



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, July 15, 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 - July 1, 2026

PLAT APPROVAL

- 2 Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum R-1T Townhouse Zoning frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc. - Cervantes

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

- 3 Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, - Cervantes

- 4 Conduct a public hearing and consideration of a Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros - Cervantes

- 5 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan – Cervantes

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

SITE PLAN APPROVAL

7 Site Plan Approval for the construction of a supermarket named Border Town on Lot 1, Laguna Oaks Subdivision Phase I. Applicant: Jorge De Zenea - Cervantes

8 Site Plan Approval for the construction of a commercial warehouse which will serve as the Central Kitchen for La Ganadera, located at 301 Del Mar Street, Applicant: Nicolas Elizondo – Cervantes

9 Site Plan Approval for the construction of a residential hotel on Lot 3, Sharyland Plantation Grove Hotel/Bungalow Subdivision within the existing site of the Bungalows on Shary located at 3700 Plantation Grove Boulevard Mission, Texas. Applicant: Oscar Falcon – 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 9th day of July, 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 **9th day of July, 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 **15th day of July, 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 **9th day of July, 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
JULY 1, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

David Villarreal
 Raquenel Austin
 Irene Thompson
 Steven Alaniz
 Connie Garza

P&Z ABSENT

Diana Izaguirre
 Kevin Sanchez

STAFF PRESENT

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

GUEST PRESENT

Gracie Reyna
 Linda Garcia
 Jesus Alvarez
 Gerardo Rodriguez
 Roberto Gonzalez
 Lane Rangel
 Azucena Bastida
 Maria B. Rivera
 Joy Morales F.
 Lucero M. Rendon
 Maria Ester Salinas
 Jerry Pena

CALL TO ORDER

Madam Chair Thompson called the meeting to order at 5:33 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JUNE 3, 2026

Madam Chair Thompson asked if there were any corrections to the minutes for June 3, 2026. Mr. Villarreal moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval

Subject to

Conditions:

**The Proposed Sommercrest Oaks Estates (a private Subdivision)
 Being a 9.851-acre tract out of the South 12 acres
 out of the East 26.49 acres of Lot 296, John H. Shary Subdivision,
 Developer: RGV Villa Development, LLC,
 Engineer: BIG Engineering, Inc.**

Mr. Ramirez stated the property is located along the West side of N. Taylor Road approximately 100 feet North of Mile 2 Road. This development will consist of a 28-large lot single-family residential development with one lot dedicated to storm detention. The average proposed lot will measure 65 feet in width by 130 feet in depth, 16 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1A single family residential zone. Water and sewer services will be provided by the City. There is a total of 2 fire hydrants via direction of the Fire

Marshall. The internal public streets are 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from Taylor Road being a public R.O.W. A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans. In addition, the developer must pay escrows for 20 feet of asphalt and a 5-foot sidewalk along Taylor Road.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the request for Plat Approval subject to conditions. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Rezoning:

**Being Lot 5, Miller Bros. Nursery Re-Subdivision,
Located along the East side of Moorefield Road
approximately 300 feet South of Mile 2 Road.
AO-I to R-1
Victor and Nora Davila**

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

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 5:37 p.m.

Ended: 5:41 p.m.

Item #4

Rezoning:

**Being Lot 1, Ango Subdivision,
located at 2210 E. 1st Street.**

R-3 to C-3

Gerardo Rodriguez

c/o Ango Holdings, Inc.

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") to convert the existing townhomes into a 34 room hotel project. The property is located along the South side of E. 1st Street approximately 600 feet West of Shary Road. The tract of land has 2.15 acres in area and measures 619.1 feet along 1st Street and measures 151.5 feet in depth. The surrounding zones are Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East. The surrounding land uses include an apartment complex to the East, a private lake to the North and vacant land to the West and South. The property has a fully developed townhomes complex. The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation. Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request. Staff recommends approval.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked whether sufficient parking would be provided for the proposed use.

Mr. Cervantes explained that the City's parking ordinance requires two parking spaces per apartment unit. He further stated that hotel and extended-stay uses have different parking requirements under the ordinance.

Madam Chair Thompson noted that a hotel unit typically consists of a single room, whereas an apartment unit may contain multiple bedrooms. She asked how many bedrooms were included in each of the proposed units.

Mr. Gerardo Rodriguez, the applicant's representative, stated that the proposal involves converting four existing apartment units into extended-stay units. He explained that the units consist of one-bedroom, two-bedroom, and three-bedroom layouts and asked which parking requirement would apply to the proposed use.

Madam Chair Thompson confirmed her understanding of the unit configurations and stated that the proposed parking would be sufficient. She concluded that each extended-stay unit would be required to provide one parking space under the applicable parking requirements.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villareal moved to approve the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:41 p.m.

Item #5

Conditional Use Permit:

To allow a Mobile Food Unit – Taqueria 453

in an approved Food Truck Park

**Being Lot 1, Block 2, Santa Lucia Development Subdivision,
Located at 2509 Colorado Road, Ste. 206.**

C-3

Baudelia Gomez

Mr. Cervantes stated the subject site is located at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant is leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more. The proposed hours of operation are as follows: Every day from 8:00 a.m. to 12:00 am. Staff: 5 employees in different shifts. Parking: The Mobile Food Park measures 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: Approval for a 1-year re-evaluation to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are every day from 8:00 am to 12:00 am; Must comply with the noise ordinance, Acquisition of a business license before occupancy; CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #6

Conditional Use Permit:

**An Event Center – Okidokie Playroom, LLC
being Lot 1, Treme Subdivision,
located at 2210 E. IH 2, Suites F & G.
(C-3)
Okidokie Playroom, LLC
c/o Maria F. Chavez**

Mr. Cervantes stated the subject site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named "Okidokie". The applicant is proposing to host kid's birthday parties. The proposed hours of operation are as follows: Monday – Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10 p.m. Staff will be 4 employees. Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: Approval for 1 year to evaluate the operations, Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Monday-Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10:00 p.m., Must comply with the noise ordinance, Must obtain a business license prior to occupancy Maximum occupancy is 75 people, Must have security cameras inside and outside with a minimum 30-day retention, CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #7

Conditional Use Permit:

**To allow a Mobile Food Unit – The Milpita 956
Being Lot 1, Esdras Vega Subdivision,
Located at 600 N. Shary Road,
(C-3)
Lumare Investments, LLC
c/o Lucero M. Rendon**

Mr. Cervantes stated the subject site is located at the Northwest corner of E. 6th Street and Shary Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant would like to place a mobile food unit in the north green area landscaping of the commercial plaza to sell elotes and munchies. The applicant has obtained written permission from Still Tap to utilize the restrooms for their staff and customers. Access to the site is off of E. 6th Street, through an existing 24' driveway. The parking area is held in common, and there is a total of 58 parking spaces. The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located in a food truck park at 2509 Colorado Road and is 1.1 miles away. Staff: 2 employees. Hours of operation: Monday – Saturday from 5:00 p.m. to 10:00 p.m. 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 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 noise ordinance, 4. Acquire a business license prior to occupancy, 5. CUP is not transferable to others, 6. Hours of Operation to be as follows: Monday – Saturday from 5:00 p.m. to 10:00 p.m., and 7. Restrooms must be accessible to the employees and patrons at all times.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:48 p.m.

Item #8

Conditional Use Permit: **To allow a Mobile Food Unit – Lakeview Coffee,
Being a 1.68 acre tract of land,
out of Lot 28-5, West Addition to Sharyland Subdivision,
located at 305 W. Mile 2 Road
(AO-I)
Azucena Bastida**

Mr. Cervantes stated the subject site is located at the Southwest corner of West Mile 2 and Compton Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant currently has a life of use conditional use permit for Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District. She would like to place a mobile food unit next to the lake to offer her customers coffee, sandwiches, and pastries while conducting business at the site. The proposed location follow's the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located at 208 E. Griffin Parkway (HEB) and is 1.1 miles away. Staff: 3 employees. Days & Hours of operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. The applicant proposed to place a couple of benches for her customers to sit while enjoying their food. If the request is approved, the applicant will be adding 5 additional parking spaces to comply with the parking requirements. Staff mailed out (40) legal notices to the surrounding property owners. The Planning staff received a call and a visit in opposition to the mobile food unit. The concern voiced was regarding the increase in traffic, with people entering their subdivision at different hours. They informed staff that a petition in opposition to the request would be submitted. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1-year approval to continue to assess this new operation; 2. Must comply with all City Codes (Building, Fire, Health, etc.); 3. Restrooms must be accessible to the employees and patrons at all times; 4. Must provide a minimum of 5 parking spaces at all times. 5. Acquire a business license prior to occupancy, 6. CUP is not transferable to others, 7. Days and Hours of Operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. 8. Maximum occupancy is 30 based on 10 parking spaces provided.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.

Ended: 6:04 p.m.

Item #9

Conditional Use Permit: **A Home Occupation for the Sale of Firearms
Being Lot 6, Woodcrest Estates Subdivision,
located at 2705 Nicole Avenue,
(R-1)
Opfor Group, LLC
c/o Jerry Pena**

Mr. Cervantes stated the subject site is located along the North side of Nicole Drive approximately 450' West of Taylor Road. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license. The applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications. The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities. The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive. A petition signed by 41 people was submitted in opposition to the request. The petitioners cite concerns about traffic and commercial activity in a residential neighborhood. The petition reflects 71.95 percent of the property owners within 200 feet and 37.33 percent of the property owners within 400 feet. Based on the petition percentages a super majority vote of the City Council will be required for the Conditional Use Permit to be approved. 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; 6. Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence; and 7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Gracie Reyna resides at 2800 Nicole Drive and Ms. Linda Garcia resides two houses west of the proposed location stepped forward to state their strong opposition to the proposed residence-based business. Ms. Reyna stated noted the single-family residential neighborhood has been established since 2002. They expressed concern that approving a business, particularly one related to firearms, would set a negative precedent. They recalled a previous petition for a home daycare

that the community successfully blocked. The neighborhood already faces high-speed traffic, which required the installation of speed humps around 2020–2021 after Nicole Drive was extended to Sherry Road. The speakers argued that a new business would increase traffic, endangering children who play and ride bicycles in the area. She stated that several neighbors were not properly notified about previous meetings, though notices were received for this specific hearing. They presented a signed petition from multiple absent neighbors who are vehemently opposed to commercial operations in the neighborhood. The speakers concluded by requesting the board members to consider how they would feel if a firearms business were proposed in their own neighborhoods, asking them to respect the community's desire to keep the area purely residential.

Ms. Linda Garcia stated that the neighborhood is highly active, with both children and adults frequently walking and playing in the streets. She expressed concern that introducing a business would compromise pedestrian safety. Ms. Garcia noted that she purchased her home 20 years ago, and Ms. Reyna purchased hers even earlier, with the explicit understanding that the neighborhood was exclusively residential, quiet, and safe. She recalled that speed humps were recently installed to curb reckless driving and argued that regardless of whether direct firearm sales occur, commercial activities do not belong in a residential zone. Finally, Ms. Garcia noted that both she and Ms. Reyna are businesswomen who operate their companies out of properly zoned commercial properties rather than their homes, arguing that other residents should be held to the same standard.

Mr. Jerry Pena the applicant residing at 2705 Nicole Drive spoke in favor of the request, clarifying that the proposed license is strictly for administrative paperwork and certification processing. He confirmed that no customers or clients would visit the property, thereby generating no additional traffic. He noted that he has operated this business since 2018, primarily conducting training and operations off-site at a ranch. The applicant expressed agreement with the neighbors regarding traffic safety, stating that he personally signed the neighborhood speed hump petition and has six children who play in the area. Highlighting his professional background, he stated he holds a doctorate in education focusing on active shooter events and serves as the Director of Veteran Services for Chicanos Por La Causa. He concluded by emphasizing his active role in the neighborhood watch and reassuring the board that his immediate neighbors are fully aware of and comfortable with his background and profession.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson initiated discussion by inquiring whether a previously approved firearms-related home occupation permit was located within a gated subdivision.

Mr. Cervantes clarified that the commission had reviewed and approved three similar requests, with the most recent case occurring two months prior. He explained that in the previous instance, the applicant sought an Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) license to pursue a county shooting range project and required a residential anchor address. Neighborhood opposition in that case was successfully mitigated by attaching a binding affidavit to the permit conditions, wherein the applicant promised to conduct no in-person or online sales from the residence. He stated noted that for the current application, staff integrated a dual-affidavit condition: first, prohibiting any on-site sales or transactions of firearms at all times, and second, prohibiting customer traffic, public

gatherings, or on-site instructional training at the residence. He concluded that under these strict guidelines, the neighborhood would remain unaffected as the request functions strictly as an administrative paperwork alignment.

Madam Chair Thompson asked the applicant, Mr. pena to testify regarding his current business operations.

Mr. Pena confirmed that this was an existing, ongoing mobile operation rather than a new start-up. He stated that since 2018, his active business operations have been conducted entirely off-site at an L-shaped private shooting range located on Northfield Road. He noted that he utilizes a mobile trailer to transport all necessary equipment and inventory directly to the range, ensuring that no firearm-related commercial activity takes place at any residential location.

Madam Chair Thompson inquiries regarding his licensing records.

Mr. Pena stated that his current ATF license is registered to an address on FM 88. He explained that the primary purpose of the requested home occupation permit is to establish his home residence as his official business mailing address, allowing him to receive sensitive ATF documentation, compliance correspondence, and corporate mail directly and efficiently. He emphasized that he does not permit customer traffic at his home for security reasons, and all firearm rentals and instructional activities are strictly controlled and confined to the private range.

Madam Chair Thompson addressing safety and storage concerns raised.

Mr. Pena confirmed that the ATF has inspected his residence on multiple occasions and verified that his inventory is properly secured in dedicated gun safes. He further noted that he participates in the Guardian Arms program for the Department of Veterans Affairs, utilizing his secure home storage to hold firearms for veterans as part of a suicide prevention and mental health initiative.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a call for the vote, the motion carried with a vote of 4–1, with Ms. Garza abstention on the record.

Started: 6:04 p.m.

Ended: 6:09 p.m.

Item #10

Conditional Use Permit

Renewal:

**To keep three (3) portable buildings,
Being Lot 1, Nido De Aguila Subdivision,
Located at 915 W. Expressway 83,
(P)
Excellence in Leadership Academy**

Mr. Cervantes stated the subject site is located at the Southwest corner of S. Olmo Street and W. U.S. Expressway 83 Frontage Road. Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting to keep three (3) 24' x 70' portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding is solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently has 167 students

and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which will allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off will be located along the east side of the building. The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer from 8:00 am to 12:00 pm. Staff: 4 teachers. Parking: The educational component of the church will operate during the non-church hours and utilize the existing 239 parking spaces on-site. The last conditional use permit for this location was approved on August 12, 2025, for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure at this location. The applicant is currently leasing the facility from the Luz para las Naciones Church. The current plan is to request a renewal for the portables due to declining enrollment and due to the budget being reduced for the year. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1. 1-year permit to continue to assess this conditional use permit, 2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.), 3. CUP is not transferable to others, and 4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer.

Ms. Austin asked why enrollment had declined and wondered if the students were not in the actual building. They also questioned the reason for using outside classrooms.

Mr. Cervantes stated compared the startup school's trajectory to the early histories of IDEA Public Schools and Vanguard. They noted that IDEA similarly began in a Baptist church and utilized portable buildings 25 years ago before expanding into its current large-scale presence. However, unlike that growth model, the school under discussion is currently experiencing declining enrollment and financial strain. Consequently, they are requesting a one-year temporary extension to improve operations and stabilize their student body.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Villarreal moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Ms. Austin asked if whether classes were being held inside the main building.

Mr. Cervantes stated that all classes are strictly conducted within the portable buildings, while the main church building is used only for administrative purposes.

Ms. Moreno stated the provided campus details for the property located at 915 East Expressway. They clarified that while the school serves students from pre-K3 through eighth grade, the on-site portable buildings are utilized exclusively for the preschool section. Due to interior space limitations within the leased church facility, the main building cannot accommodate the entire student body, necessitating the use of external structures.

Madam Chair Thompson noted that these portable units are situated at the rear of the property, offering minimal visibility from the main highway and remaining largely obscured except from adjacent side streets.

Mr. Cervantes confirmed that the portable structures are entirely obscured from the expressway corridor. He noted that the units are only visible to traffic traveling along the adjacent side street.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:09 p.m.

Ended: 6:10 p.m.

Item #11

Conditional Use Permit

Renewal:

**A Mobile Food Truck Park – 307 Food Park,
Being the West ½ of Lots 7 & 8,
Block 176, Mission Original Townsite Subdivision,
Located at 307 W. Tom Landry Street.
(C-4)
Roberto Gonzalez**

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

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to approve the conditional use permit renewal request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:10 p.m.

Ended: 6:11 p.m.

Item #12

**Conditional Use Permit
Renewal:**

**A Mobile Food Unit – Fiesta Hot Dogs
Being Lot 1, Madrigal Subdivision,
Located at 208 N. Inspiration Road.
(C-2)
Federico Garcia**

Mr. Cervantes stated the site is located 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council. The applicant proposes to renew the conditional use permit of the mobile food unit to sell their products. The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation. The hours of operation are as follows: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Staff: 2 employees. Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff Recommendation: Approval for 2 year re-evaluation to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Must comply with the noise ordinance; and CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the conditional use permit renewal request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:11 p.m.

Ended: 6:23 p.m.

Item #13

**Conditional Use Permit
Renewal:**

**A Bar and for the Sale & On-Site Consumption
of Alcoholic Beverages – The Ice House, LLC
Being the South 109.5 feet of Lot 2, Block 137,
Mission Original Townsite Subdivision and
all of Lot 52, John H. Shary Industrial Subdivision,
located at 815 N. Francisco Avenue.
(C-3)
Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 one (1) year 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 will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Maria Salinas, representing properties at 709 Oblate Avenue and 715 Miller, requested that the item be formally tabled and rescheduled for a future public hearing. She stated that three neighborhood children and their mothers, who had attended the previously canceled meeting on the 17th, were unable to attend the current session due to a scheduling conflict with employment workshops and prior commitments. Ms. Salinas emphasized the importance of community fairness and youth participation in municipal governance. Additionally, she submitted a physical packet to Mr. Cervantes detailing 16 to 17 alleged neighborhood violations, which included broken sidewalks, removed or defaced "No Trespassing" and "No Parking" signs, fence damage, and ongoing disturbances caused by patrons drinking, yelling, and screaming. She further noted that the establishment possesses a capacity of approximately 360 individuals but only provides 12 designated parking spaces.

Ms. Austin asked regarding property ownership and signs.

Ms. Salinas stated that the affected adjacent property belongs to Mr. Pena, who authorized her to photograph the damage and violations on his behalf.

Mr. Lane Rangel, co-owner of the establishment at 815 North Francisco, spoke in favor of the application. He addressed the property damage claims by stating he personally witnessed the signs being blown down by the wind. Mr. Rangel asserted that management was only recently informed that parking on the Pena property was completely unacceptable, prompting them to post notices on the bar's entrance warning patrons that unauthorized vehicles would be towed. He noted that the business has operated under new ownership for four years and was previously tracking toward a Life-of-Use Permit before community opposition arose. To resolve the parking deficit, Mr. Rangel proposed paving an adjacent side area to accommodate eight additional vehicles. He cited a past police response to a vehicular theft incident where the responding officer commended the establishment's quiet track record. Addressing noise concerns, Mr. Rangel stated that their primary revenue occurs during the winter tourism season and expressed willingness to remove requests for late-night outdoor live music on Thursday and Friday nights, limiting outdoor performances to a Monday-through-Wednesday timeframe.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson questioned staff regarding the timeline of the parking complaints. Mr. Cervantes clarified the record, stating that the parking issues had been officially brought forward nine months prior and that the applicant was made aware of the non-compliance at that time.

Ms. Garza inquired about the procedural options regarding Ms. Salinas's request to reschedule.

Mr. Cervantes confirmed that he had personally witnessed the neighborhood children waiting to participate at the previously canceled meeting. He advised the board that they could vote to table the item and open a new public hearing at the next scheduled meeting.

Madam Chair Thompson asked regarding the operational impact on the business.

Mr. Cervantes clarified that tabling the item would allow the applicant to continue operating under their existing approved conditions in the interim.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to “tabled” the conditional use permit renewal request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:23 p.m.

Ended: 6:28 p.m.

Item #14

Homestead Exemption

Variance:

**The North 40 feet of the North 80 feet of Lot 81,
Mission Acres Subdivision
Located at 1040 Adams Avenue.
Jesus Alvarez**

Mr. Ramirez stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 one (1) year 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 will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if the board had any questions.

Ms. Garza asked by inquiring if the application pertained to a single residence.

Mr. Ramirez confirmed that the request involved a single variance for a single lot.

Madam Chair Thompson asked whether public notice had been distributed to the surrounding neighborhood.

Mr. Ramirez clarified that notification was not legally required for this specific action.

Mr. Villarreal questioned whether the proposal complied with current municipal code.

Mr. Ramirez stated that the application did not meet standard code requirements, which necessitated the variance request. Specifically, the property features a 40-foot lot frontage rather than the established 50-foot single-family residential minimum, and the applicant is proposing 3.5-foot side setbacks. Mr. Ramirez noted that a waiver of associated fees was also included within the proposal for board consideration.

Ms. Garza asked if the board routinely waives these fees.

Mr. Ramirez explained that while the waiver is built into the presentation framework, the board holds discretionary authority to grant or deny it.

Mr. Cervantes provided legal clarification, noting that under the municipal ordinance governing Homestead Variances, the board's action constitutes a recommendation that must ultimately be forwarded to the City Council for final approval, inclusive of the fee waiver provision.

Ms. Garza requested to introduce an amendment to the motion to exclude the fee waiver, citing it as her sole objection.

Mr. Cervantes advised that the board could proceed to a vote on the primary motion, assuring Ms. Garza that her specific objection regarding the fees would be formally relayed to the City Council.

Madam Chair Thompson asked Mr. Villarreal if he wished to amend his standing motion to approve. Mr. Villarreal declined to amend and re-stated his motion to approve the item as originally presented.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villareal moved to approve the Homestead Exemption Variance request. Ms. Austin seconded the motion. Upon a vote, the motion passed, with Ms. Garza voting in opposition. Ms. Thompson directed staff to ensure the official record explicitly reflects that Ms. Garza's dissenting vote was based exclusively on her objection to the fee waiver.

Started: 6:28 p.m.

Ended: 6:31 p.m.

Item #15

Conduct a public hearing and consideration and possible action on matters related to the adoption of an amendment to the City of Mission Code of Ordinances Chapter 98-Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission – Cervantes

Mr. Cervantes stated the city has a policy to require access easement during the processing of commercial subdivision plats but the requirement is not in an ordinance. To avoid possible challenges from developers on having to show access easements along the perimeters of their plats, staff is recommending the adoption of the ordinance amendment. Staff recommends approval.

Madam Chair Thompson opened the board discussion by observing that local business owners are typically receptive to cross-access agreements, noting that shared access points generally enhance customer convenience and logistical efficiency. She inquired whether staff had encountered significant stakeholder opposition to the proposed mandate.

Mr. Cervantes reported that while no formal opposition had been registered within the current jurisdiction, his professional experience in other municipalities demonstrated that resistance does occur. He noted that in previous roles, some business owners rejected cross-access layout connectivity entirely or sought financial remuneration from adjacent property owners as a condition for establishing a physical connection.

Mr. Alaniz questioned the subjectivity and physical feasibility of the ordinance, pointing out that certain existing commercial developments feature misaligned parking lots that make immediate interconnectivity structurally impractical.

Mr. Cervantes clarified that under the provisions of the proposed ordinance, cross-access compliance would be a mandatory standard for development. Any applicant seeking relief from this requirement due to structural misalignment or owner opposition would be legally required to apply for a formal variance, which would necessitate a public hearing and final action by the City Council. He added that while standard subdivision plats are traditionally reviewed and approved through administrative staff channels without legislative oversight, non-compliance with this specific interconnectivity mandate would elevate the item to the City Council.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to approve the ordinance amendment request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#16

ADJOURNMENT

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:31 p.m.

Irene Thompson, Madam Chair
Planning and Zoning Commission



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 17, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum R-1T Townhouse Residential District frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2026 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- May 28, 2026 – Final review of plat and construction plans deemed complete by SRC.
- June 17, 2026 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- June 23, 2026 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- Abrego Abodes Subdivision consists of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83.
- The subdivision lots will have access from E. 2-1/2 Street, which will be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road will also be widened and paved with curb & gutters. The Engineering Department has reviewed and approved the drainage report.
- The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z and approved by City Council on February 10, 2026.
- The subdivision engineer is requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6.

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to recording the plat.

STAFF RECOMMENDATION:

Staff recommend approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Name: Abrego & Sons, Inc.
 Address: P.O. Box 4411
 City: Mission, TX 78572
 Phone: c/o (956) 381-0981
 Subdivision Name: _____
Abrego Abodes Subdivision

5 ACRE PLAT C

5+ ACRES..... 15075601
 1201 E. 8TH ST

Re-Plat Filing/R

Separate Subdi

P&Z Date: _____

REC#: 06592332 3/20/2026 2:38 PM
 OPER: RA TERM: 053
 REF#: 4157

TRAN: 550.0000 BUSINESS LICENSE
 20260261-03/20/26 ABREGO & SONS INC
 ABREGO ABODES SUBD 400.00CR

Urban (City) ☒ Suburban ETJ _____
 Zone: R1-T Water Dist. UID
Sharyland ISD

TENDERED: 400.00 CHECK
 APPLIED: 400.00-
 CHANGE: 0.00

of Lots: Residential 6 Non-Residential _____

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

Water CCN: SWSC LJWSC MUD

WATER

See Plans L. F. of _____ Water Lines
 _____ L. F. of _____ Water Lines

Other: _____

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

SEWER

See Plans L. F. of _____ Sewer Lines
 _____ L. F. of _____ Sewer Lines

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

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks
 \$ _____

STREETS

See Plans L. F. of _____ Wide Streets
 _____ L. F. of _____ Wide Streets

Other: _____

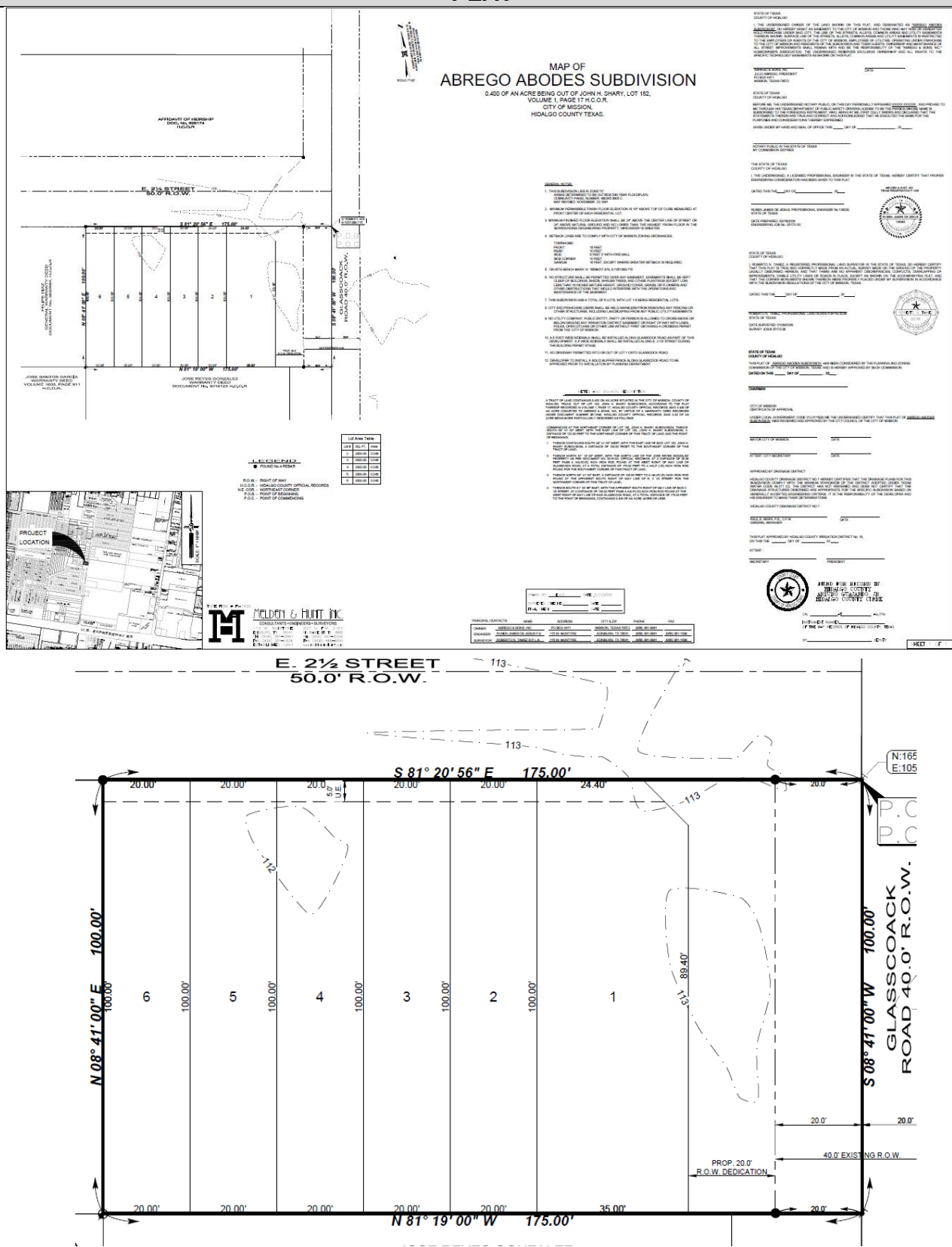
STORM SEWER

See Plans L. F. of _____ Storm Lines
 _____ L. F. of _____ Storm Lines

_____ L. F. of _____ Storm Lines

Revised 2023

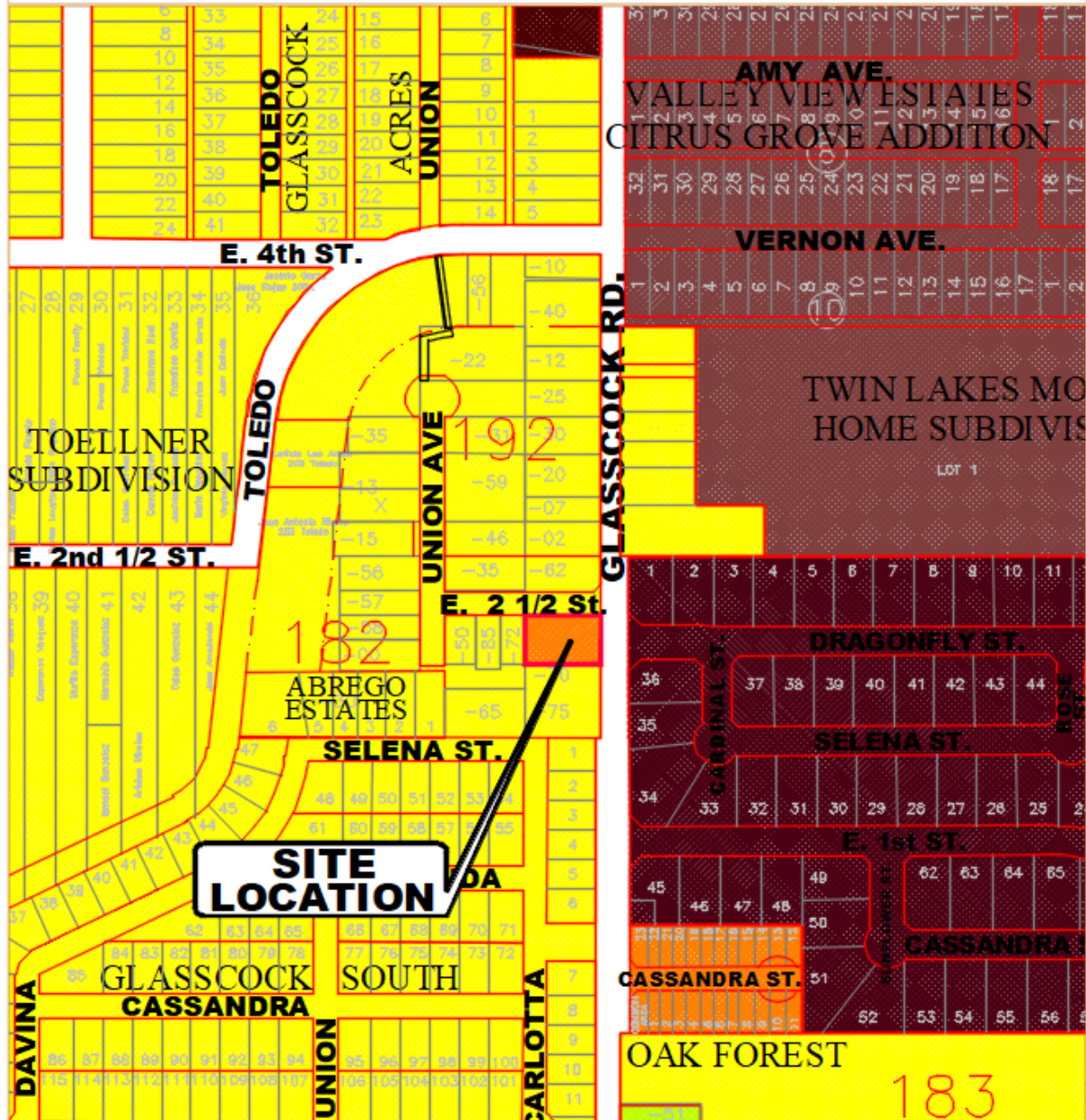
PLAT



AERIAL



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 MFC'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

DRAINAGE REPORT

TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN,

Drainage Statement
ABREGO ABODES SUBDIVISION
Project #25170.00 Date: May 7th, 20
Revised: June 29, 2026

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

[Signature]
H.C.D.D. NO. 1



07/06/26
DATE

ABREGO ABODES SUBDIVISION A tract of land containing 0.400 of an acres situated in the City of Mission, Hidalgo County, Texas, consisting of 0.4000 of an acres out of Lots 172 John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Official Records. This subdivision is in flood Zone "X" (Unshaded). Zone "X" (unshaded) are areas determined to be outside the 500-year floodplain. Community panel No. 480345 0005 C, Map Revised date: November 20, 1991. The property is located on the West side of Glasscock Road and approximately 2,145.00 linear feet North of Glasscock Road's intersection with E. Expressway 83. The property is currently open with a proposed use of 6 residential townhomes lots currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay loam 0 to 1 percent slopes, which are in Hydrologic Group "B". (31) Hidalgo-Urban land complex, 0 to 1 slope percent, which are in Hydrologic Group "B". And (54) Raymondville-Urban land complex, 0 to 1 percent slopes, which are in Hydrologic Group "C". For this report, we will use soil type "C", the most common soil on the site. These soils have moderate infiltration rates when thoroughly wet. (See excerpts from "Soil Survey of Cameron County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 0.52 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 2.29 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 1.77 c.f.s.

The proposed drainage for this subdivision shall consist of an on-site detention swale which will then sheet flow to the proposed curb and gutter on E 2 ½ Street and ultimately discharged into an existing Hidalgo County Drainage District No. 1 drain system.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the offsite improvements for this subdivision. Therefore, as per attached calculations, 1,670 cubic feet of detention will be required as per Hidalgo County Drainage District requirements.



[Signature]
Ruben James De Jesus, P.E. #126282

6 Jun 2024
Date:

VARIANCE REQUEST



TBPELS Firm # F-1435
TBPELS # 10096900

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

City of Mission Planning & Zoning Dept.
Mr. Xavier Cervantes, Director of Planning & Zoning
1201 E 8th ST.
Mission, TX 78572

Re: Variance Request- Abrego Abodes Subdivision

Dear Mr. Cervantes,

On behalf of the developer, Abrego and Sons and regarding the above-mentioned subdivision, we are respectfully requesting the following variance from the City of Mission Subdivision Ordinance:

1. Mission, Texas - Code of Ordinances APPENDIX A - ZONING ARTICLE VIII. - USE DISTRICTS AND CONDITIONAL USES Section 1.372. - R-1T townhouse residential district: 5. Area requirements: c. Minimum lot frontage on a public street:

Proposed Lot Width is 20'.

Your consideration of this request is greatly appreciated. We would like to be included at your next available Planning and Zoning meeting. If you have any questions or need further information, please feel free to contact me at (956) 381-0981.

Respectfully,

MELDEN & HUNT, INC.


Ruben James De Jesus, P.E.
Vice President



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: July 15, 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 office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 26, 2026 – Application for Conditional Use Permit submitted to the City.
- July 2, 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 the public hearings was published in the Progress Times.
- July 15, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located 165 feet West of Washington Avenue along the North side of West Business Highway 83.
- Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit to allow a portable building for office use. The use will be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision.
- The proposed days and hours of operation are Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed
- Staff: 2 Employees
- Parking: Staff require a minimum of 4 parking stalls for the site.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

- Approval for a 1-year re-evaluation to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Must comply with landscaping and parking code,
- Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm
- Must comply with the noise ordinance
- CUP is not transferable to others.

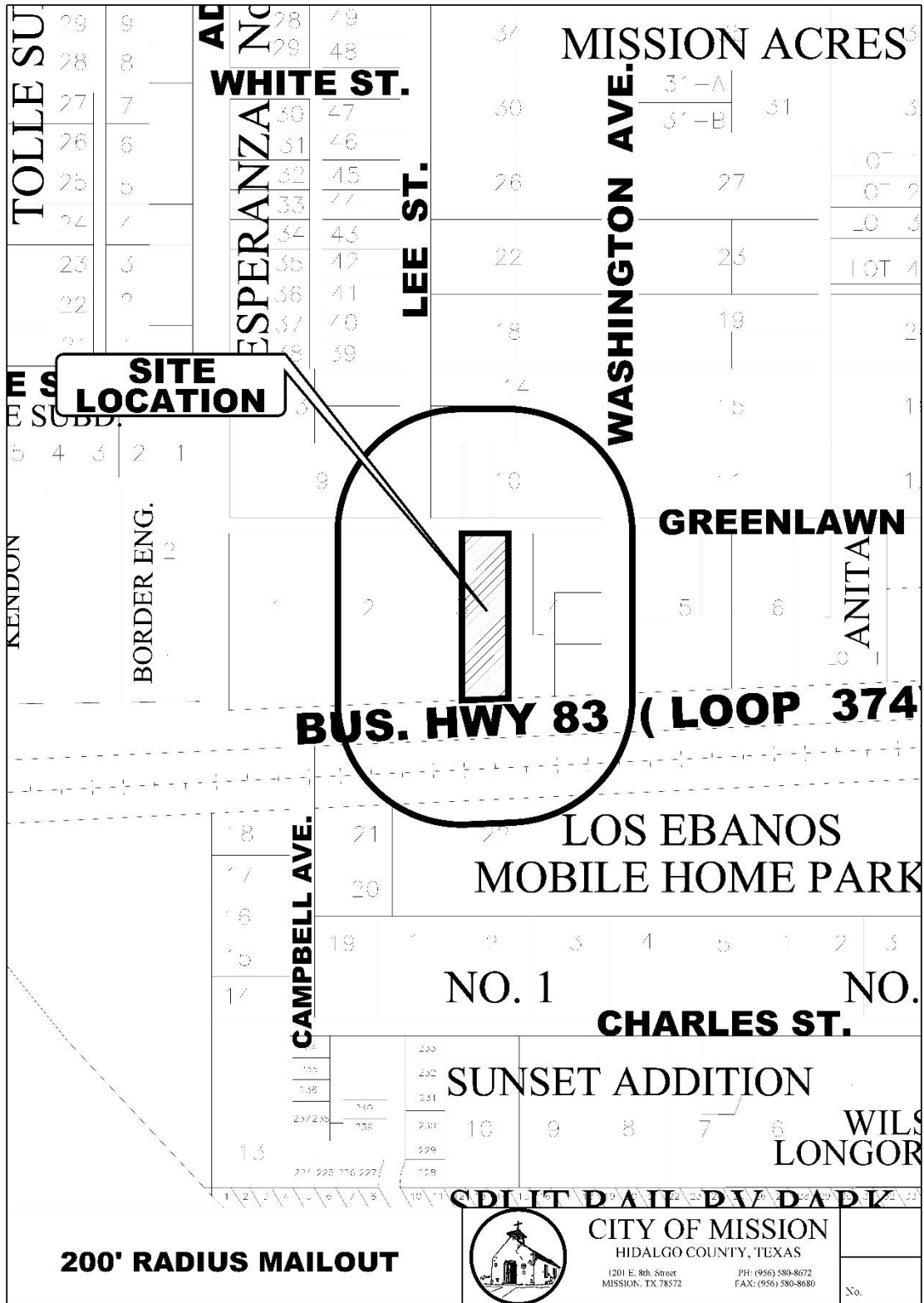
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

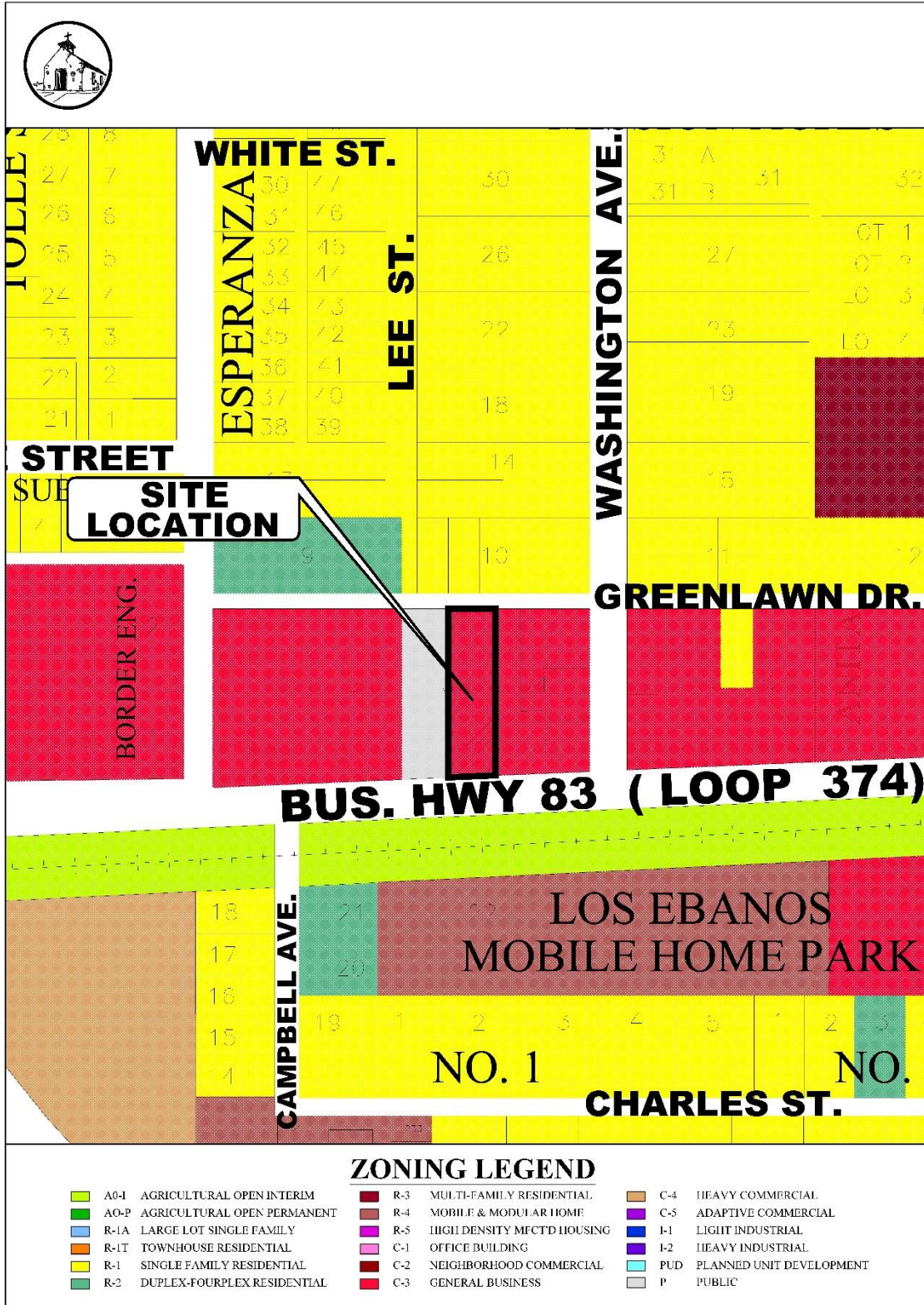
MAILOUT MAP



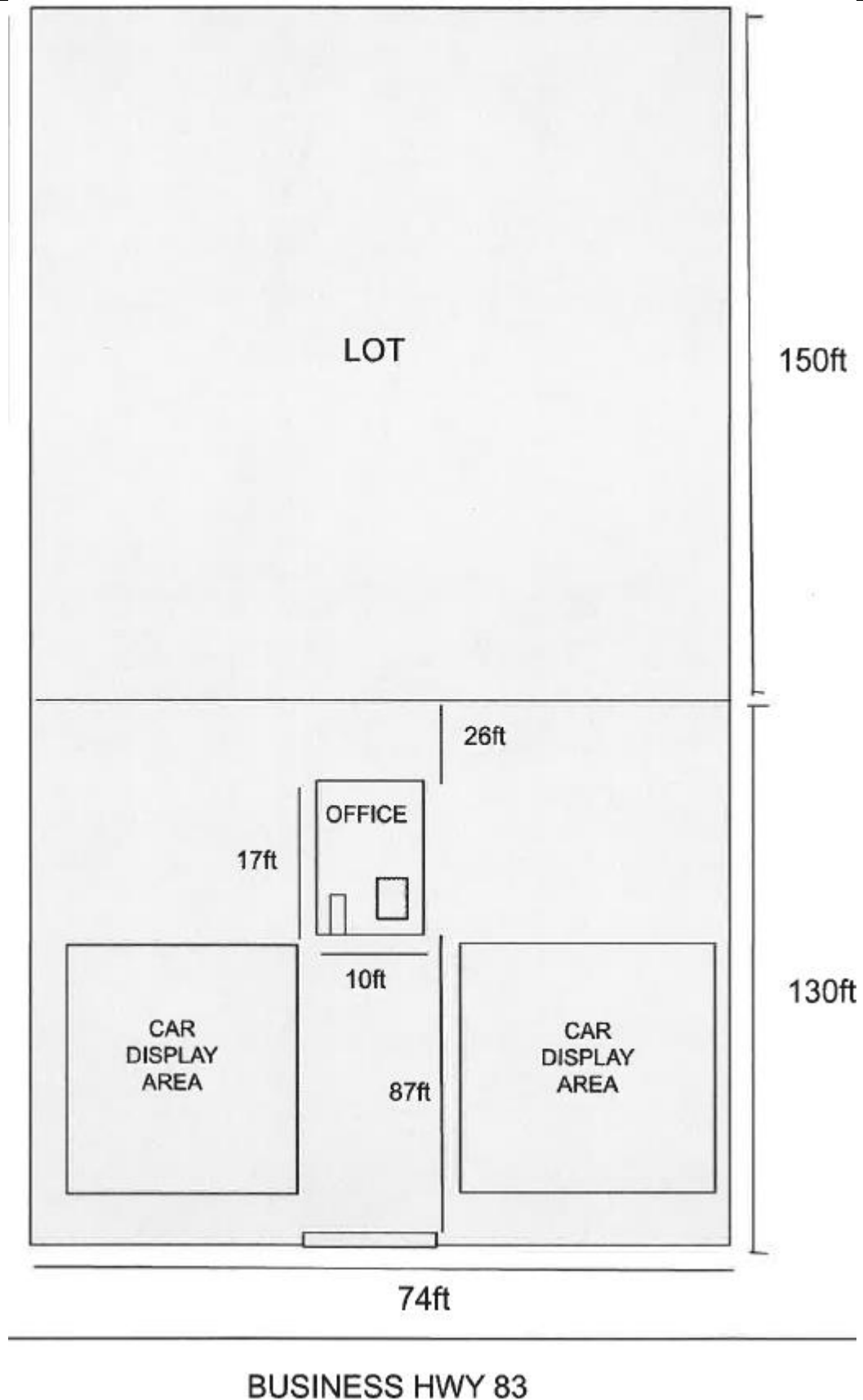
AERIAL PHOTO



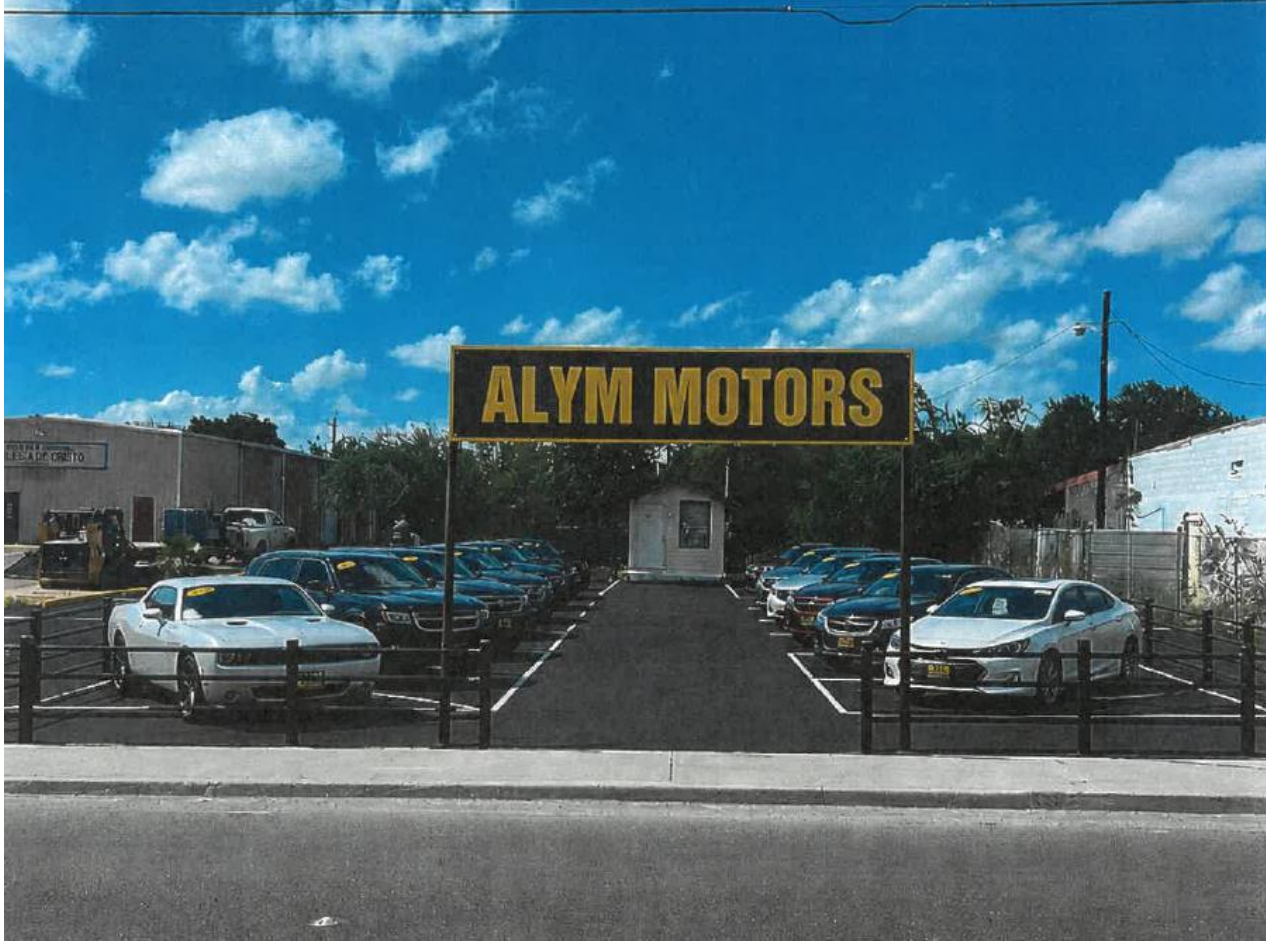
ZONE MAP



PROPOSED SITE PLAN



PROPOSED RENDERING



PICTURES



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
237863	HERNANDEZ JOSE CRUZ JR	911 WASHINGTON ST	MISSION	TX	78572-3421
292855	LAS VIAS TRAILER PARKS LLC	9601 N 10TH UNIT 1	MCALLEN	TX	78504-9522
237851	PENA SOPHIA	901 LEE ST	MISSION	TX	78572-3413
237828	IGLESIA DE CRISTO WEST 83	1618 W BUSINESS 83	MISSION	TX	78572
237826	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
237827	MOLINA VENTURA HERNANDEZ	1608 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3428
237831	GARCIA ANNA & REYNALDO JR	1106 MIRACLE LANE	MISSION	TX	78572-3525
237829	SILVA IVAN MENDOZA	903 WASHINGTON ST	MISSION	TX	78572-3421
237824	MNTEX ENTERPRISES LTD	1628 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3428
237862	PEREZ JUAN CARLOS G	609 ROSE MARIE AVE	MISSION	TX	78574-2813
237830	RAMIREZ LUIS LAURO	903 WASHINGTON AVE	MISSION	TX	78572-3421
237864	CAVAZOS MARIBEL & JOSE C HERNANDEZ	911 WASHINGTON AVE	MISSION	TX	78572-3421
237852	MENDEZ ALBINA	900 LEE ST	MISSION	TX	78572-3414
237853	MENDEZ VERONICA	900 LEE ST	MISSION	TX	78572-3414
237855	DELGADO MARIA IRMA	905 WASHINGTON AVE	MISSION	TX	78572-3421
237854	FERNANDEZ IRMA	907 WASHINGTON ST	MISSION	TX	78572-3421



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: July 15, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 26, 2026 – Application for Conditional Use Permit submitted to the City.
- July 2, 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 the public hearings was published in the Progress Times.
- July 15, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street.
- Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas.
- The proposed days and hours of operation are Monday–Sunday, 24/7
- Staff: 7 Employees
- Parking: A business this size requires a minimum of 7 parking stalls.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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:

- Approval for a 2-year re-evaluation to assess this operation;
- Hours of operation are Monday through Sunday, 24/7
- Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.)
- Must comply with the noise ordinance

- CUP is not transferable to others.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

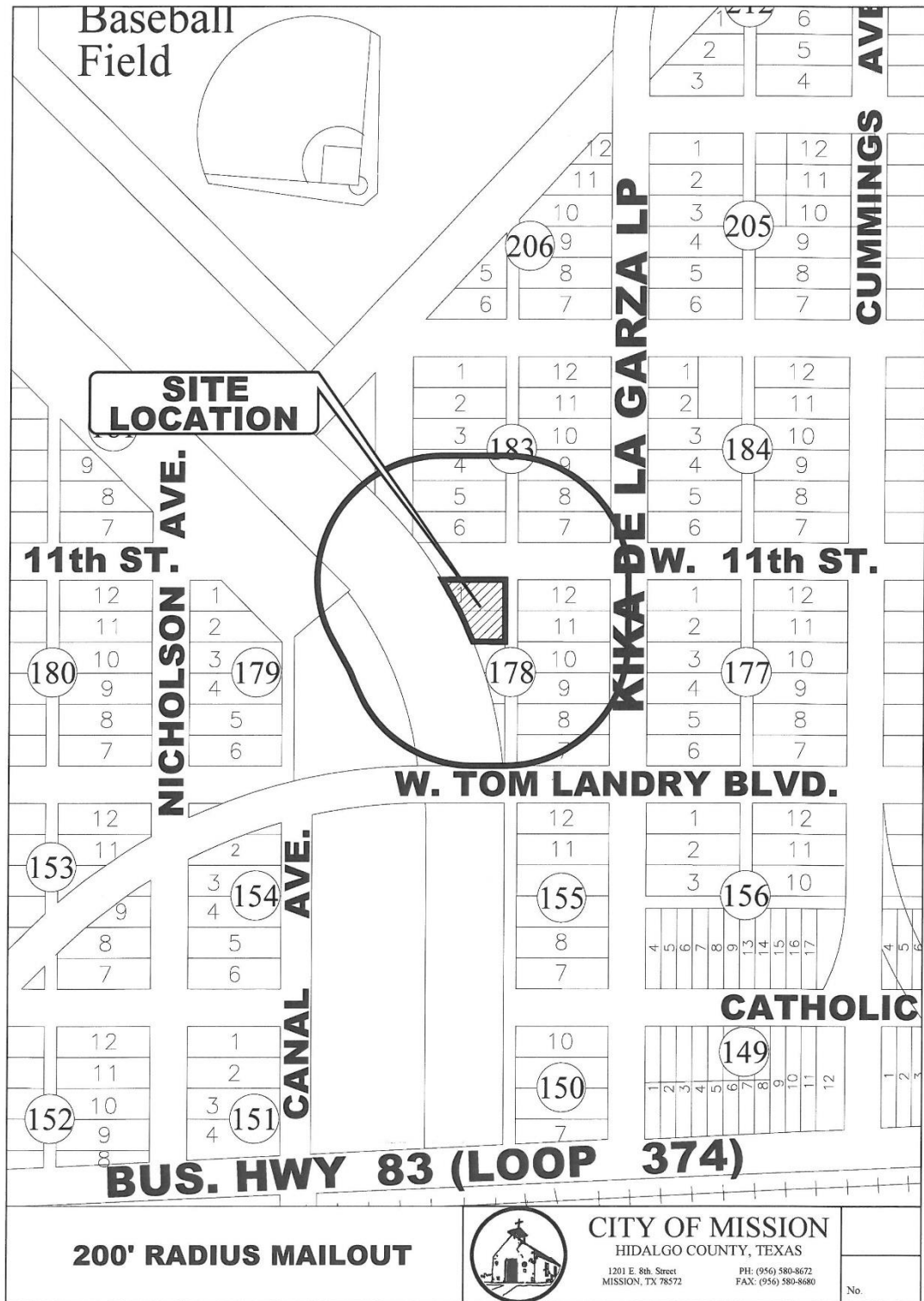
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

MAILOUT MAP



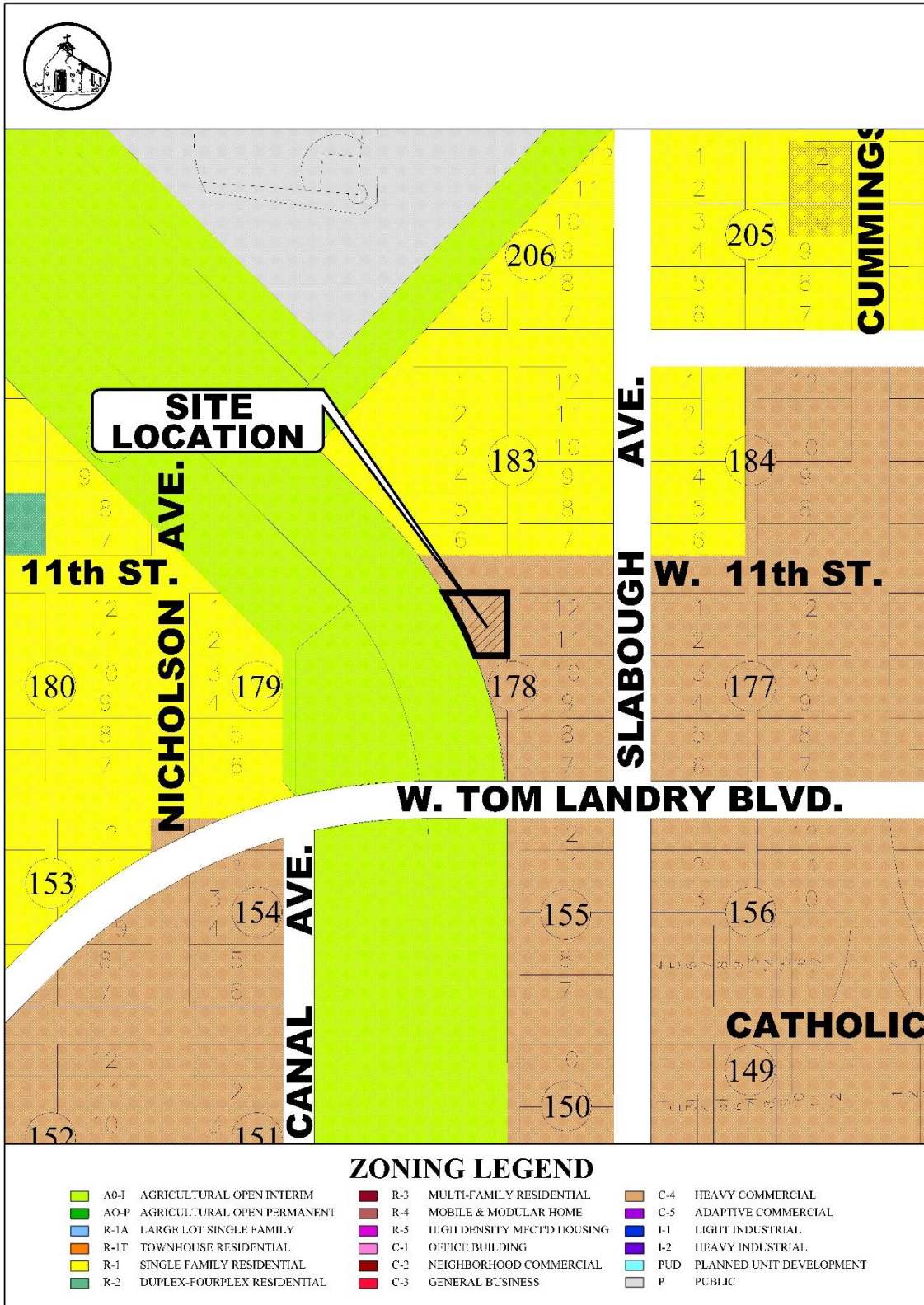
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL PHOTO



ZONE MAP



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239882	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239883	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239877	ONTIVEROS VERONICA L	303 NIGHTINGALE AVE	MCALLEN	TX	78504-1714
239879	MARTINEZ JUVENTINO V & AMALIA	604 E 28TH ST	MISSION	TX	78574-2172
239918	TREVINO PORFIRIA OLIVA	1103 W KIKA DE LA GARZA ST	MISSION	TX	78572
239919	VALDEZ DANIEL R	1924 N 34TH ST	MCALLEN	TX	78501-3528
239878	VALDEZ EMILIA A	511 1/2 WEST 11TH ST	MISSION	TX	78572
239917	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239880	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
0					
895901	MARTINEZ ANGELINA & OSVALDO CANTU JR	506 W 11TH ST	MISSION	TX	78572
895902	PEREZ SANTOS & LYDIA	19605 VILAMOURA ST	PFLUGERVILLE	TX	78660
239908	VASQUEZ ROSA N	514 W 12TH STREET	MISSION	TX	78572-3725



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: July 15, 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 the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan – Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 2, 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.
- July 15, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 11, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 1,320’ east of Shary Road along the North side of Victoria Drive.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant has a 4-story hotel that has been in business since October 2008.
- Access to the site is off two 26’ driveways of Victoria Drive.
- The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons.
- The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic beverages at this location was on July 8, 2024 for a period of 2 years.
- Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours
- Staff: 22 employees in different shifts
- Parking: In reviewing the site plan, the 4-story building has 108 rooms, which require 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code.
- Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300’ from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that fall within the 300 feet; however, P&Z and City Council have waived this separation requirement in the previous conditional use permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners.
- Staff notes that there have been no incidents reported to the Police Department.

In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 2 year approval to continue to assess the business
2. Waiver of the 300' separation requirement from residential homes
3. Compliance with all City Codes (Building, Fire, Health, etc.)
4. CUP not to be transferable to others
5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

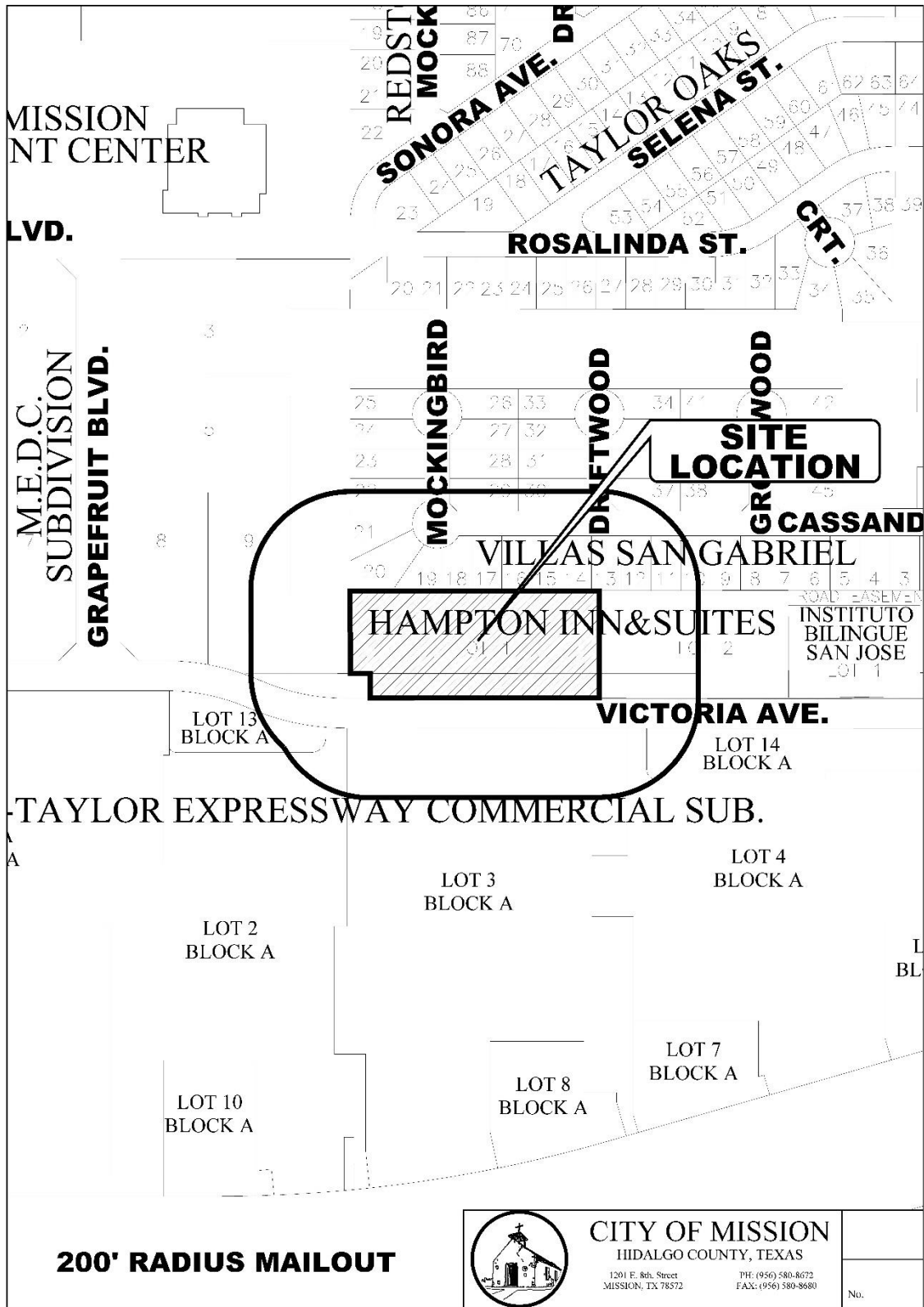
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

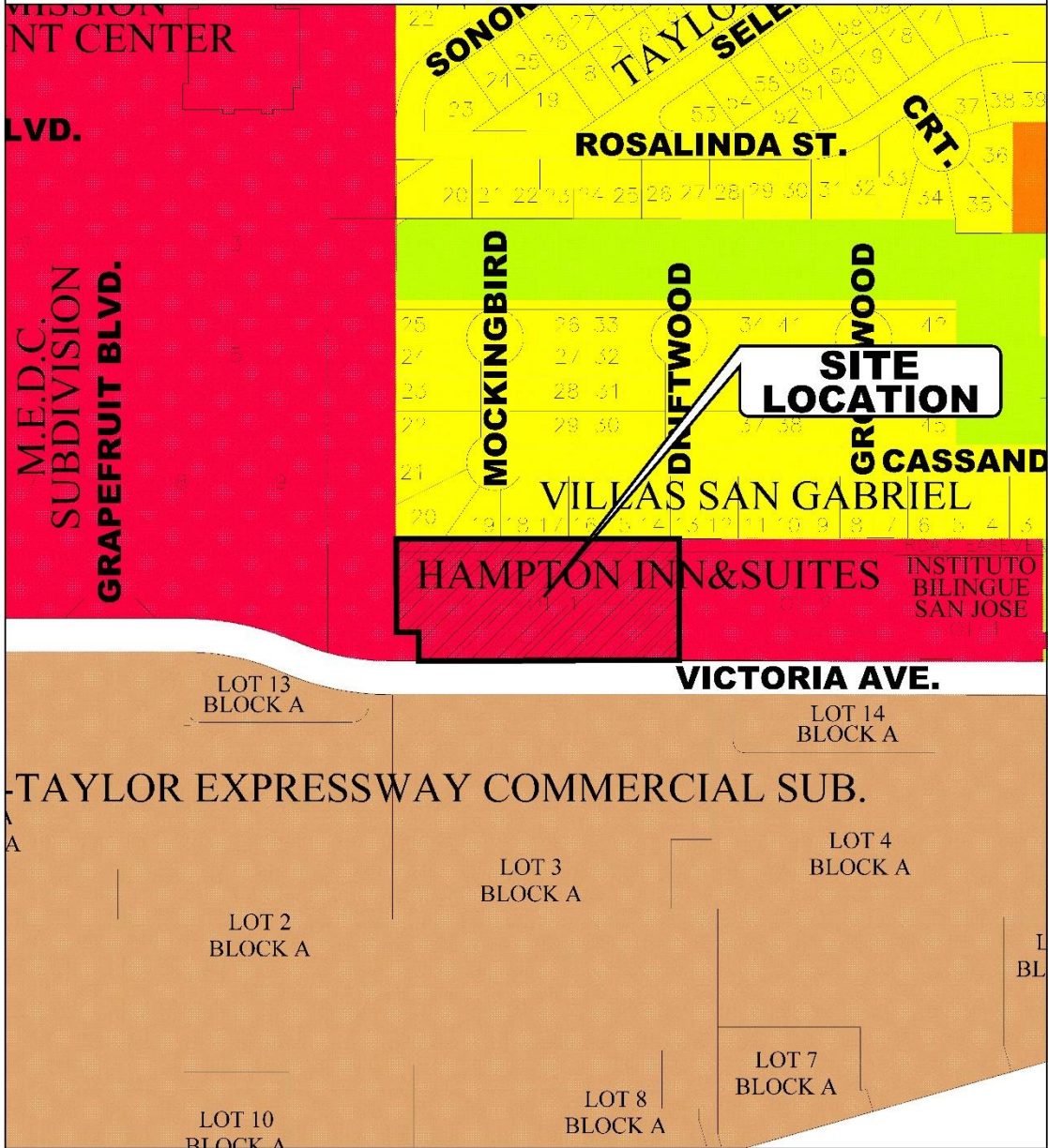
VICINITY MAP



ARIEL MAP



ZONING MAP



ZONING LEGEND

■ AO-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 MFC'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

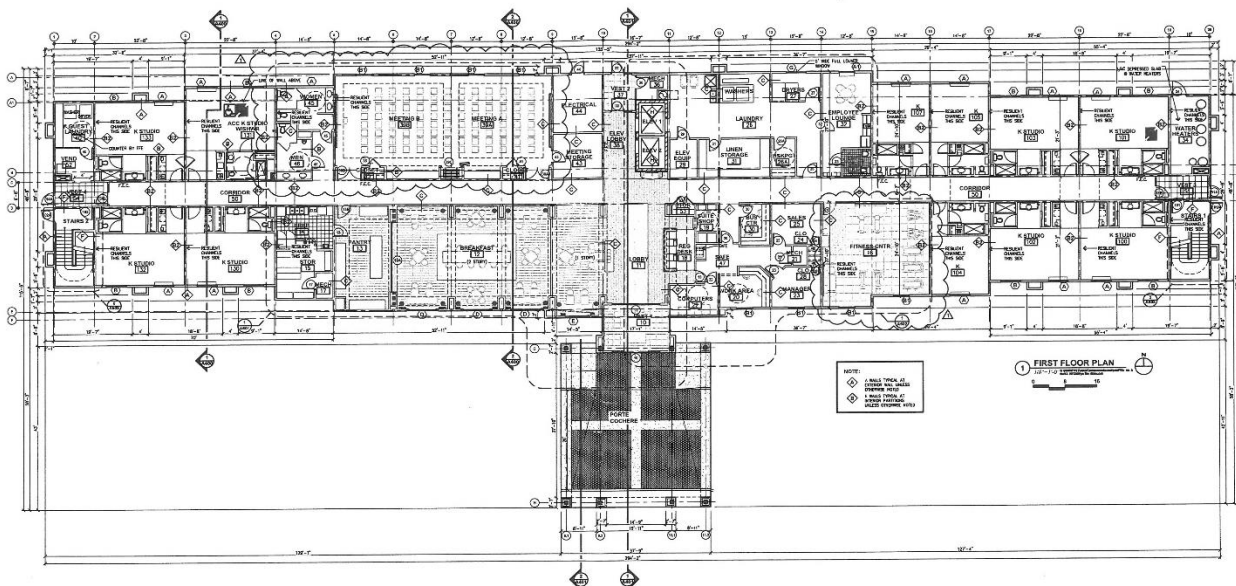
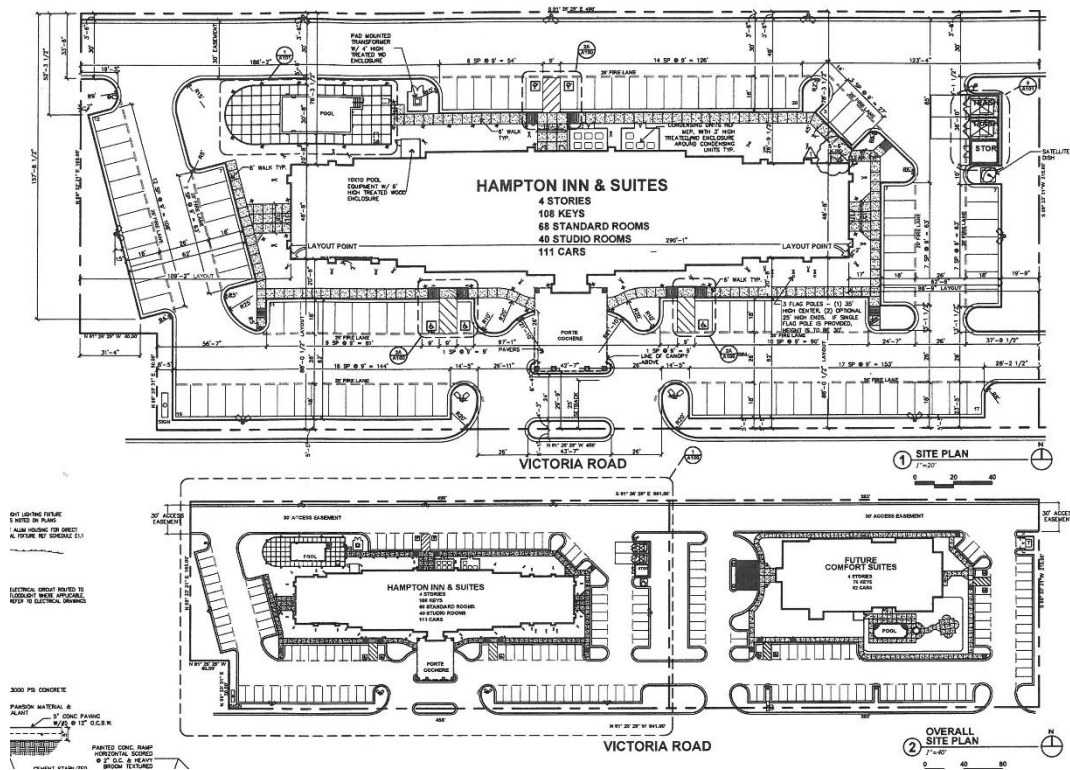
ATTACHMENTS



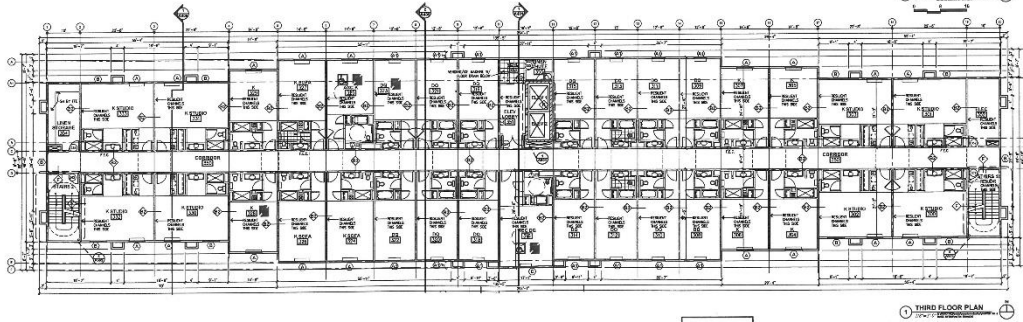
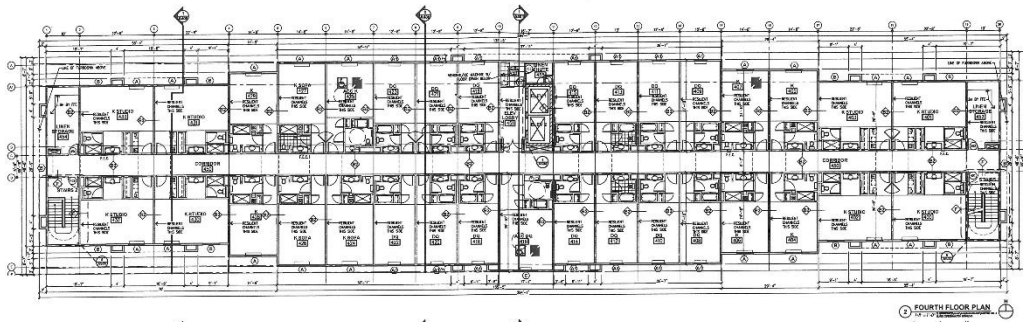
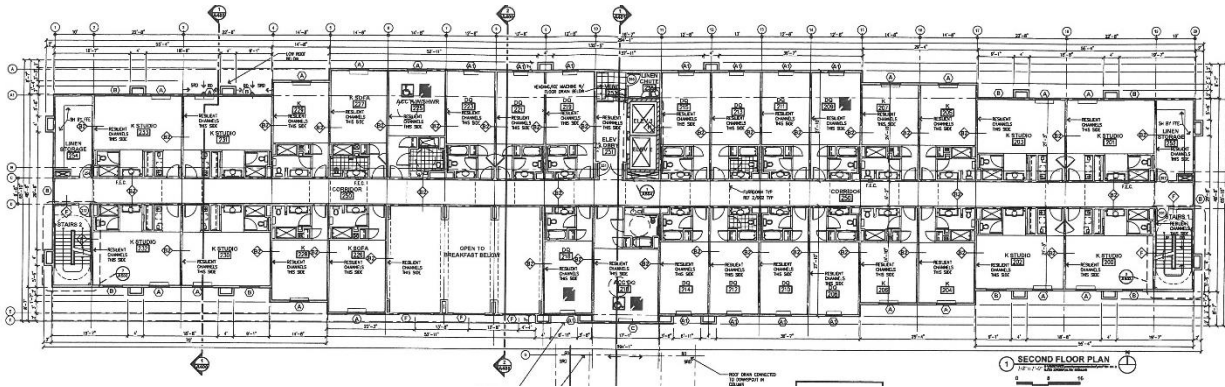
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



WHEEL CHAIR ACCESSIBLE
HEATING LOSS ACCESSIBLE
ALL ROOMS MEET MINIMUM REQUIREMENTS
FOR ACCESSIBILITY

NOTES:
1. ALL ROOMS ARE
WHEEL CHAIR ACCESSIBLE
2. ALL ROOMS ARE
HEATING LOSS ACCESSIBLE

DESIGNED BY: HANSEN & ASSOCIATES
ARCHITECTS
1111 11TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.HANSEN-ARCH.COM

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
707603	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707592	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707593	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707590	TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
707602	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
20827746	VICTORIA HEIGHTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
20827747	RONQUILLO GRANOS & INSUMOS LLC	202 S DRIFTWOOD AVE	MISSION	TX	78572-5067
898492	GARCIA CYNTHIA L & JESUS MARIA GARCIA JR	2700 CASSANDRA ST	MISSION	TX	78572-6671
898493	PAYNE ALLISON RENEE & JESSE	6334 PITCHFORK RANCH DR	FRISCO	TX	75036-5032
898494	ZEPEDA GILBERTO & MARIA DE JESUS	2606 CASSANDRA	MISSION	TX	78572-6670
898495	GOMEZ GABRIELA	2604 CASSANDRA ST	MISSION	TX	78572-6670
898496	MUNOZ CARMEN JULIA	COL ARENAL	CP 89344	NULL	NULL
898497	DIZON JOHN C & BERNADETTE P ABREGUNDA	2600 CASSANDRA ST	MISSION	TX	78572-6670
898498	TREVINO IVAN DAVILA	2508 CASSANDRA ST	MISSION	TX	78572-6669
898499	GARCIA-TORRES JAIME H	2506 CASSANDRA ST	MISSION	TX	78572-6669
898500	CEPEDA RAFAEL	2504 CASSANDRA ST	MISSION	TX	78572-6669
898501	HERLINE MARTHA A LOPEZ &	616 CARDINAL	MCALLEN	TX	78504-2774
898502	FERNANDEZ JORGE ANTONIO CASTILLO	2500 CASSANDRA ST	MISSION	TX	78572-6669
898503	CHAPA JUAN CARLOS RODRIGUEZ & GUADALUPE MARLENE TIRADO SALINAS	204 MOCKINGBIRD AVE	MISSION	TX	78572
898504	ICE CREAM & FRUIT IMPORTS LLC	2905 ALCALCA CT	MISSION	TX	78572
898511	FLORES LUIS MANUEL &	701 N INTERNATIONAL BLVD	HIDALGO	TX	78557-2582
898512	RONQUILLO HECTOR S & MARIA A	202 S DRIFTWOOD AVE	MISSION	TX	78572-5067
898519	LOZANO DAVID GUSTAVO	2804 CASSANDRA ST	MISSION	TX	78572
898528	VILLAS DE SAN GABRIEL HOMEOWNERS ASSOCIATION INC	PO BOX 650853	DALLAS	TX	75265-0853
1241924	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1463021	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: July 15, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 15, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 11, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

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

- There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved.
- The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 with the conditions below:

1. Permit for one (1) year 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 will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m.
9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances
10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.
11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.
12. Must continue to use the acquired decibel reader to monitor for excessive noise

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

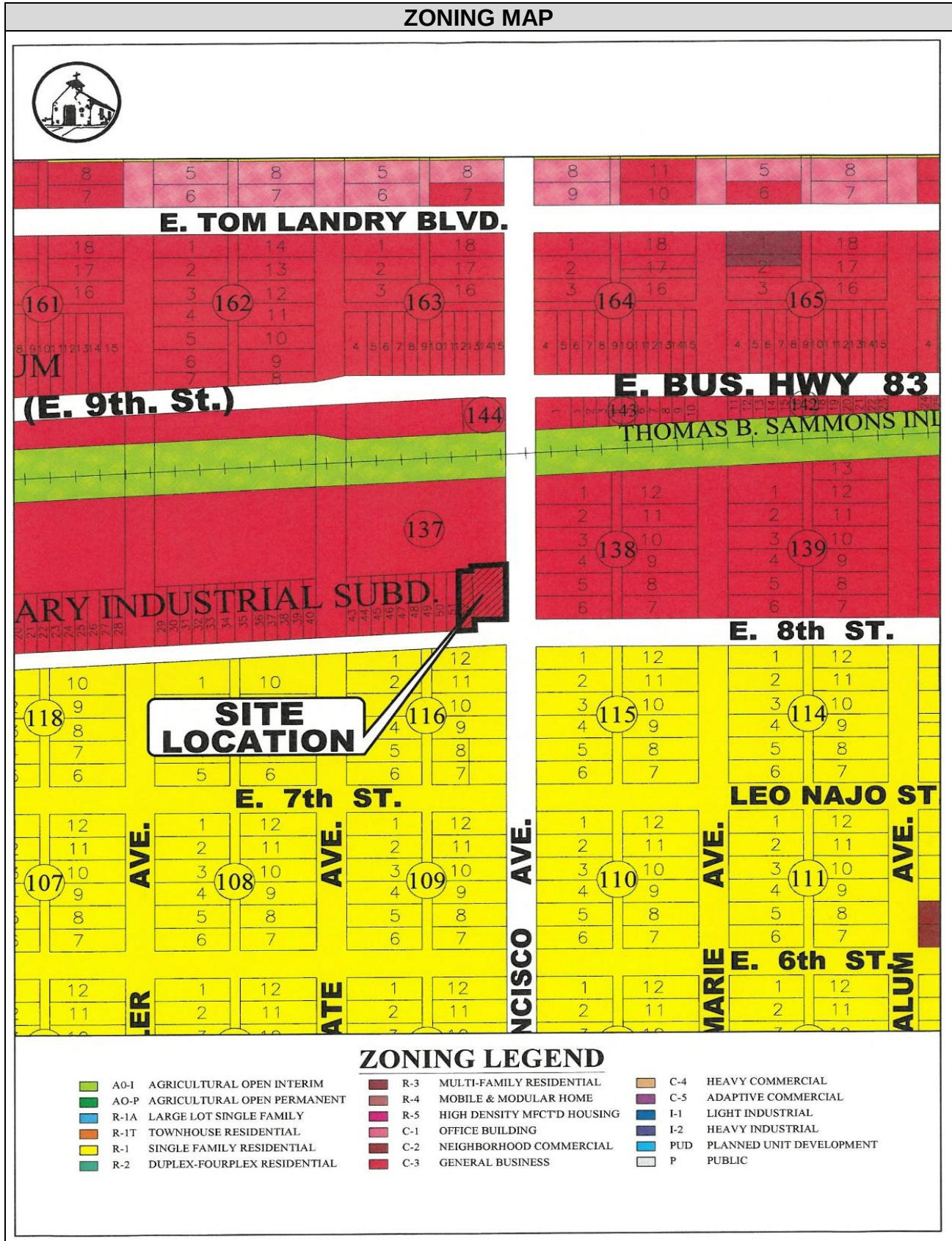
_____ DISSENTING _____

200' RADIUS MAILOUT



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

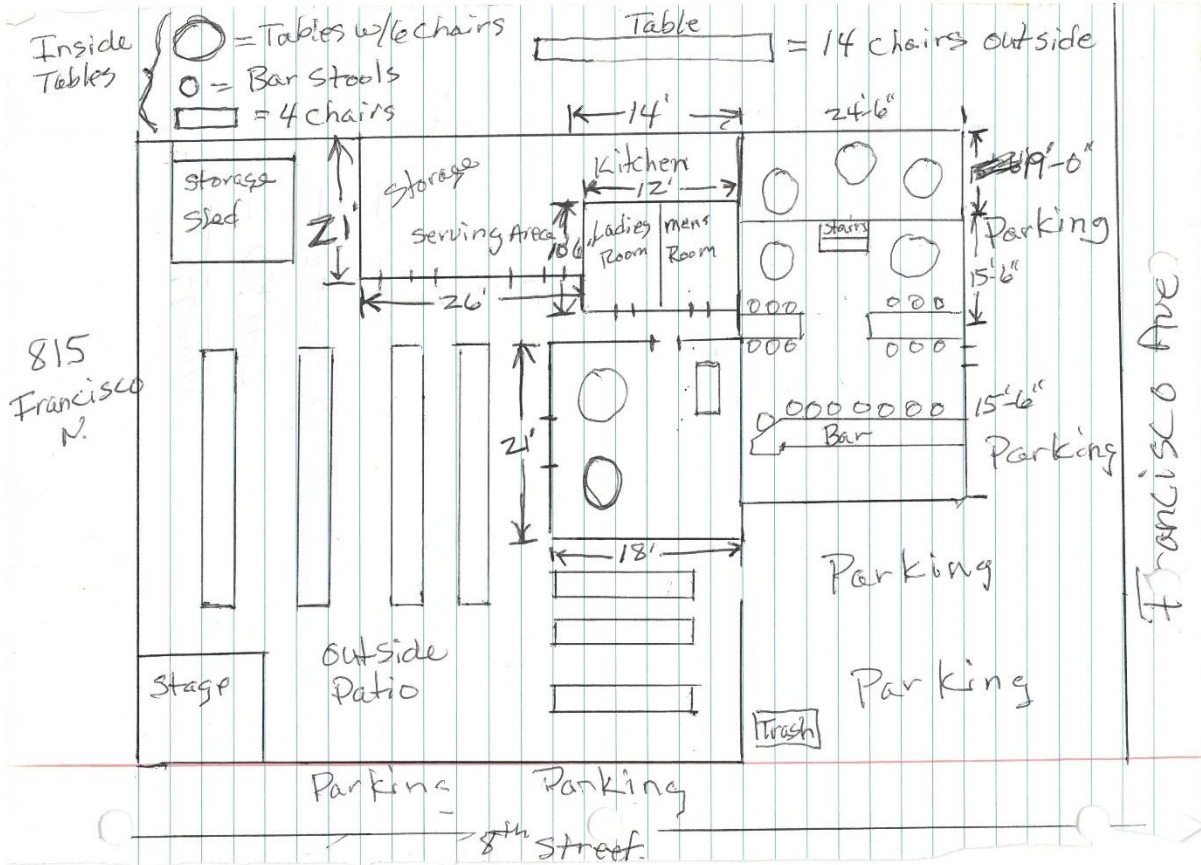
No.



AERIAL



FLOOR PLAN



PHOTO



COURT YARD PHOTO



INTERIOR PHOTO



MAILOUT LIST

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

POLICE REPORT



815 N Francisco

01/01/25-current

Agency: MPD

Print Date/Time:

Agency #: TX1081000

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

Login Id:

Page 1 of 1

OCTOBER 28, 2026 CUP ORDINANCE

ORDINANCE NO. 5738

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

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

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

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

Legal Description	Type	Conditions of Approval
815 N. Francisco Avenue Being the south 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision	The Sale & On-site Consumption of Alcoholic Beverages – The Ice House	1. Approval for 6 months to continue to assess this business 2. Continue to comply with all city codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes 4. Continued compliance with TABC requirements. 5. CUP is not transferable to others 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance 8. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs, and 182 people if standing. For the outside area, the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only. 9. Hours of operation are Monday thru Saturday from 10:00 am to 12:00 am and Sundays from 12:00 p.m. to 12:00 a.m. 10. Live music to be allowed outside on Fridays and Saturdays from 12:00 pm to 9:00 pm. A minimum of one licensed security officer must be present while live music is being played outside 11. Must provide additional parking when the permit comes back for renewal 12. Acquire a decibel reader

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

ATTEST:


Anna Carrillo, City Secretary

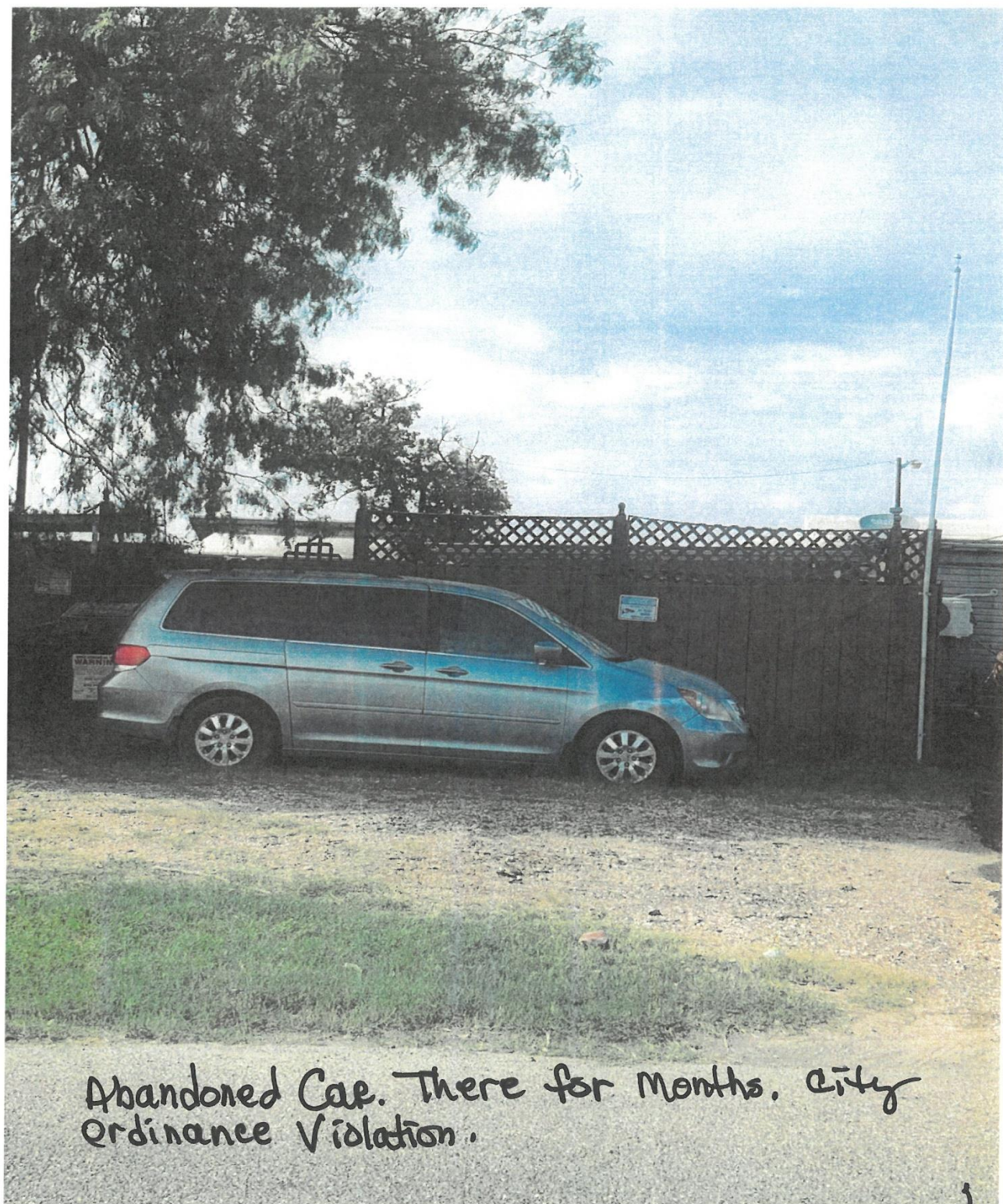



Norie Gonzalez Garza, Mayor

PHOTOS



PHOTOS



PHOTOS

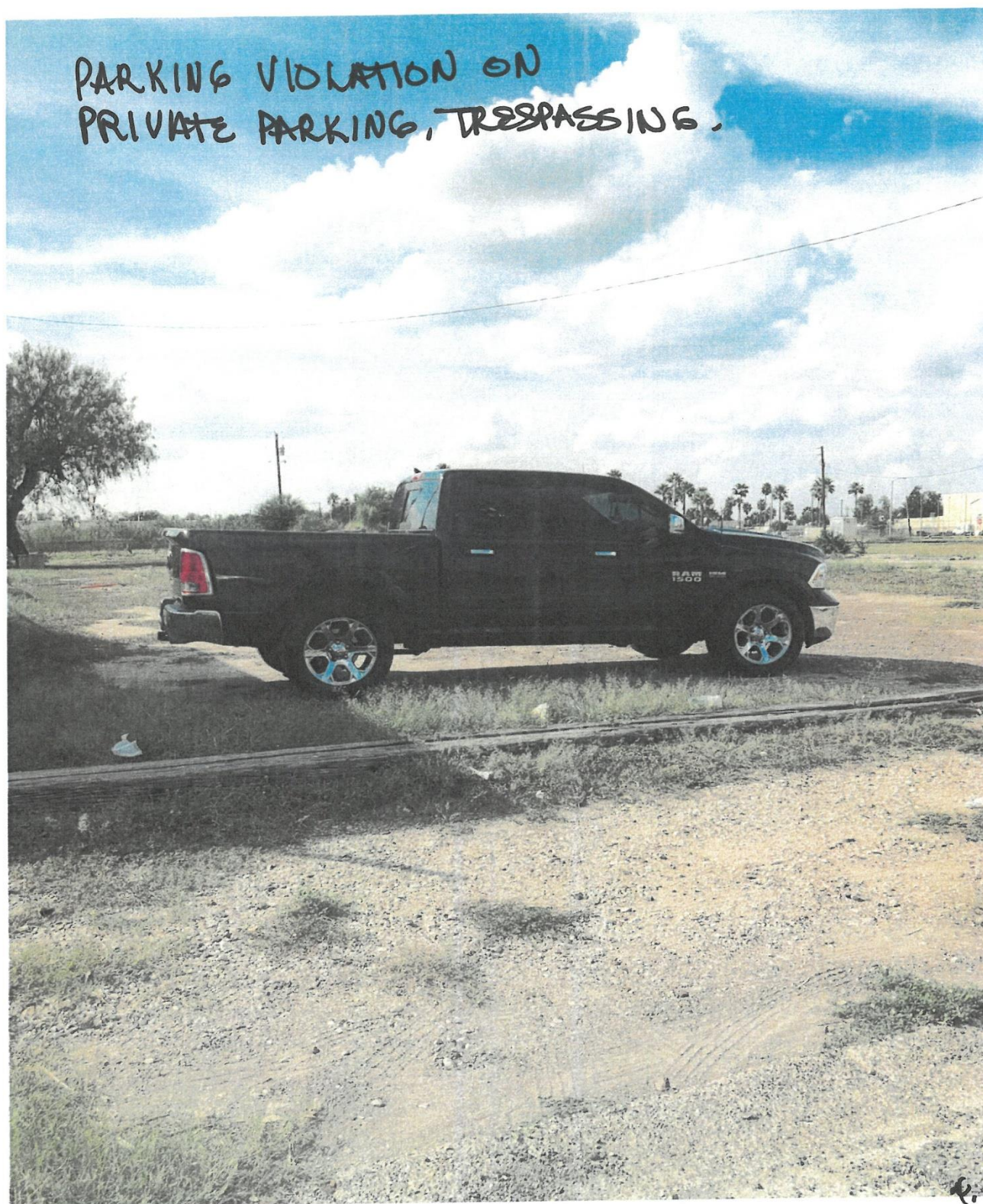


2

MEDAL SIGNS PLACED BY PENA FAMILY. They were both

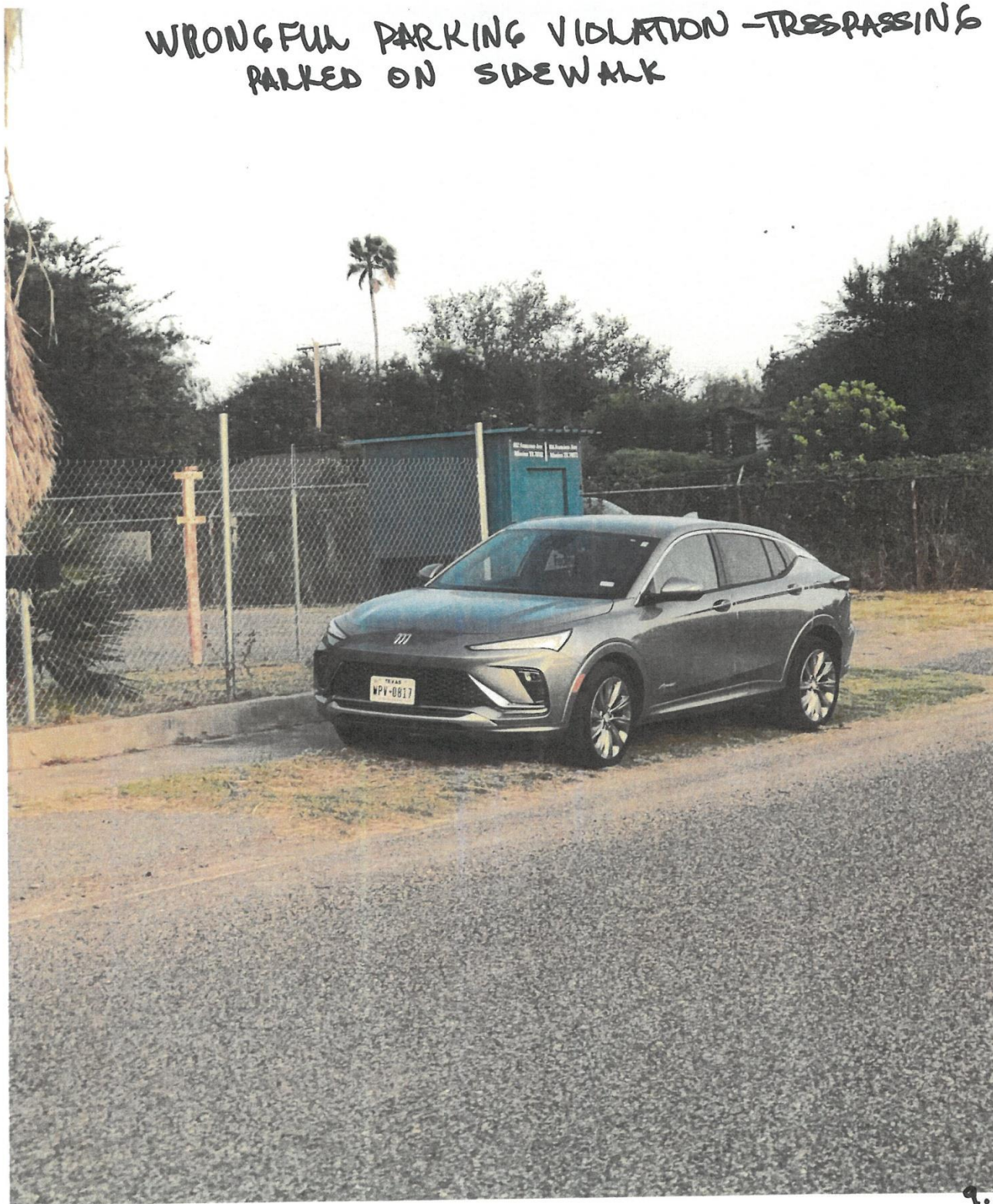
Removed? By who?

PHOTOS

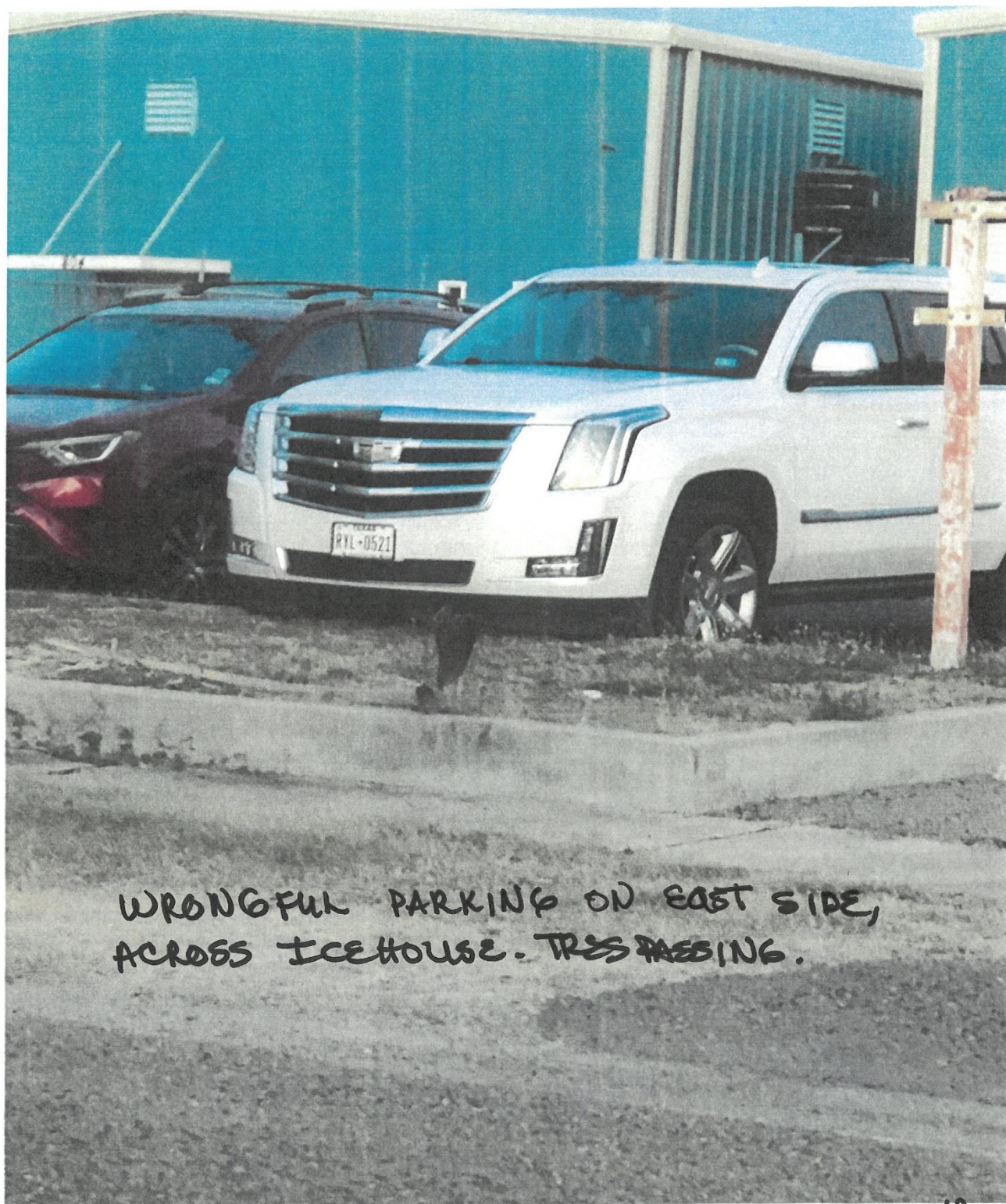


PHOTOS

WRONGFUL PARKING VIOLATION - TRESPASSING
PARKED ON SIDEWALK



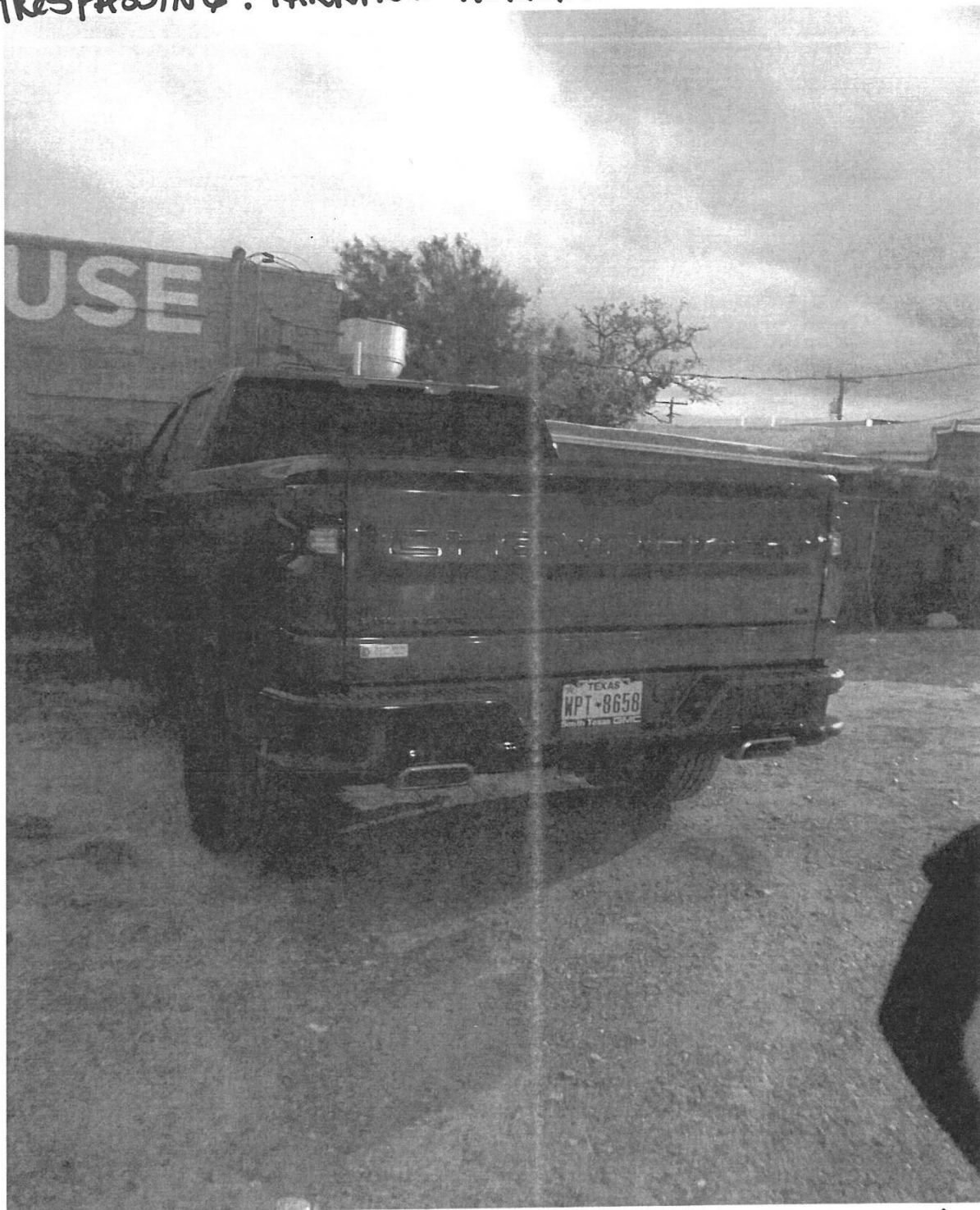
PHOTOS



12.

PHOTOS

TRESPASSING . PARKING VIOLATIONS.

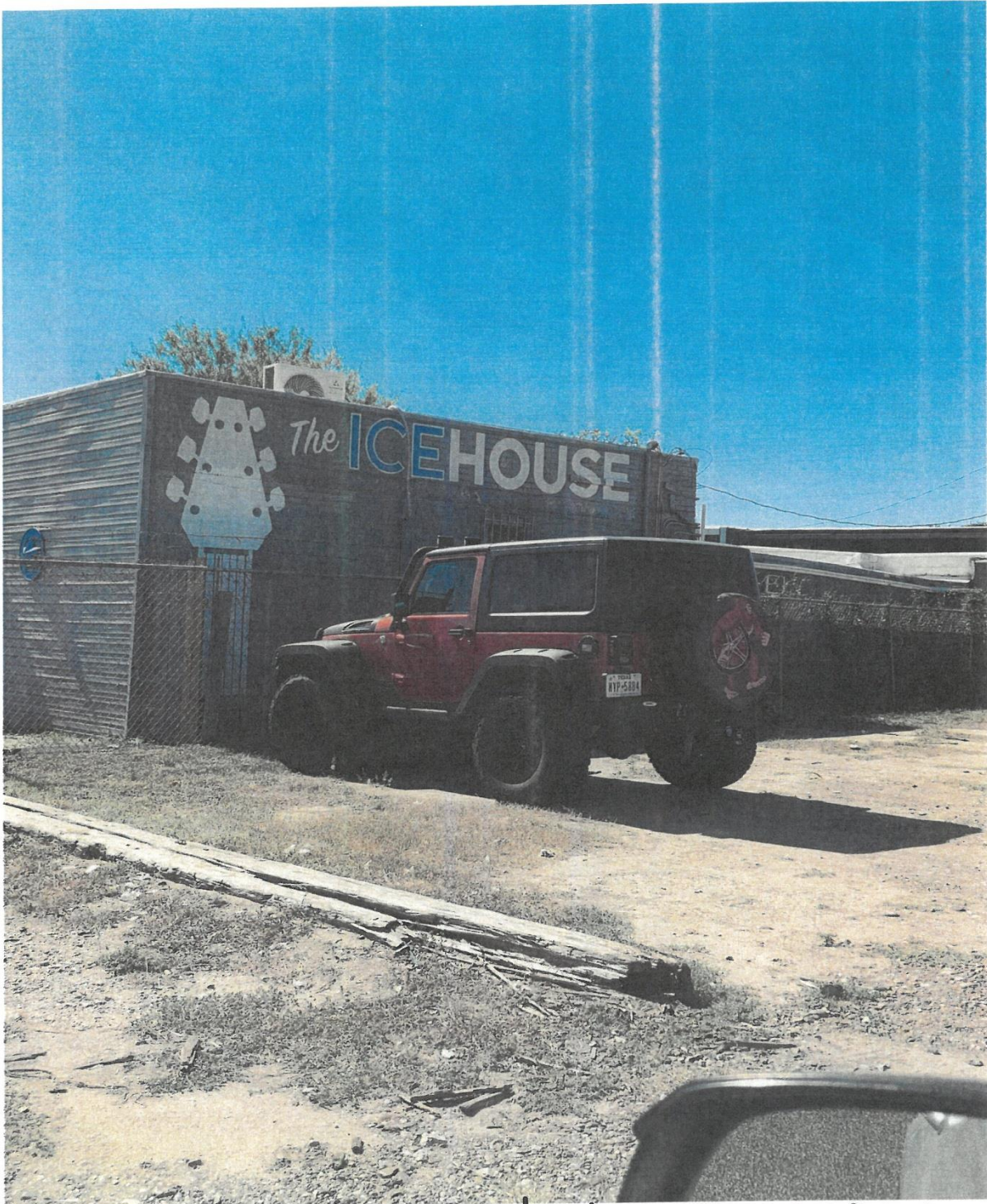


14.

PHOTOS



PHOTOS



5.

TRESPASSING, PARKING VIOLATION ON PRIVATE PROPERTY.

PHOTOS



CROSSING - TRAFFIC VIOLATION.

6.

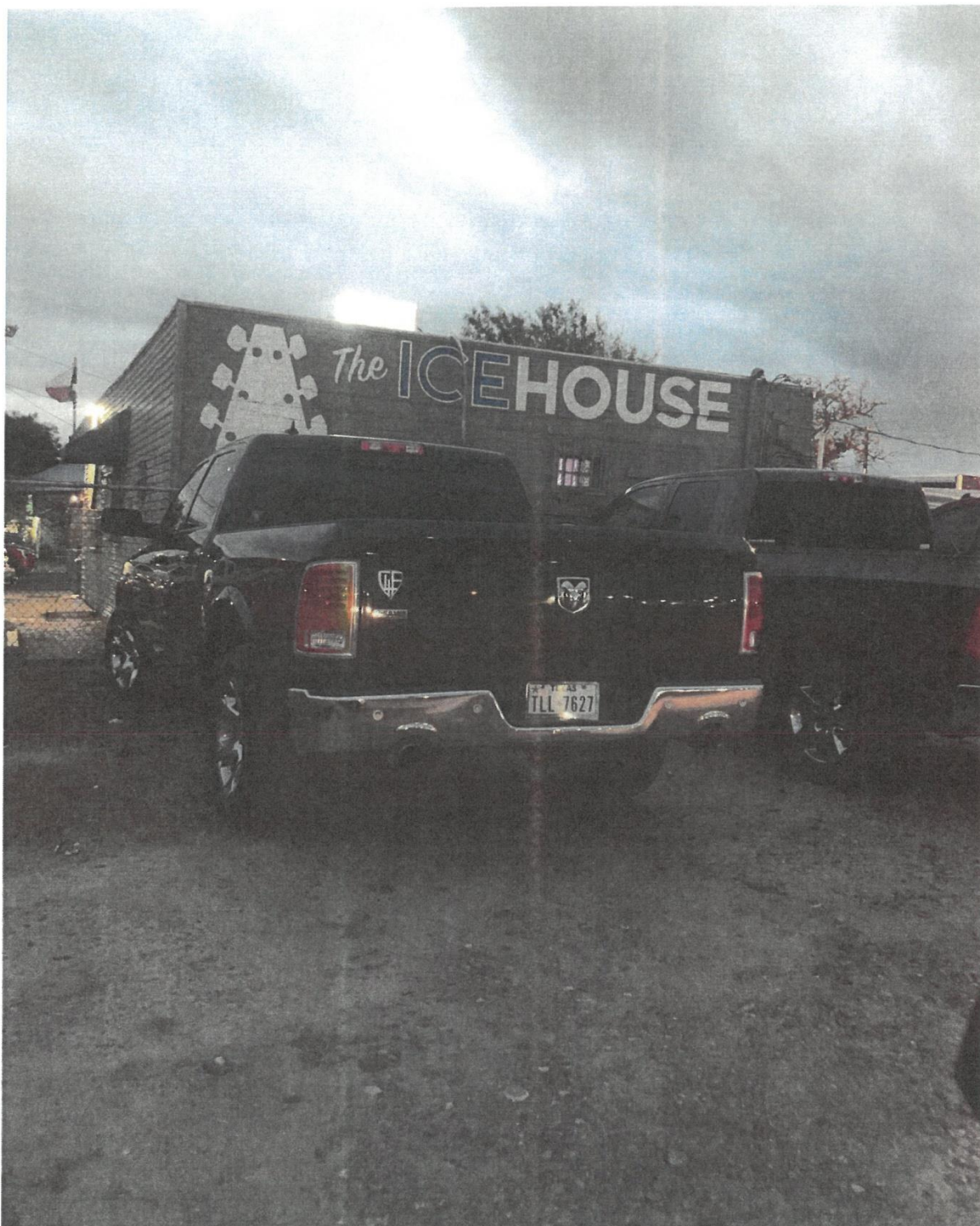
PHOTOS



PARKING VIOLATIONS - TRES PASSING.

7.

PHOTOS

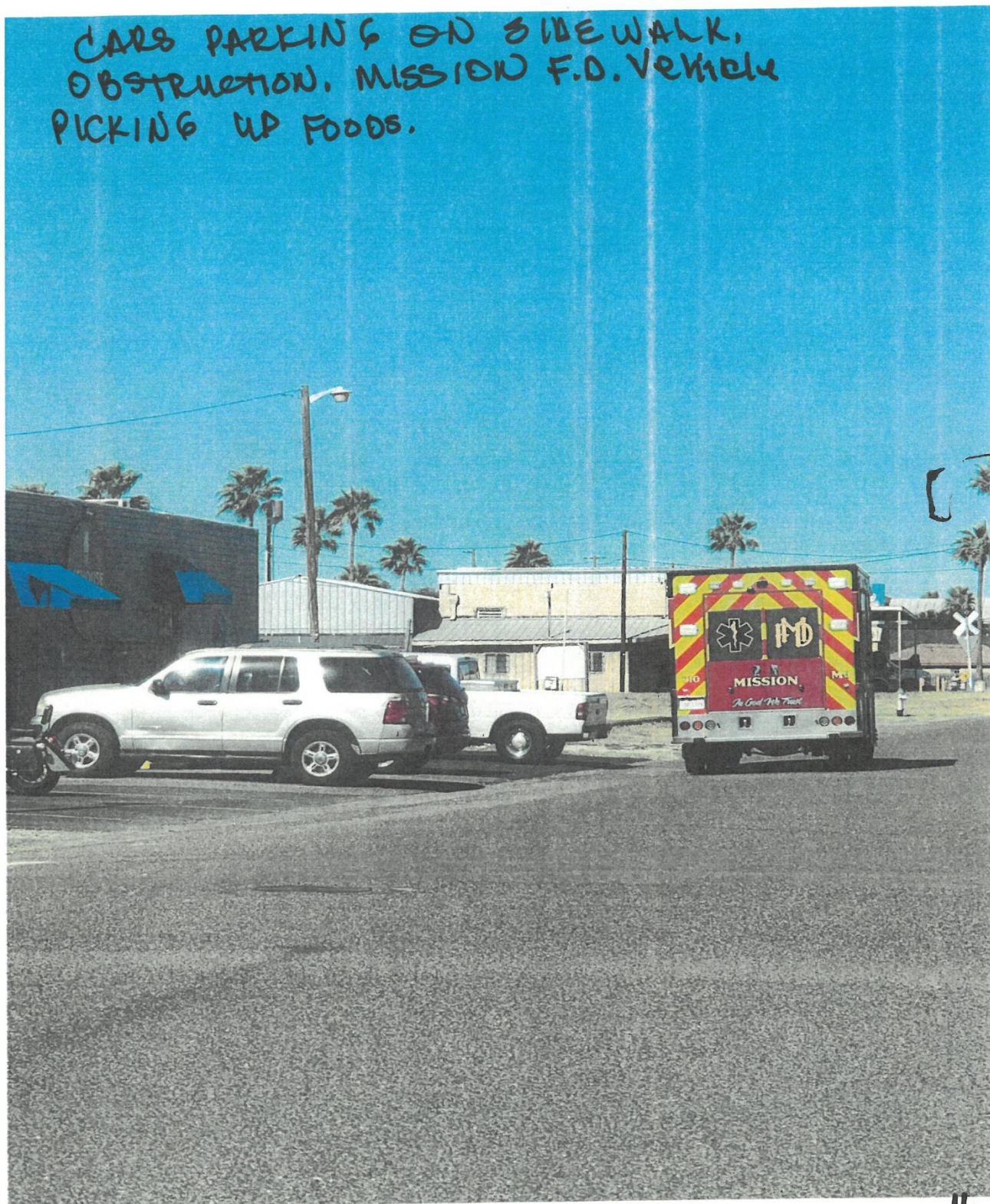


PARKING VIOLATION - TRESPASSING

8.

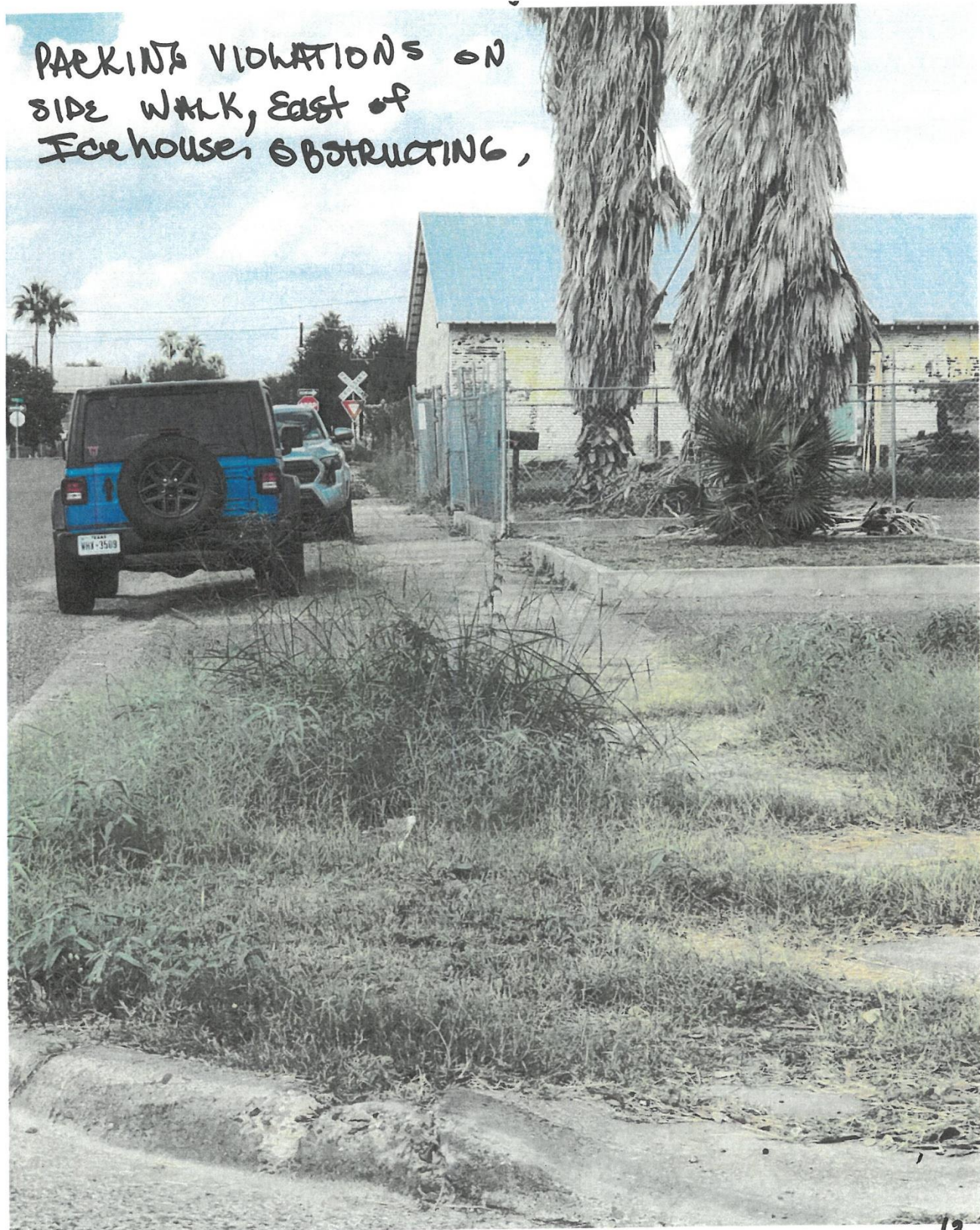
PHOTOS

CARS PARKING ON SIDEWALK,
OBSTRUCTION. MISSION F.D. VEHICLE
PICKING UP FOODS.



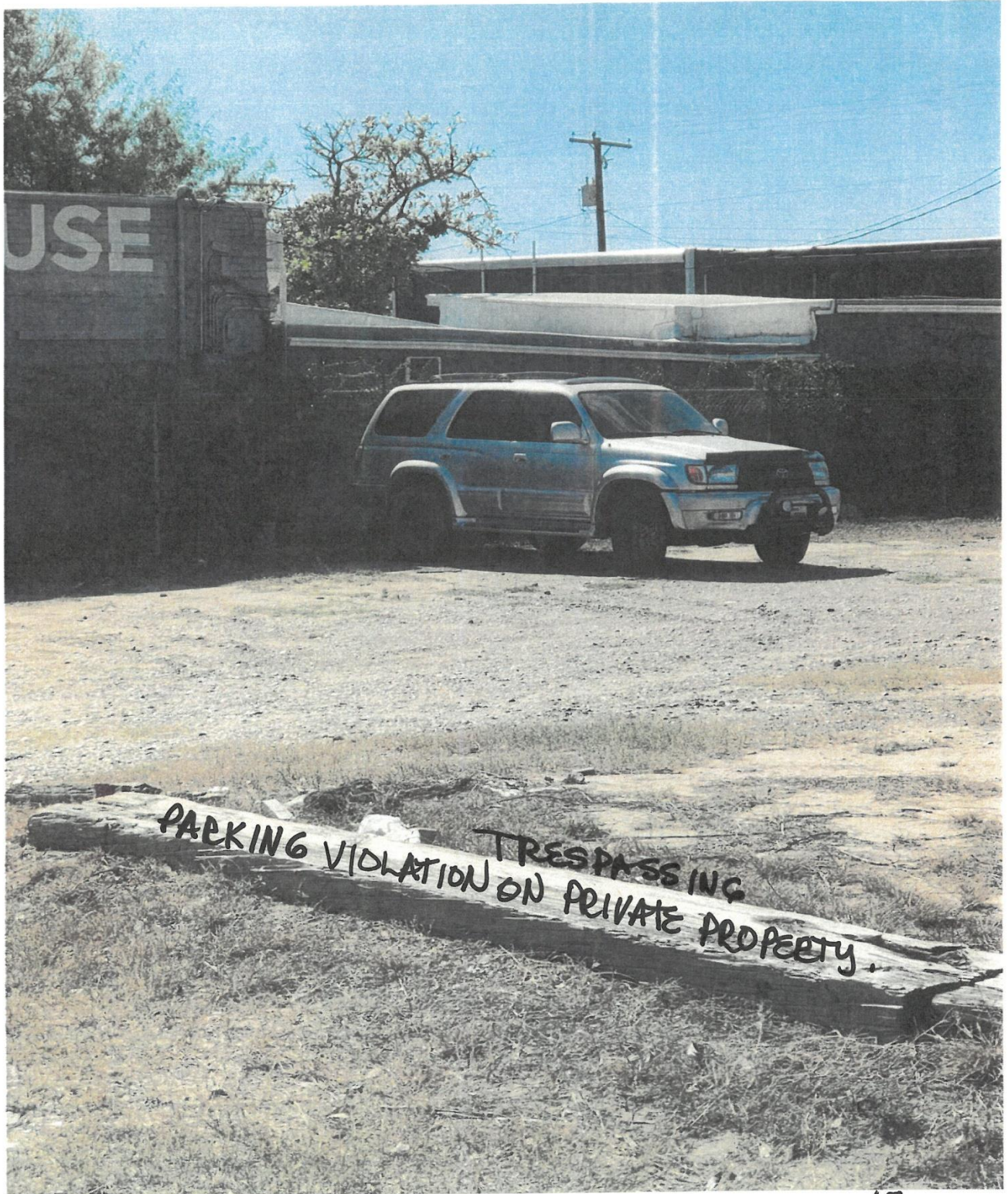
11.

PHOTOS



13.

PHOTOS



15.

PHOTOS



Blocking and obstruction Due to unloading
Items.

Re



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: July 15, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a supermarket named Border Town on Lot 1, Laguna Oaks Subdivision Phase I. Applicant: Jorge De Zenea - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 17, 2026 – Original Planning and Zoning Application was submitted to the City for Site Plan Approval.
- July 15, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- Jorge De Zenea is requesting Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community.
- The site is located at the Southeast corner of S. Inspiration Road. and Mile 1 S. Road.
- The applicant is proposing one structure with two main entrances from S. Inspiration Road and Mile 1 South Road. The building footprint is set to the far Southeast corner of the property exceeding the minimum building setback requirements set by the original plat design and the City's zoning ordinance.
- A total of 33 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. Fire lanes and cross pedestrian pathways are noted throughout the site by Fire Marshal's directive.
- 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.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan.

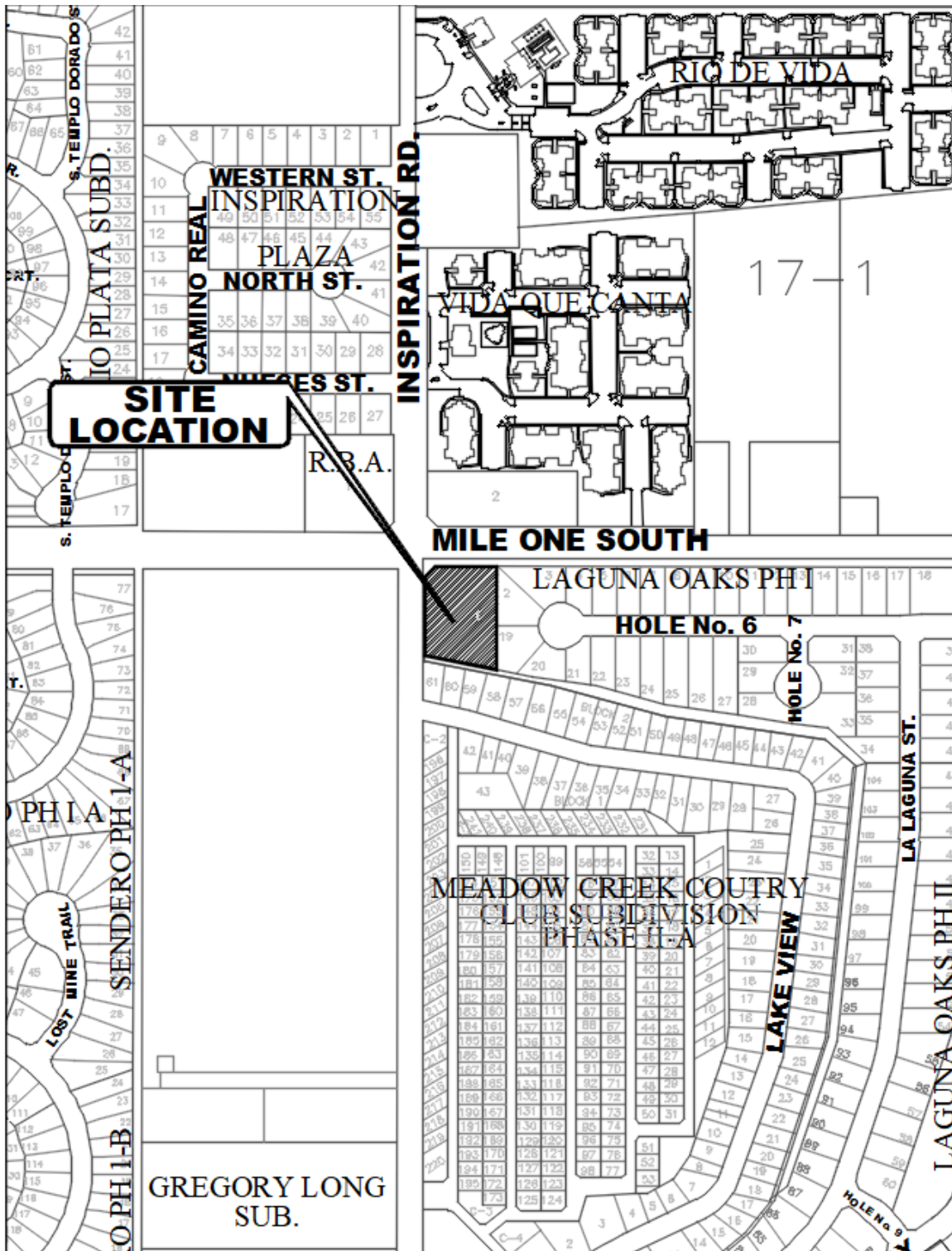
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

BASE MAP



LOCATION MAP



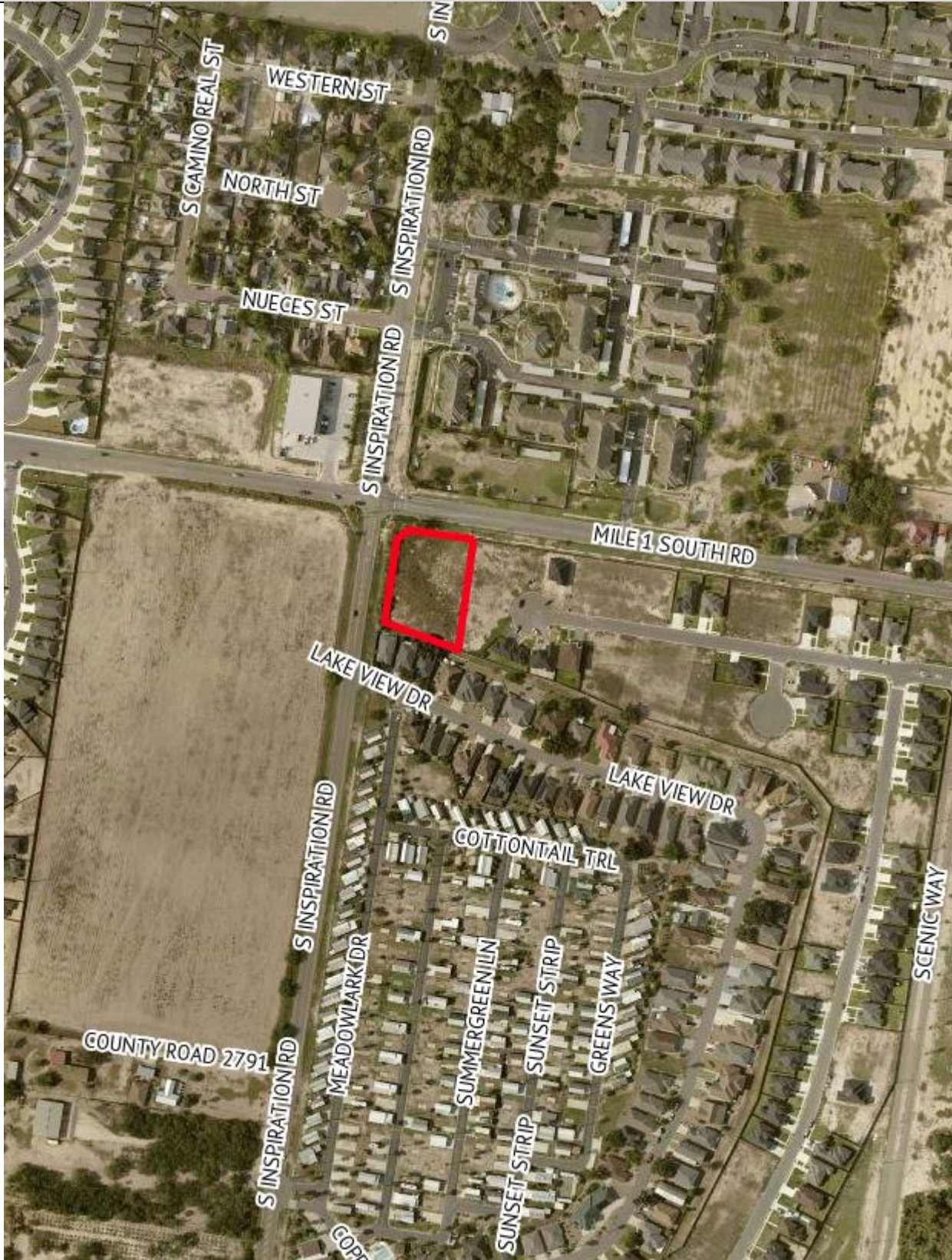
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 9th Street
MISSION, TX 78572

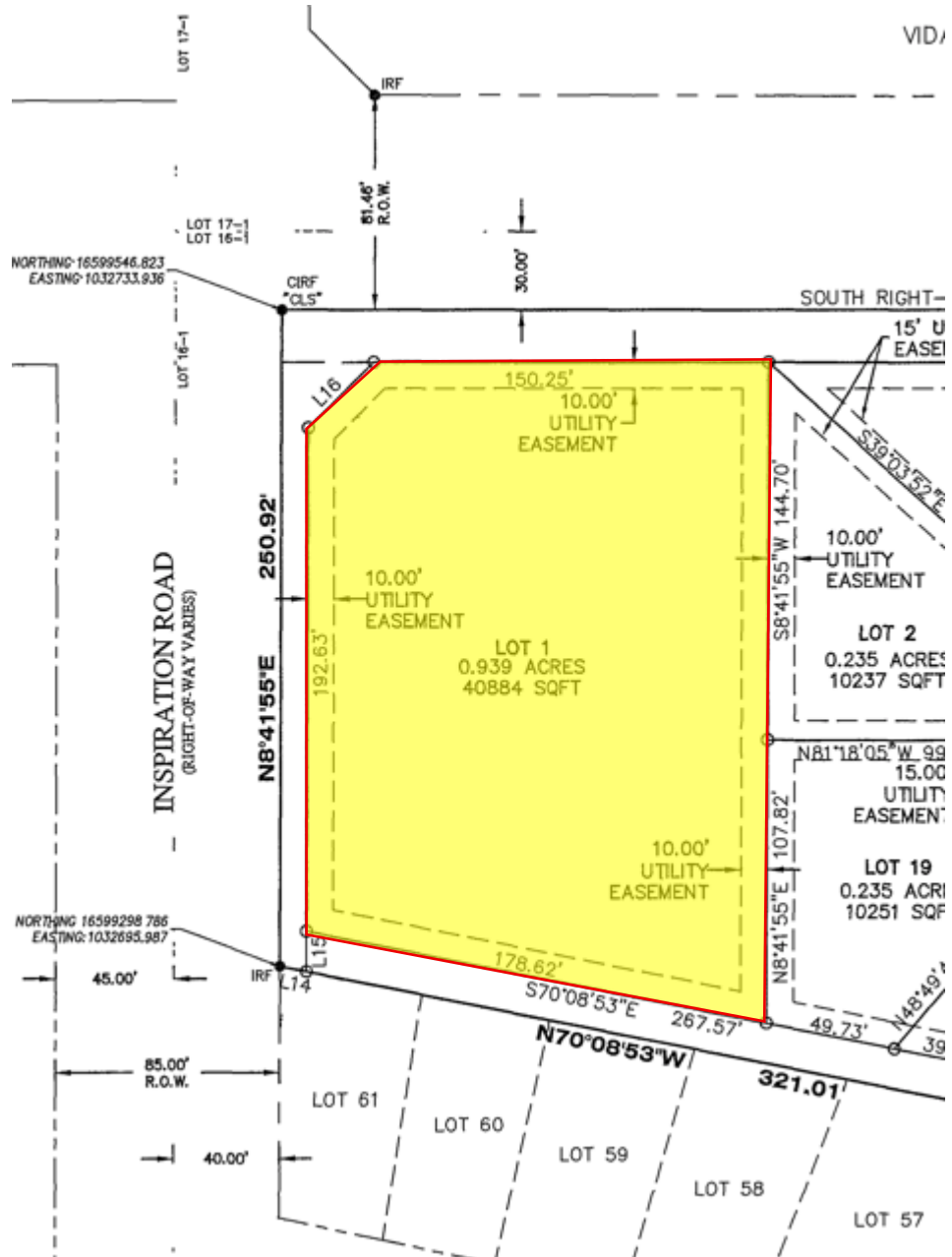
PH (956) 580-8672
FAX (956) 580-8680

No.

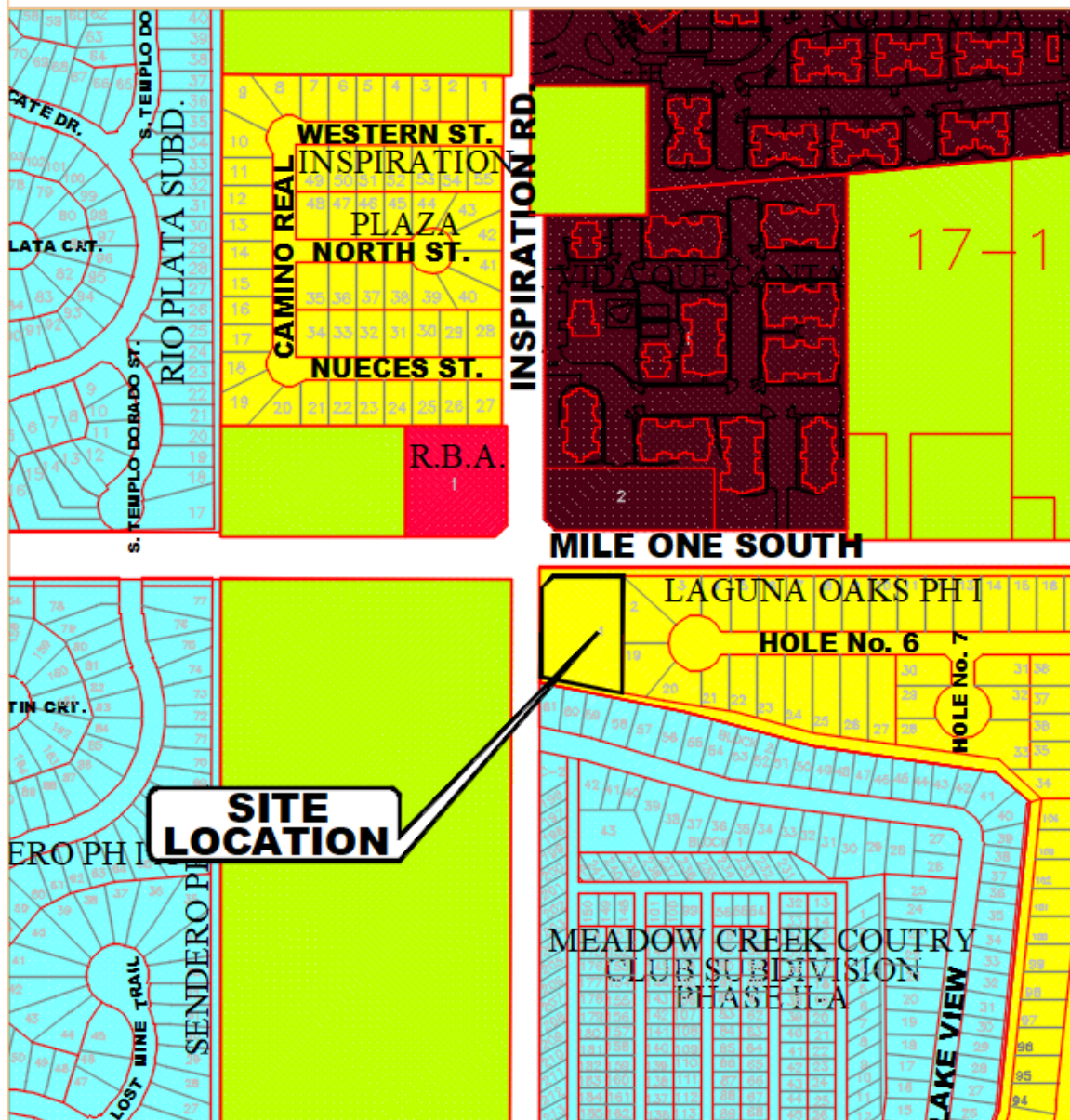
AERIAL PHOTO



PLAT



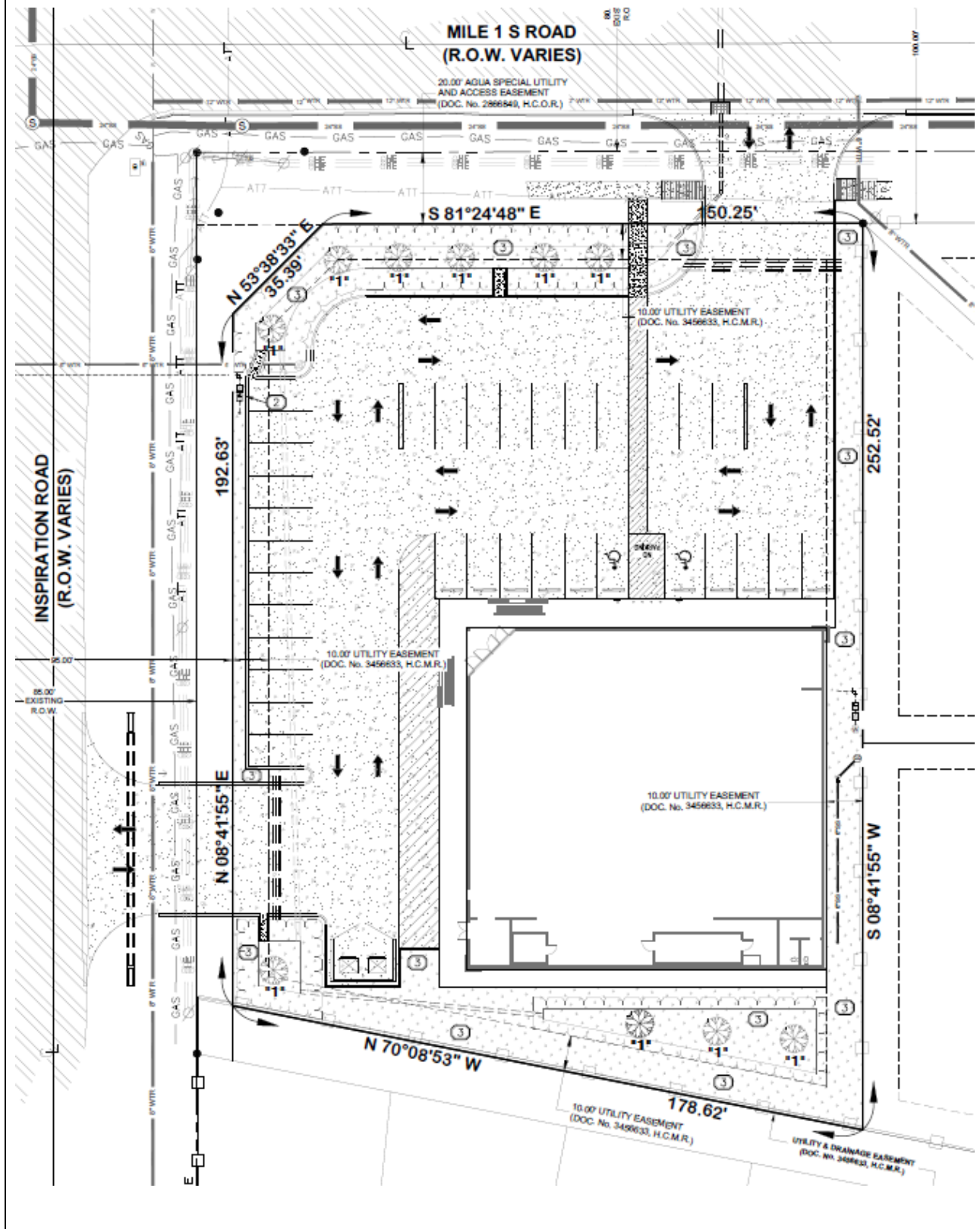
ZONING MAP



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 MCT'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

SITE PLAN



BUILDING FACADE





CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: July 15, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a residential hotel on Lot 3, Sharyland Plantation Grove Hotel/Bungalow Subdivision within the existing site of the Bungalows on Shary located at 3700 Plantation Grove Boulevard Mission, Texas. Applicant: Oscar Falcon – Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 28, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- July 15, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

- The property is located within the existing Bungalows on Shary complex at the SE corner of S. Shary Road and Plantation Grove Boulevard. The new addition will include access from Santa Lorena Street.
- The complex was designed for PUD type construction and will be prepped with a traffic driveway complete with curb and gutters, drainage, and utilities. The structures meet all the zoning setback requirements.
- Proposed are 18 Living Units within 5 structures (1 being a story building). Typically, every unit will measure 580 square feet, and every building will house 4 units for a total of 2,320 square feet. The only building with 2 stories will house 2 units.
- Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project.
- A landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods.
- Buffers exist therefore no separation will be imposed.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED: _____

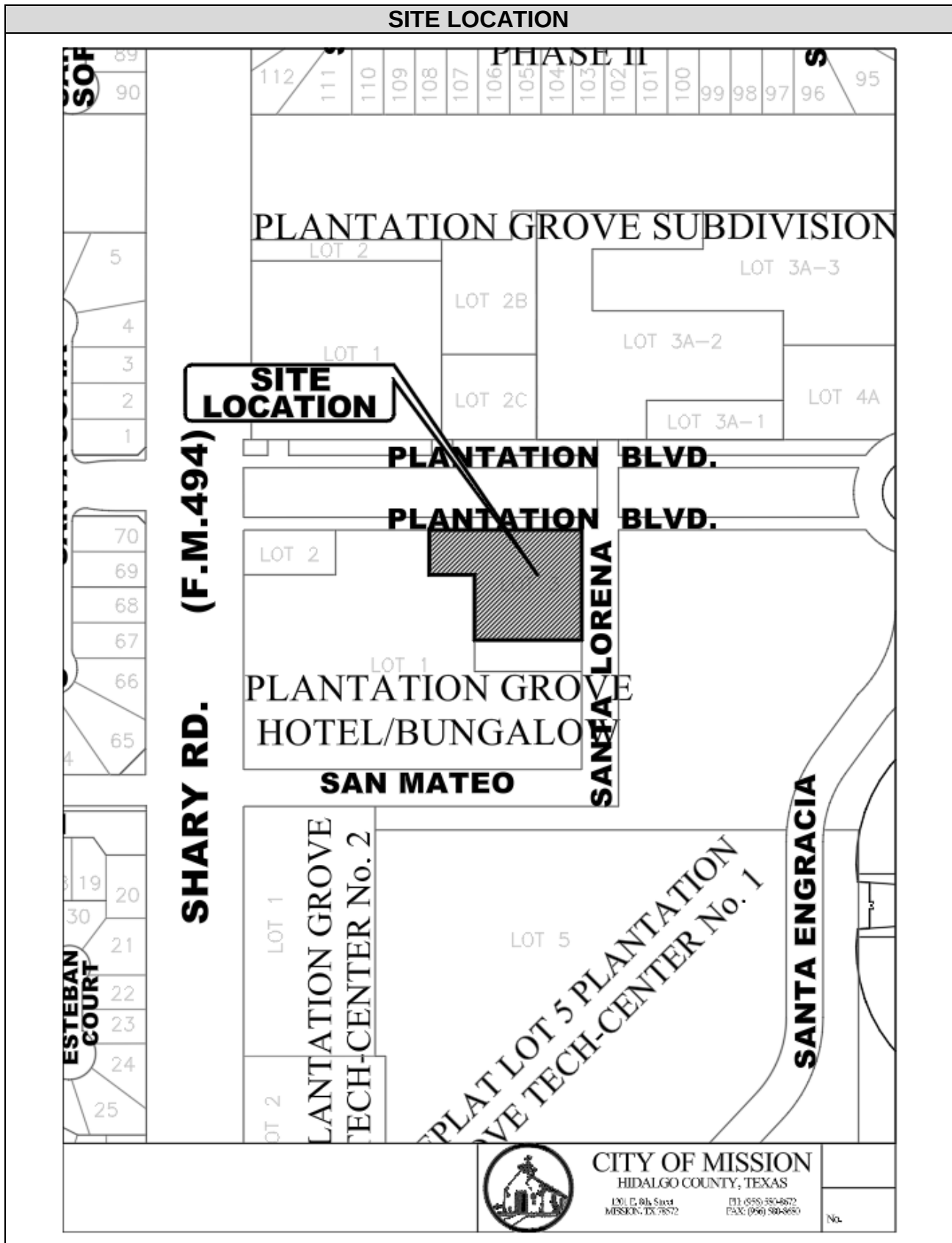
DISAPPROVED: _____

TABLED: _____

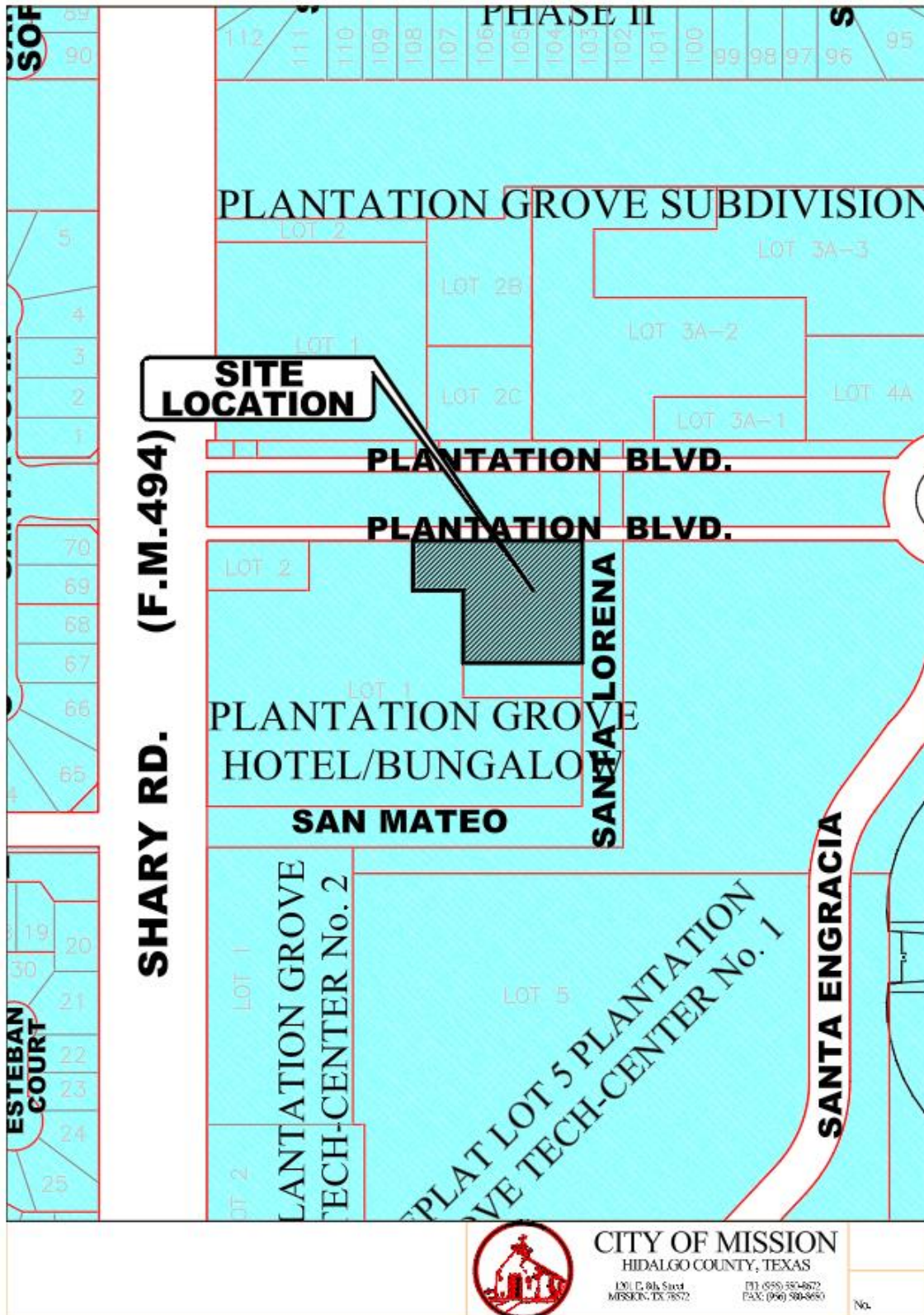
_____ AYES

_____ NAYS

_____ DISSENTING _____

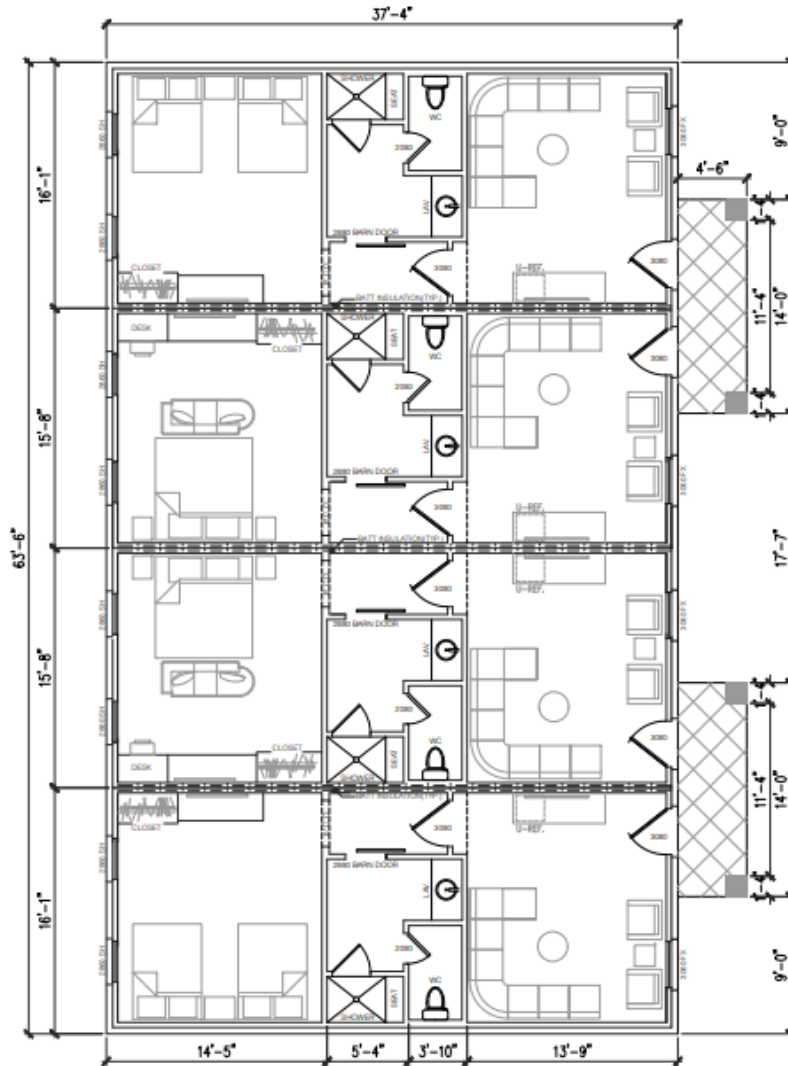
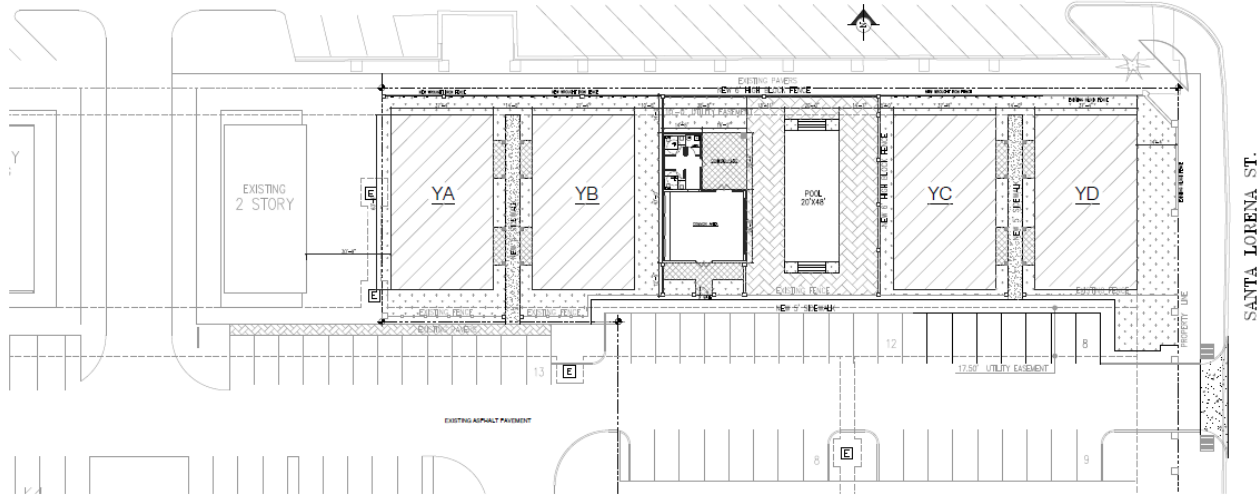


ZONING MAP

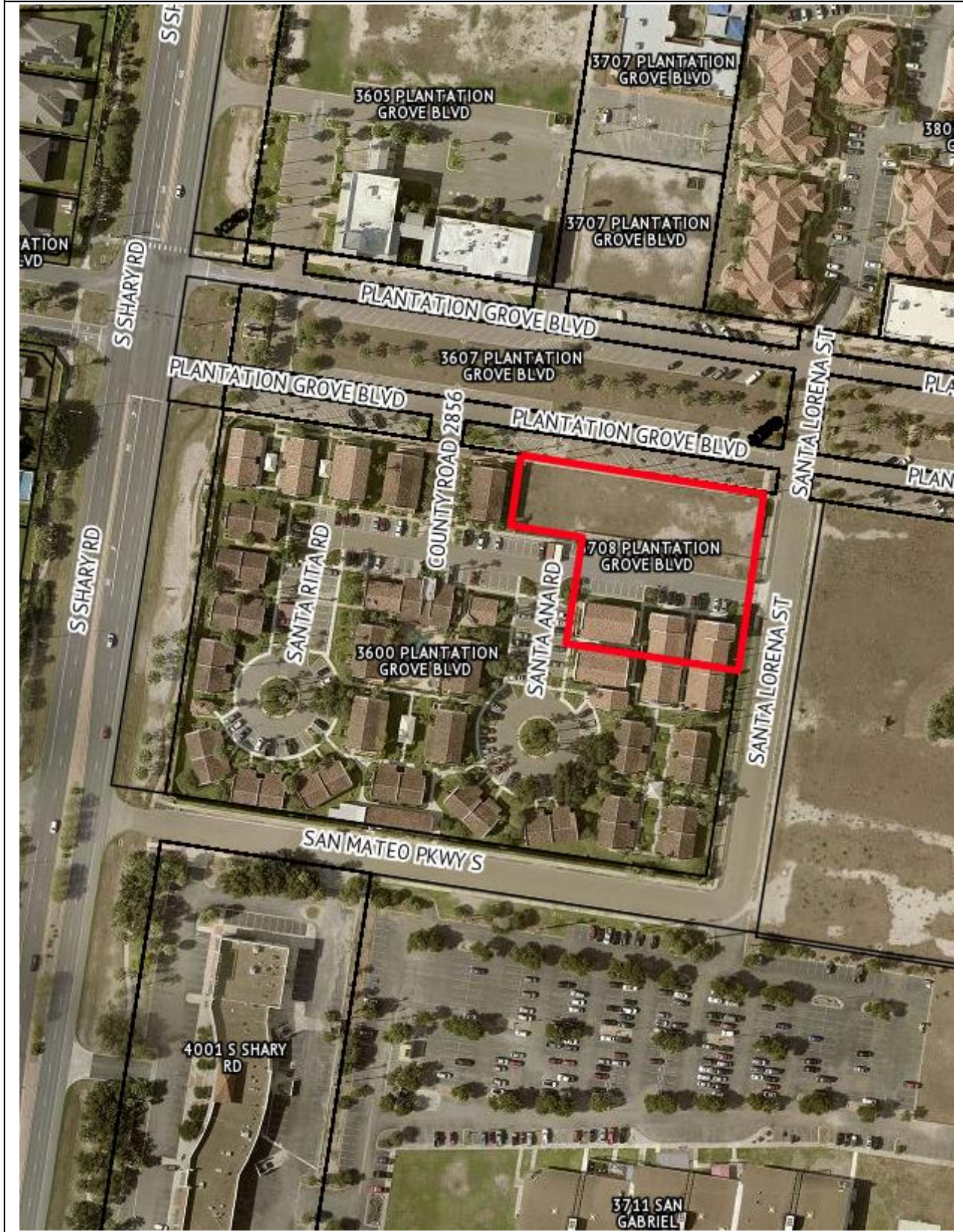


SITE PLAN

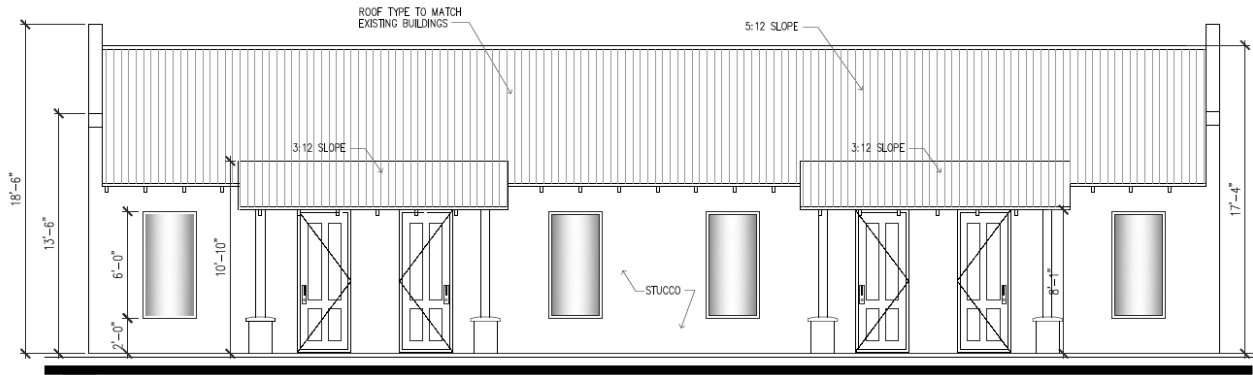
PLANTATION GROVE BLVD.



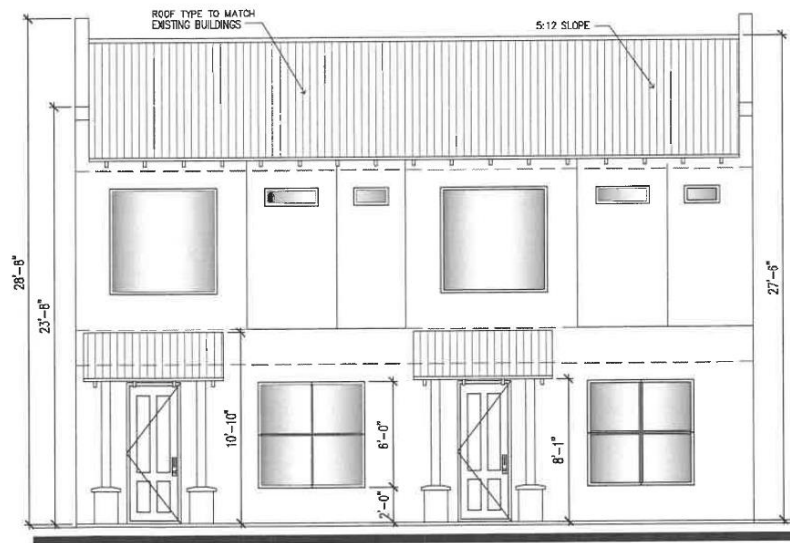
AERIAL PHOTO



ELEVATIONS



BUILDING "YA"—FRONT ELEVATION



BUILDING "Z"—FRONT ELEVATION