

ITEM# 1.9

CONDITIONAL USE PERMIT: Manufacture of Sheet Metal in a C-3 Zone
2500 W. Expressway 83
Lots 5, 6, & 7, Ala Blanca Norte Unit 1
C-3
Ines Lopez

REVIEW DATA

The subject site is located 100' west of Dolores Del Rio Avenue along the north side of W. Expressway 83 – see vicinity map. The applicant proposes to manufacture sheet metal (decoiling and cutting) within his 8,442 sq.ft. existing buildings. His future plans will be to have a display showroom within the building for a total of 18,244 sq.ft. Access to the site is via two driveways off of Expressway 83 Frontage Road. Zoning Code, Article VIII, Section 1.43.3.I states: Any of those permitted uses under the light industrial zoning district would be consider subject to applying for a conditional use permit.

This item was previously considered and approved by City Council on November 14, 2022 for a period of 1 year, however Section 1.54(4) of the Zoning Code states that if a conditional use permit has not been used within one year after the date granted, the permit is automatically canceled. Since it's being over a year and the business has not even started, therefore the need to re-apply.

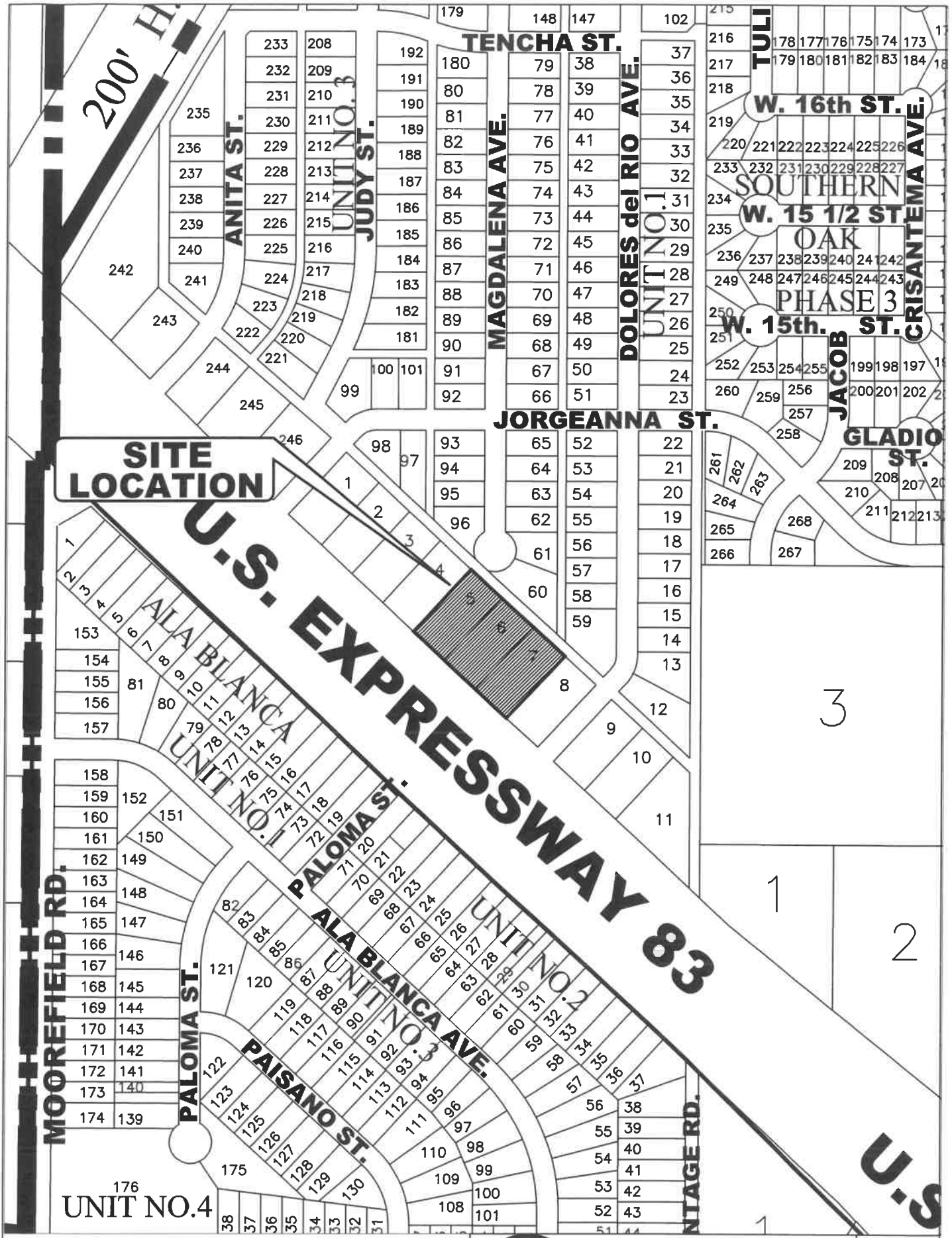
The applicant proposed to utilize only 1 machine to cut and decoil the sheet metal. The customer would be able to decide the shape and size of the sheet metal that they need. The applicant stated that the roll forming line machine does not exceed 40-50 decibel, thus complying with the noise ordinance.

- **Hours of Operation:** Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m.
- **Staff:** 3 employees operating the business.
- **Parking & Landscape:** In reviewing the floor plan, the 5,192 sq. ft. building will require 16 parking spaces and he is proposing 19. Once phase 1 is complete he will need to add an additional 5 parking spaces to comply with the minimum requirement. The applicant is also proposing to have 23,691 sq.ft. of landscaping thus meeting code.

REVIEW COMMENTS: P&Z has reviewed and approved other similar requests for manufacturing and processing products, Staff feels that this new business will be beneficial to the current business area. Staff mailed out 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must comply with all City Codes (Building, Fire, Landscaping, Parking, etc.),
- 3.) Installation of a solid buffer fence along the north side of the property, and
- 4.) Must acquire a business license.



SITE LOCATION

CITY OF MISSION
 HIDALGO COUNTY, TEXAS



1201 E. 8th Street
 MISSION, TX 78572

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

No.



**SITE
LOCATION**

DOLORES DEL RIO AVE.

U.S. EXPRESSWAY 83 (IH 2)





A1700-01-000-0002-00 (109749)
EASY RIDE GOLF CARS SALES & SVC
2508 W EXPRESSWAY 83
MISSION TX 78572

A1700-01-000-0003-00 (109750)
CHAIREL PROPERTIES LLC
1010 ACACIA LAKE DR
BROWNSVILLE TX 78521

A1700-01-000-0004-00 (109751)
CHAIREL PROPERTIES LLC
1010 ACACIA LAKE DR
BROWNSVILLE TX 78521

A1700-01-000-0005-00 (109752)
ILJ REAL ESTATE LLC
3824 N ABRAM
PALMVIEW TX 78574

A1700-01-000-0007-00 (109754)
ILJ REAL ESTATE LLC
3824 N ABRAM
PALMVIEW TX 78574

A1700-01-000-0008-00 (109755)
CHAVERO ELEAZAR
1910 W 40TH ST
MISSION TX 78573

A1700-01-000-0009-00 (109756)
DE LA GARZA RODRIGO J & RUBEN M
509 S RESPLANDOR ST
MISSION TX 78572

A1700-01-000-0012-00 (109759)
GONZALEZ JAVIER
PO BOX 1232
LA JOYA TX 78560

A1700-01-000-0013-00 (109760)
BERNAL BLANCA
1202 DOLORES DEL RIO
MISSION TX 78572

A1700-01-000-0014-00 (109761)
BENAVIDES AIDE & ALVA
503 E CHAMPION LN
MISSION TX 78574-1839

A1700-01-000-0015-00 (109762)
SEPULVEDA JESUS & ENEDELIA
1206 DOLORES DEL RIO AVE
MISSION TX 78572

A1700-01-000-0056-00 (109804)
GONZALEZ ALBINO JR
1301 DOLORES DEL RIO AVE
MISSION TX 78572

A1700-01-000-0057-00 (109805)
CAMPOS JUANA MARTINEZ
43 SIERRA ST
RIO GRANDE CITY TX 78582

A1700-01-000-0058-00 (109806)
CEDILLO RAUL & DELIA
1609 WHITE ROCK AVE
PENITAS TX 78576

A1700-01-000-0059-00 (109807)
GARZA ANGEL O & ALEIDA
7114 PALMETTO ST
HOUSTON TX 77087

A1700-01-000-0060-00 (109808)
SANCHEZ GUADALUPE & MARIO CHAVEZ
1300 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0061-00 (109809)
MENDOZA RAUL & ROSALINDA
1302 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0062-00 (109810)
DURAN MARCELO & NORMA
1304 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0063-00 (109811)
GALVAN MARIO & ANA M
1306 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0095-00 (109844)
AREVALO JESSE & BENITA
1305 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0096-00 (109845)
CASTRO BALDEMAR & MARIA E
1802 DOLORES DEL RIO AVE
MISSION TX 78572

A1700-01-000-0097-00 (109846)
GARCIA JOEL
2510 W BUSINESS HIGHWAY 83
MISSION TX 78572