



MEETING DATE: August 25, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision(U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering, Adoption of Ordinance # _____ and Adoption of Wet Zone Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 21, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southwest corner of N. Conway Avenue and Mile 2 Road.
- Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council.
- The applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available.
- As shown in the site plan, two (2) 20’ driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met.
- The proposed hours of operation are as follows: 24 hours a day, seven days a week.
- Staff: 10 employees
- Parking: Based on the size of the building, there are 19 parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) legal notices to the 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:

- Life of use permit with the understanding it can be revoked due to non-compliance.
- Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.)
- Hours of Operation are 24 hours a day seven days a week
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Wet zone property

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

