

ITEM# 2.4

CONDITIONAL USE PERMIT RENEWAL: Auto Mechanic Shop in an AO-I Zone
1603 Adams Avenue
A .85-acre tract of land out of Lot 23-1,
West Addition to Sharyland Subdivision
AO-I
Marco A. Hinojosa, Sr.

REVIEW DATA

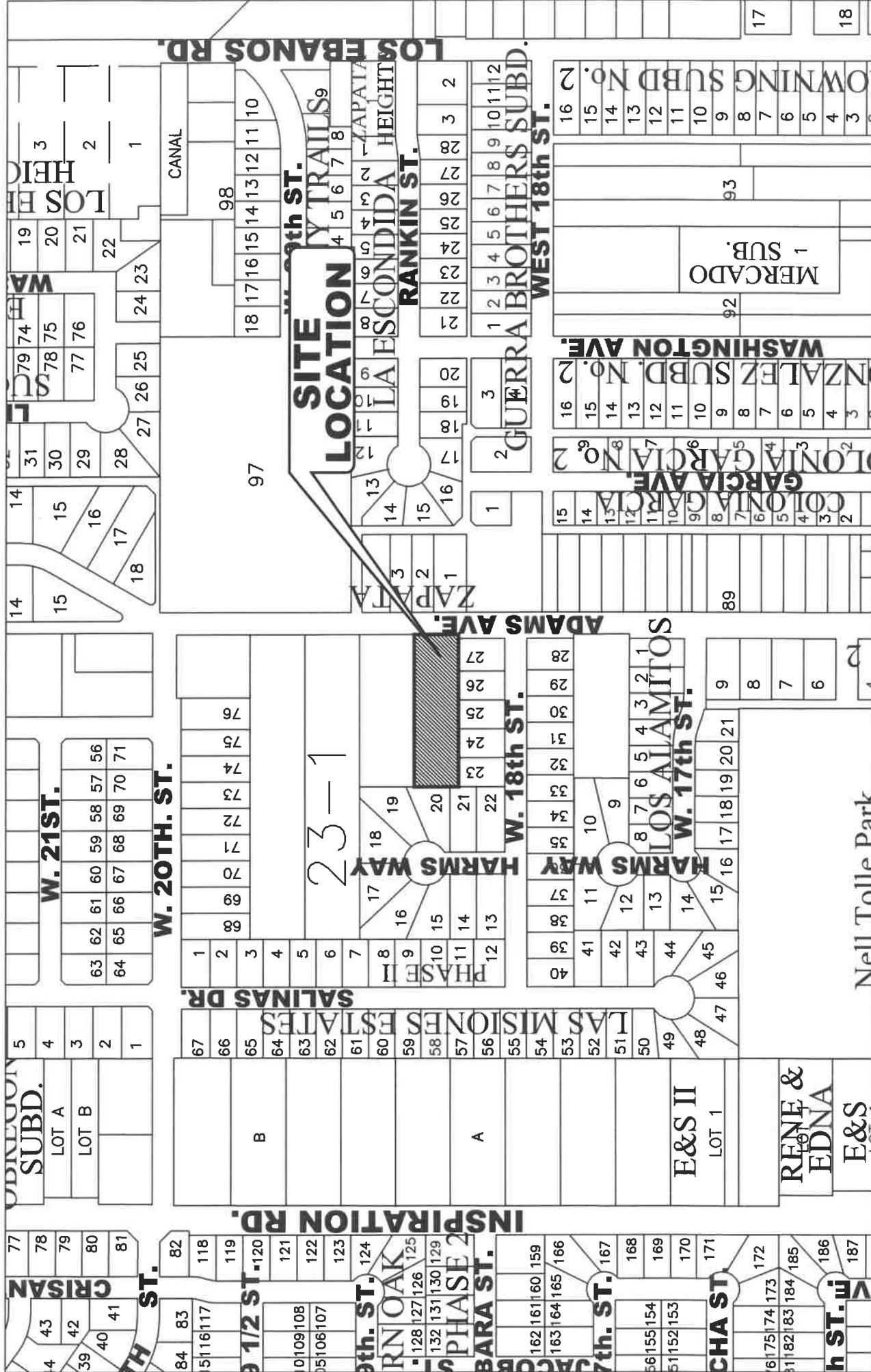
The subject site is located 105' north of W. 18th Street along the west side of Adams Avenue – see **vicinity map**. The site currently has an existing masonry building with four bays for auto mechanic work. Access to the site is from Adams Avenue. The applicant has been in operation at this location since 2013. The applicant would like to renew his conditional use permit for the auto mechanic shop. This CUP was last approved by P&Z on May 13, 2020 for a period of 3 years. Staff notes that this would be their 4th renewal.

- **Days & Hours of Operation:** Monday – Saturday from 8am to 6pm
- **Employees:** 2 employees will run the shop
- **Parking:** There is a large asphalt area available for customer parking. There is enough room for 10+ to be parked on site.

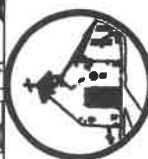
REVIEW COMMENTS: This mechanic shop is in the midst of a residential neighborhood; however, it has been a mechanic business for several years. Staff mailed out 32 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 4 year re-evaluation to continue to assess the business
- 2) Continued compliance with all City Codes, and
- 3) CUP not to be transferred to others



SITE LOCATION



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.



**SITE
LOCATION**

ADAMS AVE.

W. 18TH STREET

M4900-00-000-0095-00 (238016)
GUERRA PILAR & ANGEL JAVIER
1402 ADAMS ST
MISSION TX 78572

M4900-00-000-0095-01 (238017)
GUERRA SONIA
1400 ADAMS ST
MISSION TX 78572

M4900-00-000-0097-01 (238026)
CANTU OSCAR & MARIA ELOISA
1800 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-08 (305813)
HINOJOSA MARCO A & THELMA M
1607 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-09 (305814)
GONZALEZ SAMUEL & MARIA E
1605 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-10 (305815)
HINOJOSA MARCO A & THELMA M
1607 ADAMS ST
MISSION TX 78572

Z4000-00-000-0001-01 (332151)
ZAPATA RENE & ERNESTO
1600 ADAMS ST
MISSION TX 78572

Z4000-00-000-0002-01 (332153)
MORALES JAVIER & GRACIELA
1610 N BRYAN RD
MISSION TX 78572

Z4000-00-000-0003-01 (332155)
PEREZ PASCUAL A & MARIA DEL CARM
1604 ADAMS ST
MISSION TX 78572

Z4000-00-000-0004-01 (332157)
CANTU ASCENCIO S & LINDA G
1606 N ADAMS
MISSION TX 78572

L3340-02-000-0013-00 (599372)
CASTANEDA MATILDE
1801 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0014-00 (599373)
PINA ENRIQUE & LORENA C
1803 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0015-00 (599374)
SALAZAR MARIA M
JESUS M CONTRERAS
1805 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0017-00 (599376)
GARCIA RODOLFO GARCIA
1901 W 40TH STREET
MISSION TX 78573

L3340-02-000-0018-00 (599377)
BARAJAS RAUL & MARIA
1808 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0019-00 (599378)
MARTINEZ SYLVIA R
1806 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0020-00 (599379)
BARAJAS CLAUDIA RUBI & JOSE SOSTENES
1804 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0021-00 (599380)
ESPINOZA RAMON L JR
PO BOX 2941
MISSION TX 78573

L3340-02-000-0022-00 (599381)
MORALES BERNADETTE
3208 UMAR AVE
MCALLEN TX 78504

L3340-02-000-0023-00 (599382)
RODRIGUEZ ANDRES Jr
1704 W 18TH ST
MISSION TX 78572

L3340-02-000-0024-00 (599383)
SANCHEZ MARIA B SALAS
1702 W 18TH ST
MISSION TX 78572

L3340-02-000-0025-00 (599384)
SAENZ MARCELO & ANDREA
1700 W 18TH ST
MISSION TX 78572

L3340-02-000-0026-00 (599385)
GARZA ARTURO JR
1618 W 18TH ST
MISSION TX 78572

L3340-02-000-0027-00 (599386)
RIVERA CECILIA M
1616 W 18TH ST
MISSION TX 78572

L3340-02-000-0028-00 (599387)
MAREZ GUSTAVO & NANCY DALIA
1617 W 18TH ST
MISSION TX 78572

L3340-02-000-0029-00 (599388)
AREVALO ROGELIO JR
10606 N GLASSCOCK RD
MISSION TX 78573-5913

L3340-02-000-0030-00 (599389)
TAMAYO MARTIN G & ROMUALDA
804 GREEN VALLEY DR
MISSION TX 78572

L3340-02-000-0031-00 (599390)
LOPEZ OZIEL
1703 W 18TH ST
MISSION TX 78572

L3340-02-000-0032-00 (599391)
CANO GUILLERMO & FLOR E
1705 W 18TH ST
MISSION TX 78572

L3340-02-000-0033-00 (599392)
JASSO ROOSEVELT
1707 W 18TH ST
MISSION TX 78572

L3340-02-000-0034-00 (599393)
LOPEZ RICARDO AGUILAR
1110 WOODLOCK DR
PASADENA TX 77506

L3340-02-000-0035-00 (599394)
SAAVEDRA DOMINGA & MARCELINO
1711 W 18TH ST
MISSION TX 78572