CITY OF MISSION

PLANNING AND ZONING COMMISSION
MISSION CITY HALL
NOVEMBER 18, 2026 at 5:30 PM

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 18, 2026** at **5:30 p.m**. in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Planning and Zoning, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

1. Call to Order and Establish Quorum
2. Disclosure of Conflict of Interest
3. Citizens Participation for items listed on the agenda

APPROVAL OF MINUTES

4 Approval of Minutes for P&Z Meeting - November 4, 2026

PUBLIC HEARINGS

CONDITIONAL USE PERMIT

5 Conduct a Public hearing and consideration of a Conditional Use Permit for an Event Center – Aurella Event Center, being Lot 12, Sparks & Townsend Plaza in a C-3 zone General Business District, located at 2704 E. Griffin Parkway, Ste. E, Applicant: Guadalupe Rocha

6 Conduct a Public hearing and consideration of a Conditional Use Permit for a Recreational & Event Center – Olipop n Play Event Center, being Lots 3, 4, & 5, Cimarron Golden Plaza Subdivision in a C-3 zone General Business District, located at 901 Travis Street, Ste. 3, 4, & 5, Applicant: Danny Gonzalez

7 Conduct a Public hearing and consideration of a Conditional Use Permit for an Event Center – Le Jardin in a (C-3) General Business District, being Lot 1, J. Reyes Subdivision, located at 3009 N. Conway Avenue, Suite 5, Applicant: Nora Marroquin – Cervantes

8 Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant and for the Sale & On-Site Consumption of Alcoholic Beverages – Vex Kitchen, LLC in a Neighborhood Commercial (C-2) District, being Lots 88 & 89, Mayberry Plaza UT No. 3, located at 800 E. 1st Street, Applicant: VEX Kitchen, LLC, c/o Victor Gutierrez - Cevantes

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

ADJOURNMENT

Signed this the 12th day of November, 2026

_____
Xavier Cervantes, Director of Planning

C E R T I F I C A T E

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

_____
Anna Carrillo, City Secretary

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

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

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

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

Texas Government Code Section:

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

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

(a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or

(b) at a subsequent public meeting of the Commission upon notice thereof; as the Commission shall determine.

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

_____

Anna Carrillo, City Secretary

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

P&Z PRESENT	P&Z ABSENT	STAFF PRESENT	GUEST PRESENT
David Villarreal	Diana Izaguirre	Gabriel Ramirez	Gerardo de la Fuente
Raquenel Austin		Xavier Cervantes	Fernando Montanado
Connie Garza		Alex Hernandez	Juan Gamez
Kevin Sanchez		Elisa Zurita	
Irene Thompson			
Steven Alaniz			

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 21, 2026
Vice-Chairman Sanchez asked if there were any corrections to the minutes for October 21, 2026. Ms. Thompson moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.
Ended: 5:35 p.m.
Item #5
Conditional Use Permit: **The Sale & On-Site Consumption of Alcoholic Beverages – ONYX Bar & Nightlife being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 8, 9 & 10 C-3 Fernando Montanado**

Mr. Cervantes stated the site is located approximately 180 feet North of E. 6TH Street within a commercial plaza along the east side of N. Shary Road. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, the Sale & On-Site Consumptions of Alcoholic Beverages, as bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos, nightclubs or other similar operations requires the approval of a conditional use permit by the City Council. Access to the site is via a 34-foot driveway off N. Shary Road. This proposed nightclub will offer food, a VIP area, live music, and concerts. The applicant is leasing suites 8, 9 & 10 for a nightclub that will be named "ONYX". Proposed activities: The venue features nightlife events and private gatherings. The proposed hours of operation are as follows: Thursday through Sunday from 8:00 pm to 2:00 am. Staff: 15 employees. Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. Parking is held in common, and 138 spaces are shared with other businesses in the

commercial plaza. Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos, and 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 December 2, 2025, for 1 year for a nightclub named Taboo. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners. 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 the permit for 1 year approval to continue to assess this new operation: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Waiver of the 300-foot separation requirement from residential homes; 3) Compliance with TABC requirements; 4) C.U.P. is not transferable to others; 5) Hours of operation are Thursday through Sunday from 8:00 pm to 2:00 am; 6) Must comply with the noise ordinance; 7) Acquisition of a business license prior to occupancy; 8) Maximum occupancy is 114 people; 9) Must have a minimum of two (2) Level II security officers from 8:00 pm to 2:00 am or as required in section 1.56, Subsection 3 of the Code of Ordinances; and 10) No valet parking allowed in the shared parking lot.

Vice-Chairman Sanchez asked if there was anyone 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. Austin seconded the motion. Upon a vote, the motion passed unanimously.

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

Ms. Garza questioned whether the applicant could have live music.

Mr. Cervantes stated that they are allowed to have live music, but they would just have to comply with the noise ordinance.

Vice-Chairman Sanchez questioned whether the city is allowed to restrict valet parking.

Mr. Cervantes stated that they could place conditions as desired, and the applicant can object if they want to.

Mr. Alaniz asked if the applicant wanted valet parking.

Mr. Cervantes stated that he believes they do not want valet parking.

Mr. Fernando Montando stated that he is the business owner of 608 N. Shary Road. He stated that the landlord had told him there was a previous issue where the previous owner was charging people to park in front of other businesses. He added that the landlord had told them they could place the vehicles on the other side of the parking lot where there are no open businesses.

Ms. Thompson asked Mr. Cervantes if they are going to be allowed to have valet parking and if they are expecting to have valet parking.

Mr. Cervantes stated that they are not going to be allowed to have valet parking and that the applicant is not expecting to have valet parking.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson 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: 5:36 p.m.
Item #6

Conditional Use Permit Renewal:	**The Sale & On-Site Consumption of Alcoholic Beverages – Tinseltown Mission 261 being Lot 1, Tinseltown Subdivision, located at 2516 E. Expressway 83, (C-3) CNMK Texas Properties, LLC**

Mr. Cervantes stated the site is located at the Southwest corner of Expressway 83 and Taylor Road. Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and onsite consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council. Tinseltown Mission 261 desires to renew the conditional use permit for the Sale & On-Site Consumption of Alcoholic Beverages. Tinseltown Mission has been in operation since 1998. The hours of operation are as follows: Every day from 10:00 a.m. to 1:00 a.m. Staff: 59 employees. Parking: Tinseltown Mission has a total of 938 parking spaces. For a theater with 3,034 seats. parking code requires 759 parking spaces (1 parking space for every 4 seats), exceeding code requirement of 179. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a church and 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 the sale of alcoholic beverages was on December 12, 2022, for a period of 4 years. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. **STAFF RECOMMENDATION:** 1) Staff recommends approval for life of use with the understanding the permit can be revoked for non-compliance; 2) Waiver of the 300' separation requirement from a church and residential homes; 3) Must continue to comply with all City Codes (Building, Fire, Health, etc.); 4) Hours of Operation are the following: Every day from 10:00 a.m. to 1:00 a.m.; 5) Must comply with TABC requirements; and 6) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was anyone 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. Villarreal 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. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.
Ended: 5:39 p.m.
Item #7
Site Plan Approval: **The construction of a health clinic named Access Esperanza Clinic being Lots 8 and 9, Mission Original Townsite Subdivision, located at 1207 N. Conway Avenue, (C-3) Access Esperanza Clinics, Inc.**

Mr. Ramirez stated the site is located at the Northwest corner of W.12th Street and N. Conway Avenue. The property has existing structures complete with parking spaces and landscaping. This will be a phased project where phase I consists of demolition, land clearing, and the construction of a new building with site improvements. Phase II will be mostly parking exclusive to this project. Applications and necessary permits will follow. Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided. Proposed are 9 parking spaces (2 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project. The building will measure approximately 4,000 square feet with a maximum parapet height of 24 feet. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. **STAFF RECOMMENDATION:** Staff recommends approval of the Site Plan as submitted.

Vice-Chairman Sanchez asked if the board had any questions.
Ms. Thompson asked why they are doing the parking backwards for the second half of the parking.

Mr. Ramirez stated that he wasn't so sure, but that was just the only way they proposed it for now.

Ms. Thompson asked how long it is going to be between phase 1 and phase 2.

Mr. Ramirez stated that his understanding was it would be almost immediate, explaining that once the building is up and ready, they will finish off the south side. He added that he believed there is

also a structure on the south side where they are going to stay in the meantime, pointing out that the building can be seen in the aerial photo.

Ms. Thompson asked if it is reverse, where the building north is down.

Mr. Ramirez responded that it was not, but they were just seeing what was going to be proposed.

Ms. Thompson then asked if they could go back to the area, noting that she saw what he meant, and inquired if that little house on the corner was just further back and if they owned both properties.

Mr. Ramirez confirmed that they do.

Ms. Thompson then stated that there is parking there in the south portion already, right now.

Mr. Ramirez stated that it was.

Ms. Thompson then asked if the parking that exists on the phase two section and the phase one section is adequate enough for the building.

Mr. Ramirez stated that after it is all set, then they will complete the parking requirement.

Ms. Thompson asked if after phase one, there will be sufficient parking taking into consideration the parking that already exists.

Mr. Ramirez stated that they will be short, and that is why they are proposing additional parking.

Ms. Thompson stated that they have parking already, so she was asking if they could meaning if they are going to probably use the parking on the south side.

Mr. Ramirez stated that it was not, explaining that once phase one is complete, then they will move to phase two. He added that they will demolish everything seen there and propose a new parking layout.

Ms. Thompson then asked how many more parking spaces they are going to need for the building's needs.

Mr. Ramirez stated that they are only short of about three or four parking spaces.

Mr. Hernandez stated that it was going to be in the downtown area.
Ms. Thompson asked if there is parking allowed on the side of the street.

Mr. Hernandez stated that there was.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:39 p.m.

Ended: 5:40 p.m.
Item #8
Single Lot Variance: **A tract of land being the East 4.06 acres of the West 25 acres of Lot 22, John H. Shary Subdivision located at 1818 E. Business Highway 83, (C-4)**
Mario Cantu

Mr. Ramirez stated the property is located along the South side of U.S. Business 83 approximately 475 feet West Glasscock Road. The land measures 200 feet by 890 feet, more or less measuring 176,853.60 square feet or 4.09 acres per map records. The owner proposes to build flex space warehousing at the currently vacant land zoned for heavy commercial (C-4) construction. A building permit will be submitted and reviewed separately and apart and upon approval from this single lot variance request. This site has 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). Other extensions and services may be required per site plan approvals. A Capital Sewer Recovery fee It's ($750.00) per acre, and Water Rights Fee ($3,000) per acre will be imposed as a condition for approval. **STAFF RECOMMENDATION:** There is a provision in the subdivision ordinance 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.

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

There was none.

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

ITEM#9
ADJOURNMENT
There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:40 p.m.

_____
Kevin M. Sanchez, Vice-Chairman
Planning and Zoning Commission

PLANNING AND ZONING APPLICATION FOR SINGLE-LOT VARIANCE

APPLICANT

Applicant: Mario Cantu Address: 4809 Ponds Edge, Palmhurst Tx
Phone #: ( )956-599-2303 Tract's Legal Description: Hidalgo CAD Prop ID 281102
JOHN H SHARY E200.25'-W832.25'-N896.26' LOT 202 4.12AC GR 4.09AC NET

The reasons for this request are enumerated below: Tract is an existing lot of record in the John H. Shary Subdivision and will remain one lot with no further subdivision. All utilities (water, sewer, electric) are available at the property, and it has direct frontage and access on a public ROW. Platting would create no new lots, streets, or infrastructure.

NOTE: If financial reasoning is cited, provide documentation to this, e.g., copy of most recent Income tax return.

Applicants Signature 10/7/26 Date Fee: $ 250.00 Receipt No.: 202607644

MUST MEET ALL TERMS BELOW

CITY STAFF

_____ Meets Provisions 1-5 of Sec. 30-7.
_____ Has access to a paved public street.
_____ Does not require any new street's to be dedicated / improved.
_____ Does not require extension of municipal utilities.
_____ Is in the City Limits of Mission / or ETJ.

COMMENTS: _____

City Mngr.: _____ / _____ Dir-Plng: _____ / _____ Engineer: _____ / _____

PLANNING & ZONING

The request is: _____ Denied _____ Approved
If approved, condition (s) of approval included the following, which may be so noted on the attached survey:

_____ Survey
_____ Fire Hydrant(s)
_____ New Streetlights
_____ Streetlights upgraded
_____ Corner clip ROW (_____ x _____)
_____ No entrance from major/minor arterials.
_____ Reimbursements applicable.
_____ Assessments for previous/pending Improvements.
_____ Sidewalk along _____ Street(s)
_____ Park Dedication Ord. (to be paid prior to issuing building permit.)
_____ Provide minimum floor elevation in writing from Engineer.
_____ Additional utility easements to be recorded by separate instrument on a form approved by the City Attorney.
_____ Higher setback (s) than those mandated from the tract's Zoning District.
Being: _____

OTHER: _____

_____ Planning & Zoning Chairman/Date

_____ Applicant/ Date

_____ *Mayor

_____ Date

* if overriding P&Z action or Staff's Appeal.

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a Public hearing and consideration of a Conditional Use Permit for an Event Center – Aurella Event Center, being Lot 12, Sparks & Townsend Plaza in a C-3 zone General Business District, located at 2704 E. Griffin Parkway, Ste. E, Applicant: Guadalupe Rocha

NATURE OF REQUEST:

Project Timeline:

- September 28, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- November 2, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 18, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 8, 2026 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located approximately 310 feet West of N. Taylor Road along the South side of E. Griffin Parkway (F.M. 495).
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a suite for an Event Center that will be named "Aurella Event Center".
- Proposed activities: The venue features several types of events and private gatherings.
- The proposed hours of operation are as follows: Monday through Sunday from 10:00 am to 2:00 am.
- Staff: 2 employees
- The applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beverage) will be allowed at this time.
- Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces are needed. The plaza has 103 parking spaces available.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (38) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends Approval for 1 year to continue to assess this development:
- Must comply with all City Codes (Building, Fire, Health, etc.)

- Hours of operation are Monday through Sunday from 10:00 am to 2:00 am
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy is required
- Maximum capacity is 80 people
- CUP not be transferable to others

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

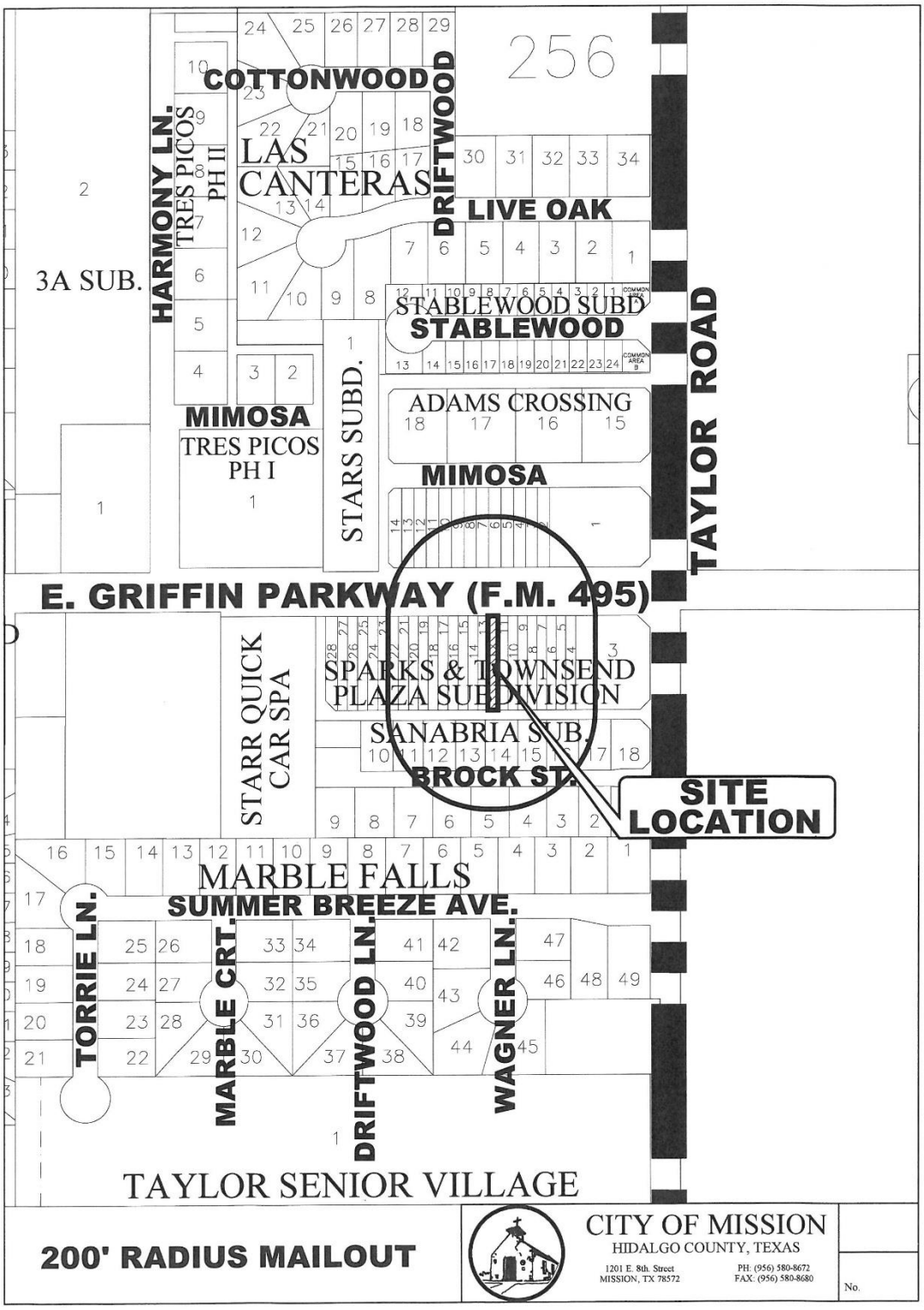
TABLED: _____

_____ AYES

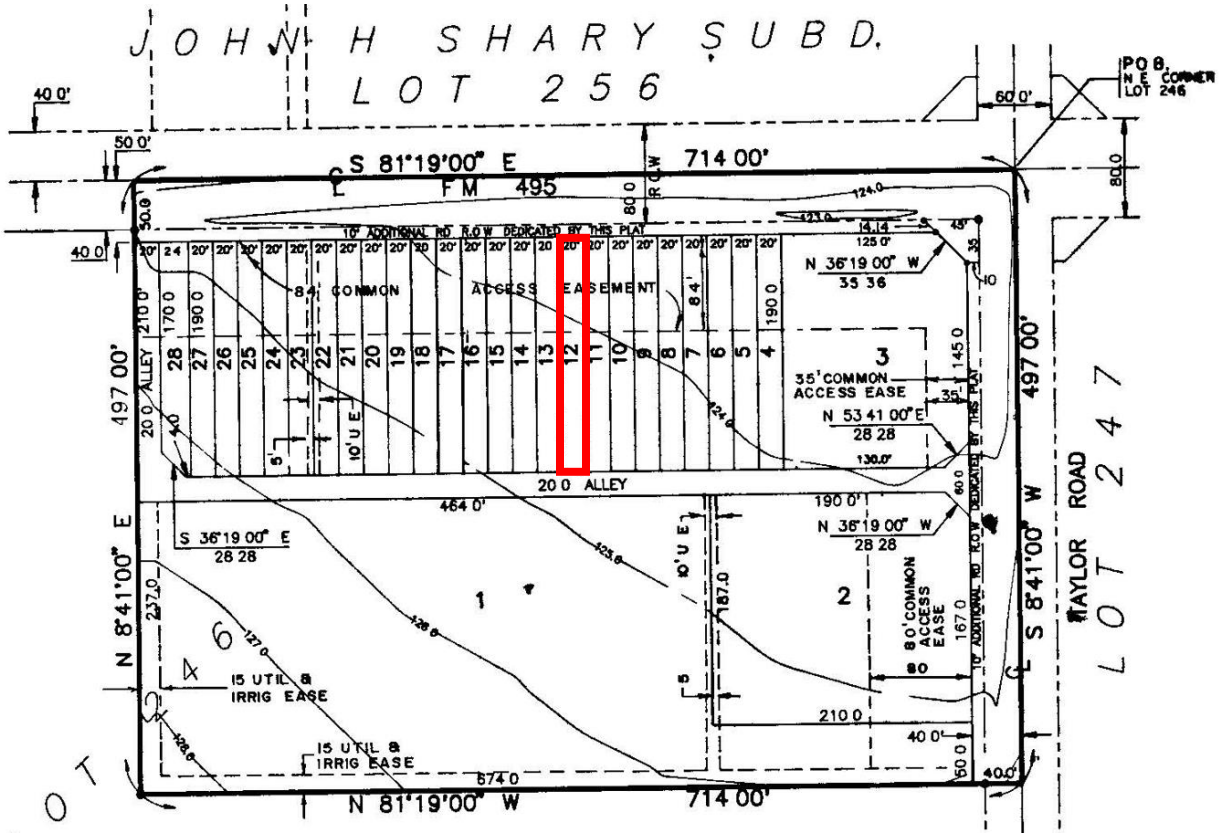
_____ NAYS

_____ DISSENTING_____

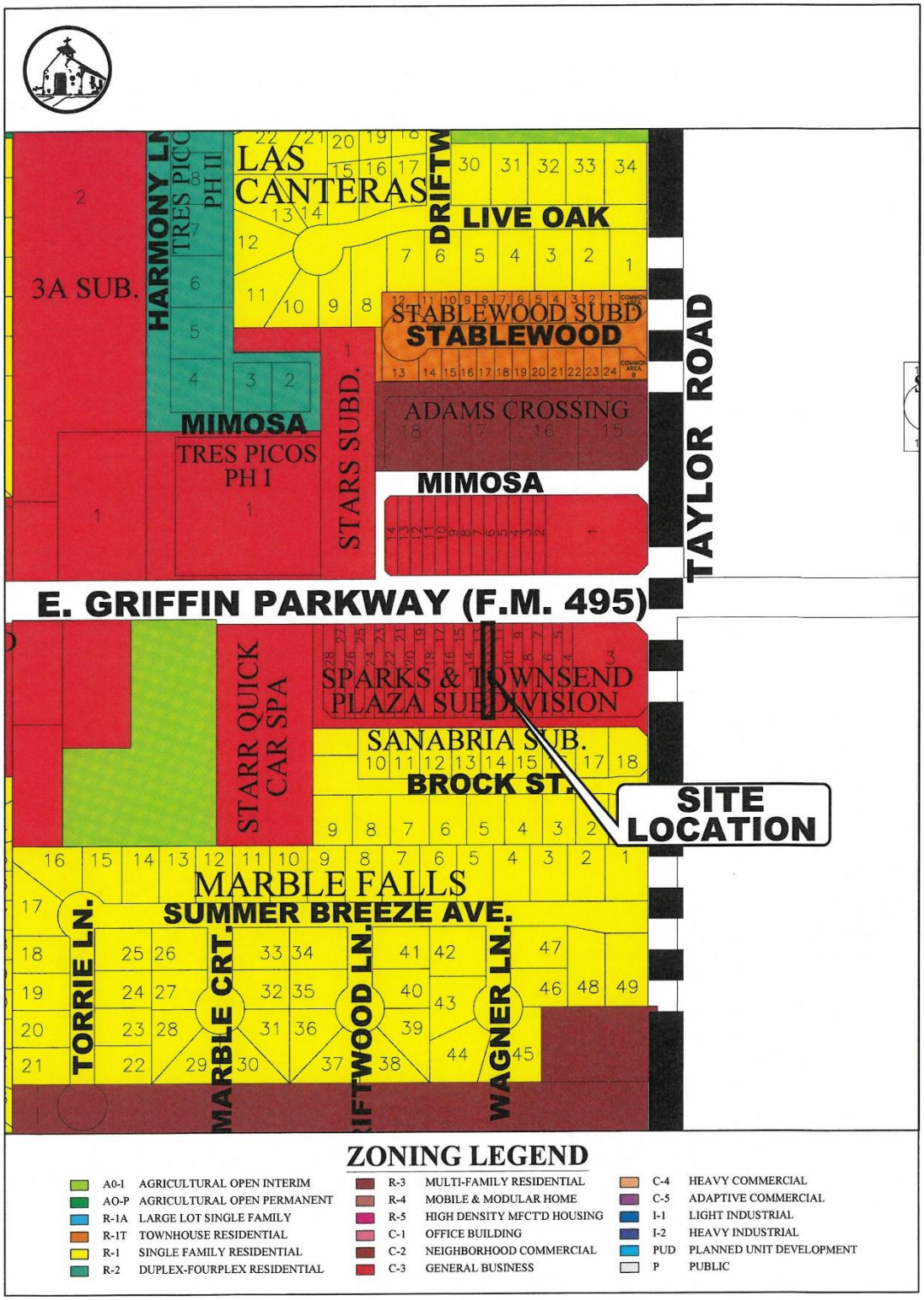
MAILOUT VICINITY MAP



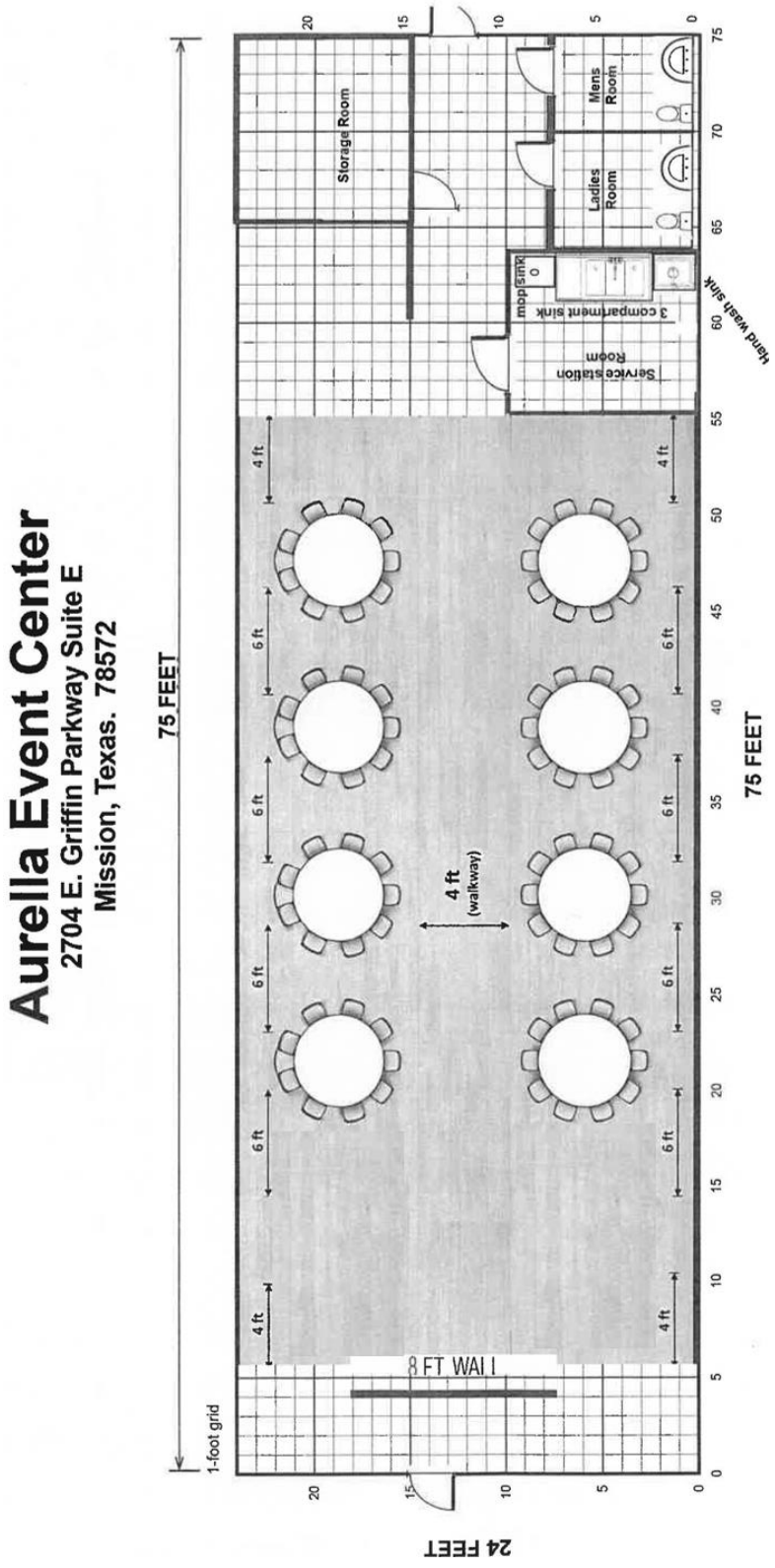
PLAT OF LOT 12, SPARKS & TOWNSEND PLAZA



ZONING MAP


LAS CANTERAS
LIVE OAK
DRIFTW
3A SUB.
HARMONY LN
TRES PICOS PH II
STABLEWOOD SUBD
STABLEWOOD
ADAMS CROSSING
MIMOSA
TRES PICOS PH I
STARS SUBD.
MIMOSA
TAYLOR ROAD
E. GRIFFIN PARKWAY (F.M. 495)
STARR QUICK CAR SPA
SPARKS & TOWNSEND PLAZA SUBDIVISION
SANABRIA SUB.
BROCK ST.
SITE LOCATION
MARBLE FALLS
SUMMER BREEZE AVE.
TORRIE LN.
MARBLE CRT.
WAGNER LN.
ZONING LEGEND
A0-1 AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

FLOOR PLAN


Aurella Event Center
2704 E. Griffin Parkway Suite E
Mission, Texas. 78572
75 FEET
75 FEET
24 FEET
Storage Room
Mens Room
Ladies Room
mop sink
3 compartment sink
hand wash sink
Service station Room
4 ft (walkway)
8 FT WALL
1-foot grid

PICTURE


E
2704
THRIFT CLOSET
OPEN HOURS
FOCUS
DISCIPLINE
RESPECT
CONFIDENCE
BUILDING STRONG


EXIT

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
704380	495 INVESTMENTS LLC	400 NOLANA STE H2	MCALLEN	TX	78504-3997
704384	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534305	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534306	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534307	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534297	MJAC LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534304	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534315	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534310	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534313	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534314	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534301	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534303	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534308	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534311	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534312	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534302	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534316	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534317	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534309	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534298	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534299	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534300	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
20827114	RIVERA MAX DE LOS REYES & MARIA G MONTOYA SAUCEDA	2804 BROCK ST	MISSION	TX	78572-3574
20827115	PEREZ SARA ROXANA GOMEZ	4517 WICHITA AVE	MCALLEN	TX	78503-7331
20827116	TARPLEY ROBERT S II & PATRICIA	2800 BROCK ST	MISSION	TX	78572-3574
20827117	ALANIS BALDEMAR GONZALEZ & MARIA O ESTRADA	2704 BROCK ST	MISSION	TX	78572-2180
20827118	RAMIREZ CASEY ALI	3112 ELIMIRA AVE	MCALLEN	TX	78503-7719
20827121	GUERRA JESUS ANTONIO JR & DANIELA GARCIA	4712 VERMONT AVE	MCALLEN	TX	78503-7318
20827122	GARCIA ANDRES OTONIEL & ALEXANDRA E FLORES GONZALEZ	2703 BROCK ST	MISSION	TX	78572-2173
20827123	MCNEIL FRANK	27005 BROCK ST	MISSION	TX	78572
20827124	BENAVIDES BERNARDO SEBASTIAN SEPULVEDA & PRISCILA LENSKIN	1101 SOUTH TAYLOR RD	MCALLEN	TX	78501
20827125	SEPULVEDA ANDRES S BENAVIDES &	2801 BROCK ST	MISSION	TX	78572
20827126	GARZA ELIUD & LAURA SEPULVEDA	2803 BROCK ST	MISSION	TX	78572-3561
20827127	VALDEZ JOSE HUMBERTO & MARIEL ALEJANDRA CANTU	2805 BROCK ST	MISSION	TX	78572
20827128	LARA-ESCARPITA LUCIO A & MARIA E LARA	2807 BROCK ST	MISSION	TX	78572-3561
20827129	SANABRIA HOME OWNERS ASSOCIATION INC	2701 BROCK ST	MISSION	TX	78572
581951	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a Public hearing and consideration of a Conditional Use Permit for a Recreational & Event Center – Olipop n Play Event Center, being Lots 3, 4, & 5, Cimarron Golden Plaza Subdivision in a C-3 zone General Business District, located at 901 Travis Street, Ste. 3, 4, & 5, Applicant: Danny Gonzalez

NATURE OF REQUEST:

Project Timeline:

- October 14, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- November 2, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 18, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 8, 2026 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located along the south side of Audrey Drive approximately 500 feet west of S. Stewart Road.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a suite for a Recreational & Event Center that will be named "Olipop n Play Event Center".
- Proposed activities: The venue features several types of events and recreational play areas.
- The proposed hours of operation are as follows: Monday through Sunday from 10:00 am to 8:00 pm.
- Staff: 4 employees
- The applicant is proposing that no alcoholic beverages be sold at the venue, and no BYOB (bring your own beverage) will be allowed at this time.
- Parking: Due to the total of 40 proposed chairs, a total of 14 parking spaces are needed. The plaza has 158 parking spaces available.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (108) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends Approval for 1 year, subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Hours of operation are Monday through Sunday from 10:00 am to 8:00 pm
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy is required
- Maximum capacity is _____ people
- CUP not be transferable to others

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

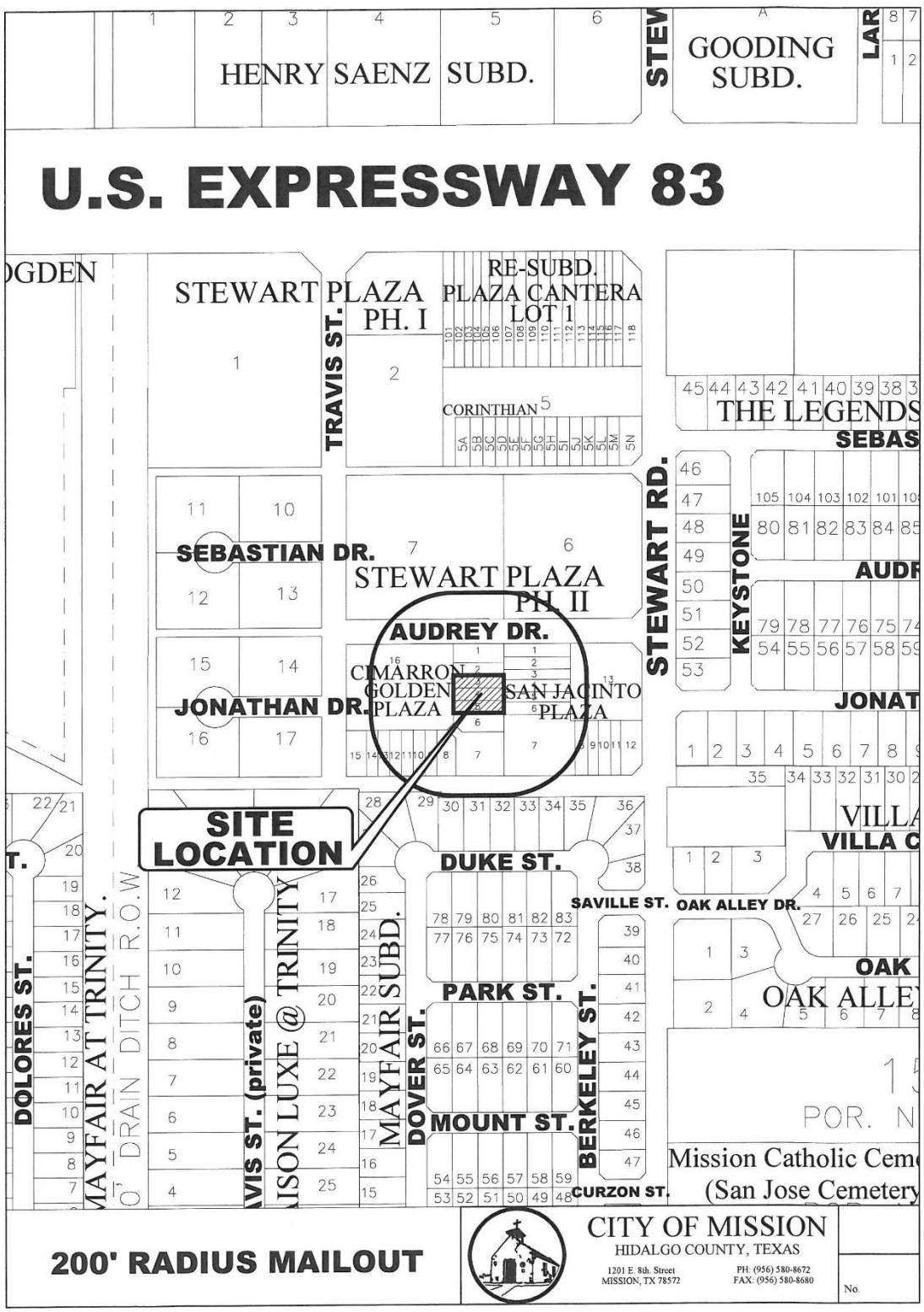
TABLED: _____

_____ AYES

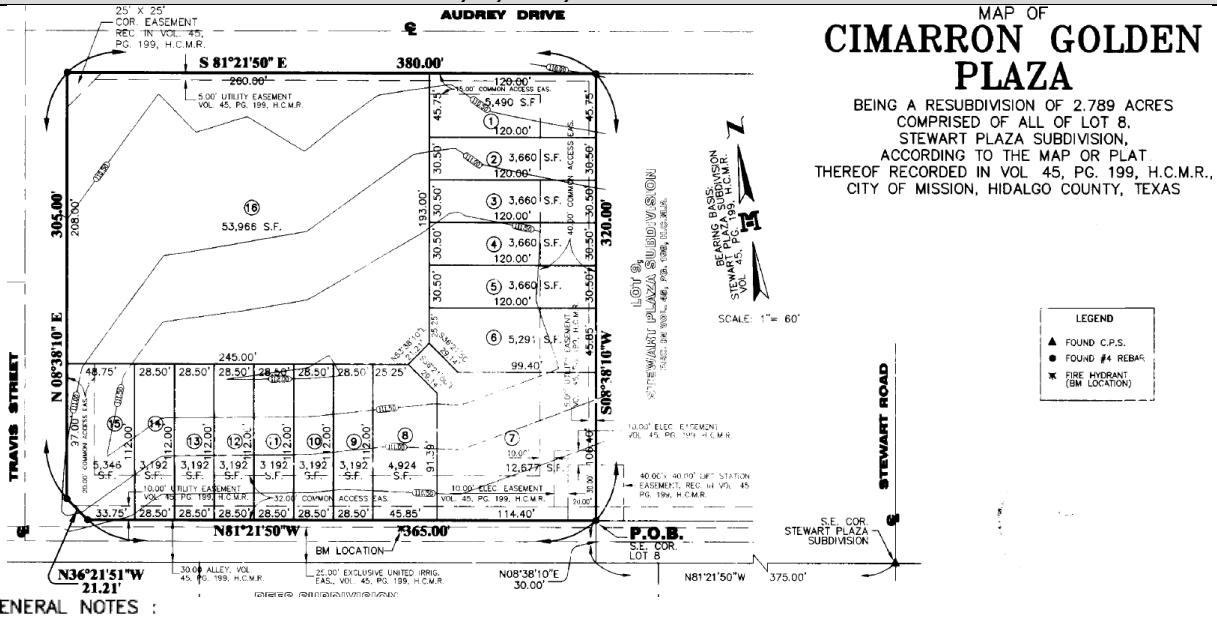
_____ NAYS

_____ DISSENTING_____

MAILOUT VICINITY MAP



PLAT OF LOTS 3, 4, & 5, CIMARRON GOLDEN PLAZA



MAP OF

CIMARRON GOLDEN PLAZA

BEING A RESUBDIVISION OF 2.789 ACRES COMPRISED OF ALL OF LOT 8, STEWART PLAZA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL 45, PG. 199, H.C.M.R., CITY OF MISSION, HIDALGO COUNTY, TEXAS

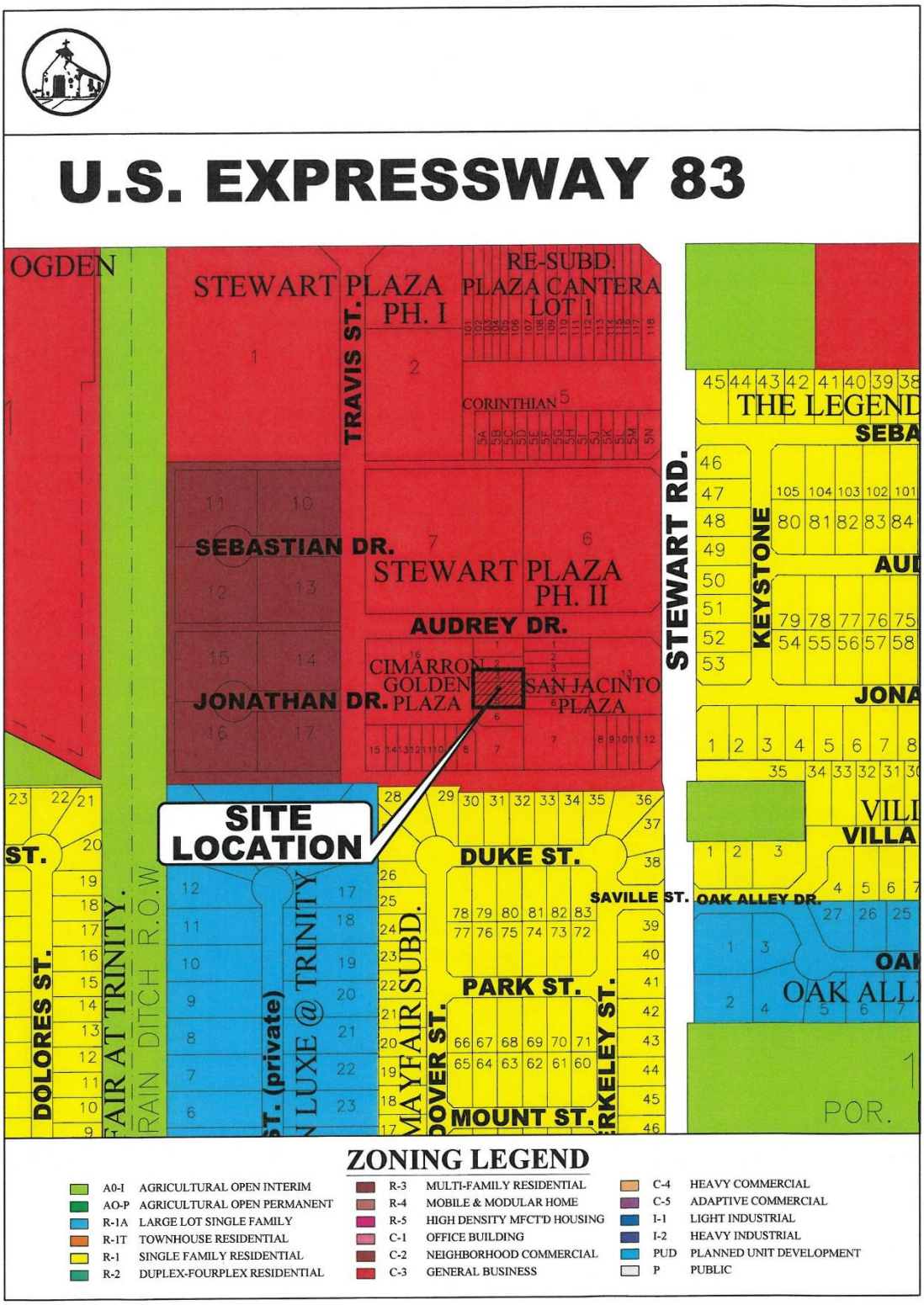
GENERAL NOTES :

1. THIS PROPERTY FALLS WITHIN ZONE "B", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0400 C, MAP REVISED NOVEMBER 16, 1982. ZONE "B" 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 THEN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
   AS PER F.E.M.A. CASE No. 05-06-1334A
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS :

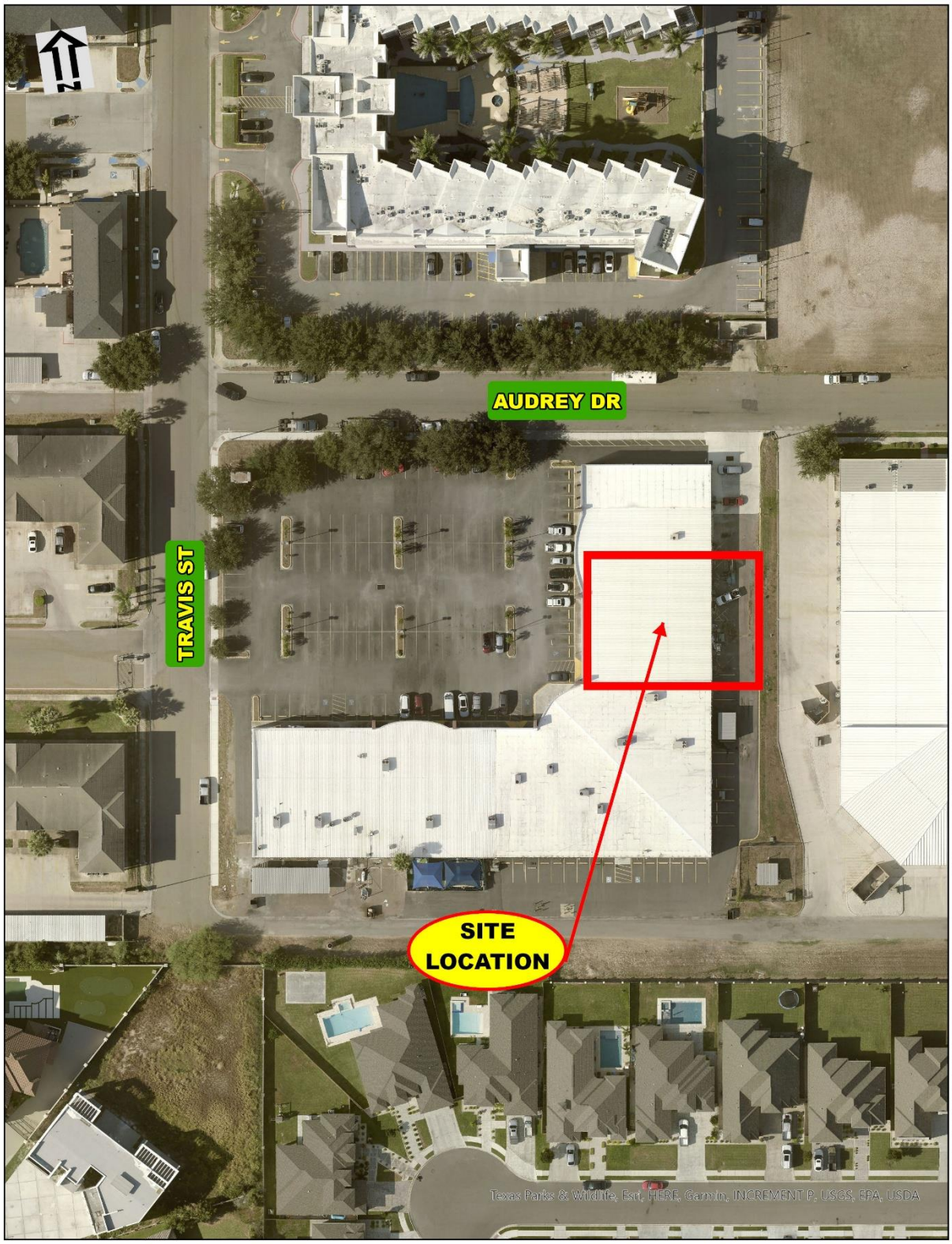
FRONT:	"0" FEET, OR AS APPROVED SITE PLAN.
SIDE CORNER:	10 FEET.
REAR:	5 FEET MINIMUM OR EASEMENT WIDTH, WHICHEVER IS GREATER.
SIDE:	1/2 THE HEIGHT OF BUILDING, OR "0" FEET IF FIRE RATED WALL.

4. THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS 12,648 C.F. (0.29 AC.-FT.).
5. BENCH MARK INFO.
   NORTHEAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 140 FEET WEST OF THE SOUTHEAST CORNER OF THIS SUBDIVISION.
   ELEV.=113.35
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. 5-FOOT SIDEWALK REQUIRED ALONG AUDREY DRIVE AND TRAVIS STREET DURING PERMIT STAGE.
8. THE SITE PLAN FOR PRIMARY STRUCTURES SHALL REQUIRE THE APPROVAL OF THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE WHERE SUCH APPROVAL MAY INCLUDE PAVED FIRE LANE ACCESS, ADDITIONAL FIRE HYDRANTS, BUFFERING AND DRIVEWAY ACCESS POINTS.
9. LOT 16 SHALL BE RESERVED FOR PAVED PARKING AND SHALL BE HELD IN COMMON AMONGST LOTS 1-15. THE INTERNAL DRAINAGE INFRASTRUCTURE SHALL BE PRIVATELY MAINTAINED.

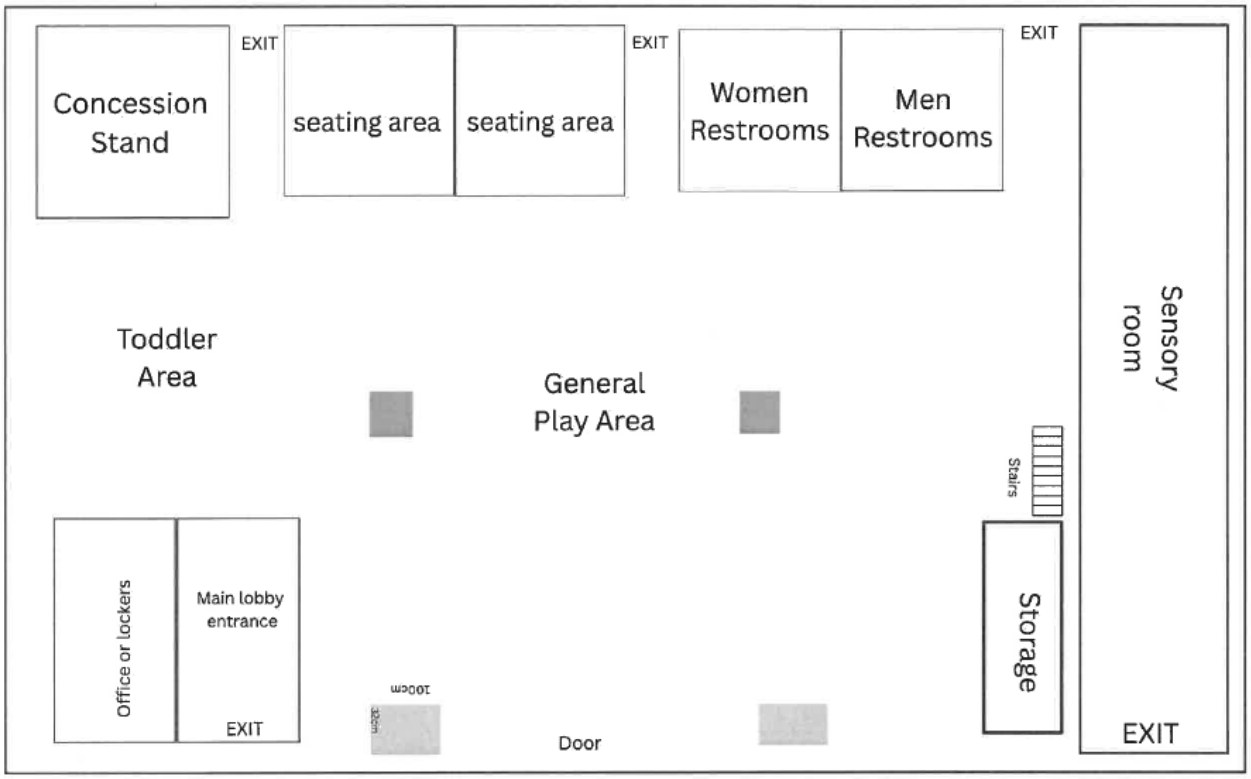
ZONING MAP


U.S. EXPRESSWAY 83
OGDEN
STEWART PLAZA PH. I
RE-SUBD. PLAZA CANTERA LOT 1
TRAVIS ST.
CORINTHIAN
THE LEGEND
STEWART RD.
KEYSTONE
SEBASTIAN DR.
STEWART PLAZA PH. II
AUDREY DR.
CIMARRON
GOLDEN PLAZA
SAN JACINTO PLAZA
JONATHAN DR.
SITE LOCATION
DUKE ST.
SAVILLE ST.
OAK ALLEY DR.
PARK ST.
MOUNT ST.
DOLORES ST.
FAIR AT TRINITY.
RAIN DITCH R.O.W
LUXE @ TRINITY
MAYFAIR SUBD.
DOVER ST.
POR.
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

AERIAL MAP


AUDREY DR
TRAVIS ST
SITE LOCATION
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

FLOOR PLAN


Concession Stand
EXIT
seating area
seating area
EXIT
Women Restrooms
Men Restrooms
EXIT
Sensory room
Toddler Area
General Play Area
Stairs
Storage
Office or lockers
Main lobby entrance
EXIT
100cm
Door
EXIT

PICTURE



MAILOUT

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
686766	WONDERLAND MISSION LLC	408 FRIO	MISSION	TX	78572-7455
716935	FLORES FRANCISCO & ALEJANDRA HUIZAR	3507 SAN BENITO	MISSION	TX	78572-7544
716942	STAFD MISSION PROPERTY MANAGEMENT LLC	4413 N MCCOLL RD	MCALLEN	TX	78504
716944	MARCOS MICHEL SALOMON VERMI J	901 TRAVIS ST SUITE 11	MISSION	TX	78572-2515
716934	RDZ PSYCHOLOGICAL CLINIC P,C	901 TRAVIS ST SUITE 1	MISSION	TX	78572-2515
716936	MCDONALD MARTHA FERNANDA CARMONA	1903 S ERICA ST	PHARR	TX	78577
716943	GARCIA JULIAN LOZANO	4201 SANTA OLIVIA	MISSION	TX	78572-8636
716945	MCDONALD MARTHA FERNANDA CARMONA	1903 S ERICA ST	PHARR	TX	78577
716946	FLORES JORGE LUIS & BERTHA I RAMIREZ	3608 N 43RD ST	MCALLEN	TX	78501-3473
716947	MCDONALD MARTHA FERNANDA CARMONA	1903 S ERICA ST	PHARR	TX	78577
716949	CIMARRON GOLDEN PLAZA PROPERTY OWNER ASSOCIATION	315 N SHARY ROAD SUITE 1027	MISSION	TX	78572-8223
716939	STAFD MISSION PROPERTY MANAGEMENT LLC	4413 N MCCOLL RD	MCALLEN	TX	78504
716940	STAFD MISSION PROPERTY MANAGEMENT LLC	4413 N MCCOLL RD	MCALLEN	TX	78504
716941	STAFD MISSION PROPERTY MANAGEMENT LLC	4413 N MCCOLL RD	MCALLEN	TX	78504
268171	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
790504	ROHUGOL REAL ESTATE LLC	813 TRAVIS ST UNIT 101	MISSION	TX	78572-1302
790505	FAYA LORENA SILVEYRA	813 TRAVIS ST UNIT 102	MISSION	TX	78572-1302
790506	A4 GLOBAL GROUP LLC	813 TRAVIS SUITE 103	MISSION	TX	78572-1302
790507	SILVEYRA MONICA FAYA	#605 PARQUE INDUSTRIAL LAG	GOMEZ PALACIO, DURANGO	MX	CP 35078
790508	ACOSTA DANIEL S	813 TRAVIS ST UT 105	MISSION	TX	78572
790509	LEGORRETA MARISA FLORES	5009 SONORA AVE	MCALLEN	TX	78503-0020
790510	GARCIA LETICIA AREVALO	813 TRAVIS ST UNIT 107	MISSION	TX	78572-1302
790511	ESPINOSA VICTOR	813 TRAVIS ST UNIT 108	MISSION	TX	78572-1302
790512	PAMANES MIGUEL A & ROSAURA D RIVERA	813 TRAVIS ST UNIT 109	MISSION	TX	78572-1302
790513	CAVAZOS JORGE A TREVINO ET AL	813 TRAVIS ST UNIT 110	MISSION	TX	78572-1302
790514	GARCIA JOSEFA LOPEZ	813 TRAVIS ST UNIT 114	MISSION	TX	78572-1302
790515	ALSAGU LLC	813 TRAVIS ST UNIT 310	MISSION	TX	78572-1304
790516	DE GARCIA GLORIA LUZ MARTINEZ	813 TRAVIS UNIT 212	MISSION	TX	78572-1303
790517	GARCIA JOSEFA LOPEZ	813 TRAVIS ST	MISSION	TX	78572-9358
790518	ELIZONDO ADRIANA BEATRIZ GUERRA & OLGA JULIANA	COLONIA HACIENDA DE LAS PALMAS	MEXICO	HUXQUILUCAN	CP 52763
790519	CUESTA LUZ MINERVA	813 TRAVIS ST UNIT 116	MISSION	TX	78572-1302
790520	SALDIVAR MARIA P TREVINO	813 TRAVIS ST UT 117	MISSION	TX	78572
790521	SOBIA LLC	2601 SAN MIGUEL RD	MISSION	TX	78572-1448
790522	ALSAGU LLC	813 TRAVIS ST UNIT 310	MISSION	TX	78572-1304
790523	SARMENTO SANDRA I HERRERA	813 TRAVIS ST UNIT 202	MISSION	TX	78572-1303
790524	GARCIA SEBASTIAN JIMENEZ	2516 ZINNIA ST	MISSION	TX	78574
790525	SILVA OSCAR A GOMEZ	PO BOX 2262	MISSION	TX	78573-0037
790526	DIAZ EDUARDO RENDON	813 TRAVIS ST	MISSION	TX	78572
790527	FLORES BEATRIZ LORENA &	813 TRAVIS ST APT 206	MISSION	TX	78572
790528	IFARRAGUERRI ILEANA VANESSA CUEVAS	PASEO DE ECHEGARAY SUR 103 COL HACHENDA	NUACALPAN DE JUAREZ	MEXICO	53300
790529	MERIDA JUAN CARLOS	813 TRAVIS ST NO 208	MISSION	TX	78572-1303
790530	GARZA MARIA ANDREA	813 TRAVIS ST UNIT 209	MISSION	TX	78572-1303
790531	MENDOZA DIANA MATIELLA	813 TRAVIS ST UT 210	MISSION	TX	78572
790532	LOPEZ ANDRES GONZALEZ & AMERICA LOPEZ ORTIZ	813 TRAVIS ST UNIT 211	MISSION	TX	78572
790533	GARCIA RICARDO ETAL	813 TRAVIS ST UNIT 212	MISSION	TX	78572-1303
790534	VAME ENTERPRISES LLC	1020 WEST LOOP N STE 264	HOUSTON	TX	77055-7256
790535	RODRIGUEZ LETICIA GUTIERREZ	1605 PALAZZO	MISSION	TX	78572
790536	GONZALEZ BLANCA DINORAH ELIZONDO	813 TRAVIS ST UNIT 215	MISSION	TX	78572-1303
790537	VILLARREAL JOSE LAURO & MONICA P BLAKE	813 TRAVIS ST UNIT 216	MISSION	TX	78572-1303
790538	BENAVIDES CARLOS ANDRES & SAN JUANITA LIZBETH	14306 SUMMERWOOD LAKES DR	HOUSTON	TX	77044
790539	GABRIEL TRINIDAD J NUNEZ	813 TRAVIS ST NO 218	MISSION	TX	78572-1303
790540	CUEVAS ILEANA VANESSA IFARRAGUERRI	813 TRAVIS STREET UNIT 219	MISSION	TX	78572-1303
790541	BARBOSA ROLAN ADEL	171 WOLF CREST BLVD	SEGUIN	TX	78155-3268
790542	VELASCO JOSE ANTONIO CARUS & MARICRUZ ALLENDE CASTELLANOS	813 TRAVIS ST UNIT 221	MISSION	TX	78572-1303
790543	DE SOLIS EUNICE LUNA ET AL	813 TRAVIS UNIT 301	MISSION	TX	78572
790544	TORRES DAVID SOLIS	813 TRAVIS ST UNIT 301	MISSION	TX	78572-1304
790545	CASTILLO JOSE G BETANCOURT	C MESQUITE 115	MATEHUALA SAN LUIS POTOSI	MX	78760
790546	SALINAS JUANITA ELSA MARTINEZ	813 TRAVIS ST	MISSION	TX	78572-9358
790547	MEDINA ELIAS GERARDO GONZALEZ	813 TRAVIS ST	MISSION	TX	78572
790548	MARTINEZ MARCO J & FRIDA I DE LEON PAOLETTI	1605 PALAZZO	MISSION	TX	78572
790549	LOPEZ HORACIO CESAR FLORES	COLONIA GARZA CANTU	SAN NICOLAS DE LOS GARZA	NL	66480
790550	DE GONZALEZ ANA	813 TRAVIS ST UT 308	MISSION	TX	78572
790551	GEOPERSA PROPERTIES LLC	813 TRAVIS ST APT NO 309	MISSION	TX	78572-9358
790552	ALSAGU LLC	813 TRAVIS ST UNIT 310	MISSION	TX	78572-1304
790553	LEAL SERGIO MONCADA	813 TRAVIS ST UNIT 311	MISSION	TX	78572-1304
790554	J T TROPICAL FRUITS LLC	116 E COMA AVE STE 367	HIDALGO	TX	78557-2501
790555	MORANDO JOSE LUIS ROSINOL	813 TRAVIS ST UT 313	MISSION	TX	78572
790556	COTERO LUIS A OROZCO	813 TRAVIS ST UNIT 314	MISSION	TX	78572-1304
790557	MARTINEZ MARCO JOEL & FRIDA I DE LEON PAOLETTI	1605 PALAZZO	MISSION	TX	78572
790558	RODRIGUEZ MONICA AIME MORALES	813 TRAVIS ST UNIT 316	MISSION	TX	78572-1304
790559	DE GOMEZ MARIA ESTHER HARE	813 TRAVIS ST UNIT 317	MISSION	TX	78572-1304
790560	RODRIGUEZ MONICA AIME MORALES & ANA RAMIREZ DE GONZALES	813 TRAVIS ST UNIT 318	MISSION	TX	78572-1304
790561	HERRERA SANDRA & ALEJANDRA C	813 TRAVIS ST UNIT 319	MISSION	TX	78572
790562	CLL REALTY INC	817 CHICAGO AVE	MCALLEN	TX	78501-2771
790563	MURILLO JK FAMILY INVEST LTD	919 RIO GRANDE DR	MISSION	TX	78572-7445
790564	CARBALLO EMILIO KURI	813 TRAVIS ST UNIT 322	MISSION	TX	78572-1304
790565	HAMILTON DANNY L & MARTHA ALICIA	402 VIOLET ST	MISSION	TX	78574-2328
790566	NAVARRO JOSE LAURO VILLARREAL	813 TRAVIS ST UNIT 216	MISSION	TX	78572-1303
790567	NAVARRO JOSE LAURO VILLARREAL	813 TRAVIS ST UNIT 216	MISSION	TX	78572-1300
790568	GARCIA LUIS A DOMINGUEZ	813 TRAVIS ST NO 401	MISSION	TX	78572-1301
790569	ALSAGU LLC	813 TRAVIS ST UNIT 310	MISSION	TX	78572-1304
790570	RIVERA NAZARELY DE JESUS M	813 TRAVIS ST UNIT 403	MISSION	TX	78572-1301
790571	LOVITZ HERMILA	813 TRAVIS ST UNIT 404	MISSION	TX	78572-1301
790572	SALAGAR LLC	813 TRAVIS ST	MISSION	TX	78572
790573	AR-GA PROPERTIES LLC	1106 GLENWOOD AVE	MISSION	TX	78572
790574	DE RUEDA JUAN LUIS TORRES	813 TRAVIS ST UNIT 407	MISSION	TX	78572
790575	GONZALEZ ALEJANDRO ELIZONDO	813 TRAVIS ST UNIT 408	MISSION	TX	78572

MAILOUT

790576	SALAGAR LLC	813 TRAVIS ST UNIT 409	MISSION	TX	78572
790577	MARTINEZ MARCO JOEL & FRIDA I DE LEON PAOLETTI	1605 PALAZZO	MISSION	TX	78572
790578	INDUSTRIALIZACION REGIOMONTANA DE SERVICIOS SA DE CV	LADERA #121 COL TERETALTA	SAN PEDRO NL	MX	CP 70750
790579	INDUSTRIALIZACION REGIOMONTANA DE SERVICIOS SA DE CV	LADERA #121 COL TERETALTA	SAN PEDRO NL	MX	CP 70750
790580	EBONY GROUP, LLC	2600 SANTA TERESA	MISSION	TX	78572-7344
790581	PAMANES MIGUEL A QUINTERO & ROSAURA BELEM E RIVERA	813 TRAVIS ST UNIT 414	MISSION	TX	78572-1301
790582	SEGOVIA GUSTAVO CONTRERAS & GUSTAVO ELIAS CONTRERAS MORENO	813 TRAVIS ST UNIT 415	MISSION	TX	78572
790583	GUTIERREZ MARIA ELENA	813 TRAVIS ST UNIT 416	MISSION	TX	78572-1301
790584	VELASCO JOSE ANTONIO C & MARICRUZ A CASTELLANOS	813 TRAVIS ST UNIT 418	MISSION	TX	78572-1301
790585	MARTINEZ MARCO JOEL & FRIDA I DE LEON PAOLETTI	1605 PALAZZO	MISSION	TX	78572
790586	AYALA MARIA DEL CARMEN QUIJADA	CHAPULINES 75 COLONIA CLUB DE GOLF	TEQUISQUIAPAN	MEXICO	CP 76799
790587	DE LA GARZA DERLY OMAR DRAGUSTINOVIS	813 TRAVIS ST UNIT 421	MISSION	TX	78572-1301
790588	GUZMAN OJEDA REVOCABLE LIVING TRUST	813 TRAVIS ST UNIT 422	MISSION	TX	78572
790589	BAILLE ELENA MARTINEZ	813 TRAVIS ST UNIT 423	MISSION	TX	78572-1301
790590	WHETTEN LESTER LEROY & IRENE	813 TRAVIS ST UNIT 424	MISSION	TX	78572
790591	SIERRA JOSE FRANCISCO	5 MICHOACAN CT	BROWNSVILLE	TX	78526
790592	GUTIERREZ MARIA ELENA	813 TRAVIS ST UNIT 416	MISSION	TX	78572-1301
721804	CANTU SERGIO	1008 RIO GRANDE DR	MISSION	TX	78572-7431
721805	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721806	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721807	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721808	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721809	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721810	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721811	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721812	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721813	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721814	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721815	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721816	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
721817	AUTUMN COMMERCIAL ENTERPRISES LLC	900 S STEWART RD STE 14	MISSION	TX	78572-6461
1307738	LEAL SAIDA NORMA HERNANDEZ	1503 DUKE ST	MISSION	TX	78572-8065

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Conduct a Public hearing and consideration of a Conditional Use Permit for an Event Center – Le Jardin in a (C-3) General Business District, being Lot 1, J. Reyes Subdivision, located at 3009 N. Conway Avenue, Suite 5, Applicant: Nora Marroquin – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 21, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- November 2, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of subject tract.
- November 18, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 8, 2026 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The 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 Event 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.
- A conditional use permit was previously approved for this event center for a period of one year; however, the applicant did not submit the renewal application prior to the permit's expiration date.
- The venue features several types of events: birthday parties, 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 1 employee
- 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 (28) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends approval for two (2) years,
- Must continue to comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 9:00 a.m. to 1:00 a.m.

- Must comply with the noise ordinance
- CUP is not transferable to others
- Maximum occupancy is 77 people

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

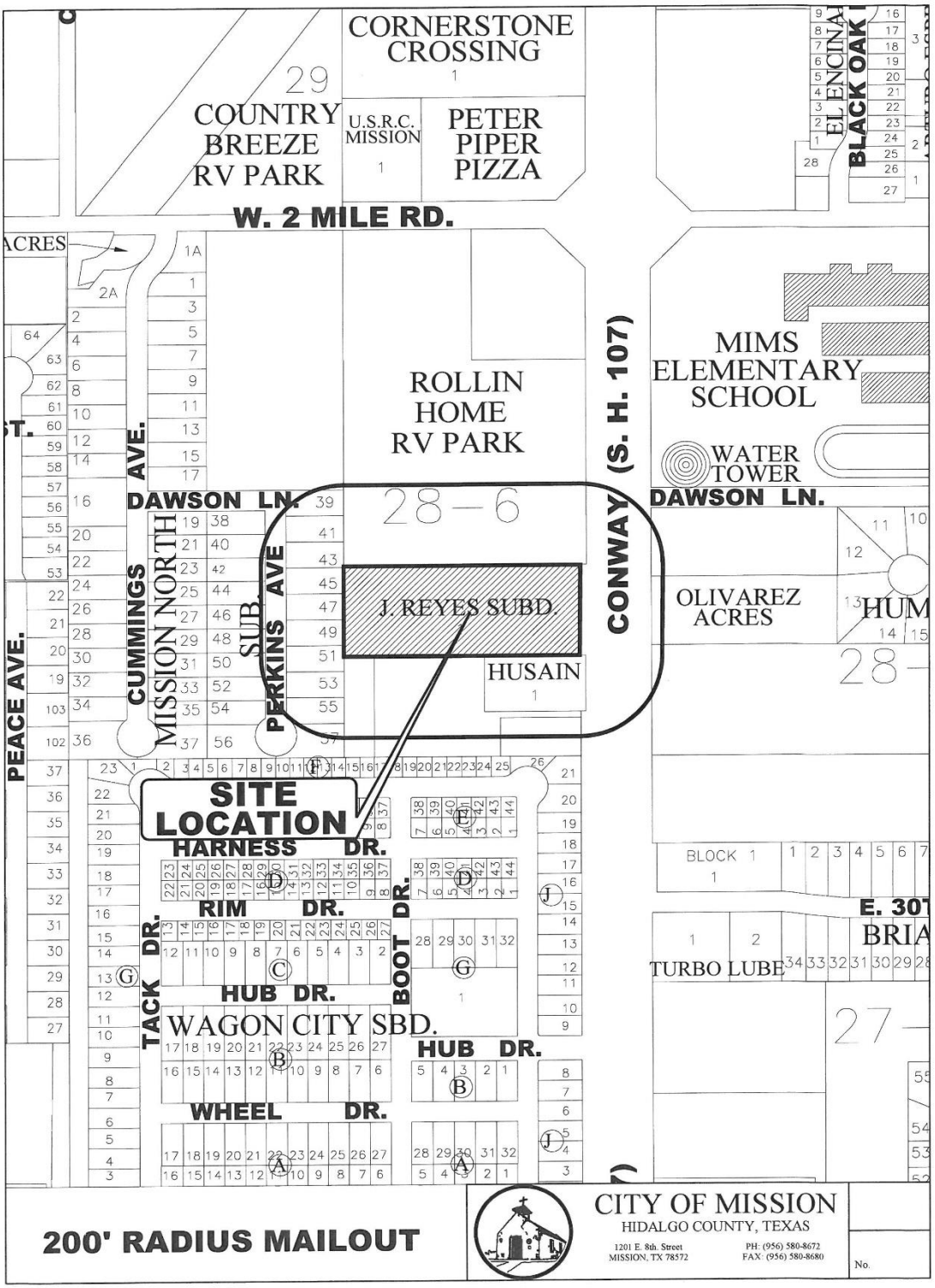
TABLED: _____

_____ AYES

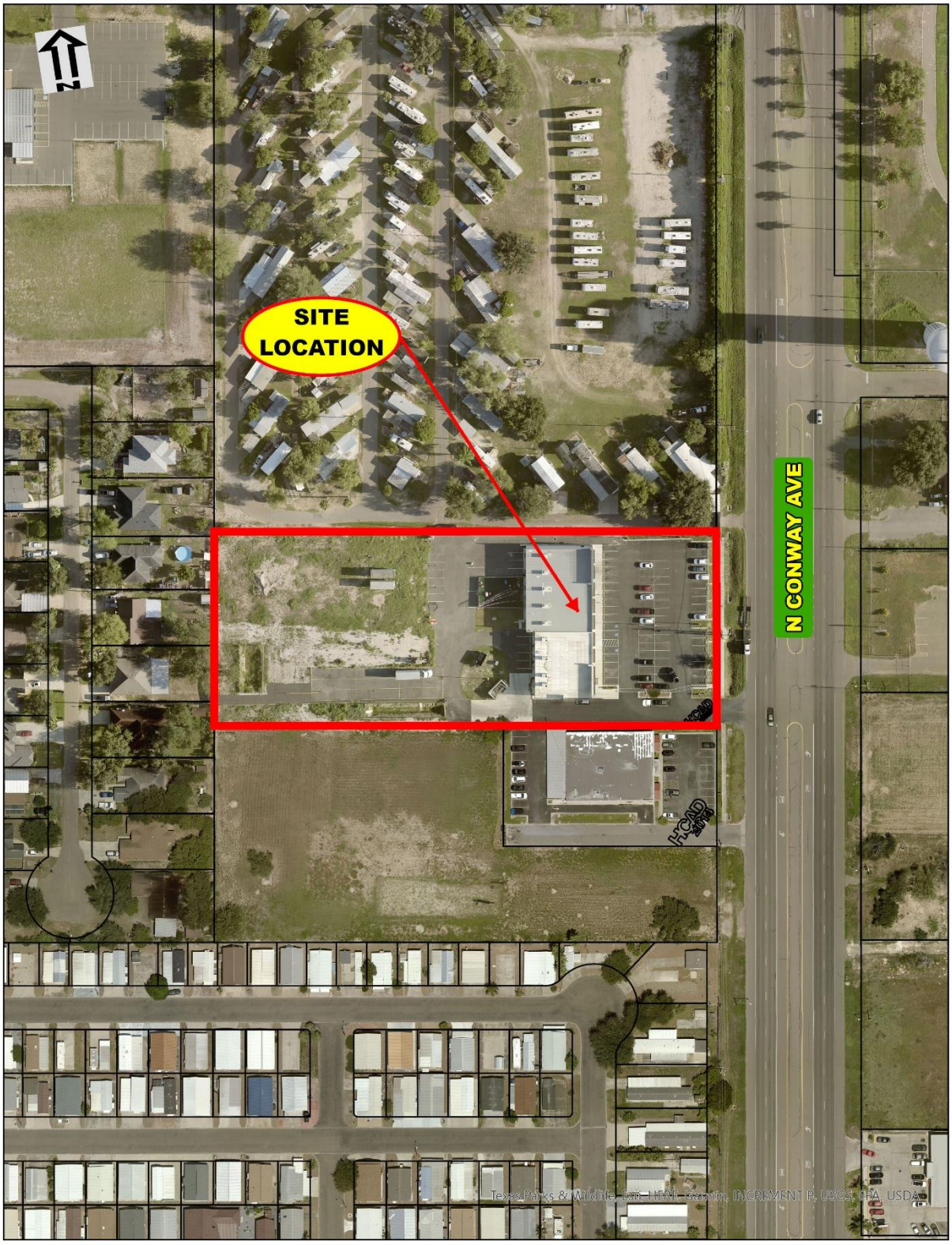
_____ NAYS

_____ DISSENTING_____

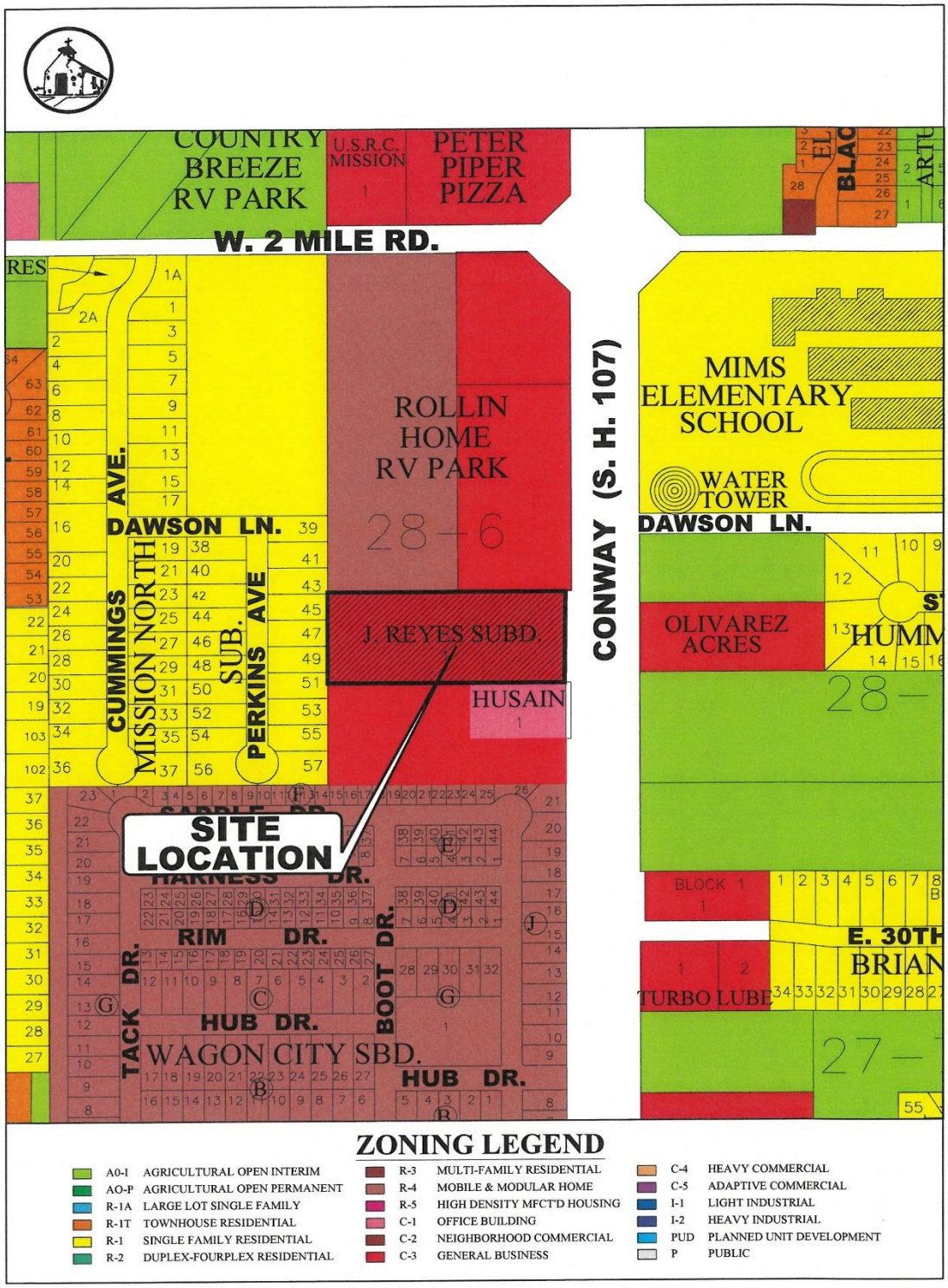
LEGAL NOTICE MAP



AERIAL PHOTO



ZONING MAP


COUNTRY BREEZE RV PARK
U.S.R.C. MISSION
PETER PIPER PIZZA
W. 2 MILE RD.
RES
ROLLIN HOME RV PARK
28-6
MIMS ELEMENTARY SCHOOL
WATER TOWER
CONWAY (S. H. 107)
DAWSON LN.
CUMMINGS AVE.
MISSION NORTH SUB.
PERKINS AVE
J. REYES SUBD.
HUSAIN
OLIVAREZ ACRES
SITE LOCATION
RIM DR.
HUB DR.
TACK DR.
BOOT DR.
WAGON CITY SBD.
BLOCK 1
TURBO LUBE
E. 30TH
BRIAN
28-
27-
ZONING LEGEND
A0-1 AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317181	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
238747	LOPEZ DIANA S & SANTOS A MORENO JR	3005 PERKINS AVE	MISSION	TX	78574-2112
238743	SANCHEZ YOLANDA G	3009 N PERKINS AVE	MISSION	TX	78572
238745	ESTRADA RAUL FRANCISCO & MARTHA N	1302 E NOEMI ST	PHARR	TX	78577-6427
238737	CANTU MARIA REBECA	101 E SIOUX RD UT 1478	PHARR	TX	78577
238736	WYANT STANLEY & JOHNICE	3016 PERKINS AVE	MISSION	TX	78574-2111
238752	CHAVEZ JORGE I	3000 PERKINS AVE	MISSION	TX	78574-2111
238734	WYANT STANLEY	3018 PERKINS AVE	MISSION	TX	78574-2111
317190	GUAJARDO ELIA MONICA & GABRIELA MONTOYA	2210 E 28TH ST	MISSION	TX	78574
317193	HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTOI	TX	77043-2943
587214	PQS FAMILY TRUST LLC	4112 N MAYBERRY RD	PALMHUI	TX	78573
238741	GALVAN MARCOS JR	204 SOLAR DR	MISSION	TX	78574-2332
238739	ZUNIGA RODOLFO & ANABEL	3013 PERKINS AVE	MISSION	TX	78574-2112
238735	MERCADO ADELAIDO G JR & YOLANDA GONZALEZ MERCADO	3017 PERKINS AVE	MISSION	TX	78574-2112
238750	SANCHEZ ELEAZAR Jr	3002 PERKINS AVE	MISSION	TX	78574-2111
238748	PEREZ OSCAR J & LINDA	3004 PERKINS AVE	MISSION	TX	78574-2111
238746	VILLEGAS SANTIAGO JR	3006 PERKINS AVE	MISSION	TX	78574-2111
238738	GARCIA ROGELIO F & JUANITA	3014 PERKINS AVE	MISSION	TX	78574-2111
238742	GUAJARDO MARIA M	3010 PERKINS AVE	MISSION	TX	78574-2111
238744	FLORES JESUS A III & KATY ZAMORA	3008 PERKINS AVE	MISSION	TX	78574-2111
238740	CYFLY INVESTMENTS LLC	9806 LAS PALMAS	MCALLEN	TX	78504
317183	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
317185	LATIN AMERICAN DISTRICT CONFERENCE OF	301 W 2 MILE RD	MISSION	TX	78574
895247	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895250	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895251	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
317194	HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTOI	TX	77043-2943
1238657	REYES JUAN RAMON	705 SINATRA DR	EDINBUR	TX	78542-1503

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant and for the Sale & On-Site Consumption of Alcoholic Beverages – Vex Kitchen, LLC in a Neighborhood Commercial (C-2) District, being Lots 88 & 89, Mayberry Plaza UT No. 3, located at 800 E. 1st Street, Applicant: VEX Kitchen, LLC, c/o Victor Gutierrez - Cevantes

NATURE OF REQUEST:

Project Timeline:

- October 15, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- November 2, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- November 18, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 8, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is at the southeast corner of Mayberry Road and E. 1st Street within a small commercial plaza.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- Vex Kitchen Restaurant has been in operation at this location since July 9, 2026. The restaurant offers a variety of Mexican and American Food and would like to incorporate alcohol beverages into their menu.
- Access to the site is off Mayberry and East 1st Street, through existing 24-foot driveways.
- The last conditional use permit approved by City Council for a Restaurant at this location was on July 8, 2024 for a period of 1 year.
- The hours of operation are as follows: Monday – Sunday from 7:00 a.m. to 10:30 p.m.
- Staff: 4 to 5 employees per shift
- Parking: There are a total of 64 seating spaces proposed, which require 21 parking spaces (64 seating spaces/3 = 21.3 parking spaces). It is noted that parking is held in common; there are 17 parking spaces that are shared with the other business within the commercial plaza.
- The applicant will need to reduce the number of seating spaces by 13 to comply with the parking requirements.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a

church and residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits

- The applicant will need to comply with the landscaping requirements.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- Staff notes that there have been no incidents reported to the Police Department.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit with the conditions listed below:

1. 1 year approval to continue to assess this new operation.
2. Waiver of the 300' separation requirement from a church and residential homes.
3. Hours of Operation are the following: Monday – Sunday from 7:00 a.m. to 10:30 p.m.
4. Must comply with all City Codes (Building, Fire, Health, etc.).
5. Must comply with TABC requirements.
6. CUP not to be transferable to others.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

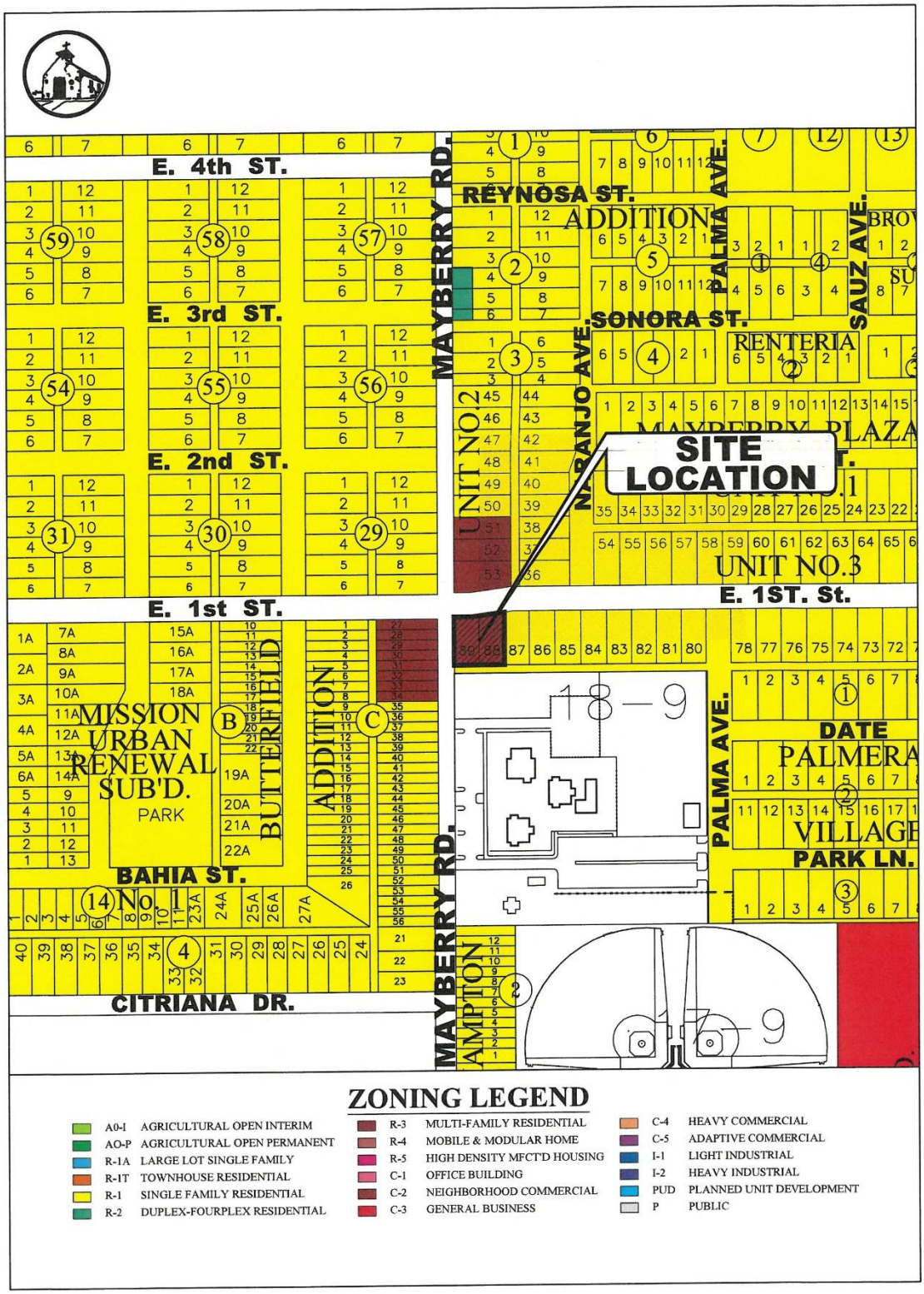
VICINITY MAP



ARIEL MAP


E 1ST ST
MAYBERRY RD
SITE LOCATION
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ZONING MAP

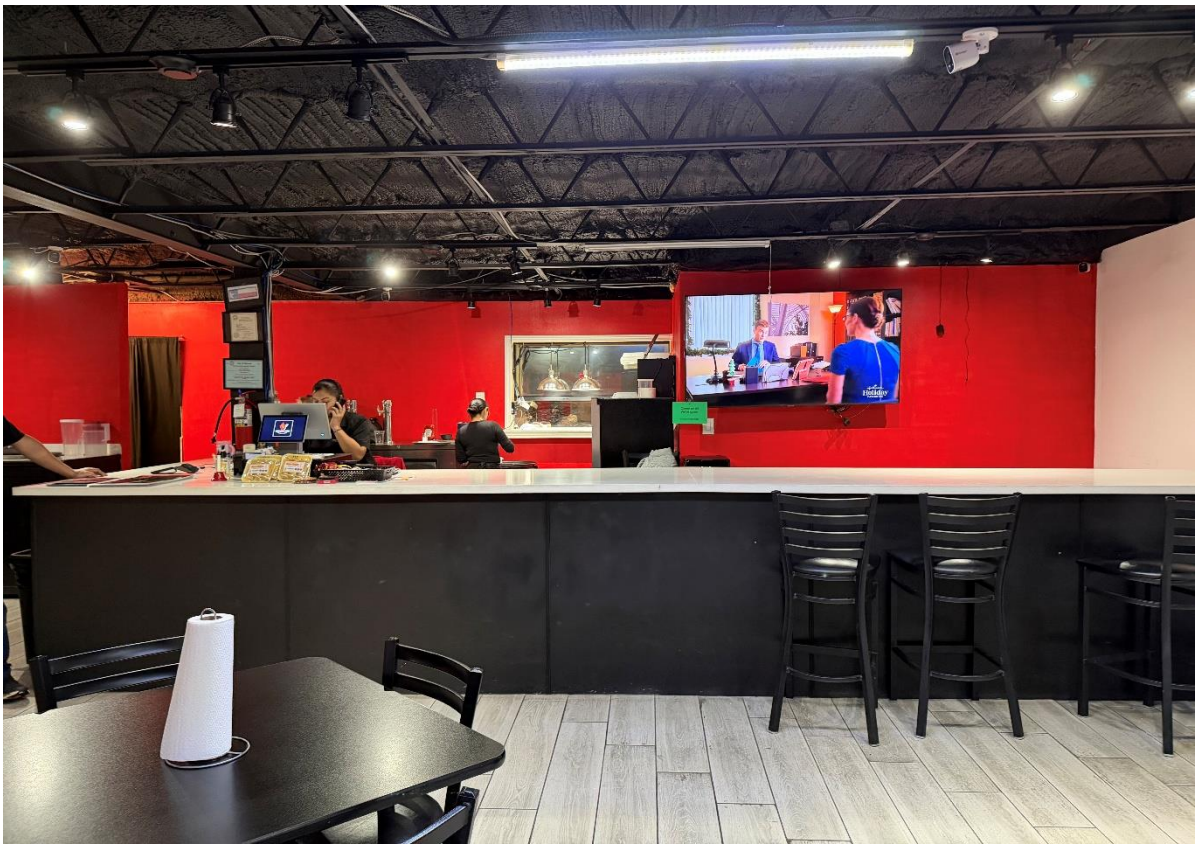

E. 4th ST.
E. 3rd ST.
E. 2nd ST.
E. 1st ST.
E. 1ST. St.
MAYBERRY RD.
REYNOSA ST.
ADDITION
PALMA AVE.
SAUZ AVE.
SONORA ST.
RENTERIA
N. RANJO AVE.
UNIT NO.2
UNIT NO.3
SITE LOCATION
MISSION URBAN RENEWAL SUB'D.
PARK
BUTTERFIELD ADDITION
BAHIA ST.
No. 1
CITRIANA DR.
DATE
PALMERA
VILLAGE
PARK LN.
18-9
17-9
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

EXTERIOR PHOTO



INTERIOR PHOTO





FLOOR PLAN

DIGITAL FLOOR PLAN - CONCEPT DRAWING

Entity: Vex Kitchen LLC

Location: 800 East 1st St., Mission, Texas 78572



MENU


VEX KITCHEN
consiente tu paladar
DE 7 AM A 12 PM
TAQUITOS DE DESAYUNO
TACOS DE HUEVO
= Harina y Maíz! =
$1
CADA UNO
Huevos
Huevo con Tocino
Huevo con Chorizo
Huevo con Jamón
Huevo con Salchicha
Huevo a la Mexicana
TACOS DE GUISOS
= Harina y Maíz! =
$2
CADA UNO
Picadillo
Deshebrada
Barbacoa
¡DISFRUTA NUESTROS TACOS
DESDE TEMPRANO!

MENU


VEX KITCHEN
consiente tu paladar
Burrito de Asada $11.99
Monster Dog $11.99
Ceviche de Pescado $11.99
Alitas/Boneless $11.99
Hamburguesa VEX $11.99
Chicken Sandwich $11.99
VEX Salad $11.99
GRATIS SERVICIO A DOMICILIO
EN MCALLEN Y PARTE DE MISSION!!!
(956) 529-9446
Lunes a Sábado 11:00 AM -11:00 PM
Por .99 extra, agrega un Red Bull o Frapuccino Starbucks!

MENU


VEX PLTS
NUEVO MENÚ DE MAÑANAS
EL COMIENZO PERFECTO PARA TU PALADAR
ARMA TU PROPIO PLATILLO DE CHILAQUILES
RECETA FAVORITA DE LA FAMILIA VEX
TOTOPOS DORADOS, MEZCLA DE QUESO ASADERO Y PANELA, BAÑADOS CON TU SALSA A ELEGIR Y PINTADOS CON CREMA, ADORNADOS CON CEBOLLA MORADA Y CILANTRO, ACOMPAÑADOS CON FRIJOLES
$6.5 DÓLARES
1. ELIGE TU SALSA
ROJA (MEDIO)
VERDES (MEDIO)
TATEMADA (PICANTE)
VEX (MUY PICANTE)
CHORIZO (MEDIO)
2. ELIGE TUS COMPLEMENTOS
POLLO $3
FAJITA $5
DESHEBRADA $4
PICADILLO $4
HUEVO $1
AGUACATE $1.5
TOMATE REBANADAS $1
PAPAS A LA MEXICANA $3
PAPAS CON CHORIZO $3
PAPITAS NATURALES $1.5
CEBOLLA (CRUDA O CARAMELIZADA) $1
PANELA GRILL $2
EXTRA CREMA $1
EXTRA FRIJOLES $1
CHICHARRÓN $4
BARBACOA GUISADA (SOLO SÁBADO Y DOMINGO) $5
NADIE MEZCLA LOS CHILAQUILES COMO NOSOTROS

TABC APPLICATION

Document reference ID : 654165

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 **Back** 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:	654165
Applicant Name:	Vex Kitchen LLC
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	415235250
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	806518320
Date Filed:	3/27/2026
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Oscar
Legal Middle Name:	Maldonado
Email Address:	omaldonado.mbs@gmail.com
Phone Number:	956-369-5203

TABC APPLICATION

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Prefix:	Mr
Legal First Name:	Bryan
Legal Middle Name:	Alejos
Legal Last Name:	Obregon
Email Address:	vexplts@gmail.com
Phone Number:	956-529-9446

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Vex Kitchen LLC	Sarai Robledo Gutierrez	Member	33	Added
Vex Kitchen LLC	bryan alexis obregon	Member, Member	33	Added
Vex Kitchen LLC	Victor Ivan Gutierrez	Member, Member	34	Added

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
128344	GARCIA CECILIA	109 S KERALUM AVE	MISSION	TX	78572
128343	SANCHEZ AMELIA M	2205 N BRYAN RD	MISSION	TX	78572-3033
128358	SALINAS BEATRIZ ALICIA	1000 S 16TH AVE	EDINBURG	TX	78539-5727
128355	HERNANDEZ CELESTINA	1210 MIRACLE LN	MISSION	TX	78572-3527
128360	RIOS FRANCISCO & VERONICA CABALLERO	149 S KERALUM AVE	MISSION	TX	78572-5735
128359	SALDANA SIXTO	114 S MAYBERRY ST	MISSION	TX	78572-5752
238762	BUENTELLO ALBERTO	1602 TONI LN	MISSION	TX	78572-3332
238763	DE ANDA MARIA DE JESUS	711 W STONEGATE DR	MISSION	TX	78574-4085
238764	SANCHEZ MIGUEL A & MARIA M	105 N MAYBERRY AVE	MISSION	TX	78572-5746
228151	RODRIGUEZ BEATRIZ	1624 E GASTEL CIR	MISSION	TX	78572
228152	AGADIR PROPERTIES LLC	100 N MAYBERRY RD	MISSION	TX	78572
228135	TREVINO JAIME ET AL	101 NARANJO ST	MISSION	TX	78572
228136	OCHOA CESARIA	101 NARANJO ST	MISSION	TX	78572-5944
591540	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
228185	YEWELL MICHAEL	806 E 1ST ST	MISSION	TX	78572-5904
128341	TORRES JESUSITA G	702 E 1ST ST	MISSION	TX	78572-5706
228184	PRADO JOSE JR	808 E 1ST ST	MISSION	TX	78572-5904
228186	VAQUERA VICTOR & MAYRA C	804 E 1ST ST	MISSION	TX	78572-5904
228183	SALINAS MIRNA TRUSTEE	2500 S 26 1/2 ST	MCALLEN	TX	78503-7994
228150	RODRIGUEZ MARIO	1017 N KERALUM AVE	MISSION	TX	78572-4235
228137	GARZA DOMINGA	109 NARANJO ST	MISSION	TX	78572-5944
228187	AGADIR PROPERTIES LLC	100 N MAYBERRY RD	MISSION	TX	78572