



**MEETING DATE:** May 6, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation for the sale of firearms – Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Applicant: Robert D. Russell - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- April 10, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2026 – 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.
- May 6, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located 820’ west of Shary Road along the south side of Monaco Drive, in a gated private street.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to renew his conditional use permit to be in compliance with the Federal Bureau of Alcohol, Tobacco, and Firearms for his Federal Firearms license.
- The applicant’s home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant is the only person operating the business and there is no advertising on the premises. The proposed gun sales are strictly via online sales and by appointment only; walk-ins are not welcome but may happen on occasion. The applicant makes the majority of his sales at Gun Shows.
- The applicant’s home has an alarm system, and the firearms are safely stored in a safe.
- The applicant has informed staff that although he has not made any sales in the past year, he would like to keep his license current.
- Staff notes that during his CUP tenure there were no complaints filed with staff nor the police department.
- The P&Z Commission has seen and approved a similar request for 2706 E. 28<sup>th</sup> Street.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) 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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request subject to compliance with the following conditions:

1. 3 year approval to be in alignment with the ATF license with the understanding that the permit can be revoked due to non-compliance.
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
4. CUP is not transferable to others

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**RECORD OF VOTE:**                      **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

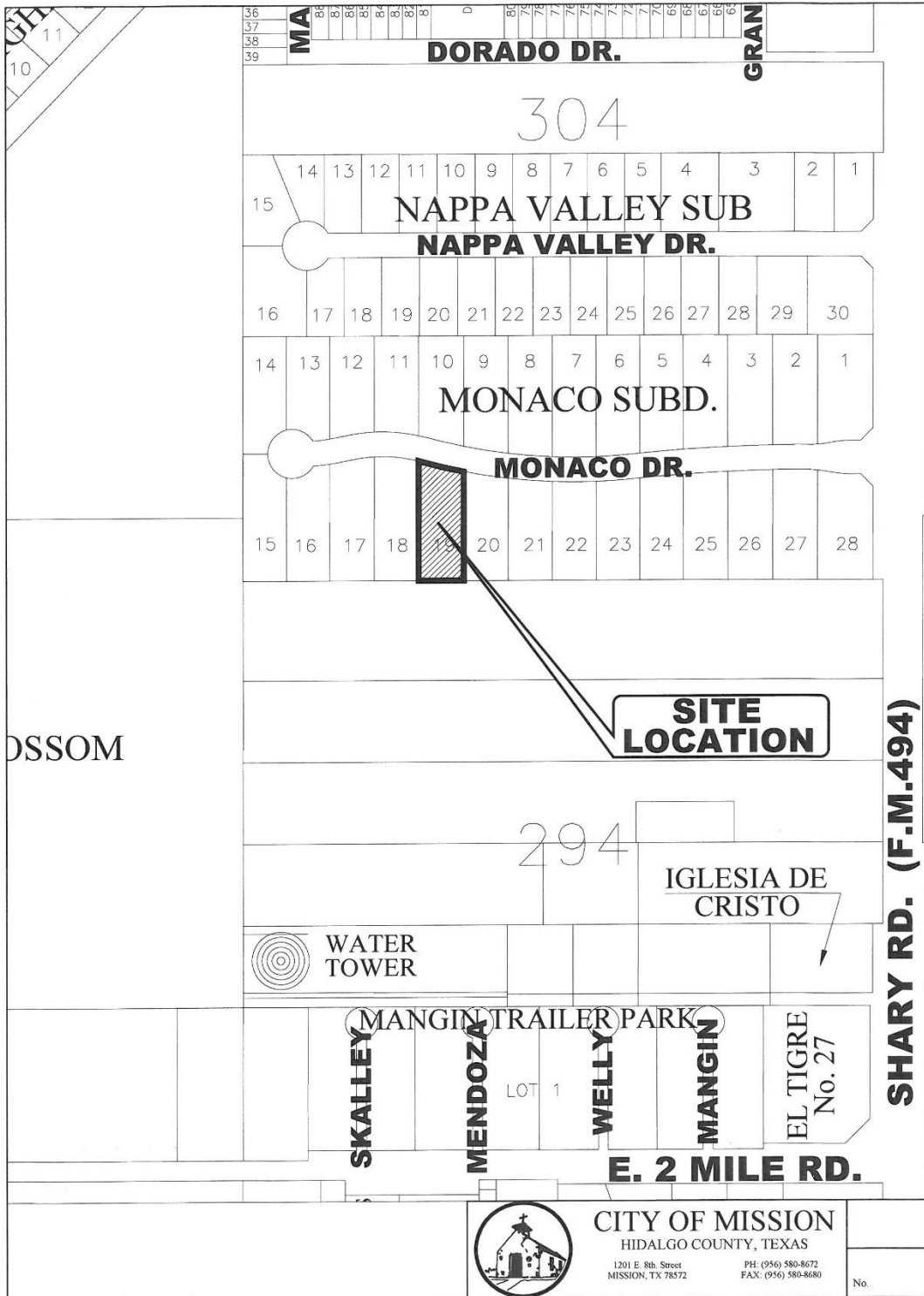
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

VICINITY MAP



ROSSOM

304

294

**SITE  
LOCATION**

**SHARY RD. (F.M.494)**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-8672  
FAX: (956) 580-8680

No.

**ARIEL MAP**

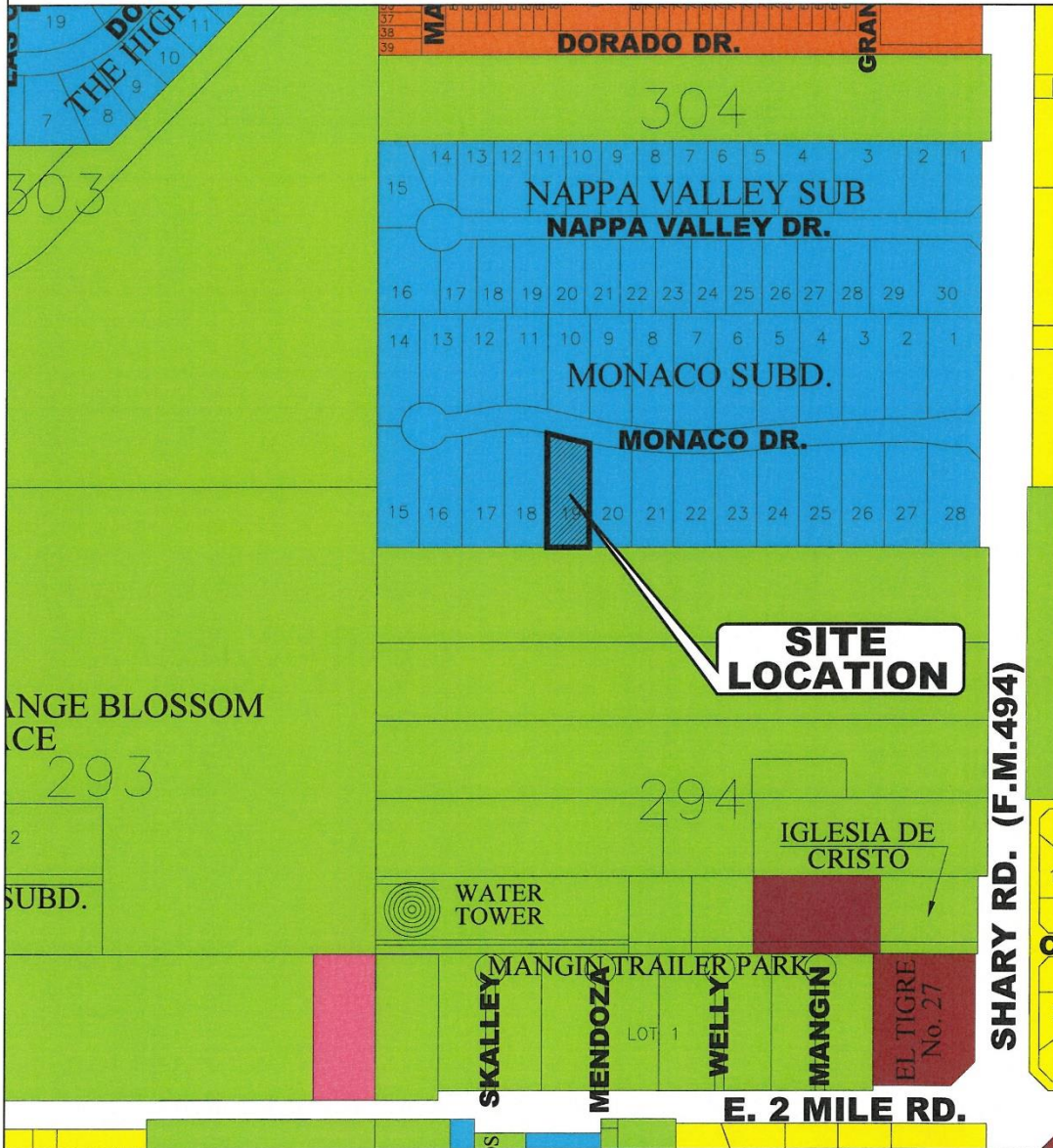


**SITE  
LOCATION**

**MONACO DR**

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

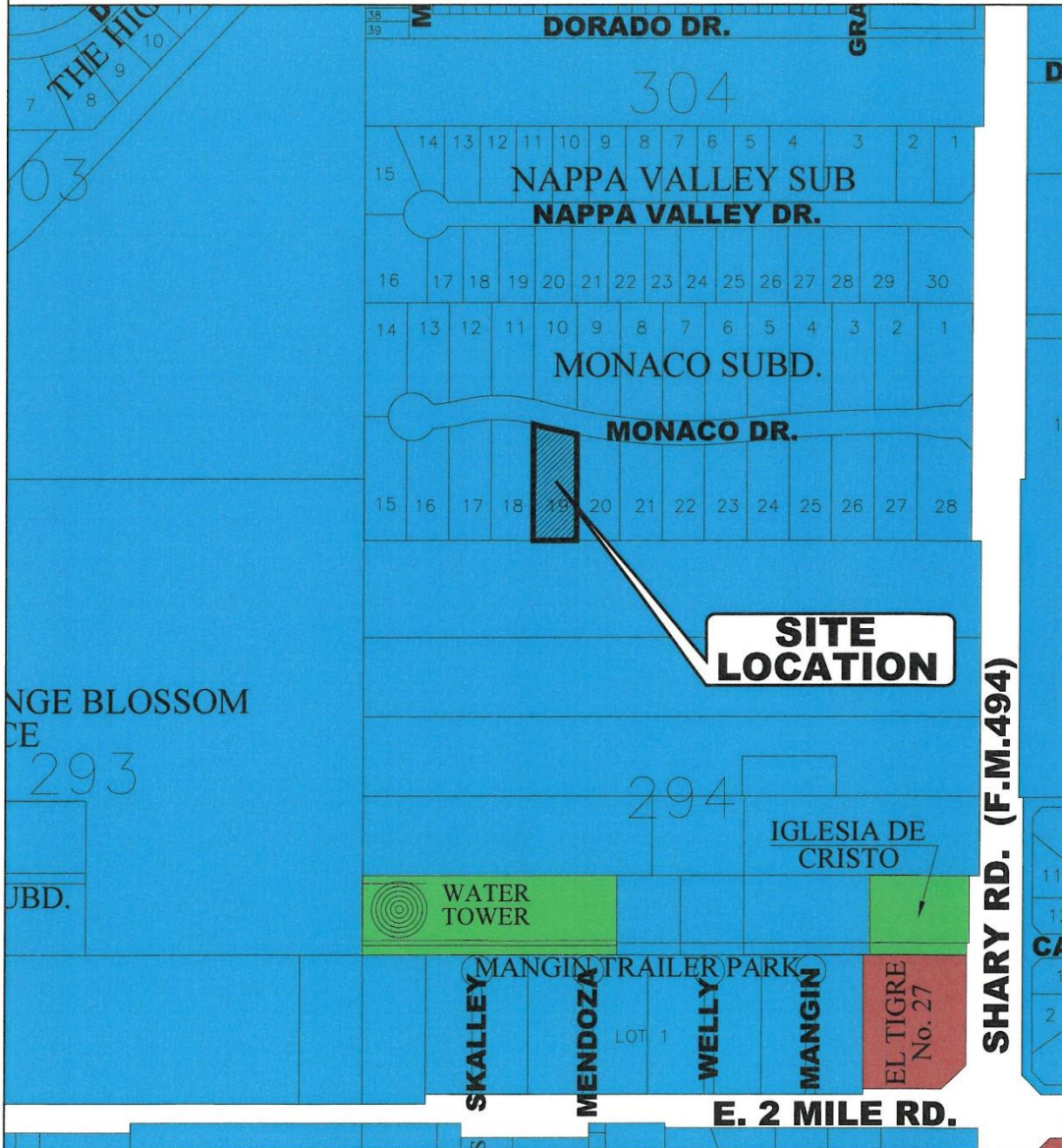
# ZONING MAP



## ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-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

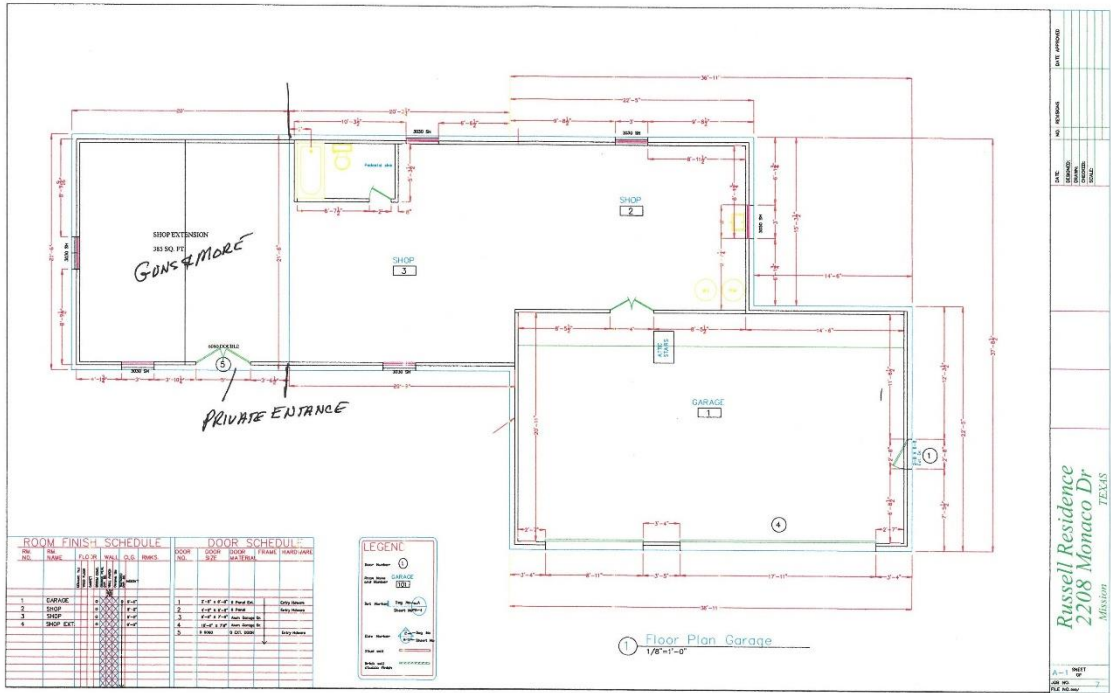
# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                        | <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res.                  | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> - HC - Heavy Commercial        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> - MD - Moderate Density Res.                    | <span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: magenta; border: 1px solid black;"></span> - HD - High Density Res.                      | <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> - P - Public                    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black; border-radius: 50%;"></span> - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> - PUD - Planned Unit Development |

# FLOOR PLAN

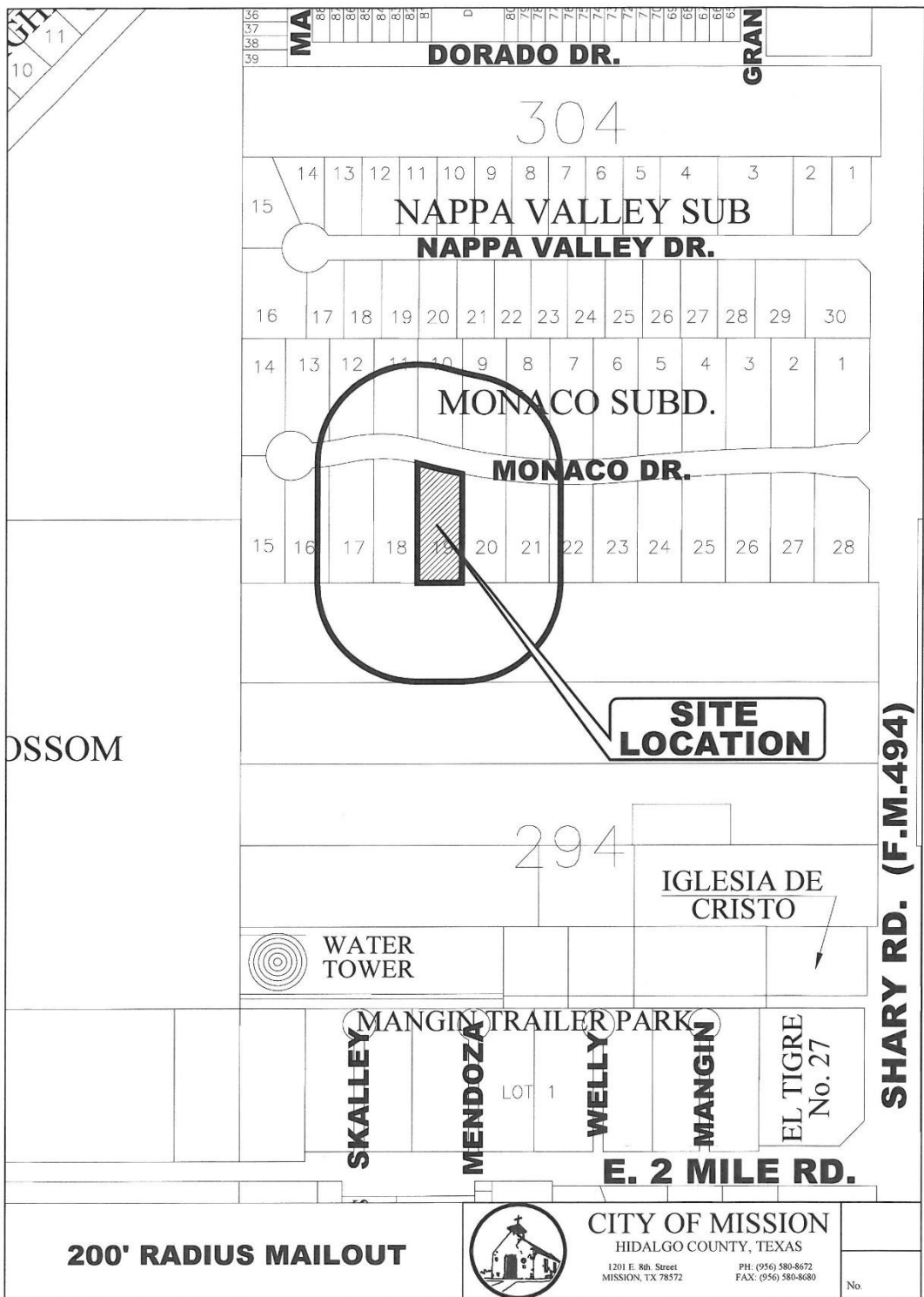


Russell Residence  
2208 Monaco Dr  
Mission  
TEXAS

EXTERIOR PHOTOS



**ATTACHMENTS**



DSSOM

**SHARY RD. (F.M.494)**

**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-8672  
FAX: (956) 580-8680

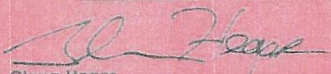
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# ATTACHMENTS



## TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business

<small>Retailer: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.</small>		<small>You must obtain a new permit if there is a change of ownership, location, or business location name.</small>	
<small>TAXPAYER NAME, BUSINESS LOCATION NAME and PHYSICAL LOCATION</small>		<small>Type of permit</small>	
RUSSELL DEVELOPMENT, INC.		SALES AND USE TAX	
GUNS & MORE 2208 MONACO DR MISSION TX 78573-8476		<small>Taxpayer number</small> 1-74-2699570-4	
HIDALGO COUNTY NAICS CODE: 453998		<small>Location number</small> 00003	
<small>DESCRIPTION ON NEXT LINE:</small>		<small>First business date of location</small> 07/01/2018	
<small>All Other Miscellaneous Store Retailers (except Tobacco Stores)</small>		 Glenn Hegar Comptroller of Public Accounts	
<small>WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:</small>			
CITY: MISSION			

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.  
For additional information, see *Collecting Local Sales and Use Tax* section on the back of this document.  
If you have any questions regarding sales tax, visit our website at [www.comptroller.texas.gov](http://www.comptroller.texas.gov) or call us at 1-800-252-5555

Detach here and prominently display your permit only. Retain the portion below for your records.

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
281555	SAKULENZKI DEBORAH L TRUSTEE	2021 INDUSTRIAL DR	MCALLEN	TX	78504-4009
281571	BROWN ENCILE & MARLENE C CHANG	3321 N SHARY RD	MISSION	TX	78573-8431
574193	GARCIA EDUARDO JAVIER & SHARON O'LEARY	2301 MONACO DR	MISSION	TX	78573-8471
574195	TREVINO JESUS A & GLADYS A VELA	2211 MONACO	MISSION	TX	78573-8476
574205	RUSSELL ROBERT D & BRENDA C	2208 MONACO DR	MISSION	TX	78573-8476
574207	GARZA ELEODORO & OFELIA	2212 MONACO DR	MISSION	TX	78573-8476
574194	SAAVEDRA CLAUDIA B & ADRIAN	2213 MONACO DR	MISSION	TX	78573-8476
574196	LOUCK RAY & SABRINA RODRIGUEZ	2209 MONACO DR	MISSION	TX	78573-8476
574206	GONZALEZ ESTEBAN A & CONSUELO C	2210 MONACO DR	MISSION	TX	78573-8476
574208	LUNA FRANCISCO JR & ANNA MARIA DE LEON CO-TRUSTEES LIVING TRUST	2300 MONACO DR	MISSION	TX	78573
574197	FRETTO JOSHUA B	4405 S SHARY RD 536	MISSION	TX	78572-0919
574202	GARCIA ROSA	2202 MONACO DR	MISSION	TX	78573-8476
574203	COLUNGA JOSE G JR & LAIZA A	2204 MONACO DR	MISSION	TX	78573-8476
574204	CANALES LAYRA Z & HERMILO FLORES	2206 MONACO DR	MISSION	TX	78573-8476
574199	CASTILLO LLEWLLYN & MARESYL	2203 MONACO DR	MISSION	TX	78573-8476
574198	TAGLE CHRISTOPHER & ANGIELA M	2205 MONACO DR	MISSION	TX	78573-8476
574215	MONACO HOMEOWNERS ASSOC	PO BOX 720875	MCALLEN	TX	78504-0875