



MEETING DATE: May 6, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the Construction of a Multi-Tenant Building named The MIX, on Lot 1, Blk 2, Santa Lucia Subdivision, located at 2509 Colorado Street. Applicant: MDM Real Estate Dev., LLC. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 26, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- April 23, 2026 - Site plan was reviewed and preapproved by the Staff Review Committee
- May 6, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

- The property is located at the Northwest corner of Taylor Road and Colorado Street.
- This site will have access from Taylor Road and Colorado Street, both being public streets and retrofitted and prepped to fit existing thru traffic lanes, curb and gutters, drainage, and utilities.
- This project will be built in a C-3 (General Business) zoned property where the structure is allowed by right as stipulated within the City’s zoning ordinance to include permitted signs and dumpster specifications and locations.
- The proposed building will have a maximum height of 24’ and will meet all the setback requirements set forth on this plan. The structure will be a 2 story structures with 14 suites on the first floor and an additional 8 suites on the second floor for a grand total of 22 suites. The site has 51 existing parking spaces (2 being handclapped) available complying with the minimum number of paved, off-street parking spaces for this project.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.
- The site has existing landscaping and lighting which is compliant with subdivision ordinances and regulations therefore no additional requirements will be imposed other than maintenance and upkeep of this section.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

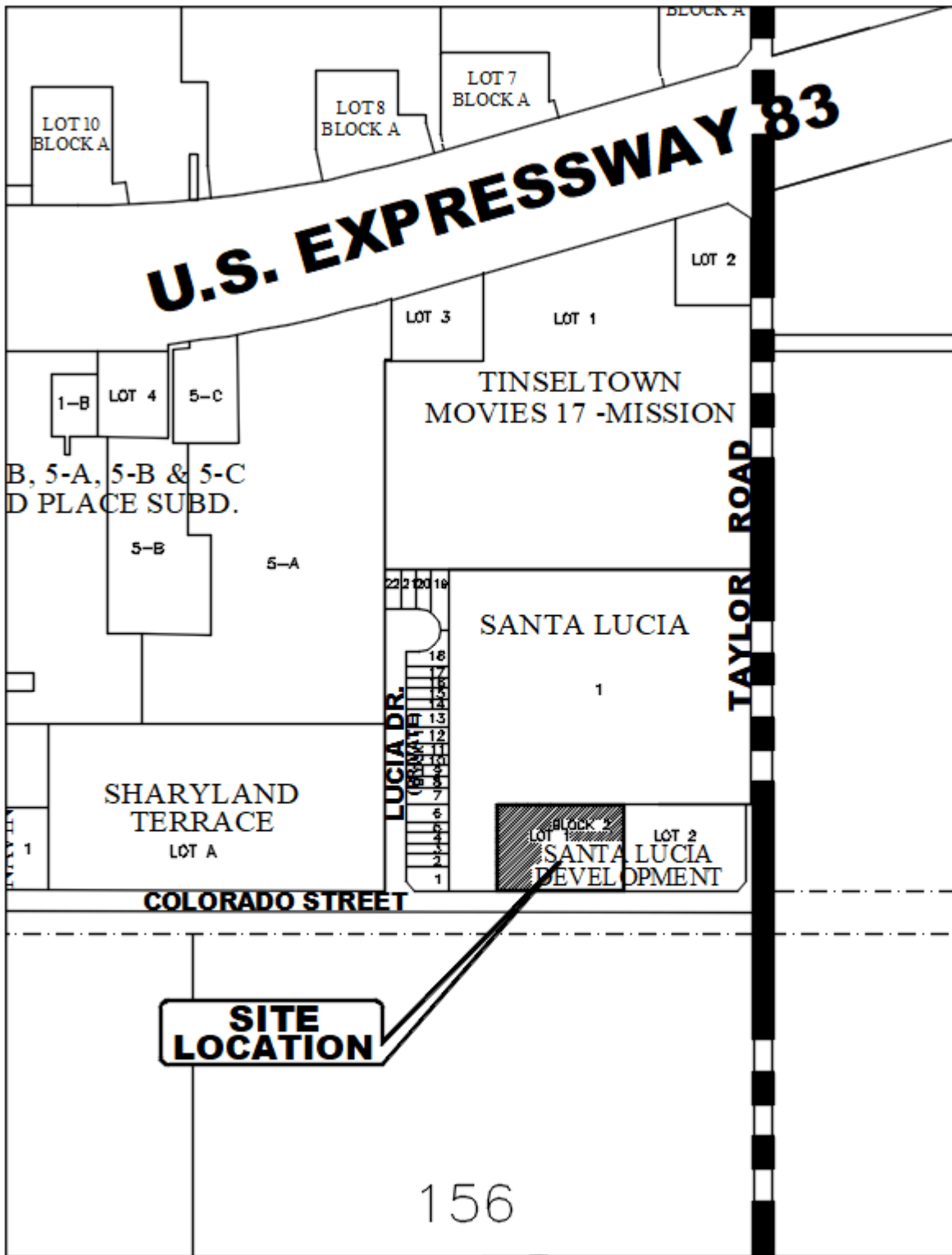
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



SITE LOCATION



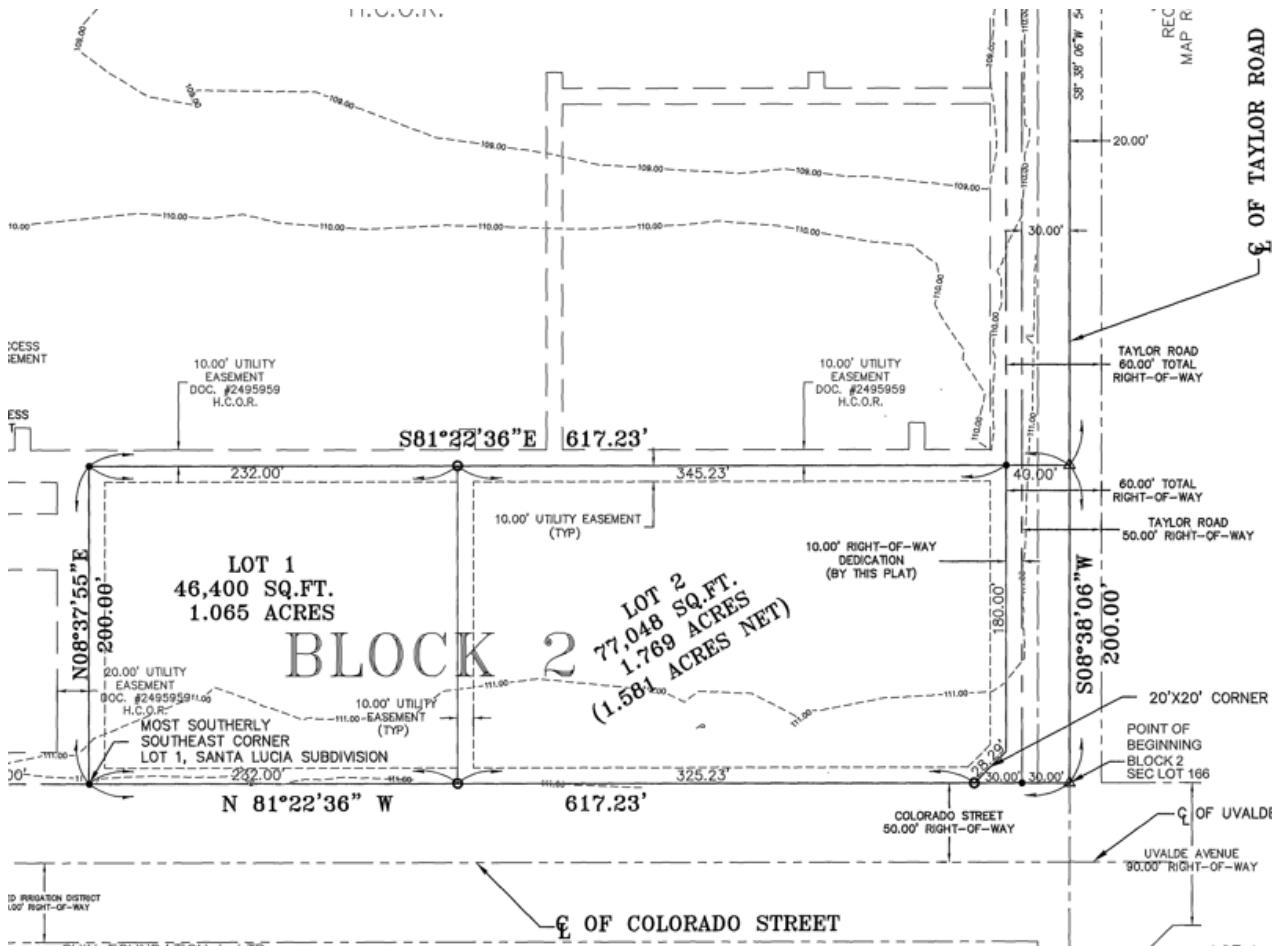
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 9th Street
MISSION, TX 78572

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No.

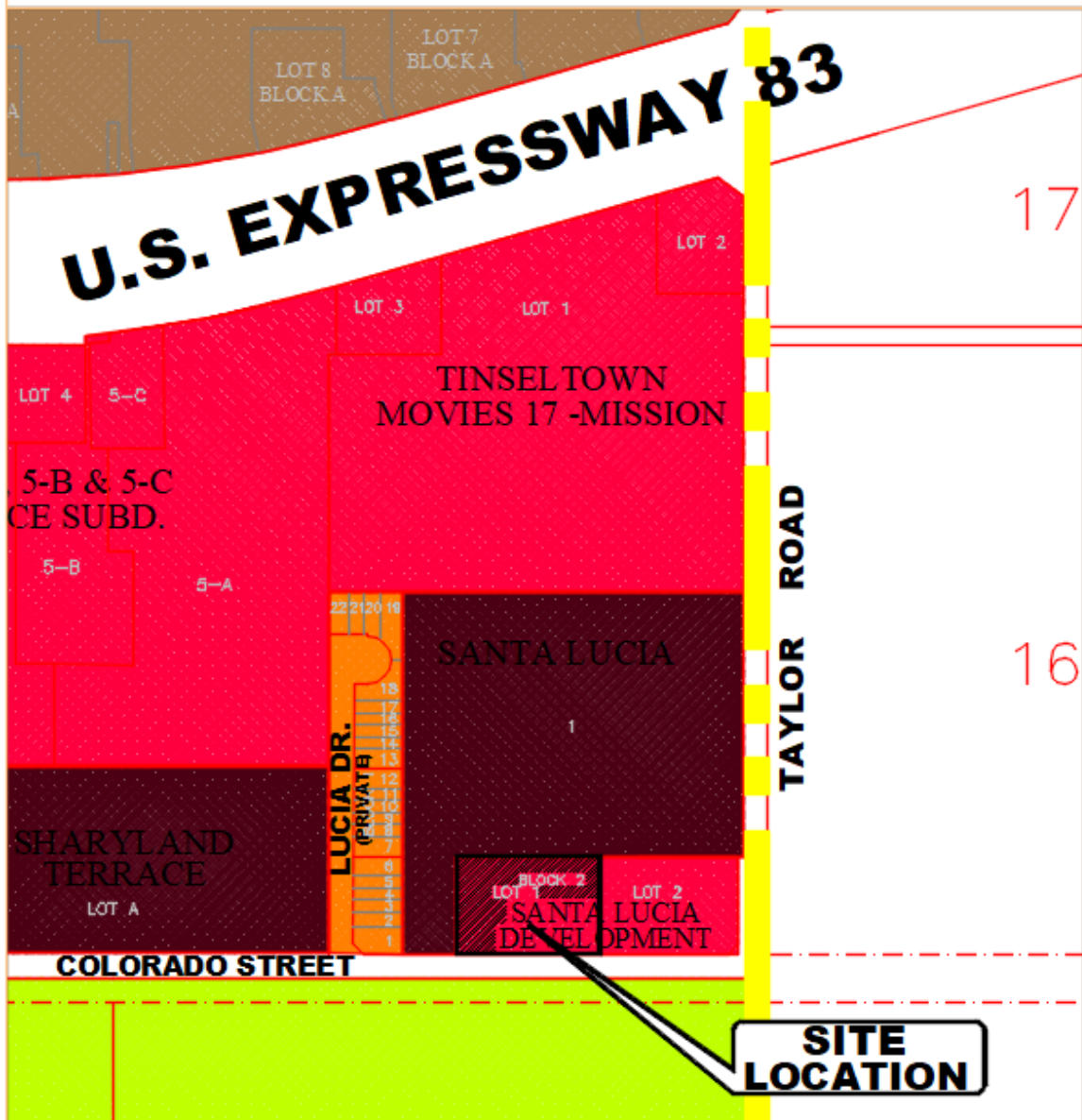
PLAT



AERIAL PHOTO



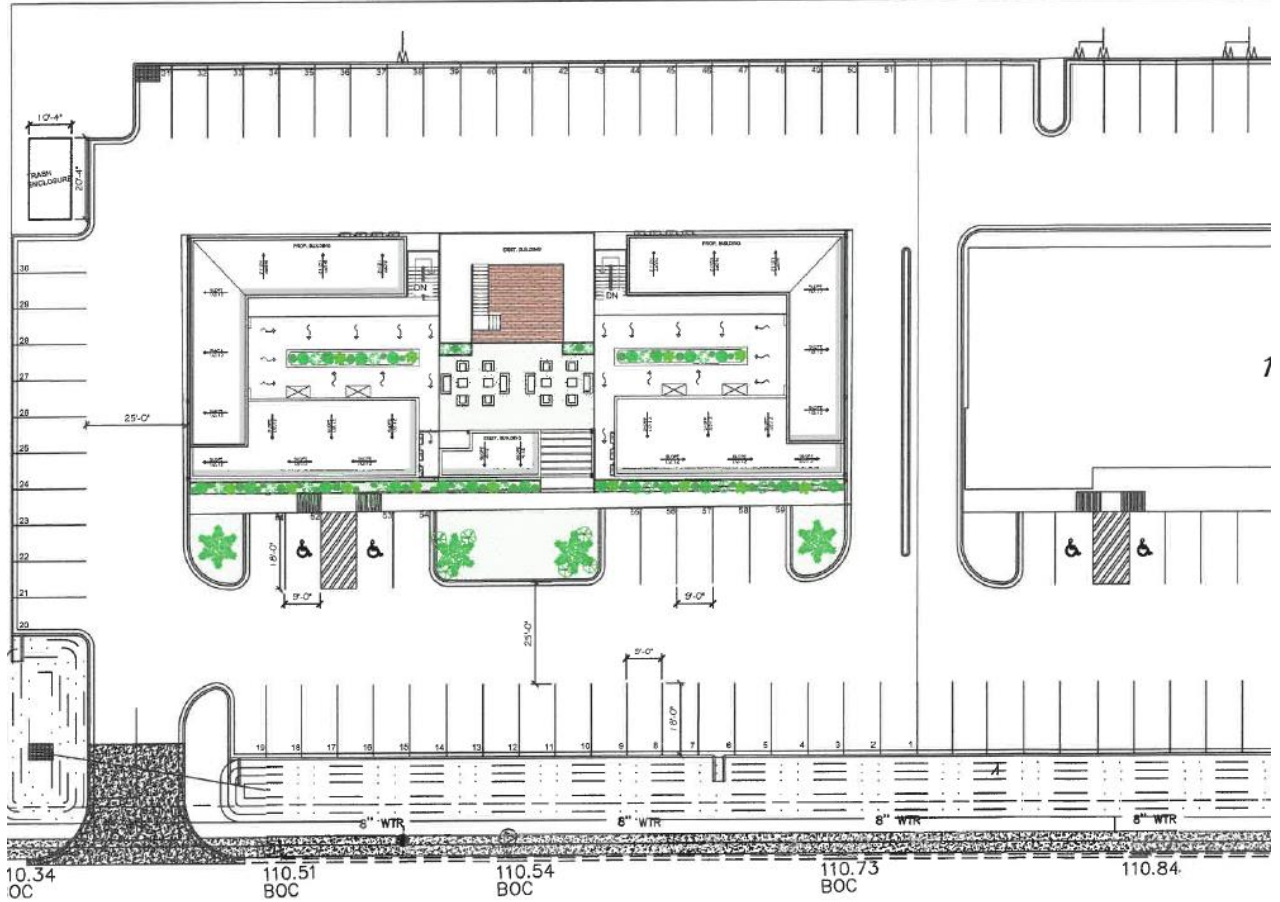
ZONING MAP



ZONING LEGEND

	A-1 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A-O-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

SITE PLAN



10.34
OC

110.51
BOC

110.54
BOC

110.73
BOC

110.84

COLORADO

PROPOSED BUILDING RENDERING

