

### **ITEM# 1.3**

**CONDITIONAL USE PERMIT:** Insurance Office in a property zoned (C-2)  
Neighborhood Commercial  
2015 N. Shary Road, Ste. 1  
A 0.57 acre tract of land out of Lot 244,  
John H. Shary Subdivision & Lots 1-3,  
Boriquen Subdivision  
C-2  
Wise Choice Enterprises, LLC  
c/o Cynthia Quintanilla

### **REVIEW DATA**

The subject site is located at the SW corner of Shary Road and Summer Breeze. The applicant is leasing a 1,350 sq.ft. suite within a commercial plaza for an insurance office. The property is zoned (C-2) Neighborhood Commercial. Sec.1.42(3)(d) of the Zoning Code states that Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices require a Conditional Use Permit.

- **Hours of Operation:** Monday – Friday from 9 a.m. to 6 p.m. and Saturday 9 a.m. to 12 p.m.
- **Staff:** 2 employees
- **Parking:** Based on the square footage of the building there is a total of 6\_ parking spaces required for this suite. The commercial plaza has a total of 58 parking spaces that are shared amongst the businesses, thus meeting code.

**REVIEW COMMENTS:** Staff mailed out 29 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:

1. Must comply with Building, Health, and Fire Codes;
2. Must obtain a business license prior to business occupancy.
3. CUP not transferable to others.



**E. GRIFFIN PARKWAY (F.M. 495)**

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| DIVISION |  |  |  |  | GLENWOOD |  |  |  |  | T.R.B. MISSION |  |  |  |  | NORTHEAST JUNCTION |  |  |  |  | SHARYLAND PLAZA |  |  |  |  |   |  |  |  |  |
| 9        |  |  |  |  | 8        |  |  |  |  | 7              |  |  |  |  | 6                  |  |  |  |  | 5               |  |  |  |  | 4 |  |  |  |  |
| SUB.     |  |  |  |  | SUB.     |  |  |  |  | SUB.           |  |  |  |  | SUB.               |  |  |  |  | SUB.            |  |  |  |  |   |  |  |  |  |
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| VISION |  |  |  |  | GLENWOOD |  |  |  |  | TERRACE |  |  |  |  | SHARY BUSINESS |  |  |  |  | VALLEY EXPRESS |  |  |  |  |    |  |  |  |  |
| 8      |  |  |  |  | 7        |  |  |  |  | 6       |  |  |  |  | 5              |  |  |  |  | 4              |  |  |  |  | 3  |  |  |  |  |
| 27     |  |  |  |  | 26       |  |  |  |  | 25      |  |  |  |  | 24             |  |  |  |  | 23             |  |  |  |  | 22 |  |  |  |  |
| 24     |  |  |  |  | 23       |  |  |  |  | 22      |  |  |  |  | 21             |  |  |  |  | 20             |  |  |  |  | 19 |  |  |  |  |
| 24     |  |  |  |  | 23       |  |  |  |  | 22      |  |  |  |  | 21             |  |  |  |  | 20             |  |  |  |  | 19 |  |  |  |  |

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| BROCK ST. |  |  |  |  | OAK GLEN |  |  |  |  | SHARY OAKS |  |  |  |  | SHARY PALMS IV |  |  |  |  | SHARY PALMS III |  |  |  |  |   |  |  |  |  |
| 1         |  |  |  |  | 2        |  |  |  |  | 3          |  |  |  |  | 4              |  |  |  |  | 5               |  |  |  |  | 6 |  |  |  |  |
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| 3         |  |  |  |  | 4        |  |  |  |  | 5          |  |  |  |  | 6              |  |  |  |  | 7               |  |  |  |  | 8 |  |  |  |  |
| 4         |  |  |  |  | 5        |  |  |  |  | 6          |  |  |  |  | 7              |  |  |  |  | 8               |  |  |  |  | 9 |  |  |  |  |

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| SUMMER BREEZE |  |  |  |  | SHARY OAKS |  |  |  |  | SHARY PALMS IV |  |  |  |  | SHARY PALMS III |  |  |  |  | SHARY PALMS II |  |  |  |  |   |  |  |  |  |
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| SHARY OAKS |  |  |  |  | SHARY PALMS IV |  |  |  |  | SHARY PALMS III |  |  |  |  | SHARY PALMS II |  |  |  |  | SHARY PALMS I |  |  |  |  |   |  |  |  |  |
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| SHARY PALMS IV |  |  |  |  | SHARY PALMS III |  |  |  |  | SHARY PALMS II |  |  |  |  | SHARY PALMS I |  |  |  |  | SHARY PALMS |  |  |  |  |   |  |  |  |  |
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| SHARY PALMS III |  |  |  |  | SHARY PALMS II |  |  |  |  | SHARY PALMS I |  |  |  |  | SHARY PALMS |  |  |  |  | SHARY PALMS |  |  |  |  |   |  |  |  |  |
| 1               |  |  |  |  | 2              |  |  |  |  | 3             |  |  |  |  | 4           |  |  |  |  | 5           |  |  |  |  | 6 |  |  |  |  |
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| SHARY PALMS II |  |  |  |  | SHARY PALMS I |  |  |  |  | SHARY PALMS |  |  |  |  | SHARY PALMS |  |  |  |  | SHARY PALMS |  |  |  |  |   |  |  |  |  |
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| SHARY PALMS I |  |  |  |  | SHARY PALMS |  |  |  |  | SHARY PALMS |  |  |  |  | SHARY PALMS |  |  |  |  | SHARY PALMS |  |  |  |  |   |  |  |  |  |
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**200' RADIUS MAILOUT MAP**



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

DATE: 01-24-25  
 No.

**E. GRIFFIN PARKWAY (F.M. 495)**

**DIVISION**  
E. 1  
9 8 7 6 5  
GLENWOOD SUB.  
T.R.B. MISSION  
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**BROCK ST.**

**OAK GLEN**

**SUMMER BREEZE**

**SHARY OAKS**

**SHARY PALMS IV**

**E. 23RD ST.**

**E. 22ND ST.**

**SHARY PALMS**

**E. 21ST ST.**

**UNIT II**

**SHARY PALMS**

**E. 20TH ST.**

**GRANITE AVE.**

**MULBERRY**

**SHARY RD. (F.M.494)**

**COMMERCIAL PLAZA**

**NORTHEAST JUNCTION**

**SUBDIVISION**

**EXPRESS**

**SHARY BUSINESS**

**SITE LOCATION**

**BORJOEN SUBD.**

**E. 23RD ST.**

**HACKBERRY AVE**

**KARINA DR. HACKBERRY**

**SHARY VILLAS PH II**

**E. 22ND ST.**

**SHARY**

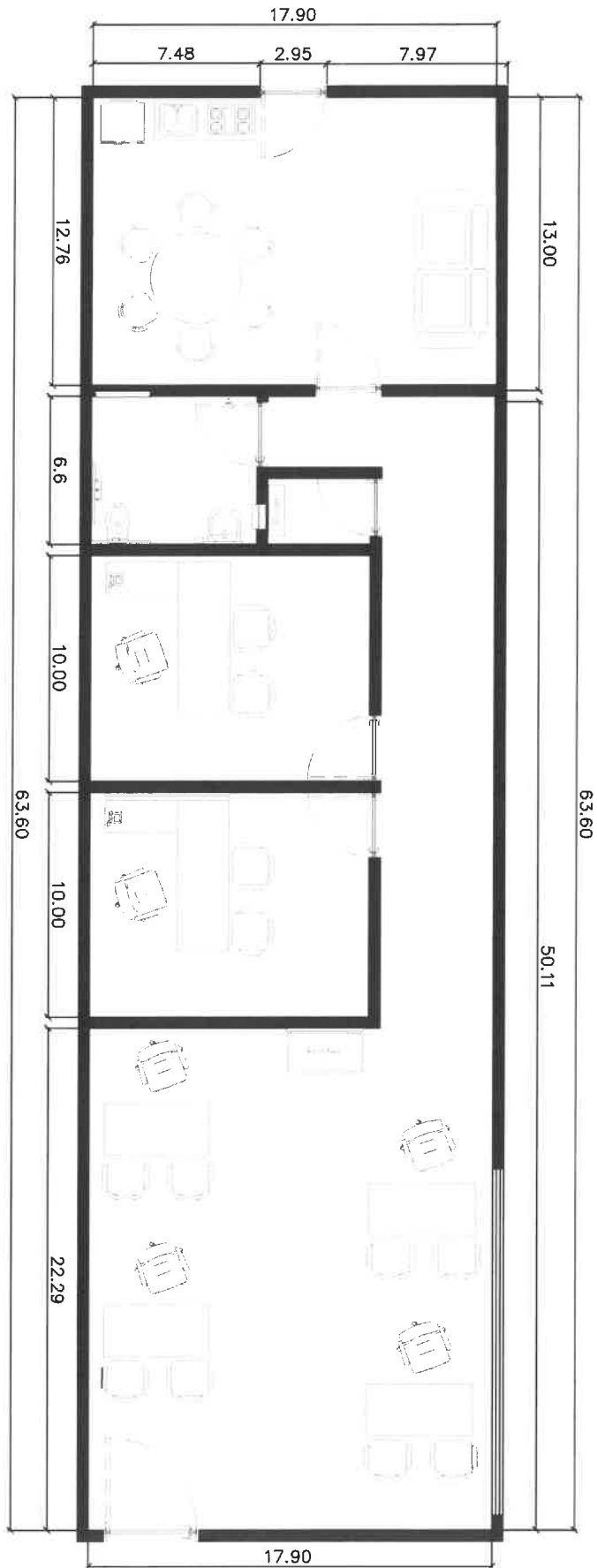
**VILLAS**

**GRAPEFRUIT AVE.**



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

DATE: 01-24-25  
No.





**brito**  
CONSTRUCTION



**2015**  
**WISE CHOICE**  
INSURANCE



Suite 2



B3685-00-000-0001-00 ( 560350)  
APZ PROPERTIES LLC  
315 N SHARY RD STE 1004  
MISSION TX 78572

O0550-00-000-0017-00 ( 545440)  
CISNEROS OMAR & DORA A MORALES  
1811 MARIGOLD  
MISSION TX 78572

O0550-00-000-0018-00 ( 545441)  
CONTRERAS ELVA M  
2312 BROCK ST  
MISSION TX 78572

O0550-00-000-0019-00 ( 545442)  
PENARANDA MARIA FLORA MAY V  
2314 BROCK STREET  
MISSION TX 78572

O0550-00-000-0020-00 ( 545443)  
RAMOS RICARDO & MYRA L  
2316 BROCK ST  
MISSION TX 78572

O0550-00-000-0021-00 ( 545444)  
LOZANO ISAAC & CASEY  
2318 BROCK ST  
MISSION TX 78572

S2950-00-000-0244-05 ( 281233)  
APZ PROPERTIES LLC  
315 N SHARY RD STE 1004  
MISSION TX 78572

S2950-00-000-0245-10 ( 281238)  
NICHOLS EDWARD E TRUSTEE  
THE NICHOLS REV TRUST  
2018 N SHARY RD  
MISSION TX 78572

S2950-00-000-0245-20 ( 281240)  
JOHNSON DARRELL E & IRMA Z TRUST  
IRMA Z JOHNSON RVCBL TRUST  
2200 N SHARY RD  
MISSION TX 78572

S2971-00-000-0001-00 ( 545453)  
GARCIA LAURO  
2309 SUMMER BREEZE RD  
MISSION TX 78572

S2971-00-000-0002-00 ( 545455)  
RAMON FRANKLIN R & RAISA  
3024 S CASA LINDA ST  
MCALLEN TX 78503

S2971-00-000-0003-00 ( 545456)  
CAMPBELL MATTHEW & ALICE TRT  
CAMPBELL FAMILY TRUST  
3954 LAKE STAR DR  
LEAGUE CITY TX 77573

S2971-00-000-0020-00 ( 545473)  
CONFIDENTIAL  
2306 SUMMER BREEZE RD  
MISSION TX 78572

S2971-00-000-0021-00 ( 545476)  
THOMSON THOMAS M & MIRNA  
2308 SUMMER BREEZE RD  
MISSION TX 78572

S2973-04-000-0023-00 ( 545574)  
HUESCA JUAN  
3505 SAN ARMANDO  
MISSION TX 78572

S2973-04-000-0024-00 ( 545575)  
ARCE ARMANDO & ELIDA  
2311 EAST 23RD ST  
MISSION TX 78572

S2973-04-000-0025-00 ( 545576)  
GUERRERO CLAUDETTE ANAI  
2313 E 23RD ST  
MISSION TX 78572

S2973-04-000-0026-00 ( 545577)  
SERIES 4-SHARY PALMS  
2304 COUNTRY LN  
PALMHURST TX 78573

S2973-04-000-0027-00 ( 545578)  
CALVO ERICKA Y  
2317 E 23RD ST  
MISSION TX 78572

S2973-04-000-0028-00 ( 545579)  
SHOUP EDUARDO  
2319 E 23RD ST  
MISSION TX 78572

S2973-04-000-0029-00 ( 545580)  
LARA REYNA  
2320 E 23rd St.  
MISSION TX 78572

S2973-04-000-0030-00 ( 545581)  
ALVAREZ JUAN F  
2318 E 23RD ST  
MISSION TX 78572

S2973-04-000-0031-00 ( 545582)  
ORTIZ ROSALIA  
2316 E 23RD ST  
MISSION TX 78572

S2973-04-000-0032-00 ( 545583)  
VILLARREAL MAGALI YADIRA CANTU  
2314 E 23RD ST  
MISSION TX 78572

S2973-04-000-0033-00 ( 545584)  
LOPEZ ROSALVA  
2312 E 23RD ST  
MISSION TX 78572

S2973-04-000-0034-00 ( 545585)  
KELLER DEBBY L  
2310 E 23RD ST  
MISSION TX 78572

S2741-00-000-0001-00 ( 624474)  
HSU SHERRY & TON TU  
708 CHELSEA DR  
MISSION TX 78573

G6492-00-000-0001-00 ( 1539925)  
CORAM LLC  
PO BOX 789  
MCALLEN TX 78505