



MEETING DATE: July 1, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 26, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- 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: N1706 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 RECOMMENDATION:

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.
7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

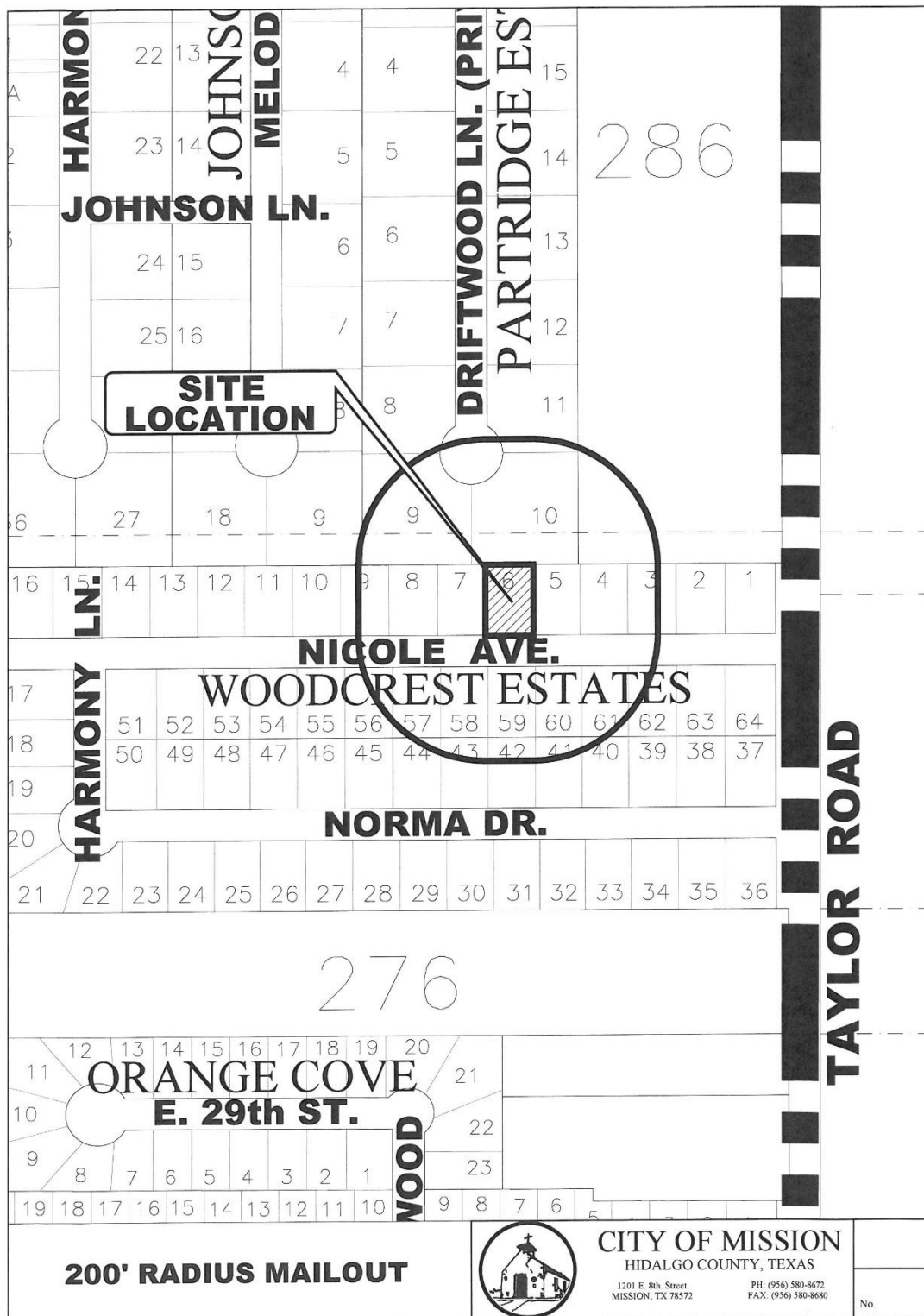
_____ AYES

_____ NAYS

_____ DISSENTING _____

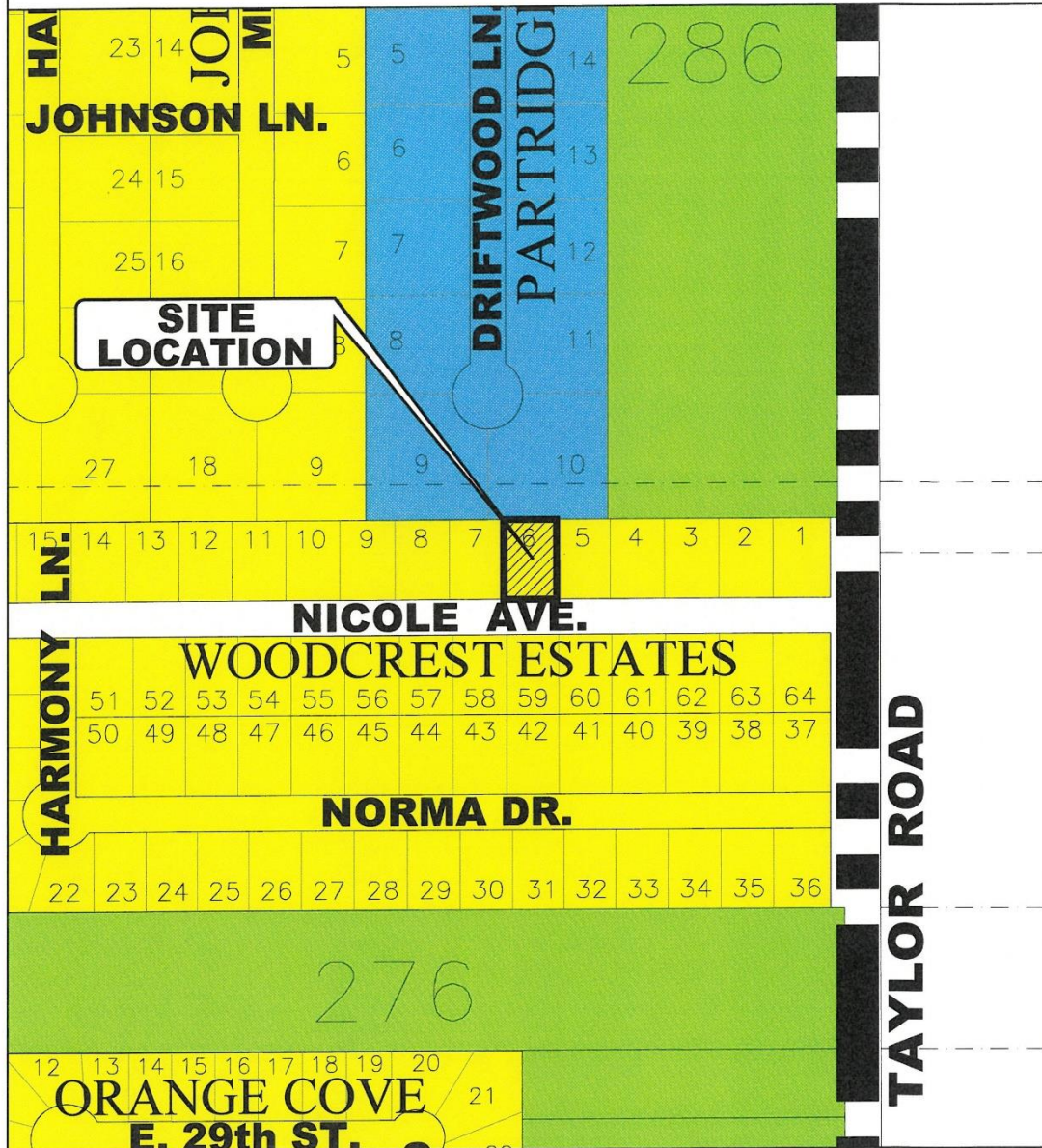
LETTER FROM THE APPLICANT

- Tax I.D: Attached
- Hours and Days of operation M - F 9 am - 5 pm
- Narrative of Proposal (C.U.P Desired for)“OPFOR Group LLC is requesting a Conditional Use Permit for administrative home office operations related to a private security and training business. The residence closed garage will be used for office functions including scheduling, compliance documentation, billing, and business communications. No retail storefront operations will occur at the residence. No regular customer traffic, public gatherings, or on-site training activities are proposed. The business will operate in compliance with all applicable city ordinances and will not negatively impact the surrounding residential neighborhood.”
- Layout : Attached
- Jerry Pena
- OPFOR GROUP LLC





ZONING MAP

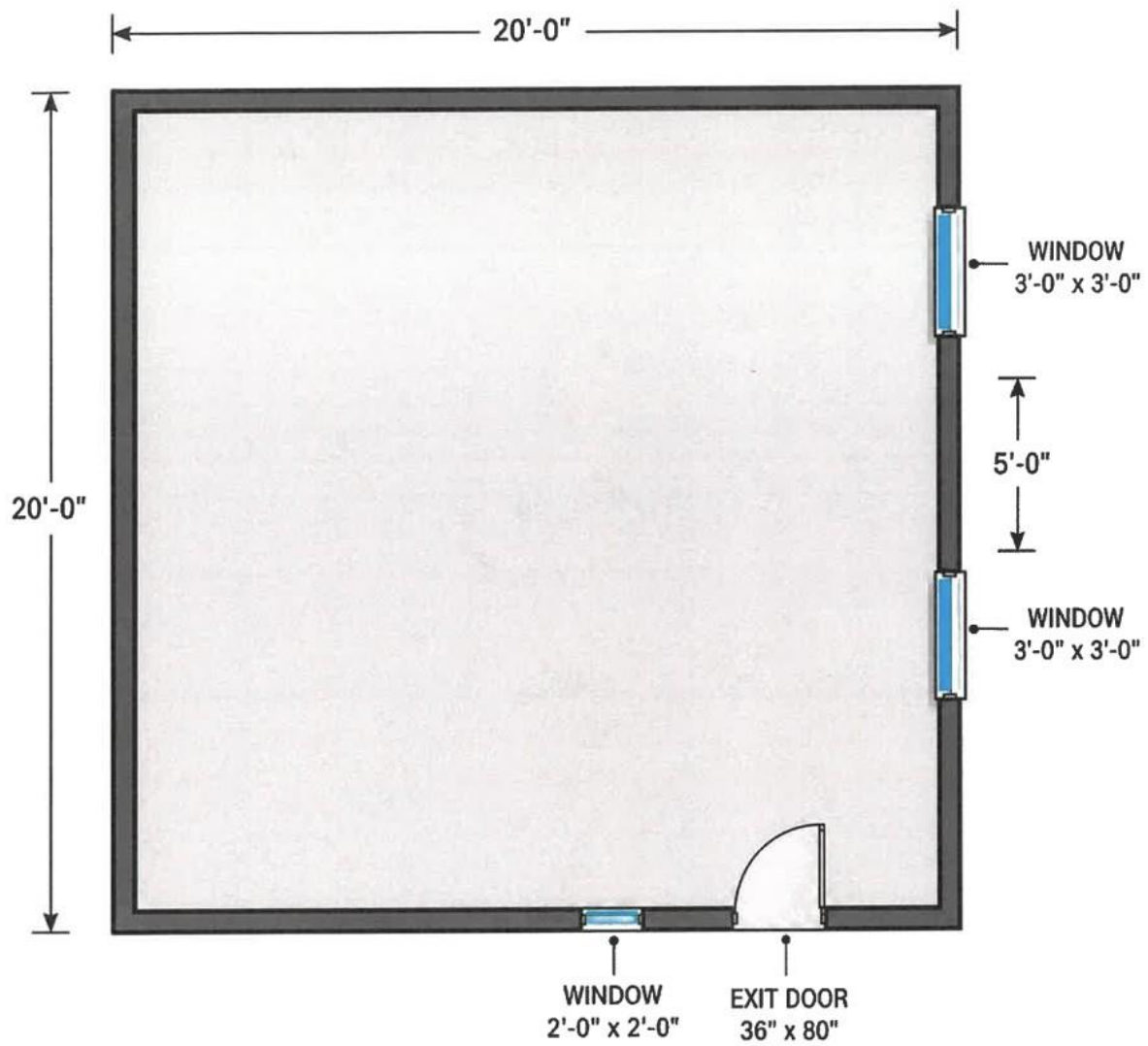


ZONING LEGEND

	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

FLOOR PLAN

FLOOR PLAN (TOP VIEW)



EXTERIOR PHOTOS



PETITION IN OPPOSITION

PETITION AND PROTEST OF CONDITIONAL USE PERMIT NO. CUP26-43

TO THE CITY OF MISSION PLANNING AND ZONING COMMISSION AND THE MISSION CITY COUNCIL:

We, the undersigned residents and/or property owners of the Woodcrest Estates subdivision and surrounding neighborhood, respectfully oppose and protest Conditional Use Permit No. CUP26-43, which seeks approval to operate a home occupation involving the sale of firearms at **2705 Nicole Avenue, Mission, Texas**.

The proposed use is incompatible with the residential character of our neighborhood and raises legitimate concerns regarding public safety, increased traffic, parking, noise, security, and the preservation of surrounding property values. The Property is located within a Single-Family Residential District, and residents purchased and continue to maintain their homes with the expectation that the neighborhood would remain residential in nature.

We are particularly concerned that:

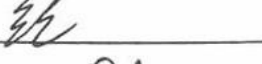
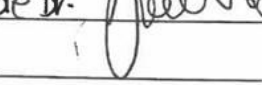
1. A firearms sales business is a commercial activity that is inconsistent with the intended use of a single-family residential neighborhood.
2. The proposed use may increase vehicle traffic, customer visits, deliveries, and parking demands on residential streets.
3. The storage, transfer, and sale of firearms at a residence may create security risks and increase the likelihood that the property could become a target for theft or criminal activity.
4. Approval of this permit could establish an undesirable precedent for additional commercial operations within the subdivision.
5. The proposed use may negatively affect neighboring property values and residents' quiet enjoyment of their homes.
6. Appropriate commercially zoned properties exist within the City of Mission that are better suited for retail firearm sales and related business activities.

For these reasons, we respectfully request that the Planning and Zoning Commission recommend denial of CUP26-43 and that the Mission City Council deny the requested Conditional Use Permit.

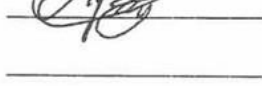
We further request that this petition and all signatures attached hereto be included in the official record and considered during all hearings relating to this application.

PETITION IN OPPOSITION

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Roberto Garza	2700 Nicole Dr		6-11-26
2	TIFFANY Pinalo	2700 Nicole Dr		6-11-26
3	Eric Cano	2421 Nicole Dr		6-12-26
4	Rogelio Garza	2804 Nicole Dr		6-13-26
5	Marisa Garza	2804 Nicole Dr		6-13-26
6	Lenny Vela	2805 Nicole Dr		6-13-26
7	Karl Vela	2805 Nicole Dr		6/13/26
8	Janiter Janeth Chavez	2704 Nicole Dr		6/12/26
9				
10				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Joe Reyna	2800 Nicole Dr		6/14/26
2	Gracio Reyna	2800 Nicole Dr		6/14/26
3	Luis Flores	2706 Nicole Dr		6/15/26
4	Peggy Flores	2706 Nicole Dr		6/15/26
5	Ricardo Neira	2704 Nicole Dr		6/15/26
6	Angelica Neira	2704 Nicole Dr		6/15/26
7				
8				

PETITION IN OPPOSITION

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Melinda Youngblood	2806 Nicole Dr	<i>Melinda Youngblood</i>	6-
2	Rudy Youngblood	2806 Nicole Dr	<i>Rudy Youngblood</i>	6-12-26
3	R. Youngblood	2806 Nicole Dr	<i>R. Youngblood</i>	
4	Mariah Youngblood	2806 Nicole Dr	<i>Mariah Youngblood</i>	
5				
6				
7				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1				
2	Dalinda Garcia	2701 Nicole	<i>Dalinda Garcia</i>	6-14-26
3	Judith Regunan	2607 Nicole	<i>J. Regunan</i>	6-14-26
4	Carlos E Ortega	2915 Driftwood Ln	<i>Carlos E Ortega</i>	6-14-26
5	Bianca E Ortega	2915 Driftwood Ln.	<i>B. Ortega</i>	6-14-26
6	Ramon Sotelo Jr.	2914 Driftwood Ln	<i>R. Sotelo Jr.</i>	6-14-26
7	Ilsa Sotelo	2914 Driftwood Dr	<i>Ilsa Sotelo</i>	6-14-26
8	Melina M. Garcia	2703 Nicole	<i>Melina M. Garcia</i>	6-14-26
9				
10				
11				

PETITION IN OPPOSITION

SIGNATURE PAGE

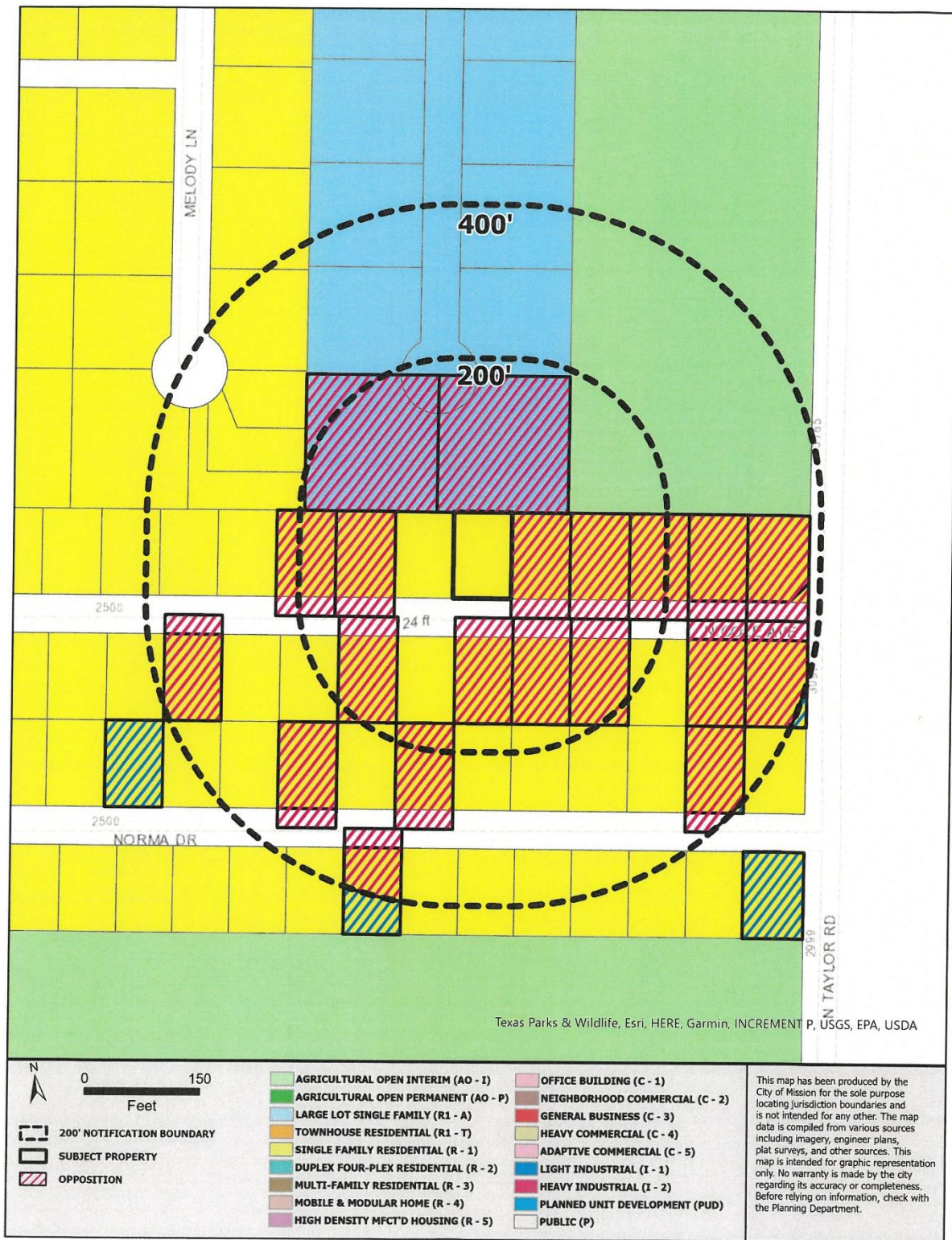
No.	Printed Name	Property Address	Signature	Date
1	Karla Arzaldia	2607 Nicole	Nicole Karla Arzaldia	6/11/26
2	Christopher Arzaldia	" "	Chris	6/17/26
3				

SIGNATURE PAGE

No.	Printed Name	Property Address	Signature	Date
1	Jackie Montero	2803 N. Nicole	J. Montero	6/12/26
2	Don C	2703 Norma Dr	W. C.	6/12/26
3	Nora H. Cunuhu	2806 Norma Dr	N. Cunuhu	6/12/26
4	Grete Mascarenhas	2805 Norma Dr	Grete	6/12/26
5	Ruben O. Vilanova	2805 Norma Dr	R. Vilanova	6/12/26
6	Maria Lavalin	2901 Harmony Ln	M. Lavalin	6/12/26
7	Marsha Abraham	2500 Norma Dr	M. Abraham	6/12/26
8	Abraham Senuwani		A. Senuwani	6/12/26
9	Rubi Escalante	2601 Norma Dr	Rubi Escalante	6/12/26
10	Joanna	2607 Norma Dr	J. Joanna	6/12/26
11	Elizabeth Alvarez	2700 Norma Dr	E. Alvarez	6/12/26
12	Roy Alvarez	2700 Norma Dr	R. Alvarez	6/12/26
13	David Vega	2801 Nicole Dr	D. Vega	6-12-26
14	DAGOBERTO LEA	2807 Nicole Dr	D. Lea	6-17-2026
15				
16				

By signing this petition, I certify that I am a resident, property owner, or interested party residing in or near the area affected by Conditional Use Permit No. CUP26-43 and support the denial of the requested Conditional Use Permit.

OPPOSITION MAP



CALCULATIONS FOR OPPOSITION

REZ 26-43

Area of 200 ft. Radius and Subject Property	4.8 Acres
Area of Subject Property	0.2 Acres
Notification Area	4.6 Acres
Area of Opposition	3.31 Acres

$$3.31 \text{ acres} / 4.6 = .7195 = 71.95\%$$

Area of 400 ft. Radius and Subject Property	15.2 Acres
Area of Subject Property	0.2 Acres
Notification Area	15 Acres
Area of Opposition	5.6 Acres

$$5.6 \text{ acres} / 15 = .3733 = 37.33\%$$

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
790090	ASSAD KATIA JOSEPHIN	2916 DRIFTWOOD LANE	MISSION	TX	78574-5180
790079	PARTRIDGE ESTATES HOA INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790016	PAUL CLEMMERSON MINISTRIES	3001 MELODY LN	MISSION	TX	78574-9783
790015	MELENDEZ POOLE JOSIAH DAVID & ELISA	3001 MELODY LN UNIT B	MISSION	TX	78574-5726
790089	SOTELO RAMON JR & ILSA ANID	2914 DRIFTWOOD DR	MISSION	TX	78574
790088	ORTEGON CARLOS & BIANCA	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
790087	GONZALEZ FERNANDO & MIRIAM R	2917 DRIFTWOOD LN	MISSION	TX	78574-5181
649877	VEGA DAVID	2801 NICOLE DR	MISSION	TX	78574-6593
649882	REGUNAN CRISOSTOMO J & JUDITH B	2607 NICOLE DR	MISSION	TX	78574-9685
649913	GARZA SYLVIA I	2801 NORMA DR	MISSION	TX	78574-3556
649929	GUARNERI JULIO & MONICA	2606 NICOLE DR	MISSION	TX	78574-9685
649876	MONTERO JUAN V & JACQUELINE	2803 NICOLE DR	MISSION	TX	78574-6593
649935	RESTO GONZALO & ADA N	2802 NICOLE DR	MISSION	TX	78574-6593
649878	FONSECA JUANITA JANETH CHAVEZ	2707 NICOLE DR	MISSION	TX	78574
649879	PENA JERARDO ROEL	2705 NICOLE DR	MISSION	TX	78574-9574
649880	HERNANDEZ GLORIA	2703 NICOLE DR	MISSION	TX	78574-9574
649881	GARCIA DALINDA	2701 NICOLE DR	MISSION	TX	78574-9574
649914	MARQUEZ MAXIMO JR & FABIOLA M	2707 NORMA DR	MISSION	TX	78574-3498
649916	DANI G LLC	2703 NORMA DR	MISSION	TX	78574-3498
649917	GONZALEZ MARIA DEL REFUGIO	2701 NORMA DR	MISSION	TX	78574-3498
649930	GARZA ROBERTO & TIFFANY D PINALES	2700 NICOLE DR	MISSION	TX	78574-9574
649931	LIMON ANTHONY RAY & MICHELLE M	2702 NICOLE DR	MISSION	TX	78574-9574
649932	NEIRA RICARDO A & ANGELICA M	2704 NICOLE DR	MISSION	TX	78574-9574
649915	PROPERTY OWNERS	2705 NICOLE DR	MISSION	TX	78574-9574
649933	PROPERTY OWNERS	2706 NICOLE DR	MISSION	TX	78574-9574
649934	SAENZ GRACIALA LEE & JOSE JUAN REYNA	2800 NICOLE DR	MISSION	TX	78574-6893
498743	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497