



**MEETING DATE:** June 3, 2026

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to allow a Portable Building for an Office Use in a property zoned (C-4) Heavy Commercial District, Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision, located at 1609 E. Expressway 83. Applicant: Samantha Santos - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- May 07, 2026 – Application for Conditional Use Permit submitted to the City.
- May 21, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract and notice of public hearings was published in the Progress Times.
- June 3, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located approximately 600 feet East of Stewart Road along the North side of Expressway 83.
- Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council.
- The applicant, Ms. Samantha Santos, is requesting a Conditional Use Permit for a Portable Building to be used as an office for a retail plant nursery business. The last Conditional Use Permit approved for this location was on September 11, 2023, for Universal Landscaping.
- **Days/Hours of Operation:** Tuesday – Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m.
- **Staff:** 2 employees
- **Parking:** The business requires a minimum of 4 parking spaces. The site has a total of 20 spaces, thus in compliance with the parking code requirements. Staff notes that the parking area needs to be re-stripped.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the 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 of the request, subject to compliance with the following conditions:

1. 1-year approval to assess this operation
2. Must to comply with all City Codes (Building, Fire, Health, Landscaping, etc.)

3. Acquire a Business License prior to occupancy.
4. CUP is not transferable to others

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**RECORD OF VOTE:**

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

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

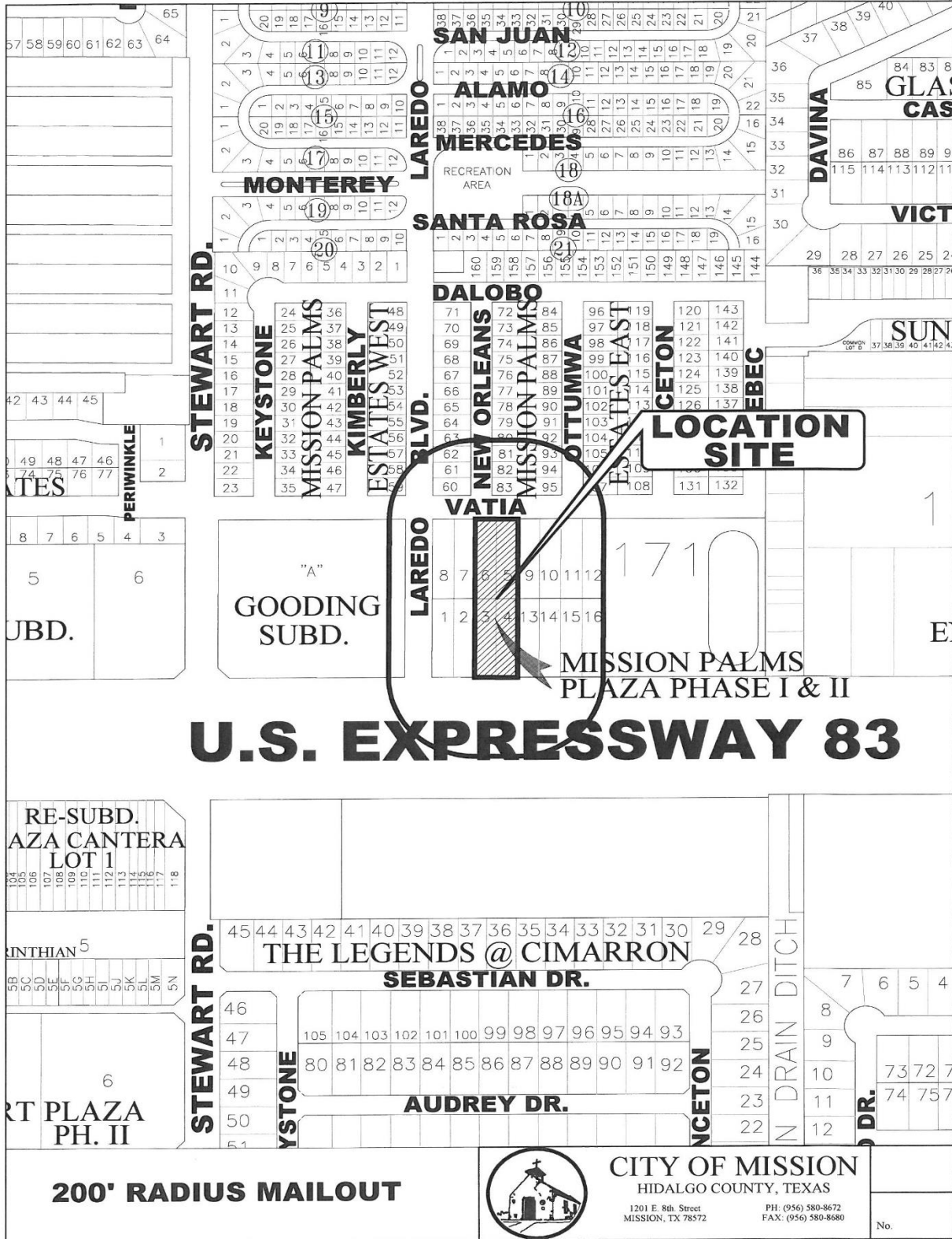
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**MAILOUT MAP**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

PH: (956) 580-8672  
FAX: (956) 580-8680

No.

**AERIAL PHOTO**



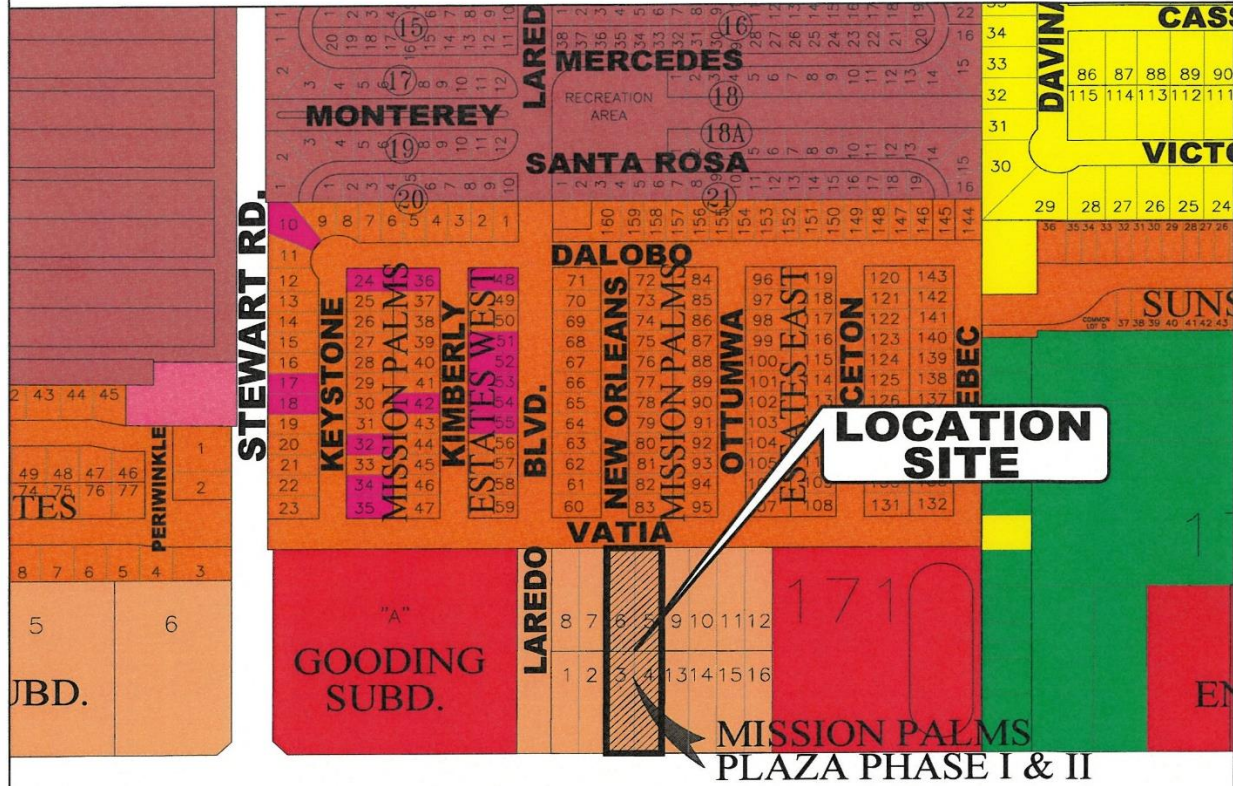
**LAREDO BLVD**

**SITE  
LOCATION**

**EXPRESSWAY 83 IH 2**

© Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USIA

# ZONING MAP



## U.S. EXPRESSWAY 83

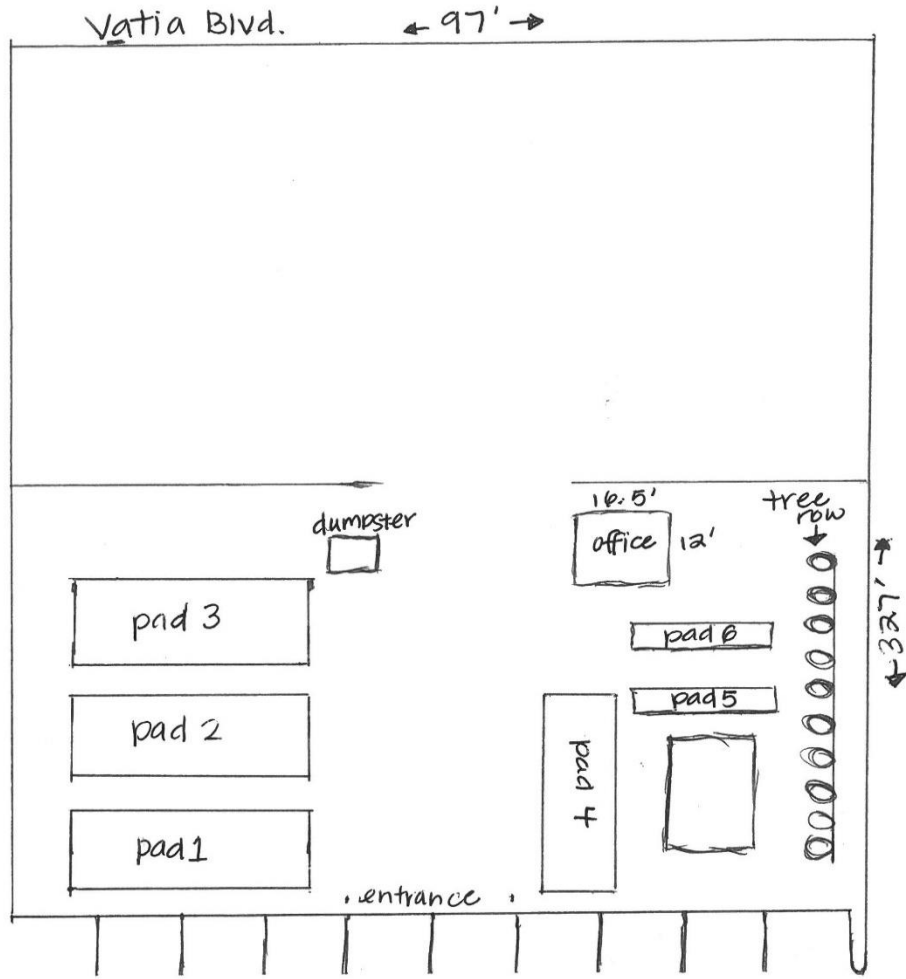


### ZONING LEGEND

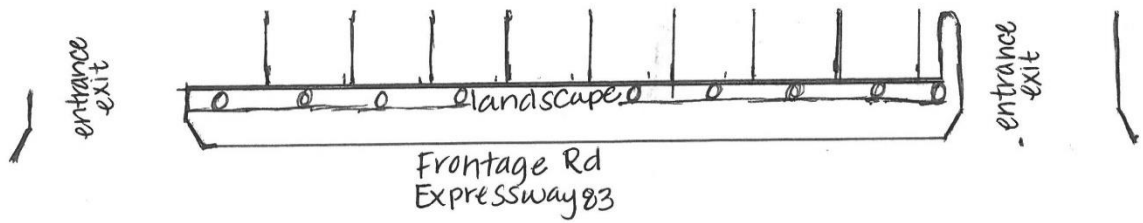
- |                                  |                                 |                              |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM   | R-3 MULTI-FAMILY RESIDENTIAL    | C-4 HEAVY COMMERCIAL         |
| A0-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                     |

PROPOSED SITE PLAN

1609 E Expressway 83 Mission, TX 78572



parking area



**PHOTO OF THE PORTABLE BUILDING**



BEFORE PHOTO



AFTER PHOTO



## MAILOUT LIST

| PROP_ID | name                                       | addrDelive                 | addrCity | addrState | addrZip    |
|---------|--|----------------------------|----------|-----------|------------|
| 240871  | CHAVEZ MARTHA                              | 123 KIMBERLY ST            | MISSION  | TX        | 78572-6384 |
| 240713  | ALVAREZ JUAN A & JULIA S                   | 122 NEW ORLEANS ST         | MISSION  | TX        | 78572-6356 |
| 240745  | LOPEZ ISMAEL & MARTHA                      | 116 OTTUMWA ST             | MISSION  | TX        | 78572-6358 |
| 240746  | SALINAS RICARDO & MARIA C                  | 118 OTTUMWA ST             | MISSION  | TX        | 78572-6358 |
| 514700  | DUAL ELECTRICAL SERVICES LLC               | 723 RENNEE DR              | KATY     | TX        | 77450-2122 |
| 240733  | DE HOYOS MARTHA PATRICIA PENA              | 2900 SAN EFRAIN            | MISSION  | TX        | 78572-7616 |
| 240734  | GONZALEZ HECTOR                            | 1107 FAIRWAY DR            | MISSION  | TX        | 78572      |
| 240736  | KILLIAN BILLY                              | 123 NEW ORLEANS ST         | MISSION  | TX        | 78572-6357 |
| 240735  | ANGULO FERNANDO RAYMUNDO & JACQUELINE LIRA | 121 NEW ORLEANS ST         | MISSION  | TX        | 78503      |
| 240759  | HOUSING AUTHORITY OF THE CITY OF MISSION   | 906 E 8TH ST               | MISSION  | TX        | 78572-5899 |
| 240874  | SAENZ CONRADO & MARIA DEL CARMEN           | PO BOX 1914                | MISSION  | TX        | 78573-0032 |
| 240747  | CASTRO ELYJAH L                            | 1702 W 22 1/2 ST           | MISSION  | TX        | 78572      |
| 240748  | SALINAS RICARDO JR                         | 118 OTTUMWA ST             | MISSION  | TX        | 78572-6358 |
| 240870  | CHAPA ALYSSA                               | 2914 N ABRAM RD            | PLAMVIEW | TX        | 78572      |
| 240714  | SALINAS ALMA D                             | 120 NEW ORLEANS ST         | MISSION  | TX        | 78572-6356 |
| 240715  | RAMIREZ ISELA                              | 118 NEW ORLEANS ST         | MISSION  | TX        | 78572      |
| 240716  | HOUSING AUTHORITY OF THE CITY OF MISSION   | 1300 E 8TH ST              | MISSION  | TX        | 78572-5817 |
| 240872  | GOMEZ FELIPE DE JESUS                      | 1605 E EXPRESSWAY 83 STE D | MISSION  | TX        | 78572-6607 |
| 498678  | MANGI ESHWAR MANGOO-KARIM LTD              | 1901 S 1ST ST STE 600      | MCALLEN  | TX        | 78503-1228 |
| 280859  | NUMBERDAR HOSPITALITY LLC                  | 609 E INTERSTATE HIGHWAY 2 | MISSION  | TX        | 78572      |