

**NOTICE OF REGULAR MEETING
PLANNING AND ZONING COMMISSION
MARCH 13, 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 Regular Meeting on **March 13, 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 February 28, 2024

1.0 PUBLIC HEARINGS

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| 1.1 Rezoning: | Tract 1, being the West 100' of the South 105'
of the South 210' of the East 630' of Lot 30-12,
West Addition to Sharyland
AO-I to R-1A
Margarito & Ramona Salas |
| 1.2 Conditional Use Permit: | Drive-Thru Service Window – Dona Dulce Tortilleria
1702 E. Griffin Parkway, Ste. A
Being a 0.166 of an acre tract of land being out of and
forming a part of Lot 8B, Plat of Lots 8A, 8B, & 8C,
Stewart Village, Phase I
C-3
Dona Dulce Tortilleria
c/o Dulce De Anda |
| 1.3 Conditional Use Permit: | Drive-Thru Service Windows – Taquero Mucho
3501 N. Conway Avenue, Ste. 15
Lot 2, IHOP Subdivision
C-3
Taquero Mucho, LLC |
| 1.4 Conditional Use Permit: | Drive-Thru Service Window - Kayala Coffee Company
2138 E. Griffin Parkway
Lot 20, Block 2, Springfield Ph. I Commercial Subdivision
C-3
Juan Angel Rivera III |
| 1.5 Conditional Use Permit | Sale & On-Site Consumption of Alcoholic
Beverages – Villa Del Mar Restaurant #1
207 E. Interstate Highway 2
Lot 3, El Pueblo Ph. II Subdivision
C-3
VIGA Restaurant Inc. |

- 2.0 Homestead Exemption:
Variance: Tract 1, being the West 100' of the South 105'
of the South 210' of the East 630' of
Lot 30-12, West Addition to Sharyland
AO-I (Proposed R-1A)
Margarito Salas
- 2.1 Preliminary & Final
Plat Approval: De Leon Zamora Subdivision
A 10.0 acre tract of land, more or less,
out of Lot 34-6, John H. Shary Subdivision
Suburban E.T.J
Developer: Jose A De Leon & Erick Zamora
Engineer: Urban Infrastructure Group, Inc.
- 2.2 Preliminary & Final
Plat Approval: Mayfair at Trinity (Private Subdivision)
A 27.272-acre tract of land out of Lot 15-11,
West Addition to Sharyland and out of Lots 1 and 4,
And all of Lots 2 and 3, Rees Subdivision
R-1
Developer: Dolcan Development, Inc.
Engineer: Melden & Hunt, Inc.

3.0 ADJOURNMENT

Witness my hand this 8th day of March 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 8th day of March, 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 13th day of March, 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 8th day of March, 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