



May 19, 2026

2312 Brock Street
Mission, Texas 78572

Phone:
956-295-6455

City of Mission
Planning and Zoning Commission
1201 East 8th Street
Mission, Texas 78572

Re: Formal Objection to the granting of Application of Randy C. Davila and Ana G. Bazaldua for a Conditional Use Permit (“CUP”) for a Home Occupation for the Sale of Firearms in a R-1 Single Family Residential District, described as Lot 7, Glennwood Terrace Subdivision, Mission, Texas, commonly known as 2309 Brock Street, Mission, Texas

Dear Honorable Commissioners:

I am writing as the resident/owner of Lot 18, Oak Glen Subdivision, in Mission, Texas commonly known as 2312 Brock Street, which is located across Brock Street and two residences east of 2309 Brock Street. I request that the Planning and Zoning Commission deny the CUP for firearms sales and distribution in our residential zone.

While I respect the applicants’ right to operate a lawful business, a residential neighborhood is entirely incompatible with commercial firearms operations and related activities. The following are a few of my objections to the granting of this permit:

- * Incompatible Land Use and Precedent: The primary intent of our R-1 zoning is to maintain a safe, quiet, and predictable environment for families. Granting a commercial retail variance sets an adverse precedent that compromises the integrity of our neighborhood’s master plan.
- * Proximity to Sensitive Uses: The proposed location is in a quiet residential area, with nearby schools, banks, restaurants, and parks, among others. Introducing commercial firearm traffic and a high-value inventory of weapons, accessories and ammunition and related activities near these areas creates unnecessary anxiety and spatial conflicts.
- * Traffic and Infrastructure Constraints: Our narrow residential streets and limited

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curbside parking are not engineered for commercial foot traffic or frequent courier deliveries of supplies. Increased congestion poses a direct safety hazard to neighborhood children and restricts emergency vehicle access.

- * Nuisance and Diminished Property Values: The commercial modification required for this business – including high-intensity security lighting, commercial signage, and reinforced windows - create visual blight. Furthermore, localized data indicates that introducing commercial gun sales directly inside a residential fabric can negatively impact surrounding property values.
- * Emotional and Physical Well-Being. The knowledge that a business selling firearms or involved in activities involving firearms is operating next door can lead to a reduced sense of security for many residents, causing anxiety and stress, affecting our well being and health.
- * Fear of Crime: For elderly residents, this can lead to decreased comfort in engaging in daily activities, such as taking walks in the neighborhood, walking their pets, socializing outdoors, or feeling comfortable leaving their home or walking down the block, as noted in studies on firearm violence and elderly residents.

The proposed use fails to meet the legal criteria for a Conditional Use Permit, as it is detrimental to the public health, safety, and general welfare of the immediate residential community. I strongly urge the Commission to protect our neighborhood and deny this application.

Sincerely,



Elva M. Contreras



May 12, 2026

Alexis R. Contreras
2818 Millington Drive
Highland Village, TX. 75077
469-586-6823

Planning and Zoning Commission
City of Mission
Mission City Hall's Council Chambers
1201 East 8th Street
Mission, Texas 78572

Attention: Xavier Cervantes (Director of Planning)

Re: Randy C. Davila and Ana G. Bazaldua's intention to sell firearms in a neighborhood.

It has come to my attention that the above individuals are trying to obtain a license to sell firearms in a (R-1) single family home neighborhood (Glenwood Terrace Subdivision) in Mission Texas. The neighborhood is made up of young families with children and older retired individuals as my mother is who has lived there for approximately 30 years.

While I recognize the legal right to own and sell firearms, the location of a firearms retailer must be appropriate for the surrounding area. I believe this location is unsuitable for the following reasons:

- **Safety Concerns:** Allowing a gun store here increases the risk of theft-motivated break-ins and brings increased traffic of guns and ammunition into a high-density residential area.
- **Neighborhood Character:** Our community is a quiet, residential area, and this business does not match the nature of the surroundings, which will likely affect property values and overall quality of life.

The street (Brock St) which the business is proposing to reside on, is a small 2 lane street with limited parking for residents, let alone additional customer parking for business transactions.

I believe in the Second Amendment and the Constitution, and I am a license to carry (LTC) owner and a part time employee at gun retail store in North Texas.

The following link has business leases that are available at reasonable prices in the area.

[Mission Retail Space For Rent | Commercial Leasing | Crexi.com](#)

Regards,

Alexis R. Contreras

Alexis R. Contreras

PETITION IN OBJECTION TO CONDITIONAL USE PERMIT
FOR A HOME OCCUPATION FOR THE SALE OF
FIREARMS IN AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
IN THE CITY OF MISSION, TEXAS

SUBJECT PROPERTY ADDRESS: 2309 Brock Street, Mission, Texas 78572

APPLICANTS: Randy C. Davila and Ana G. Bazaldua

Zoning District: R-1 (Single Family Residential District

We, the undersigned residents and property owners in the vicinity of the subject property, hereby submit our formal objection to the granting of the above described request for a Conditional Use permit (CUP) for the sale of firearms in this R-1 Single-Family Residential District in the City of Mission, Texas.

We respectfully request the Planning and Zoning Commission of the City of Mission, Texas, to DENY this request based on the following concerns regarding public health, safety, and neighborhood character.

The following constitutes a partial list only of our objections, based on the following concerns:

1. Incompatability with Residential Zoning (R-1): The purpose of a R-1 zoning is to provide quiet, safe low-density/residential environments. A commercial business involving the storage and sale of firearms is inherently inconsistent with a residential neighborhood, potentially lowering property values and negatively affect potential sales.
2. Public Safety Risk: The storage of significant quantities of firearms and ammunition in residential home increases the risk of theft and poses a hazard to neighboring families in the immediate vicinity.
3. Traffic and Privacy: Increased traffic from prospective buyers (even by appointment) is inappropriate for a residential street, reducing the privacy and safety of surrounding homeowners.
4. Character of the Neighborhood: The introduction of commercial gun dealers alters the character of the neighborhood which should be preserved for families and quiet enjoyment, not commercial activity.

5. Proximity To Neighbors: The proposed business at 2309 Brock Street, Mission, Texas, is in close proximity to single-family homes, potentially exposing neighbors to unforeseen hazards associated with the commercial sale of firearms.

We respectfully request that the Planning & Zoning Commission and the City Council DENY this CUP request.

Your favorable consideration would be appreciated. Thank you.

NAME AND ADDRESS

SIGNATURE

DATE

Odilia Guerrero
2305 Brock Mission Tx.

Odilia Guerrero

05-12-26

Miguel Briseño

Miguel Briseño

5/12/26

2302 Brock St Mission, TX

Franklin Ramon

Franklin Ramon

5/12/26

2309 Summer Breeze Rd Mission Tx 78572