



**MEETING DATE:** May 20, 2026

**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Shooters Haven in a (R-1) Single Family District, being Lot 7, Glenwood Terrace Subdivision, located at 2309 Brock Street, Applicants: Shooters Haven, c/o Randy C. Davila & Ana G. Bazaldua - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- April 24, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 7, 2026 – 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, and notice of public hearings was published in the Progress Times.
- May 20, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 9, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 350’ west of Shary Road along the north side of Brock Street.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license.
- The ATF also requires them to have an office within their home for interview purposes.
- The applicant intends to open a shooting range outside city limits once they have obtained their FFL license.
- There will be no sales, nor interior or exterior advertisement from the house.
- The applicant’s key motivation for pursuing this license is to gain access to training resources, materials, and equipment at reduced costs. This resource will help support the development of a broader project focused on education, safety awareness, and responsible firearm handling within the community.
- The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive & 2208 Monaco Drive.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 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 new operation
2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
4. Acquire a business license
5. CUP is not transferable to others

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

## LETTER FROM APPLICANT



City of Mission, Planning Department:

This letter is intended to clarify the purpose and scope of the Conditional Use Permit (CUP) application submitted with The City of Mission to be used as supportive documentation for the development of the Shooters Haven Training Facility outside City limits.

The requested permit is part of a broader long-term development and financing process associated with the establishment of a professional training facility in the Hidalgo County area. At this stage, the CUP application should not be interpreted as authorization or intent to conduct retail sales or commercial sales activity in the residence or online. Rather as supporting documentation for the project's development.

Shooters Haven is a project that's slowly coming to life and as founders we are committed to developing and operating responsibly and in full compliance with all applicable state, county, and local regulations. As part of this process, we acknowledge and agree that no sales-related operations will be conducted under this permit application.

The purpose of pursuing this CUP at this time is primarily to support ongoing financial, lending, planning, and development processes necessary for the future establishment of the facility. This permit represents one component of a larger project intended to create a safe, structured, and professionally managed training environment for our local law enforcement officers and our community.

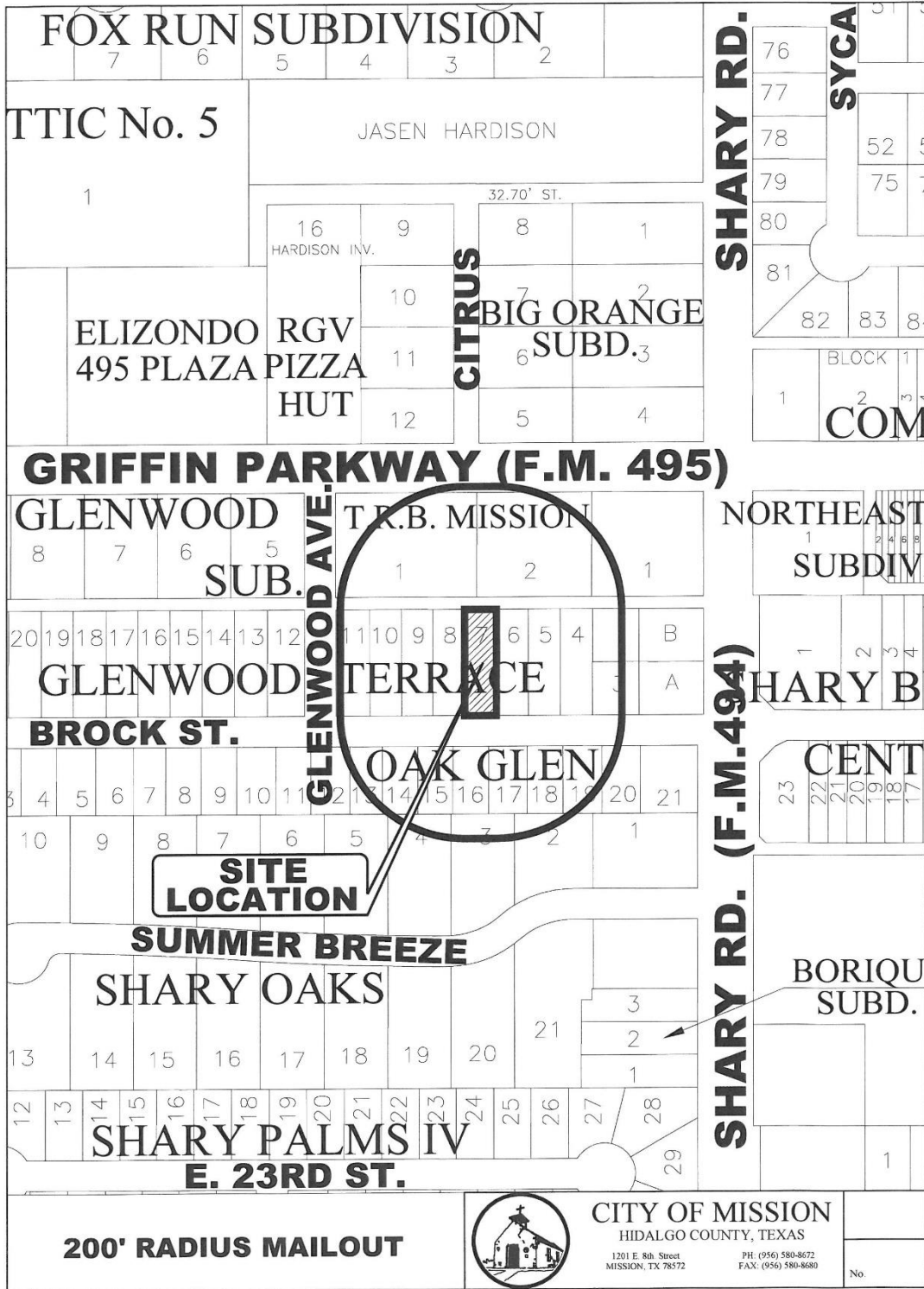
We appreciate your consideration and remain committed to cooperating fully throughout the review and approval process.

Sincerely,

Two handwritten signatures are present. The first signature is on the left, appearing to be 'Ana G. Bazaldua' with a stylized flourish. The second signature is on the right, appearing to be 'Randy C. Davila' with a more complex, cursive flourish.

Ana G. Bazaldua  
Randy C. Davila

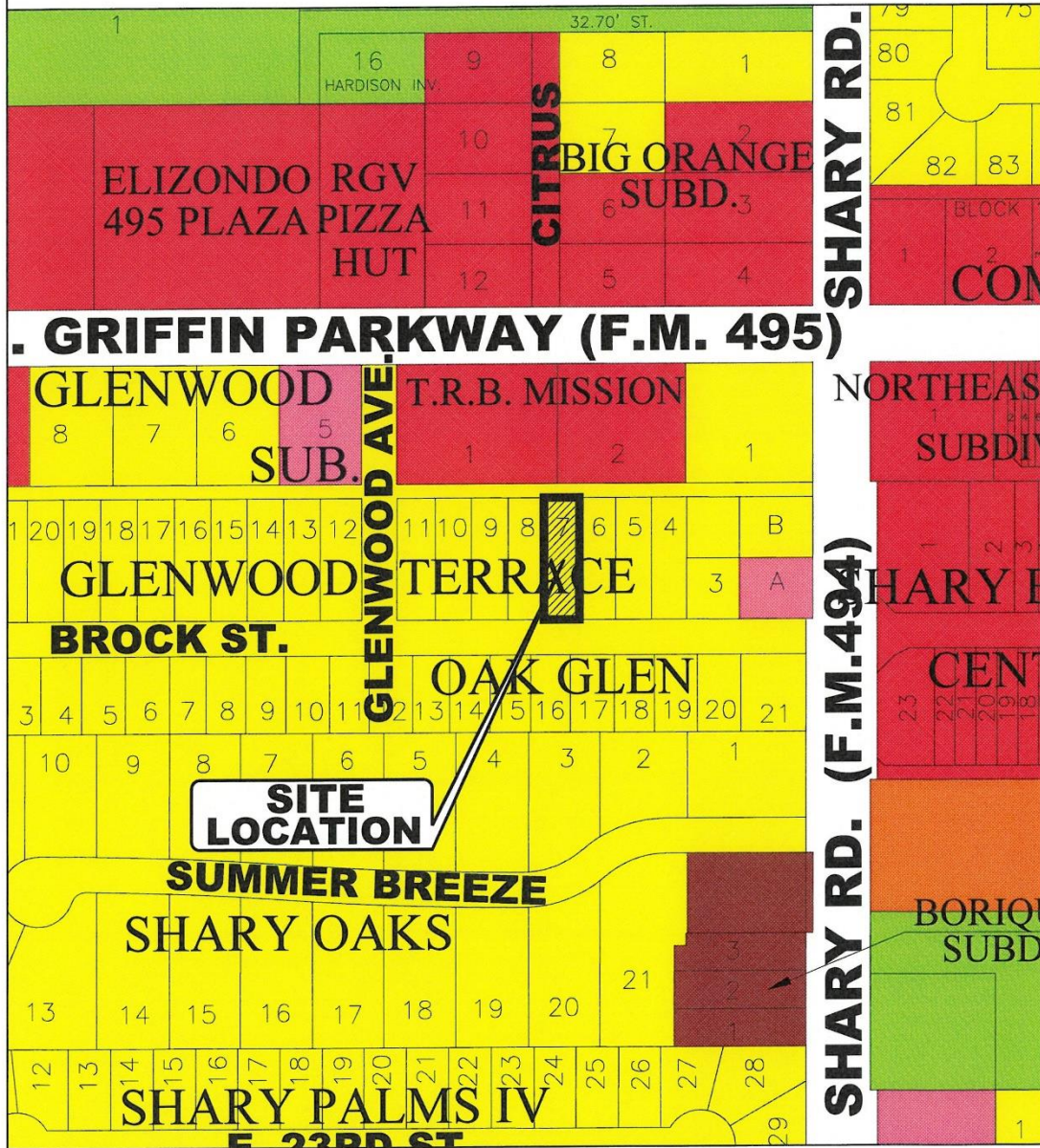
**VICINITY MAP**



ARIEL MAP



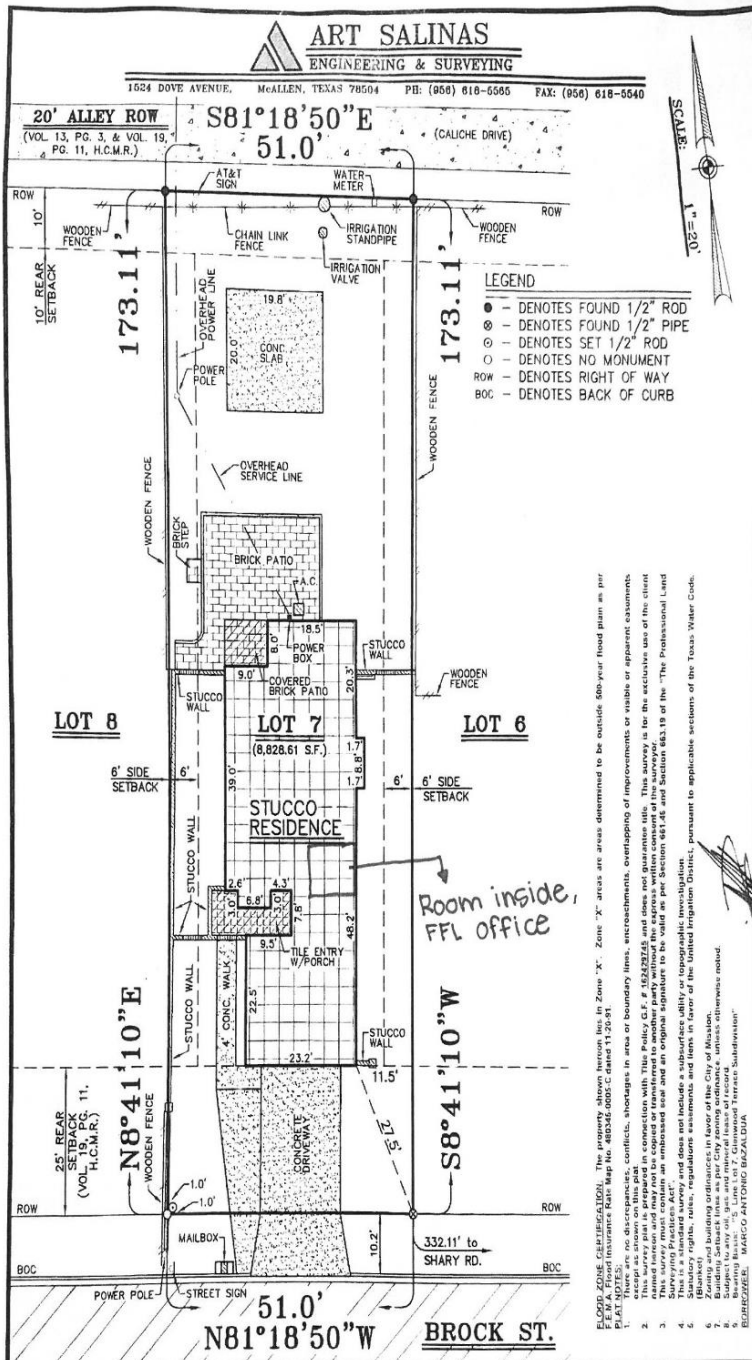
# ZONING MAP



## 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

# PROPERTY SURVEY



**FLOOD ZONE DETERMINATION:** The property shown hereon lies in Zone "X". Zone "X" areas are determined to be outside 600 year flood plain as per FEMA Flood Insurance Rate Map No. 480346-0005-C dated 11-20-91.

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements. This survey plat is prepared in connection with Title Policy C.F. # 482423245 and does not guarantee title. This survey is for the exclusive use of the client and is not to be used for any other purpose. The client is advised that this survey is not to be used for any other purpose than that for which it was prepared.

2. This survey and plat is prepared in accordance with the provisions of the Texas Surveying Practices Act.

3. The surveyor has examined the plat and does not believe a subsurface utility or topographic investigation is warranted.

4. Statutory rights, rules, regulations, easements and liens in favor of the United Irrigation District, pursuant to applicable sections of the Texas Water Code, are shown on this plat.

5. Zoning and building ordinances in favor of the City of Mission are shown on this plat.

6. Existing easements, rights and interests are shown on this plat.

7. Surveying instruments, books, maps, notes, and other records are shown on this plat.

8. The surveyor has examined the plat and does not believe a subsurface utility or topographic investigation is warranted.

9. The surveyor has examined the plat and does not believe a subsurface utility or topographic investigation is warranted.

10. The surveyor has examined the plat and does not believe a subsurface utility or topographic investigation is warranted.

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 2309 BROCK ST., in MISSION, TEXAS, DESCRIBED AS FOLLOWS:  
 LOT SEVEN (7), GLENWOOD TERRACE SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 19, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

16-48698    01-25-16    ©COPYRIGHT 2016 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Job No.    Date

Registered Professional Land Surveyor No. 4802    T.B.P.L.S. FIRM NUMBER: 10004000

**EXTERIOR PHOTOS**



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
545440	CISNEROS OMAR & DORA A MORALES	1811 MARIGOLD	MISSION	TX	78572-3154
179625	BAZALDUA MARCO ANTONIO & ANA G	4301 S SHARY RD 1214	MISSION	TX	78572-1679
179622	VELA ESTHER & GUILLERMO	2315 BROCK ST	MISSION	TX	78572-3218
179612	RIOS ALVARO JR	2219 N SHARY RD	MISSION	TX	78572-3238
179626	NICOLAS WILBERT LEE & GRACIELA	7300 N 54TH ST	MISSION	TX	78573-1801
545437	CALAZA MARIA	2404 GARDEN VIEW DR	MISSION	TX	78574-7919
179624	MEAR JOHN DOUGLAS & JENELLE TOLSTEAD	2311 BROCK ST	MISSION	TX	78572-3218
179621	PEREZ CRISELDA	5012 QUINCE AVE	MCALLEN	TX	78501-8188
179629	CANTU JESUS I	3402 AMARETTO DR	PHARR	TX	78577-7521
179628	OLIVAREZ CLODIN	2303 BROCK ST	MISSION	TX	78572-3218
179623	GARZA OSCAR ARTURO & MAIELA RENEE	2313 BROCK ST	MISSION	TX	78572-3218
545455	RAMON FRANKLIN R & RAISA	3024 S CASA LINDA ST	MCALLEN	TX	78503-1307
179627	HRI INVESTMENT GROUP LLC	1023 RIDGE RD	ALAMO	TX	78516-9518
545436	ESPINO DANA MARIE	2302 BROCK STREET	MISSION	TX	78572-3219
545438	SAYAVEDRA ROBERTO ANGEL VALLARINO	1532 PAYTON FALLS DR	AUSTIN	TX	78754-5814
545443	RAMOS RICARDO & MYRA L	2316 BROCK ST	MISSION	TX	78572-3219
545441	CONTRERAS ELVA M	2312 BROCK ST	MISSION	TX	78572-3219
545442	PENARANDA MARIA FLORA MAY V	2314 BROCK STREET	MISSION	TX	78572-3219
545439	LOPEZ JOSE F DOMINGUEZ	2308 BROCK ST	MISSION	TX	78572-3219
545435	TELLO JOSE LUIS NUNEZ & ANA ALICIA	2300 BROCK ST	MISSION	TX	78572-3219
545457	CARRILLO JOSE LUIS TERRAZAS	2303 SUMMER BREEZE RD	MISSION	TX	78572-3273
545456	CAMPBELL MATTHEW & ALICE TRT	3954 LAKE STAR DR	LEAGUE CITY	TX	77573-3534
959043	TEXAS REGIONAL BANK	PO BOX 5555	MCALLEN	TX	78502-5555
959044	MJ 2 FAMILY LIMITED PARTNERSHIP	2001 S D ST	MCALLEN	TX	78503-1854