



MEETING DATE: October 14, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow two (2) 36 feet by 60 feet portable buildings for office use, being a 15.07 acre tract of land, out of Lot 13-6, of Porcion 55, West Addition to Sharyland Subdivision; in a (I-1) Light Industrial District, located at 1921 S. Conway Avenue Applicant: Ryan Clark (Granite Construction Company), Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 13, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 4, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- September 17, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 14, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 1 mile south of U.S. Expressway 83 along the West side of S. Conway Avenue.
- Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council.
- The applicant desires a conditional use permit to place two (2) portable buildings for office use for a granite construction company. The applicant was contracted for the construction of the border wall for a maximum of two (2) years.
- The hours of operation are as follows: Monday through Friday from 7:00 a.m. to 7:00 pm.
- Staff: 20 employees
- Parking: A total of 126 parking spaces exist at the location.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (9) 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 as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for 2-year re-evaluation subject to;

- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday through Friday from 7:00 a.m. to 7:00 p.m.
- Acquisition of a business license prior to occupancy.
- Must comply with the noise ordinance
- CUP is not transferable to others.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____