



MEETING DATE: March 04, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal to install a Temporary Mobile Office, being Lot 2A, Mission Business Park Subdivision, in a (I-1) Light Industrial District, located at 107 International Boulevard. Applicant: B2Z Builders, LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 06, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- February 20, 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.
- March 04, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- March 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northeast corner of Industrial Way and International Boulevard.
- Pursuant to Section 1.45 (3) (f) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council.
- The applicant desires to place two (2) 8’ x 20’ modular offices for the sole use of the day-to-day business operations of said construction company.
- The initial approval took place on February 29, 2024 but the site has not developed yet.
- The access to the site is off International Boulevard by a 36-foot driveway.
- The property has an area of 142,270.99 square feet.
- The proposed hours of operation are as follows: Monday – Saturday, from 7:00 am to 6:00 pm.
- The working staff will be 4 employees.
- Parking & Landscaping: The applicant is proposing 7 parking spaces, thus compliant with the parking requirements. The city requires 10% of the landscaping to be irrigated.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) 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 recommends approval with the conditions below:

1. Approval for 2-year re-evaluation subject to;
2. Must comply with all City Codes (Building, Fire, Health, etc.),
3. Hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m.
4. No Business License will be issued before landscaping is in place.
5. Acquisition of a business license prior to occupancy.
6. Must comply with the noise ordinance
7. CUP is not transferable to others.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

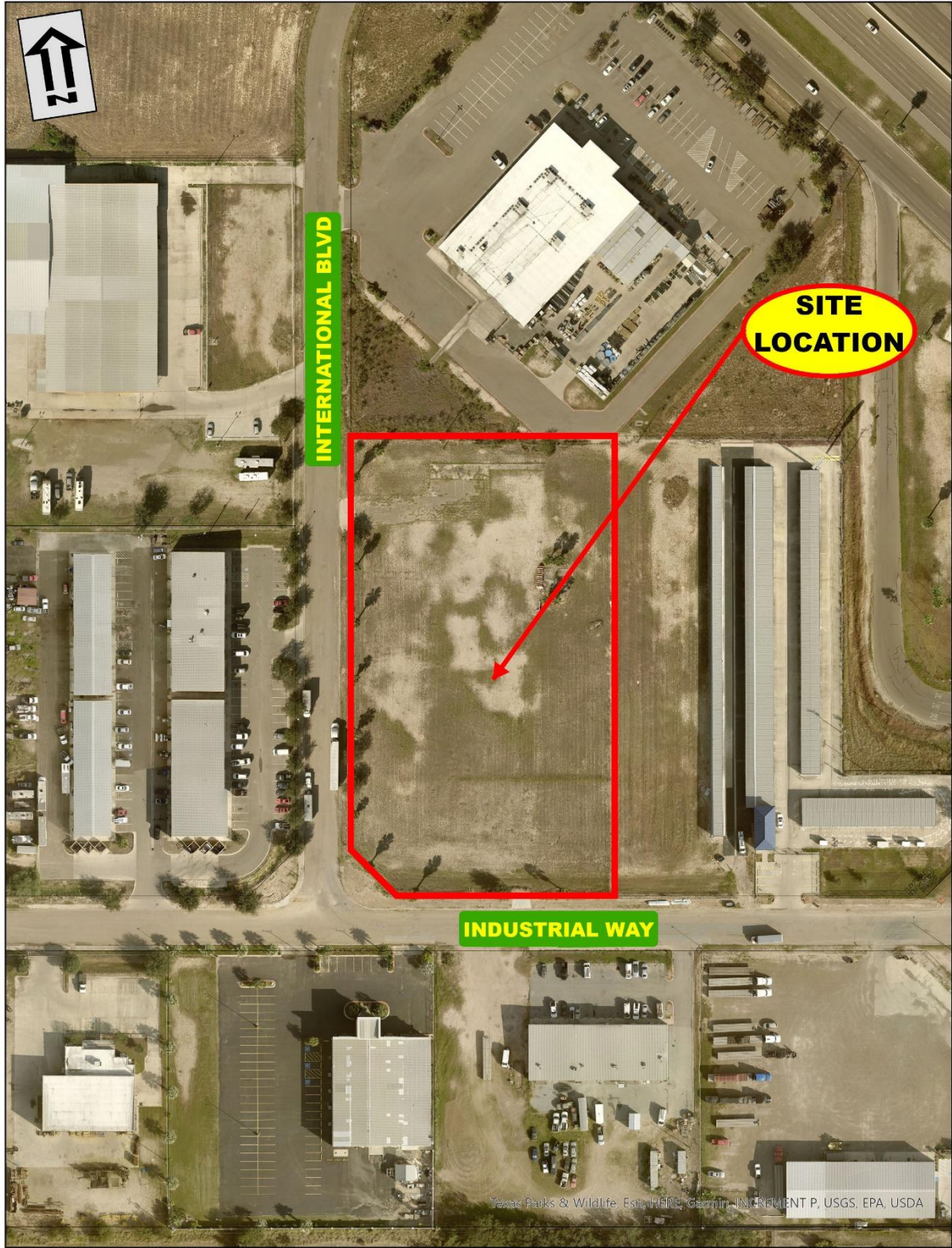
TABLED: _____

_____ AYES

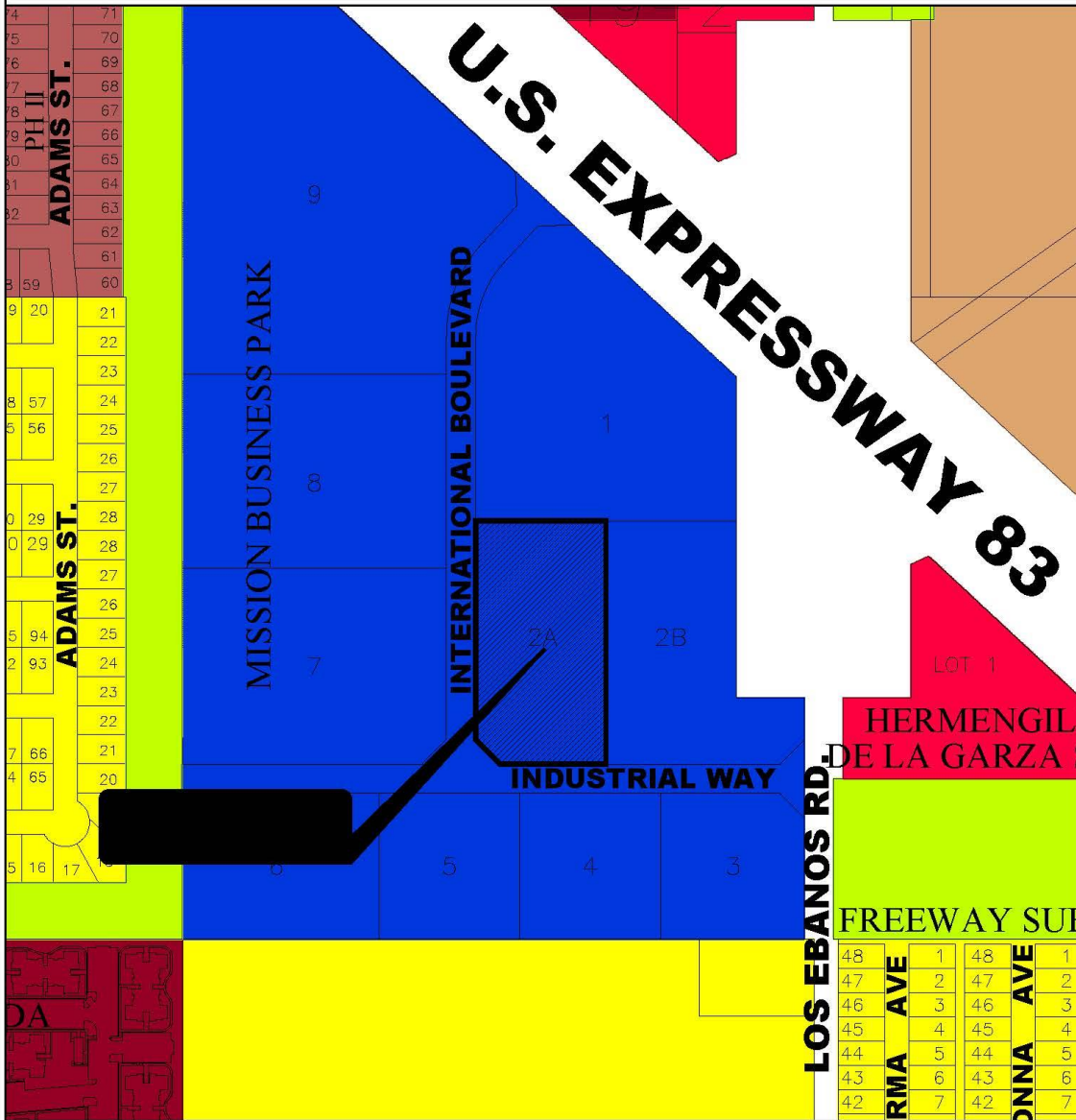
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



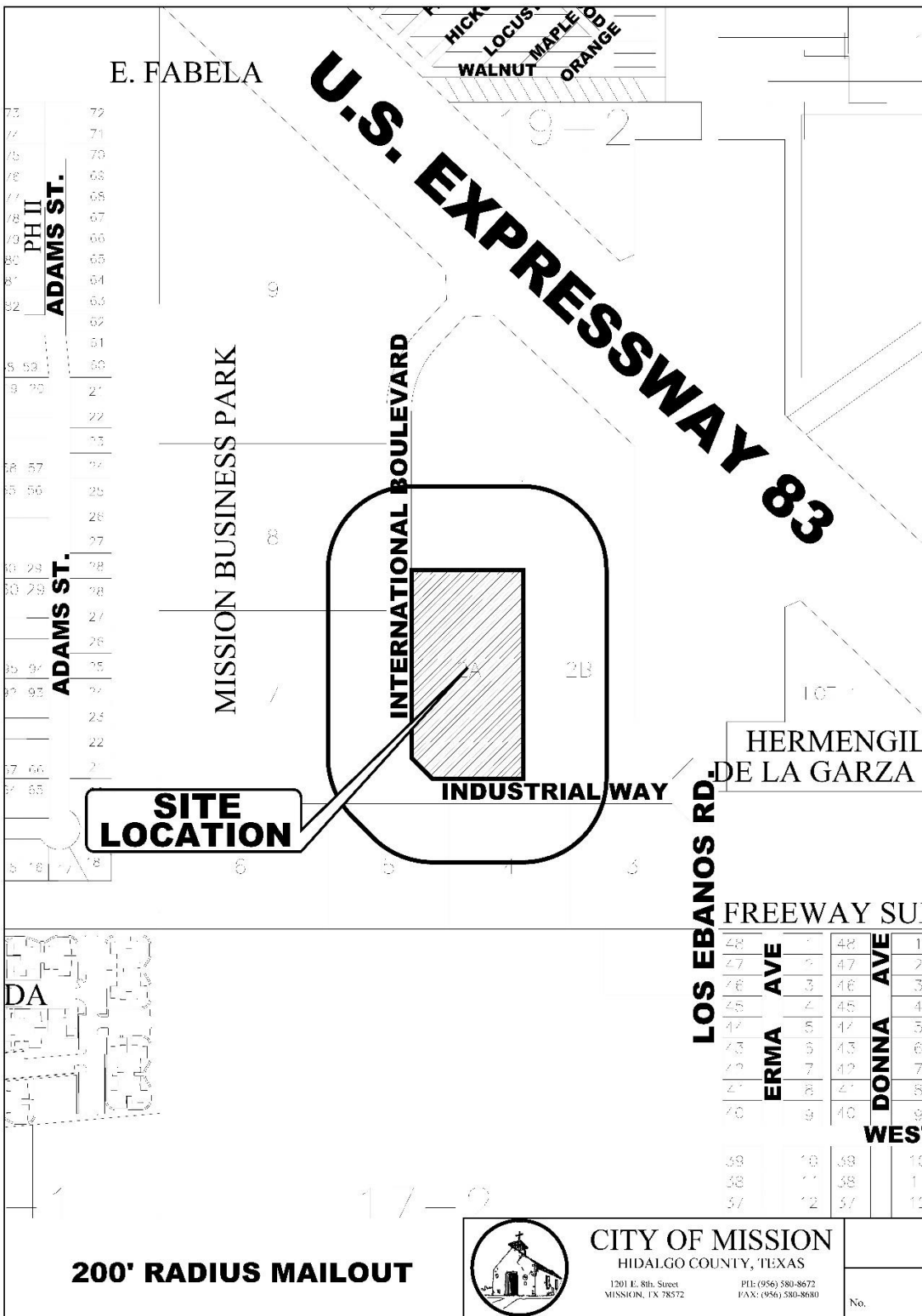
ZONING MAP



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 MFCTD 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



SITE LOCATION

200' RADIUS MAILOUT

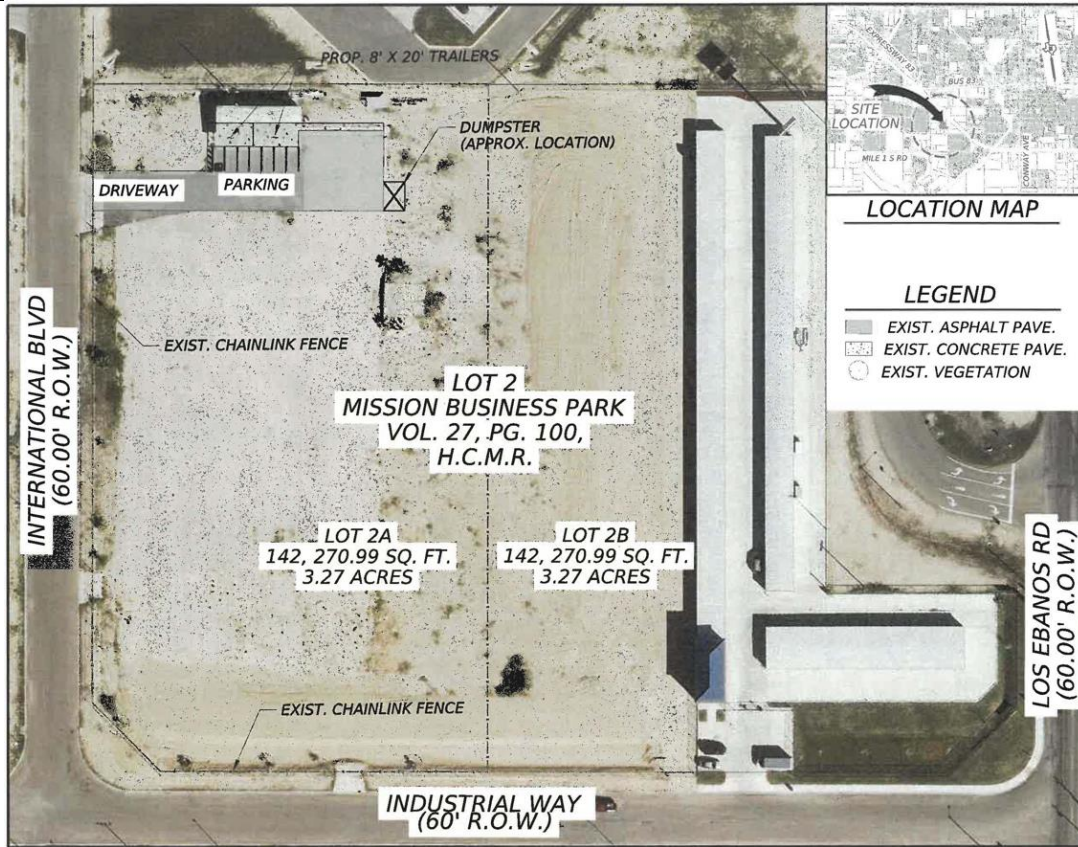


CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 P/E: (956) 580-8672
 F/A/X: (956) 580-8680

No.

LOS EBANOS RD		FREEWAY SUITE	
48	1	48	1
47	2	47	2
46	3	46	3
45	4	45	4
44	5	44	5
43	6	43	6
42	7	42	7
41	8	41	8
40	9	40	9
ERMA AVE		DONNA AVE	
39	10	39	10
38	11	38	11
37	12	37	12
WEST		WEST	

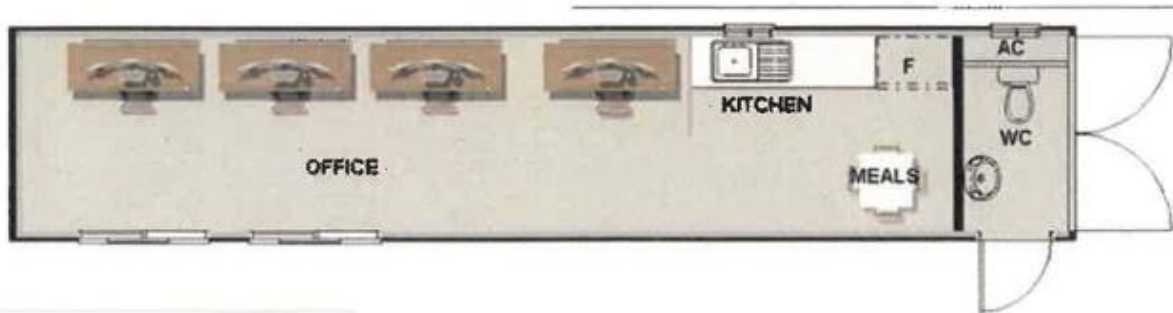
SITE PLAN



PICTURE



PICTURE



MAILOUT LIST

PROP_ID	geoid	name	addrDelive	addrCity	addrState	addrZip
516543	M4932-00-000-0001-00	SJCM PROPERTIES LLC	3000 F DANVILLE BLVD	ALAMO	CA	94507
516553	M4932-00-000-0008-00	3RS ASSET HOLDING CORPORATION	100 INTERNATIONAL BLVD	MISSION	TX	78572-5059
516551	M4932-00-000-0007-00	PAEZ PROPERTY HOLDING LLC	2220 S 48TH ST	MCALLEN	TX	78503-7322
516548	M4932-00-000-0005-00	BALLI AARON H	923 HOLLYFIELD	MISSION	TX	78572-3614
516547	M4932-00-000-0004-00	R & R COOLING & HEATING LLC	1505 INDUSTRIAL WAY UNIT A	MISSION	TX	78572-5048
516545	M4932-00-000-0003-00	RUIZ ROEL	2000 N 47TH ST	MCALLEN	TX	78501-3670
1463057	M4932-00-000-002B-00	MT METALS RECYCLING LLC	1500 IND WAY	MISSION	TX	78574
1463056	M4932-00-000-002A-00	B2Z ENGINEERING LLC	900 S STEWART RD STE 4	MISSION	TX	78572-6461