



**MEETING DATE:** March 24, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal to install two (2) 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, Adoption of Ordinance # \_\_\_\_\_ - Cervantes

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**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.

