



MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to construct four (4) electric vehicle charging ports, being Lot 1A, Sharyland Place Subdivision, in a (C-3) General Business District, located at 2410 E. Expressway 83. Applicant: Brad Slott P.E., Project Manager (Kimley/Horn) – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 22, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- August 31, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- September 16, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 13, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of S. Shary Road (F.M. 494) and E. Expressway 83.
- The applicant is proposing to install 4 charging ports. The charging ports will be placed within the Walmart Supercenter parking lot for public use.
- Access to the chargers would be through 2 driveways off S. Shary Road and 2 driveways off E. Expressway 83.
- Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council.
- The proposed hours of operation are as follows: Monday – Sunday, 24Hours.
- The working staff will be 0 employees, self-operated.
- Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 952 parking spaces are available for this establishment.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 RECOMMENDATION:

1. Staff recommends approval for the life of Use.
2. Must apply for a building and sign permit
3. Must comply with all City Codes (Building, Fire, Health, etc.);
4. CUP is not transferable to others.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

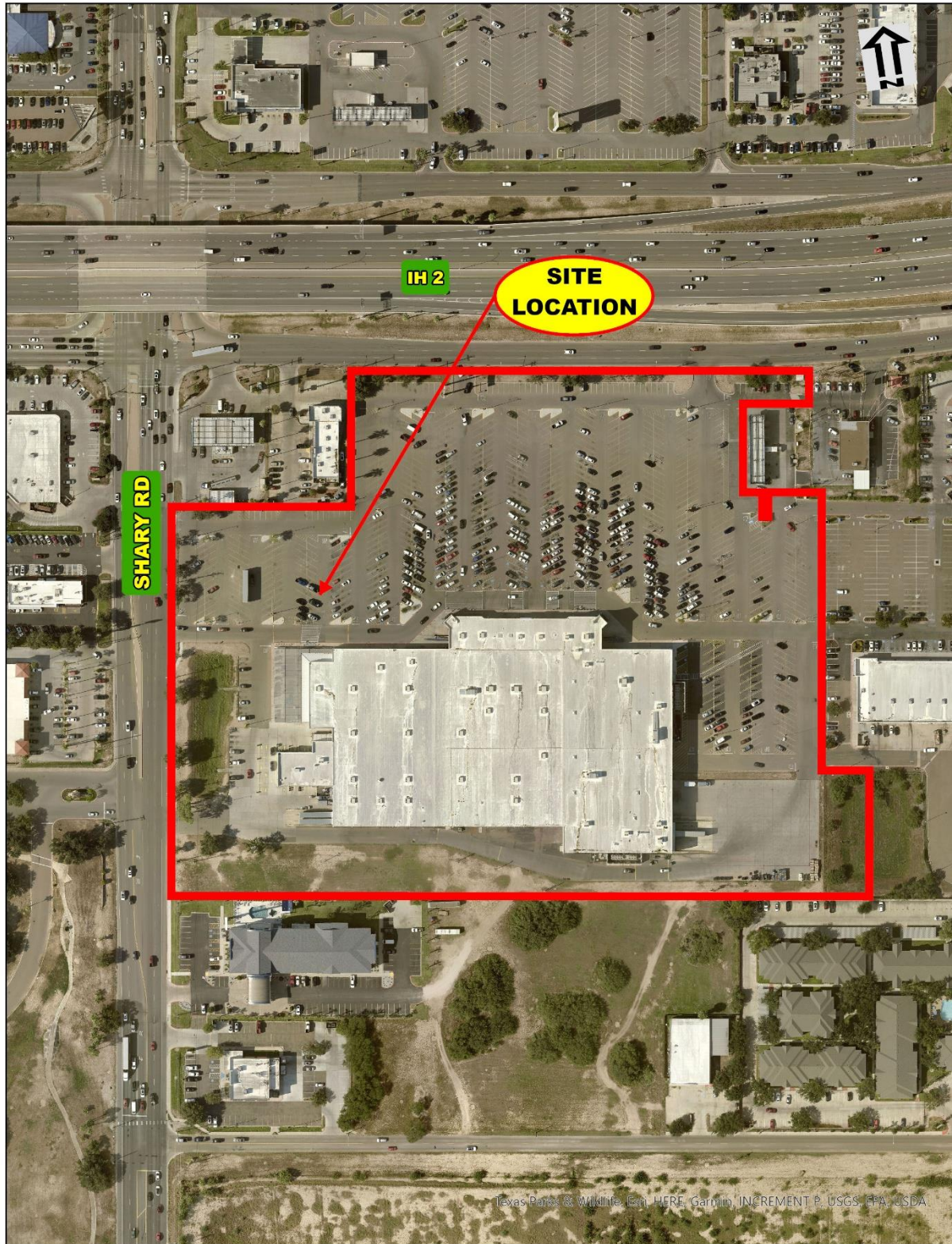
TABLED: _____

_____ AYES

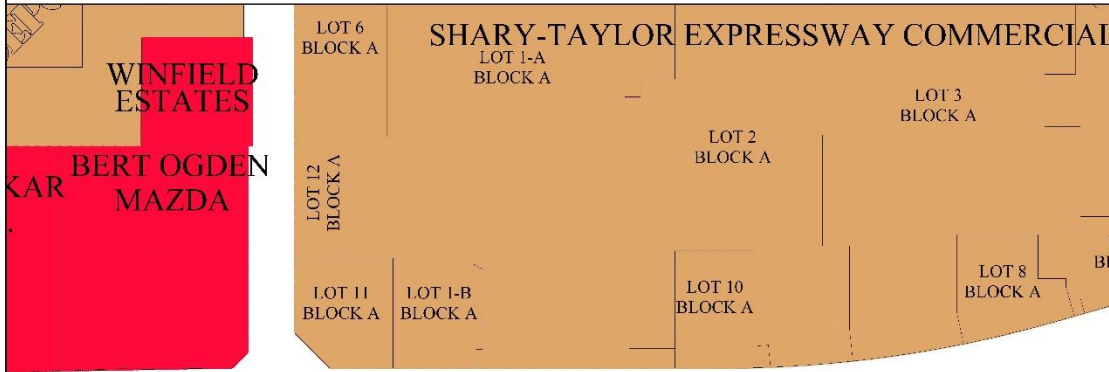
_____ NAYS

_____ DISSENTING _____

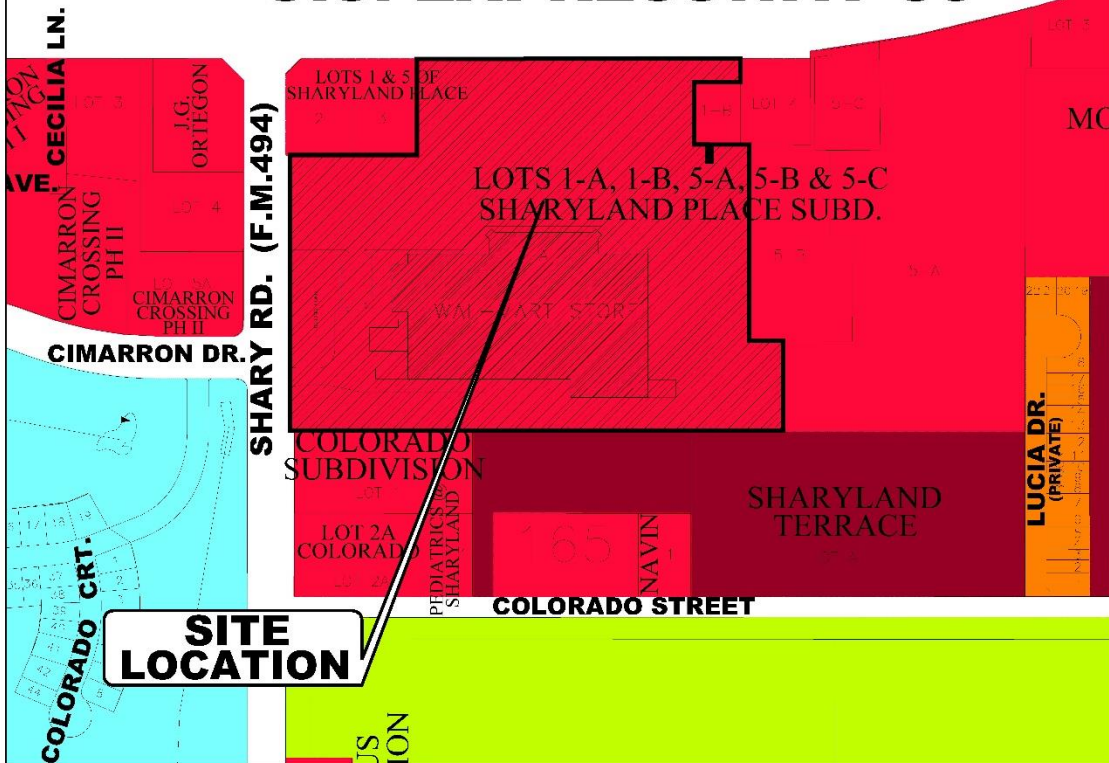
AERIAL MAP



ZONING MAP



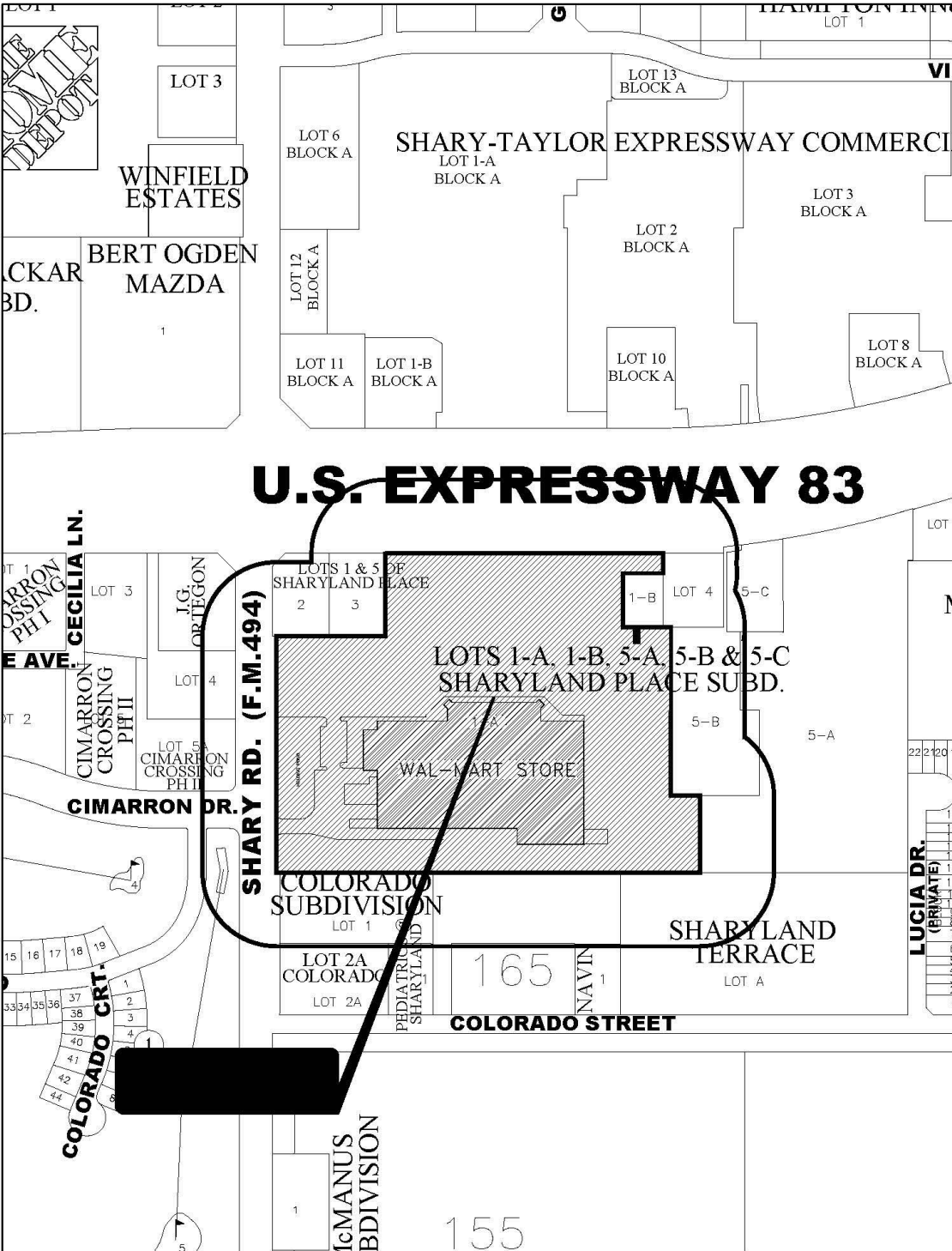
U.S. EXPRESSWAY 83



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

LEGAL NOTICE MAP



200' RADIUS MAILOUT



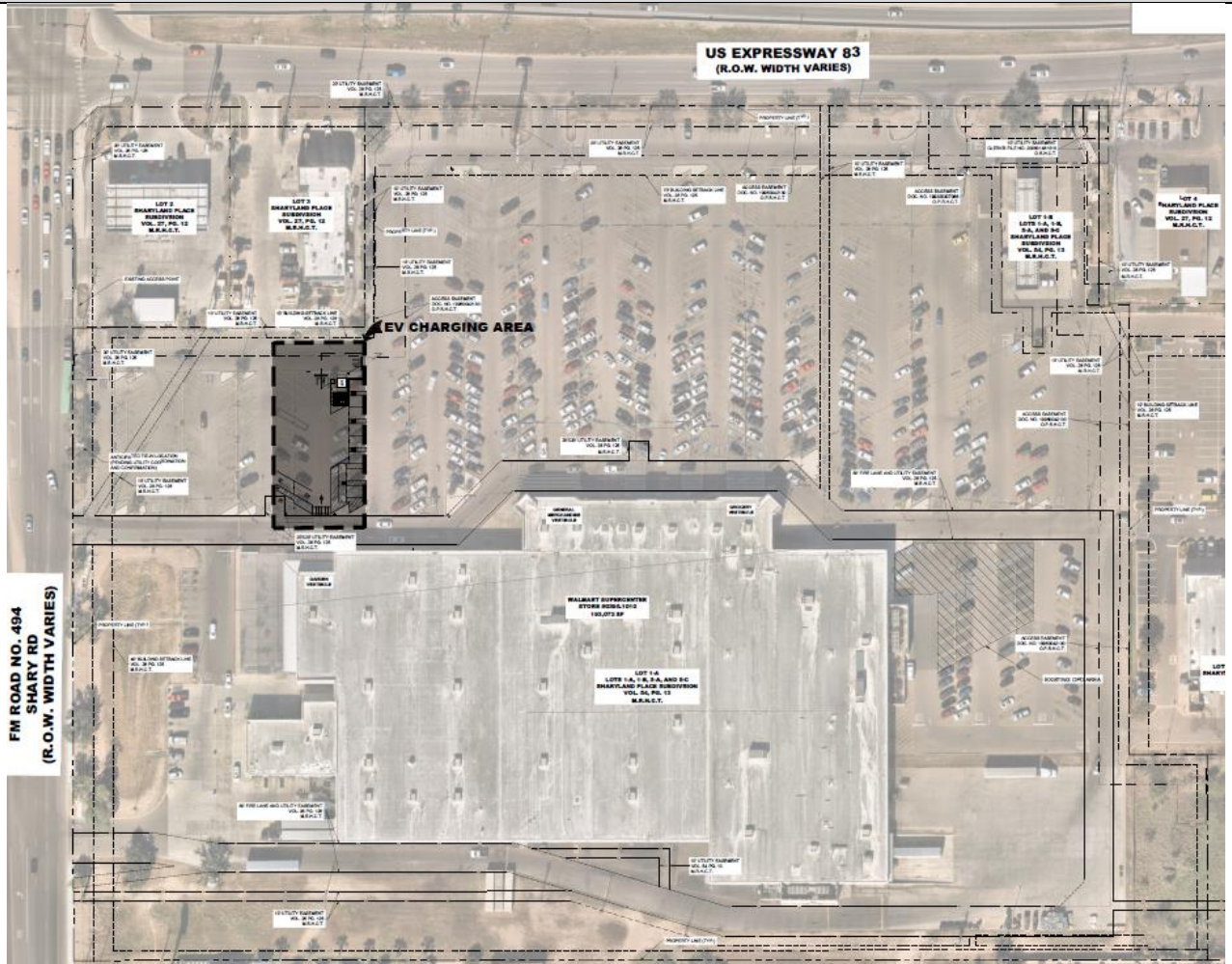
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

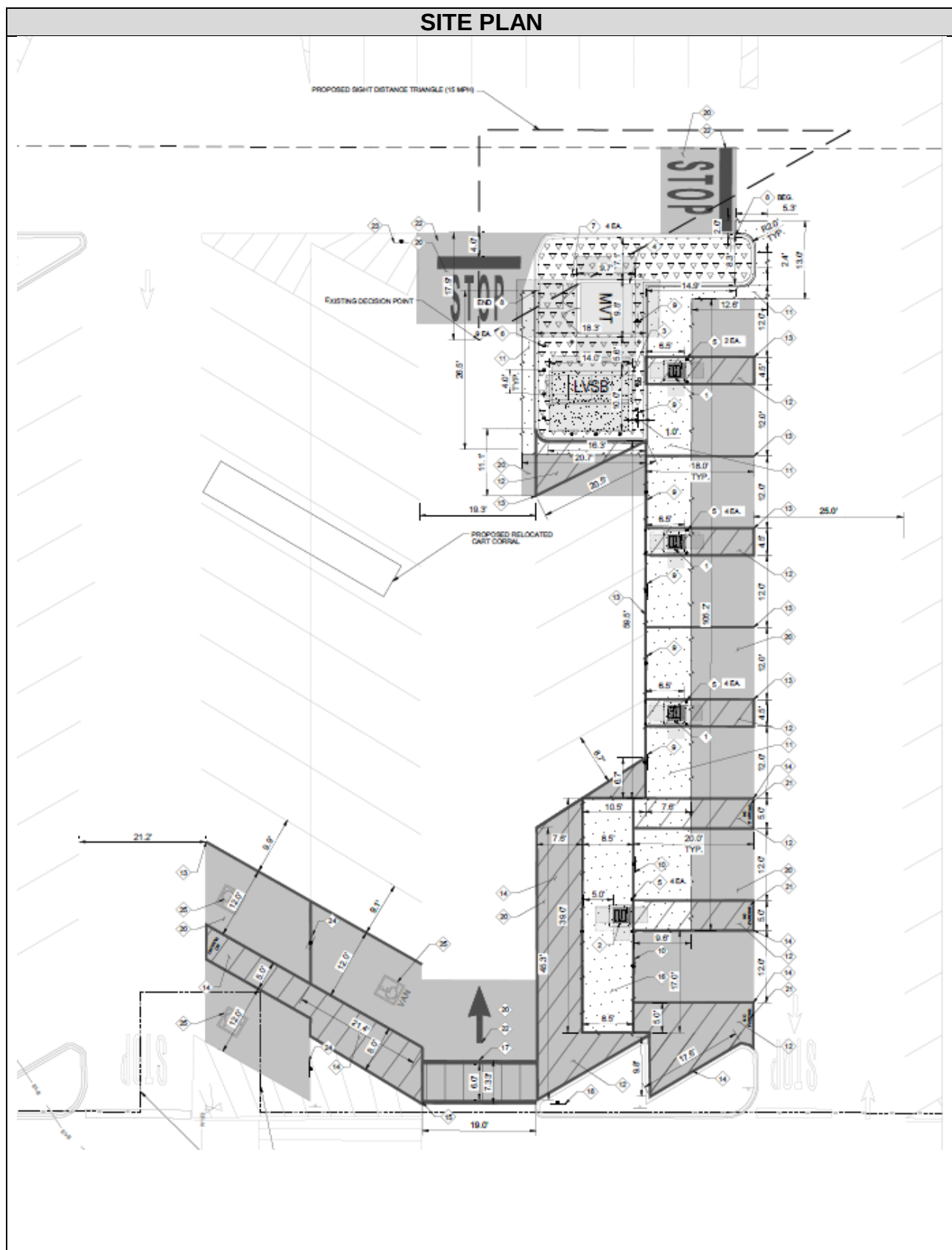
PH: (956) 580-8672
FAX: (956) 580-8680

No.

SITE PLAN



SITE PLAN



PICTURE

hyc400

Product data sheet 1/3

100 kW to 400 kW
DC-charging system
for EVs



Up to **97.5 %**
efficiency under full load

Up to **2x 600 A**
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

Bidirectional
future capability

All-in-one design for an
ultra-compact footprint

Up to 4 simultaneous
charge outputs

Power-Stack
scalable architecture

hyc400

Product data sheet 2/3

Charging Interfaces

Connection options	CCS1, J3400 (NACS), CHAdeMO
Cable lengths	11.5 ft (3.5 m), 16.4 ft (5 m), 25 ft (7.5 m)
RFID system	ISO/IEC 14443A/B, ISO/IEC 15693, NFC
Network connections	Dual SIM, 4G LTE Modems 10/100 Base-T Ethernet
Energy management	Configurable static power limit, Dynamic Power limit via OCPP/Modbus
Network communications protocol	Open Charge Point Protocol (OCPP) 1.6 and 2.0.1 Modbus, API
Vehicle communications protocol	DIN 70121, ISO 15118, Autocharge, Plug and Charge, CHAdeMO 1.2

Electrical

AC nominal voltage (RMS)	480 V $\pm 10\%$
AC nominal input current (RMS)	480 A
Input connection	3-Phase: L1, L2, L3, GND (no neutral)
Frequency	60 Hz
Power factor	> 0.99 at full load
THDi (Total harmonic distortion)	< 5% at full load
Conversion efficiency	up to 97.5% at full load
SCCR	65 kA
Surge protection	Type 1, In 20 kA, I _{max} 50 kA
Standby power consumption	43 W
DC output	100 kW (one Power-Stack), max. 300 A 200 kW (two Power-Stacks), max. 600 A 300 kW (three Power-Stacks), max. 900 A (600 A max. per cable) 400 kW (four Power-Stacks), max. 1200 A (600 A max. per cable)
Output voltage	150 - 1000 VDC

(1) Standard environmental conditions 60°F (15°C), 5 ft (1.5 m) distance
(2) See Manual for environmental details
(3) Depending on the configuration

hyc400

Product data sheet 3/3

General

Operating temperature	-30°C up to +55°C (-22°F to 131°F) ⁽¹⁾
Storage/transport temperature	-40°C to 70°C (-40°F to 158°F)
Altitude	< 4,000 m (< 13,000 ft) ⁽²⁾
Humidity (in operation, storage)	Up to 95% non-condensing
Enclosure type	NEMA 3R (IP54) Indoor/Outdoor
Impact resistance (IEC 62262)	IK10
Noise emission	< 52 dBA ⁽³⁾
Dimensions (H x W x D)	88 x 29 x 26 in (2185 x 732 x 663 mm)
Weight	1235 lbs up to 1965 lbs (560 kg up to 890 kg) ⁽³⁾
Accessibility	Meets ADA requirements for height and reach
User interface	15.6" display, 4 buttons, RGB connector status
Multilingual system	GUI in 27 languages
Remote management	Access control, configuration, diagnostics, software updates

Configuration Options

Branding	Options for custom colors (powder coating), custom vinyl
CMS (Cable Management System)	Metal swing arm keeps 16.4 ft (5 m) off the ground
Payment system	Credit card reader optional (Payler/Nayax), EMV Chip, Tap to Pay

Compliance and Safety

NRTL	UL 2202, UL 2231-1, UL 2231-2 CSA C22.2 No. 346.22, No. 2813-12, No. 2812-12 File No. E515867
Metering	CTEP No. 5966-24
EMC	FCC 47CFR Part 15B (Class A)
Electrical safety	NEC (NFPA 70) Article 625
NEVI	Buy America, 100% US Steel

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
722793	MURPHY OIL USA INC	PO BOX 7300	EL DORADO	AR	71731-7300
722791	WAL-MART REAL ESTATE BUSINESS	PO BOX 8050	BENTONVILLE	AR	72712-8055
505362	VALLEY SHAMROCK INC	PO BOX 52085	PHOENIX	AZ	85072-2085
505364	MISSION SHARY PARTNERSHIP LTD	304 W NOLANA AVE	MCALLEN	TX	78504-2528
505365	CHARLIE'S FREEDOM LLC	3500 W EXPRESSWAY 83	HARLINGEN	TX	78552-3501
280845	SUSTAITA EVERARDO M	9100 S AUSTIN DR	PHARR	TX	78577-9775
816067	SUSTAITA EVERARDO PICENO	9100 S AUSTIN DR	PHARR	TX	78577-9775
713485	COLORADO MISSION PARTNERSHIP LTD	2001 ROSS AVE. STE 1900	DALLAS	TX	78201
790021	LITTLE WORLD DAY CARE & LEARNING CENTER LLC	2413 COLORADO ST	MISSION	TX	78572-9597
816344	ORFANOS G ATHANASI MD & RICARDO OCHOA MD	3013 LAKE SHORE DR	EDINBURG	TX	78539-7715
790017	CARMANT LLC	1522 WOODS ST	MISSION	TX	78572-1440
629938	SIMRAN HOSPITALITY LLC	901 S SHARY RD	MISSION	TX	78572-9106
683075	808 SOUTH SHARY ROAD LLC & 3929 W COMMERCE LLC	302 JUAREZ AVE	LAREDO	TX	78040
722796	WEINGARTEN SHARY SOUTH JV	PO BOX 2148	MILWAUKEE	WI	53201-2148
629919	ARCHLAND PROPERTY II LP	721 N WARE RD	MCALLEN	TX	78501-6616
605923	2314 EAST EXPRESSWAY LLC & 2314 EXPRESSWAY 83 LLC	1 CVS DRIVE MC 2320	WOONSOCKET	RI	2895
722798	SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 520	PRINCETON	NJ	8540
722797	WEINGARTEN SHARY SOUTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
135318	NEW CIMARRON GROUP LLC	808 S SHARY ROAD STE. 5	MISSION	TX	78572
280847	PROPERTY OWNER'S	2515 COLORADO ST	MISSION	TX	78572