

#### **ITEM# 1.4**

**CONDITIONAL USE PERMIT:** To Keep a Portable Building  
for Sales Office – Munoz Garden  
1911 S. Conway Avenue  
Being a 15.07 Acre tract of land out of  
Lot 13-6, West Addition to Sharyland  
I-1  
Munoz Garden Center

#### **REVIEW DATA**

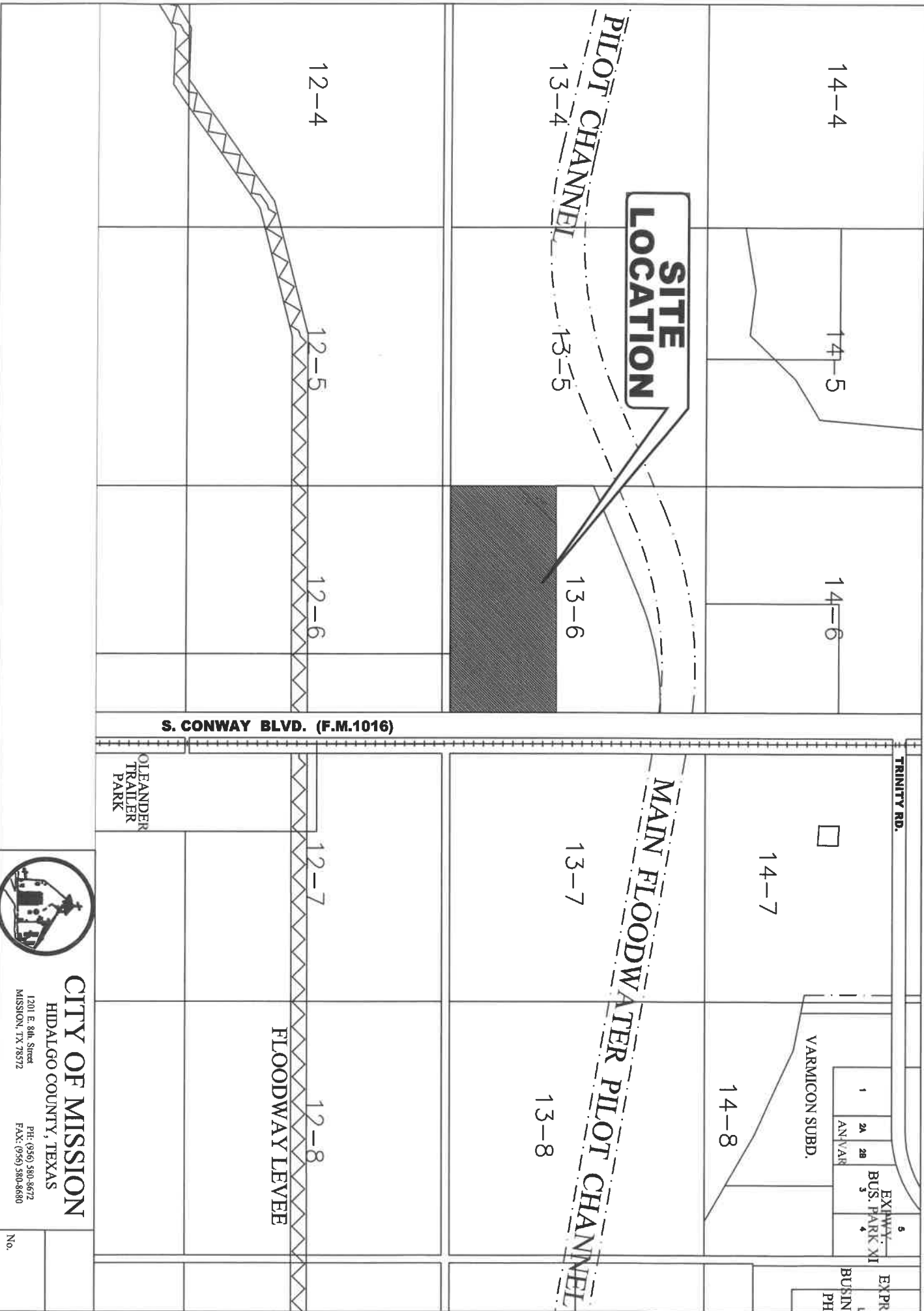
The site is located 4,653' South of Expressway 83 along the west side of S. Conway Ave. The portable building measures 30' x 60'. The applicant is requesting a conditional use permit to use the existing portable building as an office for a Nursery. Access to the site is off of Conway Avenue off of a 40' driveway.

- **Hours of Operation:** Monday – Saturday 8 a.m. to 6 p.m.
- **Staff:** 3 employees will operate the business
- **Parking & Landscaping:** The building requires a minimum 4 parking spaces. Staff notes there are a total of 121 parking stalls.

**REVIEW COMMENTS:** It is not uncommon to have portable buildings to be used as an office. Staff knows that having a portable building may not be a long-term desire of the City when considering aesthetics. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable will need to be upgraded with an on-site built structure. Staff mailed out 6 notices to property owners within 200' radius and has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1.) 1-year re-evaluation to continue to assess this operation
- 2.) Must comply with all City Codes (Landscaping, maintenance of parking area, etc.)
- 3.) The building must be skirted,
- 4.) Acquisition of a business license prior to occupancy
- 5.) CUP not be transferable to others

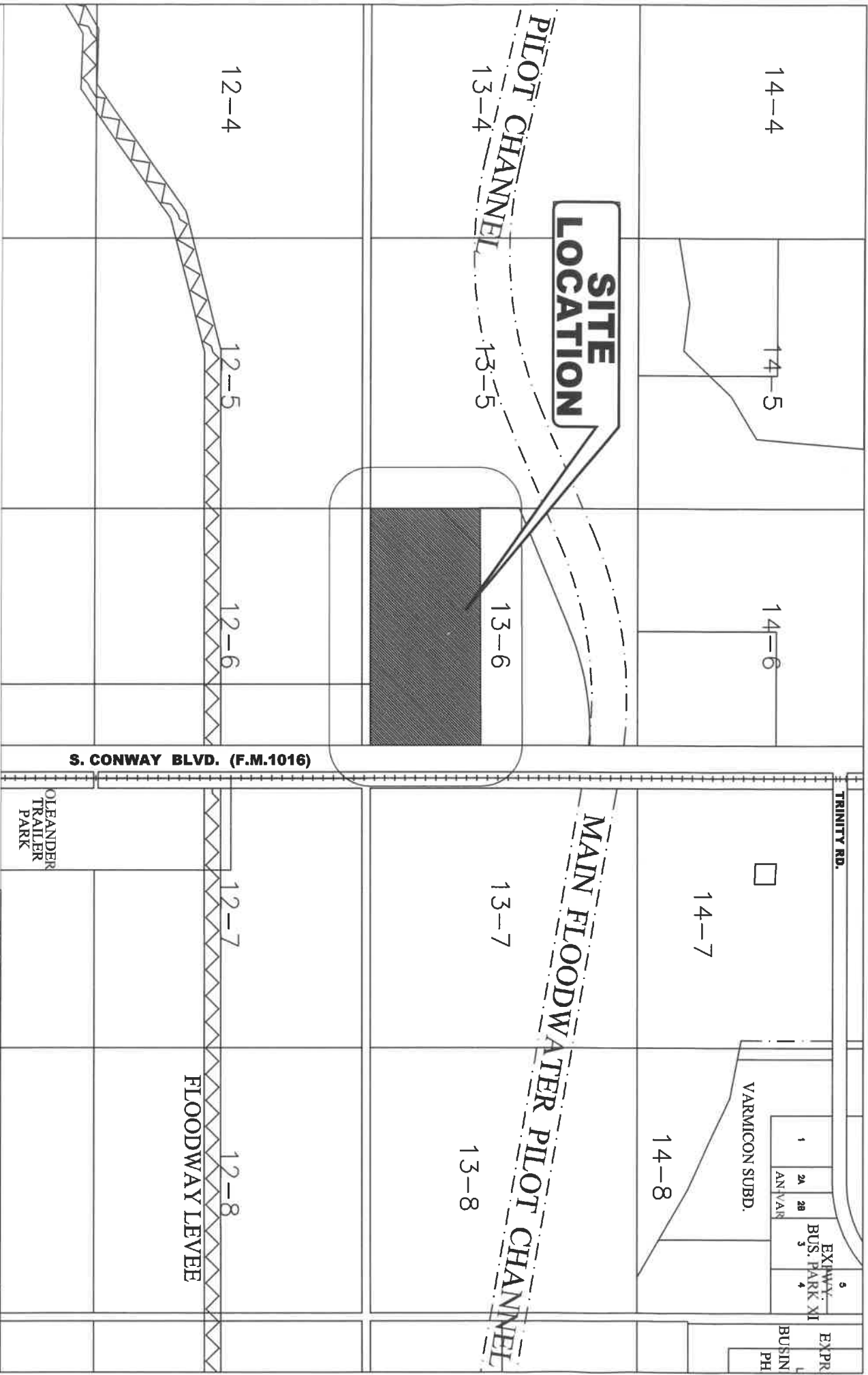


**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
 MISSION, TX 78572

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

No.

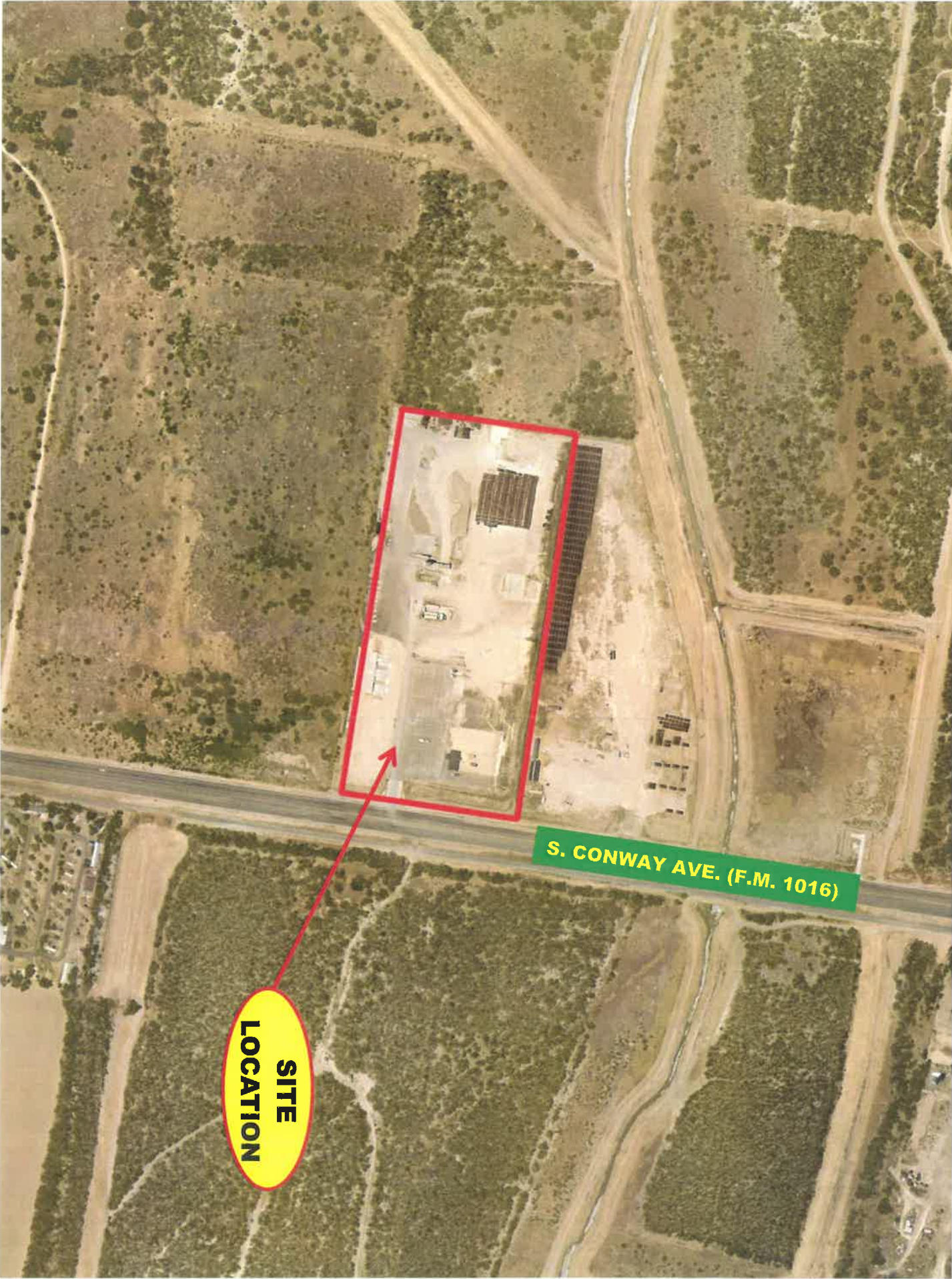


# 200' RADIUS MAILOUT MAP



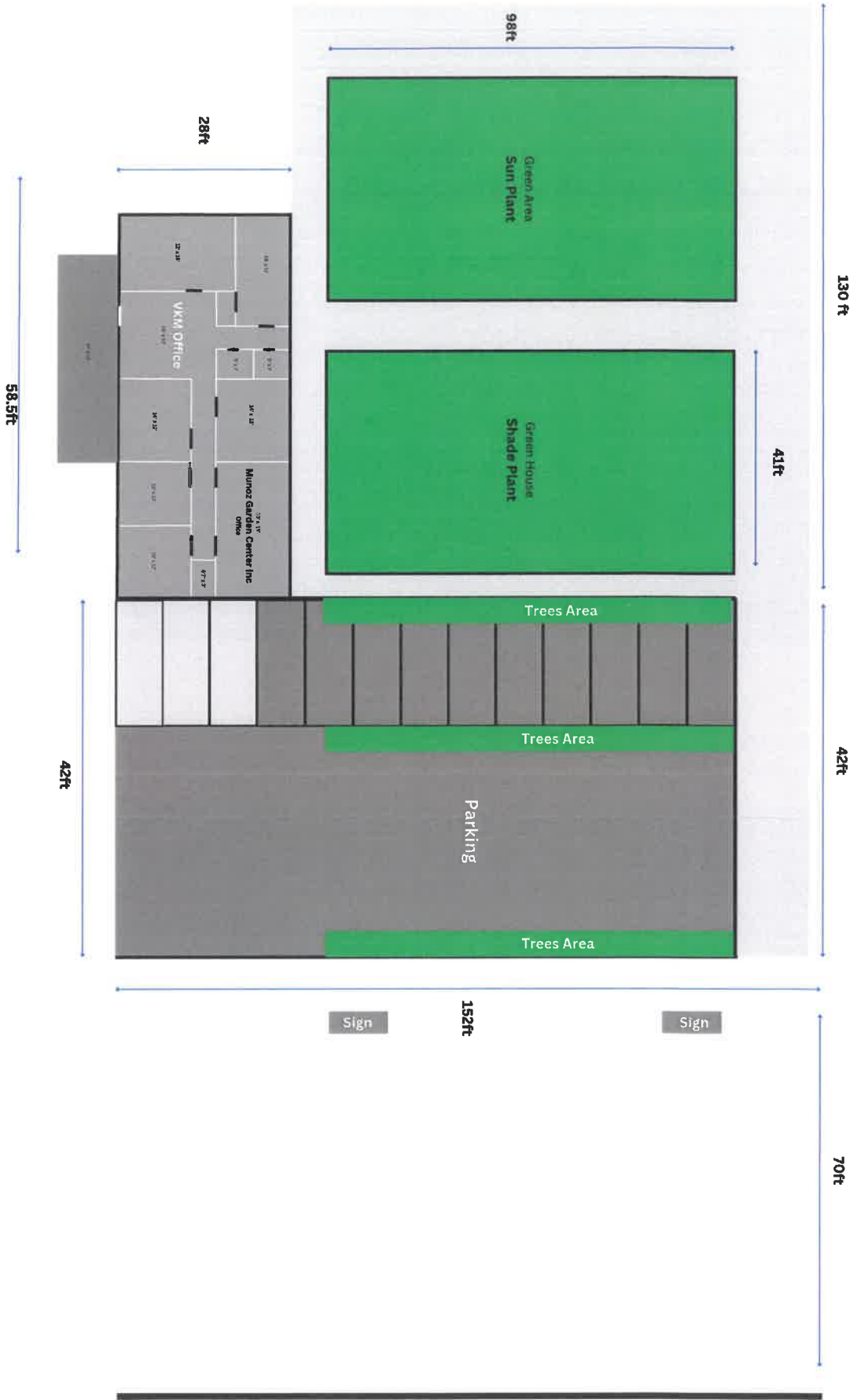
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No. \_\_\_\_\_



**SITE  
LOCATION**

**S. CONWAY AVE. (F.M. 1016)**











W0100-00-012-0006-00 ( 316476)  
VALECO LLC  
5608 N 5TH ST  
MCALLEN TX 78504

W0100-00-012-0005-05 ( 705063)  
ALIANZA DE LIMA LLC  
2003 ROCHESTER ST  
EDINBURG TX 78539

W0100-00-012-0006-03 ( 719395)  
ALIANZA DE LIMA LLC  
2003 ROCHESTER ST  
EDINBURG TX 78539

W0100-00-013-0006-01 ( 1232730)  
VMK SOUTH CONWAY SERIES A  
SERIES OF VMK INVESTMENT GROUP LLC &  
4600 TORONTO AVE  
4600 TORONTO AVE  
MCALLEN TX 78503

W0100-00-013-0006-02 ( 1242497)  
VMK SOUTH CONWAY 2 SERIES OF VMK  
4600 TORONTO AVE  
MCALLEN TX 78503

W0100-00-013-0002-00 ( 316492)  
NEVAREZ INVESTMENT FAMILY LIMITED  
421 TYLER AVE  
MCALLEN, TX 78503