

**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 keep a portable building for an Auto Sales Office Use in a property zoned C-3 (General Business District), being the South 3.86 acres of Lot 22, New Caledonia Subdivision, located at 2118 West Mile 3 Road. Applicant: Bunny Motors, LLC

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

**Brief Summary:**

Project Timeline

- December 13, 2024 – 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 at the Northeast corner of Moorefield Road and West Mile 3 Road.
- Per Code of Ordinance, a Portable Building requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to keep utilizing the existing 24' x 16' portable building as an office for the sale of used autos. Access to the site is off of W. Mile 3 Road. The last conditional use permit approved for this location was on December 18, 2023 for a period of 1 year.
- The proposed hours of operation are as follows: Monday – Saturday from 9:00 am to 7:00 pm
- Staff: 1 employees
- Parking: Based on the square footage of the building, 4 parking spaces are required for this business. The applicant has a total of 6 parking spaces, thus meeting code.
- The Planning staff has not received any objections to the request from surrounding property owners. Staff mailed out (13) 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:**

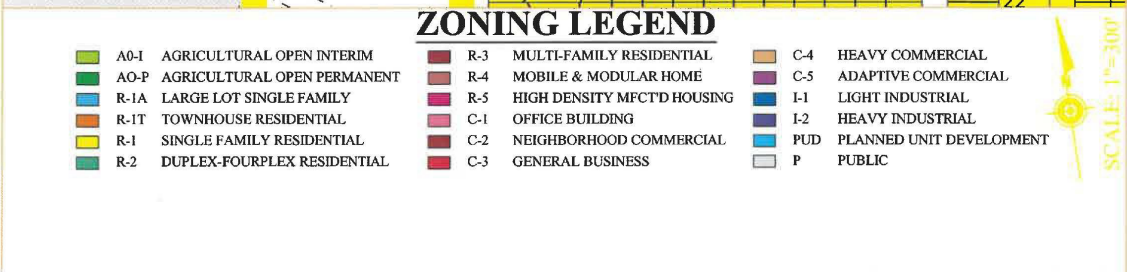
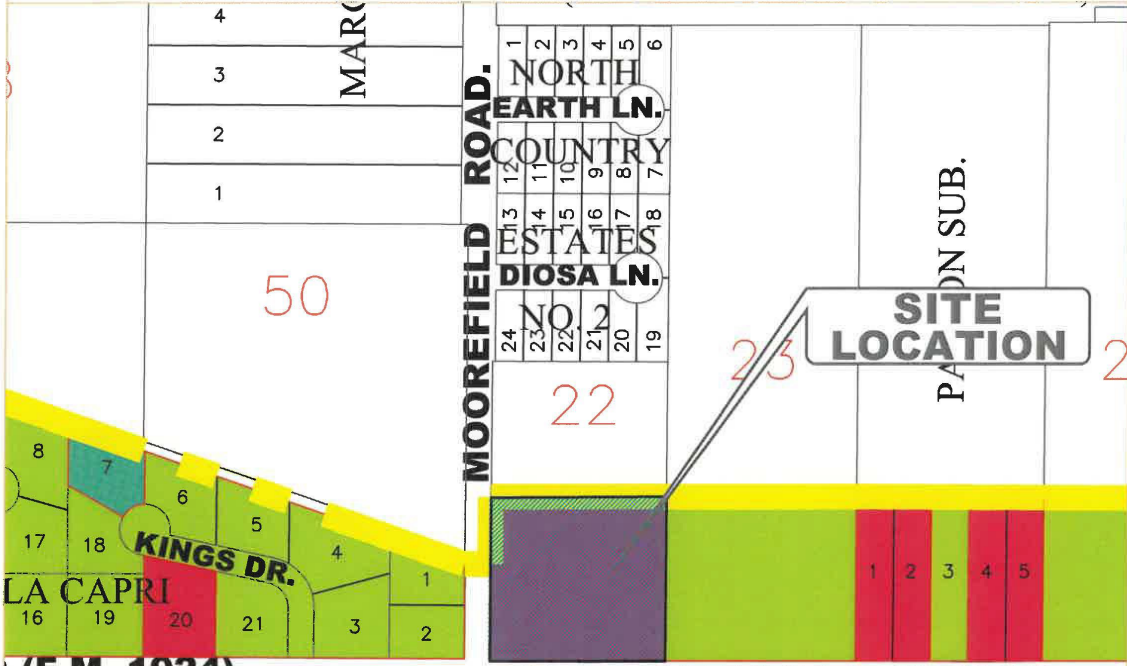
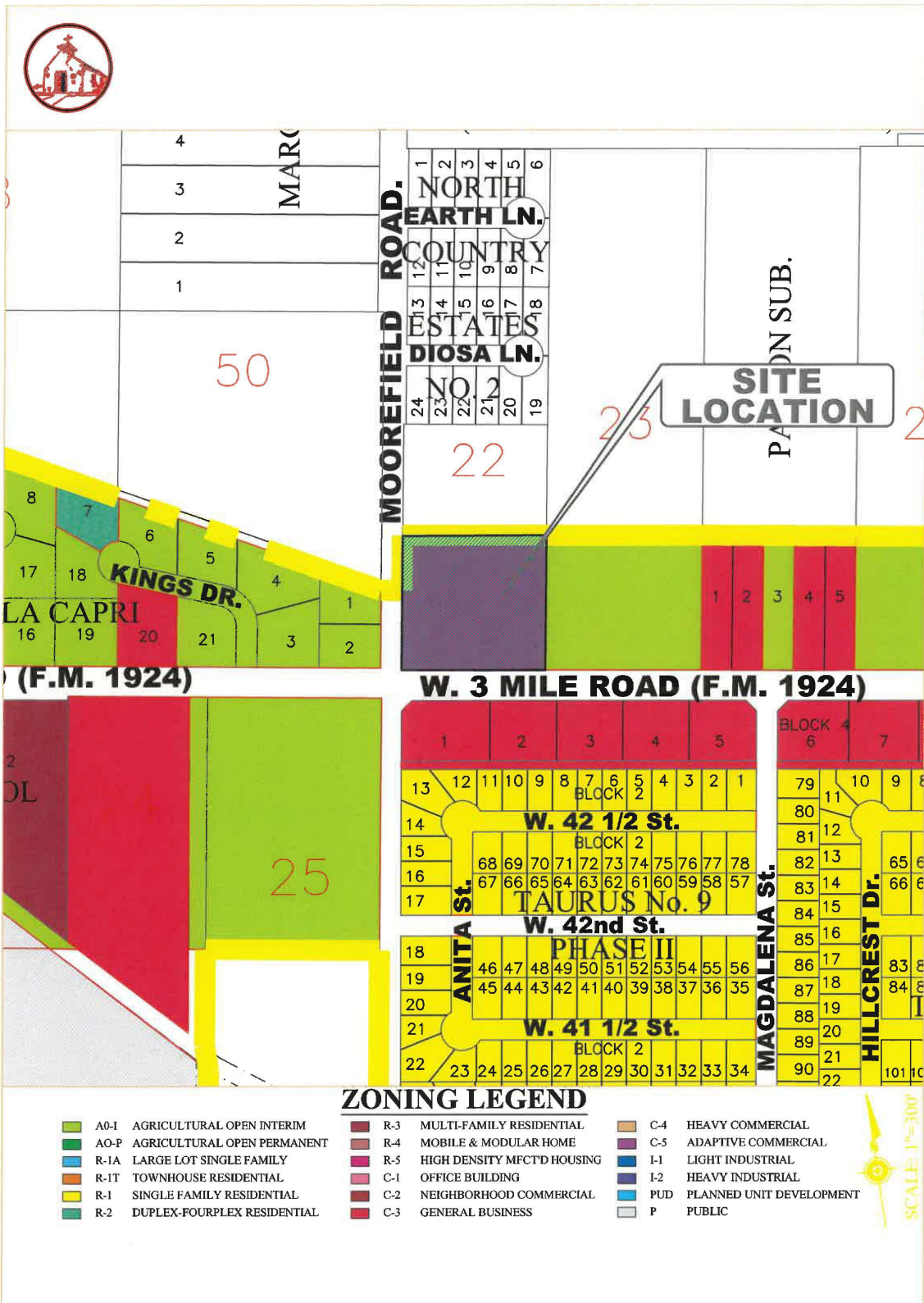
Staff recommends approval of the request subject to compliance with the following conditions:

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, Parking, Landscaping and Sign codes, etc.)
3. CUP not transferable to others.
4. Hours of operation are Monday – Saturday from 9:00 am to 7:00 pm
5. Add and maintain additional landscaping.

Attachment I



# Attachment II



Attachment III



Attachment IV



## Attachment V

**(314447)**  
ARTEAGA JUAN & MYRNA L  
2204 W MILE 3 RD  
MISSION TX 78574

**(314446)**  
ARTEAGA JUAN & MYRNA L  
2204 W MILE 3 RD  
MISSION TX US 78574

**(314444)**  
LARA GUADALUPE & FRANCISCA  
RR 15 BOX 6091-5  
MISSION TX 78574

**(314445)**  
OVIEDO HOMERO J LARA  
417 MARSHALL ST  
MILFORD DE 19963

**(245038)**  
PUENTE FELIX ROLANDO  
2300 W 3 MILE RD  
MISSION TX 78574

**(245041)**  
REYES LADISLAO  
2110 W MILE 3 RD  
MISSION TX 78573

**(245040)**  
REYES LADISLAO  
2110 W MILE 3 RD  
MISSION TX US 78573

**(245042)**  
CHAPA JULIO CESAR  
2106 W MILE 3 RD  
MISSION TX 78573

**(554269)**  
GONZALEZ PABLO  
1410 W ROGERS RD  
EDINBURG TX 78541

**(244914)**  
CORPORATIVO GARCIA SC  
MARIA DE J SALDANA R  
BLVD MIGUEL ALEMAN 20-804 TORRE A  
DORADA COLONIA MOCAMBO BOCA  
DEL RIO VER MEXICO CP 94299,

**(649646)**  
RTE INVESTMENTS LLC  
PO BOX 4230  
MCALLEN TX 78502

**(649647)**  
SALAZAR MARIA D  
PO BOX 3359  
MISSION TX 78573

**(649648)**  
SALAZAR MARIA D  
PO BOX 3359  
MISSION TX 78573

## Attachment VI

### 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, Parking, Landscaping and Sign codes, etc.)
3. CUP not transferable to others.
4. Hours of operation are Monday – Saturday from 9:00 am to 7:00 pm
5. Add and maintain additional landscaping.



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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT TO KEEP A PORTABLE BUILDING  
FOR AUTO SALES OFFICE USE, 2118 W. MILE 3 ROAD, BEING THE SOUTH 3.86  
ACRES OF LOT 22, NEW CALEDONIA SUBDIVISION**

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</b>
<b>Approval</b> 2118 W. Mile 3 Road The South 3.86 acres of Lot 22, New Caledonia Subdivision	Portable Building for Auto Sales Office Use	<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, Parking, Landscaping, and Sign codes, etc.)</li><li>3. CUP not transferable to others, and</li><li>4. Hours of Operation: Monday-Saturday 9:00 am to 7:00 pm</li><li>5. Add and maintain landscaping.</li></ol>

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

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

ATTEST:

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Anna Carrillo, City Secretary