

ITEM# 2.3

CONDITIONAL USE PERMIT: Storage Units for Lease
on property zoned C-1 (Office Building)
Being the North 330' of Lot 25-11,
West Addition to Sharyland
C-1
Robby Gonzalez

REVIEW DATA

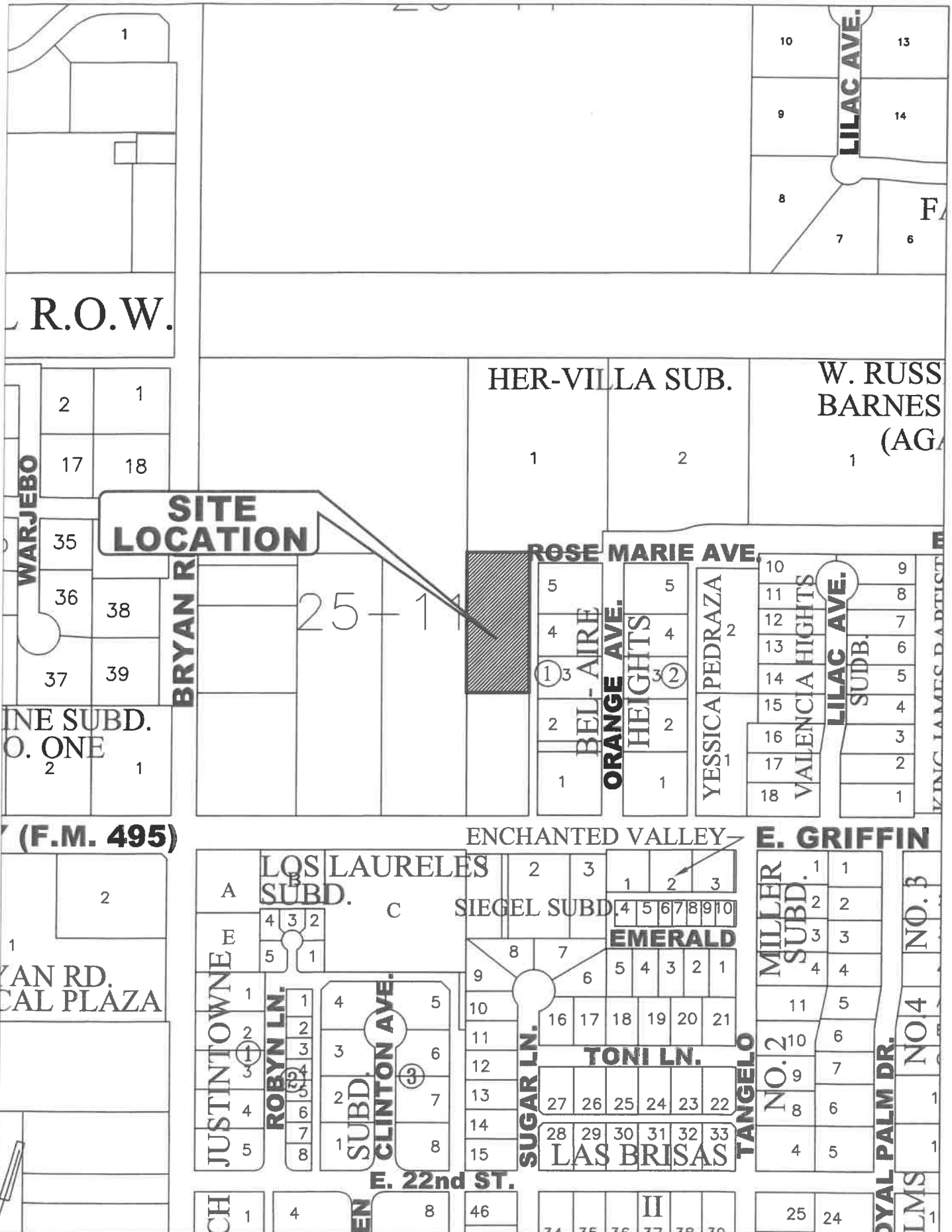
The subject site is located approximately 660' E. of Bryan Road along the northside of E. Griffin Parkway – see vicinity map. The applicant desires a Conditional Use Permit to have Storage Units for lease at this Office Building (C-1) location to be allowed. The applicant is proposing to build 5 different buildings to include the following: 84 (10'x10'); 16 (10'x20'); and 24 (12'x30') for a total of 124 storage units and an office to be located within the retail offices.

- **Days & Hours of Operation:** Office hours: Monday – Sunday from 10am to 10pm. However, the storage units will have a 24-hour access though a coded front gate
- **Employees:** 1-2
- **Parking & Landscaping:** In reviewing the site plan, the applicant is proposing to construct a parking lot with 58 spaces in the area south of the property which will include the 4 parking spaces required for the office. Access to the storage unit facility will be through a 27' access driveway along the westside of the property off of E. Griffin Parkway (FM 495). Landscaping will be complied with. An 8' solid buffer will be required along the property line.
- **Lighting:** Installation of down cast lighting not to illuminate adjoining residents.
- **Other Requirements:** Must comply with all Building, Lighting, and Fire Codes.

REVIEW COMMENTS: Staff mailed out 15 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Must comply with all City's Codes (Fire, Building, Lighting, etc.)
- 2) Must comply with solid buffer,
- 3) Comply with City's detention requirements, and
- 4) Must acquire a business license prior to occupancy.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680

No.

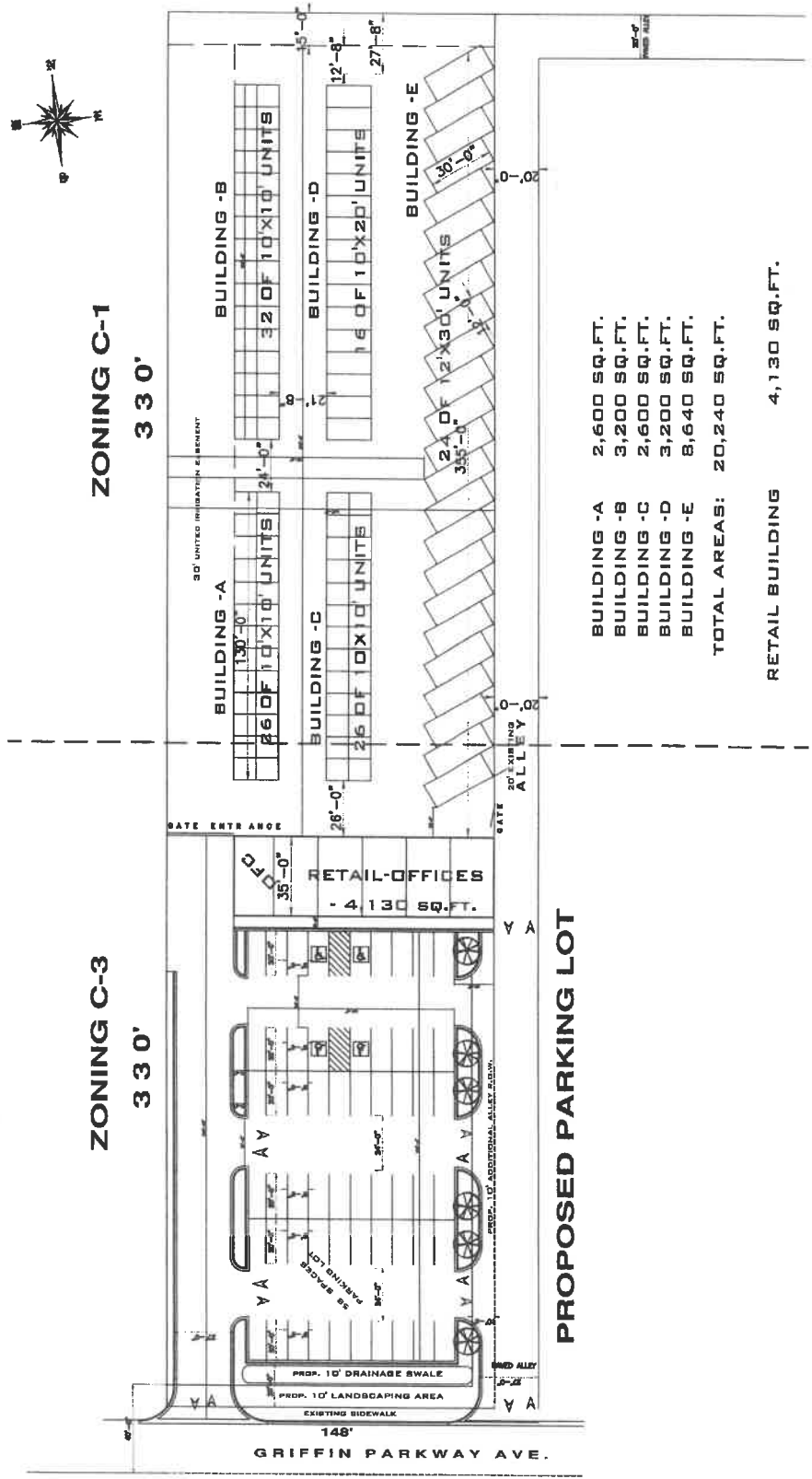


**SITE
LOCATION**

ROSE MARIE AVE.

ORANGE AVE.

GRIFFIN PARKWAY (F.M. 495)



B2150-00-001-0001-00 (123300)
LORETTO RESTAURANT GROUP FAMILY
1233 E GRIFFIN PKWY
MISSION TX 78572

B2150-00-001-0002-00 (123301)
MARTINEZ FRANCISCO JR
2309 ORANGE ST
MISSION TX 78574

B2150-00-001-0003-00 (123302)
SANTA ANA RAUL B
2321 ORANGE ST
MISSION TX 78574

B2150-00-001-0004-00 (123303)
CAVAZOS GERARDO
2325 ORANGE
MISSION TX 78574

E5800-01-000-0001-00 (170032)
CAVAZOS GEORGE
1302 E GRIFFIN PKWY
MISSION TX 78572

S3420-00-000-0001-00 (513170)
LONGORIA RAYMOND & EDNA
2025 N CONWAY AVE
MISSION TX 78572

S3420-00-000-0002-00 (513172)
LONGORIA RAYMOND R & EDNA
2025 N CONWAY AVE
MISSION TX 78572

S3420-00-000-0003-00 (513173)
QUINTANILLA JOSE L & GRACIELA
1232 E GRIFFIN PKWY
MISSION TX 78572

W0100-00-024-0011-03 (316957)
OCHOA CIRO JR & LILLIAN D
1208 E GRIFFIN PARKWAY
MISSION TX 78572

W0100-00-025-0011-01 (317022)
LORETTO RESTAURANT GROUP FAMILY
1233 E GRIFFIN PKWY
MISSION TX 78572

W0100-00-025-0011-03 (317024)
LONGORIA RAYMOND & EDNA
2025 N CONWAY AVE
MISSION TX 78572

W0100-00-025-0011-04 (317025)
LONGORIA RAYMOND
2025 N CONWAY AVE
MISSION TX 78572

W0100-00-025-0011-09 (317030)
DE LA CRUZ HERIBERTO & ANGELA
2312 N BRYAN RD
MISSION TX 78574

H2425-00-000-0001-00 (658389)
HERNANDEZ RICHARD
ABELINA V HERNANDEZ
PO BOX 52772
MCALLEN TX 78505

H2425-00-000-0002-00 (658390)
VILLARREAL ADELAIDO A JR
ELVIRA G VILLARREAL
2420 PECAN BLVD
MCALLEN TX 78501