

ITEM# 2.1

CONDITIONAL USE PERMIT RENEWAL: To keep a 20' x 8' Storage Container (POD) for Temporary Office Use – Chairel Company, LLC
608 Trinity Road
Lot 2B, AN-VAR Subdivision
I-1
Chairel Company, LLC
(c/o Ana Guerra)

REVIEW DATA

The subject site is located approximately 520' west of Mayberry Road along the south side Trinity Road—see vicinity map. The applicant has been in operation at this location since 2021. The applicant would like to renew her conditional use permit to keep the storage container (POD) for temporary office use. This CUP was last approved by P&Z on October 13, 2021 for a period of 1 year. Staff notes that the applicant did not obtain her business license until April 18, 2022.

- **Hours of Operation:** Monday – Saturday from 7 am to 6 pm
- **Staff:** 5 employees
- **Parking & Landscaping:** A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. The applicant will need to comply with the landscaping requirements. At least 1 ornamental tree will need to be planted.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess this new operation, and
2. Compliance with the Building, Fire and Sign Codes.

MELBA CARTER

EARNHARDT SUBDIVISION

DRAWN BY TCH

- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 62
- 63
- 64
- 65

MAYBERRY RD.

EXWY. BUS. PARK
PHASE II BLOCK

*Rio Grande
Snack Food Co.*

Railroad Spur

**TRONEY TRANSPORTATION
LOT 1**

TRINITY RD.

TRINITY RD.

EXPWY.
BUS. PARK XI
3 4

1

2A

AMERICAN

**LOCATION
SITE**

14-7

14-8

14-9

PHASE II

PHASE IV

EXWY. BUS. PARK
2 3 1

EXWY. BUS. PARK
PHASE VIII
3 LOT 13 2

EXPRESSWAY
LOT 1

BUSINESS PARK
PHASE V



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 7th Street
 MISSION, TX 78572
 TEL: (361) 380-5472
 FAX: (361) 380-6686

No.



**SITE
LOCATION**

TRINITY RD.



















E0200-00-000-0011-00 (162153)
UNION DESIGN DEVELOPERS LP
4314 S CONWAY AVE
MISSION TX 78572

V2745-00-000-0001-00 (564340)
VARMICON PARTNERSHIP LTD
PO BOX 34807
SAN ANTONIO TX 78265

T6026-00-000-0001-00 (644661)
GCS GROUP LLC
1501 E TEXANO DR
HIDALGO TX 78557

E8465-11-000-0001-00 (654416)
GUDINO LUIS
PO BOX 1060
MISSION TX 78573

E8465-11-000-0003-00 (654428)
INDUSTRIAL ADS INVESTMENTS LLC SERIES
TEMPLE TX 76502

A5446-00-000-002A-00 (901862)
EBS GROUP LLC
3206 SAN SEBASTIAN ST
MISSION TX 78572

A5446-00-000-002B-00 (901863)
ANKLE STEEL USA LLC
2112 S SHARY RD STE 28
MISSION TX 78572