

PLANNING AND ZONING COMMISSION
JULY 1, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

David Villarreal
Raquenel Austin
Irene Thompson
Steven Alaniz
Connie Garza

P&Z ABSENT

Diana Izaguirre
Kevin Sanchez

STAFF PRESENT

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

GUEST PRESENT

Gracie Reyna
Linda Garcia
Jesus Alvarez
Gerardo Rodriguez
Roberto Gonzalez
Lane Rangel
Azucena Bastida
Maria B. Rivera
Joy Morales F.
Lucero M. Rendon
Maria Ester Salinas
Jerry Pena

CALL TO ORDER

Madam Chair Thompson called the meeting to order at 5:33 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JUNE 3, 2026

Madam Chair Thompson asked if there were any corrections to the minutes for June 3, 2026. Mr. Villarreal moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval

Subject to

Conditions:

**The Proposed Sommercrest Oaks Estates (a private Subdivision)
Being a 9.851-acre tract out of the South 12 acres
out of the East 26.49 acres of Lot 296, John H. Shary Subdivision,
Developer: RGV Villa Development, LLC,
Engineer: BIG Engineering, Inc.**

Mr. Ramirez stated the property is located along the West side of N. Taylor Road approximately 100 feet North of Mile 2 Road. This development will consist of a 28-large lot single-family residential development with one lot dedicated to storm detention. The average proposed lot will measure 65 feet in width by 130 feet in depth, 16 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1A single family residential zone. Water and sewer services will be provided by the City. There is a total of 2 fire hydrants via direction of the Fire

Marshall. The internal public streets are 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from Taylor Road being a public R.O.W. A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans. In addition, the developer must pay escrows for 20 feet of asphalt and a 5-foot sidewalk along Taylor Road.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the request for Plat Approval subject to conditions. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Rezoning:

**Being Lot 5, Miller Bros. Nursery Re-Subdivision,
Located along the East side of Moorefield Road
approximately 300 feet South of Mile 2 Road.
AO-I to R-1
Victor and Nora Davila**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1") for a proposed single-family development. The tract of land measures 326 feet along Moorefield Road and has a depth of 668.34 feet for a total of five (5) acres in area. The surrounding zones are Single-family Residential District (R-1) to the East and South, Neighborhood Commercial (C-2) District and Single-family Residential District (R-1) to the North and outside the city limits to the West. The surrounding land uses are vacant and single-family homes to the North, single-family homes to the East and South and vacant to the West. The subject property has a house and a barn that will be demolished to allow the construction of a single-family subdivision. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 52 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:41 p.m.

Item #4

Rezoning:

**Being Lot 1, Ango Subdivision,
located at 2210 E. 1st Street.**

R-3 to C-3

Gerardo Rodriguez

c/o Ango Holdings, Inc.

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") to convert the existing townhomes into a 34 room hotel project. The property is located along the South side of E. 1st Street approximately 600 feet West of Shary Road. The tract of land has 2.15 acres in area and measures 619.1 feet along 1st Street and measures 151.5 feet in depth. The surrounding zones are Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East. The surrounding land uses include an apartment complex to the East, a private lake to the North and vacant land to the West and South. The property has a fully developed townhomes complex. The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation. Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request. Staff recommends approval.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked whether sufficient parking would be provided for the proposed use.

Mr. Cervantes explained that the City's parking ordinance requires two parking spaces per apartment unit. He further stated that hotel and extended-stay uses have different parking requirements under the ordinance.

Madam Chair Thompson noted that a hotel unit typically consists of a single room, whereas an apartment unit may contain multiple bedrooms. She asked how many bedrooms were included in each of the proposed units.

Mr. Gerardo Rodriguez, the applicant's representative, stated that the proposal involves converting four existing apartment units into extended-stay units. He explained that the units consist of one-bedroom, two-bedroom, and three-bedroom layouts and asked which parking requirement would apply to the proposed use.

Madam Chair Thompson confirmed her understanding of the unit configurations and stated that the proposed parking would be sufficient. She concluded that each extended-stay unit would be required to provide one parking space under the applicable parking requirements.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villareal moved to approve the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:41 p.m.

Item #5

Conditional Use Permit:

To allow a Mobile Food Unit – Taqueria 453

in an approved Food Truck Park

**Being Lot 1, Block 2, Santa Lucia Development Subdivision,
Located at 2509 Colorado Road, Ste. 206.**

C-3

Baudelia Gomez

Mr. Cervantes stated the subject site is located at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado 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 is leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more. The proposed hours of operation are as follows: Every day from 8:00 a.m. to 12:00 am. Staff: 5 employees in different shifts. Parking: The Mobile Food Park measures 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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: Approval for a 1-year re-evaluation to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are every day from 8:00 am to 12:00 am; Must comply with the noise ordinance, Acquisition of a business license before occupancy; CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #6

Conditional Use Permit:

**An Event Center – Okidokie Playroom, LLC
being Lot 1, Treme Subdivision,
located at 2210 E. IH 2, Suites F & G.
(C-3)
Okidokie Playroom, LLC
c/o Maria F. Chavez**

Mr. Cervantes stated the subject site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. 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 is leasing a total of 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named "Okidokie". The applicant is proposing to host kid's birthday parties. The proposed hours of operation are as follows: Monday – Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10 p.m. Staff will be 4 employees. Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) 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: Approval for 1 year to evaluate the operations, Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Monday-Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10:00 p.m., Must comply with the noise ordinance, Must obtain a business license prior to occupancy Maximum occupancy is 75 people, Must have security cameras inside and outside with a minimum 30-day retention, CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson 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.

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #7

Conditional Use Permit:

**To allow a Mobile Food Unit – The Milpita 956
Being Lot 1, Esdras Vega Subdivision,
Located at 600 N. Shary Road,
(C-3)
Lumare Investments, LLC
c/o Lucero M. Rendon**

Mr. Cervantes stated the subject site is located at the Northwest corner of E. 6th Street and Shary Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant would like to place a mobile food unit in the north green area landscaping of the commercial plaza to sell elotes and munchies. The applicant has obtained written permission from Still Tap to utilize the restrooms for their staff and customers. Access to the site is off of E. 6th Street, through an existing 24' driveway. The parking area is held in common, and there is a total of 58 parking spaces. The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located in a food truck park at 2509 Colorado Road and is 1.1 miles away. Staff: 2 employees. Hours of operation: Monday – Saturday from 5:00 p.m. to 10:00 p.m. 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 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 continue to assess this new operation, 2. Must comply with all City Codes (Building, Fire, Health, etc.), 3. Must comply with noise ordinance, 4. Acquire a business license prior to occupancy, 5. CUP is not transferable to others, 6. Hours of Operation to be as follows: Monday – Saturday from 5:00 p.m. to 10:00 p.m., and 7. Restrooms must be accessible to the employees and patrons at all times.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:48 p.m.

Item #8

Conditional Use Permit:

**To allow a Mobile Food Unit – Lakeview Coffee,
Being a 1.68 acre tract of land,
out of Lot 28-5, West Addition to Sharyland Subdivision,
located at 305 W. Mile 2 Road
(AO-I)
Azucena Bastida**

Mr. Cervantes stated the subject site is located at the Southwest corner of West Mile 2 and Compton Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant currently has a life of use conditional use permit for Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District. She would like to place a mobile food unit next to the lake to offer her customers coffee, sandwiches, and pastries while conducting business at the site. The proposed location follow's the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located at 208 E. Griffin Parkway (HEB) and is 1.1 miles away. Staff: 3 employees. Days & Hours of operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. The applicant proposed to place a couple of benches for her customers to sit while enjoying their food. If the request is approved, the applicant will be adding 5 additional parking spaces to comply with the parking requirements. Staff mailed out (40) legal notices to the surrounding property owners. The Planning staff received a call and a visit in opposition to the mobile food unit. The concern voiced was regarding the increase in traffic, with people entering their subdivision at different hours. They informed staff that a petition in opposition to the request would be submitted. 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 continue to assess this new operation; 2. Must comply with all City Codes (Building, Fire, Health, etc.); 3. Restrooms must be accessible to the employees and patrons at all times; 4. Must provide a minimum of 5 parking spaces at all times. 5. Acquire a business license prior to occupancy, 6. CUP is not transferable to others, 7. Days and Hours of Operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. 8. Maximum occupancy is 30 based on 10 parking spaces provided.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the conditional use permit request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.

Ended: 6:04 p.m.

Item #9

Conditional Use Permit:

**A Home Occupation for the Sale of Firearms
Being Lot 6, Woodcrest Estates Subdivision,
located at 2705 Nicole Avenue,
(R-1)
Opfor Group, LLC
c/o Jerry Pena**

Mr. Cervantes stated the subject site is located along the North side of Nicole Drive approximately 450' West of Taylor Road. 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 applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications. The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities. The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive. A petition signed by 41 people was submitted in opposition to the request. The petitioners cite concerns about traffic and commercial activity in a residential neighborhood. The petition reflects 71.95 percent of the property owners within 200 feet and 37.33 percent of the property owners within 400 feet. Based on the petition percentages a super majority vote of the City Council will be required for the Conditional Use Permit to be approved. 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; 6. Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence; and 7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Gracie Reyna resides at 2800 Nicole Drive and Ms. Linda Garcia resides two houses west of the proposed location stepped forward to state their strong opposition to the proposed residence-based business. Ms. Reyna stated noted the single-family residential neighborhood has been established since 2002. They expressed concern that approving a business, particularly one related to firearms, would set a negative precedent. They recalled a previous petition for a home daycare

that the community successfully blocked. The neighborhood already faces high-speed traffic, which required the installation of speed humps around 2020–2021 after Nicole Drive was extended to Sherry Road. The speakers argued that a new business would increase traffic, endangering children who play and ride bicycles in the area. She stated that several neighbors were not properly notified about previous meetings, though notices were received for this specific hearing. They presented a signed petition from multiple absent neighbors who are vehemently opposed to commercial operations in the neighborhood. The speakers concluded by requesting the board members to consider how they would feel if a firearms business were proposed in their own neighborhoods, asking them to respect the community's desire to keep the area purely residential.

Ms. Linda Garcia stated that the neighborhood is highly active, with both children and adults frequently walking and playing in the streets. She expressed concern that introducing a business would compromise pedestrian safety. Ms. Garcia noted that she purchased her home 20 years ago, and Ms. Reyna purchased hers even earlier, with the explicit understanding that the neighborhood was exclusively residential, quiet, and safe. She recalled that speed humps were recently installed to curb reckless driving and argued that regardless of whether direct firearm sales occur, commercial activities do not belong in a residential zone. Finally, Ms. Garcia noted that both she and Ms. Reyna are businesswomen who operate their companies out of properly zoned commercial properties rather than their homes, arguing that other residents should be held to the same standard.

Mr. Jerry Pena the applicant residing at 2705 Nicole Drive spoke in favor of the request, clarifying that the proposed license is strictly for administrative paperwork and certification processing. He confirmed that no customers or clients would visit the property, thereby generating no additional traffic. He noted that he has operated this business since 2018, primarily conducting training and operations off-site at a ranch. The applicant expressed agreement with the neighbors regarding traffic safety, stating that he personally signed the neighborhood speed hump petition and has six children who play in the area. Highlighting his professional background, he stated he holds a doctorate in education focusing on active shooter events and serves as the Director of Veteran Services for Chicanos Por La Causa. He concluded by emphasizing his active role in the neighborhood watch and reassuring the board that his immediate neighbors are fully aware of and comfortable with his background and profession.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson initiated discussion by inquiring whether a previously approved firearms-related home occupation permit was located within a gated subdivision.

Mr. Cervantes clarified that the commission had reviewed and approved three similar requests, with the most recent case occurring two months prior. He explained that in the previous instance, the applicant sought an Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) license to pursue a county shooting range project and required a residential anchor address. Neighborhood opposition in that case was successfully mitigated by attaching a binding affidavit to the permit conditions, wherein the applicant promised to conduct no in-person or online sales from the residence. He stated noted that for the current application, staff integrated a dual-affidavit condition: first, prohibiting any on-site sales or transactions of firearms at all times, and second, prohibiting customer traffic, public

gatherings, or on-site instructional training at the residence. He concluded that under these strict guidelines, the neighborhood would remain unaffected as the request functions strictly as an administrative paperwork alignment.

Madam Chair Thompson asked the applicant, Mr. pena to testify regarding his current business operations.

Mr. Pena confirmed that this was an existing, ongoing mobile operation rather than a new start-up. He stated that since 2018, his active business operations have been conducted entirely off-site at an L-shaped private shooting range located on Northfield Road. He noted that he utilizes a mobile trailer to transport all necessary equipment and inventory directly to the range, ensuring that no firearm-related commercial activity takes place at any residential location.

Madam Chair Thompson inquiries regarding his licensing records.

Mr. Pena stated that his current ATF license is registered to an address on FM 88. He explained that the primary purpose of the requested home occupation permit is to establish his home residence as his official business mailing address, allowing him to receive sensitive ATF documentation, compliance correspondence, and corporate mail directly and efficiently. He emphasized that he does not permit customer traffic at his home for security reasons, and all firearm rentals and instructional activities are strictly controlled and confined to the private range.

Madam Chair Thompson addressing safety and storage concerns raised.

Mr. Pena confirmed that the ATF has inspected his residence on multiple occasions and verified that his inventory is properly secured in dedicated gun safes. He further noted that he participates in the Guardian Arms program for the Department of Veterans Affairs, utilizing his secure home storage to hold firearms for veterans as part of a suicide prevention and mental health initiative.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a call for the vote, the motion carried with a vote of 4–1, with Ms. Garza abstention on the record.

Started: 6:04 p.m.

Ended: 6:09 p.m.

Item #10

Conditional Use Permit

Renewal:

**To keep three (3) portable buildings,
Being Lot 1, Nido De Aguila Subdivision,
Located at 915 W. Expressway 83,
(P)
Excellence in Leadership Academy**

Mr. Cervantes stated the subject site is located at the Southwest corner of S. Olmo Street and W. U.S. Expressway 83 Frontage Road. Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting to keep three (3) 24' x 70' portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding is solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently has 167 students

and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which will allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off will be located along the east side of the building. The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer from 8:00 am to 12:00 pm. Staff: 4 teachers. Parking: The educational component of the church will operate during the non-church hours and utilize the existing 239 parking spaces on-site. The last conditional use permit for this location was approved on August 12, 2025, for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure at this location. The applicant is currently leasing the facility from the Luz para las Naciones Church. The current plan is to request a renewal for the portables due to declining enrollment and due to the budget being reduced for the year. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) 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 permit to continue to assess this conditional use permit, 2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.), 3. CUP is not transferable to others, and 4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer.

Ms. Austin asked why enrollment had declined and wondered if the students were not in the actual building. They also questioned the reason for using outside classrooms.

Mr. Cervantes stated compared the startup school's trajectory to the early histories of IDEA Public Schools and Vanguard. They noted that IDEA similarly began in a Baptist church and utilized portable buildings 25 years ago before expanding into its current large-scale presence. However, unlike that growth model, the school under discussion is currently experiencing declining enrollment and financial strain. Consequently, they are requesting a one-year temporary extension to improve operations and stabilize their student body.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Villarreal moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Ms. Austin asked if whether classes were being held inside the main building.

Mr. Cervantes stated that all classes are strictly conducted within the portable buildings, while the main church building is used only for administrative purposes.

Ms. Moreno stated the provided campus details for the property located at 915 East Expressway. They clarified that while the school serves students from pre-K3 through eighth grade, the on-site portable buildings are utilized exclusively for the preschool section. Due to interior space limitations within the leased church facility, the main building cannot accommodate the entire student body, necessitating the use of external structures.

Madam Chair Thompson noted that these portable units are situated at the rear of the property, offering minimal visibility from the main highway and remaining largely obscured except from adjacent side streets.

Mr. Cervantes confirmed that the portable structures are entirely obscured from the expressway corridor. He noted that the units are only visible to traffic traveling along the adjacent side street.

There being no further discussion, Madam Chair Thompson 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.

Started: 6:09 p.m.

Ended: 6:10 p.m.

Item #11

Conditional Use Permit

Renewal:

**A Mobile Food Truck Park – 307 Food Park,
Being the West ½ of Lots 7 & 8,
Block 176, Mission Original Townsite Subdivision,
Located at 307 W. Tom Landry Street.
(C-4)
Roberto Gonzalez**

Mr. Cervantes stated the subject site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Per Code of Ordinances, designating an area as a mobile food park for the operations of mobile food units requires the approval of a conditional use permit by the City Council. The applicant has established a mobile food truck park that offers truck owners the opportunity to offer their products. The applicant has constructed 4 mobile food truck pads, a unisex restroom, an office, and a 26ft x 33ft canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. The proposed days and hours of operation are as follows: Every day from 10:00 am to 12:00 am. Staff: 1 employee. 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: Life of Use with the understanding the permit can be revoked for noncompliance; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Every day from 10:00 am to 12:00 am; Must comply with the noise ordinance; and CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to approve the conditional use permit renewal request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:10 p.m.

Ended: 6:11 p.m.

Item #12

**Conditional Use Permit
Renewal:**

**A Mobile Food Unit – Fiesta Hot Dogs
Being Lot 1, Madrigal Subdivision,
Located at 208 N. Inspiration Road.
(C-2)
Federico Garcia**

Mr. Cervantes stated the site is located 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council. The applicant proposes to renew the conditional use permit of the mobile food unit to sell their products. The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation. The hours of operation are as follows: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Staff: 2 employees. Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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: Approval for 2 year re-evaluation to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Must comply with the noise ordinance; and CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 6:11 p.m.

Ended: 6:23 p.m.

Item #13

**Conditional Use Permit
Renewal:**

**A Bar and for the Sale & On-Site Consumption
of Alcoholic Beverages – The Ice House, LLC
Being the South 109.5 feet of Lot 2, Block 137,
Mission Original Townsite Subdivision and
all of Lot 52, John H. Shary Industrial Subdivision,
located at 815 N. Francisco Avenue.
(C-3)
Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business; 2. Continued compliance with all City Codes (Building, Fire, Health, etc.); 3. Waiver of the 300' separation requirement from the residential homes; 4. Continued compliance with TABC requirements; 5. CUP is not transferable to others; 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Maria Salinas, representing properties at 709 Oblate Avenue and 715 Miller, requested that the item be formally tabled and rescheduled for a future public hearing. She stated that three neighborhood children and their mothers, who had attended the previously canceled meeting on the 17th, were unable to attend the current session due to a scheduling conflict with employment workshops and prior commitments. Ms. Salinas emphasized the importance of community fairness and youth participation in municipal governance. Additionally, she submitted a physical packet to Mr. Cervantes detailing 16 to 17 alleged neighborhood violations, which included broken sidewalks, removed or defaced "No Trespassing" and "No Parking" signs, fence damage, and ongoing disturbances caused by patrons drinking, yelling, and screaming. She further noted that the establishment possesses a capacity of approximately 360 individuals but only provides 12 designated parking spaces.

Ms. Austin asked regarding property ownership and signs.

Ms. Salinas stated that the affected adjacent property belongs to Mr. Pena, who authorized her to photograph the damage and violations on his behalf.

Mr. Lane Rangel, co-owner of the establishment at 815 North Francisco, spoke in favor of the application. He addressed the property damage claims by stating he personally witnessed the signs being blown down by the wind. Mr. Rangel asserted that management was only recently informed that parking on the Pena property was completely unacceptable, prompting them to post notices on the bar's entrance warning patrons that unauthorized vehicles would be towed. He noted that the business has operated under new ownership for four years and was previously tracking toward a Life-of-Use Permit before community opposition arose. To resolve the parking deficit, Mr. Rangel proposed paving an adjacent side area to accommodate eight additional vehicles. He cited a past police response to a vehicular theft incident where the responding officer commended the establishment's quiet track record. Addressing noise concerns, Mr. Rangel stated that their primary revenue occurs during the winter tourism season and expressed willingness to remove requests for late-night outdoor live music on Thursday and Friday nights, limiting outdoor performances to a Monday-through-Wednesday timeframe.

Madam Chair Thompson 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.

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson questioned staff regarding the timeline of the parking complaints. Mr. Cervantes clarified the record, stating that the parking issues had been officially brought forward nine months prior and that the applicant was made aware of the non-compliance at that time.

Ms. Garza inquired about the procedural options regarding Ms. Salinas's request to reschedule.

Mr. Cervantes confirmed that he had personally witnessed the neighborhood children waiting to participate at the previously canceled meeting. He advised the board that they could vote to table the item and open a new public hearing at the next scheduled meeting.

Madam Chair Thompson asked regarding the operational impact on the business.

Mr. Cervantes clarified that tabling the item would allow the applicant to continue operating under their existing approved conditions in the interim.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to “tabled” the conditional use permit renewal request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:23 p.m.

Ended: 6:28 p.m.

Item #14

Homestead Exemption

Variance:

**The North 40 feet of the North 80 feet of Lot 81,
Mission Acres Subdivision
Located at 1040 Adams Avenue.
Jesus Alvarez**

Mr. Ramirez stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business; 2. Continued compliance with all City Codes (Building, Fire, Health, etc.); 3. Waiver of the 300' separation requirement from the residential homes; 4. Continued compliance with TABC requirements; 5. CUP is not transferable to others; 6. Must have security cameras inside and outside with a minimum 30-day retention. 7. Must comply with the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if the board had any questions.

Ms. Garza asked by inquiring if the application pertained to a single residence.

Mr. Ramirez confirmed that the request involved a single variance for a single lot.

Madam Chair Thompson asked whether public notice had been distributed to the surrounding neighborhood.

Mr. Ramirez clarified that notification was not legally required for this specific action.

Mr. Villarreal questioned whether the proposal complied with current municipal code.

Mr. Ramirez stated that the application did not meet standard code requirements, which necessitated the variance request. Specifically, the property features a 40-foot lot frontage rather than the established 50-foot single-family residential minimum, and the applicant is proposing 3.5-foot side setbacks. Mr. Ramirez noted that a waiver of associated fees was also included within the proposal for board consideration.

Ms. Garza asked if the board routinely waives these fees.

Mr. Ramirez explained that while the waiver is built into the presentation framework, the board holds discretionary authority to grant or deny it.

Mr. Cervantes provided legal clarification, noting that under the municipal ordinance governing Homestead Variances, the board's action constitutes a recommendation that must ultimately be forwarded to the City Council for final approval, inclusive of the fee waiver provision.

Ms. Garza requested to introduce an amendment to the motion to exclude the fee waiver, citing it as her sole objection.

Mr. Cervantes advised that the board could proceed to a vote on the primary motion, assuring Ms. Garza that her specific objection regarding the fees would be formally relayed to the City Council.

Madam Chair Thompson asked Mr. Villarreal if he wished to amend his standing motion to approve. Mr. Villarreal declined to amend and re-stated his motion to approve the item as originally presented.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villareal moved to approve the Homestead Exemption Variance request. Ms. Austin seconded the motion. Upon a vote, the motion passed, with Ms. Garza voting in opposition. Ms. Thompson directed staff to ensure the official record explicitly reflects that Ms. Garza's dissenting vote was based exclusively on her objection to the fee waiver.

Started: 6:28 p.m.

Ended: 6:31 p.m.

Item #15

Conduct a public hearing and consideration and possible action on matters related to the adoption of an amendment to the City of Mission Code of Ordinances Chapter 98-Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission – Cervantes

Mr. Cervantes stated the city has a policy to require access easement during the processing of commercial subdivision plats but the requirement is not in an ordinance. To avoid possible challenges from developers on having to show access easements along the perimeters of their plats, staff is recommending the adoption of the ordinance amendment. Staff recommends approval.

Madam Chair Thompson opened the board discussion by observing that local business owners are typically receptive to cross-access agreements, noting that shared access points generally enhance customer convenience and logistical efficiency. She inquired whether staff had encountered significant stakeholder opposition to the proposed mandate.

Mr. Cervantes reported that while no formal opposition had been registered within the current jurisdiction, his professional experience in other municipalities demonstrated that resistance does occur. He noted that in previous roles, some business owners rejected cross-access layout connectivity entirely or sought financial remuneration from adjacent property owners as a condition for establishing a physical connection.

Mr. Alaniz questioned the subjectivity and physical feasibility of the ordinance, pointing out that certain existing commercial developments feature misaligned parking lots that make immediate interconnectivity structurally impractical.

Mr. Cervantes clarified that under the provisions of the proposed ordinance, cross-access compliance would be a mandatory standard for development. Any applicant seeking relief from this requirement due to structural misalignment or owner opposition would be legally required to apply for a formal variance, which would necessitate a public hearing and final action by the City Council. He added that while standard subdivision plats are traditionally reviewed and approved through administrative staff channels without legislative oversight, non-compliance with this specific interconnectivity mandate would elevate the item to the City Council.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson 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.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to approve the ordinance amendment request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#16

ADJOURNMENT

There being no discussion, Madam Chair Thompson 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 6:31 p.m.

Irene Thompson, Madam Chair
Planning and Zoning Commission