



**MEETING DATE:** September 17, 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) – Cervantes

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**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.

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**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

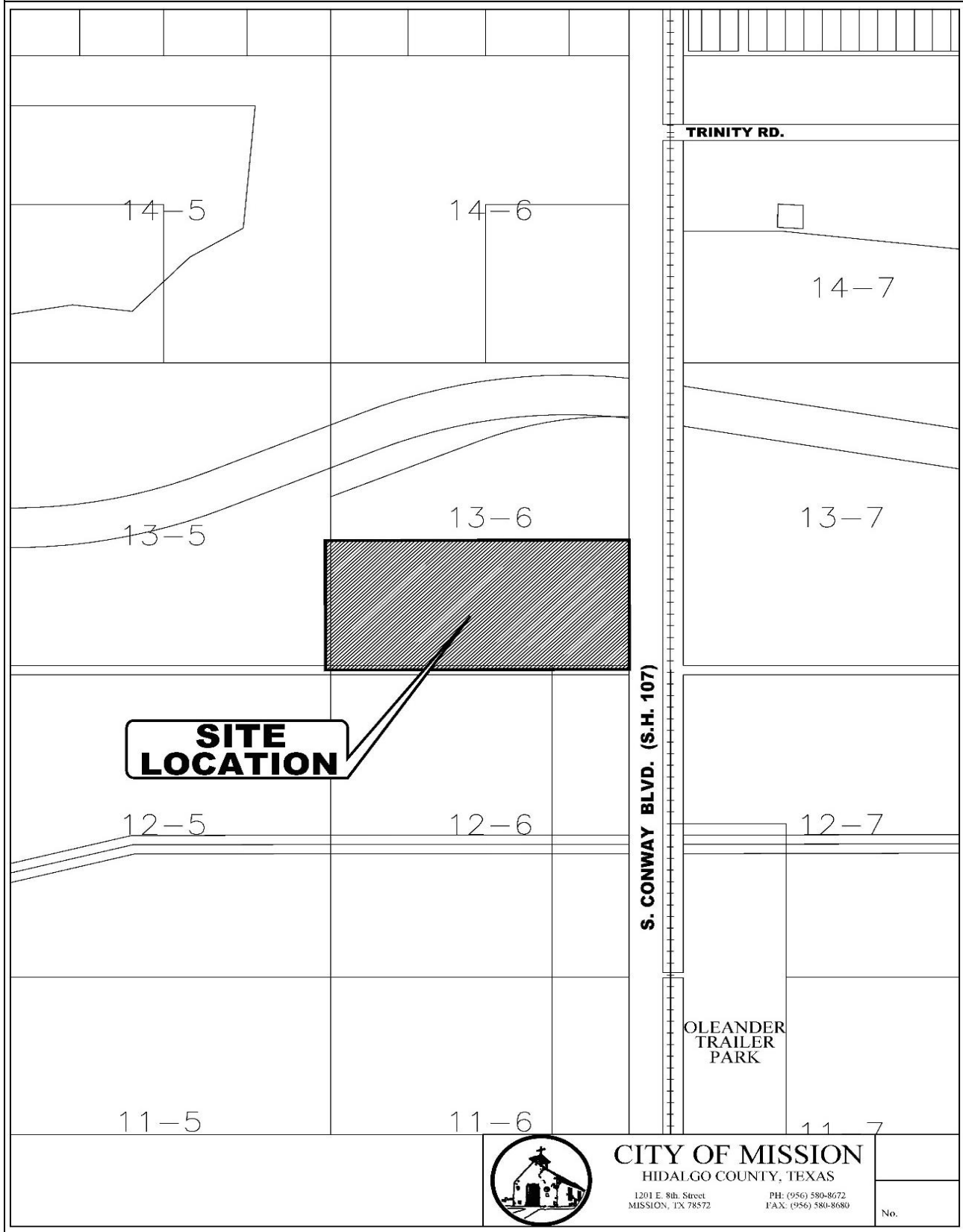
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# SITE LOCATION



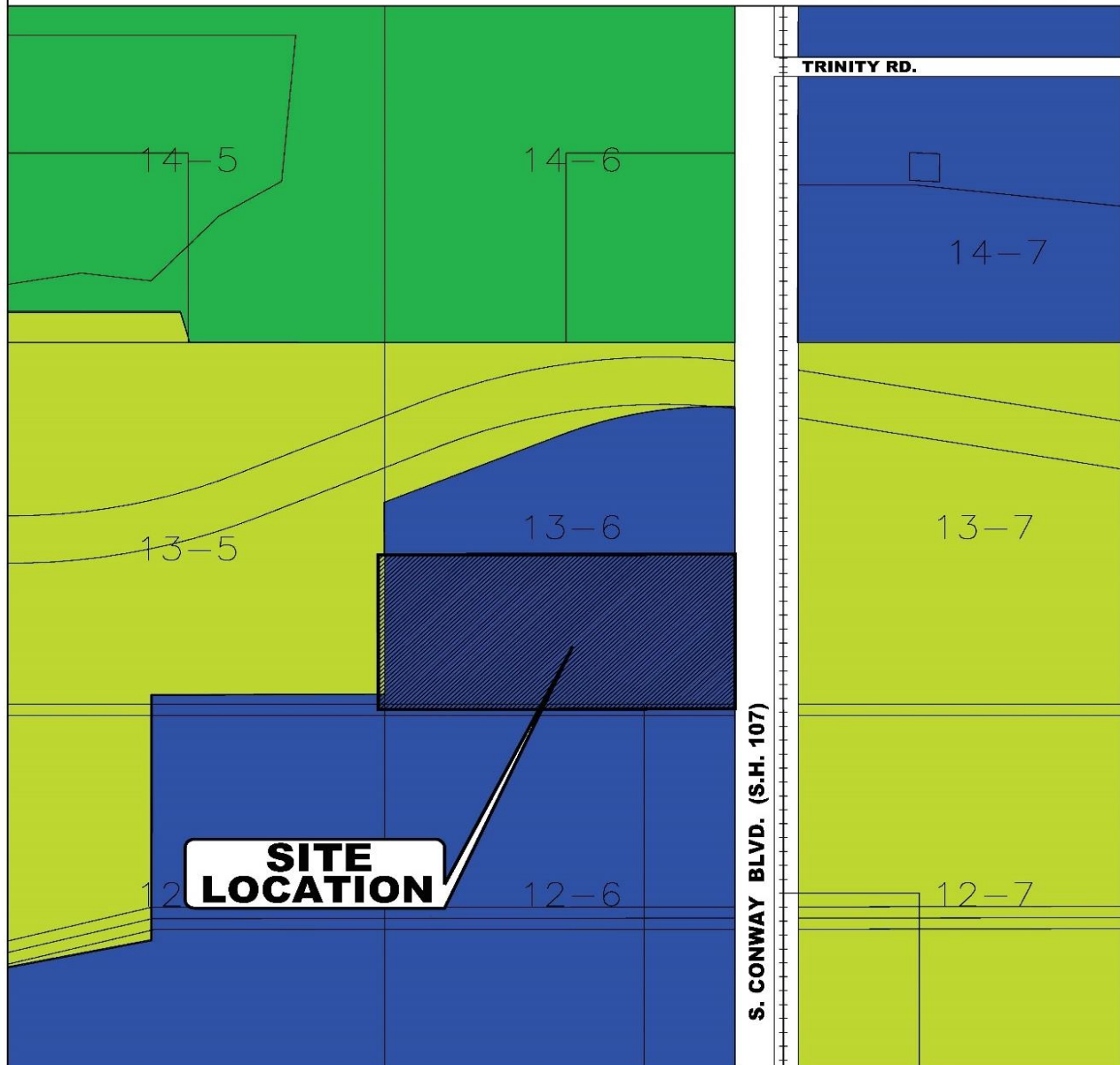


## AERIAL MAP





# ZONING MAP



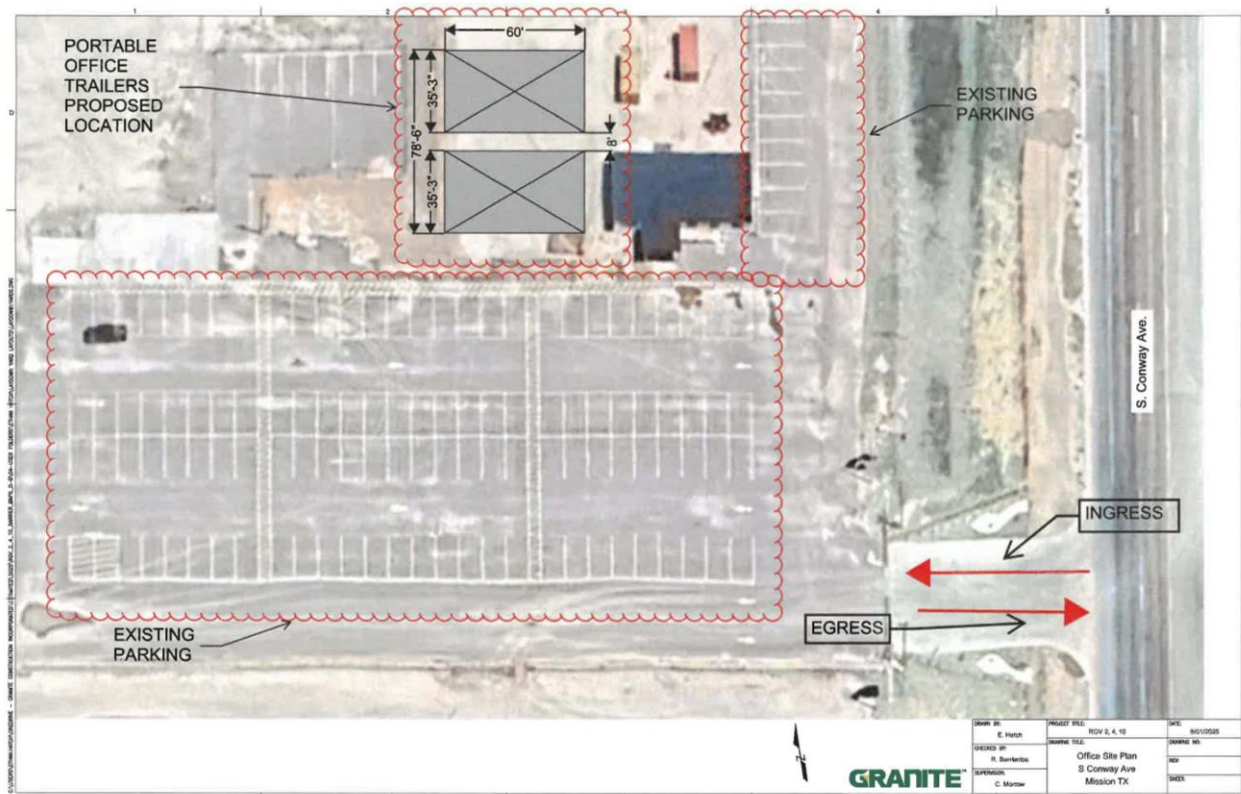
## ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

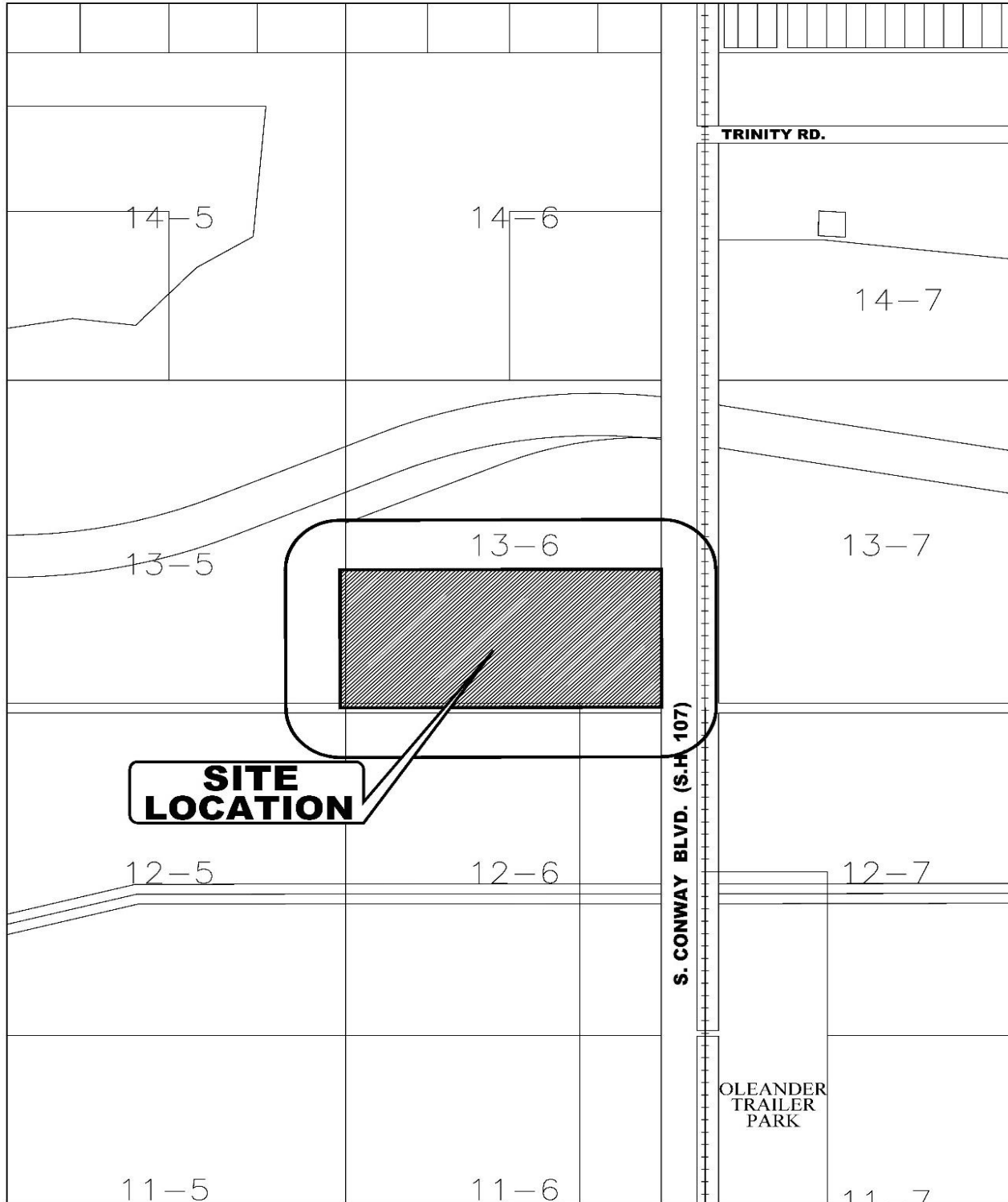
PICTURES



SITE PLAN



# 200 FOOT RADIUS



**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street  
MISSION, TX 78572

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

No.

## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState
705063	W0100-00-012-0005-05	ALIANZA DE LIMA LLC	2003 ROCHESTER ST	EDINBURG	TX
316476	W0100-00-012-0006-00	VALECO LLC	5608 N 5TH ST	MCALLEN	TX
316501	W0100-00-013-0007-00	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX
702769	W0100-00-013-0006-05	HIDALGO COUNTY DRAINAGE DIST NO. 1	902 N DOOLITTLE RD	EDINBURG	TX
1232730	W0100-00-013-0006-01	VMK SOUTH CONWAY SERIES A	4600 TORONTO AVE	MCALLEN	TX
316492	W0100-00-013-0002-00	NEVAREZ INVESTMENT FAMILY LIMITED PARTNERSHIP	421 TYLER AVE	MCALLEN	TX
719395	W0100-00-012-0006-03	ALIANZA DE LIMA LLC	2003 ROCHESTER ST	EDINBURG	TX
316477	W0100-00-012-0007-00	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX
1242497	W0100-00-013-0006-02	VMK SOUTH CONWAY 2 SERIES OF VMK INVESTMENT GROUP LLC	4600 TORONTO AVE	MCALLEN	TX