

**The Public Dial Information to Participate Via Zoom/Telephonic Meeting is as Follows:**

**Topic: Planning & Zoning Meeting**

**Time: November 6, 2024 05:30 PM**

**Join Zoom Meeting**

<https://us06web.zoom.us/j/82902289601?pwd=B6vUJBgUNQL1TZpB3DrrnEluGVxM2A.1>

**Meeting ID:** 829 0228 9601

**Passcode:** 503971

**One tap mobile**

**+13462487799, Meeting ID: 82902289601 # Password: 503971**

**NOTICE OF REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
NOVEMBER 6, 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 **November 6, 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 October 16, 2024

**1.0 PUBLIC HEARINGS**

- 1.1 Conditional Use Permit:                   Single Family Dwelling within property  
Zoned (R-4) Mobile Home and Modular District  
1508 Ragland Road  
Being a 0.242 acre gross, 0.176 acre net, tract of  
Land out of the north 206.28' out of Lot 31,  
Sharyland Orchards Subdivision  
(aka Lot 1, King Mobile Subdivision U/R)  
R-4  
DSSG Investment, LLC
- 1.2 Conditional Use Permit:                   Home Occupation – Z Galleria Antiques  
2401 Sunset Lane  
Being the West 172' of the South 120' of  
The West 363' of Lot 152, Sharyland  
Orchards Subdivision Addition "A"  
R-1A  
Elias Guajardo
- 1.3 Conditional Use Permit:                   To Keep a Portable Building  
for a Photography Studio  
1547 W. Business Highway 83  
Being the East 25'x125' of the  
West 75'x125' and Southwest  
50'x125' of Lot 5, Mission Acres  
C-3  
Arlae Salinas

- 1.4 Conditional Use Permit: To Keep a Portable Building  
for Sales Office – Munoz Garden  
1911 S. Conway Avenue  
Being a 15.07 Acre tract of land out of  
Lot 13-6, West Addition to Sharyland  
I-1  
Munoz Garden Center
- 1.5 Conditional Use Permit: Construct a Drive-Thru Service Window  
- Taqueria Oviedo  
608 W. Griffin Parkway  
Lot 2, Aziz No. 2 Subdivision  
C-3  
Taqueria Oviedo  
c/o Elizabeth Oviedo
- 1.6 Conditional Use Permit: Sale & On-Site Consumption of  
Alcoholic Beverages – El Itacate  
301 N. Shary Road, Ste. 240  
Lot 2, Shary Town Plaza  
C-3  
Las Pupusas Del Itacate, LLC
- 1.7 Conditional Use Permit: Elegancia Event Center  
3009 N. Conway Avenue, Ste. 5  
Lot 1, Reyes Subdivision  
C-3  
Brandon Solis
- 1.8 Tabled  
Rezoning: Being a 0.97 acre tract of land, more  
or less, out of and forming a part of  
Lot 204, John H. Shary Subdivision  
C-4 to R-1T  
Lourdes Lerma
- 2.0 Single Lot Variance: A tract of land containing 0.36 acres of land,  
out of the South One Half of Block 15-8, West  
Addition to Sharyland Subdivision of porciones  
53, 54, 55, 56, & 57 further being out of Lot 61,  
of the unrecorded Melba Carter Subdivision  
R-1  
Sergio & Sonia Salinas
- 2.1 Request by Sandra Tamez to have P&Z waive 6-month waiting period in order to reapply  
for a Rezoning of a 2.44 acre tract of land out of the 7.8 acres out of Fernandez Strip out  
of Porcion 52

### 3.0 ADJOURNMENT

Witness my hand this 1<sup>st</sup> day of November, in the Year of Our Lord, 2024.

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Susana De Luna, Interim 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 1<sup>st</sup> day of November, 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 6<sup>th</sup> day of November, 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 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 1<sup>st</sup> day of November, 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