

**NOTICE OF REGULAR MEETING
PLANNING AND ZONING COMMISSION
JANUARY 10, 2024 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 **January 10, 2024 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 December 13, 2023

1.0 PUBLIC HEARINGS

1.1 Election of Chairman and Vice-Chairman

- | | |
|---------------|---|
| 1.2 Rezoning: | <p>Tract #1: A tract of land containing 0.612 of one acre,
 Being a part or portion of the Gulf Course and Lake Reserve
 out of Meadow Creek Country Club Phase I-B
 1916 Crystal Drive
 AO-I to R-1
 Meadow Creek Development</p> |
| 1.3 Rezoning: | <p>Tract #2: A tract of land containing 0.551 of one acre,
 being a part or portion of the Gulf Course and Lake Reserve
 out of Meadow Creek Country Club Phase I-B
 1931 Meadow Way Drive
 AO-I to R-1
 Meadow Creek Development</p> |
| 1.4 Rezoning: | <p>Tract #3: A tract of land containing 0.613 of one acre, being
 a part or portion of the Gulf Course and Lake Reserve
 out of Meadow Creek Country Club Phase I-B
 1914 Crystal Drive
 AO-I to R-1
 Meadow Creek Development</p> |
| 1.5 Rezoning: | <p>A 0.33 acres of land out of a 9.53 acre tract
 out of the West 13.335 acre of the South 19.55
 acres of Lot 29-8, West Addition to Sharyland
 of Porciones 53, 54, 55, 56 & 57
 AO-I to R-1
 Juan Reyes</p> |
| 1.6 Rezoning: | <p>A 48.75 acre tract of land, more or less,
 out of Lots 9-5, 9-6, 10-6, and 10-5,
 West Addition to Sharyland
 R-2 to R-3
 Cabe Investments, LP</p> |

- 1.7 Rezoning: All of Lot 1, Bodine Subdivision No. One
C-2 to C-3
Norma L. Cavazos
- 1.8 Conditional Use Permit: Drive-Thru Service Window
- MrKORN Gourmet Corn and More
722 E. 8th Street, Ste. G
Lots 11 & 12 & 20' strip adj.
to Lots, Block 113, Mission Original Townsite
C-3
MrKORN Gourmet Corn and More, LLC
c/o Kenya Morin
- 1.9 Conditional Use Permit: Drive-Thru Service Window and Sale & On-Site
Consumption of Alcoholic Beverages – Los Cuates Taco
Shop
2515 S. Colorado, Ste. 11
Lot 2, Block 2, Santa Lucia Development
C-3
Ana Castillo
- 2.0 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic
Beverages – Chisme Bar & Grill
1512 E. Expressway 83, Suites 108 & 109
Lot 1, Re-Subdivision of Plaza Cantera
(aka Lot 2A and 3, Stewart Plaza Subdivision)
C-3
MN 2016 LLC
c/o Molamma B. George
- 2.1 Conditional Use Permit
Renewal: Sale & On-Site Consumption of Alcoholic
Beverages – Buffalo Wings & Rings
907 S. Shary Road
Lot 2A, Colorado Subdivision
C-3
MS & PS, LLC
- 2.2 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
- 2.3 Consideration and action related to proposed Zoning Ordinance Amendment, creating Article IV-A, Providing for the Accommodations Review Board, Method for Submitting Reasonable Accommodation Requests, and Establishing Reasonable Accommodations Standards for Review and Appeal.

3.0 Single Lot Variance:

Being 0.33 acres of land out of a 9.53 acre tract out of
the West 13.335 acres of the South 19.35 acres of Lot
29-8, West Addition to Sharyland
AO-I (Proposed R-1)
Juan R. Reyes

4.0 ADJOURNMENT

Witness my hand this 5th day of January in the Year of Our Lord, 2024.

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 5th day of January, 2024 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 10th day of January, 2024 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 5th day of January, 2024 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