



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 for the Sale of Firearms – Custom Suppressor Solutions, LLC, in a (R-1A) Large Lot Single Family Residential District, being Lot 26, Rockingham Subdivision, located at 1706 Sandstone Drive, Applicant: Christopher Anderson – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 28, 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 at the southwest corner of Sandstone Drive and Tulip Avenue.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant proposes to operate a federally licensed firearm business at his residence. The proposed use will provide limited firearm transfers, online sales processing, and/or gunsmithing services with no retail showroom. The conditional use permit is a requirement for his application with the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) for a Federal Firearm License. The business will function entirely from a secure, dedicated room within their home. Their proposed business will operate without signage or exterior advertising; store all firearms in locked, bolted-down safes, utilize a monitored alarm system and video surveillance; comply fully with all federal, state, and local regulations, ensure that all transfers require background checks via the NICS system; and restrict access to the secure business area to the owners only.
- The proposed days and hours of operation are Fridays from 5:00 pm to 6:00 pm by appointment only. (They expect minimal customer traffic, typically fewer than 3 visits per week)
- Staff: Husband and wife only
- Parking: There is a two-car driveway, a garage, and a circular driveway that could easily stack up two vehicles.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (22) legal notices to surrounding property owners. The applicant provided letters of support from two of his neighbors.
- 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. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Compliance with all City Codes (Building, Fire, Sign Codes, etc.)
4. Acquire a business license
5. CUP is not transferable to others
6. Hours of operation: Fridays from 5:00 pm to 6:00 pm, by appointment only

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

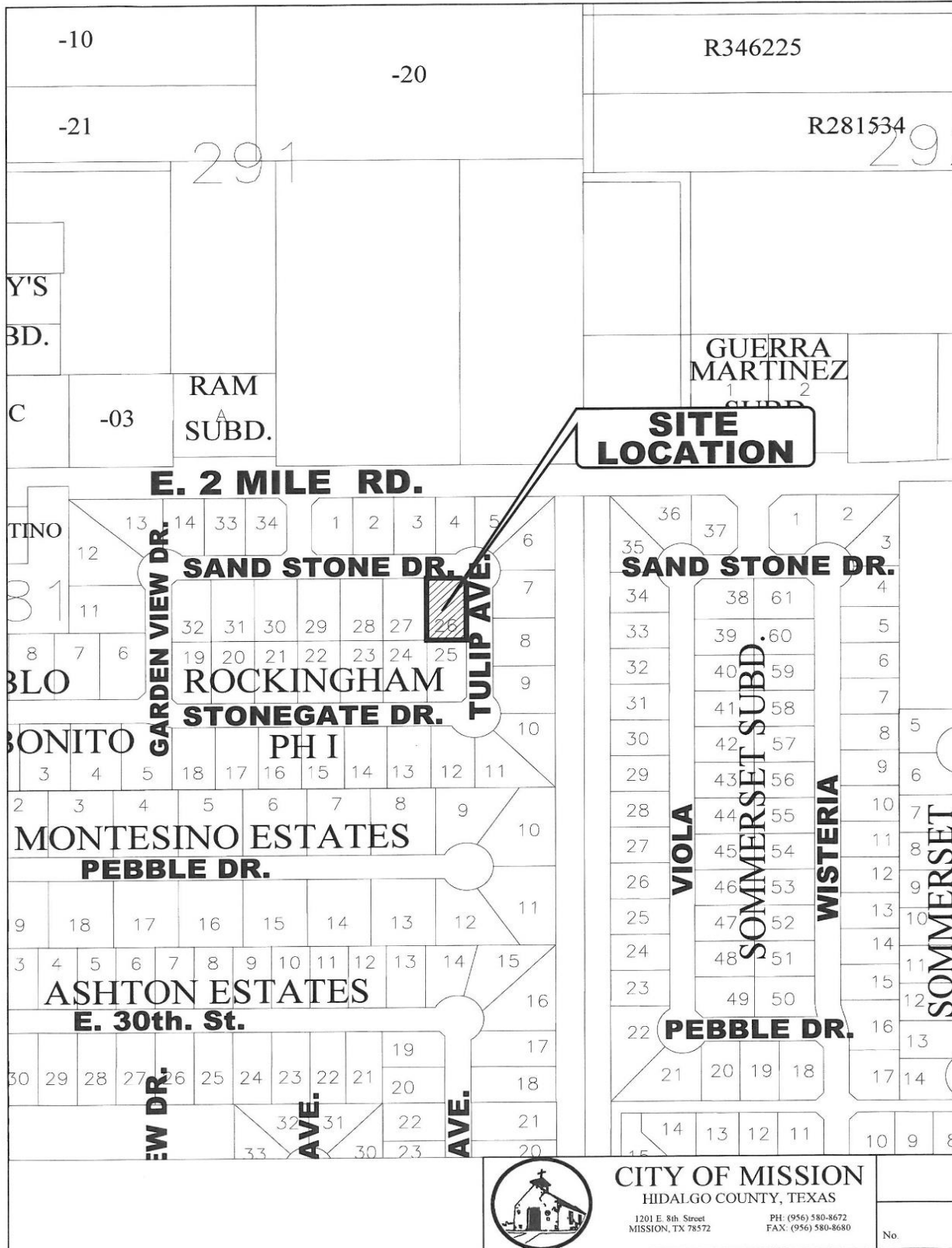
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

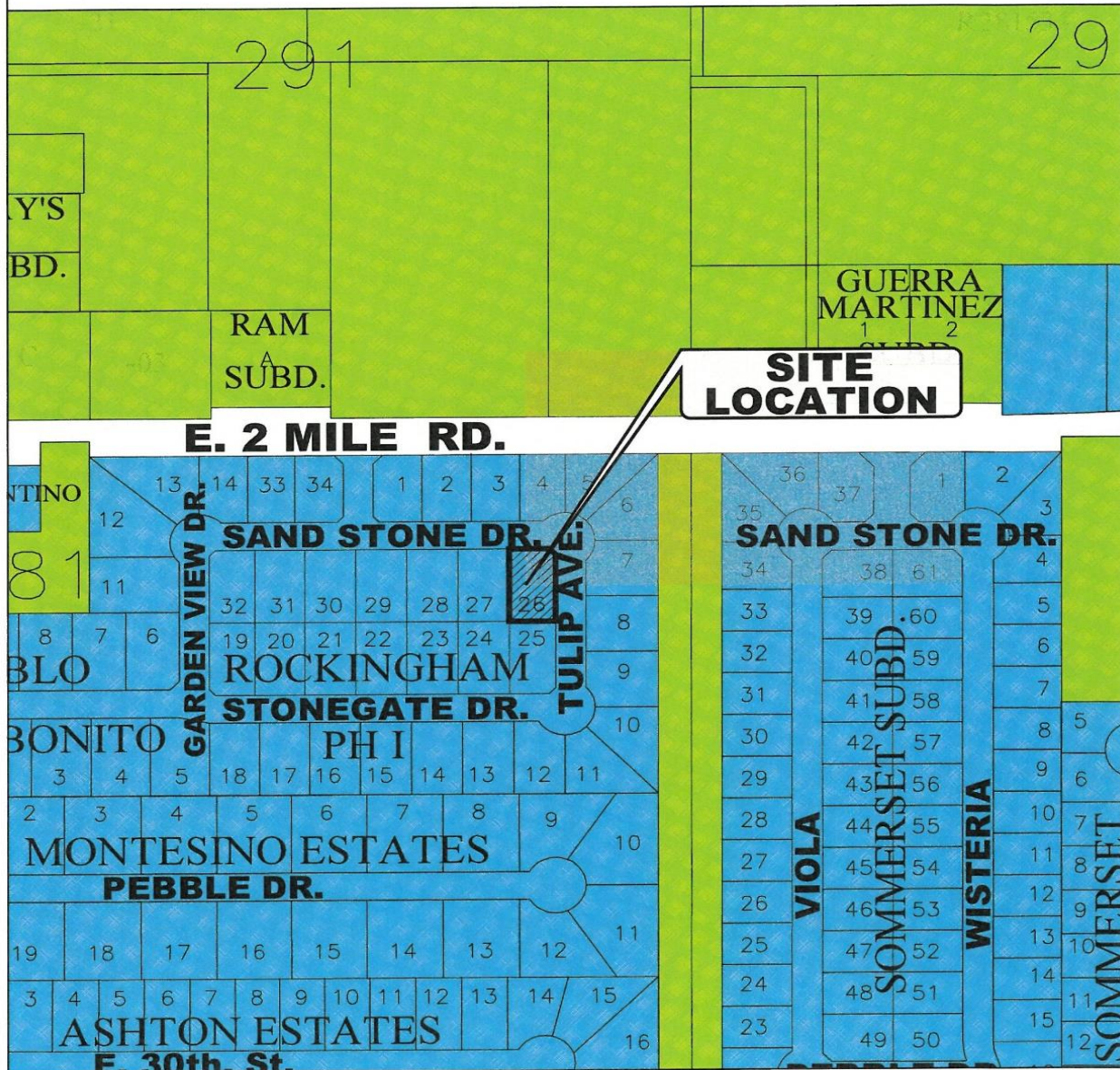
PH: (956) 580-8672
FAX: (956) 580-8680

No.

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

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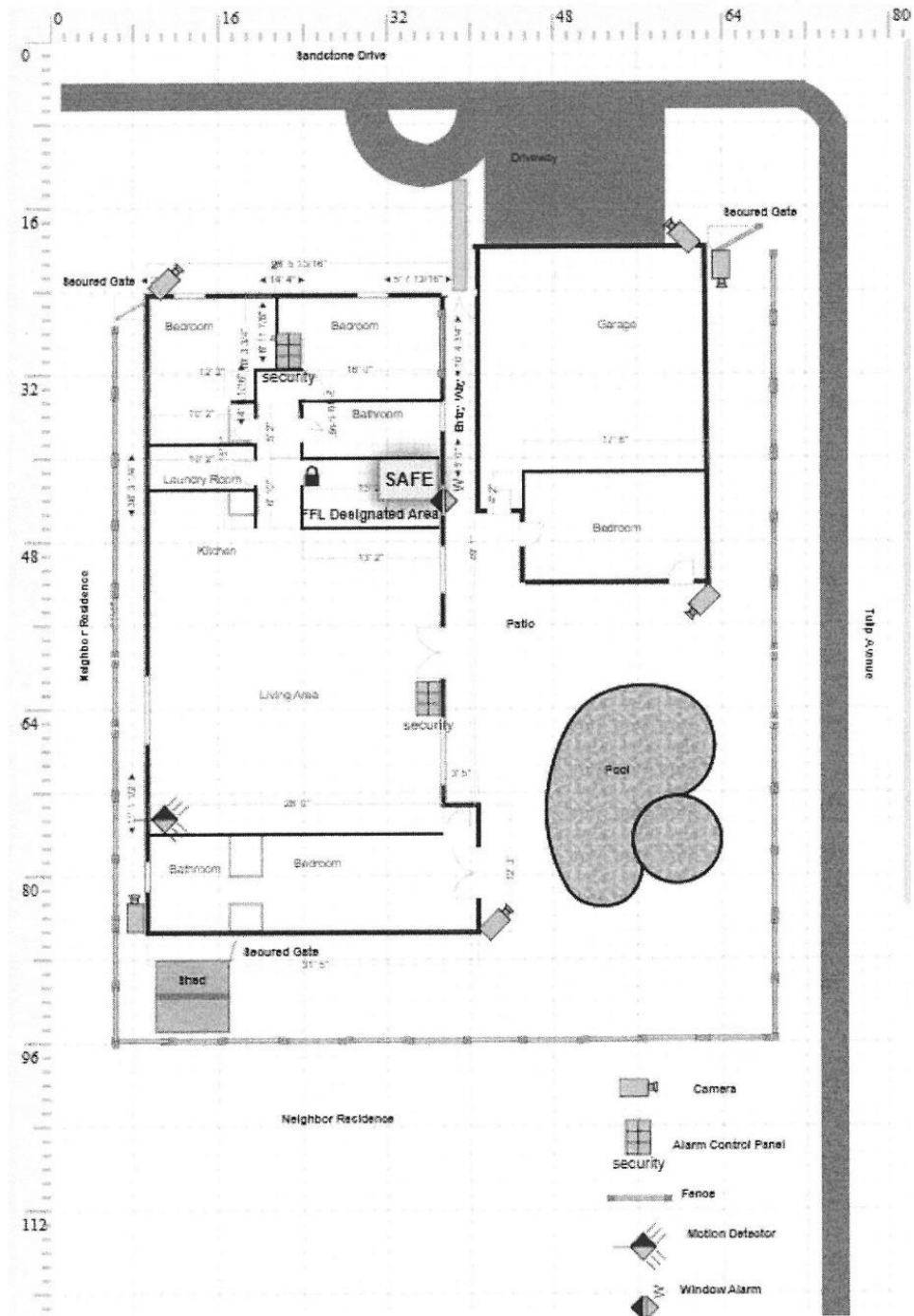
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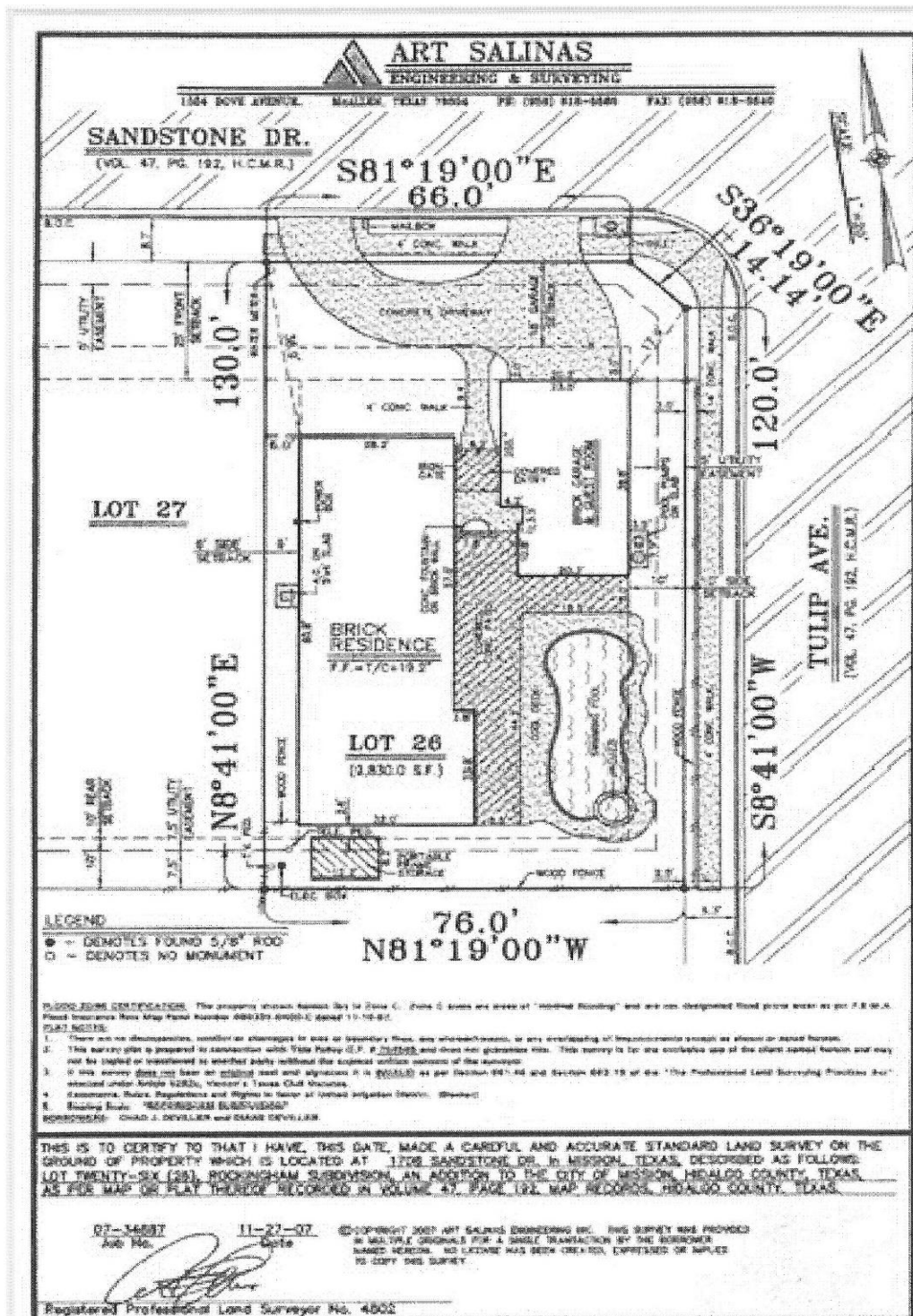
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Business Description – Home-Based Federal Firearms License (FFL)

Business Name: Custom Suppressor Solutions, LLC

FEIN: 39-2772138

Texas Taxpayer Number: 32100751133

Applicant Name: Christopher Anderson and Tracy Anderson

Proposed Business Address: 1706 Sandstone Drive, Mission, Texas 78574

FFL Type Requested: Type 01 – Dealer in Firearms Other Than Destructive Devices

Location Type: Home-Based (No retail storefront)

Overview:

Custom Suppressor Solutions, LLC is a small, home-based business applying for a Federal Firearms License (FFL) to operate lawfully in accordance with all applicable federal, state, and local regulations. The business will be conducted from a secured, dedicated area within the private residence located at 1706 Sandstone Drive, Mission, Texas 78574, and will not be open to the general public.

The business will be operated solely by the husband and wife team, **Christopher Anderson and Tracy Anderson**, with **no outside employees**.

This FFL is intended for limited firearm transfers, online sales processing, and/or gunsmithing services. It is not a retail storefront, and there will be minimal foot traffic to the property.

Primary Business Activities:

- Facilitating firearm transfers for online purchases (FFL-to-FFL transfers)
 - Selling firearms through online platforms (e.g., GunBroker), with local pickups by appointment only
-

Business Operations & Hours:

Operations will be by **appointment only**, between the hours of 5:00 p.m. to 6:00 p.m., on Friday. Customers will visit only after background checks are approved and appointments are scheduled.

Estimated customer traffic: fewer than 3 visits per week, depending on transaction volume.

No firearm discharge, testing, or range activity will occur on the premises.

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Staffing & Roles:

- The business is co-owned and operated by **Christopher Anderson and Tracy Anderson**.
- Both individuals will be listed as **Responsible Persons** with the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF).
- No other individuals will have access to the firearms or participate in business operations.
- Duties will be shared between the owners, including customer communication, recordkeeping, and inventory control.

Use of Space:

All business activities will be confined to a secured area within the residence, such as a locked office or basement room. Firearms and related inventory will be stored in locked safes, inaccessible to unauthorized persons or children.

No signage will be installed on the property, and the residential character of the neighborhood will be preserved.

Security Measures:

- Locked firearm safes bolted to floor
- Monitored alarm system with motion and entry sensors
- 24/7 video surveillance of all access points
- Secure storage of ATF-required records
- Restricted access to the FFL area by household members

Compliance:

The business will strictly comply with all ATF regulations, including:

- Maintaining an up-to-date bound book
- Completing ATF Form 4473 for all transfers

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- Conducting NICS background checks
- Submitting records and inspections upon request

All required business licenses, permits, and zoning authorizations will be obtained prior to operation.

Conclusion:

Custom Suppressor Solutions, LLC will be a low-impact, home-based operation focused on compliance, safety, and responsible firearms transactions. The business will have no retail signage, minimal traffic, and enhanced security, ensuring no disruption to the neighborhood or violation of local zoning rules.

ATTACHMENTS

Mr. Peter Nielsen
1705 Stonegate Dr.
Mission Tx 78574

07/22/2025

Planning and Zoning Dept
City of Mission, Texas
1201 E 8th St.
Mission Tx 78572

**Re: Conditional Use Permit application - Home Based FFL Business at 1706 Sandstone
Dr. Mission, Tx 78572**

To Whom It May Concern:

I understand that Christopher & Tracy Anderson are applying for a Conditional Use Permit for a home-based Federal Firearms License (FFL) at the above location. I know that they will conduct this business in a professional and discreet manner. There will be no signage and it will be by limited appointment only.

Because I know them to be excellent neighbors I have no concerns about this business. There are no concerns regarding any disruption to the residential character of this area. I have no objection to the issuance of a CUP for this use and believe it is appropriate for consideration within the scope of local zoning and permitting regulations.

Sincerely,

A handwritten signature in blue ink that reads "Pete Nielsen". The signature is fluid and cursive, with the first name "Pete" and last name "Nielsen" clearly distinguishable.

Peter Nielsen
Pete.Nielsen@att.net

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Ricardo Saenz

1705 Sandstone Dr. Mission, TX
Mobile: (956) 222-9385
Email: r.saenz254@gmail.com

July 25, 2025

Re: Support for Conditional Use Permit – Home Based FFL Business at
1706 Sandstone Dr. Mission, TX 78574

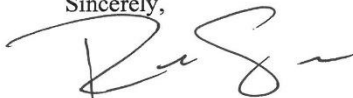
To Whom It May Concern:

I am writing in support of a Federal Firearms License (FFL) at the residence referenced above.

I understand this will be a home-based, low-traffic business operated by appointment only, with no signage, no discharge of firearms on the property, and secure storage protocols in place. As a neighbor, I have no concerns about this operation. I believe it will be handled discreetly and in full compliance with federal, state, and local regulations while maintaining the peaceful character of the neighborhood.

I am fully in favor of this application and believe it represents a responsible, law-abiding member of our community taking steps to expand their business in a safe and compliant way. If you need further information, I am happy to be contacted regarding this letter of support.

Sincerely,



Ricardo Saenz
Mobile: (956) 222-9385

ATTACHMENTS

Rubi Saenz

1705 Sandstone Dr. Mission, TX
Mobile: (956) 205-8114
Email: r.saenz254@gmail.com

July 25, 2025

Re: Support for Conditional Use Permit – Home Based FFL Business at
1706 Sandstone Dr. Mission, TX 78574

To Whom It May Concern:

I am writing in support of the Conditional Use Permit application for a home-based Federal Firearms License (FFL) business at the above-referenced address.

Based on the details provided, I understand this business will operate discreetly and professionally without signage or walk-in customers and by appointment only. It will maintain the quiet, residential nature of the neighborhood.

I have no concerns regarding noise, traffic, or parking. I believe the proposed use is appropriate and consistent with local zoning and permitting standards, and I do not oppose approval of this CUP.

Respectfully submitted,


Rubi Saenz
Mobile: (956) 205-8114

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
695983	R3490-00-000-0024-00	NIELSEN PETER C	1705 STONEGATE DR	MISSION	TX	78574
695987	R3490-00-000-0028-00	TALBERT LINCOLN S & ANNA L	1702 SANDSTONE DR	MISSION	TX	78574-3367
695971	R3490-00-000-0012-00	FLORES AGUSTIN JR	1706 STONEGATE DR	MISSION	TX	78574-2760
695964	R3490-00-000-0005-00	RAMIREZ FELIX GUZMAN	4116 COSENTINO DR	MISSION	TX	78574
695962	R3490-00-000-0003-00	SAENZ RICARDO & RUBI E	303 WAGON TRAIL	PALMHURST	TX	78573-3971
695970	R3490-00-000-0011-00	CRAIG RUSSELL & PATRICIA	1708 STONEGATE DR	MISSION	TX	78574
695965	R3490-00-000-0006-00	RAMIREZ MARCO A & MAYRA L	3114 TULIP AVE	MISSION	TX	78574-0225
695985	R3490-00-000-0026-00	ANDERSON TRACY & CHRISTOPHER	1706 SANDSTONE DR	MISSION	TX	78574-3367
695961	R3490-00-000-0002-00	MORALES JESSE	3314 N STEWART RD	MISSION	TX	78573-8401
695960	R3490-00-000-0001-00	LE KEVIN & PHU T VO	1701 SANDSTONE DR	MISSION	TX	78574-3319
695984	R3490-00-000-0025-00	GONZALEZ JORGE ALBERTO & PERLA	1707 STONEGATE DR	MISSION	TX	78574-2760
695986	R3490-00-000-0027-00	MARTINEZ JESUS III & SELINA G	1704 SANDSTONE DR	MISSION	TX	78574
695972	R3490-00-000-0013-00	MORALES JESSE & MARIA A	3314 N STEWART RD	MISSION	TX	78573-8401
695963	R3490-00-000-0004-00	CADENCE BANK TRUSTEE	901 S MOPAC EXPY STE 355	AUSTIN	TX	78746-6052
695973	R3490-00-000-0014-00	MARTINEZ JUAN JOSE	1702 STONEGATE DR	MISSION	TX	78574-2760
695982	R3490-00-000-0023-00	MOCHOGE MARTIN & ANA EDITH LEAL	8501 BOUGAINVILLEA DR	MISSION	TX	78573-1403
695981	R3490-00-000-0022-00	SOZA OFILIA IRENE	200 SOLAR DR	MISSION	TX	78574-2332
695988	R3490-00-000-0029-00	LEAL BELINDA & ABELINO	1700 SANDSTONE DR	MISSION	TX	78574-3367
695967	R3490-00-000-0008-00	BAZAN DAVID	806 W PALMA VISTA DR	PALMVIEW	TX	78572-2144
695966	R3490-00-000-0007-00	LERMA ARTURO JR & CARMEN O	3112 TULIP AVE	MISSION	TX	78574-0225
695969	R3490-00-000-0010-00	VEGA ARNOLD	3100 TULIP AVE	MISSION	TX	78574-0225
695968	R3490-00-000-0009-00	CANO ADRIANA	3104 TULIP AVE	MISSION	TX	78574-0225