

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

Topic: Planning & Zoning Meeting

Time: February 19, 2025 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86087939291?pwd=55oHvKJWqur3XE4xnKFiOir6bx0scf.1>

Meeting ID: 860 8793 9291

Passcode: 166251

One tap mobile

+13462487799, Meeting ID: 860 8793 9291 # Password: 166251

**NOTICE OF REGULAR MEETING
PLANNING AND ZONING COMMISSION
FEBRUARY 19, 2025 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 **Wednesday February 19, 2025 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 5, 2025

1.0 PUBLIC HEARINGS

1.1 Rezoning:

A 19.06 acre tract of land, more or less,
being the South 19.06 acres out of Lot 28-12,
West Addition to Sharyland of Porciones 53-57
The site is located along the West side of N.
Stewart Road approximately 640' South of E.
2 Mile Road
AO-I to P
Dr. Marisol Rocha

1.2 Rezoning:

A 5.98 acre tract of land lying in
Lot 97, Mission Acres Subdivision
The site is located at the Southeast corner of
Adams Avenue and West 20th Street
AO-I to R-1T
Obad Matus

1.3 Rezoning:

A tract containing 39.88 acres of land
being part or portion of Lot 26-11,
West Addition to Sharyland Subdivision
The site is located along the West side of N. Bryan
Road approximately 1,280' North of E. Griffin Parkway
AO-I to R-1A
J.S. Kawamoto, LLC

- 1.4 Rezoning: A tract containing 9.99 acres of land,
being part or portion of Lot 26-10,
West Addition to Sharyland Subdivision
The site is located along the West side of N. Bryan
Road approximately 2,260' North of E. Griffin Parkway
AO-I to R-1
J.S. Kawamoto, LLC
- 1.5 Rezoning: A 3.91 acre tract of land out of Porcion 58,
and being out of Lot 124, of the Amended
map of John H. Shary Subdivision
The site is located along the South side of Mile 2
South Road approximately 150' West of Shary Road
PUD(AO-I) to PUD(R-1)
Carlos Andrade
- 1.6 Rezoning: The East 139' of the North 459'
of the South 660' and the West 14'
of the East 139' of the South 201'
of Lot 25-9, West Addition to Sharyland Subdivision
The site is located along the North side of Griffin Parkway
(F.M. 495) approximately 150' East of E. Palm Circle
AO-I to C-3
Claudia A. Delgado-Lopez
- 1.7 Rezoning: The East 6 acres of Lot 2, in
Mrs. E.V. Flores Subdivision
2501 Leonor Street
The site is located along the South side of
Leonor Street approximately 625' East of Schuerbach
Road
AO-P to R-3
RST Las Fuentes, LP
- 1.8 Conditional Use Permit: Home Occupation – Rae's Esthetics
508 N. Los Ebanos
A 0.29 acre tract of land out of Lot 19-3,
West Addition to Sharyland Subdivision
of Porciones 53-57
R-1
Laura Martinez
- 1.9 Conditional Use Permit: To Place a Mobile Food Truck
1931 N. Conway Avenue
Being a re-subdivision of all of
Lot 2, Re-Subdivision of Lot 1,
Mission Center Subdivision
C-3
Patricia Rey

- 2.0 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – RGV Padel Club II
2513 Victoria Avenue
Lot 2, Hampton Inn & Suites
C-3
RGV Padel Club II, LLC (c/o Hector Ronquillo)
- 2.1 Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Marco’s Burgers & More
2507 & 2509 E. Griffin Parkway
Lots 3 & 4, Block 2, Tierra Grande Commercial Plaza Subdivision
C-3
CGS Enterprises, LLC
- 2.2 Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites
2600 E. Griffin Parkway
Being a 1.04 acre tract of land out of Lot 246, John H. Shary Subdivision
C-3
Southern Pour Sips & Bites, LLC
- 3.0 Single Lot Variance: A tract of land out of the South 70’ of the West 172’ of the North 234.57’ of Lot 152, Sharyland Orchards Subdivision Addition “A”
R-1A
River Valley Homes, LLC
- 3.1 Preliminary & Final Plat Approval Subject to Conditions: Trospen Creek Subdivision
Being a 8.21 gross acre tract of land, more or less out of a portion of Lots 38, 43, and a portion of a 40.0-foot strip of land claimed fee simple lands held by United Irrigation District located between said Lots 38 and 43, all out of Bell-Woods Co.’s Subdivision “C”
R-2
Developer: Raymundo Platas
Engineer: Salinas Engineering & Assoc.
- 3.2 Preliminary & Final Plat Approval Subject to Conditions: Las Misiones de San Jorge Subdivision Phase I
Being a 23.48 acre tract of land, more or less, out of and forming a part of Lots 9-6, West Addition to Sharyland
R-3
Developer: Cabe Investments, LP
Engineer: MAS Engineering, LLC

4.0 ADJOURNMENT

Witness my hand this 14th day of February, in the Year of Our Lord, 2025.

Xavier Cervantes, AICP CPM,
Director of Planning

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 14th day of February, 2025 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 19th day of February, 2025 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 14th day of February, 2025 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