

ITEM# 1.8

CONDITIONAL USE PERMIT: Manufacture of Sheet Metal in a C-3 Zone
2500 W. Expressway 83
Lots 5, 6, & 7, Ala Blanca Norte Unit 1
C-3
Ines Lopez

REVIEW DATA

The subject site is located 100' west of Dolores Del Rio Avenue along the north side of W. Expressway 83 – see vicinity map. The applicant is proposing to manufacture sheet metal (decoiling and cutting) within his 5,192' existing building and wishes to add an additional 3,250 sq.ft for phase 1 to the west of the property. His future plans will be to have a display show room within the building for a total of 18,244 sq.ft.

Zoning Code, Article VIII, Section 1.43.3.i states: Any of those permitted uses under the light industrial zoning district would be consider subject to applying for a conditional use permit.

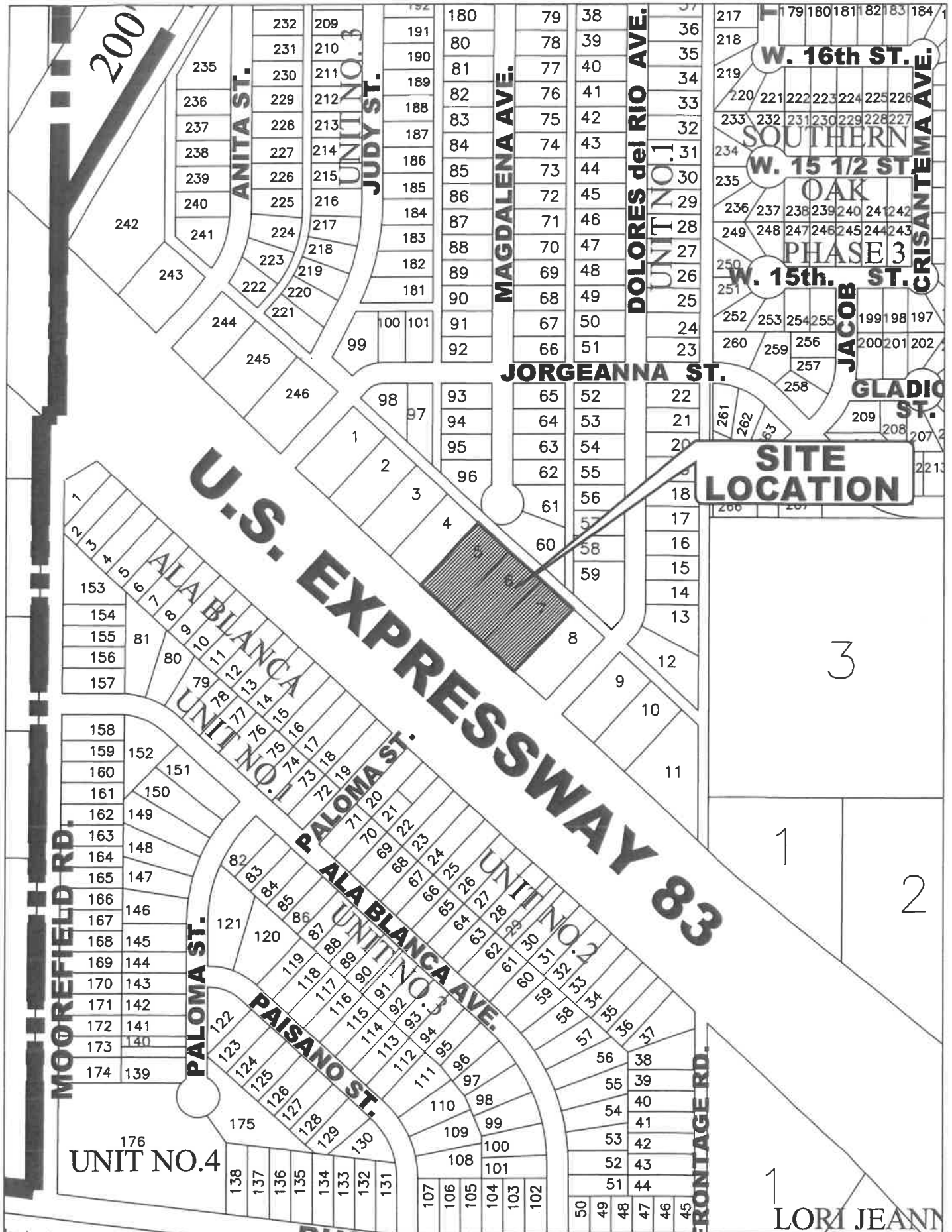
The applicant utilizes only 1 machine to cut and decoil the sheet metal. The customer would be able to decide the shape and size of the sheet metal that they need. The applicant stated that the roll forming line machine does not exceed 40-50 decibel, thus complying with the noise ordinance.

- **Hours of Operation:** Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m.
- **Staff:** 3 employees operating the business.
- **Parking & Landscape:** In reviewing the floor plan, the 5,192 sq. ft. building will require 16 parking spaces and he is proposing 19. Once phase 1 is complete he will need to add an additional 5 parking spaces to comply with the minimum requirement. The applicant is also proposing to have 23,691 sq.ft. of landscaping thus meeting code.

REVIEW COMMENTS: P&Z has reviewed and approved other similar requests for manufacturing and processing products, Staff feels that this new business will be beneficial to the current business area. Staff mailed out 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must comply with all City Codes (Building, Fire, Parking, etc.),
- 3.) Installation of a solid buffer fence along the north side of the property, and
- 4.) Must acquire a business license.



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.



**SITE
LOCATION**

U.S. EXPWY 83 (W IH 2)

DOLORES DEL RIO AVE.

SITE PLAN

Project Number: 2201
Date: 03/20/22
Drawn by: E.F.S.
Scale: As Indicated

2

LIBERTY STEEL AND SUPPLY
2502 WEST EXPRESS WAY 83
MISSION TEXAS, 78572
HIDALGO COUNTY

PROJECT NAME:



1 SITE PLAN
1"=1'-0"

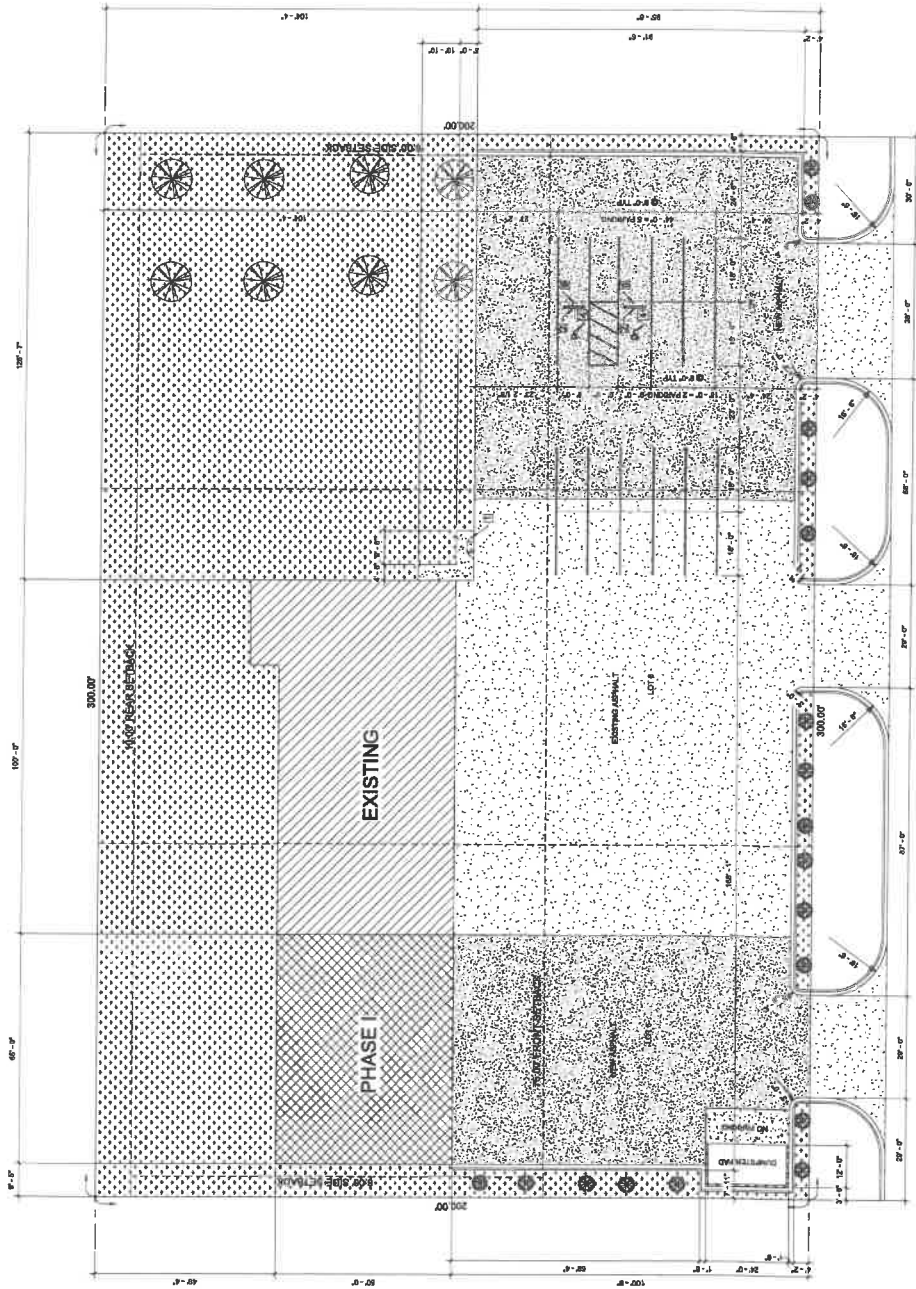
- SITE GENERAL NOTES**
1. DRIVE SLOPE TO DOWNSIDE & CROSS SLOPE NOT TO EXCEED 2%.
 2. REFER TO CALL DIMENSIONS FOR CONCERNED WITH LOT AREA, ASPHALT AND CONCRETE PAVEMENT, DRAINAGE CHANNEL, AND OTHER UTILITIES LOCATIONS & LOCATIONS.
 3. ALL DIMENSIONS AT CORNERS TO BACK OF CONCRETE CURB.
 4. REFER TO MAP FOR DIMENSIONS OF CONCRETE CURB, ELECTRICAL & OVERHEAD UTILITIES.
- SITE NOTES**
- (1) - EXISTING DRIVE PAVEMENT IN PLACE
 - (2) - EXISTING DRIVE PAVEMENT TO BE REMOVED
 - (3) - CONCRETE DRIVE PAVEMENT
 - (4) - VAN ACCESSIBLE INCL. SIGN
 - (5) - EXISTING DRIVE PAVEMENT
 - (6) - EXISTING DRIVE PAVEMENT
 - (7) - DRIVE PAVEMENT
 - (8) - DRIVE PAVEMENT
 - (9) - DRIVE PAVEMENT
 - (10) - DRIVE PAVEMENT

SITE INFORMATION

EXISTING DRIVE PAVEMENT IN PLACE
EXISTING DRIVE PAVEMENT TO BE REMOVED
PROPOSED DRIVE PAVEMENT

TOTAL: APPROX. 1,182 SQ. FT.
APPROX. 1,182 SQ. FT.
APPROX. 1,182 SQ. FT.

LANDSCAPE REQUIREMENTS
LANDSCAPE PROVIDED: APPROX. 1,182 SQ. FT.
LANDSCAPE PROVIDED: APPROX. 1,182 SQ. FT.



FRONTAGE ROAD

ASC's Select Series™ lines are designed for customers with increased production needs offered with speeds from 150 FPM up to 25 FPM.



SELECT SERIES - FLYING POST-CUT

With a design inspired by our workhorse Cl Series™ equipment, ASC Select Series™ pallet lines provide an upgrade over competitive r

[illegible]

ALPHA SERIES-1 PRECUT ROLLFORMER

NOTE:
CUSTOMER IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF THE FOUNDATION, ANCHORING AND ALL SAFETY DEVICES INCLUDING WARNING SIGNS RELATIVE TO POSSIBLE HAZARDS.

[illegible]

SEE INFORMATION
SITE INFORMATION
TOTAL BUILDING AREA:
EASTING RUN IN:
APPROX. 6,182 SQ. FT.
PROPOSED BUILDING PHASE 1:
APPROX. 3,260 SQ. FT.
PROPOSED BUILDING PHASE 2:
APPROX. 8,243 SQ. FT.
APPROX. 3,268 SQ. FT.
TOTAL:
APPROX. 16,244 SQ. FT.
PAVING REQUIREMENTS:
PAVING PROVIDED 18 SPACES
LANDSCAPE REQUIREMENTS:
LANDSCAPE PROVIDED 40,004 SQ. FT.
LANDSCAPE PROVIDED 13,288 SQ. FT.

1 SITE PLAN
1/16" = 1'-0"

A1700-01-000-0003-00 (109750)
LOPEZ CAMPA FAMILY INVESTMENTS LLC
PO BOX 669
MISSION TX 78572

A1700-01-000-0004-00 (109751)
LOPEZ CAMPA FAMILY INVESTMENTS LLC
PO BOX 669
MISSION TX 78572

A1700-01-000-0005-00 (109752)
MARTINEZ ARTURO JR & RAQUEL P
1505 S FM 492
MISSION TX 78572

A1700-01-000-0007-00 (109754)
MARTINEZ ARTURO JR & RAQUEL P
1505 S FM 492
MISSION TX 78572

A1700-01-000-0008-00 (109755)
GUTIERREZ ELIZABETH
701 N 10TH ST
MCALLEN TX 78501

A1700-01-000-0009-00 (109756)
DE LA GARZA RODRIGO J & RUBEN M
509 S RESPLANDOR ST
MISSION TX 78572

A1700-01-000-0012-00 (109759)
GONZALEZ JAVIER
PO BOX 1232
LA JOYA TX 78560

A1700-01-000-0013-00 (109760)
BERNAL BLANCA
1202 DOLORES DEL RIO
MISSION TX 78572

A1700-01-000-0014-00 (109761)
BENAVIDES MELCHOR
1204 DOLORES DEL RIO AVE
MISSION TX 78572

A1700-01-000-0015-00 (109762)
MONTIEL GLORIA RODRIGO GONZALEZ &
1705 JUDY ST
MISSION TX 78572

A1700-01-000-0056-00 (109804)
GONZALEZ ALBINO JR
1301 DOLORES DEL RIO AVE
MISSION TX 78572

A1700-01-000-0057-00 (109805)
CAMPOS JUANA MARTINEZ
43 SIERRA ST
RIO GRANDE CITY TX 78582

A1700-01-000-0058-00 (109806)
CEDILLO RAUL & DELIA
1609 WHITE ROCK AVE
PENITAS TX 78576

A1700-01-000-0059-00 (109807)
GARZA ANGEL O & ALEIDA
7114 PALMETTO ST
HOUSTON TX 77087

A1700-01-000-0060-00 (109808)
SANCHEZ GUADALUPE & MARIO CHAVI
1300 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0061-00 (109809)
MENDOZA RAUL & ROSALINDA
1302 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0062-00 (109810)
DURAN MARCELO & NORMA
1304 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0063-00 (109811)
GALVAN MARIO & ANA M
1306 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0095-00 (109844)
AREVALO JESSE & BENITA
1305 MAGDALENA AVE
MISSION TX 78572

A1700-01-000-0096-00 (109845)
CASTRO BALDEMAR & MARIA E
1802 DOLORES DEL RIO AVE
MISSION TX 78572

A1700-01-000-0097-00 (109846)
GARCIA JOEL
2510 W BUSINESS HIGHWAY 83
MISSION TX 78572