



MEETING DATE: February 4, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (i-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.) – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 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.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of N. Bryan Road and E. 8th. Street.
- The applicant is proposing to install 2 Level 2 D.C. charging stations. The charging station will be placed within the M.E.D.C. parking lot for public use.
- Access to the chargers would be off N. Bryan Road through a 20’ driveway and off E. 8th. Street through a 22’ driveway.
- 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 proposed hours of operation are as follows: Monday – Sunday, 24Hours.
- The working staff will be 0 employees, self-operated.
- Parking & Landscaping: It is noted that the parking spaces are held in common for this commercial. A total of 275 parking spaces are available for this establishment.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to 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:

1. Staff recommends approval for the life of Use.
2. Must apply for a building and sign permit
3. Must comply with all City Codes (Building, Fire, Health, etc.);
4. CUP is not transferable to others.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

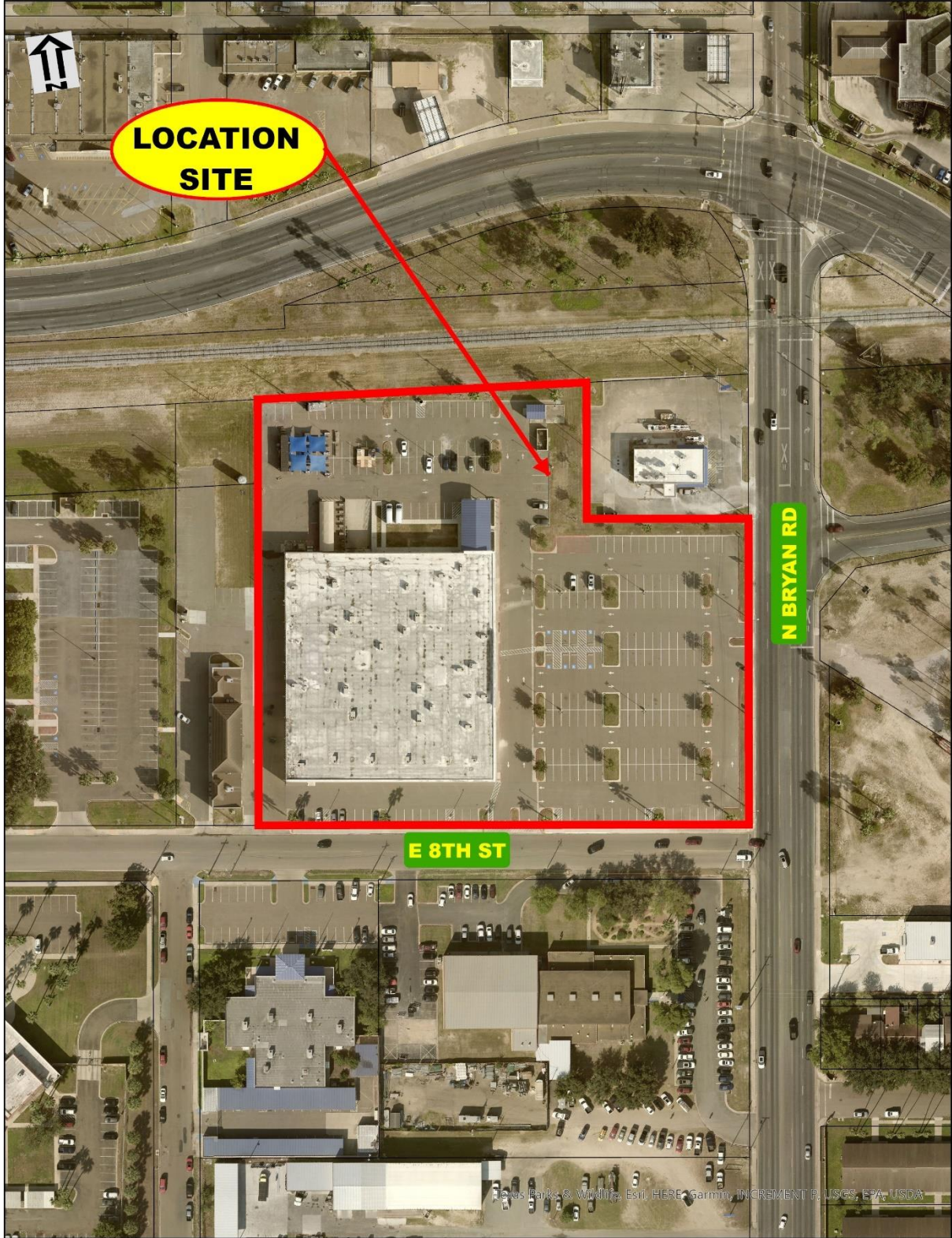
TABLED: _____

_____ AYES

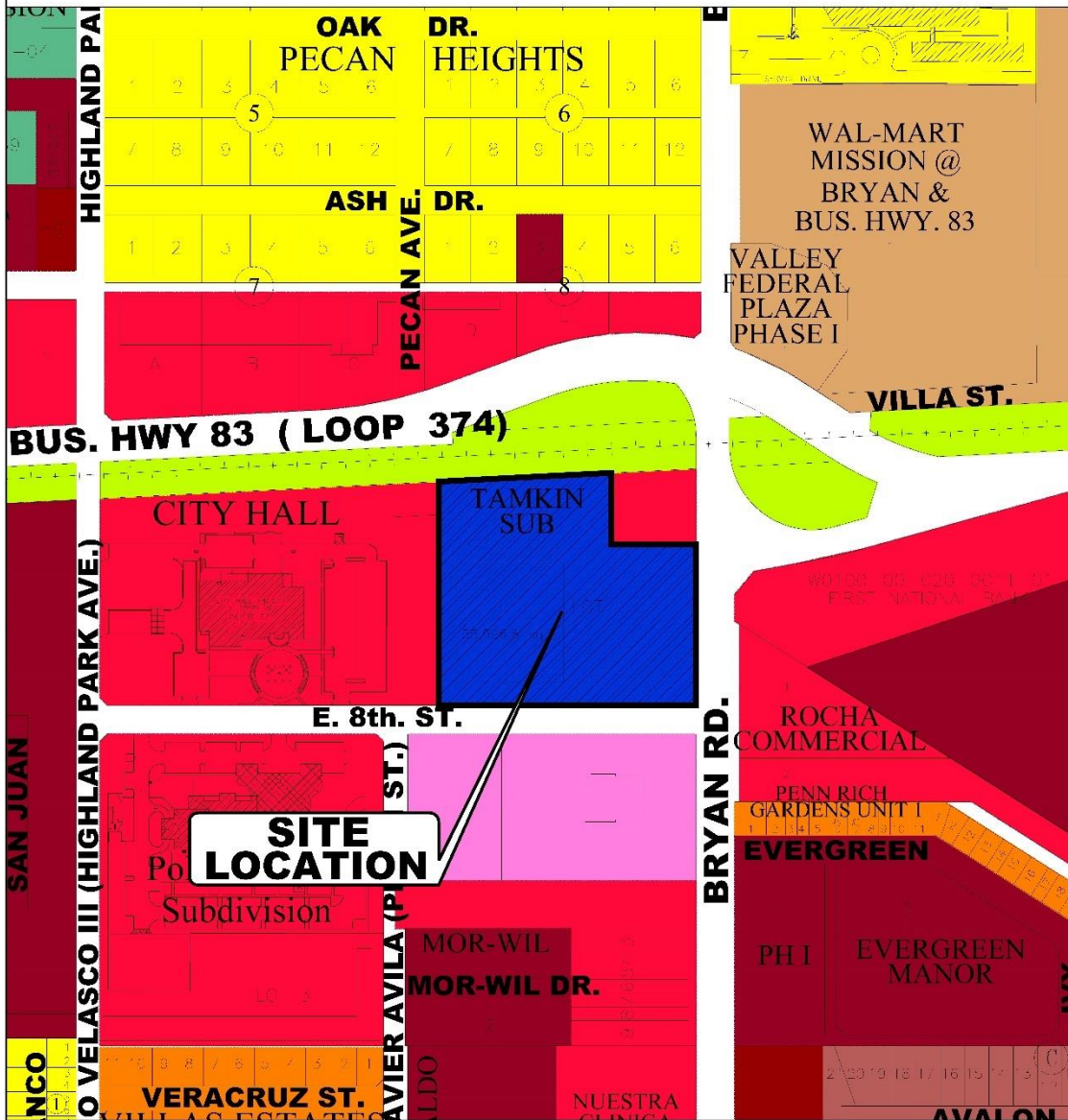
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



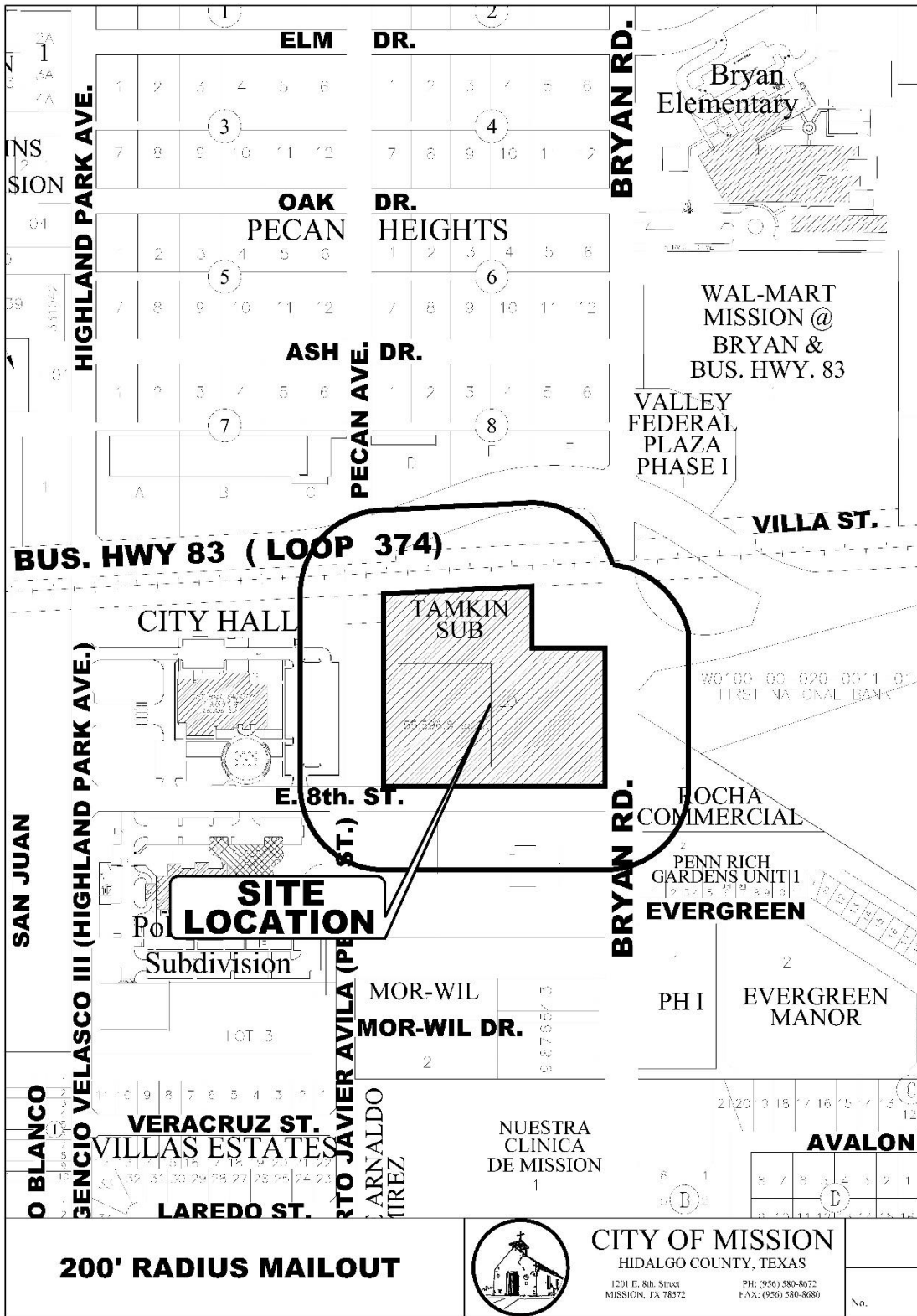
ZONING MAP



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

LEGAL NOTICE MAP



No.

PICTURE



ACI-CHR-L2C-P01-A01

Level 2 Charger 1 Port Wall Mount
15.3 kW
208/240 VAC Input Power 100 AMP Breaker



SITE LOCATION

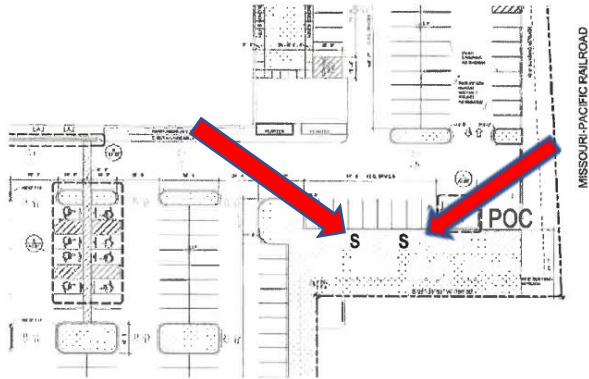


Mission Economic Development Corporation



ADVANCED EV CHARGING SYSTEMS

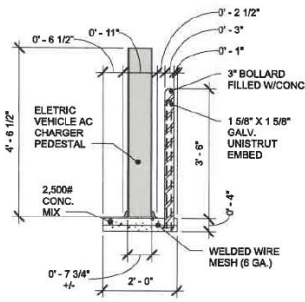
SITE PLAN - PROJECT LOCATION



Circuit Breaker Panel Here

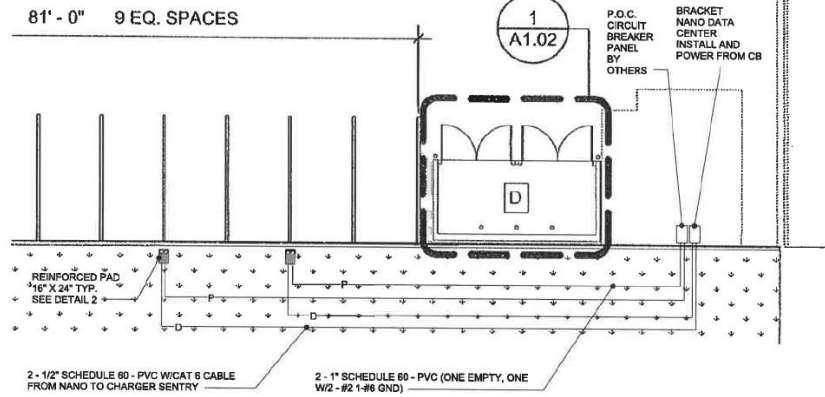
L2 (AC) Charger Here

L2 (AC) Charger Here



NOTES: ALL CONDUIT - SCHEDULE 80 PVC. SETBACK PADS 8" FROM CURB. CONC. PAD SURFACE TO BE LEVEL.

2 EV Charger Detail
1/2" = 1'-0"



1 Floor Plan
3/32" = 1'-0"



Ground Level (Load Bay Level)

CONFIDENTIAL

Client Entity
MISSION EDC
Project Address, City, State & Zip
1/13/2025 1:59:21 PM
AP-17-G-0000



301.01

SITE PLAN

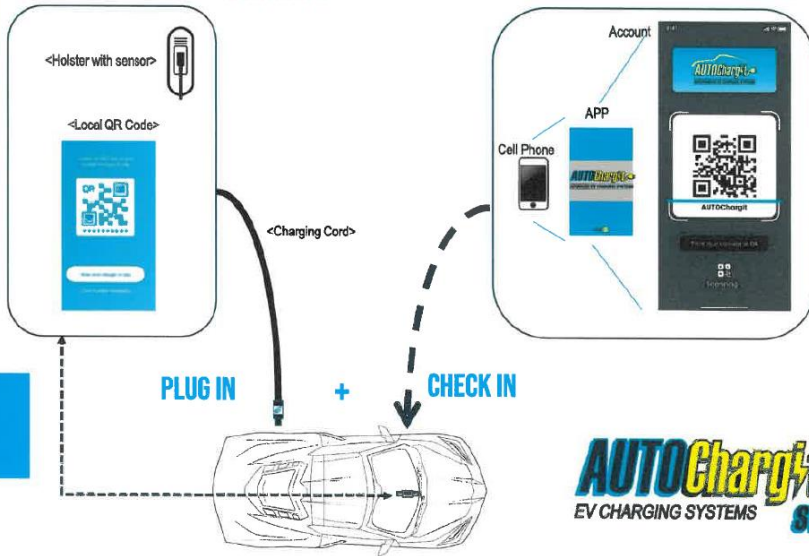


NOTE: Optional Vehicle Detector Sensor for park time calculation

2-STEP PROCESS FOR THE USER: **PLUG-IN THEN CHECK-IN**

AUTOCHARGIT SENTRY = PHYSICAL

AUTOCHARGIT APP = LOGICAL



PICTURE



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
316774	W0100-00-020-0010-02	EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALLEN	TX	78501-5627
553120	T0420-00-000-0001-00	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
	0					
604893	P8005-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
316795	W0100-00-021-0010-10	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
604894	P8005-00-000-0002-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
	0					
316785	W0100-00-020-0011-10	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577
258264	P5200-00-ABC-0000-00	AVL LP	3700 N 10TH ST	MCALLEN	TX	78501
258259	P5200-00-00C-0000-01	A V L L P	3700 N 10TH ST	MCALLEN	TX	78501
258260	P5200-00-00D-0000-00	AVL LP	3700 N 10TH ST	MCALLEN	TX	78501
724666	W0100-00-020-0010-14	MISSION REDEVELOPMENT AUTHORITY	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
729508	W0100-00-020-0010-15	MISSION REDEVELOPMENT AUTHORITY	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
641971	W0100-00-020-0010-13	HOUSING AUTHORITY OF THE	906 E 8TH ST	MISSION	TX	78572-5899
510569	W0100-00-020-0010-10	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
316779	W0100-00-020-0011-01	MORVEL INC	1242 E BUSINESS HIGHWAY 83 STE 7	MISSION	TX	78572-9308
895750	R3451-00-000-0002-00	RAGE GROUP LLC	802 N BRYAN RD	MISSION	TX	78572-6216
895747	R3451-00-000-0001-00	RAGE-ROCHA INVESTMENTS GROUP LLC	3712 SANTA INEZ ST	MISSION	TX	78572-2817