

### **ITEM# 1.3**

**CONDITIONAL USE PERMIT:** To Keep a Portable Building  
for a Photography Studio  
1547 W. Business Highway 83  
Being the East 25'x125' of the  
West 75'x125' and the Southwest  
50'x125' of Lot 5, Mission Acres  
C-3  
Arlae Salinas

### **REVIEW DATA**

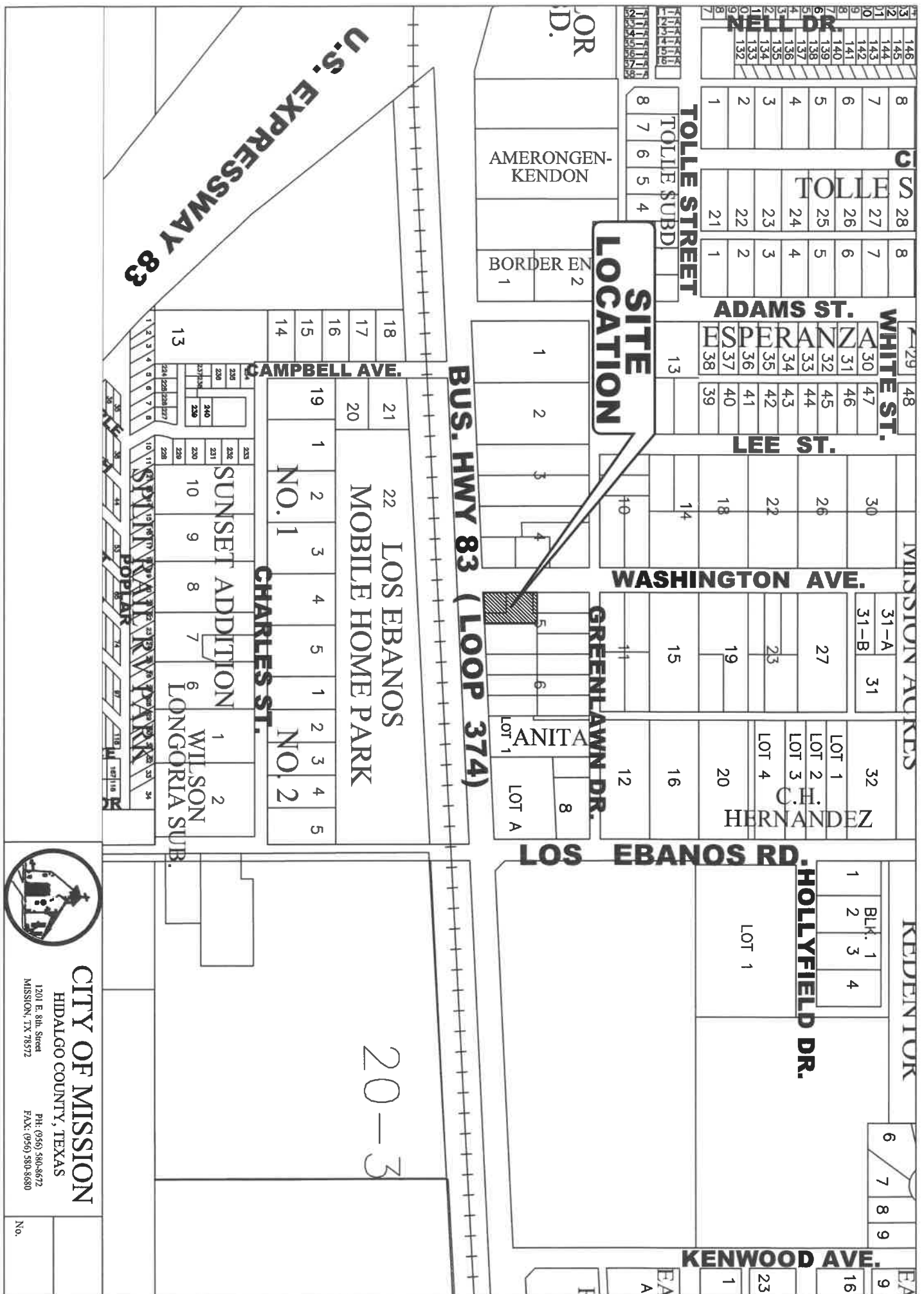
The site is located at the Northeast Corner of W. Business Highway 83 and Washington Street. The portable building measures 19.4'x23'. The applicant is requesting a conditional use permit to use the existing portable building for a Photography Studio. Access to the site is off of Washington Avenue.

- **Hours of Operation:** Tuesday – Sunday 10 a.m. to 7 p.m.
- **Staff:** 1 employee will operate the business
- **Parking & Landscaping:** The building requires a minimum 4 parking spaces. Staff notes there are 2 existing parking stalls. The applicant will need to add 2 additional parking stalls to have a minimum of 4 parking stalls. Landscaping will need to be added and maintain.

**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 19 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



**SITE LOCATION**

**BUS. HWY 83 (LOOP 374)**

**U.S. EXPRESSWAY 83**

**CAMPBELL AVE.**

**WASHINGTON AVE.**

**LOS EBANOS RD.**

**KENWOOD AVE.**

LOS EBANOS  
MOBILE HOME PARK

SUNSET ADDITION

WILSON  
LONGORIA SUB.

GREENLAWN DR.

ANITA

HERNANDEZ

HOLLYFIELD DR.

20-3

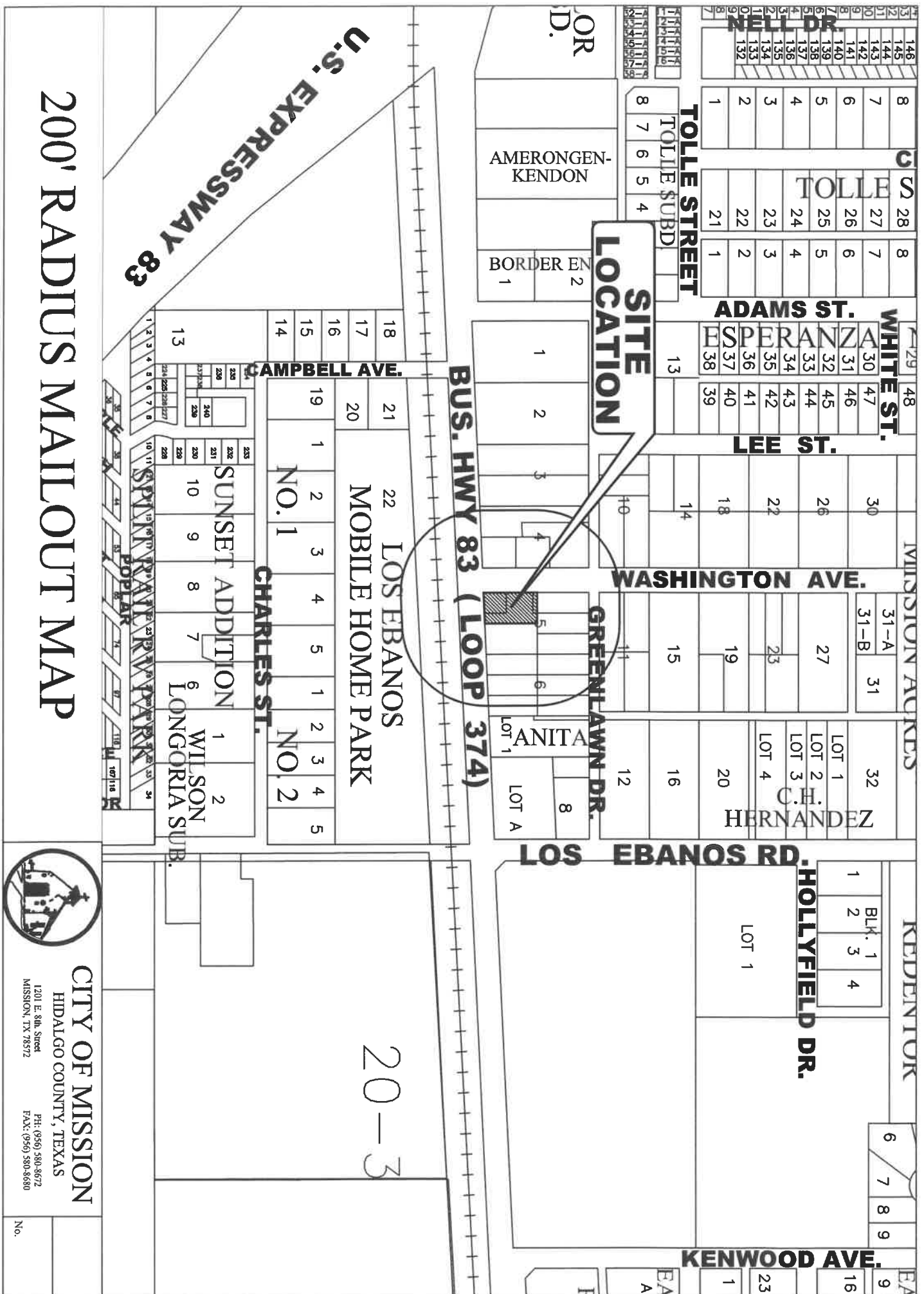


**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78172

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

No.



# 200' RADIUS MAILOUT MAP



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572

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

No.

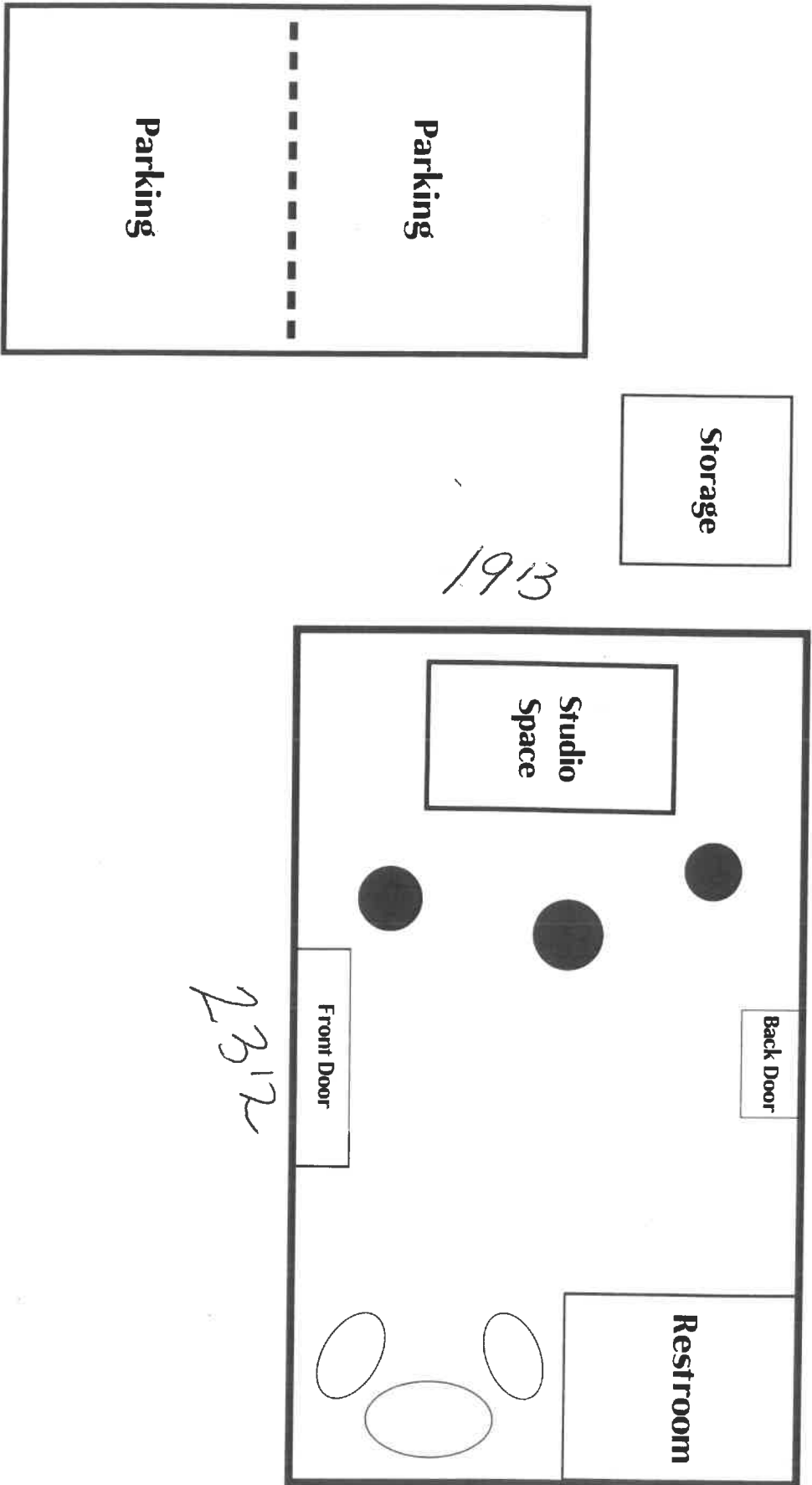


**WASHINGTON AVE.**

**W. EXPWY BUS. 83 (LOOP 374)**

**SITE  
LOCATION**

# Fotografafa D'Arla Studio





M4900-00-000-0003-01 ( 237827)  
MOLINA VENTURA HERNANDEZ  
1608 W BUSINESS HIGHWAY 83  
MISSION TX 78572

M4900-00-000-0004-00 ( 237829)  
SILVA IVAN MENDOZA  
SAN JUANA M SILVA  
903 WASHINGTON ST  
MISSION TX 78572

M4900-00-000-0004-01 ( 237830)  
RAMIREZ LUIS LAURO  
903 WASHINGTON AVE  
MISSION TX 78572

M4900-00-000-0004-02 ( 237831)  
GARCIA ANNA & REYNALDO JR  
1106 MIRACLE LANE  
MISSION TX 78572

M4900-00-000-0005-00 ( 237833)  
AVENDANO CESAR  
116 S OAXACA  
ALTON TX 78573

M4900-00-000-0005-01 ( 237834)  
AVENDANO CESAR  
116 S OAXACA  
ALTON TX 78573

M4900-00-000-0005-02 ( 237835)  
DE LEON JESUS  
900 WASHINGTON ST APT A  
MISSION TX 78572

M4900-00-000-0005-03 ( 237836)  
MOLINA MAIRA & MARIA L  
906 LEE ST  
MISSION TX 78572

M4900-00-000-0005-04 ( 237837)  
GARCIA ISAURO  
1404 INSPIRATION RD  
MISSION TX 78572

M4900-00-000-0005-05 ( 237838)  
MOLINA BENITO  
906 LEE ST  
MISSION TX 78572

M4900-00-000-0006-00 ( 237839)  
OBREGON GILBERTO & EDELMIRA  
1520 W BUSINESS HIGHWAY 83  
MISSION TX 78572

M4900-00-000-0006-01 ( 237840)  
GARCIA ISAURO & MARIA CRIS RODRIG  
1404 N INSPIRATION RD  
MISSION TX 78572

M4900-00-000-0006-02 ( 237841)  
BELLISSIMO ENTERPRISES LLC  
615 W 27TH ST  
MISSION TX 78574

M4900-00-000-0006-03 ( 237842)  
DE LEON JESS ALLON & TERESA  
1527 GREENLAWN DR  
MISSION TX 78572

M4900-00-000-0006-04 ( 237843)  
PEREZ JESUS IVAN DAVILA & SAN JUA  
703 LOS EBANOS RD TRLR 28  
MISSION TX 78572

M4900-00-000-0010-03 ( 237855)  
DELGADO MARIA IRMA  
905 WASHINGTON AVE  
MISSION TX 78572

M4900-00-000-0011-02 ( 237858)  
MORALES WILLIE & LIZZETTE RUBY  
1009 S ABRAM RD  
PALMVIEW TX 78572

M4900-00-000-0011-03 ( 237859)  
GARZA MELBA D  
902 WASHINGTON AVE  
MISSION TX 78572

S7500-00-000-0022-00 ( 292855)  
LAS VIAS TRAILER PARKS LLC  
9601 N 10TH UNIT 1  
MCALLEN TX 78504