



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, October 15, 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 - October 1, 2025

PUBLIC HEARINGS

REZONING

- 2 Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co. - Cervantes

CONDITIONAL USE PERMIT

- 3 Conduct a public hearing and consideration of a Conditional Use Permit for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units "M", "N", "O", "P", and "Q", Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street. Applicant: Royal Water LLC – Cervantes

- 4 Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Taqueria Oviedo in a (C-3) General Business District, being Lot 2, Aziz No. 2 Subdivision, located at 608 W. Griffin Parkway. Applicant: Elizabeth Oviedo – Cervantes

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

SITE PLAN APPROVAL

- 6 Site Plan Approval for the construction of a chain convenience store and gas station named Murphy, USA, at the unrecorded Lot 1, Replat of a Portion of Lot 64, Caledonia, Unit no.1, Applicant: Murphy USA, – Cervantes

ADJOURNMENT

Signed this the **8th day of October, 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 **8th day of October, 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 **15th day of October, 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 purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

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

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

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

On this the **8th day of October, 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
OCTOBER 1, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Connie Garza
Omar Guevara
Irene Thompson
Steven Alaniz
Raquenel Austin

P&Z ABSENT

Kevin Sanchez

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz

GUEST PRESENT

Lorene Bazan
Jose De La Garza
Victoria Bazan
Claudia Bajos
Elizabeth F. Glass
Nora Marroquin

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 17, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for September 17, 2025. Ms. Garza 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: 5:32 p.m.

Item #2**Conditional Use Permit:**

**An Event Center – Le Jardin
Being Lot 1, J. Reyes Subdivision
3009 N. Conway Avenue, Suite 5
C-3
Nora Marroquin**

Mr. Cervantes stated the subject site is located along the West side of Conway Avenue approximately 970 feet South of Mile 2 Road. 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 1,500 square foot suite in a commercial plaza for an Event Center that will be named "Le Jardin". The applicant is proposing to host birthdays, baby showers, small weddings and quinceaneras. The proposed hours of operation are as follows: Every day from 9:00 a.m. to 1:00 a.m. Staff will be 3 employees. Parking: Due to the total of 77 chairs allowed by the maximum occupancy, a total of 26 parking spaces is required. There is a total of 70 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends

approval for 1 year subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are Every Day from 9:00 a.m. to 1:00 a.m.; 3) Must comply with the noise ordinance; 4) Must obtain a business license prior to occupancy; 5) Maximum occupancy is 80 people; 6) Must have security cameras inside and outside with a minimum 30-day retention; and 7) CUP is not transferable to others.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #3

Conditional Use Permit:

**An Event Center – Partytorium
Being Lot 1, Treme Subdivision
2210 E. Interstate Highway 2, Suites F & G
C-3
Elizabeth Fregoso-Glass**

Mr. Cervantes stated the subject site located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named "Partytorium". The applicant is proposing to host kid's birthday parties. The proposed hours of operation are as follows: Every day from 9:00 a.m. to 9:00 p.m. Staff will be 1 employee. Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval for 1 year Subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Hours of operation are every day from 9:00 am to 9:00 pm; 3) Must comply with the noise ordinance; 4) Must obtain a business license prior to occupancy; 5) Maximum occupancy is 82 people; 6) Must have security cameras inside and outside with a minimum 30-day retention; and 7) CUP is not transferable to others

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #4

**Conditional Use Permit
Renewal:**

**To allow a Home Occupation
– We Care Family Daycare in a Single
Family Residential District
Being the West ½ of Lots 1 & 2,
Block 103, Mission Original Townsite Subdivision
311 W. Leo Najo Street, Apartments A, B, C,
R-1
Jose de la Garza**

Mr. Cervantes stated the subject is located at the Southeast corner of Cummings and Leo Najo Street. Per Code of Ordinance, a daycare center in a residential zone requires the approval of a Conditional Use Permit by the City Council. The applicant has been running the daycare at this location since October 2018. The applicant has a total of 25 children ranging from infants to 12 year old at different times. The last conditional use permit for this home occupation at this location was approved on October 10, 2022 for a period of 3 years. Staff notes that this would be the applicants 4 th renewal. Since the applicant does not reside at this location, he needs to comply with Section 1.56(1)(g) of the Zoning Code which states: The Planning and Zoning Commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent basis to the City Council who shall have, the ultimate authority on the matter. Subsections 1.56-1(a), (d), and/or (f), states that a minimum of 90 percent of the property owners within 200' mailout radius shall provide written support for the proposed home occupation since the applicant has a daycare center. The proposed days and hours of operation are Monday–Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm. Staff: 5 employees. Parking: Being a triplex, 6 parking spaces can be used for the daycare operation. Parking has not been an issue since most of the children are dropped off or picked up by the applicant. The applicant is the owner of the apartments. Since the applicant has obtained 90% of the signatures and has complied with all the requirements, staff does not object to renewing the conditional use permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) 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) 4 year re-evaluation to continue to assess this home occupation; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Must comply with DHS Certification; 4) CUP is not transferable to others; and 5) Hours of operation to be as follows: Monday – Friday from 7:00 am to 6:00 pm, and Saturday from 7:00 am to 2:00 pm.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #5

**Conditional Use Permit
Renewal:**

**The Sale & On-Site Consumption of
Alcoholic Beverages – El Itacate Restaurant
Being Lot 2, Shary Town Plaza Subdivision
301 N. Shary Road, Suite 240
C-3
Las Pupusas Del Itacate, LLC
c/o Claudia Bajos**

Mr. Cervantes stated the subject site is located approximately 450' north of 1st Street along the west side of 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 4,004 square foot suite within a commercial plaza for a Mexican Restaurant. She has been in operation at this location since February of this year. She would like to continue to offer alcohol with her meals. Therefore, the need to renew her conditional use permit. Access to the site is via two 30' driveways off Shary Road. The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am. Staff: 15 employees in different shifts. Parking: In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats – 37.6 parking spaces). It is noted that the parking is held in common. There are 143 existing parking spaces available and are shared with the 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 are no land uses within the above radius, measured door to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff

has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. Staff asked PD for any reports of this location regarding alcohol. As of this date, no incidents have been reported. 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, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #6

Ordinance Amendment: The adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.36 (3) (L) – AO-I (Agricultural Open Interim Use District); Conditional Uses to add Bed & Breakfast and Event Centers to the list of possible conditional uses.

Mr. Cervantes stated due to other factors on November 25, 2019, a provision was removed from the list of possible conditional uses that would previously allow event centers and bed and breakfasts to be established in a property zoned Agricultural Open Interim. The language that was removed would allow as a conditional use other uses which, as determined by the Planning and Zoning Commission, are not contrary to the purpose established for the district. By the removal of that language from the code of ordinance, an event center or a bed and breakfast facility became not a possible conditional use under this zoning category. The proposed ordinance would allow those types of facilities with a conditional use permit after public hearings are held. Staff recommends the adoption of the ordinance. He mentioned there's been some interest in properties that are zoned agricultural to have like a small event center or a bed and breakfast. There are several properties that are acres that are zone agricultural that sometimes have an old house that lend themselves for an event center or a bed and breakfast facility. As a result, staff is proposing to amend the zoning ordinance to allow such a facility with a conditional use permit. He added if somebody would want to pursue that, they could

apply and staff will send a notice to the surrounding property owners and the council may grant it depending on how the public hearings go and the conditions that we may impose.

Ms. Thompson asked how are the Bed and Breakfast held by the City of Mission.

Mr. Cervantes stated they aren't allowed in the City of Mission.

Ms. Thompson asked Bed and breakfast not allowed.

Mr. Cervantes stated No.

Ms. Thompson mentioned Event centers are allowed.

Mr. Cervantes stated they were allowed in the past because there was some language in the ordinance that allowed establishments that this board will allow establishments like that, but that language was removed a few years ago. So as a result, if somebody wants to set up a new one, it's not allowed.

Mr. Guevara asked if applicants are requested a lot.

Mr. Cervantes stated staff has had some interest so we may get an application in the near future.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:38 p.m.

Ended: 5:39 p.m.

Item #7

Single Lot Variance:

**A 0.3244 of one acre out of Lot 19,
Los Ebanos Village Subdivision
1500 Esperanza Avenue
R-1
Victoria M. Bazan**

Mr. Ramirez stated this property is located at the Northwest corner of N. Los Ebanos Road and Esperanza Avenue. The land measures 154.00 feet by 92.50 feet, being a .0.3244 acre tract of land out of Lot 19, Los Ebanos Village, per map records. Lot 19 got split into two separate tracts of land

by metes and bounds description on February 28, 2025. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has double frontage to N. Los Ebanos Road and Esperanza Ave, both being public streets, and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will be imposed as a condition for approval. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the Single Lot Variance request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#8

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:39 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 15, 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 Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 26, 2025 – Application for rezoning submitted for processing.
- October 3, 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.
- October 15, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 28, 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 Multi-family Residential District ("R-3") for a multifamily residential development.
- The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet.
- The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West.
- The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and agricultural land to the west.
- The subject property is vacant.
- The Future Land Use Map shows the West two thirds of the property designated for low density residential uses. The East one third of the property is designated General Commercial. Even though the requested rezoning of the West two thirds of the property is not in line with the comprehensive plan, staff feels that the area is in transition to multi-family residential uses.

- Notices were mailed to 6 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

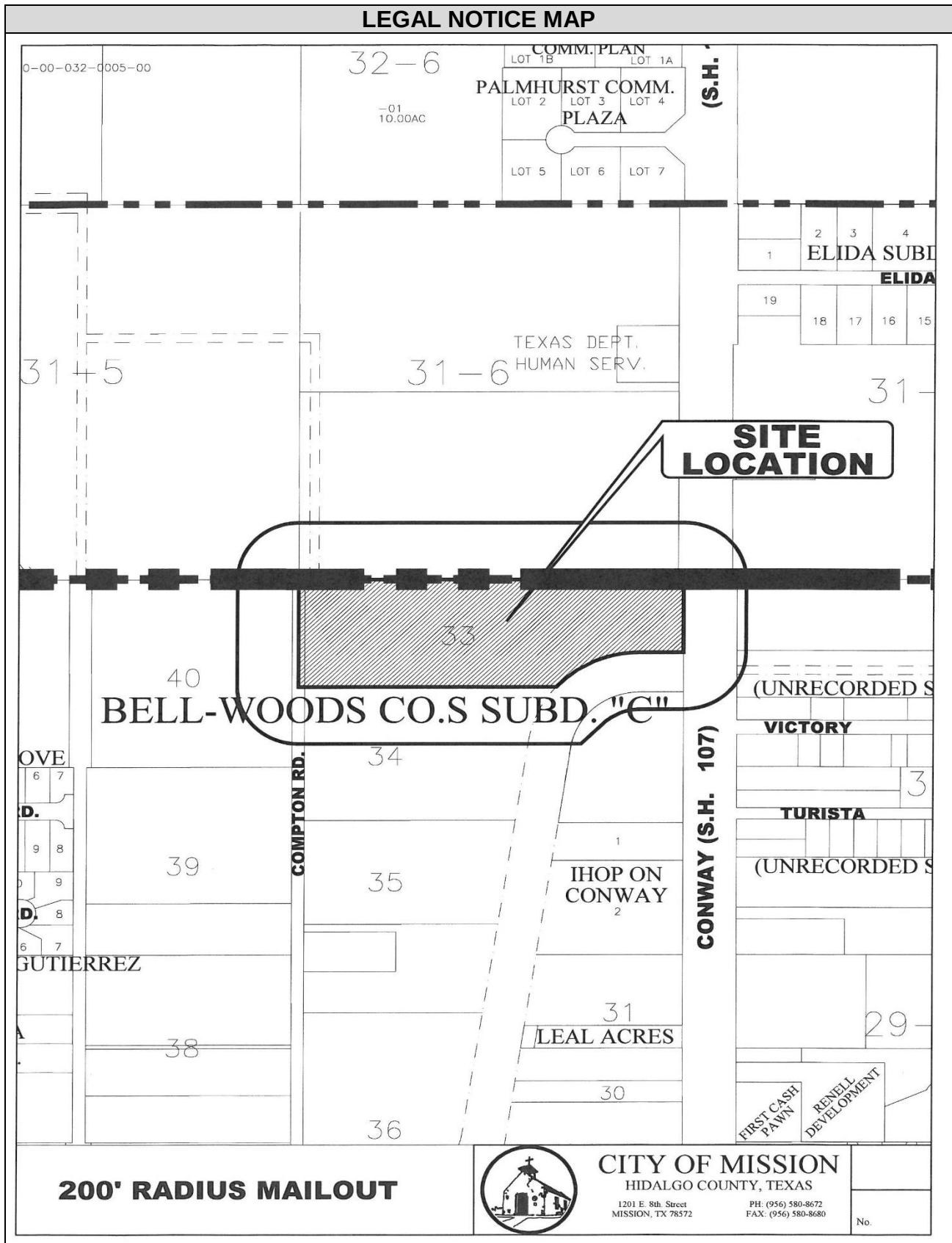
Staff recommends approval to the rezoning request.

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

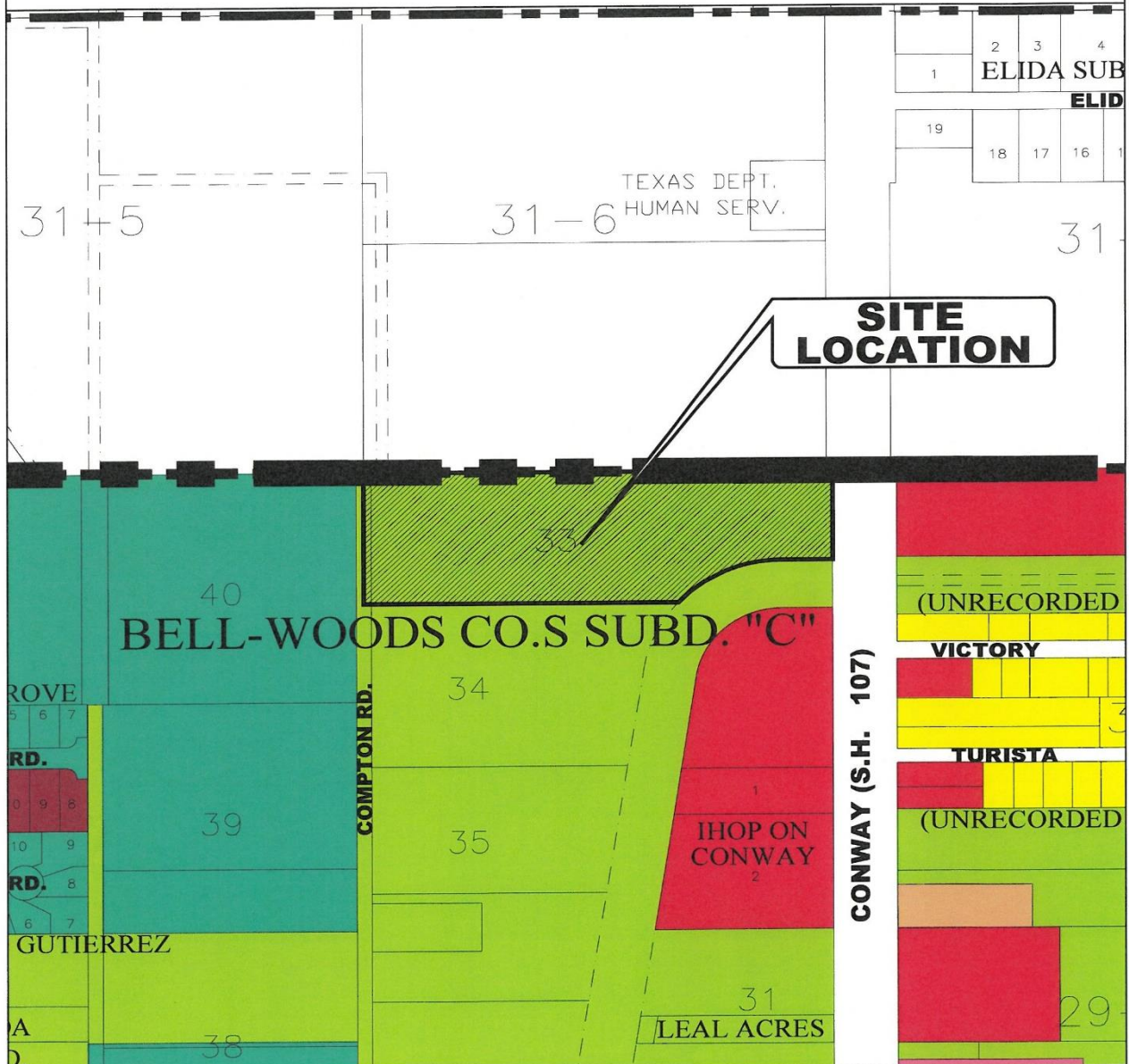
_____ AYES

_____ NAYS

_____ DISSENTING _____



ZONING MAP



ZONING LEGEND

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

AERIAL



PROPERTY SURVEY

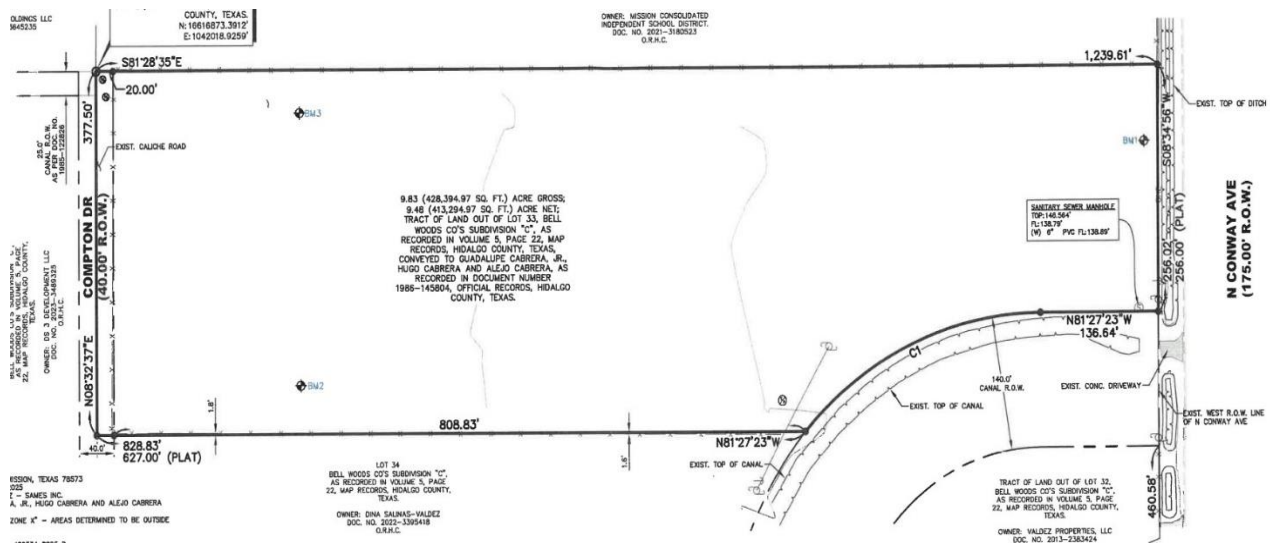
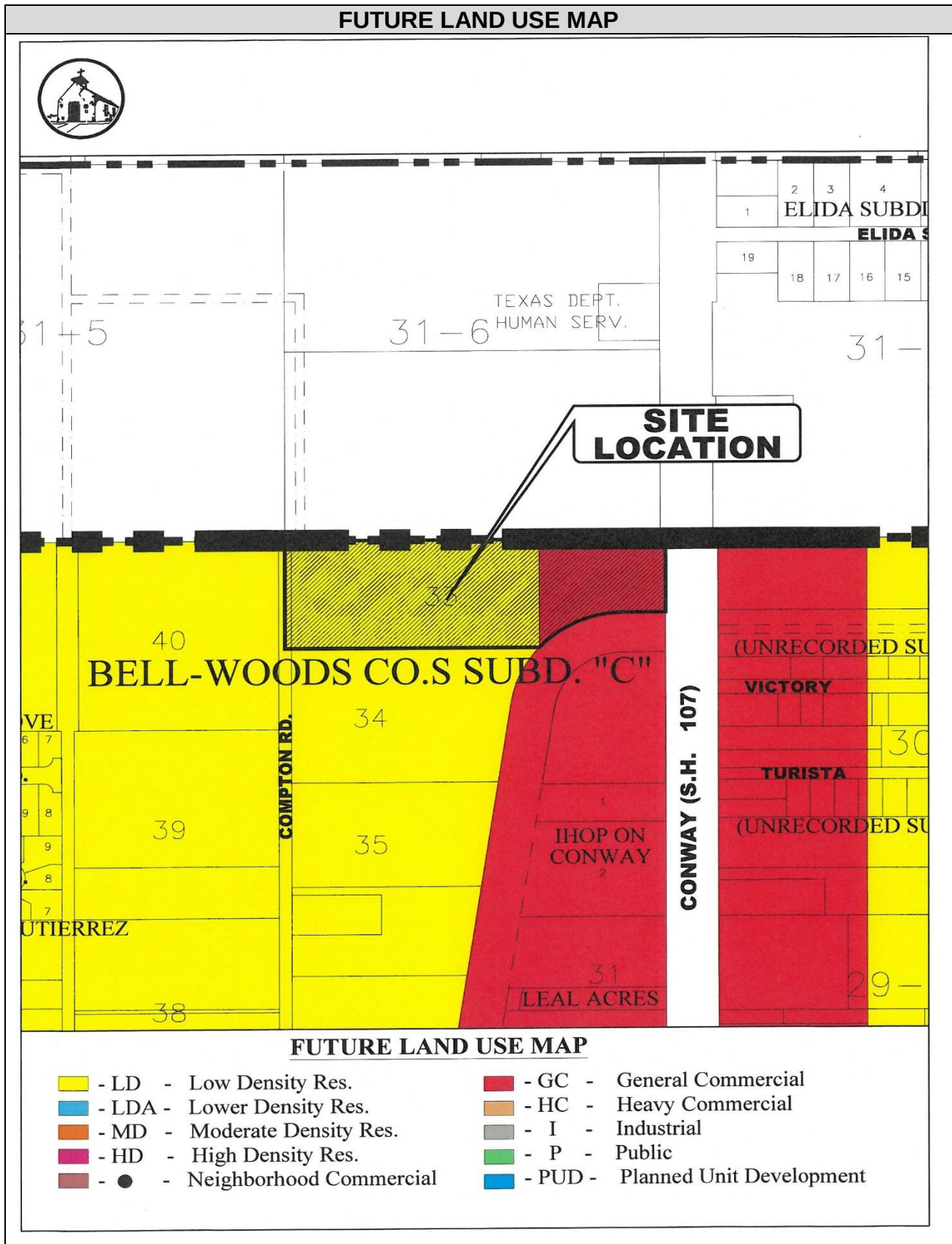


PHOTO OF THE SUBJECT PROPERTY





MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317363	TRAMUC LLC	2803 SAN RICARDO ST	MISSION	TX	78572-6485
123523	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
123509	CABRERA BROTHERS TRUCKING CO	6584 S FM 494	MISSION	TX	78572-1512
123510	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123506	VALDEZ PROPERTIES LLC	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
317359	HIDALGO CO IRR DIST #14	PO BOX 687	MISSION	TX	78573



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 15, 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 Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units “M”, “N”, “O”, “P”, and “Q”, Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street. Applicant: Royal Water LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 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 1st Street approximately 200 feet East of Bryan Road.
- Per the Code of Ordinances an industrial use in a property zoned General Business District requires approval of a Conditional Use Permit by the City Council.
- This business has been in operation without a business license since August, 2025.
- The applicant uses city water, purifies it by using certain filtration devices and consequently puts the purified water in 5-gallon containers. The applicant then delivers the containers to certain businesses and homes throughout the area. No purified water is sold from the suite.
- A meeting took place with the City Fire Marshall on October 6, 2025. He reported no objections contingent on the addition of a second emergency exit to the South of the suite.
- The hours of operation are as follows: Monday thru Friday from 8:00 a.m. to 5 p.m.
- Staff: 3 employees
- Parking: There are a total of 185 parking spaces in the commercial plaza that are shared among the businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for one (1) year to continue to assess this business.
2. Compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others.
4. Must comply with the noise ordinance.
5. Hours of operation: Monday thru Friday from 8:00 a.m. to 5 p.m.
6. No water to be sold from the suite.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

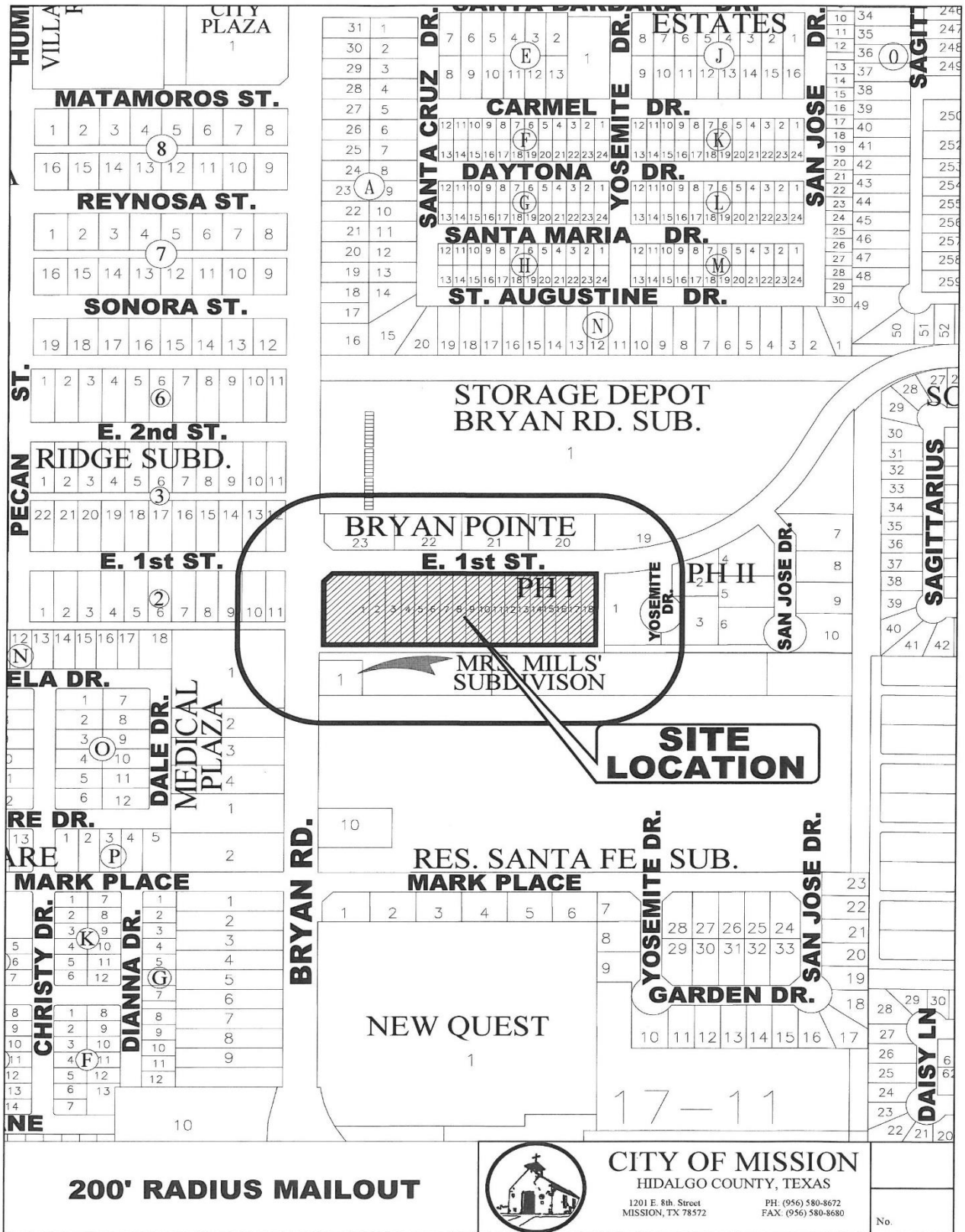
TABLED: _____

_____ AYES

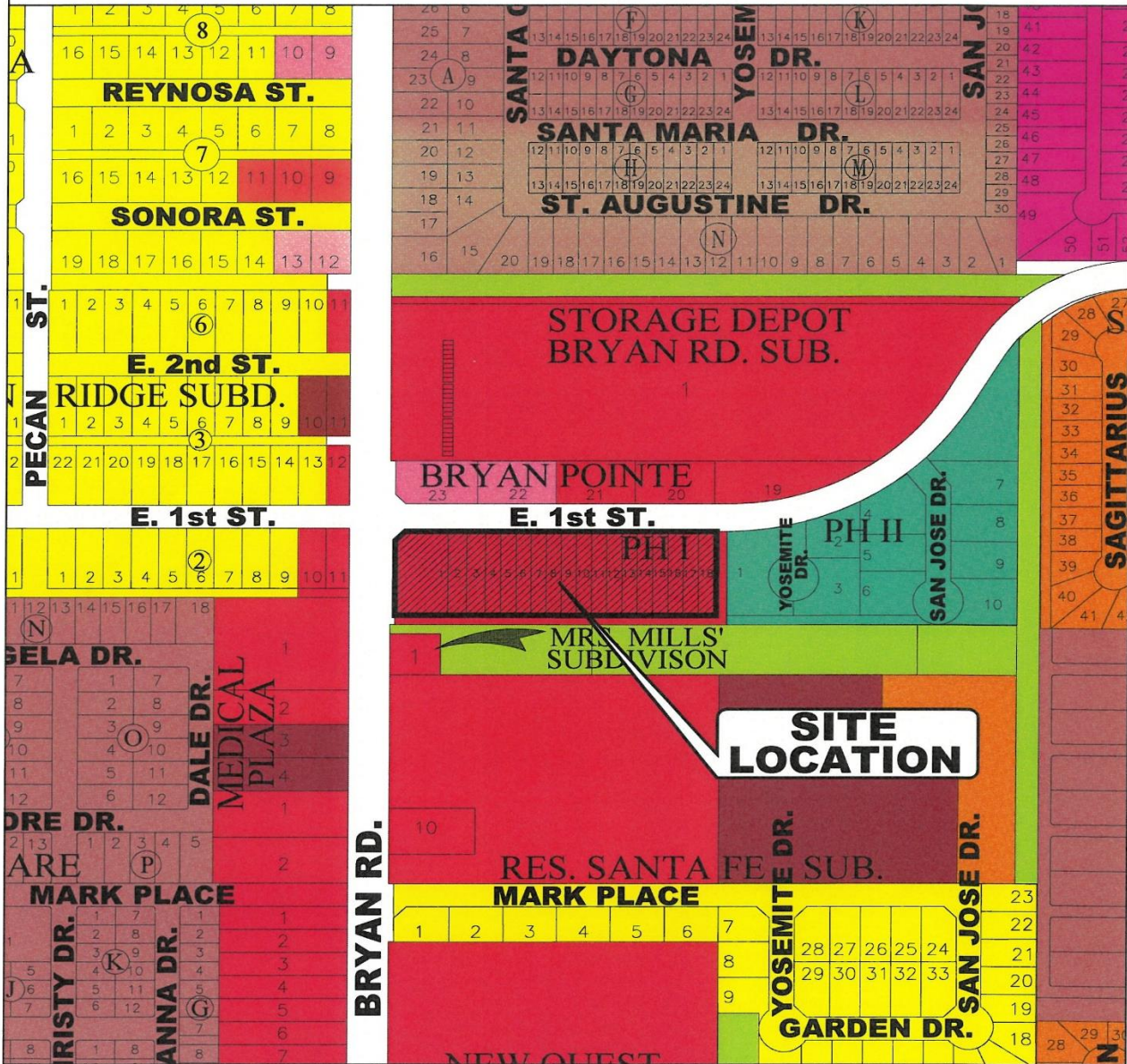
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

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

AERIAL PHOTO



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
316702	RSRA LP	1400 E RIDGE RD STE 10	MCALLEN	TX	78503-1536
188221	FERNANDEZ GONZALEZ ASOCIADOS LLC	102 S BRYAN RD	MISSION	TX	78572-6218
188222	ARANGO FAMILY LIMITED PARTNERSHIP	301 TORONTO AVE	MCALLEN	TX	78503
286384	RAMIREZ DANIEL A SR & GRACIELA	122 W TOM LANDRY ST	MISSION	TX	78572-3908
286383	HUERTA DANIEL	1332 E 1ST ST	MISSION	TX	78572-5914
286398	SALINAS ANTONIO & RAQUEL E	917 N 27TH 1/2 ST	MCALLEN	TX	78501-7405
286397	TEDEX USA LLC	1804 OASIS AVE APT 304	MISSION	TX	78572-6905
286385	RAMIREZ DANIEL A SR & GRACIELA	122 W TOM LANDRY ST	MISSION	TX	78572-3908
550722	ARANGO FMLY LMTD PTRNSHP	301 TORONTO AVE	MCALLEN	TX	78503
316698	WEIBEL DIANA LEAL	127 S BRYAN RD APT B	MISSION	TX	78572-6210
690004	LEAL MARIA D & EDYA G GUTIERREZ	PO BOX 699	MISSION	TX	78573-0011
316699	SALINAS DANIEL	6217 N 46TH ST	MCALLEN	TX	78504-5564
1014358	TROY INVESTMENT COMPANY No 7 LP	PO BOX 3817	BROWNSVILLE	TX	78523-3817
1014355	MOVE IT STORAGE	PO BOX 320099	ALEXANDRIA	VA	22320
690007	GARZA JULIAN J & KARLA D	3601 W MILE 5 RD	MISSION	TX	78574-4944
1067265	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
1067266	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
1067267	DELGADO NORMA A	2217 DAFFODIL AVE	MCALLEN	TX	78501-6159
1306840	BARRERA VENTURES LLC	715 E 12TH ST	MISSION	TX	78572-4223
1306842	PENA FELIX MARIO GARZA	1900 PECOS ST	MISSION	TX	78572-2006
1306843	PENA FELIX MARIO GARZA	1900 PECOS ST	MISSION	TX	78572-2006
1306844	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306845	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306846	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306847	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306848	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1376798	BELLA LINDA LEAL GARZA & DIANA WEIBEL SUCCESSOR TRUSTEES	4202 ESCONDIDO LN	PALMHURST	TX	78573-3671
1562563	MODENA DEVELOPMENT LLC	4900 W EXPY 83 STE 248	MCALLEN	TX	78501-3053
1562567	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053
1562566	MYALLENGROUP LLC	5105A N 10TH ST	MCALLEN	TX	78504
1562565	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053
1562564	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 15, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Taqueria Oviedo in a (C-3) General Business District, being Lot 2, Aziz No. 2 Subdivision, located at 608 W. Griffin Parkway. Applicant: Elizabeth Oviedo – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 26, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 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.
- October 15, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located along the North side of Griffin Parkway, approximately 360 feet East of Holland Road.
- Per Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council.
- There is an existing 24’ x 38’ drive-thru service window and a 4’ x 8’ LED menu board. The taqueria has been in business since 2015 at the above location, serving authentic Rio Bravo Tacos and more. Access to the site will be provided off of West Griffin Parkway through an existing 26’ driveways.
- The proposed days and hours of operation are Monday – Sunday from 11:00 am to 12:00 am
- Staff: 8 employees
- Parking: the parking is held in common for this commercial plaza and have a total of 60 parking spaces that are shared with other businesses.
- The last conditional use permit approved for this drive-thru service window for this location was on November 12, 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 (21) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

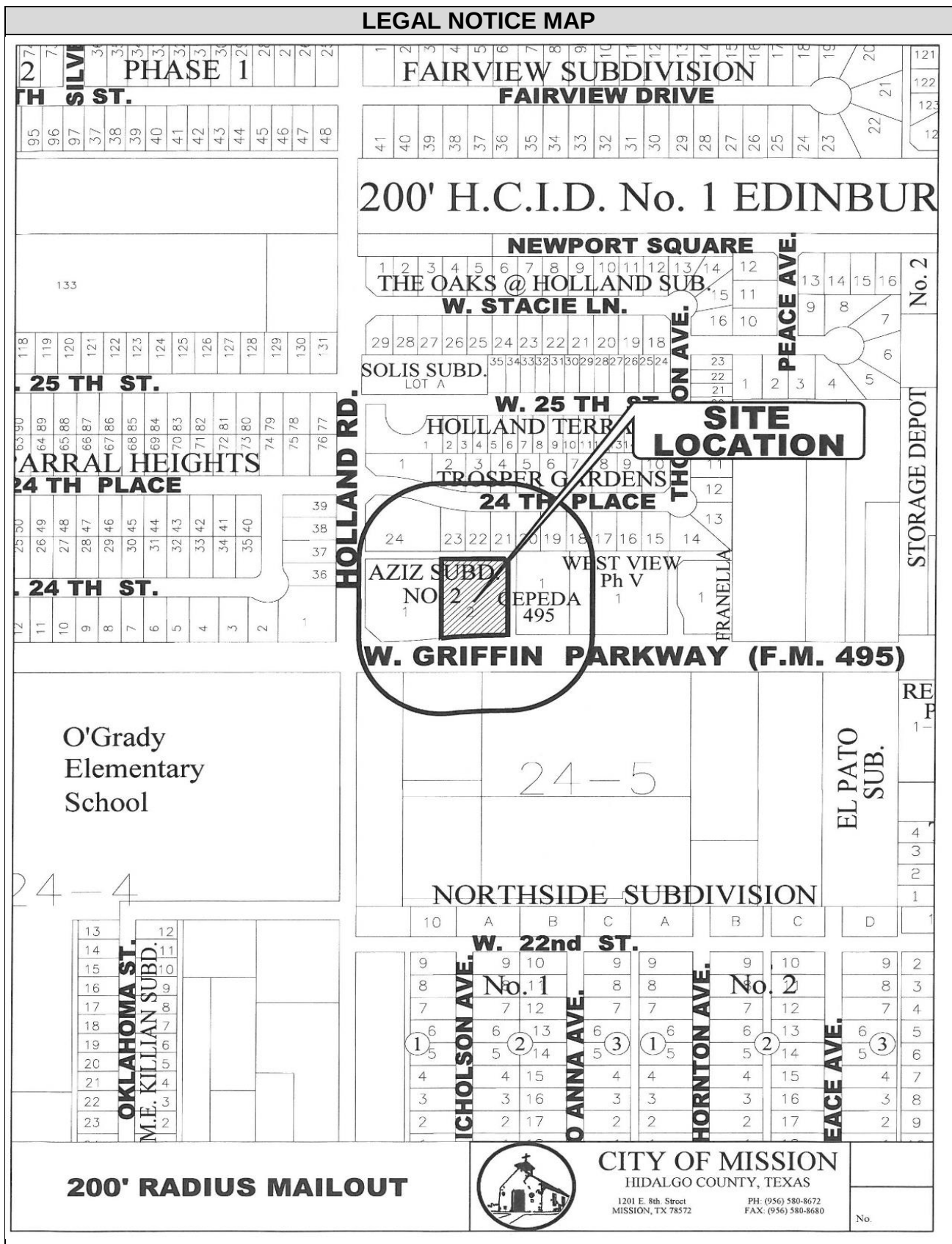
- Life of the Use with the understanding that the permit could be revoked due to noncompliance.
- Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
- Hours of operation are Monday – Sunday from 11:00 am to 12:00 am
- CUP not be transferable to others

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

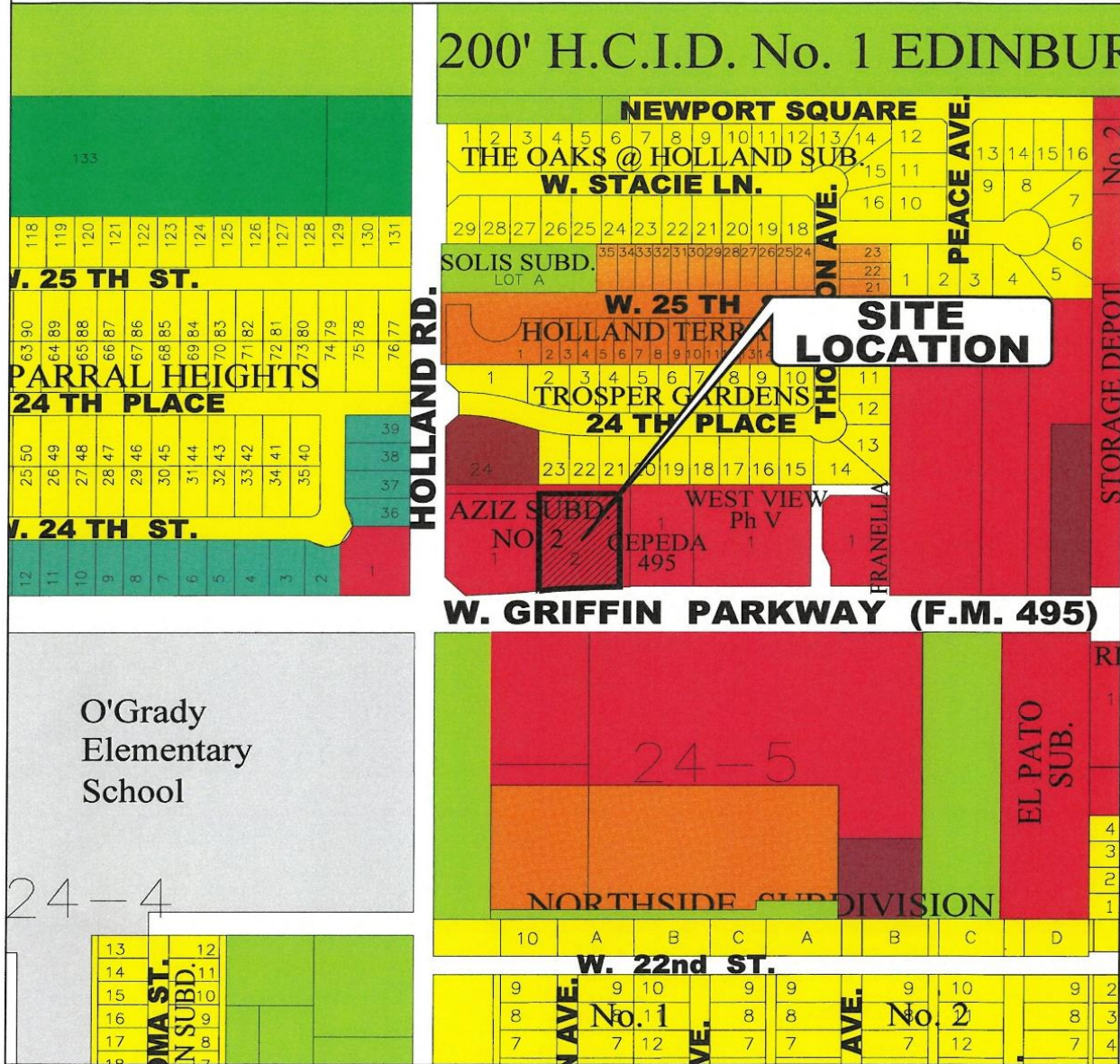
_____ AYES

_____ NAYS

_____ DISSENTING _____



ZONING MAP



ZONING LEGEND

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

AERIAL PHOTO



EXTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
580349	7- ELEVEN INC	PO BOX 711	DALLAS	TX	75221-0711
693057	GALLEGOS JUAN MANUEL	713 W 24TH PL	MISSION	TX	78574-2743
580350	CEPEDA FLUMENCIO	6717 N BENTSEN RD	MCALLEN	TX	78504-9478
693051	SALINAS DONNA L HARRISON	701 W 24TH PLACE	MISSION	TX	78574-2743
693056	GUTIERREZ SILVIA & RUBEN	711 W 24TH PL	MISSION	TX	78574-2743
693034	CANALES ARNULFO	929 BOWEN ST	MISSION	TX	78572-3606
693035	PINA JAIME & IDANIA	716 W 24TH PL	MISSION	TX	78574
693036	GARZA GUALBERTO JR & JESENIA LEE GOMEZ	712 W 24TH PL	MISSION	TX	78574-2751
693052	GONZALEZ ERICK & ROSALBA	703 W 24TH PLACE	MISSION	TX	78574-2743
693053	CASTILLO SERGIO A	705 W 24TH PLACE	MISSION	TX	78574-2743
693054	GARCIA MAGDALENA	707 W 24TH PL	MISSION	TX	78574
693055	OLIVAREZ ROSA ANA	709 W 24TH PL	MISSION	TX	78574-2743
316896	CANTU RAFAELA M	2206 N HOLLAND AVE	MISSION	TX	78572-2202
316898	3BU FAMILY LIMITED PARTNERSHIP	533 NORTH ALAMO ROAD	ALAMO	TX	78516-2307
693040	PADILLA ROBERTO	704 W 24TH PLACE	MISSION	TX	78574-2751
693039	SALINAS MARIO S & MARTINA L	706 W 24TH PL	MISSION	TX	78574-2751
693041	SALINAS JOSE C & MARIA M	702 W 24TH PL	MISSION	TX	78574-2751
693037	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
693038	BIRES RENTAL PROPERTIES LLC	3809 N 8TH COURT UNIT #4	MCALLEN	TX	78501-1777
1069238	LUBIN PROPERTIES LLC	PO BOX 2978	MCALLEN	TX	78502-2978
1238559	CEPEDA FLUMENCIO JR & MARIA E &	6717 N BENTSEN RD	MCALLEN	TX	78504



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 15, 2025

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

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

NATURE OF REQUEST:

Project Timeline:

- September 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street.
- Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since 1960 but during the renewal of the conditional use permit, the City Council placed a condition of no live music outdoors at any time. This was done during the April 14, 2025 meeting.
- The applicant has submitted a petition signed by 228 citizens in support of bringing back outdoor music at the venue. Four (4) of the petitioners are property owners within the 200-foot notification area (18.69%).
- For the last two years there have been three (3) abandoned vehicle, one loud noise, one incident, and one theft report.
- The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:p.m. to 12:00 a.m.
- Staff: 3 employees
- Parking: Due to the total of 164 proposed chairs, a total of 55 parking spaces are required. There are a total of 12 off-street parking spaces at the site. Since this property is located within the Mission’s Central Business District, it is exempt from parking requirements for the existing structure.

- Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital.
- There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for one (1) year to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Must comply with the noise ordinance.
8. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs and 182 people if standing. For the outside area the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only.
9. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.
10. Live music allowed outside

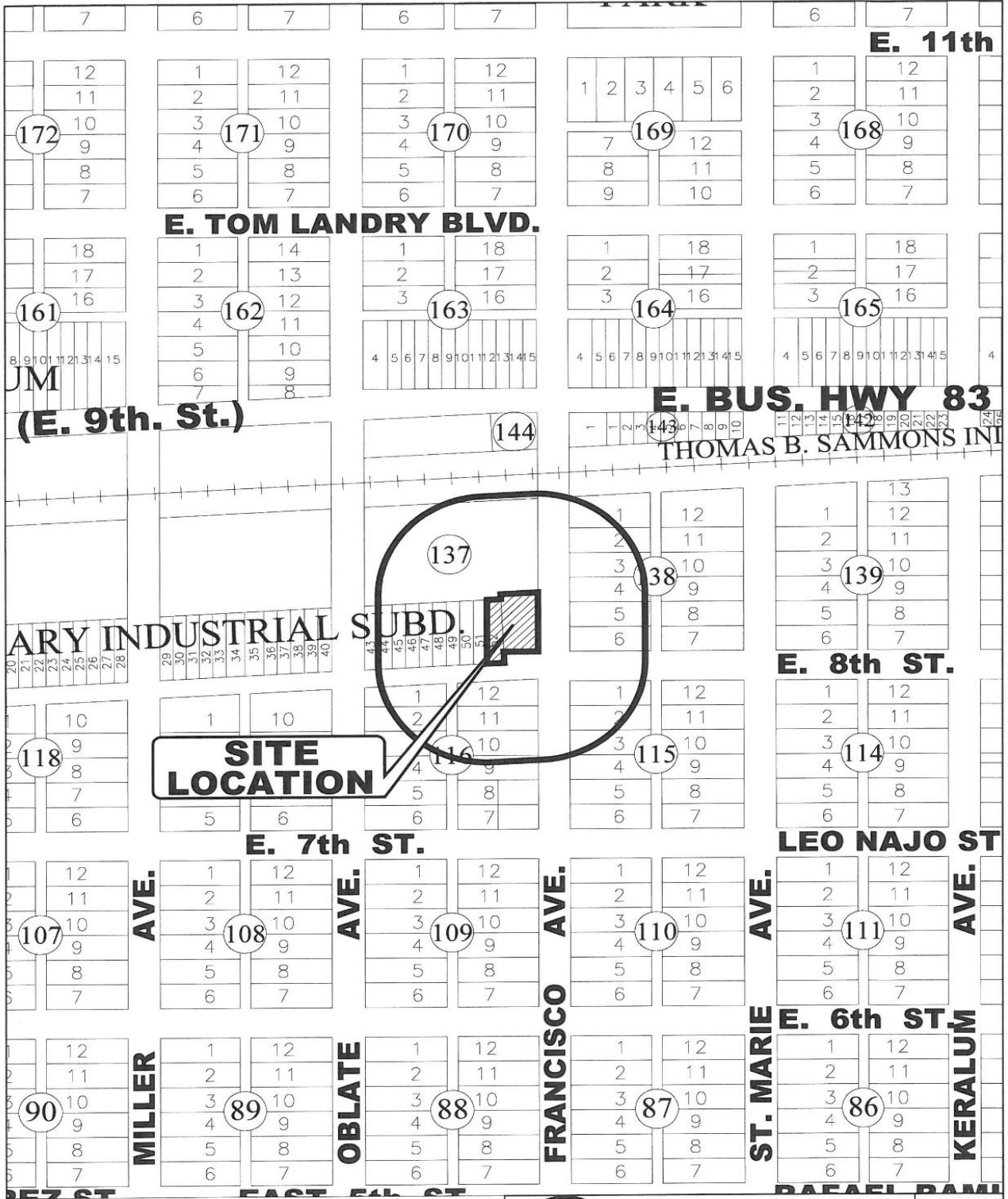
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

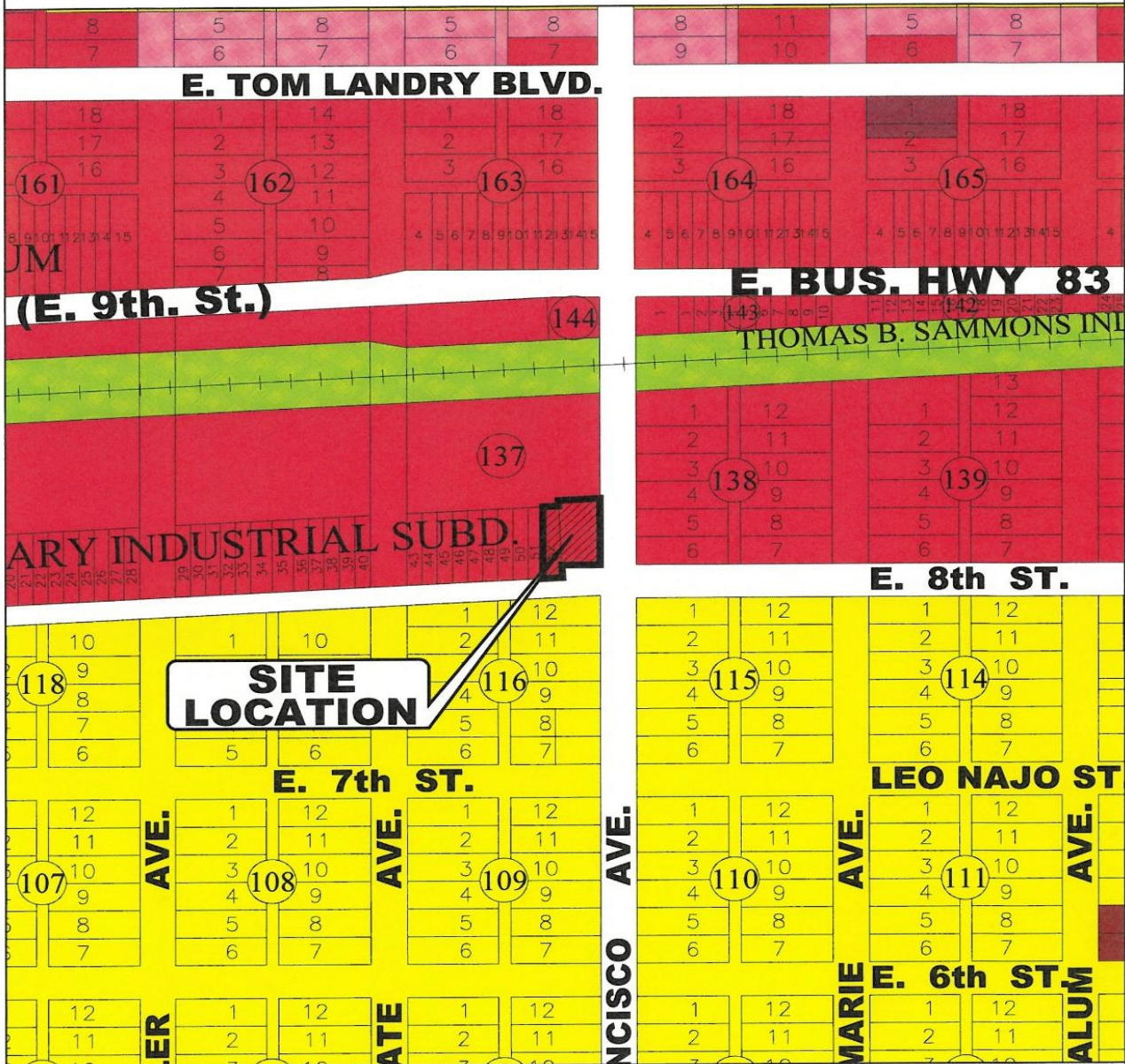
LEGAL NOTICE MAP



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

No.

ZONING MAP



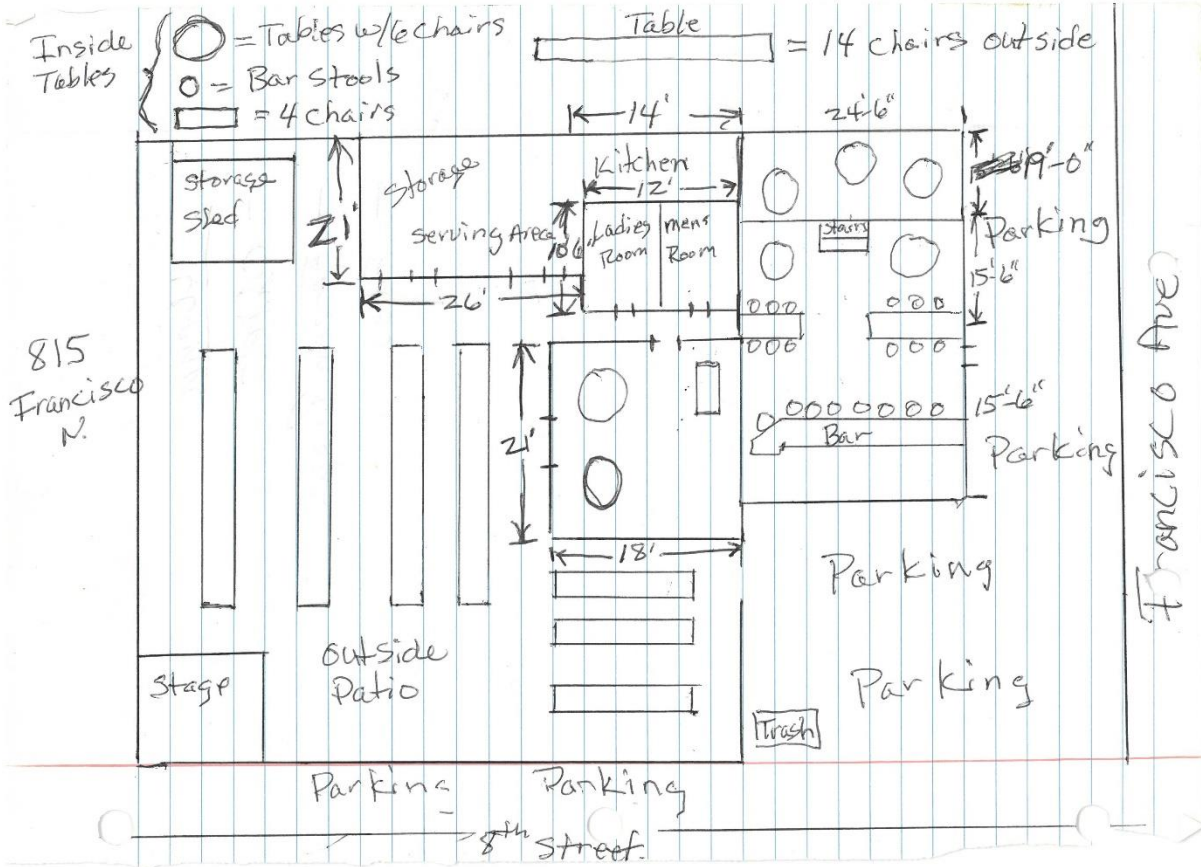
ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
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R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

AERIAL



FLOOR PLAN



PHOTO



COURTYARD PHOTO



INTERIOR PHOTO



PETITION IN SUPPORT

Petition to bring back outdoor music.

- Signatures are from our customers
+ neighbors who reside within 300-ft.
From the Ice House.

1. Anika Garza - 710. W. Francisco Ave. Mission TX - *Anika Garza*
2. James Ferguson - 710 W. Francisco Ave. - Mission TX - *James Ferguson*
3. Evelyn Flores - 407 Oblate St. Mission, TX - *Evelyn Flores*
4. Hermila Villarral 724 N. Francisco Ave. Mission, TX. 78572 *Hermila Villarral*
5. Valma Villarral 1404 E. 29th St. Mission TX 78574 *Valma Villarral*
6. *Julia* 110 N. Keralum Ave. Mission TX 78572 *Julia*
7. Primitivo Garza Perez Garza's Tires & Services 417 E 8th St Mission TX
8. Jesus Cruz HMT Customs
415 E 8th St Mission TX
9. *Donar Flores* 302 N 1st Main St Mission TX
10. *Roberto* 515 Keralum Ave. Mission TX 78572 *Roberto*
11. Freddy Carrazos 517 Keralum St. Mission TX 78572 *Freddy Carrazos*
12. *Carmie Guerra* 120 N Francisco Mission TX
13. Erasmo Garza Jr. 1602 Millen Ave Mission TX
14. *David* 482 Francisco St Apt 31 Mission TX 78572 *David*
15. Maria Lisa Navarro 422 N. Francisco Ave #3 Mission TX
16. *Nanda De Leon* 422 W. Francisco Ave #3. Mission TX *Nanda De Leon*
17. John Barrios 430 N. Francisco Mission TX
18. Daisy Reyes 216 North St. Mission TX *Daisy Reyes*
19. Rolando Reyes 216 North St. Mission TX *Rolando Reyes*
20. Victor Reyes 216 North St. Mission TX *Victor Reyes*
21. Fabian Reyes 216 North St. Mission TX *Fabian Reyes*
22. Yanika B. Guerrero 407 Keralum Mission TX *Yanika*

PETITION IN SUPPORT

23. Iana Torres 416 Miller Ave Mission TX
24. Anita Lopez 416 Miller Ave. Mission TX Santa Lopez
25. Amanda Ascencion 315 Miller Mission Amanda Ascencion
26. Arturo Ascencion 315 Miller Ave. Mission Arturo Ascencion
27. Hilda Canales 615 N. Mayberry Mission
28. Joe Garcia 5901 Pueblo Mission
29. Carlos Espinoza 608 N. St Marie St Mission.
30. Jimmy Sanchez 421 E. Leonajo St. Mission #1
31. Janita Hernandez 421 E. Leonajo St. Mission #1
32. Kde Sanchez 412 E. Leonajo St. Mission #1
33. Jesse Sanchez 412 E. Leonajo St. Mission #3
34. Zandra Villarrica 412 E. Leonajo St. Mission #3
35. Manuel Torar III 412 E. Leonajo St. Mission #3
36. Marcus Ordanez 412 E. Leonajo St. Mission #2
37. Manuel Torar IV 412 E. Leonajo St. Mission #2
38. Alejandra Sanchez 607 W. Francisco Ave Mission
39. Denise Perez 607 W. Francisco Ave. Mission Denise Perez
40. Sandra Montano 607 W. Francisco Ave. Mission Sandra
41. Regina Diaz 607 W. Francisco Ave. Mission Regina Diaz
42. Francisco Martinez 409 Naranja Mission TX. Salgine
43. Howard + Alice Kcel 2845 W. Bensten Palm Dr. AZ
Palmview, TX
44. John & Ozuna 3104 Santa Lydia St. Mission
45. Cristina Ozuna 447 Citrus Ave Mission
46. Issac Ozuna 3204 W. W. Ave. Mission
47. Smel Martinez 1028 S. Conkey Mission
48. WALTER COSSAIRT 2545 SO BENITSON DR

PETITION IN SUPPORT

49. Ramiro Lopez 708 Oblate ~~Ramiro Lopez~~
50. Perla Muñoz 708 Oblate ~~Perla Muñoz~~
51. Erika Muñoz 708 Oblate ~~Erika Muñoz~~
52. Roy Martinez 1701 W. 21st ~~Roy Martinez~~
53. Berenice Martinez 7511 W. Bush Hwy Mission TX ~~Berenice Martinez~~
54. Israel Martinez 7511 W. Bush ~~Israel Martinez~~
55. Daniel Martinez 7511 W. Bush ~~Daniel Martinez~~
56. Brenda Martinez 7511 W. Bush ~~Brenda Martinez~~
57. Frank Hernandez 1405 E 29th St Mission TX
58. Alma Hernandez 1405 E 29th St Mission TX
59. HAROLD ELLIOTT 1240 E BUS HWY 83 MISSION
60. BARB ELLIOTT 1240 E BUS HWY 83 MISSION
61. JANICE ELLIOTT 1240 E. BUS HWY 83 MISSION
62. Harold J Elliott Jr 1240 E Bus Hwy 83 Mission
63. Saul Garza 413 Francisco Mission ~~Saul Garza~~
64. Henry Torres 413 Francisco Mission ~~Henry Torres~~
65. JOHN GARZA 1110 N Keralum Ave Mission
66. Cornelio Garza 1110 N. Keralum Ave Mission ~~Cornelio Garza~~
67. Sebastian Garza 1110 N. Keralum Ave Mission ~~Sebastian Garza~~
68. IVAN G. JAMEZ 1820 Clay St Mission TX ~~Ivan G. Jamez~~
69. Minnie Dye 1820 Clay Tolle St Mission TX ~~Minnie Dye~~
70. Rick Dye 1820 Clay Tolle St Mission, TX ~~Rick Dye~~
71. Andres Fernandez 506 S. Marie #1 Mission ~~Andres Fernandez~~
72. Irma Cavazos 509 N. Keralum Mission ~~Irma Cavazos~~
73. Fernando Cavazos 509 N. Keralum Mission ~~Fernando Cavazos~~
74. Guadalupe Cavazos 509 N. Keralum Mission ~~Guadalupe Cavazos~~
75. Anna Gomez 509 N. Keralum Mission ~~Anna Gomez~~

PETITION IN SUPPORT

76. Aidan Alvarez 509 N. Keralan Mission Adalvarez
77. Beto Cavazos 509 N. Keralan Mission B. Cavazos
78. Manuel Cavazos 509 N. Keralan Mission Manuel Cavazos
79. Diana Salinas 210 Elm St. Mission Diana Salinas
80. Aliza Salinas 210 Elm St. Mission Aliza Salinas
81. Petriq Dorado 416 Stacie Ave Mission P. Dorado
82. Virginia Gonzalez 1500 E. 24th St Mission Tx Virginia Gonzalez
83. Jada B. Gonzalez 1500 E. 24th Mission Tx Virginia Gonzalez
84. Alma A. Trevino 118 N. Canal Ave Mission Virginia Gonzalez
85. Armando Trevino 118 N. Canal Mission Tx. A. Trevino
86. Miguel Reyna 810 N. Mayberry Rd. Mission Tx
87. Steve Alvarez 2403 Timberwood St Mission Tx 78574
88. Walberto Rodriguez 214 Doherty Mission Walberto
89. Brenda Moreno 310 N. Francisco Ave Mission, TX Brenda Moreno
90. Cecilia Villa 2618 S. Mission, TX
91. JEC B. JASSO 601 E. M. Lk. 111K
92. LARA JASSO 1301 13th ST. Mission, TX
93. JESSICA VILL 601 13th St. Mission, TX
94. Roberto Vela 1417 Oblate St. Mission Robert
95. Dina Elena 605 Las Brisas Dr Mission 78574
96. Mike Elena 605 Las Brisas Dr. Mission
97. Dez Cortez 309 J. J. Dr. Mission Dez
98. Robert Alvarado 2815 W. Parula Mission
99. Virginia Alvarado 2201 Clint St. Mission
100. Marco Alvarado 2201 Clint St. Mission
101. Joira Pente 806 N. Mayberry Mission

PETITION IN SUPPORT

102. Rodney Santee 2545 Berken Palm Mission
 103. Novalea 2545 Berken Palm Mission
 104. Aide Hinojosa 411 Pedro Ave. Mission side
 105. Rafael Hinojosa 411 Pedro Ave. Mission
 106. Jerry Hinojosa 411 Pedro Ave. Mission
 107. Janatha Vela 904 E. Miller St. Mission Janatha Vela
 108. Israel Quintan 12. 2312 W. Palm Cir. Mission ID.
 109. Israel Quintan 1112312 W. Palm Cir. Mission ID.
 110. Iris Carrasco 3901 Pena St. Mission Iris Carrasco
 111. Hugo Lopez Garcia 3901 Pena St. Mission Hugo L.
 112. Felipe Perez 314 Warahachie Mission Felipe
 113. Sullivan Playle 1820 Clay Tole Mission TX Sullivan Playle
 114. Shayla Gorman 1820 Clay Tole Mission TX Shayla Gorman
 115. Russell Michael 2905 N Conway Mission TX Russell
 116. Rominio Zamora P.O. Box 100 Mission TX
 117. Jose Luis Zamora P.O. Box 98 Mission TX
 118. Alberto Palacios 444 Pk 5239 N. Taylor Rd. Palm, Texas
 119. Maria D. Garcia 606 Mayberry St. Warrington
 120. Melissa Ensa 1301 Morril St. AL
 121. Katelyn J. Trevino 1406 Cheryl Rd. Katelyn J. Trevino
 122. Marissa Flores 502 E. Champion Ln. Mission
 123. Marissa Flores 502 E. Champion Ln. Mission
 124. Eder Flores 502 E. Champion Ln. Mission
 125. Miguel Vasquez 570 Sandpiper Ave. Mission Miguel
 126. Shawn Ling 509 Joshua Dr. Mission Shawn Ling
 127. Samatha Langoria 1511 Las Brisas Mide Samatha

PETITION IN SUPPORT

129. Enequina D. Salazar 2216 Augusta Mission *EM*
 129. Meliani Trullone 611 Pedro Ave Mission *W*
 130. Araceli Sanchez 1902 Oasis Ave Mission *Q*
 131. Jackie Sanchez 416 E. Gilbert Hwy Mission *J*
 132. Monica Arredondo - 122 Donaty - Mission *Mig Arred*
 133. Richard Arredondo - 122 Donaty - Mission *Rich A*
 131. Lore Sanchez - 1505 Peace Mission TX *Lore Sanchez*
 135. Bixtany Sanchez - 416 E Gilbert Hwy *Bixtany*
 136. Raven Hernandez - 1902 Oasis Mission *Raven Hernandez*
 137. Aidan Hernandez 1902 Oasis Mission *Aidan Hernandez*
 138. Ana Sanchez - 1902 Oasis Mission *Ana Sanchez*
 139. Julian D. Ochoa 1208 East Griffin Pkwy Mission *Julian*
 140. Eric Ochoa - 1208 E. Griffin Pkwy *Eric*
 141. Jean Moreno 1109 Oak St. Mission *Jean Moreno*
 142. Robert Moreno 1109 Oak St. Mission *Robert Moreno*
 143. Dora Montalvo 1109 Oak St. Mission *Dora Montalvo*
 144. Shane Montalvo 1109 Oak St. Mission *Shane Montalvo*
 145. Samantha Ventuck 1202 Peak St *Samantha Ventuck*
 146. Angelica Gutierrez 1202 Peak St Mission *Angelica Gutierrez*
 147. Sebastian Sanchez 1202 Peak St Mission *Sebastian Sanchez*
 148. Maribel Gutierrez 1202 Peak St Mission *Maribel Gutierrez*
 149. Yesenia Gutierrez 1202 Peak St Mission *Yesenia Gutierrez*
 150. Samuel Ventuck 1202 Peak St Mission *Samuel Ventuck*
 151. Christian Gonzalez 1202 Peak St Mission *Christian Gonzalez*
 152. Clara Sanchez 1004 Miller St Mission *Clara Sanchez*
 153. Max Sanchez 1004 Miller St Mission *Max Sanchez*

PETITION IN SUPPORT

151 Natile Sanchez 1004 Miller St Mission TX N.S
 152 Fey Sanchez 1004 Miller St Mission TX ~~Sanchez~~
 153 Nathan Sanchez 1004 Miller St Mission TX N.S
 154 Mauri Sanchez 1004 Miller St Mission TX M.S
 155 Armando Gutierrez 1208 Scott St Mission TX ~~micro~~
 156 Mariana Violeta 1208 Scott St Mission TX ~~corches~~
 157 Yvette Yvette 1202 Scott St Mission TX
 158 Nette Farias 918 W 24th St Mission, Texas
 159 Denise Ponce 918 W 24th St Mission
 160 Daniel Ponce 918 W 24th St Mission
 161 Bernice Ponce 918 W 24th St Mission
 162 Belinda Ramirez
 163 Daniel Ramirez
 164 Jessica Montalvo Mission, TX
 165 Francisco Javier Treuno Jr. Mission, TX
 166 Jay Tyler Garza Mission, TX
 167 Sarah Christina Garza Mission, TX
 168 Kelly Ray Garza Mission, TX
 169 Lize Garcia, 810 Country Club, Mission
 170 Manuel Lugo, Mission, TX ~~U. Lugo~~
 171 Kayla Lurano 4016 Stacey Ln. Mission, TX
 172 Janet Castillo 4213 Palmetto Dr. Mission
 173 Heara Castillo 4213 Palmetto Dr. Mission
 174 Heracio Garcia 3211 N. Mayberry Rd. Mission
 175 Melissa Martinez 3105 S. Hybrid Mission TX
 176 Ely Garcia 314 Pamela St Mission TX

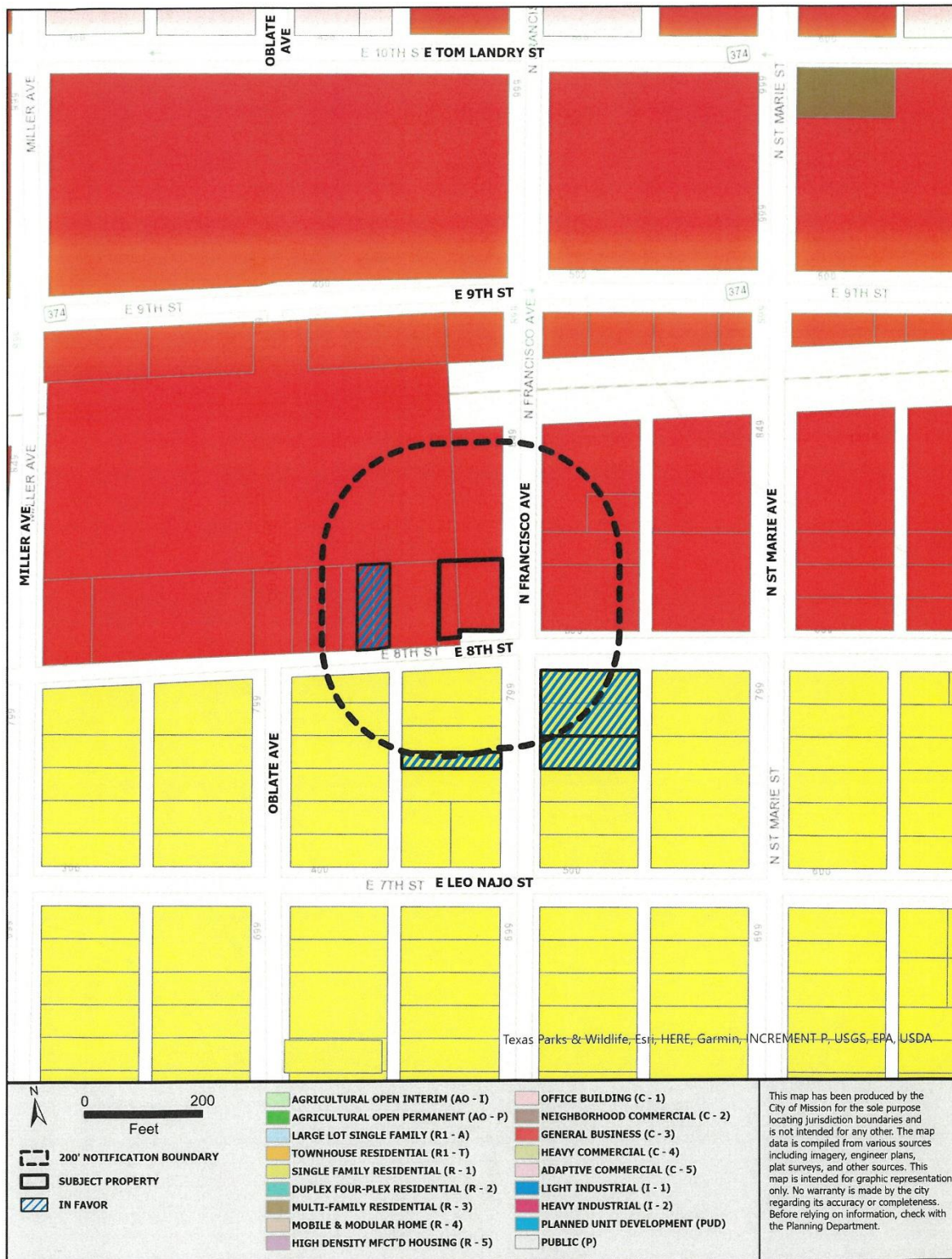
PETITION IN SUPPORT

180. Angre Garcia 2506 N. Bryan Mission
181. Sean Logan 310 S. Holland Ave. Mission
182. Qaliyah Logan 310 S. Holland Mission
183. Elsa Gomez 903 Oblate Mission
184. Juan Garza 903 Oblate Mission
185. Miquel Mendoza 306 Alma St Mission
186. Lorena Garcia 306 Alma St. Mission
187. Monica Garcia 306 Alma St. Mission
188. Larry Noyola 509 N. Keralum Mission.
189. Patricia Marks Hidden Valley Ranch.
190. Annabele Garcia 306 Alma St. Mission
191. Lizabeth Garcia 407 Oblate St. Mission
192. Dez Morin 407 Oblate St #3 Mission
193. Michelle Leal Garcia 304 Sunrise Ln. Mission
194. Camilo Garcia 304 Sunrise Ln. Mission
195. Andrew Solis 509 Keralum Mission
196. Oscar Garcia 304 Sunrise Ln.
197. Maribel Hernandez 341 N. Miller Mission
198. Michael A. Hernandez 341 N. Miller Mission
199. Thomas Montes 704 N. Miller Mission
200. Thomas Montes III 704 N. Miller Mission
201. Tania Hammad-Montes 704 N. Miller Mission
202. Juan Cruz 216 North St. Mission
203. Fabian Pe la Rosa 216 North St. Mission
204. Raul Medina 405 Bertha Ave. Mission
205. Ruben Medina 405 Bertha Ave Mission

PETITION IN SUPPORT

206. Alejandro Flores 804 W. Mike E Rd, Mission, TX 78572
207. RAVEN Villalga 1317 N Santa Maria
208. Adan Figueroa 207 San Jose
209. Cristian Gons. E. 317 Miller Mission.
210. Kristien Wines 607 E. 29th St. Mission TX 78573
211. Vanessa Wines 607 E. 29th St. Mission TX 78573
212. Azaneth Amara 1453 S. Dallas St. Alton, TX 78003
213. Maria Gastel 2215 E. Park Ave. Alton TX 78003
214. Carmen Gastel 2215 E. Park Ave. Alton, TX 78003
215. ~~Alfonso~~ 1602 Miller Ave. Mission, TX 78572
216. Emilio Alvarado 1804 Cheryl St Mission TX 78573
217. Luis Hernandez 110 W 22nd St Mission TX 78572
218. Juan Munoz 1816 N 35th / 1st St
219. Guillermo Muñoz 904 E Pebble Dr.
220. Sara Rene 905 Colquhoun Ct Mission, TX 78572
221. Amanda Hernandez 905 Colquhoun Ct Mission, TX 78572
222. ~~Ray Lopez~~ 207 E. Jettah Ray Mission
223. Michael Hernandez 110 W 22nd St 956-960-9441 721 N 1st
224. Kevin Smith 207 429 78720
225. Maria Selis (956) 555-5910 507 S. Inspiration #13
226. Terqueline Sanchez (956) 271-5268 400 E. Griffin Parkway #1
227. Rachel Hingose (956) 258-7914 123 Cunaris
228. Thelma Hingosa Flores (956) 321-5022 123 Cunaris
- 229.
- 230.
- 231.

MAP OF PETITIONERS WITHIN THE NOTIFICATION AREA



INCIDENT REPORTS FOR THE YEARS 2024 AND 2025

Incident Search Result

Results

Agency: MPD

Agency #: TX1081000

Incident #	Type	Officers	Location	Call Date/Time	Subjects	Agency
2025-00015836	Abandoned Vehicle	0763 - Lopez, Victor *	815 N FRANCISCO AVE, TX	6/13/2025 5:00:00 PM	SANCHEZ, MARIA DE LOS ANGELES - Other	TX1081000
2025-00015380	Abandoned Vehicle	0555 - Perez, Jaime *, 0790 - Guerrero, Alexander *	815 N FRANCISCO AVE, TX	6/12/2025 11:02:46 AM		TX1081000
2025-00014783	Abandoned Vehicle	0777 - Flores, Josue *	815 N FRANCISCO AVE, TX	6/10/2025 2:51:01 PM		TX1081000
2025-00014600	Loud Noise	0713 - Cano, Raul *	815 N FRANCISCO AVE, TX	3/7/2025 10:07:00 PM		TX1081000
2024-00031476	Incident Report	0334 - Castillo, Daniel *, 0756 - Zapata, Mayte *	815 N FRANCISCO AVE, TX	7/30/2024 11:49:55 PM	Unknown, bernice - Caller, ROBLES, sergio F - Other	TX1081000
2024-00018193	Theft	0667 - Zuniga, Jessie *, 0753 - Perez, Daniel *	815 N FRANCISCO AVE, TX	5/3/2024 10:35:39 PM	GABBY - Caller, guajadro, alejandro - Caller	TX1081000
Total Records						6

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239492	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
607704	REYES VALERO	720 OBLATE AVE	MISSION	TX	78572-5352
239491	VILLARREAL HERMILA M	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239509	GONZALEZ JOSE JESUS JR & THELMA MORADA	4608 COUNTRY ST	EDINBURG	TX	78541-4275
239605	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
280703	MARTINEZ HUMBERTO ETAL	1500 LARK AVE	MCALLEN	TX	78504-3346
280709	PEREZ PRIMITIVO GARZA & YESENIA PORRAS VILLASLOBOS	112 DOHERTY AVE	MISSION	TX	78572-5434
280707	CRUZ JESUS	1200 W I ST	MISSION	TX	78572-6809
280710	GALLIGAN ROBERT S & LANE A RANGEL	1201 JONQUIL AVE	MCALLEN	TX	78501-3824
239513	OVIDEO ROGELIO & ARMANDINA	420 E 8TH ST	MISSION	TX	78572-5332
239503	GONZALEZ RUBEN	601 SOLAR DR	MISSION	TX	78574-2360
239500	HERNANDEZ ABEL	412 E 8TH ST	MISSION	TX	78572-5332
719426	PENA ROBERT DAVID	800 N FRANCISCO AVE	MISSION	TX	78572-5640
239607	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239510	VILLARREAL HERMILA M REVOCABLE LIVING TRUST	724 N FRANCISCO AVE	MISSION	TX	78572-5638
239511	REYNA JUANITA	518 MILLER AVE	MISSION	TX	78572-5340
239512	MELENDEZ ARELY	719 N FRANCISCO AVE	MISSION	TX	78572-5637
637065	CROWN COMM INC	4017 WASHINGTON RD PMB 353-	CANONSBURG	PA	15317-2510
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239608	DEA INVESTMENTS LP	763 MISSION CT	ALLEN	TX	75013
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 15, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a chain convenience store and gas station named Murphy, USA, at the unrecorded Lot 1, Replat of a Portion of Lot 64, Caledonia, Unit no.1, Applicant: Murphy USA, – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 10, 2025 – First Q&A for Site Plan Approval at the regular scheduled SRC.
- September 11, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- October 15, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

Summary:

- The site is a 1-lot development having double frontage to N. La Homa Road and 3 Mile Road.
- Currently, zoning for the property is (C3) General Business District which is suitable for this type construction. The new development will include new internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements.
- Proposed are 16 parking spaces (1 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project.
- The site will include a main structure with a grand total of 2,824 square feet and a gas filling area with canopy for public use.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE: **APPROVED:** _____

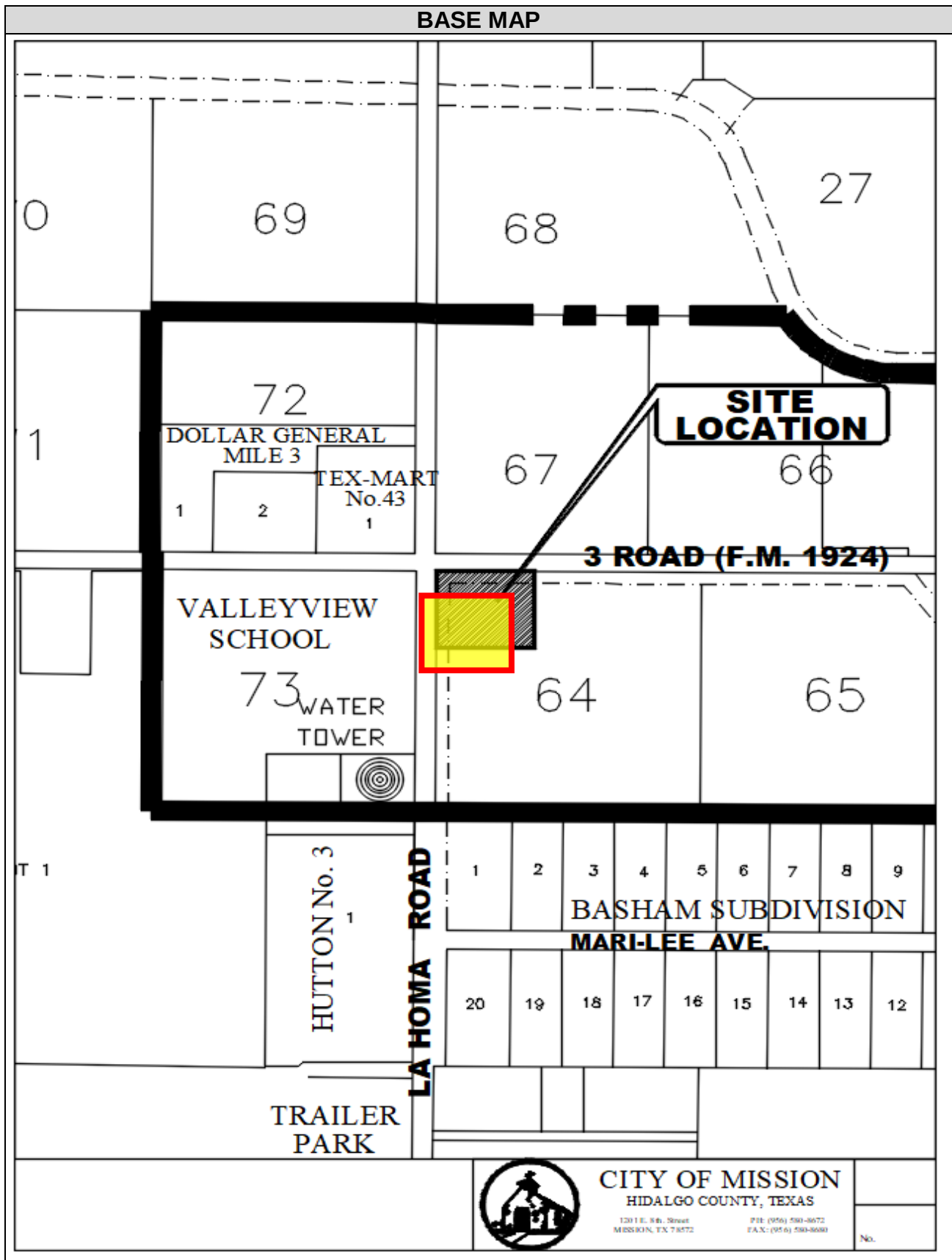
DISAPPROVED: _____

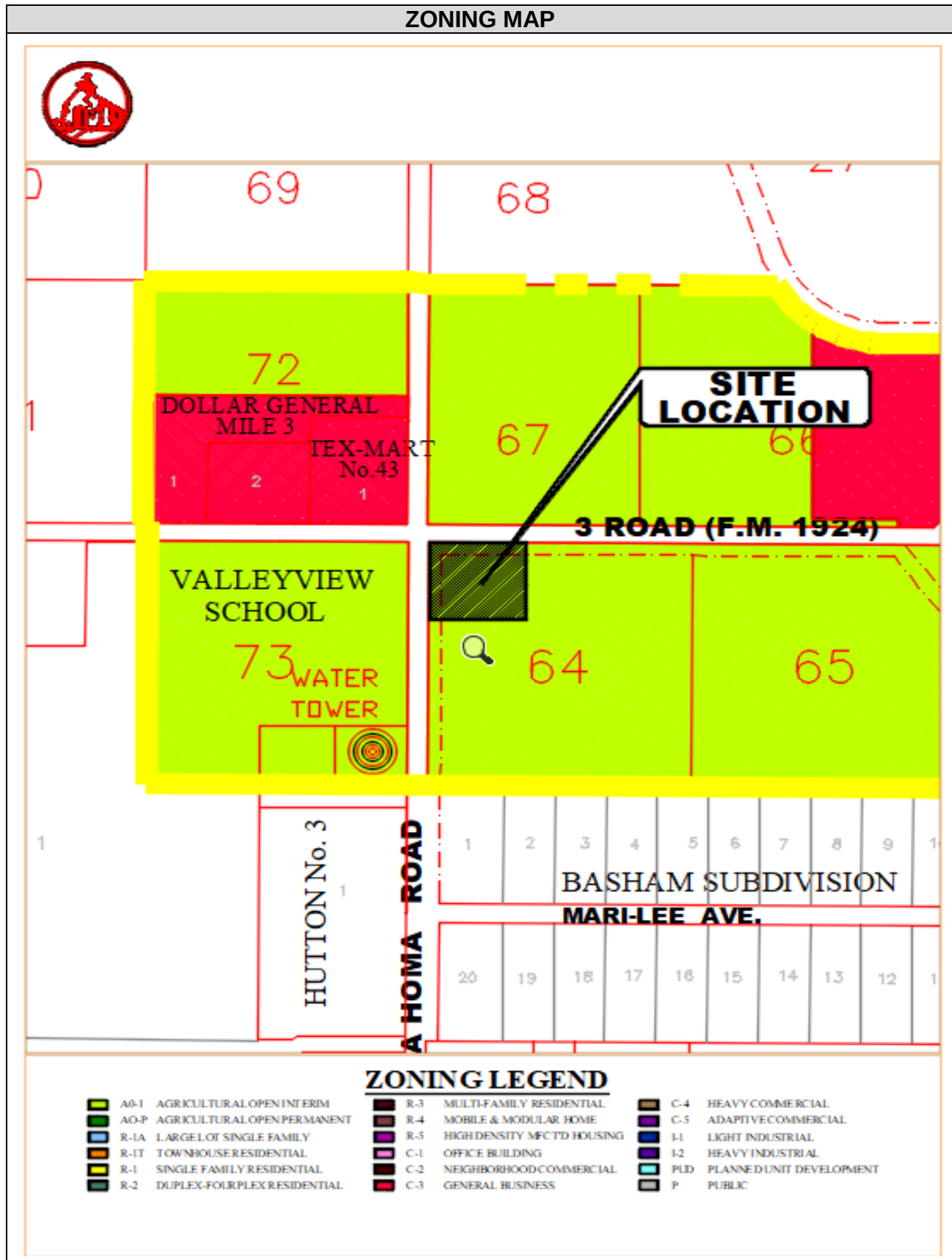
TABLED: _____

_____ **AYES**

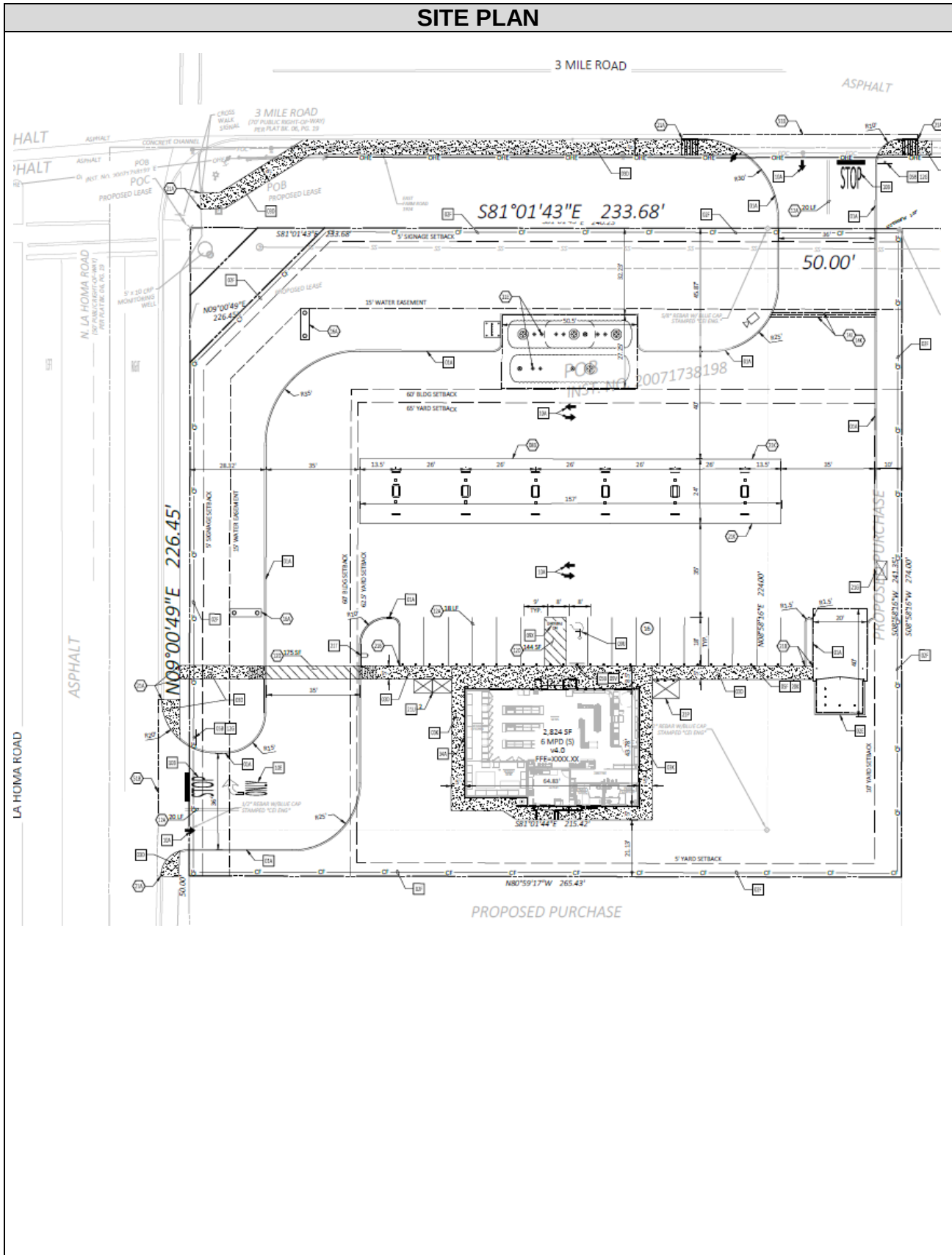
_____ **NAYS**

_____ **DISSENTING** _____





SITE PLAN



BUILDING FACADE



⑤ ELEVATION - FRONT BUILDING ONLY (FACING ----)



② ELEVATION - RIGHT (FACING ----)

AERIAL

