

**NOTICE OF SPECIAL MEETING
PLANNING AND ZONING COMMISSION
DECEMBER 13, 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 Special Meeting on **December 13, 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 November 20, 2023

1.0 PUBLIC HEARINGS

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| 1.1 Rezoning: | A tract of land containing 6.33 acres, being a part or portion of Porcion 52 PUD to R-3 Amigos Del Valle, Inc. |
| 1.2 Conditional Use Permit: | Build a Pool House 2505 San Lorenzo Lot 17, Sharyland Plantation Village San Miguel Ph. 8 PUD Arnulfo R. Achirica |
| 1.3 Conditional Use Permit: | Mobile Food Truck – Kabubi Arabian Tacos & Gyros 2509 Colorado Street, Ste. 202 Lot 1, Block 2, Santa Lucia Development C-3 Michel J. Abou Yakzan |
| 1.4 Conditional Use Permit: | Xulcan Event Center 2813 E. Griffin Parkway, Suite C Lot 1, Adams Crossing C-3 Xulcan Event Center c/o Antonio Izaguirre |
| 1.5 Conditional Use Permit: | Sale & On-Site Consumption of Alcoholic Beverages – Tommasino Pizza, Pasta & Vino 2100 E. Griffin Parkway Lots 1 & 2, Block 2, Springfield Ph. I Commercial C-3 Tommasino Ristorante, LLC c/o Javier D. Covarrubias |

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| 1.6 Conditional Use Permit: | Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria 308 N. Shary Road, Ste. A Lot 1, Sundance Crossing C-3 Las Calles De Mexico, LLC c/o Stephanie Carrillo |
| 1.7 Conditional Use Permit: | Sale & On-Site Consumption of Alcoholic Beverages – Whistling Duck 1603 E. Griffin Parkway Lots 10 & 11, Block 3, Shary Gardens C-3 Whistling Duck, Inc. |
| 1.8 Conditional Use Permit: | Sale & On-Site Consumption of Alcoholic Beverages – The Grove at Sharyland Bar & Grill 2402 Brock Street, Unit 2 Lot 21, Shary Business Center (AKA Shary Business Center Condos Unit 3) C-3 Grove st Sharyland c/o Mauricio Hernandez |
| 1.9 Conditional Use Permit Renewal: | Sale & On-Site Consumption of Alcoholic Beverages and Drive-Thru Service Window – El Ronco Servi-Car 1728 W. Griffin Parkway Lot B, Girasol Estates C-3 Ismael Reyes |
| 2.0 Conditional Use Permit Renewal: | Drive-Thru Service Window – Panaderia Donato 3003 N. Conway Avenue Lot 1, Husain Subdivision C-3 Jorge A. Melesio |
| 2.1 Preliminary & Final Replat Approval: | KMDG Subdivision Being a 1.364 acre tract, A Re-Plat of Lots 3-9, of Morwil Heights Subdivision C-3 Developer: Luis L. Khit Engineer: SOTEX Enginerring, LLC |
| 3.0 Preliminary & Final Plat Approval: | Retama Phase IV Subdivision Being 9.173 acres out of Lot 14 Del Monte Irrigation Co. Subdivision PUD (R-1) |

Developer: Rhodes Development, Inc.
Engineer: Melden & Hunt, Inc.

3.1 Preliminary & Final
Plat Approval:

Holland Terrace Subdivision
Being a Subdivision of a 4.50 acre
Tract of land out of Lot 25-5, West Addition
to Sharyland Subdivision
R-1T
Developer: JJAB Family Limited Partnership
Engineer: Spoor Engineering Consultants, Inc.

3.2 Preliminary & Final
Plat Approval:

La Villita Estates No. 3
A 9.37 acre tract of land out of Lot 45-3,
West Addition to Sharyland
Rural E.T.J. v
Developer: COMAREX, LLC
Engineer: Pablo Soto, Jr. P.E.

3.3 Consider a Variance request to allow an installation of a septic tank on Lot 49, Misiones de San Jorge as requested by Cesar Cabello from CABE Invenstments, LP

4.0 ADJOURNMENT

Witness my hand this 8th day of December 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 8th day of December, 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 13th day of December, 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:

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| 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 8th day of December, 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