



MEETING DATE: November 5, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep an RV “Temporarily” to care for health health-stricken parent in a (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at 4034 Lopez Street. Applicant: Ofelia Cisneros – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 17, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 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.
- November 5, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 9, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located along the West side of Lopez Street, approximately 100 feet North of Bogamilla Street.
- The applicant wishes to renew her conditional use permit to keep the “Temporarily” RV to continue to care for her elderly mother. Mrs. Cisneros intends to continue living in the RV temporarily while she gathers enough funds to add to the existing home.
- Staff notes that once the use is no longer needed, the RV must be removed.
- The board has previously approved similar requests; however, those approvals were limited to mobile homes rather than RVs.
- The last conditional use permit was approved on December 4, 2024, for a period of 1 year.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) 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 as are needed 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:

- 2-year approval to continue to assess the need.
- Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)

- CUP is not transferable to others

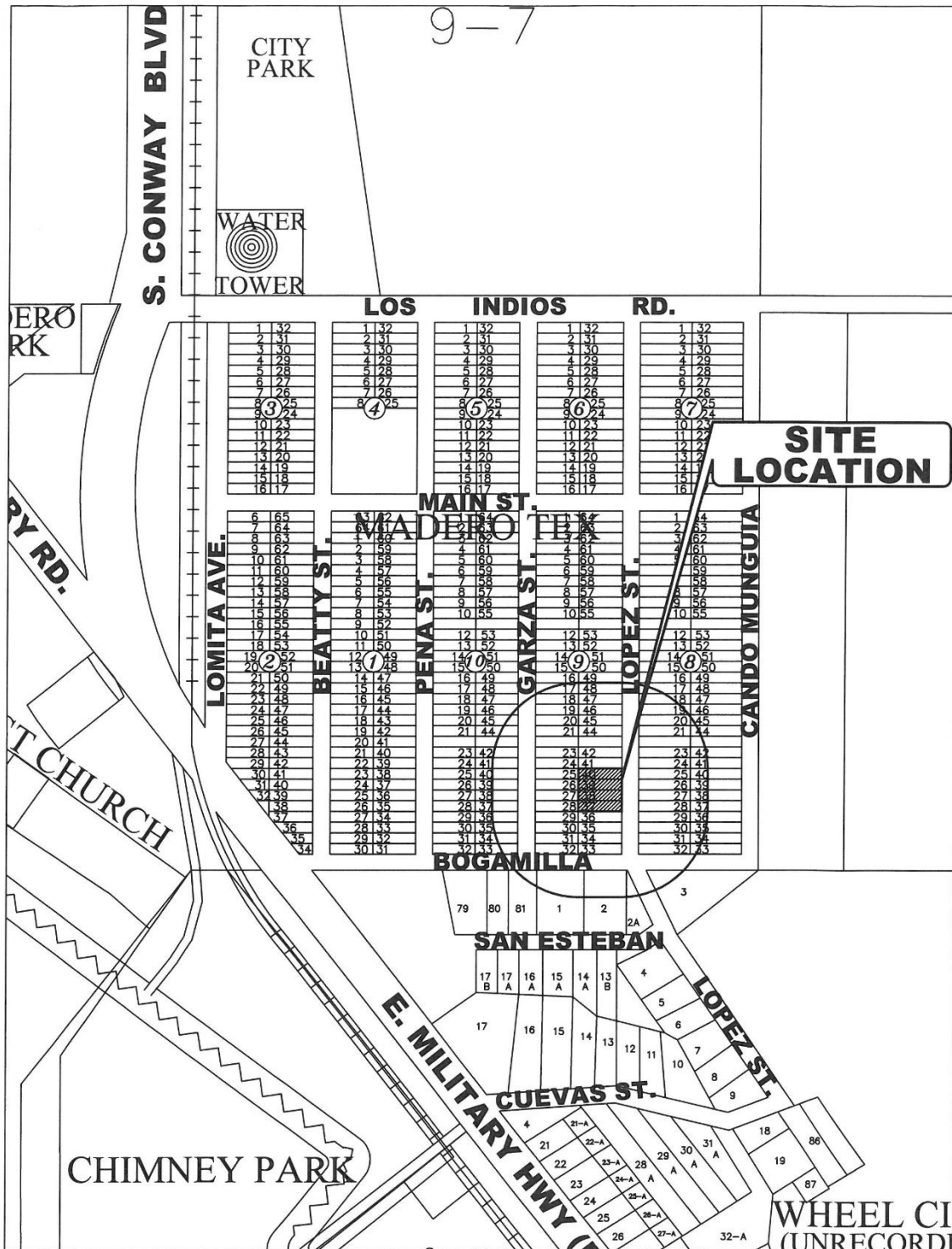
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



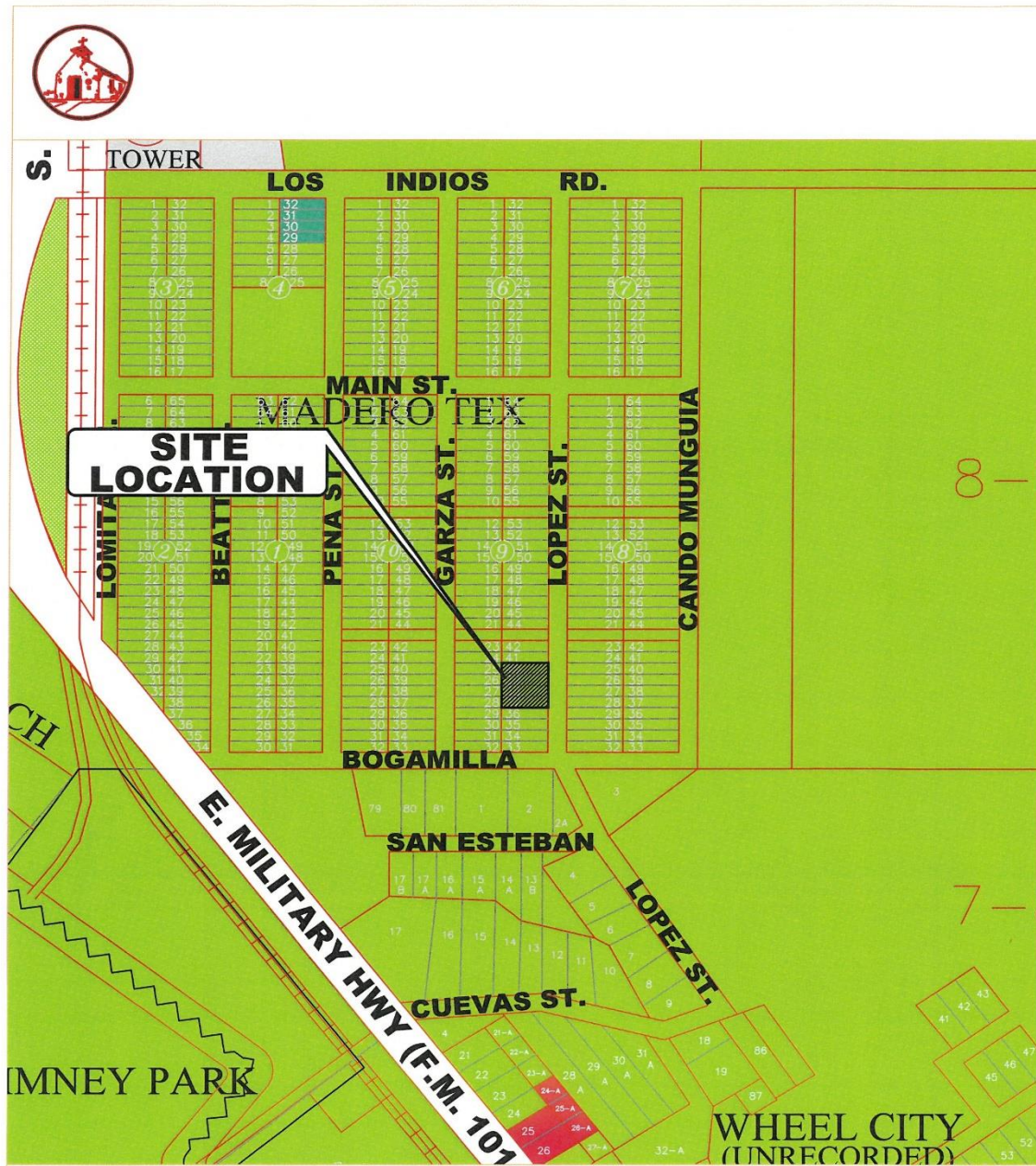
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

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

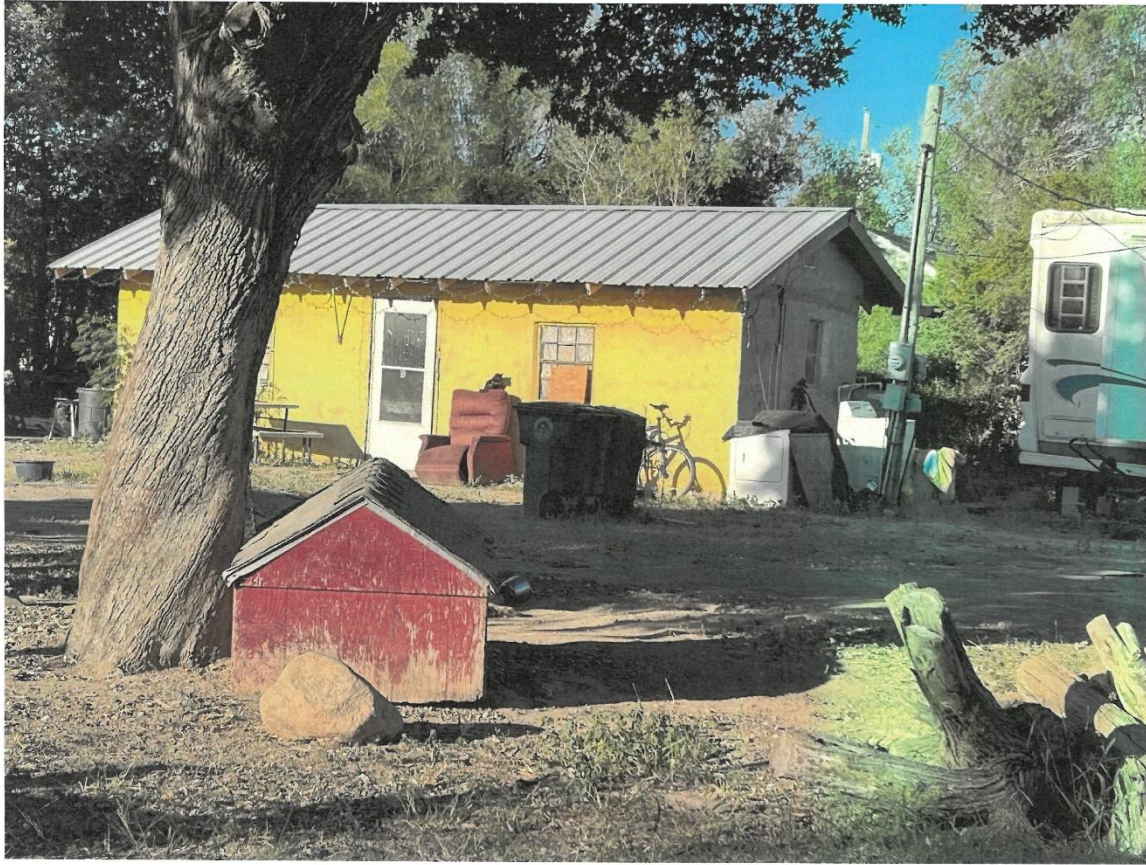
AERIAL PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
225981	M0350-00-008-0030-00	VILLARREAL LIVIA	2224 DOMINGO TREVINO DR	MISSION	TX	78572-1431
328477	W4750-00-000-0003-00	REBORA ALEJANDRO	4200 LOPEZ ST	MISSION	TX	78572-1653
328476	W4750-00-000-0002-10	CERDA MANUEL A & ANALILIA	4104 LOPEZ ST	MISSION	TX	78572-1527
328474	W4750-00-000-0001-00	ORTIZ BRENDA LEE	204 BOGAMILIA	MISSION	TX	78572-1526
328475	W4750-00-000-0002-00	BARRANCO ARMANDO & VANESSA LYZETTE	208 E BOGAMILIA	MISSION	TX	78572-1526
226008	M0350-00-009-0044-00	ANZALDUA JESSICA	3936 LOPEZ ST	MISSION	TX	78572-1546
226003	M0350-00-009-0033-00	LOPEZ MARIO H & YOLANDA	205 BOGAMILIA	MISSION	TX	78572-1526
226036	M0350-00-010-0046-00	MARTINEZ CORA & EDWARD	3538 LOPEZ ST	MISSION	TX	78572-1699
226032	M0350-00-010-0038-00	NAVEJAR ISIDRO O & YOLANDA	4030 GARZA ST	MISSION	TX	78572-1566
226031	M0350-00-010-0035-00	RAMOS NOEMI	3811 GARZA ST	MISSION	TX	78572
509680	M0350-00-008-0041-00	RUIZ MARISOL MUNGUIA	3910 CANDO MUNGIA	MISSION	TX	78572
225984	M0350-00-008-0038-00	MUNGUIA HIPOLITO JR & ESMERALDA M	4034 CANDO MUNGIA	MISSION	TX	78572-1702
225987	M0350-00-008-0046-00	MORENO LORENZO JR	3942 CANDO MUNGIA ST	MISSION	TX	78572
225985	M0350-00-008-0044-00	MORENO ERNESTO & ERNESTO JR	3942 CANDO MUNGIA ST	MISSION	TX	78572
225980	M0350-00-008-0028-00	CHAVEZ BLANCA	4039 LOPEZ ST	MISSION	TX	78572-1545
524009	M0350-00-008-0020-00	VALVERDE RICARDO JR & NATALIE	1212 LAREDO ST	MISSION	TX	78572-5837
225974	M0350-00-008-0019-00	MUNGUIA ILSA	3940 LOPEZ ST	MISSION	TX	78572-1546
225983	M0350-00-008-0036-00	MUNGIA OTILA ESTRADA	4037 LOPEZ ST	MISSION	TX	78572-1545
225979	M0350-00-008-0027-00	ESTRADA OTILA MUNGUIA	4037 LOPEZ ST	MISSION	TX	78572-1545
225977	M0350-00-008-0025-00	BARBOSA LUIS JR & MARIA C	4033 LOPEZ ST	MISSION	TX	78572-1545
225975	M0350-00-008-0023-00	MARTINEZ RAUL & SYLVIA	3947 LOPEZ ST	MISSION	TX	78572-1546
225999	M0350-00-009-0014-00	CAVAZOS HUMBERTO	3937 GARZA ST	MISSION	TX	78572-1544
226001	M0350-00-009-0026-00	NAVARRO TERESA	4030 GARZA ST	MISSION	TX	78572-1566
501802	M0350-00-009-0035-00	LOPEZ DANIEL JR	205 BOGAMILIA ST	MISSION	TX	78572-1526
225973	M0350-00-008-0017-00	MUNGUIA ILSA	3940 LOPEZ ST	MISSION	TX	78572-1546
225972	M0350-00-008-0016-00	CAVAZOS ROGERIO A	3839 LOPEZ ST	MISSION	TX	78572-1547
641625	M0350-00-009-0019-05	CAVAZOS HUMBERTO JR	3931 GARZA ST	MISSION	TX	78572-1544
226005	M0350-00-009-0037-00	MORALES SANTANA	3300 EBONY AVE	MCALLEN	TX	78501-8076
226007	M0350-00-009-0042-00	RODRIGUEZ MARTA	4012 LOPEZ	MISSION	TX	78572
226000	M0350-00-009-0023-00	HERNANDEZ ELVIRA B	3901 GARZA ST	MISSION	TX	78572
226034	M0350-00-010-0044-00	GARCIA ROEL & THALIA BRIGITTE HINOJOSA	3940 GARZA ST	MISSION	TX	78572
226035	M0350-00-010-0045-00	GARCIA ROEL & THALIA BRIGITTE HINOJOSA	3940 GARZA ST	MISSION	TX	78572
226030	M0350-00-010-0033-00	GONZALEZ CASIMIRO SR SR	3811 GARZA ST	MISSION	TX	78572
563512	M0350-00-009-0048-00	MEDRANO JULIAN & CAROLINA	3838 LOPEZ ST	MISSION	TX	78572-1547
226006	M0350-00-009-0041-00	RODRIGUEZ MARTA	4012 LOPEZ	MISSION	TX	78572
226002	M0350-00-009-0029-00	LOPEZ DANIEL JR & ORLANDO TRUSTEES TRUST	205 BOGAMILLIA ST	MISSION	TX	78572-1526
226033	M0350-00-010-0041-00	ALANIZ LEONARDO JR & SAN JUANITA	3908 GARZA ST	MISSION	TX	78572
328469	W4750-00-000-0000-00	CERDA MANUEL	200 BOGAMILLIA	MISSION	TX	78572-1526
702856	M0350-00-009-0046-01	ESPINO JUAN JOSE JR & YARITZA E SANCHEZ	604 ERMA AVE	MISSION	TX	78572-6810