Phone No.	E-mail Address
Pending	956-458-3069	rusticleafllc@gmail.com

OWNER INFORMATION

8. Type of Owner
☐ Individual ☐ Corporation ☐ City/County/University
☐ Partnership ☒ Limited Liability Company ☐ Other_____
☐ Limited Partnership ☐ Joint Venture
☐ Limited Liability Partnership ☐ Trust

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
Rustic Leaf LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly.** If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your permit/license.**

10. Contact Person:	Relation to Business:
Gerardo Zamora	Manager
Phone (mandatory):	Email (mandatory):
956-458-3069	rusticleafllc@gmail.com

TABC DATESTAMP

TABC APPLICATION

11. Are you, the applicant, a veteran-owned business?		☐ Yes ■ No
12. Are you, the applicant, a Historically Underutilized Business (HUB)?		☐ Yes ■ No

13. As indicated on the chart, enter the individuals that pertain to your business type:
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Zamora	Gerardo		Manager
Gonzalez	Raquel		Manager

MEASUREMENT INFORMATION
Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital?	☐ Yes ■ No

NOTE: *For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.*

15. Will your business be located within 300 feet of any private/public school, day care or child care facility?	☐ Yes ■ No
If "YES," are the facilities located on different floors or stories of the building?	☐ Yes ☐ No

NOTE: *For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.*

NOTE: *For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.*

NOTE: *If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.*

16. Will your business be located within 1,000 feet of a private school?	☐Yes ■ No
17. Will your business be located within 1,000 feet of a public school?	☐Yes ■ No

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY) N/A

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	■ Yes ☐ No
I have reviewed all forms to ensure they are complete.	■ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	■ Yes ☐ No
All application packets have been notarized.	■ Yes ☐ No
Phone numbers and email address for contact person are up to date.	■ Yes ☐ No
All additional documentation as required by the application packets is attached.	■ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ■ N/A
Certification of publication in local newspaper has been completed (page 5).	■ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	■ Yes ☐ No ☐ N/A

TABC APPLICATION

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
Proprietorship	Individual Owner
Partnership	Partner
Corporation	Officer
Limited Partnership	General Partner
Limited Liability Partnership	General Partner
Limited Liability Company	Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME Gerardo Zamora SIGN HERE _____

TITLE Manager

Before me, the undersigned authority, on this 18th day of August, 2026, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE Raul C. Santiago

SEAL

NOTARY PUBLIC
RAUL C SANTIAGO
Notary Public, State of Texas
My Commission Expires
January 13, 2027
NOTARY ID 12849350-2

CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this_____ day of_____, 20_____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- ☐ **MB** Mixed Beverage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999

OR

- ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**

City Secretary/Clerk City

SEAL

TABC APPLCATION

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 21st day of August, 2026, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32107165527

Outlet Number 00001

Print Name of Comptroller Employee Astrid Hernandez

Print Title of Comptroller Employee Enforcement officer

SIGN HERE

Comptroller Representative

Brownsville, TEXAS
City

SEAL

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
537005	JASSO GREGORIO	2103 QUAIL LN	MISSION	TX	78572-3261
537004	MILLER MARYELLEN T	408 VIRGO	MISSION	TX	78572-6518
574264	LOPEZ ELIUD	2027 E GRIFFIN PKWY	MISSION	TX	78572-3222
574262	KALGAR SERIES LLC - SERIES C	2405 SAN MIGUEL	MISSION	TX	78572-1449
574266	DELCA INVESTMENT GROUP LLC	2031 E GRIFFIN PKWY STE B	MISSION	TX	78572-3222
574267	FERNANDEZ & SON INVESTMENTS LLC	100 CONDOR AVE	MCALLEN	TX	78504-2219
574265	SUBHASH & SAROJINI BOSE LP	7007 N 1ST LANE	MCALLEN	TX	78504-1931
574263	KALAF NELSON R & ISABEL G	2405 SAN MIGUEL	MISSION	TX	78572-1449
574268	FERNANDEZ & SON INVESTMENTS LLC	100 CONDOR AVE	MCALLEN	TX	78504-2219
574261	VIYA INVESTMENTS LLC	2017 E GRIFFIN PARKWAY	MISSION	TX	78572-3222
534338	MARTINEZ JOEL & NORMA	600 N MAIN ST	MCALLEN	TX	78501-4639
534341	DAVIS CARL	2030 E GRIFFIN PKWY	MISSION	TX	78572-3223
534339	LONGORIA OSCAR L JR & JENNIFER	3500 OAK RIDGE LN	MISSION	TX	78573-3922
534342	GARZA IRENE	2004 QUAIL LN	MISSION	TX	78572-3262
537006	BRIONES EVA IBARRA	2101 QUAIL LN	MISSION	TX	78572-3261
537047	RENTERIA JUAN & PATRICIA	2104 QUAIL LN	MISSION	TX	78572-3260
534343	VILLARREAL JAVIER & NOEMI	2034 E GRIFFIN PKWY	MISSION	TX	78572-3223
537009	BAEGJO LLC	3004 SAN CLEMENTE	MISSION	TX	78572-7640
669278	LUGO JOSE E & ARACELI T CO-TRUSTEES	7301 N 5TH ST	MCALLEN	TX	78504-1856
537007	AMARO RUBEN & VIVIANA P	2017 QUAIL LN	MISSION	TX	78572-3262
537023	CAIN BRITTANY	2219 LAWNDALE RD	MISSION	TX	78572-3396
669277	BKG PROPERTIES LLC	PO BOX 720563	MCALLEN	TX	78504-0563
537003	ORTEGA CONNIE & LEONEL	2107 QUAIL LN	MISSION	TX	78572-3261
537008	MILLER GEORGE III & BERTHA L	2015 QUAIL LN	MISSION	TX	78572-3262
537046	HERNANDEZ RUBEN G & NILDA L	2220 LAWNDALE RD	MISSION	TX	78572-3397
534346	LONGORIA OSCAR & JENNIFER	3500 OAK RIDGE LN	MISSION	TX	78573-3922
534344	MUMAS GRIFFIN RENTAL LLC	109 JACKLYN CIR	RANCHO VIEJO	TX	78575-9803
540055	LOPEZ ELIUD	2027 E GRIFFIN PKWY	MISSION	TX	78572-3222
534350	DOUGLAS-FAREY INVESTMENTS LLC	5007 SOUTH MCCOLL RD	EDINBURG	TX	78539-8080
663767	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663769	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663774	DHR REAL ESTATE PARTNERS LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663776	MISSION GASTRO CENTER LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663766	GABMAC LTD	2121 E GRIFFIN PKWY STE 6	MISSION	TX	78572-3072
663760	REGALADO FAMILY INVESTMENTS LTD	108 ZENAIDA AVE	MCALLEN	TX	78504-1621
663763	PHYO KIDNEY CARE P A	110 E SAVANNAH AVE BLDG C STE 201	MCALLEN	TX	78503-1110
663764	0789 INVESTMENTS LLC	PO BOX 609	MISSION	TX	78573
663765	GABMAC LIMITED	2301 N BRYAN RD	MISSION	TX	78574-2428
663768	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663775	DHR REAL ESTATE MANAGEMENT LLC	PO BOX 3293	MCALLEN	TX	78502-3293
663777	ECS BUSINESS LLC	PO BOX 214	PENITAS	TX	78576-0214
717894	IZAGUIRRE EDUARDO ALEJANDRO	2121 E GRIFFIN PKWY STE 2	MISSION	TX	78572-3072
717902	2121 E GRIFFIN PARKWAY LLC	595 W SESAME DR	HARLINGEN	TX	78550-7962
663770	VIMA PROPERTIES LLC	2121 E GRIFFIN PARKWAY STE 10	MISSION	TX	78572-3072
663771	1900 S JACKSON RD STE 1 LLC	PO BOX 2006	MCALLEN	TX	78505
663772	DHR REAL ESTATE PARTNERS LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663773	DOCTORS HOSPITAL AT RENAIISSANCE LTD	PO BOX 3293	MCALLEN	TX	78502-3293
719532	MEJIA OCTAVIO JR & DESIREE C	1305 N 48TH ST	MCALLEN	TX	78501-3746

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 7, 2026

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

AGENDA ITEM: TABLED: Consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being the North 49 feet of Lot 34, Johnson City Subdivision, located at 3004 Harmony Lane, Unit A. Applicant, Cristina De Mara dba Kirby Homes RGV, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 10, 2026 – Application for rezoning submitted for processing.
- August 29, 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.
- September 16, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission. The item was tabled.
- October 7, 2026 – Consideration by the Planning and Zoning Commission
- October 27, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to obtain a separate water meter for a separate guesthouse.
- The property is located along the West side of Harmony approximately 850 feet South of Mile 2 Road.
- The tract of land has 6,860 square feet in area and measures 49 feet along Harmony Lane and has a depth of 140 feet.
- The surrounding zoning is Single-family Residential (R-1) District in all directions.
- The minimum lot dimensions for R-2 zoning is 50 feet by 100 feet with a minimum lot area of 6,000 square feet for a duplex. The lot does not meet with the minimum lot frontage requirements by one (1) foot.
- The surrounding land uses include single-family homes in all directions but there are some legal non-conforming uses within the Johnson City subdivision.
- The neighborhood was developed in the 1980s prior to being properly subdivided. The property owners hired an engineering firm and properly subdivided the neighborhood in October 1990 dedicating the then private streets as public streets. The city subsequently annexed the subdivision in September of 1994.
- In March of 1995 the city rezoned the neighborhood as R-1 with the understanding that the existing mobile home units would be considered grandfathered.
- The subject property is vacant.

- The applicant submitted a packet with photos showing possible multifamily properties within the subdivision, but many of the buildings shown in the packet are single-family homes as per the Appraisal District with one water meter.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan.
- Notices were mailed to 20 surrounding property owners. Planning staff has received opposition to the rezoning.
- A petition was submitted citing protection of the single-family character of the neighborhood, possible precedence to other R-2 zonings, traffic and infrastructure concerns. The petition was signed by 50 people and make up 58.35 percent of the property owners within 200 feet and 50.33 percent of the property owners within 400 feet.
- Due to House Bill 24 becoming State Law in 2025, a super majority vote of the City Council will not be required for the rezoning to be approved.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan and does not meet the minimum lot requirements.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

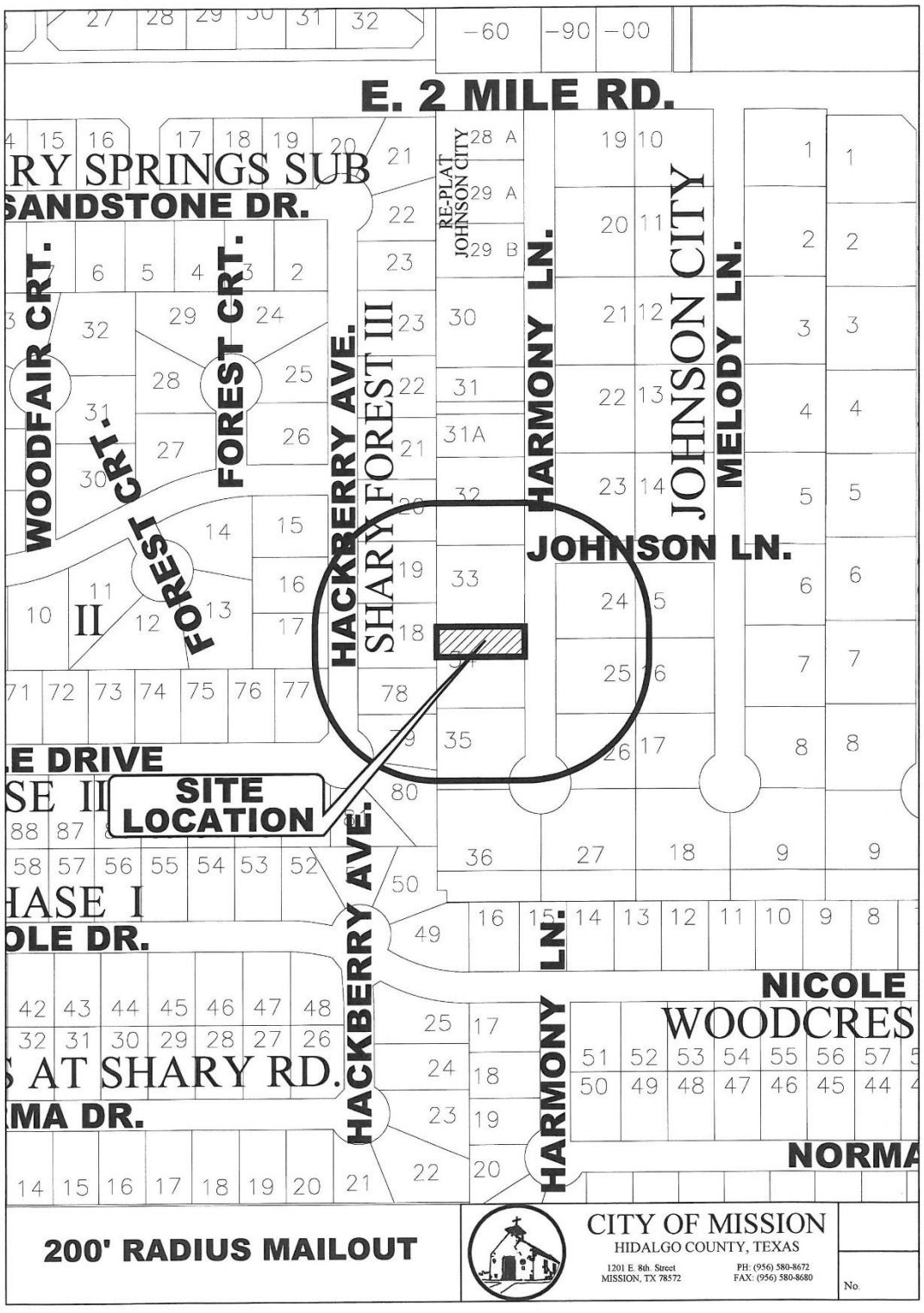
TABLED: _____

_____ AYES

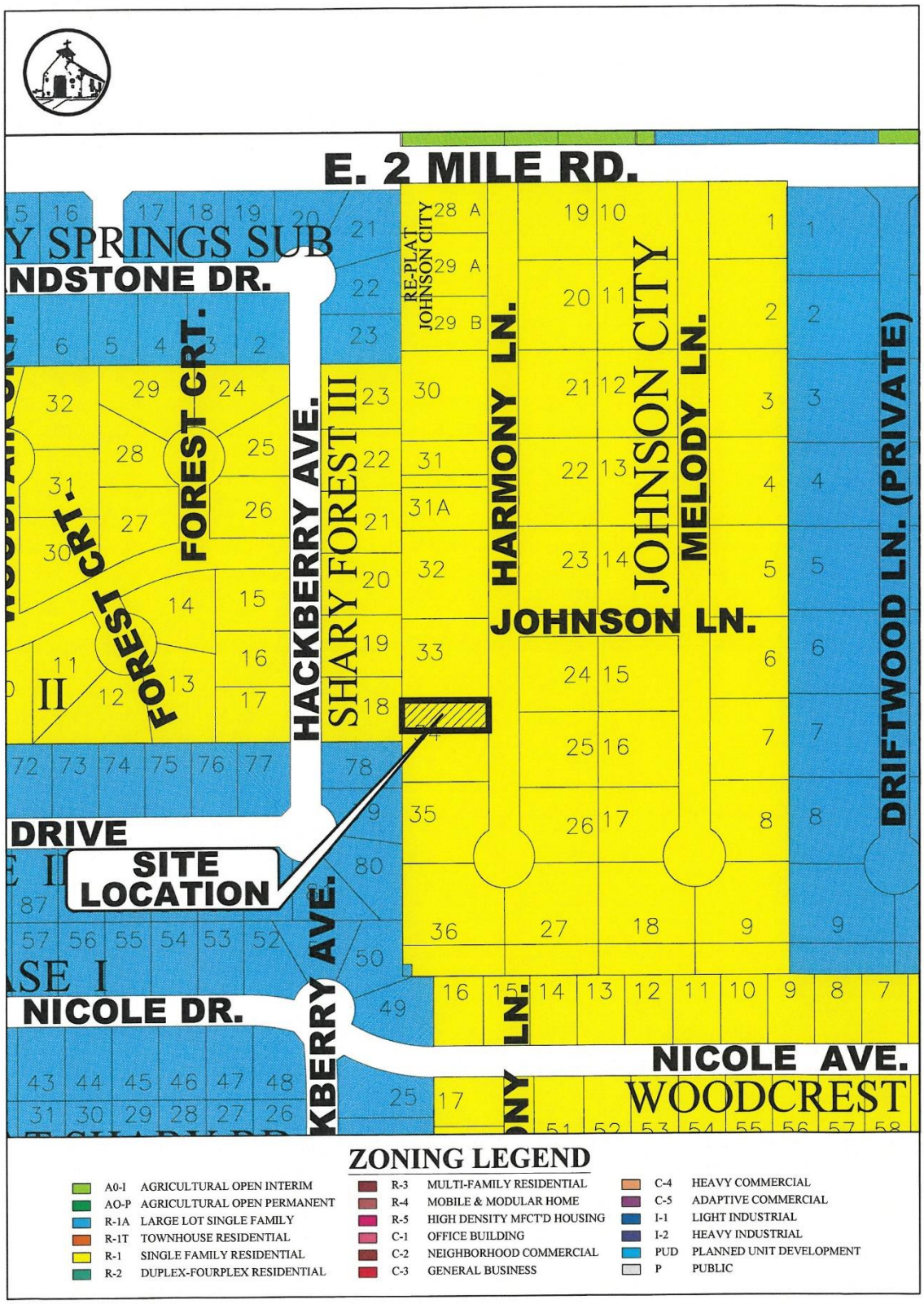
_____ NAYS

_____ DISSENTING_____

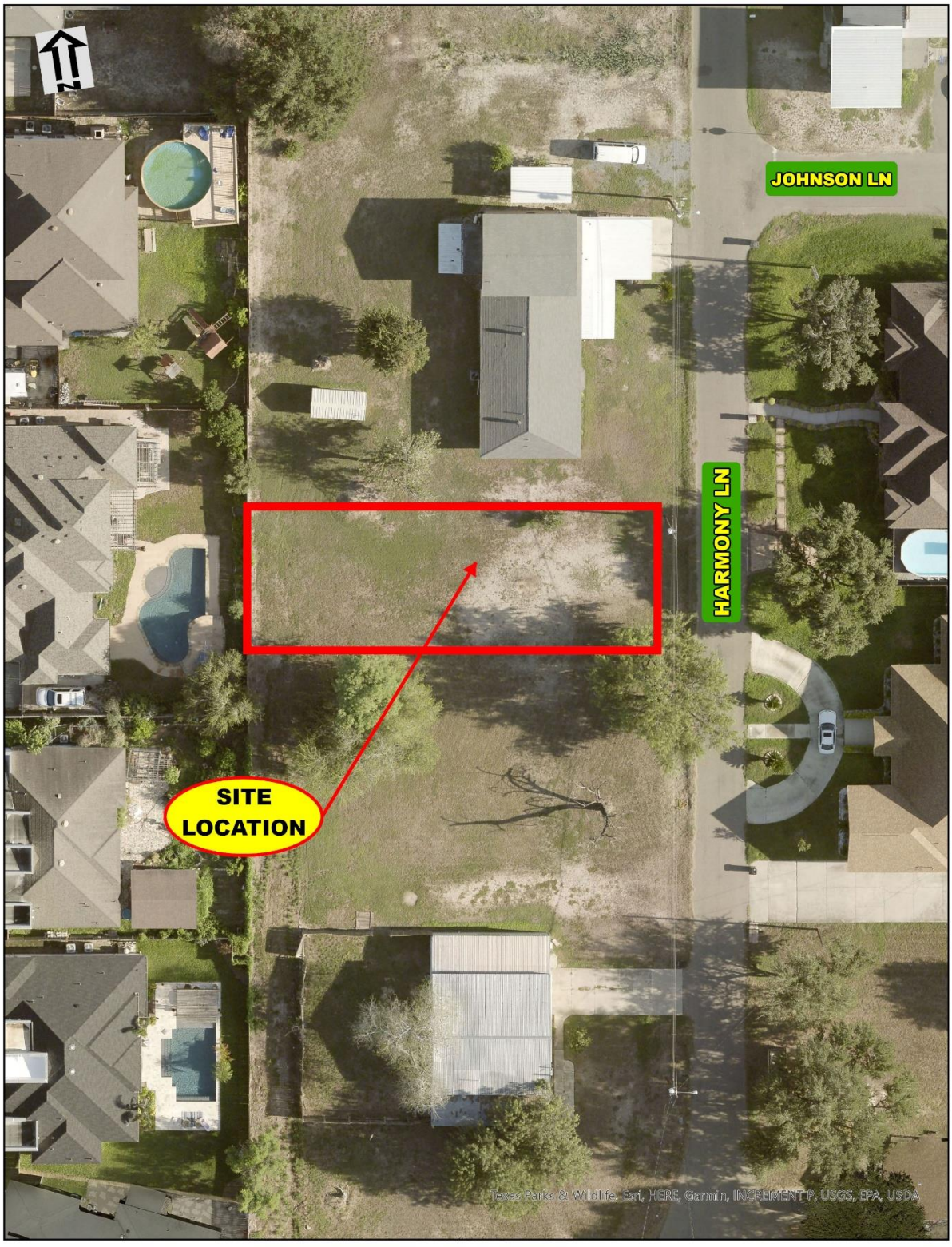
LEGAL NOTICE MAP



ZONING MAP


E. 2 MILE RD.
Y SPRINGS SUB
NDSTONE DR.
FOREST CRT.
FOREST CRT.
FOREST
HACKBERRY AVE.
SHARY FOREST III
RE-PLAT JOHNSON CITY
HARMONY LN.
JOHNSON CITY
MELODY LN.
JOHNSON LN.
DRIFTWOOD LN. (PRIVATE)
DRIVE
SITE LOCATION
HACKBERRY AVE.
NICOLE DR.
NICOLE AVE.
WOODCREST
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

AERIAL PHOTO



SUBJECT PROPERTY FROM THE RECORDED PLAT

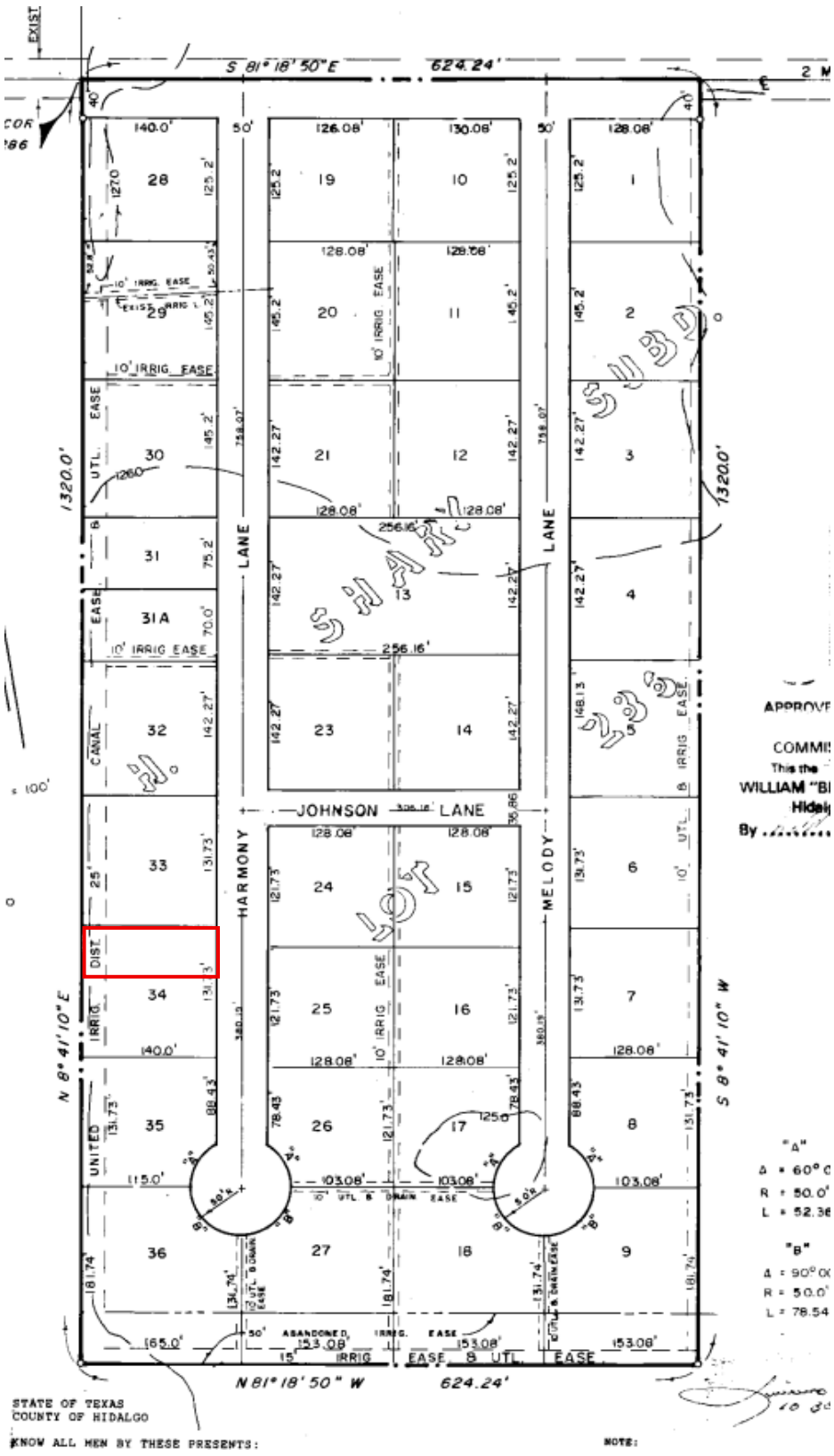
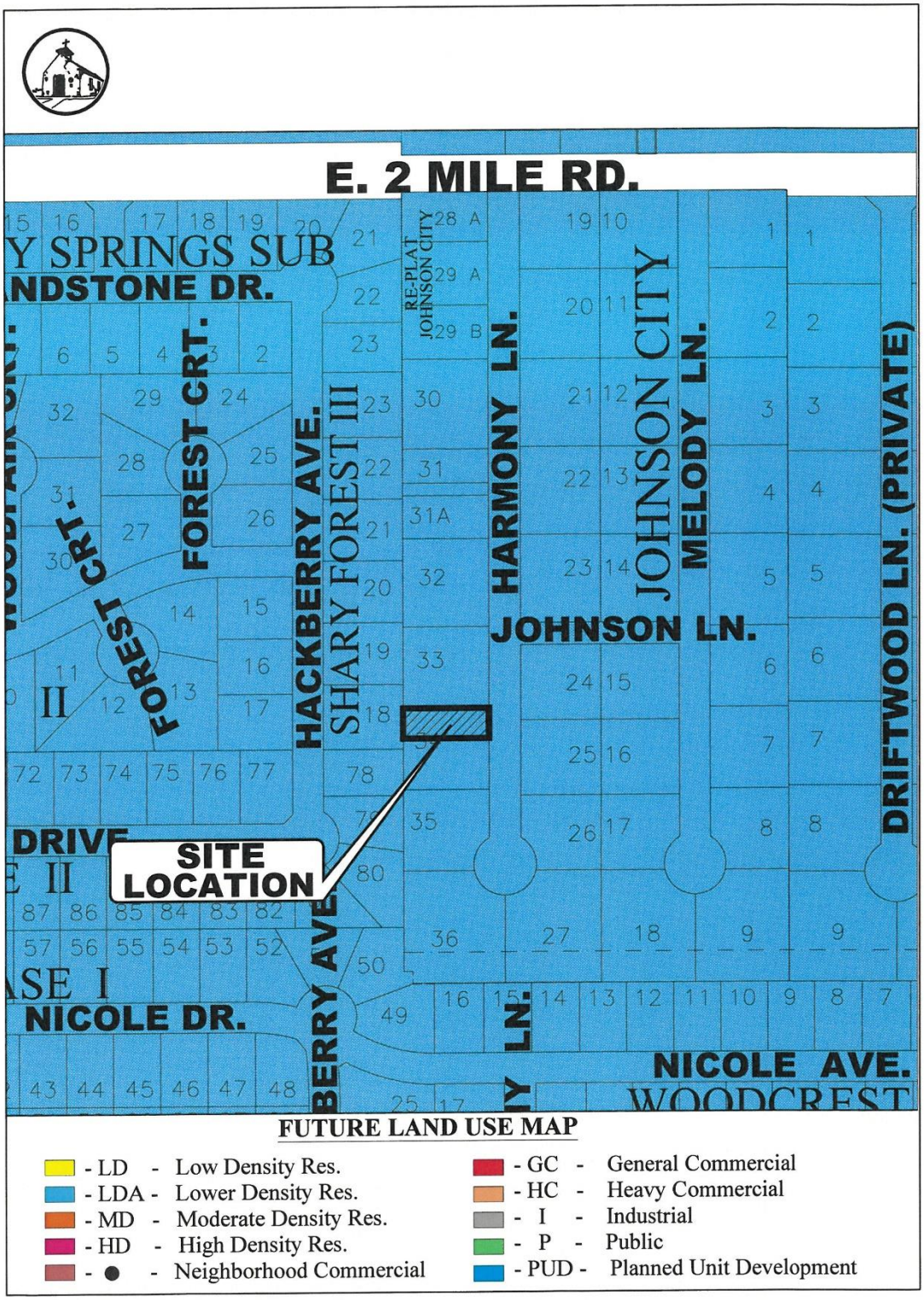


PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



OPPOSITION FLYER

PROTECT OUR JOHNSON CITY SUBDIVISION

OUR HOMES. OUR NEIGHBORHOOD. OUR FUTURE.

A PROPOSAL WOULD **REZONE** PART OF OUR JOHNSON CITY SUBDIVISION FROM:

R-1 (SINGLE-FAMILY RESIDENTIAL) → **R-2** (HIGHER DENSITY RESIDENTIAL)

THIS CHANGE COULD ALLOW **APARTMENTS** AND **FOURPLEXES** TO BE BUILT.

PROPOSAL NUMBER: REZ26-25

THIS COULD IMPACT OUR NEIGHBORHOOD:

- OUR FAMILIES & QUALITY OF LIFE
- TRAFFIC & PARKING
- THE CHARACTER OF OUR NEIGHBORHOOD
- PROPERTY VALUES & INVESTMENTS
- THE PEACE OF OUR STREETS



OUR NEIGHBORHOOD: HARMONY LN & MELODY LN AREA

REZ26-25 proposes introducing R-2 zoning within our R-1 neighborhood.

Residents are concerned about the precedent this could create for future R-2 requests.

THIS IS ABOUT PROTECTING OUR NEIGHBORHOOD AND OUR FUTURE.
Your voice makes a difference!

P&Z PUBLIC HEARING

~~TUESDAY,~~ Wednesday
SEPTEMBER 16, 2026
5:30 PM

Your voice matters.
Let's make sure our Johnson City Subdivision has a voice in decisions that affect our homes and future.

CAN'T ATTEND? CALL MISSION PLANNING DEPARTMENT

956-580-8672

YOUR CALL CAN MAKE A DIFFERENCE!

WHAT TO SAY (SUGGESTED):
"Hello, my name is _____ and I live in the Johnson City Subdivision (Harmony Ln / Melody Ln). I urge the City of Mission Planning Department to **VOTE NO** on the proposed rezoning from R-1 to R-2. Please **PROTECT** our neighborhood by keeping it single-family residential. Thank you."

STAY INFORMED. GET INVOLVED. MAKE A DIFFERENCE.
Together, we can keep our Johnson City Subdivision a great place to live—today and for generations to come.

PLEASE SHARE WITH YOUR NEIGHBORS!

PETITION IN OPPOSITION

JOHNSON CITY NEIGHBORHOOD

RESIDENT PETITION — PROTECT OUR R-1 SINGLE-FAMILY NEIGHBORHOOD

Current Proposal: REZ26-25 • Requested R-1 to R-2 Duplex/Fourplex Rezoning

Property identified in the current proposal: **3004 Harmony Ln.**

We, the undersigned residents and property owners of the Johnson City neighborhood, respectfully ask the City of Mission Planning & Zoning Commission and City Council to **deny REZ26-25** and preserve the existing **R-1 Single-Family Residential** character of our neighborhood.

Our concern is **not directed at an individual property owner**. Although the current request identifies 3004 Harmony Ln., our concern is the broader effect of introducing R-2 Duplex/Fourplex zoning into an established R-1 neighborhood and the precedent it could create for future rezoning requests.

OUR CONCERNS INCLUDE:

- Protect the established **single-family character** of Johnson City.
- Potential for additional **duplex/fourplex rezoning requests** in the future.
- Potential increases in **traffic, parking demand, and driveway activity**.
- Potential **drainage, stormwater, grading, and development-density** impacts.
- Whether R-2 zoning is consistent with the City's **Future Land Use Map and surrounding zoning**.

OUR REQUEST TO THE CITY: Deny the proposed R-1 to R-2 zoning change in REZ26-25 and preserve Johnson City as an R-1 single-family residential neighborhood.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Alex & Claudia Solis	3007 Harmony Lane	
2	Jose + Mary Rubio	3005 Harmony Ln.	
3	Ron & Glynnis Rintsel	2603 E M 2 Rd	Glynnis Rintsel
4	Nelma L Canales	3102 Melody Lane	Nelma L Canales
5	Xavier Maldonado	3104 Melody Ln.	Xavier Maldonado
6	Janie Maldonado	3104 Melody Ln	Janie Maldonado
7	Ruben J. Canales	3102 melody LN	
8	B. Genevieve Chapa	3003 Harmony Lane	B. Genevieve Chapa
9	Felipe de J. Sarquis	3104 Harmony Ln.	Felipe de J. Sarquis B.
10	Josefina Guerra	3000 Harmony Ln.	
11	Victor Palacios	3000 Harmony Ln.	
12	Deisy P. Lopez	3001 Harmony Ln.	Deisy P. Lopez
13	Damian Lopez	3001 Harmony LN	
14			
15			

P&Z; PUBLIC HEARING: Wednesday, September 16, 2026 — 5:30 PM

Mission Planning Department: **956-580-8672** | Reference **REZ26-25**

PETITION IN OPPOSITION

3004 Harmony lane
Mission, Tx. 78574

PETITION SIGNATURE TABLE

Date	Printed Name	Street Address	Signature	Oppose (Yes)
9/12/26	Santana Rodriguez	3006 Melody Lane Lot #15		Yes
9/12/26	Alma Rodriguez	3006 melody lane Mission, Tx.	Alma Rod	Yes.
9/12/26	Tony Melendez	3002 B Melody Lane Lot#9	Antonio Melendez	Yes
9/12/26	Dustin Ranger	3004 Melody lane Lot#16	Dustin Ranger	Yes
9/12/26	Consuelo Canales	3000 Melody lane Lot #14		Yes
9/12/26	Pajita Solano	3108 Melody Ln. Lot #10	Pajita Solano	Yes
9/12/26	Vicente Solano Jr.	3108 melody Ln. Lot 10		Yes

PETITION IN OPPOSITION

PETITION SIGNATURE TABLE

Date	Printed Name	Street Address	Signature	Oppose (Yes)
9-12-26	Selena Solano	3108 Melody Ln Mission TX 78574 Lot #10		✓
9/12/26	Gilbert Saenz	3101 Melody Ln Mission Tx 78574 Lot #5		✓
9/12/26	Brandon Vail	3000 Melody Lane		✓
9/12/26	Elizabeth Vail	3000 Melody ln	EV	✓
9/12/26	Lucy Hilgenfeld	3003 Melody Ln		✓
9/12/26	John Hilgenfeld	3003 Melody Ln		✓
9/12/26	Sandra Range	3004 Melody ln Mission TX lot 16		✓
9				✓
9/12/26	melissa Villarreal	Lot #20 mission TX 3006 Hackberry Ave		Yes
9-12-26	Ricardo Saldivar	3004 Hackberry mission Tx 78574 Lot #19		Yes

PETITION IN OPPOSITION

Date	Printed Name	Street Address	Signature	Oppose (Yes)
9/12/26	Tam-Nhu Huynh	3000 Hackberry ave Mission TX 78574 Lot 79		Yes
9/12/24	Sonya Gonzalez	3100 Hackberry Ave Mission T. 78574 Lot # 20		Yes
9-12-26	Omar Almaguer	3100 Hackberry Mission, TX Lot #20		Yes

PETITION IN OPPOSITION

We, the undersigned, are signing this petition to notify the City of Mission that we are against the reclassification of property legally described as the North 49.00 of Lot 34, Johnson City Subdivision; The Property is located at 3004 Harmony Lane, Unit A from (R-1) Single Family Residential District to (R-2) Duplex-Fourplex Residential District. Page 1

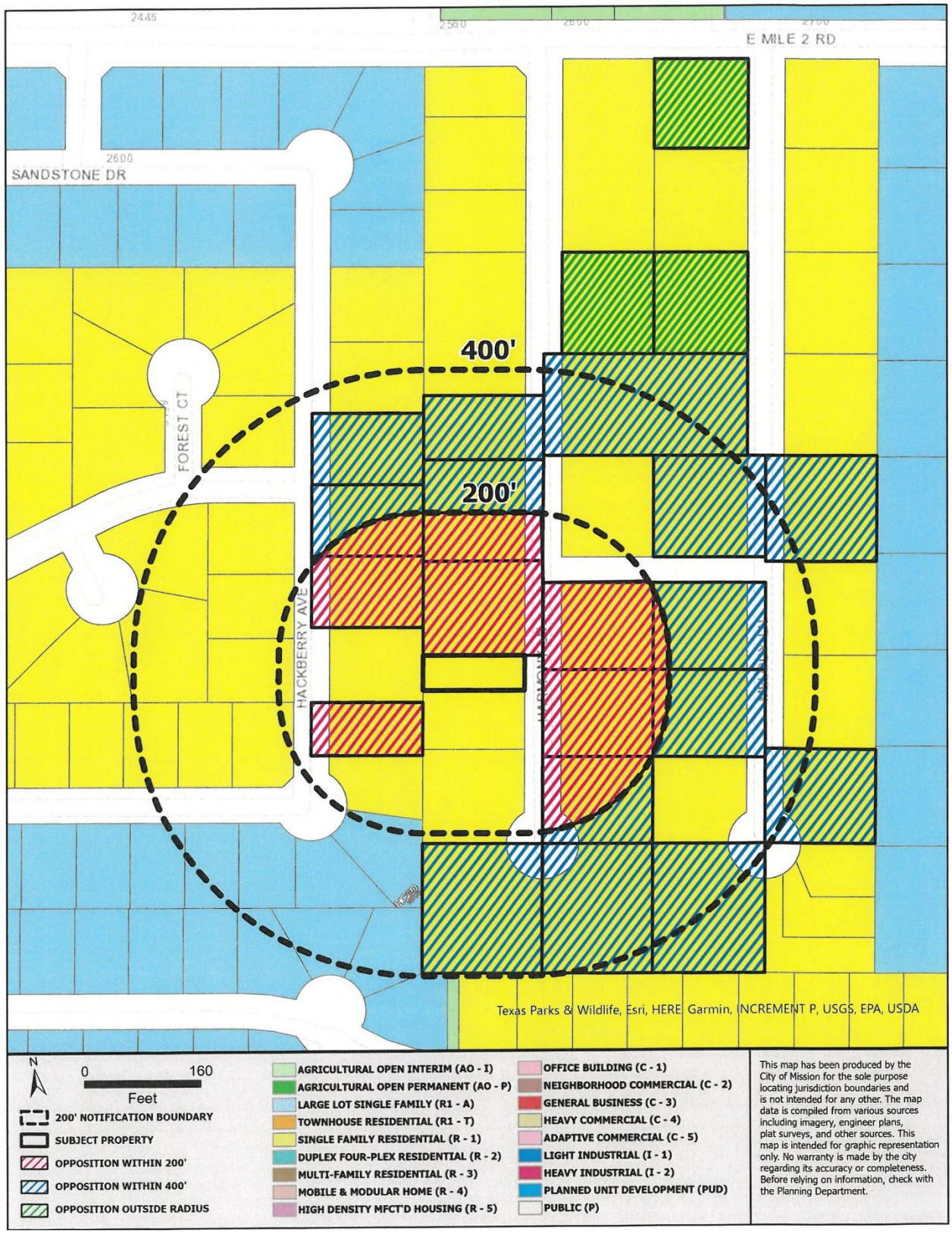
Printed Name	Signature	Address	Phone #	Registered Voter Y or N
Juan A Guajardo Jr.	Juan A Guajardo JR.	3100 Harmony Ln Mission TX 78574	(956) 457-0668	Y
Paolo Gomez		3105 Harmony Ln. Mission Tx	(956) 348-9990	
Elsa Gomez		3105 Harmony Ln Mission Tx	(661) 978-7777	
Rudy Gomez		3108 Harmony Mission Tx	/	
Maria C Perez	Maria C Perez	3108 Harmony Ln	(956) 566-5766	
Glen Gomez		3105 Harmony Ln Mission Tx	/	
Sophie Gomez				14 yrs
Helen Walker	Helen Walker	3006 Harmony Ln	581-4608	Y
Laurence Flathmann (not owner of property)		3002 Harmony Ln	415-758-1331	N
Kim Flathmann	K. Flathmann			
Jonathan	Jonathan Flathmann			10 yr old
Kania	Kania Flathmann			13

PETITION IN OPPOSITION

We, the undersigned, are signing this petition to notify the City of Mission that we are against the reclassification of property legally described as the North 49.00 of Lot 34, Johnson City Subdivision; The Property is located at 3004 Harmony Lane, Unit A from (R-1) Single Family Residential District to (R-2) Duplex-Fourplex Residential District. Page 1

Printed Name	Signature	Address	Phone #	Registered Voter Y or N
Victor Pacios		3000 Harmony Mission TX	956 584 9565	
Jose Eno Gutierrez	Jose Gutierrez	" "		
Diego Pacios	Diego Pacios	" "		
Deisy P. Lopez	Deisy P. Lopez	3001 Harmony Ln		
Damian Lopez	Damian Lopez	3001 Harmony Ln		
Alexandra Solis		3007 Harmony Ln	956-735-9408	
Claudia Solis		3007 Harmony Ln	956-497-793[illegible]	

OPPOSITION MAP



OPPOSITION CALCULATIONS

REZ 26-25

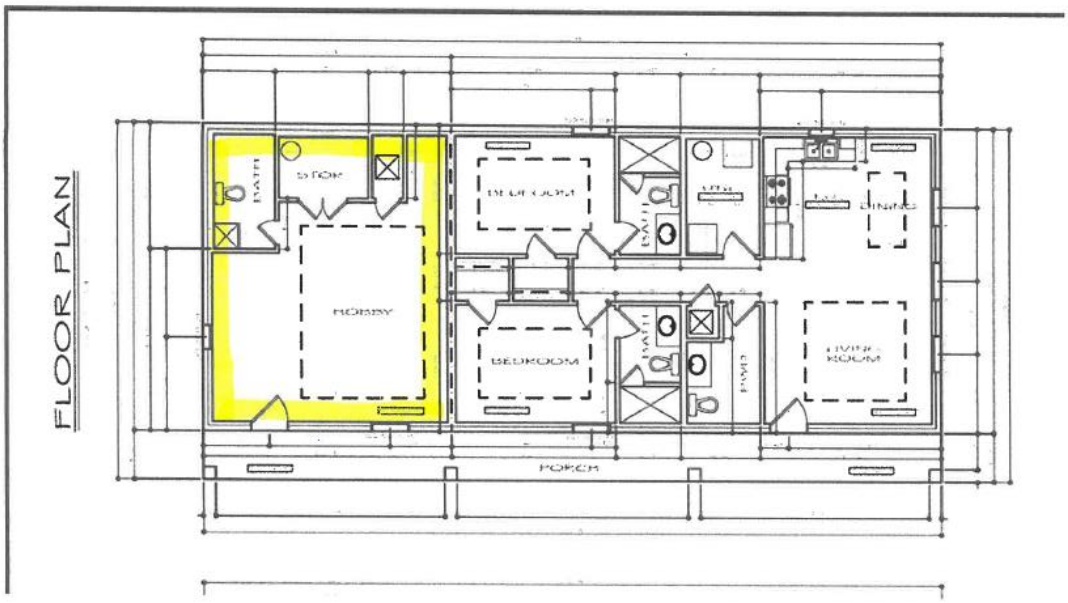
Area of 200 ft. Radius and Subject Property	4.77 Acres
Area of Subject Property	0.16 Acres
Notification Area	4.61 Acres
Area of Opposition	2.69 Acres

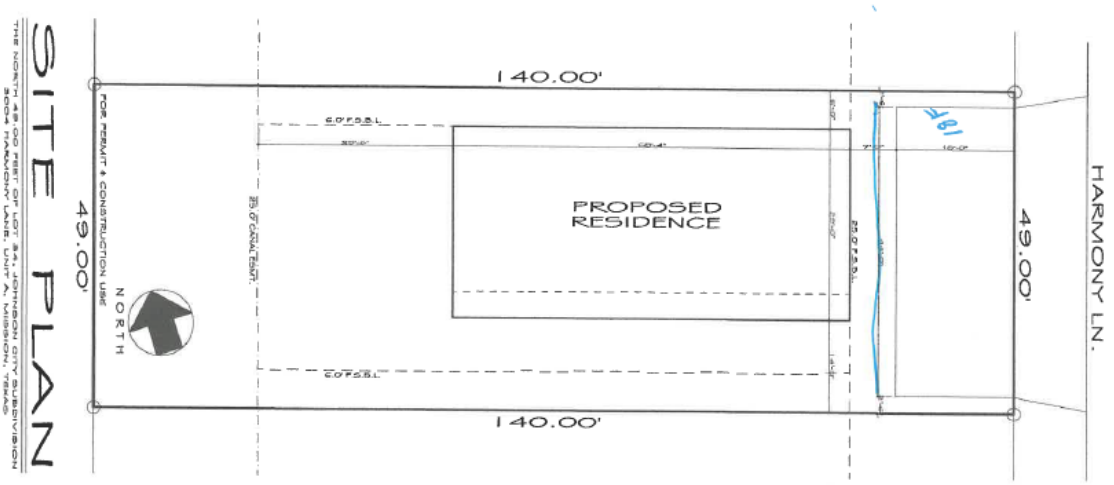
2.69 acres / 4.61 = .5835 = 58.35%

Area of 400 ft. Radius and Subject Property	15.16 Acres
Area of Subject Property	0.16 Acres
Notification Area	15 Acres
Area of Opposition	7.55 Acres

7.55 acres / 15 = .5033 = 50.33%

PROPOSED SITE PLAN AND FLOOR PLAN SUBMITTED BY THE APPLICANT





INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

3005 Melody Lane, Mission, TX 78574-9783 Sold 02/20/2023

Tax

Owner Information

Owner Name:	Valencia Ruben Sr	Mailing Address:	5104 N 38th St
Tax Billing City & State:	McAllen Tx	Tax Billing Zip:	78504
Tax Billing Zip+4:	5239	Owner Occupied:	A

Location Information

School District:	Sharyland ISD	School District Name:	Sharyland ISD
High School District/School Name:	SST	Subdivision:	Johnson City
		Neighborhood Code:	JOHNSON ESTATES
Census Tract:	020303	Location City:	Mission
Zip Code:	78574	Zip + 4:	9783
Carrier Route:	R004		

Tax Information

APN:	J6200-00-000-0007-00	Alt. APN:	R498645
Tax Geo ID:	J6200000000000700	Tax Area:	GHD
Tax Appraisal District:	GHD	% Improved:	74
Lot #:	7		
Legal Description:	JOHNSON CITY, LOT 7		

Assessment & Taxes

Assessment Year	2025	2024	2023
Market Value - Total	$354,924	$385,108	$385,108
Market Value - Land	$92,791	$65,797	$65,797
Market Value - Improved	$262,133	$319,311	$319,311
Assessed Value - Total	$354,924	$385,108	$385,108
YOY Assessed Change ($)	-$30,184	$	
YOY Assessed Change (%)	-8%	0%	
Tax Year	2025	2024	2023
Total Tax	$8,567.87	$9,296.51	$9,163.26
Change ($)	-$729	$133	
Change (%)	-8%	1%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Mission	Actual	$1,980	.558
Drainage District #1	Actual	$399	.1123
Hidalgo County	Actual	$2,041	.575
South Texas College	Actual	$575	.162
Sharyland ISD	Actual	$3,398	.9575
South Texas School	Actual	$175	.0492

Characteristics

Universal Land Use:	Multi Family Dwelling	State Use:	Multi-Family Residential
Lot Width:	132	Lot Depth:	128
Lots Acres:	0.387	Building Sq Ft:	3,456
Bedrooms:	5	Total Baths:	5
Full Baths:	5.000	Cooling Type:	Central
Heat Type:	Central	Parking Type:	Garage
Garage Size:	0	Parking Size Sq Ft:	648
Roof Material:	Composition Shingle	Shape of Roof:	HIP
Interior Wall Material Type:	DRYWALL	Exterior:	Brick
Foundation:	Slab	Floor Covering Material:	TILE
Year Built:	1998		

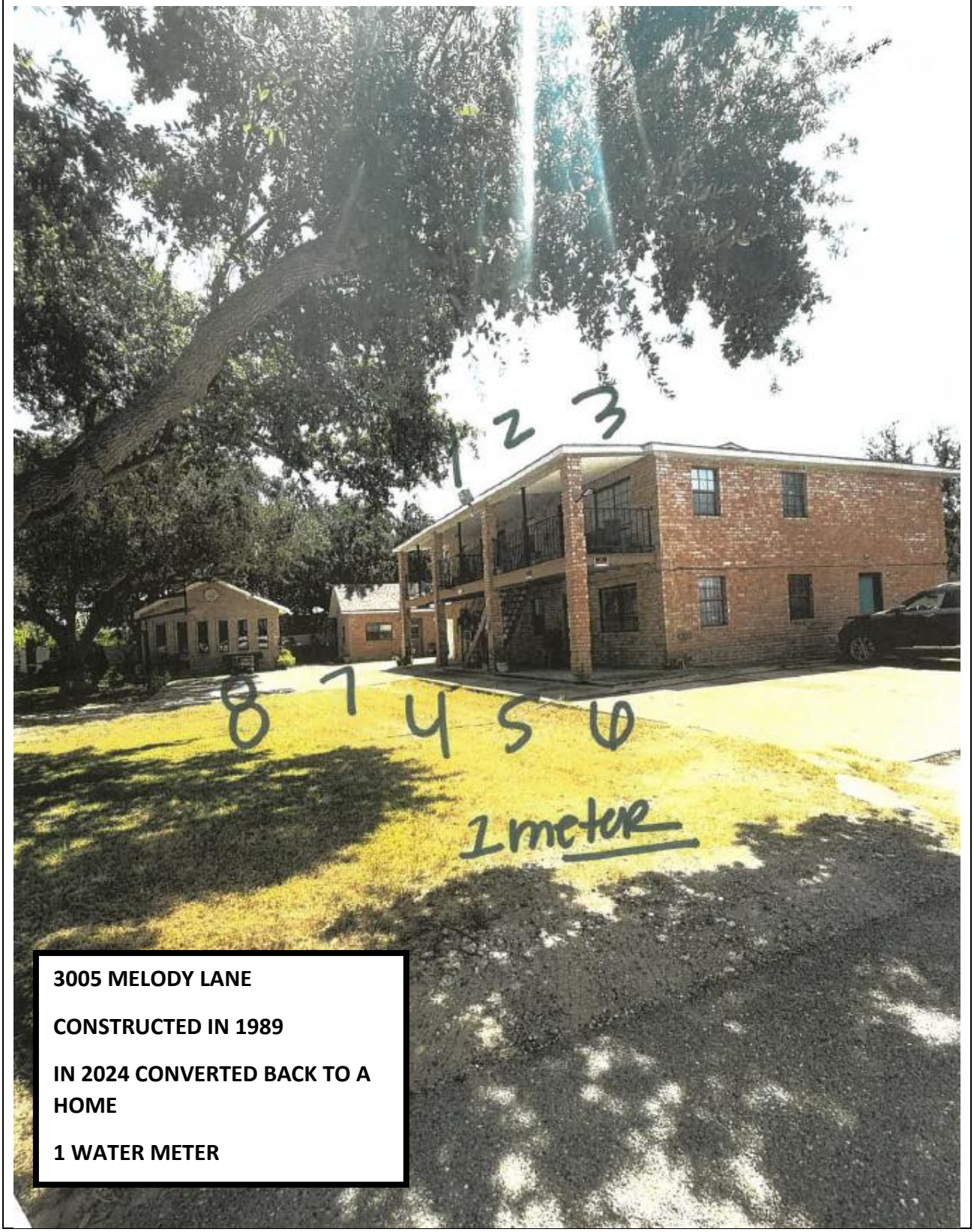
Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Apartment	S	1,728			1989	
Canopy	S	384			1989	
Apt 2nd Fl	S	1,728			1989	
Balcony	S	384			1989	
Garage	S	648			1989	
Shop	S	600			1989	
Shed	S	625			1998	
Storage	S	48			1998	
Storage	S	80			1998	
Concrete Av	S	1,600			2004	

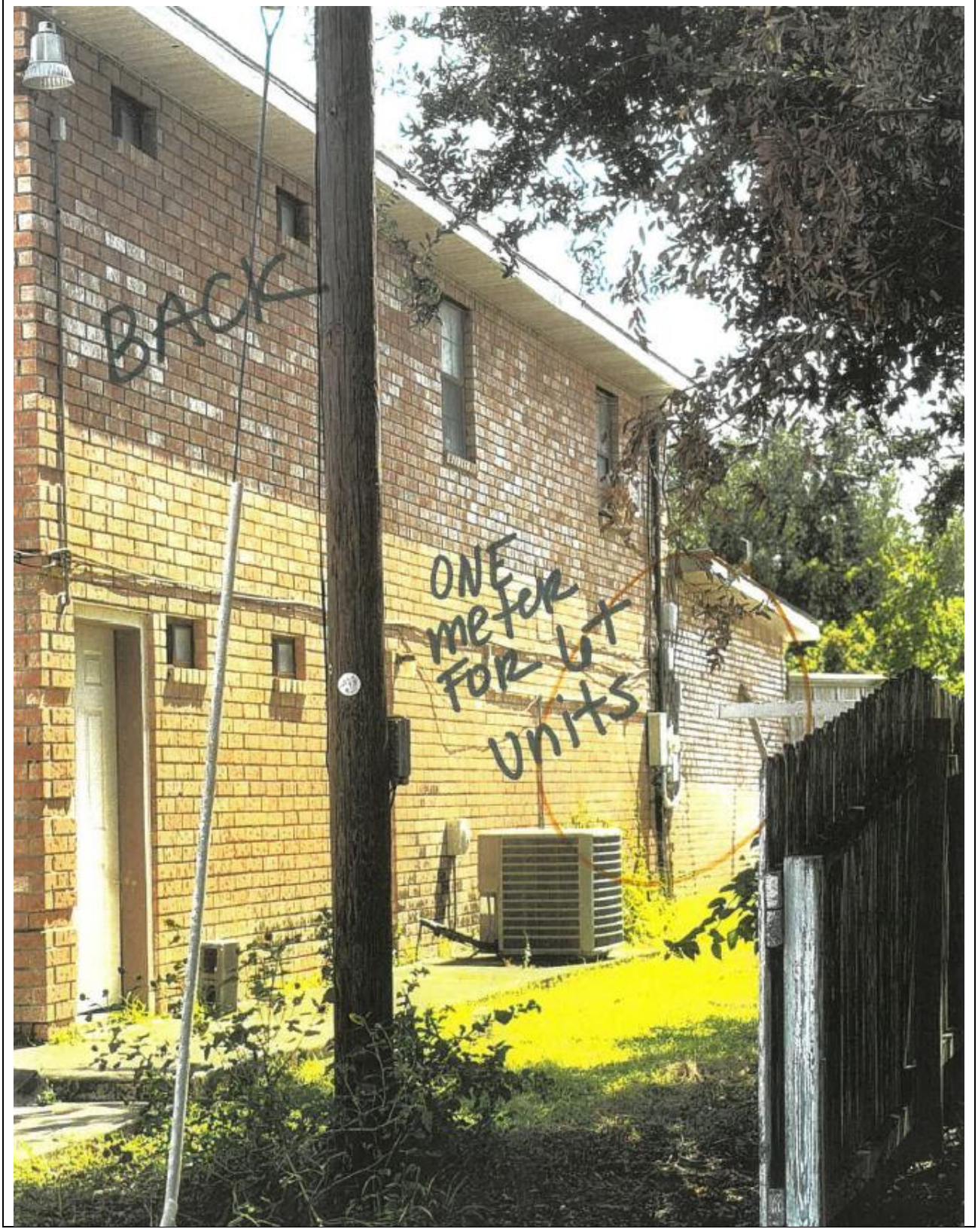
INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



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INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



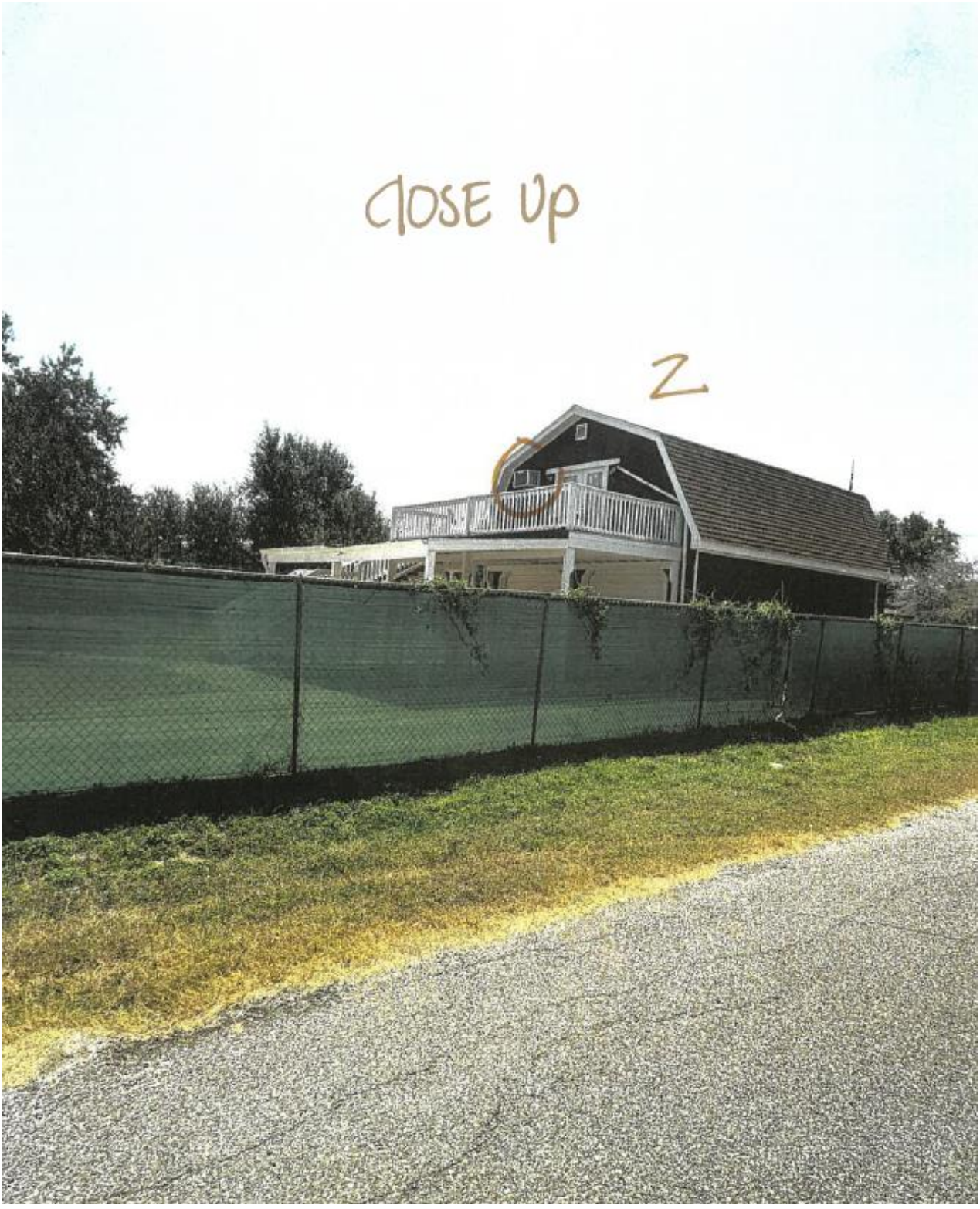
3109 HARMONY LANE

CONSTRUCTED IN 1987

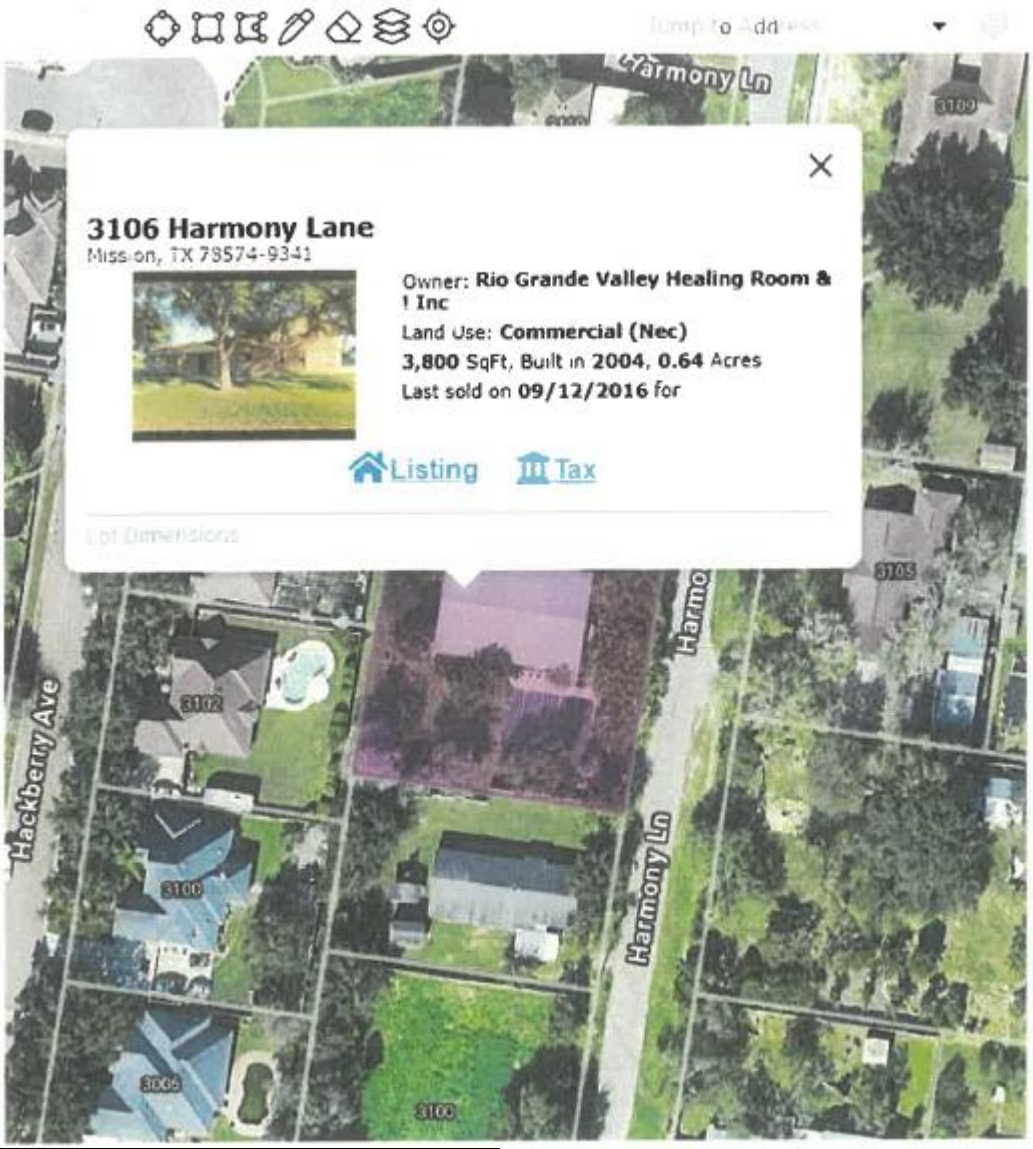
AS PER THE APPRAISAL DISTRICT CLASSIFIED AS A SINGLE-FAMILY HOME

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



BUILT IN 2003

A CHURCH CAN BE BUILT IN ANY ZONING AS PER FEDERAL LAW

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

3104 Harmony Lane, Mission, Texas 78574

Listing

R / MLS #: 187469 (Sold) **List Price: $94,900** **3104 Harmony Lane, Mission, TX 78574**

Sold Price:	$90,000	**Closing Date:**	09/16/2016	**Financing:**	Cash
Selling Office:	[redacted]			**Selling Agent:**	[redacted]
Seller Concessions	$0	**Seller Conc Type>**		**Non-Realty Items $:**	$0
Non Allowables:	No	**Repairs:**	No	**Buyer Closing Costs/Prepaids:**	No
SP/SqFt:	50.90				



1 / 15

Bedrooms:	3	**County**	Hidalgo
Baths:	2	**School District:**	Sharyland ISD
1/2 Baths:	0	**Elementary Sch:**	Garza
Foyer:	Yes	**Middle School:**	Sharyland North Junior
Living Area:	1	**High School:**	Sharyland H.S.
Dining Area:	1	**Subdivision:**	Johnson City
Maid Qtrs:	No	**POA/HOA:**	No **Mandatory:**
# Stories:	1.00	**POA/HOA Fees:**	$0 **Pd:**
Pool:	No No Pool	**Lot Dimensions:**	90X140
Area:	Mission	**Lot SqFt:**	12,600
Living SqFt:	1,768	**Acreage:**	0.29
SqFt Source:	HidalgoCAD	**Year Built:**	1986
Tax GEO ID:	J6200-00-000-031A-00	**Yr Built Source:**	HCAD
Base Taxes:	$2,361	**Tax Year:**	16

Showing Instructions: Use ShowingTime
Directions: FROM 495 N. ON SHARY RD., EAST ON 2 MILE TO HARMONY LANE
Legal Description: Johnson City, Lot 31A

Garage/Carport:	Attached, No Garage, Rear Entry	**Flooring:**	Carpet, Tile
Garage Spaces:	0.00 **Carport Spaces:** 1.00	**Foundation:**	Slab
Main Suite:	Tub/Shower Combo	**Roof:**	Composition Shingle
Interior Features:	Built-ins, Cable TV, Ceiling Fans	**Countertops:**	Laminate
Appliances:	Stove/Range-Electric Coil	**Non-Conveyances:**	N/A
Special Features:		**Exterior Siding:**	Brick
Exterior Features:	Gutters/Spouting, Mature Trees, Storage Building, Workshop	**Window Coverings:**	Drapes/Curtains
Energy Features:	None	**Street Surface:**	Paved
Location Features:	None	**HVAC System:**	Central, Electric, Window
Water/Sewer:	City Sewer, Public Water	**Water System:**	Electric, Water Heater
Community Amen:	None	**Fence Type:**	None
Laundry:			

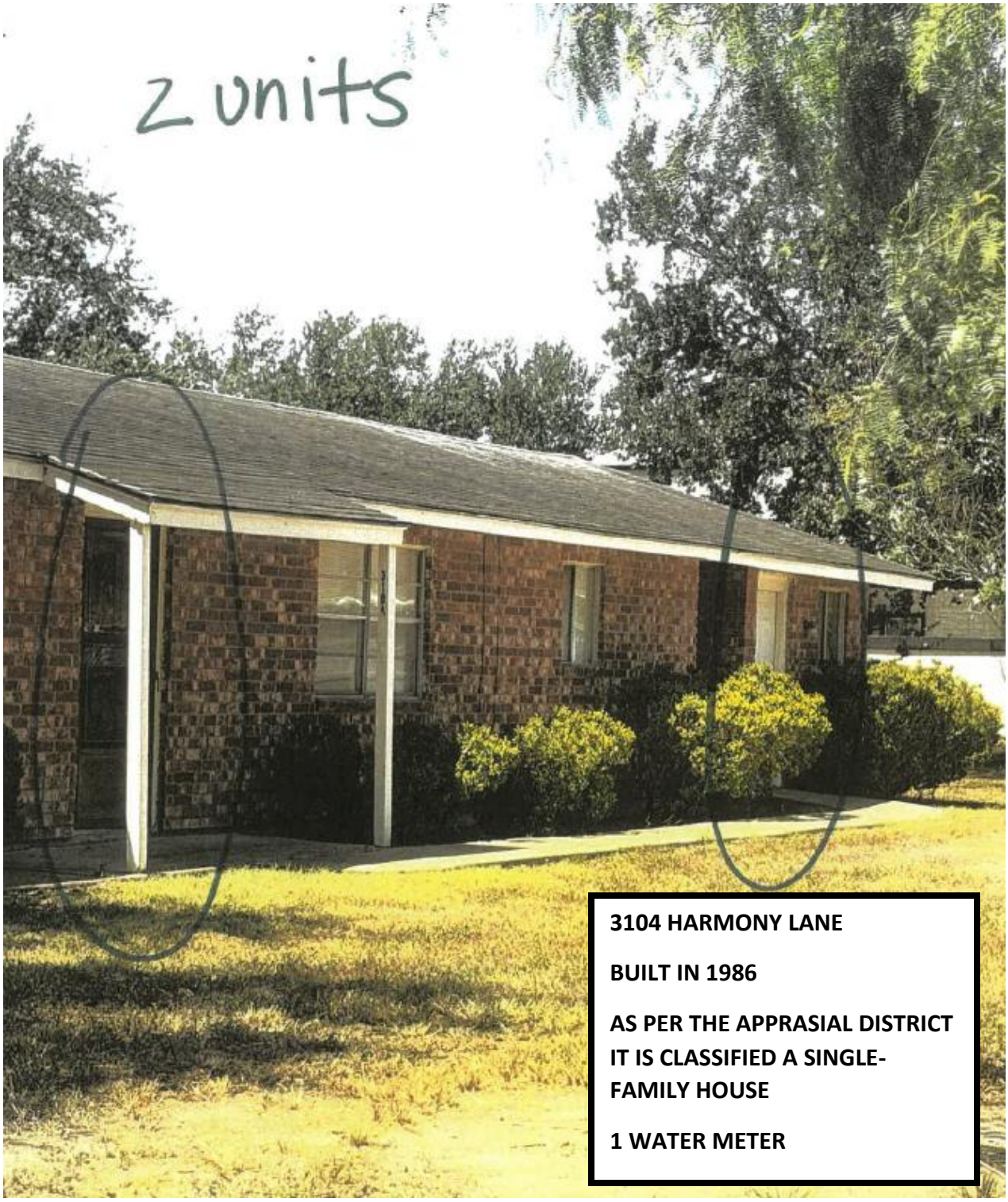
Remarks: Move to this 3 bedroom 2 bath cute cottage on a quiet street with a bonus small apartment. The home is located on a spacious lot and has a large storage building/workshop that will remain with house. An additional bedroom for a total of 4 bedrooms with a bath is just across the breezeway. This would be a perfect guest quarter. Friendly neighbors surround the home.

Agent Remarks: Cell CSS for Showings (956) 687-6700. Seller's Disclosure can be found in Listing Tools/Documents. Home is vacant... go and show.

Escrow (Use $ or %):	1,500				
REO:	No	**Relocation:** No		**Short Sale:**	No
Agreement Type:	Exclusive Right to Sell			**Possession:**	Closing and Funding
Proposed Terms:	Cash, Conventional, FHA				
Owner Name:	Birgit Eunice Roberts			**Owner Name 2:**	
Original LP:	$105,000	**List Date:**	08/07/2015	**Expiration Date:**	02/20/2017 **DOM:** 407
Internet:	Yes	**Display Addr:**	Yes	**Allow AVM:**	Yes **Allow Comments:** Yes
Broker License #:	296632			**Broker:**	
LP/OLP:	0.90	**LP/SqFt:**	$53.68		
Listing Office:	[redacted]			**Listing Agent:**	[redacted]
Address:	322 West Nolana Avenue, McAllen, TX 78504--252			**Agent Email:**	[redacted]
Main:	(956) 664-2121			**Contact #:**	(956) 607-1258
Fax:	(956) 664-0129			**License #:**	0296632

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

9/1/26, 1:46 PM Matrix

Divided

3006 Melody Lane #B, Mission, TX 78574-5727

Tax

Owner Information

Owner Name:	Rodriguez Santana A	Owner Name 2:	Alegria Alma E
Mailing Address:	3006 Melody Ln Unit B	Tax Billing City & State:	Mission Tx
Tax Billing Zip:	78574	Tax Billing Zip+4:	5727
Owner Occupied:	O		

Location Information

School District:	Sharyland ISD	School District Name:	Sharyland ISD
High School District/School Name:	SST	Subdivision:	Johnson City
		Neighborhood Code:	JOHNSON ESTATES
Census Tract:	020303	Location City:	Mission
Zip Code:	78574	Zip + 4:	5727
Carrier Route:	R004		

Estimated Value

Confidence Score:	87	Estimated Value:	$385,500
Forecast Standard Deviation:	8	Value As Of:	08/17/2026
Estimated Value Range High:	$417,300	Estimated Value Range Low:	$353,800

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	J6200-00-000-0015-00	Alt. APN:	R498655
Tax Geo ID:	J6200000000001500	Tax Area:	GHD
Tax Appraisal District:	GHD	% Improved:	78
Exemptions:	Homestead	Lot #:	15
Legal Description:	JOHNSON CITY, LOT 15		

Assessment & Taxes

Assessment Year	2025	2024	2023
Market Value - Total	$278,763	$270,284	$276,191
Market Value - Land	$62,364	$50,671	$50,671
Market Value - Improved	$216,399	$219,613	$225,520
Assessed Value - Total	$278,763	$270,284	$270,874
YOY Assessed Change ($)	$8,479	-$590	
YOY Assessed Change (%)	3%	0%	

Tax Year	2025	2024	2023
Total Tax	$6,729.34	$6,524.66	$6,445.18
Change ($)	$205	$79	
Change (%)	3%	1%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Mission	Actual	$1,556	.558
Drainage District #1	Actual	$313	.1123
Hidalgo County	Actual	$1,603	.575
South Texas College	Actual	$452	.162
Sharyland ISD	Actual	$2,669	.9575
South Texas School	Actual	$137	.0492

Characteristics

Universal Land Use:	Sfr	State Use:	Sgl-Fam-Res-Home
Lot Width:	122	Lot Depth:	128
Lots Acres:	0.358	Building Sq Ft:	2,819
Bedrooms:	4	Total Baths:	3
Full Baths:	3.000	Cooling Type:	Central
Heat Type:	Central	Porch:	Porch
Patio/Deck Type:	Patio	Parking Type:	Garage
Garage Size:	0	Parking Size Sq Ft:	576
Roof Material:	Composition Shingle	Shape of Roof:	GABLE
Interior Wall Material Type:	DRYWALL	Exterior:	Brick
Foundation:	Slab	Floor Covering Material:	TILE
Year Built:	1985		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Main Area	S	1,484			1985	
Porch (Covered)	S	150			1985	
Patio	S	76			1985	
Addition	S	1,335			1990	
Patio	S	16			1990	
Storage	S	144			1985	

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



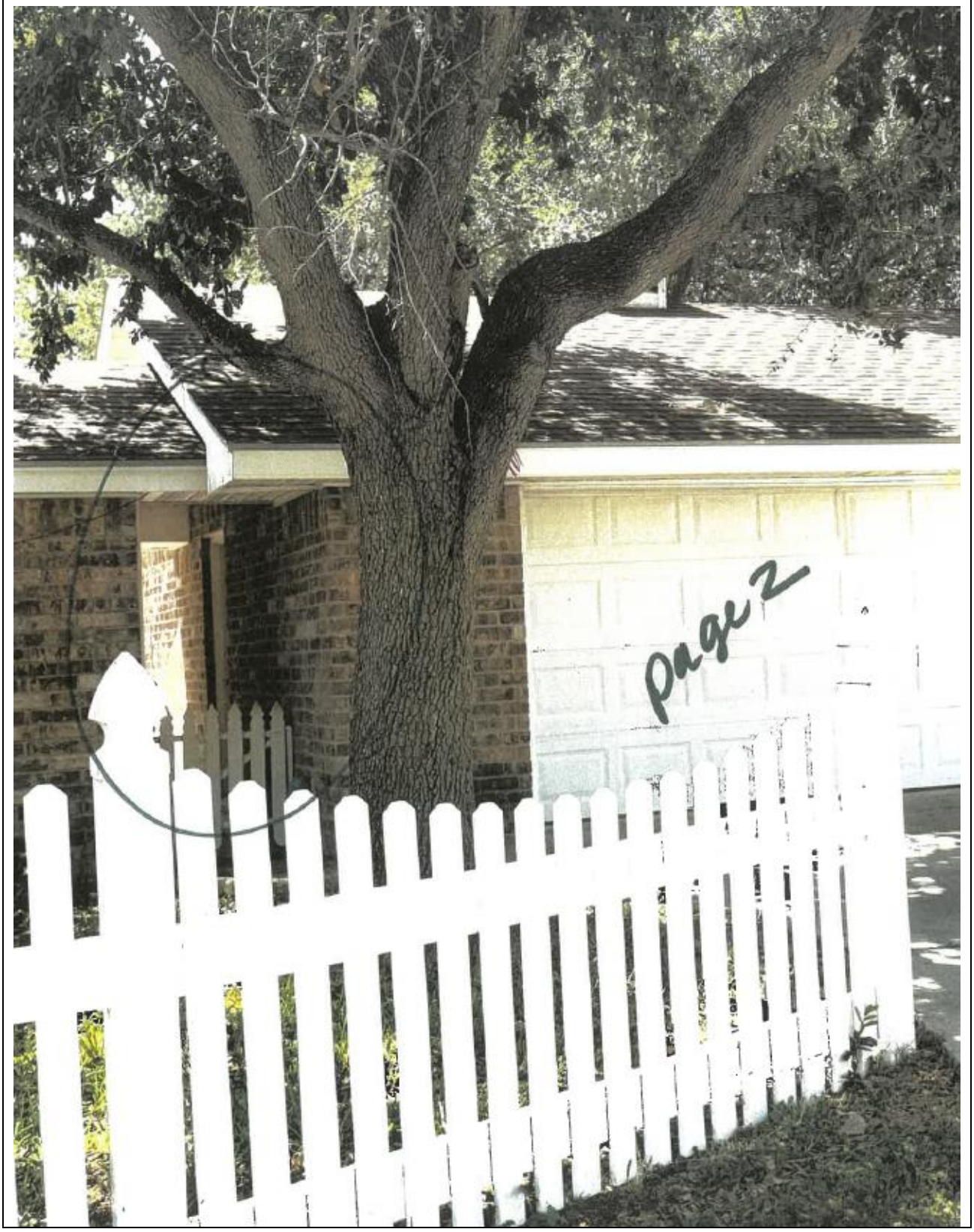
3006 MELODY LANE

BUILT IN 1995

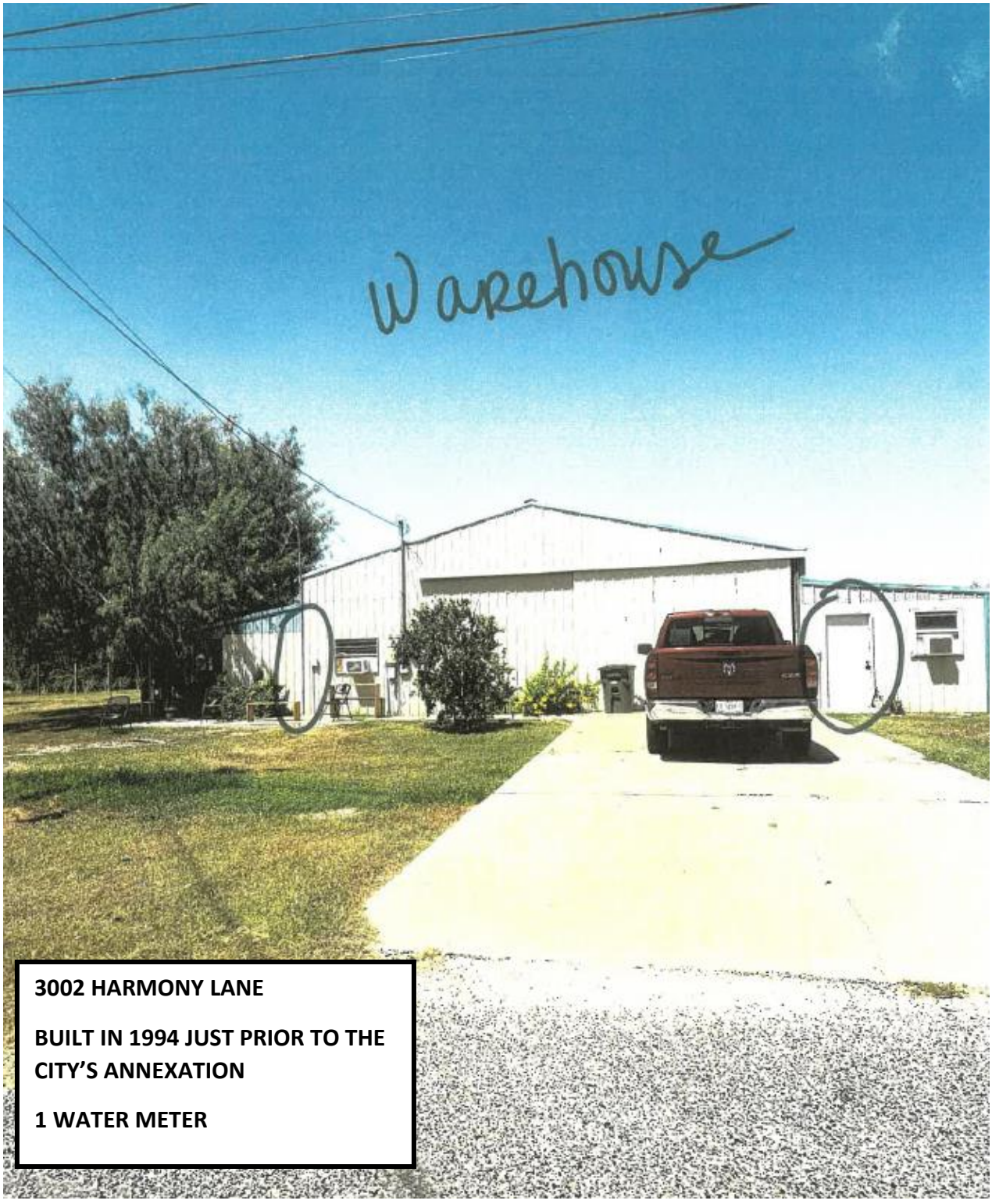
CLASSIFIED AS A SINGLE-FAMILY HOUSE AS PER THE APPRAISAL DISTRICT

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

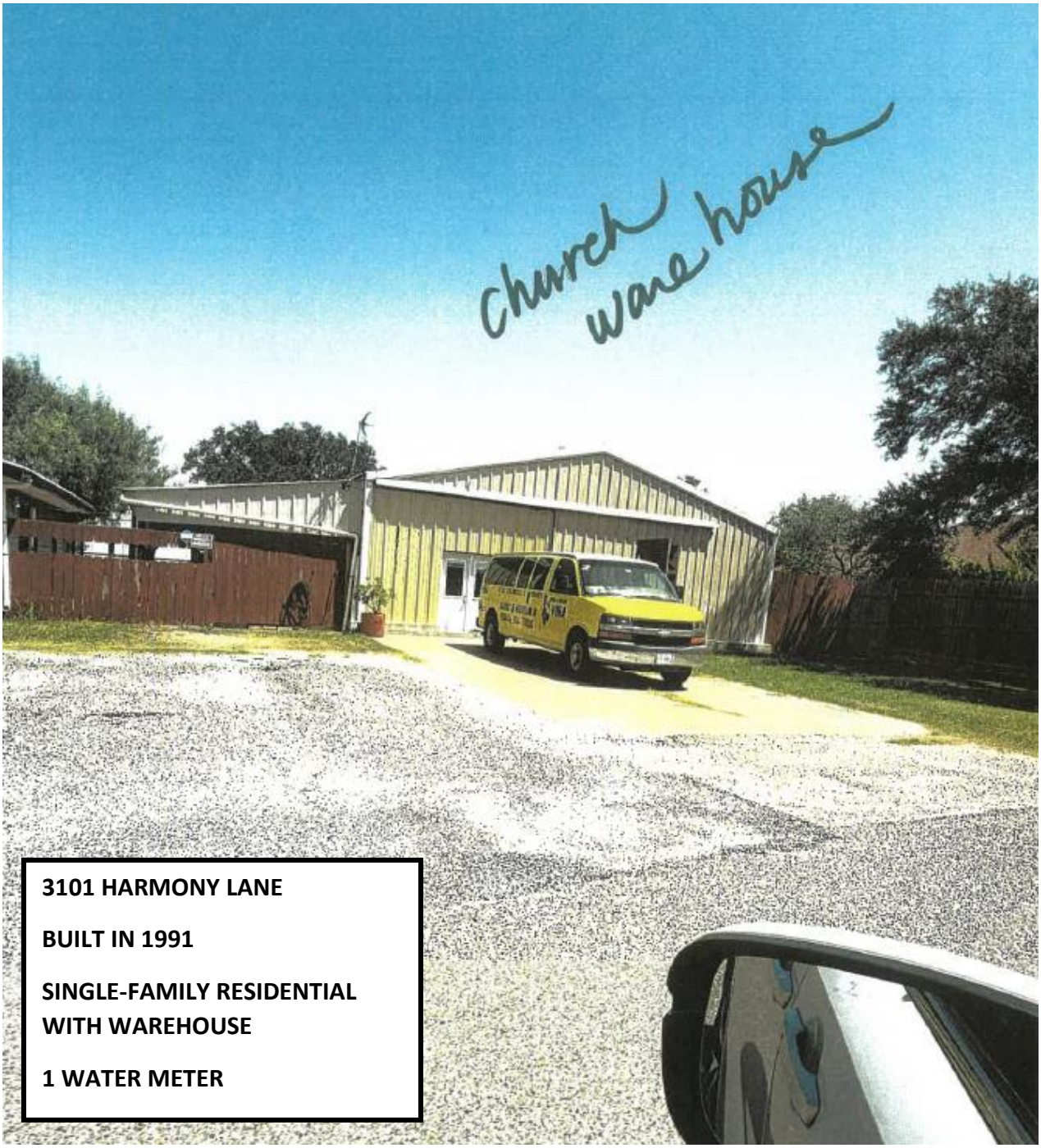


3002 HARMONY LANE

BUILT IN 1994 JUST PRIOR TO THE CITY'S ANNEXATION

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



3101 HARMONY LANE

BUILT IN 1991

SINGLE-FAMILY RESIDENTIAL WITH WAREHOUSE

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



3002 MELODY LANE

BUILT IN 1987

AS PER THE APPRAISAL DISTRICT IT IS CLASSIFIED AS A SINGLE-FAMILY STRUCTURE

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



3003 MELODY LANE

BUILT IN 1981

CLASSIFIED AS A SINGLE FAMILY STRUCTTURE AS PER THE APPRAISAL DISTRICT

1 WATER METER

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

2603 E Mile 2 Road, Mission, TX 78574-9338

Tax

Owner Information

Owner Name:	Kings Way Missionary Institute Inc	Mailing Address:	3106 Harmony Ln
		Tax Billing City & State:	Mission Tx
Tax Billing Zip:	78574	Tax Billing Zip+4:	9341
Owner Occupied:	A		

Location Information

School District:	Sharyland ISD	School District Name:	Sharyland ISD
High School District/School Name:	SST	Subdivision:	John H Shary
		Neighborhood Code:	JOHN H SHARY
Census Tract:	024116	Location City:	Mission
Zip Code:	78574	Zip + 4:	9338
Carrier Route:	R004		

Estimated Value

Confidence Score:	52	Estimated Value:	$354,600
Forecast Standard Deviation:	19	Value As Of:	08/17/2026
Estimated Value Range High:	$422,300	Estimated Value Range Low:	$286,900

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	S2950-00-000-0296-60	Alt. APN:	R281589
Tax Geo ID:	S295000000029660	Tax Area:	GHD
Tax Appraisal District:	GHD	% Improved:	72
Exemptions:	MISC	Lot #:	296
Legal Description:	JOHN H SHARY S 150.7' - W 168' LOT 296 0.58AC NET		

Assessment & Taxes

Assessment Year	2025	2024	2023
Market Value - Total	$249,106	$234,546	$229,688
Market Value - Land	$68,933	$68,933	$63,827
Market Value - Improved	$180,173	$165,613	$165,861
Assessed Value - Total	$249,106	$234,546	$229,688
YOY Assessed Change ($)	$14,560	$4,858	
YOY Assessed Change (%)	6%	2%	
Tax Year	2025	2024	2023
Total Tax	$6,013.42	$5,661.94	$5,465.20
Change ($)	$351	$197	
Change (%)	6%	4%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
City Of Mission	Actual	$1,390	.558
Drainage District #1	Actual	$280	.1123
Hidalgo County	Actual	$1,432	.575
South Texas College	Actual	$404	.162
Sharyland ISD	Actual	$2,385	.9575
South Texas School	Actual	$123	.0492

Characteristics

Universal Land Use:	Sfr	State Use:	Sgl-Fam-Res-Home
Lots Acres:	0.580	Building Sq Ft:	3,045
Bedrooms:	5	Total Baths:	4
Full Baths:	4.000	Cooling Type:	Central
Heat Type:	Central	Porch:	Porch
Parking Type:	Garage	Garage Size:	0
Parking Size Sq Ft:	616	Roof Material:	Metal
Shape of Roof:	HIP	Interior Wall Material Type:	DRYWALL
Exterior:	Brick	Foundation:	Slab
Floor Covering Material:	CARPET	Year Built:	1976

Building 1 of 2

Building Characteristics

Year Built:	1976	Parking Type Code:	TYPE UNKNOWN
Building Square Feet:	2,445	Parking Size Sq Ft:	616
Bedrooms:	3	Roof Material:	Metal
Total Baths:	2	Foundation:	Slab
Heat Type:	Central	Shape of Roof:	HIP
Cooling Type:	Central	Exterior:	Brick
Porch:	Porch	Floor Covering Material:	CARPET

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT

Parking Type: **Garage**

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Main Area	S	1,749			1976	
Main Area	S	504			1976	
Main Area	S	193			1976	
Porch (Covered)	S	204			1976	
Garage	S	616			1976	

Building 2 of 2

Building Characteristics

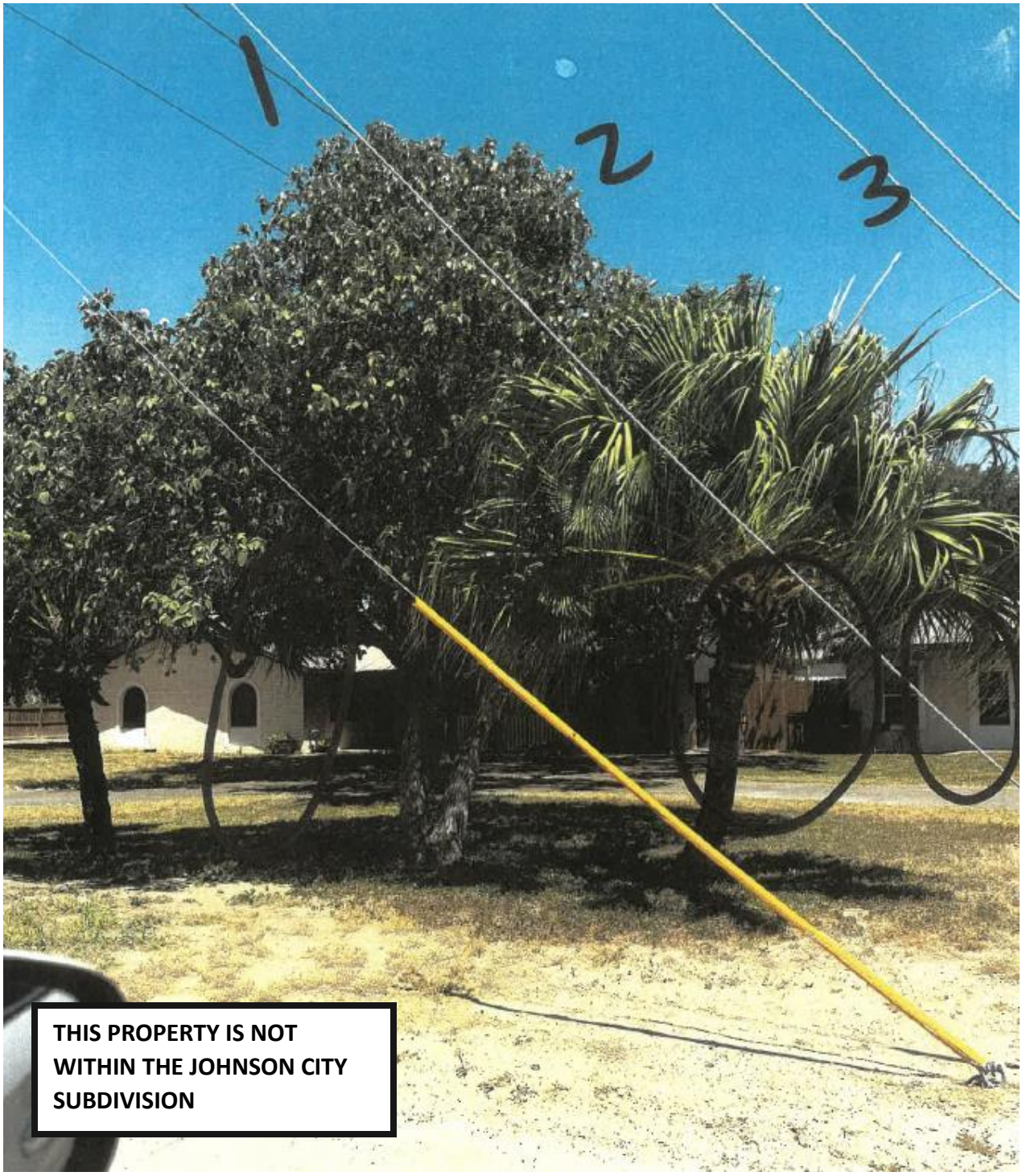
Year Built:	**1980**	Roof Material:	**Metal**
Building Square Feet:	**600**	Foundation:	**Slab**
Bedrooms:	**2**	Shape of Roof:	**GABLE**
Total Baths:	**2**	Exterior:	**Wood Siding**
Heat Type:	**Central**	Floor Covering Material:	**CARPET**
Cooling Type:	**Central**		

Building Features

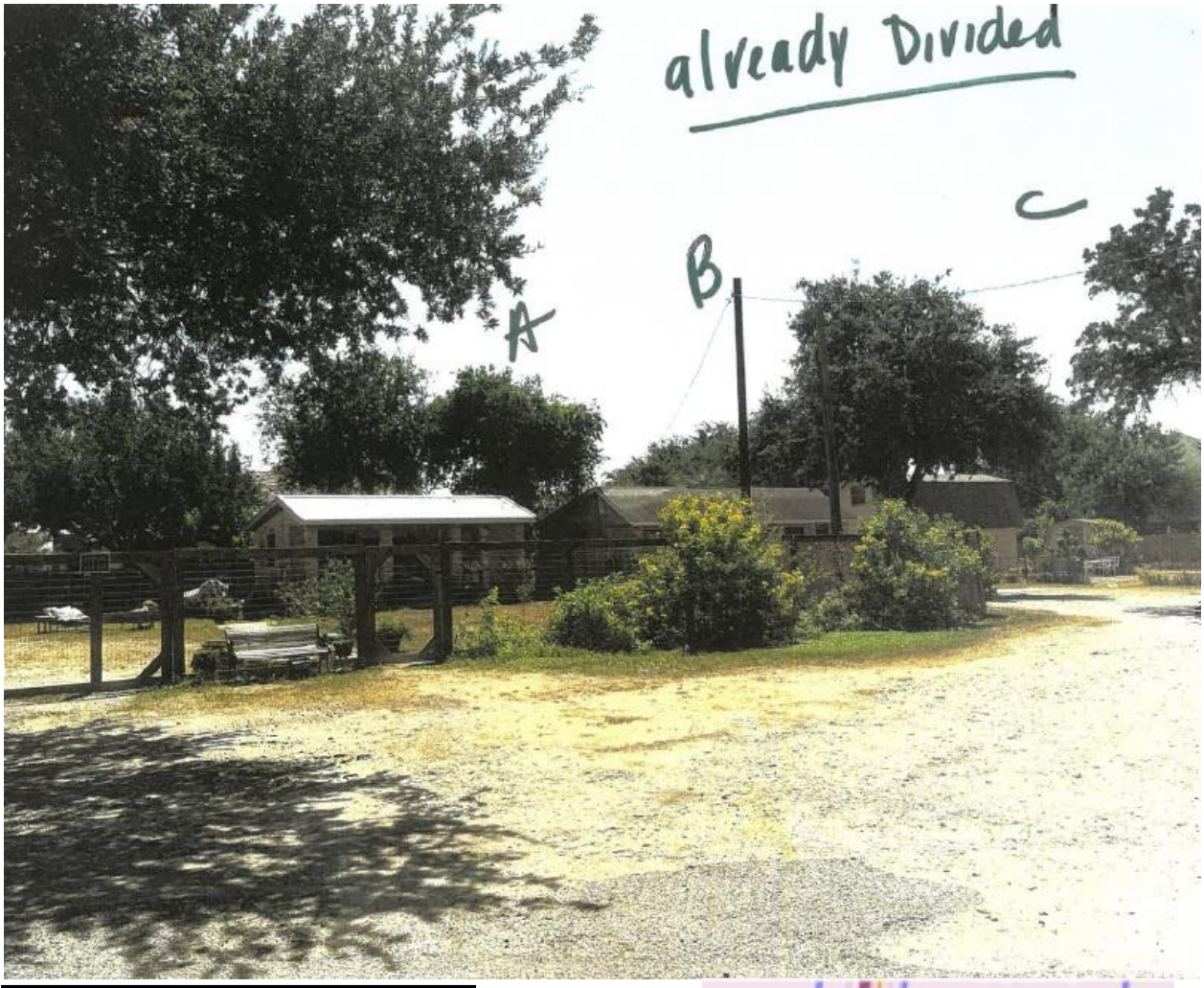
Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Main Area	S	384			1980	
Addition	S	216			2009	
Storage	S	120			2007	

3 units

INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



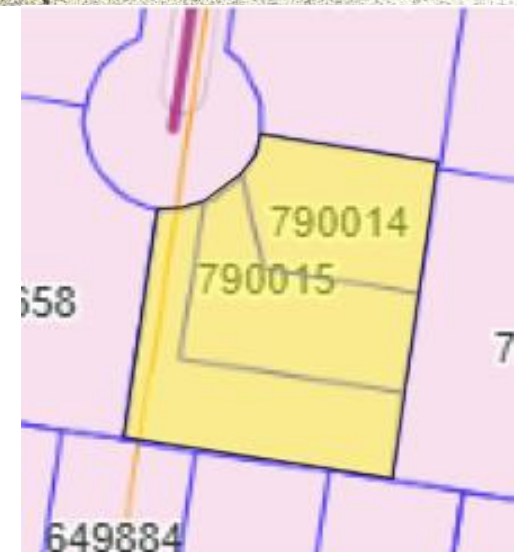
3001 MELODY LANE UNIT A
BUILT IN 1996

3001 MELODY LANE UNIT B
BUILT IN 1996

3001 MELODY LANE UNIT C
BUILT IN 1991

CLASSIFIED AS A SINGLE FAMILY STRUCTTURE AS PER THE APPRAISAL DISTRICT

1 WATER METER PER LOT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



INFORMATIONAL PACKET SUBMITTED BY THE APPLICANT



mobile Home not permitted on ~~platt~~

3105 HARMONY LANE

EXISTING SINCE 1991

GRANDFATHERED

1 WATER METER

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
574407	GARCIA DANIELA & ROGELIO JR	3001 HACKBERRY AVE	MISSION	TX	78574-1941
574406	CASTILLEJA LIANA	3003 HACKBERRY AVE	MISSION	TX	78574-1941
574409	SALDIVAR RICARDO	3004 HACKBERRY AVE	MISSION	TX	78574-1941
574408	PEREZ JOHN PAUL & ALEXANDRA	3002 HACKBERRY AVE	MISSION	TX	78574-1941
574410	VILLARREAL ADRIAN & MELISSA	3006 HACKBERRY AVE	MISSION	TX	78574-1941
498656	RANGE DUSTIN TAYLOR & SANDRA YVETTE	3004 MELODY LN	MISSION	TX	78574-9783
498655	RODRIGUEZ SANTANA A & ALMA E ALEGRIA	3006 MELODY LN	MISSION	TX	78574-9783
498663	COLLOM FREDDY CALVIN	3101 HARMONY LN	MISSION	TX	78574-9341
498664	SOLIS ALEXANDRO & CLAUDIA Z	3007 HARMONY LN	MISSION	TX	78574-9340
498665	RUBIO JOSE & MARY L	PO BOX 573	MCALLEN	TX	78505-0573
498666	CHAPA B GENEVIEVE	3003 HARMONY LN	MISSION	TX	78574-9340
498676	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498674	WALKER HELEN ELAINE	3006 HARMONY LANE	MISSION	TX	78572
498673	GUAJARDO JUAN ANTONIO JR	2210 E 28TH ST	MISSION	TX	78574-1909
555723	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
498675	MEXICO MISSIONS TRIPS INC	3101 HARMONY LN	MISSION	TX	78574-9341
897203	DE PUENTE TOMASA RESENDEZ	2914 HACKBERRY AVE	MISSION	TX	78574-2834
897202	NEWTON DARA M & RICHARD W	2916 HACKBERRY AVE	MISSION	TX	78574-2834
897201	TRAN VAN D & TAM HUYNH	3000 HACKBERRY AVE	MISSION	TX	78574-1941
897200	RAMIREZ HANNALY & JOAQUIN ALEJANDRO	2425 PEBBLE ST	MISSION	TX	78574-2402