



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, November 19, 2025 at 5:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

REGULAR MEETING

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

APPROVAL OF MINUTES

1 Approval of Minutes for P&Z Meeting - November 5, 2025

PLAT APPROVAL

2 Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road.

Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc.

3 Plat Approval Subject to Conditions for the proposed Mission Park Trails Subdivision, being a subdivision of a tract of land containing 19.139 acres being all of Lots 48 and 49, Hidden Hills Estate Subdivision located at the Southwest corner of Walsh Avenue and Business Highway 83.

Developer: Mission Park Trails, LLC., Engineer: Melden & Hunt, Inc.

4 Plat Approval Subject to Conditions for the proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision located along the West side of N. Bryan Road approximately 2,505 feet North of Mile 2 Road. Developer: RAM RGV, Inc., Engineer: Melden & Hunt, Inc.

PUBLIC HEARINGS

5 Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsections (2) Permitted Uses, and (3) Conditional Uses by making business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate offices a permitted use; and by removing business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices as a conditional use. Applicant: City of Mission - Cervantes

REZONING

6 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), being a 2.07-acre tract of land out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of W. Griffin Parkway (FM 495) approximately 966 feet East of Holland Avenue. Applicant, AEC Engineering, LLC c/o J.S. Kawamoto, LLC - Cervantes

CONDITIONAL USE PERMIT

7 Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 23, Stewart Terrace Subdivision, in a (R-1) Single Family Residential District, located at 1608 Merlin Drive. Applicant: Yesenia Celestino – Cervantes

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

9 Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Confetti Avenue Party Place, being Lot 2, River Oaks Plaza Subdivision, in a (C-3) General Commercial District, located at 1802 E. Griffin Parkway, Applicant: Sasha Velazquez – Cervantes

10 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a home occupation in a property zoned Large Lot Single Family Residential District (“R-1A”) – Z Galleria Antiques, being the West 172 feet out of the South 120 feet out of the West 363 feet, Lot 152, Sharyland Orchards Subdivision Addition “A”, located at 2401 Sunset Lane. Applicant, Elias Guajardo - Cervantes

ADJOURNMENT

Signed this the 13th day of November, 2025

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 **13th day of November, 2025** 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 **19th day of November, 2025** the Planning and Zoning Commission of the City of Mission will hold a regular meeting at 5:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **13th day of November, 2025** 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
NOVEMBER 5, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Kevin Sanchez
 Connie Garza
 Irene Thompson
 Omar Guevara
 Raquenel Austin

P&Z ABSENT

Diana Izaguirre
 Steven Alaniz

STAFF PRESENT

Xavier Cervantes
 Alex Hernandez
 Elisa Zurita
 Gabriel Ramirez
 Jessica Munoz
 Susie De Luna

GUEST PRESENT

Roy Wood
 Antonia Del Barrio
 Ryan Stauffer
 Demetrius Austin
 Maria Robles
 Margie Briseno

CALL TO ORDER

Vice-Chairman Sanchez called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR OCTOBER 15, 2025

Vice-Chairman Sanchez asked if there were any corrections to the minutes for October 15, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:34 p.m.

Item #2

Rezoning:

**A 2.0992 acre tract of land situated in the
 Gabriel Manquillia Survey, Abstract No. 53
 This site is located at the Southwest corner of E.
 Griffin Parkway (FM 495) and Augusta Drive.
 AO-I & R-1T to C-3
 L Squared Engineering
 c/o Roy Dale Wood, Gary Arlen Wright
 and Linda Wright Baker**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") and Townhouse Residential District ("R-1T") to General Business District ("C-3") for a commercial development at the site. The tract of land has 2.0992 acres in area and measures 318 feet along Griffin Parkway and has a depth of 298 feet. The surrounding zones are Single family Residential District (R-1) and Neighborhood Commercial District (C-2) to the North, Townhouse Residential District (R-1T) to the East, Townhouse Residential District (R-1T) to the South and Multi-family Residential (R-3) and Agricultural Open Interim District (AO-I) to the West. The surrounding land uses include the Shary Municipal Golf Course to the South, townhouse residential to the East, Single-family homes, Grooming Pet Salon and Amber Lyn Fitness Studio to the North and an apartment complex to the West. There are two vacant houses at the site. The

Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for medium density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses. Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Mr. Carlos Swanson with Cross Development stated that they are pursuing the site they've been recently seen at a different part of town to combine these lots, rezone and replat them, and then there are a couple different tenants that they pursue to build with.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Garza moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:43 p.m.

Item #3

Rezoning:

**A 0.94 acre tract of land out of the
Southeast corner of Lot 296,
John H. Shary Subdivision
This site is located at 3301 N. Taylor Road.
C-1 to C-2
Maria Mariscal
c/o Dolly Elizondo**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Office Building District ("C-1") to Neighborhood Commercial District ("C-2") in order to have expanded business opportunities at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road. The surrounding zones are Agricultural Open Interim (A-OI) to the North and South, Large Lot Single-family Residential (R-1A) to the West, and outside the city limits to the East. The surrounding land uses include single-family homes in all directions. The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space. The Future Land Use Map shows the property designated for lower density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but due to the property location at a corner of major

collector streets, staff finds the requested rezoning acceptable. Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Ms. Maria Mariscal stated as of right now they are using the building for after school tutoring from 5 p.m. to 7 p.m. She stated once they get the state approval it would be classified as a daycare but going to be more of a private school for education it would be from 7:30 a.m. to 4 p.m.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Thompson asked if the applicant is wanting to do is a daycare school. She asked if they can get a conditional use permit under a C-1.

Mr. Cervantes stated the next item on the agenda is a conditional use permit for tutoring services in a C-1 just in case the zoning didn't go through.

Ms. Thompson asked if its for the same area.

Mr. Cervantes stated its later on the agenda.

Vice-Chairman Sanchez asked if the board would approve the rezoning would the conditional use permit kind of void the conditional use permit.

Mr. Cervantes stated Yes, the applicant applied for both if the rezoning is approved the conditional use permit will not be necessary. The applicant applied for both the Conditional Use Permit that you will see in the very near future is kind of like the backup.

Ms. Thompson asked if they can go to the list of uses for a C-2.

Ms. Garza stated the problem with a C-2 is if the property owner decides to sell the property in the future. The property would be already zoned C-2 and will remain as is.

Mr. Cervantes stated Correct, that's why he provides the list for the board to evaluate and read to see if it makes sense for this property. The board can recommend approval or denial as a result.

Ms. Austin asked if there is a bit of residential still in that area.

Mr. Cervantes stated yes, it's mostly residential.

Ms. Austin stated yes, she remembers debating when the board first met regarding the property.

Mr. Cervantes stated that Neighborhood commercial it's supposed to be businesses that cater to the neighborhoods and that's why staff is recommending approval.

Ms. Thompson asked if they have done they have access to this. She stated they is a driveway but, in a situation, can they have access on Mile 2 road.

Mr. Cervantes stated Yes.

Ms. Thompson stated it's not prohibited.

Mr. Cervantes stated to keep in mind that the whole thing will be raised by a future owner and something totally different.

Ms. Thompson asked when will the developed for Taylor Road start getting widened.

Mr. Cervantes stated he believes the construction will start in a month or two.

Ms. Thompson stated as of right now the road is still in two lanes. She stated I think office zoning is perfect for this site. she believes daycare's adequate under the conditional use but she doesn't know if a Drive through service restaurant or bar would be an appropriate place for it as of Right now.

Mr. Cervantes stated later in your agenda the board had the conditional use permit for the tutoring services.

Ms. Thompson stated which she believes that should takes care of the applicant.

Mr. Cervantes stated if they board wants to recommend it through the conditional use permit.

Ms. Garza stated she would be more inclined to approve a conditional permit. She mentioned you can even put in a gasoline service station in that area, and if they were to sell the property and there's nothing that could prohibit them from if they would approve the rezoning.

Mr. Cervantes stated a gasoline service station is allowed in a C-2 zone with a conditional use permit. They would need to come in for a conditional use permit.

Ms. Thompson stated she believed to address the needs of the of the applicant the conditional use would be more than adequate.

Mr. Cervantes stated Yes.

Ms. Thompson services as development increases as that other site gets developed into the large lot subdivision as other areas south get developed. Then maybe the more appropriate time for a C2.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to deny the rezoning request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:44 p.m.

Item #4

Conditional Use Permit:

Tutoring Services in a property

**zoned Office Building District
Being a 0.94 acre tract of land out of the
Southeast corner of Lot 296, John H. Shary Subdivision
3301 N. Taylor Road,
C-1
Maria Mariscal c/o Dolly Elizondo**

Mr. Cervantes stated the applicant is requesting the conditional use permit in the subject property zoned Office Building District ("C-1") to provide after school tutoring services at the site. The code of ordinances states that tutoring services is allowed in a property zoned Office Building District ("C-1") with a conditional use permit. The rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road. The proposed hours of operation are Monday through Thursday from 4:30 p.m. to 7:00 p.m. There will be two business owners and one employee providing the tutoring services. The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space. Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from 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 the use requested is compatible and complementary to adjacent properties. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) One (1) year permit to continue to assess this business; 2) Must comply with all city codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; 4) Hours of operation are Monday to Thursday from 4:30 p.m. to 7:00 p.m.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson 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: 5:44 p.m.

Item #5

Conditional Use Permit:

**A Drive-Thru Service Window – 7 Brew Coffee
Being Lot 6, Block 1, North Sharyland
Commons Subdivision
Located at the corner of Shary Road (FM 494)
and Ruby Red Boulevard**

C-3 Citadel Development

Mr. Cervantes stated the subject site is located at the Southeast corner of N. Shary Road and Ruby Red Boulevard. The site will include a drive-thru service window on the north side of the building. Site access will include (3) access points: access one is a shared 24-foot-wide access driveway from Chipotle Mexican Grill; access two is a shared 25-foot-wide access driveway from Panda Express; and access three is off a service road via a 24-foot-wide driveway. The orders are taken by employees using iPads while the cars are stacked in the drive-thru lanes, with each lane accommodating up to six vehicles. Payment is taken and drinks are hand-delivered under the canopy. For speed of service, 7-Brew does not encourage a walk-up window for customer vehicles that need to park and walk up due to the size of their vehicles. All transactions are handled by the baristas face-to-face and not through a menu board. The site components consist of the main building and canopy, a trash enclosure, and a remote cooler with dry storage clad in building-like materials. Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: 5:30 a.m. to 10:00 p.m., seven days a week. The working staff will be 40 to 50 employees on different shifts. The building is a 541 square foot prefabricated building that is brought to the site, and will arrive in 3 parts that are assembled in a matter of hours. Parking: the 541 square foot site requires 4 parking spaces, but exceeds this requirement with 8 spaces provided. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) 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 for Life of Use, subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Installation of a speed bump at the end of the ordering window; 3) Acquisition of a business license before occupancy; and 4) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:47 p.m.

Item #6

Conditional Use Permit:

To install eight (8) Electric Vehicle Charging Stations within a portion of the Target parking lot Being Lot 3, Block A, Shary-Taylor Expressway Commercial Subdivision 2427 East Expressway 83, C-4 Lena Strauss, c/o Tesla, Inc.

Mr. Cervantes stated the subject site is located approximately 1,350' east of Shary Road along the north side of IH2 Frontage Road. Per Code of Ordinance, electric vehicle charging stations require the approval of a Conditional Use Permit by the City Council. Tesla is proposing to install eight (8) new supercharge stalls within the Target parking lot along IH2 Frontage Road for public use. Access to the charging stations would be off of the IH2 Frontage Road via a 34' driveway. The decision to expand the charging infrastructure is driven by several crucial factors that underline the increasing demand for electric vehicle charging services and the necessity to support the growing number of electric vehicles on our roads. Days/Hours of Operation: 24 hours a day, seven days a week. Staff: None, self-operated. Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 595 parking spaces available for this establishment. Tesla will enable all charging spaces to be used for non-EV vehicle parking. There will be no parking signs installed to restrict non-EV use. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 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: 24 hours a day, seven days a week.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Mr. Demetrius Austin representing Tesla stated they are proposing to have this electric vehicle charging station at Target. It's a brand partner that importantly, it would be doing a lot of partnerships across Texas and neighboring states. They've got a desire to increase foot traffic that goes to their flagship stores with EV charging facilities on campus, EV charging facilities with support all vehicle types, not just Teslas. These are V4 charge posts that have that duality for Tesla, GM, Ford, and all of our other partners have adopted the next step here. The two photographs that we showed up there were ones from Austin International Airport, just commissioned the other day, and also the capital of Texas, that have a very close optical parallel to what we'll do here or propose to do here in Sharyland with roadway in the back, green scape in the back behind that. And then our charge post is kind of in front, with our charging to get equipment kind of sealed off to the side. Magic Valley Electric has been our partner there on the on the forefront of giving us power for their overhead lines and the roadway. it should be fairly easy connection. and also, Tex-dot has given a Tesla provisions for the Navy program, federal program for funding and traffic as part of their initiative or federal initiative to put charging stations every 50 miles or so along major corridors. So, we just got that

approval the other day with the hope that we can get you guys approval in this form and then the form next week with City Council.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:47 p.m.

Ended: 5:50 p.m.

Item #7

Conditional Use Permit:

**The Sale & On-Site Consumption of Alcoholic Beverages – Malquerida Bar & Grill
Being all of Lot 1, Plantation Grove
Tech-Center No. 2 Subdivision
4001 S. Shary Road,
PUD
Lada 52, LLC**

Mr. Cervantes stated the subject site is located at the Southeast corner of San Mateo and Shary Roads. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant has been in operation in this 3,627 sq.ft. suite since 2018 under the name of Lada 52 Bar & Grill. Their last conditional use permit for the sale & on-site consumption of alcohol was approved on January 9, 2023 for a period of 4 years. The applicant would like to change the name of his business from Lada 52 Bar & Grill to Malquerida Bar & Grill. This requires a new conditional use permit due to the name change. The suite has 4 VIP areas, a stage for the band, a bar, a kitchen, and an office upstairs. The applicant has live music or bands on Fridays & Saturdays and a full menu until 12:00 am. Days/Hours of Operation: Tuesday – Sunday from 6:00 p.m. to 2:00 a.m. Staff: 12 employees, including a security officer. In visiting the site, staff noticed that the applicant has a total of 212 seating spaces for this establishment, which requires 71 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (212 seats/3=70.6 parking spaces). Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 180 existing parking spaces that are shared with other businesses. Sale of Alcohol: The proposed establishment includes a 'bar' component. Section 1.56(3a) of the Zoning Code requires a minimum separation of 300' from the property line of any churches, schools, publicly owned property, and residences. There is a single-family residential neighborhood located within 300' radius; however, P&Z and the City Council have waived this separation requirement in the previous CUP's approval. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) 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) Permit for one (1) year to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Waiver of the 300' separation requirement from the residential neighborhoods; 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 noise ordinance; 8) Hours of operation to be as follows: Tuesday – Sunday from 6:00 pm to 2:00 am; and 9) Maximum occupancy is 120 people.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Thompson asked if different owner because they had a use permit.

Mr. Cervantes stated it is the same owner just change of name of the business.

Ms. Thompson asked if the previous one they had was approved for four years.

Mr. Cervantes stated yes, they had approved and in the past two years there hasn't been any police reports for the past three years.

Ms. Garza asked if the board can change the approval and instead of being one year.

Mr. Cervantes stated Yes, the board can recommend two years.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit request on the change of it being two years instead of one year. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:52 p.m.

Item #8

Conditional Use Permit

Renewal:

**A Drive-Thru Service
Windows – Tropical Breeze
Being all of Lot 19, Block 1,
Oakwood Estates Subdivision
1610 W. Griffin Parkway,
C-3
Margie Jennifer Briseno**

Mr. Cervantes stated the site is located at the Northwest corner of West Griffin Parkway and River Oak Avenue. Per the Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council. There are two existing 4'x5 drive-thru service windows, one designated for order placement and the other for order pickup. The snow cone stand has been in business since March 2, 2018. Access to the site is provided off of Griffin Parkway via an existing 43-foot driveway that will lead traffic in and around the building before exiting back out to Griffin Parkway. The proposed days and hours of operation are Monday – Sunday from 1:00 pm to 10:00 pm. Staff: 1 employee. Parking: the building measures approximately 396 sq. ft. The number of parking spaces required for this size of building is 4. The applicant is providing 4 spaces along the front of the building, plus there is stacking for approximately 4 cars when placing orders. The last conditional use permit renewal approved for this drive-thru service window for this location was on December 12, 2022, for a period of 3 years. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed 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) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Hours of operation are Monday – Sunday from 1:00 pm to 10:00 pm; and 4) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #9

Item #8

**Conditional Use Permit
Renewal:**

**Sale & On-Site Consumption of Alcoholic
Beverages – Taboo Bar & Grill
Being Lot 1, Alba Plaza Subdivision
608 N. Shary Road, Suites 9 & 10
C-3**

Blesson George

Mr. Cervantes stated the subject site is located $\frac{1}{4}$ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music, and concerts etc. The hours of operation are as follows: Friday – Sunday from 4:00 pm to 2:00 am. Staff: 10 employees in different shifts. Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common, and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza. Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The last conditional use permit approved for this location was on June 23, 2025, for a period of 6 months. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. Staff requested a report from Mission PD regarding any incidents that may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 3 incidents from August 31, 2025, to present that range from: 1-Disturbance, 1-Drunk driver in the parking lot, and Unwanted subjects in the parking lot. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Approval for 1-year re-evaluation to assess this operation; 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) Maximum occupancy to be 165 people at all times; 8) Hours of operation: Friday – Sunday from 4:00 pm to 2:00 am; and 9) Must comply with the Noise Ordinance.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #10

**Conditional Use Permit
Renewal:**

**A portable building for office use
zoned Office Building District
being a 0.102 of one acre tract of
land out of a tract of land adjacent
to Lot 176, & 186, John H. Shary Subdivision
302 S. Taylor Road,
C-3
Best Assets, LLC c/o Ryan Stauffer**

Mr. Cervantes stated the site is located at the Northwest corner of Victoria Avenue and S. Taylor Road. Pursuant to Section 1.43 (3)(H) of the City of Mission Code of Ordinances, a Portable Building requires the approval of a conditional use permit by the City Council. The applicant proposes to renew the conditional use permit to continue to use the 12-foot by 64-foot portable building for office use. This will be the applicant's 4th renewal for the conditional use permit for the portable building for office use. 1st. July 25, 2022, 2nd. October 23, 2023, 3rd. December 04, 2024. The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m. Staff: 3 employees. Parking: Based on the square footage of the building, a total of 5 parking spaces are required. The parking requirements are being met. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (11) 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 recommends approval with the conditions below: 1) Approval for 1 year to continue to assess this operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.; and 4) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Thompson asked if everything that needed to be removed had been removed since the last renewal.

Mr. Cervantes stated yes.

Ms. Thompson asked if landscaping was needed.

Mr. Cervantes stated that there's landscaping since they have some trees and some shrubs.

Ms. Thompson asked if it's in compliance.

Mr. Cervantes stated yes.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #11

**Conditional Use Permit
Renewal:**

**To keep an RV “Temporarily” to care
for health health-stricken parent
Being Lots 37-40, Block 9,
Madero Tex Townsite Subdivision
4034 Lopez Street,
AO-I
Ofelia Cisneros**

Mr. Cervantes stated the site is located along the West side of Lopez Street, approximately 100 feet North of Bogamilla Street. The applicant wishes to renew her conditional use permit to keep the “Temporarily” RV to continue to care for her elderly mother. Mrs. Cisneros intends to continue living in the RV temporarily while she gathers enough funds to add to the existing home. Staff notes that once the use is no longer needed, the RV must be removed. The board has previously approved similar requests; however, those approvals were limited to mobile homes rather than RVs. The last conditional use permit was approved on December 4, 2024, for a period of 1 year. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) 2-year approval to continue to assess the need; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); and 3) CUP is not transferable to others

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Austin moved to approve the conditional use permit renewal request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:56 p.m.

Item #12

Plat Approval

Subject to Conditions:

Sonoma Ranch Subdivision Phase III

**a 26.67 acre tract of land out of Lot 29-9,
West Addition to Sharyland Subdivision**

Developer: Carlos I. Garza.,

Engineer: Javier Hinojosa Engineering

Mr. Ramirez stated the subdivision is located along the East side of Mayberry Road approximately 1,320 feet North of W. Mile 2 Road. This development consists of 115 single family residential lots. The proposed lots measure 50 feet in width by 130 feet in depth consistent with the proposed new lot size minimums for R-1 single family residential zoning. Water and sewer services will be provided by the City. There is a total of 7 fire hydrants via direction of the Fire Marshall. The internal public streets are 32 feet back-to-back within 50 feet right-of-ways. This subdivision is only accessible from Sonoma Ranch Subdivision Phase I which will replat 2 of its original lots for future public R.O.W. Storm water will be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along W. 2 Mile Road. The City's Engineering department has reviewed and approved the drainage report and design. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), 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: 1) Payment of Capital Sewer Recovery Fees; 2) Payment of Park Fees, Conveyance or Payment of Water Rights; and 3) approval of the infrastructure from the different City departments as per the approved construction plans.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the plat approval subject to conditions. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#13

ADJOURNMENT

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:56 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF
MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road.
Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- October 3, 2025 - Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- October 9, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- November 6, 2025 – Final review of plat and construction plans deemed complete by SRC.
- November 19, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- This development is located on approximately ¾ of a mile North of Military Road on the West side of S. Inspiration Road.
- Las Palmas at Bentsen Palm Phase I will be a private subdivision consisting of 80 single family residential lots, and 3 common areas 1 being a detention pond.
- This subdivision will have 2 access points both being from S. Inspiration Road. All internal streets will be private 32' B-B with curb and gutters within 50' right-of-way's.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within the proposed detention pond. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Planned Unit Development (PUD) where the developer has designed the subdivision per their master plan for this area.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval.

- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

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

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

TRAN: 550.0000 BUSINESS LICENSE
20250749-10/03/25 RHODES DEVELOPMENT INC
LAS PALMAS PH I 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

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

RECEIVED
9/30/25
EE



CITY OF MISSION SUBDIVISION APPLICATION

PLAT FEES

5 ACRE PLAT OR LESS.....\$400
5+ ACRES.....\$500
Re-Plat Filing/Review\$300
Separate Subdivision variance/open cuts, etc. \$150
P&Z Date: _____ City Council Date: _____

Name: Rhodes Development, Inc.

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

City: McAllen, Texas 78502

Phone: (956) 287-2800

Subdivision Name: _____

LAS PALMAS PHASE I

20250749 10/31/25

Urban (City) Suburban ETJ _____

Rural ETJ _____

Zone: PUD _____

Water Dist. HCID#18 _____

School Dist. _____

La Joya ISD _____

of Lots: Residential 97 Non-Residential _____ Common Areas/Lots 3

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

3518 L. F. of 8" Water Lines

_____ L. F. of _____ Water Lines

Other: _____

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

SEWER

2820 L. F. of 8" Sewer Lines

_____ L. F. of _____ Sewer Lines

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

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

STREETS

2980 L. F. of 32' Wide Streets

423 L. F. of 42' Wide Streets

Other: _____

STORM SEWER

987 L. F. of 24" Storm Lines

112 L. F. of 30" Storm Lines

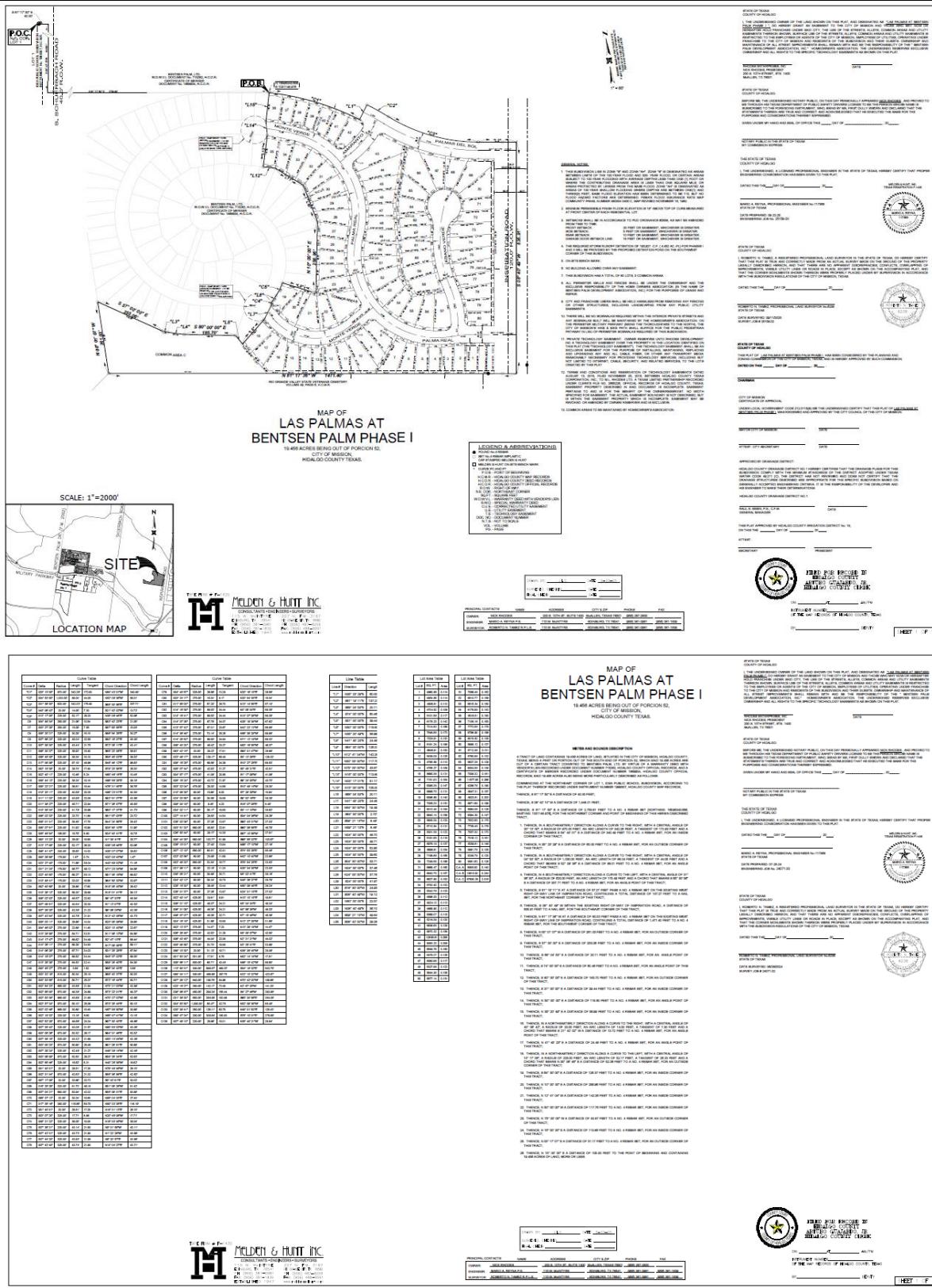
661 L. F. of 36" Storm Lines

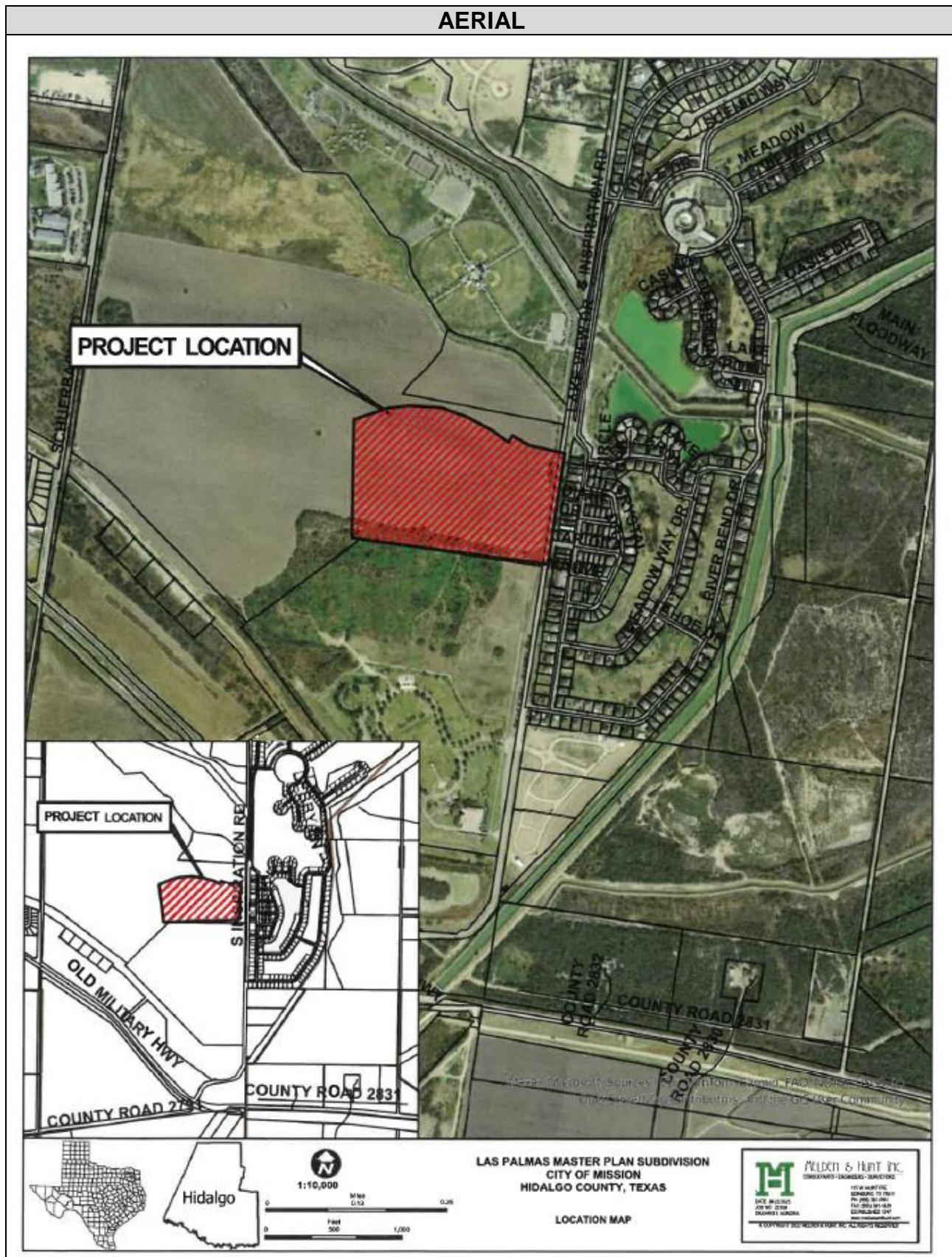
630 L. F. of 42" Storm Lines

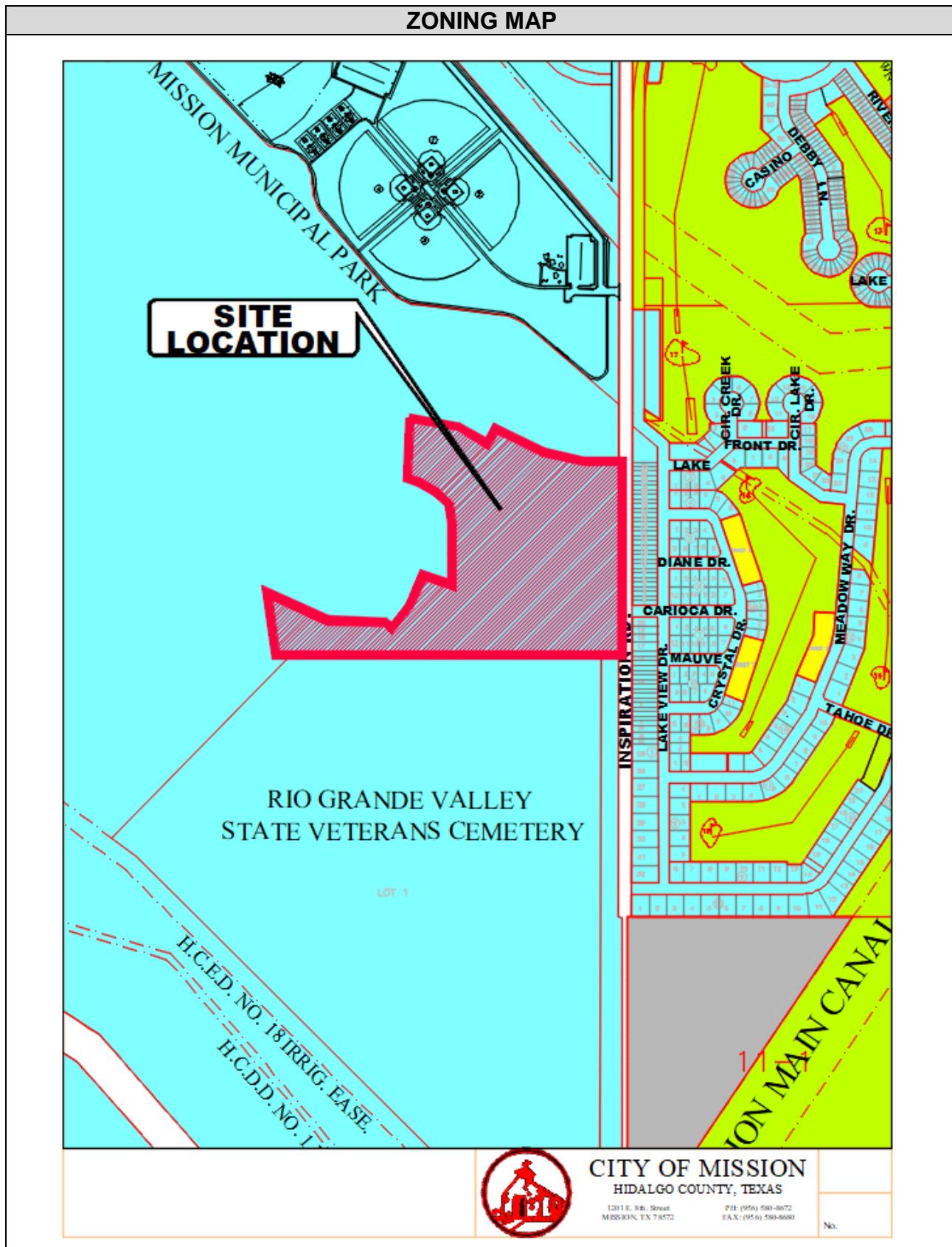
470 L. F. of 48" Storm Lines

Revised 2023

PLAT







DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

CONSULTANTS • ENGINEERS • SURVEYORS

**Drainage Statement
LAS PALMAS AT BENTSEN PALM (MASTER)**

Project #25159.00 Date: September 23, 2025 Revised: November 3, 2025

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

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

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

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

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

<input checked="" type="checkbox"/> REJECTED
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL
<input type="checkbox"/> TO H.C. PLANNING DEPT.
<input type="checkbox"/> TO CITY
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED
<input type="checkbox"/> DISTRICT FACILITY
<input type="checkbox"/> CITY FACILITY
<input type="checkbox"/> OTHER

HC 10-18

Long G

11-7-75

Mario A. Reyna, P.E. #117368
President





CITY OF **MISSION**

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Mission Park Trails Subdivision, being a subdivision of a tract of land containing 19.139 acres being all of Lots 48 and 49, Hidden Hills Estate Subdivision located at the Southwest corner of Walsh Avenue and Business Highway 83.
Developer: Mission Park Trails, LLC., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- October 23, 2024 – Initial plat, preliminary construction plans, and Subdivision Application submitted to the City. Updated application submitted on November 13, 2025
- November 6, 2025 – Final review of plat and construction plans deemed complete by SRC.
- November 19, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The property is located at the Southwest corner of Walsh Avenue and Business Highway 83 (Loop 374).
- The tract of land is currently zoned Multifamily Residential District (R-3) where the developer has designated a section for the construction of duplexes and fourplexes and a portion for townhouses.
- This development will be consisting of 20 duplex-fourplex lots and 89 townhome lots and 3 common areas.
- This subdivision will have 3 access points all being from Walsh Avenue. All internal streets will be public and be paved within 60' right-of-way's to include 2 alleys.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 138.860 cu. ft. of detention has been provided by Hidden Hills Estate Subdivision. The Engineering Department has reviewed and approved the drainage report.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot) and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

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

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

_____ AYES

_____ NAYS

_____ DISENTING _____

SUBDIVISION APPLICATION

RECEIVED
10/23/24

CITY OF MISSION SUBDIVISION APPLICATION



Name: Mission Park Trails, LLC
 Address: 1501 N. Border, Ste. 104
 City: Weslaco, TX 78599
 Phone: c/o (956) 381-0981
 Subdivision Name: Replat of Lot 48 & 49 Hidden Hills Estate S/D

PLAT FEES

5 ACRE PLAT OR LESS.....	\$400
5+ ACRES.....	\$500
Re-Plat Filing/Review	\$300
Separate Subdivision variance/open cuts, etc. \$150	
P&Z Date: _____ City Council Date: _____	

Urban (City) X

Suburban ETJ _____

Rural ETJ _____

Zone: R-3

Water Dist. UID

School Dist. Mission ISD

of Lots: Residential 115 Non-Residential _____ Common Areas/Lots _____

Water CCN: SWSC

LJWSC

MUD

4,342 L. F. of 8" WATER

3,350 L. F. of 8" SEWER

Water Lines

Sewer Lines

_____ L. F. of _____ Water Lines

_____ L. F. of _____ Sewer Lines

Other: _____

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

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

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

STREETS

3,386 L. F. of 40' Wide Streets

2091 L. F. of 24" Storm Lines

_____ L. F. of _____ Wide Streets

590 L. F. of 30" Storm Lines

Other: _____

660 L. F. of 36" Storm Lines

780 42"

STORM SEWER

Filing Fee: \$ _____
 *Non-Refundable

Receipt #: 20240739

Mario Reyna
 Digitally signed by Mario Reyna
 Date: 2024.10.23 14:42:39 -05'00'

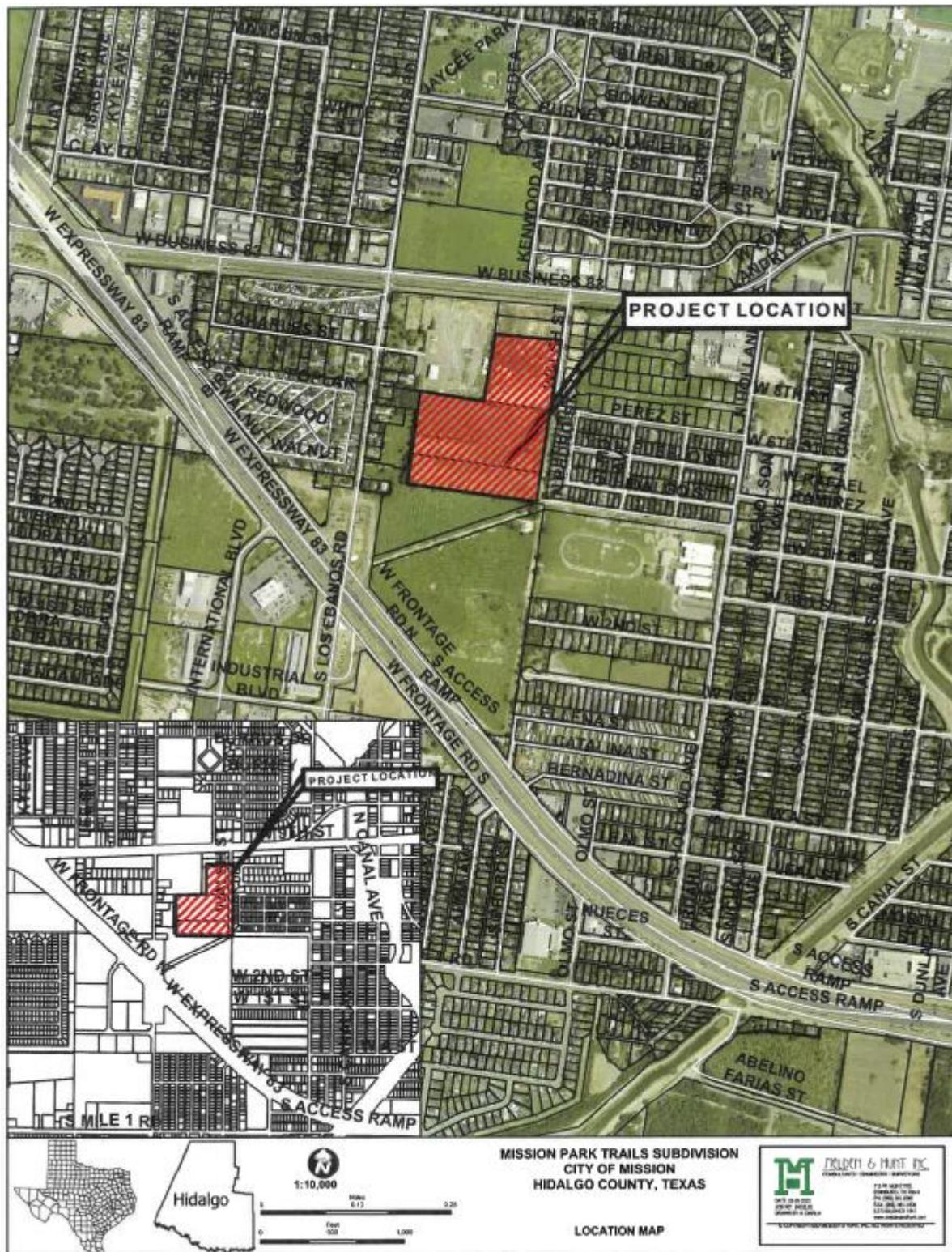
Owner/Agent

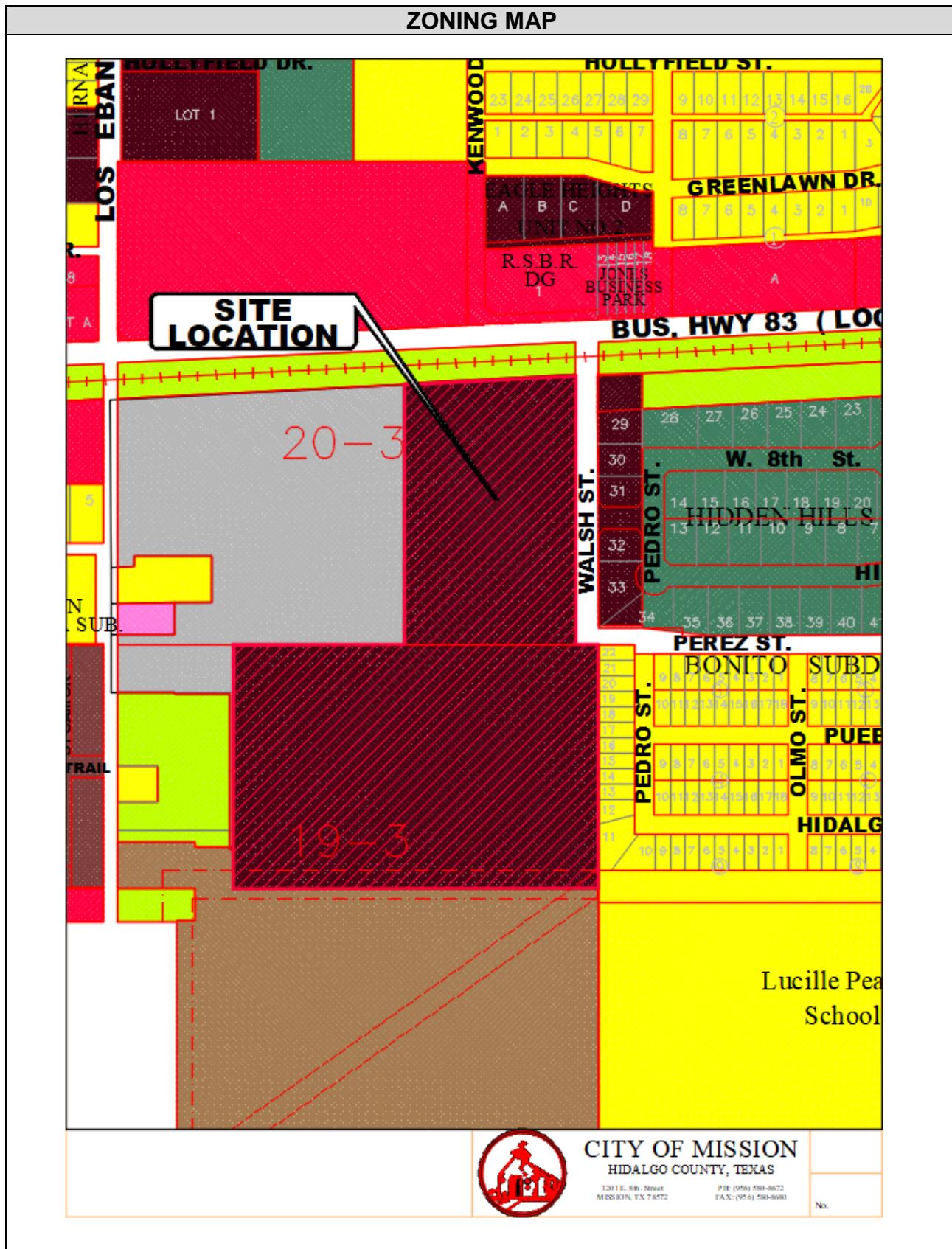
10/23/24

Date

PLAT

AE~~RIAL~~





DRAINAGE REPORT



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

Drainage Statement
MISSION PARK TRAILS SUBDIVISION
Project #24038.00 Date: October 22, 2024
Revised: March 1, 2025

MISSION PARK TRAILS SUBDIVISION A tract of land containing 19.139 acre tract of land, consisting of 5.82 acres out of lot 491 and 27.26 acres out of lot 501, John H. Shary Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 05, page 31, map records of Hidalgo County, Texas. This subdivision lies in Zone "X" (unshaded), which is designed as areas determined to be outside 500-year flood plain.. Community Panel No. 48345 0005 C; Map Revised: November 20, 1991. The property is located on the west side of the corner Walsh Avenue & Perez street. The property is currently open with a proposed use of 21 multifamily lots, 89 single family lots and 3 common areas. Currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay, (31) Raymondville clay loam, and (54) Raymondville-Urban land complex, which are in Hydrologic Group "B" & "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 10.90 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 75.97 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 65.07 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 42". The proposed storm system shall discharge into an existing detention pond on the north side of the site.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 138.860 cubic feet of detention has been provided by Hidden Hills Subdivision.

<input type="checkbox"/> REJECTED <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL <input type="checkbox"/> TO H.C. PLANNING DEPT. <input type="checkbox"/> TO CITY <input type="checkbox"/> DISCHARGE PERMIT REQUIRED <input type="checkbox"/> DISTRICT FACILITY <input type="checkbox"/> CITY FACILITY <input type="checkbox"/> OTHER <i>Reyna</i>	
H.C.D.D. NO. 1	4-16-25
 DATE	

Mario A. Reyna, P.E. #117368

Date:

M. A. Reyna 1/28





MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision located along the West side of N. Bryan Road approximately 2,505 feet North of Mile 2 Road. Developer: RAM RGV, Inc., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- July 30, 2021 – Initial plat, preliminary construction plans, and Subdivision Application submitted to the City. Updated application submitted on November 13, 2025
- November 6, 2025 – Final review of plat and construction plans deemed complete by SRC.
- November 19, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- This development is located 2,505 feet North of Mile 2 Road on the West side of N. Bryan Road.
- The Estates at Bryan Subdivision will be a private subdivision consisting of 16 single family residential lots, and 2 detention ponds.
- This subdivision will have 1 main access point being from N. Bryan Road. The internal street will be a private 32' B-B with curb and gutters within a 50' right-of-way.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, the required 32,788 cubic feet of detention will be provided within the proposed detention ponds. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Large Lot Single Family Residential District (R-1A). The average lot will measure 150'x140' consistent with the R-1A zoning.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), and Conveyance or Payment of Water Rights (\$3000xac.). All other format findings shall be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

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

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

_____ AYES

_____ NAYS

_____ DISENTING _____

SUBDIVISION APPLICATION

CITY OF MISSION
SUBDIVISION APPLICATION

Name: RAM RGV INC
 Address: 300 N. Mockingbird Ave
 City: Mission, TX 78572
 Phone: c/o (956) 381-0981
 Subdivision Name: THE ESTATES ON BRYAN

PLAT FEES

5 ACRE PLAT OR LESS.....\$250
 5+ ACRES.....\$300
 Re-Plat Filing/Review\$300
 Separate Subdivision variance/open cuts, etc. \$150
 P&Z Date: _____ City Council Date: _____

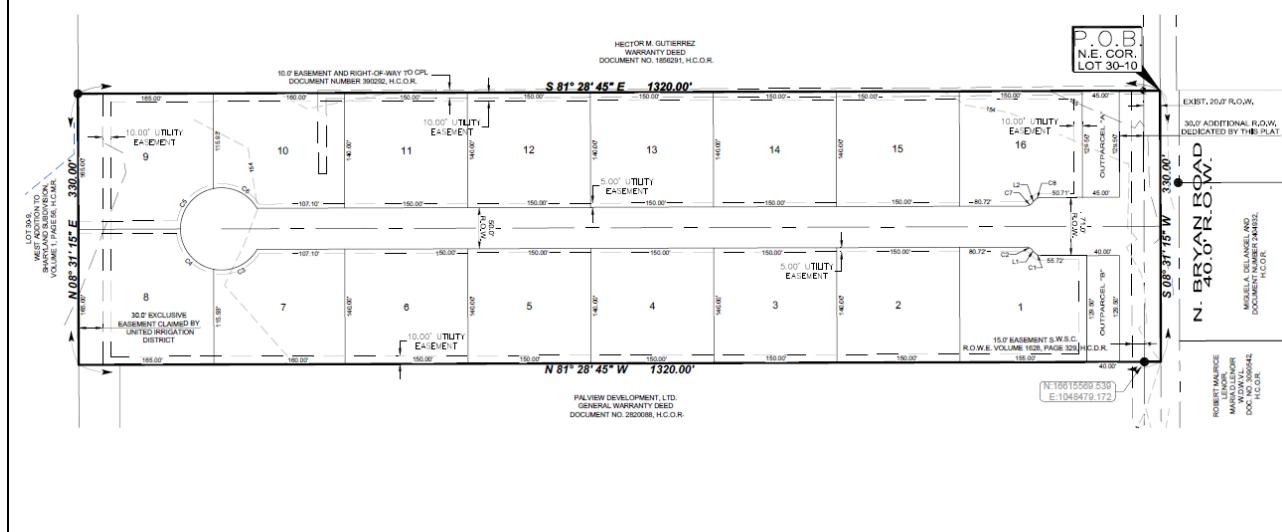
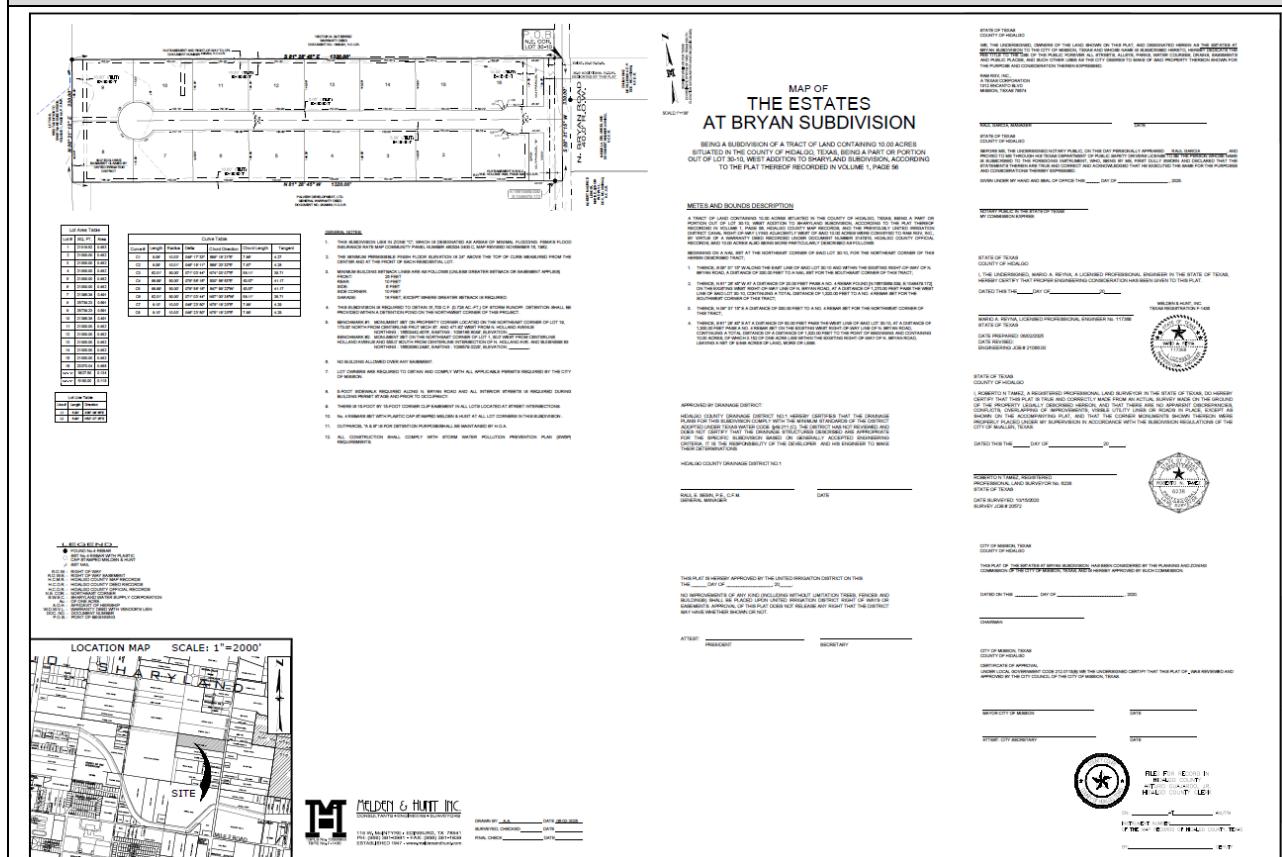
Urban (City) Suburban ETJ _____
 Zone: A0-1 Water Dist. UID Rural ETJ _____
 School Dist. MISSION CISD
 # of Lots: Residential 14 Non-Residential _____ Common Areas/Lots _____
 Water CCN: SWSC _____ LJWSC _____ MUD _____

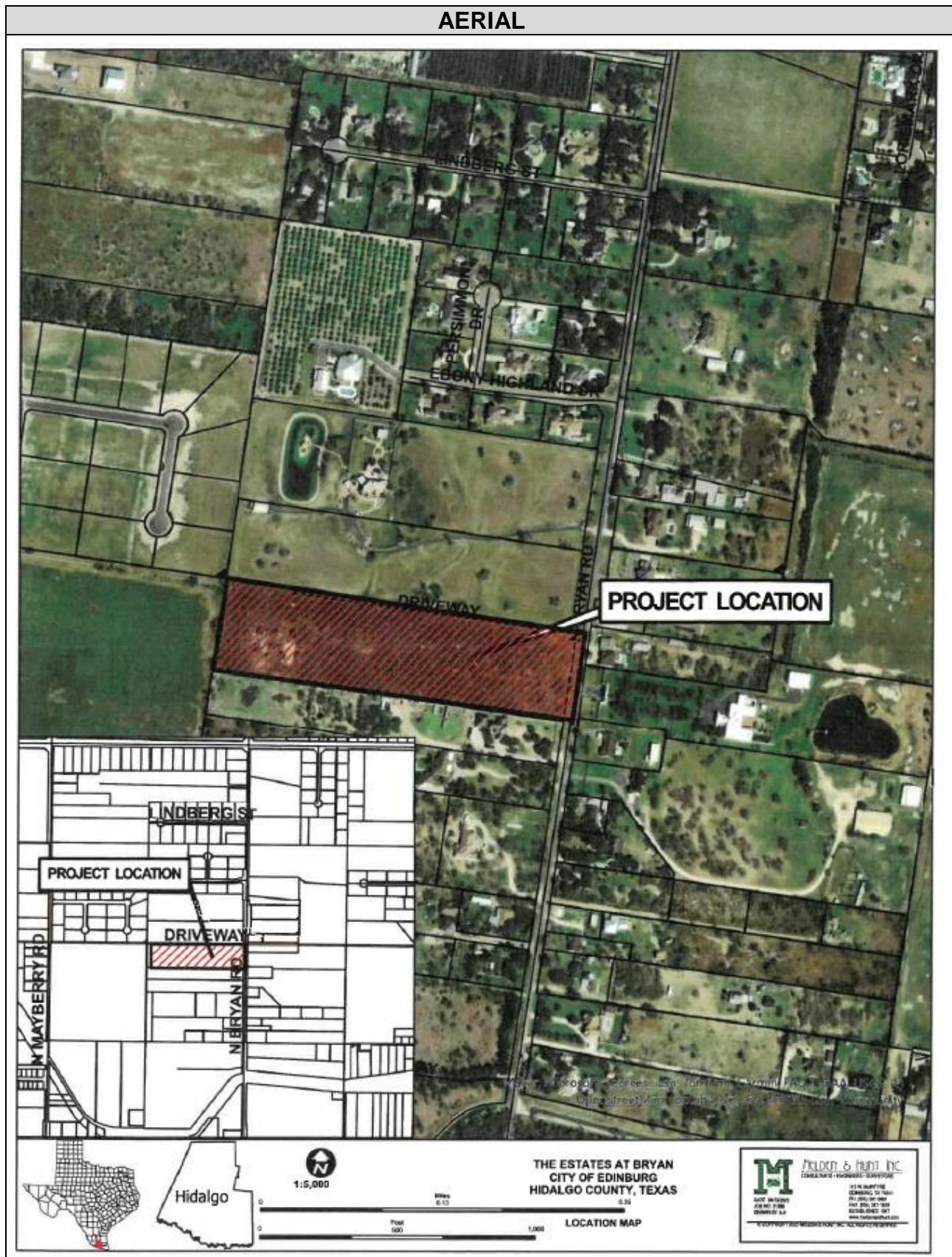
<u>WATER</u>			<u>SEWER</u>		
1170	L. F. of <u>8"</u>	Water Lines	1142	L. F. of <u>12"</u>	Sewer Lines
	L. F. of _____	Water Lines		L. F. of _____	Sewer Lines
Other: _____			Lift Sta: _____ N/A-Septic Use: _____		
Suburban ETJ Only: MSR cost of water meters & Membership costs \$ _____			Other: _____		
			Suburban ETJ Only: MSR cost of Septic Tanks \$ _____		

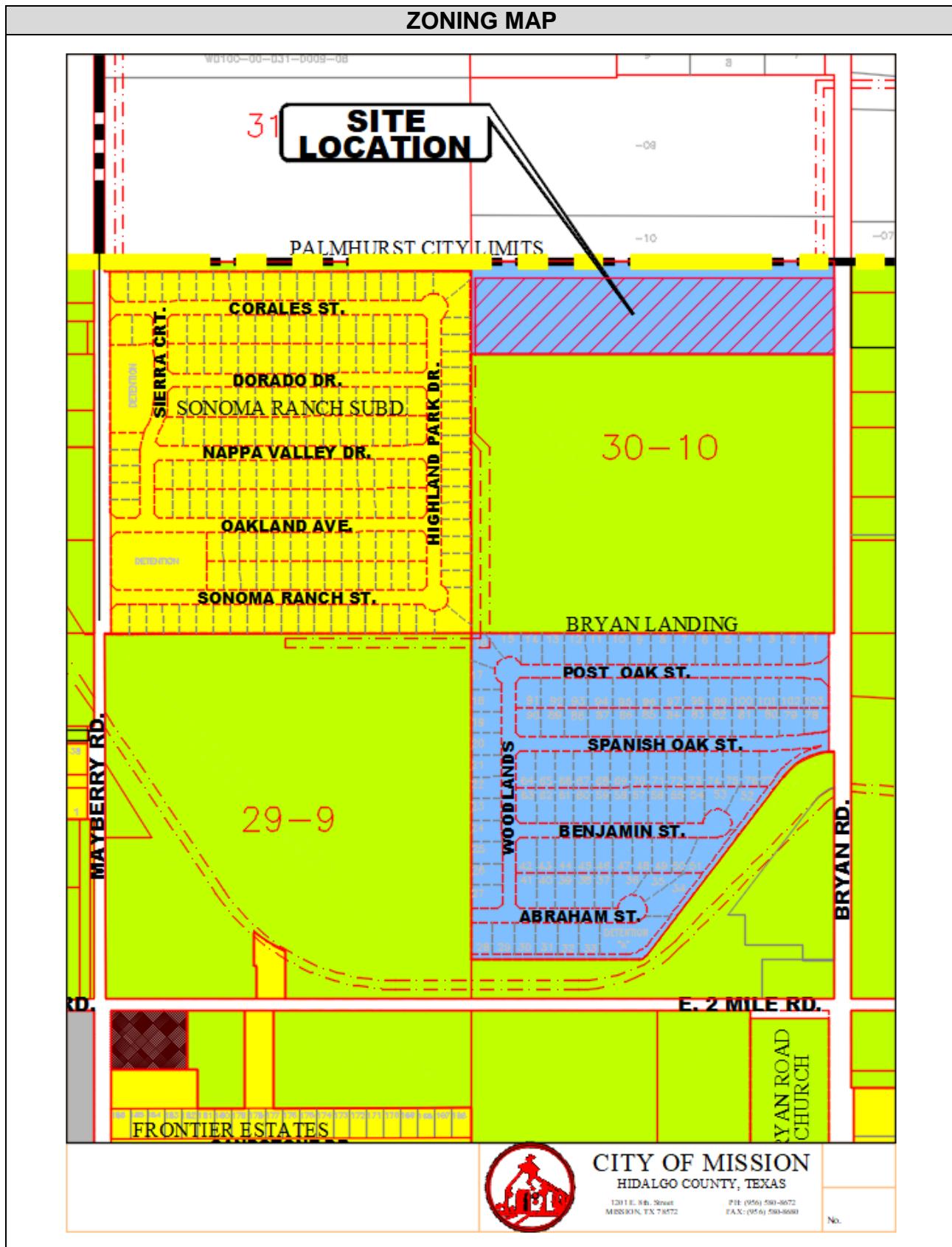
<u>STREETS</u>			<u>STORM SEWER</u>		
1170	L. F. of <u>32'</u>	Wide Streets	190	L. F. of <u>36"</u>	Storm Lines
	L. F. of _____	Wide Streets	378	L. F. of <u>30"</u>	Storm Lines
Other: _____			3040	L. F. of <u>24"</u>	Storm Lines

Filing Fee: \$ _____ *Non-Refundable
 Receipt #: 20210435
 Date 7-30-21
 Owner/Agent Mr. R

PLAT







DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 1009690

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement
The Estates at Bryan Subdivision
Project #21086.00 Date: September 23, 2025

The Estates at Bryan Subdivision A tract of land containing 10.00 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This subdivision lies in Zone "C", which is defined as areas of minimal flooding. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located 2,505 feet north of N. Bryan Road & Mile 2 Road. The property is currently open with a proposed use of 16 residential lots and 2 detention pond, currently inside the City of Mission, Texas.

The soils in this area (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 8.01 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 17.81 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 9.8 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into two proposed detention pond (A & B) on the east side of the site, which will then discharge into proposed detention pond (B) with a storm pump will be installed at the southeast with a 6" bleeder line into an existing inlet on the south going to mile 2 road own by the City of Mission storm sewer network.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 32,788 cubic feet of detention will be provided within the proposed detention ponds.

<input type="checkbox"/> REJECTED
<input type="checkbox"/> APPROVED FOR SUBMITTAL
<input type="checkbox"/> TO H.C. PLANNING DEPT.
<input type="checkbox"/> TO CITY
<input type="checkbox"/> DISCHARGE PERMIT REQUIRED
<input type="checkbox"/> DISTRICT FACILITY
<input type="checkbox"/> CITY FACILITY
<input type="checkbox"/> OTHER _____
<i>Reyna</i>
H.C.D.D. NO. 1
10-14-25
DATE

Mario A. Reyna, P.E. #117368

M. A. Reyna 10-23-25





CITY OF **MISSION**

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 19, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsections (2) Permitted Uses, and (3) Conditional Uses by making business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate offices a permitted use; and by removing business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices as a conditional use. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 19, 2025 – Ordinance reviewed and approved by the Planning and Zoning Commission
- December 9, 2025 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- This ordinance will streamline the process for the issuance of building permits and business licenses for banks, mortgage companies, insurance and real estate offices in properties zoned Neighborhood Commercial ("C-2").
- The proposed ordinance would allow those types of facilities that are currently allowed with a conditional use permit to be permitted by right without having to conduct public hearings.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES, SECTION 1.42 – C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT); SUBSECTIONS (2) PERMITTED USES, AND (3) CONDITIONAL USES BY MAKING BUSINESS ESTABLISHMENTS WHICH PERFORM SERVICES ON THE PREMISES SUCH AS BANKS, LOAN COMPANIES, INSURANCE AND REAL ESTATE OFFICES A PERMITTED USE; AND BY REMOVING BUSINESS ESTABLISHMENTS WHICH PERFORM SERVICES ON THE PREMISES SUCH AS BANKS, LOAN COMPANIES, INSURANCE AND REAL ESTATE OFFICES AS A CONDITIONAL USE; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

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

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

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

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

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

SECTION 1: That the City of Mission Code of Ordinances, Appendix A – Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial); Subsection 2 and 3 be hereby amended by adding the language underlined (added) and deleting the language that is (~~stricken~~) to read in full as follows:

(2)(L) Business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate

(3)(D) Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2025,
at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney



CITY OF **MISSION**

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 19, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), being a 2.07-acre tract of land out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of W. Griffin Parkway (FM 495) approximately 966 feet East of Holland Avenue. Applicant, AEC Engineering, LLC c/o J.S. Kawamoto, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 22, 2025 – Application for rezoning submitted for processing.
- November 6, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract, and notice of hearings was published in the Progress Times.
- November 19, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- December 9, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") for a commercial development at the site.
- The tract of land has 2.07 acres in area and measures 155.6 feet along Griffin Parkway and has a depth of 580.6 feet.
- The surrounding zones are General Business District (C-3) to the North and East, Single-family Residential District (R-1) to the South and General Business District (C-3) and Multi-family Residential (R-3) to the West.
- The surrounding land uses include the Elizondo Plumbing business and apartments to the West, The El Pato Restaurant and vacant land to the East, the Taco Bell restaurant and Move it Storage to the North and single-family homes to the south.
- The property is vacant.
- The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for low density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses.
- Notices were mailed to 26 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

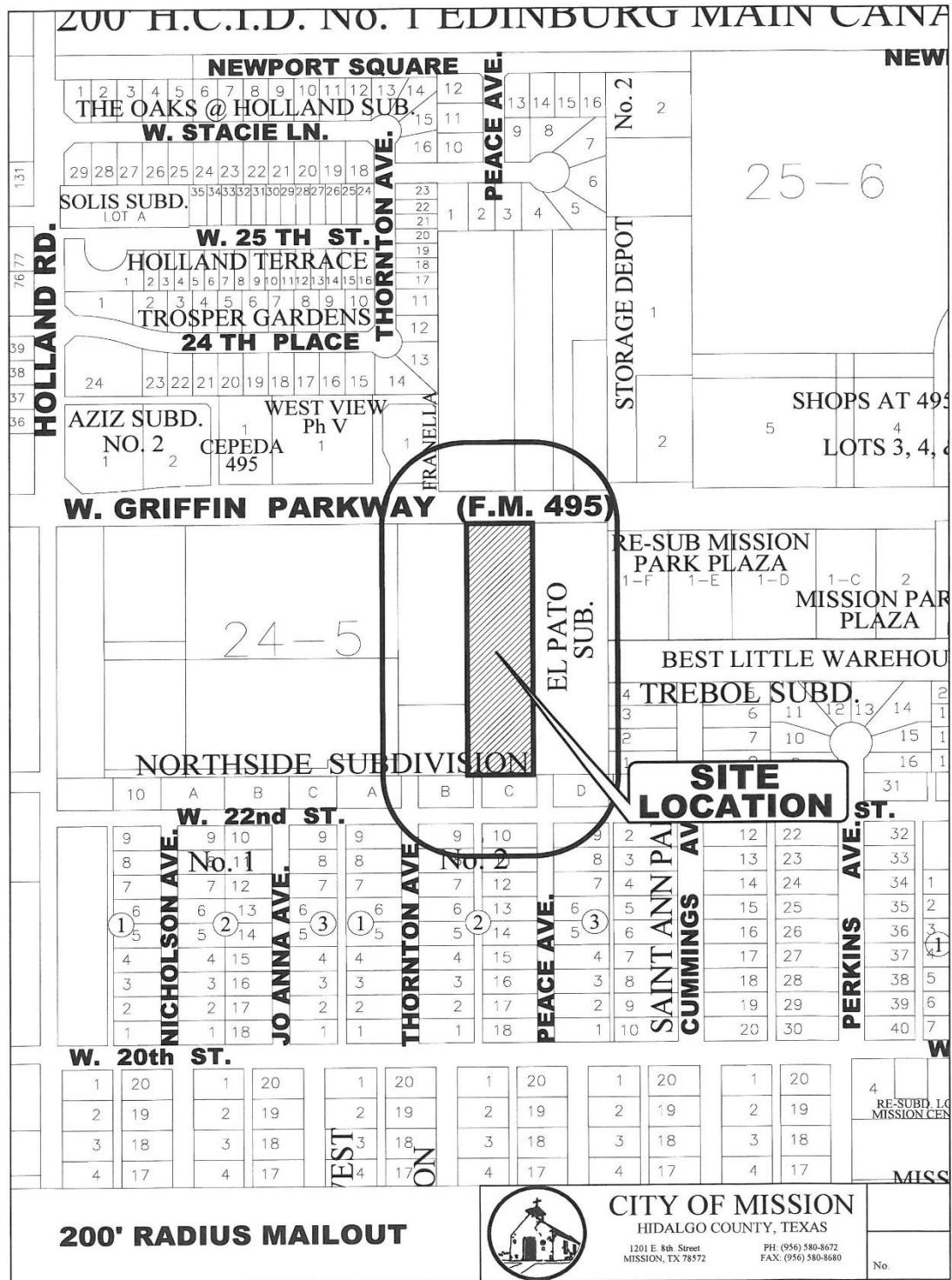
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_____ AYES

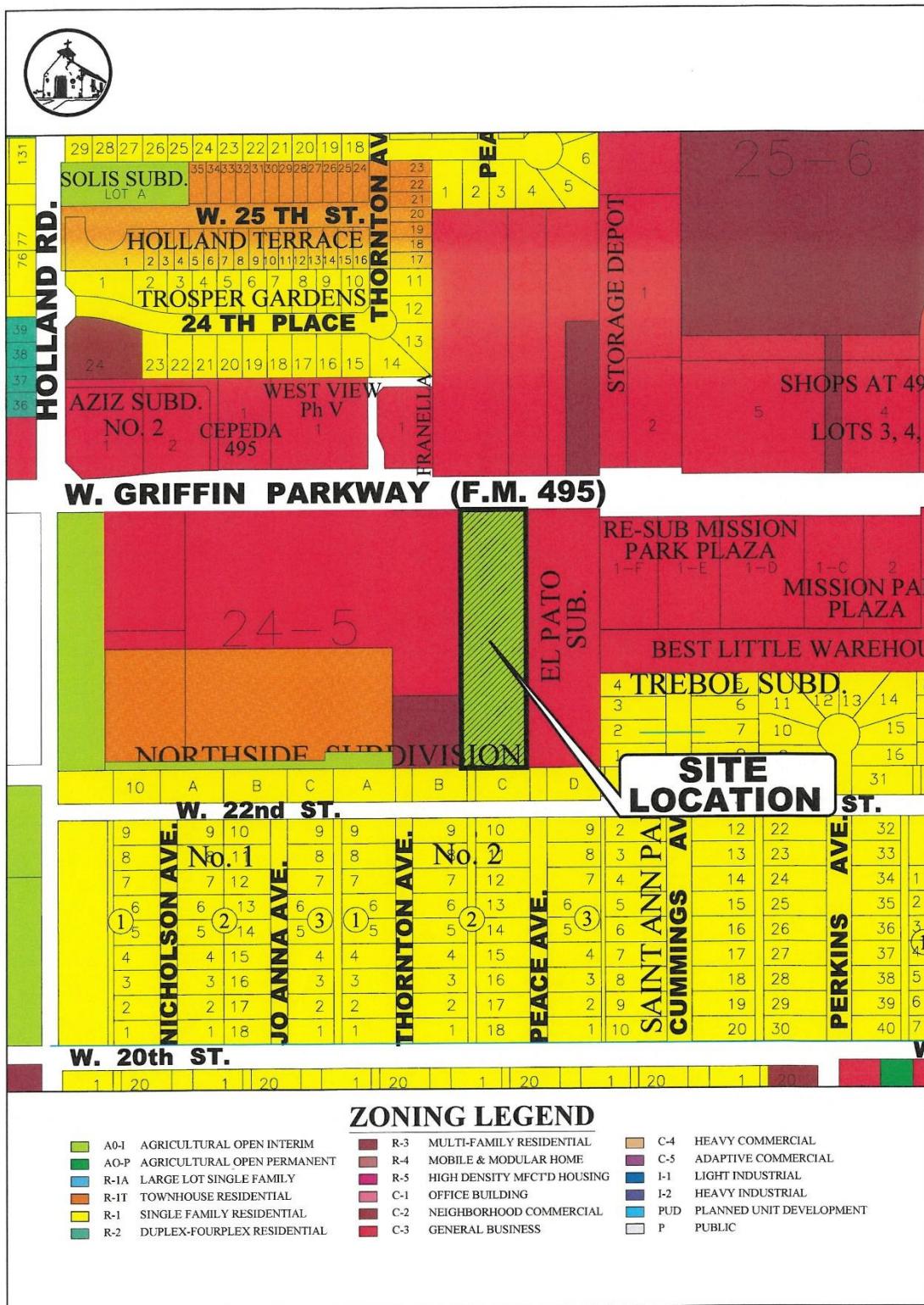
_____ NAYS

_____ DISENTING _____

LEGAL NOTICE MAP



ZONING MAP



AERIAL



PROPERTY SURVEY

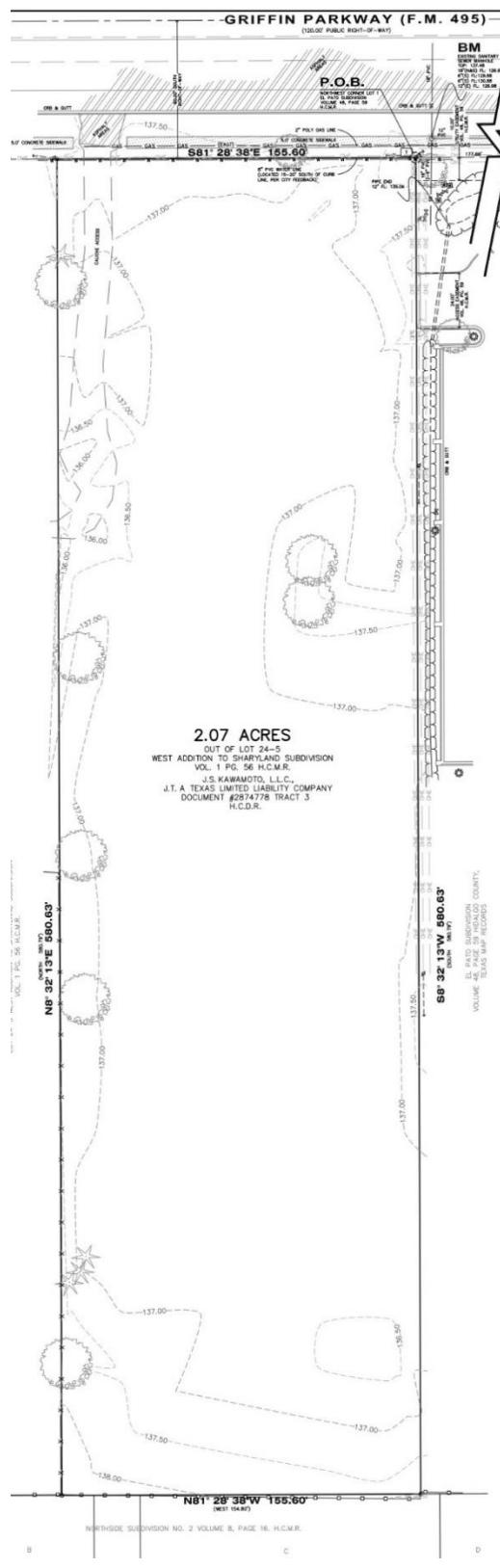
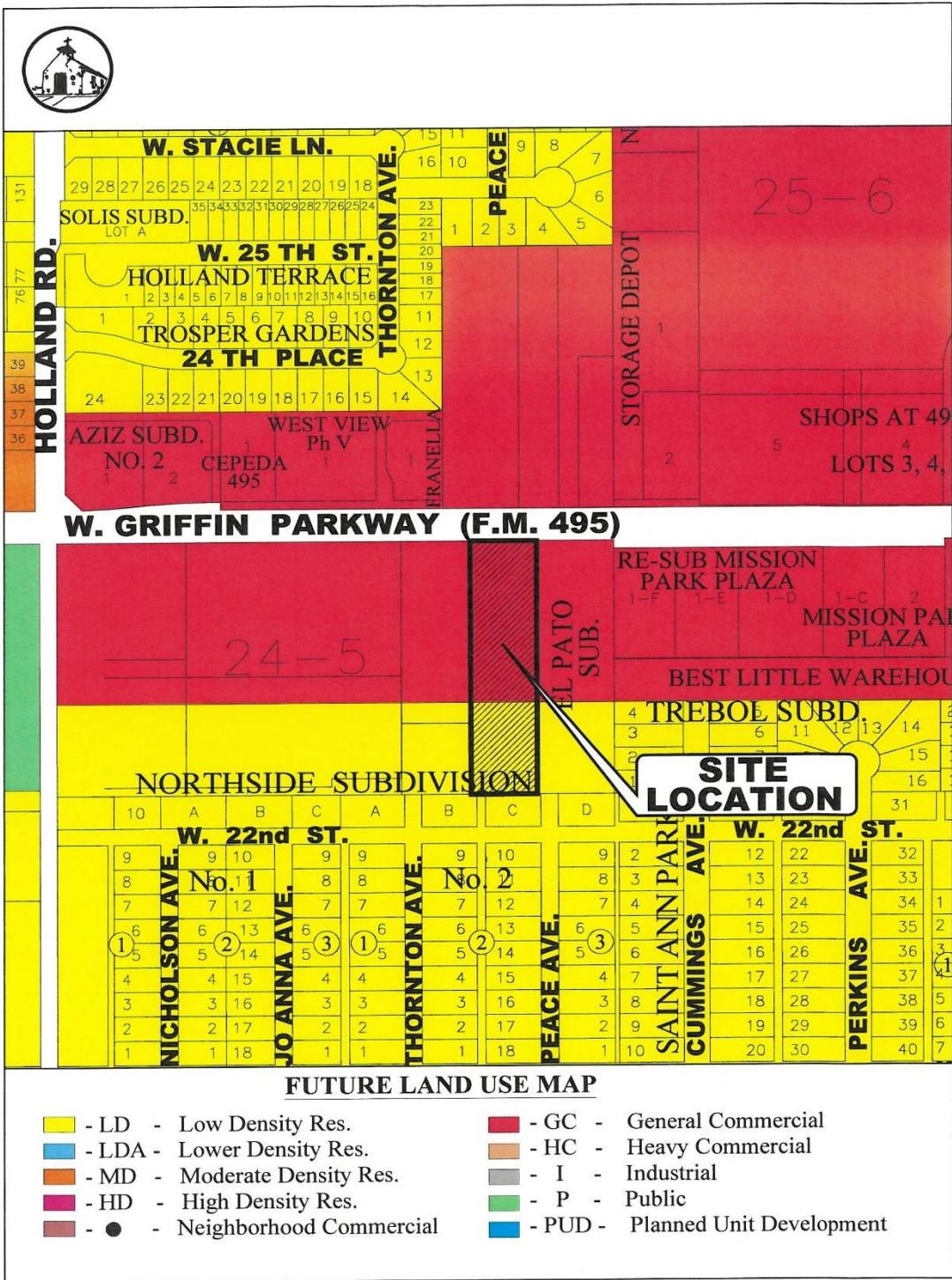


PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



MAILOUT LIST

PROP_ID	geoID	name	addrDeliv	addrCity	addrState	addrZip
815012	F6448-00-000-0001-00	PRINCESS MILI INVESTMENTS LLC	3913 S J ST	MCALENN	TX	78503-1465
560055	T6810-00-000-0001-00	GARCIA TOMAS & JANIE	2203 N CUMMINGS AVE	MISSION	TX	78572-2823
560057	T6810-00-000-0004-00	GONZALEZ JOSEPH N & JOANN L SUAREZ	2209 N CUMMINGS AVE	MISSION	TX	78572-2823
560056	T6810-00-000-0002-00	VILLARREAL JOSE M JR	2205 N CUMMINGS AVE	MISSION	TX	78572-2823
560073	T6810-00-000-0003-00	SANDOVAL JUAN C & MARIA T	2207 CUMMINGS AVE	MISSION	TX	78572
249445	N8000-02-002-0010-00	SALAZAR REYNALDO & NOELIA GUZMAN	2017 PEACE AVE	MISSION	TX	78572-2748
249446	N8000-02-002-0011-00	HOTCAVEG THOMAS H & MARCELINA	1505 VATIA BLVD	MISSION	TX	78572-6561
289454	S5550-00-000-0001-00	ABREGO ESTEFANIA	2201 N CUMMINGS AVE	MISSION	TX	78572-2823
249443	N8000-02-002-0008-00	MUNGUA JUAN F & JUANITA	2014 THORNTON ST	MISSION	TX	78572-2745
249462	N8000-02-003-0009-00	MARTINEZ EVA G	2018 PEACE AVE	MISSION	TX	78572
249461	N8000-02-003-0008-00	GONZALEZ SAM	2016 PEACE AVE	MISSION	TX	78572-2749
249444	N8000-02-002-0009-00	HERNANDEZ DIANA	2016 THORNTON ST	MISSION	TX	78572-2745
249434	N8000-02-001-0008-00	RIVERA AMANDA JOSEPHINE	2019 THORNTON ST	MISSION	TX	78572-2744
316984	W0100-00-025-0005-08	PLAZA REALCO LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807
316901	W0100-00-024-0005-05	ELIZONDO JESUS ELOY & THELMA	503 W GRIFFIN PKWY	MISSION	TX	78572-2208
691014	F4585-00-000-0001-00	EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALENN	TX	78501-5627
316898	W0100-00-024-0005-02	3BU FAMILY LIMITED PARTNERSHIP	533 NORTH ALAMO ROAD	ALAMO	TX	78516-2307
658376	B2820-00-000-000A-00	STORE-MORE MISSION	6646 IRON HORSE BLVD	NORTH RICHLAND HILLS	TX	76180-6037
249463	N8000-02-00A-0000-00	TRADEWINDS DEVELOPMENT INC	PO BOX 2103	MCALENN	TX	78505-2103
249464	N8000-02-00B-0000-00	EBANOS ROAD IGLESIA DE CRISTO	8300 N TAYLOR UNIT 3	MCALENN	TX	78504
249465	N8000-02-00C-0000-00	TRADEWINDS DEVELOPMENT INC	PO BOX 2103	MCALENN	TX	78505-2103
249466	N8000-02-00D-0000-00	GARZA VICTOR JR	406 W 22ND ST	MISSION	TX	78572-2719
1242748	W0100-00-025-0005-17	SECURCARE MOVE IT MCALENN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
316902	W0100-00-024-0005-06	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
20816060	M5233-00-000-001F-00	DG MISSION WF LLC	2611 HARRISON ST STE 900	WICHITA FALLS	TX	76308-1361
316985	W0100-00-025-0005-09	ZVINGIT PROSPERITY LLC	4315 LABURNAM RD	RICHMOND	TX	77407-1011



CITY OF **MISSION**

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 23, Stewart Terrace Subdivision, in a (R-1) Single Family Residential District, located at 1608 Merlin Drive. Applicant: Yesenia Celestino – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 22, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- November 06, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 19, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 09, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the South side of Merlin Drive approximately 350 feet East of N. Stewart Road.
- Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations.
- Lot must be a minimum of 12,000 sq. feet. The property has an area of 12,745 square feet.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above.
- Proposal must be clearly secondary to the primary residence.
- Shall not have access to a public street (No shared/extended driveway)
- Shall not have a separate kitchen area or utilities
- All building setbacks are being met.
- The driveway is more than sufficient to accommodate any incoming vehicle.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff recommends approval with the conditions below:

1. Life of use permit.
2. The unit may not have a kitchen or separate utilities and electrical connections,
3. Transferability to other future owners, imposing the same conditions imposed on this applicant,
4. Not to be used for rental purposes, and waive the minimum lot size requirements.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

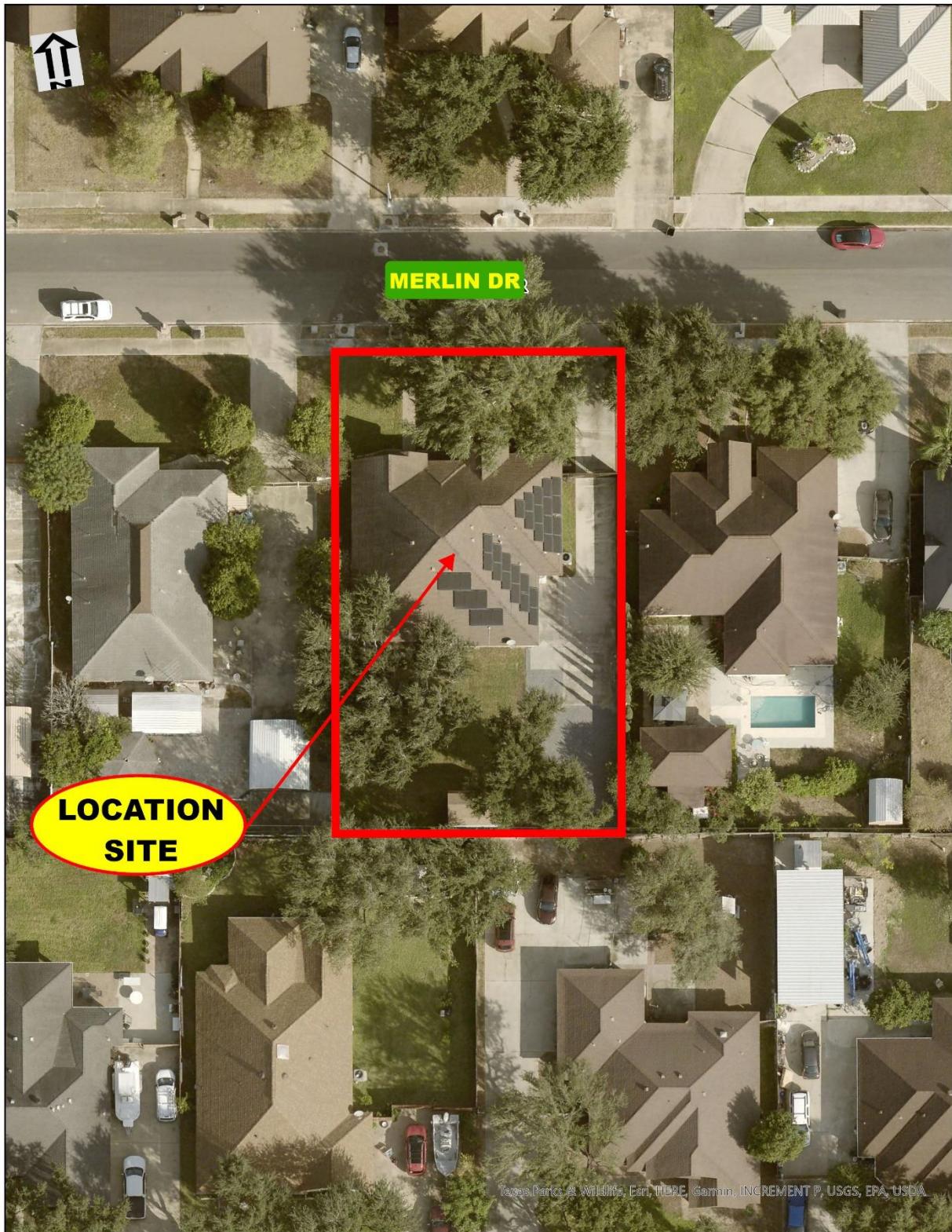
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_____ AYES

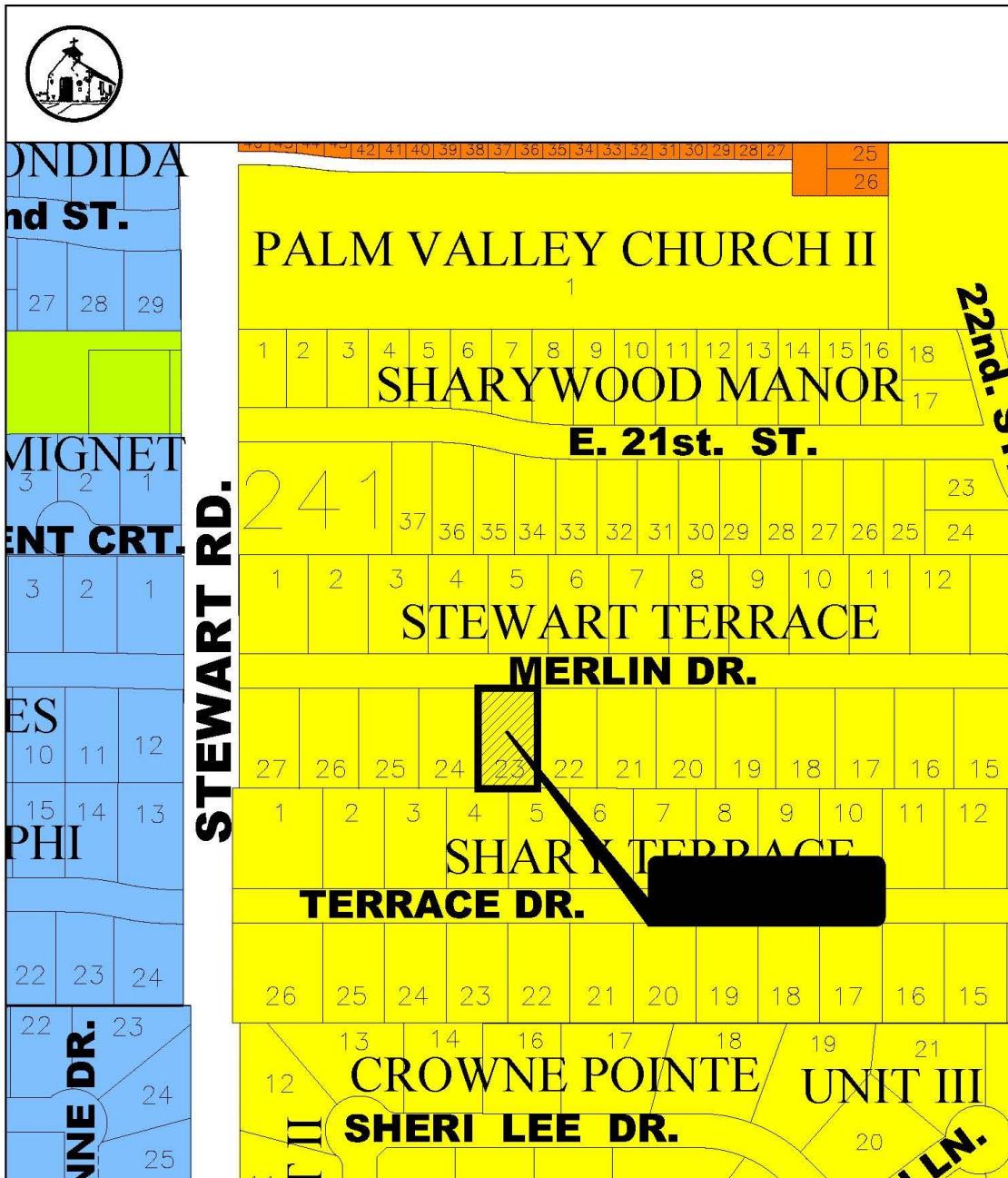
_____ NAYS

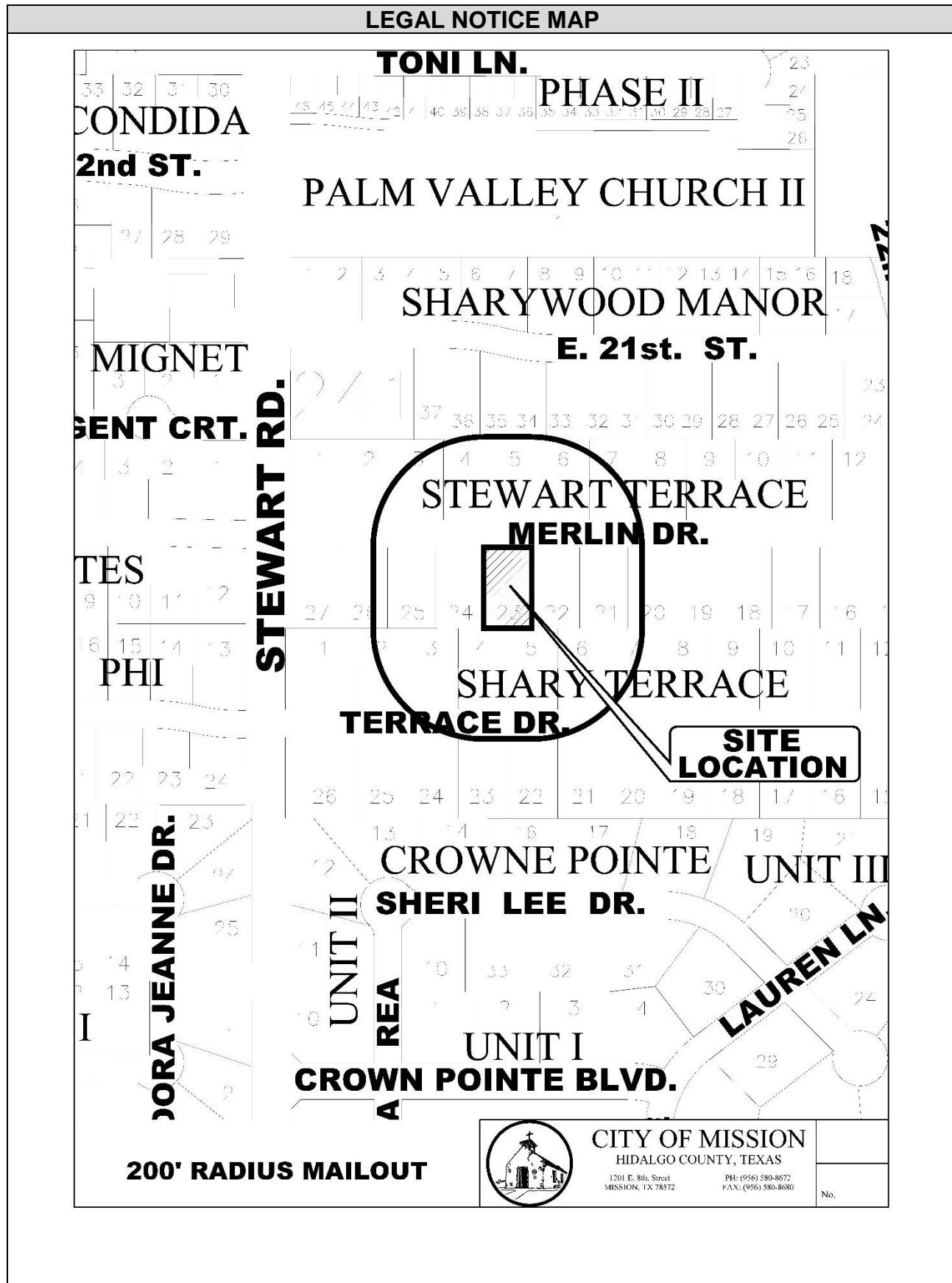
_____ DISENTING _____

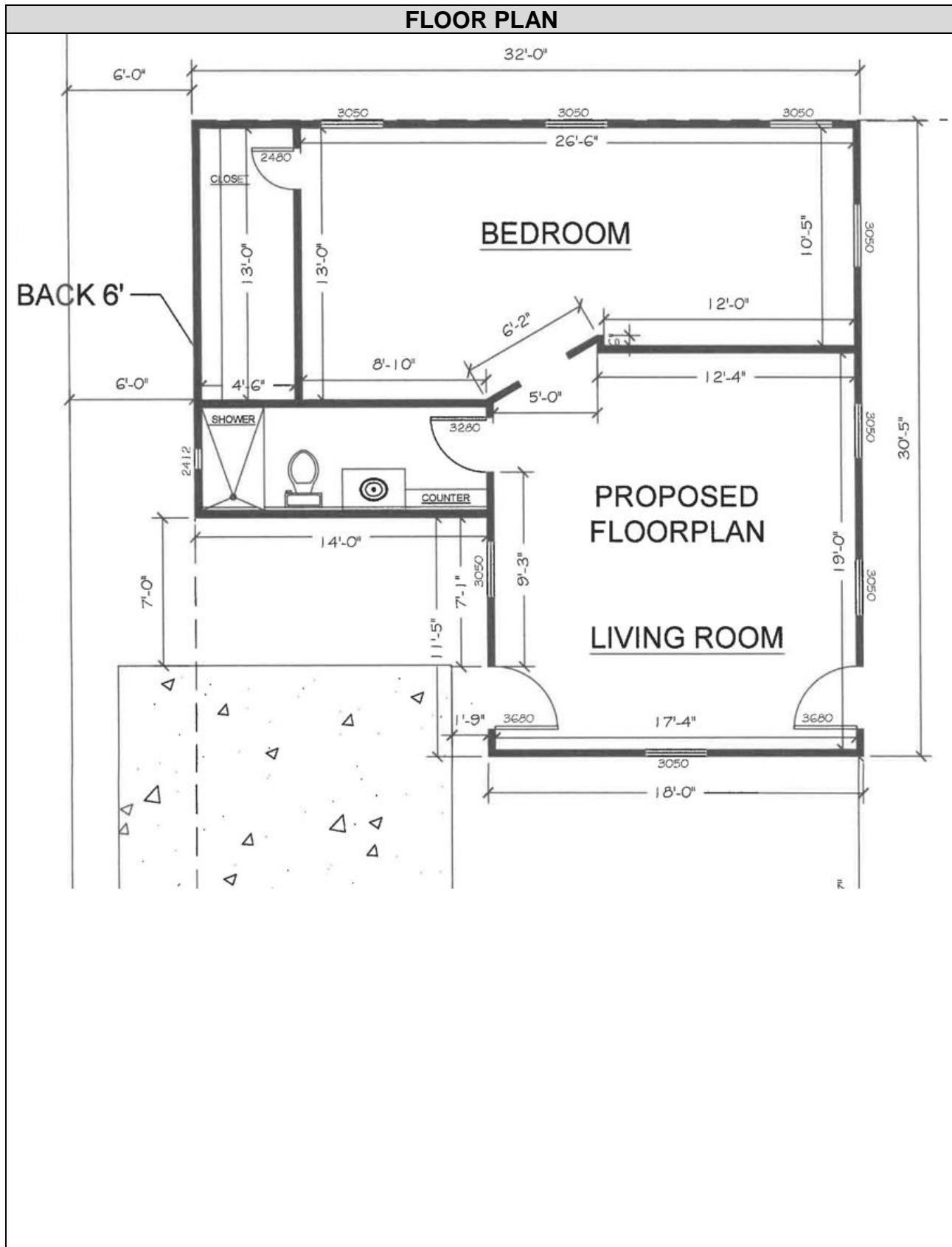
ARIEL MAP

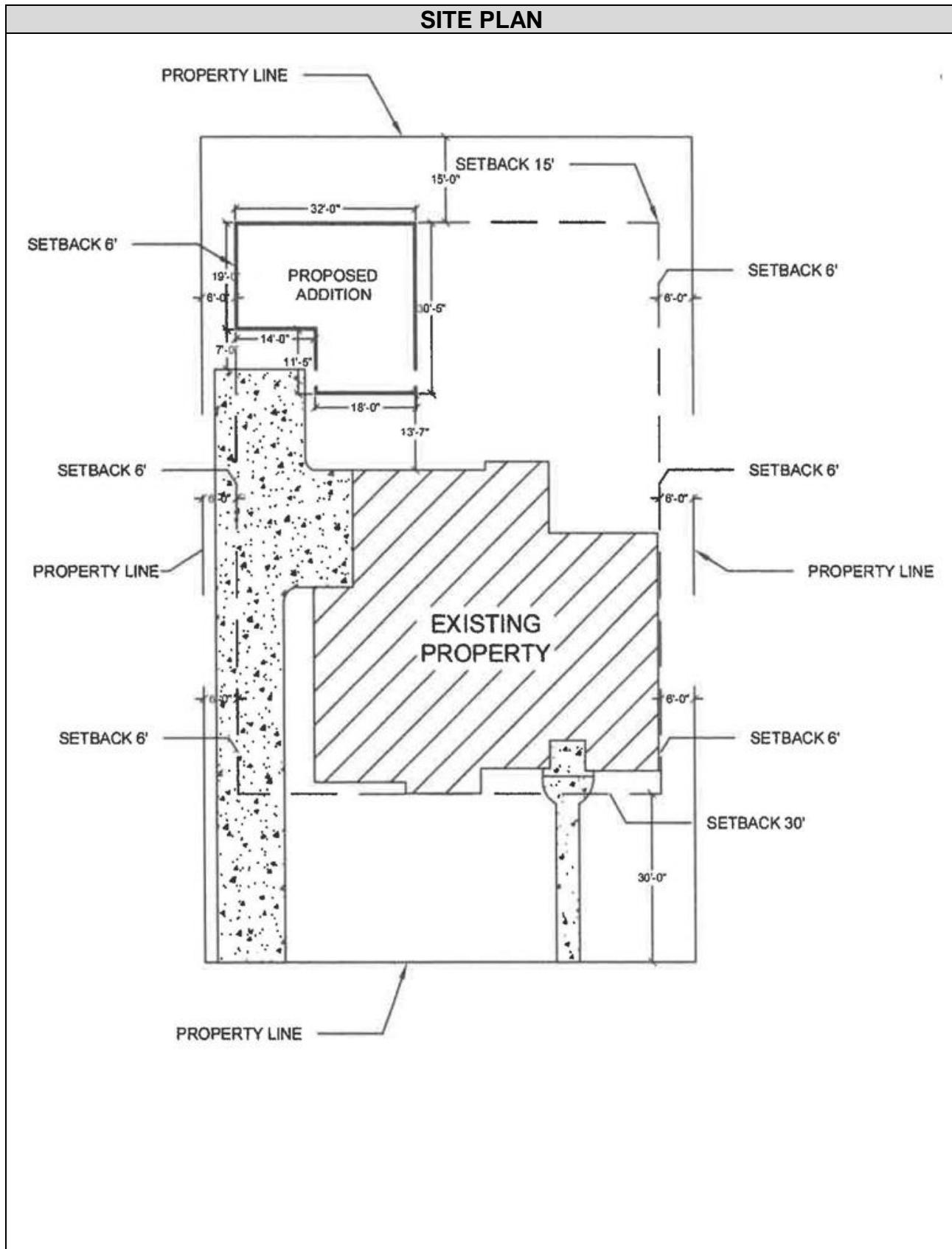


ZONING MAP









MAILOUT LIST

PROP_ID	geoid	name	addrDeliv	addrCity	addrState	addrZip
536363	S6245-00-000-0023-00	MURCHISON MICHAEL DON	1608 MERLIN DR	MISSION	TX	78572-3161
536364	S6245-00-000-0024-00	DE MARTINEZ MARIA DEL ROSARIO R	2401 DORADO DR	MISSION	TX	78573-8450
536366	S6245-00-000-0026-00	OLIVARES SAMUEL SR	1602 MERLIN DR	MISSION	TX	78572-3161
536362	S6245-00-000-0022-00	CASTRO JOSE DE JESUS C	1610 MERLIN DR	MISSION	TX	78572-3161
283690	S3080-00-000-0005-00	BALDERAS ELIZABETH H	1703 DONS DR	MISSION	TX	78572-3378
283692	S3080-00-000-0007-00	GONZALEZ JAVIER ARTURO	1613 TERRACE DR	MISSION	TX	78572-3139
283708	S3080-00-000-0023-00	SERNA SERGIO	1606 TERRACE DR	MISSION	TX	78572-3138
536361	S6245-00-000-0021-00	RAMIREZ MARIA GUADALUPE R	1612 MERLIN DR	MISSION	TX	78572-3161
536360	S6245-00-000-0020-00	DUBOIS WILLIAM A JR	1700 MERLIN DR	MCALLEN	TX	78572-3148
283691	S3080-00-000-0006-00	ALMODOVAR MARIO & LAURA E	1611 TERRACE DR	MISSION	TX	78572-3139
283707	S3080-00-000-0022-00	FLORES MAXIMO JR & CLARISSA G	1608 TERRACE DR	MISSION	TX	78572-3138
536365	S6245-00-000-0025-00	ANZALDUA LUIS RENE & ERIKA V RAMIREZ	1604 MERLIN DR	MISSION	TX	78572-3161
283687	S3080-00-000-0002-00	LUKE SCOTT M & MARIA I	1603 TERRACE DR	MISSION	TX	78572-3139
283688	S3080-00-000-0003-00	FARIAS JOSE M & SONIA F	1605 TERRACE DR	MISSION	TX	78572-3139
283689	S3080-00-000-0004-00	GARZA FRANCISCO & BLANCA E	1607 TERRACE DR	MISSION	TX	78572-3139
574306	S3006-00-000-0034-00	LUQUE CESAR F MORENO & SYLVIA S	1702 E 21ST ST	MISSION	TX	78572-3126
574309	S3006-00-000-0037-00	GONZALEZ HERLINDA & RICHARD	1608 E 21ST ST	MISSION	TX	78572-3120
574308	S3006-00-000-0036-00	ROJAS DAVID VILLARREAL	1610 E 21ST ST	MISSION	TX	78572-3120
536345	S6245-00-000-0005-00	HERNANDEZ DIANA E & RAYMUNDO JR	1609 MERLIN DR	MISSION	TX	78572-3159
536346	S6245-00-000-0006-00	DIETRICH ERIC R & GRACIELA R	1611 MERLIN DR	MISSION	TX	78572-3159
536347	S6245-00-000-0007-00	SALINAS JUAN S JR & SAN JUANITA	1613 MERLIN DR	MISSION	TX	78572-3159
536344	S6245-00-000-0004-00	LOPEZ MARIA DE LOS ANGELES A & DANTE JOB BRAVO MORALES	1607 MERLIN DR	MISSION	TX	78572-3159
536342	S6245-00-000-0002-00	PENA MINERVA	1603 MERLIN DR	MISSION	TX	78572-3159
536343	S6245-00-000-0003-00	MUNOZ ELIZABETH	1605 MERLIN DR	MISSION	TX	78572-3159
574307	S3006-00-000-0035-00	KIRSCH AMANDA SUEANN	1700 E 21ST ST	MISSION	TX	78572-3126
574305	S3006-00-000-0033-00	WILSON RONNIE L & BRENDA D	1704 E 21ST ST	MISSION	TX	78572-3126



CITY OF **MISSION**

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 19, 2025

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

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

NATURE OF REQUEST:

Project Timeline:

- October 28, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- November 6, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- November 19, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- December 9, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the East side of Shary Road approximately $\frac{1}{4}$ mile south of East Business Highway 83 within a commercial plaza. Access to the site is via a 34' driveway off Shary Road.
- Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 2,251 square foot suite within a commercial plaza for a Lounge/Bistro.
- The applicant would like to offer alcoholic beverages with the meals. The suite includes a small stage for DJ or Karaoke, 2 VIP areas, a photo area, a bar, a kitchen, and a storage area.
- Days & Hours of Operation: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm
- Staff: 10 employees
- Parking: In reviewing the floor plan, there is a total of 115 seating spaces proposed (21 tables, 2 VIP area, bar), which requires 38 parking spaces (115 seats/1 space for every 3 seats – 38.3 parking spaces). It is noted that the parking is held in common. There is a total of 136 existing parking spaces, shared with other businesses within the commercial plaza.
- Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The applicant proposes to have a security on-site.
- Staff notes that the last conditional use permit considered for the sale and on-site consumption of alcoholic beverages for this location was for Extreme Pizza. It was approved on November

13, 2023, for life of use. Since the use was not transferable, a new permit needs to be considered.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) legal notices to surrounding property owners.
- 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. Permit for one (1) year to continue to assess this new business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.).
3. Waiver of the 300' separation requirement from the residential homes.
4. 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. Hours of operation to be as follows: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm
8. Must comply with the Noise Ordinance.
9. Maximum occupancy to be ____ at all times.
10. Must have one licensed security officer during the peak hours.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

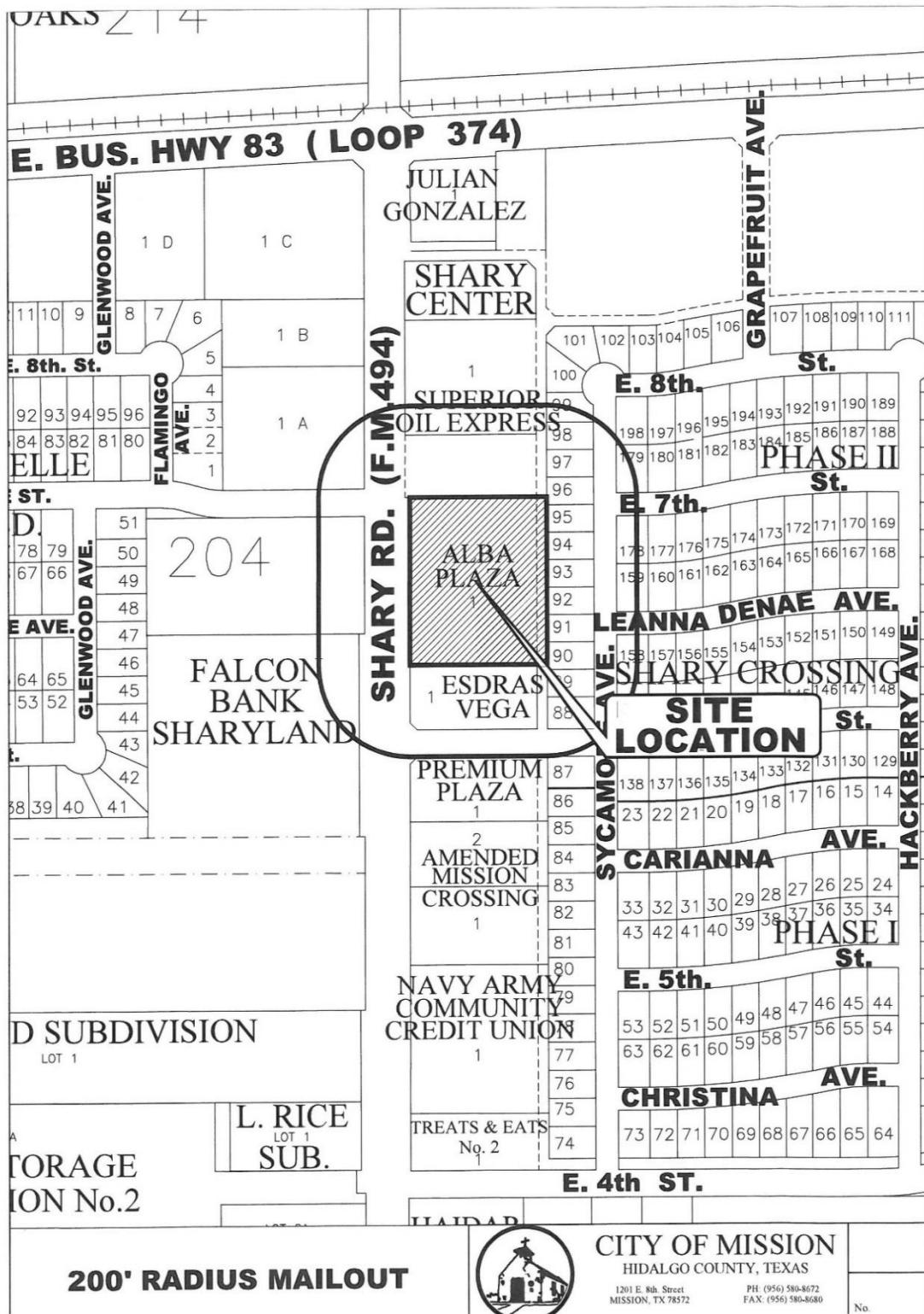
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_____ AYES

_____ NAYS

_____ DISSENTING _____

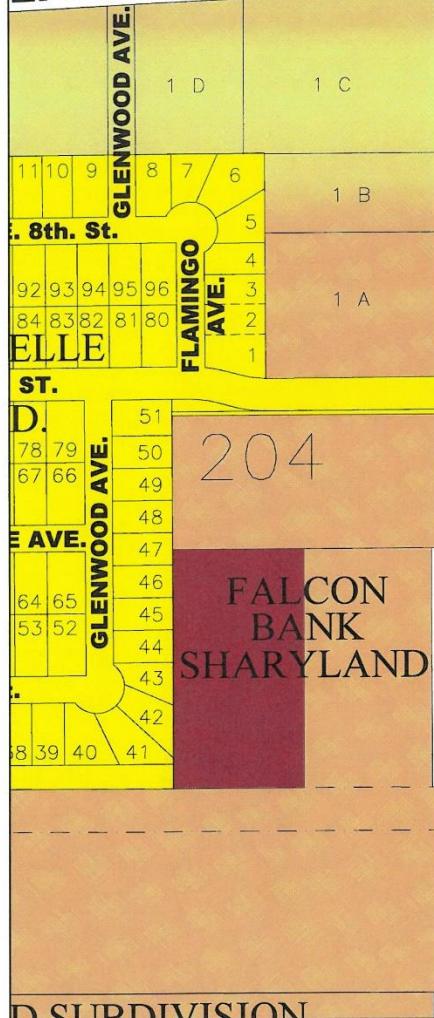
LEGAL NOTICE MAP



ZONING MAP



E. BUS. HWY 83 (LOOP 374)



ZONING LEGEND

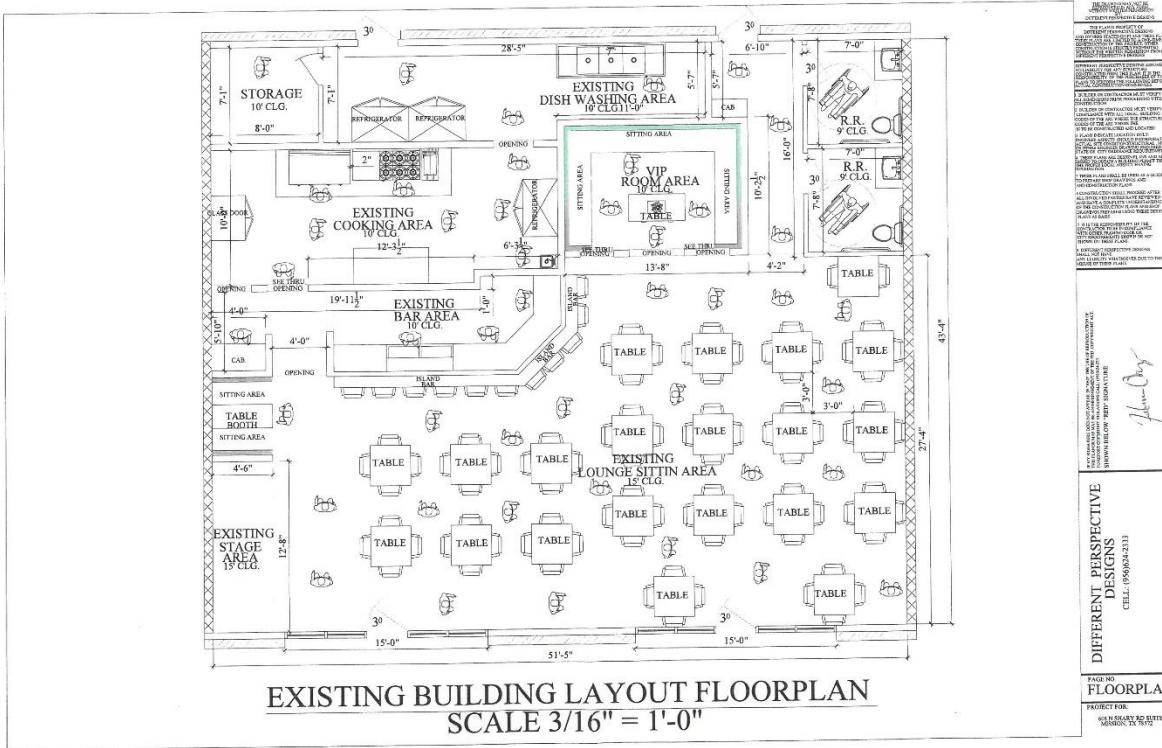
- A-0-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1-A LARGE LOT SINGLE FAMILY
- R-1-T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

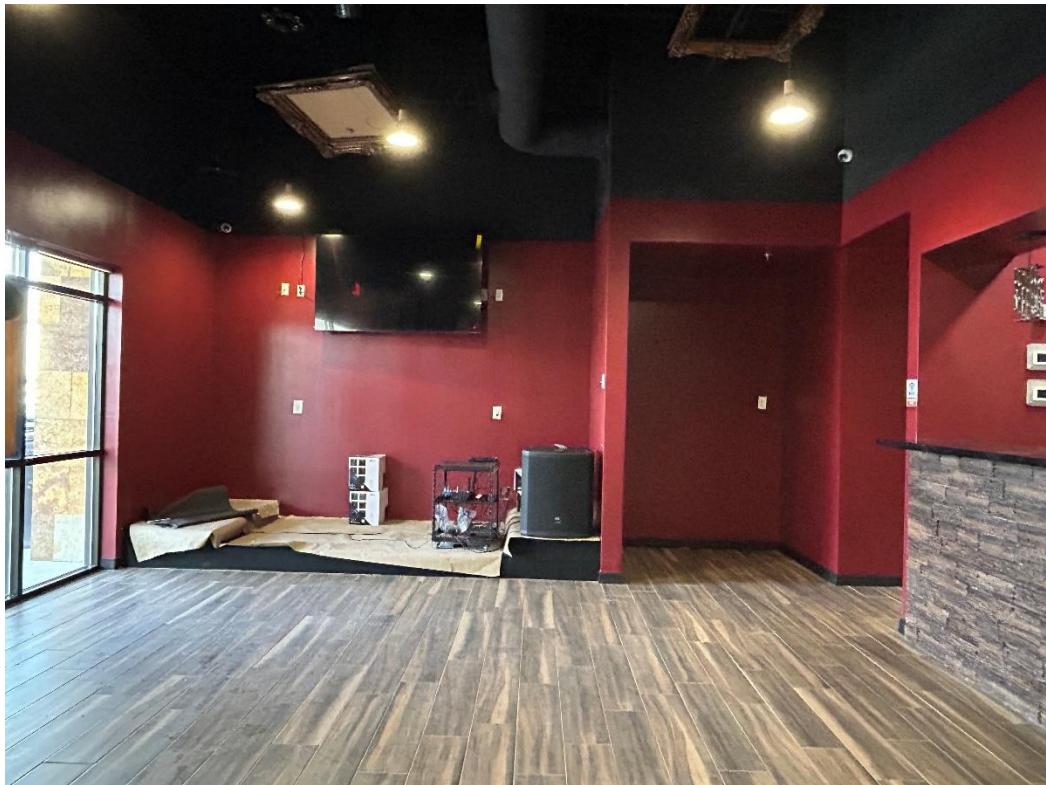
R-3	MULTI-FAMILY RESIDENTIAL	C-4	HEAVY COMMERCIAL
R-4	MOBILE & MODULAR HOME	C-5	ADAPTIVE COMMERCIAL
R-5	HIGH DENSITY MFCT'D HOUSING	I-1	LIGHT INDUSTRIAL
C-1	OFFICE BUILDING	I-2	HEAVY INDUSTRIAL
C-2	NEIGHBORHOOD COMMERCIAL	PUD	PLANNED UNIT DEVELOPMENT
C-3	GENERAL BUSINESS	P	PUBLIC

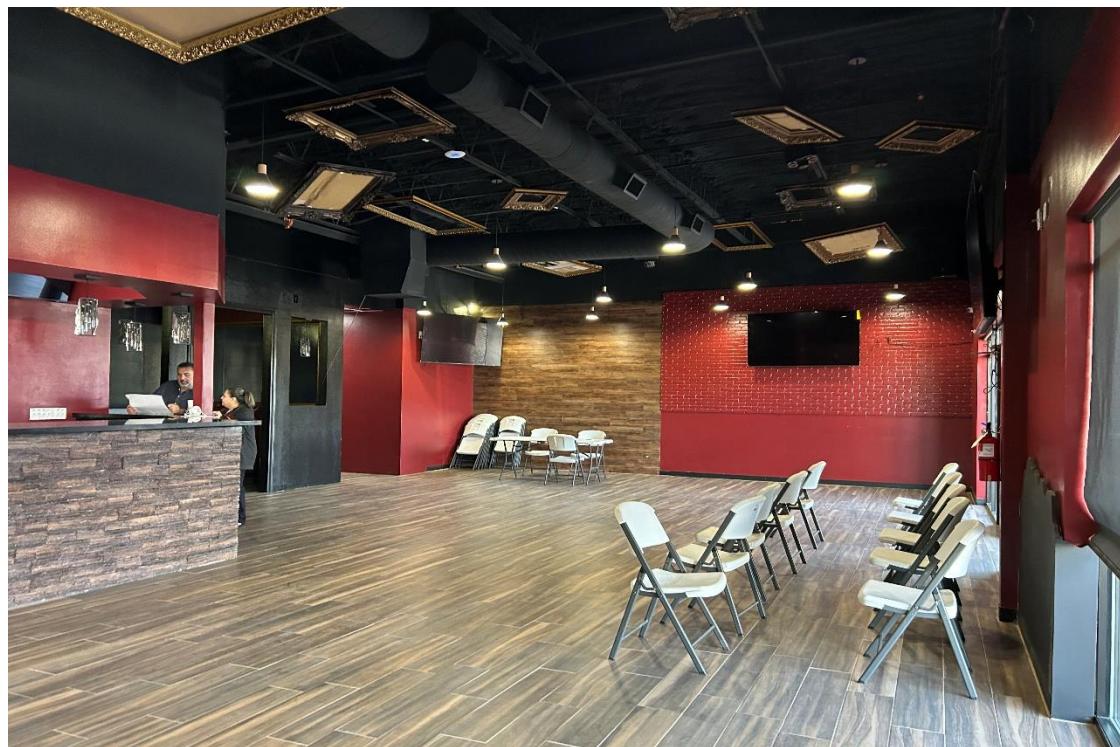
ARIEL MAP



FLOOR PLAN



PHOTOS

PHOTOS

MENU

Lux Lounge

Shareables

Firecracker Shrimp

Crispy Shrimp, Firecracker sauce, & scallions

Ceviche

Golden Mozzarella rods

Onion rings

Mini corn dogs

Fried Pickles

Sweet Potato Fries

Street Corn

Burger Sliders

Bacon cheese fries

The Ferris Wheel

Choose up to five shareables:
Mozzarella sticks, Fried Pickles,
Fries, sweet potato Fries, Onion
Rings, and Mini corn dogs.

Main Menu

Your Highness Steak

A bed of mash potatoes topped with a
creamy garlic butter sauce

Add Shrimp



Chicken Club Sandwich

A grilled chicken breast with fresh
lettuce, tomato, Avocado and bacon



Creamy Garlic Chicken Breast

Add Shrimp



LUX Tacos

Your choice of Steak, Chicken or
Shrimp tacos with a side of pico de
gallo and picante



Short Rib

The Golden Lux

Your choice of protein, with your choice
of spaghetti and mash potatoes

The Royal Pasta

A bed of pasta with your choice of
sauce: Alfredo, Green Spaghetti, or
Chipotle



Add chicken, Shrimp, or beef

TABC APPLICATION

10/9/25, 5:08 PM

Document



Document reference ID : 544425

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 544425

Applicant Name: Brilla's Bistro LLC

License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 394127326

Member Managed or Manager Managed: Manager Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 806191000

Date Filed: 8/27/2025

Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Roberto

Legal Middle Name: Acuna JR

Email Address: robert_acuna@txwideinsurance.com

Phone Number: 956-638-7350

TABC APPLICATION

10/9/25, 5:08 PM

Document

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Prefix: Mrs

Legal First Name: Dianey

Legal Last Name: Bazaldua

Email Address: southtexasliquorlicense@gmail.com

Phone Number: 956-227-0996

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Brilla's Bistro LLC	Roberto Acuna	Manager and/or Officer	50	Added
Brilla's Bistro LLC	Martha Isabel Rivas	Manager and/or Officer	50	Added

TABC APPLICATION

10/9/25, 5:08 PM

Document

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Prefix: Mrs

Legal First Name: Dianey

Legal Last Name: Bazaldua

Email Address: southtexasliquorlicense@gmail.com

Phone Number: 956-227-0996

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Brilla's Bistro LLC	Roberto Acuna	Manager and/or Officer	50	Added
Brilla's Bistro LLC	Martha Isabel Rivas	Manager and/or Officer	50	Added

MAILOUT LIST

PROP_ID	geoID	name	addrDeliv	addrCity	addrState	addrZip	
	684555	S2755-02-000-0139-00	CISNEROS KRISTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-1962
	684504	S2755-02-000-0088-00	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-1978
	684505	S2755-02-000-0089-00	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
	684506	S2755-02-000-0090-00	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
	684575	S2755-02-000-0159-00	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
	684595	S2755-02-000-0179-00	ZHENG DA MEI	2421 E 7TH AVE	MISSION	TX	78572-1946
	684508	S2755-02-000-0092-00	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
	684510	S2755-02-000-0094-00	WHILL LLC	808 S SHARY RD SUITE 5216	MISSION	TX	78572
	684614	S2755-02-000-0198-00	AVILA CARLOS & SANDRA PALACIOS DE AVILA	2420 E 8TH AVE	MISSION	TX	78572
	684574	S2755-02-000-0158-00	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
	684594	S2755-02-000-0178-00	PENA ALEJANDRO TREVINO	2420 E 7TH AVE	MISSION	TX	78572-1947
	684507	S2755-02-000-0091-00	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
	684509	S2755-02-000-0093-00	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
	684511	S2755-02-000-0095-00	PALACIOS CARLOS AVILA	615 SYCAMORE AVE	MISSION	TX	78572-1978
	684512	S2755-02-000-0096-00	FULANITO INC	7416 N 4TH ST	MCALLEN	TX	78504
	684513	S2755-02-000-0097-00	GUERRERO SELENE	703 SYCAMORE AVE	MISSION	TX	78572-1984
	684514	S2755-02-000-0098-00	ZORILLA JORGE J REVILLA GUTIERREZ	705 SYCAMORE AVE	MISSION	TX	78572-1984
	684515	S2755-02-000-0099-00	CASTILLO FRANCISCO JAVIER ALVARADO	707 SYCAMORE AVE	MISSION	TX	78572-1984
	818962	S7682-00-000-0001-00	J & M VALLEY INVESTMENT LLC	710 N SHARY RD	MISSION	TX	78572-9745
	20827570	F1520-00-000-0001-00	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
	685429	S2950-00-000-0204-45	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
	960387	E6640-00-000-0001-00	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
	1471062	A2360-00-000-0001-05	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
	1308162	M4725-00-000-001A-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
	1308059	M4725-00-000-0000-01	MIRABELLE OWNERS ASSOCIATION INC	813 N MAIN ST STE	MCALLEN	TX	78501-0004
	625924	S2950-00-000-0205-09	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
	1238655	A2360-00-000-0001-00	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
	1561200	S2580-01-000-0001-00	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-9470



**CITY OF
MISSION**

**AGENDA ITEM & RECOMMENDATION
SUMMARY**

MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Confetti Avenue Party Place, being Lot 2, River Oaks Plaza Subdivision, in a (C-3) General Commercial District, located at 1802 E. Griffin Parkway, Applicant: Sasha Velazquez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 29, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- November 11, 2025 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- November 19, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 9, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southwest corner of Glasscock Road and E. Griffin Parkway.
- 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 3,350 square feet within a commercial plaza for an event center.
- The applicant is proposing to host kids' birthday parties.
- Days & Hours of Operation: Every Day from 11:00 a.m. to 11:00 p.m.
- Staff: 1 employee
- Parking: Due to the total of 72 proposed chairs, a total of 24 parking spaces are required. There is a total of 342 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 (27) 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 re-evaluation subject to;
- Hours of operation are Every Day from 11:00 a.m. to 11:00 p.m.
- Maximum occupancy being ____
- Must obtain a business license before occupancy
- Must comply with the noise ordinance
- CUP is not transferable to others.
- Must comply with all City Codes (Building, Fire, Health, etc.)

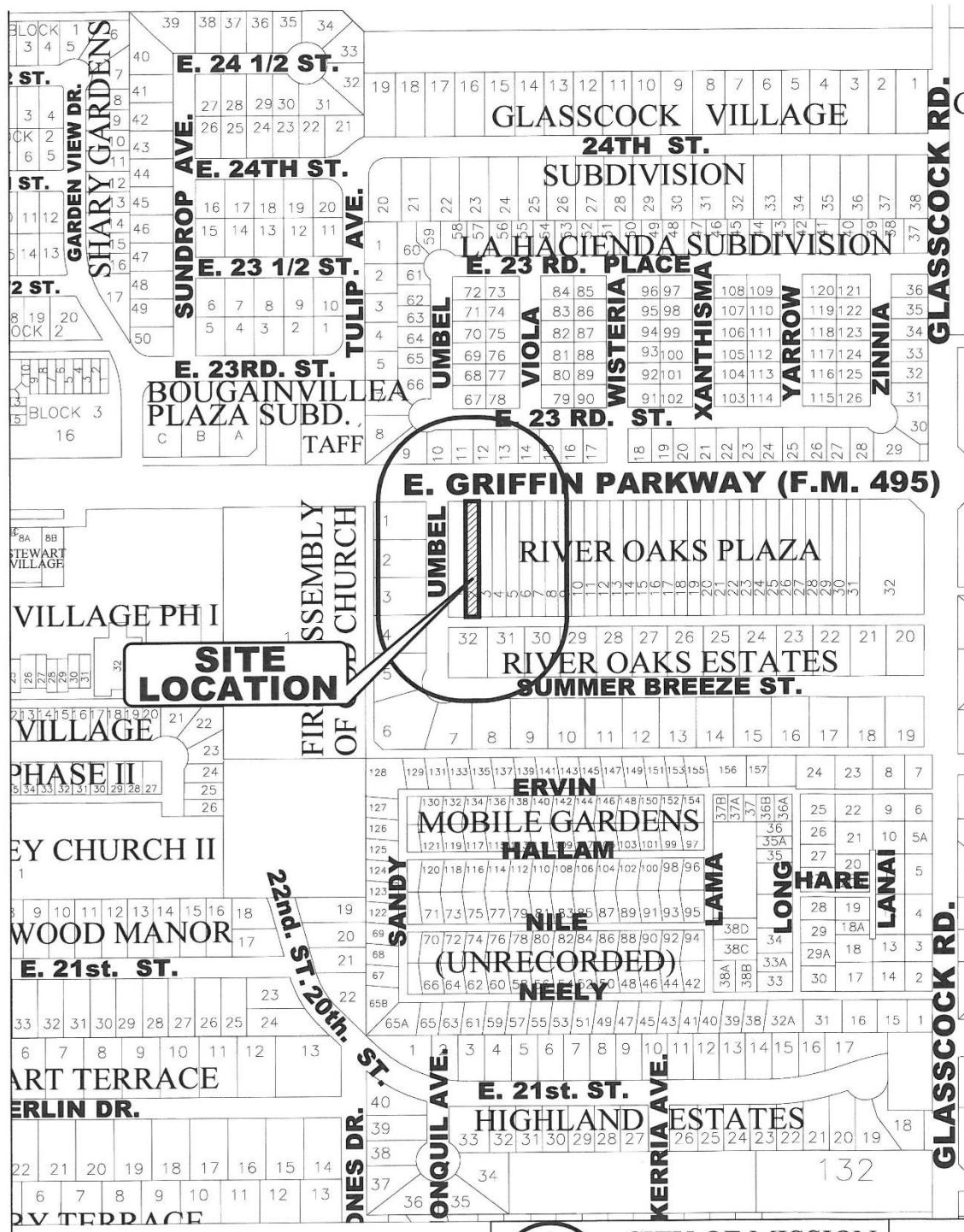
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_____ AYES

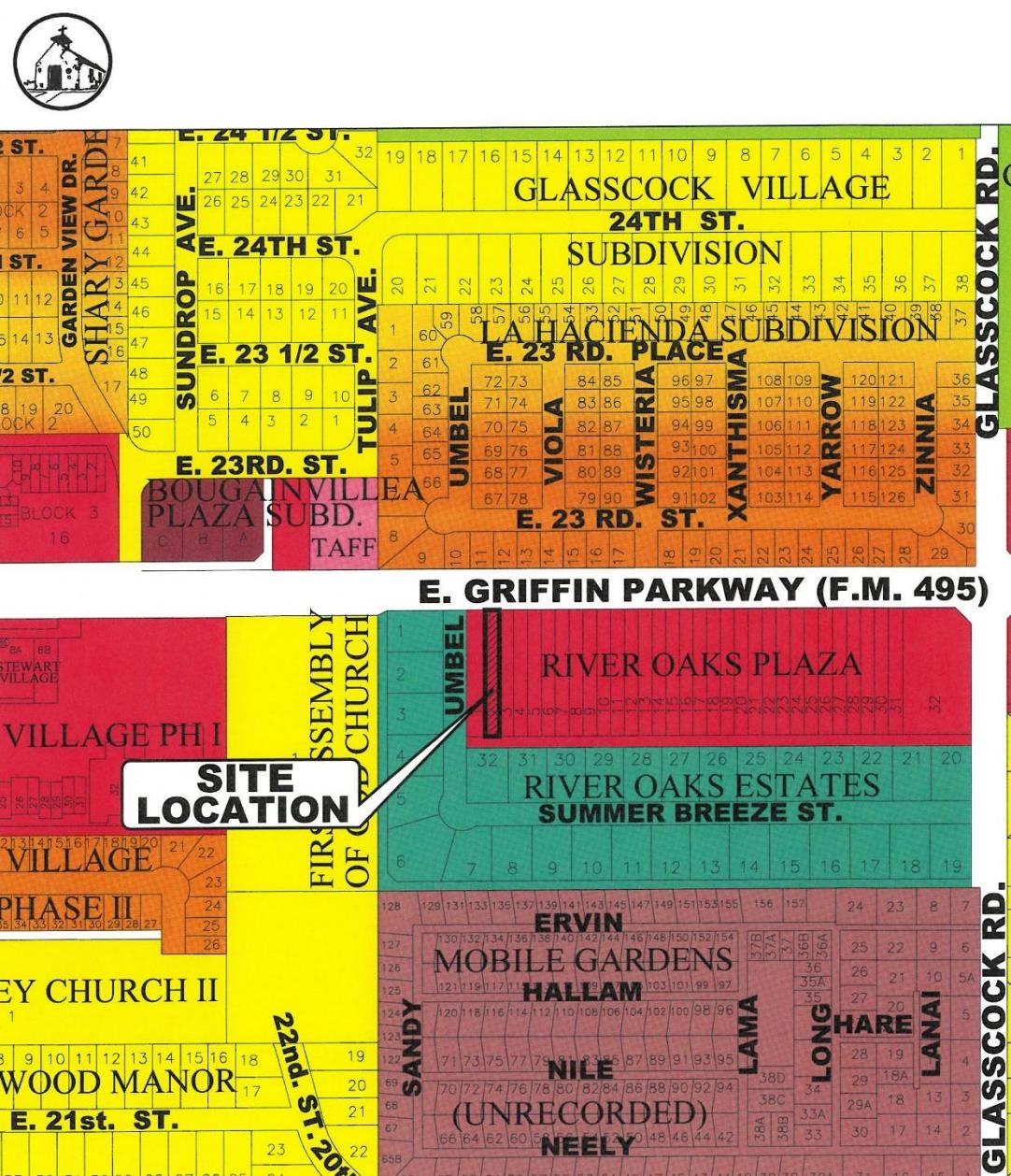
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

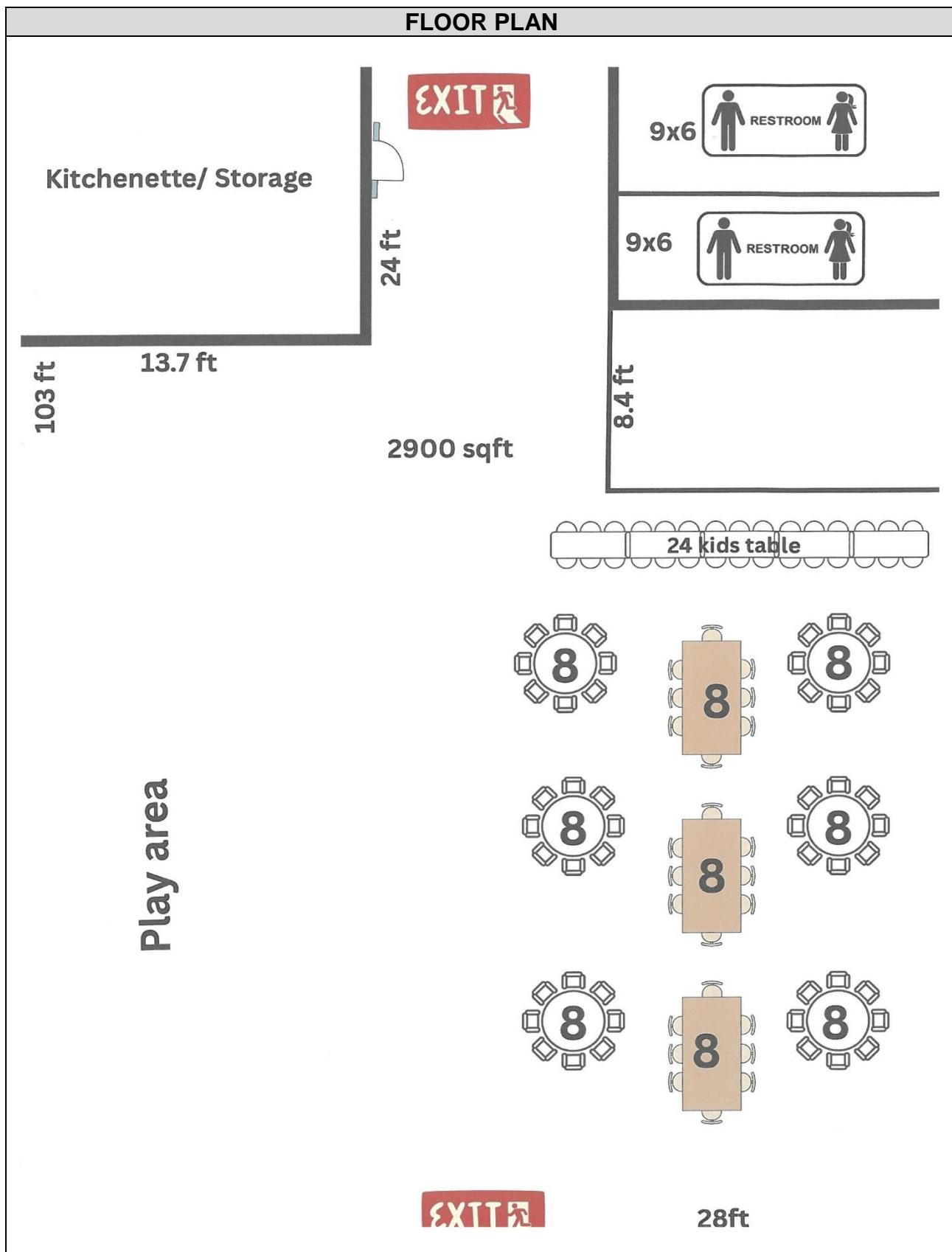


ZONING MAP



AERIAL MAP





PHOTO



PHOTO



MAILOUT LIST

PROP_ID	geoid	name	addrDeliv	addrCity	addrState	addrZip
209161	L1005-00-000-0009-00	FONSECA KRISTA RENEE	1800 E 23RD ST	MISSION	TX	78574-7916
545520	R3280-00-000-0003-00	SPARK ENTERPRISES LLC	2405 A E GRIFFIN PARKWAY	MISSION	TX	78572-3301
545547	R3280-00-000-0030-00	FLOYD KARLA & KATHERINE GARRISON IND EXC	409 E BLUEBIRD AVE	MCALLEN	TX	78504-2229
545524	R3280-00-000-0007-00	ACOSTA JACOB O & CELIA ANNA	2202 EAST 251/2 ST	MISSION	TX	78574-9768
545519	R3280-00-000-0002-00	DIMELO REAL ESTATE LLC	PO BOX 3708	MCALLEN	TX	78502-3708
545517	R3280-00-000-0001-00	FLOYD KARLA & KATHERINE GARRISON IND EXC	409 E BLUEBIRD AVE	MCALLEN	TX	78504-2229
545548	R3280-00-000-0031-00	LOZANO MARIA VICTORIA	PO BOX 1457	MISSION	TX	78573-0025
545525	R3280-00-000-0008-00	SOLIS NORA & CARLOS REYES	818 RIO GRANDE DR	MISSION	TX	78572-7437
568717	R3290-00-000-0005-00	GARCIA JOSE A & ARTURO	4016 ORCHID AVE	MCALLEN	TX	78504-5305
568715	R3290-00-000-0003-00	VELMEJ INVESTMENTS LLC	2601 SANTA ESPERANZA	MISSION	TX	78572-7669
545522	R3280-00-000-0005-00	MEDINA RICARDO JR	1204 HABANERO LN	EDINBURG	TX	78539-6098
545521	R3280-00-000-0004-00	GARCIA MIGUEL ANTONIO	1204 BLUEBIRD AVE	MCALLEN	TX	78504-3537
545549	R3280-00-000-0032-00	LOZANO MACARIO & LUCINA	PO BOX 1457	MISSION	TX	78573-0025
568721	R3290-00-000-0009-00	ALVAMI COMPANY	4900 W EXPRESSWAY 83 STE 240	MCALLEN	TX	78501-3053
568720	R3290-00-000-0008-00	ALVAMI COMPANY	4900 W EXPRESSWAY 83 STE 240	MCALLEN	TX	78501-3053
568716	R3290-00-000-0004-00	ASMAR INC	4914 BRISTOL	EDINBURG	TX	78539-4892
545546	R3280-00-000-0029-00	FLOYD KARLA L	409 E BLUEBIRD AVE	MCALLEN	TX	78504-2229
568714	R3290-00-000-0002-00	VELMEJ INVESTMENTS LLC	2601 SANTA ESPERANZA	MISSION	TX	78572-7669
568709	R3290-00-000-0001-00	MARIN JHIMMY F & GUADALUPE B	1800 E GRIFFIN PKWY	MISSION	TX	78572-3105
568719	R3290-00-000-0007-00	SANCHEZ FRANCISCO J	2911 SUNDROP AVE	MISSION	TX	78574-0214
568718	R3290-00-000-0006-00	SALINAS EMIGDIO PEREZ	2013 N 47TH ST	MCALLEN	TX	78501-4978
209166	L1005-00-000-0014-00	ENGSTROM SONIA K	1810 E 23RD ST	MISSION	TX	78574-7916
209167	L1005-00-000-0015-00	RICE HARWIN W & DEBRA A	1812 E 23RD ST	MISSION	TX	78574-7916
209162	L1005-00-000-0010-00	RCM PARTNERS LLC	PO BOX 4085	EDINBURG	TX	78540-4085
209163	L1005-00-000-0011-00	GUAJARDO HOMERO H & MARIA E	1804 E 23RD ST	MISSION	TX	78574-7916
209164	L1005-00-000-0012-00	GARZA EDUARDO	1308 N 42ND ST	MCALLEN	TX	78501-3601
209165	L1005-00-000-0013-00	SEPULVEDA CYNTHIA	1808 E 23RD ST	MISSION	TX	78574-7916



CITY OF **MISSION**

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 19, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a home occupation in a property zoned Large Lot Single Family Residential District ("R-1A") – Z Galleria Antiques, being the West 172 feet out of the South 120 feet out of the West 363 feet, Lot 152, Sharyland Orchards Subdivision Addition "A", located at 2401 Sunset Lane. Applicant, Elias Guajardo - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 22, 2025 – Application for conditional use permit submitted for processing.
- November 6, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- November 19, 2025 – Public hearing and consideration of the requested conditional use permit by the Planning and Zoning Commission.
- December 9, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The applicant is requesting a renewal of his conditional use permit in the subject property zoned Large Lot Single Family Residential District ("R-1A") to sell gold, silver, antiques and collectibles.
- The code of ordinances states that a home occupation is allowed in a property zoned residential with a conditional use permit.
- The property is located at the Northeast corner of N. Shary Road and Sunset Lane.
- The applicant resides at the property and designates 658 square feet for the home business. The house has a total of 1,432 square feet.
- The proposed hours of operation are Monday through Saturday from 9:00 a.m. to 5:00 p.m.
- There will be one employee for the home occupation.
- The subject property has a parking lot with spaces for five (5) vehicles.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls from 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 the use requested is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. Life of the use permit with the understanding that it can be revoked for non-compliance.
2. Must continue to comply with all city codes (Building, Fire, Health, Sign codes, etc.)
3. CUP is not transferable to others.
4. Hours of operation are Monday to Saturday from 9:00 a.m. to 5:00 p.m.

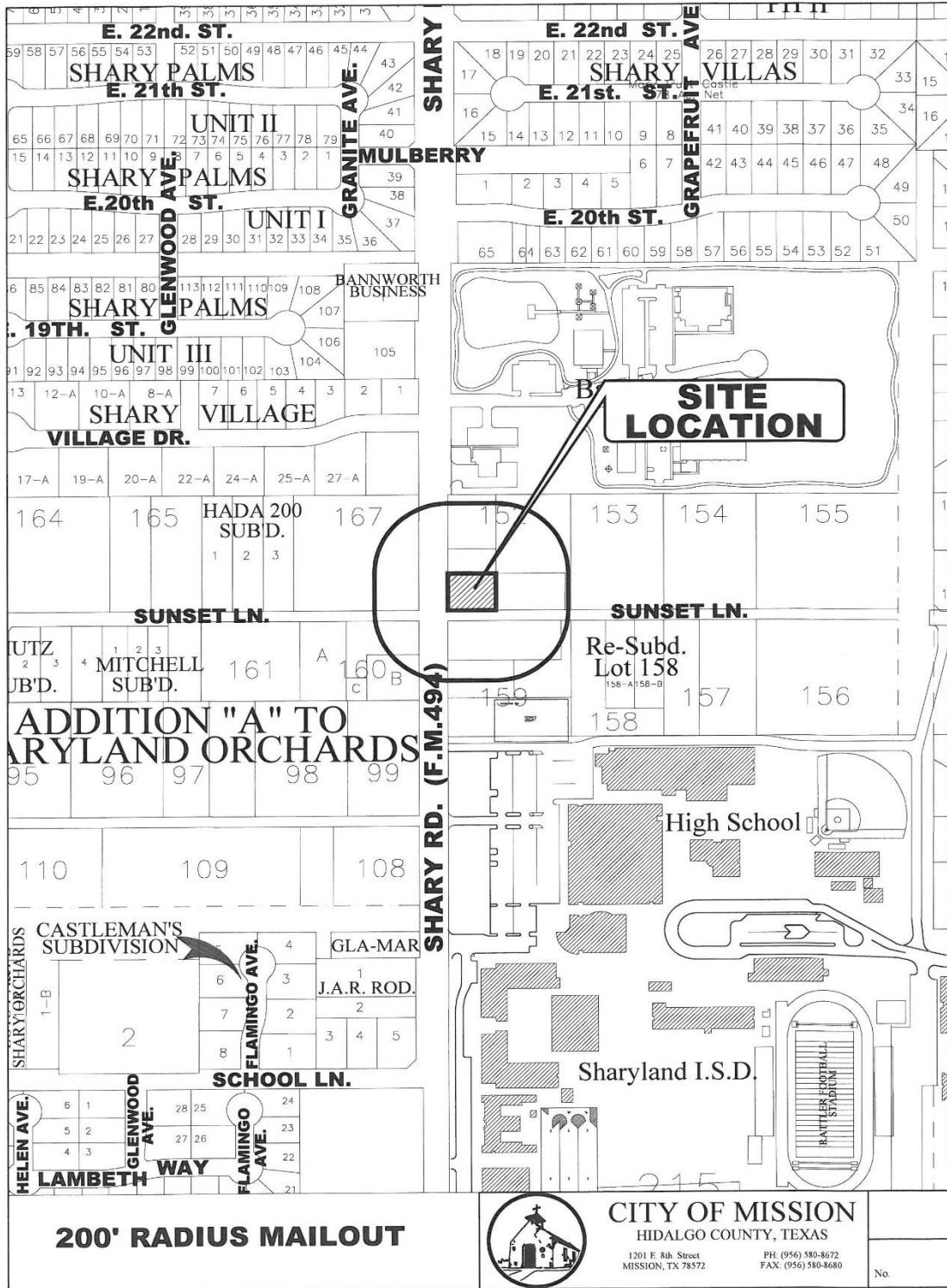
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

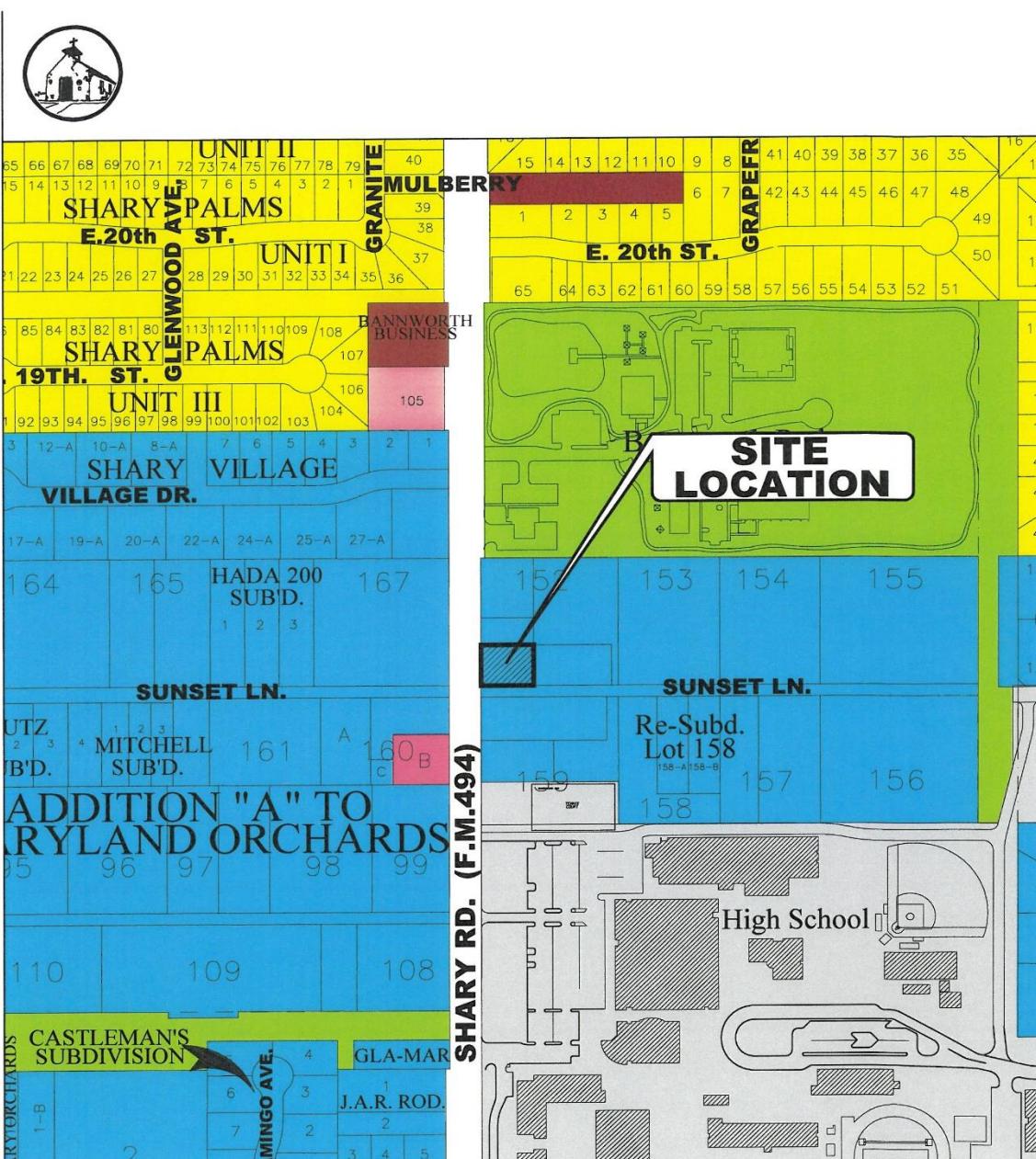
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



AERIAL



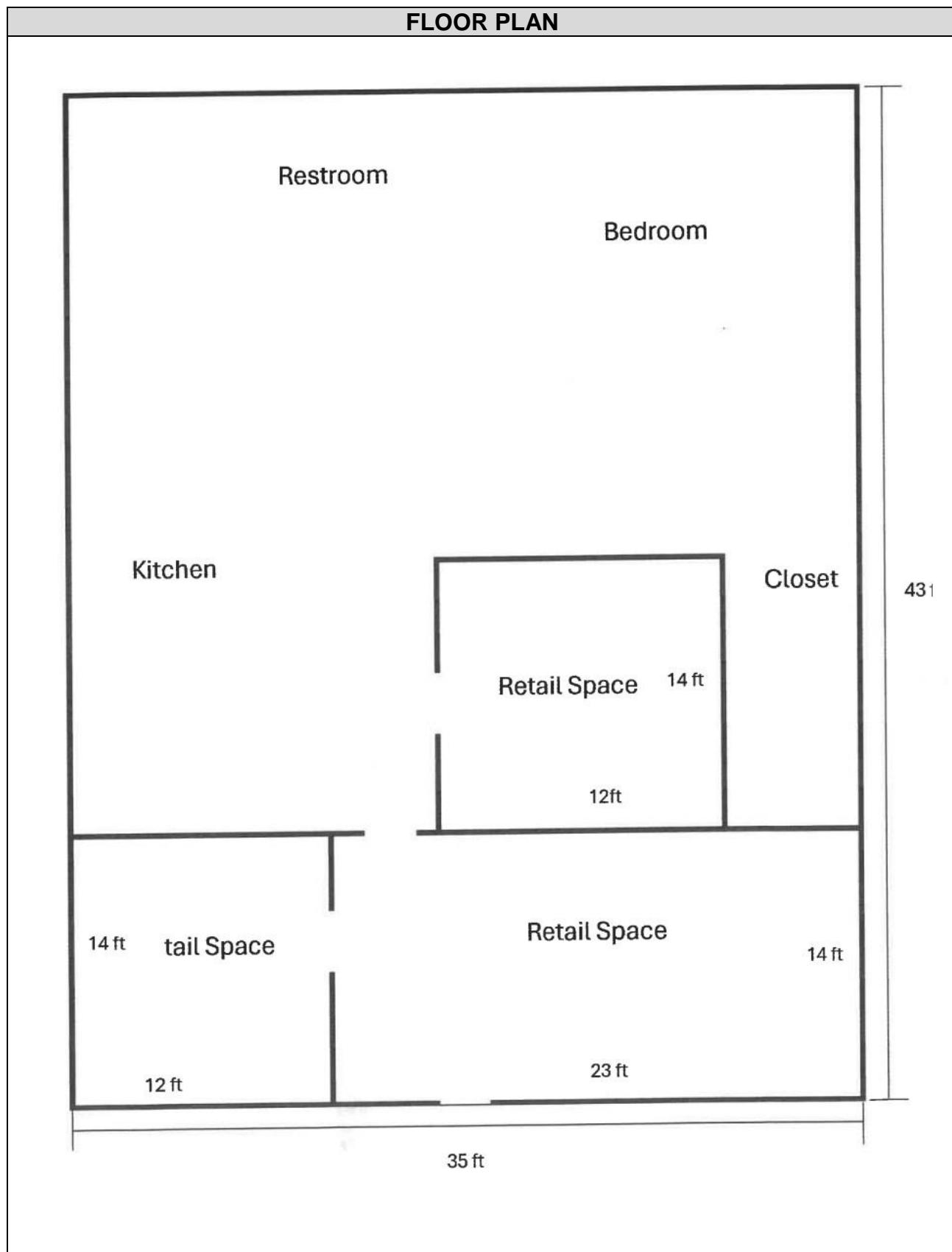


PHOTO OF THE PROPERTY FROM SHARY ROAD



PHOTO OF THE PROPERTY FROM SUNSET LANE



INTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
283545	S3000-00-000-0152-00	PERSAUD TULSIE	2405 SUNSET LN	MISSION	TX	78572-4635
283546	S3000-00-000-0152-10	GUAJARDO ELIAS	613 KERRIA AVE	MCALLEN	TX	78501-1783
283547	S3000-00-000-0152-20	MCCAFFITY STEVE A & SONIA M	2407 SUNSET LN	MISSION	TX	78572-4635
283548	S3000-00-000-0152-30	SOLIZ RAMIRO & MARIA C	1606 N SHARY RD	MISSION	TX	78572-4631
283571	S3000-00-000-0159-30	GARCIA PAULINA MARGARITA	2305 SANTA CLARA	MISSION	TX	78572-4113
283569	S3000-00-000-0159-10	MARTINEZ CESAR	1402 N SHARY RD	MISSION	TX	78572-4627
283568	S3000-00-000-0159-00	MARTINEZ ABEL U JR & ELIZABETH	2408 SUNSET LN	MISSION	TX	78572-4634
283549	S3000-00-000-0152-40	RIVER VALLEY HOMES LLC	800 KERRIA AVE	MCALLEN	TX	78501
632529	S3000-00-000-0152-50	CHAVEZ DAVID	2605 SANTA MONICA	MISSION	TX	78572
283575	S3000-00-000-0160-20	GOMEZ MARTHA VILLARREAL	1413 N SHARY RD	MISSION	TX	78572-4626
283572	S3000-00-000-0160-00	VILLARREAL MARTHA	1413 N SHARY RD	MISSION	TX	78572-4626
283584	S3000-00-000-0167-10	GONZALES ALBERT	2121 SUNSET LN	MISSION	TX	78572-4633
283585	S3000-00-000-0167-20	GONZALEZ ALBERTO	2121 SUNSET LN	MISSION	TX	78572-4633
608038	S3000-00-000-0160-25	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577