



MEETING DATE: May 20, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of the Post Oak Warehouse Dry Storage Facility on Lot 1, Anzaldua Industrial Park Phase I Subdivision, located at 1300 East Military Highway. Applicant: Jose J. Mercado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 7, 2026 – Application for a Site Plan Approval submitted to the City
- April 30, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee
- May 20, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- The site is located at the Southeast corner of Military and Bryan Roads.
- Proposed is the construction of a dry storage warehouse facility within a developed L-1 (Light Industrial District). The site plan is in compliance with the zoning requirements including setbacks and allowable uses.
- This facility will measure a grand total of 108,825 square feet and house a 2-story office building and a 2-story shipping office that will include a lobby, restrooms, and a bay with 26 loading docks.
- There will be 109 parking stalls (4 designated as handicapped) allocated for this development. The rear will be accessible by driving access lanes with 3 access driveways – 2 from Military Road and 1 from Bryan Road.
- Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be a minimum of 2 dumpster units located side-by-side within the site to be screened with a solid buffer and opaque gates.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.
- Bryan Road South of Military Highway was recently paved with a 32 foot wide road.

STAFF RECOMMENDATION:

Staff recommend approval of the Site Plan as presented.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

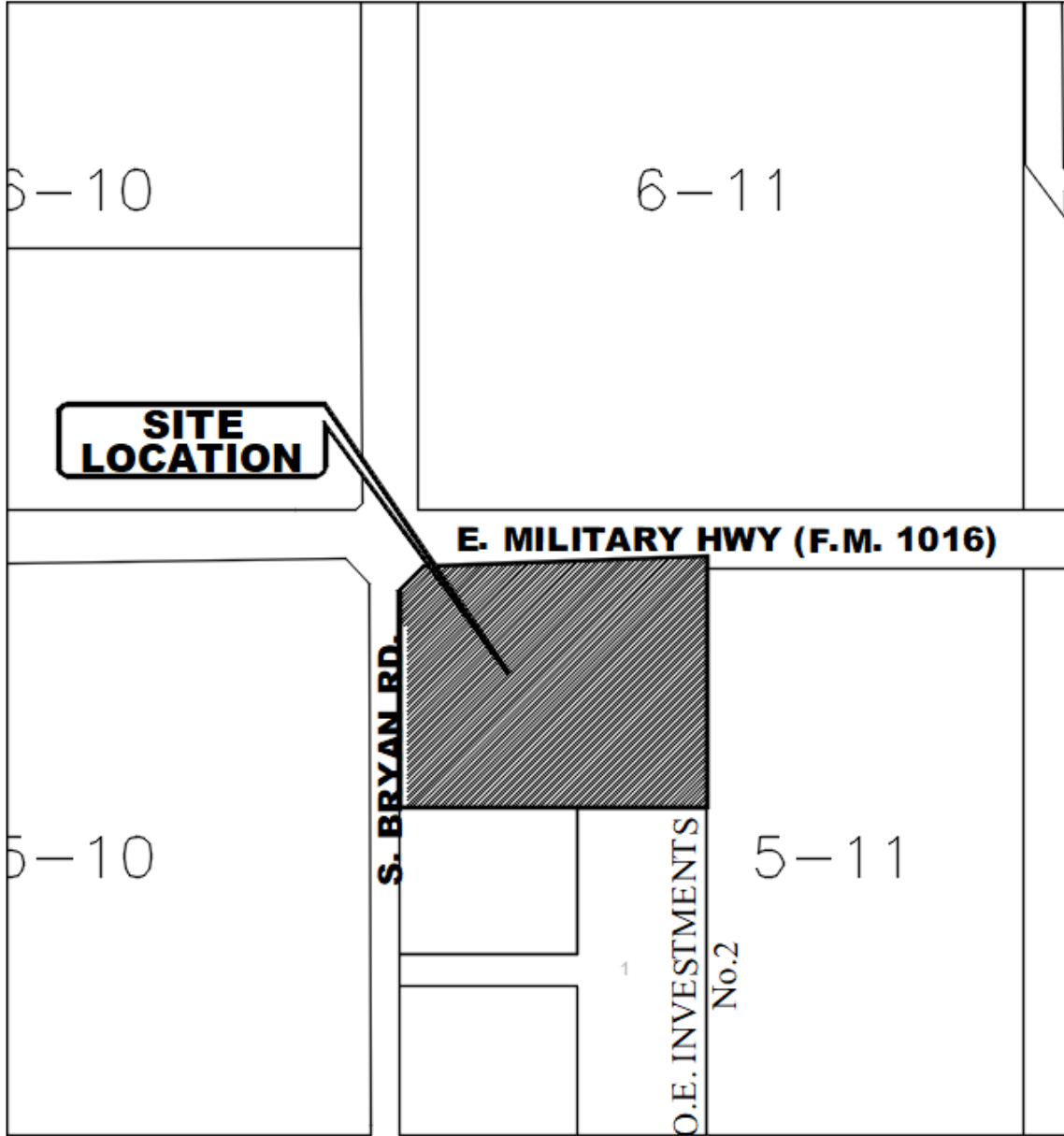
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

BASE MAP



OLD MILITARY RD.

ANZALDUAS DR.

LOCATION MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

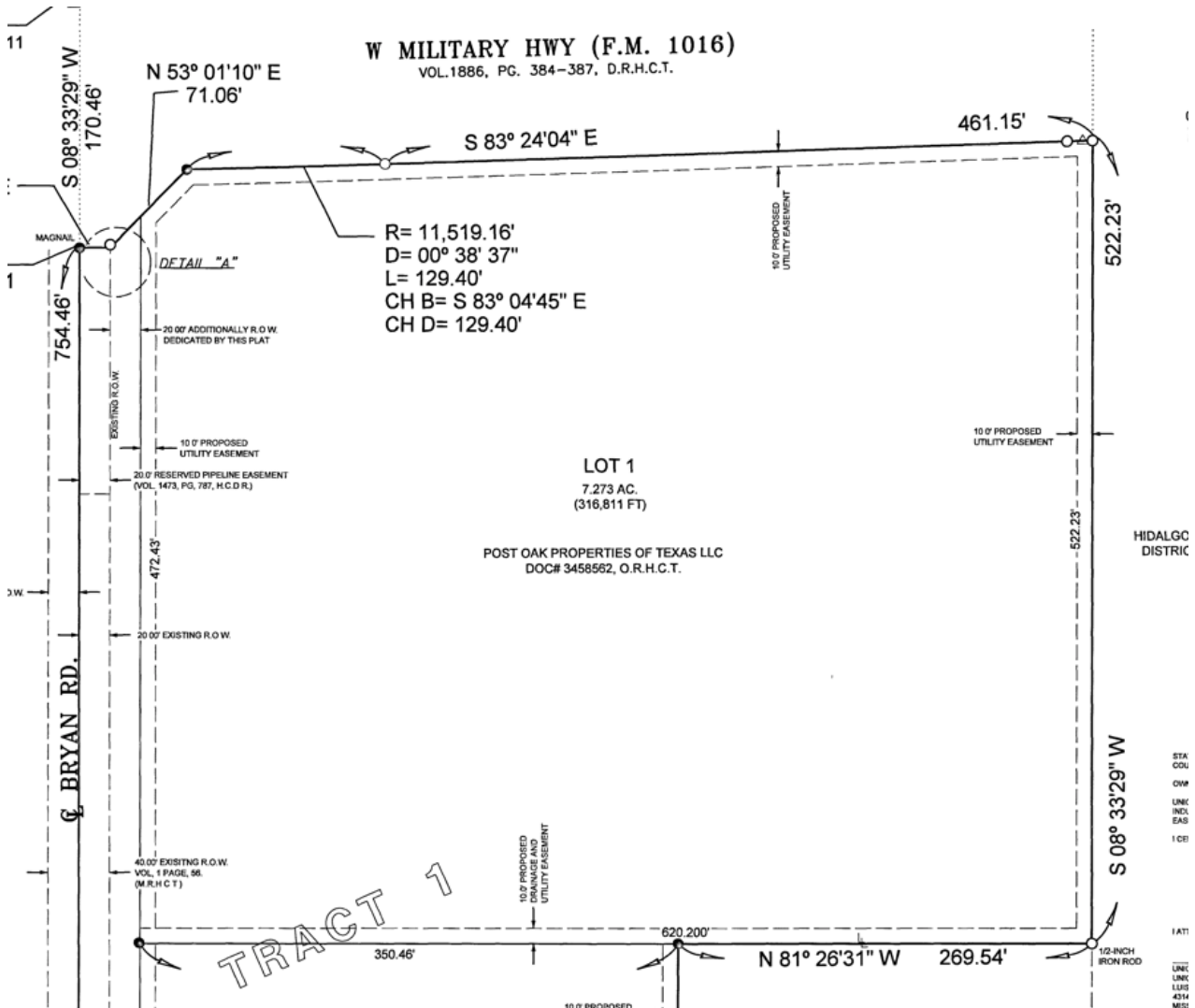
1201 E. 9th Street
MISSION, TX 78702

711 (956) 580-8672
FAX: (956) 580-8690

No.

PLAT

W MILITARY HWY (F.M. 1016)
VOL.1886, PG. 384-387, D.R.H.C.T.



LOT 1
7.273 AC.
(316,811 FT)

POST OAK PROPERTIES OF TEXAS LLC
DOC# 3458562, O.R.H.C.T.

HIDALGO DISTRICT

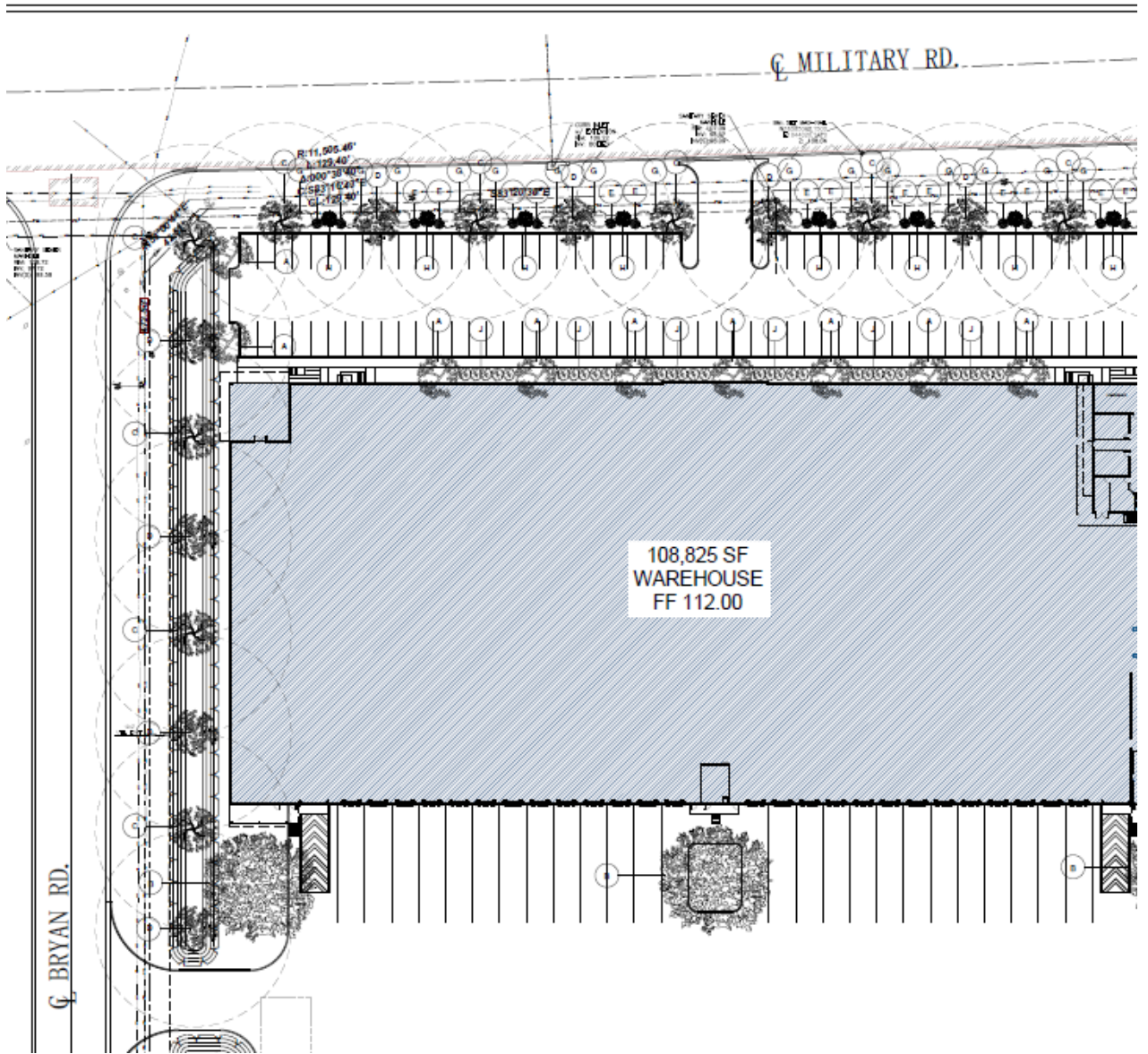
TRACT 1

STA
CDL
OWN
LINK
IND.
EAS
100'
1 FT
LINK
LUR
4314
MIS

AERIAL PHOTO



LANSCAPING AND LIGHTING PLAN



ELEVATIONS

