

**PLANNING AND ZONING COMMISSION  
MAY 20, 2026  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Kevin Sanchez  
Connie Garza  
David Villarreal  
Raquenel Austin  
Steven Alaniz

**P&Z ABSENT**

Irene Thompson

**STAFF PRESENT**

Gabriel Ramirez  
Susie De Luna  
Xavier Cervantes  
Alex Hernandez  
Ana Bazaldua  
Elisa Zurita

**GUEST PRESENT**

Randy Davila  
Marco Bazaldua  
Jose E. Lopez  
Elva M. Contreras

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

**DISCLOSURE OF CONFLICT OF INTEREST**

There was none.

**CITIZENS PARTICIPATION**

There was none.

**APPROVAL OF MINUTES FOR MAY 6, 2026**

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 6, 2026. Mr. Sanchez moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:31 p.m.**

**Ended: 5:38 p.m.**

**Item #2**

**Conditional Use Permit:**

**A Home Occupation for the Sale of Firearms  
– Shooters Haven in a (R-1) Single Family District  
Being Lot 7, Glenwood Terrace Subdivision,  
located at 2309 Brock Street.  
Shooters Haven  
c/o Randy C. Davila & Ana G. Bazaldua**

Mr. Cervantes stated the subject site is located approximately 350' west of Shary Road along the north side of Brock Street. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license. The ATF also requires them to have an office within their home for interview purposes. The applicant intends to open a shooting range outside city limits once they have obtained their FFL license. There will be no sales, nor interior or exterior advertisement from the house. The applicant's key motivation for pursuing this license is to gain access to training resources, materials, and equipment at reduced costs. This resource will help support the development of a broader project

focused on education, safety awareness, and responsible firearm handling within the community. The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive & 2208 Monaco Drive. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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) 1 year approval to assess this new operation; 2) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3) Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 4) Acquire a business license; 5) CUP is not transferable to others; and 6) Sign an affidavit stating that no sales of firearms shall be allowed in person or online from residence.

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

Mrs. Ana G. Bazaldua stated she resides at 2309 Brock Street, clarified that the permit was not intended for conducting any sales but it's necessary for the process of applying for loans and pursuing financial development. She explained that the bank required certain estimates, and in order to obtain estimates and more detailed information, an application for a Federal Firearms License (FFL) was required. She noted that while the application process serves as an umbrella covering both applying and sales, she has no interest in selling at all. Ms. Bazaldua shared that her long-term plan alongside her partner, who has served the City of Mission Police Department for 16 years, is to open a training facility focused on law enforcement and the local community to provide training and promote more responsible gun ownership and handling. She described the permit as a small initial step in a larger plan. She acknowledged that the permit does not grant approval for sales, but simply allows them to begin the application process with the federal government. She concluded that there is no intention to conduct sales out of her home.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez 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.

Mr. Sanchez asked if the ATF requires you to keep an address on file.

Mr. Cervantes confirmed that the applicant had included that information in her letter. He explained that the permit was simply to pursue the project within the state and noted that she required a letter from the city indicating approval for the home occupation.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit with the condition to sign an affidavit stating that no sales of firearms shall be allowed in person or online from the residence. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:38 p.m.**

**Ended: 5:38 p.m.**

**Item #3**

**Ordinance Amendment: Conduct a public hearing and consideration of the adoption of an ordinance amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.43 – C-3 (General Business District), Subsection (3) Conditional Uses, section 1.47 – PUD (Planned Unit Development District), Subsection (2) Permitted Uses by Adding Car Wash Establishments as a Conditional Use. Applicant: City of Mission – Cervantes**

No Action.

**Started: 5:38 p.m.**

**Ended: 5:39 p.m.**

**Item #4**

**Site Plan Approval:**

**Construction of an industrial facility named CEBSA Warehouse and Offices in the unrecorded Lot 1, CEBSA Subdivision being a 2.42 acre tract of land out of Lot 12-6, West Addition to Sharyland Subdivision located at 2300 S. Conway Avenue  
Jose J. Mercado**

Mr. Ramirez stated the site is located along the West side of Conway Avenue approximately 2,800 feet North Military Parkway. Proposed is the construction of a privately-owned and operated storage warehouse facility within an undeveloped L-1 (Light Industrial District). The site will be compliant with its zoning requirements including setbacks and allowable uses. This facility will measure a grand total of 26,500 square feet and house a 2-story office building that will include a lobby, office, restroom, a bay/loading dock and a second unit made available for future leasing. There will be 22 parking stalls (2 designated as handicapped) allocated to this development. The rear will be accessible by driving access lanes. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. The CEBSA Subdivision is in the utility installation phase of development. Staff recommends approval of the Site Plan as presented.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the site plan approval. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:39 p.m.**

**Ended: 5:40 p.m.**

**Item #5**

**Site Plan Approval:**

**Construction of the Post Oak Warehouse Dry Storage Facility on Lot 1,**

**Anzaldua Industrial Park Phase I Subdivision,  
located at 1300 East Military Highway  
Jose J. Mercado**

Mr. Ramirez stated the site is located at the Southeast corner of Military and Bryan Roads. Proposed is the construction of a dry storage warehouse facility within a developed L-1 (Light Industrial District). The site plan is in compliance with the zoning requirements including setbacks and allowable uses. This facility will measure a grand total of 108,825 square feet and house a 2-story office building and a 2-story shipping office that will include a lobby, restrooms, and a bay with 26 loading docks. There will be 109 parking stalls (4 designated as handicapped) allocated for this development. The rear will be accessible by driving access lanes with 3 access driveways – 2 from Military Road and 1 from Bryan Road. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be a minimum of 2 dumpster units located side-by-side within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Bryan Road South of Military Highway was recently paved with a 32 foot wide road. Staff recommend approval of the Site Plan as presented.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the site plan approval. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#6**

**ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:40 p.m.

---

Diana Izaguirre, Chairwoman  
Planning and Zoning Commission