

## LETTER FROM APPLICANT



City of Mission, Planning Department:

This letter is intended to clarify the purpose and scope of the Conditional Use Permit (CUP) application submitted with The City of Mission to be used as supportive documentation for the development of the Shooters Haven Training Facility outside City limits.

The requested permit is part of a broader long-term development and financing process associated with the establishment of a professional training facility in the Hidalgo County area. At this stage, the CUP application should not be interpreted as authorization or intent to conduct retail sales or commercial sales activity in the residence or online. Rather as supporting documentation for the project's development.

Shooters Haven is a project that's slowly coming to life and as founders we are committed to developing and operating responsibly and in full compliance with all applicable state, county, and local regulations. As part of this process, we acknowledge and agree that no sales-related operations will be conducted under this permit application.

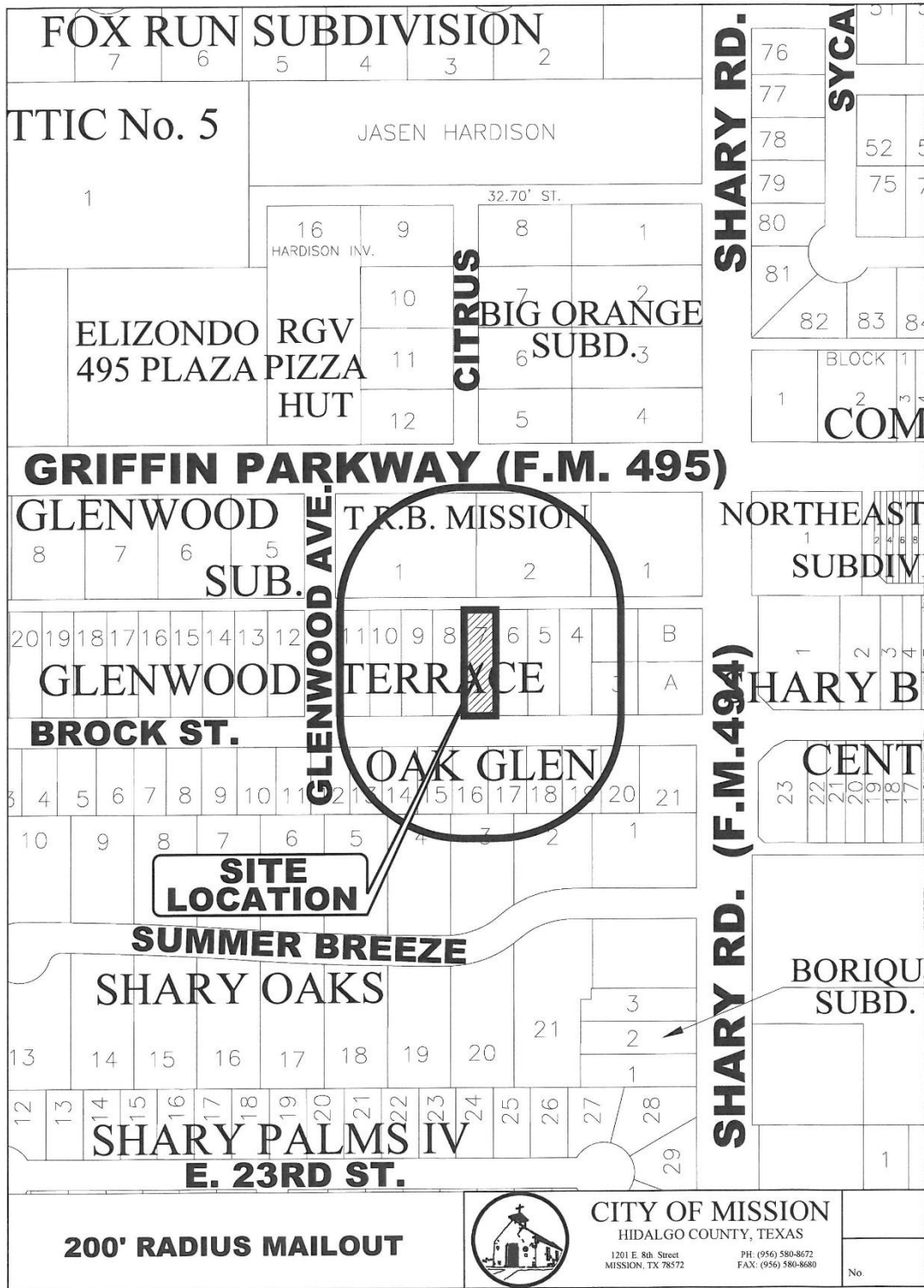
The purpose of pursuing this CUP at this time is primarily to support ongoing financial, lending, planning, and development processes necessary for the future establishment of the facility. This permit represents one component of a larger project intended to create a safe, structured, and professionally managed training environment for our local law enforcement officers and our community.

We appreciate your consideration and remain committed to cooperating fully throughout the review and approval process.

Sincerely,

Ana G. Bazaldua  
Randy C. Davila

# VICINITY MAP

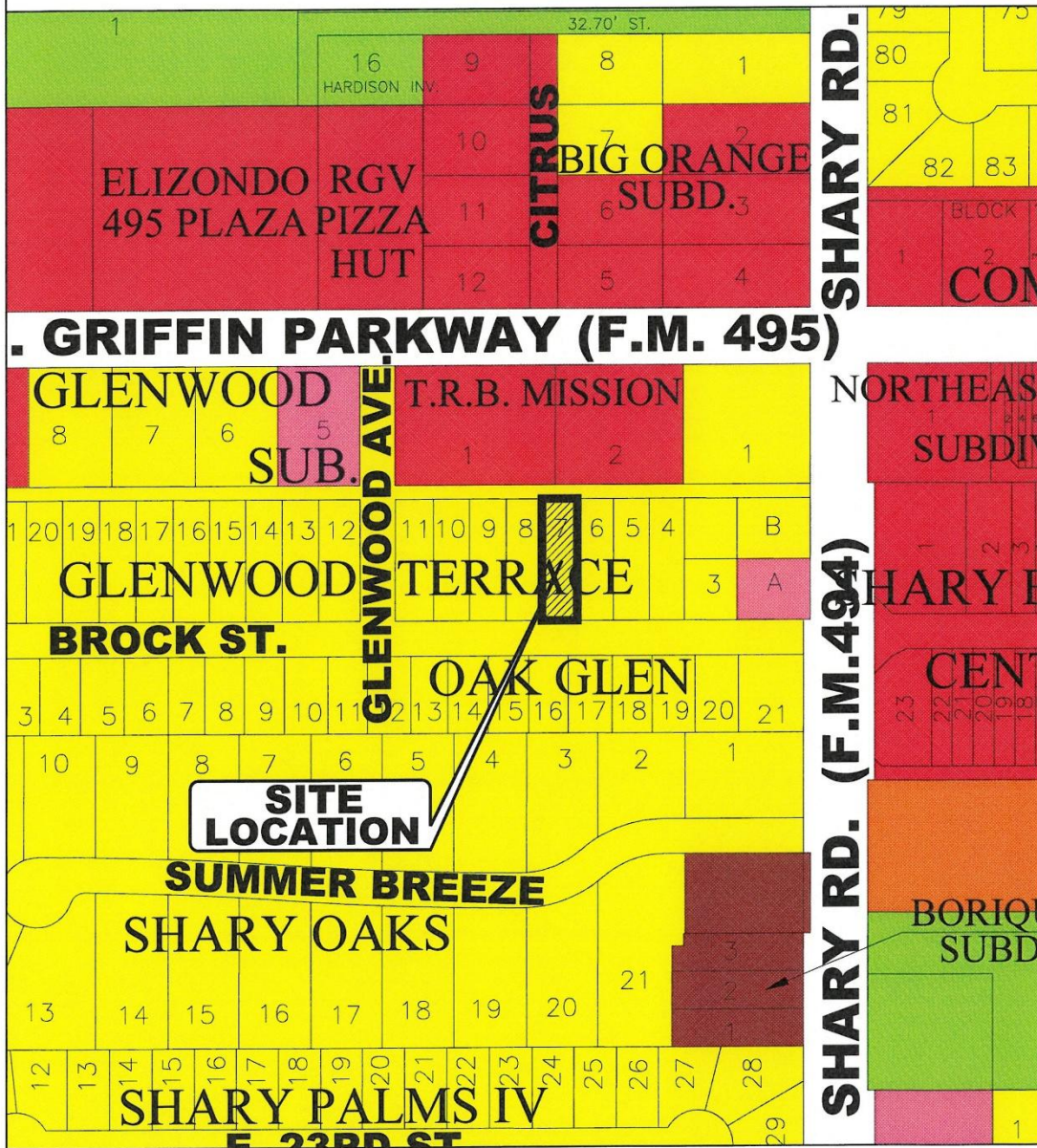


# AERIAL MAP





# 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                     |



**ART SALINAS**  
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-6585 FAX: (956) 618-6540

**20' ALLEY ROW**  
(VOL. 13, PG. 3, & VOL. 19,  
PG. 11, H.C.M.R.)

S81°18'50"E  
51.0'

(CALICHE DRIVE)

SCALE: 1"=20'

LEGEND

- - DENOTES FOUND 1/2" ROD  
 ⊗ - DENOTES FOUND 1/2" PIPE  
 ⊙ - DENOTES SET 1/2" ROD  
 ○ - DENOTES NO MONUMENT  
 ROW - DENOTES RIGHT OF WAY  
 BOC - DENOTES BACK OF CURB

LOT 8

LOT 6

5' REAR  
ETBACK  
19. PG.  
(L.C.M.R.)

N 8° 41' 10" E

Room inside,  
FEL office

—  $58^{\circ}41'10''W$

51.0'  
N81°18'50"W

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 2309 BROCK ST., In MISSION, TEXAS, DESCRIBED AS FOLLOWS:  
LOT SEVEN (7), GLENWOOD TERRACE SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 19, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

16-48698 01-25-16  
Job No. Date

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Registered Professional Land Surveyor No. 4802 T.B.P.L.S. FIRM NUMBER: 10004000

**FEMA ZONE CATEGORIZATION.** The property shown herein lies in Zone "X". Zone "X" areas are determined to be outside 500-year flood plain as per FEMA Flood Insurance Rate Map No. 48363-0005-C dated 1/26/91.

There are no discrepancies, conflicts, shortages in title, encroachments, overlapping of improvements or visible or apparent easements.

This survey plat is prepared in connection with Title Policy CF # 162439254 and does not guarantee title. This survey is for the exclusive use of the client.

This survey plat contains an unobserved seal and an original signature to be valid per Section 661.46 and Section 663.19 of the "Professional Land Surveyor's Practice Act" and does not include a substantial ability or topographic investigation.

Surveyor's Rights, title, regulations easements and liens in favor of the United Irrigation District, pursuant to applicable sections of the Texas Water Code.

Zoning and building ordinances in favor of the City of Mission.

Subject to any and all laws, rules, regulations, easements, liens, and other interests noted.

Prepared by:  MARIO ANTONIO MAZALIDA



## EXTERIOR PHOTOS



## MAILOUT LIST

| PROP_ID | name                                 | addrDelive            | addrCity    | addrState | addrZip    |
|---------|--------------------------------------|-----------------------|-------------|-----------|------------|
| 545440  | CISNEROS OMAR & DORA A MORALES       | 1811 MARIGOLD         | MISSION     | TX        | 78572-3154 |
| 179625  | BAZALDUA MARCO ANTONIO & ANA G       | 4301 S SHARY RD 1214  | MISSION     | TX        | 78572-1679 |
| 179622  | VELA ESTHER & GUILLERMO              | 2315 BROCK ST         | MISSION     | TX        | 78572-3218 |
| 179612  | RIOS ALVARO JR                       | 2219 N SHARY RD       | MISSION     | TX        | 78572-3238 |
| 179626  | NICOLAS WILBERT LEE & GRACIELA       | 7300 N 54TH ST        | MISSION     | TX        | 78573-1801 |
| 545437  | CALAZA MARIA                         | 2404 GARDEN VIEW DR   | MISSION     | TX        | 78574-7919 |
| 179624  | MEAR JOHN DOUGLAS & JENELLE TOLSTEAD | 2311 BROCK ST         | MISSION     | TX        | 78572-3218 |
| 179621  | PEREZ CRISELDA                       | 5012 QUINCE AVE       | MCALLEN     | TX        | 78501-8188 |
| 179629  | CANTU JESUS I                        | 3402 AMARETTO DR      | PHARR       | TX        | 78577-7521 |
| 179628  | OLIVAREZ CLODIN                      | 2303 BROCK ST         | MISSION     | TX        | 78572-3218 |
| 179623  | GARZA OSCAR ARTURO & MAIELA RENEE    | 2313 BROCK ST         | MISSION     | TX        | 78572-3218 |
| 545455  | RAMON FRANKLIN R & RAISA             | 3024 S CASA LINDA ST  | MCALLEN     | TX        | 78503-1307 |
| 179627  | HRI INVESTMENT GROUP LLC             | 1023 RIDGE RD         | ALAMO       | TX        | 78516-9518 |
| 545436  | ESPINO DANA MARIE                    | 2302 BROCK STREET     | MISSION     | TX        | 78572-3219 |
| 545438  | SAYAVEDRA ROBERTO ANGEL VALLARINO    | 1532 PAYTON FALLS DR  | AUSTIN      | TX        | 78754-5814 |
| 545443  | RAMOS RICARDO & MYRA L               | 2316 BROCK ST         | MISSION     | TX        | 78572-3219 |
| 545441  | CONTRERAS ELVA M                     | 2312 BROCK ST         | MISSION     | TX        | 78572-3219 |
| 545442  | PENARANDA MARIA FLORA MAY V          | 2314 BROCK STREET     | MISSION     | TX        | 78572-3219 |
| 545439  | LOPEZ JOSE F DOMINGUEZ               | 2308 BROCK ST         | MISSION     | TX        | 78572-3219 |
| 545435  | TELLO JOSE LUIS NUNEZ & ANA ALICIA   | 2300 BROCK ST         | MISSION     | TX        | 78572-3219 |
| 545457  | CARRILLO JOSE LUIS TERRAZAS          | 2303 SUMMER BREEZE RD | MISSION     | TX        | 78572-3273 |
| 545456  | CAMPBELL MATTHEW & ALICE TRT         | 3954 LAKE STAR DR     | LEAGUE CITY | TX        | 77573-3534 |
| 959043  | TEXAS REGIONAL BANK                  | PO BOX 5555           | MCALLEN     | TX        | 78502-5555 |
| 959044  | MJ 2 FAMILY LIMITED PARTNERSHIP      | 2001 S D ST           | MCALLEN     | TX        | 78503-1854 |

## ATTACHMENT

RECEIVED  
5/20/26 VC

May 19, 2026

2312 Brock Street  
Mission, Texas 78572

Phone:  
956-295-6455

City of Mission  
Planning and Zoning Commission  
1201 East 8<sup>th</sup> Street  
Mission, Texas 78572

Re: Formal Objection to the granting of Application of Randy C. Davila and Ana G. Bazaldua for a Conditional Use Permit ("CUP") for a Home Occupation for the Sale of Firearms in a R-1 Single Family Residential District, described as Lot 7, Glennwood Terrace Subdivision, Mission, Texas, commonly known as 2309 Brock Street, Mission, Texas

Dear Honorable Commissioners:

I am writing as the resident/owner of Lot 18, Oak Glen Subdivision, in Mission, Texas commonly known as 2312 Brock Street, which is located across Brock Street and two residences east of 2309 Brock Street. I request that the Planning and Zoning Commission deny the CUP for firearms sales and distribution in our residential zone.

While I respect the applicants' right to operate a lawful business, a residential neighborhood is entirely incompatible with commercial firearms operations and related activities. The following are a few of my objections to the granting of this permit:

- \* Incompatible Land Use and Precedent: The primary intent of our R-1 zoning is to maintain a safe, quiet, and predictable environment for families. Granting a commercial retail variance sets an adverse precedent that compromises the integrity of our neighborhood's master plan.
- \* Proximity to Sensitive Uses: The proposed location is in a quiet residential area, with nearby schools, banks, restaurants, and parks, among others. Introducing commercial firearm traffic and a high-value inventory of weapons, accessories and ammunition and related activities near these areas creates unnecessary anxiety and spatial conflicts.
- \* Traffic and Infrastructure Constraints: Our narrow residential streets and limited



## ATTACHMENT

May 19, 2026  
Page 2

curbside parking are not engineered for commercial foot traffic or frequent courier deliveries of supplies. Increased congestion poses a direct safety hazard to neighborhood children and restricts emergency vehicle access.

- \* Nuisance and Diminished Property Values: The commercial modification required for this business – including high-intensity security lighting, commercial signage, and reinforced windows - create visual blight. Furthermore, localized data indicates that introducing commercial gun sales directly inside a residential fabric can negatively impact surrounding property values.
- \* Emotional and Physical Well-Being. The knowledge that a business selling firearms or involved in activities involving firearms is operating next door can lead to a reduced sense of security for many residents, causing anxiety and stress, affecting our well being and health.
- \* Fear of Crime: For elderly residents, this can lead to decreased comfort in engaging in daily activities, such as taking walks in the neighborhood, walking their pets, socializing outdoors, or feeling comfortable leaving their home or walking down the block, as noted in studies on firearm violence and elderly residents.

The proposed use fails to meet the legal criteria for a Conditional Use Permit, as it is detrimental to the public health, safety, and general welfare of the immediate residential community. I strongly urge the Commission to protect our neighborhood and deny this application.

Sincerely,



Elva M. Contreras

## ATTACHMENT

RECEIVED  
5/20/26 XC

May 12, 2026

Alexis R. Contreras  
2818 Millington Drive  
Highland Village, TX. 75077  
469-586-6823

Planning and Zoning Commission  
City of Mission  
Mission City Hall's Council Chambers  
1201 East 8<sup>th</sup> Street  
Mission, Texas 78572

Attention: Xavier Cervantes (Director of Planning)

Re: Randy C. Davila and Ana G. Bazaldua's intention to sell firearms in a neighborhood.

It has come to my attention that the above individuals are trying to obtain a license to sell firearms in a (R-1) single family home neighborhood (Glenwood Terrace Subdivision) in Mission Texas. The neighborhood is made up of young families with children and older retired individuals as my mother is who has lived there for approximately 30 years.

While I recognize the legal right to own and sell firearms, the location of a firearms retailer must be appropriate for the surrounding area. I believe this location is unsuitable for the following reasons:

- **Safety Concerns:** Allowing a gun store here increases the risk of theft-motivated break-ins and brings increased traffic of guns and ammunition into a high-density residential area.
- **Neighborhood Character:** Our community is a quiet, residential area, and this business does not match the nature of the surroundings, which will likely affect property values and overall quality of life.

The street (Brock St) which the business is proposing to reside on, is a small 2 lane street with limited parking for residents, let alone additional customer parking for business transactions.

I believe in the Second Amendment and the Constitution, and I am a license to carry (LTC) owner and a part time employee at gun retail store in North Texas.

The following link has business leases that are available at reasonable prices in the area.

[Mission Retail Space For Rent | Commercial Leasing | Crexi.com](#)

Regards,

*Alexis R. Contreras*

Alexis R. Contreras

## ATTACHMENT



PETITION IN OBJECTION TO CONDITIONAL USE PERMIT  
FOR A HOME OCCUPATION FOR THE SALE OF  
FIREARMS IN AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT  
IN THE CITY OF MISSION, TEXAS

SUBJECT PROPERTY ADDRESS: 2309 Brock Street, Mission, Texas 78572

APPLICANTS: Randy C. Davila and Ana G. Bazaldua

Zoning District: R-1 (Single Family Residential District)

We, the undersigned residents and property owners in the vicinity of the subject property, hereby submit our formal objection to the granting of the above described request for a Conditional Use permit (CUP) for the sale of firearms in this R-1 Single-Family Residential District in the City of Mission, Texas.

We respectfully request the Planning and Zoning Commission of the City of Mission, Texas, to DENY this request based on the following concerns regarding public health, safety, and neighborhood character.

The following constitutes a partial list only of our objections, based on the following concerns:

1. Incompatibility with Residential Zoning (R-1): The purpose of a R-1 zoning is to provide quiet, safe low-density/residential environments. A commercial business involving the storage and sale of firearms is inherently inconsistent with a residential neighborhood, potentially lowering property values and negatively affect potential sales.
2. Public Safety Risk: The storage of significant quantities of firearms and ammunition in residential home increases the risk of theft and poses a hazard to neighboring families in the immediate vicinity.
3. Traffic and Privacy: Increased traffic from prospective buyers (even by appointment) is inappropriate for a residential street, reducing the privacy and safety of surrounding homeowners.
4. Character of the Neighborhood: The introduction of commercial gun dealers alters the character of the neighborhood which should be preserved for families and quiet enjoyment, not commercial activity.



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5/20/26 VC

May 19, 2026

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Mission, Texas 78572

Phone:  
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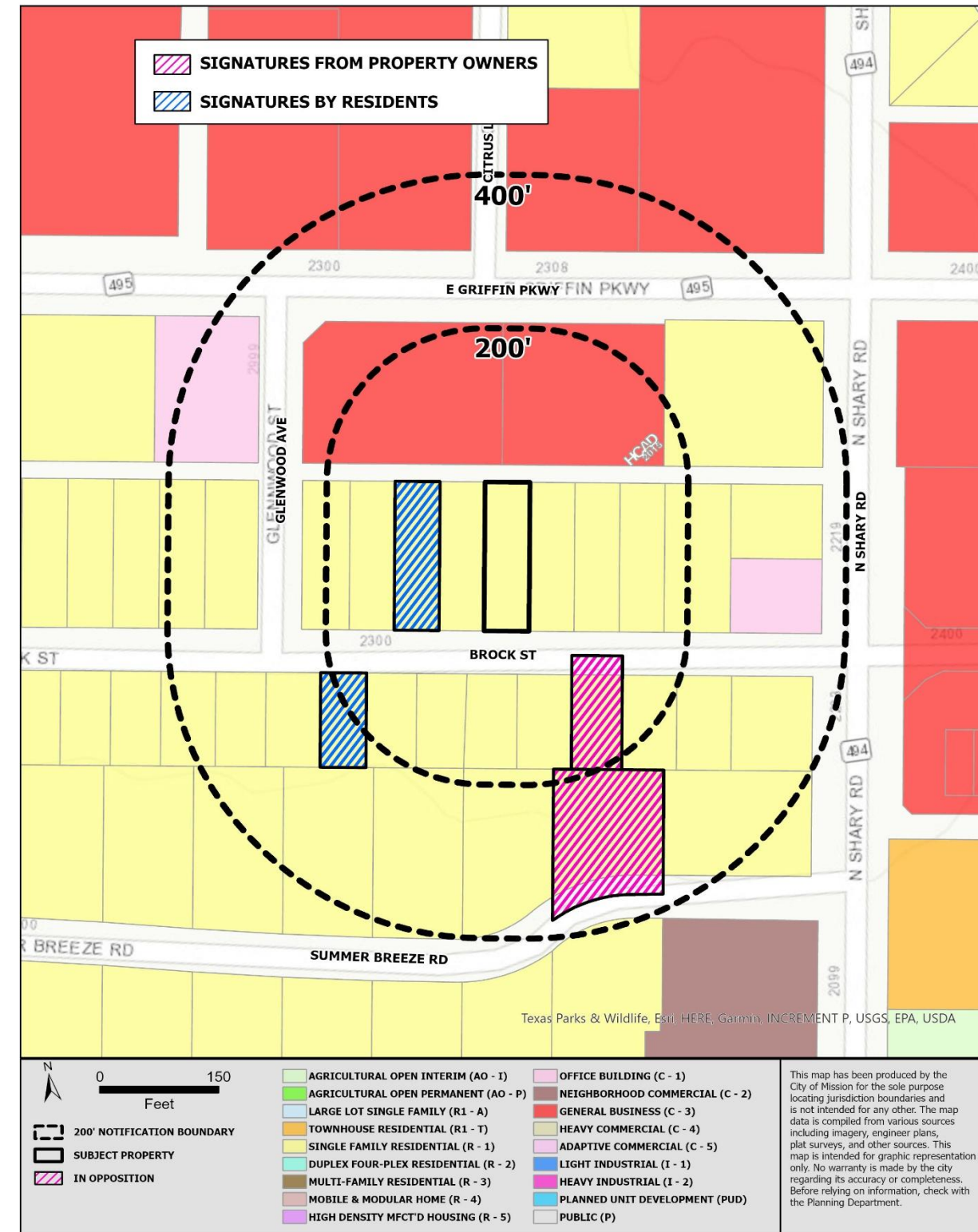
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## OPPOSITION MAP



## OPPOSITION CALCULATIONS

### 2309 BROCK ST

|                                             |            |
|---------------------------------------------|------------|
| Area of 200 ft. Radius and Subject Property | 5.43 Acres |
| Area of Subject Property                    | 0.25 Acres |
| Notification Area                           | 5.18 Acres |
| Area of Opposition                          | 0.25 Acres |

---

$$.25 \text{ acres} / 5.18 = .0482 = 4.82\%$$

|                                             |             |
|---------------------------------------------|-------------|
| Area of 400 ft. Radius and Subject Property | 16.38 Acres |
| Area of Subject Property                    | 0.25 Acres  |
| Notification Area                           | 16.13 Acres |
| Area of Opposition                          | 0.54 Acres  |

---

$$.54 \text{ acres} / 16.13 = .0334 = 3.34\%$$