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## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Planning and Zoning Commission of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, March 18, 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 - March 4, 2026

### **PUBLIC HEARINGS**

#### **REZONING**

2 Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2"), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas - Cervantes

3 Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Office Building District ("C-1"), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp. Inc. - Cervantes

4 Conduct a public hearing and consideration of a rezoning request from Duplex-fourplex Residential District ("R-2") to Single-family Residential District ("R-1"), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company's Subdivision "C", located along the East side of N. Trospen Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC - Cervantes

### **CONDITIONAL USE PERMIT**

5 Conduct a public hearing and consideration of a Conditional Use Permit for a Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at 200 E. Griffin Parkway, Applicant: Jonathan Morales - Cervantes

6 Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 8, Block 1, Golden Crest Manor Subdivision, in a (R-1) Single Family Residential District, located at 1615 Heritage Lane. Applicant: Silvia Cantu – Cervantes

7 Conduct a public hearing and consideration of a Conditional Use Permit for a Bar and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz – Cervantes

**UNFINISHED BUSINESS**

9 TABLED: Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Event Centers that sell alcoholic beverages and/or offer Bring your own beverages (BYOB) and Subsection H, Establishing Licensed Security Officers Requirements Based on the Maximum Occupancy of the Venue, Applicant: City of Mission - Cervantes

**ADJOURNMENT**

Signed this the 12th day of March, 2026

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Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 12th day of March, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

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

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

Notice is hereby given that on the **18th day of March, 2026** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **12th day of March, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

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Anna Carrillo, City Secretary

**PLANNING AND ZONING COMMISSION  
MARCH 4, 2026  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Irene Thompson  
Diana Izaguirre  
Kevin Sanchez  
Raquenel Austin  
Connie Garza  
Steven Alaniz

**P&Z ABSENT**

David Villarreal

**STAFF PRESENT**

Patricio Martinez  
Elisa Zurita  
Gabriel Ramirez  
Jessica Munoz  
Susie De Luna  
Ana G. Bazaldua

**GUEST PRESENT**

Lourdes Lerma  
Ramon Sotelo

**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 FEBRUARY 18, 2026**

Chairwoman Izaguirre asked if there were any corrections to the minutes for February 18, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:31 p.m.**

**Ended: 5:32 p.m.**

**Item #2**

**Conditional Use Permit:**

**The Sale & On-Site Consumption of  
Alcoholic Beverages – Ricardi Café, LLC  
being Lot 15, Block 3, Shary Garden Subdivision  
This property is located at 1601 E. Griffin Parkway, Suite A  
C-3  
Ricardi Café, LLC  
c/o Lourdes Lerma**

Ms. De Luna stated that the subject site is located at 1601 E. Griffin Parkway 83 within the Shary Gardens Commercial Plaza. 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 1,368 square foot suite within a commercial plaza for a Café Shop. This business has been in operation since October 2025, and the applicant would like to offer alcoholic beverages with their meals. The applicant would like to provide live music entertainment, such as a pianist or guitarist, during special events. According to the applicant, 86 percent of the total sales are food-related, and 14 percent are alcoholic beverages-related. The hours of operation are as follows: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m. Staff: 4 employees in different shifts. Parking: There are a total of 61 seating spaces available, which require 20 parking spaces. It is noted that the parking is held in common, and there are 119 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 a 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. 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) Permit for two (2) years to continue to assess this business; 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) Maximum occupancy to be 78 people at all times; and 9) Hours of operation: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m.

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.

Ms. Thompson inquired whether staff typically recommends a Conditional Use Permit for one or two years for the Sale & On-site consumption of alcoholic beverages.

Ms. De Luna stated that staff recommends aligning the permit with the TABC license renewal, which is for two years. She mentioned that the owners are the business owners of the restaurant located in the plaza.

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

Ms. Connie Garza arrived to the meeting at 5:31p.m.

**Started: 5:31 p.m.**

**Ended: 5:32 p.m.**

**Item #3**

**Conditional Use Permit  
Renewal:**

**To install a Temporary Mobile Office  
being Lot 2A, Mission Business Park Subdivision  
This property is located at 107 international Boulevard  
I-1  
B2Z Builders, LLC**

Ms. De Luna stated that the site is located at the Northeast corner of Industrial Way and International Boulevard. 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 desires to place two (2) 8' x 20' modular offices for the sole use of the day-to-day business operations of said construction company. The initial approval took place on February 29, 2024 but the site has not developed yet. The access to the site is off International Boulevard by a 36-foot driveway. The property has an area of 142,270.99 square feet. The proposed hours of operation are as follows: Monday – Saturday, from 7:00 am to 6:00 pm. The working staff will be 4 employees. Parking & Landscaping: The applicant is proposing 7 parking spaces, thus compliant with the parking requirements. The city requires 10% of the landscaping to be irrigated. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) 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) Approval for 2-year re-evaluation subject to; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m.; 4) No Business License will be issued before landscaping is in place; 5) Acquisition of a business license prior to occupancy; 6) Must comply with the noise ordinance; and 7) CUP is not transferable to others.

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

There was none.

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

#### **ITEM#4**

#### **ADJOURNMENT**

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 at 5:32 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** March 18, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 17, 2026 – Application for rezoning submitted for processing.
- March 7, 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.
- March 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject properties from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”) to develop a triplex apartment complex at each lot.
- The properties are located at the Northeast corner of N. Holland Avenue and W. 10<sup>th</sup> Street.
- The lots of record have a combined 15,000 square feet in area and measure 100 feet along Holland Avenue and 150 feet along W. 10<sup>th</sup> Street.
- The surrounding zoning is Single-family Residential (R-1) District to the North, East and South and Public (P) District to the West.
- The surrounding land uses include single-family homes to the North, a 6-unit apartment complex to the East, the Leo Marcel Elementary school to the West and the “La Fruteria” business to the South. There is a paved alley along the East side of the properties.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan, however, staff feels that the properties with frontage on Holland Avenue are in transition to multifamily uses.
- Notices were mailed to 17 surrounding property owners. Planning staff has not received any phone calls in opposition to the rezoning.

### STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

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**RECORD OF VOTE:**

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

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

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

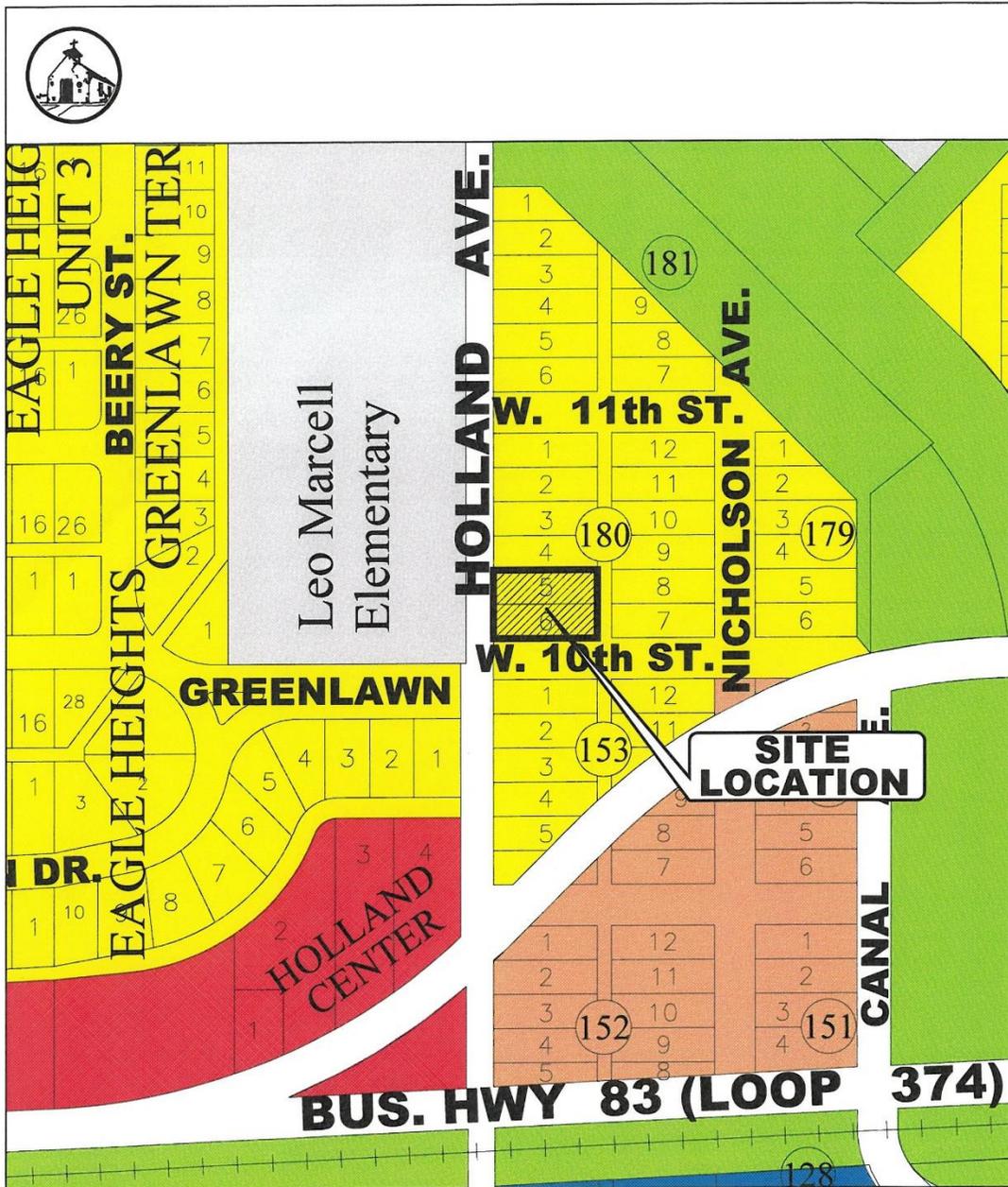
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



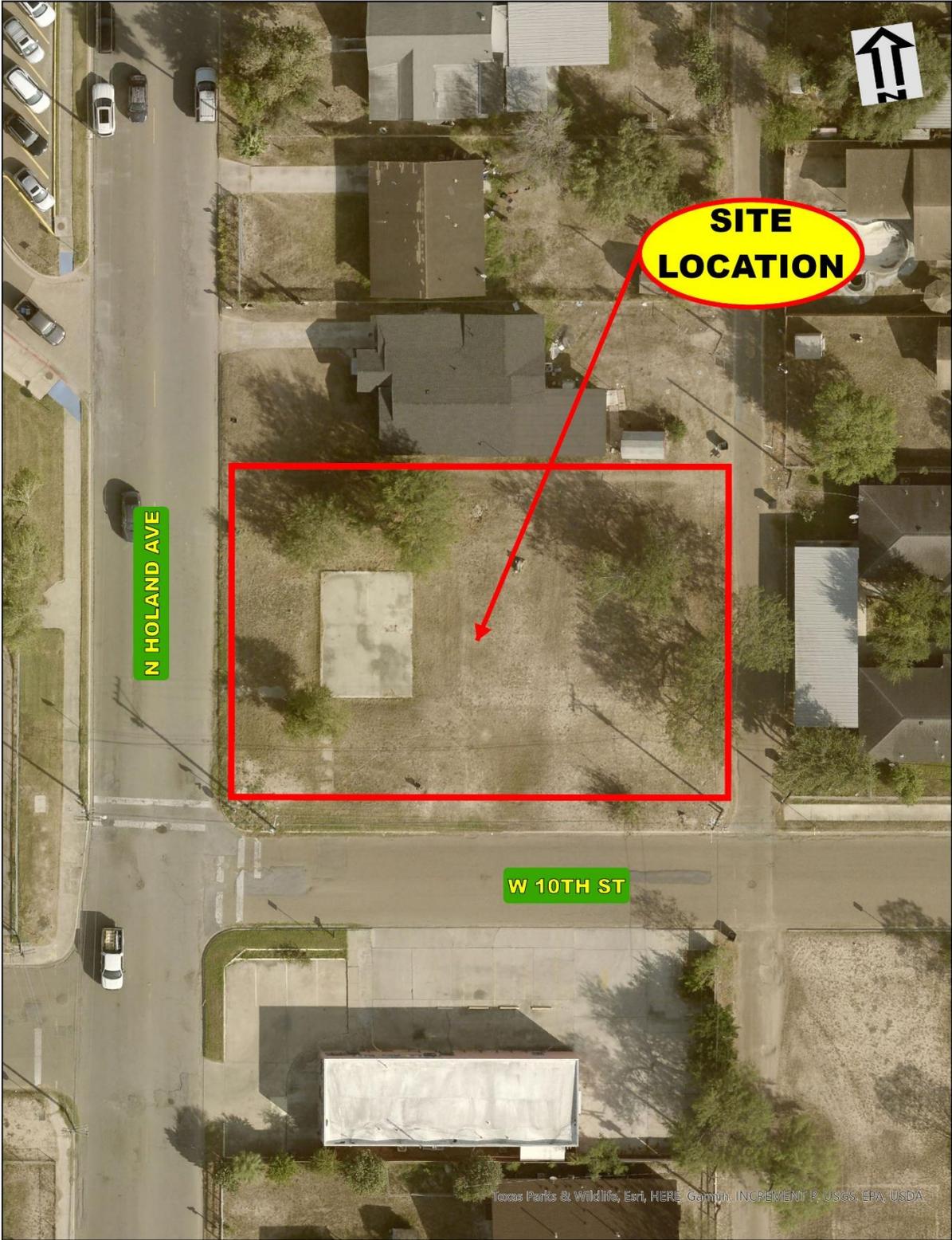
**ZONING MAP**

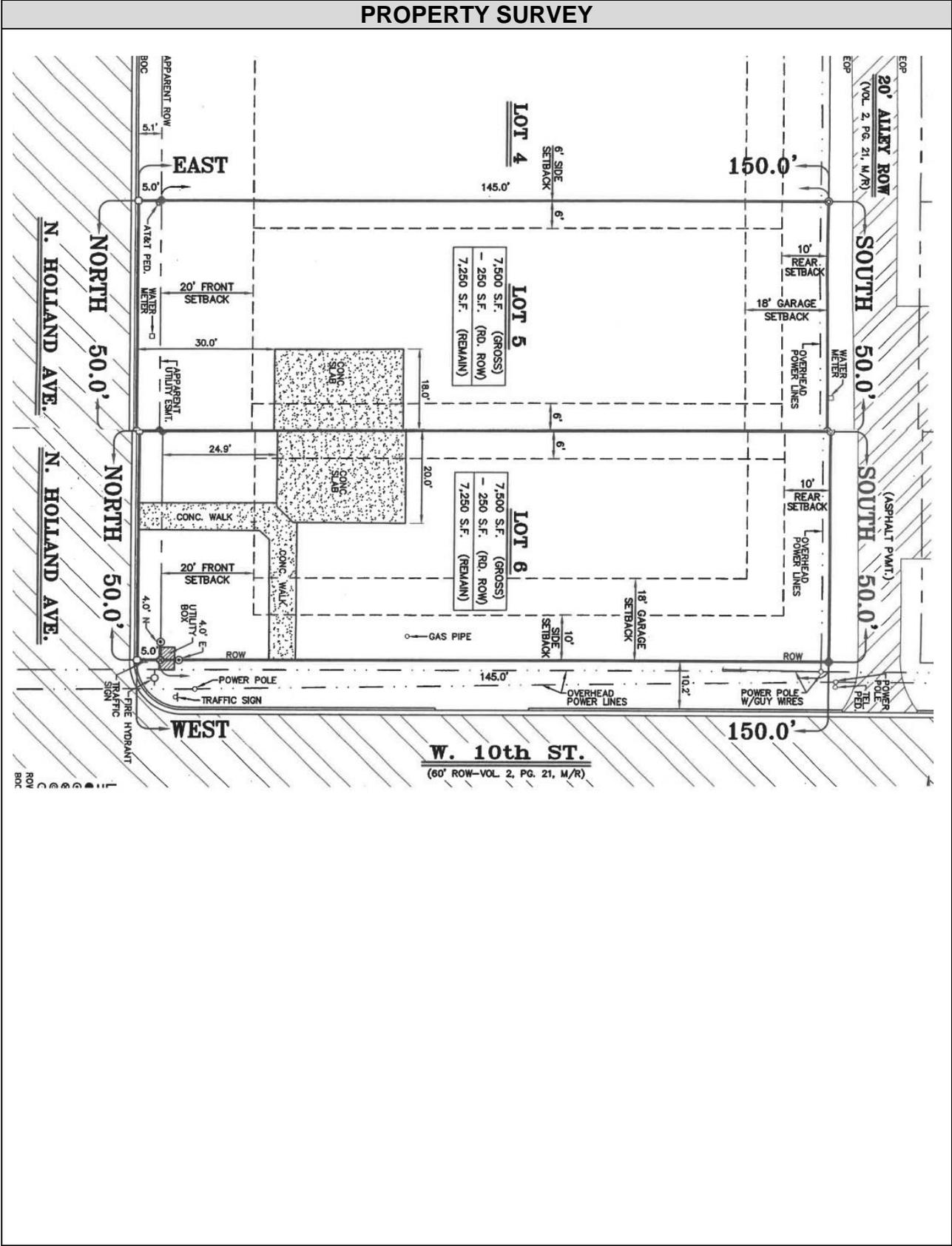


**ZONING LEGEND**

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

AERIAL





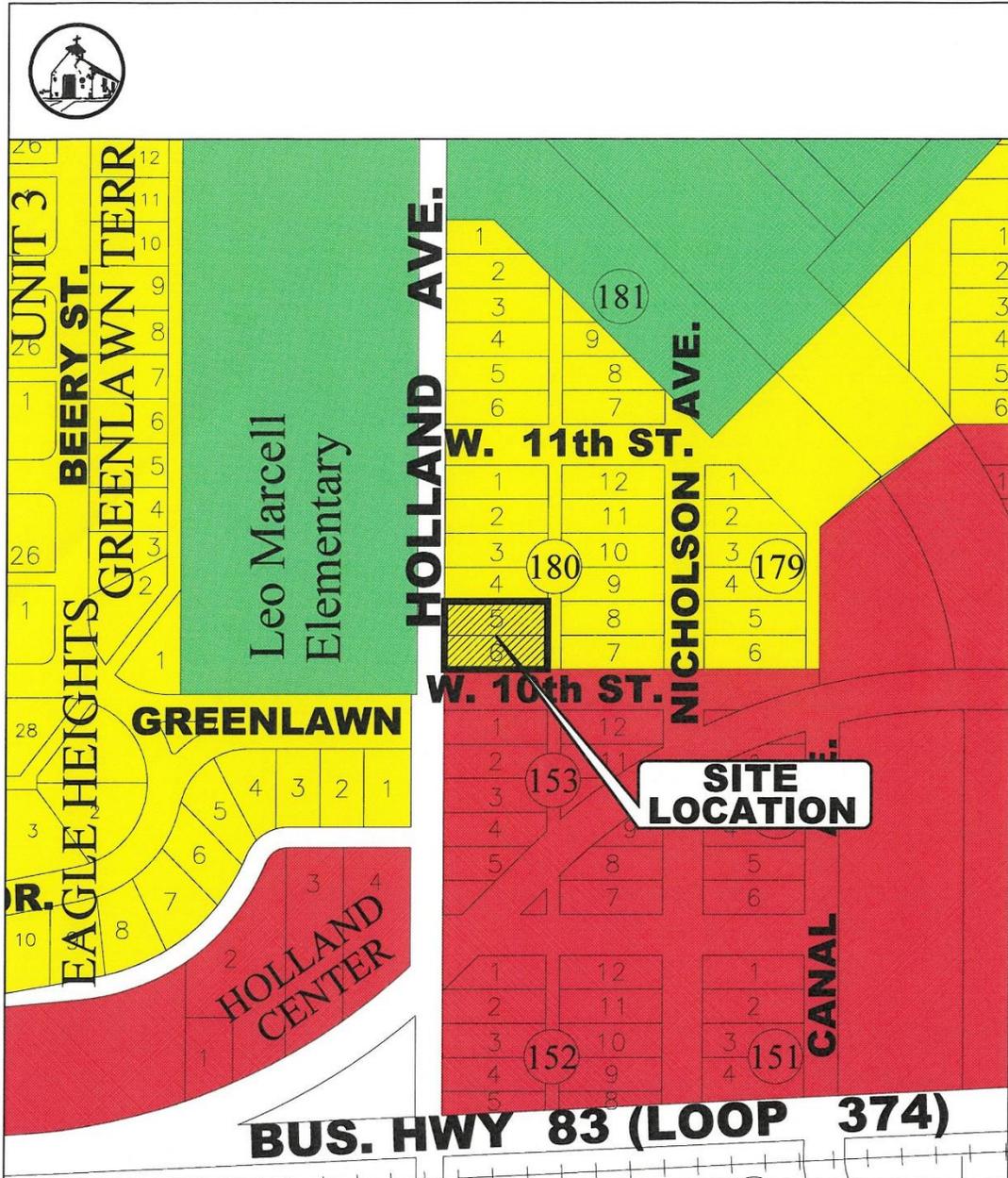
**PHOTO OF THE SUBJECT PROPERTY FROM HOLLAND**



PHOTO OF THE SUBJECT PROPERTY FROM 10<sup>TH</sup> 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                     |
| - NC - Neighborhood Commercial | - PUD - Planned Unit Development |

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239662	HERRERA OSCAR G & DORA I	504 THORNWOOD DR	MISSION	TX	78574-2301
239663	GARCIA RICARDO H	1101 ASH DR	MISSION	TX	78572-4437
183444	GARCIA RICARDO A JR & JENNIFER L PENA	915 N HOLLAND AVE	MISSION	TX	78572-3744
316794	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
239889	ALVARADO FLORENTINO JR & AMPARO	1020 N HOLLAND AVE	MISSION	TX	78572-3745
183445	GARZA MARIA EUFEMIA P	102 GREENLAWN ST	MISSION	TX	78572-3609
239898	PEREZ DOMINGO	1019 N NICHOLSON AVE	MISSION	TX	78572-3737
239895	VALDEZ M G	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
239899	REYNA REMIGIO	918 BURRUS ST	MISSION	TX	78572-3632
239896	GARZA CECILIO	PO BOX 2272	MISSION	TX	78573-0037
239890	CRUZ EMILIO	1016 N HOLLAND AVE	MISSION	TX	78572-3745
239891	CANTU ADALBERTO & DORA A	1012 N HOLLAND AVE	MISSION	TX	78572-3745
239892	GONZALEZ JORGE A & CYNTHIA C	PO BOX 4430	EDINBURG	TX	78540-4430
239897	GARZA CECILIO	1140 BERRY ST	MISSION	TX	78572-3605
239669	GONZALEZ JOSE ROEL & BLANCA ESTELA GONZALEZ CHAVEZ	3007 DOVE AVE	MISSION	TX	78574-9739
239893	GONZALEZ KATIE A DAVIS ET AL	6308 ROBINSNEST	SAN ANTONIO	TX	78249-2128
239894	GONZALEZ KATIE A DAVIS ET AL	6308 ROBINSNEST	SAN ANTONIO	TX	78249-2128



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** March 18, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp. Inc. - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 15, 2026 – Application for rezoning submitted for processing.
- March 7, 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.
- March 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) to convert the existing house into an office building.
- 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 lot of record measures 50 feet in width and has a depth of 180 feet for a total area of 9,000 square feet.
- The surrounding zones are General Business (C-3) District to the Northwest and Northeast and Single-family Residential (R-1) District to the Southeast and Southwest.
- The property has a single-family residential home. The surrounding land uses include an office complex to the Northwest and single-family homes to the Southeast and Southwest.
- The Future Land Use Map shows the property designated for commercial uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

### STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

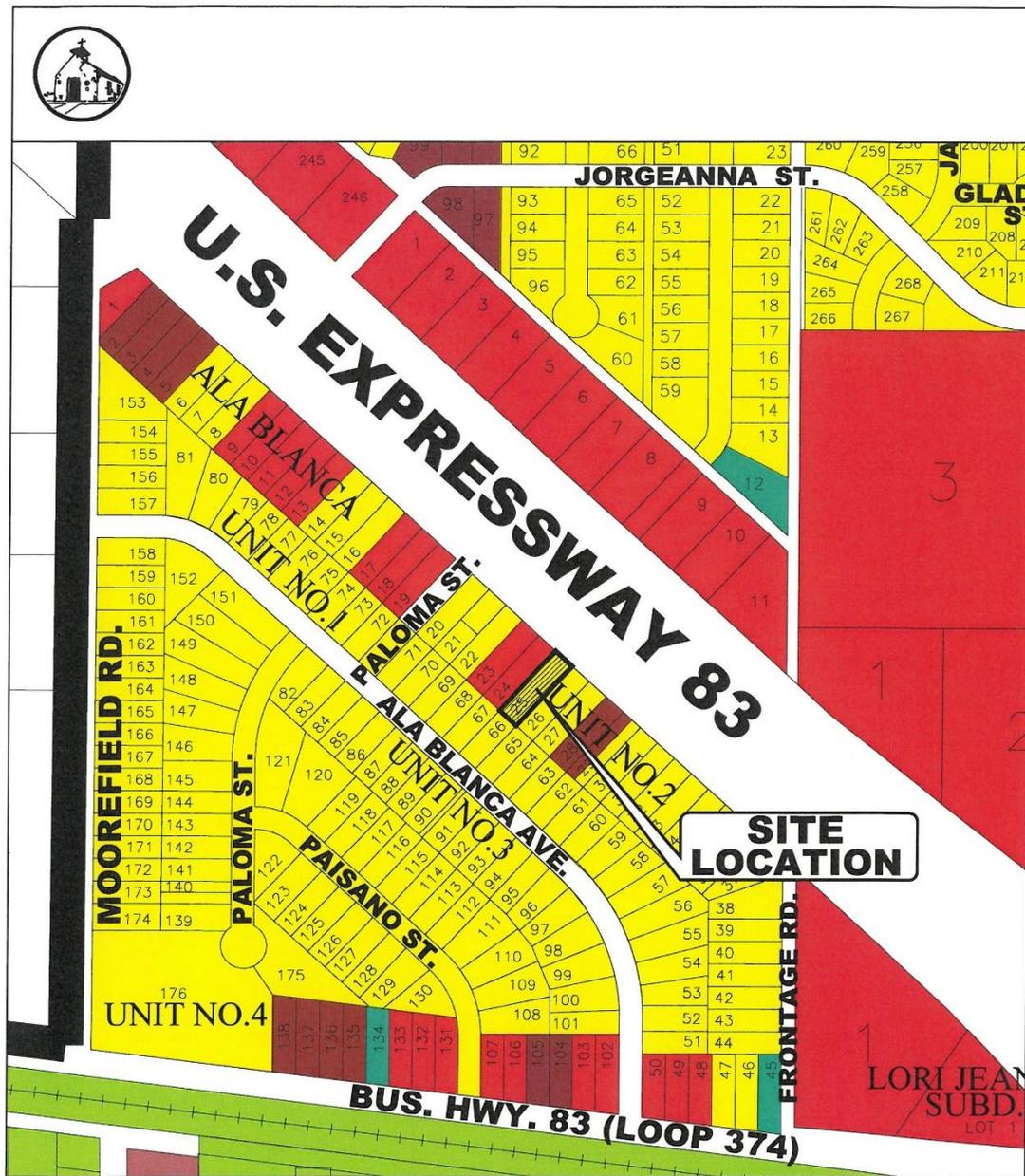
\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP



# ZONING MAP



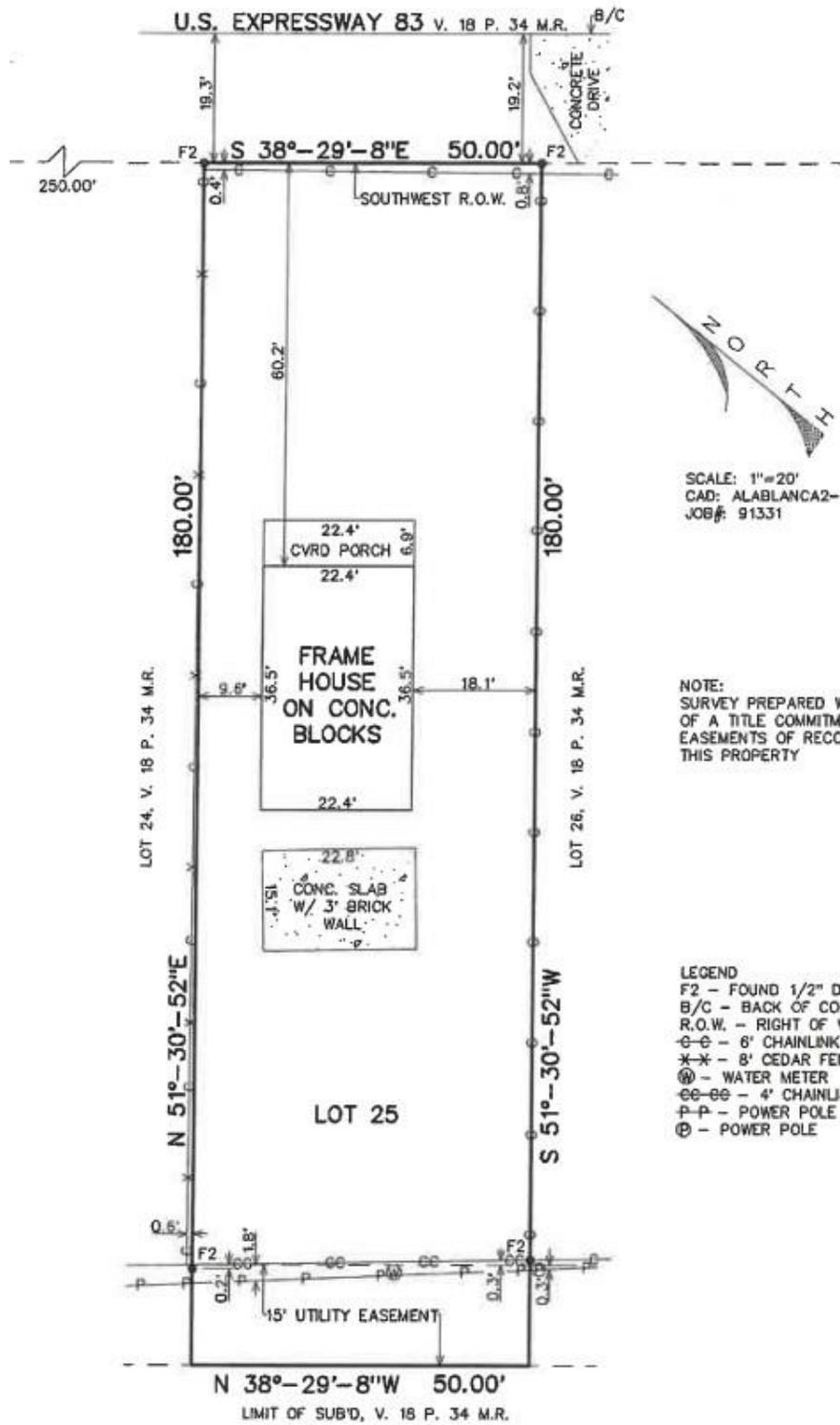
## ZONING LEGEND

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

AERIAL



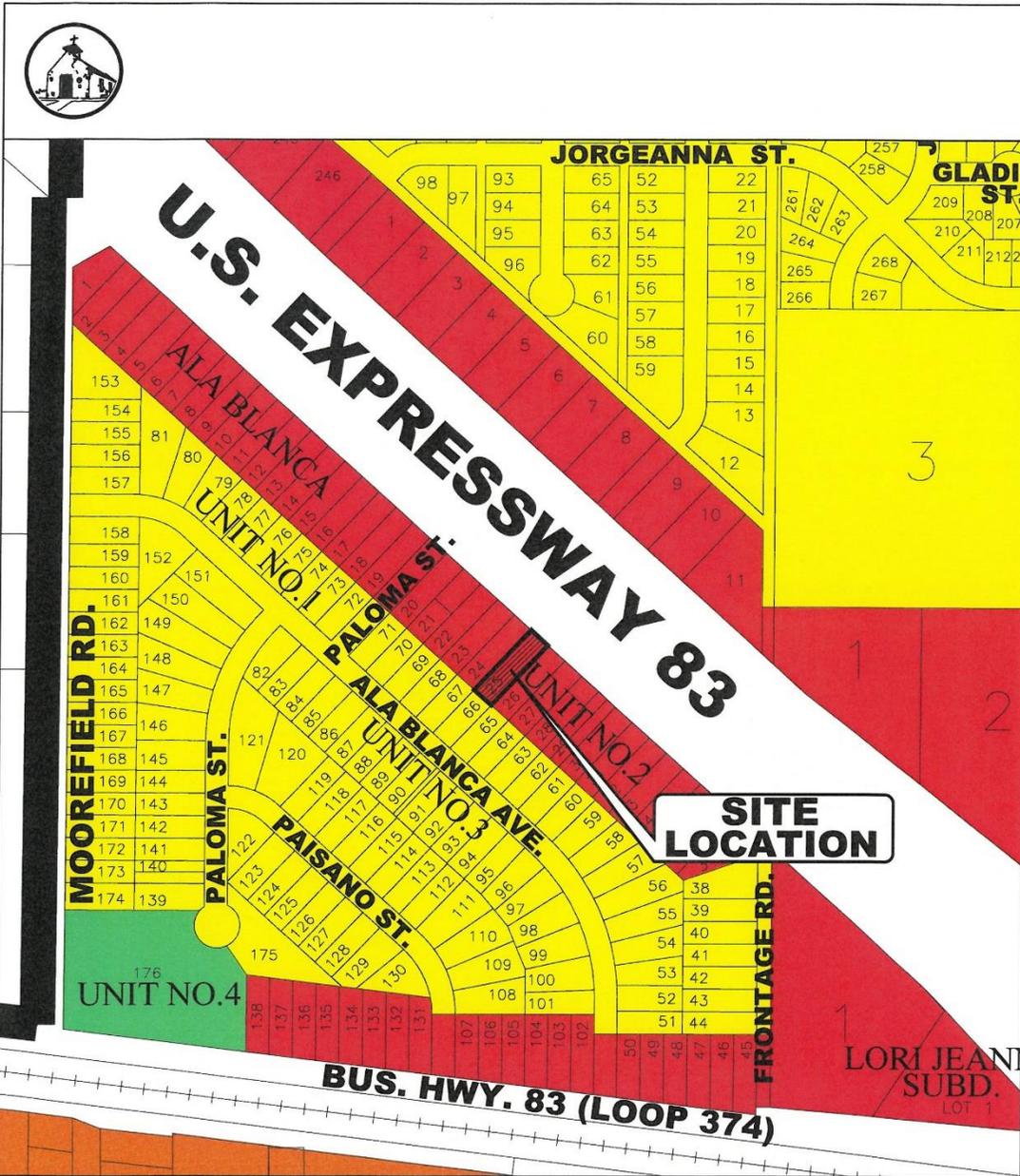
# SURVEY



**PHOTO OF THE PROPERTY**



**FUTURE LAND USE MAP**



**FUTURE LAND USE MAP**

- |   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> - LD - Low Density Res.           | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> - GC - General Commercial         |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> - LDA - Lower Density Res.     | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> - MD - Moderate Density Res. | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> - I - Industrial                 |
| <span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> - HD - High Density Res.         | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> - P - Public                    |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> - ● - Neighborhood Commercial  | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> - PUD - Planned Unit Development |

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

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

**CONDITIONAL USES**

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

**PROHIBITED USES**

- Any use not listed above
- Off-premise signs

## MAILOUT LIST

PROP_ID	Name	AddrDelive	AddrCity	AddrState	AddrZip
109636	LOYA ARMANDO	2506 ALA BLANCA AVE	MISSION	TX	78572-7026
109589	CORTINA IGNACIO	2503 W EXPRESSWAY 83	MISSION	TX	78572-7044
109588	YBARRA RIGO JR	2505 W INTERSTATE HIGHWAY 2	MISSION	TX	78572
109633	CARDENAS NICOLASA	2500 ALA BLANCA AVE	MISSION	TX	78572-7026
109631	LOPEZ NANCY R	2420 ALA BLANCA AVE	MISSION	TX	78572-7003
109627	HINOJOSA NORMA REYNA	1803 FAIR OAKS DR	MISSION	TX	78574-2038
109629	CASTILLO JUANITA	2418 ALA BLANCA AVE	MISSION	TX	78572-7003
109628	HINOJOSA NORMA REYNA	2575 E GRIFFIN PARKWAY	MISSION	TX	78572-3576
109590	VILLEGAS KARINA MARGARITA CAMANO	2427 W INTERSTATE HWY 2	MISSION	TX	78572-7022
109592	PEREZ DESIDERIO ALMAGUER	2423 W EXPRWAY 83	MISSION	TX	78572-7022
109591	SALINAS EDGAR	2701 SANTA MONICA	MISSION	TX	78572-7170
109593	DE LA GARZA CARLOS H	2421 W EXPRESSWAY 83	MISSION	TX	78572-7022
109659	TREVINO IVAN & LIZETH	2413 ALA BLANCA AVE	MISSION	TX	78572-7004
109655	QUEZADA CESAR & LESLIE FLORES	2501 ALA BLANCA AVE	MISSION	TX	78572-7027
109656	SANDOVAL HILDA G	2419 ALA BLANCA AVE	MISSION	TX	78572-7004
109657	SANDOVAL HILDA G	2419 ALA BLANCA AVE	MISSION	TX	78572-7004
109654	ORTA LUIS ERNESTO SALINAS	805 S 25TH ST	MCALLEN	TX	78501
109658	GARCIA YZA	2415 ALA BLANCA AVE	MISSION	TX	78572-7004
109634	MENDOZA OSCAR & MELIDA	2504 ALA BLANCA AVE	MISSION	TX	78572
109632	LOPEZ NANCY R	967 WASHINGTON ST	MISSION	TX	78572-3421
109630					
109594	TREVINO SAMUEL & MELISSA M	4513 N 5TH ST	MCALLEN	TX	78504
109595	RODRIGUEZ NOE	126 D B WOOD RD	GEORGETOWN	TX	78628-7111



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** March 18, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Duplex-fourplex Residential District (“R-2”) to Single-family Residential District (“R-1”), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company’s Subdivision “C”, located along the East side of N. Trospers Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 15, 2026 – Application for rezoning submitted for processing.
- March 7, 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.
- March 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

#### Summary:

- Due to changing market conditions, the applicant is requesting to rezone the subject property located along the East side of Trospers Road from Duplex-fourplex Residential District (“R-2”) to Single-family Residential (R-1) District to sell the lots for single-family homes.
- The tract of land measures 634 feet along Trospers Road and has a depth of 1,320 feet for a total acreage of 26.79 acres.
- Tracts 1, 2 & 3 were zoned Duplex-fourplex Residential (R-2) District on May 22, 2023. Tract 4 was zoned R-2 on October 28, 2024.
- The proposed Bellwood Manor Phase 1 subdivision was approved with conditions by the City Council on September 23, 2025. The subdivision under construction will result in 30 lots measuring, on the average, 85 feet by 132 feet.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the West, Duplex-fourplex Residential (R-2) District to the South, Agricultural Open Interim (AO-I) District and Townhouse Residential (R1-T) District to the East, and outside the city limits to the North.
- The surrounding land uses is a fourplex apartments subdivision to the South, a single-family home and agricultural land to the West and East.
- 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 36 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.

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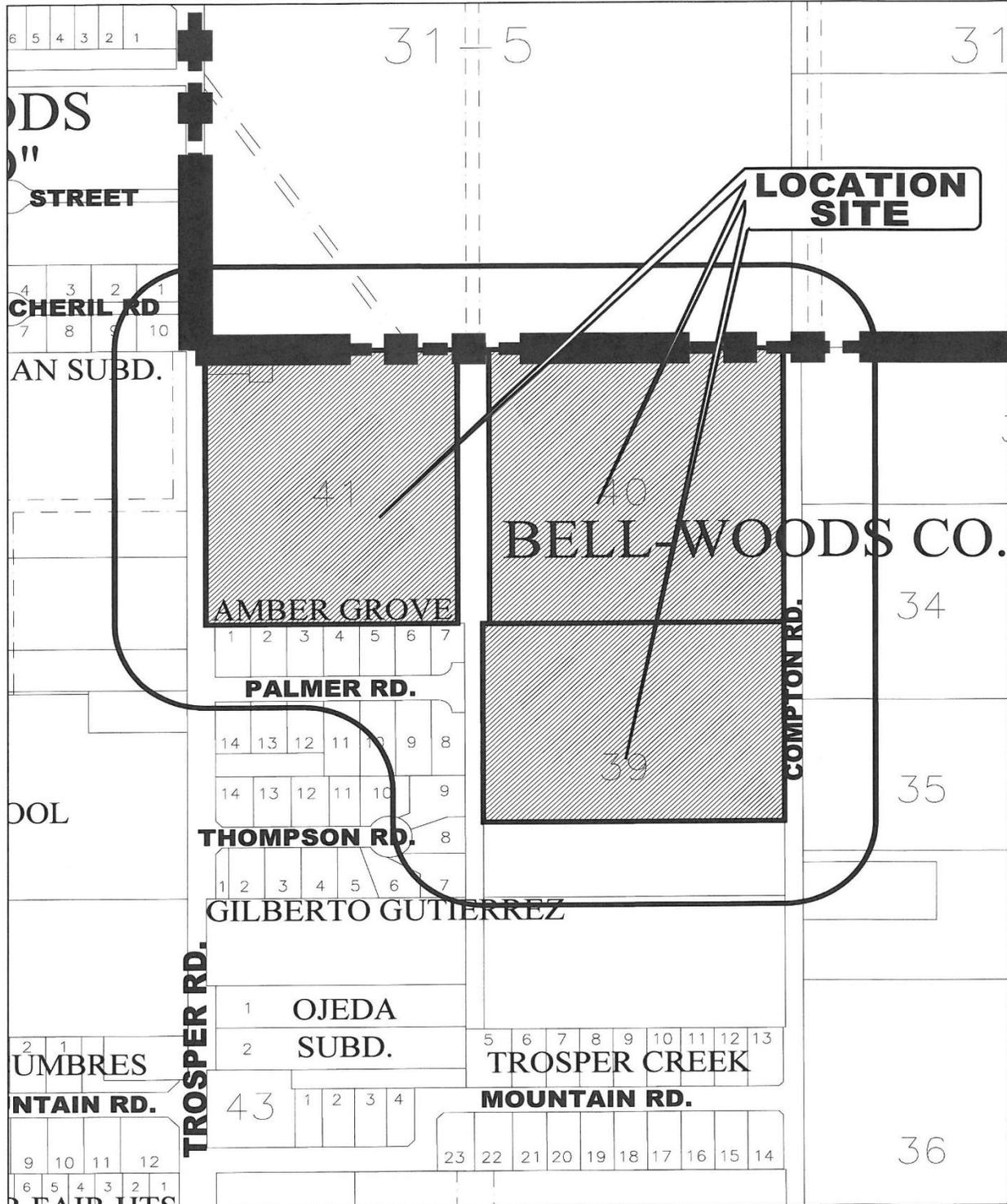
**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP



**200' RADIUS MAILOUT**



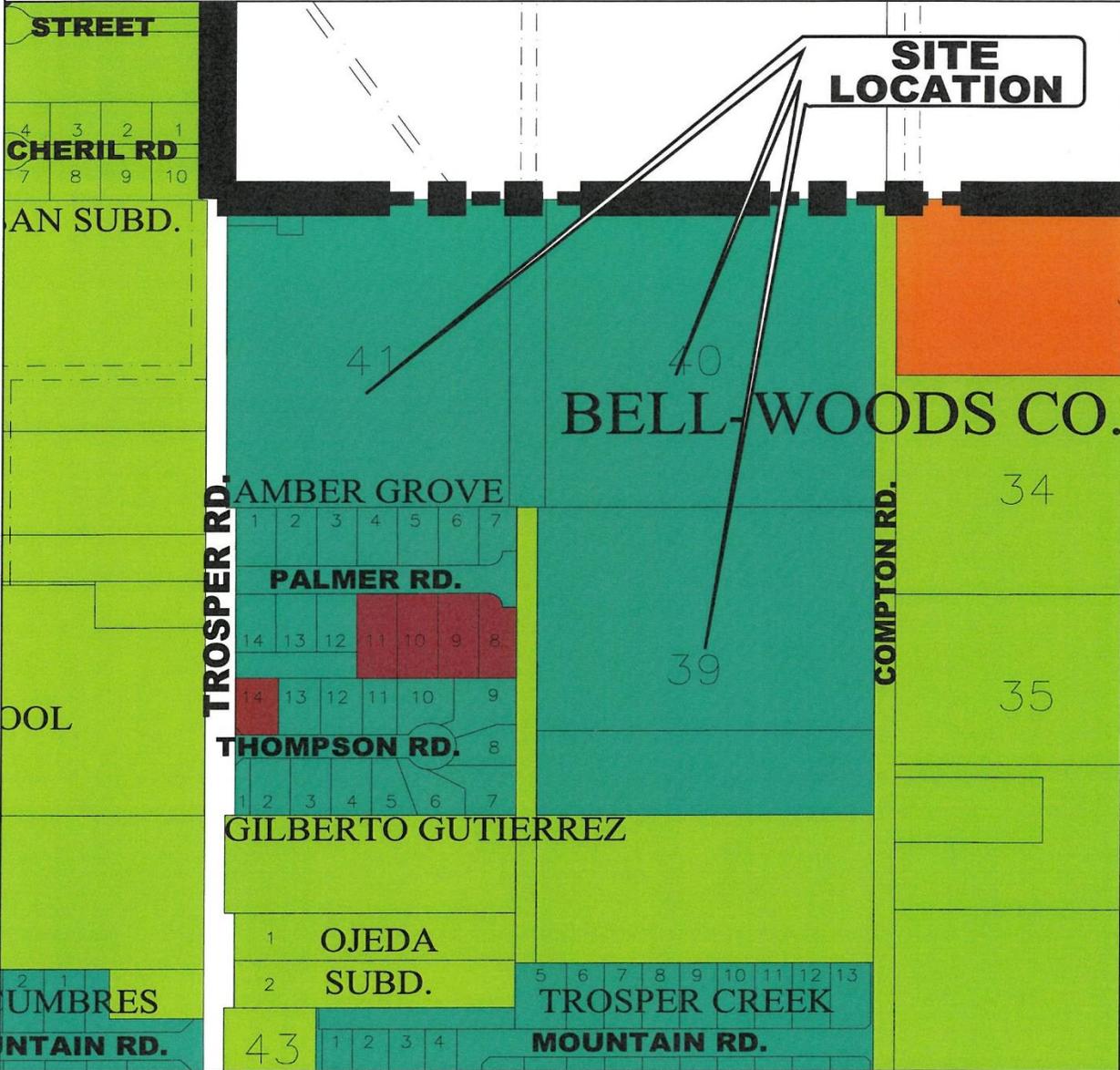
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

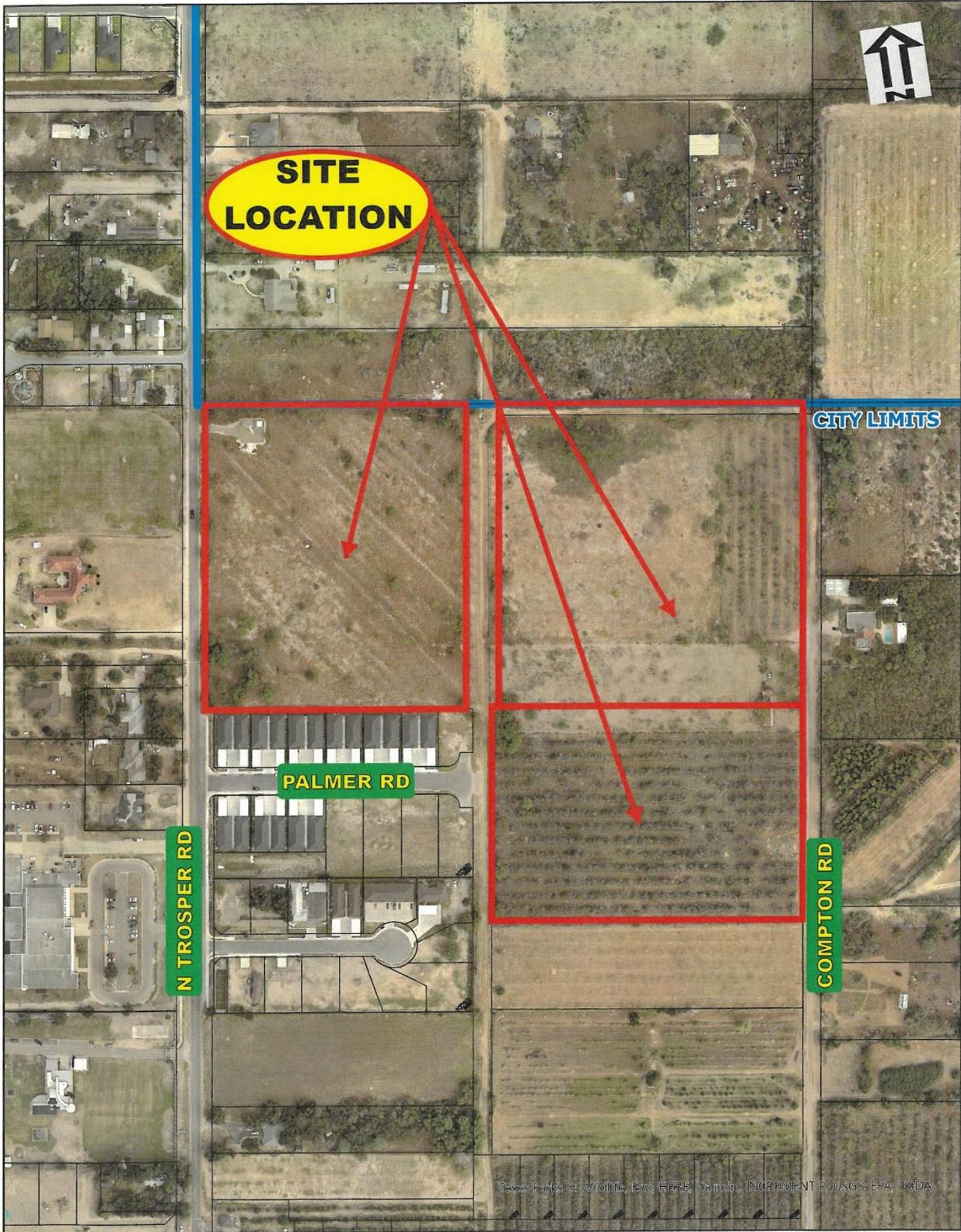
ZONING MAP



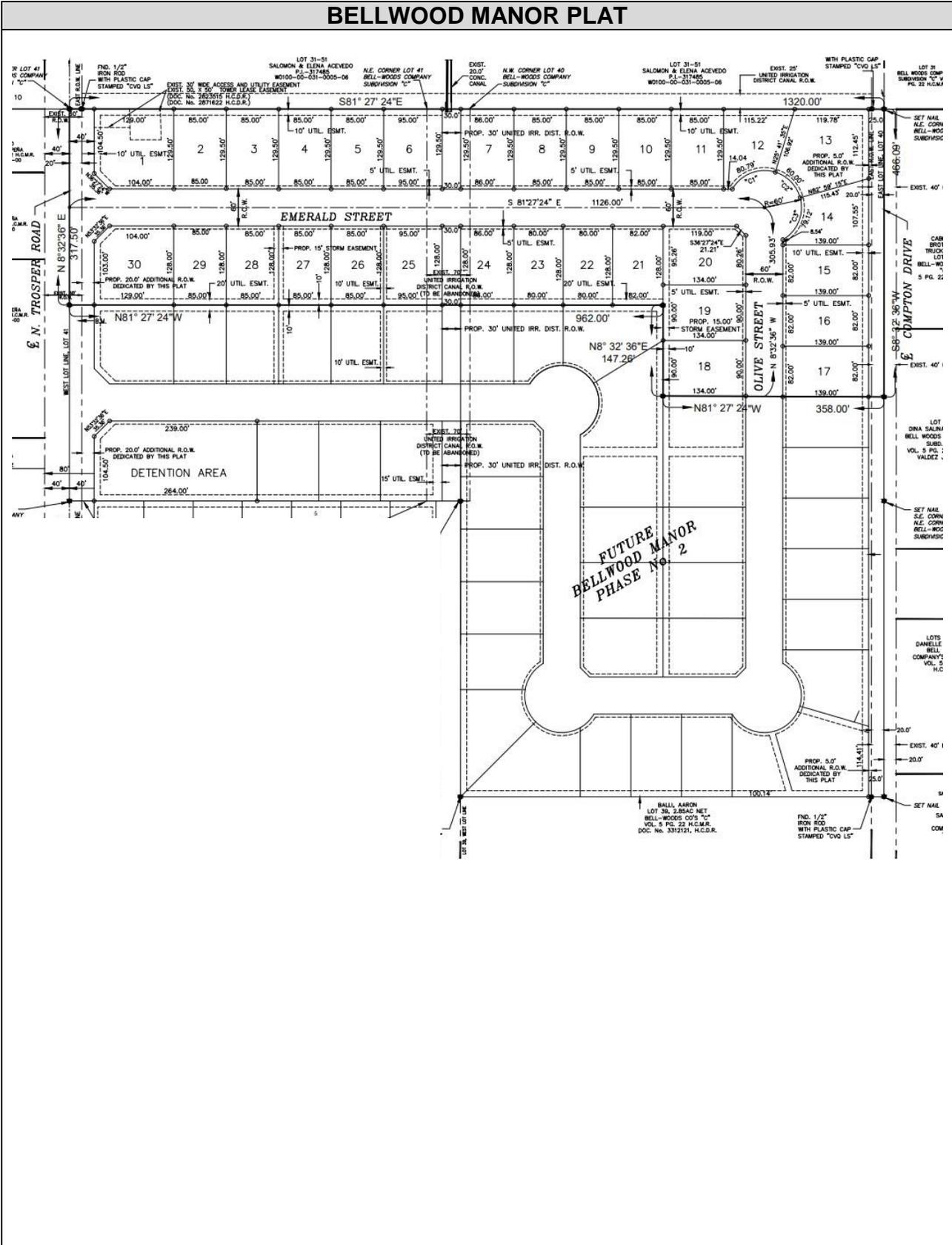
ZONING LEGEND

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

AERIAL



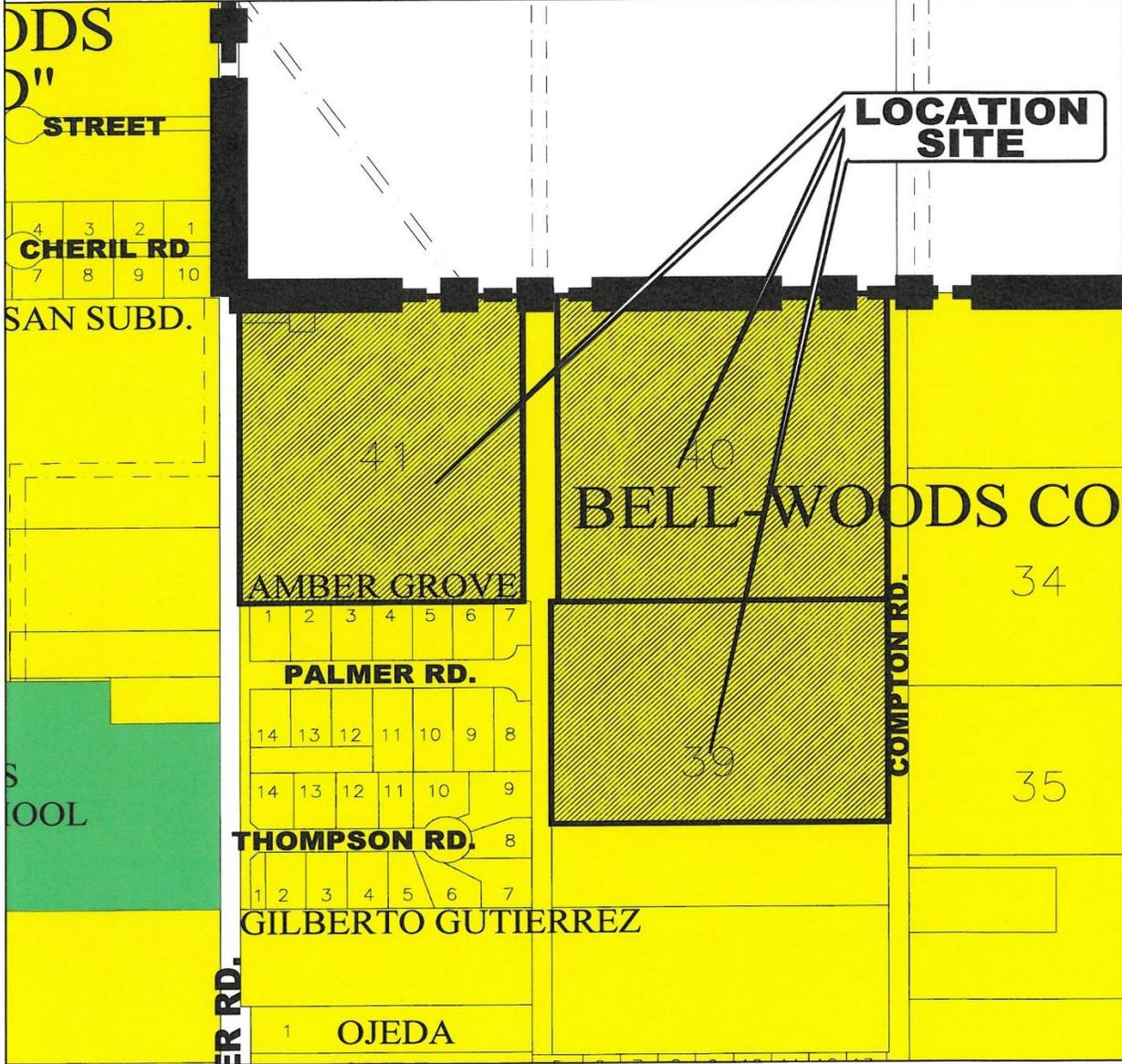
# BELLWOOD MANOR PLAT



**PHOTO OF THE PROPERTY FROM TROSPER ROAD**



### 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
199336	GARZA OMAR	800 CHERIL RD	MISSION	TX	78573-1705
199337	RAMON ABIEL	550 W 3 MILE LN	PALMHURST	TX	78572
640384	RODRIGUEZ DAVID & MELINDA A	3301 TROSPER RD	MISSION	TX	78573-1325
317353	LEO IRMA I TRUSTEE IRMA I LEO LIVING TRUST	3627 N TROSPER RD	MISSION	TX	78573-1371
317355	LEO RAVEN	3625 N TROSPER RD	MISSION	TX	78573-1371
654808	RANGEL RUBY LYNN	3411 N TROSPER RD	MISSION	TX	78573
317354	LEO IRMA I TRUSTEE IRMA I LEO LIVING TRUST	3627 N TROSPER RD	MISSION	TX	78573-1371
317352	PENA SYLVIA A	PO BOX 891	MISSION	TX	78573-0014
123520	JACOBSON STANLEY	1505 DOHERTY AVE	MISSION	TX	78572-4018
123521	BALLI AARON	1620 E GRIFFIN PKWY	MISSION	TX	78572
123522	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123523	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123509	CABRERA BROTHERS TRUCKING CO	6584 S FM 494	MISSION	TX	78572-1512
123510	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123511	VALDEZ DANIELLE A	1901 S VOSS RD NO. 6	HOUSTON	TX	77057-2612
123512	SALINAS MA ESTER	715 MILLER ST	MISSION	TX	78572-5343
123514	SALINAS MARIA ESTER	715 MILLER AVENUE	MISSION	TX	78572
123524	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
317489	MISSION CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4311
199344	SANCHEZ RUBEN	801 CHERIL RD	MISSION	TX	78573-1332
199345	MARTINEZ ANTONIA S	612 N 27TH ST	MCALLEN	TX	78501-7513
790033	PENA SYLVIA A	PO BOX 891	MISSION	TX	78573-0014
317359	HIDALGO CO IRR DIST #14	PO BOX 687	MISSION	TX	78573
1371173	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371174	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371175	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1371176	MAHONEY DAVID	4615 S BRIDGE AVE	WESLACO	TX	78596-1393
1371166	HALCON HOLDINGS INC	710 THOMPSON RD	MISSION	TX	78573
1559723	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559722	BAZAN JOSEPH ROMEO	702 PALMER RD	MISSION	TX	78573-5400
1559721	AMISON MARGARET J & RICHARD D	919 SURFRIDGE DR	HEBRON	KY	41048-8745
1559720	AMISON RICHARD D & MARGARET J	706 PALMER RD	MISSION	TX	78573-5400
1559719	TERRIEN DALTON RICHARD	708 PALMER RD	MISSION	TX	78573-5400
1559718	CONFIDENTIAL	710 PALMER RD APT 4	MISSION	TX	78573-5400
1559717	RIOS RAFAEL JR	712 PALMER RD	MISSION	TX	78573-5400
1559730	GALVAN FLORENTINO GONZALEZ JR	7707 WESTERN VIEW DR	MISSION	TX	78572
1559729	SAENZ JOSE GUADALUPE CANTU	16380 6416 RD	MONTROSE	CO	81403
1559728	OKWEGBA IKECHUKWU CHRISTOPHER JR	709 PALMER RD	MISSION	TX	78572
1559727	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559726	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559725	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035
1559724	AMBER DEVELOPMENT LLC	801 W NOLANA AVE NO 340	MCALLEN	TX	78504-3035



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** March 18, 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 Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at 200 E. Griffin Parkway, Applicant: Jonathan Morales - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- February 23, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- March 3, 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.
- March 18, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located at 200 E. Griffin Parkway.
- Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing an area within the HEB to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pick-up and go.
- The applicant did not consult with the planning staff before signing the lease agreement
- Site access includes (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue.
- The proposed days and hours of operation are Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays
- Staff: 2 employees
- Parking: HEB has a total of 251 parking spaces available that will be shared amongst several businesses.
- The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years.
- The application for this conditional use permit was submitted after the April 28, 2025, ordinance amendment, placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units.
- The proposed location is 1,276 feet from the existing mobile food unit located at 1931 N Conway.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

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

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

- 1-year re-evaluation in order to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, Sign, etc.)
- Restrooms must be accessible to the employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP is not transferable to others
- Hours of operation are Monday – Saturday from 7:00 am to 5:00 pm. Closed on Sundays.

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

\_\_\_\_\_ AYES  
\_\_\_\_\_ NAYS  
\_\_\_\_\_ DISSENTING \_\_\_\_\_

VICINITY MAP



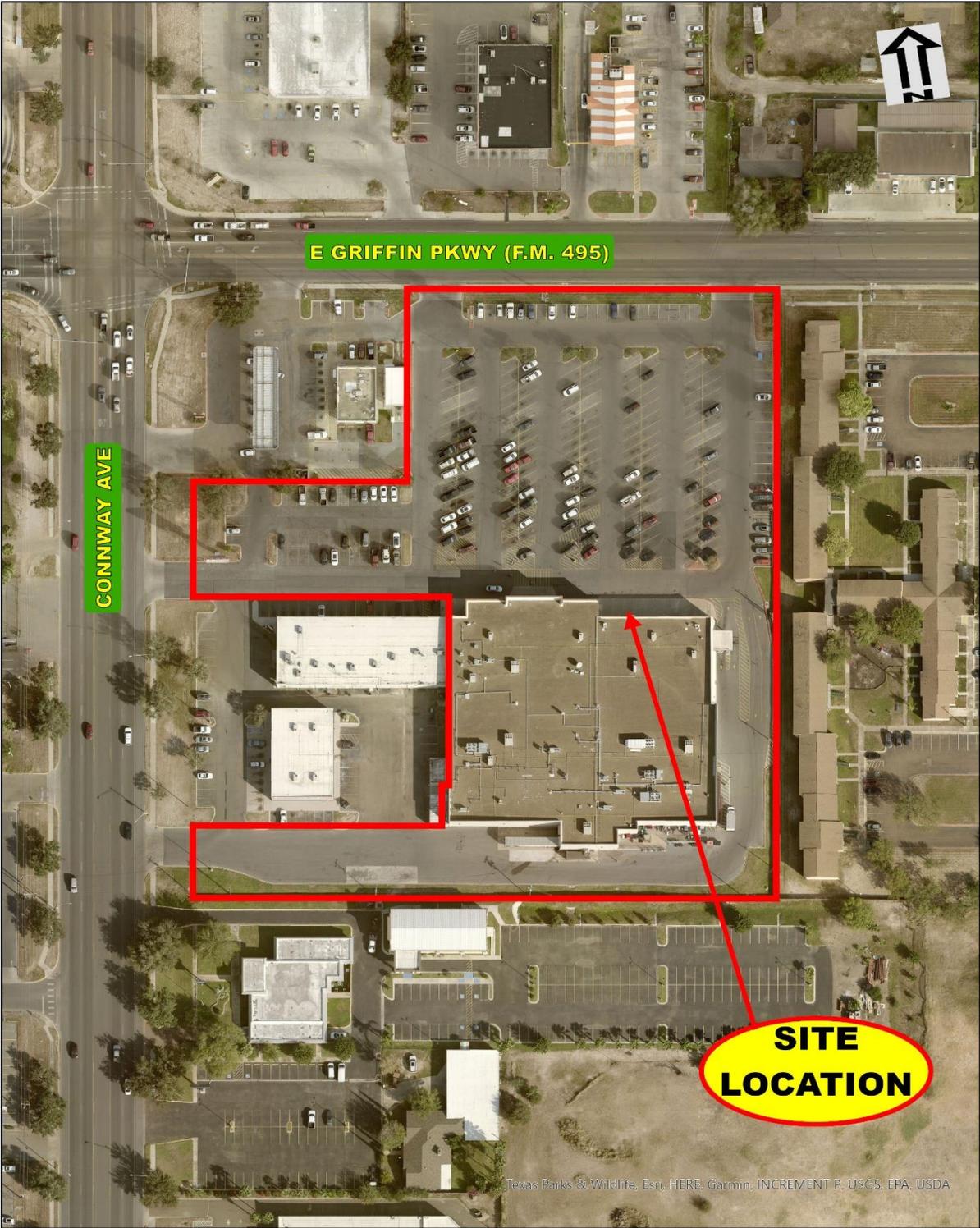
200' RADIUS MAILOUT



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

No.

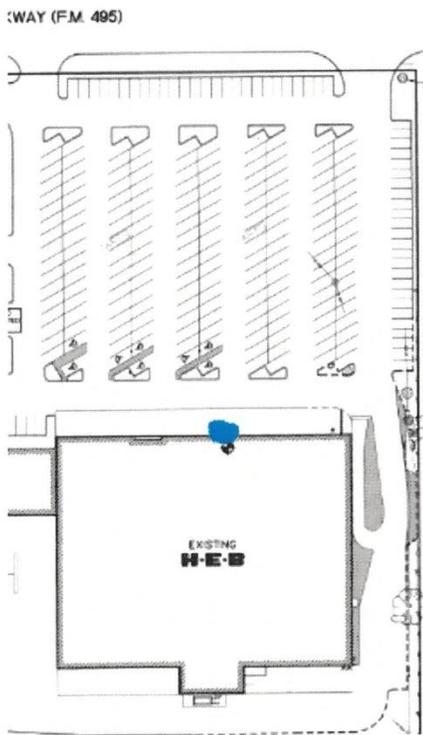
ARIEL MAP



**SITE PLAN**

IB18-9F87-4C7D50A49239

**EXHIBIT A  
Property and Location**

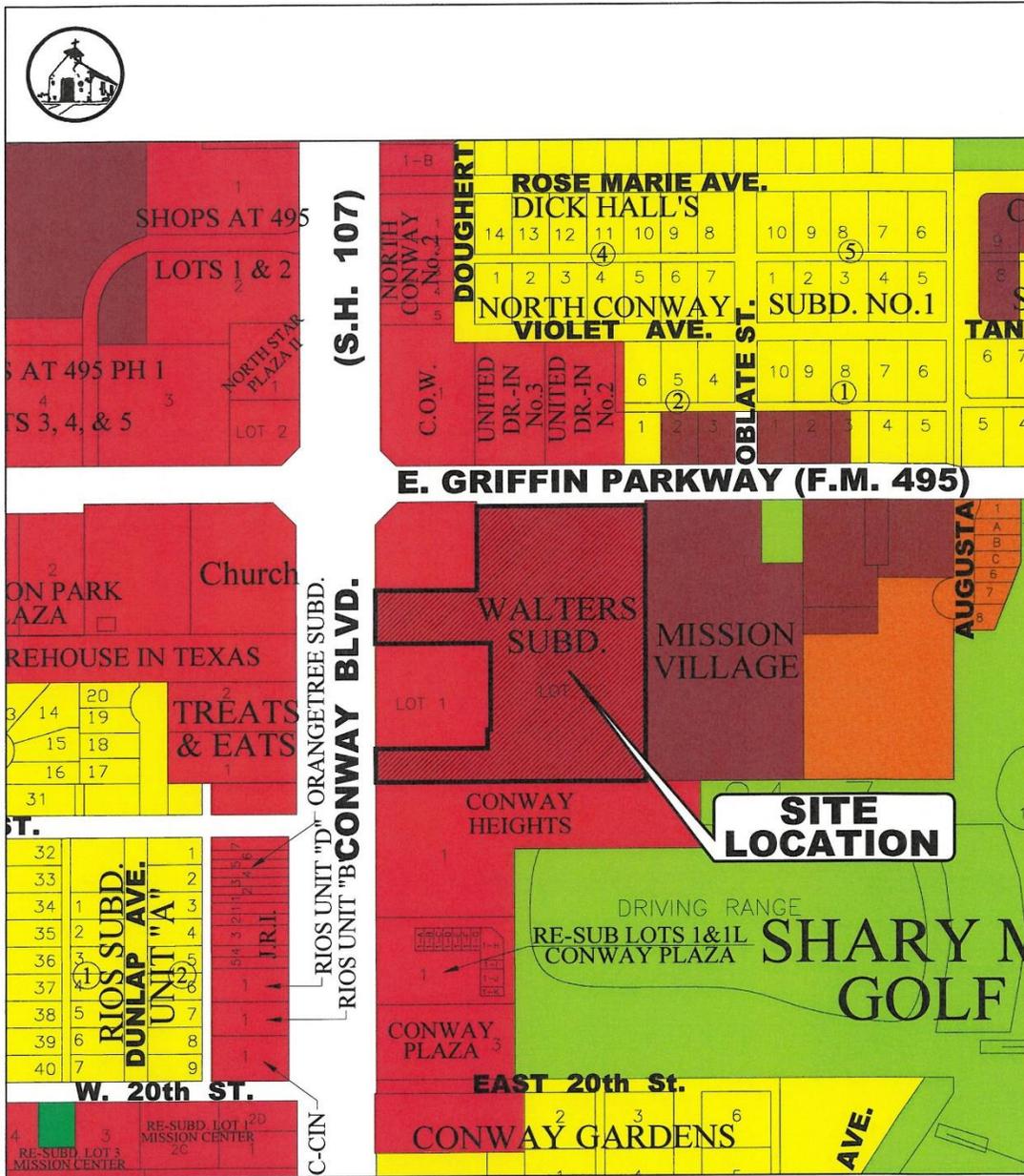


**Licensee Location to be designated by Store Management.**

ATTACHMENTS



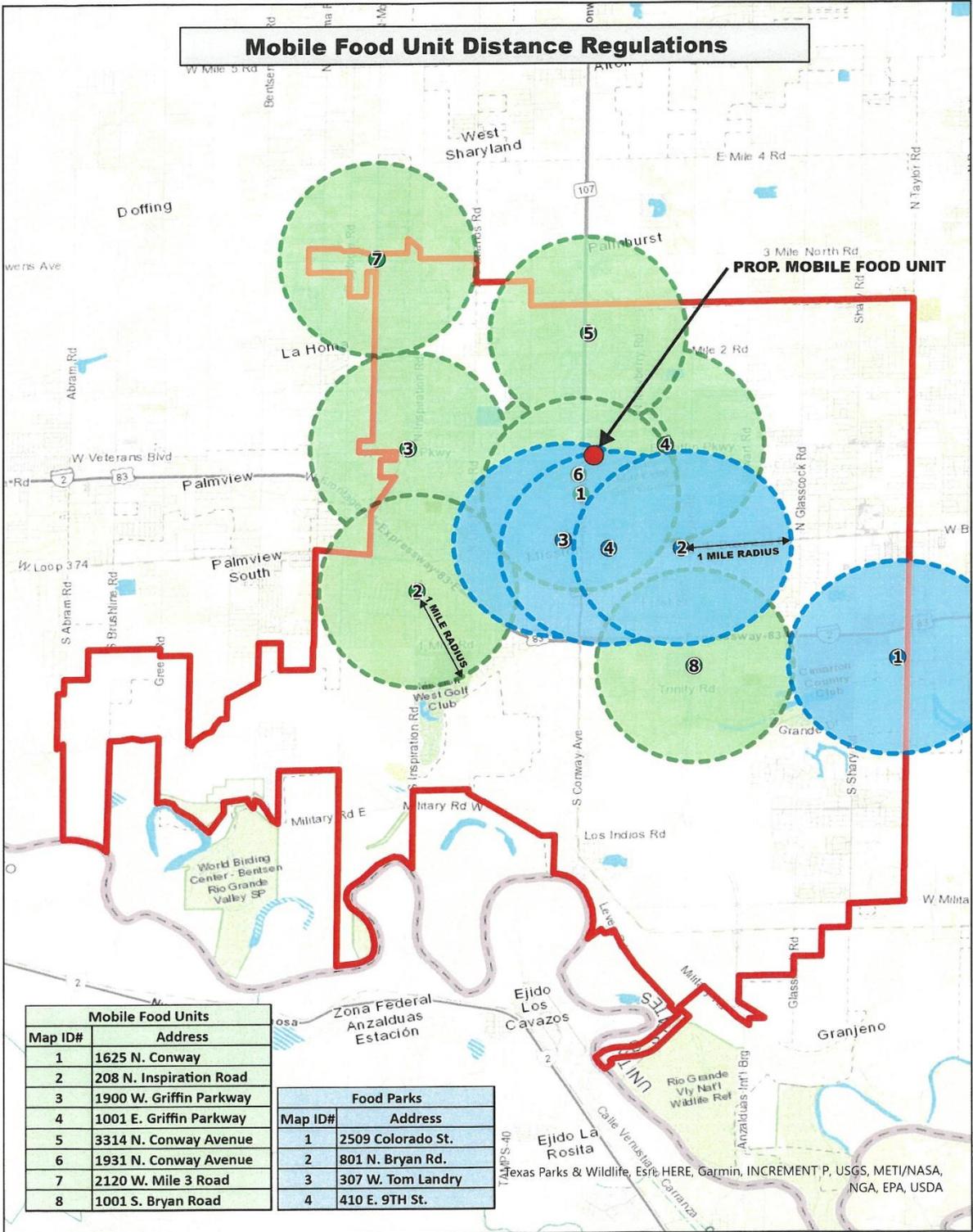
# ZONING MAP



## ZONING LEGEND

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

**ATTACHMENTS**



## ATTACHMENTS

## Menu



flat white  
cappuccino  
double espresso  
cortado  
americano

latte  
mocha  
matcha  
hot chocolate

iced matcha  
iced mocha  
iced latte

### **housemade syrups**

vanilla bean    cinnamon honey    dulce de leche

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
840505	AIN 2013 TX MISSION LLC	1401 BROAD ST	CLIFTON	NJ	07013-4236
686613	FLORES ROBERTO III	2517 COVINA AVE	MCALLEN	TX	78503-7507
247226	MOLINA ELVIRA	303 E GRIFFIN PKWY	MISSION	TX	78572-2913
247227	CENTRAL AUTO SALES LLC	1617 PEBBLE DR	MISSION	TX	78574-3521
580361	R & L LOZANO LEASING LTD	208 N CAGE BLVD	PHARR	TX	78577-3906
580362	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-9470
658376	STORE-MORE MISSION	6646 IRON HORSE BLVD	NORTH RICHLAND HILLS	TX	76180-6037
316920	CONWAY AVENUE BAPTIST CHURCH	2215 N CONWAY AVE	MISSION	TX	78572-2969
240906	MISSION VILLAGE LTD	6800 PARK TEN BLVD	SAN ANTONIO	TX	78213-4235
620125	H E BUTT GROCERY COMPANY	PO BOX 839999	SAN ANTONIO	TX	78283-3999
564154	H E BUTT GROCERY COMPANY	PO BOX 839999	SAN ANTONIO	TX	78283-3999
650767	UNITED DRIVE INN NO 1	2101 DIAZ AVE	MCALLEN	TX	78503-5624
598722	MISSION TOWN CENTER LTD	2290 W PIKE BLVD STE 100	WESLACO	TX	78596-4967
316922	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
153943	SANBRO INVESTMENTS LP	2200 N CONWAY AVE	MISSION	TX	78572-2968
1067324	VIRGIL WILSON MORTUARY	2200 N CONWAY AVE	MISSION	TX	78572-2968
598721	MISSION TOWN CENTER LTD	2290 W PIKE BLVD STE 100	WESLACO	TX	78596-4967
289493	R & L LOZANO LEASING LTD	208 N CAGE BLVD	PHARR	TX	78577-3906
603896	R & L LOZANO LEASING LTD	208 N CAGE BLVD	PHARR	TX	78577-3906
316916	HIDALGO CO R/O/W DEPT	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470



**MEETING DATE:** March 18, 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, being Lot 8, Block 1, Golden Crest Manor Subdivision, in a (R-1) Single Family Residential District, located at 1615 Heritage Lane. Applicant: Silvia Cantu – Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- February 20, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- March 05, 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.
- March 18, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- April 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 825 feet East of N. Stewart Road along the North side of Heritage Lane.
- 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 15,517 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 427 square feet pool house that consists of a changing room, bathroom, and a game room.
- 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.
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:** \_\_\_\_\_

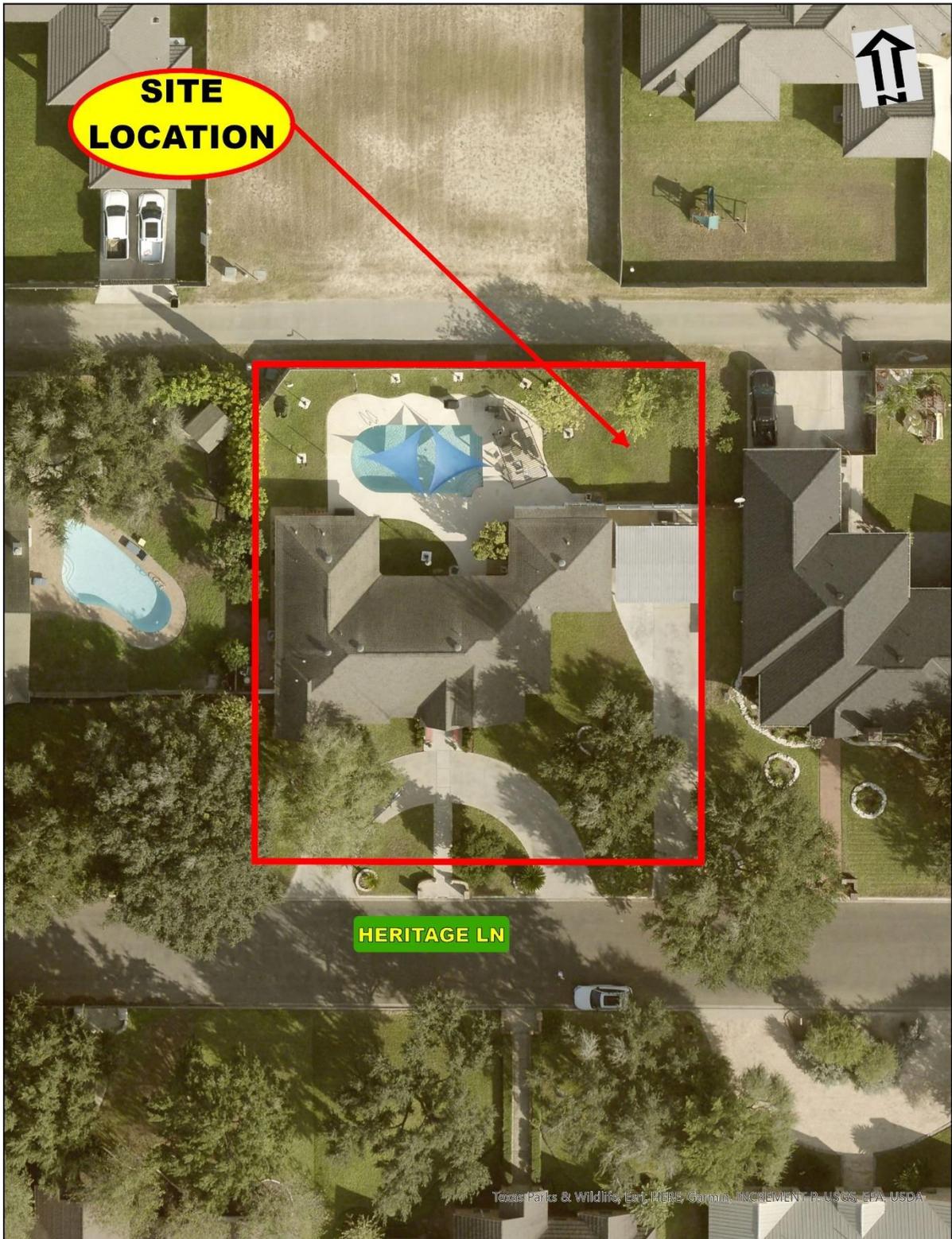
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

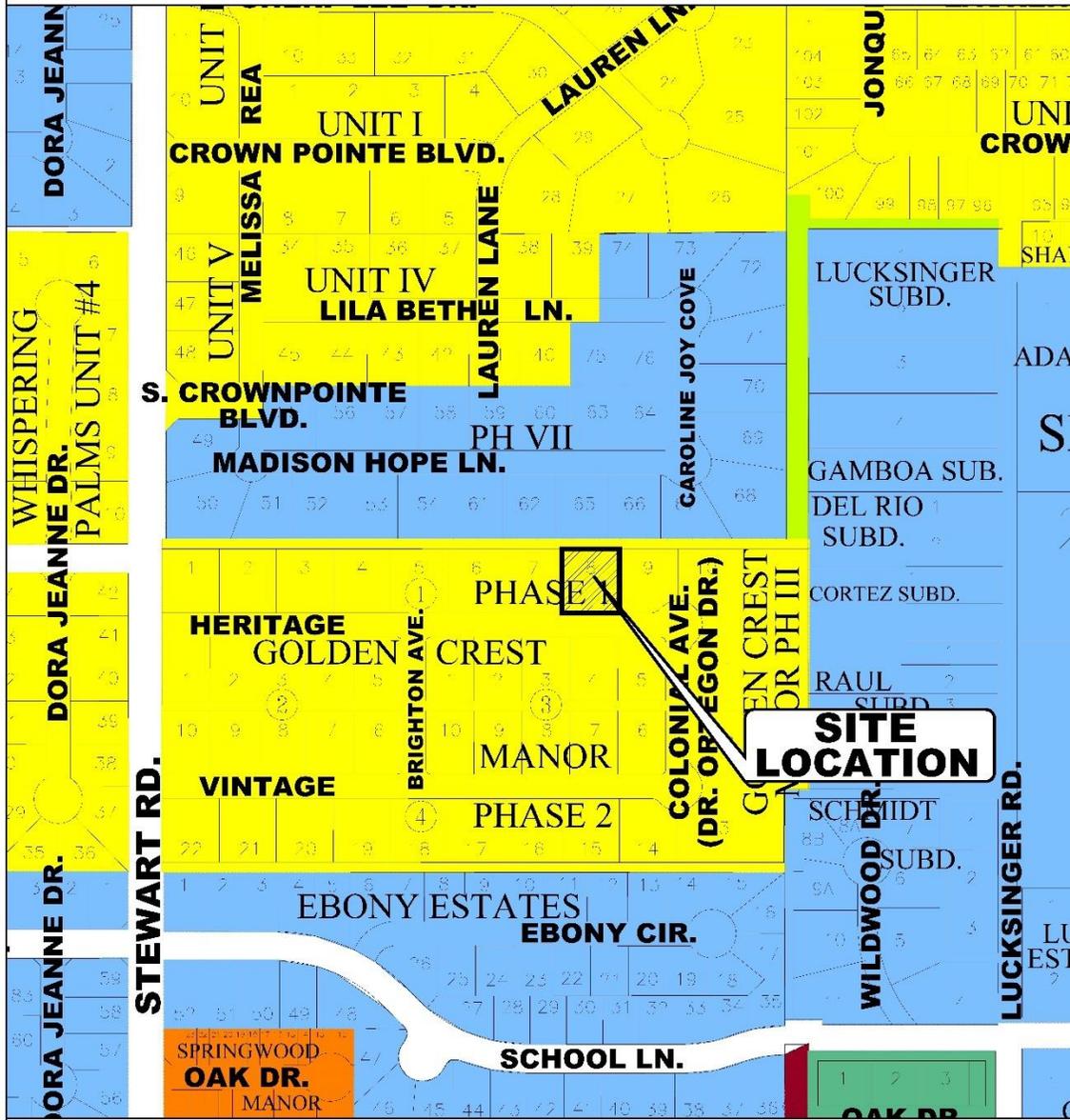
\_\_\_\_\_ NAYS

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

ARIEL MAP



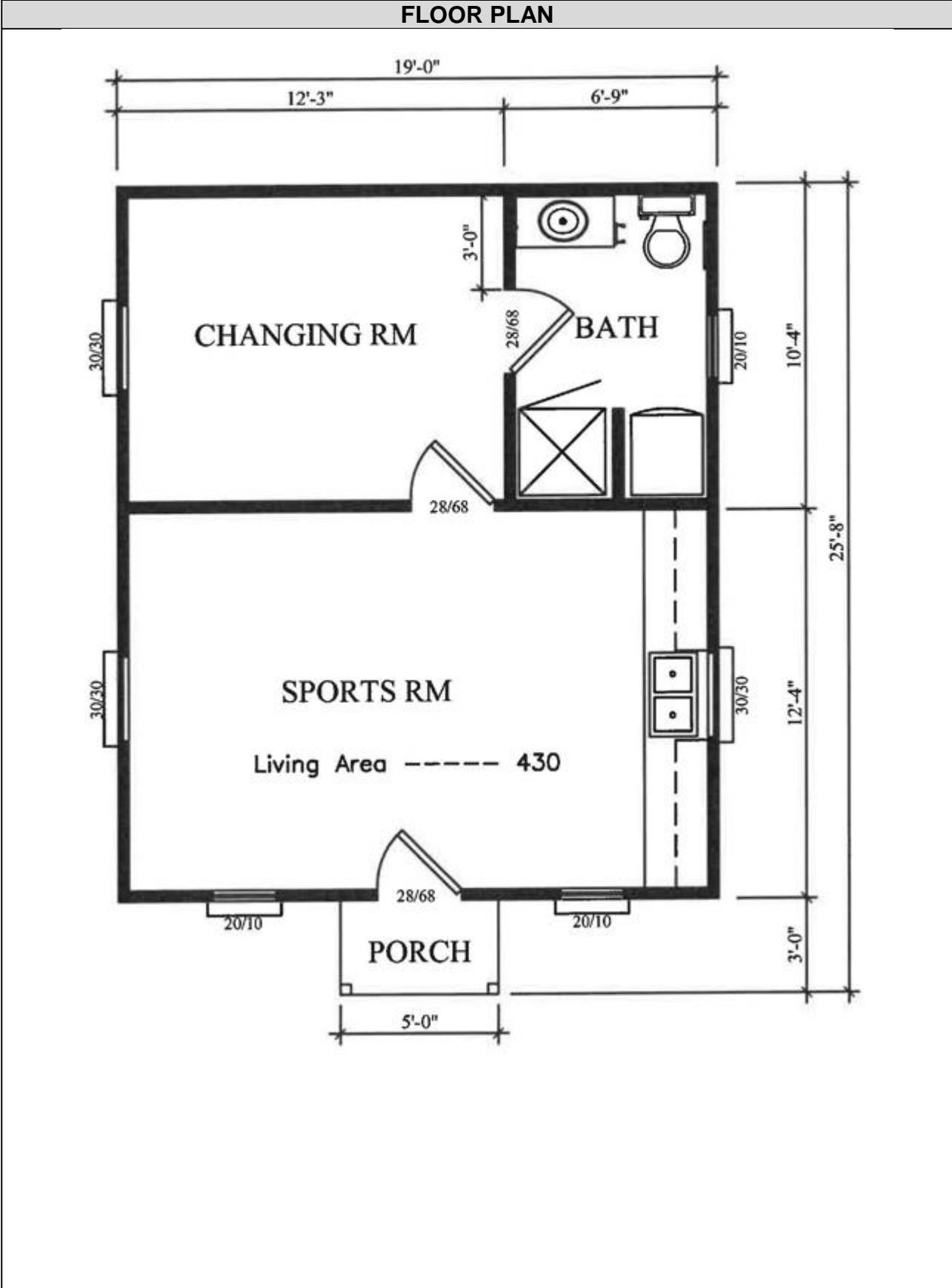
# ZONING MAP



## ZONING LEGEND

- |  |  |   |
|--|--|---|
| <span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM        | <span style="color: red;">■</span> R-3 MULTI-FAMILY RESIDENTIAL        | <span style="color: orange;">■</span> C-4 HEAVY COMMERCIAL        |
| <span style="color: lightgreen;">■</span> A0-P AGRICULTURAL OPEN PERMANENT | <span style="color: purple;">■</span> R-4 MOBILE & MODULAR HOME        | <span style="color: blueviolet;">■</span> C-5 ADAPTIVE COMMERCIAL |
| <span style="color: lightblue;">■</span> R-1A LARGE LOT SINGLE FAMILY      | <span style="color: magenta;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING | <span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL          |
| <span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL           | <span style="color: pink;">■</span> C-1 OFFICE BUILDING                | <span style="color: purple;">■</span> I-2 HEAVY INDUSTRIAL        |
| <span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL        | <span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL         | <span style="color: cyan;">■</span> PUD PLANNED UNIT DEVELOPMENT  |
| <span style="color: green;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL       | <span style="color: red;">■</span> C-3 GENERAL BUSINESS                | <span style="color: gray;">■</span> P PUBLIC                      |

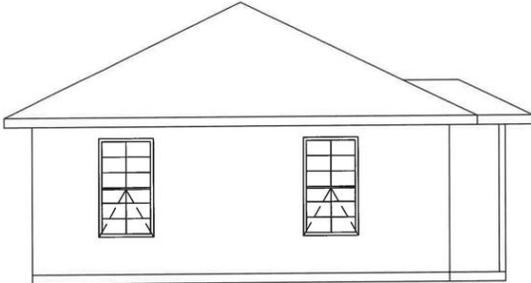




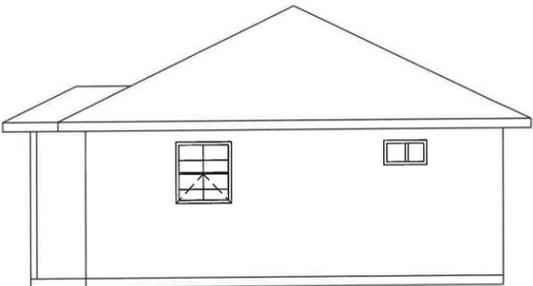
### ELEVATION PLAN



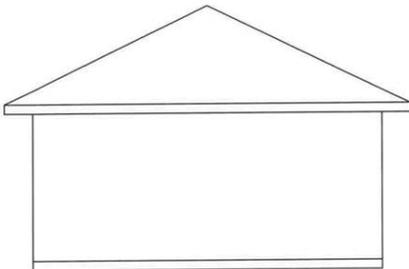
**FRONT EXTERIOR ELEVATION**  
SCALE: 3/16" = 1" - 0"



**LEFT EXTERIOR ELEVATION**  
SCALE: 3/16" = 1" - 0"



**RIGHT EXTERIOR ELEVATION**  
SCALE: 3/16" = 1" - 0"



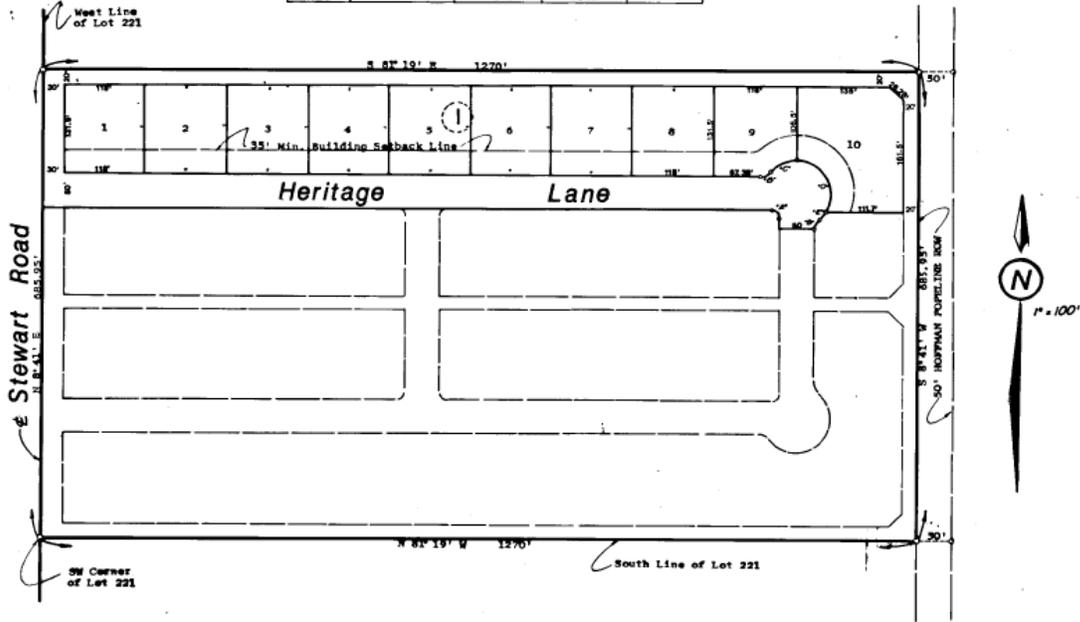
**REAR EXTERIOR ELEVATION**  
SCALE: 3/16" = 1" - 0"

RECORDED SUBDIVISION

VOL. 20, PG. 3

South Texas Engineering  
CONSULTING ENGINEERS AND SURVEYORS  
701 S. 10TH ST McALLEN, TEXAS

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	90° 00' 00"	10.00'	10.00'	15.71'
B	49° 59' 41"	20.00'	9.33'	17.45'
C	49° 59' 41"	30.00'	23.31'	43.65'
D	120° 00' 00"	50.00'	86.60'	104.72'
E	19° 59' 41"	50.00'	8.81'	17.45'



14746

Recorded to Book 20 Page 3  
of the Public Records of Hidalgo County, Texas  
Charles L. Malin  
County Surveyor

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the 16th day of May 1977  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
By Helen K. Gonzalez  
County Secretary

Golden Crest Manor  
MISSION, TEXAS

BEING A SUBDIVISION OF THE NORTH 5.9 ACRES OF THE SOUTH 20.0 ACRES OF LOT 221, JOHN H. SHARY SUBDIVISION

FILED FOR RECORD THIS DATE

11-16-77  
MAY 16 1977  
[Signature]

APPROVED FOR RECORDING  
Hidalgo Co. Registered Map Dept.  
By [Signature]  
Date 5-18-77

State of Texas:  
County of Hidalgo:

Know All Men By These Presents:

I, the undersigned, owner of the land shown on this map, and designated herein as GOLDEN CREST MANOR to the City of Mission, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public, all streets, alleys, and easements thereon shown, for the purposes and considerations therein expressed

5-3-77  
Date

[Signature]  
Vernon L. Zahnow, Owner

State of Texas:  
County of Hidalgo:

I, the undersigned, a registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

5/3/77  
Date

[Signature]  
Reg. Professional Engineer



State of Texas  
County of Hidalgo:

Before me, the undersigned authority, on this day personally appeared Vernon L. Zahnow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 3 day of MAY A.D., 1977.

[Signature]  
Notary Public in and for  
Hidalgo County, Texas.

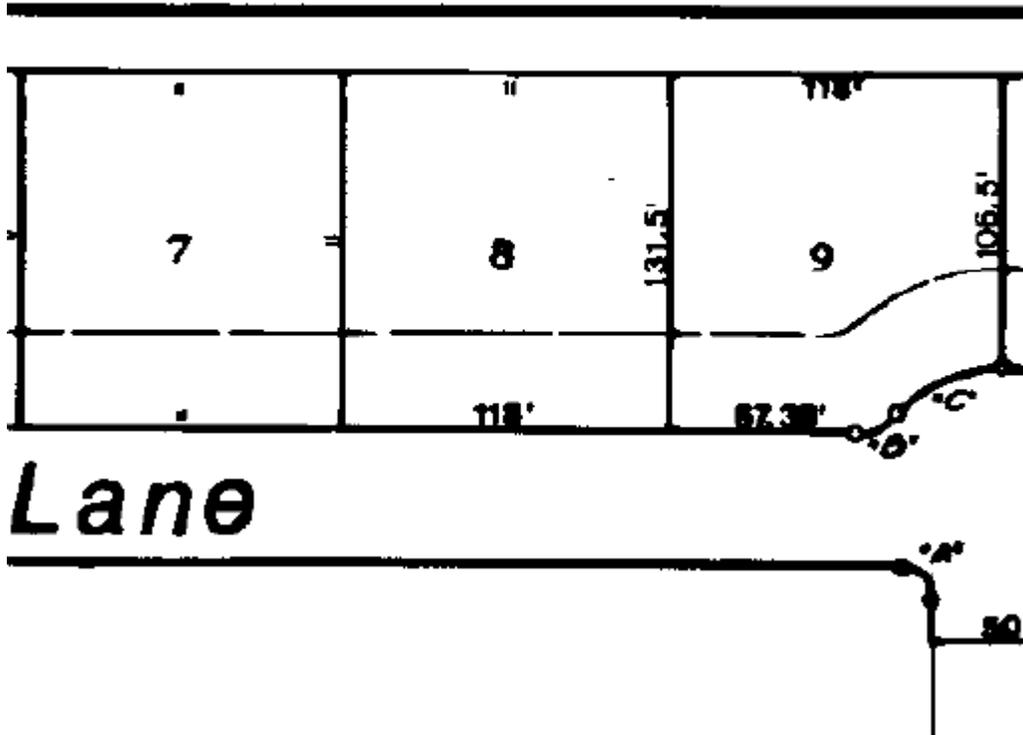
I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat conforms to all requirements of the subdivision Regulations of the City of Mission, wherein my approval is required.

[Signature]  
Chairman, Planning Commission

I, the undersigned, Mayor of the City of Mission, hereby certify that this subdivision plat conforms to all the requirements of the Subdivision Regulations of the City of Mission, wherein my approval is required.

[Signature]  
Mayor, City of Mission

RECORDED LOT



*Lane*

### SITE PLAN



PICTURE



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
639804	COMPRES LUCAS T & CHARITY A L	1619 HERITAGE LN	MISSION	TX	78572-4529
639805	GOMEZ ELSA & PABLO	1622 DR FERNANDO ORTEGON DR	MISSION	TX	78572
180243	ESPINOZA ROBERT & DORA G	1611 HERITAGE LN	MISSION	TX	78572-4529
180244	UE HOMEBUYER LLC	600 CONGRESS AVE	AUSTIN	TX	78701
180245	CANTU SILVIA	1615 HERITAGE LN	MISSION	TX	78572-4529
180246	PEREZ ANWAR H & KARLA TRUSTEES	1617 HERITAGE LN	MISSION	TX	78572-4529
180262	ROSS TAYLOR L & MARCIA	1618 HERITAGE LN	MISSION	TX	78572-4528
180258	HOLLIS W K & JENNIFER A	1610 HERITAGE LN	MISSION	TX	78572-4528
180259	OZUNA ARNOLDO	1612 HERITAGE LN	MISSION	TX	78572-4528
180261	GALINDO JOEL D & NELDA L	1616 HERITAGE LN	MISSION	TX	78572-4528
180260	VILLARREAL JUAN A & ELVIA G	1614 HERITAGE LN	MISSION	TX	78572-4528
1072095	GARCIA RUMALDO JR & LUCERO E GARZA	501 N CANAL AVE	MISSION	TX	78572-5030
1072096	GARCIA LUIS	1121 N 41ST ST	MCALLEN	TX	78501-3462
1309682	RIOS OZIEL SALINAS	1514 BOND ST	MISSION	TX	78572-8072
1309683	SCHULTZ DAVID PAUL JR & MARISOL	1618 MADISON HOPE DR	MISSION	TX	78572-3488
1309684	SCOTT VICTOR & AIDE LOPEZ SCOTT	1620 MADISON HOPE LN	MISSION	TX	78572



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** March 18, 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 and for the Sale & On-site Consumption of Alcoholic Beverages – Sidelines Bar & Grill in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas – Cervantes

### **NATURE OF REQUEST:**

#### Project Timeline:

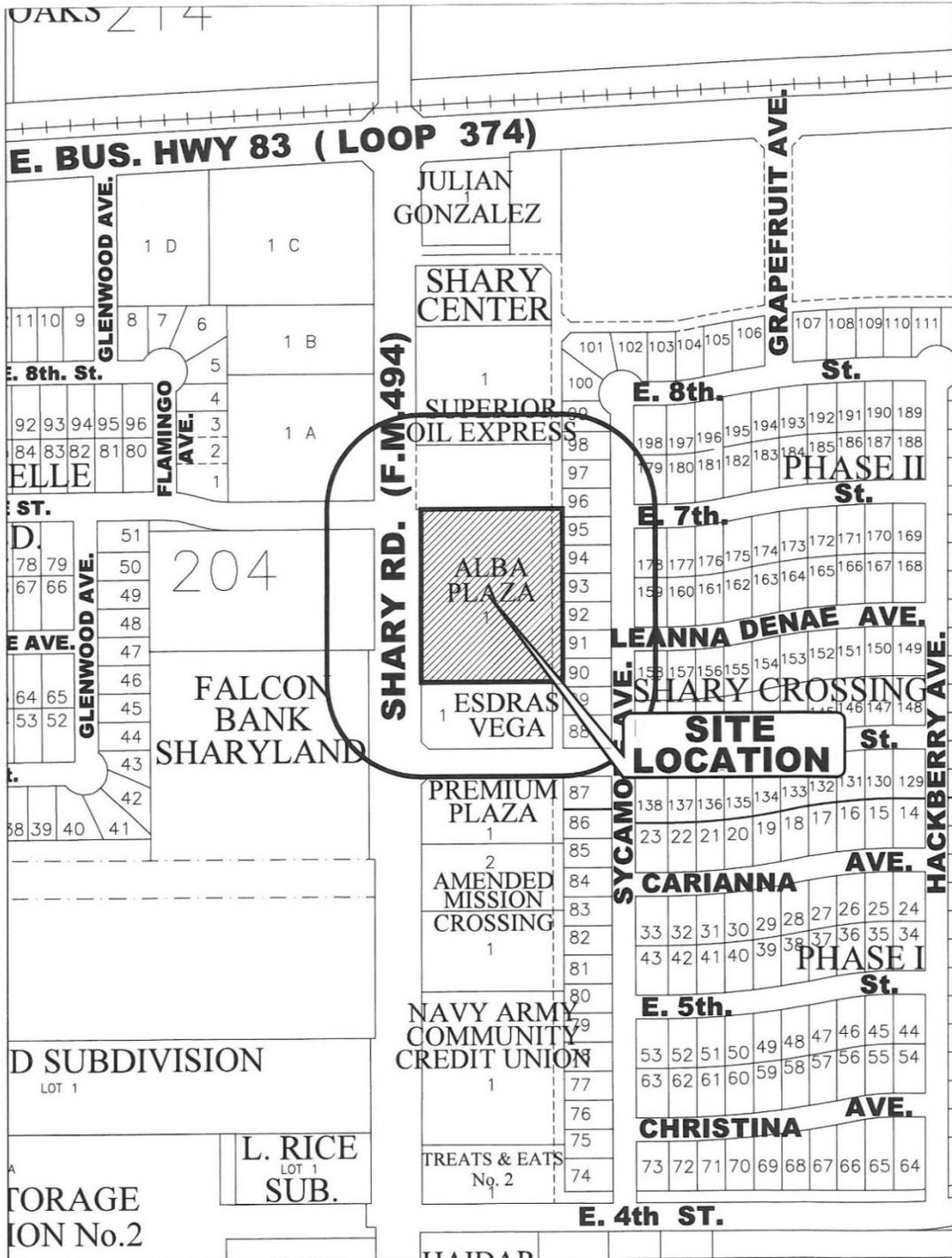
- February 17, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- March 6, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- March 18, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

#### Summary:

- The subject site is located along the East side of Shary Road, approximately ¼ mile south of East Business Highway 83, within a commercial plaza. Access to the site is via a 34' driveway off Shary Road.
- Per 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 2,251 square foot suite within a commercial plaza for a Bar & Grill
- This item was previously approved by the City Council on December 9, 2025. However, the applicant has decided to change the name of the business; therefore, a new Conditional Use Permit is required.
- The suite includes a small stage for DJ or Karaoke, 1 VIP area, a photo area, a bar, a kitchen, and a storage area.
- Days & Hours of Operation: Tuesday – Thursday from 11:00 am to 12:00 am, Friday – Saturday from 11:00 am to 2:00 am, and Sunday from 11:00 am to 10:00 pm
- Staff: 10 employees
- Parking: there is a total of 55 seating spaces proposed (10 tables, 1 VIP area, bar), which requires 18 parking spaces (55 seats/1 space for every 3 seats – 18.3 parking spaces). It is noted that the parking is held in common. There is a total of 136 existing parking spaces, shared with 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 a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The applicant proposes to have security on-site.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) legal notices to surrounding property owners.



LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION  
HIDALGO COUNTY, TEXAS

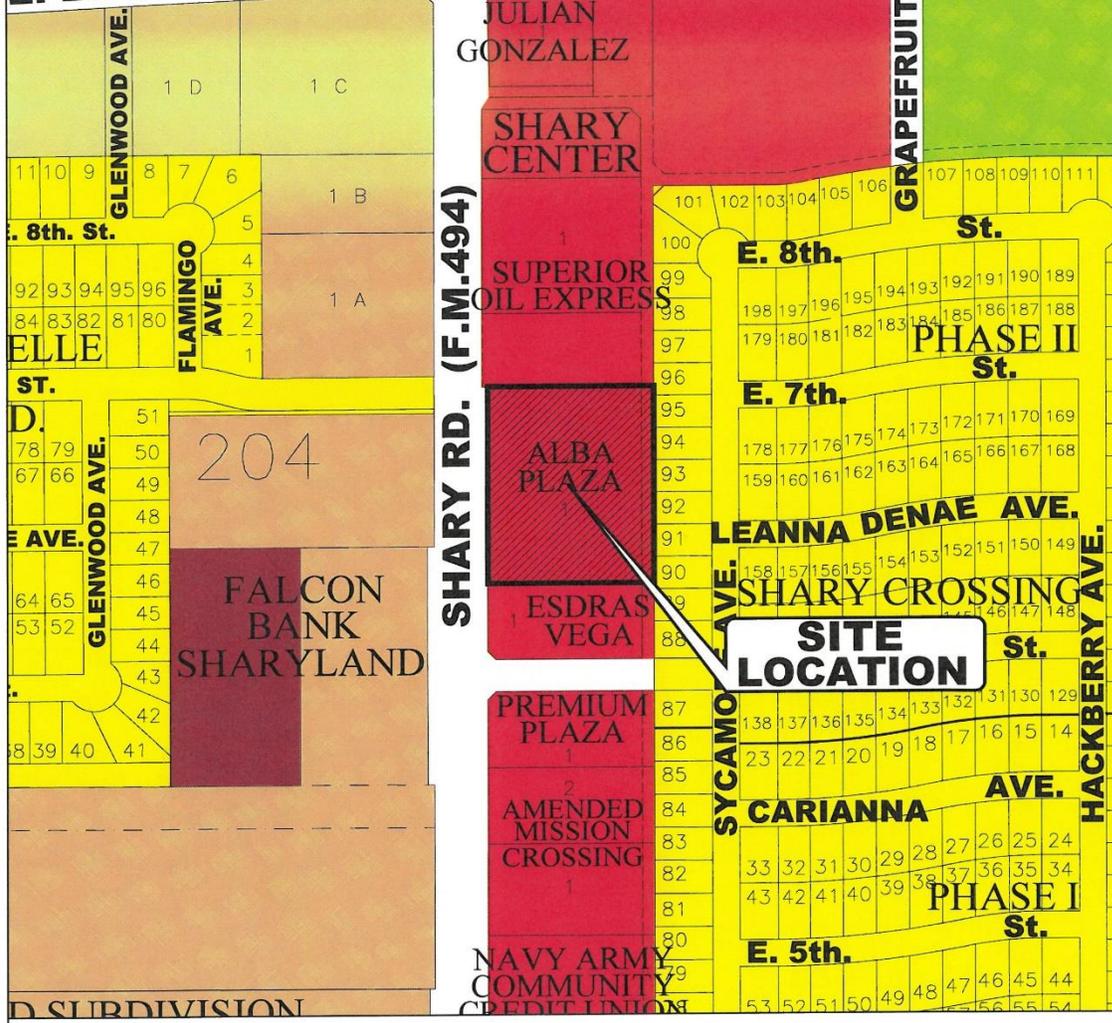
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-8472  
FAX: (956) 580-8680

No.

# ZONING MAP



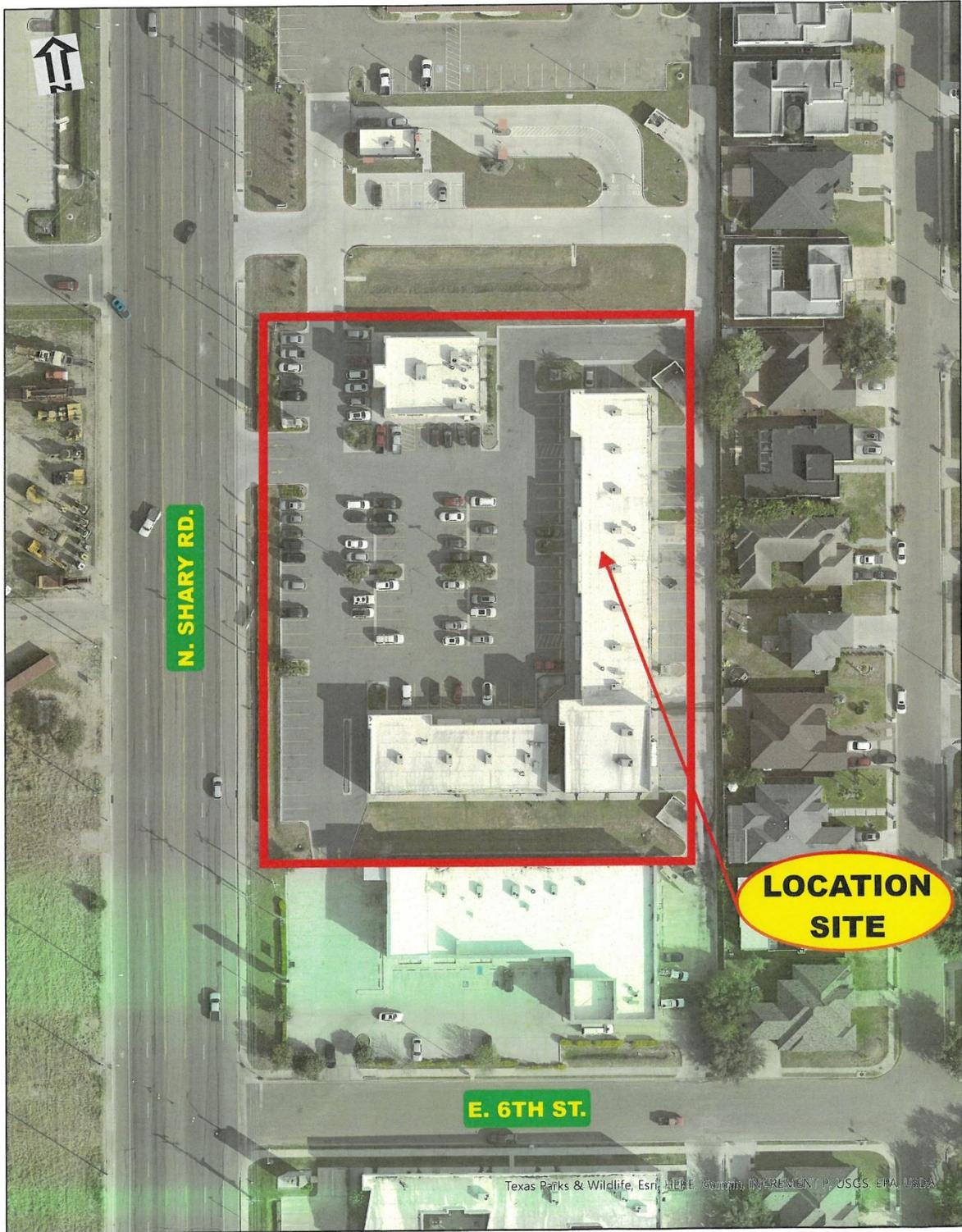
**E. BUS. HWY 83 ( LOOP 374)**



## 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                     |

ARIEL MAP



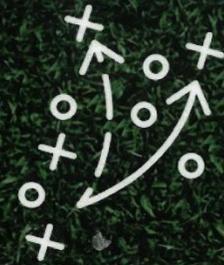
PHOTOS



PHOTOS



MENU



KICKOFF  
SNACKS

FIRST DOWN  
MAINS

Monterrey Mozzarella Sticks	\$8
Mexico Mini Corn Dogs	\$10
Messi Nachos	\$12
Spurs Sliders	\$12
Pele Papas	\$10
Onion Rings	\$10

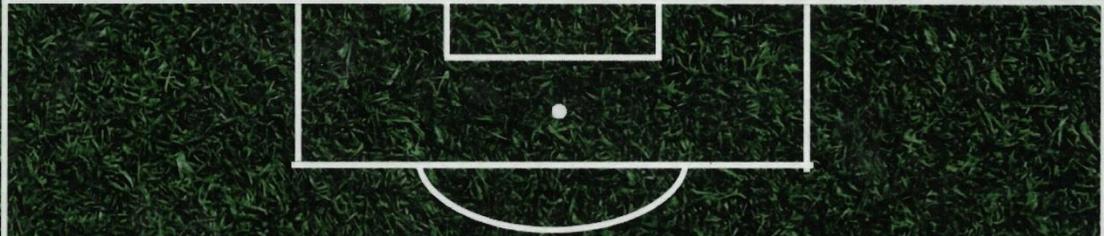
Goalie Cheeseburger	\$11
Double Play Cheeseburger	\$14
Tigres Chicken Tenders	\$12
Dallas Wings	\$11
Texan Tacos	\$12
Jeter Chicken Sandwich	\$12

HALF TIME  
SIDES

Ranger Ribeye Steak	\$28
Vaqueros New York Steaks	\$25
Chivas Chicken Breast	\$15
Shortstop Salmon	\$17
El Matador Sincronizada	\$13
America Ribeye in Aguachile	\$25

French Fries	\$6
Refried Beans	\$5
Rice	\$5
Mashed Potatoes	\$5
Proccoli	\$6

MENU



Little Spurs Sliders \$8

Tigrillos Chicken Tenders \$8

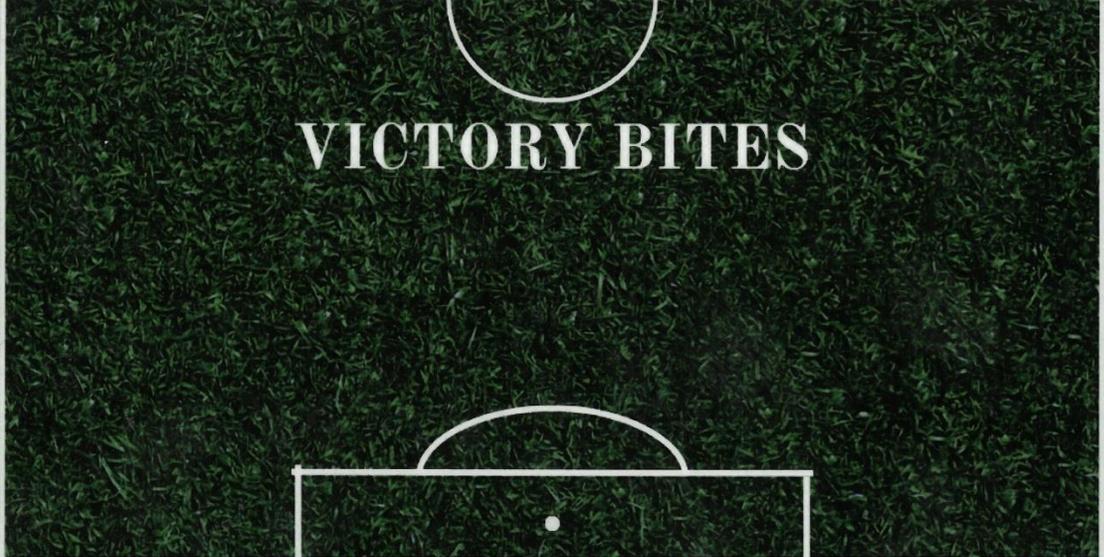
Stars Wings \$8

Quesadilla \$8

LITTLE KICKERS



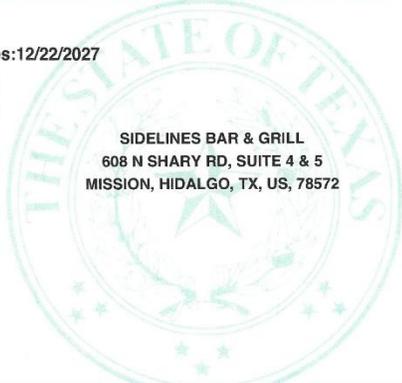
VICTORY BITES



**TABC LICENSE**

**TEXAS ALCOHOLIC BEVERAGE COMMISSION**

MB -200180586 Expires:12/22/2027  
MIXED BEVERAGE PERMIT (MB)  
LATE HOURS CERTIFICATE (LH)



SIDELINES BAR & GRILL  
608 N SHARY RD, SUITE 4 & 5  
MISSION, HIDALGO, TX, US, 78572

BRIELLA'S BISTRO LLC

*[Signature]*  
EXECUTIVE DIRECTOR

THIS PERMIT IS NOT TRANSFERABLE, MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITEES TO PERFORM ANY DUTY IMPOSED UPON HIM.

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
684555	CISNEROS KRYSTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-1962
684504	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-1978
684505	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
684575	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
684595	ZHENG DA MEI	2421 E 7TH AVE	MISSION	TX	78572-1946
684508	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
684510	WHLL LLC	808 S SHARY RD SUITE 5216	MISSION	TX	78572
684614	AVILA CARLOS & SANDRA PALACIOS DE AVILA	2420 E 8TH AVE	MISSION	TX	78572
684574	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
684594	PENA ALEJANDRO TREVINO	2420 E 7TH AVE	MISSION	TX	78572-1947
684507	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
684509	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
684511	PALACIOS CARLOS AVILA	615 SYCAMORE AVE	MISSION	TX	78572-1978
684512	FULANITO INC	7416 N 4TH ST	MCALLEN	TX	78504
684513	GUERRERO SELENE	703 SYCAMORE AVE	MISSION	TX	78572-1984
684514	ZORILLA JORGE J REVILLA GUTIERREZ	705 SYCAMORE AVE	MISSION	TX	78572-1984
684515	CASTILLO FRANCISCO JAVIER ALVARADO	707 SYCAMORE AVE	MISSION	TX	78572-1984
818962	J & M VALLEY INVESTMENT LLC	710 N SHARY RD	MISSION	TX	78572-9745
20827570	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
685429	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
960387	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
1471062	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
1308162	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1308059	MIRABELLE OWNERS ASSOCIATION INC	813 N MAIN ST STE	MCALLEN	TX	78501-0004
625924	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
1238655	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
1561200	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-9470



**MEETING DATE:** March 18, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz – Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- February 25, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 5, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- March 18, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive.
- Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a conditional use permit renewal to keep an 8’x22’ mobile food unit underneath the carport to sell Mexican food. His menu includes tacos, enchiladas, papas asadas, and menudo, among other items.
- The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am
- Staff: 3 employees
- Parking: The applicant is proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He will be required to have 4 parking spaces (1 parking space for every 3 seats =4). There is a total of 12 parking spaces available for this location to be shared with the existing carwash.
- The last conditional use permit approved for the mobile food unit for this location was on April 28, 2025 for a period of 1 year. Staff notes that this would be the first renewal.
- 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 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.**

- Permit for two (2) years to continue to assess this business
- Continued compliance with all City Codes (Building, Fire, Health, Sign, etc.)
- CUP is not transferable to others
- Hours of operation are Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

---

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP



**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



## ZONING LEGEND

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



PICTURES



ATTACHMENTS (PICTURES)



# MENU

Horario: Lunes-Jueves 5pm-12am  
viernes y Sabado 5pm-1am

## Tacos (Harina ó maiz)

- carne
- tripa
- mixtas

\*Orden incluye 5 tacos  
y frijoles charros

## Piratas

## Piratitas

(carne, queso, aguacate)

## Enchiladas

- carne
- queso
- mixtas

\*orden incluye 4 enchiladas,  
papa, zanahoria, y lechuga

## Menudo

- 1L \*orden incluye tortillas (harina ó maiz)  
y verdura

## Frijoles charros

- Sencillos
- Especiales (carne y queso)

## Papa Asada

- Especial (carne, queso, tocino, crema)

## Entradas:

- Tostitos (verdes ó morados)  
con queso y carne asada
- Papas fritas  
con queso y carne asada

## Bebidas:

- Agua
- Soda Lata
- Soda Mexicana

## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
560369	G3950-00-000-000D-00	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
648369	V0551-00-000-0002-00	GARZA MARIA ISABEL	1715 W GRIFFIN PKWY	MISSION	TX	78572-7306
560367	G3950-00-000-000B-00	REYES ISMAEL	1410 COCONUT PAL AVE	SAN JUAN	TX	78589-3936
560372	G3950-00-000-000F-00	GARZA JESUS ESPINO ET AL	9551 N MOOREFIELD RD	MISSION	TX	78574
560366	G3950-00-000-000A-00	EDDIES INVESTMENTS INC	707 W SIOUX RD	SAN JUAN	TX	78589-3475
560319	G3950-00-000-0018-00	BERNAL PAULINA & MANUEL CARDOZA	1701 LIZ DR	MISSION	TX	78574
560323	G3950-00-000-0022-00	LEAL DIANA	1709 LIZ DR	MISSION	TX	78574-7321
560321	G3950-00-000-0020-00	RAMOS HILARIO JR & ARSELIA G	1705 LIZ DR	MISSION	TX	78574-7321
560368	G3950-00-000-000C-00	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
560320	G3950-00-000-0019-00	VENECIA JOHN & NORMA	1703 LIZ DR	MISSION	TX	78574-7321
560318	G3950-00-000-0017-00	PLASCENCIA ELBA G	2302 BETO DR	MISSION	TX	78574-7316
560322	G3950-00-000-0021-00	GUZMAN PABLO JR	2309 BETO DR	MISSION	TX	78574-7319
590226	T5900-02-024-0001-27	GARCIA ELSA NORA & ALEJANDRO	1900 W 17TH ST	MISSION	TX	78572-0732
305839	T5900-02-024-0001-13	DUQUE CESAR TREVINO	839 RICARDO AVE	PALMVIEW	TX	78574-5210
648368	V0551-00-000-0001-00	ALVAREZ RAFAEL	1704 W 18TH ST	MISSION	TX	78572-7330
305837	T5900-02-024-0001-11	OBREGON MONICA	1721 W GRIFFIN PKWY	MISSION	TX	78572-7306



**AGENDA ITEM & RECOMMENDATION  
SUMMARY**

**MEETING DATE:** March 18, 2026

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

**AGENDA ITEM:** TABLED: Conduct a public hearing and consideration of the adoption of an ordinance amending the Code of Ordinances Appendix A - Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use; Subsection 3, Bars, Cocktail Lounges, Taverns, Cantinas, Saloons, Dancehalls, Discotheques, Discos or Nightclubs, by Adding Event Centers that sell alcoholic beverages and/or offer Bring your own beverages (BYOB) and Subsection H, Establishing Licensed Security Officers Requirements Based on the Maximum Occupancy of the Venue, Applicant: City of Mission - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- February 23, 2026 – Ordinance reviewed and approved by the Ordinance Review Committee
- March 18, 2026 - Ordinance reviewed and approved by the Planning and Zoning Commission
- April 14, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- This ordinance will establish requirements for licensed security guards/officers in certain entertainment venues.
- The ordinance would establish a requirement of one licensed security guard/officer for every 60 patrons based on the maximum occupancy of the establishment.
- The proposed licensed security guard/officer requirement would not apply to businesses classified as restaurant such as Chilli's, Wings and Rings for example where more than 50 percent of the sales are made up of food or soft drinks.
- The licensed security guard/officer proposed requirements would not apply to event centers that do not propose to sell alcoholic beverages or are not Bring Your Own Beverage (BYOB) establishments.
- The Police Chief attended the Ordinance Review Committee meeting and expressed much support for the proposed ordinance.

**STAFF RECOMMENDATION:**

Staff recommends the adoption of the ordinance.

**RECORD OF VOTE:**

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE X. CONDITIONAL USE PERMITS, SECTION 1.56 CONDITIONS OF CONDITIONAL USE; SUBSECTION 3, BARS, COCKTAIL LOUNGES, TAVERNS, CANTINAS, SALOONS, DANCEHALLS, DISCOTHEQUES, DISCOS OR NIGHTCLUBS, BY ADDING EVENT CENTERS THAT SELL ALCOHOLIC BEVERAGES AND/OR OFFER BRING YOUR OWN BEVERAGES (BYOB) AND SUBSECTION H, ESTABLISHING LEVEL II CERTIFIED SECURITY GUARDS CERTIFIED BY THE PRIVATE SECURITY BUREAU OF TEXAS OR LICENSED PEACE OFFICERS REQUIREMENTS BASED ON THE MAXIMUM OCCUPANCY OF THE VENUE, PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

**WHEREAS**, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt or amend an ordinance that, among other things, is for good government peace or order of Mission; and

**WHEREAS**, the regulation of bars and nightclubs is necessary for the general welfare of the community; and

**WHEREAS**, the City Council finds it beneficial to establish guidelines for the requirement of license security officers based on maximum occupancy of the proposed venue during the conditional use permit process; and

**WHEREAS**, The Ordinance Review Committee has reviewed the proposed amendment and has recommended approval; and

**WHEREAS**, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

**WHEREAS**, The City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:**

**SECTION 1:** That the City of Mission Code of Ordinances, Appendix A – Zoning, Article X. – Conditional Use Permits, Section 1.56, Subsection 3. Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheque, discos, or nightclubs, be hereby amended by adding event centers that sell alcoholic beverages and/or offer bring your own beverage (BYOB), and Subsection h, the language underlined (**added**) and deleting the language that is (**stricken**) to read in full as follows. \*The remaining sections are to remain in force.  
Section 1.56. Conditions of Conditional Use

*3. Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheque, discos, ~~or~~ nightclubs, and event centers that sell alcoholic beverages and/or offer bring your own beverage (BYOB)*

**h. Level II Certified Security Guards certified by the Private Security Bureau of Texas or a Licensed Peace Officer will be required based on the maximum occupancy of the business. For a business with a maximum occupancy of 60 people or less the business owner will be required to have one (1) Level II**

Certified Security Guard certified by the Private Security Bureau of Texas or a Licensed Peace Officer each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of 61 to 120 people the business owner will be required to have two (2) Level II Certified Security Guards certified by the Private Security Bureau of Texas or Licensed Peace Officers each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of 121 to 180 people the business owner will be required to have three (3) Level II Certified Security Guards certified by the Private Security Bureau of Texas or Licensed Peace Officers each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of 181 to 240 people the business owner will be required to have four (4) Level II Certified Security Guards certified by the Private Security Bureau of Texas or Licensed Peace Officers each day of operation from 8:00 p.m. to 2:00 a.m. For a business with a maximum occupancy of more than 240 people the number of required Level II Certified Security Guards certified by the Private Security Bureau of Texas or Licensed Peace Officers shall be determined by the City Council after a recommendation from the Planning and Zoning Commission. All security personnel must be present at all times and properly identifiable.

**SECTION 2: REPEALER:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3: SEVERABILITY:** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

**SECTION 4. EFFECTIVE DATE:** This ordinance shall take effect immediately upon its passage and publication as required by law.

**PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026,** at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

ATTEST:

\_\_\_\_\_  
Anna Carrillo, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney