

**NOTICE OF REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
AUGUST 9, 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 **August 9, 2023 at 5:30 p.m. at the Mission Council Chambers, 1201 E. 8<sup>th</sup> Street, Mission, Texas** to consider the following matters:

**Regular Meeting**

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1. Call to Order
2. Disclosure of Conflict of Interest
3. Citizens Participation
4. Approval of Minutes for July 26, 2023

**1.0 PUBLIC HEARINGS**

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| 1.1 Rezoning:                          | Tract 1: A 9.00 acre tract of land, more or less,<br>out of Lot 236, John H. Shary Subdivision<br>Tract 2: A 1.000 acre tract of land, more or less,<br>out of Lot 236, John H. Shary Subdivision<br>AO-I to R-1<br>Elite Development 786, LLC<br>c/o M2 Engineering, PLLC                                |
| 1.2 Conditional Use Permit:            | To Build a Drive-Thru Service Window<br>209 N. Shary Road<br>Being a 3.01 acres tract of land out of & forming<br>part or portion of Lots 184 & 194,<br>John H. Shary Subdivision<br>(aka Lot 1, Shary Town Plaza Subdivision U/R)<br>C-3<br>Auriel Investments<br>c/o Mario Reyna, Melden & Hunt         |
| 1.3 Conditional Use Permit:            | To Build Two (2) Drive Thru-Service Windows<br>301 N. Shary Road<br>Being a 3.01 acres tract of land out of & forming<br>part or portion of Lots 184 & 194,<br>John H. Shary Subdivision<br>(aka Lot 2, Shary Town Plaza Subdivision (U/R)<br>C-3<br>Auriel Investments<br>c/o Mario Reyna, Melden & Hunt |
| 1.4 Conditional Use Permit<br>Renewal: | Sale & On-Site Consumption of Alcoholic Beverages -<br>Taco Palenque<br>2420 E. Interstate Highway 2<br>Lot 5-C, Sharyland Place Subdivision<br>C-3<br>Eduardo Castañeda  |

- 2.0 Site Plan Approval: Construction of a Commercial Plaza  
(Shary Town Plaza, Lot 1 – Building “A”)  
C-3  
Domain Development Corp.
- 2.1 Site Plan Approval: Construction of a Commercial Plaza  
(Shary Town Plaza, Lot 2 – Building “B”)  
C-3  
Domain Development Corp.
- 2.2 Site Plan Approval: Construction of a battery energy storage site  
all of Lots 1-12, inclusive, Blk. 99; Lots 1-12,  
inclusive, Blk. 126; Lots 1-4, inclusive, Blk. 127;  
Mission Original Townsite  
I-1  
Canefield Energy, LLC
- 3.0 Preliminary & Final  
Approval: Turtle Cove Subdivision  
Being 7.417 acres out of Lot 33-1,  
West Addition to Sharyland  
R-2  
Developer: Town and Country Mcallen, LLC  
Engineer: Trimad Consultants, LLC
- 4.0 Preliminary & Final  
Approval: Palmettos Cove Subdivision  
2.122 acres of land, being a  
part or portion of Lot 22-1,  
West Addition to Sharyland  
R-4  
Developer: Aaron Balli Jr.  
Engineer: R.O. Engineering, PLLC

## 5.0 ADJOURNMENT

Witness my hand this 4<sup>th</sup> day of August in the Year of Our Lord, 2023.

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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 8<sup>th</sup> Street, Mission, Texas on this the 4<sup>th</sup> day of August, 2023 at \_\_\_\_\_ a.m./p.m.

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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 9<sup>th</sup> day of August, 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. 8<sup>th</sup> 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 4<sup>th</sup> day of August, 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. 8<sup>th</sup> Street at \_\_\_\_\_a.m./p.m. on said date.

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Anna Carrillo, City Secretary