



MEETING DATE: June 18, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Renewal of a Conditional Use Permit for the Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District, being a 1.68 tract of land, out of Lot 28-5, West Addition to Sharyland Subdivision, located at 305 West Mile 2 Road. Applicant: Azucena Bastida - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 28, 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.
- June 18, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Southwest corner of West Mile 2 and Compton Roads.
- The applicant would like to renew her conditional use permit to continue to use the property for the purpose of selling plants and trees.
- The proposed hours of operation are as follows: Tuesday – Saturday from 9:00 am to 6:00 pm. and Sundays & Mondays are by appointment only.
- The working staff is 4 employees.
- Parking: The parking must be striped for at least 4 vehicles.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (40) 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 for life of use with the understanding the permit can be revoked.
- Must continue to comply with all City Codes (Building, Fire, Health, etc.);
- No dumping of dead plants or trees outside of the property.
- Parking for at least (4) four vehicles must be provided.
- Hours of operation are: Tuesday – Saturday from 9:00am to 6:00pm. and Sundays & Mondays are by appointment only.
- CUP is not transferable to others.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

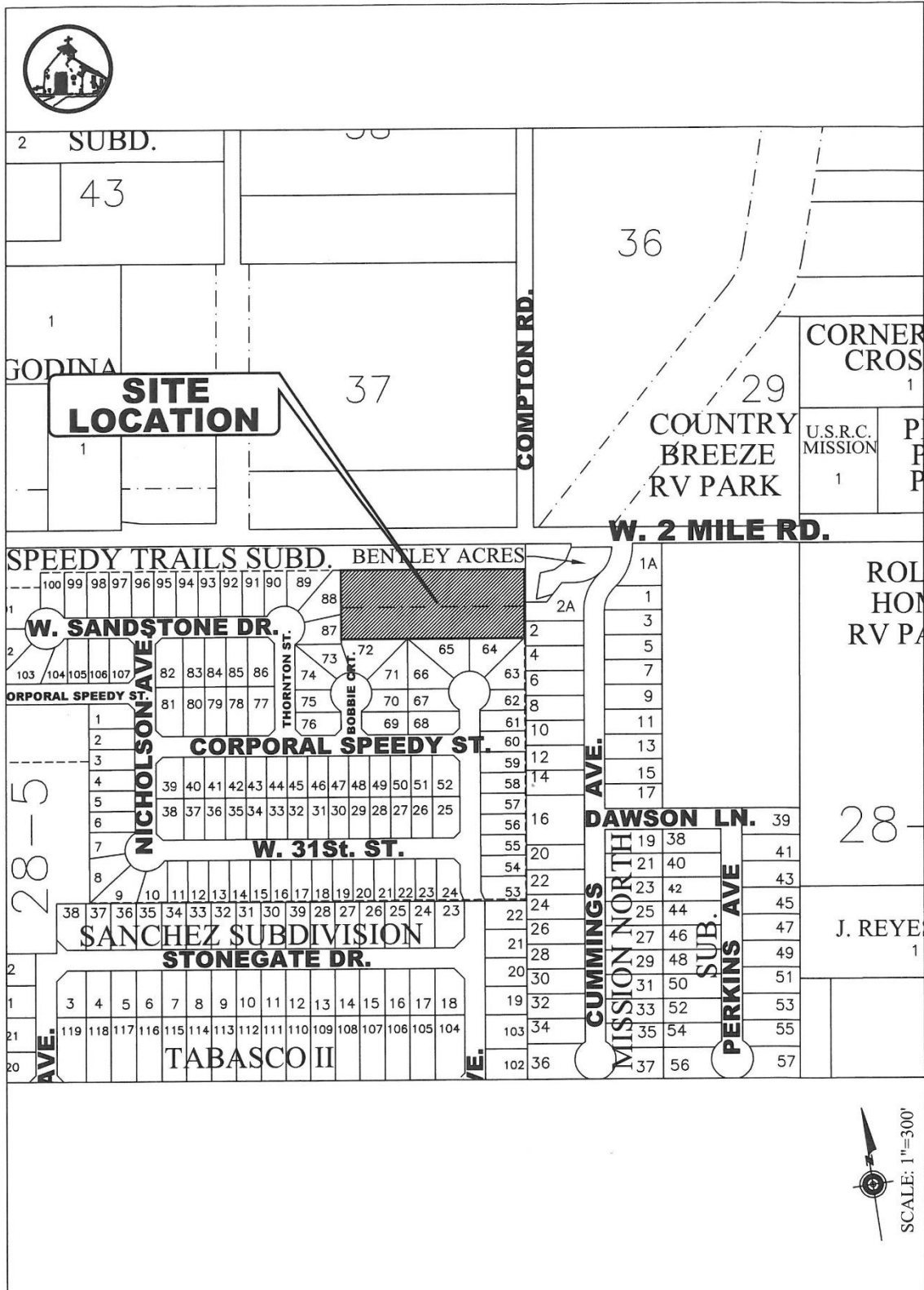
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

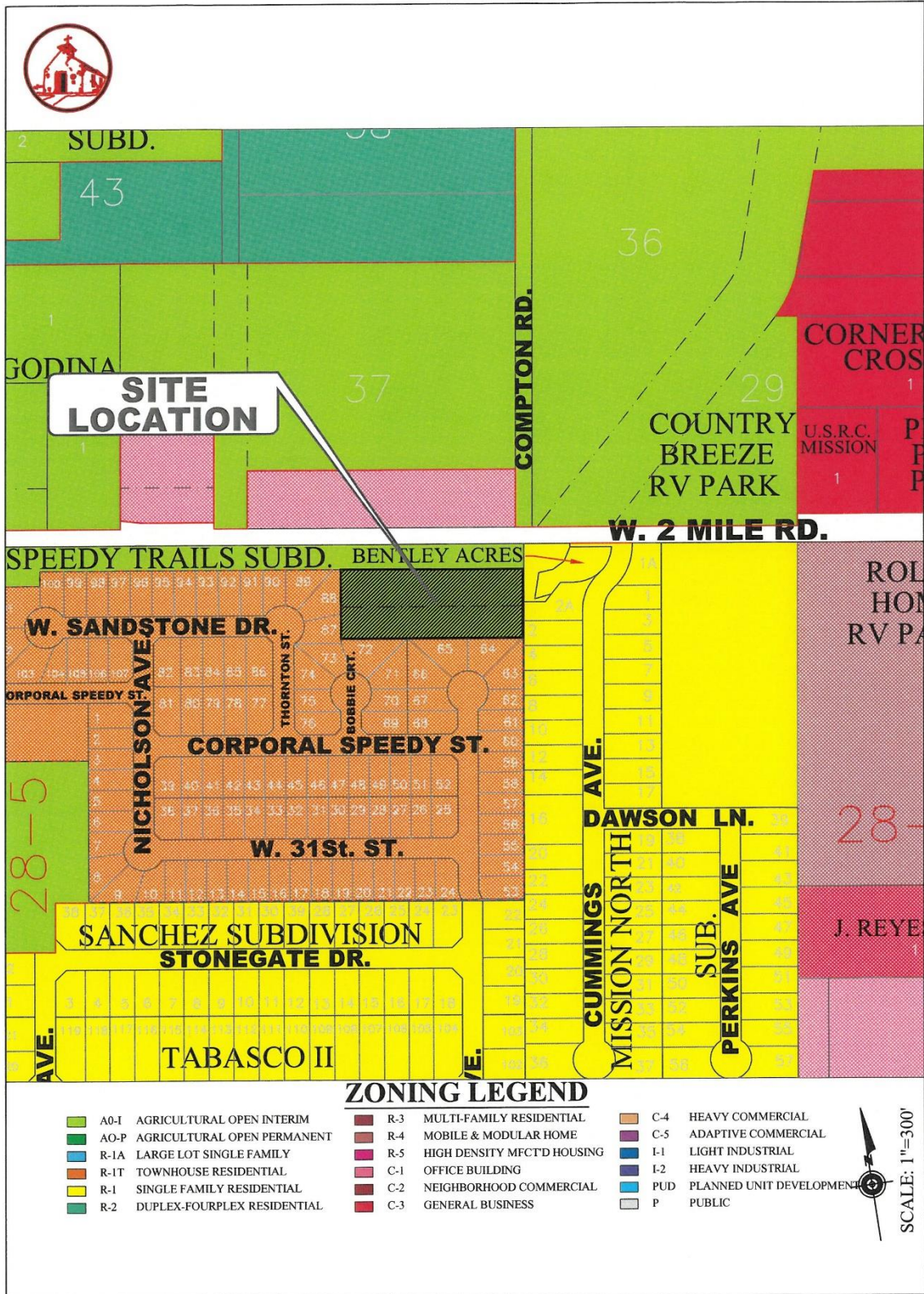
VICINITY MAP



ARIEL MAP



ZONING MAP



PICTURES



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
238703	MUNOZ JOSE G & BELMA	3110 N CUMMINGS AVE	MISSION	TX	78574-2109
238701	MARTINEZ CARLOS	3112 N CUMMINGS AVE	MISSION	TX	78574-2109
238702	ARRIOLA JESSE & ALMA R	3111 N CUMMINGS AVE	MISSION	TX	78574-2110
238704	GARCIA JAVIER JR & BERNICE ARLENE VARELA	3109 N CUMMINGS AVE	MISSION	TX	78574
238706	ARRIOLA JESSE & ALMA ROSA	3111 N CUMMINGS	MISSION	TX	78574-2110
238700	SAENZ JOSE S & KARLA L	3113 N CUMMINGS AVE	MISSION	TX	78574-2110
238697	GONZALEZ DEBRA LYNN	705 SINATRA DR	EDINBURG	TX	78542-1503
238696	OVANDO EVELYN	3118 CUMMINGS AVE	MISSION	TX	78572
453614	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123518	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
123516	DS 3 DEVELOPMENT LLC	3608 COMPTON DR	MISSION	TX	78573-3562
238699	BARRIENTOS HECTOR & IRMA Y	3115 N CUMMINGS AVE	MISSION	TX	78574
1016256	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
695076	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
458291	BASTIDA AZUCENA	305 W MILE 2ND	MISSION	TX	78574
238698	BRAVO ELIGIO S & BLANCA V	3117 N CUMMINGS AVE	MISSION	TX	78574-2110
1238644	UNITED IRRIGATION DISTRICT	PO BOX 687	MISSION	TX	78573
1560595	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560586	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560570	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560571	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560572	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560573	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560574	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560575	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560576	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560577	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560578	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560579	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560580	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560581	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560582	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560583	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560584	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560585	AFFORDABLE HOMES OF SOUTH TEXAS INC	3117 BOBBIE CT	MISSION	TX	78574-1600
1560596	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560597	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560598	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560599	AFFORDABLE HOMES OF SOUTH TEXAS INC	1420 ERIE AVE	MCALLEN	TX	78501-5220
1560600	AFFORDABLE HOMES OF SOUTH TEXAS INC	702 W SANDSTONE DR	MISSION	TX	78574-2490