

ITEM# 2.0

CONDITIONAL USE PERMIT: Built a Warehouse for Industrial Use On a
(C-3) General Business Zone
204 Melba Carter
A 2.0 acre tract of land out of Lot 4, M.L. Woods Co.
Inc., Subdivision No. 1, Said 2.0 acre tract also being
out of a 35.71 acre tract, out of the South ½ of Lots 15-7
And 15-8, West Addition to Sharyland, (AKA Lots 35
& 36 of unrecorded map of Melba Carter Subdivision)
C-3
Miguel Martin

REVIEW DATA

The subject site is located approximately 477' east of S. Conway Avenue along the south side of Melba Carter Street. The applicant is proposing to use the existing building as an office and add a 100' x 240' warehouse to prepack new and used clothes. They would be shipped on commercial trucks. Access to the warehouse is thru a propose 45' driveway off Melba Carter Street. The commercial trucks would drive along the west side of the proposed warehouse and dock on the southside. The proposed warehouse will not be open to the public.

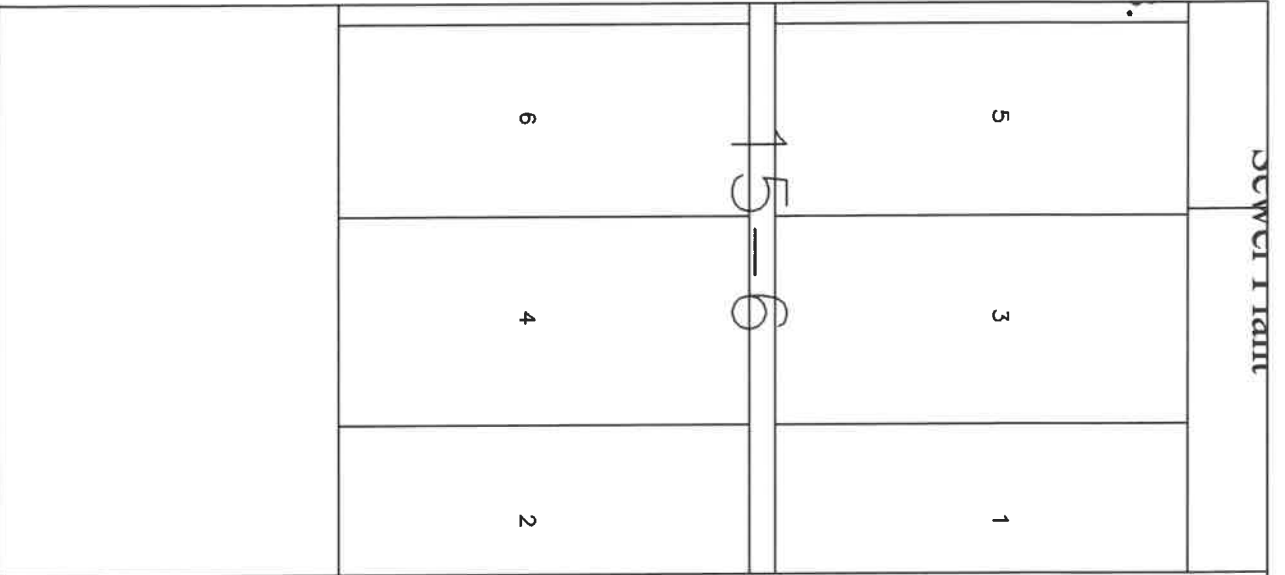
- **Days/Hours of Operation:** Monday – Friday from 8:30am to 5pm.
- **Staff:** 20 employee's different shifts.
- **Parking & Landscaping:** In reviewing the site plan, they will be required to have 19 parking spaces and they are only proposing 15. The parking is calculated by square footage and warehouse employees, (1 parking space for every 300 square footage and 1 for every additional 300 square footage. = 9, and 1 parking space for every 2 warehouse employees = 10). If request is approved they would need to comply with the parking and landscaping requirements.

Review Comments: Staff mailed out 14 notices to property owners within 200' radius. Staff received a call-in opposition to this request. The concern voiced is that they don't want this type of business in the neighborhood.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 year re-evaluation after obtaining the business license in order to asses this new business,
- 2) Must comply with all City Codes including parking requirements (Building, Fire, Health, etc.),
- 3) Acquisition of a business license prior to occupancy,
- 4) CUP not transferable to others, and
- 5) Hours of Operation Monday – Friday from 8:30 am to 5pm

CONWAY TRAIL



S. CONWAY BLVD. (F.M.1016)



Railroad Spur

EARNHARD SUBDIVISION

MELBA CARTER

SITE LOCATION

TRINITY RD.

LOT

DRAIN DITCH

DRAIN DITCH



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78372
PH: (956) 580-8672
FAX: (956) 580-8680

No.

CONWAY TRAIL

5

3

1

15-6

6

4

2

S. CONWAY BLVD. (F.M.1016)

TRINITY RD.

Railroad Spur

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EARNHARD SUBDIVISION

MELBA CARTER

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DRAIN DITCH

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**SITE
LOCATION**

TRINITY TRAIL

LOT

200' RADIUS MAILOUT MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

PH: (956) 380-8572
FAX: (956) 380-8680

No.



CONWAY AVE. (S.H. 107)

MELBA CARTER

SITE
LOCATION



PROJECT INFORMATION.

PROJECT: BODEGA
OWNER: DE LUX BUILDERS.
CONSTRUCTOR: DE LUX BUILDERS.
DESIGNER:
ADDRESS: 204 Main Carr., Mission Tx.
DATE: JANUARY 2023.

PROJECT AREAS.

TOTAL LOT: 1,920 Sq. Ft.
EXISTING BUILDING: 24,000 Sq. Ft.
NEW STORAGE: 24,000 Sq. Ft.
TOTAL PROJECT: 25,920 Sq. Ft.

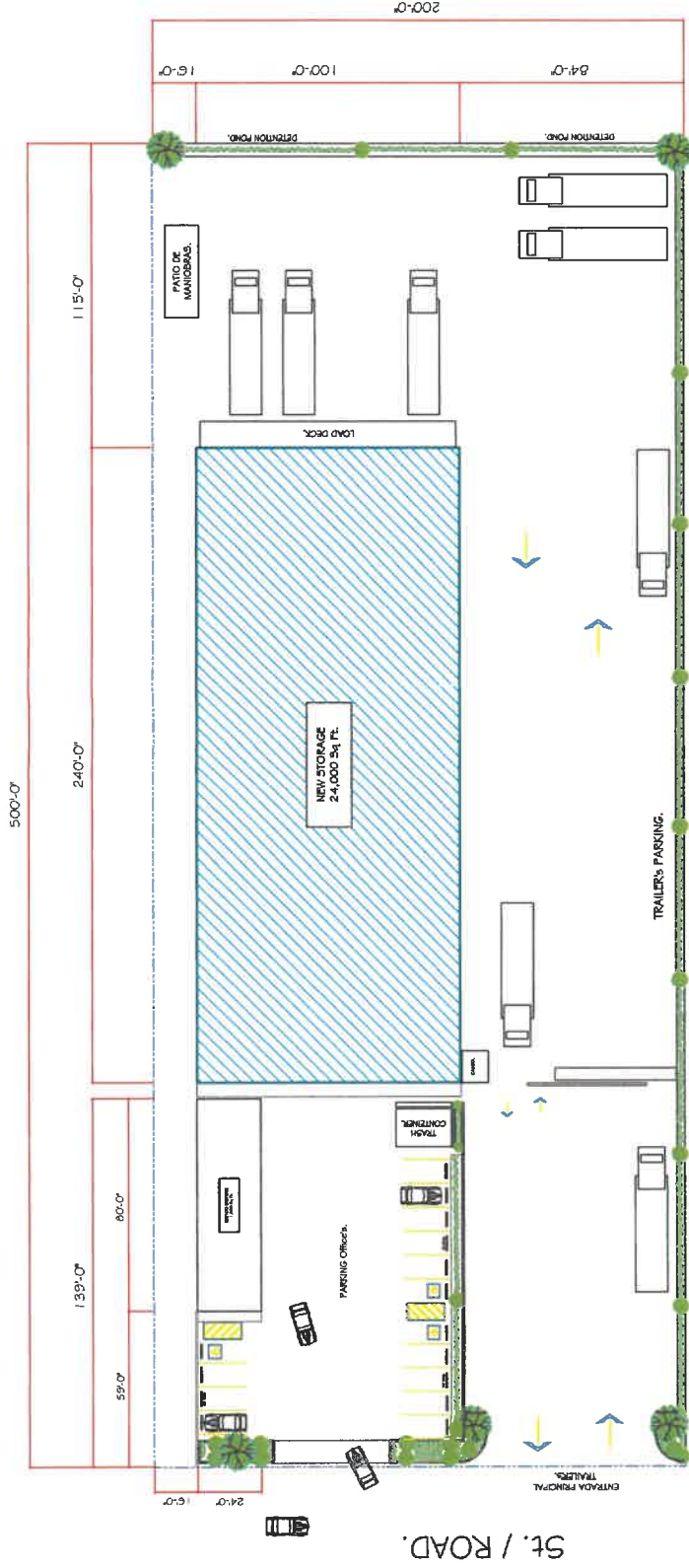
PROJECT BODEGA ROPA.

SHEET:

01/01

LEGAL DESCRIPTION.

S SITE PLAN
BODEGA ROPA.



M3300-00-000-0002-00 (233549)
CARMONA CAMILO
201 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0004-00 (233551)
CARMONA CAMILO SR SR
804 BERTHA AVE
MISSION TX 78572

M3300-00-000-0006-00 (233553)
CARMONA CAMILO
804 BERTHA AVE
MISSION TX 78572

M3300-00-000-0008-00 (233555)
MORIN EZEQUIEL
211 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0009-00 (233557)
MORIN EZEQUIEL JR
211 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0010-00 (233558)
OCHOA JEHU & EVELIA
1006 DATE LN
MISSION TX 78572

M3300-00-000-0032-00 (233582)
BALLEZA SANTIAGO
110 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0033-00 (233583)
BALLEZA JOAQUIN JR
110 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0034-00 (233584)
CORTINA JOSE & LEONIDES
202 MELBA CARTER ST
MISSION TX 78572

M3300-00-000-0035-00 (233585)
CALDERON LORENA
1005 N 40TH ST
MCALLEN TX 78501

M3300-00-000-0037-00 (233587)
AVILA ROSBEL H
1009 W E ST
MISSION TX 78572

M3300-00-000-0038-00 (233588)
DOMINGUEZ ROBERTO & TANIA S SANC
1000 W B ST
MISSION TX 78572

M3300-00-000-0039-00 (233589)
GAMBOA YESENIA
302 MELBA CARTER ST
MISSION TX 78572

W0100-00-014-0007-00 (316520)
JONES JOE P
PO BOX 1665
MISSION TX 78573