

**NOTICE OF REGULAR MEETING
PLANNING AND ZONING COMMISSION
JUNE 28, 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 **June 28, 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 June 19, 2023

1.0 PUBLIC HEARINGS

- | | |
|---------------|---|
| 1.1 Rezoning: | Being a 5.93 acre tract of land,
being out of Lot 97, Mission Acres
AO-I to R-1T
Daniel E. Estrada |
| 1.2 Rezoning: | Lot 65 and the West ½ of Lot 64,
Shary Villas Subdivision
R-1 to C-1
Jesus Trevino |
| 1.3 Rezoning: | A 19.06 acre tract of land, more or less,
Being the South 19.06 acres of Lot 28-12,
West Addition to Sharyland of Porciones 53-57
AO-I to P
Vanguard Academy, Inc.
c/o Dr. Narcisco Garcia |
| 1.4 Rezoning: | A 1.000 acre tract of land, more or less,
out of Lot 236, John H. Shary Subdivision
AO-I to R-1T
Elite Development 786, LLC |
| 1.5 Rezoning: | A 9.000 acre tract of land, more or less,
out of Lot 236, John H. Shary Subdivision
AO-I to R-1T
Elite Development 786, LLC |
| 1.6 Rezoning: | Being a tract containing 0.36 acre of land
situated out of the South one-half of Block 15-8,
of the West Addition to Sharyland of Porciones 53,
54, 55, 56 & 57, and further being out of Lot 61, of
the unrecorded Melba Carter Subdivision
R-1 to R-2
Martin Vega |

- 1.7 Conditional Use Permit: D' Lux Event Center
507 N. Conway Avenue
Lot 8, Block 92, Mission Original Townsite
C-3
Nora N. Garcia
- 1.8 Conditional Use Permit: Mobile Food Truck - FrizzFries
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
Martha L. Ureña Reyes
- 1.9 Conditional Use Permit: Mobile Food Truck - Midtown Ceviche Bar
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
Juan Pinera
- 2.0 Conditional Use Permit: To Place a Mobile Food Truck - Taqueria El Nene
1200 N. Conway Blvd.
Being a tract of land out of
Lots 5 & 6, Block 201,
Mission Original Townsite
C-3
Eznel Perez
- 2.1 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic
Beverages – Suerte Bar & Grill
205 N. Shary Road, Suites A & B
Lot 1, South Shary Commercial
C-3
Suerte Bar & Grill on Shary, LLC
c/o Jessica Aguilar
- 2.2 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic
Beverages – Wing Daddy's Sauce House
2315 N. Conway Street, Suite 250
Lot 1, Shops at 495 Subdivision
C-3
M&S Group, Inc.
c/o Karen Wunsch
- 2.3 Conditional Use Permit: Storage Units for Lease
on property zoned C-1 (Office Building)
Being the North 330' of Lot 25-11,
West Addition to Sharyland
C-1
Robby Gonzalez

2.4 Conditional Use Permit
Renewal:

Auto Mechanic Shop in an AO-I Zone
1603 Adams Avenue
A .85 acre tract of land out of Lot 23-1,
West Addition to Sharyland Subdivision
AO-I
Marco A. Hinojosa, Sr.

2.5 Conditional Use Permit
Renewal:

Sale & On-Site Consumption of Alcoholic
Beverages – Balli's Terrace Event Center
1509 Industrial Way
Lot 5, Mission Business Park Subdivision
I-1
Belinda Balli Catering, LLC

3.0 Single Lot Variance:

The north 55' of the west 140' of Lot 53,
Mission Acres Subdivision
R-1
Juan Muniz

4.0 Preliminary & Final
Replat Approval:

Edna Subdivision
A 0.42 acres of land, more or less, of the east 47'
of Lot 6 and all of Lot 7, Block 3,
Parkview No.1 Subdivision
R-1
Developer: Josefina Lopez de Longoria
Engineer: I.N. Civil Designs, LLC

5.0 ADJOURNMENT

Witness my hand this 23rd day of June in the Year of Our Lord, 2023.

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 23rd day of June, 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 28th day of June, 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 23rd day of June, 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