



MEETING DATE: August 5, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision(U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 21, 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 was 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 at the Southwest corner of N. Conway Avenue and Mile 2 Road.
- 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 applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available.
- As shown in the site plan, two (2) 20’ driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met.
- The proposed hours of operation are as follows: 24 hours a day, seven days a week.
- Staff: 10 employees
- Parking: Based on the size of the building, there are 19 parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Life of use with the understanding that the permit can be revoked due to non-compliance.
- Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.)
- Hours of Operation are 24 hours a day seven days a week
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Wet zone property

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

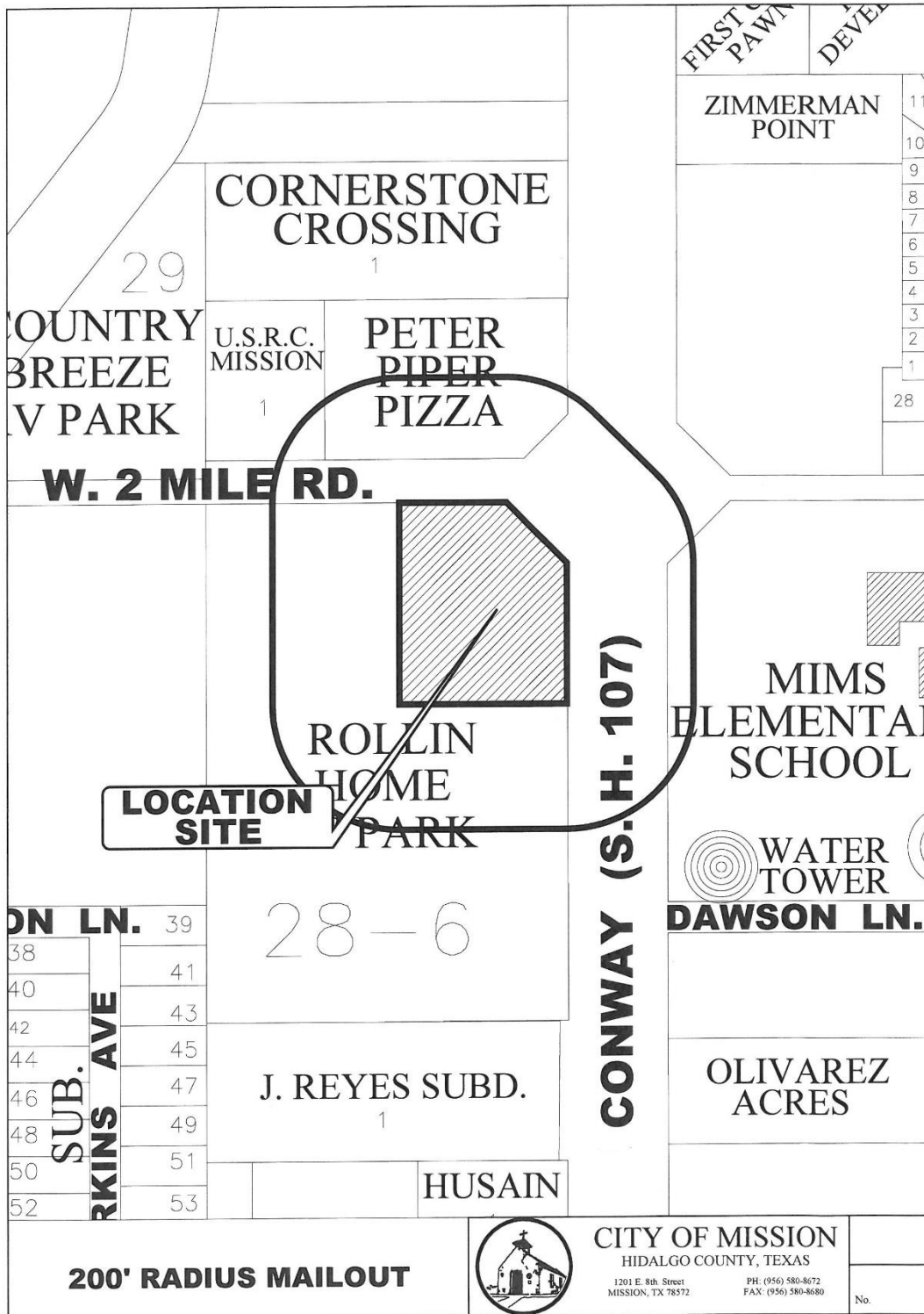
TABLED: _____

_____ AYES

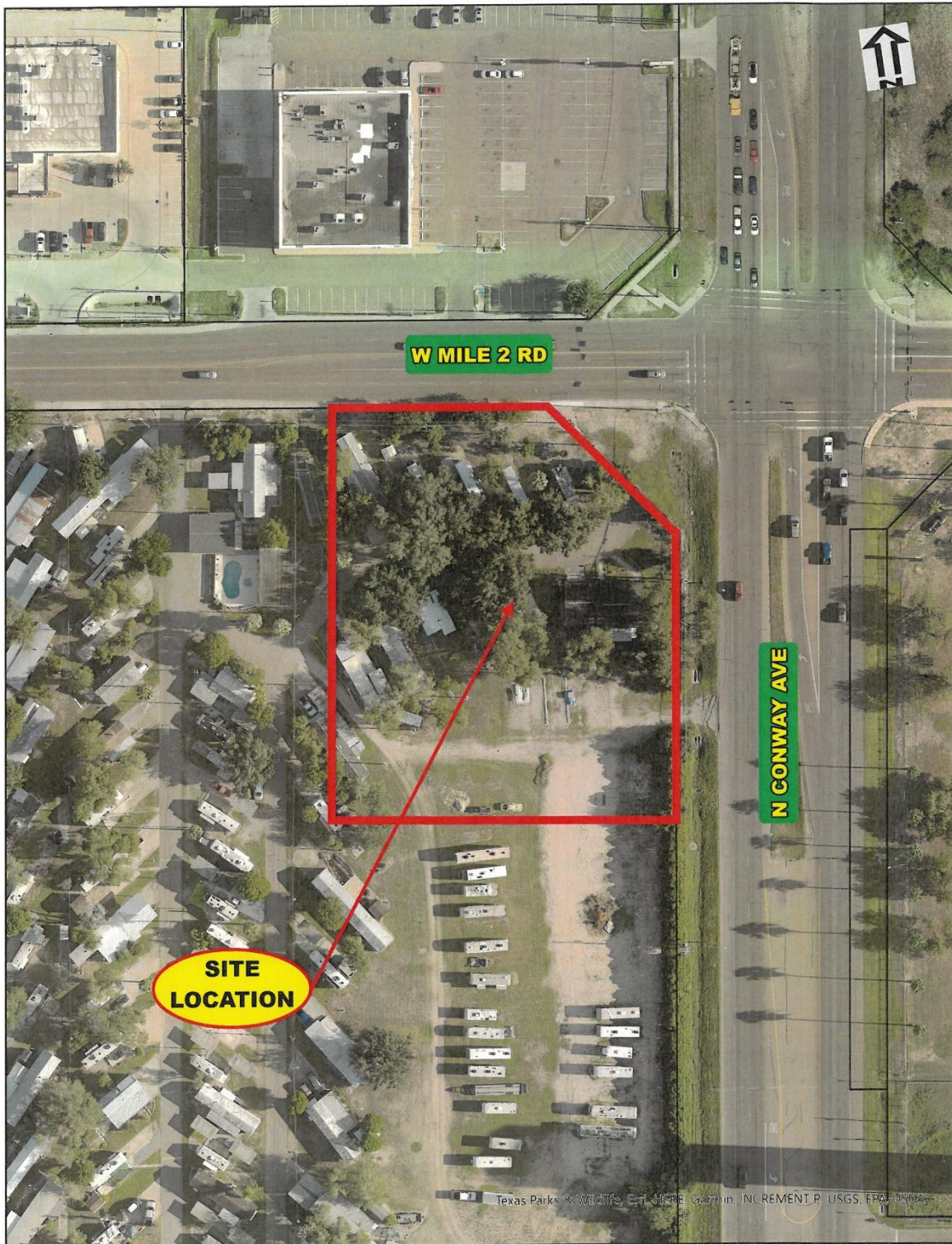
_____ NAYS

_____ DISSENTING _____

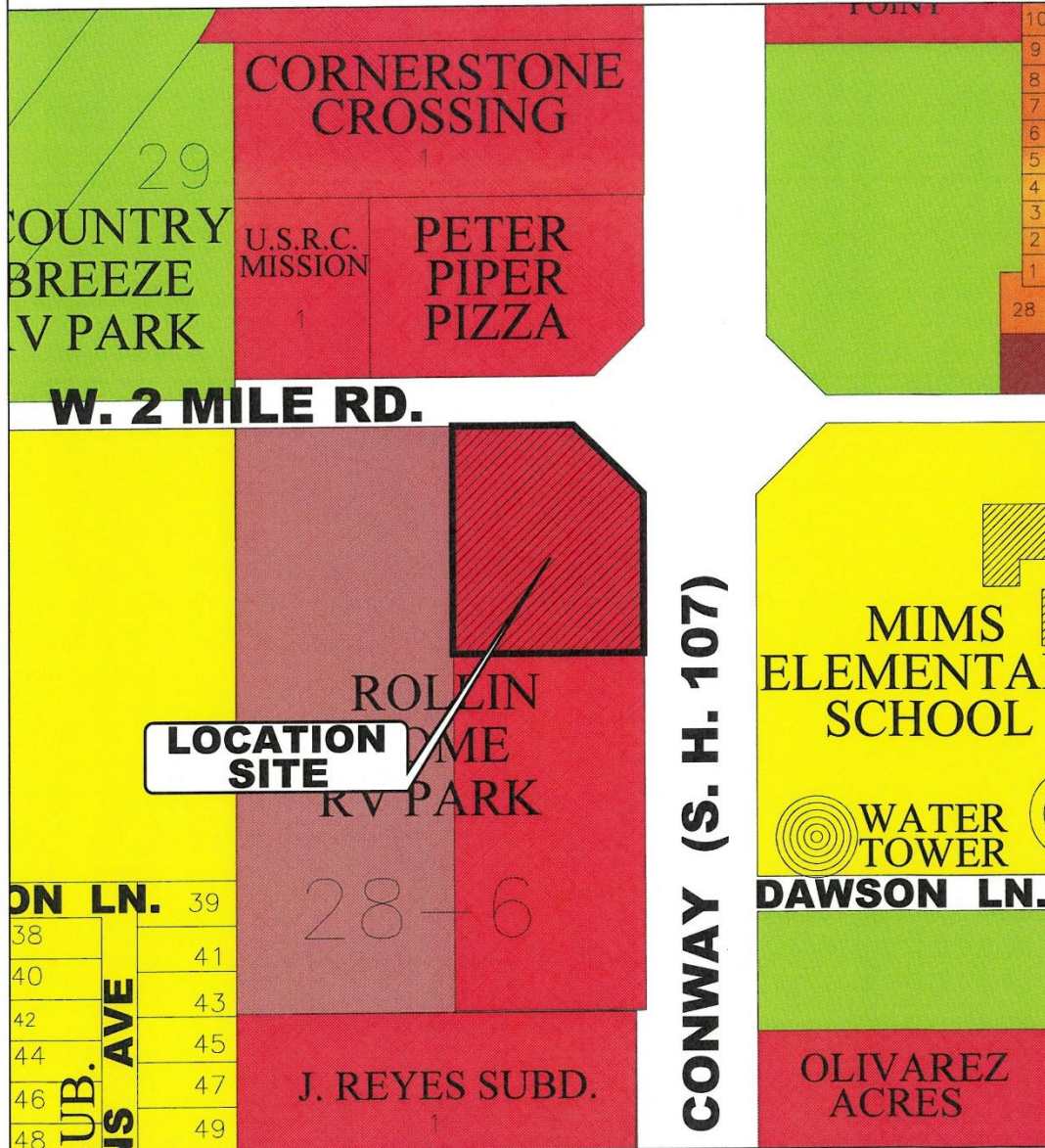
VICINITY MAP



ARIEL MAP



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-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

PICTURE FROM N. CONWAY AVENUE

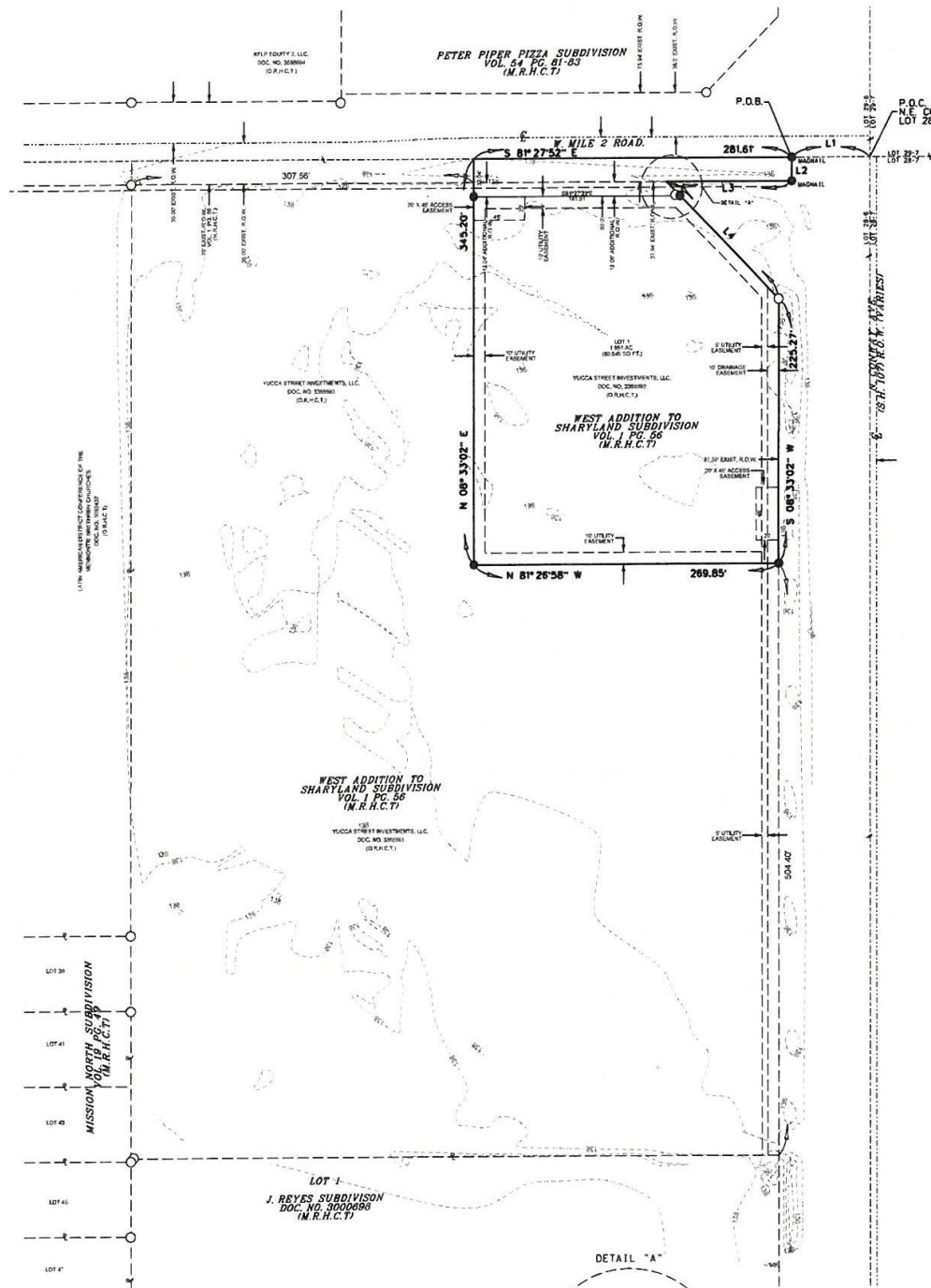


Jul 28, 2026 at 3:21:52 PM

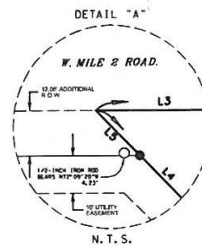
PICTURE FROM MILE 2 ROAD



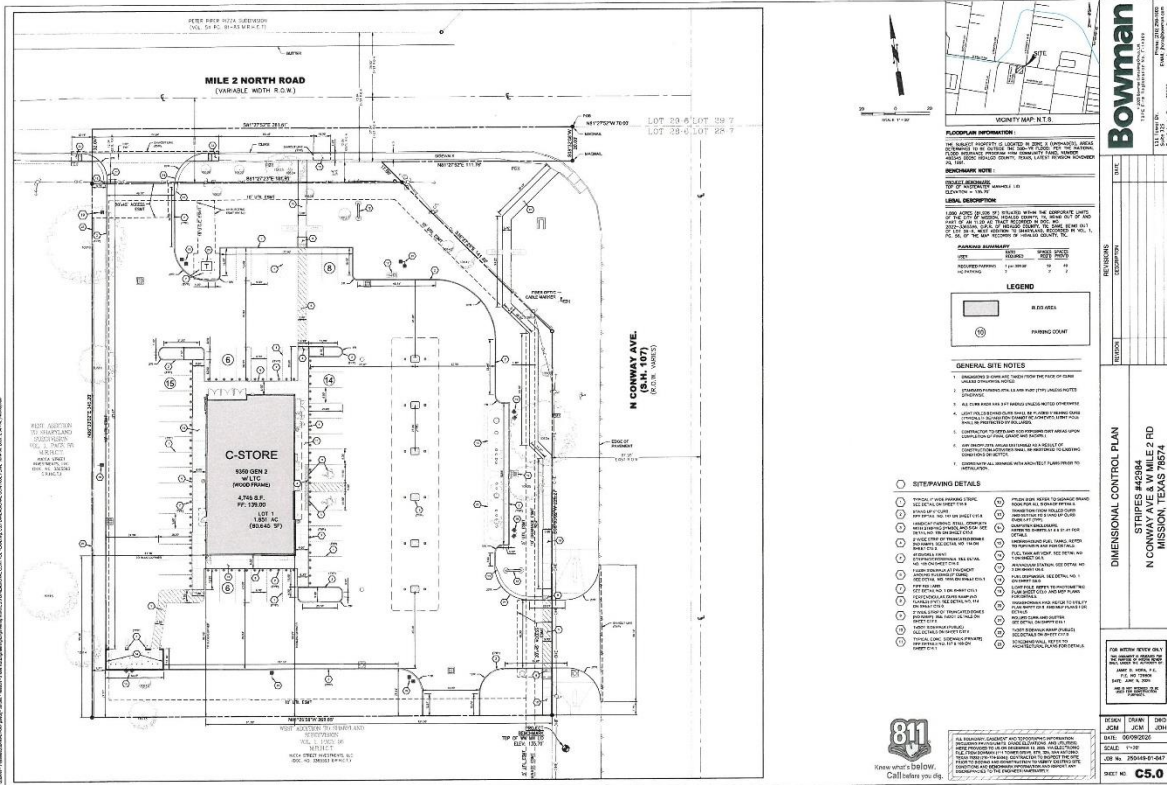
ATTACHMENTS



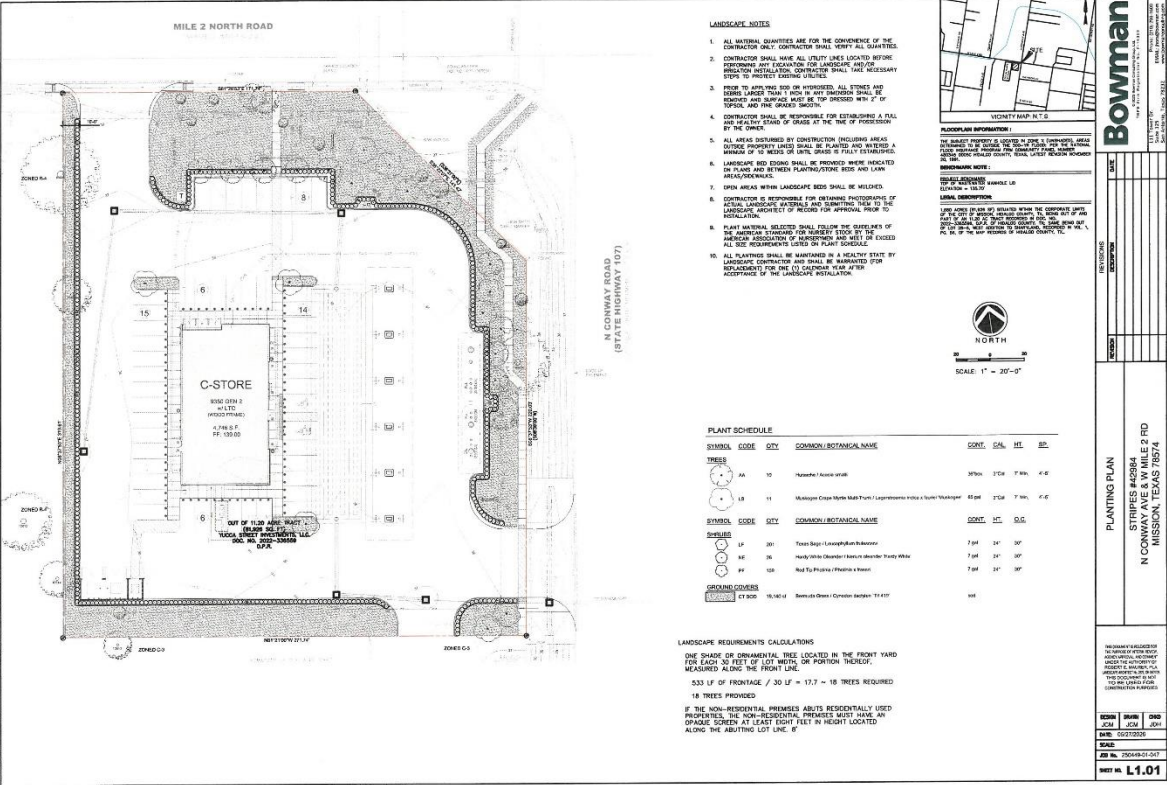
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°27'52" W	70.00'
L2	S 08°32'08" W	20.00'
L3	N 81°27'52" W	111.76'
L4	S 36°27'25" E	141.40'
L5	S 36°27'25" E	17.06'



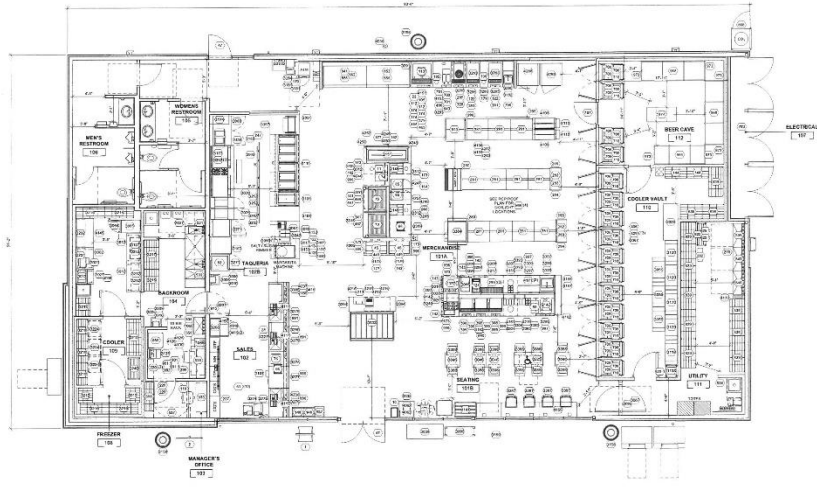
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



APPROVED:
YES ☒ | NO ☐

42984 - 1057550 - MISSION, TX - 9350-LTC

MERCHANDISE GONDOLA SECTIONS	HEIGHT	QTY	MERCHANDISE EQUIPMENT	QTY	RACK OF HOUSE STORAGE	LF	OCCUPANCY	WALL TYPE (LEAF)	SPECIES
1 UNIT	60"	22	VAULT DOORS	11	DRY SHELVING	39	MERCHANDISE	2,300 SF / 30' = 77 PEOPLE	APPROVAL DATE: 07/20/2020
END CAP	60"	2	BEER CASE DOORS	4	COOLER STORAGE	16	SEATING	175 SF / 15' = 12 PEOPLE	7-11 DESIGN MANAGER: S.PRIYADARSHINI
WINE FUTURE	54"	2	LOW TEMP DOORS	1	FREEZER STORAGE	12	KITCHEN	280 SF / 20' = 2 PEOPLE	BASE PHOTOGRAPHY: 9350-LTC
LOW WALL	35"	0	SLURPER	6 BARRELS	OVERHEAD STORAGE	49	SALES	211 SF / 60' = 4 PEOPLE	PROTOTYPE RELEASE: 2020-03 ISSUED DATE: 6.24.2020
HIGH WALL	72"	0	POST MGR	20 FLAVORS			BACKROOM/UTILITY VAULT	120 SF / 30' = 4 PEOPLE	SHELL CONSTRUCTION OTHER: WOOD FRAME
			ROLLER GRILL	2 SELF SERVE			OFFICE	58 SF / 30' = 1 PEOPLE	BUILDING SIZE: 4746 SF
TOTAL SALES SECTIONS		27	SANDWICH CASE	12 IF			RESTROOM	400 SF / 40' = 6 PEOPLE	GAS [X] BEER [X] WINE [X] LIQUOR [X]
			BATTERY CASE	1 END CAP			OCCUPANCY LEAD (400) = 100		
			NOVELTY CASE	1 END CAP			TRAFFIC DISTANCE (200) = 90'		
			ICE MERCHANDISER				COURTSHIP PATH OF TRAFFIC (475) = 18'		
							RESTROOM REQUIRED = 2		
							EXITS REQUIRED = 2		

7-ELEVEN, INC.
10000 JACOBSON DRIVE
7-11 MISSION 9350-LTC
PRELIMINARY DRAWING ONLY
FOR REFERENCE

7-ELEVEN
DIMENSION
STUDY

DESIGNER: 7-ELEVEN, INC.
DATE: 07/20/2020
DRAWN BY: [Name]
CHECKED BY: [Name]

SKETCH
LAYOUT 2

MAILOUT LIST

PROP_ID	name_1	addrDelive	addrCity	addrState	addrZip
317183	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
721820	DOWNSTREAM PARTNERS LP	4445 N MESA ST STE 100	EL PASO	TX	79902-1109
123498	KFLP EQUITY 2 LLC	PO BOX 2796	MCALLEN	TX	78502
499092	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
317196	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399