

**NOTICE OF REGULAR MEETING
PLANNING AND ZONING COMMISSION
NOVEMBER 17, 2021 5:30 P.M.**

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 **November 17, 2021 at 5:30 p.m. at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas and by Teleconference** to consider the following matters:

City of Mission is inviting you to a scheduled Zoom meeting.

Topic: Planning & Zoning Meeting

Time: November 17, 2021 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88146377726?pwd=UXNINkdPelhSMnRibEdBeXJxaFZJQT09>

Meeting ID: 881 4637 7726

Passcode: 239506

One tap mobile +13462487799,,88146377726#,,,,*239506# US (Houston)

Regular Meeting

1. Call to Order
2. Citizens Participation
3. Approval of Minutes for October 27, 2021

1.0 PUBLIC HEARINGS

- | | |
|---------------|---|
| 1.1 Rezoning: | A 0.86 acre tract of land out of
Lot 28-9, West Addition to Sharyland
AO-I to R-1
Efrailan Marin |
| 1.2 Rezoning: | Being a 0.086 acre tract of land,
more or less, out of and forming
part of Lot 92, Mission Acres Subdivision
AO-I to R-1
Roberto Gonzalez |
| 1.3 Rezoning: | A 0.549 acre tract of land, more or less
out of Lot 29-9, West Addition to Sharyland
AO-I to R-1
Luis D. Waldo |
| 1.4 Rezoning: | Being a 9.43 acre tract of land, more
or less out of Lot F, Block 4, B.L. Millers
Re-Subdivision of Lots 16-20, Block 4,
Mission Groves Estates
AO-I to R-1
Leonel Bazan |
| 1.5 Rezoning: | Being a 8.93 acre tract of land,
more or less, out of Lot 26-10,
West Addition to Sharyland Subdivision |

AO-I to R-1
R.G.V. Villa Development LLC

- 1.6 Rezoning: Tract #1: A 1.4769 acre tract of land out of the South 1/3 of the East 25 acres of Block 11, Del Monte Irrigation Co. Subdivision of Lands in Porcion 51
AO-I to R-1
- Tract #2: A 6.630 acre tract of land out of the South 1/3 of the East 25 acres of Block 11, Del Monte Irrigation Co. Subdivision of Lands in Porcion 51
AO-I to C-3
Rosalva Martinez
- 1.7 Rezoning: The East 2 acres out of Lot 85,
Sharyland Orchards Subdivision
R-1A to R-3
Marlena L. Rodriguez
- 1.8 Rezoning: The East 1 acre of the South 10 acres
of Lot 293, John H. Shary Subdivision
AO-I to C-3
Guzman Construction
- 1.9 Rezoning: Tract #1: A 0.236 acre tract of land out of
Lot 25-6, West Addition to Sharyland
AO-I to C-3
- Tract #2: A 12.87 acre tract of land out of
Lot 25-6, West Addition to Sharyland
AO-I & C-3 to R-3
Conway Partners, LTD
- 2.0 Rezoning: Being a 14.00 acre tract of land, same being
out of and forming part or portion of Lot 31-3,
West Addition to Sharyland Porciones 53 to 57,
and 20.00 acres tract of land out of Lots 45 & 46,
of Bellwood's Company Subdivision "D", Being
a Resubdivision of Lot 31-4, West Addition to Sharyland
R-1 to R-1T
Omar F. Garcia
- 2.1 Conditional Use Permit
Renewal: Sale & On-Site Consumption of Alcoholic
Beverages – Yoko's Sushi Restaurant
122 S. Shary Road Ste. K
Lot 2, Home Depot Subdivision #2
C-4
Yoko's Sushi Restaurant, LLC

- 2.2 Conditional Use Permit
Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Villa Del Mar Restaurant #1
207 E. Interstate Highway 2
Lot 3, El Pueblo Ph. II Subdivision
C-3
VIGA Restaurant Inc.
- 2.3 Discussion and Action to Amend Chapter 42-Health & Sanitation Article II – Weedy Lots, Unsanitary, Unsightly conditions on private property; Sec. 42-41 – Billing for rendered services and costs; Sec. 42-43 Liens
- 2.4 Discussion and Action to Amend Chapter 82 Sales Article II – Garage, Porch and Yard Sales; Sec. 82-32 Definitions; Sec. 82-35 Garage Sales Operator’s Permit; Sec. 82-37 maximum number of garage sales; Sec. 82-41 Fee
- 2.5 Discussion and Possible Action to Designate Honorary Street Name
- 3.0 Homestead Exemption
Variance: A 0.549 acre tract of land, more or less,
out of Lot 29-9, West Addition to Sharyland
AO-I (R-1 proposed)
Luis Waldo
- 4.0 Single Lot Variance: Being a 0.086 acre tract of land,
more or less, out of and forming
a part of Lot 92, Mission Acres
1520 W. 18th Street
AO-I (R-1 Proposed)
Roberto Gonzalez
- 5.0 Preliminary & Final
Plat Approval: Speedy Trails Subdivision
Being a 20.30 acres tract of land out of
Lot 28-5, West Addition to Sharyland
R-1
Developer: Roberto Calvillo
Engineer: Cruz – Hogan Engineers
- 6.0 Preliminary & Final
Plat Approval: Laguna Oaks Subdivision
Being 11.861 acres out of Lot 16-1,
West Addition to Sharyland
PUD
Developer: Emigidio Salinas
Engineer: M2 Engineering, PLLC
- 7.0 Preliminary & Final
Plat Approval: Hidden Hills Estates Subdivision
Being a subdivision of 39.188 acres out
of Lot 19-3, 20-3, and 20-4,
West Addition to Sharyland
R-2
Developer: Luis Valencia
Engineer: Melden & Hunt, Inc.

8.0 Request by Omar F. Garcia to have P&Z waive 6-month waiting period in order to reconsider a change of zone Being a 14.00 acre tract of land, same being out of and forming part or portion of Lot 31-3, West Addition to Sharyland Porciones 53 to 57, and 20.00 acres tract of land out of Lots 45 & 46, of Bellwood's Company Subdivision "D", Being a Resubdivision of Lot 31-4, West Addition to Sharyland

8.0 ADJOURNMENT

Witness my hand this 12th day of November in the Year of Our Lord, 2021.

Susana De Luna, Planning Director

C E R T I F I C A T E

I certify that the notice of meeting was posted on the bulletin board of Mission City Hall, 1201 East 8th Street, Mission, Texas on this the 12th day of November, 2021 at _____ a.m./p.m.

Anna Carrillo, City Secretary

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

Notice is hereby given that on the 17th day of November, 2021 the Planning and Zoning Commission of the City of Mission will hold a Regular Meeting at 5:30 p.m. at the Mission City Hall's Council Chambers, 1201 E. 8th Street, Mission, Texas 78572. 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 P&Z Commission should determine that a closed or executive meeting or session of the Commission 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	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, 2021 this Notice was mailed 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 at _____ a.m./p.m. on said date.

Anna Carrillo, City Secretary