

**NOTICE OF REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
FEBRUARY 14, 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 **February 14, 2024 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 January 24, 2024

**1.0 PUBLIC HEARINGS**

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|----------------------|--|
| 1.1 Tabled Rezoning: | Tract #1: A tract of land containing 0.612 of one acre,<br>Being a part or portion of the Gulf Course and Lake Reserve<br>out of Meadow Creek Country Club Phase I-B<br>1916 Crystal Drive<br>PUD (AO-P) to PUD (R-1)<br>Meadow Creek Development    |
| 1.2 Tabled Rezoning: | Tract #2: A tract of land containing 0.551 of one acre,<br>being a part or portion of the Gulf Course and Lake Reserve<br>out of Meadow Creek Country Club Phase I-B<br>1931 Meadow Way Drive<br>PUD (AO-P) to PUD (R-1)<br>Meadow Creek Development |
| 1.3 Tabled Rezoning: | Tract #3: A tract of land containing 0.613 of one acre, being<br>a part or portion of the Gulf Course and Lake Reserve<br>out of Meadow Creek Country Club Phase I-B<br>1914 Crystal Drive<br>PUD (AO-P) to PUD (R-1)<br>Meadow Creek Development    |
| 1.4 Rezoning:        | A 27.969 acre tract of land out of<br>Lot 29-10, West Addition to Sharyland<br>AO-I to R-1A<br>Jorge E. Miranda  |
| 1.5 Rezoning:        | A tract of land being tract 37,<br>Resubdivision of M.L. Woods CO., Inc.<br>(aka Lot 37, Earnhard Subdivision U/R)<br>C-3 to R-1<br>Rosbel Avila   |
| 1.6 Rezoning:        | All of Lots 1 & 2, Block 2,<br>Leal Subdivision<br>R-1 to C-3<br>Pedro Mendoza   |

- 1.7 Conditional Use Permit: Home Occupation – Urgent Care Transport  
3307 Amethyst Avenue  
The North 37.50' of Lot 130A & Lot 130B,  
Mountain View Ph. I  
R-1  
Cesar Elizondo
- 1.8 Conditional Use Permit: Drive-Thru Service Door and Sale & On-Site  
Consumption of Alcoholic Beverages – Tiny Cantina  
2210 E. Interstate Hwy 2, Ste. Q  
Lot 1, Treme Subdivision  
C-3  
c/o Raul Correa
- 1.9 Conditional Use Permit: Manufacture of Sheet Metal in a C-3 Zone  
2500 W. Expressway 83  
Lots 5, 6, & 7, Ala Blanca Norte Unit 1  
C-3  
Ines Lopez
- 2.0 Conditional Use Permit: To Keep El Comalito Mobile Food Truck  
1900 W. Griffin Parkway  
Lot 4, Inspiration Point Subdivision  
C-3  
Omar Solis
- 2.1 Conditional Use Permit: To Keep a Portable Buiding for  
Sales Office Use – Twins Auto Plex  
1523 E. Interstate Highway 2  
Lot 6, Henry Saenz Subdivision  
C-4  
Twins Auto Plex, LLC  
c/o Javier Sergio Martinez
- 2.2 Conditional Use Permit: To Keep a Portable Buiding for  
Sales Office Use – Pitayo Auto Sales  
1523 E. Interstate Highway 2  
Lot 6, Henry Saenz Subdivision  
C-4  
Pitayo Auto Sales & Auto Parts  
c/o Ricardo Gomez, Jr.
- 2.3 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages –  
Angel's Kitchen Mexican Restaurant  
2005 W. 3 Mile Road, Ste. 1700  
Lot 7, Block 4, Taurus Estates No. 9  
C-3  
Angel's Kitchen, LLC

2.4 Conditional Use Permit:	Drive-Thru Service Window – La Mexico 4009 N. Inspiration Road Lot 9, Block 5, Taurus Estates No. 9 Ph. I C-3 Blesson B. George
3.0 Site Plan Approval:	Construction of a Health Care Facility with Medical Retail Space Lot 1, KMDG Subdivision A Re-Plat of Lots 3-9, of Morwil Heights Subdivision C-3 Luis L. Khit
3.1 Site Plan Approval:	Construction of a Commercial Plaza Lot 1, Loretto Subdivision C-3 Robert Gonzalez
3.2 Site Plan Approval:	Construction of a Commercial Plaza Lot 1, Camelia's Plaza Subdivision C-1 Jose R. Carreras
4.0 Single Lot Variance:	A 1.0 acre of land out of the S. ½ of the N. ½ of Lot 26-10, West Addition to Sharyland of Porciones 53, 54, 55, 56, & 57 AO-I Angel Guzman
5.0 Homestead Exemption Variance:	A tract of land out of Lot 192, John H. Shary Subdivision R-1 Rodrigo Guterrez
6.0 Preliminary & Final Plat Approval:	Sendero Phase IA Subdivision Being resubdivision of 16.473 acres of land out of the south end of Porcion 52 PUD (R-1) Developer: Rhodes Development, Inc. Engineer: Melden & Hunt, Inc.
6.1 Preliminary & Final Plat Approval:	RENU Acres Subdivision A 5.0 acre tract of land out of Lot 92, The Nick Doffing Co. Subdivision No. 1 Rural E.T.J. Developer: Uner Gomez Engineer: Nain Enginerring, LLC

6.2 Preliminary & Final  
Plat Approval:

Reserve at Taylor Subdivision  
Being a 10.0 acre tract of land, out of Lot 236,  
John H. Shary Subdivision  
R-1  
Developer: Elite Development, LLC  
Engineer: M2 Engineering, PLLC

**7.0 ADJOURNMENT**

Witness my hand this 9<sup>th</sup> day of February in the Year of Our Lord, 2024.

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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 9<sup>th</sup> day of February, 2024 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 14<sup>th</sup> day of February, 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. 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 purposes 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 9<sup>th</sup> day of February, 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. 8<sup>th</sup> Street at \_\_\_\_\_ a.m./p.m. on said date.

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Anna Carrillo, City Secretary