



MEETING DATE: May 12, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of the adoption of Ordinance No. _____ amending the City of Mission Code of Ordinances Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.43 – C-3 (General Business District), Subsection (3) Conditional Uses, Section 1.47 – PUD (Planned Unit Development District), Subsection (2) Permitted Uses by Adding Car Wash Establishments as a Conditional Use. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 24, 2026 - In accordance with State and local law, notice of required public hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of proposed ordinance amendment by the Planning and Zoning Commission.
- May 12, 2026 – Public hearing and consideration of proposed ordinance amendment by the City Council.

Summary:

- This proposed ordinance amendment seeks to modify the City's zoning regulations within the General Business District to allow car wash establishments as a conditional use, subject to approval through the conditional use permit process.
- The General Business District is intended to accommodate a wide range of commercial uses that serve the community's general retail, service, and business needs. While car wash establishments provide valuable commercial services and contribute to local economic activity, they can also have impacts such as increased traffic, noise, and significant water consumption, particularly during periods of drought or water supply constraints.
- Allowing car washes as a conditional use rather than a permitted by right use ensures that each proposed development is evaluated on a case-by-case basis. This approach provides the City with the flexibility to impose site-specific conditions that mitigate potential adverse impacts, including but not limited to: traffic circulation, and access management, noise control and hours of operation, water conservation measures and compliance with drought restrictions, landscaping, buffering, and screening requirements, and compatibility with surrounding land uses.
- This amendment aligns with the City's goals of responsible commercial development, water resource management, and neighborhood compatibility, while still supporting business growth and investment opportunities.

- The approval of this amendment will provide a balanced regulatory framework that allows car wash establishments to operate within the General Business District under appropriate oversight and conditions that protect the health, safety, and welfare of the community.

STAFF RECOMMENDATION:

Staff recommends adopting the ordinance amendment.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____