

City of Mission is inviting you to a scheduled Zoom meeting.

Planning and Zoning Meeting

Time: **Wednesday, April 3, 2024 5:30 PM**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRfVRdENzWXI5VUxFT1ZUQT09&omn=87479291605>

Meeting ID: 990 466 2781 - Passcode: 833227

Or Dial by telephone +13462487799 Meeting ID 9904662781 Password: 833227#

**NOTICE OF REGULAR MEETING
PLANNING AND ZONING COMMISSION
APRIL 3, 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 **April 3, 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 March 13, 2024

1.0 PUBLIC HEARINGS

- 1.1 Discussion and Action to Recommend to the City Council the closure required by Union Pacific Railroad for Leonor Street being the 900 block of Leonor Street, approximately 0.25 of a mile west of the Intersection of Inspiration Road and W. Business Hwy 83
- 1.2 Discussion and Action to Recommend to the City Council the closure required by Union Pacific Railroad for Los Indios Road being the 100 block of Los Indios Road, at the intersection of S. Conway Avenue and Los Indios Road
- 1.3 Discussion and Action to Recommend to the City Council the closure required by Union Pacific Railroad of Farm Crossing at 3101 S. Conway Avenue being approximately 0.30 miles north of the intersection of S. Conway Avenue
- 1.4 Discussion and Action to Recommend to the City Council the opening of New Los Indios Parkway required by Union Pacific Railroad being approximately 0.25 miles north of the intersection of S. Conway Avenue and Los Indios Road
- 1.5 Rezoning: A tract of land containing 37.50 acres of land,
being part or portion of Lot 30-9,
West Addition to Sharyland
AO-I to R-1
Carlos Garza
- 1.6 Rezoning: A 1.00 acre tract of land out
of Lot 263, West Addition to Sharyland
AO-I to R-1A
Everardo P. Sustaita

- 1.7 Conditional Use Permit: Construct (5) Pickle Ball Courts – Incredible
2140 E. Business Highway 83
Lots 1 & 2, Grapefruit Bowl, Inc. Subdivision
C-4
Felipe Cavazos
- 1.8 Conditional Use Permit: Drive-Thru Service Window – Matuul
2006 E. Griffin Parkway
Lot 2, Block 1, Springfield Ph. I Commercial
C-3
Judith A. Ponce
- 1.9 Conditional Use Permit: Restaurant in a C-2 Zone – Le Petite Pastries
1821 N. Shary Road, Ste. 7
Lot 1, Bannworth Business Center
C-2
Cesia Alfaro
- 2.0 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic
Beverages – Las Tres Coquetas
515 N. Conway Avenue
Lot 10, Block 92, Mission Original Townsite
C-3
Jose Enriquez
- 2.1 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic
Beverages – Wing Snob
801 N. Shary Road, Ste. 100
Lot 1A, Mirabelle Subdivision
C-3
Montenegro, LLC
c/o Julio Garcia
- 2.2 Conditional Use Permit
Renewal: Restaurant in a C-2 Zone – Don Ponchitos Café #5, LLC
800 E. 1st Street
Lots 88 & 89, Mayberry Plaza UT No. 3
C-2
Jenny Hernandez

3.0 ADJOURNMENT

Witness my hand this 28th 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 28th 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 3rd day of April, 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 28th 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