

ITEM# 2.2

CONDITIONAL USE PERMIT: To keep a Portable Building for
Sales Office Use – Pitayo Auto Sales
1523 E. Interstate Highway 2
Lot 6, Henry Saenz Subdivision
C-4
Pitayo Auto Sales & Auto Parts
c/o Ricardo Gomez, Jr.

REVIEW DATA

The subject site is located on the NW corner of Interstate Highway 2 and Stewart Road —see vicinity map. The request is to keep a portable building to be used as a sales office in conjunction with another car lot business. Staff notes that this same portable building has been used as a sales office since January 26, 2005. Since the CUP is not transferable to others, the applicant desires his own CUP to continue the use of the portable building as a sales office. It is noted that Lots 1-5 of this subdivision all have portable buildings thereon that are also used as automobile sales offices.

- **Hours of Operation:** Monday to Friday from 10am to 6pm and Saturdays from 10am to 5pm
- **Staff:** Owner and 1 employee
- **Parking & Landscaping:** A 193' X 84' asphalt area exists in the front of the building. It will serve as the display area for the vehicles and parking for patrons as well. A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. Staff observes that the lot is in a highly visible area—NW corner area of U.S. Expressway 83 and Stewart Road. Like we have done with the other existing auto and truck sales dealers in the area, we are asking that the applicant improve the landscaping in the front display area of the lot.

RECOMMENDATION: Staff recommends approval subject to:

1. 6 month re-evaluation to assess this new operation,
2. Compliance with all City Codes (Building, Fire, Sign, etc.)
3. Compliance with Section 1.57-3 of the Landscaping and Buffering Code on outside storage. Regarding the later condition of approval, the rear storage area of the site must be completely screened from public view,
4. Acquisition of a Business License, and
5. CUP not transferable to others.

OLIANDER

JASMINE

HIBISCUS

SAN JOSE DR.

STEWART RD.

SANTA ROSA

DALOBO

NEW ORLEANS

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OTTUMWA

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VATIA

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PERIWINKLE

GARDEN DRIVE

THE GARDEN ESTATES

VATIA BLVD.

HENRY SAENZ SUBD.

GOODING SUBD.

"A"

LAREDO

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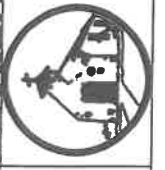
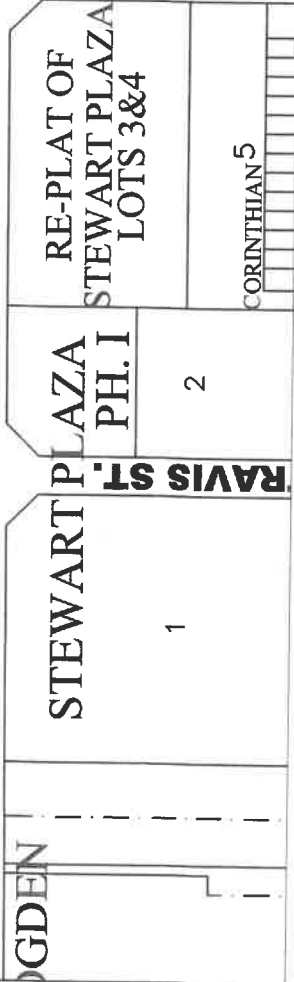
MISSION PALMS

SITE LOCATION

U.S. EXPRESSWAY 83

MISSION PALMS PLAZA PHASE I & II

THE LEGENDS @ CIMARRON



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th. Street
 MISSION, TX 78572

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

No.



**SITE
LOCATION**

STEWART RD.

U.S. EXPRESSWAY 83 (IH 2)



TWIN'S
Auto Plex
953.522.7034
10/27/12

523

523

523

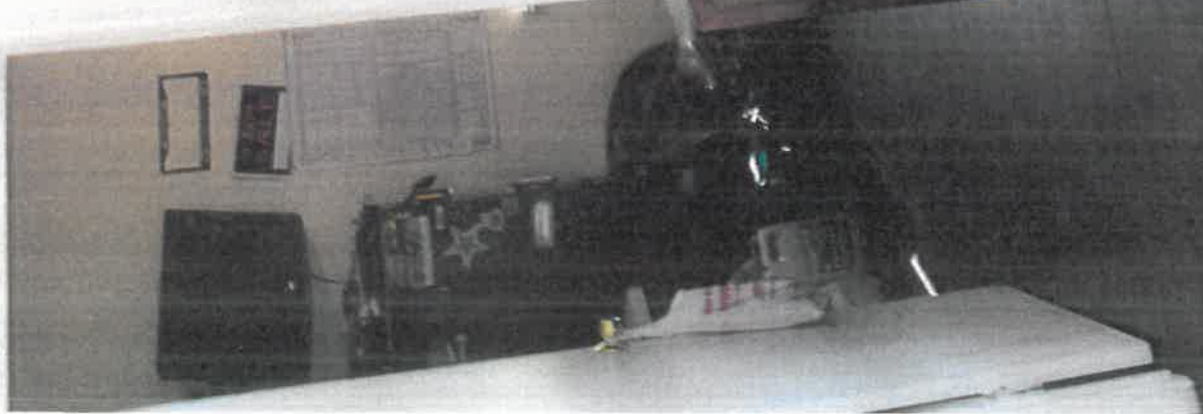
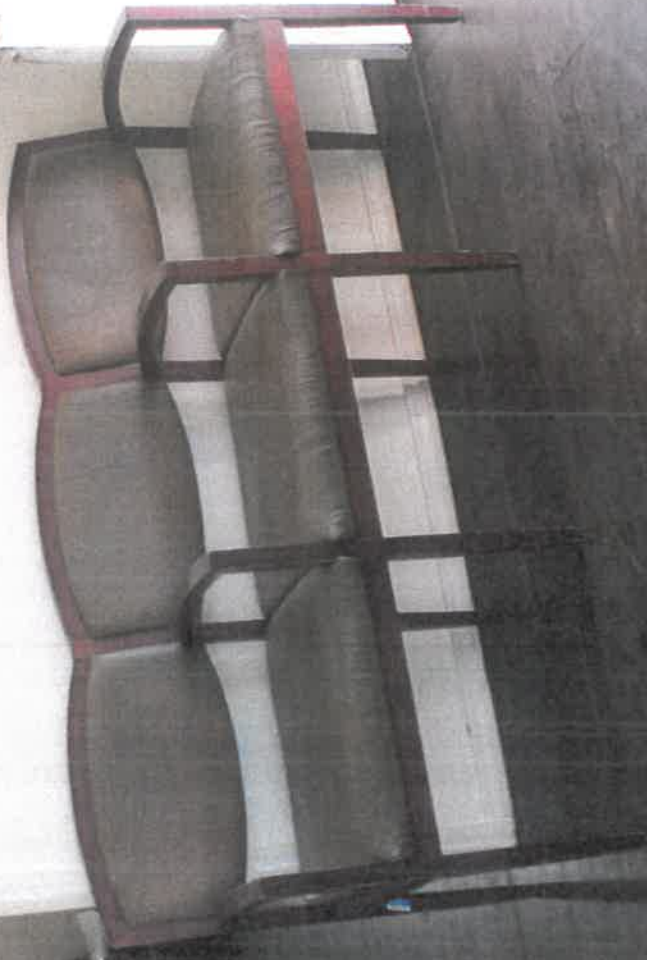


TWIN'S
956.527.7834

1523



1523





G5785-00-000-000A-00 (514700)
DUAL ELECTRICAL SERVICES LLC
723 RENNEE DR
KATY, TX 77450-2122

M5221-00-000-0022-00 (240835)
GONZALEZ MARIN GRACIA
120 KEYSTONE ST
MISSION TX 78572

M5221-00-000-0023-00 (240836)
TREVINO FELIX JR & MARIA GLORIA
1304 S YANTONST
ALTON, TX 78573

S0020-00-000-0005-00 (507924)
FIGUEROA DIANA S
1818 NORTHGATE LANE
MCALLEN TX 78504

S0020-00-000-0006-00 (507925)
RAMIREZ YOLANDA S
111 LAKE ESTATES DR
MONTGOMERY TX 77356

T3252-00-000-0001-00 (550725)
MONTALVO JULIO C & MARIA DOLORE
308 PERIWINKLE ST
MISSION TX 78572

T3252-00-000-0003-00 (550728)
MURILLO GERARDO
8214 LANHAM LANE
HOUSTON TX 77075

T3252-00-000-0004-00 (550729)
MUNOZ YRMA NAJERA
1516 VATIA BLVD
MISSION TX 78572

T3252-00-000-0005-00 (550730)
CRISTOBAL JUANITA & ENRIQUE
1514 VATIA BLVD
MISSION TX 78572

T3252-00-000-0006-00 (550731)
VEGA ALEJANDRO & PATRICIA VEGA
1512 VATIA BLVD
MISSION TX 78572

T3252-00-000-0007-00 (550732)
TORRES ANTONIO & BEATRIZ
3706 FALCON DR
MISSION TX 78572

T3252-00-000-0008-00 (550733)
RIVERA BRANDON
1508 VITIA BLVD
MISSION TX 78572

T3252-00-000-0009-00 (550734)
GARCIA MIRNA GABRIELA
1506 VATIA BLVD
MISSION TX 78572

T3252-00-000-0046-00 (550771)
ZUNIGA MIGUEL A & PALOMA J
1514 GARDEN DR
MISSION TX 78572

T3252-00-000-0047-00 (550772)
CANTU SILVIA RUTH DE LA GARZA
1512 GARDEN DR
MISSION TX 78572

T3252-00-000-0074-00 (550799)
FERNANDEZ ELIA M
1509 VATIA BLVD
MISSION TX 78572

T3252-00-000-0075-00 (550800)
MENDOZA MARTIN & MARTHA A
1511 VATIA BLVD
MISSION TX 78572

T3252-00-000-0076-00 (550801)
SALINAS ISRAEL JR & MARLENE
1513 VATIA BLVD
MISSION TX 78572

T3252-00-000-0077-00 (550802)
OLIVARES CELSO DANIEL
2804 E 25TH ST
MISSION TX 78574