

ITEM# 1.5

CONDITIONAL USE PERMIT: To Place 2 Temporary Mobile Offices
for Office Use
107 International Boulevard
Lot 2A, Mission Business Park
I-1
B2Z Builders, LLC

REVIEW DATA

The subject site is located on the northeast corner of Industrial Way and International Boulevard. The applicant desires to place two (2) 8' x 20' modular offices for the sole use of day-to-day business operations of said construction company. Access to the site is off of International Boulevard.

- **Days/Hours of Operation:** Monday – Saturday from 7:00 a.m. to 6:00 p.m.
- **Staff:** 4 employees
- **Parking:** Based on the square footage of the buildings a total of 4 parking spaces are required. The applicant is proposing 7 parking spaces, thus compliant with the parking requirements.
- **Landscaping:** The city requires 10% of landscaping, the applicant is proposing 15% of landscaping including caliper trees.

REVIEW COMMENTS: It is not uncommon to have portable buildings in office settings. Staff mailed out 8 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. If approved, the portable buildings will be used for a maximum of 2 years at which time a permanent structure will be considered.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2 year approval to assess this operation,
- 2) Compliance with all City Codes, (Building, Fire, Parking, etc.), and
- 3) CUP not transferable to others.

U.S. EXPRESSWAY 83

18-3

LOT 1

HERMENGILDO DE LA GARZA SUBD.

FREEWAY SUBD. UNIT NO. 4-8

MISSION BUSINESS PARK

INTERNATIONAL BOULEVARD

INDUSTRIAL WAY

SITE LOCATION

1

2B

7

8

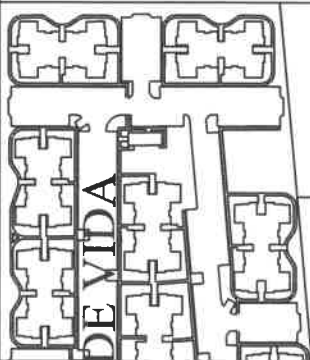
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4

5

ADO

2 13 14 15 16 17



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38	39	40	41	42	43	44	45	46
37	38	39	40	41	42	43	44	45

CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680



No.



**SITE
LOCATION**

LOS EBANOS RD.

INDUSTRIAL WAY



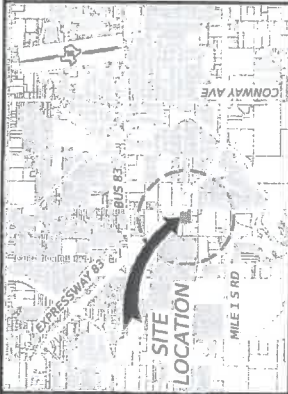
01/29/2024

Jose N. Salazar

B²Z ENGINEERING
TPE FIRM NO. F-11187

**SITE PLAN
LOT 2A**

SHEET 1 OF 1



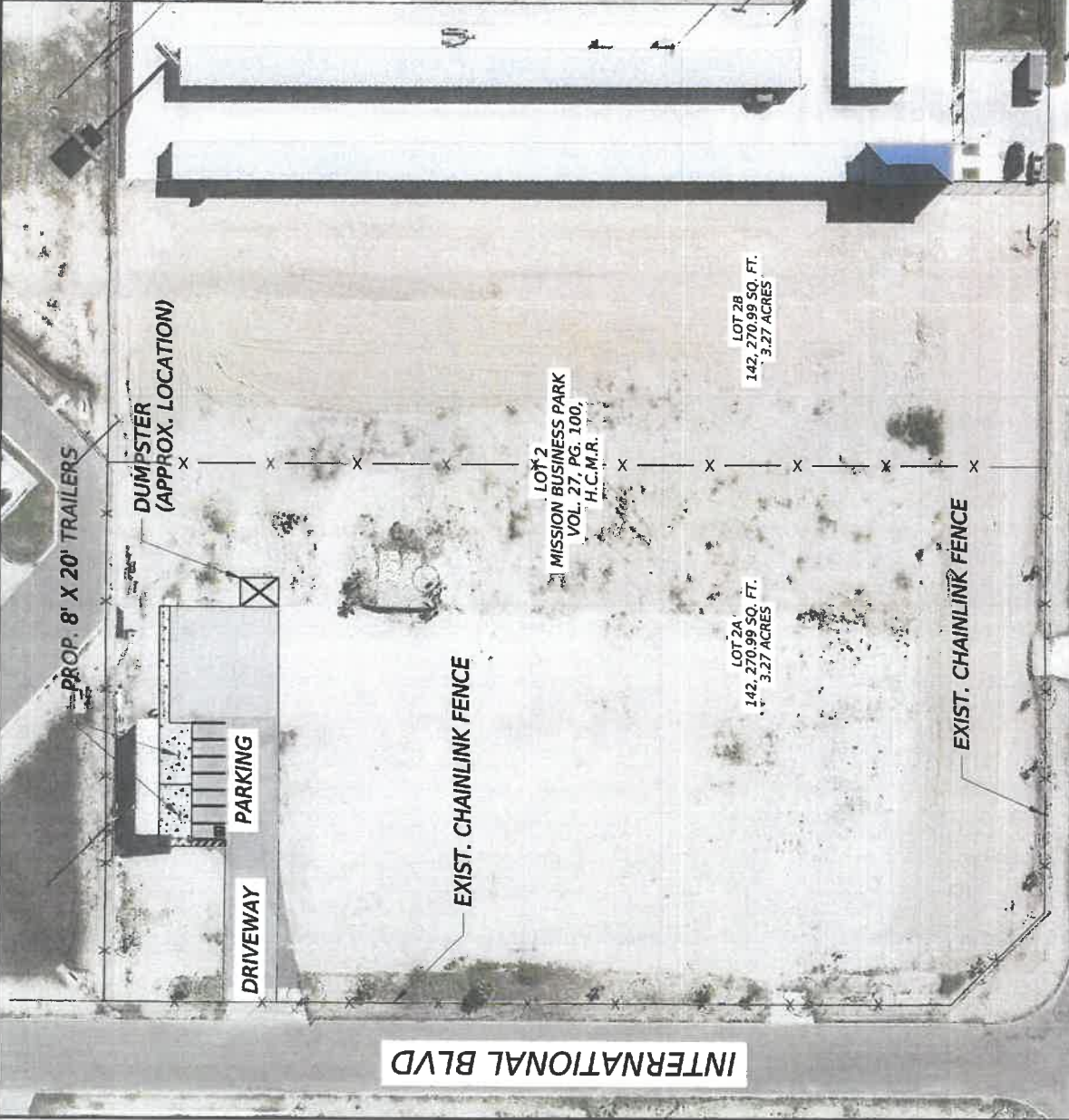
LOCATION MAP

LEGEND

- EXIST. ASPHALT PAVE.
- EXIST. CONCRETE PAVE.
- EXIST. VEGETATION



LOS EBANOS RD



INDUSTRIAL WAY

INTERNATIONAL BLVD

PROP. 8' X 20' TRAILERS

DUMPSTER (APPROX. LOCATION)

PARKING

DRIVEWAY

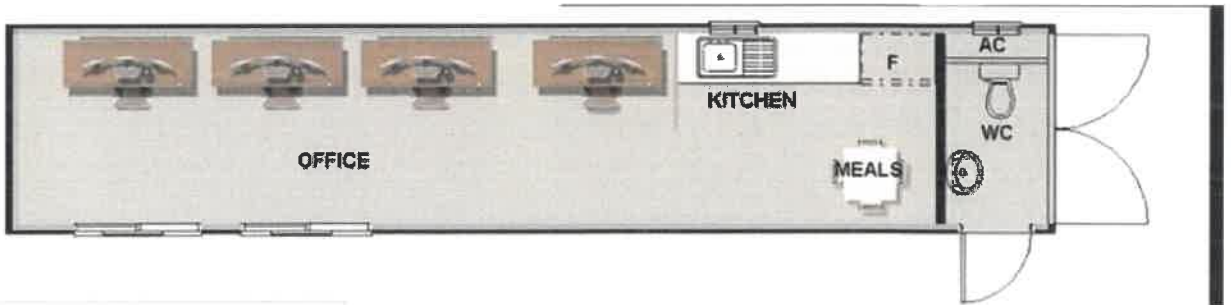
EXIST. CHAINLINK FENCE

LOT 2
MISSION BUSINESS PARK
VOL. 27, PG. 100,
H.C.M.R.

LOT 2A
142, 270.99 SQ. FT.
3.27 ACRES

LOT 2B
142, 270.99 SQ. FT.
3.27 ACRES

EXIST. CHAINLINK FENCE



M4932-00-000-0001-00 (516543)
SJCM PROPERTIES LLC
2120 THOMAS DR
JACKSON CA 95642

M4932-00-000-0003-00 (516545)
RUIZ ROEL
2000 N 47TH ST
MCALLEN TX 78501

M4932-00-000-0004-00 (516547)
R & R COOLING & HEATING LLC
1505 INDUSTRIAL WAY UNIT A
MISSION TX 78572

M4932-00-000-0005-00 (516548)
BALLI AARON H
923 HOLLYFIELD
MISSION TX 78572

M4932-00-000-0007-00 (516551)
PAEZ PROPERTY HOLDING LLC
2220 S 48TH ST
MCALLEN TX 78503

M4932-00-000-0008-00 (516553)
3RS ASSET HOLDING CORPORATION
100 INTERNATIONAL BLVD
MISSION TX 78572

M4932-00-000-002A-00 (1463056)
B2Z ENGINEERING LLC
900 S STEWART RD STE 4
MISSION TX 78572

M4932-00-000-002B-00 (1463057)
MTMETALS RECYCLING LLC
1500 IND WAY
MISSION TX 78574