



**MEETING DATE:** June 3, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to allow a 40-foot Telecommunications Tower for Internet Development in a (R-4) Mobile & Modular Home District, Wagon City South Recreation Area, Wagon City South Subdivision, along the North side of Chuck Wagon Drive, approximately 300 feet West of N. Conway Avenue, Applicant: Eduardo Hinojosa - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- May 13, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- June 3, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 300’ West of Conway Avenue along the North side of Chuck Wagon Drive.
- Per the Code of Ordinance, a Telecommunications Tower requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit for the installation and operation of a 40’ wireless communications tower and broadband internet transmission facility. The proposed facility will be used to provide broadband internet and communications services to the residents of Wagon City South.
- The proposed structure will consist of a 3’ x 3’ concrete slab with a 40’ self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility will comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required.
- The proposed use is intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) 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 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. Life of use with the understanding that it could be revoked for non-compliance
2. Comply with insurance requirements on telecommunications towers
3. Must comply with all City Codes (Building, Fire, etc.)
4. The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab.
5. Acquisition of a building permit.
6. Must allow for co-location by others
7. Transferability to others requires a new conditional use permit

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**RECORD OF VOTE:**

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

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

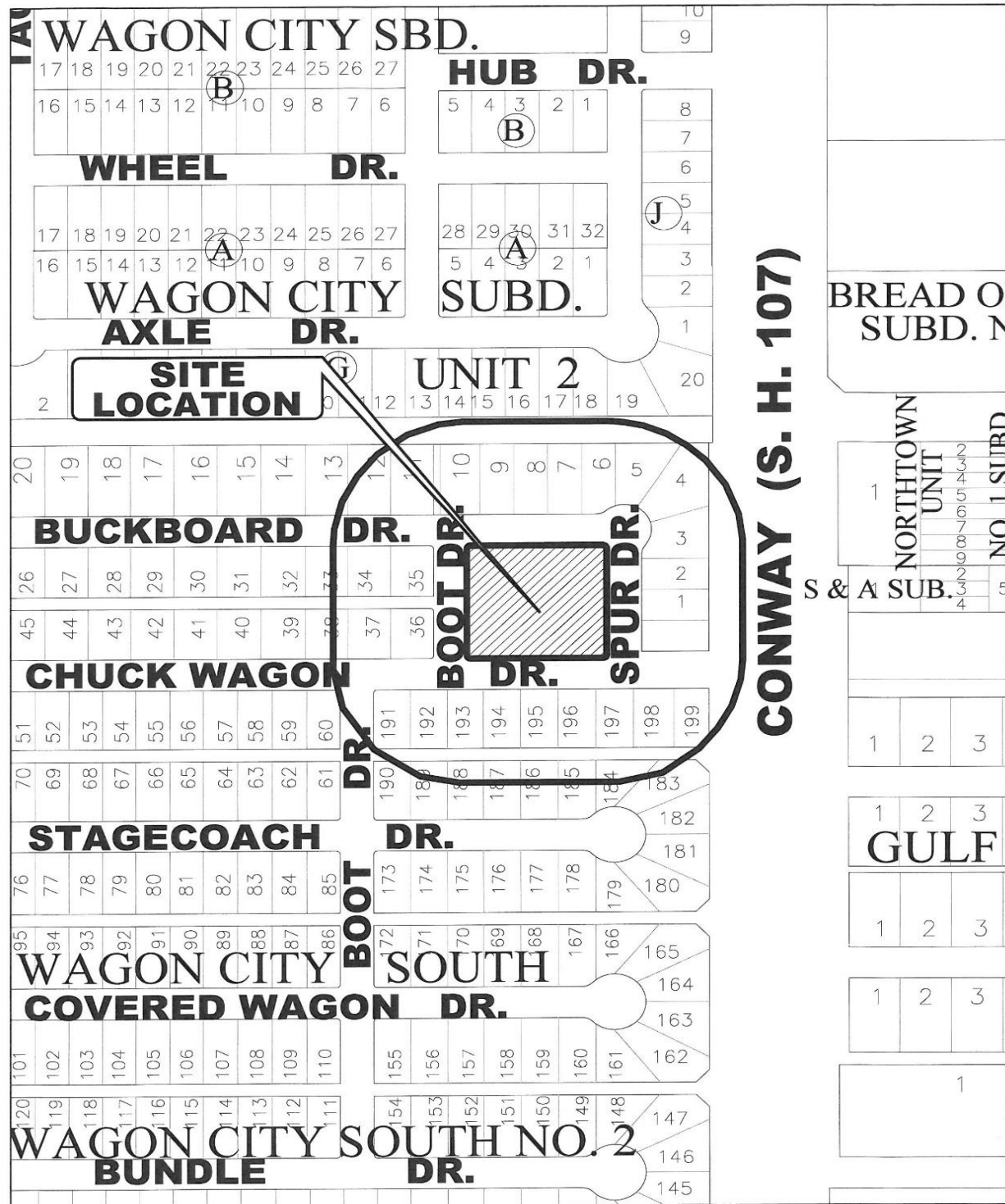
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP



CONWAY (S. H. 107)

200' RADIUS MAILOUT



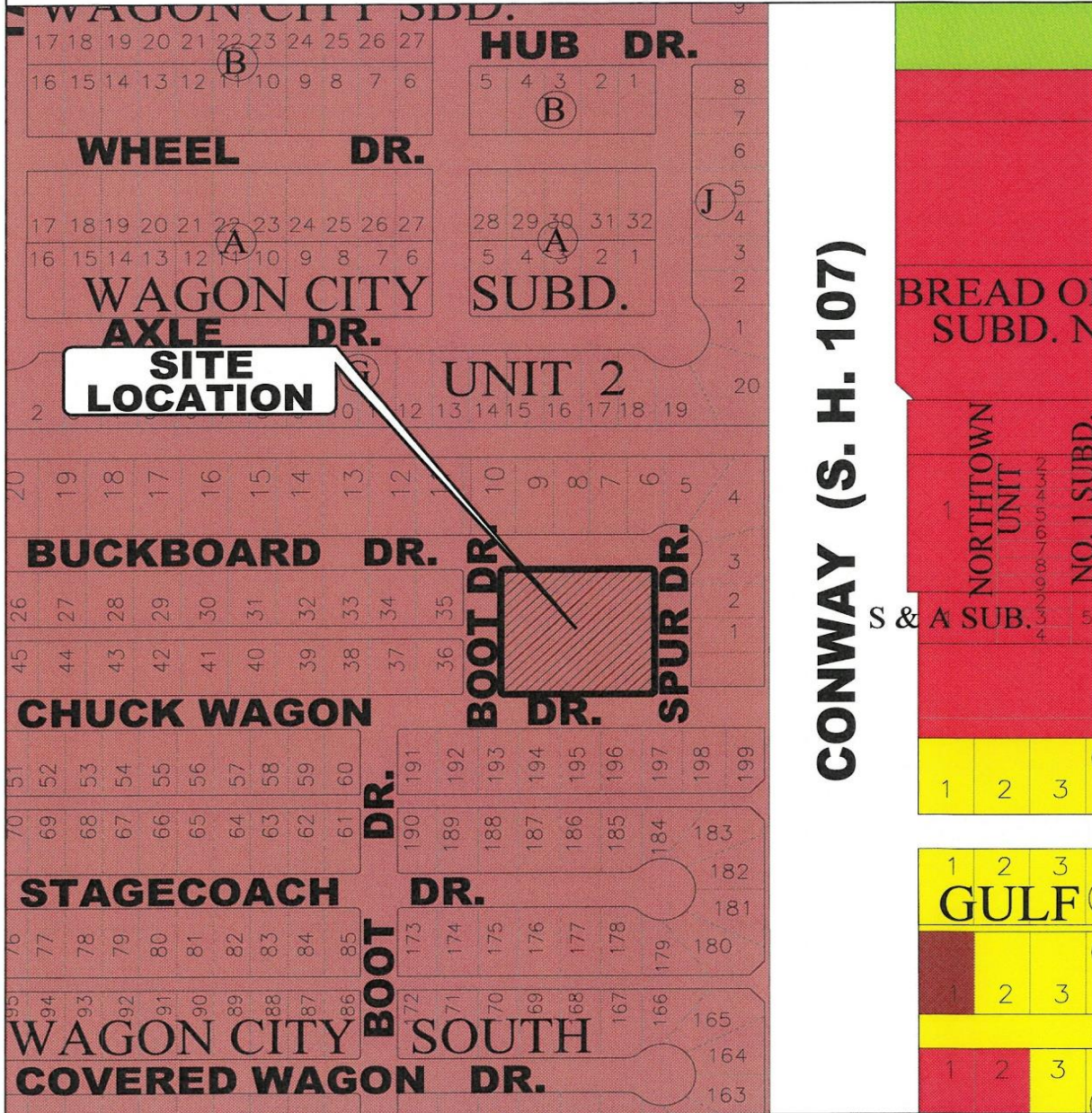
CITY OF MISSION  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

**ARIEL MAP**



# ZONING MAP



**SITE  
LOCATION**

**CONWAY (S. H. 107)**

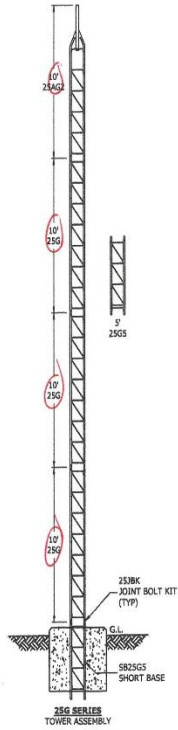
## ZONING LEGEND

- |  |                                  |  |                                 |  |                              |
|--|----------------------------------|--|---------------------------------|--|------------------------------|
|  | 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                     |

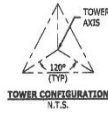
ATTACHMENTS (PICTURES)



# ATTACHMENTS



40' Height



40' - 2550040 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	3	25G	SECTION 10' STD TOWER
3	1	S825GS	SHORT BASE ASSY 5'

35' - 2550035 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	25G5	SECTION 4.92' 25G KIT
3	2	25G	SECTION 10' STD TOWER
4	1	S825GS	SHORT BASE ASSY 5'

30' - 2550030 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	2	25G	SECTION 10' STD TOWER
3	1	S825GS	SHORT BASE ASSY 5'

20' - 2550020 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	25G	SECTION 10' STD TOWER
3	1	S825GS	SHORT BASE ASSY 5'

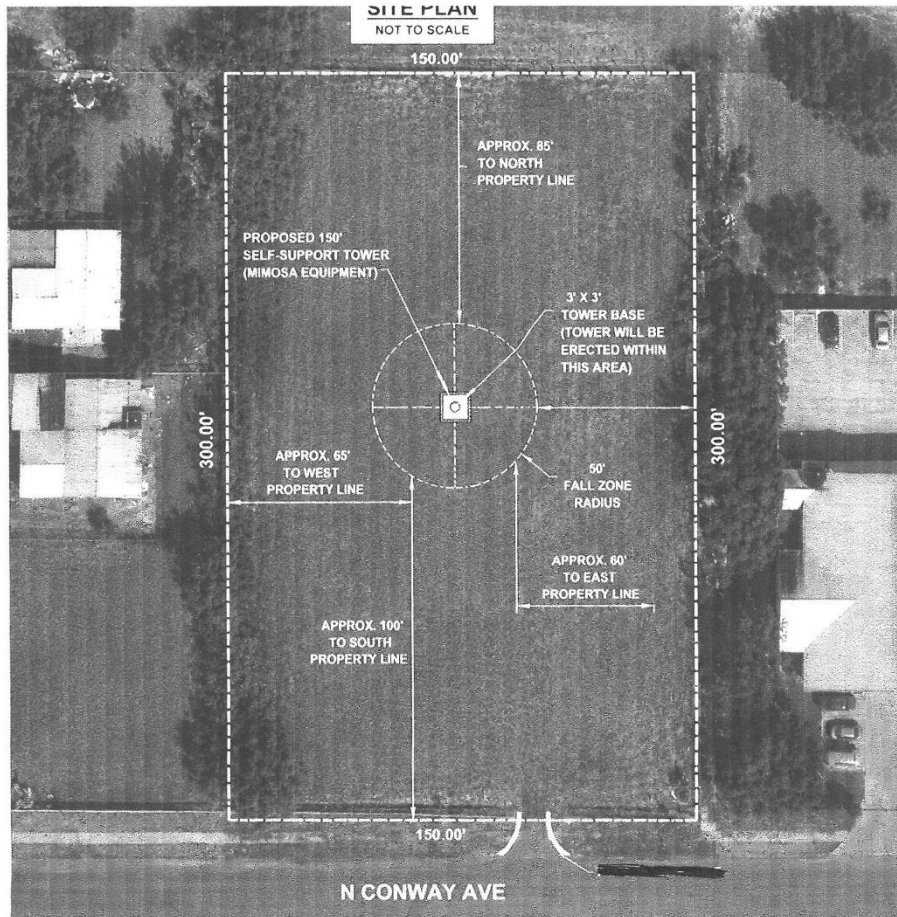
10' - 2550010 BILL OF MATERIALS			
ITEM	QTY	P/N	DESCRIPTION
1	1	25AG2	SECTION 9.75' TOP
2	1	S825GS	SHORT BASE ASSY 5'

### GENERAL NOTES

- THE SUITABILITY OF THE TABULATED TOWER DESIGN CRITERIA FOR A SPECIFIC APPLICATION MUST BE VERIFIED PRIOR TO INSTALLATION BY THE PURCHASER BASED ON SITE-SPECIFIC DATA AND THE INTENDED USE OF THE STRUCTURE.
- ALL USERS ARE SOLELY RESPONSIBLE FOR THE INSTALLATION, USE, MAINTENANCE, INSPECTION, CONDITION ASSESSMENTS AND OTHER WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE FOLLOWING MATERIAL SPECIFICATIONS APPLY TO THE TOWER DESIGN:
  - LEG SIZE:  $\phi 1 \times 1/4"$  X 1.66A 50 KSI MINIMUM YIELD STRENGTH
  - BRACE SIZE:  $\phi 5/16"$  SOLID ROD 36 KSI MINIMUM YIELD STRENGTH
  - STRUCTURAL STEEL: 50 KSI MINIMUM YIELD STRENGTH
  - FASTENERS: 120 KSI MINIMUM TENSILE STRENGTH
  - GALVANIZED: ASTM A123
- TOWER FABRICATION SHALL BE BY ROHN PRODUCTS, LLC, CERTIFIED AISC FABRICATOR.
- THE TOWER DESIGN ASSUMES INSTALLATION ON A PROPERLY DRAINED LEVEL SITE. THE TOWER DESIGN MAY REQUIRE MODIFICATIONS FOR INSTALLATIONS ON SITES WITH A SLOPING GRADE OR FOR TOWERS SUPPORTED ON OTHER STRUCTURES.
- INITIAL CONSTRUCTION INSPECTION REQUIREMENTS SHALL BE DETERMINED AND PERFORMED BY THE PURCHASER BASED ON THE LOCATION AND USE OF THE STRUCTURE.
- SAFETY, STRENGTH AND STABILITY REQUIREMENTS FOR THE STRUCTURE FOR CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH ANSIS/ASSE A10.48, "CRITERIA FOR SAFETY PRACTICES WITH THE CONSTRUCTION, DEMOLITION, MODIFICATION AND MAINTENANCE OF COMMUNICATION STRUCTURES" AND ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REGULATIONS AND STANDARDS.
- ALL RIGGING, SAFETY EQUIPMENT AND TEMPORARY SUPPORTS REQUIRED FOR CONSTRUCTION AND MAINTENANCE SHALL BE DETERMINED, FURNISHED AND INSTALLED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS CHOSEN BY THE CONTRACTOR. ALL CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE PERFORMED BY COMPETENT, QUALIFIED AND TRAINED PERSONNEL.
- FIELD CONNECTIONS SHALL BE BOLTED. NO FIELD WELDING SHALL BE ALLOWED.
- UNLESS OTHERWISE SPECIFIED, BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION WITH A NUT-LOCKING DEVICE WITH NO MINIMUM INSTALLED BOLT TENSION OR TORQUE VALUES REQUIRED.
- A SAFETY CLIMB SYSTEM SHALL BE USED. ALL CLIMBING FACILITIES, INCLUDING SAFETY CLIMB SYSTEMS, SHALL BE INSPECTED PRIOR TO EACH USE.
- PURCHASER SHALL VERIFY THAT THE INSTALLATION IS IN CONFORMANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR GROUNDING AND OBSTRUCTION MARKING.
- MAINTENANCE AND CONDITION ASSESSMENTS SHALL BE PERFORMED OVER THE LIFE OF THE STRUCTURE.
- FOUNDATIONS SHALL BE DESIGNED TO SUPPORT THE CONDITIONS EXISTING AT THE SITE.

FILE NO.				
REVISIONS				
REV	DESCRIPTION	DATE	CHK	APP
1	255G BILL OF MATERIALS		JMK	JMK
DATE: 10/09/2013				
PO BOX 9999 PEORIA, IL 61601-9999 TOLL FREE 800-727-5099				
THE DRAWING IS THE PROPERTY OF ROHN PRODUCTS, LLC. IT IS NOT TO BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ROHN PRODUCTS, LLC.				
<b>25G SERIES TOWER ASSEMBLY</b> 10'-40'				
DWN:	JMK	CHKD:	JMK	DATE: 10/09/2013
ENGR:	NA	SHEET #:	1 OF 1	
PLO. ENGR:	JMK	PLO. DRAWER:		
DRAWING NO.:	25GSS			REV: 1

# ATTACHMENTS



**LEGEND**

	PROPERTY LINE
	PROPOSED TOWER LOCATION
	SETBACK DIMENSION

**SITE INFORMATION**

**ADDRESS: 2707**  
N Conway Ave, Mission, TX 78572

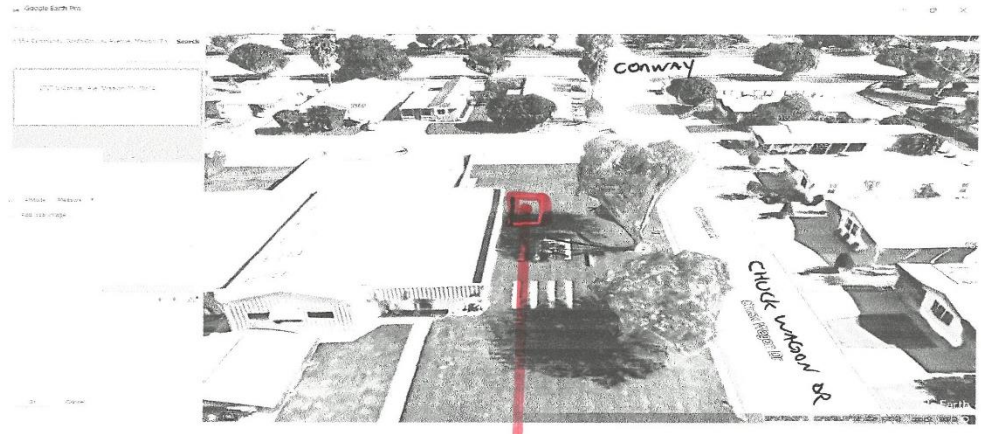
**PARCEL ID:**  
320050-0000-XXXXXXXXXX

**LOT SIZE:**  
150' x 300' (0.99 Acres)

**ZONING:**  
(VERIFY WITH CITY OF MISSION)

**PROPOSED USE:**  
Wireless Communications Tower and Broadband Internet Service

- NOTES**
1. Tower to be self-support structure with Mimosa wireless equipment.
  2. Final tower design and height subject to engineering and FAA approval.
  3. All setbacks and fall zone to comply with City of Mission requirements.



3ft x 3ft concrete slab  
for 40ft tower

## ATTACHMENTS



Wagon City South  
2707 N Conway Ave,  
Mission, TX 78574

Wagon City South RV Park, represented by Juan Cantu current park President, is requesting approval of a Conditional Use Permit to allow the installation of a wireless communications tower and broadband internet facility on the property located 2707 N Conway Ave, Mission, TX 78574

The purpose of the proposed facility is to improve broadband internet access, communications reliability, and wireless service coverage for all residents at Wagon City South Rv Park. The proposed tower and related equipment will support expanded internet infrastructure and help provide reliable connectivity for the RV park community.

The proposed use is compatible with the property and is intended to enhance available technology and communications services within the area while complying with applicable city regulations, engineering standards, and FCC/FAA requirements.

Respectfully,

Wagon City South Rv Park

Park President 956-250-9437

Juan Cantu

A large, stylized handwritten signature in black ink, which reads "Juan Cantu". The signature is written in a cursive, flowing style.



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
320059	ROSALES ROSENDO & GLORIA M	PO BOX 1421	MISSION	TX	78573-0024
320247	GONZALEZ MINERVA	2707 N CONWAY AVE UT 698	MISSION	TX	78574
320239	RAZO ARMANDO & GUADALUPE	2707 N CONWAY AVE UNIT 690	MISSION	TX	78572
320087	NOREUIL STEPHEN A & PATRICIA A	23128 BROADWAY RD	MORTON	IL	61550-9634
320238	HAYES GLORIA Y	2707 N CONWAY AVE	MISSION	TX	78574-2100
320083	SOLIS GUADALUPE & SAN JUANA	2707 N CONWAY AVE UNIT 534	MISSION	TX	78574
320061	CULLEN JAMES A & PAMELA F	202 YODER BLVD	AVON LAKE	OH	44012
320064	WADE MARILYN & DANNIE	2707 N CONWAY AVE UNIT 513	MISSION	TX	78574-2135
320234	GARZA RICARDO & OFIRA N	2707 N CONWAY AVE UNIT 685	MISSION	TX	78574-2142
320244	SOLIZ ARTURO & MARIA ELENA SOLIS	2707 N CONWAY AVE UNIT 695	MISSION	TX	78574-2142
320245	GONZALEZ-GARZA OTILIA	2707 N CONWAY AVE BOX 696	MISSION	TX	78574-2142
320109	CANTU LEOVIGILDO C	2707 N CONWAY AVE NO 560	MISSION	TX	78574-2137
320242	NOBERT RICHARD & DOROTHY	3008 W 45TH ST	MISSION	TX	78574
320085	SILLER JOSE EDILIO & LUZ MARIE	2707 N CONWAY UNIT 536	MISSION	TX	78574-2136
320233	PENA JUDITH ANN & MARIA NELLY SOTO TELLES	104 STAGE COACH DR	MISSION	TX	78574
320086	EDSALL MARK & RUTH EDSALL	2707 N CONWAY UNIT 537	MISSION	TX	78574-2136
320240	ESPARZA JUANITA L	2707 NORTH CONWAY AVE UT 691	MISSION	TX	78574
320084	WILLIAMS DONALD J	2707 N CONWAY AVE UNIT 535	MISSION	TX	78574-2136
320053	REYES OTONIEL & SANDY	2707 N CONWAY AVE NO 502	MISSION	TX	78572
320055	GORDON DONALD C & MARILYN B	2707 N CONWAY AVE UNIT 504	MISSION	TX	78574-2135
320237	MILLS DONALD & GLORIA	2707 N CONWAY UNIT 688	MISSION	TX	78574-2142
320051	BARRERA RICARDO	1802 MARIGOLD ST	MISSION	TX	78572-3153
320052	NETHERTON SHIRLEY ANN & LESLIE MARGARET	2701 N CONWAY AVE LOT 501	MISSION	TX	78574
320054	MENA FEDERICO VASQUEZ	2808 SPUR DR	MISSION	TX	78574
320082	SMITH DEAN R & DEBRA GILBERTSON	2707 N CONWAY AVE UNIT 533	MISSION	TX	78574
320060	WHITZEL DALE J	2707 N CONWAY AVE UNIT 509	MISSION	TX	78574-2135
320246	KUPFERER JOHN & BETH	2707 N CONWAY AVE BOX 697	MISSION	TX	78574
320231	5508 GULF LLC	101 W WHITEWING AVE	MCALLEN	TX	78501
320248	PALOMO JULIA	4801 N MINNESOTA	MISSION	TX	78574-1304
320241	LOPEZ NOE & BRENDA	2707 N CONWAY AVE 692	MISSION	TX	78574-2142
320236	KLEIN MICHAEL J	2707 N CONWAY AVE #687	MISSION	TX	78574
320235	RAYMER RONALD D & ARRENA M	2707 N CONWAY AVE UNIT 686	MISSION	TX	78574-2142
320243	STOY GEORGE T & MARY A	2707 N CONWAY AVE UNIT 694	MISSION	TX	78574-2142
320063	GONZALEZ MIRELLA & JORGE	2707 N CONWAY AVE UT 512	MISSION	TX	78574
320062	CHRISTOPHERSON LYNN B	PO BOX 152	HOWARD	SD	57349-0152
	o				
320058	GARZA OLIVIA	2707 N CONWAY AVE UNIT 507	MISSION	TX	78574-2135
320056	WHITZEL DALE J	2707 N CONWAY AVE UNIT 509	MISSION	TX	78574-2135
320057	WILLEMS GORDON L & CONNIE F	2707 N CONWAY NO 506	MISSION	TX	78574-2135
320050	WAGON CITY SOUTH INC	2707 N CONWAY AVE UNIT 647	MISSION	TX	78574-2140