



MEETING DATE: August 5, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Commercial Warehouse – Central Kitchen in a property zoned (C-3) General Business District, being the West 60 feet of the West 250 feet of the South ½, Block 6, Citriana Heights Subdivision, located at 301 Del Mar Street Unit A. Applicant: Crown Point Construction – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 15, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 301 Del Mar Street Unit A.
- Per the Code of Ordinance, a Commercial Warehouse in a C-3 zone requires the approval of a Conditional Use Permit.
- The applicant is proposing to build a Commercial Warehouse for Local Distribution for the La Ganadera Meat Market.
- This project will be a 1-story building measuring a total of 4,000 square feet.
- There will be 9 parking stalls (2 designated as handicapped) allocated to this development.
- Landscaping is to comply with the City’s regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- The hours of operation are as follows: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Staff: 4 employees.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Life of use permit with the understanding the permit can be revoked for non-compliance.

- Must comply with all City Codes (Building, Fire, Health, etc.)
- Acquire a business license before occupancy
- CUP is not transferable to others.
- Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Must comply with the noise ordinance.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

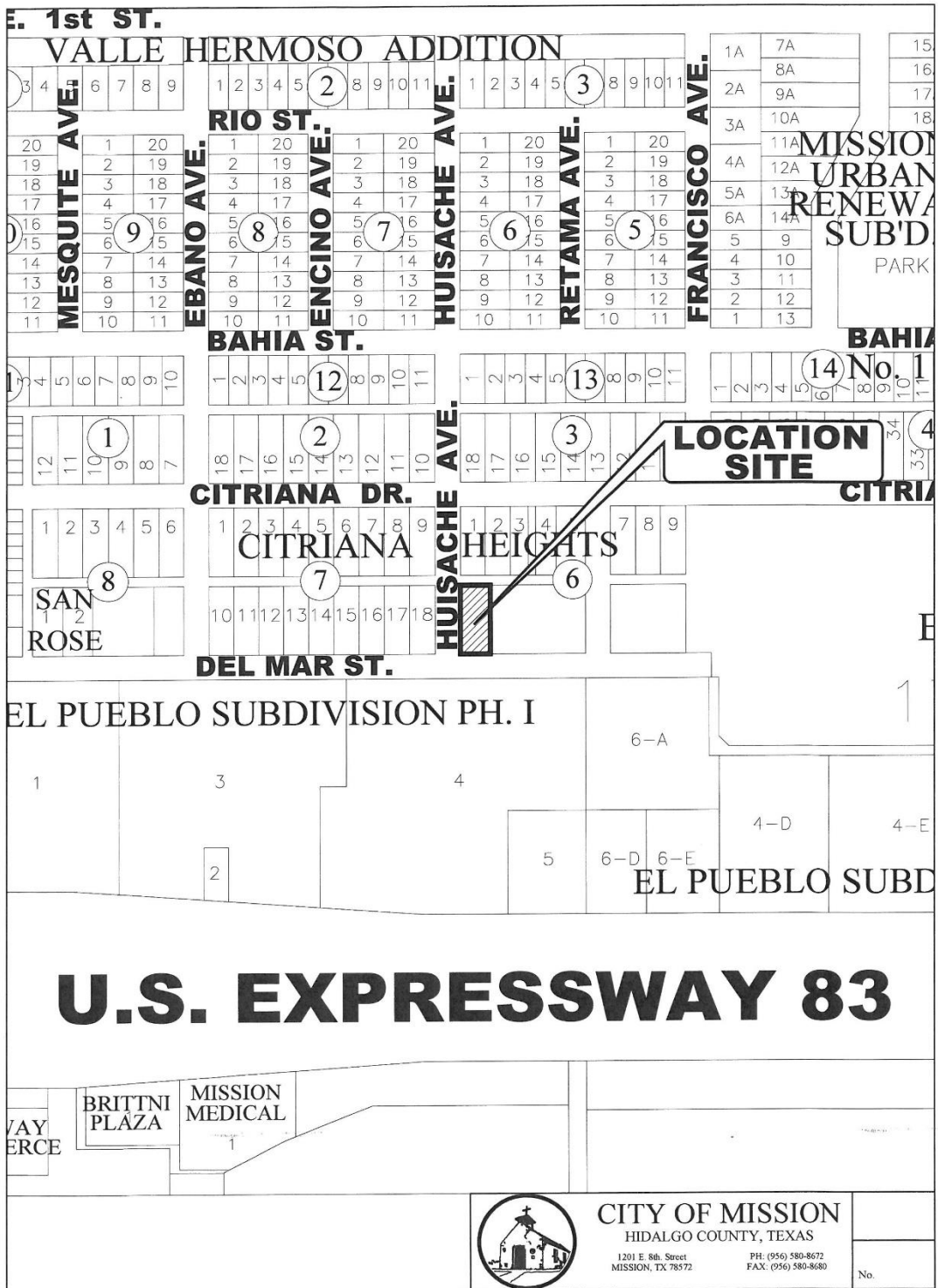
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

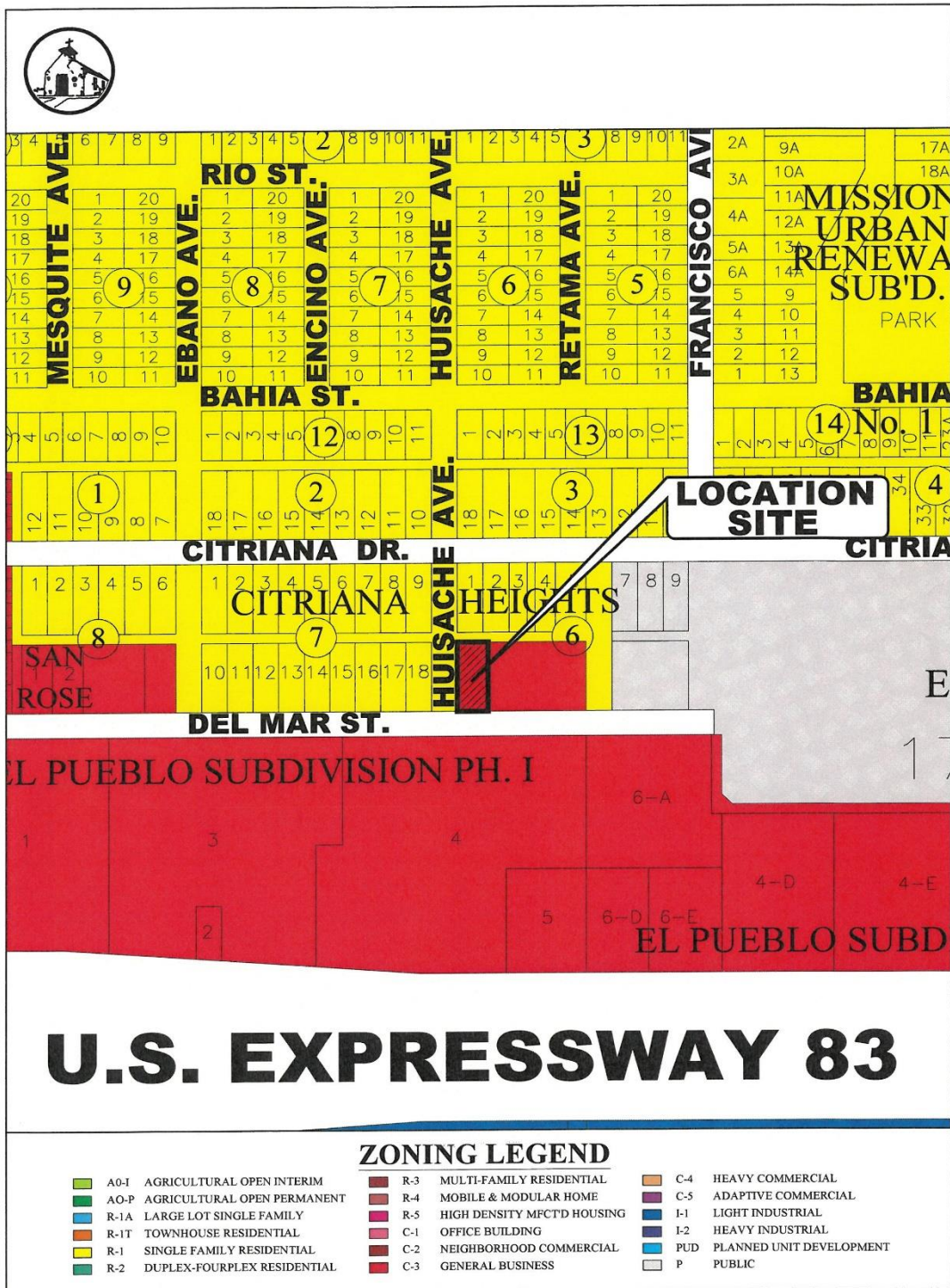
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



SITE PLAN

PICTURE



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
136249	GARZA MARIA ALICIA	215 DEL MAR ST	MISSION	TX	78572-5546
136250	MARTINEZ ESMERALDA	2101 S STANDARD	SAN JUAN	TX	78589-2610
136248	GUERRA MARIA VERONICA	213 DEL MAR ST	MISSION	TX	78572-5546
136247	GRANADOS GREGORIO	211 DEL MAR ST	MISSION	TX	78572-5546
167500	B-Y MISSION TEXAS WM LTD	4629 MACRO	SAN ANTONIO	TX	78218-5420
136209	HERRERA ARTURO JAIME	300 CITRIANA ST	MISSION	TX	78572-5540
136211	CABRERA EDUARDO	304 CITRIANA DR	MISSION	TX	78572-5540
136213	MALDONADO GUADALUPE	316 CITRIANA ST	MISSION	TX	78572-5540
342862	CLA FAMILY LP	PO BOX 1029	OLMITO	TX	78575-1029
136219	MONTOYA MAURICIO COLUNGA & ANGIE NATALIE COLUNGA	220 CITRIANA ST	MISSION	TX	78572-5538
136222	PASCUAL MARTIN M & PATRICIA FERREIRA-PASCUAL	236 CITRIANA ST	MISSION	TX	78572
136220	SANTANA EVANGELINA J & ROSA ALVA SEGURA	224 CITRIANA DR	MISSION	TX	78572-5538
558837	BARRERA DEMENCIO & JULIETA C	2211 CLINTON ST	MISSION	TX	78572
136212	LARA GUADALUPE & IMELDA	310 CITRIANA ST	MISSION	TX	78572-5540
136210	DE LA GARZA ADELA A	11117 N BRYAN RD	ALTON	TX	78573-1583