

PUBLIC NOTICE

The **Mission Planning and Zoning Commission** will hold a regular meeting and conduct public hearings on **Wednesday, February 4, 2026 at 5:30 p.m.** at the **Mission Council Chambers, 1201 E. 8th Street, Mission, Texas** in order to consider the following:

Rezoning: Tract 1: The West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition "A" to Sharyland Orchards Subdivision from (C-1) Office Building District to (C-2) Neighborhood Commercial District and **Tract 2:** a 0.34 acre tract of land out of Lot 160, Sharyland Orchards Subdivision, from (R-1A) Large Lot Single Family Residential to (C-2) Neighborhood Commercial District; **Approximate Location:** The properties are located at the Southwest corner of N. Shary Road and Sunset Lane; **REZ26-3**

Rezoning: The South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, from (R-1A) Large Lot Single Family Residential District to (C-2) Office Building District; **Approximate Location:** The property is located at 1403 N. Shary Road; **REZ26-6**

Rezoning: being Lot 1, Mission Library Subdivision, from (R-2) Duplex-Fourplex Residential District to (P) Public District; **Approximate Location:** The property is located at 801 E. 12th Street; **REZ26-7**

Conditional Use Permit: Teresa Gonzalez desires a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park in a (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Original Townsite of Mission Subdivision; **Approximate Location:** The Property is located at 307 W. Tom Landry, Unit D; **CUP26-10**

Conditional Use Permit: J Valdez Property Holding, LLC desires a Conditional Use Permit to allow an event center – Monster House in a (C-4) Heavy Commercial District, being Lots 7, 8 & 9, Block 184, Original Townsite of Mission Subdivision; **Approximate Location:** The Property is located at 401 W. 11th Street; **CUP26-11**

Conditional Use Permit: MEDC desires a Conditional Use Permit to install two (2) Electric Vehicle Charging Stations in a (I-1) Light Industrial District, being all of Lot 1, Tamkin Subdivision; **Approximate Location:** The Property is located at 801 N. Bryan Road; **CUP26-12**

Conditional Use Permit: Shary Wok LLC desires a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision; **Approximate Location:** The Property is located at 301 N. Shary Road, Suite 280; **CUP26-13**

Conditional Use Permit: Los Primos de Villa LLC desires a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, Elizondo 495 Plaza Subdivision; **Approximate Location:** The Property is located at 2211 E. Griffin Parkway, Suite 180; **CUP26- 14**

Conditional Use Permit: Arlae Salinas desires a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, being the East 25'x125' of the West 75'x125' and the Southwest 50'x125' of Lot 5, Mission Acres Subdivision; **Approximate Location:** The Property is located at 1547 W. Highway 83; **CUP26- 15**

If the Planning and Zoning Commission takes action thereafter, the Mission City Council will conduct a public hearing and will decide whether to approve or disapprove the items on **Tuesday, February 24, 2026, at 4:30 p.m.** at City Hall's Council Chambers. The Mission City Council is the final authority as to the approval or disapproval. If a zoning is amended during the public hearing, it shall be pursuant to the City of Mission's Amendatory Zone Policy Statement. Anyone interested is invited to attend. Anna Carrillo, City Secretary