



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, May 20, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

REGULAR MEETING

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

APPROVAL OF MINUTES

- 1 Approval of Minutes for P&Z Meeting - May 6, 2026

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

- 2 Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Shooters Haven in a (R-1) Single Family District, being Lot 7, Glenwood Terrace Subdivision, located at 2309 Brock Street, Applicants: Shooters Haven, c/o Randy C. Davila & Ana G. Bazaldua - Cervantes

ORDINANCE AMENDMENT

- 3 Conduct a public hearing and consideration of the adoption of an ordinance amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.43 – C-3 (General Business District), Subsection (3) Conditional Uses, Section 1.47 – PUD (Planned Unit Development District), Subsection (2) Permitted Uses by Adding Car Wash Establishments as a Conditional Use. Applicant: City of Mission - Cervantes

SITE PLAN APPROVAL

- 4 Site Plan Approval for the construction of an industrial facility named CEBSA Warehouse and Offices in the unrecorded Lot 1, CEBSA Subdivision being a 2.42-acre tract of land out of Lot 12-6, West Addition to Sharyland Subdivision, located at 2300 South Conway Avenue. Applicant: Jose J. Mercado - Cervantes
- 5 Site Plan Approval for the construction of the Post Oak Warehouse Dry Storage Facility on Lot 1, Anzaldua Industrial Park Phase I Subdivision, located at 1300 East Military Highway. Applicant: Jose J. Mercado - Cervantes

ADJOURNMENT

Signed this the 14th day of May, 2026

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 14th day of May, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **20th day of May, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **14th day of May, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION
MAY 06, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Diana Izaguirre
Kevin Sanchez
Connie Garza
David Villarreal

P&Z ABSENT

Steven Alaniz
Raquenel Austin

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Ana Bazaldua

GUEST PRESENT

Juan Jose De La Rosa
Norma B. De La Rosa
Maria E. Salinas
Noralinda G. Garza
Robert D. Russell
Curtis Whatley
Noe Salinas
Julian Arellano
Victor Gutierrez
Ernie Villarreal
Francisco Rios
Marialoe Hinojosa
Virgilio Cantu
Jesus Molina
Nora E. Ayala

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR APRIL 15, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for April 15, 2026. Ms. Austin moved to approve the minutes as presented. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:36 p.m.

Item #2

Rezoning:

**Being Lot 1, Block 4,
Bryan Park Addition Subdivision
This property is located along the East side of Bryan Road
approximately 1,500 feet North of U.S Business 83.
R-2 to C-1
Noralinda Gonzalez Garza**

The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Office Building District ("C-1") to develop an office complex. The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas. The portion of the lots of record measure 100 feet along Mayberry and have a depth of 134 feet along the South side and 146.8 feet along the North side for a total area of 14,040 square feet (0.32 acres). The surrounding zones are General Business (C-3) District to the North and Single-family Residential (R-1) District to the South, East and West. The property is vacant. The surrounding land uses are the Evaristo Olivarez Community Center to the East, the Jasmine Commercial Plaza to the North and single-family homes to the South and West. The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but staff finds the area to be in transition to light commercial uses. Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval.

5:33 Mr. Sanchez withdrew from voting due to conflict of interest.

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

Mr. Juan de la Rosa at 1303 Claiborne Street. Expressed his concern in regards of the buildings being 2-3 stories high and having the possibility to looking down inside his yard

Mr. Cervantes stated that due to size of the property amongst parking and landscaping the a has stated that because the property is so small, and because of the parking and landscaping requirements, only a one-story office building could be accommodated in the property based on the size.

Mr. Juan de la Rosa stated if it was projected to be a just a flat building. One story. He wouldn't be opposed to that.

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

Mr. Curtis Whatley at 1400 North Bryan Road, he expressed concern about the abandoned portion on Bryce Road and the access to the power transformers and the service access. As well as paving and flooding due to previous history of those areas to be known as flood zones.

Mr. Whatley also expressed concern regarding the final use of the office building showing concern regarding the building being used as a Medical Office building and the high volume of traffic that those establishments bring a long during business hours.

Mr. Cervantes explained to the board that citizens concerns are not taken lightly and the residents are invited to attend planning meetings with engineers and project developers to express any questions and concerns regarding the project.

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

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

Started: 5:36 p.m.

Ended: 5:40 p.m.

Item #3

Rezoning:

**being the East of 134' of Lot 9 and the East of 146.8' of Lot 10, Block 113, Original Townsite of Mission, This property is located along the West side of Mayberry Road approximately 100 feet South of 8th Steet, R-1 to C-1
Juan Arellano and Noe Salinas**

The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Office Building District ("C-1") to develop an office complex. The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas. The portion of the lots of record measure 100 feet along Mayberry and have a depth of 134 feet along the South side and 146.8 feet along the North side for a total area of 14,040 square feet (0.32 acres). The surrounding zones are General Business (C-3) District to the North and Single-family Residential (R-1) District to the South, East and West. The property is vacant. The surrounding land uses are the Evaristo Olivarez Community Center to the East, the Jasmine Commercial Plaza to the North and single-family homes to the South and West. The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but staff finds the area to be in transition to light commercial uses. Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval.

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. Ms. Thompson 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, Vice-Chairman Sanchez entertained a motion. Ms. Garza moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously. 5:33

Started: 5:41 p.m.

Ended: 5:43 p.m.

Item #4**Rezoning:**

**Being the North 5.539 acres and forming a part of a 9.04 acre Lot 14, Block 4, Mission Groves Estates Subdivision, This property is located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83, AO-I – R-1
LLAAG, LLC c/o Lyonel A. Adame Garza**

The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family subdivision development. The property was annexed to the City limits on March 24, 2026 after a voluntary annexation request. The tract of land has 5.539 acres in area and measures 318 feet along Moorefield Road and has a depth of 779 feet. The surrounding zones are Single-family Residential District (R-1) and Agricultural Open Interim district (AO-I) to the North, and outside the city limits to the South, East and West. The surrounding land uses are apartments and single-family homes to the North, and single-family homes to the East, South and West. The Capricorn Phase 2 single-family subdivision is proposed at the site and will connect to Capricorn Phase 1 that was developed just North. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 30 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman entertained a motion. Ms. Thompson moved to approve the Conditional Use Permit request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:51 p.m.

Item #5**Rezoning:**

Being the South 2.85 acres out of Lot 39 Bell-Woods Company's Subdivision "C" This property is located along the West Side of Compton Road approximately 1,255 feet

**North of Mile 2 Road,
R2 – R-1T
Aaron Balli**

Due to changing market conditions, the applicant is requesting to rezone the subject property located along the West side of Compton Road from Duplex-Fourplex Residential District (“R-2”) to Townhouse Residential (R-1T) District to develop a townhouse subdivision. The tract of land measures 180.97 feet along Compton Road and has a depth of 666 feet for a total acreage of 2.85 acres. The property was zoned Duplex-Fourplex Residential (R-2) District on June 24, 2024. The surrounding zones are Agricultural Open Interim (AO-I) District to the East and South, Duplex-fourplex Residential (R-2) District to the West and Single-family Residential (R-1) District to the North. The surrounding land uses are a fourplex apartments subdivision to the West and agricultural land to the South and East. The Bellwood Manor single-family subdivision is under construction to the North. The Future Land Use Map shows the property designated for low-density residential uses. Staff believes that the area is in transition to higher density residential uses. Notices were mailed to 16 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval.

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

There was some.

Mr. Salinas, a resident out of 3318 Compton Drive, stated her concerns being damages to the agriculture and the exit and entry to the development plan presented. Her acres are directly in front of the mentioned rezoning and she requested in depth explanation of who will be covering the expenses of developing the land as far as water lines, electrical cabling and all the resources and utilities developing land requires.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza questioned the entrance to the property and to what Mr. Cervantes replied the entry would be Compton Drive; Ms. Garza then questioned how many units are projected from this development.

Mr. Cervantes confirmed there was no set layout as of yet, however they are capped at 30 Town Homes due to the entry via Compton Drive only permitting only for low flow of traffic.

Ms. Thompson stated her concerns are in regards to traffic on Compton Drive as it is very narrow.

Ms. Cervantes stated all matters concerning streets will be brought up before the corresponding committees and development groups that will be involved with the project.

There being no further discussion, Chairwoman Izaguirre entertained a motion Ms. Thompson moved to approve the ordinance amendment. Mr. Villarreal seconded the motion. Upon a vote, Ms. Garza voted nay. The motion passed in a 4-1 vote.

Started: 5:51 p.m.

Ended: 6:03 p.m.

Item #6

Conditional Use Permit: To place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex- Fourplex Residential District, being a 1.97-acre tract out of the remainder of Lot 21- 3, West Addition to Sharyland Subdivision, located at 1005 Kenwood Avenue. Ernie Villarreal, PMSI Inc. Project Manager

Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, is requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy. According to the applicant, the enrollment for the Monet Elementary School at the church premises is projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7th grades. A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms. No parking spaces will be lost as a result of this request. The building permit for the Vanguard Academy School along N. Stewart Road was issued on March 16, 2026. Once the school is operational, all the portable buildings at the church property will be removed. Staff recommends approval of the request, subject to: 1. The permit is for two years. 2. The applicant must obtain all necessary permits and approvals prior to the use of the property

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

There was some.

Ms. Marilae Hinojosa Diaz, resident at 1104 Burney Dr. expressed her concern in regards to her property and her neighbors being near the properties owned by the Vanguard development and there being restriction or obstruction due to the lack of an alley way.

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

Mr. Ernie Villarreal representative of Vanguard Academy and project manager, stated that there was not going to be an alley way, however he stated that the portable buildings will not be obstructing anyone's property, since they would be placed in an area that does not restrict anyone from having access to their property. Mr. Villarreal furthermore elaborated in regards to the portable building just being a temporary as the school is actively being built and all students will be transferred to the new facility in the near future.

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

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza wanted confirmation from the previous meetings in regards to traffic not affecting the neighboring residents.

Mr. Cervantes reassured Ms. Garza that all precautionary measures have been taken into consideration and implemented so that Vanguard Academy continues to operate in a way that no neighboring resident is affected by their traffic. All drop-off and pick-up are conducted within the parking lot area of El Divino Redentor.

Ms. Nora Ayala resident from 1102 Burney Drive, voiced her concerns regarding the potential restriction of access to her backyard, which she uses to park her car.

Chairwoman Izaguirre reassured Ms. Ayala that no buildings will be placed behind any of the nearby residences and no obstruction will be caused.

Mr. Cervantes stated that this is only temporary and no buildings will be affecting her or her neighbors.

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

Started: 6:03 p.m.

Ended: 6:04 p.m.

Item #7

Conditional Use Permit:

**A Restaurant in a Neighborhood
Commercial (C-2) District - Vex Kitchen,
being Lots 88 & 89, Mayberry Plaza UT No. 3,
located at 800 E. 1st Street,
VEX Kitchen, LLC, c/o Victor Gutierrez**

The subject site is at the southeast corner of Mayberry Road and E. 1st Street within a small commercial plaza. Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit by the City Council. The applicant is proposing to open a Mexican Restaurant. Access to the site is off Mayberry and East 1st Street, through an existing 24-foot driveways. The last conditional use permit approved by City Council for a Restaurant at this location was on July 8, 2024 for a period of 1 year. The hours of operation are as follows: Monday – Sunday from 7:00 a.m. to 11:00 p.m. Staff: 7 employees per shift Parking: There are a total of 64 seating spaces proposed, which require 21 parking spaces ($64 \text{ seating spaces} / 3 = 21.3 \text{ parking spaces}$). It is noted that parking is held in common; there are 17 parking spaces that are shared with the other

business within the commercial plaza. The applicant will need to reduce the number of seating spaces by 13 in order to comply with the parking requirements. The applicant will need to comply with the landscaping requirements. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. Staff notes that there have been no incidents reported to the Police Department. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the conditional use permit with the conditions listed below: 1. 2-year revaluation in order to continue to assess this new operation. 2. Must comply with all City Codes (Building, Fire, Health, etc.). 3. Acquire a business license prior to occupancy. 4. CUP not to be transferable to others. 5. Hours of operation: Monday – Sunday from 7:00 a.m. to 11:00 p.m.

There being no further discussion, Chairwoman Izaguirre entertained a motion Ms. Thompson moved to approve the request. Mr. Sanchez seconded the motion. The motion passed unanimously.

Started: 6:03 p.m.

Ended: 6:04 p.m.

Item #8

**Conditional Use Permit
Renewal:**

**A Home Occupation for the sale of
firearms – Guns & More in a (R-1A) Large
Lot Single Family District,
being Lot 19, Monaco Subdivision,
located at 2208 Monaco Drive,
Robert D. Russell**

The subject site is located 820' west of Shary Road along the south side of Monaco Drive, in a gated private street. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant would like renew his conditional use permit to be in compliance with the Federal Bureau of Alcohol, Tobacco, and Firearms for his Federal Firearms license. The applicant's home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant is the only person operating the business and there is no advertising on the premises. The proposed gun sales are strictly via online sales and by appointment only; walk-ins are not welcome but may happen on occasion. The applicant makes the majority of his sales at Gun Shows. The applicant's home has an alarm system, and the firearms are safely stored in a safe. The applicant has informed staff that although he has not made any sales in the past year, he would like to keep his license current. Staff notes that during his CUP tenure there were no complaints filed with staff nor the police department. The P&Z Commission has seen and approved a similar request for 2706 E. 28th Street. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirement and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. 3-year approval to be in alignment with the ATF license with the understanding that the permit can be revoked due to non-compliance. 2. Compliance with Section 1.56-1 (Home

Occupations) of the Zoning Ordinance 3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.) 4. CUP is not transferable to others

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

Started: 6:04 p.m.

Ended: 6:05 p.m.

Item #9

Conditional Use Permit

Renewal:

The Sale & On-Site Consumption of Alcoholic Beverages – Han’s Katsuya Restaurant in a property zoned General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D The BAB, LLC, c/o Junduck Han

The subject site is located at the northeast corner of Shary Road and 6th Street. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,488 square foot suite within a commercial plaza for a Japanese Cuisine Restaurant. Access to the site is off East 6th Street, through an existing 24-foot driveway This business has been in operation since May 2018, and the applicant would like to continue to offer alcoholic beverages with their meals. The last conditional use permit approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was approved by City Council on June 21, 2022, for a period of 4 years. The hours of operation are as follows: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m., Closed Sundays Staff: 4 employees Parking: There are a total of 26 seating spaces available, which require 9 parking spaces (26 seating spaces/3 = 8.6 parking spaces). It is noted that parking is held in common; there are 56 parking spaces that are shared with the other businesses within the commercial plaza. 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 residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. Staff notes that there have been no incidents reported to the Police Department. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the conditional use permit renewal with the conditions listed below:

1. Life of Use, with the understanding that the conditional use permit can be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300’ separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Must comply with the noise ordinance.
8. Hours of operation: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m. Closed on Sundays.

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

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously.

Started: 6:05 p.m.

Ended: 6:07 p.m.

Item #10

Site Plan Approval:

**Construction of a Multi-Tenant Building
named The Mix, on Lot 1, Blk 2,
Santa Lucia Subdivision,
located at 2509 Colorado Street.
MDM Real Estate Dev., LLC.**

The property is located at the Northwest corner of Taylor Road and Colorado Street. This site will have access from Taylor Road and Colorado Street, both being public streets and retrofitted and prepped to fit existing thru traffic lanes, curb and gutters, drainage, and utilities. This project will be built in a C-3 (General Business) zoned property where the structure is allowed by right as stipulated within the City's zoning ordinance to include permitted signs and dumpster specifications and locations. The proposed building will have a maximum height of 24' and will meet all the setback requirements set forth on this plan. The structure will be a 2 story structures with 14 suites on the first floor and an additional 8 suites on the second floor for a grand total of 22 suites. The site has 51 existing parking spaces (2 being handclapped) available complying with the minimum number of paved, off-street parking spaces for this project. 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. The site has existing landscaping and lighting which is compliant with subdivision ordinances and regulations therefore no additional requirements will be imposed other than maintenance and upkeep of this section.

Staff recommends approval of the Site Plan as submitted Chairwoman Izaguirre asked if there was any input in favor or against the request.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously.

Started: 6:07 p.m.

Ended: 6:07 p.m.

Item #11

Single Lot Variance:

**A 0.14-acre tract of land, being the North 125 feet
of the East 50 feet of Lot 6, Mission Acres Subdivision,
located at 1523 Green Lawn Drive.
Jose G. Villarreal**

This property is located along the South side of Green Lawn Street intersecting Truman Street approximately 300 feet West of Washington Avenue. The land measures 50 feet wide by 125 feet in depth, being a 0.14-acre tract of land out of Lot 6, Mission Acres Subdivision per map records. The owner proposes to build a commercial building on this currently vacant land zoned for general business (C-3). A building permit will be requested separately and apart from and upon approval from this single lot variance request. This site has frontage to Green Lawn Drive and access to all city utilities and services to include street lighting (NE corner/intersection), fire hydrants (East side of lot), and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Site Plan Approval shall be required prior to any issuance of permits including signage. 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. Staff recommends approval of the Site Plan as submitted Chairwoman Izaguirre asked if there was any input in favor or against the request.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously.

ITEM#12

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:56 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 20, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Shooters Haven in a (R-1) Single Family District, being Lot 7, Glenwood Terrace Subdivision, located at 2309 Brock Street, Applicants: Shooters Haven, c/o Randy C. Davila & Ana G. Bazaldua - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 24, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 7, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 20, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 9, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 350’ west of Shary Road along the north side of Brock Street.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license.
- The ATF also requires them to have an office within their home for interview purposes.
- The applicant intends to open a shooting range outside city limits once they have obtained their FFL license.
- There will be no sales, nor interior or exterior advertisement from the house.
- The applicant’s key motivation for pursuing this license is to gain access to training resources, materials, and equipment at reduced costs. This resource will help support the development of a broader project focused on education, safety awareness, and responsible firearm handling within the community.
- The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive & 2208 Monaco Drive.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 1 year approval to assess this new operation
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
4. Acquire a business license
5. CUP is not transferable to others

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LETTER FROM APPLICANT

City of Mission, Planning Department:

This letter is intended to clarify the purpose and scope of the Conditional Use Permit (CUP) application submitted with The City of Mission to be used as supportive documentation for the development of the Shooters Haven Training Facility outside City limits.

The requested permit is part of a broader long-term development and financing process associated with the establishment of a professional training facility in the Hidalgo County area. At this stage, the CUP application should not be interpreted as authorization or intent to conduct retail sales or commercial sales activity in the residence or online. Rather as supporting documentation for the project's development.

Shooters Haven is a project that's slowly coming to life and as founders we are committed to developing and operating responsibly and in full compliance with all applicable state, county, and local regulations. As part of this process, we acknowledge and agree that no sales-related operations will be conducted under this permit application.

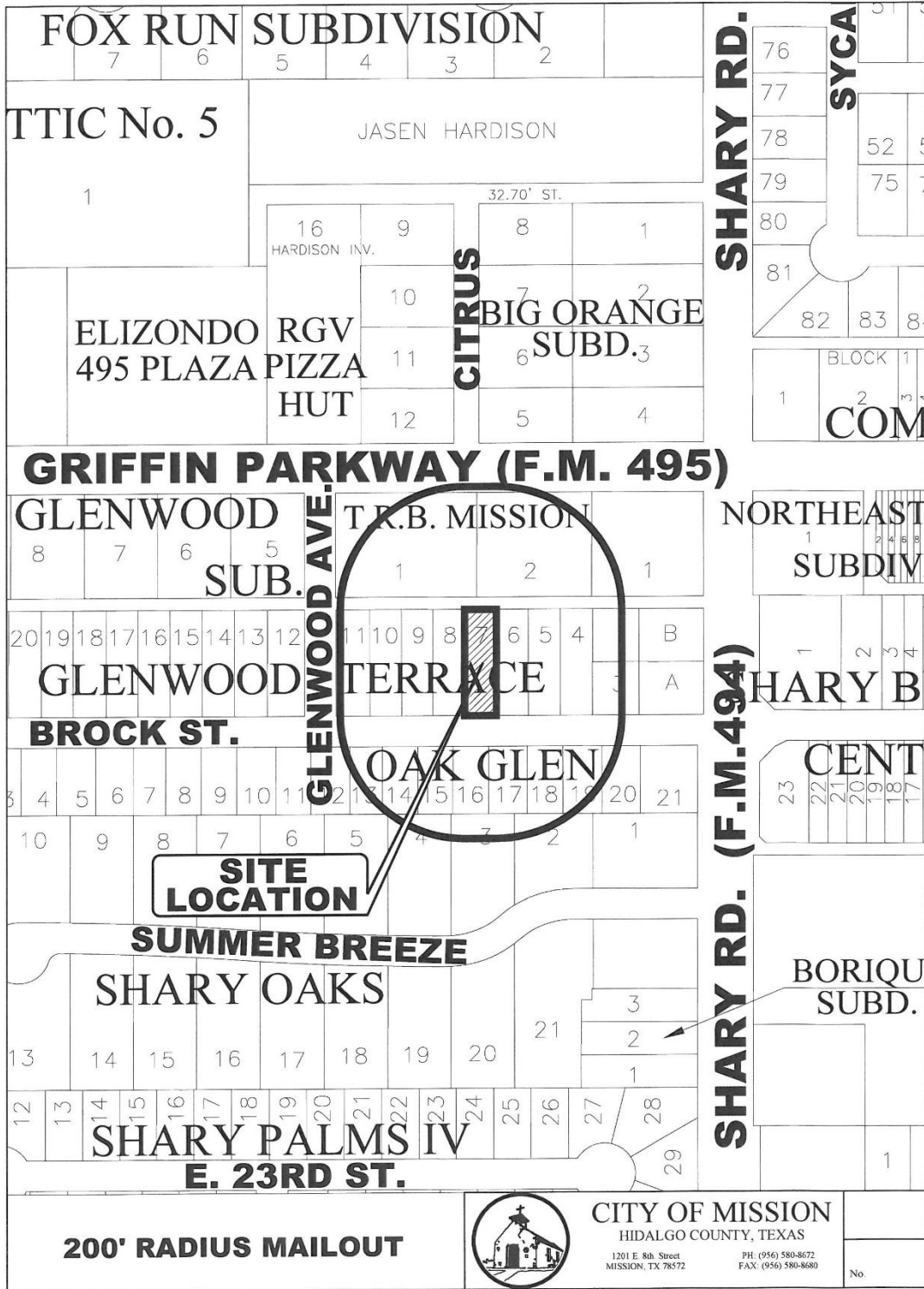
The purpose of pursuing this CUP at this time is primarily to support ongoing financial, lending, planning, and development processes necessary for the future establishment of the facility. This permit represents one component of a larger project intended to create a safe, structured, and professionally managed training environment for our local law enforcement officers and our community.

We appreciate your consideration and remain committed to cooperating fully throughout the review and approval process.

Sincerely,

Ana G. Bazaldua
Randy C. Davila

VICINITY MAP



200' RADIUS MAILOUT



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

No.

ARIEL MAP



ZONING MAP



EXTERIOR PHOTOS



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
545440	CISNEROS OMAR & DORA A MORALES	1811 MARIGOLD	MISSION	TX	78572-3154
179625	BAZALDUA MARCO ANTONIO & ANA G	4301 S SHARY RD 1214	MISSION	TX	78572-1679
179622	VELA ESTHER & GUILLERMO	2315 BROCK ST	MISSION	TX	78572-3218
179612	RIOS ALVARO JR	2219 N SHARY RD	MISSION	TX	78572-3238
179626	NICOLAS WILBERT LEE & GRACIELA	7300 N 54TH ST	MISSION	TX	78573-1801
545437	CALAZA MARIA	2404 GARDEN VIEW DR	MISSION	TX	78574-7919
179624	MEAR JOHN DOUGLAS & JENELLE TOLSTEAD	2311 BROCK ST	MISSION	TX	78572-3218
179621	PEREZ CRISELDA	5012 QUINCE AVE	MCALLEN	TX	78501-8188
179629	CANTU JESUS I	3402 AMARETTO DR	PHARR	TX	78577-7521
179628	OLIVAREZ CLODIN	2303 BROCK ST	MISSION	TX	78572-3218
179623	GARZA OSCAR ARTURO & MAIELA RENEE	2313 BROCK ST	MISSION	TX	78572-3218
545455	RAMON FRANKLIN R & RAISA	3024 S CASA LINDA ST	MCALLEN	TX	78503-1307
179627	HRI INVESTMENT GROUP LLC	1023 RIDGE RD	ALAMO	TX	78516-9518
545436	ESPINO DANA MARIE	2302 BROCK STREET	MISSION	TX	78572-3219
545438	SAYAVEDRA ROBERTO ANGEL VALLARINO	1532 PAYTON FALLS DR	AUSTIN	TX	78754-5814
545443	RAMOS RICARDO & MYRA L	2316 BROCK ST	MISSION	TX	78572-3219
545441	CONTRERAS ELVA M	2312 BROCK ST	MISSION	TX	78572-3219
545442	PENARANDA MARIA FLORA MAY V	2314 BROCK STREET	MISSION	TX	78572-3219
545439	LOPEZ JOSE F DOMINGUEZ	2308 BROCK ST	MISSION	TX	78572-3219
545435	TELLO JOSE LUIS NUNEZ & ANA ALICIA	2300 BROCK ST	MISSION	TX	78572-3219
545457	CARRILLO JOSE LUIS TERRAZAS	2303 SUMMER BREEZE RD	MISSION	TX	78572-3273
545456	CAMPBELL MATTHEW & ALICE TRT	3954 LAKE STAR DR	LEAGUE CITY	TX	77573-3534
959043	TEXAS REGIONAL BANK	PO BOX 5555	MCALLEN	TX	78502-5555
959044	MJ 2 FAMILY LIMITED PARTNERSHIP	2001 S D ST	MCALLEN	TX	78503-1854



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 20, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of an industrial facility named CEBSA Warehouse and Offices in the unrecorded Lot 1, CEBSA Subdivision being a 2.42-acre tract of land out of Lot 12-6, West Addition to Sharyland Subdivision, located at 2300 South Conway Avenue. Applicant: Jose J. Mercado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 26, 2026 – Application for a Site Plan Approval submitted to the City
- April 30, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee
- May 20, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- The site is located along the West side of Conway Avenue approximately 2,800 feet North Military Parkway.
- Proposed is the construction of a privately-owned and operated storage warehouse facility within an undeveloped L-1 (Light Industrial District). The site will be compliant with its zoning requirements including setbacks and allowable uses.
- This facility will measure a grand total of 26,500 square feet and house a 2-story office building that will include a lobby, office, restroom, a bay/loading dock and a second unit made available for future leasing.
- There will be 22 parking stalls (2 designated as handicapped) allocated to this development. The rear will be accessible by driving access lanes.
- 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.
- The CEBSA Subdivision is in the utility installation phase of development.

STAFF RECOMMENDATION:

Staff recommend approval of the Site Plan as presented.

RECORD OF VOTE:

APPROVED: _____

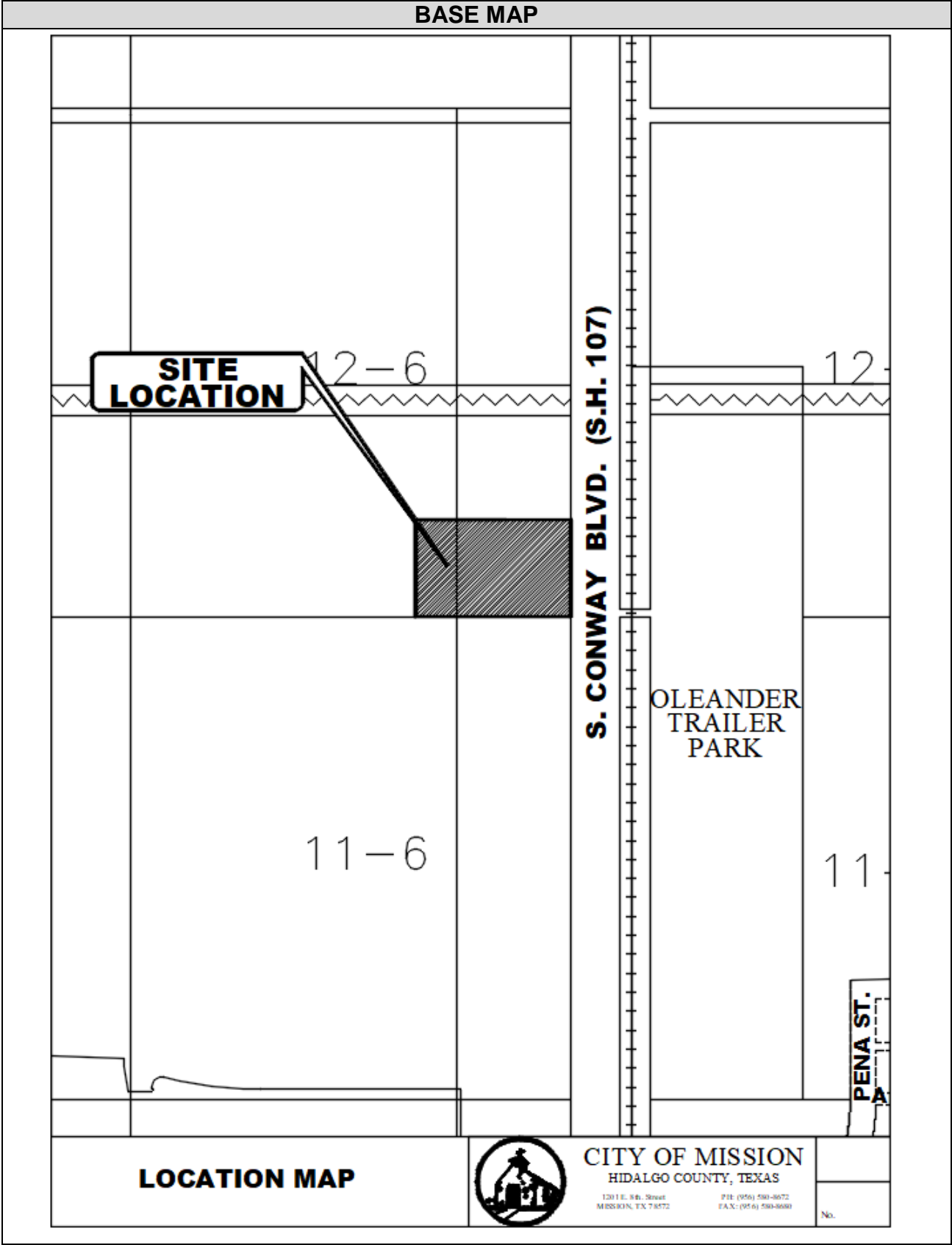
DISAPPROVED: _____

TABLED: _____

_____ AYES

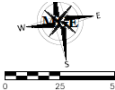
_____ NAYS

_____ DISSENTING _____



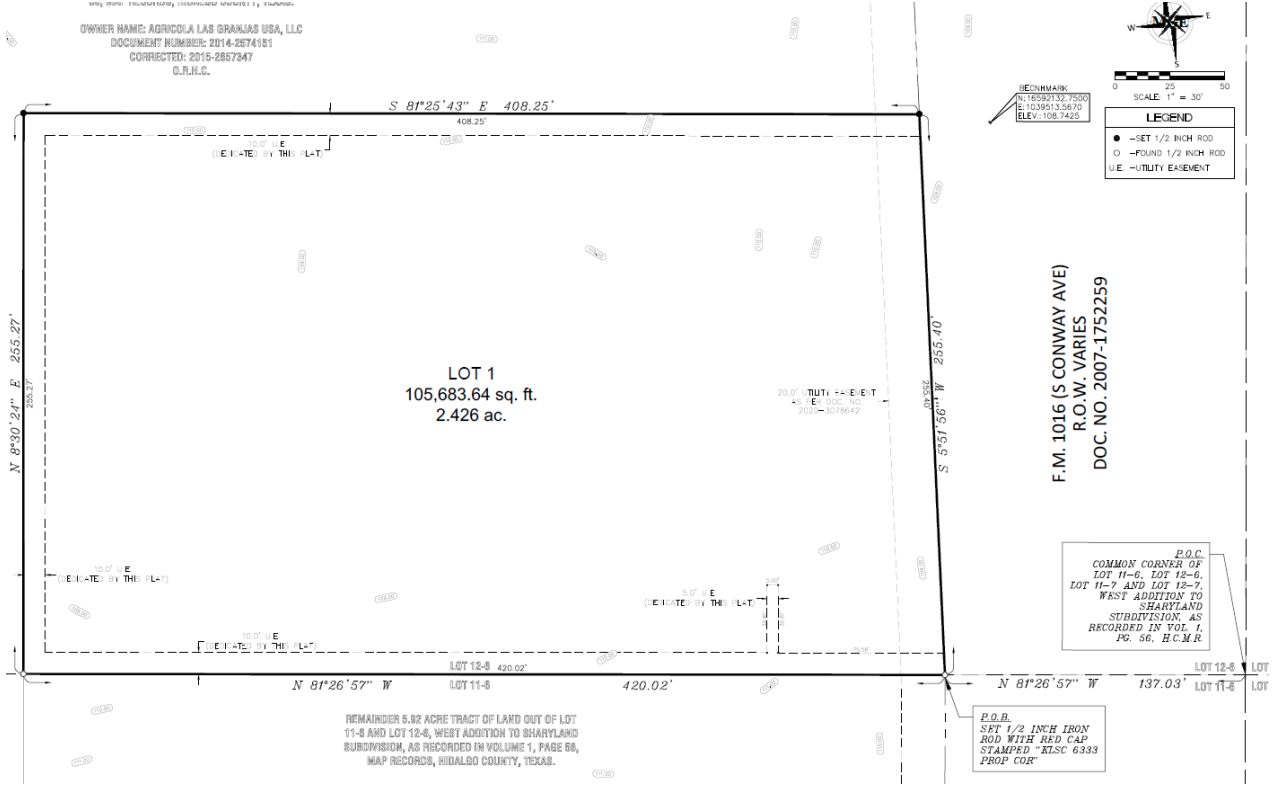
PLAT

OWNER NAME: AGRICOLA LAS GRANJAS USA, LLC
 DOCUMENT NUMBER: 2014-2574151
 CORRECTED: 2015-2867847
 O.R.H.L.C.



BENCHMARK
 N: 10352133.7300
 E: 1039513.5670
 ELEV: 108.7425

LEGEND	
●	-SET 1/2 INCH ROD
○	-FOUND 1/2 INCH ROD
U.E.	-UTILITY EASEMENT



LOT 1
 105,683.64 sq. ft.
 2.426 ac.

F.M. 1016 (S CONWAY AVE)
 R.O.W. VARIES
 DOC. NO. 2007-1752259

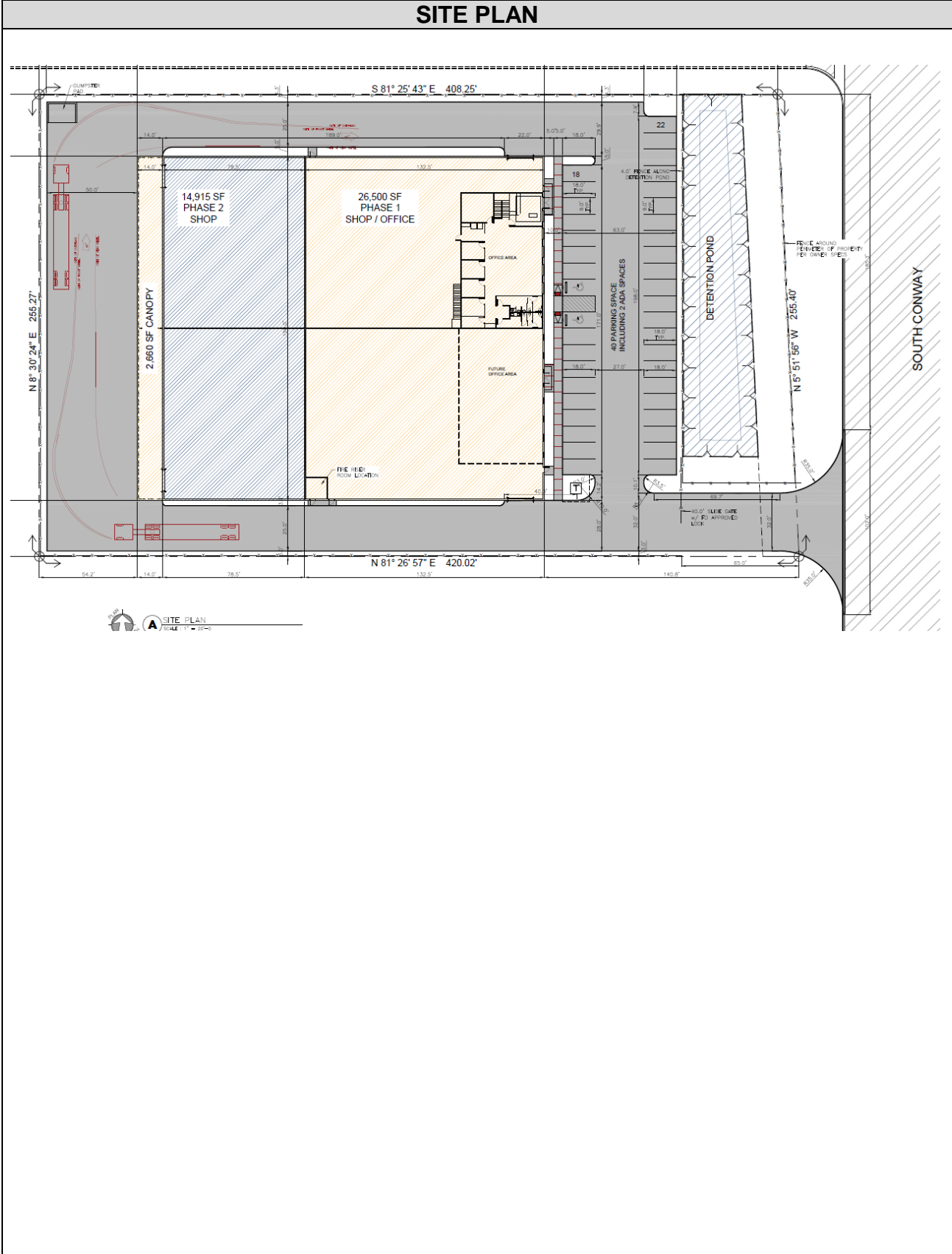
P.O.C.
 COMMON CORNER OF
 LOT 11-6, LOT 12-6,
 LOT 11-7 AND LOT 12-7,
 WEST ADDITION TO
 SHARYLAND
 SUBDIVISION, AS
 RECORDED IN VOL. 1,
 PG. 56, H.C.M.R.

P.O.B.
 SET 1/2 INCH IRON
 ROD WITH RED CAP
 STAMPED "ELSC 6333
 PROP COR"

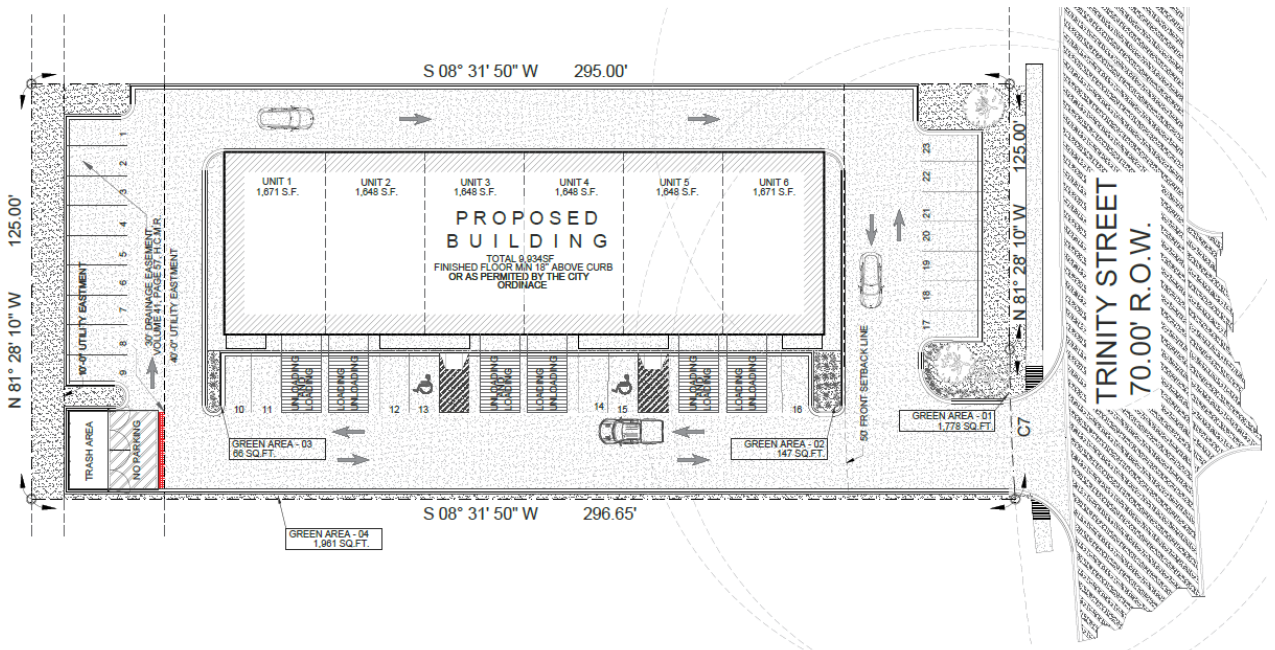
REMAINDER 5.82 ACRE TRACT OF LAND OUT OF LOT
 11-8 AND LOT 12-6, WEST ADDITION TO SHARYLAND
 SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56,
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

AERIAL PHOTO





LANDSCAPING AND LIGHTING PLAN



LANDSCAPE:

TREES NEEDED @ 5 GAL. 3 PROVIDED
 GREEN AREA NEEDED 10% 3,650 S.F.
 GREEN AREA IN PROJECT: 3,952 S.F.

TOTAL: PROPERTY S.F.	
PROPERTY	0.8471 ACRE 36,900 SF

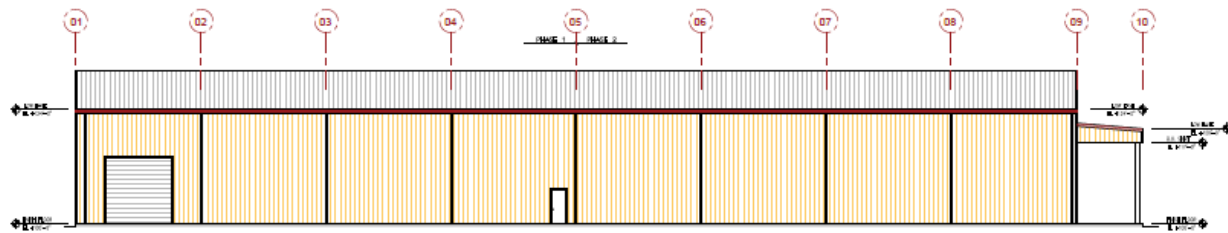
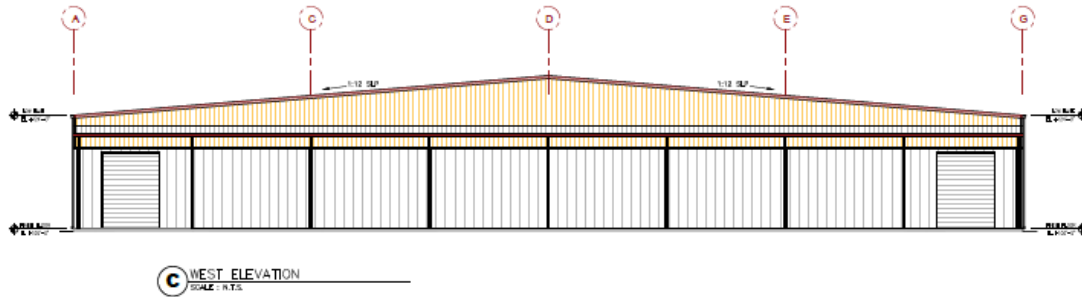
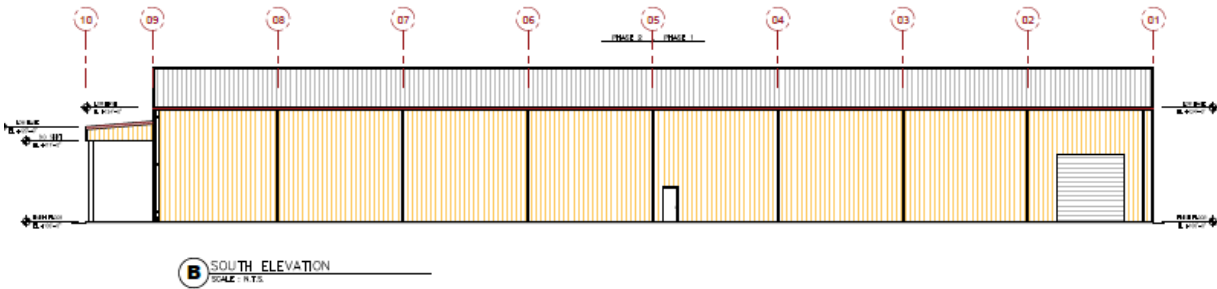
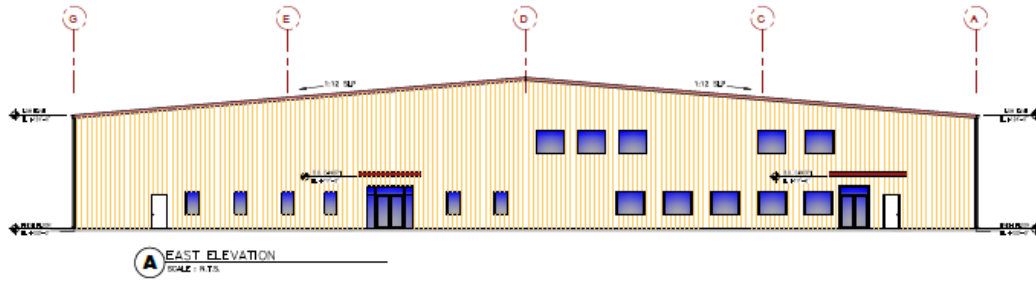
LANDSCAPE AREA	
LANDSCAPE #01	1,778 S.F.
LANDSCAPE #02	147 S.F.
LANDSCAPE #03	86 S.F.
LANDSCAPE #04	1,961 S.F.
TOTAL GREEN AREA	3,952 S.F.

TREES			
SYMBOL	NAME	CALIPER	QUANTITY
	HONEY MESQUITE	0" F	1
	LIVE OAK	0" F	3

BUSHES AND PLANTS		
SYMBOL	NAME	QUANTITY
	PORTULAC WEED	16
	DIETS INDOCIDES	16

100 LANDSCAPE SITE PLAN
 SCALE: N.T.S.

ELEVATIONS





AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: May 20, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of the Post Oak Warehouse Dry Storage Facility on Lot 1, Anzaldua Industrial Park Phase I Subdivision, located at 1300 East Military Highway. Applicant: Jose J. Mercado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 7, 2026 – Application for a Site Plan Approval submitted to the City
- April 30, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee
- May 20, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- The site is located at the Southeast corner of Military and Bryan Roads.
- Proposed is the construction of a dry storage warehouse facility within a developed L-1 (Light Industrial District). The site plan is in compliance with the zoning requirements including setbacks and allowable uses.
- This facility will measure a grand total of 108,825 square feet and house a 2-story office building and a 2-story shipping office that will include a lobby, restrooms, and a bay with 26 loading docks.
- There will be 109 parking stalls (4 designated as handicapped) allocated for this development. The rear will be accessible by driving access lanes with 3 access driveways – 2 from Military Road and 1 from Bryan Road.
- 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 a minimum of 2 dumpster units located side-by-side 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.
- Bryan Road South of Military Highway was recently paved with a 32 foot wide road.

STAFF RECOMMENDATION:

Staff recommend approval of the Site Plan as presented.

RECORD OF VOTE:

APPROVED: _____

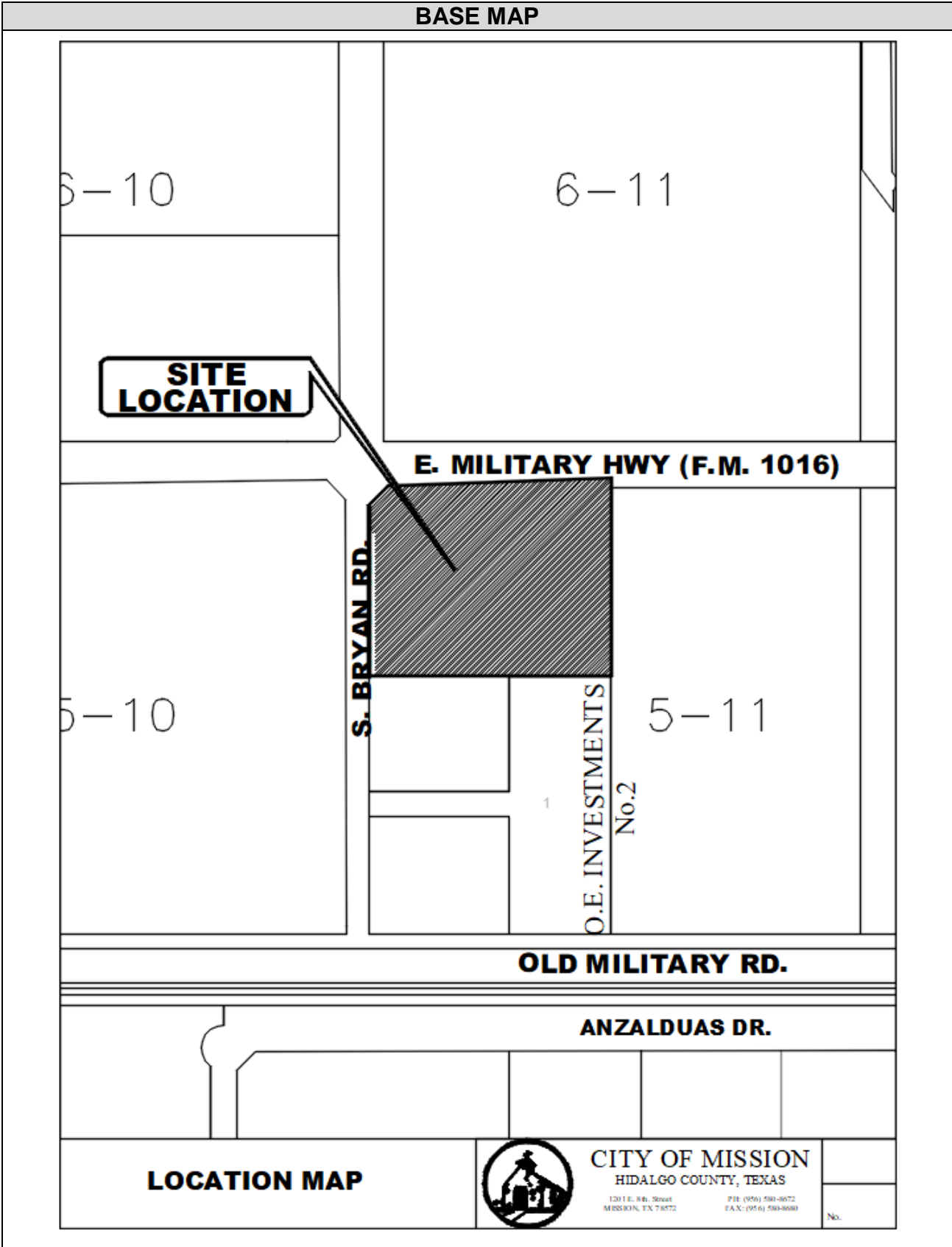
DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

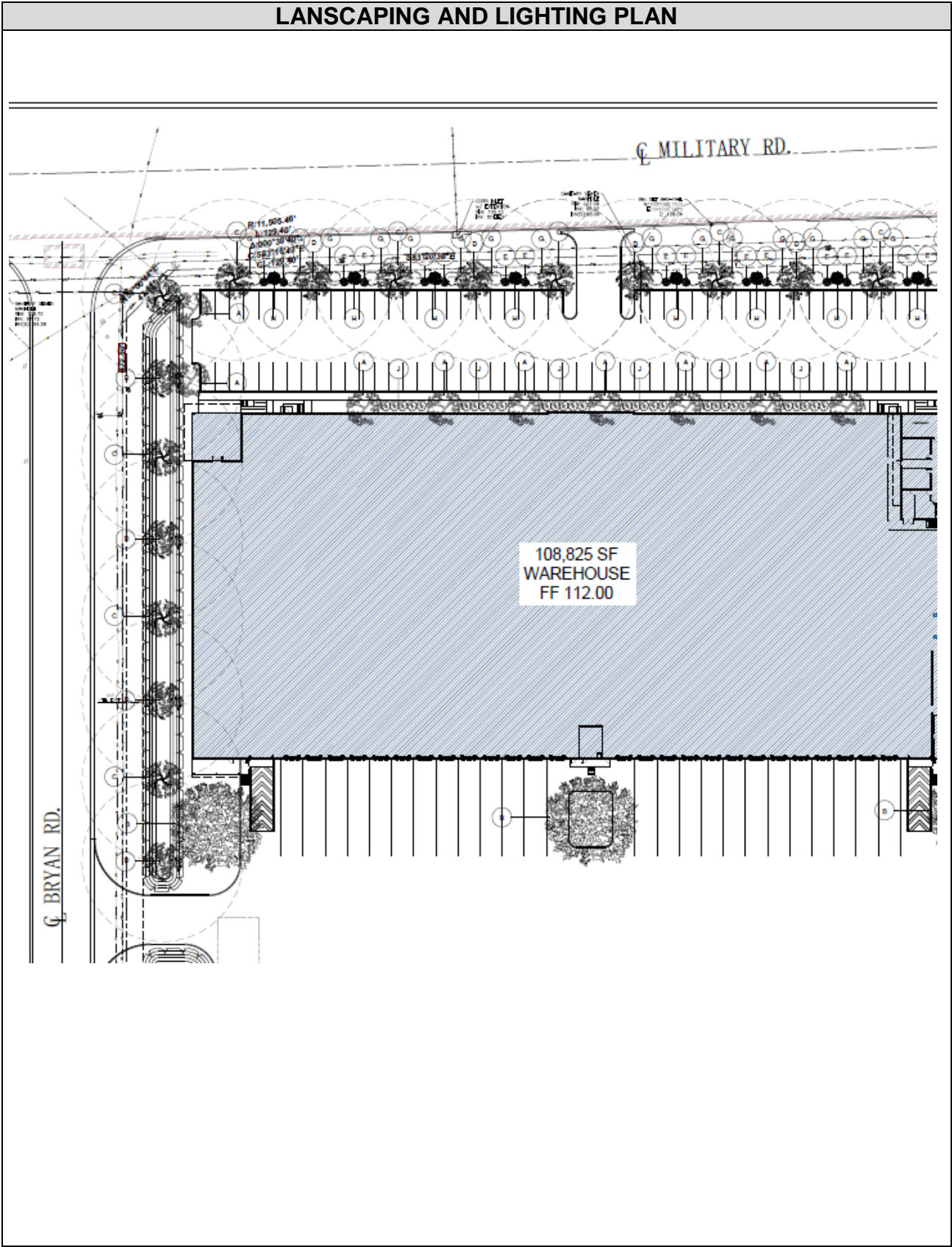
_____ DISSENTING _____



AERIAL PHOTO



LANSCAPING AND LIGHTING PLAN



ELEVATIONS

