



MEETING DATE: October 15, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Manufacturing & Packaging of Water and Ice – Royal Water, in a property zoned General Business (C-3) District, being all of Units “M”, “N”, “O”, “P”, and “Q”, Bryan Point Business Condominiums Subdivision, located at 1352 E. 1st Street. Applicant: Royal Water LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the South side of 1st Street approximately 200 feet East of Bryan Road.
- Per the Code of Ordinances an industrial use in a property zoned General Business District requires approval of a Conditional Use Permit by the City Council.
- This business has been in operation without a business license since August, 2025.
- The applicant uses city water, purifies it by using certain filtration devices and consequently puts the purified water in 5-gallon containers. The applicant then delivers the containers to certain businesses and homes throughout the area. No purified water is sold from the suite.
- A meeting took place with the City Fire Marshall on October 6, 2025. He reported no objections contingent on the addition of a second emergency exit to the South of the suite.
- The hours of operation are as follows: Monday thru Friday from 8:00 a.m. to 5 p.m.
- Staff: 3 employees
- Parking: There are a total of 185 parking spaces in the commercial plaza that are shared among the businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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 with the conditions below:

1. Permit for one (1) year to continue to assess this business.
2. Compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others.
4. Must comply with the noise ordinance.
5. Hours of operation: Monday thru Friday from 8:00 a.m. to 5 p.m.
6. No water to be sold from the suite.

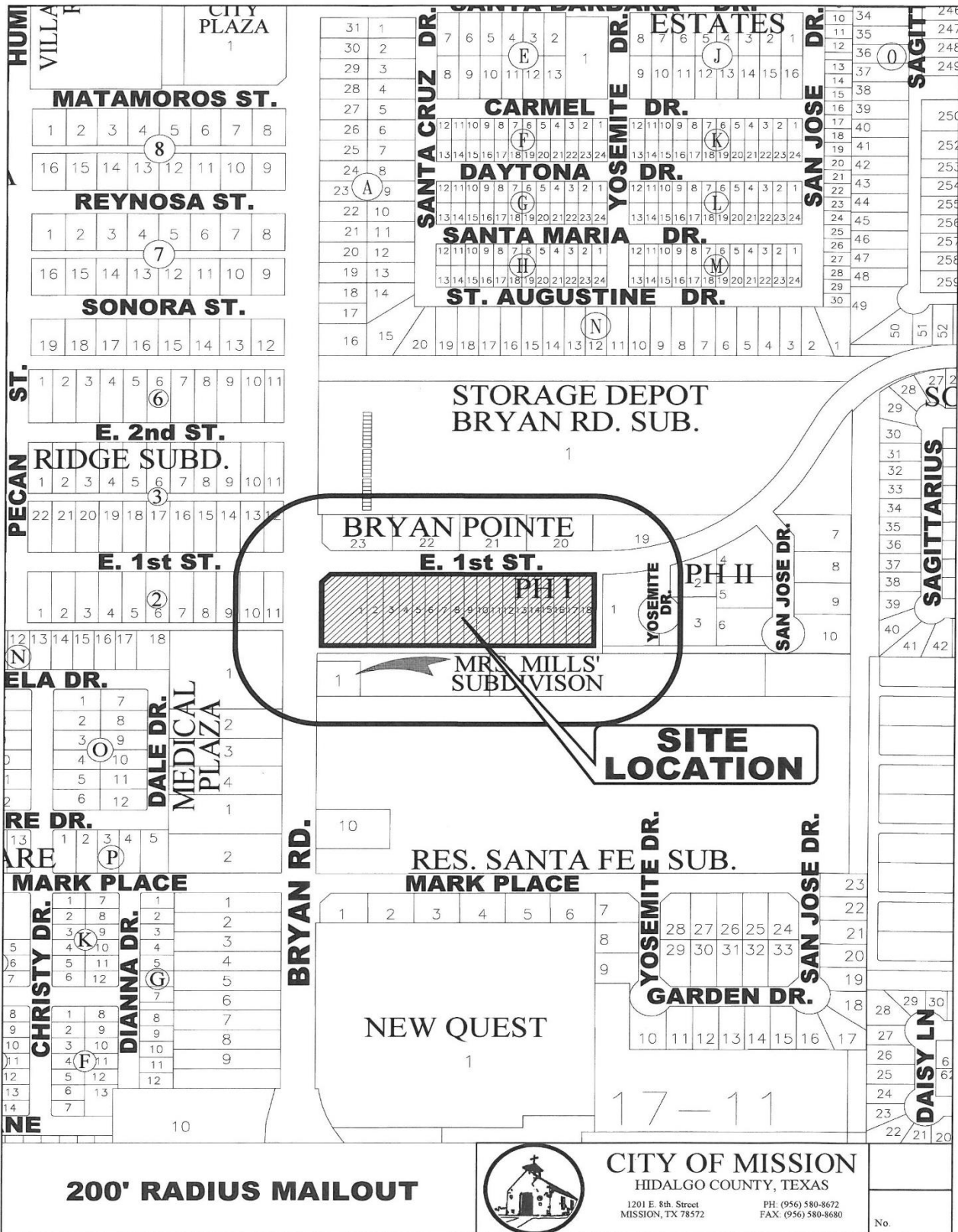
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

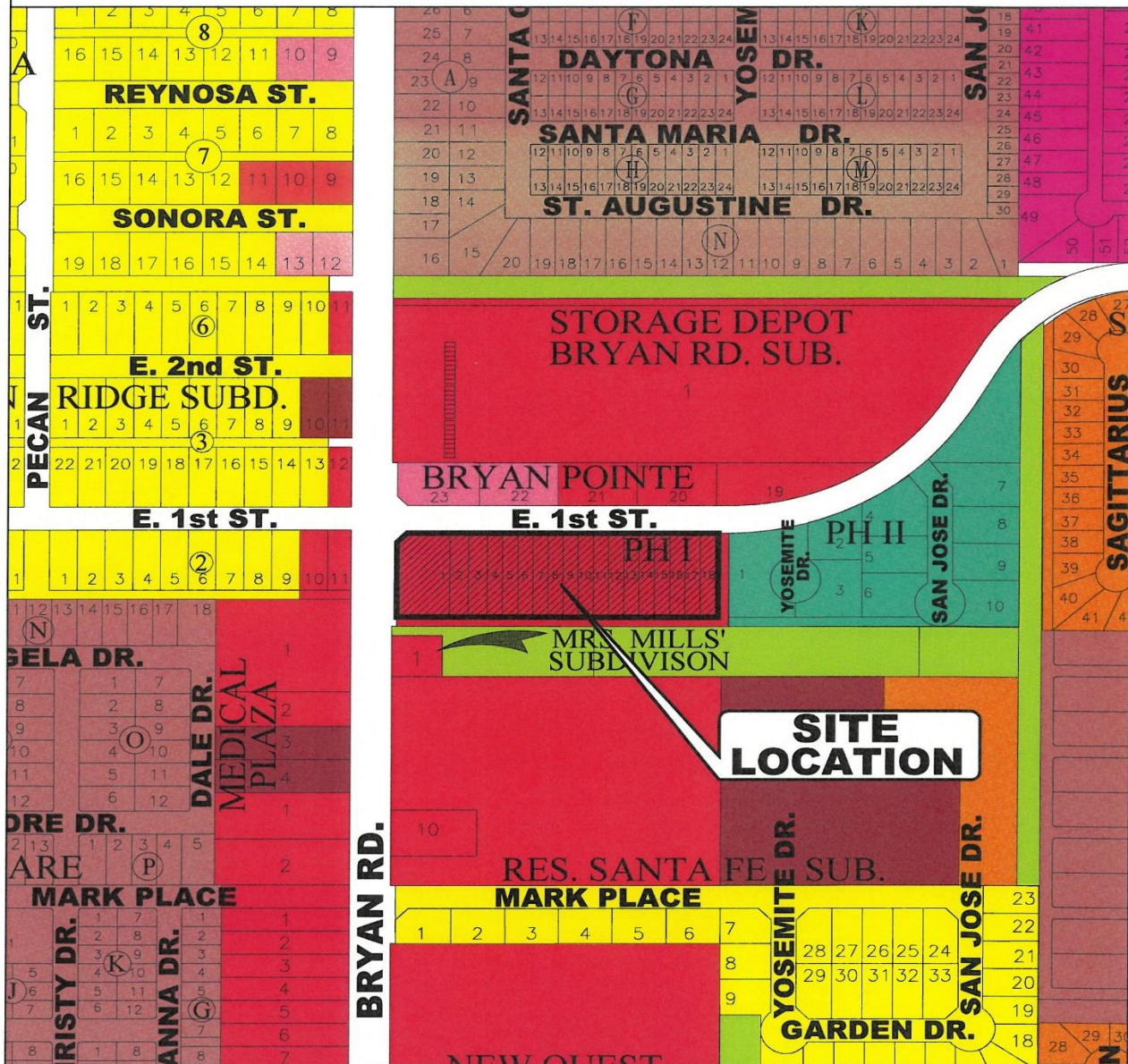
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-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

AERIAL PHOTO



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
316702	RSRA LP	1400 E RIDGE RD STE 10	MCALLEN	TX	78503-1536
188221	FERNANDEZ GONZALEZ ASOCIADOS LLC	102 S BRYAN RD	MISSION	TX	78572-6218
188222	ARANGO FAMILY LIMITED PARTNERSHIP	301 TORONTO AVE	MCALLEN	TX	78503
286384	RAMIREZ DANIEL A SR & GRACIELA	122 W TOM LANDRY ST	MISSION	TX	78572-3908
286383	HUERTA DANIEL	1332 E 1ST ST	MISSION	TX	78572-5914
286398	SALINAS ANTONIO & RAQUEL E	917 N 27TH 1/2 ST	MCALLEN	TX	78501-7405
286397	TEDEX USA LLC	1804 OASIS AVE APT 304	MISSION	TX	78572-6905
286385	RAMIREZ DANIEL A SR & GRACIELA	122 W TOM LANDRY ST	MISSION	TX	78572-3908
550722	ARANGO FMLY LMTD PTRNSHP	301 TORONTO AVE	MCALLEN	TX	78503
316698	WEIBEL DIANA LEAL	127 S BRYAN RD APT B	MISSION	TX	78572-6210
690004	LEAL MARIA D & EDYA G GUTIERREZ	PO BOX 699	MISSION	TX	78573-0011
316699	SALINAS DANIEL	6217 N 46TH ST	MCALLEN	TX	78504-5564
1014358	TROY INVESTMENT COMPANY No 7 LP	PO BOX 3817	BROWNSVILLE	TX	78523-3817
1014355	MOVE IT STORAGE	PO BOX 320099	ALEXANDRIA	VA	22320
690007	GARZA JULIAN J & KARLA D	3601 W MILE 5 RD	MISSION	TX	78574-4944
1067265	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
1067266	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
1067267	DELGADO NORMA A	2217 DAFFODIL AVE	MCALLEN	TX	78501-6159
1306840	BARRERA VENTURES LLC	715 E 12TH ST	MISSION	TX	78572-4223
1306842	PENA FELIX MARIO GARZA	1900 PECOS ST	MISSION	TX	78572-2006
1306843	PENA FELIX MARIO GARZA	1900 PECOS ST	MISSION	TX	78572-2006
1306844	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306845	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306846	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306847	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1306848	DCF CAPITAL GROUP LLC	2706 SAN EDUARDO	MISSION	TX	78572-6480
1376798	BELLA LINDA LEAL GARZA & DIANA WEIBEL SUCCESSOR TRUSTEES	4202 ESCONDIDO LN	PALMHURST	TX	78573-3671
1562563	MODENA DEVELOPMENT LLC	4900 W EXPY 83 STE 248	MCALLEN	TX	78501-3053
1562567	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053
1562566	MYALLENGROUP LLC	5105A N 10TH ST	MCALLEN	TX	78504
1562565	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053
1562564	CASSAN INVESTMENTS LLC	4900 W EXPRESSWAY 83 STE 248	MCALLEN	TX	78501-3053