



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, June 3, 2026 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning Commission, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

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

APPROVAL OF MINUTES

- 1 Approval of Minutes for P&Z Meeting - May 20, 2026

PUBLIC HEARINGS

REZONING

- 2 Conduct a public hearing and consideration of a rezoning request from General Business District ("C-3") to Duplex-fourplex Residential District ("R-2"), being Lot 1, Block 230, Original Townsite of Mission Subdivision, located at the Southeast corner of W. 15th Street and Dunlap Avenue. Applicant: Bel-Mar Properties, LTD c/o Martin Garza - Cervantes

CONDITIONAL USE PERMIT

- 3 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision, located at 1609 E. Expressway 83. Applicant: Samantha Santos - Cervantes
- 4 Conduct a public hearing and consideration of a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lot 6, Henry Saenz Subdivision, located at 1523 E. Interstate Highway 2. Applicant: Pitayo Auto Sales and Auto Parts c/o Ricardo Gomez Jr., – Cervantes
- 5 Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House in a (R-1A) Large Lot Single Family Residential District, being Lot 22, Malmasion Luke at Trinity Subdivision, located at 1103 Travis Street. Applicant: María Belén Naranjo – Cervantes
- 6 Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Studio Guest House in a (PUD) Plan Unit Development Single Family Residential District, being Lot 65, Sharyland Plantation Monte Real Phase II Subdivision, located at 2803 Grand Canal Drive. Applicant: Pilar Brito – Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit to allow a 40-foot Telecommunications Tower for Internet Development in a (R-4) Mobile & Modular Home District, Wagon City South Recreation Area, Wagon City South Subdivision, along the North side of Chuck Wagon Drive, approximately 300 feet West of N. Conway Avenue, Applicant: Eduardo Hinojosa - Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, Applicant: Par 5 Golf Lounge, LLC – Cervantes

9 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit - Tony's Hot Dogs & More in a property zoned (C-3) General Business District, being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2120 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres – Cervantes

SITE PLAN APPROVAL

10 Site Plan Approval for the construction of a commercial plaza on Lots 16 thru 19, and the East nine and one-half feet of Lot 15, Block 2, Tierra Grande Commercial Plaza Subdivision, located at 2527 E. Griffin Parkway, Applicant: Melissa R. Careaga Quesada – Cervantes

11 Site Plan Approval for the construction of a 105-unit senior living community on a 6-acre tract of land out of Lot 2, Mrs. E.V. Flores Subdivision located along the South side of Leonor Street approximately 700 feet East of Schuerbach Road, Applicant: Roundstone Development, LLC – Cervantes

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

ADJOURNMENT

Signed this the 28th 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 28th 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 **3rd day of June, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **28th 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 20, 2026
CITY HALL’S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Connie Garza
David Villarreal
Raquenel Austin
Steven Alaniz

P&Z ABSENT

Irene Thompson

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Ana Bazaldua
Elisa Zurita

GUEST PRESENT

Randy Davila
Marco Bazaldua
Jose E. Lopez
Elva M. Contreras

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 MAY 6, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 6, 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: 5:38 p.m.

Item #2

Conditional Use Permit:

**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.
Shooters Haven
c/o Randy C. Davila & Ana G. Bazaldua**

Mr. Cervantes stated 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 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; and 6) Sign an affidavit stating that no sales of firearms shall be allowed in person or online from residence.

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

Mrs. Ana G. Bazaldua stated she resides at 2309 Brock Street, clarified that the permit was not intended for conducting any sales but it's necessary for the process of applying for loans and pursuing financial development. She explained that the bank required certain estimates, and in order to obtain estimates and more detailed information, an application for a Federal Firearms License (FFL) was required. She noted that while the application process serves as an umbrella covering both applying and sales, she has no interest in selling at all. Ms. Bazaldua shared that her long-term plan alongside her partner, who has served the City of Mission Police Department for 16 years, is to open a training facility focused on law enforcement and the local community to provide training and promote more responsible gun ownership and handling. She described the permit as a small initial step in a larger plan. She acknowledged that the permit does not grant approval for sales, but simply allows them to begin the application process with the federal government. She concluded that there is no intention to conduct sales out of her home.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the ATF requires you to keep an address on file.

Mr. Cervantes confirmed that the applicant had included that information in her letter. He explained that the permit was simply to pursue the project within the state and noted that she required a letter from the city indicating approval for the home occupation.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit with the condition to sign an affidavit stating that no sales of firearms shall be allowed in person or online from the residence. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:38 p.m.

Item #3

Ordinance Amendment: 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

No Action.

Started: 5:38 p.m.

Ended: 5:39 p.m.

Item #4

Site Plan Approval:

**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 S. Conway Avenue
Jose J. Mercado**

Mr. Ramirez stated 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 recommends approval of the Site Plan as presented.

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 site plan approval. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:39 p.m.

Ended: 5:40 p.m.

Item #5

Site Plan Approval:

Construction of the Post Oak Warehouse Dry Storage Facility on Lot 1,

**Anzaldua Industrial Park Phase I Subdivision,
located at 1300 East Military Highway
Jose J. Mercado**

Mr. Ramirez stated 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 recommend approval of the Site Plan as presented.

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 site plan approval. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#6

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:40 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



**AGENDA ITEM & RECOMMENDATION
SUMMARY**

MEETING DATE: June 3, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from General Business District (“C-3”) to Duplex-fourplex Residential District (“R-2”), being Lot 1, Block 230, Original Townsite of Mission Subdivision, located at the Southeast corner of W. 15th Street and Dunlap Avenue. Applicant: Bel-Mar Properties, LTD c/o Martin Garza - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 15, 2026 – Application for rezoning submitted for processing.
- May 23, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- June 3, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 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 General Business District (“C-3”) to Duplex-Fourplex District (“R-2”) for the proposed construction of a duplex or a triplex apartment complex.
- The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet.
- The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South.
- The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business.
- The subject property is vacant.
- The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning.
- Notices were mailed to 21 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED:

DISAPPROVED: _____

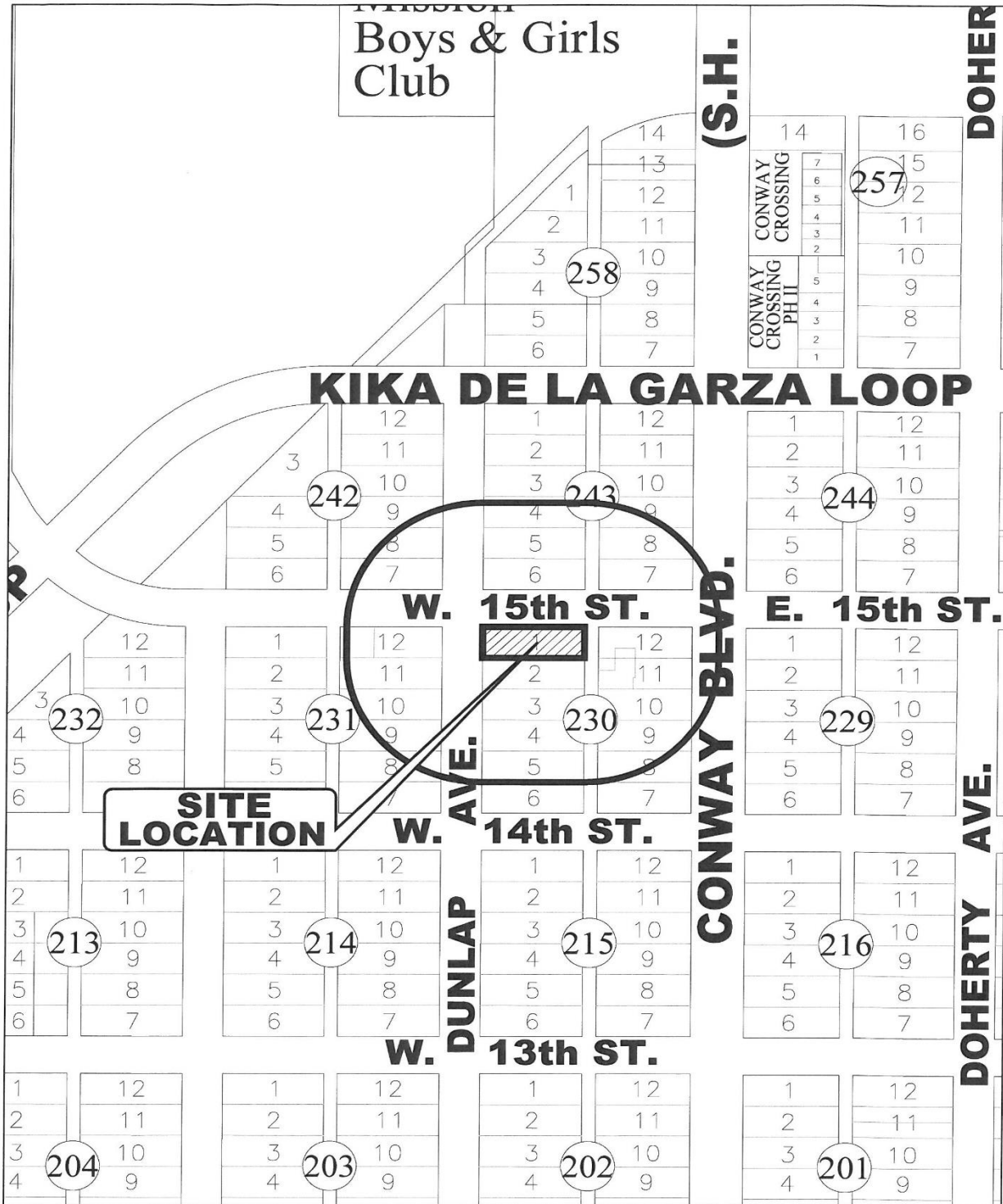
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

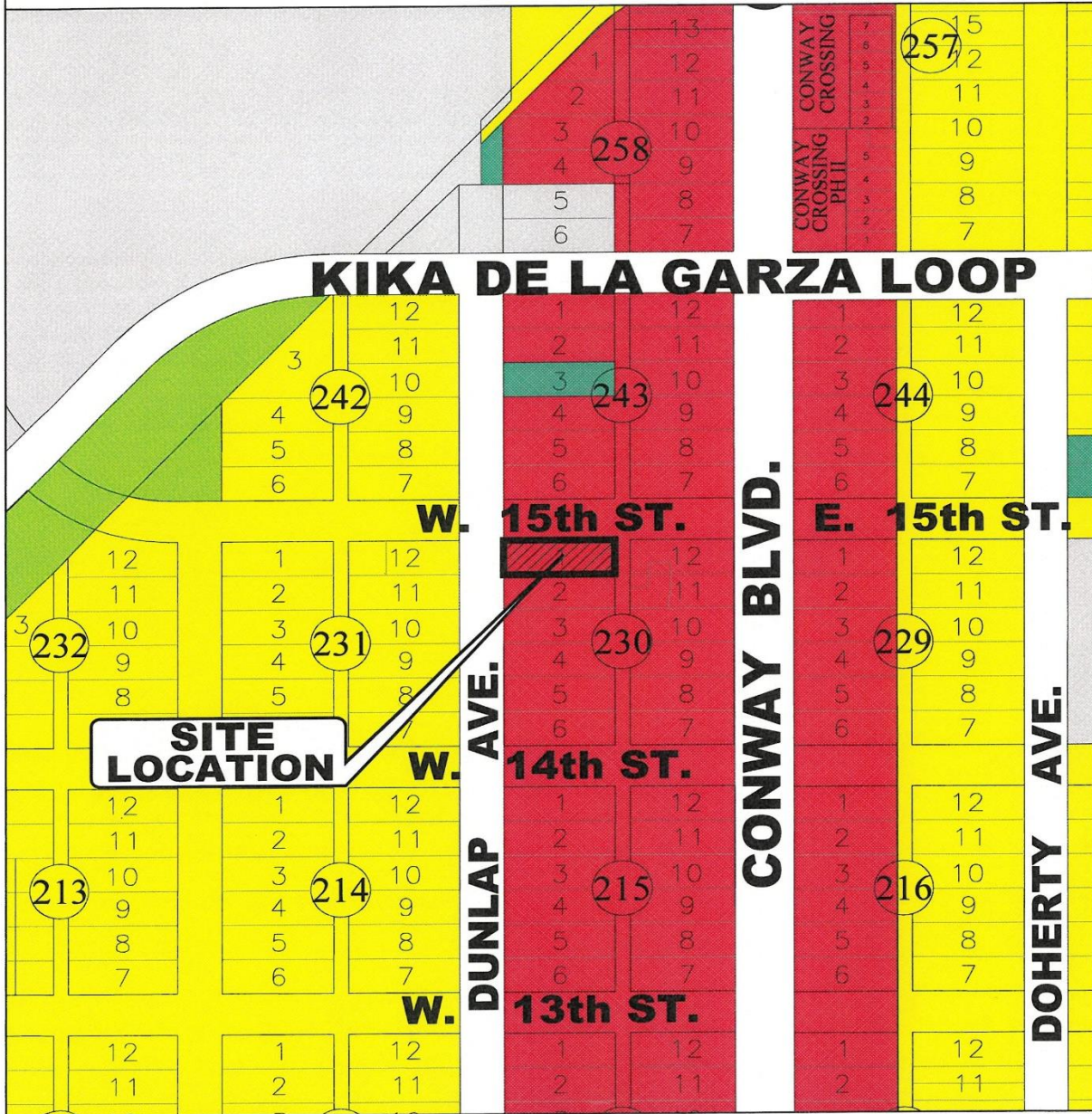
LEGAL NOTICE MAP



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

No.

ZONING MAP



SITE LOCATION

ZONING LEGEND

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

AERIAL



SUBJECT PROPERTY FROM THE RECORDED PLAT

	12
	11
242	10
	9
	8
	7

Collgan

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2	11
3 243	10
4	9
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6	7

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Anaqua

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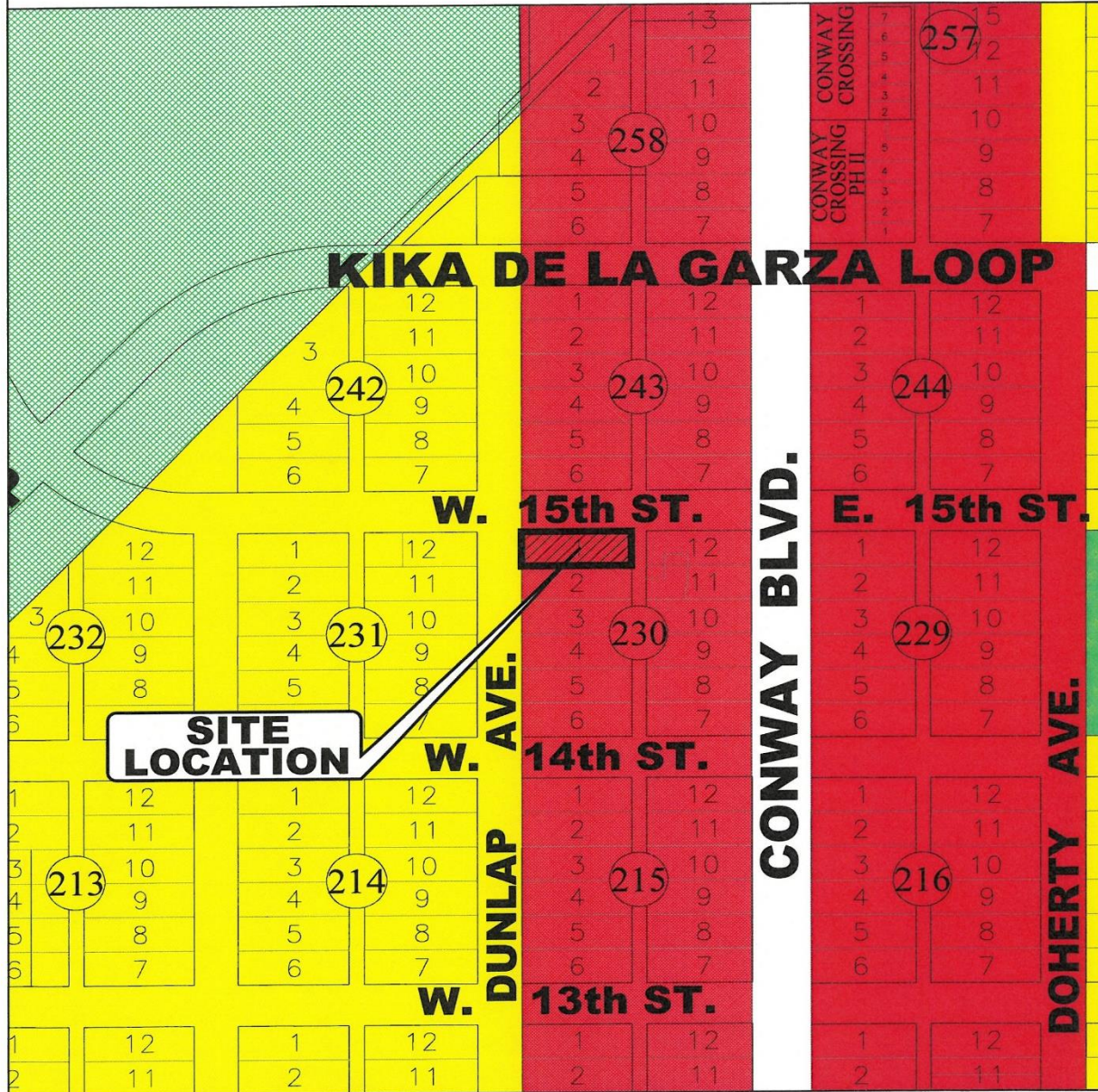
PHOTO OF THE PROPERTY FROM DUNLAP AVENUE



PHOTO OF THE PROPERTY FROM W. 15TH STREET



FUTURE LAND USE MAP



FUTURE LAND USE MAP

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

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
240206	CERDA SERGIO H GUZMAN	3206 SAN GABRIEL	MISSION	TX	78572-8638
652882	FLORES JAVIER & MELVA M	506 MILLER AVE	MISSION	TX	78572-5340
240230	RODRIGUEZ JUAN R & SYLVIA	2805 LEONOR ST	MISSION	TX	78572-9429
240239	FLORES JAVIER & MELVA	506 MILLER AVE	MISSION	TX	78572-5340
240242	LONGORIA ISRAEL JR	1511 N CONWAY AVE STE B	MISSION	TX	78572-4060
240238	FLORES JAVIER & MELVA	506 MILLER AVE	MISSION	TX	78572-5340
240240	JONES LANCE LENLEE	1505 N CONWAY AVE	MISSION	TX	78572-4007
240229	GONZALEZ ARTURO R & ESTHER M	1503 N DUNLAP AVE	MISSION	TX	78572-3825
240217	CHEVAILI JOSE DE JESUS & JUANA E	1404 N FRANCISCO AVE	MISSION	TX	78572-4268
240216	SAENZ JESUS & SILVIA SALAS	1409 N DUNLAP AVE	MISSION	TX	78572
240215	REYNA AMERICO AYALA & MARTHA HERNANDEZ ALVARADO	C CERAMICA 228 COL. EL BARRO 67300	SANTIAGO NL	NULL	NULL
240202	SALINAS VERONICA	1420 N DUNLAP AVE	MISSION	TX	78572-3824
240201	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
240203	ALBA ALMA D	1414 N DUNLAP AVE	MISSION	TX	78572-3824
240208	CERDA MELISSA ISLE	1410 SAMANTHA ST	MISSION	TX	78574-3611
240204	VERA ROBERTO JR & ELIZABETH MONTOYA	1515 E 28TH ST	MISSION	TX	78574-4037
240205	PAVO REAL ENTERPRISES INC	923 BOWEN	MISSION	TX	78572-3606
240218	ALBA EDGAR	1417 N DUNLAP AVE	MISSION	TX	78572-3823
501846	ALBA BALTAZAR & MA DEL CARMEN	1421 N DUNLAP AVE	MISSION	TX	78572-3823
240219	SALINAS SARAH	2004 TILLIE LN	MISSION	TX	78572-4636
240210	EULER FRANCIS ROGER JR	1419 N. CONWAY	MISSION	TX	78572-4006



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 3, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision, located at 1609 E. Expressway 83. Applicant: Samantha Santos - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 07, 2026 – Application for Conditional Use Permit submitted to the City.
- May 21, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract and notice of public hearings was published in the Progress Times.
- June 3, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

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

STAFF RECOMMENDATION:

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

1. 1-year approval to assess this operation
2. Must to comply with all City Codes (Building, Fire, Health, Landscaping, etc.)

- 3. Acquire a Business License prior to occupancy.
- 4. CUP is not transferable to others

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

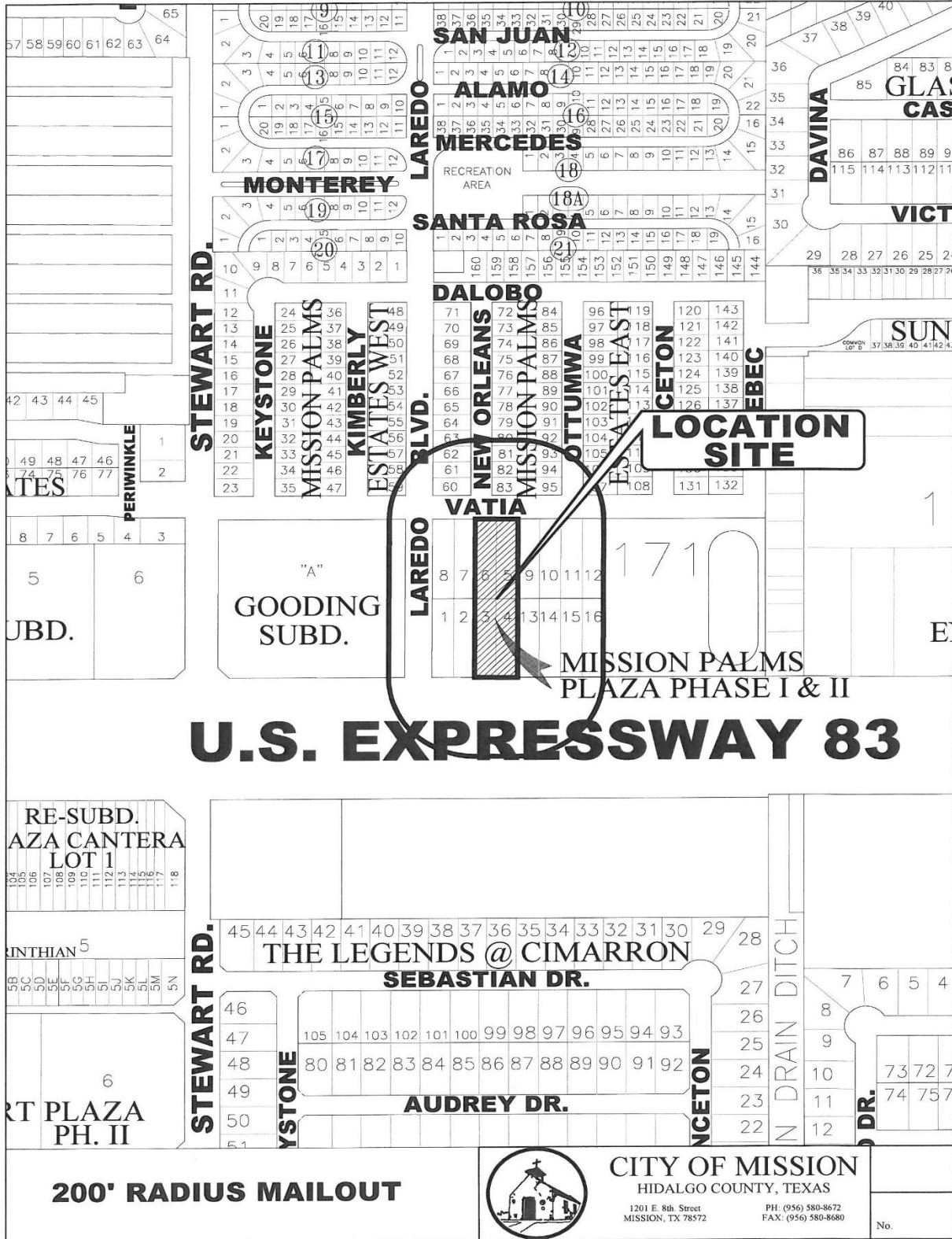
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

MAILOUT MAP



U.S. EXPRESSWAY 83

200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

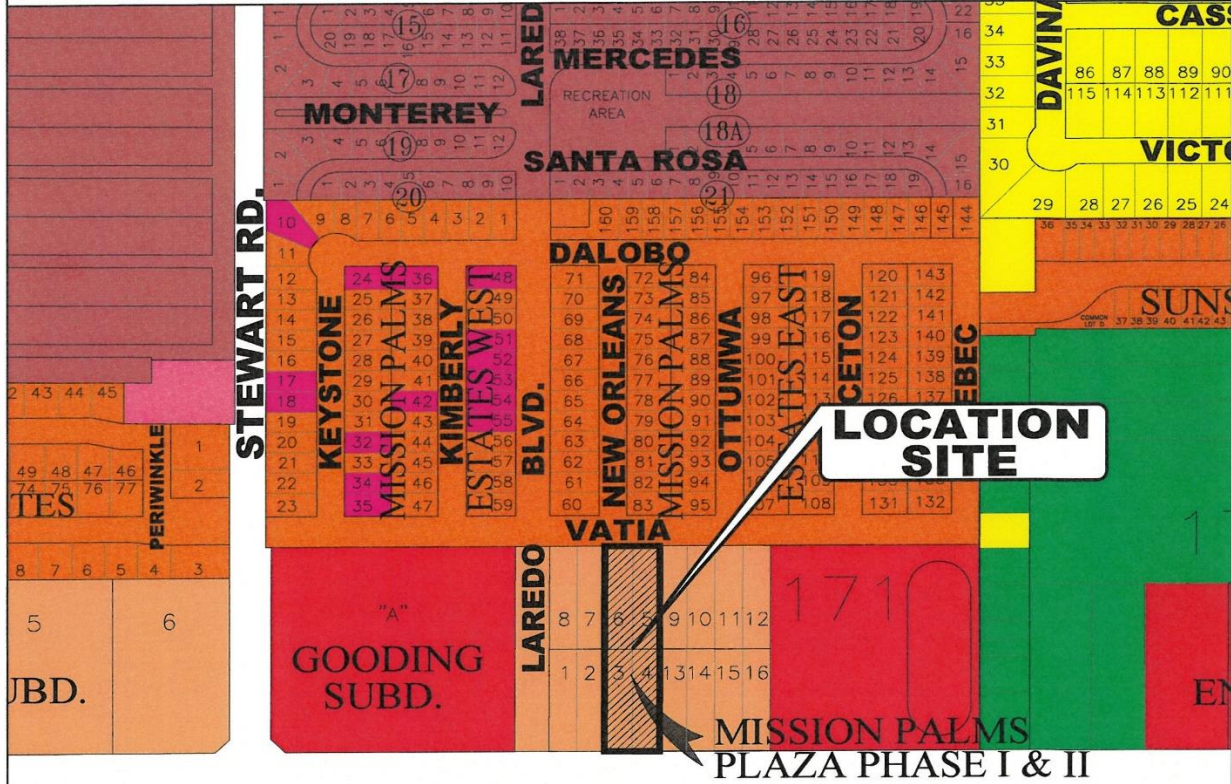
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL PHOTO



ZONING MAP



U.S. EXPRESSWAY 83



ZONING LEGEND

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

PROPOSED SITE PLAN

1609 E Expressway 83 Mission, TX 78572

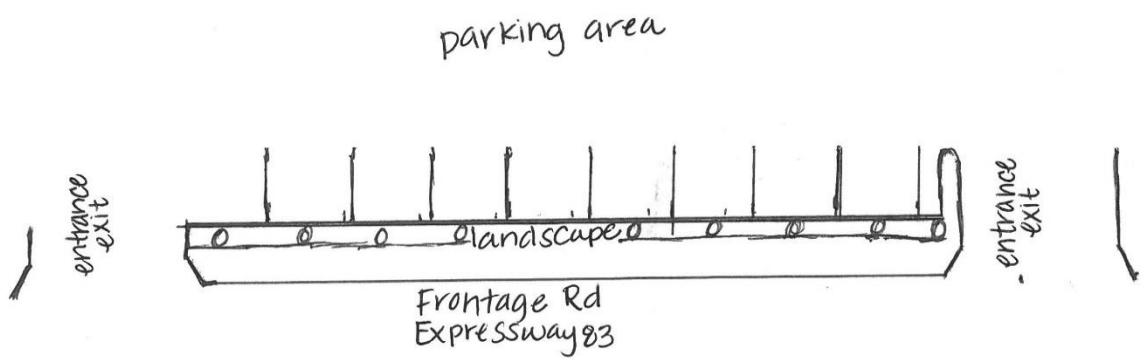
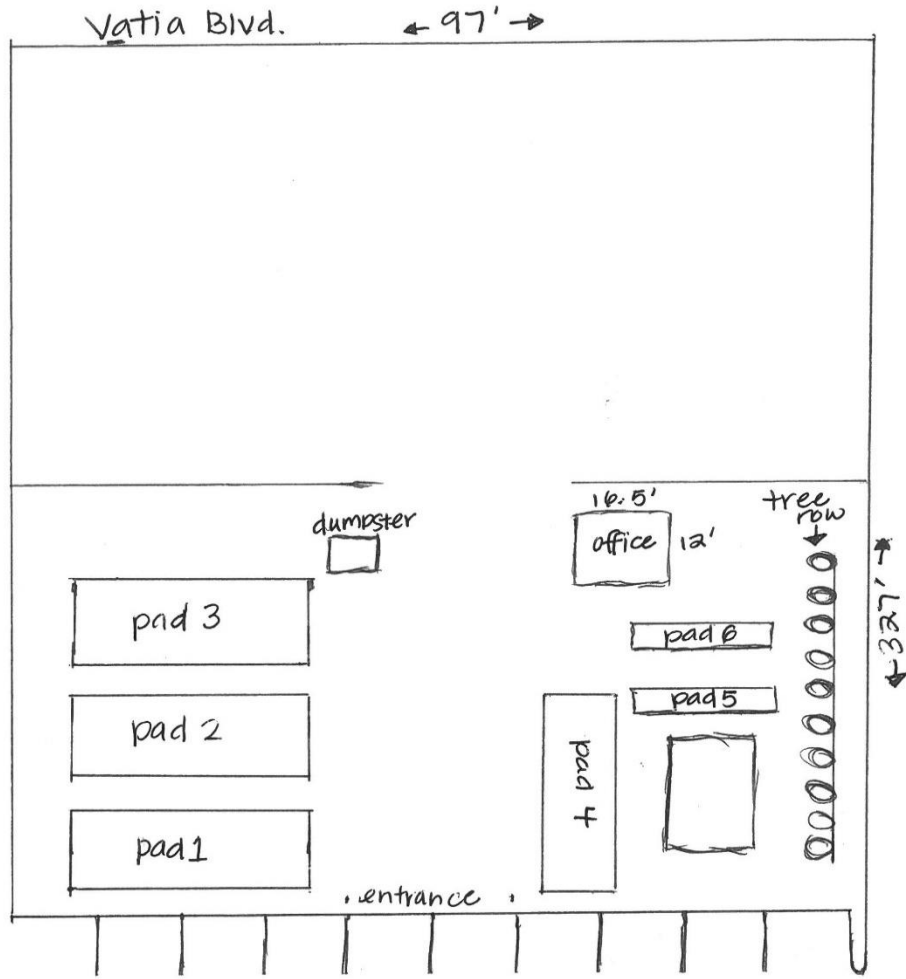


PHOTO OF THE PORTABLE BUILDING



BEFORE PHOTO



AFTER PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
240871	CHAVEZ MARTHA	123 KIMBERLY ST	MISSION	TX	78572-6384
240713	ALVAREZ JUAN A & JULIA S	122 NEW ORLEANS ST	MISSION	TX	78572-6356
240745	LOPEZ ISMAEL & MARTHA	116 OTTUMWA ST	MISSION	TX	78572-6358
240746	SALINAS RICARDO & MARIA C	118 OTTUMWA ST	MISSION	TX	78572-6358
514700	DUAL ELECTRICAL SERVICES LLC	723 RENNEE DR	KATY	TX	77450-2122
240733	DE HOYOS MARTHA PATRICIA PENA	2900 SAN EFRAIN	MISSION	TX	78572-7616
240734	GONZALEZ HECTOR	1107 FAIRWAY DR	MISSION	TX	78572
240736	KILLIAN BILLY	123 NEW ORLEANS ST	MISSION	TX	78572-6357
240735	ANGULO FERNANDO RAYMUNDO & JACQUELINE LIRA	121 NEW ORLEANS ST	MISSION	TX	78503
240759	HOUSING AUTHORITY OF THE CITY OF MISSION	906 E 8TH ST	MISSION	TX	78572-5899
240874	SAENZ CONRADO & MARIA DEL CARMEN	PO BOX 1914	MISSION	TX	78573-0032
240747	CASTRO ELYJAH L	1702 W 22 1/2 ST	MISSION	TX	78572
240748	SALINAS RICARDO JR	118 OTTUMWA ST	MISSION	TX	78572-6358
240870	CHAPA ALYSSA	2914 N ABRAM RD	PLAMVIEW	TX	78572
240714	SALINAS ALMA D	120 NEW ORLEANS ST	MISSION	TX	78572-6356
240715	RAMIREZ ISELA	118 NEW ORLEANS ST	MISSION	TX	78572
240716	HOUSING AUTHORITY OF THE CITY OF MISSION	1300 E 8TH ST	MISSION	TX	78572-5817
240872	GOMEZ FELIPE DE JESUS	1605 E EXPRESSWAY 83 STE D	MISSION	TX	78572-6607
498678	MANGI ESHWAR MANGOO-KARIM LTD	1901 S 1ST ST STE 600	MCALLEN	TX	78503-1228
280859	NUMBERDAR HOSPITALITY LLC	609 E INTERSTATE HIGHWAY 2	MISSION	TX	78572



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 3, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lot 6, Henry Saenz Subdivision, located at 1523 E. Interstate Highway 2. Applicant: Pitayo Auto Sales and Auto Parts c/o Ricardo Gomez Jr., – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 09, 2024 – Application for Conditional Use Permit submitted to the City.
- May 21, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 3, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

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

STAFF RECOMMENDATION:

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

1. 1-year approval to assess this operation
2. Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
3. CUP is not transferable to others.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

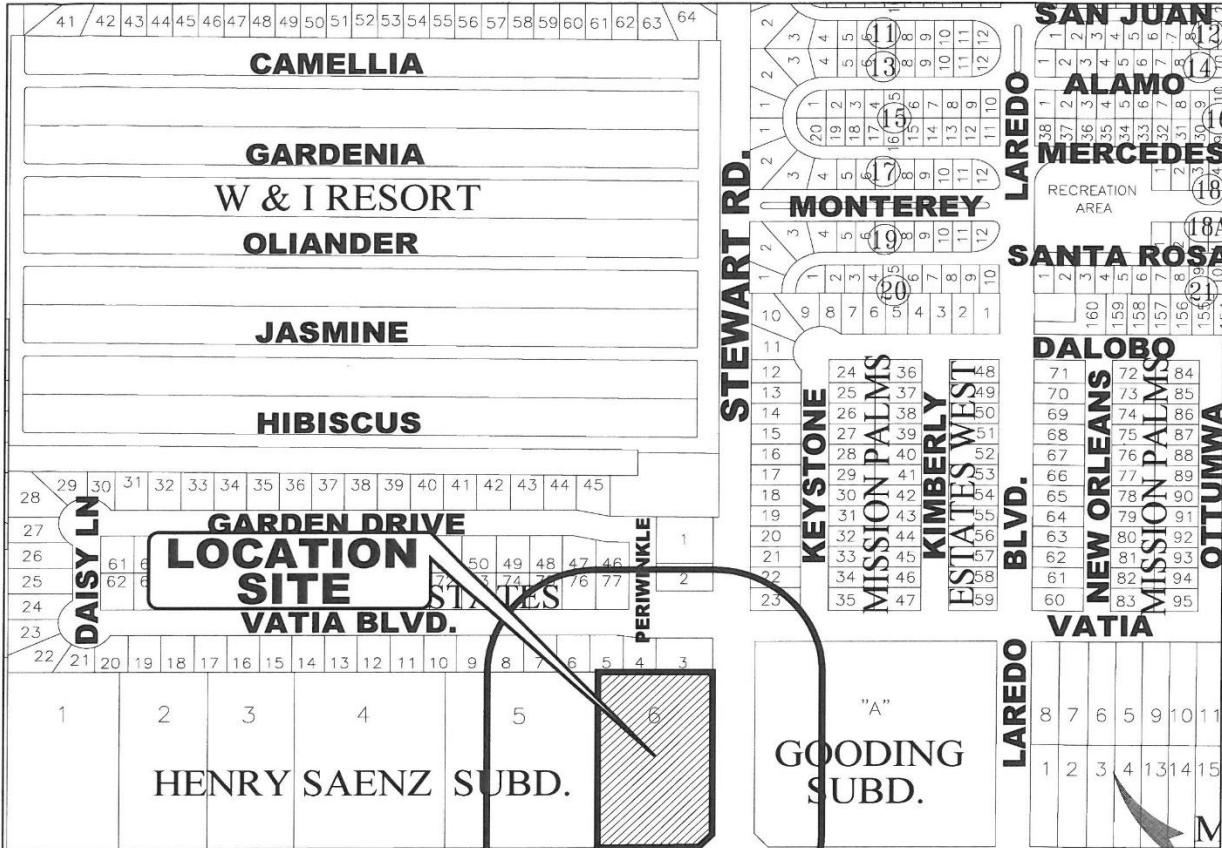
TABLED: _____

_____ AYES

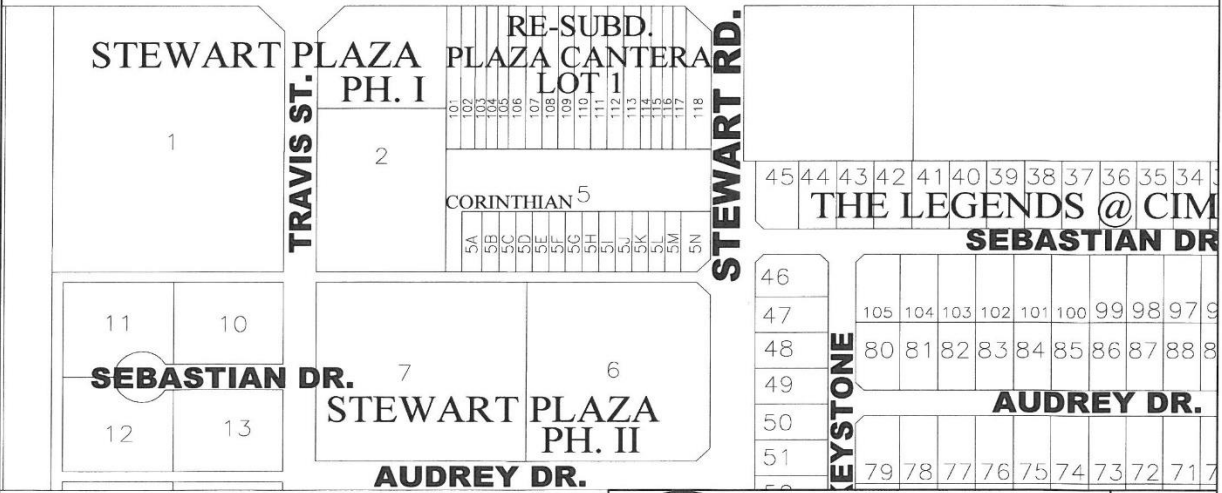
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



U.S. EXPRESSWAY 83



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

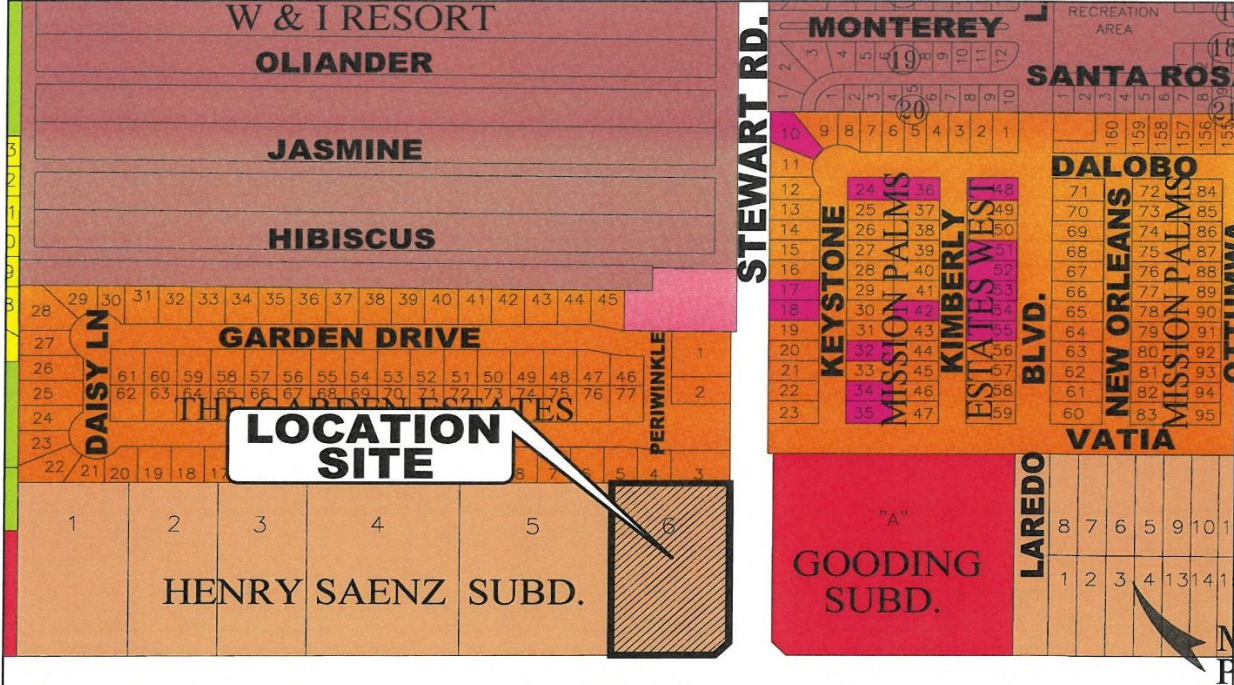
PH: (956) 580-8672
FAX: (956) 580-8680

No.

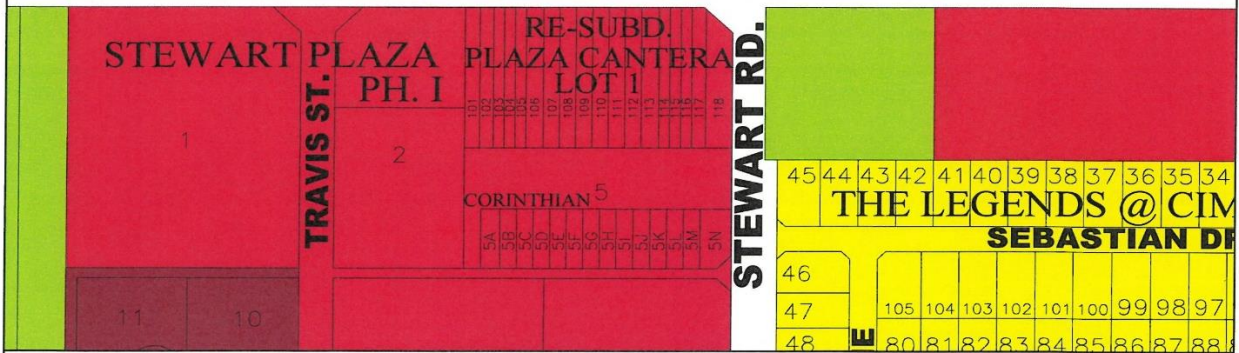
AERIAL PHOTO



ZONING MAP



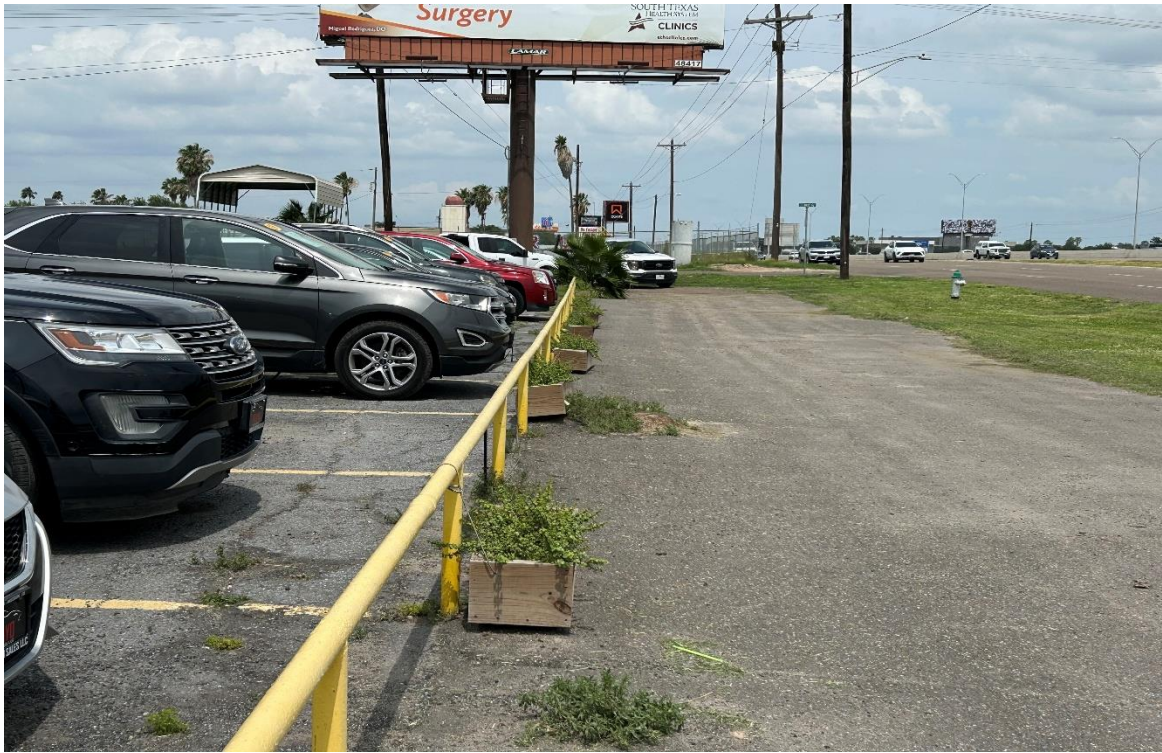
U.S. EXPRESSWAY 83



ZONING LEGEND

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

PHOTOS



PHOTOS



PHOTOS



PHOTOS



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
550799	FERNANDEZ ELIA M	1509 VATIA BLVD	MISSION	TX	78572-6561
550734	GARCIA MIRNA GABRIELA	1506 VATIA BLVD	MISSION	TX	78572-6566
550729	MUNOZ YRMA NAJERA	1516 VATIA BLVD	MISSION	TX	78572-6566
550772	CANTU SILVIA RUTH DE LA GARZA	1512 GARDEN DR	MISSION	TX	78572-6564
550800	MENDOZA MARTIN & MARTHA A	1511 VATIA BLVD	MISSION	TX	78572-6561
550732	TORRES ANTONIO & BEATRIZ	3706 FALCON DR	MISSION	TX	78572-4977
550801	SALINAS ISRAEL JR & MARLENE	1513 VATIA BLVD	MISSION	TX	78572-6561
550731	VEGA ALEJANDRO & PATRICIA VEGA	1512 VATIA BLVD	MISSION	TX	78572-6566
550771	ZUNIGA MIGUEL A & PALOMA J	1514 GARDEN DR	MISSION	TX	78572-6564
550733	RIVERA BRANDON	1508 VITIA BLVD	MISSION	TX	78572-6566
550802	OLIVARES CELSO DANIEL	2804 E 25TH ST	MISSION	TX	78574-7703
550730	CRISTOBAL JUANITA & ENRIQUE	1514 VATIA BLVD	MISSION	TX	78572-6566
550728	MURILLO GERARDO	8214 LANHAM LANE	HOUSTON	TX	77075-2657
550773	SMITH ITZEL	1510 GARDEN DR	MISSION	TX	78572-6564
514700	DUAL ELECTRICAL SERVICES LLC	723 RENNEE DR	KATY	TX	77450-2122
507924	FIGUEROA DIANA S	1818 NORTHGATE LANE	MCALLEN	TX	78504-9389
507925	RAMIREZ YOLANDA S	111 LAKE ESTATES DR	MONTGOMERY	TX	77356-8069
240835	GONZALEZ MARIN GRACIA	120 KEYSTONE ST	MISSION	TX	78572-6381
240836	TREVINO FELIX JR & MARIA GLORIA	1304 S YANTONST	ALTON	TX	78573
550725	MONTALVO JULIO C & MARIA DOLORES	308 PERIWINKLE ST	MISSION	TX	78572-6572



CITY OF
MISSION

**AGENDA ITEM & RECOMMENDATION
SUMMARY**

MEETING DATE: June 03, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House in a (R-1A) Large Lot Single Family Residential District, being Lot 22, Malmasion Luke at Trinity Subdivision, located at 1103 Travis Street. Applicant: María Belén Naranjo – Cervantes

NATURE OF REQUEST:

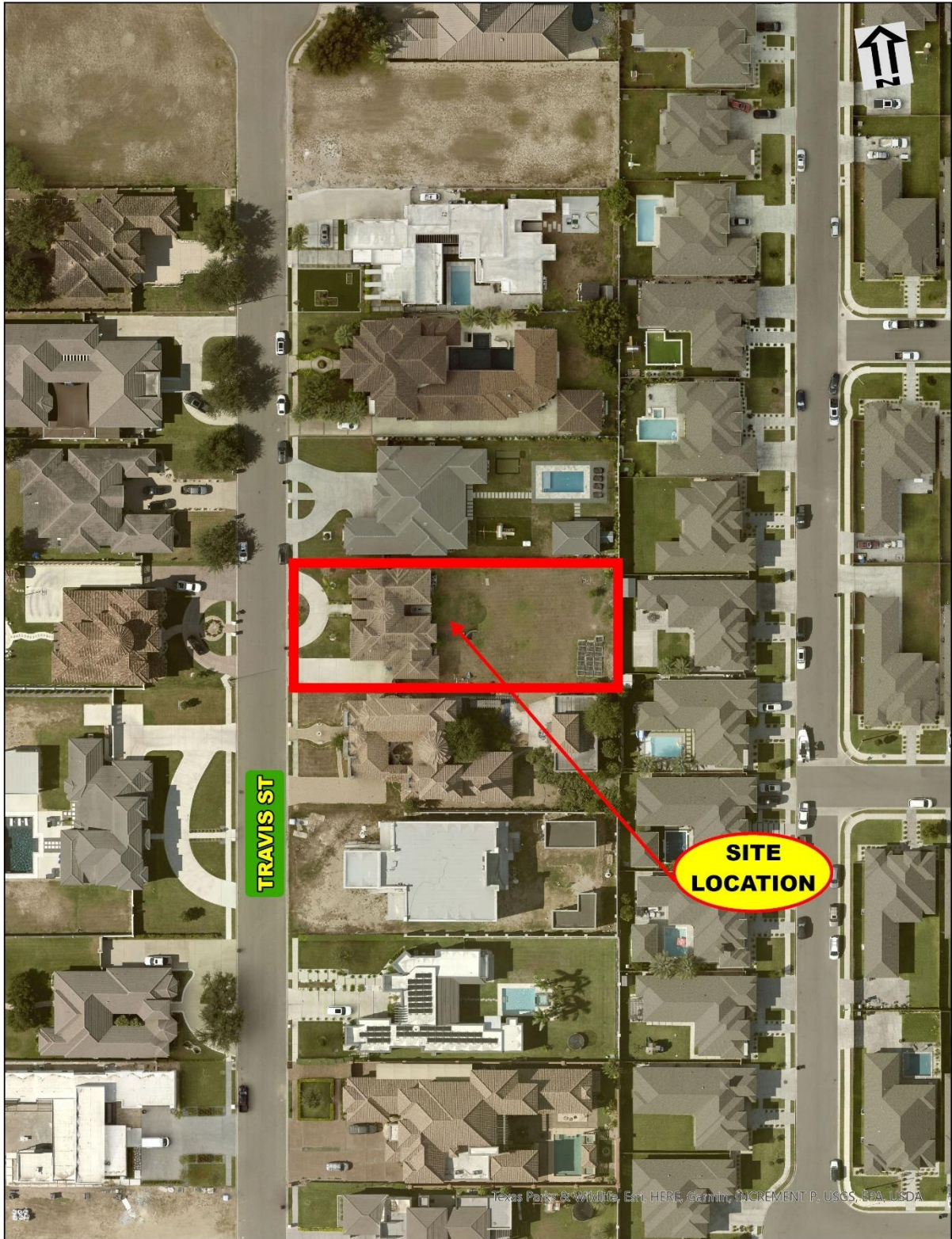
Project Timeline:

- May 05, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 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.
- June 03, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- June 23, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

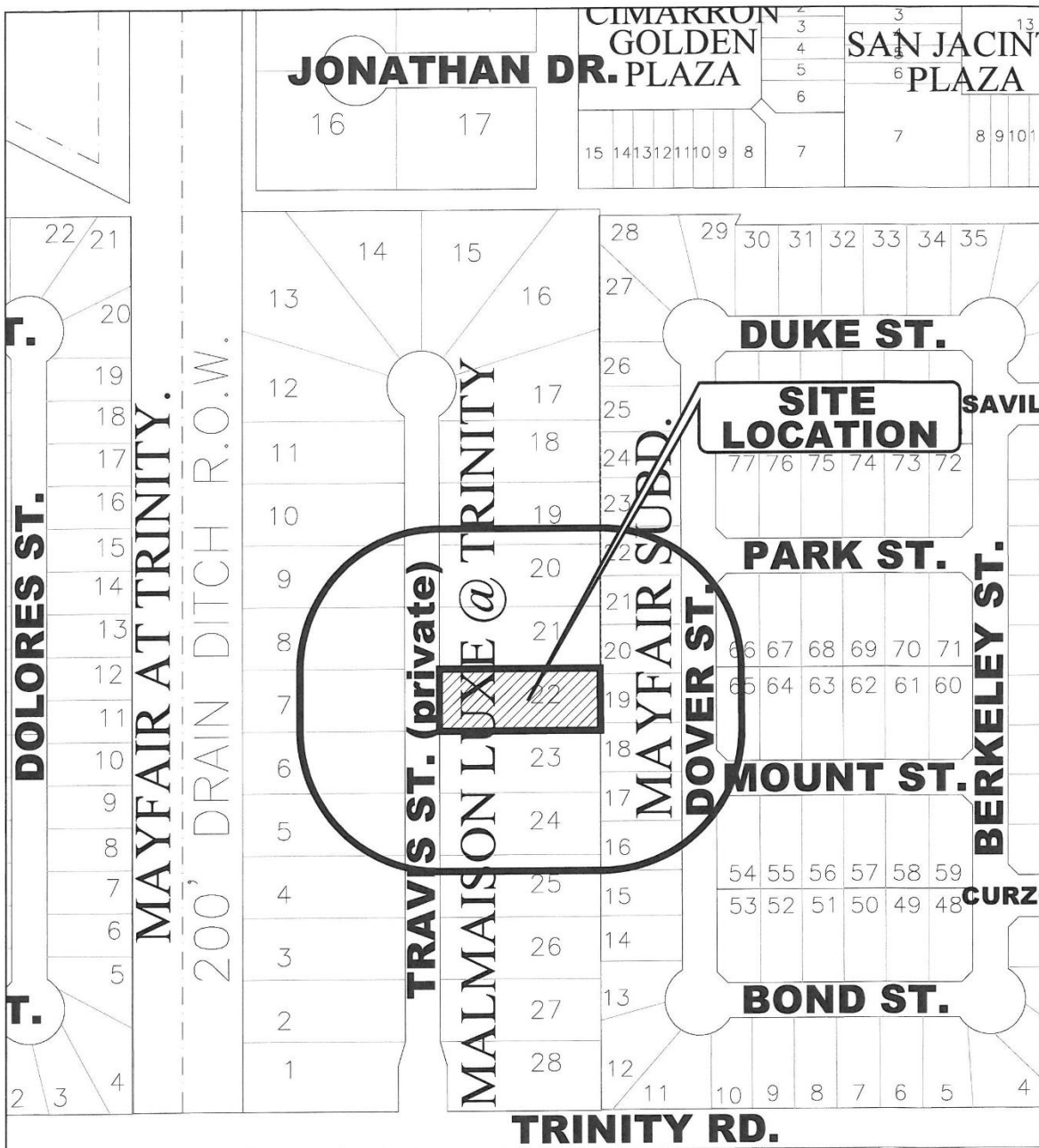
Summary:

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

ARIEL MAP



LEGAL NOTICE MAP



REES SUBDIVISION

200' RADIUS MAILOUT



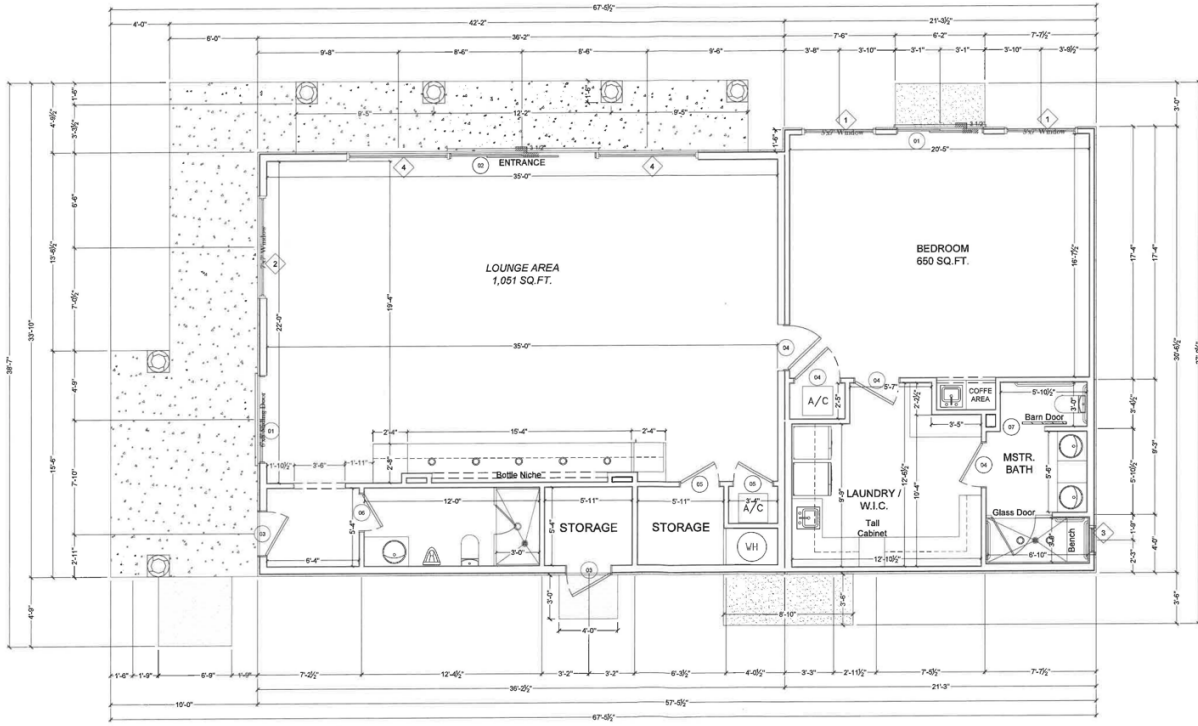
CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

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

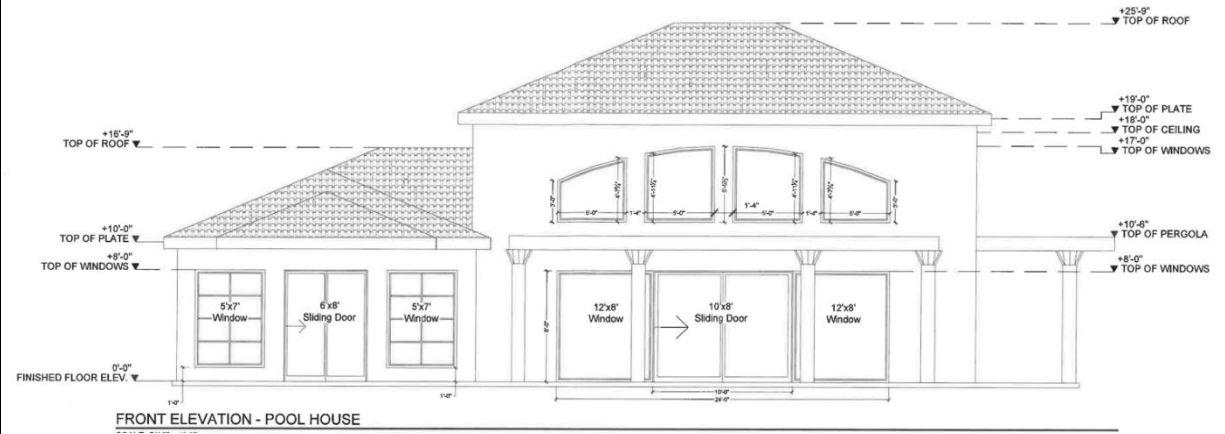
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FLOOR MAP

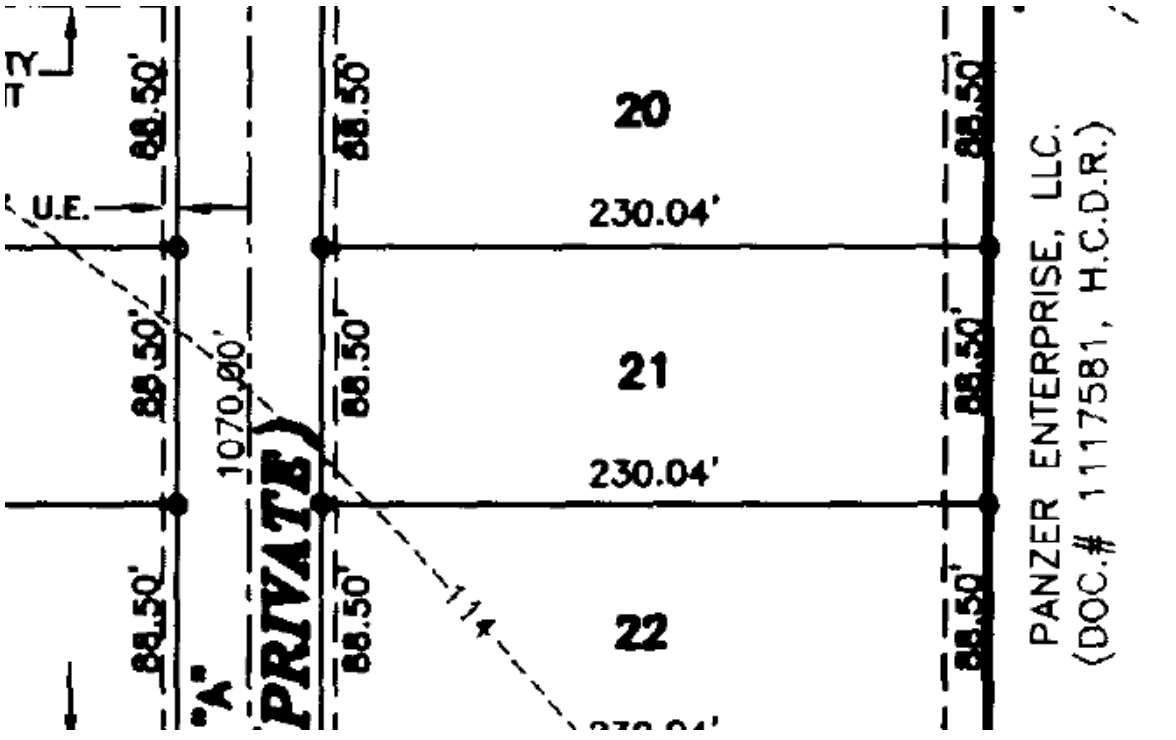


DIMENSIONAL PLAN - POOL HOUSE

ELEVATION PLAN



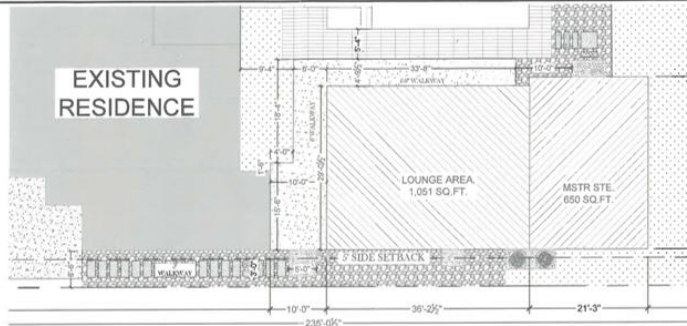
RECORDED LOT



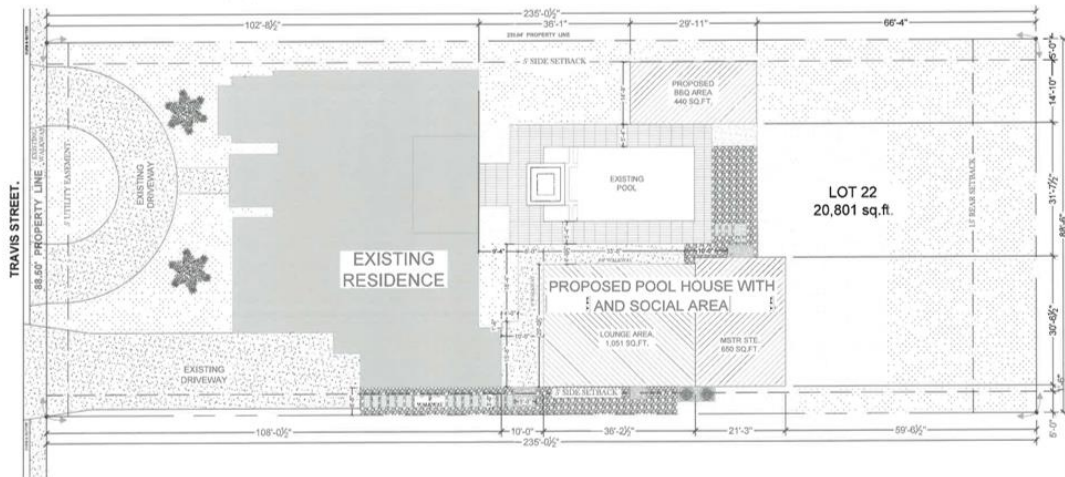
LOT 7

SITE PLAN

- LEGEND**
- PROPERTY CORNER MARKER
 - CONDENSER UNIT
 - GRAVEL
 - CONCRETE
 - BUILDING FOOTPRINT
 - GRASSY AREAS
 - POOL BUFFER AREA
 - PROPERTY LINE
 - SETBACK & EASEMENT LINE
 - FENCE LINE



SITE PLAN CLOSE-UP
1" = 15'



SITE PLAN
1" = 20'

PICTURE



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
715957	MARTINEZ JUAN ROSENDO	1100 TRAVIS ST	MISSION	TX	78572
715971	HERRERA FRANKLIN D PONCE & MARIA BELEN NARANJO PALACIO	1103 TRAVIS ST	MISSION	TX	78572-2035
715968	CHAPA FLORENTINO & YADIRA B	1009 TRAVIS ST	MISSION	TX	78572-2037
715959	DE MORENO FRANCISCA VILLARREAL	1008 TRAVIS ST	MISSION	TX	78572
715958	SOLOMON GARY	9615 E MOHAWK BLVD	TULSA	OK	74117-3905
715969	PEREZ CARLOS FAVIAN MARTINEZ	3131 EMERALD VALLEY	BROWNSVILLE	TX	78526-1180
715970	GUZMAN AGUSTIN ANTONIO	1101 TRAVIS ST	MISSION	TX	78572-2035
715956	CONTRERAS OMAR & RUTCHEBETH CO-TRUSTEES	1102 TRAVIS ST	MISSION	TX	78572-2034
715972	PENA ESPERANZA	601 OFFICE CENTER DR	FORT WASHINGTON	PA	19034
715953	ALANIS RICARDO GARCIA & NANCY D DE LOS SANTOS	1202 TRAVIS ST	MISSION	TX	78572-2032
715954	RODRIGUEZ ORLANDO & NICOLE LEE	1200 TRAVIS ST	MISSION	TX	78572-2032
715973	JUAN FRANCISCO & AIDA LYDIA	1201 TRAVIS ST	MISSION	TX	78572
715974	RAMOS OSCAR & ANGELINA FLORES	1203 TRAVIS ST	MISSION	TX	78572-2033
715949	3 DIAMONDS INC	2009 N CONWAY AVE STE B	MISSION	TX	78572-2965
1307763	GONZALEZ JUAN J ORDONEZ & MONICA PERDOMO DEL BOSQUE	1500 MOUNT ST	MISSION	TX	78572-8071
1307774	PINON JUAN DAVID	1501 MOUNT ST	MISSION	TX	78572-8071
1307775	RENSENDEZ KARINA YOHANA	1500 PARK ST	MISSION	TX	78572-8070
1307731	RIOS ILISSA CRYSELLE	1010 DOVER ST	MISSION	TX	78572-6935
1307730	RODRIGUEZ JACINTO OMAR KADOUR	1100 DOVER ST	MISSION	TX	78572-6936
1307729	RIVAS ANNA ERIKA	1102 DOVER ST	MISSION	TX	78572-6936
1307728	GALVAN CRISTIAN N & DANIA NIETO	1104 DOVER ST	MISSION	TX	78572
1307727	SOBERON EDGAR & CELESTE EDITH MARTINEZ	1106 DOVER ST	MISSION	TX	78572-6936
1307726	SANCHEZ JORGE ALBERTO GONZALEZ & SILVIA GONZALEZ	1108 DOVER ST	MISSION	TX	78572
1307725	GONZALEZ LUDIVINA	1200 E DOVER ST	MISSION	TX	78572-8051
1308516	DOLCAN CONSTRUCTION INC	2307 NICOLE DRIVE	MISSION	TX	78574-9709



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 3, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Studio Guest House in a (PUD) Plan Unit Development Single Family Residential District, being Lot 65, Sharyland Plantation Monte Real Phase II Subdivision, located at 2803 Grand Canal Drive. Applicant: Pilar Brito – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 08, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 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.
- June 03, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- June 23, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

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

Staff recommends approval with the conditions below:

1. Life of use permit with the understanding the it can be revoked for noncompliance.
2. The unit may not have a kitchen or separate utilities and electrical connections,
3. Transferability to other future owners, imposing the same conditions imposed on this applicant,
4. Not to be used for rental purposes.

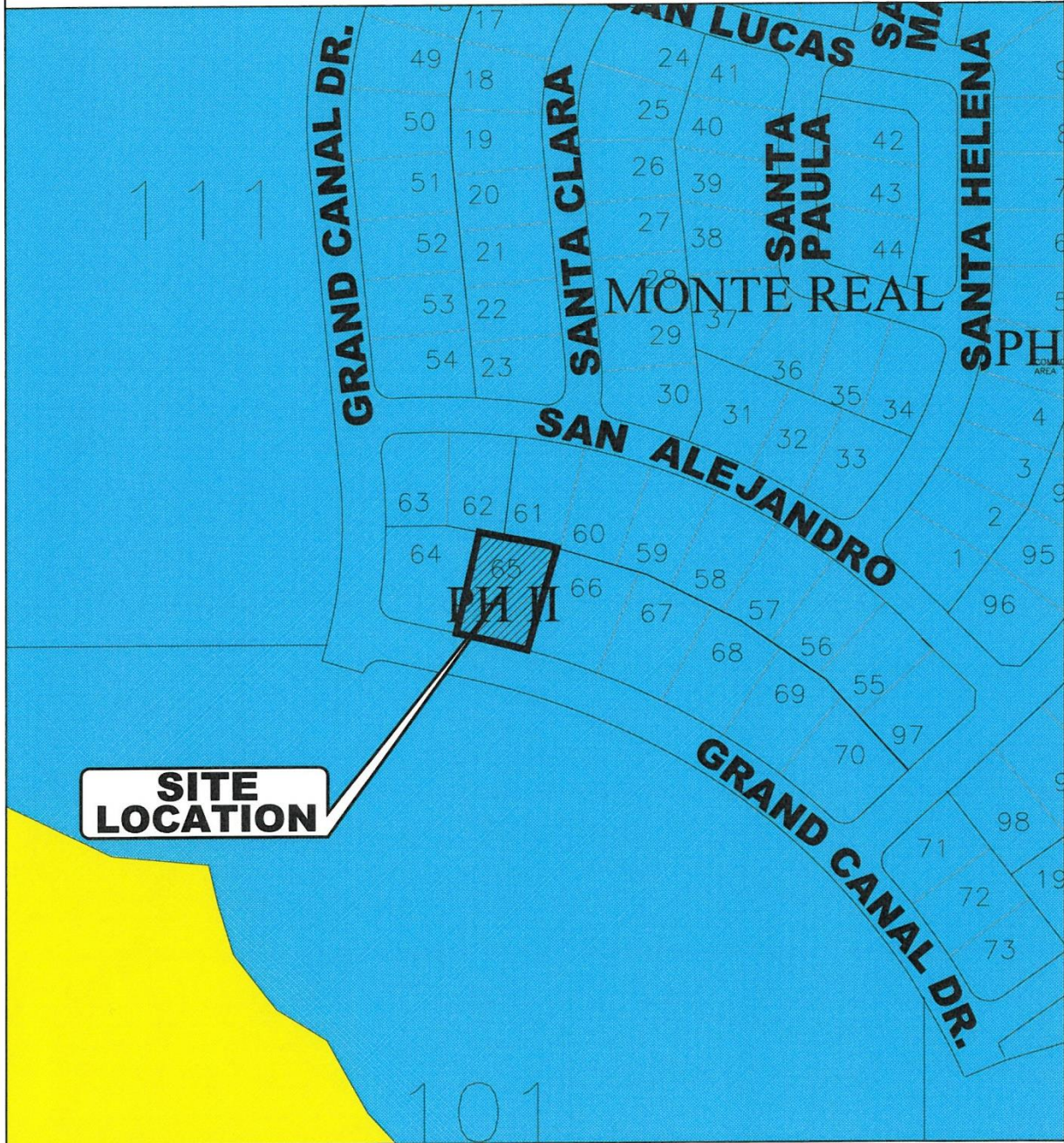
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES
_____ NAYS
_____ DISSENTING _____

ARIEL MAP



ZONING MAP

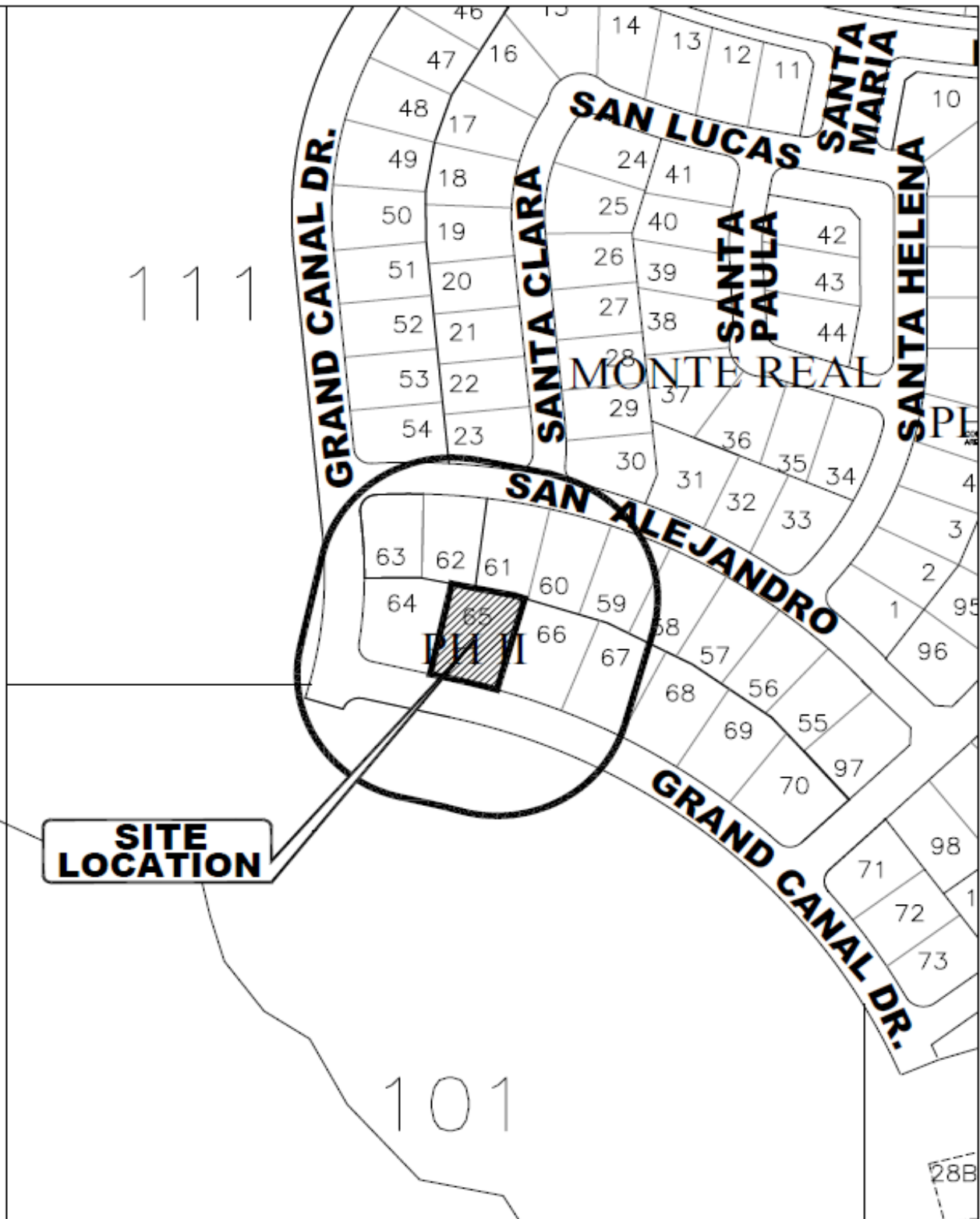


SITE LOCATION

ZONING LEGEND

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

LEGAL NOTICE MAP



SITE LOCATION

200' RADIUS MAILOUT



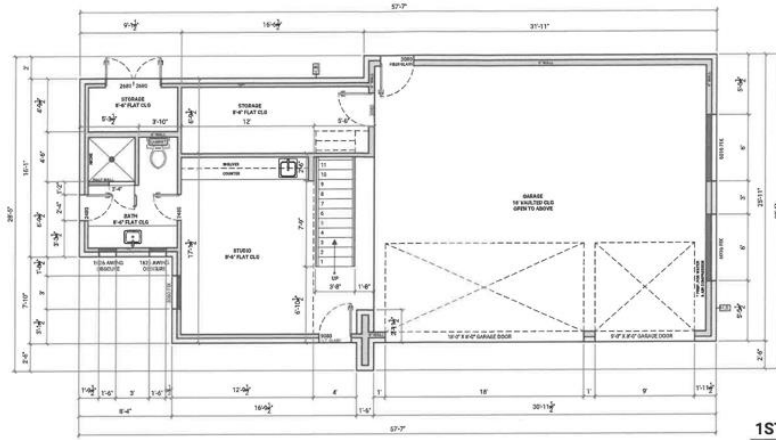
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 9th Street
MISSION, TX 78572

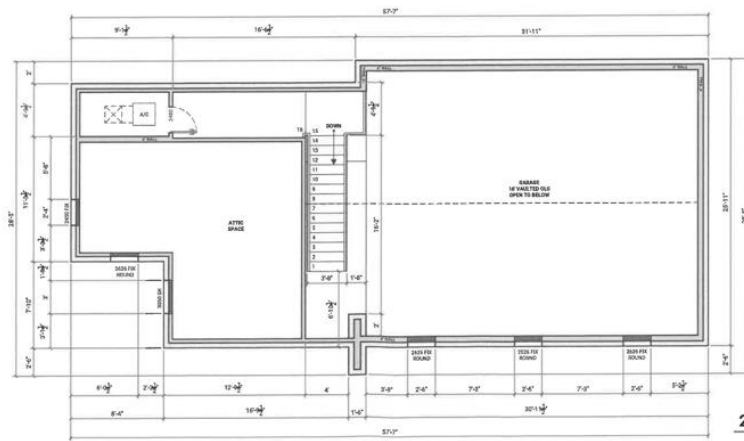
TEL: (956) 580-8672
FAX: (956) 580-8680

No.

FLOOR PLAN



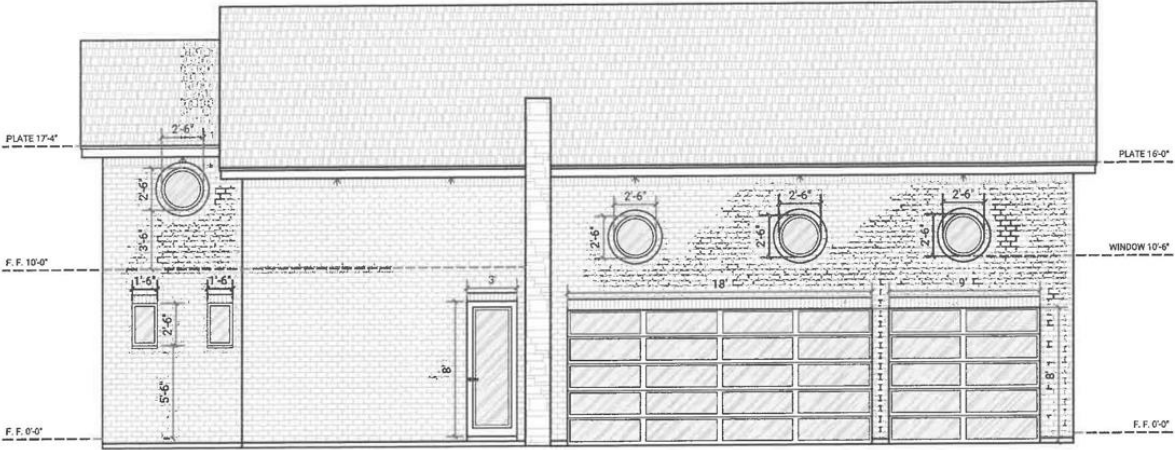
1ST FLOOR PLAN



2ND FLOOR PLAN

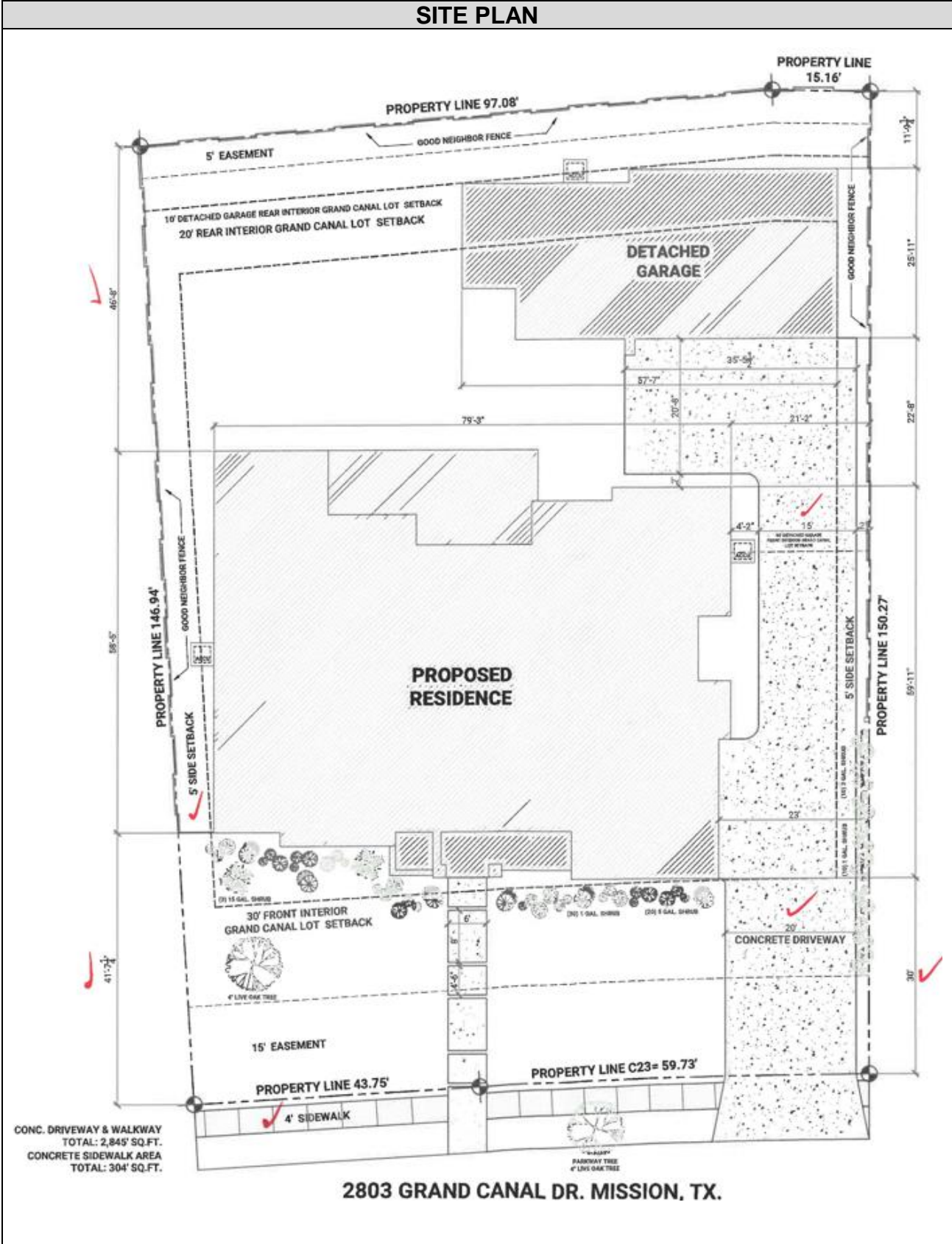
DETACHED GARAGE FLOOR PLAN

ELEVATION PLAN



FRONT ELEVATION

SITE PLAN



AUTHORIZE LETTER FROM OWNER

DocuSign Envelope ID: 7DB6708F-CA1E-8F0B-82AB-F0E6E8846A61

Carlos Rodríguez Bezanilla
Liliana Torres
2803 Grand Canal Dr.
Mission, TX 78572

ATTN: City of Mission- Zoning and Planning Dept.

5/19/2026

To Whom It May Concern,

We, Carlos Rdz. Bezanilla and Liliana Torres owners of the property located at 2803 Grand Canal Mission, TX 78572; authorize Pilar Brito and/or Brito Construction to act on our behalf for all conditional use permit-related matters with the City of Mission.

Sincerely,

Carlos Rodríguez Bezanilla
Liliana Torres

X 

Signed by:
Carlos Rodríguez Bezanilla
3F9BACAD82E448B...

X 

Signed by:
Liliana Torres
C8F2AEC230D94C8...

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280790	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
20407221	HOFFMAN HAL & ALICIA	PO BOX 2424	MCALLEN	TX	78502-2424
20407220	SALAZAR FELIPE M & SILVIA A ALANIS	2807 GRAND CANAL DR	MISSION	TX	78572
20407219	ALFRIDO DIEGO ANDRES GUTIERREZ	2906 IBIZA CT	MISSION	TX	78572-3876
20407218	BEZANILLA CARLOS RODRIGUEZ & LILIANA TORRES GAY	3309 PLANTATION GROVE BLVD	MISSION	TX	78572-2846
20407217	GALLARDO EDGAR ALLAN RAMIREZ	2801 GRAND CANAL DR	MISSION	TX	78572
20407216	CAMARILLO FERNANDO	2302 SAN ALEJANDRO	MISSION	TX	78572-4174
722778	OLIVA MARCOS D	2306 SAN ALEJANDRO	MISSION	TX	78572-4174
722777	QUINTANILLA JUAN & EMMA CAVAZOS	2400 SAN ALEJANDRO	MISSION	TX	78572-7281
722776	HUSSAIN AEJAZ & AYESHA	2402 SAN ALEJANDRO	MISSION	TX	78572-7281
722775	PAZ MICHAEL THOMAS & SUSANA	2404 SAN ALEJANDRO	MISSION	TX	78572-7281
20407215	VUONG MINH & MONG-CAM THI HUYNH	3002 SANTA LYDIA ST	MISSION	TX	78572-7636
722756	ARRIAGA ALEJANDRO RAFAEL BARBA	2703 SANTA CLARA	MISSION	TX	78572-4171
722749	CASTANO JUAN JOSE JR	2702 SANTA CLARA	MISSION	TX	78572-4171
20407214	TIJERINA JORGE SALINAS & GLADYS TREVINO CAVAZOS	809 GRAYSON AVE	MCALLEN	TX	78504-6579
280789	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 3, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a 40-foot Telecommunications Tower for Internet Development in a (R-4) Mobile & Modular Home District, Wagon City South Recreation Area, Wagon City South Subdivision, along the North side of Chuck Wagon Drive, approximately 300 feet West of N. Conway Avenue, Applicant: Eduardo Hinojosa - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 13, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 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.
- June 3, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 300’ West of Conway Avenue along the North side of Chuck Wagon Drive.
- Per the Code of Ordinance, a Telecommunications Tower requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit for the installation and operation of a 40’ wireless communications tower and broadband internet transmission facility. The proposed facility will be used to provide broadband internet and communications services to the residents of Wagon City South.
- The proposed structure will consist of a 3’ x 3’ concrete slab with a 40’ self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility will comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required.
- The proposed use is intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. Life of use with the understanding that it could be revoked for non-compliance
2. Comply with insurance requirements on telecommunications towers
3. Must comply with all City Codes (Building, Fire, etc.)
4. The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab.
5. Acquisition of a building permit.
6. Must allow for co-location by others
7. Transferability to others requires a new conditional use permit

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

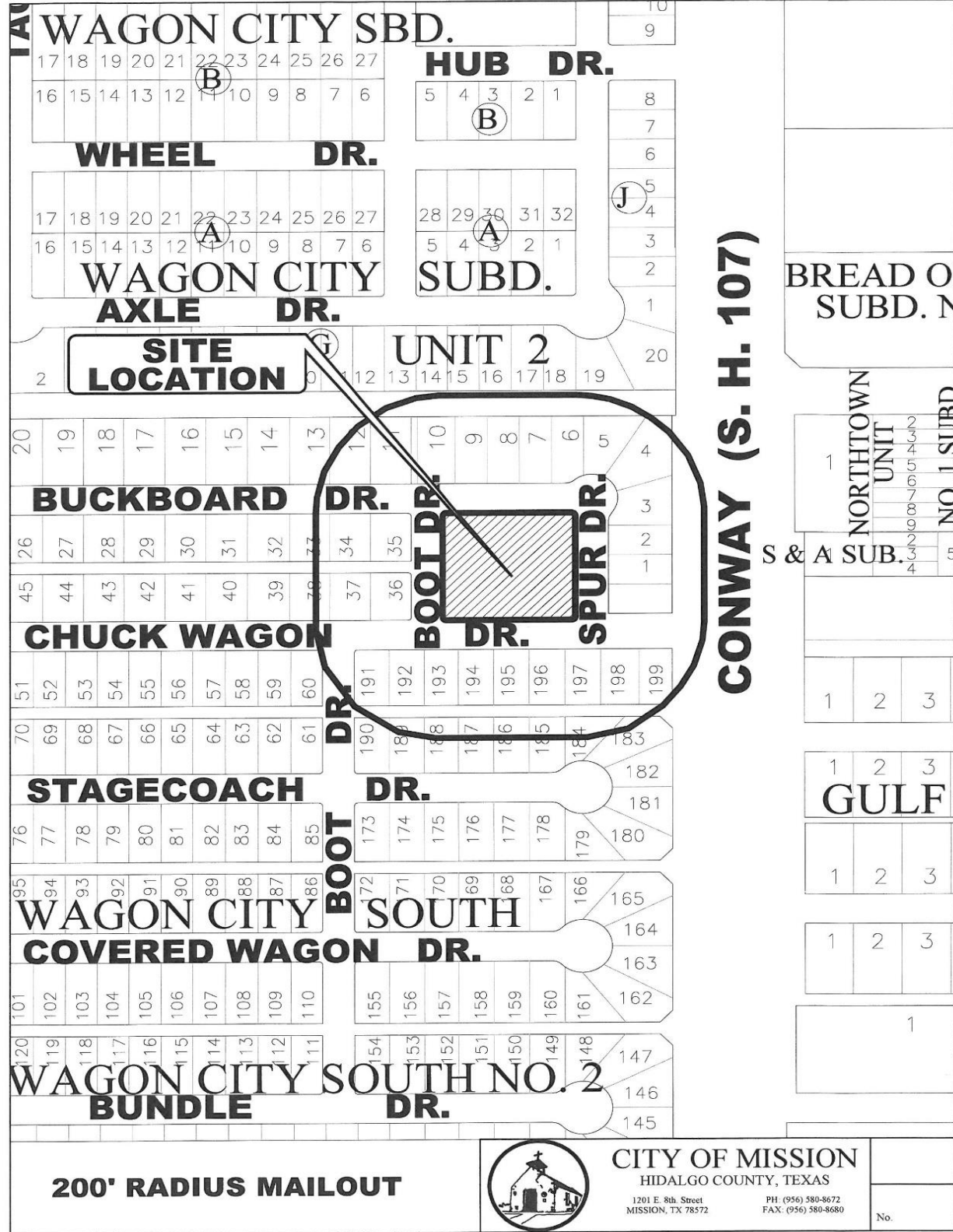
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

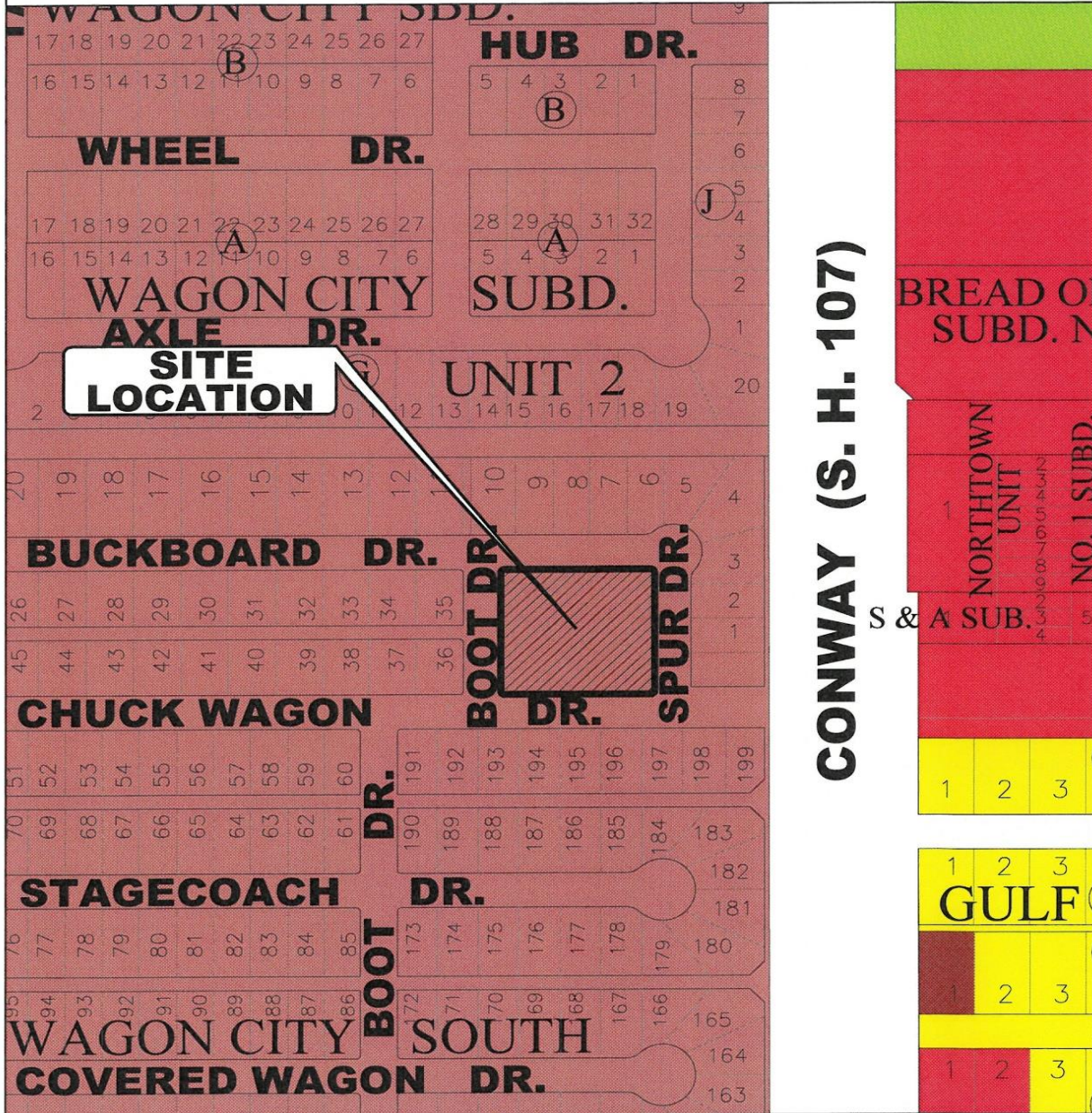
VICINITY MAP



ARIEL MAP



ZONING MAP



SITE LOCATION

CONWAY (S. H. 107)

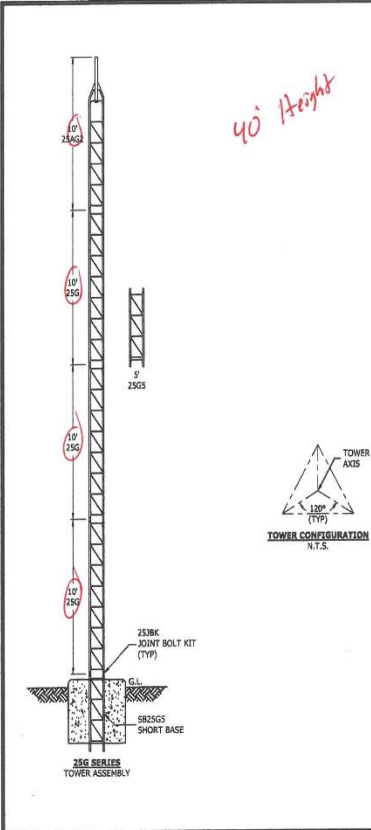
ZONING LEGEND

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

ATTACHMENTS (PICTURES)



ATTACHMENTS



40' - 2550040 BILL OF MATERIALS

ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	3	25G	SECTION 10' STD TOWER
3	1	5825GS	SHORT BASE ASSY 5'

35' - 2550035 BILL OF MATERIALS

ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	25G5	SECTION 4.92' 25G KIT
3	2	25G	SECTION 10' STD TOWER
4	1	5825GS	SHORT BASE ASSY 5'

30' - 2550030 BILL OF MATERIALS

ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	2	25G	SECTION 10' STD TOWER
3	1	5825GS	SHORT BASE ASSY 5'

20' - 2550020 BILL OF MATERIALS

ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	25G	SECTION 10' STD TOWER
3	1	5825GS	SHORT BASE ASSY 5'

10' - 2550010 BILL OF MATERIALS

ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	5825GS	SHORT BASE ASSY 5'

- GENERAL NOTES**
- THE SUITABILITY OF THE TABULATED TOWER DESIGN CRITERIA FOR A SPECIFIC APPLICATION MUST BE VERIFIED PRIOR TO INSTALLATION BY THE PURCHASER BASED ON SITE-SPECIFIC DATA AND THE INTENDED USE OF THE STRUCTURE.
 - ALL USERS ARE SOLELY RESPONSIBLE FOR THE INSTALLATION, USE, MAINTENANCE, INSPECTION, CONDITION ASSESSMENTS AND OTHER WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - THE FOLLOWING MATERIAL SPECIFICATIONS APPLY TO THE TOWER DESIGN:
 - LEG SIZE: Ø1/4" X 1.66A 50 KSI MINIMUM YIELD STRENGTH
 - BRACE SIZE: Ø5/16" SOLID ROD 36 KSI MINIMUM YIELD STRENGTH
 - STRUCTURAL STEEL: 50 KSI MINIMUM YIELD STRENGTH
 - FASTENERS: 120 KSI MINIMUM TENSILE STRENGTH
 - GALVANIZED: ASTM A123
 - TOWER FABRICATION SHALL BE BY ROHN PRODUCTS, LLC, CERTIFIED AISC FABRICATOR.
 - THE TOWER DESIGN ASSUMES INSTALLATION ON A PROPERLY DRAINED LEVEL SITE. THE TOWER DESIGN MAY REQUIRE MODIFICATIONS FOR INSTALLATIONS ON SITES WITH A SLOPING GRADE OR FOR TOWERS SUPPORTED ON OTHER STRUCTURES.
 - INITIAL CONSTRUCTION INSPECTION REQUIREMENTS SHALL BE DETERMINED AND PERFORMED BY THE PURCHASER BASED ON THE LOCATION AND USE OF THE STRUCTURE.
 - SAFETY, STRENGTH AND STABILITY REQUIREMENTS FOR THE STRUCTURE FOR CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH ANS/ASSE A10.46, "CRITERIA FOR SAFETY PRACTICES WITH THE CONSTRUCTION, DEMOLITION, MODIFICATION AND MAINTENANCE OF COMMUNICATION STRUCTURES" AND ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REGULATIONS AND STANDARDS.
 - ALL RIGGING, SAFETY EQUIPMENT AND TEMPORARY SUPPORTS REQUIRED FOR CONSTRUCTION AND MAINTENANCE SHALL BE DETERMINED, FURNISHED AND INSTALLED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS CHOSEN BY THE CONTRACTOR. ALL CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE PERFORMED BY COMPETENT, QUALIFIED AND TRAINED PERSONNEL.
 - FIELD CONNECTIONS SHALL BE BOLTED. NO FIELD WELDING SHALL BE ALLOWED.
 - UNLESS OTHERWISE SPECIFIED, BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION WITH A NUT-LOCKING DEVICE WITH NO MINIMUM INSTALLED BOLT TENSION OR TORQUE VALUES REQUIRED.
 - A SAFETY CLIMB SYSTEM SHALL BE USED. ALL CLIMBING FACILITIES, INCLUDING SAFETY CLIMB SYSTEMS, SHALL BE INSPECTED PRIOR TO EACH USE.
 - PURCHASER SHALL VERIFY THAT THE INSTALLATION IS IN CONFORMANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR GROUNDING AND OBSTRUCTION MARKING.
 - MAINTENANCE AND CONDITION ASSESSMENTS SHALL BE PERFORMED OVER THE LIFE OF THE STRUCTURE.
 - FOUNDATIONS SHALL BE DESIGNED TO SUPPORT THE CONDITIONS EXISTING AT THE SITE.

FILE NO.

REVISIONS				
REV	DESCRIPTION	DATE	CHK	APP
1	255G BILL OF MATERIALS	3/1/2013	JMK	JMK

DATE: 10/09/2013

ROHN
PRODUCTS, LLC

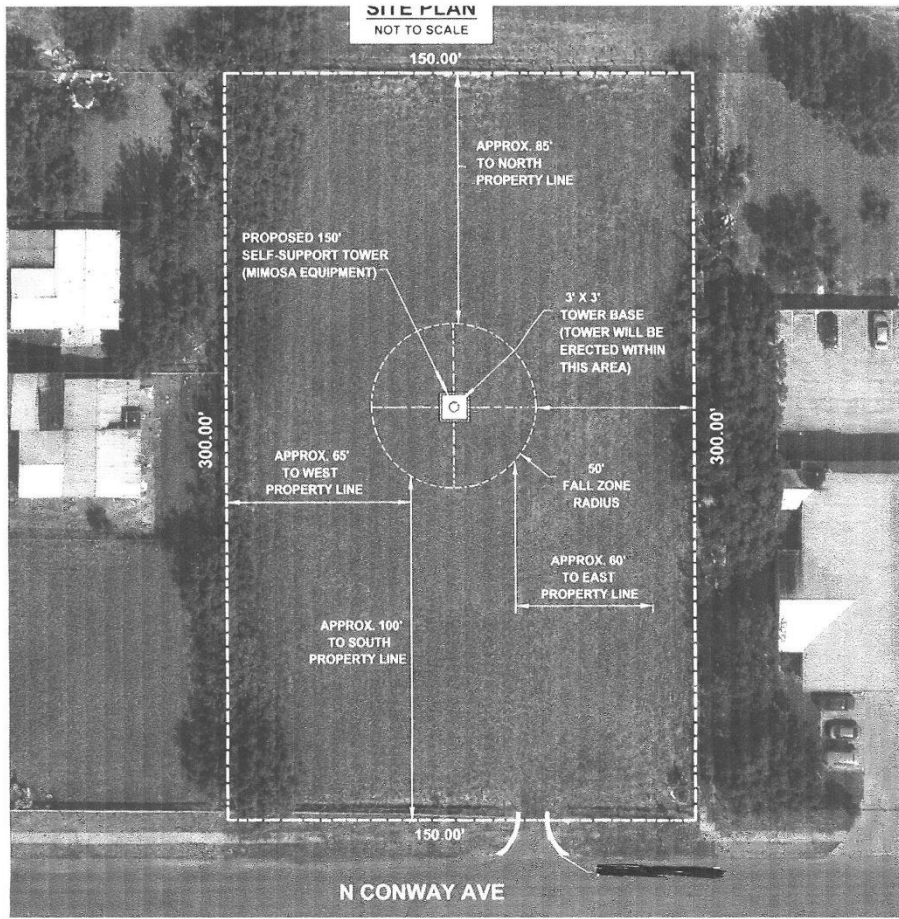
PO BOX 9999
PICOCA, IL 61801-9999
TOLL FREE 800-727-9098

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRANSMITTED IN ANY MANNER WITHOUT OUR WRITTEN CONSENT.

25G SERIES TOWER ASSEMBLY
10'-40'

DWN:	JHY	CHKD:	JMK	DATE:	10/09/2013
ENGR:	NA	SHEET #:	1 OF 1		
PROL. ENGR:	JMK	PROL. DRAWER:			
DRAWING NO.:	25GSS				
REV:	1				

ATTACHMENTS



LEGEND

- PROPERTY LINE
- ⊙ PROPOSED TOWER LOCATION
- SETBACK DIMENSION

SITE INFORMATION

ADDRESS: 2707
N Conway Ave, Mission, TX 78572

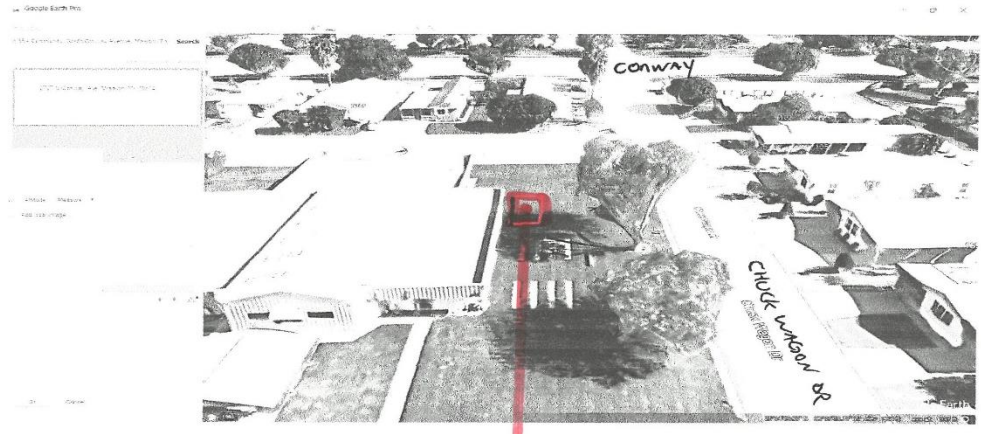
PARCEL ID:
320050-0000-███

LOT SIZE:
150' x 300' (0.99 Acres)

ZONING:
(VERIFY WITH CITY OF MISSION)

PROPOSED USE:
Wireless Communications Tower and Broadband Internet Service

- NOTES**
1. Tower to be self-support structure with Mimosa wireless equipment.
 2. Final tower design and height subject to engineering and FAA approval.
 3. All setbacks and fall zone to comply with City of Mission requirements.



3ft x 3ft concrete slab
for 40ft tower

ATTACHMENTS



Wagon City South
2707 N Conway Ave,
Mission, TX 78574

Wagon City South RV Park, represented by Juan Cantu current park President, is requesting approval of a Conditional Use Permit to allow the installation of a wireless communications tower and broadband internet facility on the property located 2707 N Conway Ave, Mission, TX 78574

The purpose of the proposed facility is to improve broadband internet access, communications reliability, and wireless service coverage for all residents at Wagon City South Rv Park. The proposed tower and related equipment will support expanded internet infrastructure and help provide reliable connectivity for the RV park community.

The proposed use is compatible with the property and is intended to enhance available technology and communications services within the area while complying with applicable city regulations, engineering standards, and FCC/FAA requirements.

Respectfully,

Wagon City South Rv Park

Park President 956-250-9437

Juan Cantu

A large, stylized handwritten signature in black ink that reads "Juan Cantu". The signature is written in a cursive, flowing style.

SUBDIVISION PLAT

VOL. 21 PAGE 131

VOL. 21 PAGE 131

NO.	DATA	RANGE	TARRANT	LEWIS
1	1000	1000	1000	1000
2	1000	1000	1000	1000
3	1000	1000	1000	1000
4	1000	1000	1000	1000
5	1000	1000	1000	1000

MAP OF PHASE 1 & PHASE 2 WAGON CITY SOUTH MISSION, TEXAS

APPROVED FOR RECORDING
 COUNTY CLERK
 MISSION, TEXAS
 DATE 10-10-2000

PLAT OF RECORD
 COUNTY OF BEXAR

Know All Men by These Presents:
 That the undersigned owner of the land shown on this plat and plat hereunto annexed as "WAGON CITY SOUTH" in the City of Mission, Texas, do hereby certify that the same have been surveyed and subdivided into lots and blocks in accordance with the provisions of the laws of the State of Texas and the laws of the City of Mission, Texas, and that the same are being offered for sale and disposal in accordance with the provisions of the laws of the State of Texas and the laws of the City of Mission, Texas.

9-8-20
[Signature]

PLAT OF RECORD
 COUNTY OF BEXAR

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10-10-2000
[Signature]

PLAT OF RECORD
 COUNTY OF BEXAR

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10-10-2000
[Signature]

PLAT OF RECORD
 COUNTY OF BEXAR

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 That the undersigned owner of the land shown on this plat and plat hereunto annexed as "WAGON CITY SOUTH" in the City of Mission, Texas, do hereby certify that the same have been surveyed and subdivided into lots and blocks in accordance with the provisions of the laws of the State of Texas and the laws of the City of Mission, Texas, and that the same are being offered for sale and disposal in accordance with the provisions of the laws of the State of Texas and the laws of the City of Mission, Texas.

10-10-2000
[Signature]

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
320059	ROSALES ROSENDO & GLORIA M	PO BOX 1421	MISSION	TX	78573-0024
320247	GONZALEZ MINERVA	2707 N CONWAY AVE UT 698	MISSION	TX	78574
320239	RAZO ARMANDO & GUADALUPE	2707 N CONWAY AVE UNIT 690	MISSION	TX	78572
320087	NOREUIL STEPHEN A & PATRICIA A	23128 BROADWAY RD	MORTON	IL	61550-9634
320238	HAYES GLORIA Y	2707 N CONWAY AVE	MISSION	TX	78574-2100
320083	SOLIS GUADALUPE & SAN JUANA	2707 N CONWAY AVE UNIT 534	MISSION	TX	78574
320061	CULLEN JAMES A & PAMELA F	202 YODER BLVD	AVON LAKE	OH	44012
320064	WADE MARILYN & DANNIE	2707 N CONWAY AVE UNIT 513	MISSION	TX	78574-2135
320234	GARZA RICARDO & OFIRA N	2707 N CONWAY AVE UNIT 685	MISSION	TX	78574-2142
320244	SOLIZ ARTURO & MARIA ELENA SOLIS	2707 N CONWAY AVE UNIT 695	MISSION	TX	78574-2142
320245	GONZALEZ-GARZA OTILIA	2707 N CONWAY AVE BOX 696	MISSION	TX	78574-2142
320109	CANTU LEOVIGILDO C	2707 N CONWAY AVE NO 560	MISSION	TX	78574-2137
320242	NOBERT RICHARD & DOROTHY	3008 W 45TH ST	MISSION	TX	78574
320085	SILLER JOSE EDILIO & LUZ MARIE	2707 N CONWAY UNIT 536	MISSION	TX	78574-2136
320233	PENA JUDITH ANN & MARIA NELLY SOTO TELLES	104 STAGE COACH DR	MISSION	TX	78574
320086	EDSALL MARK & RUTH EDSALL	2707 N CONWAY UNIT 537	MISSION	TX	78574-2136
320240	ESPARZA JUANITA L	2707 NORTH CONWAY AVE UT 691	MISSION	TX	78574
320084	WILLIAMS DONALD J	2707 N CONWAY AVE UNIT 535	MISSION	TX	78574-2136
320053	REYES OTONIEL & SANDY	2707 N CONWAY AVE NO 502	MISSION	TX	78572
320055	GORDON DONALD C & MARILYN B	2707 N CONWAY AVE UNIT 504	MISSION	TX	78574-2135
320237	MILLS DONALD & GLORIA	2707 N CONWAY UNIT 688	MISSION	TX	78574-2142
320051	BARRERA RICARDO	1802 MARIGOLD ST	MISSION	TX	78572-3153
320052	NETHERTON SHIRLEY ANN & LESLIE MARGARET	2701 N CONWAY AVE LOT 501	MISSION	TX	78574
320054	MENA FEDERICO VASQUEZ	2808 SPUR DR	MISSION	TX	78574
320082	SMITH DEAN R & DEBRA GILBERTSON	2707 N CONWAY AVE UNIT 533	MISSION	TX	78574
320060	WHITZEL DALE J	2707 N CONWAY AVE UNIT 509	MISSION	TX	78574-2135
320246	KUPFERER JOHN & BETH	2707 N CONWAY AVE BOX 697	MISSION	TX	78574
320231	5508 GULF LLC	101 W WHITEWING AVE	MCALLEN	TX	78501
320248	PALOMO JULIA	4801 N MINNESOTA	MISSION	TX	78574-1304
320241	LOPEZ NOE & BRENDA	2707 N CONWAY AVE 692	MISSION	TX	78574-2142
320236	KLEIN MICHAEL J	2707 N CONWAY AVE #687	MISSION	TX	78574
320235	RAYMER RONALD D & ARRENA M	2707 N CONWAY AVE UNIT 686	MISSION	TX	78574-2142
320243	STOY GEORGE T & MARY A	2707 N CONWAY AVE UNIT 694	MISSION	TX	78574-2142
320063	GONZALEZ MIRELLA & JORGE	2707 N CONWAY AVE UT 512	MISSION	TX	78574
320062	CHRISTOPHERSON LYNN B	PO BOX 152	HOWARD	SD	57349-0152
	o				
320058	GARZA OLIVIA	2707 N CONWAY AVE UNIT 507	MISSION	TX	78574-2135
320056	WHITZEL DALE J	2707 N CONWAY AVE UNIT 509	MISSION	TX	78574-2135
320057	WILLEMS GORDON L & CONNIE F	2707 N CONWAY NO 506	MISSION	TX	78574-2135
320050	WAGON CITY SOUTH INC	2707 N CONWAY AVE UNIT 647	MISSION	TX	78574-2140



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 3, 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 Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, Applicant: Par 5 Golf Lounge, LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 12, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 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.
- June 3, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road.
- Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers.
- The proposed use is recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment.
- The applicant will not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses.
- Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m.
- Staff: 6 employees
- The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses.
- The maximum capacity for this venue is 35 people.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF 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. Acquire a business license prior to occupancy
5. CUP is not transferable to others
6. Must have a minimum of one (1) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance
7. Maximum occupancy is 35 people
8. Must have security cameras inside and outside with a minimum 30-day retention
9. Must comply with the noise ordinance
10. Hours of operation to be as follows: Monday – Wednesday from 12:00 p.m. to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m.
11. One water closet and one lavatory required for each gender prior to the issuance of a business license

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

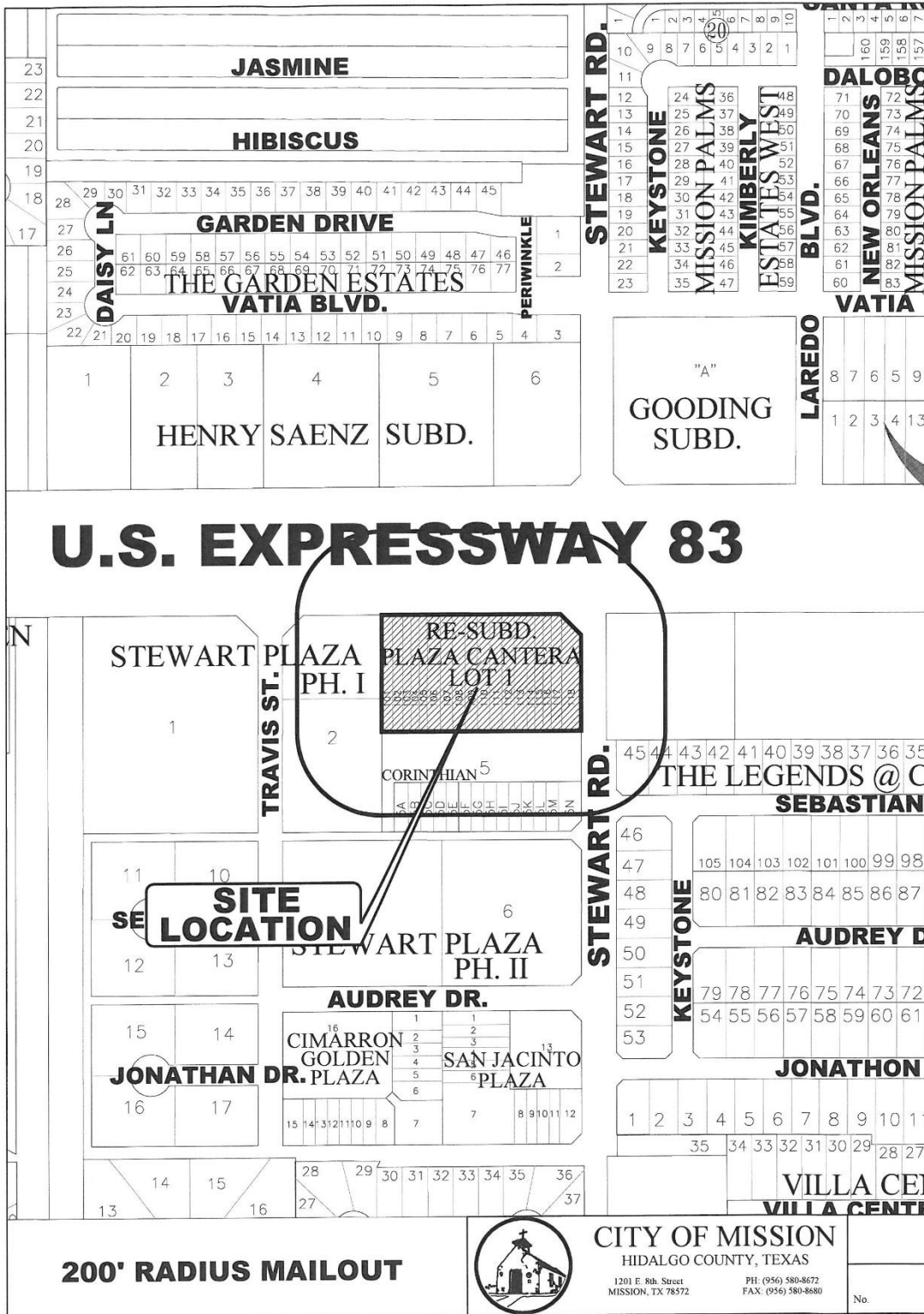
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

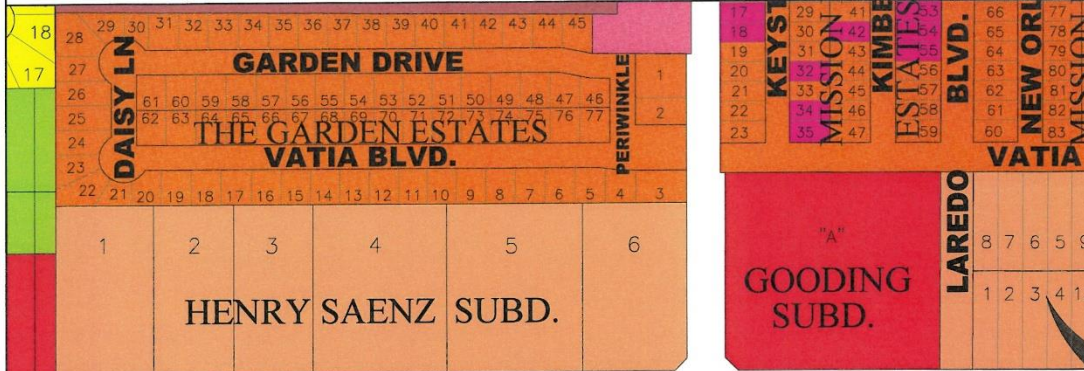
VICINITY MAP



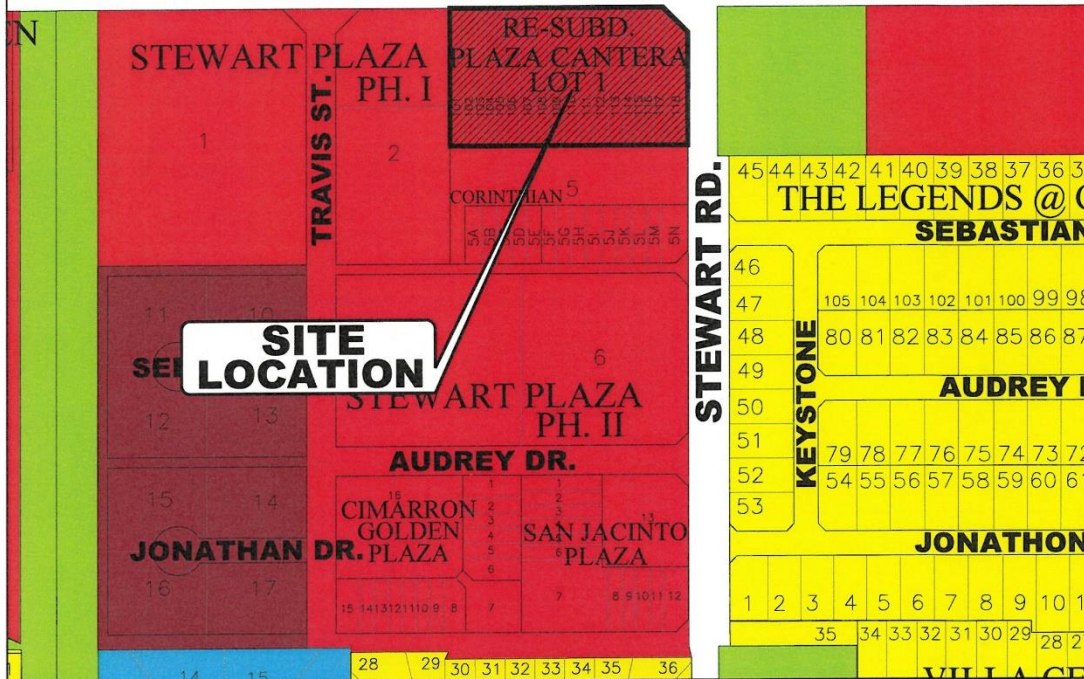
ARIEL MAP



ZONING MAP



U.S. EXPRESSWAY 83



SITE LOCATION

ZONING LEGEND

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

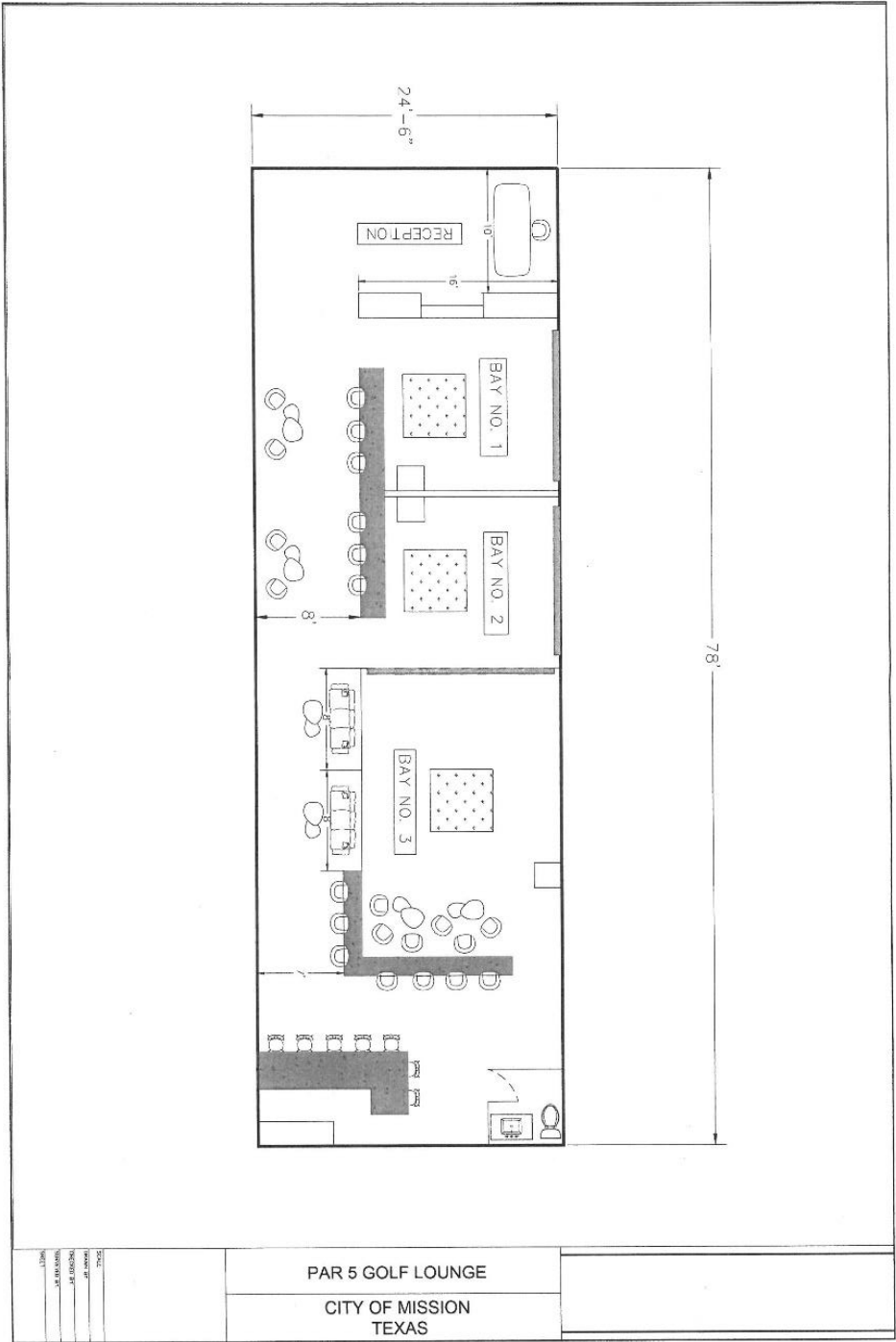
ATTACHMENTS (PICTURES)



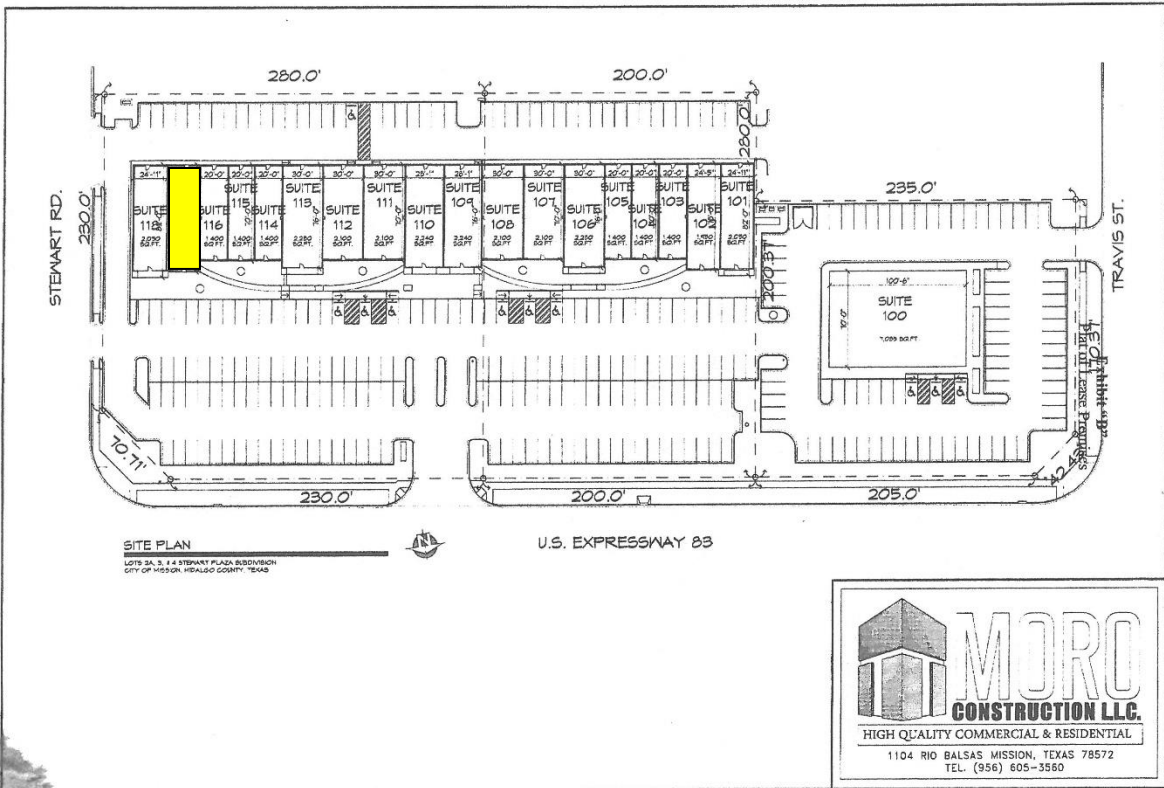
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



PAR 5
— GOLF LOUNGE —

STARTERS

GREAT BITES. GOOD TIMES.
Every Round.

<p>EDAMAME \$6 Steamed soybeans tossed in sea salt or spicy garlic. (V)</p>	<p>DUMPLINGS / GYOZAS \$9 Crispy chicken or pork dumplings served with soy chili dipping sauce.</p>	<p>LOADED FRIES \$10 Crispy fries topped with queso, bacon, green onions. Add chili + \$2</p>
<p>PRETZEL BITES \$8 Warm salted pretzel bites served with queso dip.</p>	<p>CHIPS & QUESO \$7 Warm queso served with crispy tortilla chips. Add beef or brisket + \$3</p>	<p>FRENCH BREAD PIZZA \$9 Toasted French bread with marinara, melted cheese & toppings. Pepperoni • Cheese • BBO Chicken</p>

PERFECT BITES
Between Swings

GOOD FOOD. COLD DRINKS. GREAT COMPANY.
THAT'S HOW WE PAR 5.

ATTACHMENTS

5/11/26, 12:51 PM

Document

Application ID: 612737
Applicant Name: PAR 5 GOLF LOUNGE LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 422171911
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 806559412
Date Filed: 4/21/2026
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Arturo
Legal Middle Name: Guerrero
Email Address: artgto@gmail.com
Phone Number: 956-862-5810

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
686778	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318
686779	BLUE SUNRISE INVESTMENTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
686790	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686792	LESKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686786	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686793	CARDENAS OSCAR & LESVIA	1205 TRAVIS ST	MISSION	TX	78572-2033
686787	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686784	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686785	DLT DEVELOPMENT LLC	3907 SANTA VERONICA	MISSION	TX	78572-9578
686765	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
668048	ZAPATA GERARDO DANIEL	1601 SEBASTIAN ST	MISSION	TX	78572-6067
280841	RRR DEVELOPMENT LP	PO BOX 86	HIDALGO	TX	78557-0086
668047	TRISTAN YRIS VIOLETA ROBLES	1603 SEBASTIAN ST	MISSION	TX	78572-6067
686763	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 03, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Tony’s Hot Dogs & More in a property zoned (C-3) General Business District, being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2120 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 08, 2026 – Application for a conditional use permit submitted for processing.
- May 21, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract, and notice of hearings was published in the Progress Times.
- June 03, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

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

STAFF RECOMMENDATION:

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

- Permit for two years to re-evaluate this operation
- Must comply with all City codes (Building, Fire, Health, and Sign, etc.)
- Restrooms must be accessible to the employees and patrons at all times
- Must provide a minimum of 5 parking spaces at all times.
- Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.
- The conditional use permit is not transferable to others.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

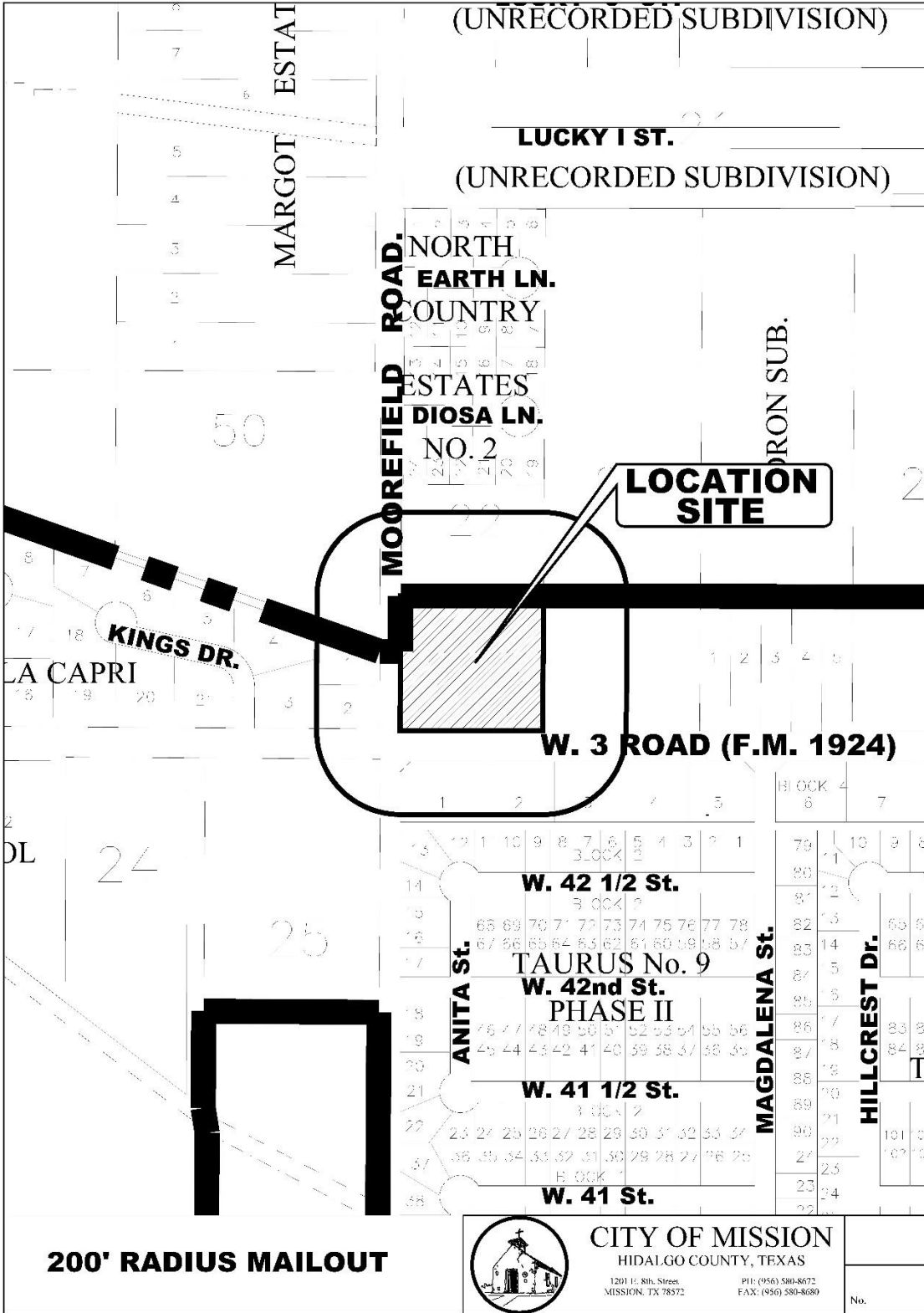
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_____ AYES

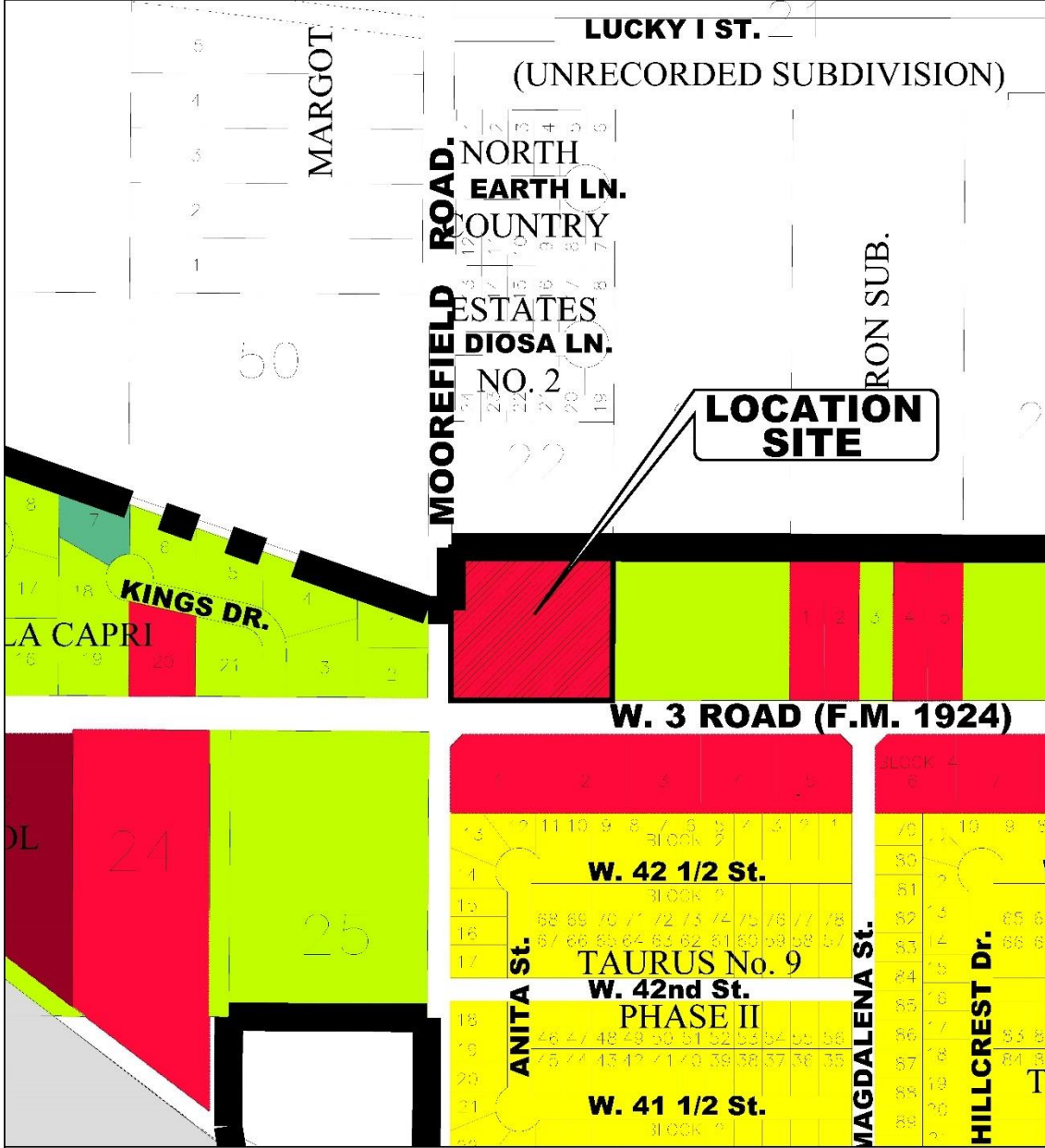
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

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

AERIAL



FLOOR PLAN AND PHOTO OF THE MOBILE FOOD UNIT

FLOOR PLAN ANTONIO CRUZ

Lot# 22 New Caledonia Subdivision Phase 3
Hidalgo County, Texas

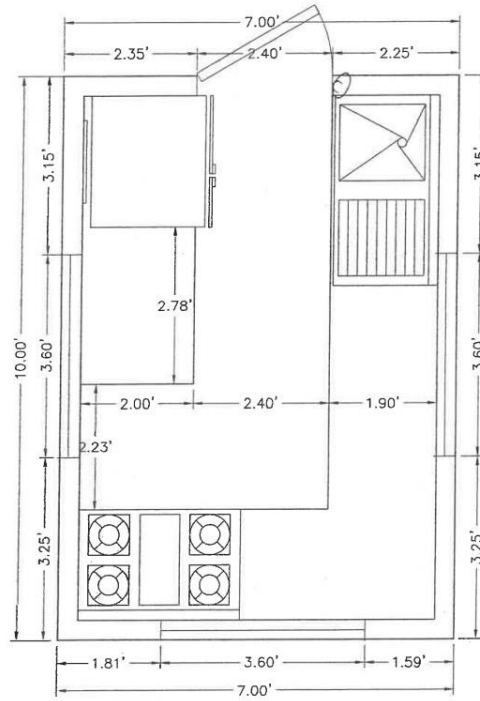


PHOTO OF THE PROPERTY



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
245038	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
245114	MONAS INVESTMENT HOLDINGS LLC	9232 BENTSEN PALM DR	PALMVIEW	TX	78574-4083
245039	MENDOZA CONCEPCION J	4400 N MOOREFIELD RD	MISSION	TX	78574-4891
649646	RTE INVESTMENTS LLC	123 S FRONT ST	MEMPHIS	TN	38103-3607
649648	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
649647	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
314444	LARA GUADALUPE & FRANCISCA	RR 15 BOX 6091-5	MISSION	TX	78574
314445	OVIDEO HOMERO J LARA	417 MARSHALL ST	MILFORD	DE	19963-2059
796074	SANCO DEVELOPMENT	2004 TANGELO ST	MISSION	TX	78572-3012
897553	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
554269	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245043	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245041	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245040	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245042	CHAPA JULIO CESAR	2106 W MILE 3 RD	MISSION	TX	78573-6747
244914	CORPORATIVO GARCIA SC	BLVD MIGUEL ALEMAN 20-804	BOCA DEL RIO VER MEXICO CP 94299	NULL	NULL



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 3, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a commercial plaza on Lots 16 thru 19, and the East nine and one-half feet of Lot 15, Block 2, Tierra Grande Commercial Plaza Subdivision, located at 2527 E. Griffin Parkway, Applicant: Melissa R. Careaga Quesada – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 30, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee.
- May 15, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- June 3, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z).

Summary:

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

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

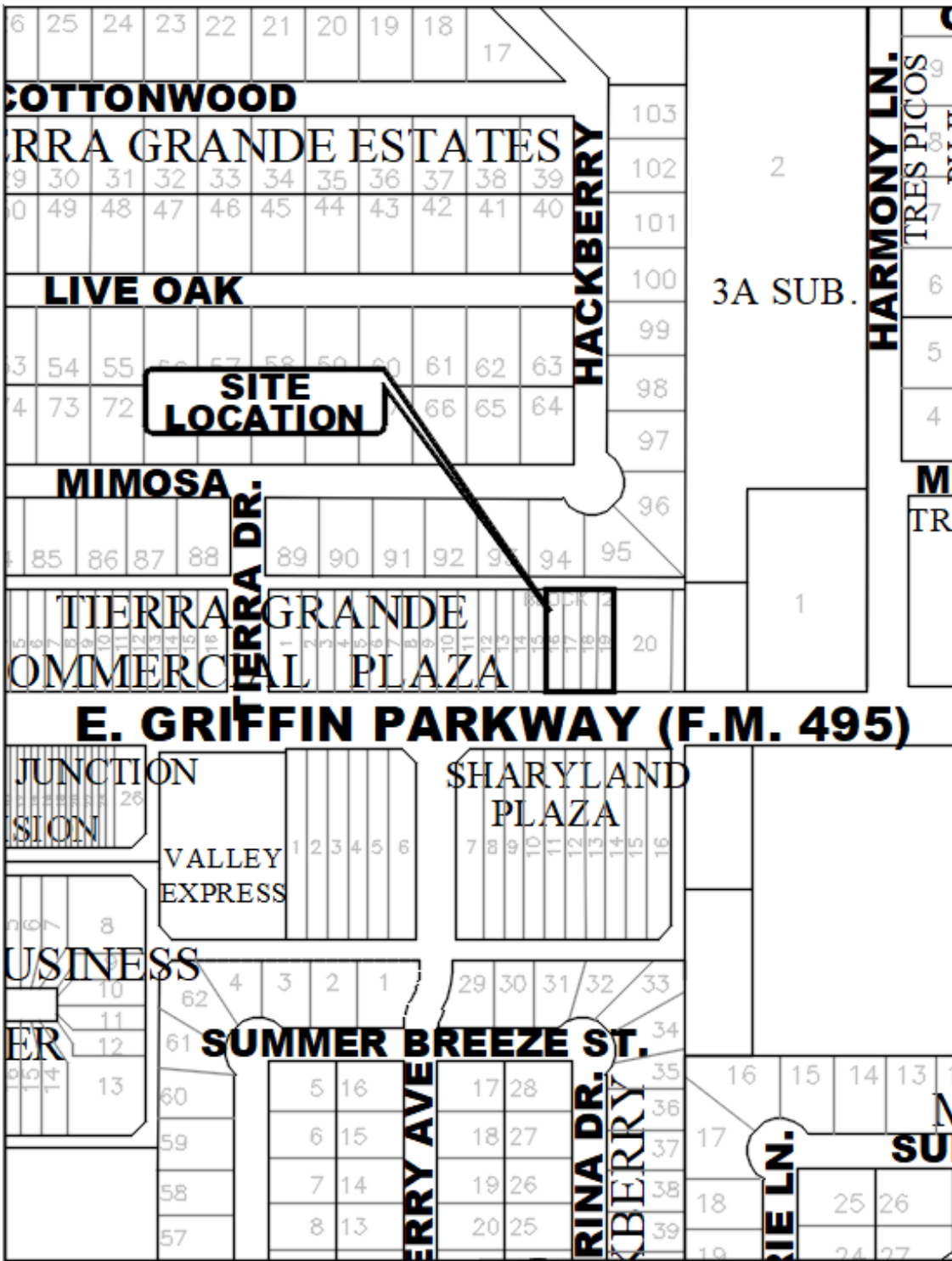
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

BASE MAP



E. GRIFFIN PARKWAY (F.M. 495)

LOCATION MAP

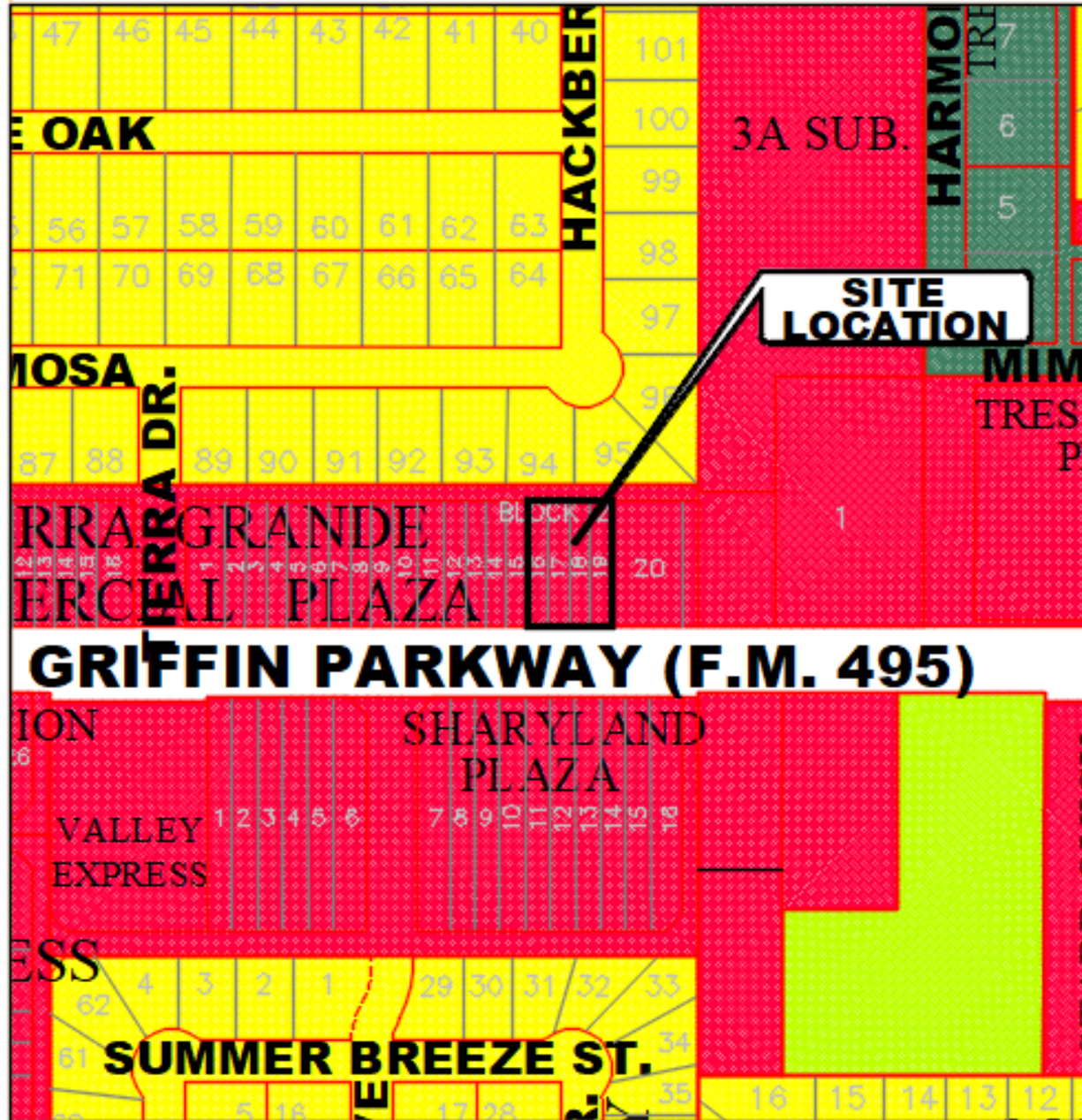


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 9th Street
MISSION, TX 78572
PH: (956) 594-6072
FAX: (956) 594-6080

No.

ZONING MAP



GRIFFIN PARKWAY (F.M. 495)

FUTURE LAND USE MAP

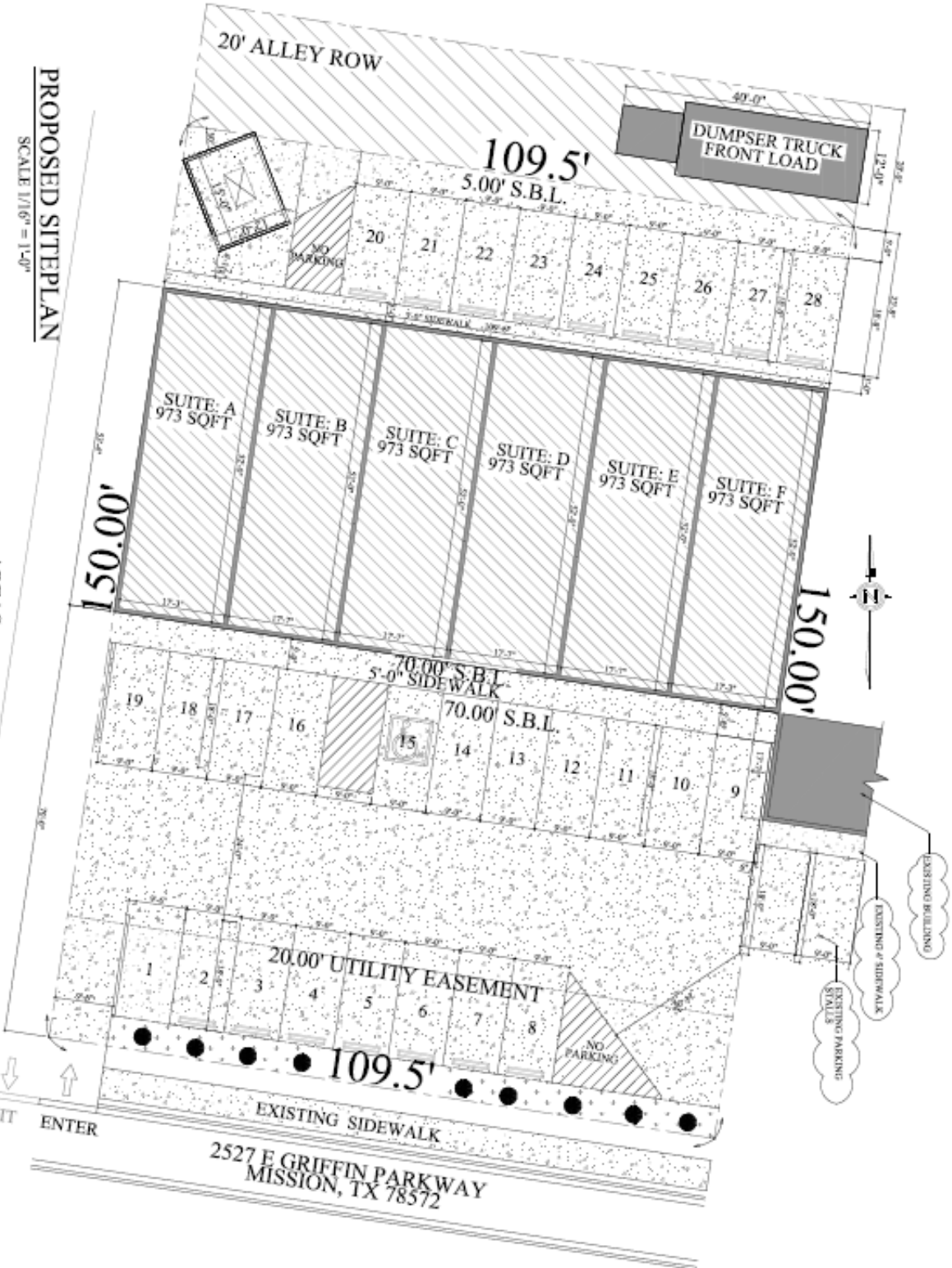
- | | |
|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood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

SITE PLAN

PROPOSED SITEPLAN

SCALE 1/16" = 1'-0"

AREAS:
BUILDING SQFT 5,840 SQ. FT.

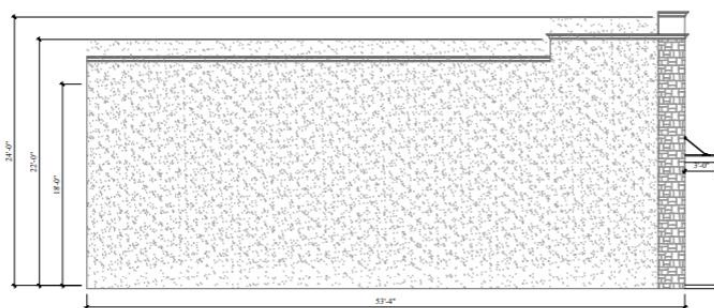


BUILDING FACADE



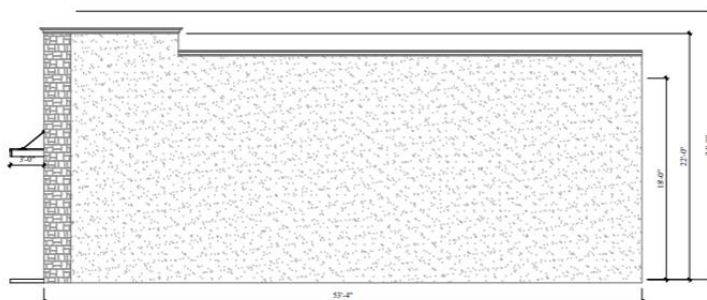
FRONT ELEVATION

SCALE: 3/32"=1'-0"



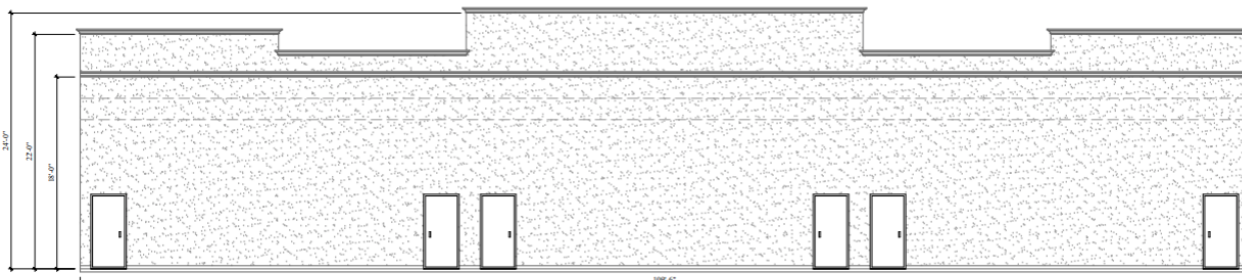
LEFT ELEVATION

SCALE: 3/32"=1'-0"



RIGHT ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

AERIAL PHOTO





AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 3, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a 105-unit senior living community on a 6-acre tract of land out of Lot 2, Mrs. E.V. Flores Subdivision located along the South side of Leonor Street approximately 700 feet East of Schuerbach Road, Applicant: Roundstone Development, LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 30, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval
- June 3, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

Summary:

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

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

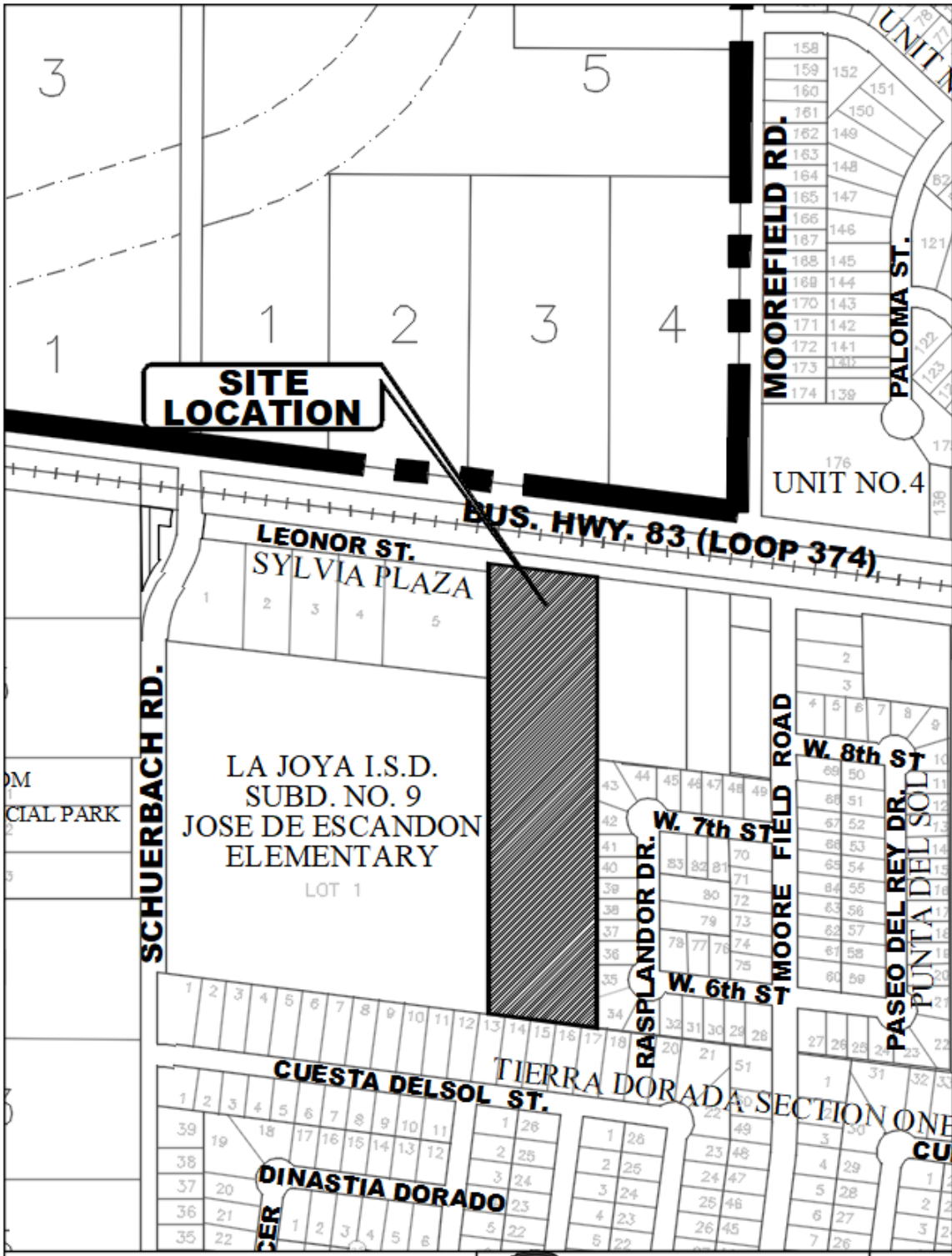
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



SITE LOCATION



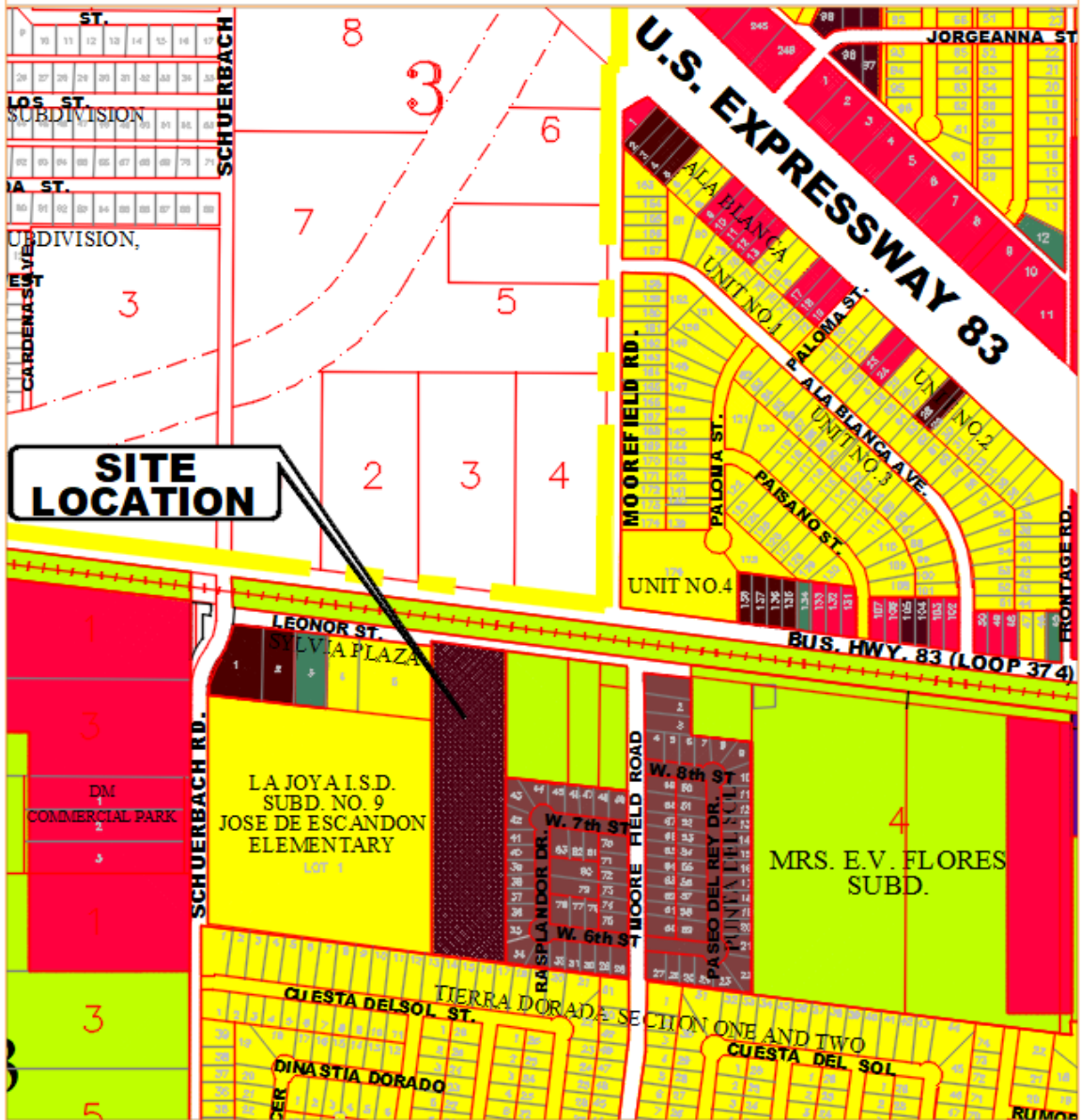
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78172

PH: (956) 580-8472
FAX: (956) 580-8080

No.

ZONING MAP



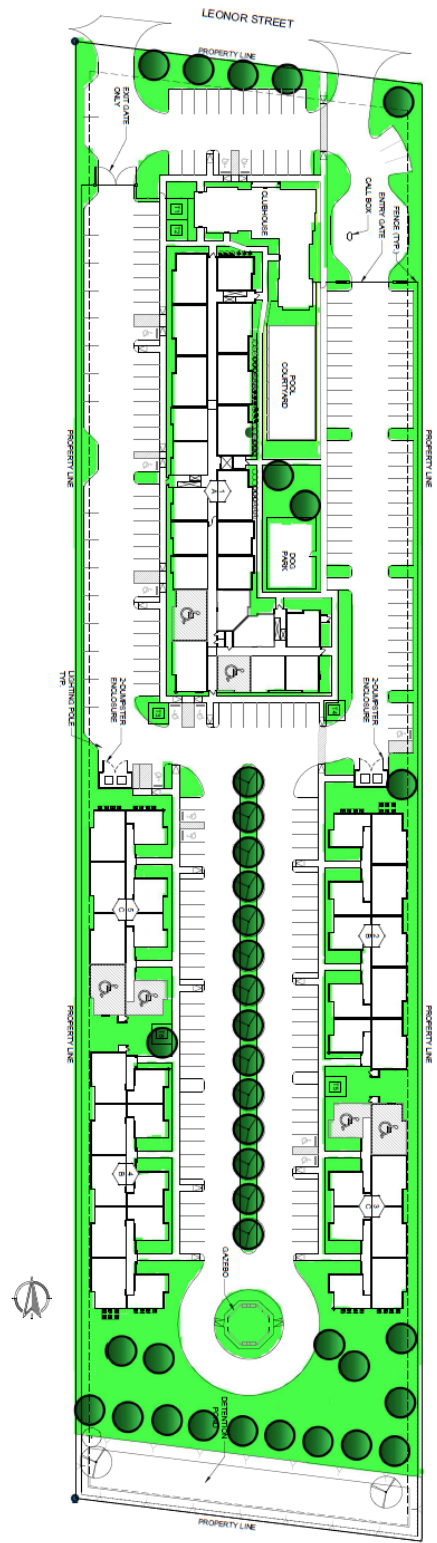
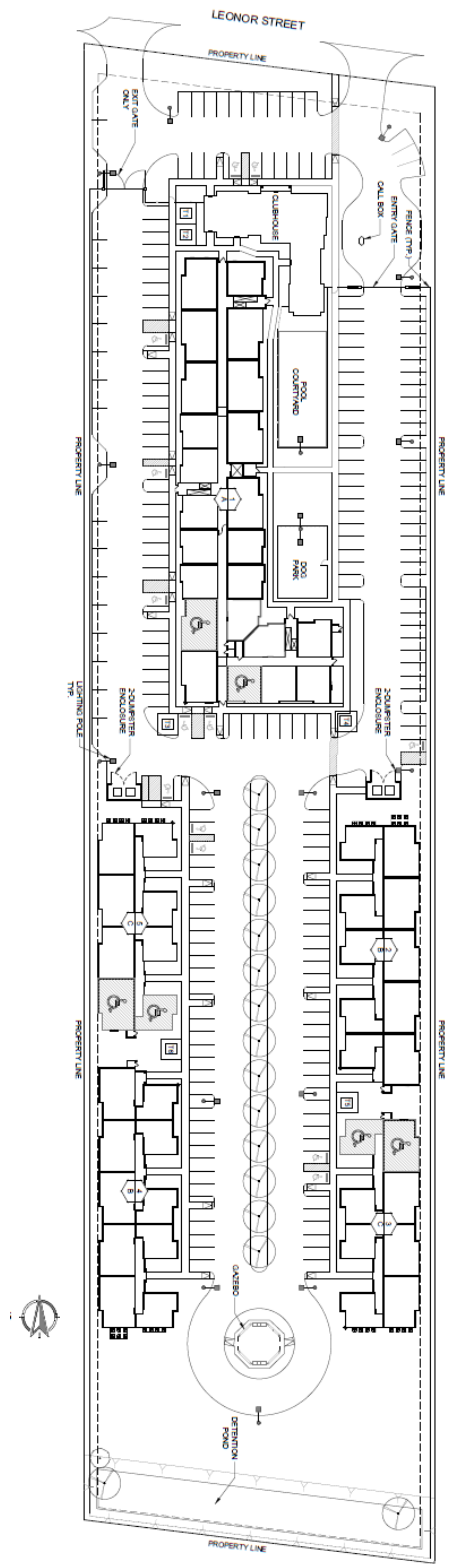
ZONING LEGEND

A-01 AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A-0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCTD HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

AERIAL PHOTO



SITE PLAN



BUILDING FAÇADE – BLDG 1



04 BUILDING A RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED



03 BUILDING A LEFT ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED

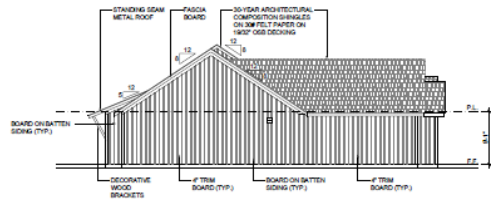


02 BUILDING A REAR ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED

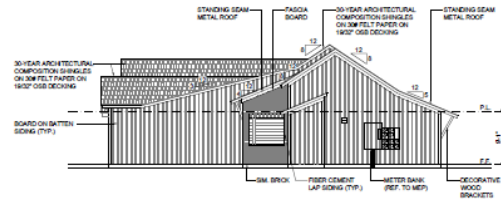


01 BUILDING A FRONT ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED

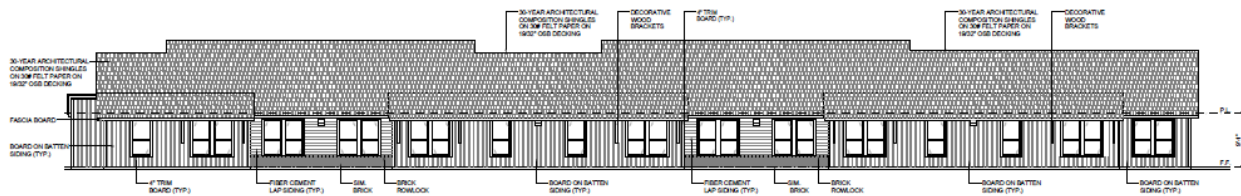
BUILDING FAÇADE – BLDG 2



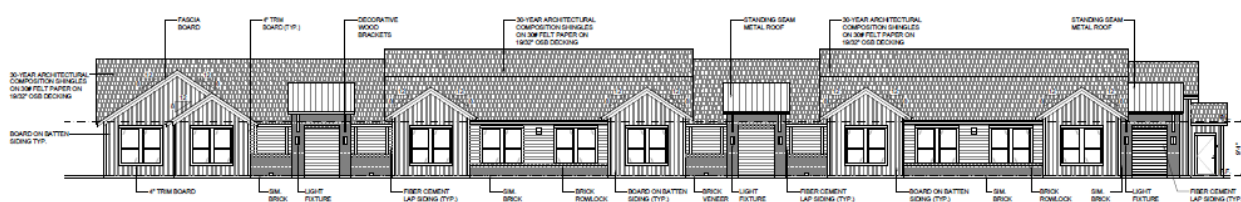
04 BUILDING B LEFT ELEVATION
SCALE: 1/8" = 1'-0"
2 REQUIRED



03 BUILDING B RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
2 REQUIRED

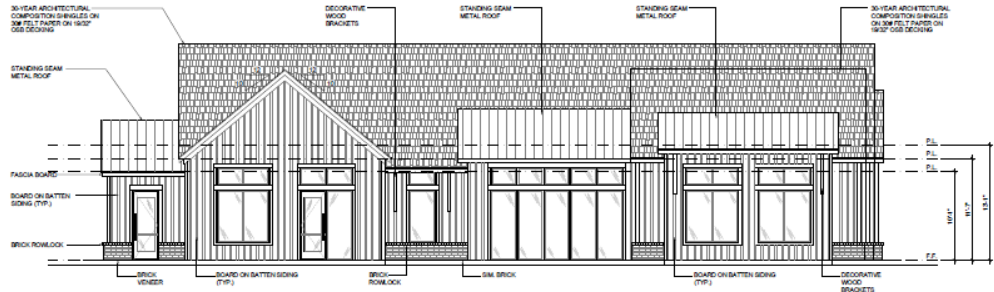


02 BUILDING B REAR ELEVATION
SCALE: 1/8" = 1'-0"
2 REQUIRED

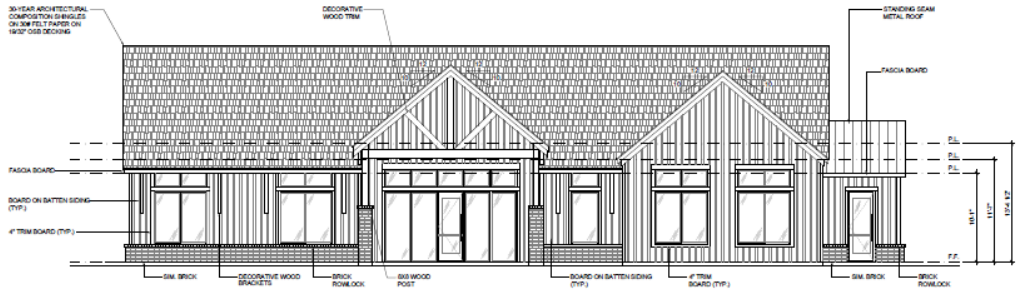


01 BUILDING B FRONT ELEVATION
SCALE: 1/8" = 1'-0"
2 REQUIRED

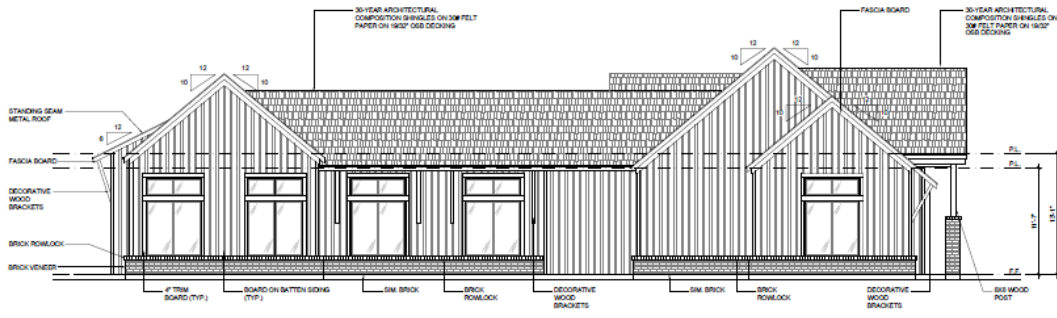
BUILDING FAÇADE – OFFICE/CLUBHOUSE



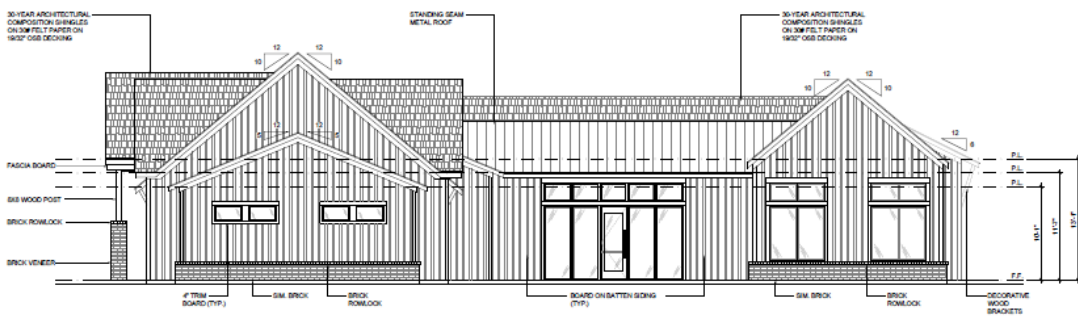
02 CLUBHOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED



01 CLUBHOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED



02 CLUBHOUSE LEFT ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED



01 CLUBHOUSE RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
1 REQUIRED