

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

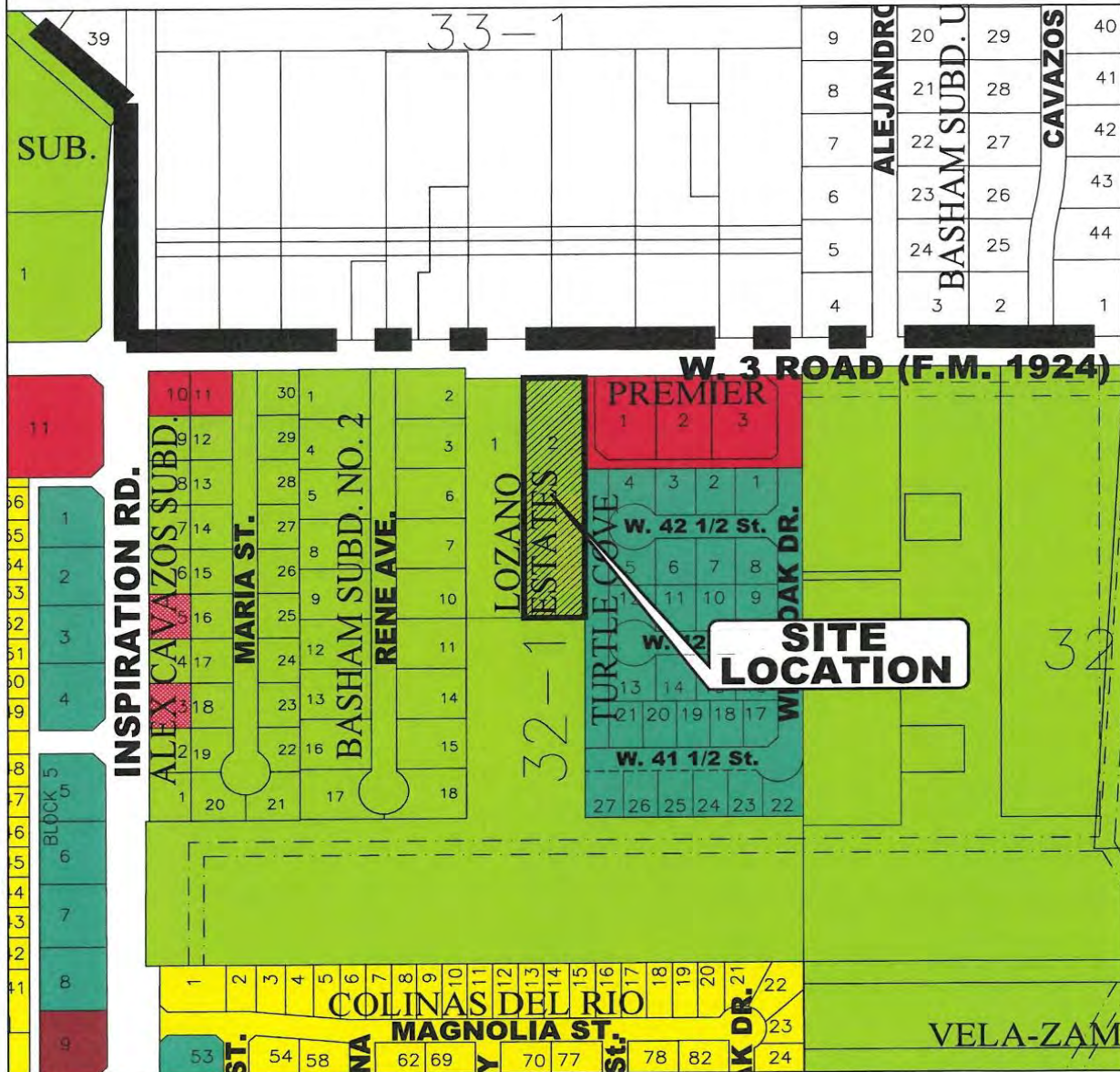
1201 E. 8th Street
MISSION, TX 78572

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

No.

ARIEL MAP





	A0-I	AGRICULTURAL OPEN INTERIM		R-3	MULTI-FAMILY RESIDENTIAL		C-4	HEAVY COMMERCIAL
	A0-P	AGRICULTURAL OPEN PERMANENT		R-4	MOBILE & MODULAR HOME		C-5	ADAPTIVE COMMERCIAL
	R-1A	LARGE LOT SINGLE FAMILY		R-5	HIGH DENSITY MFCTD 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

ATTACHMENTS



Site Plan

Plants will be sold in the boxed designated area.

Customer parking will be designated under the trees on the green areas to make sure the driveway is cleared of parking at all times.

ATTACHMENTS



ATTACHMENTS

Antonio Arellano

1711 W Mile 3 Rd

Mission, TX 78573

Phone: 956 638 8202

Email: arellano001c2v@gmail.com

August 1, 2025

Planning and Zoning Department

City of Mission

Mission, TX

Subject: Conditional Use Permit Request – Nursery Plant Business at 1711 W Mile 3 Rd

Dear Planning and Zoning Commission,

I am writing to formally request a **Conditional Use Permit (CUP)** for the operation of a retail nursery business on my property, located at **1711 W Mile 3 Rd, Mission, TX 78573**, legally described as **Lozano Estates Lot 2**, with **Tax ID 3-20574-6543-0**.

The purpose of this permit is to allow the retail sale of high-quality, locally grown nursery plants to the community. Our mission is to promote sustainable gardening practices while offering a diverse selection of plants that thrive in our local environment.

Business Details:

- **Proposed Use:** Retail Nursery Plant Sales
- **Days of Operation:** Monday – Saturday, 9:00 AM to 6:00 PM
- **Sunday Hours:** 9:00 AM to 3:00 PM
- **Requested Duration of CUP:** 5+ years
- **Number of Employees:** 5 (Myself – Antonio Arellano, my wife – Lorena Cantu, and our children – Gael, Ximena, and Alexandra)
- **Property Size:** 1.35 acres

The property has ample space for the proposed nursery, including sufficient parking for customers and visitors. It is situated in a high-traffic area with existing commercial activity both in front of and next to our location. We believe that adding a nursery business will not only complement the surrounding commercial environment but also provide a valuable, eco-friendly service to the residents of Mission.

ATTACHMENTS

We are committed to maintaining the character of the area, complying with all applicable zoning regulations, and addressing any conditions required by the city.

Please let me know if additional documentation, is needed to process this request. We look forward to the opportunity to contribute to the growth and beauty of Mission through this venture.

Thank you for your time and consideration.

Sincerely,

Antonio Arellano

Property Owner & Applicant

1711 W Mile 3 Rd

Mission, TX 78573

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
122583	B1900-02-000-0007-00	CUELLAR TOMAS G & RAMONA	4202 RENE AVE	MISSION	TX	78573-9191
122582	B1900-02-000-0006-00	CASTILLO MARIA AZUCENA L	21414 RAVELLO VISTA	SAN ANTONIO	TX	78259-1761
122586	B1900-02-000-0010-00	BAUTISTA ALBERTO JR & LORENA	4200 RENE AVE	MISSION	TX	78573
122590	B1900-02-000-0014-00	DE LEON ROSALBA	4106 RENE AVE	MISSION	TX	78573-9190
122587	B1900-02-000-0011-00	PENA RAMIRO CESAR & GRACIELA	4108 RENE AVE	MISSION	TX	78573-9190
122579	B1900-02-000-0003-00	GARZA JOHN & MARIA GARZA	4206 RENE AVE	MISSION	TX	78573-9191
614240	L6677-00-000-0001-00	LOZANO ARMANDO JR	1715 W MILE 3 RD	MISSION	TX	78573-4025
614241	L6677-00-000-0002-00	CANTU LORENA & ANTONIO ARELLANO	1711 W MILE 3 RD	MISSION	TX	78573-4025
122578	B1900-02-000-0002-01	NUNEZ ESMERALDA	1429 RICCO ST	EDINBURG	TX	78539-2178
122577	B1900-02-000-0002-00	VILLARREAL NORMA ALICIA	4208 RENE AVE	MISSION	TX	78573-9191
732680	P8325-00-000-0002-00	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
732678	P8325-00-000-0001-00	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
521781	W0100-00-032-0001-09	BAZAN LYDIA E	2405 REDWOOD AVE	MCALLEN	TX	78501-6413
521780	W0100-00-032-0001-07	CANTU MANUEL	4106 RENE AVE	MISSION	TX	78573-9190
317527	W0100-00-032-0001-03	TOWN & COUNTRY MCALLEN LLC	1602 W EXPY 83	ALAMO	TX	78516-3500
317628	W0100-00-033-0001-00	VELA ALBA ET AL	1708 W MILE 3 RD	MISSION	TX	78573-6773
317635	W0100-00-033-0001-07	MONTALVO MARIA ESPERANZA	1718 W MILE 3 RD	MISSION	TX	78573-6773
317636	W0100-00-033-0001-08	PCSV INVESTMENTS LLC	221 N 48TH ST	MCALLEN	TX	78501-4197
902170	W0100-00-033-0001-29	VELA ALBA	1708 W MILE 3 RD	MISSION	TX	78573-6773
317637	W0100-00-033-0001-09	AUBRY DAVID L	1806 W 3 MILE RD	MISSION	TX	78574