



MEETING DATE: June 23, 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 Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lot 6, Henry Saenz Subdivision, located at 1523 E. Interstate Highway 2. Applicant: Pitayo Auto Sales and Auto Parts, c/o Ricardo Gomez Jr., Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 09, 2024 – Application for Conditional Use Permit submitted to the City.
- May 21, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 3, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located at the Northwest corner of Interstate Highway 2 and Stewart Road.
- 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, Mr. Ricardo Gomez, is requesting a Conditional Use Permit for a Portable Building to be used as a sales office.
- The business license was issued on May 28, 2024.
- The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months.
- The Permit expired.
- **Days/Hours of Operation:** Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed
- **Staff: 2**
- A 193' x 84' asphalt area exists in front of the building. It will serve as the display area for vehicles and parking for patrons.
- A minimum of 5 parking spaces is required for the proposed use based on the square footage of the building.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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:

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

- 1. 1-year approval to assess this operation
- 2. Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
- 3. CUP is not transferable to others
- 4. Hours of Operation are from Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed

Departmental Approval: Approval with conditions

Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____