

**NOTICE OF REGULAR MEETING
PLANNING AND ZONING COMMISSION
APRIL 26, 2023 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 **April 26, 2023 at 5:30 p.m. at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas** to consider the following matters:

Regular Meeting

1. Call to Order
2. Disclosure of Conflict of Interest
3. Citizens Participation
4. Approval of Minutes for April 12, 2023

1.0 PUBLIC HEARINGS

- | | |
|-----------------------------|---|
| 1.1 Rezoning: | The South 5.4 acres of Lot 38,
Bell-Woods Company's Subdivision "C"
AO-I to R-2
Raymundo Patricio Platas Merino |
| 1.2 Rezoning: | A tract of land being the South 7.8 acres
of the North 103.8 acres of a certain
203.8 acres tract of land known as the
Fernandez Strip out of Porcion 52
PUD to R-2
M2 Engineering, PLLC |
| 1.3 Rezoning: | Lot 36, Freeway Subdivision Unit No. 4
R-1 to R-2
Rogelio Castillo |
| 1.4 Conditional Use Permit: | Guest House on Property Zoned R-1
Single Family Residential
2304 W. Palm Circle
Lot 48, Palm Acres No. 2 Subdivision
R-1
Joshua Schmidt |
| 1.5 Conditional Use Permit: | Drive-Thru Service Windows
Snowball Express #2
3124 N. Mayberry Road
Being a tract of land out of the Northwest
1.0 acres of the West 5.18 acres of the North 11.03
acres of Lot 28-9, West Addition to Sharyland
C-2
Elgin Xavier |

- 1.6 Conditional Use Permit: Home Occupation – Pet Grooming/Styling
3105 Melody Lane
Lot 3, Johnson City Subdivision
R-1
Salvador Regalado
- 1.7 Conditional Use Permit & Site Plan Approval: Sale & On-Site Consumption of Alcoholic Beverages – Olive Garden
1405 E. Expressway 83
Lots 2 & 3, New Quest Subdivision
C-3
Olive Garden, LLC (c/o Leeanne Calderone)
- 1.8 Tabled
Conditional Use Permit: Home Occupation – Sale of Firearm
3106 Granite Drive
Lot 14, Stonegate Subdivision
R-1
David Balderas
- 2.0 Discussion and Action to Amend Garage Sale Ordinance Amending Chapter 82 - Sales, Article II. – Garage, Porch, Yard, Clubhouse/Recreation Hall, Rummage, Tent, and Estate Sales, Section 82-36. Term of Garage Sale Permit, Section 82-37. Maximum Number of Garage Sales.
- 2.1 Discussion and Action to Amend the Off-Street Parking Requirements for Commercial Developments
- 2.2 Discussion and Action to Adopt the Special Use Permit
- 2.3 Discussion and Action to Rescind Parking on the Grass Ordinance No. 5001
- 2.4 Variance request by Quintanilla, Headley & Associates on behalf of Ricardo Salinas to the Subdivision Code for unrecorded Papillion Square Subdivision, A 1.977 acre tract of land being a 2.00 acre tract out of lot 25-11, West Addition to Sharyland a/k/a Papillion Square Subdivision
- 2.5 Site Plan Approval: Construction of two Warehouse Buildings
Lot 1, Manok Harbor Freight Mission Subdivision
C-4
Omar Development, LLC
- 2.6 Site Plan Approval: Construction of a Commercial Building
Lot 2, Manok Harbor Freight Mission Subdivision
C-3
Omar Developments, LLC

2.7 Site Plan Approval:

Construction of a Restaurant
(Taco Bell – 408 W. Griffin Parkway)
A 2.48 acre tract of land out of Lot 25-5,
West Addition to Sharyland
C-3
ETX Bell Properties

3.0 Preliminary & Final
Plat Approval:

El Cordero Subdivision
Being a 20 acre tract of land out of Lots 25 & 26
Block 15, Texan Gardens Subdivision
Surburban ETJ
Developer: Pena Chapa Development, Inc.
Engineer: South Texas Infrastructure Group

4.0 ADJOURNMENT

Witness my hand this 21st day of April in the Year of Our Lord, 2023.

Alex Hernandez, Assistant 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 21st day of April, 2023 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 26th day of April, 2023 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 21st day of April, 2023 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