

## **ITEM# 1.4**

**CONDITONAL USE PERMIT:** To keep a Portable Building –  
Auto Sales Office Use  
2118 W. Mile 3 Road  
Being the South 3.86 acres of Lot 22,  
New Caledonia Subdivision  
C-3  
Bunny’s Motors, LLC

### **REVIEW DATA**

The subject site is located near the NE corner of Moorefield Road and West Mile 3 Road—see vicinity map. The applicant would like to keep utilizing the existing 24’ x 16’ portable building as an office for the sale of used autos. Access to the site is off of W. Mile 3 Road. Since the use is not transferable to others, therefore the need for a new conditional use permit. The last CUP approved for this location was on September 13, 2021 for a period of 1 year.

**Hours of Operation:** Monday – Saturday from 9:00 a.m. to 7:00 p.m.

**Staff:** 1 employee

**Parking & Landscaping:** Based on the square footage of the building, 4 parking spaces are required for this business. The applicant has a total of 6 parking spaces, thus meeting code. The applicant will need to add landscaping and lighting to the site.

**REVIEW COMMENTS:** This commercial property was annexed to the City in 2014 and has operated as an auto mechanic shop and used car lot since the early 90’s. Staff does not foresee any problems with the office and business proposal.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1-year approval to assess this new operation,
- 2) Compliance with all City Codes (Building, Fire, etc.),
- 3) Must add landscaping and lighting,
- 4) CUP not to be transferable to others, and
- 5) Must acquire a business license prior to occupancy





**SITE  
LOCATION**

**MOOREFIELD RD.**

**W. 3 MILE RD.**









T0941-09-004-0001-00 ( 649646)  
OJEDA NATHALY  
5104 W HIGHLAND AOE  
MCALLEN TX 78501

T0941-09-004-0002-00 ( 649647)  
SALAZAR MARIA D  
PO BOX 3359  
MISSION TX 78573

T0941-09-004-0003-00 ( 649648)  
SALAZAR MARIA D  
PO BOX 3359  
MISSION TX 78573

T0941-09-004-0004-00 ( 649649)  
BARRERA MAGDA A  
606 SYCAMORE DR  
RIO GRANDE CITY TX 78582

N1200-01-000-0025-00 ( 244914)  
CORPORATIVO GARCIA SC  
BLVD MIGUEL ALEMAN 20-804  
TORRE A DORADA COLONIA MOCAMBO  
MEXICO

V3500-00-000-0001-00 ( 314444)  
LARA GUADALUPE & FRANCISCA  
RR 15 BOX 6091-5  
MISSION, TX 78574

V3500-00-000-0002-00 ( 314445)  
OVIEDO HOMERO J. LARA  
417 MARSHALL ST  
MILFORD, DE 19963-2059

V3500-00-000-0003-00 ( 314446)  
ARTEAGA JUAN & MYRNA L  
2204 W MILE 3 RD  
MISSION TX 78574

V3500-00-000-0004-00 ( 314447)  
ARTEAGA JUAN & MYRNA L  
2204 W MILE 3 RD  
MISSION, TX 78574-6766

N1200-03-000-0022-00 ( 245038)  
PUENTE FELIX ROLANDO  
2300 W 3 MILE RD  
MISSION TX 78574

N1200-03-000-0023-01 ( 245041)  
REYES LADISLAO  
2110 W MILE 3 RD  
MISSION TX 78573

N1200-03-000-0023-23 ( 554269)  
GONZALEZ PABLO  
1410 W ROGERS RD  
EDINBURG TX 78541

N1200-03-000-0023-01 ( 245040)  
REYES LADISLAO  
2110 W MILE 3 RD  
MISSION TX 78573-6747