



MEETING DATE: August 20, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Nursery in a property zoned (AO-I) Agricultural Open Interim District, being Lot 2, Lozano Estates Subdivision, located at 1711 W. Mile 3 Road, Applicant: Antonio Arellano – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 25, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- August 8, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- August 20, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- August 25, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 1,000 east of Inspiration Road along the south side of Mile 3 Road. The applicant has a large agricultural lot fronting 114.63 feet along W. Mile 3 Road, with a depth of 516.36 feet.
- Per Code of Ordinance, a nursery requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a conditional use permit to have a nursery on his lot where he has his homestead. Access to the site is off W. Mile 3 Road. The applicant proposes to have the plants displayed on a designated area along the front of the property, behind the fence.
- The proposed days and hours of operation are Monday–Saturday from 9:00 am to 6:00 pm and Sunday from 9:00 am to 3:00 pm
- Staff: 5 employees
- Parking: The applicant has a long driveway that could easily stack up 4 to 5 vehicles and a circular driveway in front of the property for at least 5 vehicles.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year permit to continue to assess this conditional use permit.
2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.).

3. No vehicles will be allowed to park on the lawn or the Mile 3 right-of-way.
4. CUP is not transferable to others.
5. Hours of operation to be as follows: Monday – Saturday from 9:00 am to 6:00 pm, and Sunday from 9:00 am to 3:00 pm

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

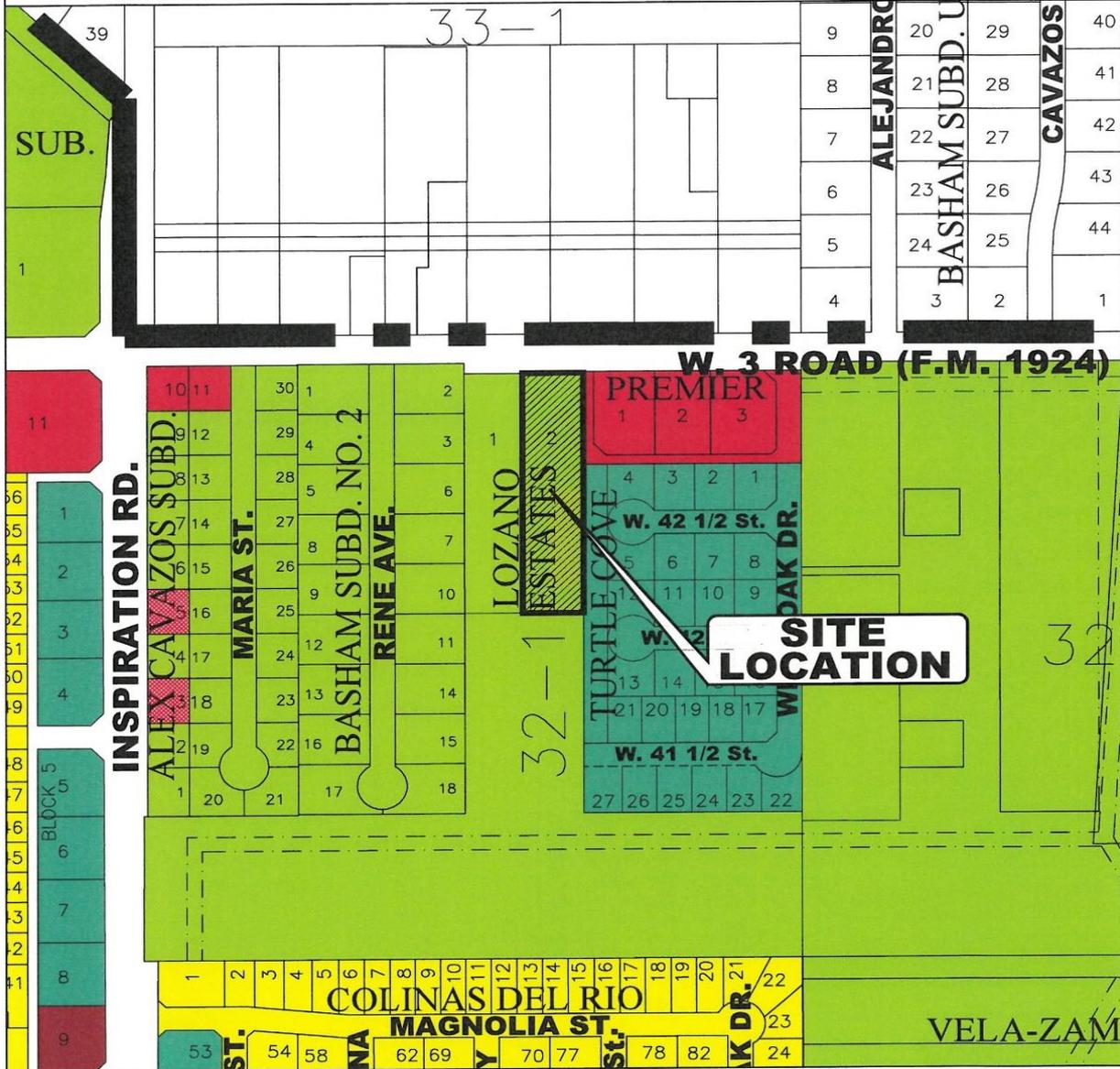
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



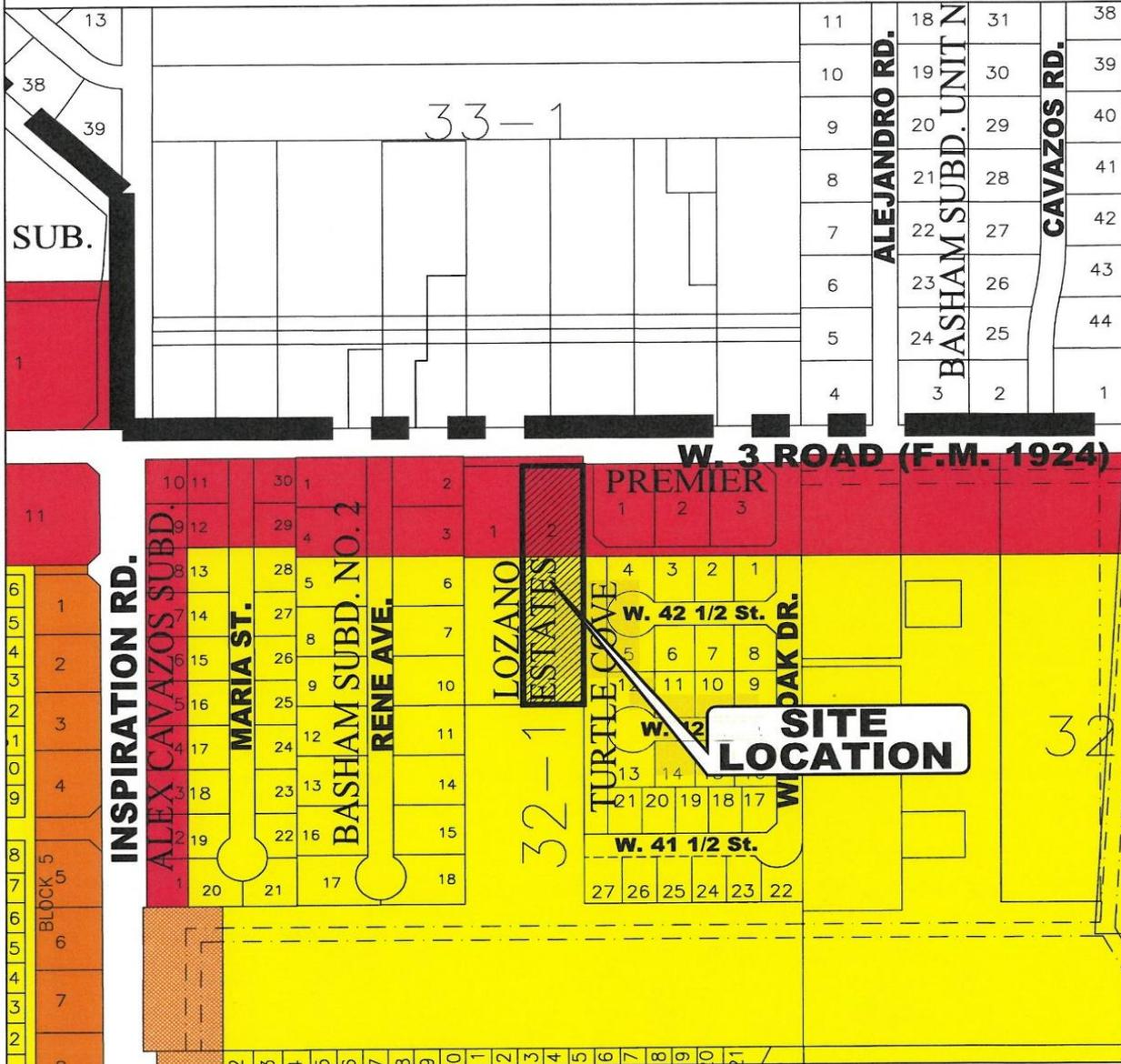
ZONING MAP



ZONING LEGEND

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

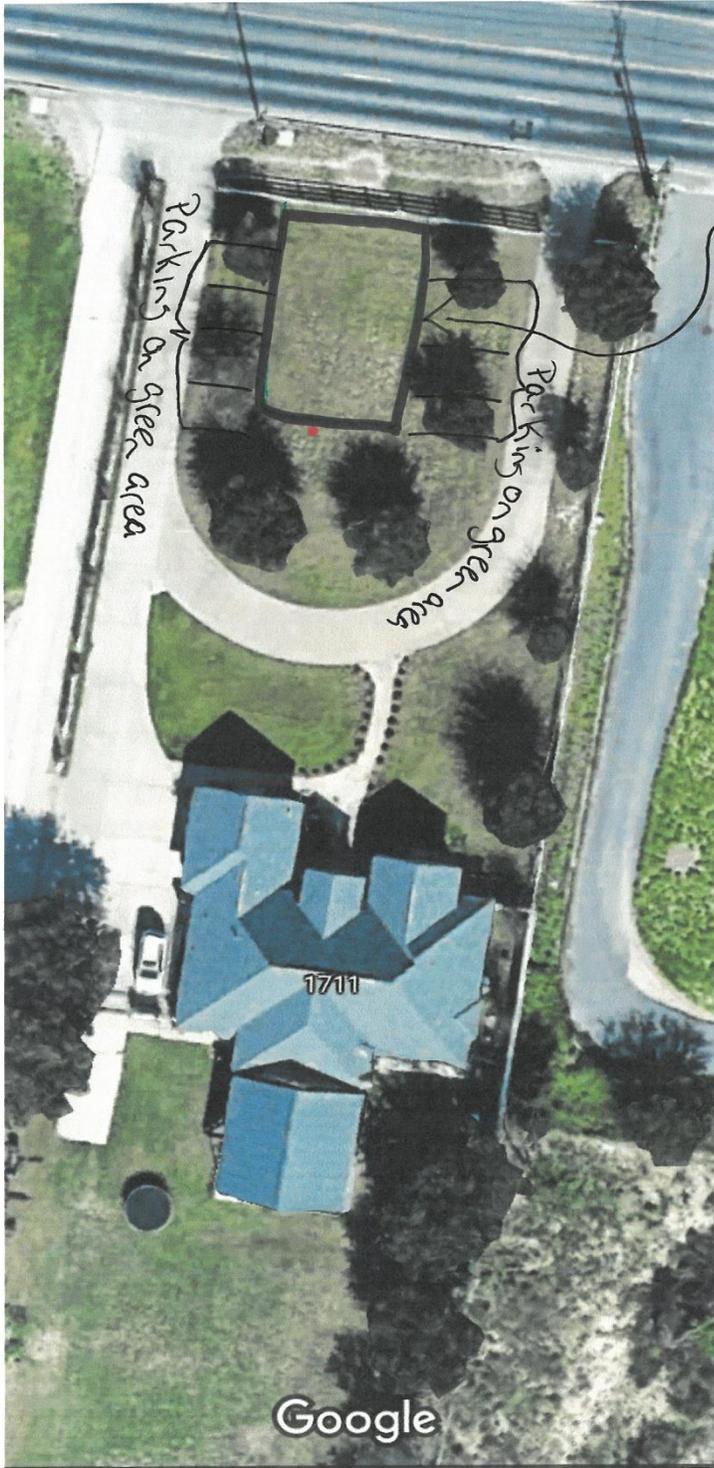
ATTACHMENTS



FUTURE LAND USE MAP

- | | |
|--|--|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |

ATTACHMENTS



Site Plan

Plants will be sold in the boxed designated area.

Customer parking will be designated under the trees on the green areas to make sure the driveway is cleared of parking at all times.

ATTACHMENTS



ATTACHMENTS

Antonio Arellano

1711 W Mile 3 Rd
Mission, TX 78573
Phone: 956 638 8202
Email: arellano001c2v@gmail.com

August 1, 2025

Planning and Zoning Department

City of Mission
Mission, TX

Subject: Conditional Use Permit Request – Nursery Plant Business at 1711 W Mile 3 Rd

Dear Planning and Zoning Commission,

I am writing to formally request a **Conditional Use Permit (CUP)** for the operation of a retail nursery business on my property, located at **1711 W Mile 3 Rd, Mission, TX 78573**, legally described as **Lozano Estates Lot 2**, with **Tax ID 3-20574-6543-0**.

The purpose of this permit is to allow the retail sale of high-quality, locally grown nursery plants to the community. Our mission is to promote sustainable gardening practices while offering a diverse selection of plants that thrive in our local environment.

Business Details:

- **Proposed Use:** Retail Nursery Plant Sales
- **Days of Operation:** Monday – Saturday, 9:00 AM to 6:00 PM
- **Sunday Hours:** 9:00 AM to 3:00 PM
- **Requested Duration of CUP:** 5+ years
- **Number of Employees:** 5 (Myself – Antonio Arellano, my wife – Lorena Cantu, and our children – Gael, Ximena, and Alexandra)
- **Property Size:** 1.35 acres

The property has ample space for the proposed nursery, including sufficient parking for customers and visitors. It is situated in a high-traffic area with existing commercial activity both in front of and next to our location. We believe that adding a nursery business will not only complement the surrounding commercial environment but also provide a valuable, eco-friendly service to the residents of Mission.

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We are committed to maintaining the character of the area, complying with all applicable zoning regulations, and addressing any conditions required by the city.

Please let me know if additional documentation, is needed to process this request. We look forward to the opportunity to contribute to the growth and beauty of Mission through this venture.

Thank you for your time and consideration.

Sincerely,

Antonio Arellano

Property Owner & Applicant

1711 W Mile 3 Rd

Mission, TX 78573

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
122583	B1900-02-000-0007-00	CUELLAR TOMAS G & RAMONA	4202 RENE AVE	MISSION	TX	78573-9191
122582	B1900-02-000-0006-00	CASTILLO MARIA AZUCENA L	21414 RAVELLO VISTA	SAN ANTONIO	TX	78259-1761
122586	B1900-02-000-0010-00	BAUTISTA ALBERTO JR & LORENA	4200 RENE AVE	MISSION	TX	78573
122590	B1900-02-000-0014-00	DE LEON ROSALBA	4106 RENE AVE	MISSION	TX	78573-9190
122587	B1900-02-000-0011-00	PENA RAMIRO CESAR & GRACIELA	4108 RENE AVE	MISSION	TX	78573-9190
122579	B1900-02-000-0003-00	GARZA JOHN & MARIA GARZA	4206 RENE AVE	MISSION	TX	78573-9191
614240	L6677-00-000-0001-00	LOZANO ARMANDO JR	1715 W MILE 3 RD	MISSION	TX	78573-4025
614241	L6677-00-000-0002-00	CANTU LORENA & ANTONIO ARELLANO	1711 W MILE 3 RD	MISSION	TX	78573-4025
122578	B1900-02-000-0002-01	NUNEZ ESMERALDA	1429 RICCO ST	EDINBURG	TX	78539-2178
122577	B1900-02-000-0002-00	VILLARREAL NORMA ALICIA	4208 RENE AVE	MISSION	TX	78573-9191
732680	P8325-00-000-0002-00	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
732678	P8325-00-000-0001-00	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
521781	W0100-00-032-0001-09	BAZAN LYDIA E	2405 REDWOOD AVE	MCALLEN	TX	78501-6413
521780	W0100-00-032-0001-07	CANTU MANUEL	4106 RENE AVE	MISSION	TX	78573-9190
317527	W0100-00-032-0001-03	TOWN & COUNTRY MCALLEN LLC	1602 W EXPY 83	ALAMO	TX	78516-3500
317628	W0100-00-033-0001-00	VELA ALBA ET AL	1708 W MILE 3 RD	MISSION	TX	78573-6773
317635	W0100-00-033-0001-07	MONTALVO MARIA ESPERANZA	1718 W MILE 3 RD	MISSION	TX	78573-6773
317636	W0100-00-033-0001-08	PCSV INVESTMENTS LLC	221 N 48TH ST	MCALLEN	TX	78501-4197
902170	W0100-00-033-0001-29	VELA ALBA	1708 W MILE 3 RD	MISSION	TX	78573-6773
317637	W0100-00-033-0001-09	AUBRY DAVID L	1806 W 3 MILE RD	MISSION	TX	78574