

**PLANNING AND ZONING COMMISSION**  
**NOVEMBER 5, 2025**  
**CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Kevin Sanchez  
Connie Garza  
Irene Thompson  
Omar Guevara  
Raquenel Austin

**P&Z ABSENT**

Diana Izaguirre  
Steven Alaniz

**STAFF PRESENT**

Xavier Cervantes  
Alex Hernandez  
Elisa Zurita  
Gabriel Ramirez  
Jessica Munoz  
Susie De Luna

**GUEST PRESENT**

Roy Wood  
Antonia Del Barrio  
Ryan Stauffer  
Demetrius Austin  
Maria Robles  
Margie Briseno

**CALL TO ORDER**

Vice-Chairman Sanchez 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 OCTOBER 15, 2025**

Vice-Chairman Sanchez asked if there were any corrections to the minutes for October 15, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:30 p.m.**

**Ended: 5:34 p.m.**

**Item #2**

**Rezoning:**

**A 2.0992 acre tract of land situated in the  
Gabriel Manquillia Survey, Abstract No. 53  
This site is located at the Southwest corner of E.  
Griffin Parkway (FM 495) and Augusta Drive.  
AO-I & R-1T to C-3  
L Squared Engineering  
c/o Roy Dale Wood, Gary Arlen Wright  
and Linda Wright Baker**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") and Townhouse Residential District ("R-1T") to General Business District ("C-3") for a commercial development at the site. The tract of land has 2.0992 acres in area and measures 318 feet along Griffin Parkway and has a depth of 298 feet. The surrounding zones are Single family Residential District (R-1) and Neighborhood Commercial District (C-2) to the North, Townhouse Residential District (R-1T) to the East, Townhouse Residential District (R-1T) to the South and Multi-family Residential (R-3) and Agricultural Open Interim District (AO-I) to the West. The surrounding land uses include the Shary Municipal Golf Course to the South, townhouse residential to the East, Single-family homes, Grooming Pet Salon and Amber Lyn Fitness Studio to the North and an apartment complex to the West. There are two vacant houses at the site. The

Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for medium density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses. Notices were mailed to 23 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Mr. Carlos Swanson with Cross Development stated that they are pursuing the site they've been recently seen at a different part of town to combine these lots, rezone and replat them, and then there are a couple different tenants that they pursue to build with.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Garza moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:34 p.m.**

**Ended: 5:43 p.m.**

**Item #3**

**Rezoning:**

**A 0.94 acre tract of land out of the  
Southeast corner of Lot 296,  
John H. Shary Subdivision  
This site is located at 3301 N. Taylor Road.  
C-1 to C-2  
Maria Mariscal  
c/o Dolly Elizondo**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Office Building District ("C-1") to Neighborhood Commercial District ("C-2") in order to have expanded business opportunities 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 rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road. The surrounding zones are Agricultural Open Interim (A-OI) to the North and South, Large Lot Single-family Residential (R-1A) to the West, and outside the city limits to the East. The surrounding land uses include single-family homes in all directions. The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space. The Future Land Use Map shows the property designated for lower density residential uses. The requested rezoning is not in line with the comprehensive plan designation, but due to the property location at a corner of major

collector streets, staff finds the requested rezoning acceptable. Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Ms. Maria Mariscal stated as of right now they are using the building for after school tutoring from 5 p.m. to 7 p.m. She stated once they get the state approval it would be classified as a daycare but going to be more of a private school for education it would be from 7:30 a.m. to 4 p.m.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Thompson asked if the applicant is wanting to do is a daycare school. She asked if they can get a conditional use permit under a C-1.

Mr. Cervantes stated the next item on the agenda is a conditional use permit for tutoring services in a C-1 just in case the zoning didn't go through.

Ms. Thompson asked if its for the same area.

Mr. Cervantes stated its later on the agenda.

Vice-Chairman Sanchez asked if the board would approve the rezoning would the conditional use permit kind of void the conditional use permit.

Mr. Cervantes stated Yes, the applicant applied for both if the rezoning is approved the conditional use permit will not be necessary. The applicant applied for both the Conditional Use Permit that you will see in the very near future is kind of like the backup.

Ms. Thompson asked if they can go to the list of uses for a C-2.

Ms. Garza stated the problem with a C-2 is if the property owner decides to sell the property in the future. The property would be already zoned C-2 and will remain as is.

Mr. Cervantes stated Correct, that's why he provides the list for the board to evaluate and read to see if it makes sense for this property. The board can recommend approval or denial as a result.

Ms. Austin asked if there is a bit of residential still in that area.

Mr. Cervantes stated yes, it's mostly residential.

Ms. Austin stated yes, she remembers debating when the board first met regarding the property.

Mr. Cervantes stated that Neighborhood commercial it's supposed to be businesses that cater to the neighborhoods and that's why staff is recommending approval.

Ms. Thompson asked if they have done they have access to this. She stated they is a driveway but, in a situation, can they have access on Mile 2 road.

Mr. Cervantes stated Yes.

Ms. Thompson stated it's not prohibited.

Mr. Cervantes stated to keep in mind that the whole thing will be raised by a future owner and something totally different.

Ms. Thompson asked when will the developed for Taylor Road start getting widened.

Mr. Cervantes stated he believes the construction will start in a month or two.

Ms. Thompson stated as of right now the road is still in two lanes. She stated I think office zoning is perfect for this site. she believes daycare's adequate under the conditional use but she doesn't know if a Drive through service restaurant or bar would be an appropriate place for it as of Right now.

Mr. Cervantes stated later in your agenda the board had the conditional use permit for the tutoring services.

Ms. Thompson stated which she believes that should takes care of the applicant.

Mr. Cervantes stated if they board wants to recommend it through the conditional use permit.

Ms. Garza stated she would be more inclined to approve a conditional permit. She mentioned you can even put in a gasoline service station in that area, and if they were to sell the property and there's nothing that could prohibit them from if they would approve the rezoning.

Mr. Cervantes stated a gasoline service station is allowed in a C-2 zone with a conditional use permit. They would need to come in for a conditional use permit.

Ms. Thompson stated she believed to address the needs of the of the applicant the conditional use would be more than adequate.

Mr. Cervantes stated Yes.

Ms. Thompson services as development increases as that other site gets developed into the large lot subdivision as other areas south get developed. Then maybe the more appropriate time for a C2.

There being no further discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to deny the rezoning request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:43 p.m.**

**Ended: 5:44 p.m.**

**Item #4**

**Conditional Use Permit:**

**Tutoring Services in a property**

**zoned Office Building District  
Being a 0.94 acre tract of land out of the  
Southeast corner of Lot 296, John H. Shary Subdivision  
3301 N. Taylor Road,  
C-1  
Maria Mariscal c/o Dolly Elizondo**

Mr. Cervantes stated the applicant is requesting the conditional use permit in the subject property zoned Office Building District ("C-1") to provide after school tutoring services at the site. The code of ordinances states that tutoring services is allowed in a property zoned Office Building District ("C-1") with a conditional use permit. The rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road. The proposed hours of operation are Monday through Thursday from 4:30 p.m. to 7:00 p.m. There will be two business owners and one employee providing the tutoring services. The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space. Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from 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 the use requested is compatible and complementary to adjacent properties. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) One (1) year permit to continue to assess this business; 2) Must comply with all city codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; 4) Hours of operation are Monday to Thursday from 4:30 p.m. to 7:00 p.m.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson 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: 5:44 p.m.**

**Item #5**

**Conditional Use Permit:**

**A Drive-Thru Service Window – 7 Brew Coffee  
Being Lot 6, Block 1, North Sharyland  
Commons Subdivision  
Located at the corner of Shary Road (FM 494)  
and Ruby Red Boulevard**

## C-3 Citadel Development

Mr. Cervantes stated the subject site is located at the Southeast corner of N. Shary Road and Ruby Red Boulevard. The site will include a drive-thru service window on the north side of the building. Site access will include (3) access points: access one is a shared 24-foot-wide access driveway from Chipotle Mexican Grill; access two is a shared 25-foot-wide access driveway from Panda Express; and access three is off a service road via a 24-foot-wide driveway. The orders are taken by employees using iPads while the cars are stacked in the drive-thru lanes, with each lane accommodating up to six vehicles. Payment is taken and drinks are hand-delivered under the canopy. For speed of service, 7-Brew does not encourage a walk-up window for customer vehicles that need to park and walk up due to the size of their vehicles. All transactions are handled by the baristas face-to-face and not through a menu board. The site components consist of the main building and canopy, a trash enclosure, and a remote cooler with dry storage clad in building-like materials. Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council. The proposed hours of operation are as follows: 5:30 a.m. to 10:00 p.m., seven days a week. The working staff will be 40 to 50 employees on different shifts. The building is a 541 square foot prefabricated building that is brought to the site, and will arrive in 3 parts that are assembled in a matter of hours. Parking: the 541 square foot site requires 4 parking spaces, but exceeds this requirement with 8 spaces provided. 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 for Life of Use, subject to: 1) Must comply with all City Codes (Building, Fire, Health, etc.); 2) Installation of a speed bump at the end of the ordering window; 3) Acquisition of a business license before occupancy; and 4) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:44 p.m.**

**Ended: 5:47 p.m.**

**Item #6**

**Conditional Use Permit:**

**To install eight (8) Electric Vehicle Charging Stations within a portion of the Target parking lot Being Lot 3, Block A, Shary-Taylor Expressway Commercial Subdivision 2427 East Expressway 83, C-4 Lena Strauss, c/o Tesla, Inc.**

Mr. Cervantes stated the subject site is located approximately 1,350' east of Shary Road along the north side of IH2 Frontage Road. Per Code of Ordinance, electric vehicle charging stations require the approval of a Conditional Use Permit by the City Council. Tesla is proposing to install eight (8) new supercharge stalls within the Target parking lot along IH2 Frontage Road for public use. Access to the charging stations would be off of the IH2 Frontage Road via a 34' driveway. The decision to expand the charging infrastructure is driven by several crucial factors that underline the increasing demand for electric vehicle charging services and the necessity to support the growing number of electric vehicles on our roads. Days/Hours of Operation: 24 hours a day, seven days a week. Staff: None, self-operated. Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 595 parking spaces available for this establishment. Tesla will enable all charging spaces to be used for non-EV vehicle parking. There will be no parking signs installed to restrict non-EV use. 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) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 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: 24 hours a day, seven days a week.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

Mr. Demetrius Austin representing Tesla stated they are proposing to have this electric vehicle charging station at Target. It's a brand partner that importantly, it would be doing a lot of partnerships across Texas and neighboring states. They've got a desire to increase foot traffic that goes to their flagship stores with EV charging facilities on campus, EV charging facilities with support all vehicle types, not just Teslas. These are V4 charge posts that have that duality for Tesla, GM, Ford, and all of our other partners have adopted the next step here. The two photographs that we showed up there were ones from Austin International Airport, just commissioned the other day, and also the capital of Texas, that have a very close optical parallel to what we'll do here or propose to do here in Sharyland with roadway in the back, green scape in the back behind that. And then our charge post is kind of in front, with our charging to get equipment kind of sealed off to the side. Magic Valley Electric has been our partner there on the forefront of giving us power for their overhead lines and the roadway. it should be fairly easy connection. and also, Tex-dot has given a Tesla provisions for the Navy program, federal program for funding and traffic as part of their initiative or federal initiative to put charging stations every 50 miles or so along major corridors. So, we just got that

approval the other day with the hope that we can get you guys approval in this form and then the form next week with City Council.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:47 p.m.**

**Ended: 5:50 p.m.**

**Item #7**

**Conditional Use Permit:**

**The Sale & On-Site Consumption of Alcoholic Beverages – Malquerida Bar & Grill  
Being all of Lot 1, Plantation Grove  
Tech-Center No. 2 Subdivision  
4001 S. Shary Road,  
PUD  
Lada 52, LLC**

Mr. Cervantes stated the subject site is located at the Southeast corner of San Mateo and Shary Roads. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets. Per 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 applicant has been in operation in this 3,627 sq.ft. suite since 2018 under the name of Lada 52 Bar & Grill. Their last conditional use permit for the sale & on-site consumption of alcohol was approved on January 9, 2023 for a period of 4 years. The applicant would like to change the name of his business from Lada 52 Bar & Grill to Malquerida Bar & Grill. This requires a new conditional use permit due to the name change. The suite has 4 VIP areas, a stage for the band, a bar, a kitchen, and an office upstairs. The applicant has live music or bands on Fridays & Saturdays and a full menu until 12:00 am. Days/Hours of Operation: Tuesday – Sunday from 6:00 p.m. to 2:00 a.m. Staff: 12 employees, including a security officer. In visiting the site, staff noticed that the applicant has a total of 212 seating spaces for this establishment, which requires 71 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (212 seats/3=70.6 parking spaces). Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 180 existing parking spaces that are shared with other businesses. Sale of Alcohol: The proposed establishment includes a 'bar' component. Section 1.56(3a) of the Zoning Code requires a minimum separation of 300' from the property line of any churches, schools, publicly owned property, and residences. There is a single-family residential neighborhood located within 300' radius; however, P&Z and the City Council have waived this separation requirement in the previous CUP's approval. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) 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 one (1) year to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Waiver of the 300' separation requirement from the residential neighborhoods; 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 noise ordinance; 8) Hours of operation to be as follows: Tuesday – Sunday from 6:00 pm to 2:00 am; and 9) Maximum occupancy is 120 people.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Thompson asked if different owner because they had a use permit.

Mr. Cervantes stated it is the same owner just change of name of the business.

Ms. Thompson asked if the previous one they had was approved for four years.

Mr. Cervantes stated yes, they had approved and in the past two years there hasn't been any police reports for the past three years.

Ms. Garza asked if the board can change the approval and instead of being one year.

Mr. Cervantes stated Yes, the board can recommend two years.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit request on the change of it being two years instead of one year. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:51 p.m.**

**Ended: 5:52 p.m.**

**Item #8**

**Conditional Use Permit  
Renewal:**

**A Drive-Thru Service  
Windows – Tropical Breeze  
Being all of Lot 19, Block 1,  
Oakwood Estates Subdivision  
1610 W. Griffin Parkway,  
C-3  
Margie Jennifer Briseno**

Mr. Cervantes stated the site is located at the Northwest corner of West Griffin Parkway and River Oak Avenue. Per the Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council. There are two existing 4'x5 drive-thru service windows, one designated for order placement and the other for order pickup. The snow cone stand has been in business since March 2, 2018. Access to the site is provided off of Griffin Parkway via an existing 43-foot driveway that will lead traffic in and around the building before exiting back out to Griffin Parkway. The proposed days and hours of operation are Monday – Sunday from 1:00 pm to 10:00 pm. Staff: 1 employee. Parking: the building measures approximately 396 sq. ft. The number of parking spaces required for this size of building is 4. The applicant is providing 4 spaces along the front of the building, plus there is stacking for approximately 4 cars when placing orders. The last conditional use permit renewal approved for this drive-thru service window for this location was on December 12, 2022, for a period of 3 years. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) 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 as are needed 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) Life of the Use with the understanding that the permit could be revoked due to noncompliance; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Hours of operation are Monday – Sunday from 1:00 pm to 10:00 pm; and 4) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:52 p.m.**

**Ended: 5:54 p.m.**

**Item #9**

**Item #8**

**Conditional Use Permit  
Renewal:**

**Sale & On-Site Consumption of Alcoholic  
Beverages – Taboo Bar & Grill  
Being Lot 1, Alba Plaza Subdivision  
608 N. Shary Road, Suites 9 & 10  
C-3**

### **Blesson George**

Mr. Cervantes stated the subject site is located  $\frac{1}{4}$  mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music, and concerts etc. The hours of operation are as follows: Friday – Sunday from 4:00 pm to 2:00 am. Staff: 10 employees in different shifts. Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common, and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza. Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The last conditional use permit approved for this location was on June 23, 2025, for a period of 6 months. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. Staff requested a report from Mission PD regarding any incidents that may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 3 incidents from August 31, 2025, to present that range from: 1-Disturbance, 1-Drunk driver in the parking lot, and Unwanted subjects in the parking lot. 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) Approval for 1-year re-evaluation to assess this operation; 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) Maximum occupancy to be 165 people at all times; 8) Hours of operation: Friday – Sunday from 4:00 pm to 2:00 am; and 9) Must comply with the Noise Ordinance.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:52 p.m.**

**Ended: 5:54 p.m.**

**Item #10**

**Conditional Use Permit  
Renewal:**

**A portable building for office use  
zoned Office Building District  
being a 0.102 of one acre tract of  
land out of a tract of land adjacent  
to Lot 176, & 186, John H. Shary Subdivision  
302 S. Taylor Road,  
C-3  
Best Assets, LLC c/o Ryan Stauffer**

Mr. Cervantes stated the site is located at the Northwest corner of Victoria Avenue and S. Taylor Road. Pursuant to Section 1.43 (3)(H) of the City of Mission Code of Ordinances, a Portable Building requires the approval of a conditional use permit by the City Council. The applicant proposes to renew the conditional use permit to continue to use the 12-foot by 64-foot portable building for office use. This will be the applicant's 4th renewal for the conditional use permit for the portable building for office use. 1st. July 25, 2022, 2nd. October 23, 2023, 3rd. December 04, 2024. The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m. Staff: 3 employees. Parking: Based on the square footage of the building, a total of 5 parking spaces are required. The parking requirements are being met. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (11) 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 recommends approval with the conditions below: 1) Approval for 1 year to continue to assess this operation; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.; and 4) CUP is not transferable to others.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

Ms. Thompson asked if everything that needed to be removed had been removed since the last renewal.

Mr. Cervantes stated yes.

Ms. Thompson asked if landscaping was needed.

Mr. Cervantes stated that there's landscaping since they have some trees and some shrubs.

Ms. Thompson asked if it's in compliance.

Mr. Cervantes stated yes.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the conditional use permit renewal request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:54 p.m.**

**Ended: 5:55 p.m.**

**Item #11**

**Conditional Use Permit  
Renewal:**

**To keep an RV “Temporarily” to care  
for health health-stricken parent  
Being Lots 37-40, Block 9,  
Madero Tex Townsite Subdivision  
4034 Lopez Street,  
AO-I  
Ofelia Cisneros**

Mr. Cervantes stated the site is located along the West side of Lopez Street, approximately 100 feet North of Bogamilla Street. The applicant wishes to renew her conditional use permit to keep the “Temporarily” RV to continue to care for her elderly mother. Mrs. Cisneros intends to continue living in the RV temporarily while she gathers enough funds to add to the existing home. Staff notes that once the use is no longer needed, the RV must be removed. The board has previously approved similar requests; however, those approvals were limited to mobile homes rather than RVs. The last conditional use permit was approved on December 4, 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 (39) 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 as are needed 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) 2-year approval to continue to assess the need; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); and 3) CUP is not transferable to others

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Austin moved to approve the conditional use permit renewal request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:55 p.m.**

**Ended: 5:56 p.m.**

**Item #12**

**Plat Approval**

**Subject to Conditions:**

**Sonoma Ranch Subdivision Phase III**  
**a 26.67 acre tract of land out of Lot 29-9,**  
**West Addition to Sharyland Subdivision**  
**Developer: Carlos I. Garza.,**  
**Engineer: Javier Hinojosa Engineering**

Mr. Ramirez stated the subdivision is located along the East side of Mayberry Road approximately 1,320 feet North of W. Mile 2 Road. This development consists of 115 single family residential lots. The proposed lots measure 50 feet in width by 130 feet in depth consistent with the proposed new lot size minimums for R-1 single family residential zoning. Water and sewer services will be provided by the City. There is a total of 7 fire hydrants via direction of the Fire Marshall. The internal public streets are 32 feet back-to-back within 50 feet right-of-ways. This subdivision is only accessible from Sonoma Ranch Subdivision Phase I which will replat 2 of its original lots for future public R.O.W. Storm water will be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along W. 2 Mile Road. The City's Engineering department has reviewed and approved the drainage report and design. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), 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: 1) Payment of Capital Sewer Recovery Fees; 2) Payment of Park Fees, Conveyance or Payment of Water Rights; and 3) approval of the infrastructure from the different City departments as per the approved construction plans.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the plat approval subject to conditions. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#13**

**ADJOURNMENT**

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:56 p.m.

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Diana Izaguirre, Chairwoman  
Planning and Zoning Commission