

ITEM# 1.4

TABLED

CONDITIONAL USE PERMIT RENEWAL:

To Keep a Portable Building for Office Use
302 S. Taylor Road
Being a 0.102 of one acre tract of land out
of a tract of land adjacent to Lot 176 & 186,
John H. Shary Subdivision
C-3
Best Assets, LLC (c/o Ryan Stauffer)

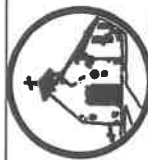
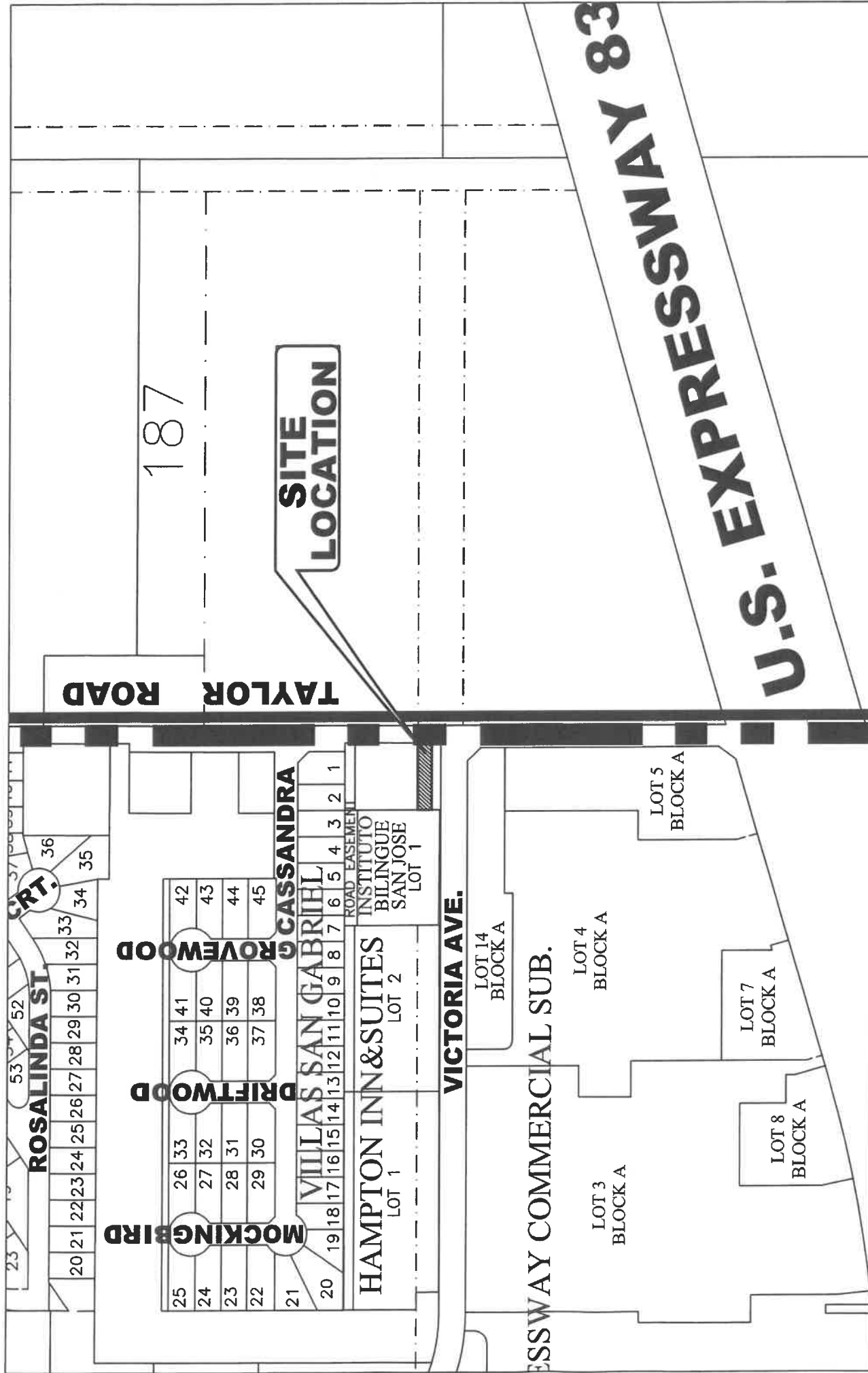
REVIEW DATA

The subject site is located on the northwest corner of Victoria Avenue and Taylor Road. The applicant desires to keep the 12' x 64' modular office for the general contractor of the Jeep dealership. Access to the site is off of Victoria Street & Taylor Road. The last CUP approved for this location was on October 23, 2023 for a period of 1 year.

- **Days/Hours of Operation:** Monday – Friday from 8:00 a.m. to 5:00 p.m.
- **Staff:** 3 employees
- **Parking:** Based on the square footage of the building a total of 5 parking spaces are required. The parking requirements are being met.

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 12 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

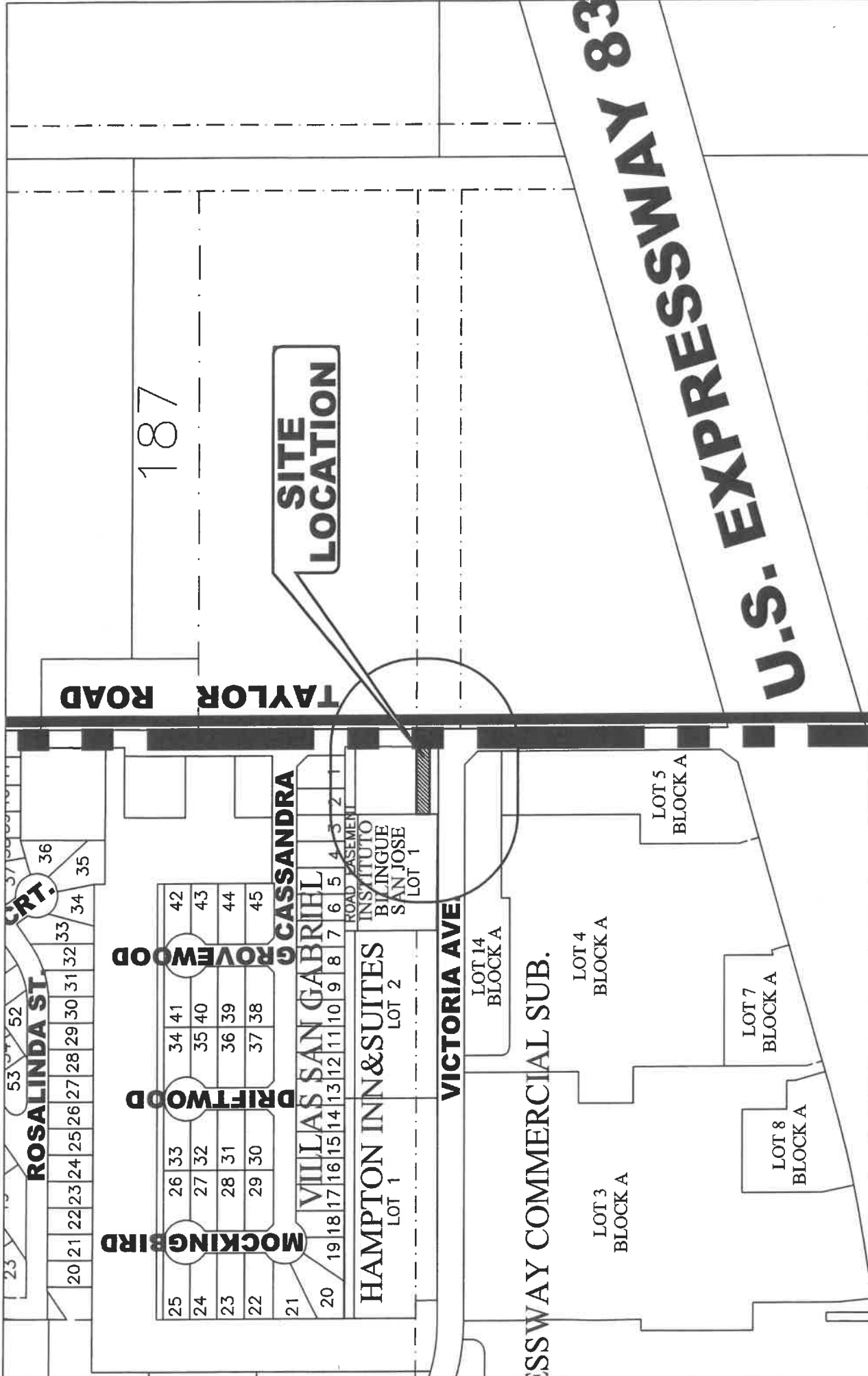
RECOMMENDATION: Staff recommends approval subject to: 1) 1 year re-evaluation in order to continue to assess this operation, 2) continued compliance with all City Codes, (Building, Fire, Parking, etc.), and 3) CUP not transferable to others.



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

CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-6672
FAX: (956) 380-6660

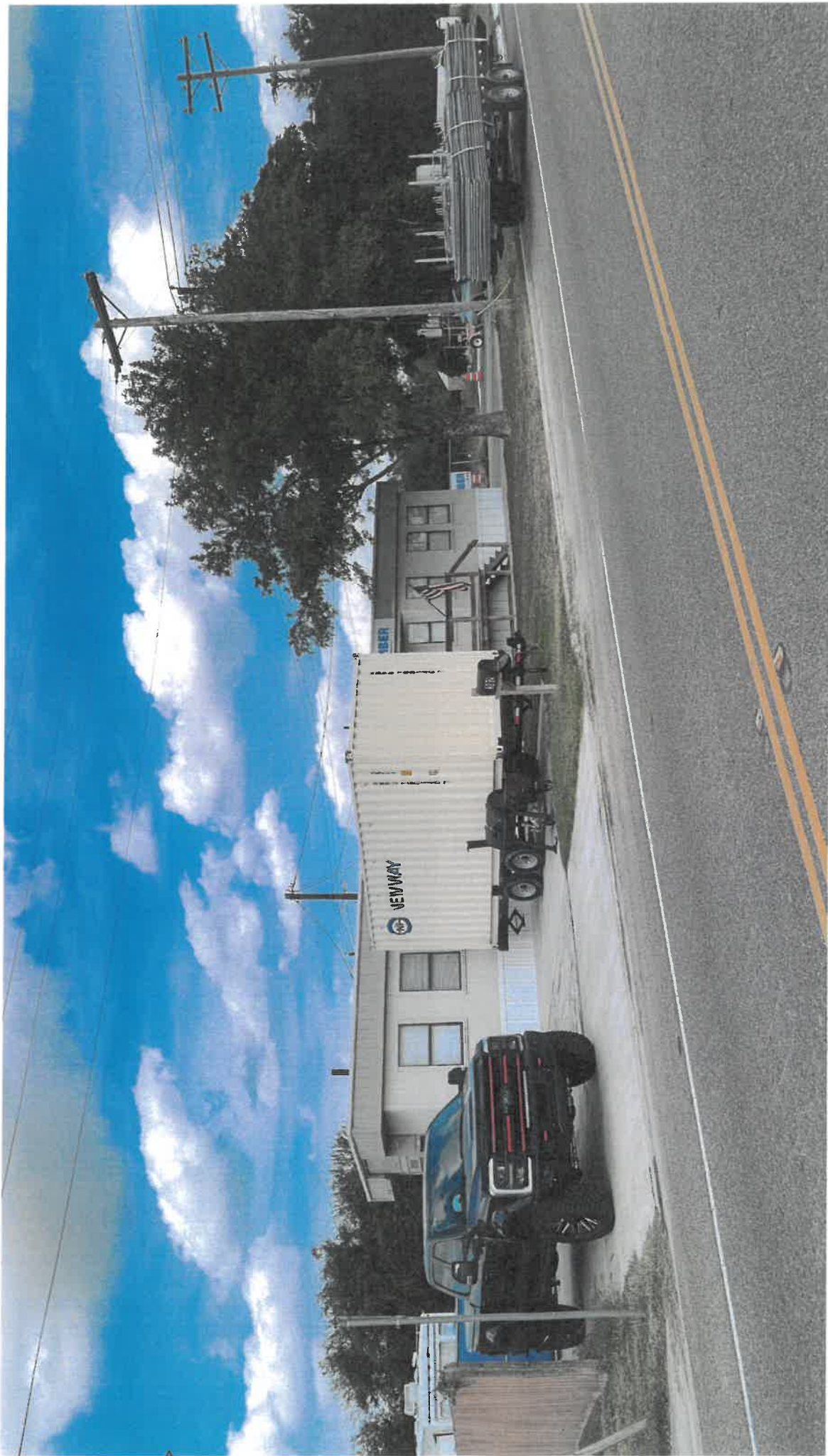
No.



**SITE
LOCATION**

TAYLOR RD.

VICTORIA AVE.







S2950-00-000-0186-35 (280987)
RODRIGUEZ JULIA
300 S TAYLOR
MISSION TX 78572

S2950-00-000-0186-36 (280988)
RAY JACK W & CARLOS J
210 S TAYLOR RD
MISSION TX 78572

S2979-00-00A-0004-00 (707593)
SHARY RETAIL LTD
BRUSNIAK TURNER FINE LLP
500 NORTH BROADWAY SUITE 201
JERICO, NY 11753

S2979-00-00A-0005-00 (707594)
SHARY RETAIL LTD
BRUSNIAK TURNER FINE LLP
500 NORTH BROADWAY SUITE 201
JERICO, NY 11753

S2979-00-00A-0014-00 (707603)
SHARY RETAIL LTD
BRUSNIAK TURNER FINE LLP
500 NORTH BROADWAY SUITE 201
JERICO, NY 11753

S2950-00-000-0186-58 (727429)
BEST ASSETS LLC
PO BOX 1809
MCALLEN TX 78505

I4060-00-000-0001-00 (897865)
SJEP MANAGEMENT LLC
2519 VICTORIA AVE
MISSION TX 78572

V3851-00-000-0001-00 (898482)
SOTO ALEXANDER & AMPARO
2808 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0002-00 (898484)
SOSA VICTOR EMMANUEL JARAMILLO
2806 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0003-00 (898485)
IKAME LLC
2000 WESTMINSTER CIR
BROWNSVILLE TX 78521

V3851-00-000-0004-00 (898486)
DIANA O MARTINEZ
2518 N 6TH ST
MCALLEN TX 78501