

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

**Agenda Item:**

Public hearing and take action to consider a request for a Conditional Use Permit to allow the manufacturing of sheet metal in a C-3 (General Business District) Zone, being Lots 5, 6 & 7, Ala Blanca Norte Unit 1 Subdivision, located at 2500 W. Expressway 83. Applicant: Ines Lopez

Prepared By: Susana De Luna  
Title: Assistant Planning Director  
Signature: *Susana De Luna*

**Brief Summary:**

Project Timeline

- February 21, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary

- The site is located along the North side of West Expressway 83 approximately 100 feet West of Dolores Del Rio Avenue.
- Per Code of Ordinance, the Manufacturing of Sheet Metal in a C-3 zone requires the approval of a Conditional Use Permit by the City Council.
- Ines Lopez, the applicant, is proposing to utilize only 1 machine to cut and decoil the sheet metal. The customer would be able to decide the shape and size of the sheet metal that they need. The applicant stated that the roll forming line machine does not exceed 40-50 in noise decibels, thus complying with the noise ordinance. Access to the site is via two driveways off of the Expressway 83 Frontage Road.
- This item was previously considered and approved by the City Council on November 14, 2022 and on February 26, 2024 for a period of 1 year, however, Section 1.54(4) of the Zoning Code states that if a conditional use permit has not been used within 1 year after the date granted, the permit is automatically canceled. Since it's been over a year from the second approval and the business has not started, the applicant was required to re-apply.
- The proposed hours of operation are as follows: Monday – Friday from 9:00 am to 5:00 pm and Saturday from 9:00 am to 1:00 pm.
- Staff: 3 employees
- Parking: In reviewing the floor plan, the 5,192 sq. ft. building will require 16 parking spaces and he is proposing 19. Once phase 1 is complete he will need to add an additional 5 parking spaces to comply with the minimum requirement. The

applicant is also proposing to have 23,691 sq.ft. of landscaping thus meeting code.

- The Planning staff has not received any objections to the request from surrounding property owners. Staff mailed out (22) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission 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 of the request subject to compliance with the following conditions:

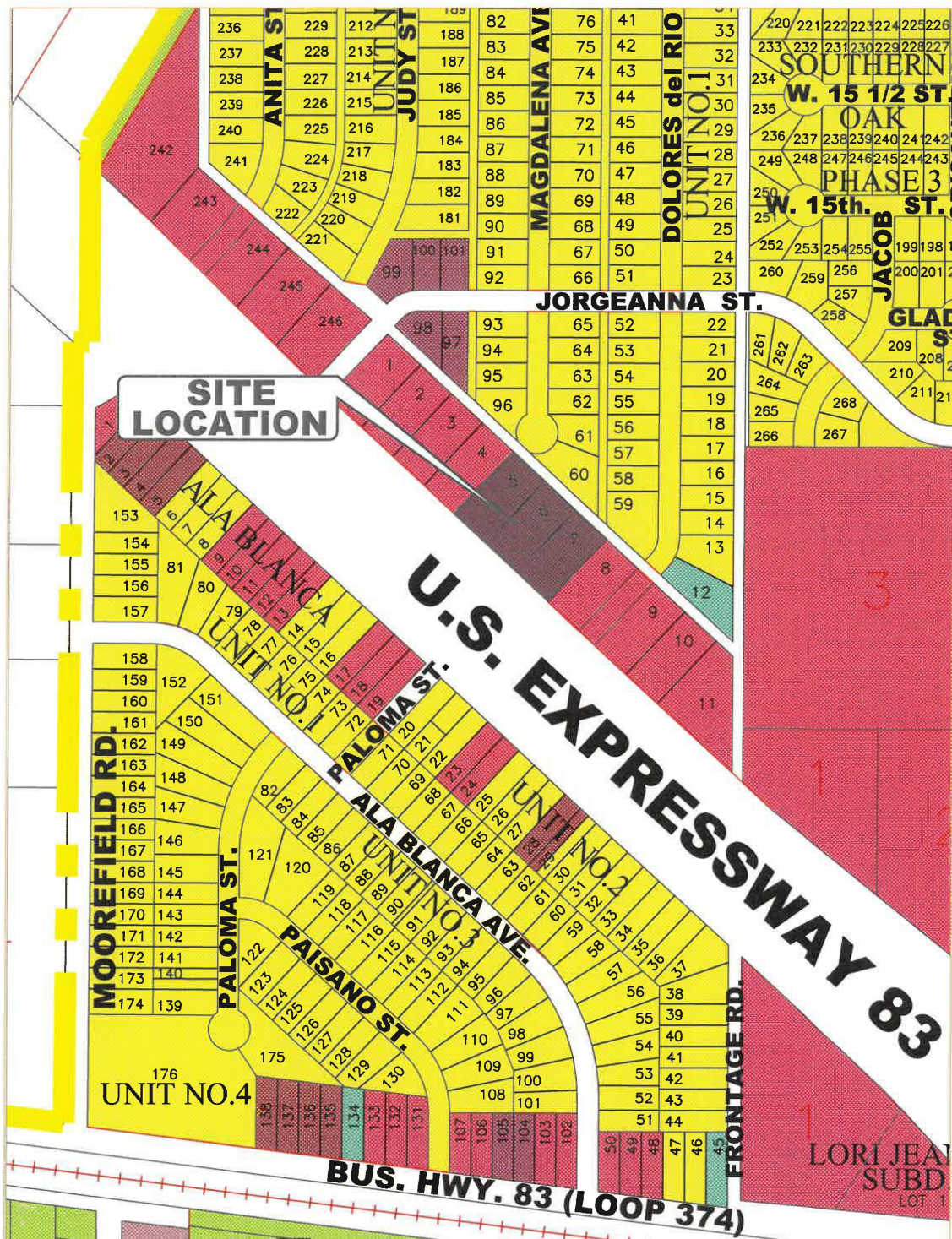
1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Landscaping, Parking, and Sign, etc.)
3. Installation of a solid buffer fence along the northside of the property,
4. Must acquire a business license prior to occupancy.
5. CUP not transferable to others.
6. Hours of operation are Monday – Friday from 9:00 am to 5 pm and Saturday from 9:00 am to 1:00 pm

## Attachment I

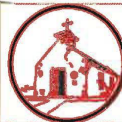




# Attachment II



**ZONING MAP**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

PH: (956) 580-8672  
FAX: (956) 580-8680

No.

### Attachment III





## Attachment IV



4:32



ascmt.com

ASC's Select Series™ lines are designed for customers with increased production needs offered with speeds from 150 FPM up to 250 FPM.



SELECT SERIES - FLYING POST-CUT

With a design inspired by our workhorse Cl Series™ equipment, ASC Select Series™ pa lines provide an upgrade over competitive m

## Attachment VI

(109846)  
GARCIA JOEL  
2510 W BUSINESS HIGHWAY 83  
MISSION TX 78572

(109844)  
AREVALO JESSE & BENITA  
1305 MAGDALENA AVE  
MISSION TX 78572

(109845)  
CASTRO BALDEMAR & MARIA E  
1802 DOLORES DEL RIO AVE  
MISSION TX 78572

(109811)  
GALVAN MARIO & ANA M  
1306 MAGDALENA AVE  
MISSION TX 78572

(109810)  
DURAN MARCELO & NORMA  
1304 MAGDALENA AVE  
MISSION TX 78572

(109809)  
MENDOZA RAUL & ROSALINDA  
1302 MAGDALENA AVE  
MISSION TX 78572

(109808)  
SANCHEZ GUADALUPE & MARIO  
CHAVEZ  
1300 MAGDALENA AVE  
MISSION TX 78572

(109807)  
GARZA ANGEL O & ALEIDA  
7114 PALMETTO ST  
HOUSTON TX 77087

(109806)  
CEDILLO RAUL & DELIA  
1609 WHITE ROCK AVE  
PENITAS TX 78576

(109805)  
BOCANEGRA ANDRES III &  
JUAN CARLOS VAZQUEZ  
GALLARDO  
3904 S RADISSON AVE, APT 3  
PHARR TX 78577

(109804)  
GONZALEZ ALBINO JR  
1301 DOLORES DEL RIO AVE  
MISSION TX 78572

(109749)  
EASY RIDE GOLF CARS SALES &  
SVC  
2508 W EXPRESSWAY 83  
MISSION TX 78572

(109750)  
CHAIREL PROPERTIES LLC  
1010 ACACIA LAKE DR  
BROWNSVILLE TX 78521

(109751)  
CHAIREL PROPERTIES LLC  
1010 ACACIA LAKE DR  
BROWNSVILLE TX 78521

(109752)  
ILJ REAL ESTATE LLC  
3824 N ABRAM  
PALMVIEW TX 78574

(109754)  
ILJ REAL ESTATE LLC  
3824 N ABRAM  
PALMVIEW TX 78574

(109755)  
CHAUVERO ELEAZAR  
1910 W 40TH ST  
MISSION TX 78573

(109756)  
MARTINEZ RUBEN  
PO BOX 1612  
MISSION TX 78573

(109759)  
GONZALEZ JAVIER  
PO BOX 1232  
LA JOYA TX 78560

(109760)  
BERNAL BLANCA  
1202 DOLORES DEL RIO  
MISSION TX 78572

(109761)  
RODRIGUEZ ELISEO IVAN  
503 E CHAMPION LN  
MISSION TX 78574

(109762)  
SEPULVEDA JESUS & ENEDELIA  
1206 DOLORES DEL RIO AVE  
MISSION TX 78572



## **Attachment VII**

### **STAFF RECOMMENDATIONS:**

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Landscaping, Parking, and Sign, etc.)
3. Installation of a solid buffer fence along the northside of the property,
4. Must acquire a business license prior to occupancy.
5. CUP not transferable to others.
6. Hours of operation are Monday – Friday from 9:00 am to 5:00 pm and Saturday from 9:00 am to 1:00 pm

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT TO MANUFACTURE SHEET METAL IN A C-3  
(GENERAL BUSINESS) ZONE, 2500 W. EXPRESSWAY 83, BEING LOTS 5, 6, & 7, ALA  
BLANCA NORTE UNIT 1**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 19, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 24, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

| <b>Legal Description</b>   | <b>Type</b>  | <b>Conditions of Approval</b>   |
|--|--|---|
| 2500 W. Expressway 83<br>Lots 5, 6 & 7, Ala Blanca<br>Norte Unit 1 | Manufacture Sheet Metal in a C-<br>3 (General Business) Zone | <ol style="list-style-type: none"><li>1. Life of Use with the understand that the permit can be revoked due to non-compliance</li><li>2. Must comply with all City Codes (Building, Fire, Landscaping, Parking, and Sign codes, etc.)</li><li>3. Installation of a solid buffer fence along the northside of the property,</li><li>4. Must acquire a business license prior to occupancy; and</li><li>5. CUP not transferable to others, and</li><li>6. Hours of Operation:<br/>Monday-Friday 9:00 am to 5:00 pm<br/>Saturday<br/>9:00am – 1:00pm</li></ol> |

READ, CONSIDERED AND PASSED, this the 24<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

ATTEST:

\_\_\_\_\_  
Anna Carrillo, City Secretary