



MEETING DATE: August 11, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a Public hearing and consideration of a Conditional Use Permit to allow a convenience store and fuel station in a General Business (C-3) District – Murphy USA, being 1.50-acres out of Lot 64, New Caledonia Unit No. 1 Subdivision, located at the Southeast corner of W. Mile 3 and La Homa Roads. Applicant: CEI Engineering Associates, Inc. and Murphy Oil USA, Inc., Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- July 25, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract.
- August 06, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 11, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Southeast corner of W. Mile 3 Road and La Homa Road.
- The site will include a 2,824 sq. foot building and 6 fuel pumps. Access to the proposed building would be via a 36-foot-wide driveway off La Homa Road and W. Mile 3 Road.
- Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council.
- The proposed hours of operation are as follows: Monday – Sunday, 24Hours.
- The working staff will be 3 employees in different shifts.
- Parking: In reviewing the floor plan, there are 15 parking spaces.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (4) legal notices to 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 for Life of Use with the understanding that the permit can be revoked;
 - Must apply for a building and sign permit
 - Must comply with all City Codes (Building, Fire, Health, etc.);
 - Must obtain a business license prior to occupancy; and
 - CUP is not transferable to others.
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Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____