



MEETING DATE: May 20, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of an industrial facility named CEBSA Warehouse and Offices in the unrecorded Lot 1, CEBSA Subdivision being a 2.42-acre tract of land out of Lot 12-6, West Addition to Sharyland Subdivision, located at 2300 South Conway Avenue. Applicant: Jose J. Mercado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 26, 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 along the West side of Conway Avenue approximately 2,800 feet North Military Parkway.
- Proposed is the construction of a privately-owned and operated storage warehouse facility within an undeveloped L-1 (Light Industrial District). The site will be compliant with its zoning requirements including setbacks and allowable uses.
- This facility will measure a grand total of 26,500 square feet and house a 2-story office building that will include a lobby, office, restroom, a bay/loading dock and a second unit made available for future leasing.
- There will be 22 parking stalls (2 designated as handicapped) allocated to this development. The rear will be accessible by driving access lanes.
- 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 one enclosed dumpster located 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.
- The CEBSA Subdivision is in the utility installation phase of development.

STAFF RECOMMENDATION:

Staff recommend approval of the Site Plan as presented.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

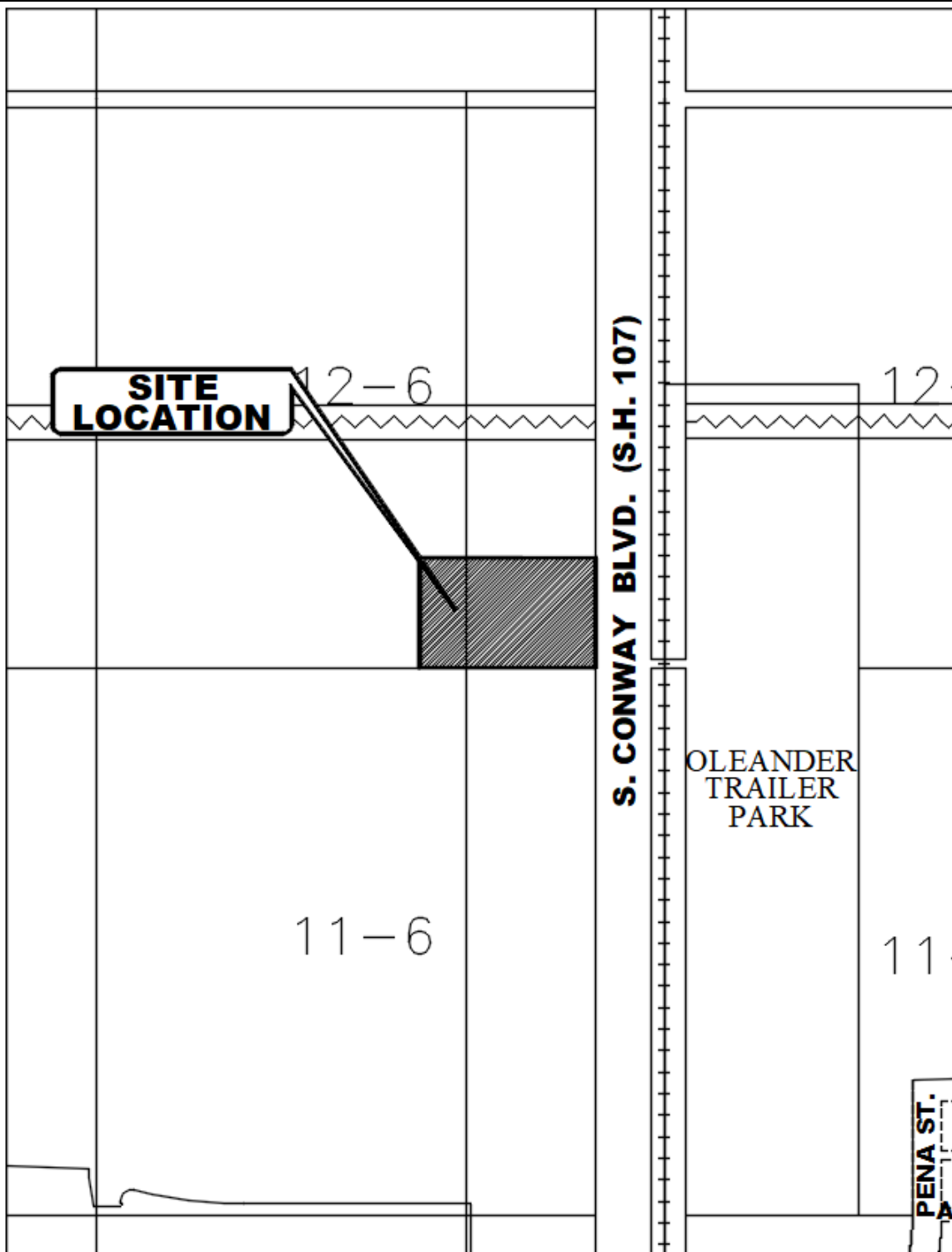
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

BASE MAP



LOCATION MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

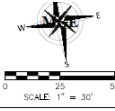
1201 E. 8th Street
MISSION, TX 78572

TEL: (956) 580-8872
FAX: (956) 580-8688

No.

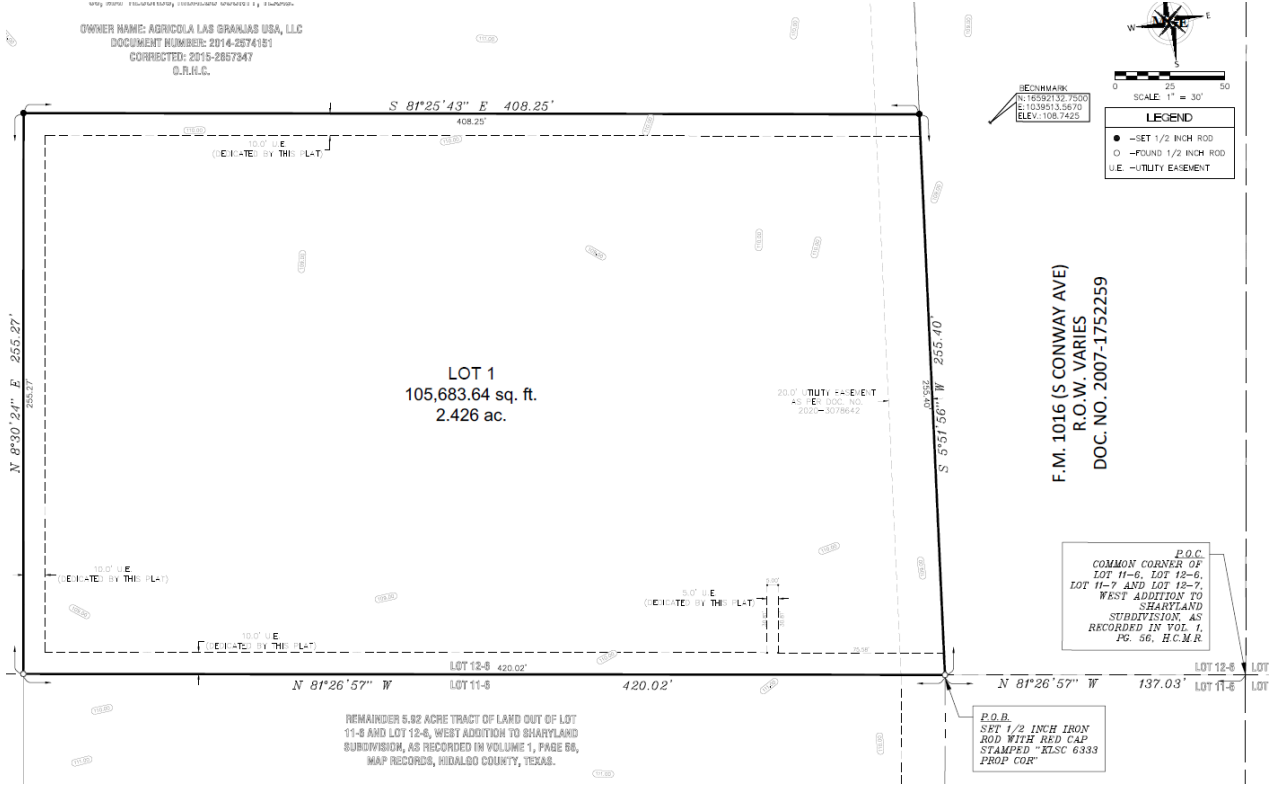
PLAT

OWNER NAME: AGRICOLA LAS GRANJAS USA, LLC
DOCUMENT NUMBER: 2014-2574151
CORRECTED: 2015-2857847
O.R.H.L.C.



BENCHMARK
N: 10352133.7300
E: 1039513.5670
ELEV: 108.7425

LEGEND
● -SET 1/2 INCH ROD
○ -FOUND 1/2 INCH ROD
U.E. -UTILITY EASEMENT



LOT 1
105,683.64 sq. ft.
2.426 ac.

F.M. 1016 (S CONWAY AVE)
R.O.W. VARIES
DOC. NO. 2007-1752259

P.O.C.
COMMON CORNER OF
LOT 11-6, LOT 12-6,
LOT 11-7 AND LOT 12-7,
WEST ADDITION TO
SHARYLAND
SUBDIVISION, AS
RECORDED IN VOL. 1,
PG. 56, H.C.M.R.

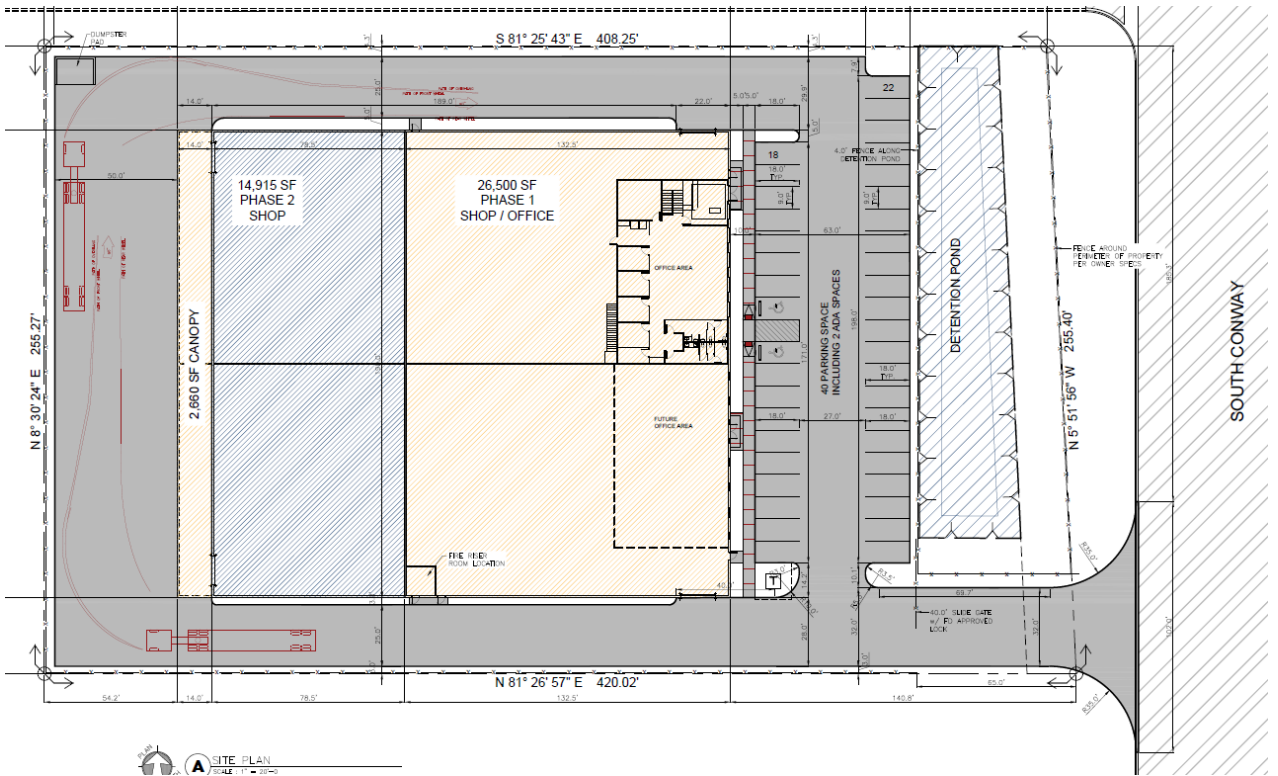
P.O.B.
SET 1/2 INCH IRON
ROD WITH RED CAP
STAMPED "ELSC 6333
PROP COR"

REMAINDER 5.82 ACRE TRACT OF LAND OUT OF LOT
11-8 AND LOT 12-6, WEST ADDITION TO SHARYLAND
SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

AERIAL PHOTO

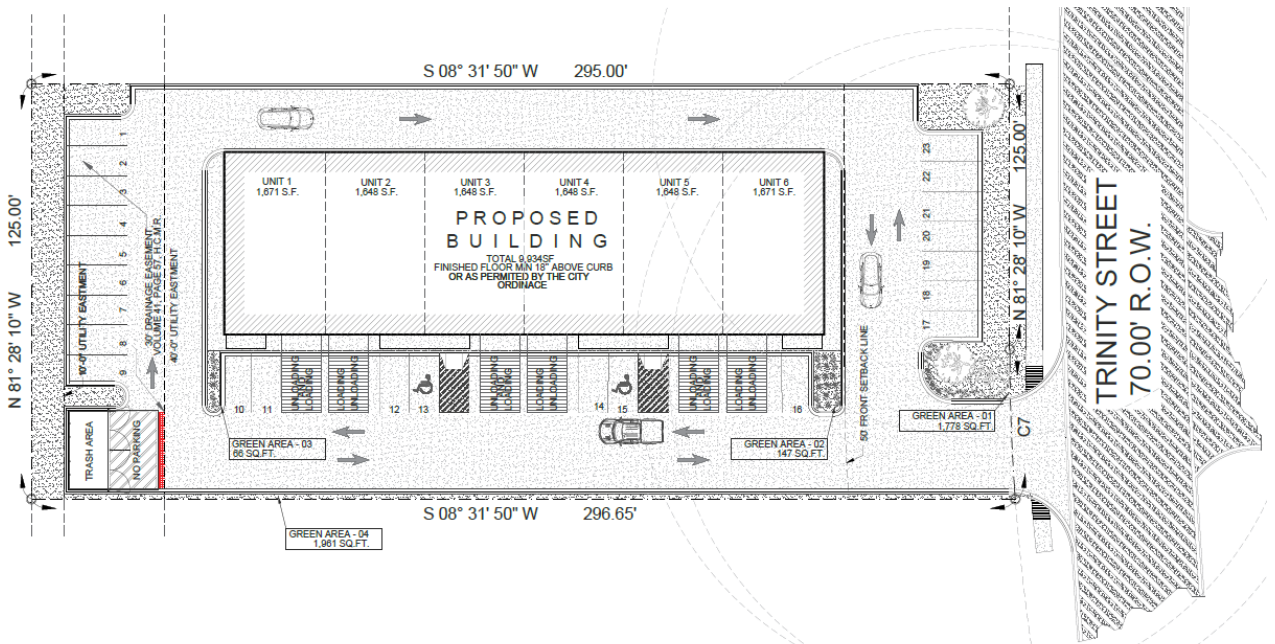


SITE PLAN



 **A** SITE PLAN
SCALE: 1" = 20'

LANDSCAPING AND LIGHTING PLAN



LANDSCAPE:

TREES NEEDED @ 5 GAL. 3 PROVIDED
 GREEN AREA NEEDED 10% 3,650 S.F.
 GREEN AREA IN PROJECT: 3,952 S.F.

TOTAL: PROPERTY S.F.	
PROPERTY	0.8471 ACRE 36,900 SF

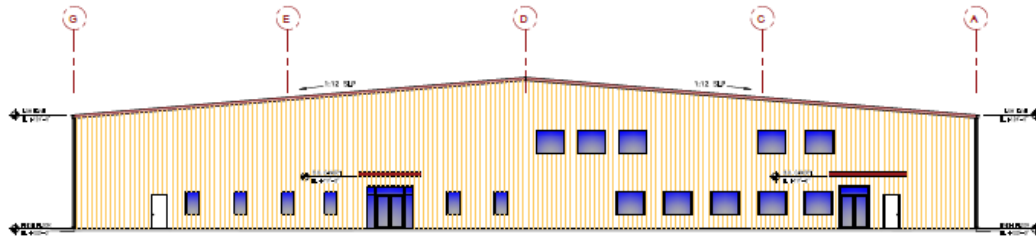
LANDSCAPE AREA	
LANDSCAPE #01	1,778 S.F.
LANDSCAPE #02	147 S.F.
LANDSCAPE #03	86 S.F.
LANDSCAPE #04	1,961 S.F.
TOTAL GREEN AREA	3,952 S.F.

TREES			
SYMBOL	NAME	CALIPER	QUANTITY
	HONEY MESQUITE	0-4"	
	LIVE OAK	0-4"	3

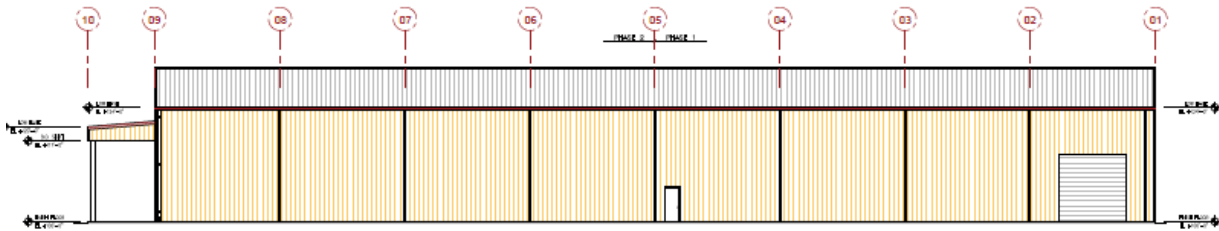
BUSHES AND PLANTS		
SYMBOL	NAME	QUANTITY
	PORTULAC WEED	16
	DIETS INDOCIDES	16

100 LANDSCAPE SITE PLAN
 SCALE: N.T.S.

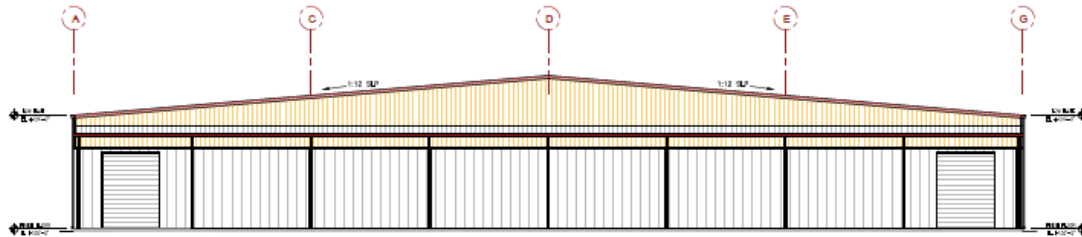
ELEVATIONS



A EAST ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C WEST ELEVATION
SCALE: 1/8" = 1'-0"

