



MEETING DATE: June 18, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit 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

NATURE OF REQUEST:

Project Timeline:

- May 13, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 4, 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, and notice of public hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2025 – 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 keep his Federal Firearms License active and one of the requirements is for him to have permission from the City to utilize his home address for the business. The applicant has a Federal Firearms license, which allows him to process paperwork for the issuance of the firearms, if first approved by the Federal Bureau of Alcohol, Tobacco and Firearms.
- The 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 will be the only person operating the business and there will be no advertising on the premises. The proposed gun sales will be strictly via online sales and by appointment only; walk-ins are not welcome but will happen on occasion. The applicant makes the majority of his sales at Gun Shows.
- Staff notes that a conditional use permit was approved for a home occupation - sale of Firearms for this same location on September of 2011 for a period of 1 year. Shortly after his approval, the applicant moved his business to a commercial location. In 2018, the applicant closed his business due to health reasons. The applicant obtained a letter from the Monaco Homeowners Association stating that he was approved to move his ATF license to his residence.
- The applicant’s home has an alarm system, and the firearms are safely stored in a safe.

- In an effort to comply with the ATF requirements and to keep his license current for at least 2 more years he would like the board's consideration of his request.
- Staff notes that during his CUP tenure there were no complaints filed.
- The P&Z Commission has seen and approved a similar request for 2706 E. 28th 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. 1 year approval to assess this new operation
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Acquire a business license
4. CUP is not transferable to others

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

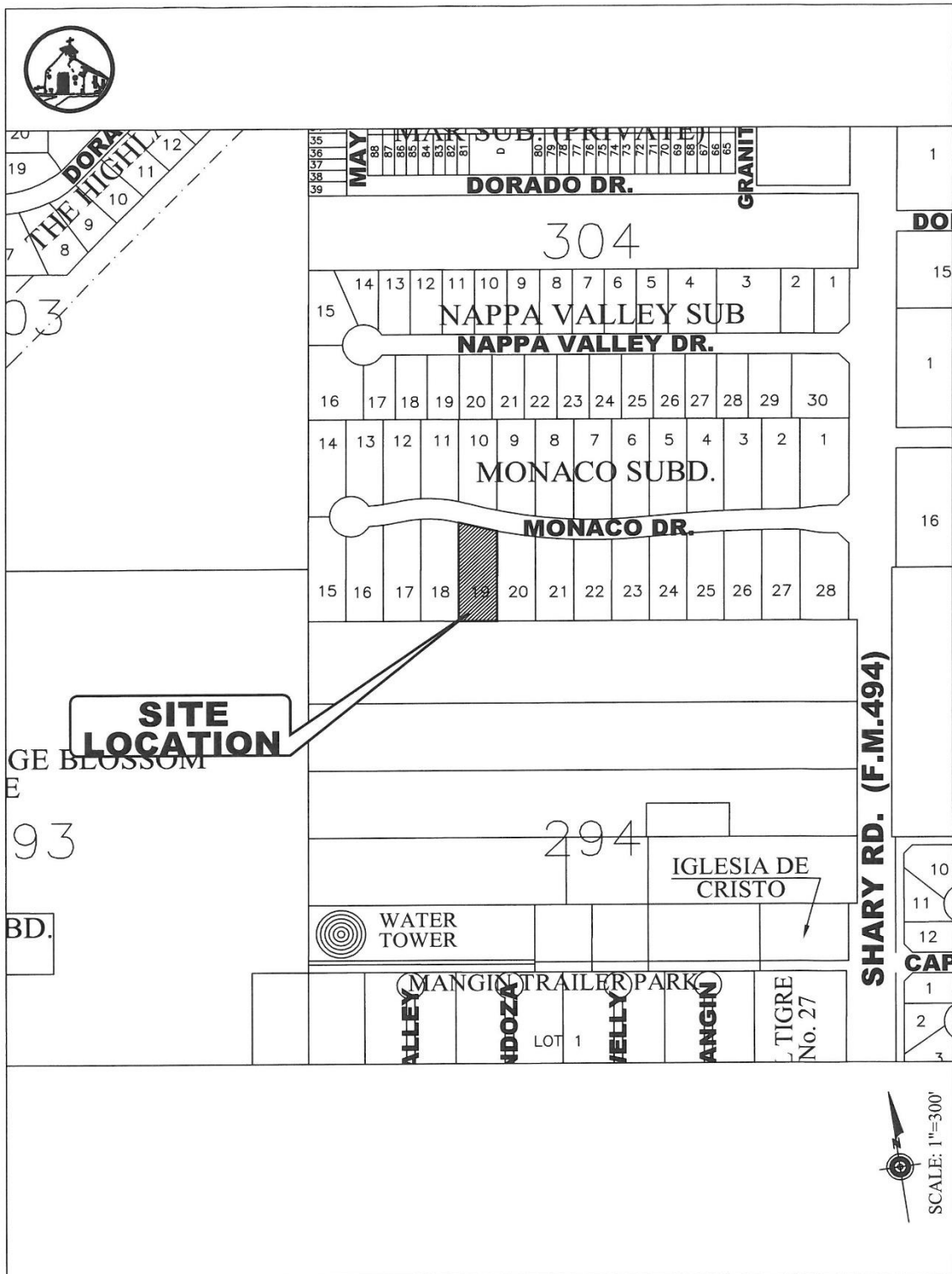
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

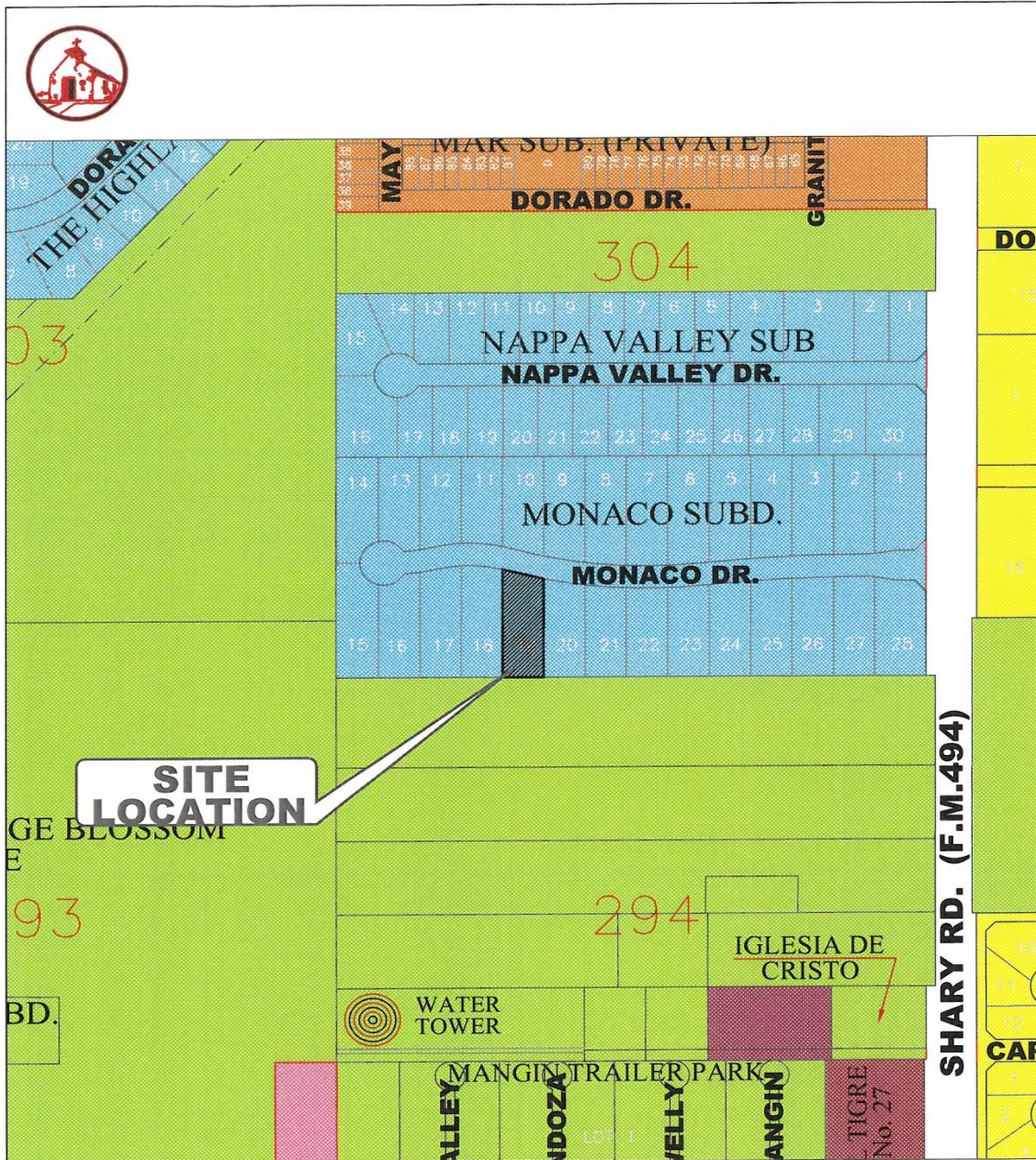
VICINITY MAP



ARIEL MAP



ZONING MAP

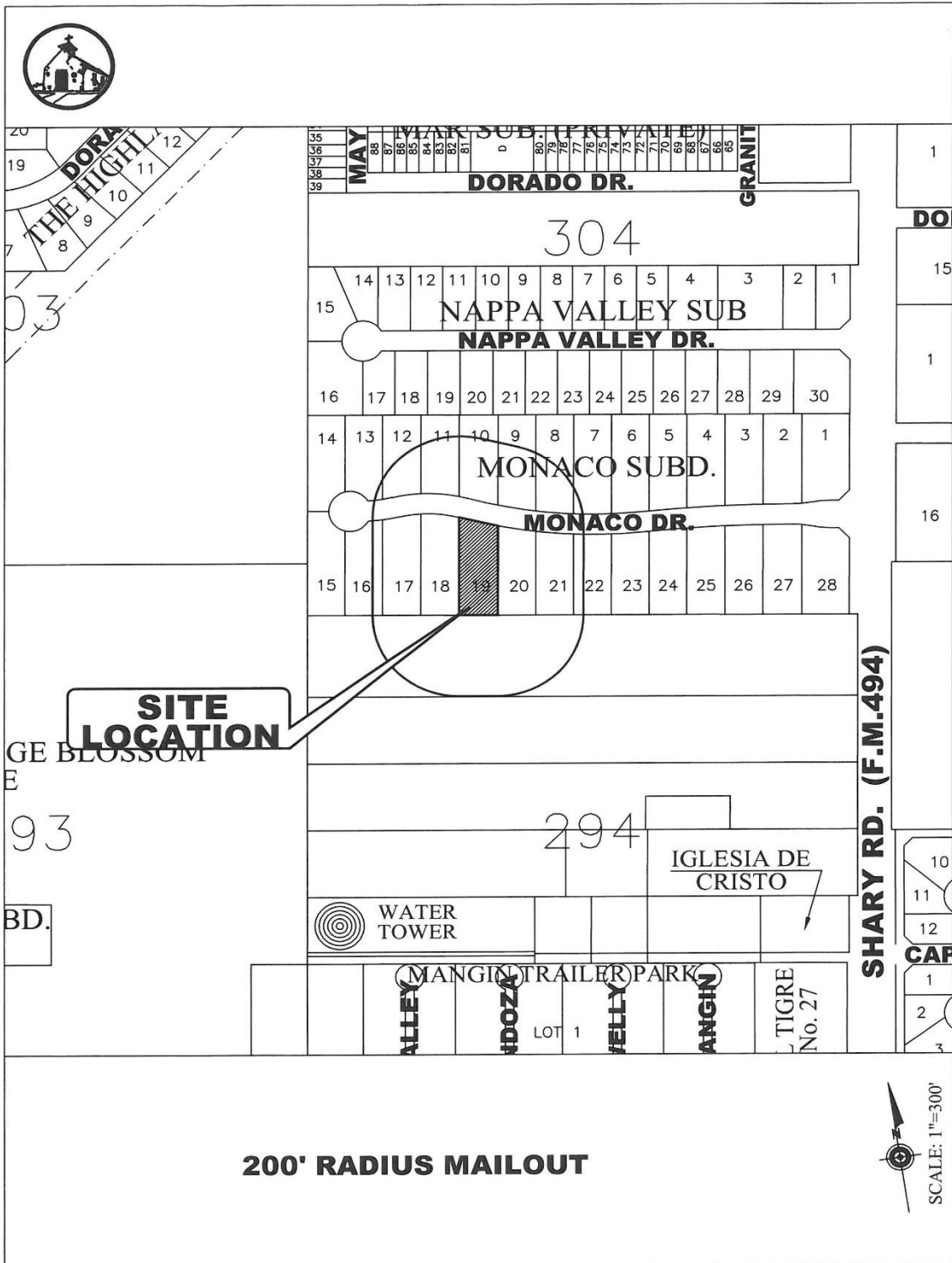


ZONING LEGEND

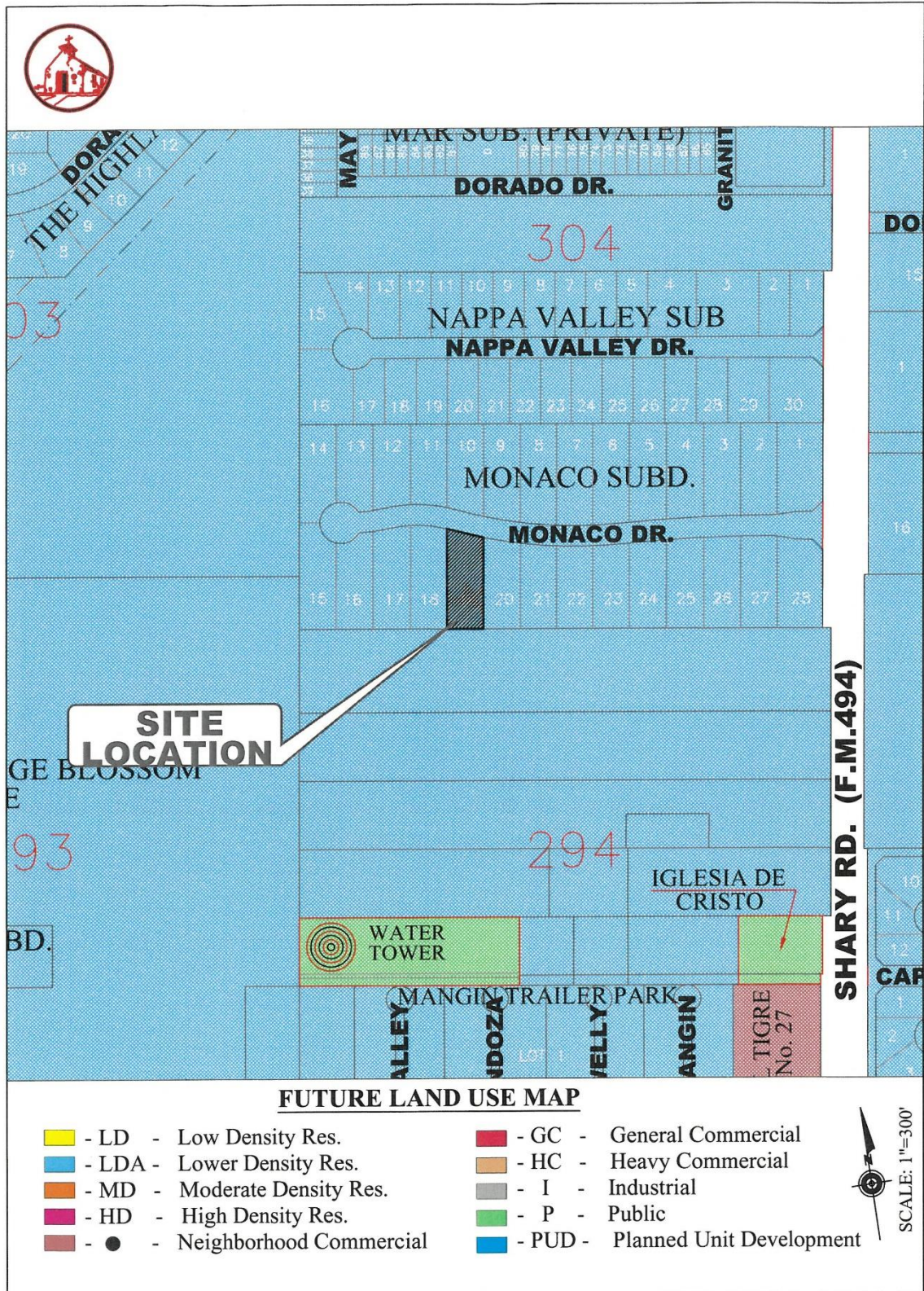
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		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



ATTACHMENTS



ATTACHMENTS



ATTACHMENTS (PICTURES)



ATTACHMENTS

ROOM FINISH SCHEDULE

NO.	TYPE	FINISH	QTY	UNIT	REMARKS
1	CEILING	Acoustic Tile	100	Sq. Ft.	
2	WALL	Acoustic Tile	100	Sq. Ft.	
3	FLOOR	Acoustic Tile	100	Sq. Ft.	
4	DOOR	Acoustic Tile	100	Sq. Ft.	

DOOR SCHEDULE

NO.	TYPE	FINISH	QTY	UNIT	REMARKS
1	CEILING	Acoustic Tile	100	Sq. Ft.	
2	WALL	Acoustic Tile	100	Sq. Ft.	
3	FLOOR	Acoustic Tile	100	Sq. Ft.	
4	DOOR	Acoustic Tile	100	Sq. Ft.	

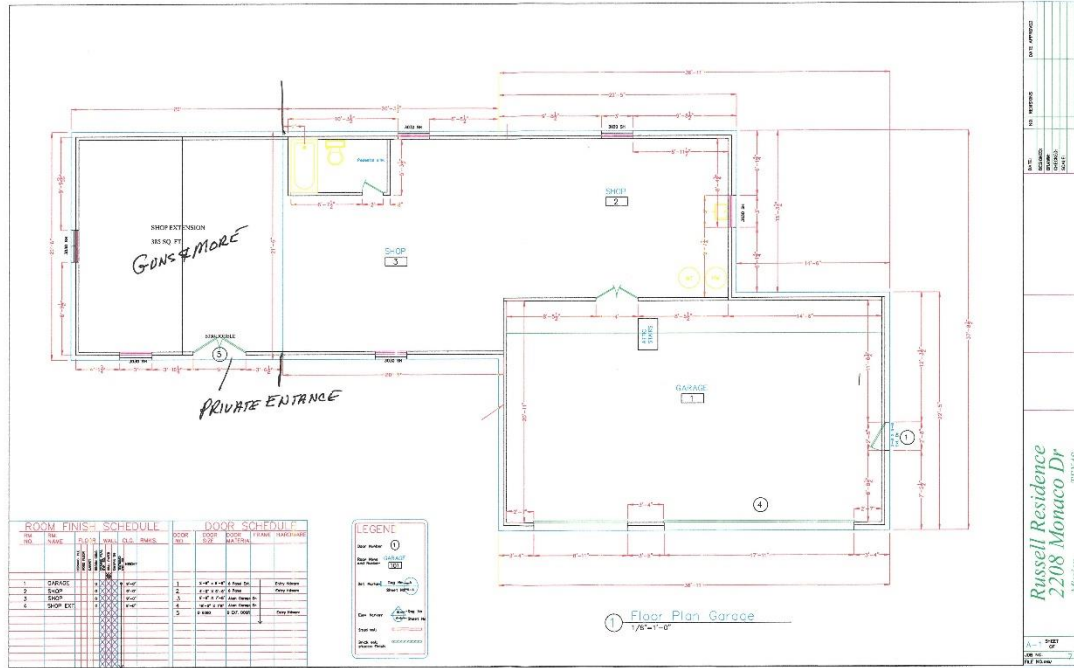
LEGEND

- 1. Garage
- 2. Shop Extension
- 3. Private Entrance
- 4. Storage Room
- 5. Restroom
- 6. Kitchen
- 7. Living Room
- 8. Dining Room
- 9. Bedroom
- 10. Bathroom
- 11. Hallway
- 12. Staircase
- 13. Porch
- 14. Deck
- 15. Pool
- 16. Fencing
- 17. Landscaping
- 18. Driveway
- 19. Garage Floor
- 20. Garage Ceiling
- 21. Garage Walls
- 22. Garage Doors
- 23. Garage Windows
- 24. Garage Ventilation
- 25. Garage Lighting
- 26. Garage Heating
- 27. Garage Cooling
- 28. Garage Insulation
- 29. Garage Foundation
- 30. Garage Structure

1 Floor Plan Garage
1/8" = 1'-0"

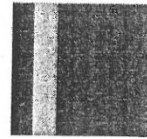
Russell Residence
2208 Monaco Dr
Mission, Texas

DATE 10/10/2010
BY J. R. RUSSELL
CHKD J. R. RUSSELL
APP'D J. R. RUSSELL



ATTACHMENTS

MONACO HOMEOWNERS ASSOCIATION
Monaco Subdivision
Mission, Texas 78573



Date 5/1/2018

Russell Development Inc. DBA Guns & More
2208 Monaco Dr.
Mission, Texas 78573

RE: Russell Development Inc. DBA Guns & More,

Monaco Subdivision Meeting April 10, 2018. The Association granted approval for Russell Development Inc. DBA Guns & More to move his ATF license to 2208 Monaco Dr., Mission, Texas.

President

A handwritten signature in cursive script, appearing to read 'Frank Luna'.

Frank Luna



ATTACHMENTS

P&Z Minutes for 9/14/11

Started: 5:34 p.m.

Ended: 5:42 p.m.

ITEM # 1.8

**Conditional Use Permit: Home Occupation – To Operate a Federal
Firearm Licensed Business
2208 Monaco Drive
Lot 19, Monaco Subdivision
R-1A
Life of Use
Robert D. Russell**

Mr. Salinas went over the write-up stating that the subject site is located 820' west of Shary Road along the south side of Monaco Dr., a gated private street. The home has an approximately 100' 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 proposes to use as a Firearm Licensing Business. The P&Z has seen and approved a similar request in Dec. 2004 at 2706 E. 28th St., however that request included the **sale** of firearms and ammunition as well. Mr. Russell is in the process of obtaining a Federal Firearms License, which allows him to process paperwork for the issuance of the firearm if first approved by the Bureau of Alcohol, Tobacco, and Firearms. There will be no advertising on the premises and it will be operated strictly by appointment only; walk-ins are not welcomed.

- Days/Hours of operation: Monday – Friday: 5:00 p.m. to 9:00 p.m.
Saturday: 10:00 a.m. to 6:00 p.m.
- Staff: Only the applicant will be operating the business.
- Signage: No signage is desired.

In Staff's assessment, the proposed service will not significantly increase traffic, and there will be no signage indicating that the site is anything else other than a residence. Staff did not object to an initial 1-year approved tenure. Staff recommended approval subject to: **1)** 1 year re-evaluation to assess this new operation; **2)** Comply with Sect. 1.56-1 of the Zoning Ordinance; and **3)** acquiring a business license after securing the Firearm License.

Chairman Sheats asked if there was public opposition to the request.

There was no response.

Chairman Sheats asked if the applicant or representative were present.

ATTACHMENTS

P&Z Minutes for 9/14/11

Mr. Robert Russell stated that he resides at 2208 Monaco Drive. He added that he would be getting a commercial address once he gets his Federal License.

Chairman Sheats stated that the only issue he had was about safety and having the ammunition at the site.

Mr. Russell replied that he wouldn't have any ammunition for sale noting he only had ammunition for his use.

Mrs. Marin asked Mr. Russell how long did the license from the Feds.

Mr. Russell was informed that it took 3 months, but the Feds want to see a copy of the city license first.

Mrs. Marin asked if the property was gated.

Mr. Russell replied that his private property was gated, and the subdivision had a gated entry.

Mrs. Marin mentioned that she only wanted to make sure that no one other than his family has access to the premises.

There being no further comments, Chairman Sheats entertained a motion. Mrs. Caudle moved to approve the conditional use permit as recommended by staff. Mr. Vela seconded the motion. Upon a vote, the motion passed unanimously.

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	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	DE LEON ANNA M & FRANCISCO LUNA JR	2300 MONACO DR	MISSION	TX	78573-8471
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