



**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, Lot 6, Henry Saenz Subdivision, located at 1523 E. Interstate Highway 2. Applicant: Pitayo Auto Sales and Auto Parts c/o Ricardo Gomez Jr., – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 09, 2024 – 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 was 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 at the Northwest corner of Interstate Highway 2 and Stewart Road.
- 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, Mr. Ricardo Gomez, is requesting a Conditional Use Permit for a Portable Building to be used as a sales office.
- The business license was issued on May 28, 2024.
- The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months.
- The Permit expired.
- **Days/Hours of Operation:** Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed
- **Staff: 2**
- A 193' x 84' asphalt area exists in front of the building. It will serve as the display area for vehicles and parking for patrons.
- A minimum of 5 parking spaces is required for the proposed use based on the square footage of the building.
- 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 continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.)
3. CUP is not transferable to others.

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**RECORD OF VOTE:**

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

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

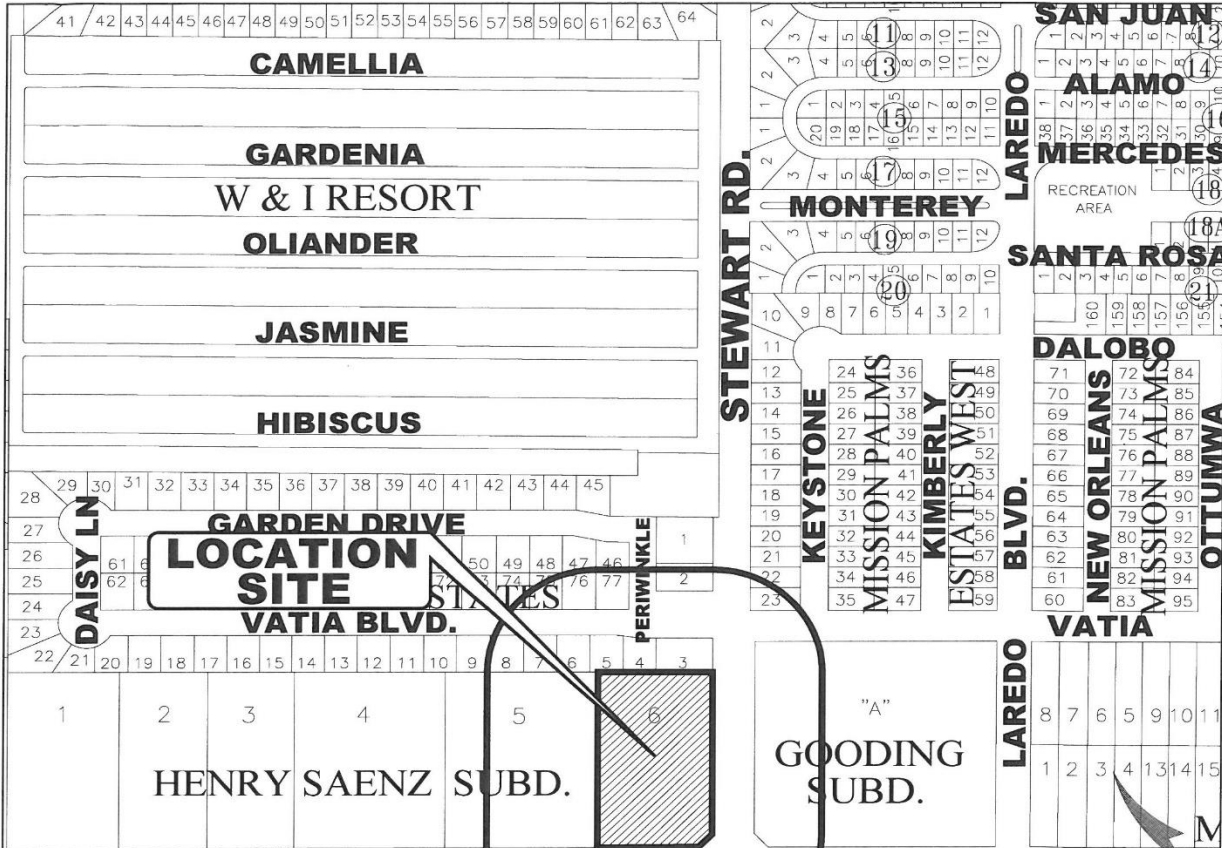
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

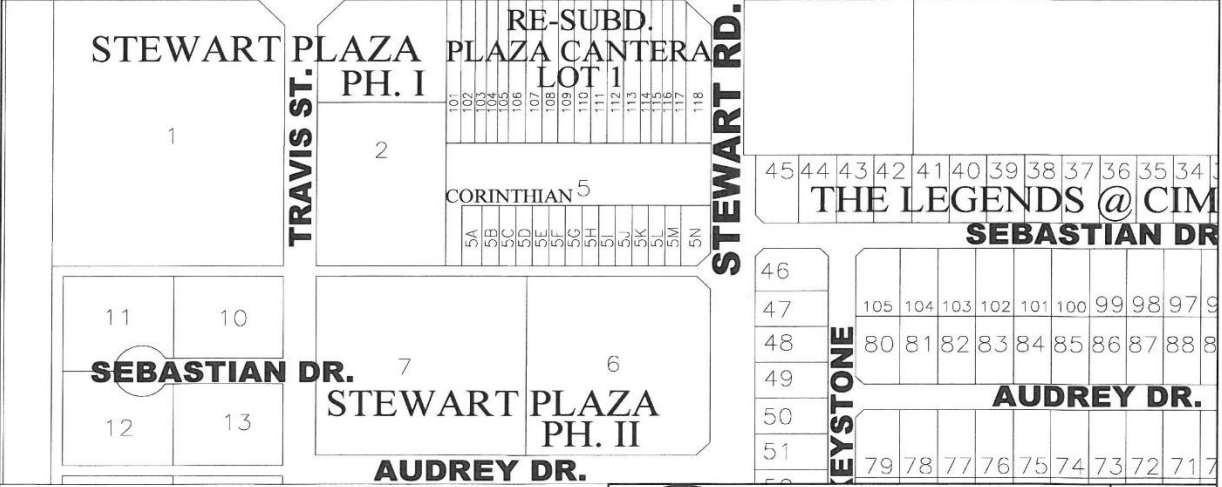
\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**



**U.S. EXPRESSWAY 83**



**200' RADIUS MAILOUT**



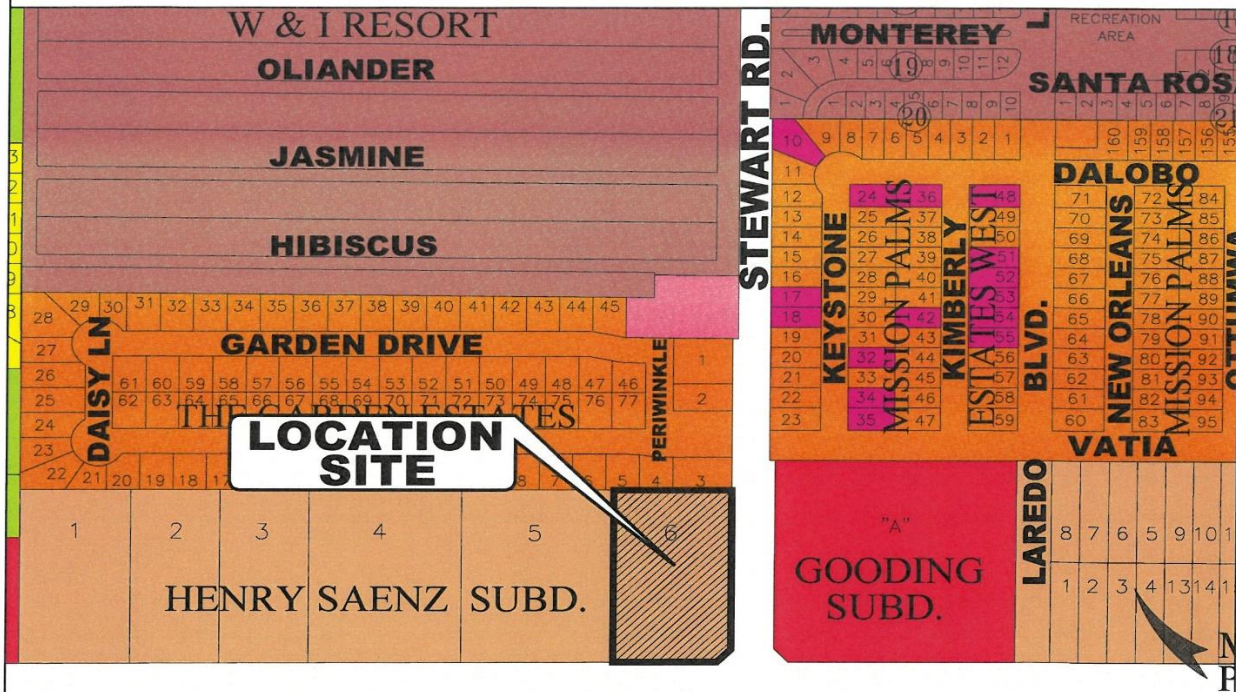
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

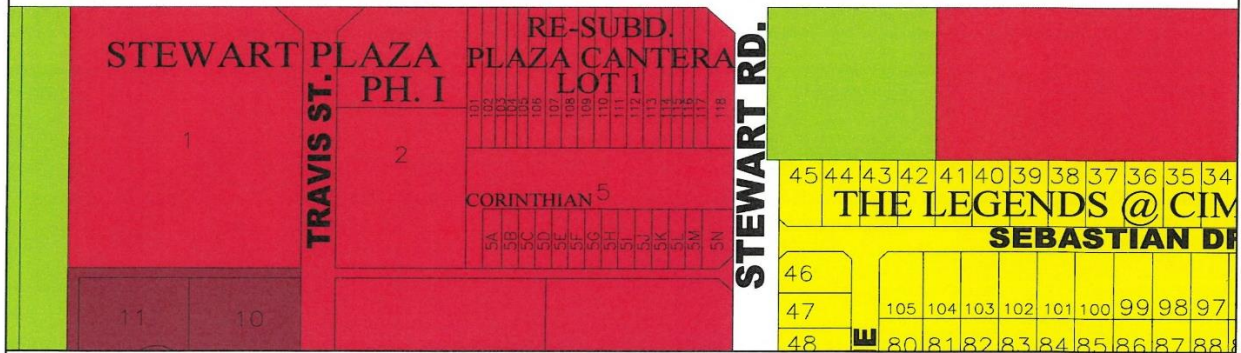
**AERIAL PHOTO**



# ZONING MAP



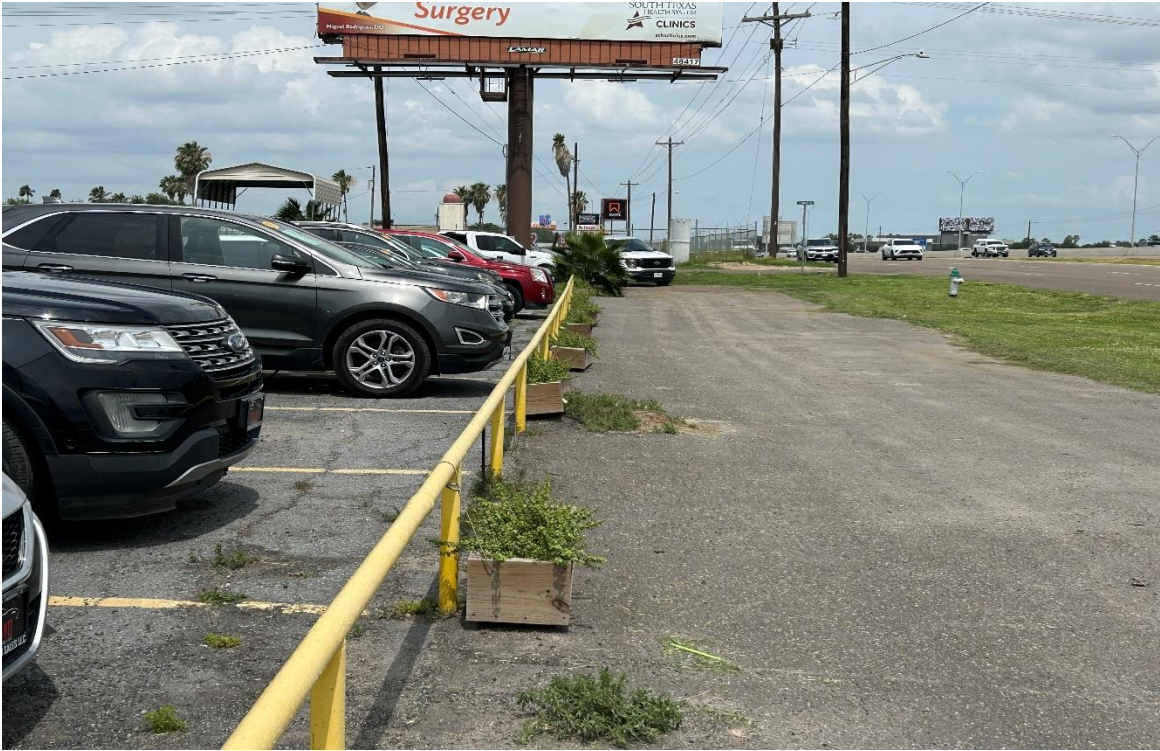
## U.S. EXPRESSWAY 83



### 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                     |

PHOTOS



PHOTOS



PHOTOS



PHOTOS



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
550799	FERNANDEZ ELIA M	1509 VATIA BLVD	MISSION	TX	78572-6561
550734	GARCIA MIRNA GABRIELA	1506 VATIA BLVD	MISSION	TX	78572-6566
550729	MUNOZ YRMA NAJERA	1516 VATIA BLVD	MISSION	TX	78572-6566
550772	CANTU SILVIA RUTH DE LA GARZA	1512 GARDEN DR	MISSION	TX	78572-6564
550800	MENDOZA MARTIN & MARTHA A	1511 VATIA BLVD	MISSION	TX	78572-6561
550732	TORRES ANTONIO & BEATRIZ	3706 FALCON DR	MISSION	TX	78572-4977
550801	SALINAS ISRAEL JR & MARLENE	1513 VATIA BLVD	MISSION	TX	78572-6561
550731	VEGA ALEJANDRO & PATRICIA VEGA	1512 VATIA BLVD	MISSION	TX	78572-6566
550771	ZUNIGA MIGUEL A & PALOMA J	1514 GARDEN DR	MISSION	TX	78572-6564
550733	RIVERA BRANDON	1508 VITIA BLVD	MISSION	TX	78572-6566
550802	OLIVARES CELSO DANIEL	2804 E 25TH ST	MISSION	TX	78574-7703
550730	CRISTOBAL JUANITA & ENRIQUE	1514 VATIA BLVD	MISSION	TX	78572-6566
550728	MURILLO GERARDO	8214 LANHAM LANE	HOUSTON	TX	77075-2657
550773	SMITH ITZEL	1510 GARDEN DR	MISSION	TX	78572-6564
514700	DUAL ELECTRICAL SERVICES LLC	723 RENNEE DR	KATY	TX	77450-2122
507924	FIGUEROA DIANA S	1818 NORTHGATE LANE	MCALLEN	TX	78504-9389
507925	RAMIREZ YOLANDA S	111 LAKE ESTATES DR	MONTGOMERY	TX	77356-8069
240835	GONZALEZ MARIN GRACIA	120 KEYSTONE ST	MISSION	TX	78572-6381
240836	TREVINO FELIX JR & MARIA GLORIA	1304 S YANTONST	ALTON	TX	78573
550725	MONTALVO JULIO C & MARIA DOLORES	308 PERIWINKLE ST	MISSION	TX	78572-6572