

**PLANNING AND ZONING COMMISSION
FEBRUARY 04, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Steven Alaniz
Raquene! Austin
Diana Izaguirre
David Villarreal

P&Z ABSENT

Irene Thompson
Kevin Sanchez
Connie Garza

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Jessica Munoz
Susie De Luna
Ana G. Bazaldua

GUEST PRESENT

Jose Peña
Sonia Perez
Blandina Valverde
Alfredo Zertuche
Hilda Becky Gonzalez
Martha Villarreal
Nataly D. Barrera
Tony Nelson
Rogelio Rangel
Francisco Paez
Jaime Valdez
Madeleine Villarreal
Arlae Salinas
Cris Tijerina
Jesse Salinas
Cori Carrizales
Teresa Gonzalez
Lesvia Salinas

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:36 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JANUARY 21, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 21, 2026. Ms. Austin moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:53 p.m.

Item #2

Rezoning:

**Tract 1: being 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 TO C-2**

Tract 2: being a 0.34-acre tract of land out of Lot 160,

**Sharyland Orchards Subdivision,
From R-1A to C-2
The property site for both tracts is located at the
Southwest corner of Shary Road and Sunset Lane.
Martha Villarreal**

Mr. Cervantes stated that the applicant is requesting to rezone the subject properties from Large Lot Single-family Residential District ("R-1A") and Office Building District ("C-1") to Neighborhood Commercial District ("C-2"). The applicant's intent is to build a commercial plaza at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property is located at the Southwest corner of Sunset Lane and N. Shary Road. Tract 1 measures 129.83 feet along Shary Road and Tract 2 measures 110.5 feet along Shary Road with both tracts measuring 131.17 feet along Sunset Lane. Tract 1 has a net area of 0.39 acres and Tract 2 has a net area of 0.28 acres. Both tracts have a combined area of 0.67 acres. The surrounding zones are Large Lot Single-family Residential District (R1-A) in all directions. Tract 1 was rezoned to Office Building District (C-1) on September 14, 2015. Tract 1 has a house that was converted to office use for a construction company. Tract 2 is currently vacant. The surrounding land uses are single-family homes in all directions with Sharyland High School to the Southeast. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses. Notices were mailed to sixteen (16) surrounding property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan. The petition submitted reflects 19.75 percent of the land area within 200 feet and 10.94 percent of the land area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is not required to approve the rezoning. Staff recommends denial to C-2 zoning for Tract 1 and recommends C-1 zoning for Tract 2.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Ms. Martha Villarreal, the applicant of the property, wants to rezone to C-2 since there is already a commercial plaza on Shary Road. She mentioned there is already traffic there and they plan to do the type of business according to the area. For example, they want to have businesses like a bakery or cafeteria or maybe even a salon, ice cream. She mentioned she would like people who live around the area to be able to go and have a coffee or even the parents of families who pick up children there at school. That maybe they leave or come in at a different time. So that the parents can pick up the children. She stated she does not plan to have any type of bars or noisy business in the area, but wants to create a plaza to make the area become more beautiful. She mentioned the neighborhood is more beautiful and quieter. Ms. Villarreal offered to share a Site Plan of the proposed plans with the board to illustrate the project's potential (referenced as Exhibit A).

Ms. Sonia Perez, who resides at 2119 Scout Lane, located within 200 feet of all the tracks under consideration. She represents the majority of the neighborhood residents who signed a petition requesting the denial of the rezoning application. While the neighbors hold varying concerns, several primary issues highlight the potential negative impact on the area. She mentioned the tracks in

question sit directly across from the front of Sharyland High School, where traffic is already heavily congested on Shary Road twice a day—specifically during the morning arrival and afternoon dismissal hours. She added the road is congested which is created by parents who line up their vehicles at the stop signs in front of Scout Lane and Sunset lane to wait for children. This occurs despite signage clearly prohibiting parking in that area. These vehicles frequently prevent residents from entering or exiting the neighborhood during peak hours. Furthermore, because there is no designated turnaround point, drivers often use private property to turn around, which further obstructs traffic flow. Finally, the presence of a bike lane on Shary Road introduces additional safety concerns for cyclists navigating this increased congestion.

Ms. Becky Gonzalez, who resides at 2118 Sunset Lane, She expressed her opposition to the proposed commercial development. She stated that she agrees with her neighbor from Sunset Lane regarding concerns on Scout Lane. Her primary objection focuses on existing traffic and accessibility issues, noting that the current dead-end streets already make it difficult for emergency vehicles, such as ambulances and fire trucks, to enter and exit. She argued that introducing a commercial building to the area would further exacerbate these dangerous conditions.

Mr. Jesse Salinas, who resides at 2111 Scout Lane for 31 years, notes that while the subdivision remains a beautiful place to live, Shary Road has transformed into a highly congested corridor. He stated that the traffic volume makes it nearly impossible for residents to enter or exit the neighborhood, especially during peak morning and afternoon hours. He argues against commercial rezoning, pointing to the proximity of Bannworth Park and a neighboring fire department as reasons to maintain the area's current character. Citing heavy congestion stretching from Business 83 through Scout Lane to Sunset, he formally requests that the city deny the proposal.

Mr. Alfredo Zertuche, who resides at 1413 Shary Road, He stated that he wants to rezone the property to build a plaza. He mentioned that the project would not create new traffic, as the traffic conditions already exist.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked the staff why they were not rezoning the C-1 like the other track.

Mr. Cervantes stated that the staff's recommendation was to maintain the C-1 zoning on Tract 1, rather than changing it to C-2, while rezoning Tract 2 to C-1. He suggested that this approach served as a compromise between the applicant's request and the concerns of the neighbors.

Ms. Austin asked the staff whether the applicant would be open to considering that proposal.

Mr. Cervantes stated that the applicant's primary goal was to rezone the property to C-2. However, he noted that the applicant was aware that a C-1 approval for the vacant track would still permit the development of commercial professional offices. He added that she could achieve her vision for a plaza through office use, citing existing city plazas that consist entirely of professional offices.

Chairwoman Izaguirre stated the applicant can build offices on the one lot since it is already.

Mr. Cervantes stated that the applicant specifically desired a plaza suitable for retail and dining, such as an ice cream shop or a small restaurant.

Chairwoman Izaguirre asked if those specific uses were only permitted under C-2 zoning.

Mr. Cervantes stated that such uses are permitted and possible under the C-2 zoning designation.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to deny C-2 zoning of Tract 1 and recommending C-1 zoning for Tract 2 as per staff's recommendation. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:53 p.m.

Ended: 6:16 p.m.

Item #3

Rezoning:

**Being the South 196.0 feet of Lot 99,
Sharyland Orchards Subdivision,
This property is located at 1403 N. Shary Rd.
R-1A to C-2
Jose Pena**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Large Lot Single-family Residential District ("R-1A") to Neighborhood Commercial District ("C-2") to build a commercial plaza at the site. The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property is located at the Northwest corner of Scout Lane and N. Shary Road measures 183.68 feet along Scout Lane and 181 feet along Shary Road for a total net area of 33,246 square feet or 0.76 of one acre. The surrounding zones are Large Lot Single-family Residential District to the North, South and West, and Public District to the East. The property has a house that the property owner is currently renting. The surrounding land uses include single-family homes to the North, South and West and Sharyland High School to the East. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses. Notices were mailed to fifteen (15) property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan. The petition submitted reflects 25.41 percent of the land area within 200 feet and 9.95 percent of the area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is required to approve the rezoning. Staff recommends denial to the C-2 zoning, but alternatively recommends approval to C-1 zoning.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Jose Pena, who resides in Rio Grande spoke on behalf of the property owner as a builder and personal friend. He provided several arguments in favor of the rezoning. Mr. Pena explained that the existing house and rear apartments are significantly deteriorated and infested with rodents. He asserted that the cost to renovate the structures is not economically feasible. He noted that because

Shary Road is already primarily commercial, building a new residential home would result in a property that is extremely difficult to sell. Mr. Pena argued that a commercial plaza would be preferable to apartments, as apartments would create more street congestion. He pointed out that the plaza operating hours would likely not conflict with school peak times (8:00 AM and 5:00 PM), whereas professional offices would concentrate traffic during those specific hours. He stated that the proposed development would increase the value of both the subject property and adjacent lots, serving as a positive contribution to the area. Mr. Pena offered to share a rendering of the proposed plans with the board to illustrate the project's potential (referenced as Exhibit B). Mr. Pena concluded by reiterating that the current state of the road and the property makes commercial development the most logical path forward.

Ms. Sonia Perez, who resides at 2119 Scott Lane, stated as an immediate neighbor to the subject property, raising several objections based on her six-year experience living adjacent to the site. Ms. Perez stated that the house has been in a state of disrepair for six years with no maintenance attempts by the owner. She noted that the fence is falling, trees are cracking and dropping debris into her yard, and the neighbors have had to personally attempt repairs to maintain the area's appearance. She expressed skepticism regarding the property's rental status, noting a lack of signage. She also recalled previous issues where tenants sold cars from the front yard, prompting frequent neighbor complaints to the city. Ms. Perez highlighted a lack of detail regarding the "back" of the property, specifically questioning if an eight-foot wall or permanent boundary would be installed. She expressed concern that commercial dumpsters placed near her backyard would increase the rodent population. She described existing traffic issues on Scout Lane and Sunset, noting they are dead ends rather than cul-de-sacs. She argued that drivers already use private driveways to turn around to avoid Shary Road traffic and that the proposed development would exacerbate this hazardous situation. While stating her support for free enterprise, Ms. Perez argued that the area is not currently zoned for high-density commercial use and that the residents have already reached their limit in accommodating local traffic and infrastructure failures.

Mr. Jesse Salinas, who resides at 2111 Scout Lane. He is in opposition to the rezoning request, drawing parallels to a previous unsuccessful effort by neighbors to block similar commercial development on Scout Lane. He noted that while he had hoped the issue was settled years ago, the current proposal presented the same problematic situation. Mr. Salinas stated his professional expertise regarding traffic, emphasizing that the volume in the area is not light and must be a primary consideration for the board's decision. He concluded by stating his complete opposition to the proposed changes and formally requested that the Council deny the request, leaving the final determination in their hands.

Ms. Becky Gonzalez, who resides at 2118 Sunset Lane, stated her main concern regarding drainage and flooding in the area. She noted that even minor thunderstorms cause significant water accumulation, specifically highlighting existing ponding at the intersection of Shary Road and Sunset Lane, as well as along the stretch from Scout Lane to Sunset. Ms. Gonzalez questioned where the runoff would be directed if the property were covered in concrete for new businesses. She urged the board to consider the impact of increased impermeable surfaces on the current flooding situation and suggested that officials observe the area during heavy rainfall to understand the severity of the drainage issues.

Ms. Levy Salinas, who resides at 2111 Scout Lane, stated alongside her husband, Jesse Salinas, to emphasize the severe traffic congestion and infrastructure limitations of their street. Ms. Salinas reported that exiting her home during school drop-off and pick-up hours can take between 20 to 30

minutes due to the volume of vehicles. She explained that because the street is a dead end rather than a functional cul-de-sac, drivers frequently enter private circular driveways to turn around. She presented video evidence showing vehicles trespassing on neighbors' properties, including Ms. Perez, to navigate the road. While expressing support for capitalism and business in general, she argued that commercial development "does not make sense" for a highly congested dead-end street located directly in front of a school. Ms. Salinas invited the board members to visit the site during school hours to witness the daily challenges faced by the residents before approving any further development.

Ms. Perez asked regarding city restrictions and Land Use Regulations of the layout of the proposed developments. She asked for clarification on whether the city mandates specific requirements for how a commercial plaza or professional office building must be situated on a property relative to its surroundings.

Chairwoman Izaguirre stated yes there are requirements.

Ms. Perez asked if a wall would be required between the commercial and residential properties

Mr. Cervantes stated yes a commercial project would require to have a six-foot opaque fence.

Ms. Perez asked if a block fence or a wood fence would be permitted, expressing concern that a wood structure might not adequately address the ongoing rodent issues and the owner's history of property neglect. Furthermore, she raised a critical concern regarding the placement of commercial dumpsters.

Mr. Cervantes stated as of now the board would only be voting on the rezoning and not the site plan.

Ms. Perez asked about the City dumpster requirements and whether regulations prevent dumpsters from backing up directly against private residential homes.

Mr. Cervantes stated the placement is determined during the development phase, the city maintains Commercial Site Standards for impacts on adjacent residents and the trash pickup will have to be within the property.

Chairwoman Izaguirre provided an example of existing developments, such as the Commercial Plazas located north near Casa Mina, where developers were required to install a Masonry Block Fence. She noted that the purpose of such a wall is to act as a buffer for noise and to provide a physical separation for the neighbors. Additionally, she observed that in those cases, the dumpsters were positioned on the side of the property rather than directly against the residential boundaries.

Mr. Alaniz asked staff regarding the Development Process, specifically asking whether the project would be presented to the board again before construction begins.

Mr. Cervantes stated that the project would be presented before the board again prior to construction. He stated the site plan and specific project details would require additional review and approval.

Mr. Alaniz asked if the item would require another round of approval before proceeding.

Mr. Cervantes stated that the applicant is required to comply with all City building codes and the site plan would come back if the rezoning is approved.

Ms. Perez explained the critical safety and enforcement issues currently affecting the neighborhood. She mentioned the frequent presence of ambulances on Shary Road and added that the high level of congestion creates a "delicate situation" where a lack of careful planning could lead to serious injury or death. Ms. Perez reported a total absence of traffic enforcement regarding existing "No Parking" signs. She observed that drivers regularly ignore these restrictions, further narrowing the already restricted roadway, which she described as being insufficient for two-lane traffic. She reiterated that parents and other drivers frequently use private circular driveways, specifically mentioning Ms. Levy Salinas's property, to turn around or park illegally despite being confronted by residents. While acknowledging her support for business as a professional herself, she urged the board to be sensitive to how increased commercial density would exacerbate dangerous conditions at local intersections and negatively impact the residents' quality of life.

Ms. Blandina Valverde resides at 2102 Scout lane, asked the board regarding the legal recourse available to residents should the rezoning be approved. She mentioned reviewing a rendering of the proposed development, she expressed skepticism regarding the scale of the project, questioning whether a building of that size could physically fit on the lot. She asked for clarification on how the city would address the neighbors' rights and the physical limitations of the site during the approval process.

Chairwoman Izaguirre stated that the Planning and Zoning Commission serves only as a recommending board. The Mission City Council holds the final decision-making power and may approve, deny, or amend the request regardless of the board's recommendation. She noted that the current proposal may only be an example and that residents can continue to participate as the item moves to a Public Hearing before the City Council. She mentioned she would get a notification.

Mr. Cervantes explained that if the resident's property falls within a 200-foot radius of the subject site, she should have received a formal notice by mail. He clarified that this notice would contain the specific date and time for the upcoming City Council meeting, where the final decision on the rezoning would be made.

Ms. Blandina Valverde stated that she had not received a notification letter in the mail.

Mr. Cervantes stated that the city only sends notification letters to property owners within a 200-foot radius. However, he invited Ms. Valverde to attend the upcoming City Council meeting on February 24th at 4:30 p.m., noting that there will be a public hearing where she can address the City Council directly.

Mr. Jose Pena explained that the City of Mission Drainage Requirements mandate an engineered detention pond or similar system to manage runoff. He argued that the new system would be more beneficial than the current state of the property, which lacks any Stormwater Controls, causing all rainfall to flow directly into the streets. He noted that professional engineers would determine the placement of dumpsters and the necessary capacity for water retention based on the final building size. Mr. Pena confirmed that a buffer fence would be required between the residential and commercial zones, which he believes will benefit both the residents and the developer. To address concerns regarding trespassing and illegal U-turns, he stated that the plaza would provide on-site

parking. He suggested that this would allow drivers to turn around within the commercial property rather than using the residents' private driveways.

Mr. Javier Perez resides at 2119 Scout Lane drew upon his professional background in developing the Shary Road corridor from 4th Street to Business 83 to argue against the proposed rezoning. Mr. Perez argued that the specific section of Shary Road located directly in front of the school does not lend itself to commercial development due to existing traffic patterns and the established residential character of the neighborhood. He noted that there is significant space for commercial growth elsewhere along Shary Road and Business 83, asserting that this particular corner and the one to the north do not require a commercial designation. Mr. Perez highlighted the proximity of the local park and the bike lane that runs through the area. He observed that many residents walk through this specific section to access the park. He warned that introducing commercial businesses would destroy the current atmosphere of the neighborhood and the surrounding recreational spaces. He concluded by stating that the area should be left alone to maintain its existing quality of life.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the rezoning request subject to staff recommendations of denying C-2 zoning and recommending C-1 zoning. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:16 p.m.

Ended: 6:17 p.m.

Item #4

Rezoning:

**Being Lot 1, Mission Library Subdivision,
This property is located at 801 E. 12th Street
R-2 to P
City of Mission**

Mr. Cervantes stated that the City of Mission is requesting to rezone the subject property from Duplex-Fourplex Residential District ("R-2") to Public District ("P") for the land use and the zoning to match. The code of ordinances states that the Public District zoning was established to accommodate the development of property for public and/or institutional purposes where such development will be done in an orderly manner that would promote the public's health, safety, and general welfare. The property is located at the Northeast corner of 12th Street and Kika De La Garza Loop (Mayberry Avenue) and measures 666 feet along 12th Street and 330 feet along Kika De La Garza Loop for a total net area of 4.99 acres. The surrounding zones are Single-family Residential District (R-1) to the North and West, and Duplex-Fourplex Residential (R-2) and Multifamily Residential District (R-3) to the South and East. The property houses the Speer Memorial Library and the Upper Valley Art League building. The surrounding land uses include single-family homes to the North and West, and duplexes and apartments to the South and East. The Future Land Use Map shows the property designated for public uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to thirty (30) surrounding property owners.

Planning staff has not received any phone calls from the surrounding property owners in opposition to the rezoning request. Staff recommends approval.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:17 p.m.

Ended: 6:19 p.m.

Item #5

Conditional Use Permit:

**To construct two (2) electric vehicle charging stations,
Being Lot 1, Tamkin Subdivision,**

This property is located at 801 N. Bryan Road

I-1

Mission Economic Development Corporation (M.E.D.C.)

Mr. Cervantes stated that the subject site is located at the Northwest corner of N. Bryan Road and E. 8th. Street. The applicant is proposing to install 2 Level 2 D.C. charging stations. The charging station will be placed within the M.E.D.C. parking lot for public use. Access to the chargers would be off N. Bryan Road through a 20' driveway and off E. 8th. Street through a 22' driveway. Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: Monday – Sunday, 24Hours. The working staff will be 0 employees, self-operated. Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 275 parking spaces are available for this establishment. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval for the life of Use Subject to: 1) Must apply for a building and sign permit; 2) Must comply with all City Codes (Building, Fire, Health, etc.); and 3) CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:19 p.m.

Ended: 6:20 p.m.

Item #6

**Conditional Use Permit: To allow a portable building for a photography studio
Being the East 25'x125' of the West 75'x125'
and the Southwest 50'x125' of Lot 5,
Mission Acres subdivision
located at 1547 W. Business Highway 83,
C-3
Arlae Salinas**

Mr. Cervantes stated that the subject site is located at the northwest corner of W. Business Highway 83 and Washington Avenue. The portable building measures 19.4' x 23'. The applicant would like to continue utilizing the portable building for a Photography Studio. Access to the site is off of Washington Avenue. Per Code of Ordinance, a portable building requires the approval of a Conditional Use Permit by the City Council. Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment. Staff: 1 employee will operate the business Parking: The building requires a minimum of 4 parking spaces. Staff notes there are 4 existing parking stalls, thus meeting code. Landscaping will need to be added and maintained. It is not uncommon to have portable buildings to be used as an office. Staff knows that the City may not view a portable building as a long-term option given aesthetic consideration. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable building will need to be upgraded with an on-site built structure. The last conditional use permit approved for this location was on November 11, 2024 for a period of 1 year. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this business; 2) Must comply with all City Codes (Building, Fire, Landscaping, maintenance of parking area, etc.); 3) Landscaping will need to be added and maintained; 4) CUP is not transferable to others; and 5) Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:20 p.m.

Ended: 6:21 p.m.

Item #7

**Conditional Use Permit: To allow a Mobile Food Unit – Elote Fiesta Snacks
Being the West ½ of Lots 7 & 8,
Block 176, Mission Original Townsite Subdivision
Located at 307 E. Tom Landry Street
C-4
Teresa González**

Mr. Cervantes stated that the site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council. The applicant proposes to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell different types of snacks. The proposed hours of operation are as follows: Monday through Sunday from 12:00 p.m. to 12:00 am. Staff: 2 employees, Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommendation subject to: 1) Approval for a 1-year re-evaluation to assess this new operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.), 3) Hours of operation are every day from 12:00 pm to 12:00 am; 4) Must comply with the noise ordinance; 5) Acquisition of a business license before occupancy; and 6) CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:21 p.m.

Ended: 6:25 p.m.

Item #8

**Conditional Use Permit: An Event Center – Monster House
Being all of Lots 7, 8, & 9, Block 184,
Original Townsite of Mission Subdivision
The property site is located at 401 W. 11th. Street
C-4
J. Valdez Property Holdings LLC**

Mr. Cervantes stated that the subject site is located 170 feet east of W. Kika De La Garza Street along the North side of W. 11th Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant proposes to apply for a conditional use permit for the Event Center. The hours of operation are as follows: Thursday through Sunday from 5:00 p.m. to 12:00 am. Staff: 5 employees the applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beer) will be allowed. Parking: Due to the total of 80 seating spaces, which requires 26.66 parking spaces (80 seats/ 1 space for every 3 seats = 26.66 parking spaces. They are proposing 26 parking spaces. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommendation subject to: 1) Approval for one year to continue to assess this operation; 2) Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m.; 3) Must comply with the noise ordinance; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; and 6) Must comply with all city codes (Building, Fire, Health, Sign, etc.).

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Jaime Valdez presented a business proposal (referenced as Exhibit C) for the development of an event center. He provided the following background and justifications for the project. Mr. Valdez explained that the name "Monster" originated from the property's dilapidated state when it was first acquired, noting the building had been abandoned for over 30 years and is nearly 100 years old. He emphasized that the original aesthetics were preserved and refurbished rather than replaced. He described the finished project as having a distinct atmosphere, comparing the visual experience to professional districts in Austin or other non-local areas, which he suggested provides a unique "green" business environment for the Rio Grande Valley. Mr. Valdez argued that the city would benefit from the opening of this Event Center, as it would accommodate a wide variety of functions and gatherings. He concluded by stating that all operations would be conducted with city approval and expressed the applicant's readiness to work collaboratively with officials once granted the "go-ahead" to proceed.

Mr. Rolando Zamora resides at 2202 Zamora Street, stated he was in favor of the Conditional Use Permit (CUP) for the Monster house event center. He stated the venue and its intended contribution to the local community. Mr. Zamora explained that the venue is designed to attract an older, local crowd rather than a younger demographic. To ensure a controlled environment, he stated there would be no alcohol and no BYOB permitted at this stage, citing a desire to avoid the types of incidents seen in areas like downtown McAllen. He described the facility as a venue for various gatherings, including graduation parties, car shows, and other booked events, depending on market demand. Mr. Zamora noted the building dates back to 1933. He emphasized that while the interior has been completely renovated, the exterior was specifically maintained to preserve its nostalgic aesthetic. He indicated that the project is being managed "step by step" to gauge community interest and demand before considering any future changes to the operational model.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:25 p.m.

Ended: 6:26 p.m.

Item #9

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic Beverages
– Oriental Wok Restaurant
Being Lot 2, Shary Town Plaza Subdivision
301 N. Shary Road, Suite 280
C-3
Shary Wok LLC**

Mr. Cervantes stated that the subject site is located approximately 600' north of 1st Street along the West side of Shary Road. Access to the site is off of Shary Road via a 35' driveway. Per Code of Ordinance, the sale & on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 2,325 square foot suite within a commercial plaza for an Oriental Restaurant. The applicant would like to offer alcohol with their meals. The proposed hours of operation: Monday – Sunday 11:00 am to 10:00 pm. Staff: 25 employees in different shifts. Parking: In reviewing the floor plan, there is a total of 74 seating spaces proposed, which require 25 parking spaces (74 seats/1 space for every 3 seats=24.66 parking spaces). It is noted that the parking is held in common. A total of 187 parking spaces are available and shared with other businesses within the commercial plaza. Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There are no land uses within the above radius. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent

properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this business; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Must comply with TABC requirements; 4) Acquisition of a business license before occupancy; 5) CUP is not transferable to others; 6) Hours of operation: Monday – Sunday from 11:00 am to 10:00 pm; 7) Must comply with noise ordinance; 8) Must have security cameras inside and outside with a maximum 30 day retention; and 9) Wet zone property.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Francisco Paez resides 2601 Santa Laura, He stated that the business will operate as a restaurant and is part of the Kumori family of businesses, specializing in sushi. Mr. Paez estimated that alcohol sales would remain minimal, likely accounting for only 15 to 20 percent of the total revenue. He stated that the intent behind providing alcohol is to offer an additional service to the guests rather than operating as a primary drinking establishment.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:26 p.m.

Ended: 6:27 p.m.

Item #10

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic Beverages
– Carnes Asadas Nuevo Leon Restaurant
Being Elizondo 495 Plaza Subdivision
located at 2211 E. Griffin Parkway, Suite 180
C-3
Los Primos de Villa LLC**

The subject site is located approximately 400 feet West of Citrus Street along the North East side of Griffin Parkway. Access to the site is via a 30-foot access driveway off of Griffin Parkway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The most recent conditional use permit for this location was approved by the City Council on February 13, 2023, for a period of two years; however, the applicant did not proceed with the sale of alcohol and is now seeking reconsideration of the conditional use permit. The applicant is leasing a 1,377 sq. ft. suite within a commercial plaza for a restaurant that has been in business since January 25, 2023, and would like to offer alcoholic beverages with their meals. Parking: The suite has 9 tables, 44 chairs, and 6 barstools with a total of 50 seating spaces, which requires 17 parking spaces. There is a total of 136 existing parking spaces held in common that will be shared with other businesses. Days/Hours of Operation: Monday – Sunday from 11:00 a.m. to 11:00 p.m. Staff: 5 employees. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or

residence. There are some residences within this radius thus, a waiver of the separation requirement needs consideration. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Permit for two (2) years to continue to assess this operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Must comply with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with noise ordinance; and 7) Hours of operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

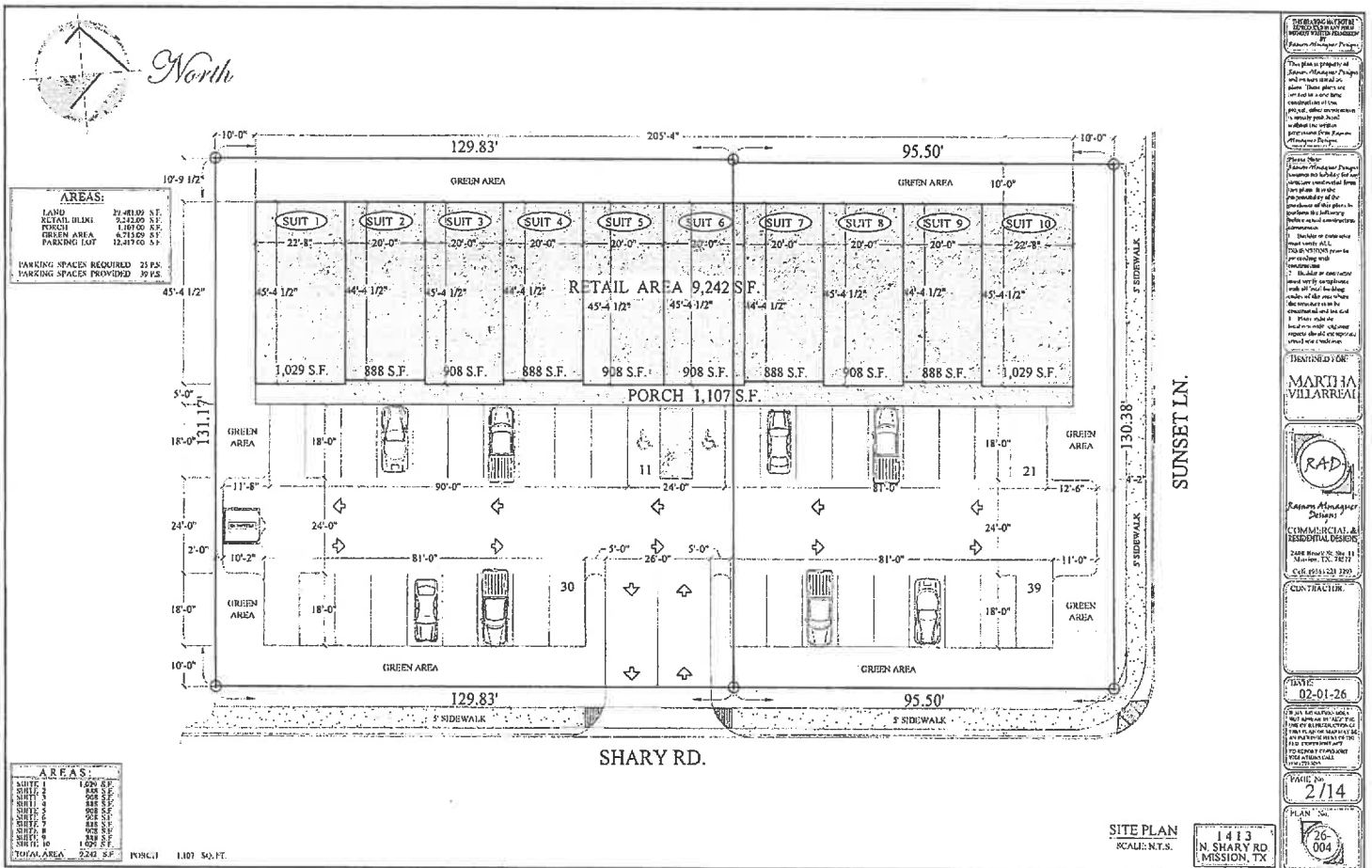
ITEM#11

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:27 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission

EXHIBIT "A"



THESE ARE THE PROPOSED DIMENSIONS FOR THE PROPOSED PROJECT.

This plan is property of [Name] and is not to be used for any other purpose without the written consent of [Name].

Scale: N.T.S.

DATE: 02-01-26

SCALE: N.T.S.

1413 N. SHARY RD. MISSION, TX

2/14

26-004

EXHIBIT "B"



EXHIBIT “C”

Conditional Use Permit Request

Monster Warehouse Event Center

City of Mission, Texas

Business Overview

Monster Warehouse Event Center is a private event venue designed to serve a **40-and-over adult audience**, offering reservation-only events such as private celebrations, cultural gatherings, live music, and community functions. The venue is not intended to operate as a nightclub, but as a **controlled, professionally managed event space** that prioritizes safety, respect, and compatibility with the surrounding area.

Purpose of Request

This request seeks approval of a **Conditional Use Permit** to operate an event center that supports local economic activity while preserving neighborhood character. The proposed use aligns with the City of Mission’s goals of responsible development, historic appreciation, and community-oriented growth.

Location & Historical Appreciation

The Monster Warehouse Event Center is located within the historic Old Mission town site, in a building that once contributed to the city’s **industrial and economic history as a machine shop supplying industrial equipment to the Rio Grande Valley**. This site reflects the craftsmanship, work ethic, and economic foundation that helped shape Mission over generations. Our intent is to allow residents and visitors to **pause, reflect, and reconnect** with that history by enjoying the location as it stands—surrounded by classic artifacts, memorabilia, and reminders of what Mission has long stood for. By creating opportunities for people to gather in this space, we hope to foster a sense of **nostalgia and appreciation** while respectfully keeping this historic site active and valued.

Community & Neighborhood Considerations

- Events are **private or ticketed** and targeted to a mature audience
- Operating hours will comply fully with city ordinances

- Noise levels will be monitored and maintained within allowable limits
On-site management present during all events
- Security provided as required to ensure guest safety
- Parking managed to prevent congestion and neighborhood disruption
- Property maintained clean and orderly before and after events

Economic & Community Benefits

- Supports local vendors, musicians, caterers, and service providers
- Creates local and part-time employment opportunities
- Provides a venue for community celebrations and cultural gatherings
- Encourages responsible entertainment options for Mission residents

Commitment to Compliance

Monster Warehouse Event Center is committed to full compliance with all applicable city zoning, fire, safety, occupancy, noise, and operational regulations. Management will work cooperatively with city staff to address any concerns promptly and responsibly.

Closing Statement

Monster Warehouse Event Center seeks to be a **community-minded, well-managed venue** that honors Mission's history while contributing positively to its present and future. We respectfully request City Council's consideration and approval of this Conditional Use Permit.

Submitted by:

Rafael Mendez

Monster Warehouse Event Center