

**ITEM# 1.8**

**CONDITIONAL USE PERMIT:** To keep a Portable Building for Sales  
Office Use – Universal Landscaping Supply  
1609 E. Expressway 83  
Lots 3-6, Mission Palms Plaza  
C-4  
Eliel Gonzalez

**REVIEW DATA**

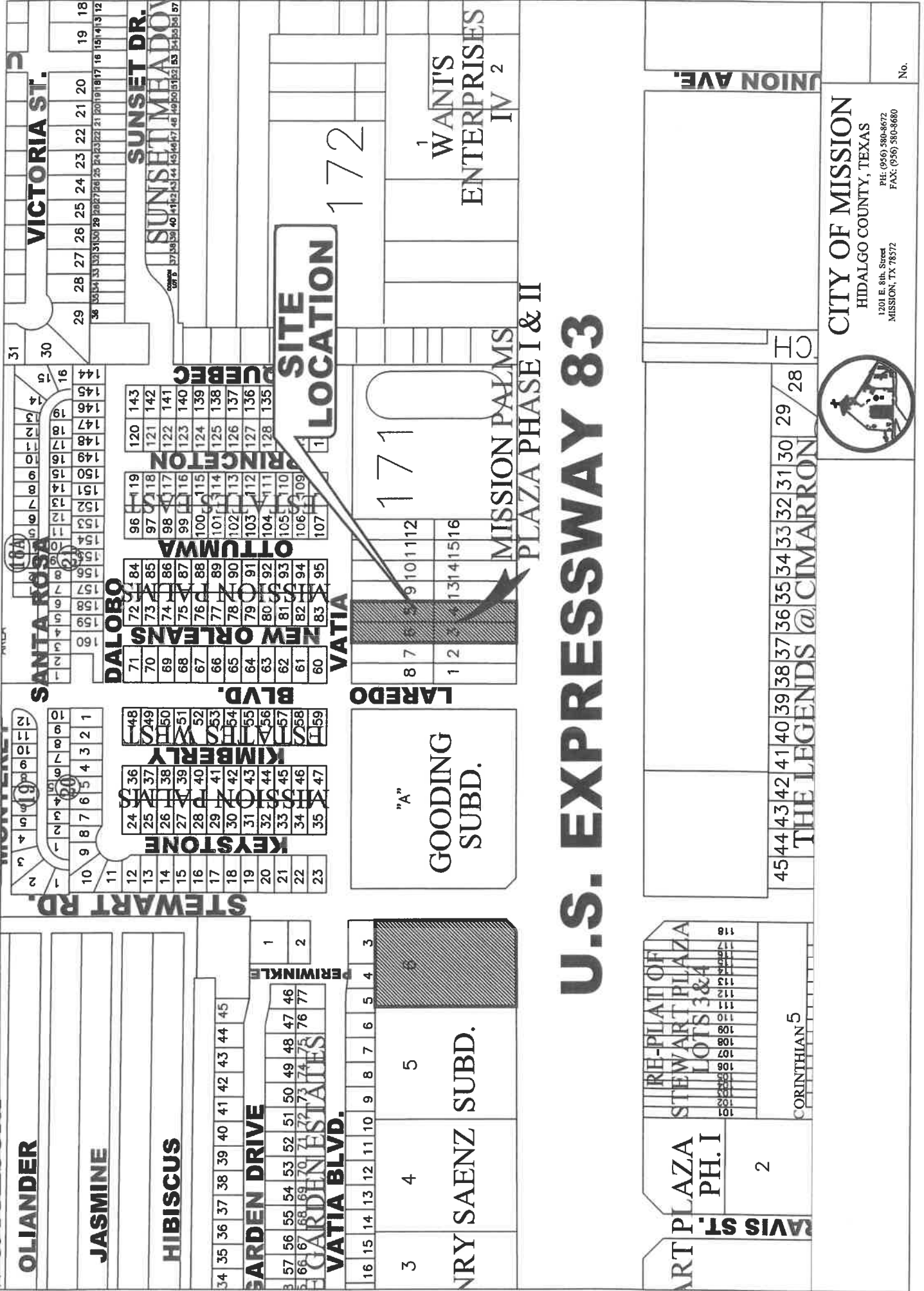
The subject site is located 600' east of Stewart Road along the northside of East Expressway 83 Frontage Road—see **vicinity map**. The applicant has been at this location for 1 year but has only used the portable structure as storage, now he wishes to reapply to actually open his landscaping business to the public. The last CUP approved by P&Z for this location was on November 8, 2021 for a period of 1 year.

- **Days / Hours of Operation:** Monday— Saturday from 8 a.m. to 6 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 compliant with parking code requirements.

**REVIEW COMMENTS:** Staff notes that the parking area needs to be re-striped. Staff mailed out 22 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

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

1. 1 year in order to assess the new business operation,
2. Re-striping & maintenance of the parking area, and
3. Compliance with Building, Fire, and Sign Codes



**SITE LOCATION**

172

171

8 7 6 5 9 10 11 12  
1 2 3 4 13 14 15 16

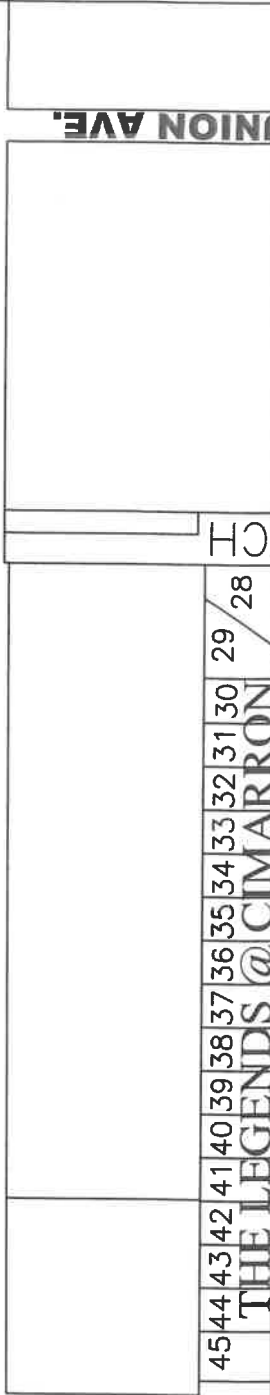
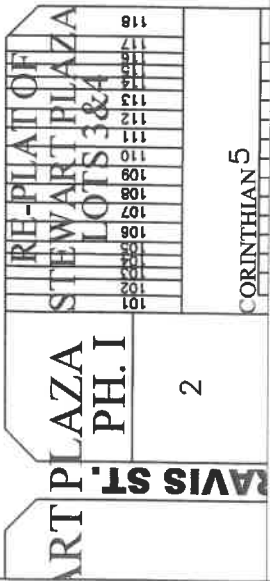
"A"  
GOODING  
SUBD.

3 4 5 6  
NRY SAENZ SUBD.

1  
WANIS  
ENTERPRISES  
IV 2

MISSION PALMS  
PLAZA PHASE I & II

# U.S. EXPRESSWAY 83



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 380-8672  
FAX: (956) 380-8680

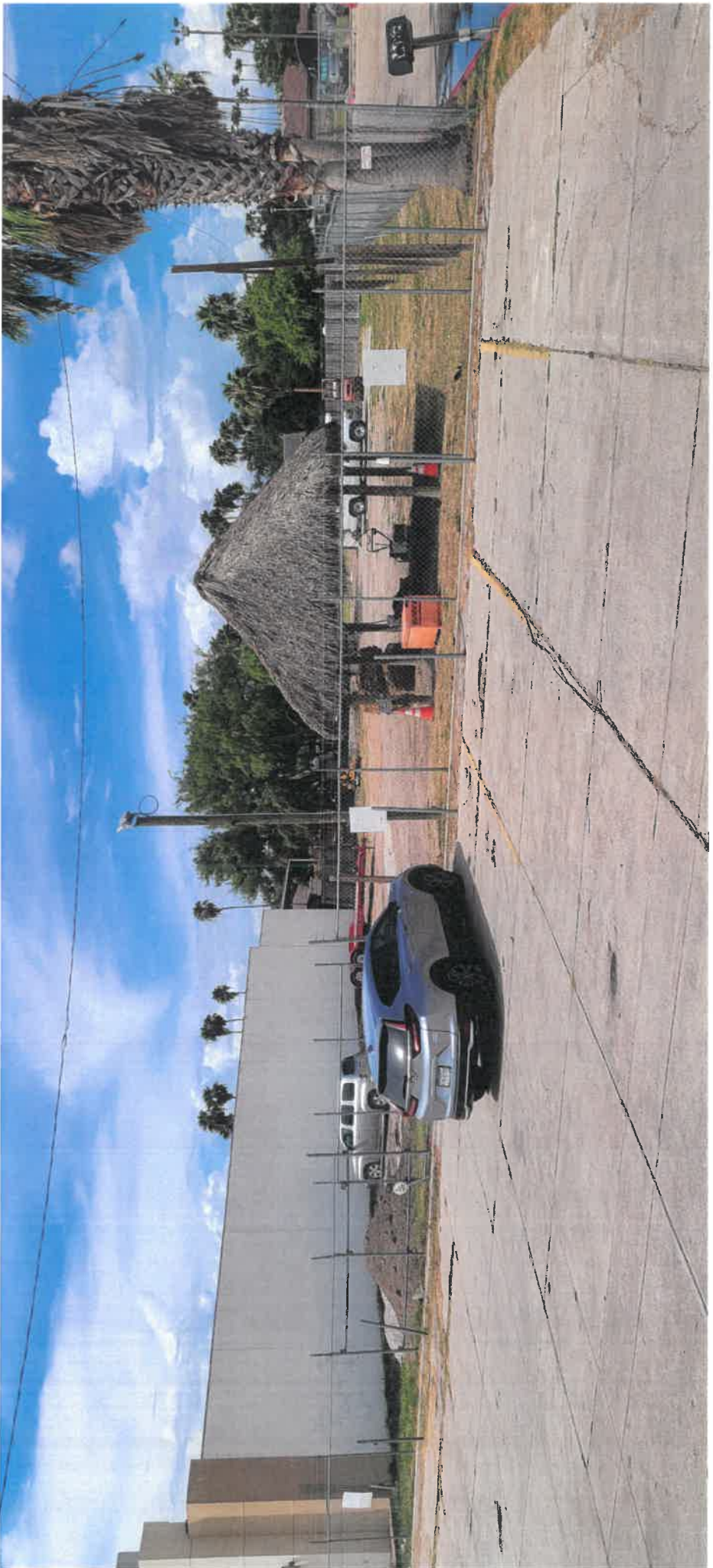
No.



**SITE  
LOCATION**

**LAREDO BLVD.**

**E. FRONTAGE RD. N.**



G5785-00-000-000A-00 ( 514700)  
GOODING ALLEN W  
1601 E EXPRESSWAY 83  
MISSION TX 78572

M5220-00-000-0060-00 ( 240713)  
ALVAREZ JUAN A & JULIA S  
122 NEW ORLEANS ST  
MISSION TX 78572

M5220-00-000-0061-00 ( 240714)  
SALINAS ALMA D  
120 NEW ORLEANS ST  
MISSION TX 78572

M5220-00-000-0062-00 ( 240715)  
RAMIREZ ISELA  
118 NEW ORLEANS ST  
MISSION TX 78572

M5220-00-000-0063-00 ( 240716)  
HOUSING AUTHORITY OF THE CITY OF  
1300 E 8TH ST  
MISSION TX 78572

M5220-00-000-0080-00 ( 240733)  
DE HOYOS MARTHA PATRICIA PENA  
2900 SAN EFRAIN  
MISSION TX 78572

M5220-00-000-0081-00 ( 240734)  
DAVA ASSOCIATES  
1360 BEVERLY RD. STE 300  
MCCLEAN VA 22101

M5220-00-000-0082-00 ( 240735)  
DAVA ASSOCIATES  
1360 BEVERLY RD. STE 300  
MCCLEAN VA 22101

M5220-00-000-0083-00 ( 240736)  
KILLIAN BILLY  
123 NEW ORLEANS ST  
MISSION TX 78572

M5220-00-000-0092-00 ( 240745)  
LOPEZ ISMAEL & MARTHA  
116 OTTUMWA ST  
MISSION TX 78572

M5220-00-000-0093-00 ( 240746)  
SALINAS RICARDO & MARIA C  
118 OTTUMWA ST  
MISSION TX 78572

M5220-00-000-0094-00 ( 240747)  
ZUNIGA RAMONA  
1105 FINCHER  
MISSION TX 78572

M5220-00-000-0095-00 ( 240748)  
SALINAS RICARDO JR  
118 OTTUMWA ST  
MISSION TX 78572

M5220-00-000-0104-00 ( 240757)  
HOUSING AUTHORITY OF THE  
CITY OF MISSION  
906 E 8TH ST  
MISSION TX 78572

M5220-00-000-0106-00 ( 240759)  
HOUSING AUTHORITY OF THE  
CITY OF MISSION  
906 E 8TH ST  
MISSION TX 78572

M5221-00-000-0058-00 ( 240870)  
CHAPA ALYSSA  
1617 DEBBY LN  
MISSION TX 78572

M5221-00-000-0059-00 ( 240871)  
CHAVEZ MARTHA  
123 KIMBERLY ST  
MISSION TX 78572

M5230-00-000-0001-00 ( 240872)  
GOMEZ FELIPE DE JESUS  
NORMA CARDONA GOMEZ  
1605 E EXPRESSWAY 83 STE D  
MISSION TX 78572

M5230-00-000-0003-00 ( 240874)  
SAENZ CONRADO & MARIA DEL CARMEN  
SAENZ FAMILY REVOCABLE LVN TRUST  
PO BOX 1914  
MISSION TX 78573

M5230-02-000-0009-00 ( 498678)  
MANGI ESHWAR MANGOO-KARIM LTD  
1901 S 1ST ST STE 600  
MCALLEN TX 78503

M5230-02-000-0011-00 ( 498681)  
NUMBERDAR HOSPITALITY LLC  
609 E EXPRESSWAY 83  
MISSION TX 78572

S2950-00-000-0171-01 ( 280859)  
NUMBERDAR HOSPITALITY LLC  
609 E EXPRESSWAY 83  
MISSION TX 78572