



MEETING DATE: May 12, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for a Home Occupation – Beauty Salon, being Lot 5, Block 7, Erdahl Subdivision in a (R-1) Single Family Residential District, located at 317 S. Holland Avenue. Applicant: Gloria Hernandez, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 08, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – Following State and local law, notice of required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 07, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 12, 2025: Public hearing and consideration of requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 200 feet south of Leal Street along the east side of S. Holland Avenue.
- The applicant has been running a 1-chair beauty salon from her residence since January 2020. All of her customers are by appointment only to eliminate the accumulation of vehicles on her property.
- Access to the site is from S. Holland Avenue, where customers can park on the applicant’s driveway, which is wide and deep enough to accommodate up to four vehicles safely.
- Pursuant to Section 1.56 (1) of the City of Mission Code of Ordinances, a home occupation must comply with regulations.
- The proposed hours of operation are as follows: Monday – Saturday from 9:00 am to 6:00 pm.
- The working staff will be 1.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to 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 for Life of Use, as this will be her 3rd. Renew.
- Must comply with all City Codes (Building, Fire, Health, etc.),
- C.U.P. is not transferable to others

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ DAYS

_____ DISSENTING _____