



MEETING DATE: July 16, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Daycare in a (R-1) Single Family Residential District, being Lot 6, Block 5, East Side Addition Subdivision, located at 900 Reynosa Street, Applicant: Maria Del Carmen Salinas - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 13, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the southeast corner of Reynosa Street and Naranjo Avenue.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant is proposing a home occupation – daycare out of their residence. They plan to work directly with Alliance, which is a program funded by the government that helps provide child care for single parents.
- The proposed hours of operation are Monday – Friday from 7:00 am to 5:00 pm
- Staff: 3 employees (*Note: Sec.1.56(1)(d) states: There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.)
- Parking: The applicant is proposing 3 parking spaces.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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 of the request subject to compliance with the following conditions:

1. 1 year permit to continue to assess this new home occupation.
2. Applicant to be limited to one (1) employee at a time, or must submit a petition reflecting 90% of the property owners within 200 feet radius in favor of the variance to the number of employees allowed.
3. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
4. Continued compliance with all City Codes (Building, Fire, Health, etc.)

5. Pick-up and Dropoff of children must be within the private property.
6. Acquire a business license
7. CUP is not transferable to others
8. Hours of operation to be as follows: Monday – Friday from 7:00 am to 5:00 pm

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

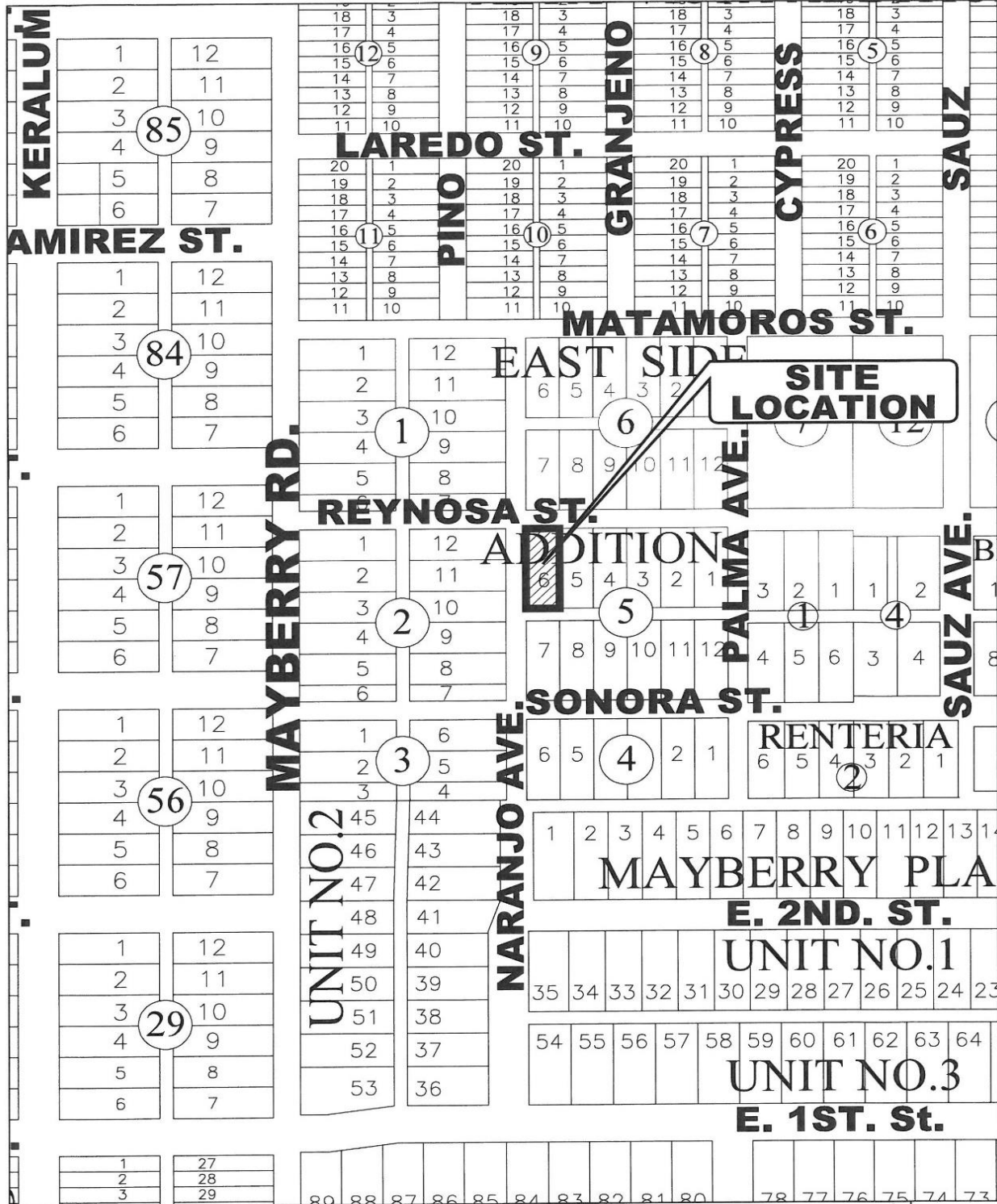
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

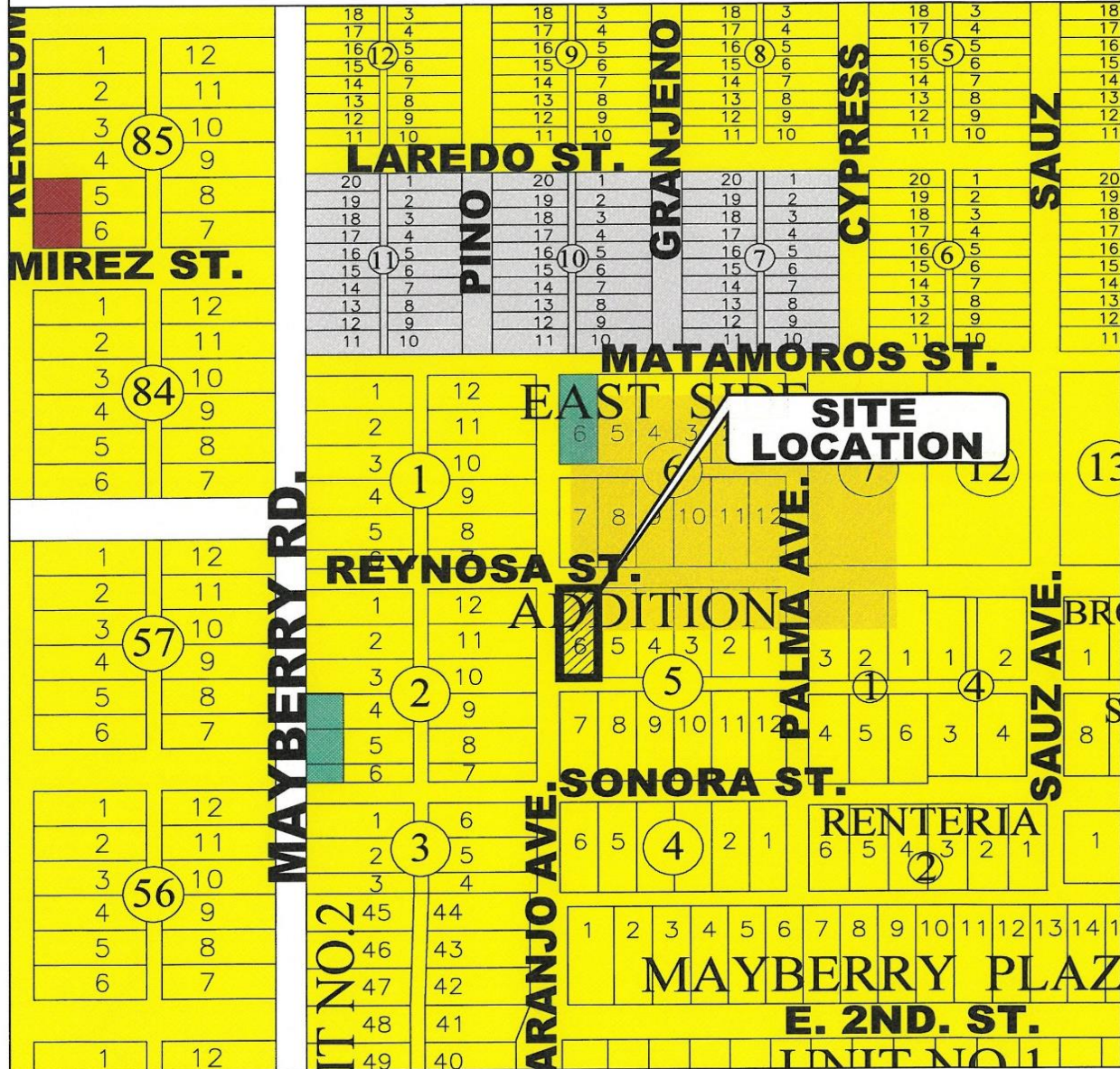
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



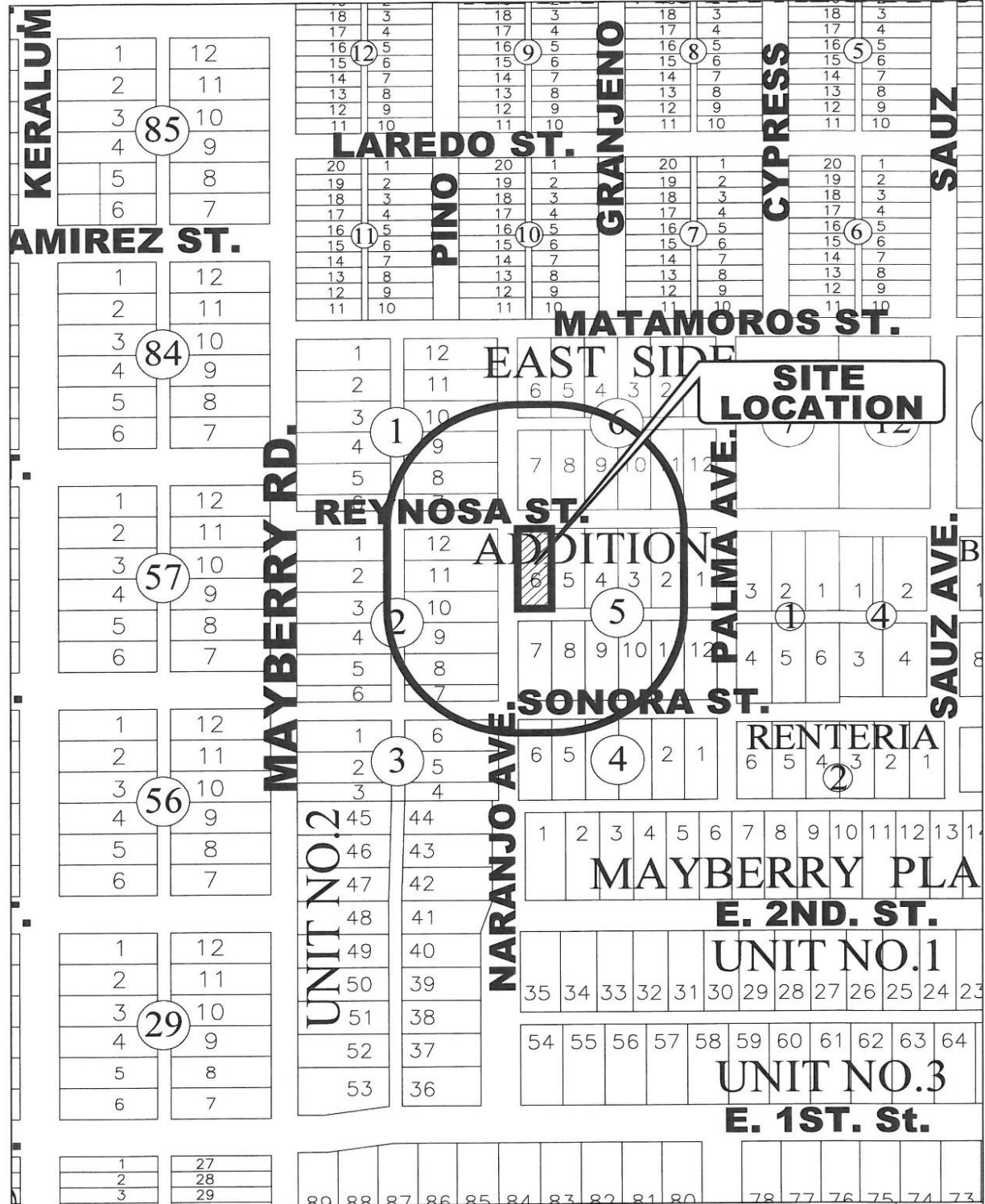
ZONING MAP



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

LEGAL NOTICE MAP



200' RADIUS MAILOUT



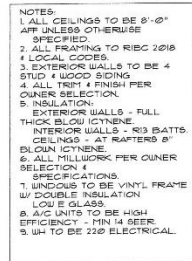
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No.

ATTACHMENTS	
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PROPOSED FLOOR PLAN
SCALE: 1/2" = 1'-0"

The floor plan shows a rectangular house with a chimney on the left side. The scale bar indicates 0, 2, 4, and 8 feet. The text 'GRAPHIC SCALE' is written below the scale bar.



PICTURES



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
162512	LOPEZ EVA	407 NARANJO ST	MISSION	TX	78572-5846
162562	MORENO GAMALIEL V & NORMA ALICIA	917 REYNOSA	MISSION	TX	78572-5929
162515	RAMIREZ ANA MA TREVINO	411 NARANJO ST	MISSION	TX	78572-5846
162543	SANCHEZ ARMANDO SOLIS & MIRNA A SERNA SANCHEZ	910 REYNOSA ST	MISSION	TX	78572-5930
162544	ANDRADE MARTHA B PEQUENO	906 REYNOSA ST	MISSION	TX	78572-5930
162518	JUAREZ JOEL CRISTOBAL	320 N MAYBERRY ST	MISSION	TX	78572-5751
162514	MARIN FRANCISCO	409 NARANJO ST	MISSION	TX	78572-5846
162545	ACOSTA MARIA DEL SOCORRO	6902 AVENIDA DEL PASEO ST	PALMVIEW	TX	78572
162557	PENA RODRIGO H & KARINA	1512 ELM DR	MISSION	TX	78572-4507
162511	CANTU YESENIA ELIZONDO	400 N MAYBERRY RD	MISSION	TX	78572
162542	BRIONES VIRGILIO & MARGARITA	912 REYNOSA ST	MISSION	TX	78572-5930
162541	DIAZ MARIA I CANO & DANIEL LOZANO	7501 S CAGE STE C	PHARR	TX	78577-7068
162555	MENDOZA ELICEO	910 MATAMOROS ST	MISSION	TX	78572-5841
162560	GONZALEZ ANTONIO	909 REYNOSA ST	MISSION	TX	78572-5929
162556	RAMOS RODOLFO JR	1508 OAK DR	MISSION	TX	78572
162561	GUERRERO JESUS & ALICIA	4101 UVALDE	MCALLEN	TX	78503-8526
162540	SOLIS ARMANDO SANCHEZ	910 REYNOSA ST	MISSION	TX	78572-5930
162558	GONZALEZ JOEL A	2110 ROBIN ST	EDINBURG	TX	78542-5164
162559	SUN VISTA LAND DEVELOPMENT LLC	1358 GARDEN DR	MISSION	TX	78572-6299
162526	PENA MARIA ENRIQUETA	820 REYNOSA ST	MISSION	TX	78572-5928
162537	RANGEL ROEL	1103 ELM ST	MISSION	TX	78572-4441
162538	RANGEL ALICIA R	4502 STONEBRIDGE DR	PEARLAND	TX	77584-9240
162539	ORTIZ BRENDA	900 SONORA ST	MISSION	TX	78572-5901
162522	LUCIO ANTONIO & IRMA E	815 SONORA ST	MISSION	TX	78572-5935
162550	CANTU ELIOBARDIO & LILIA	915 SONORA ST	MISSION	TX	78572-5937
162549	NAVARRO ERNESTINA	913 SONORA ST	MISSION	TX	78572-5937
162548	GARCIA GUADALUPE R	911 SONORA ST	MISSION	TX	78572-5937
162546	DIAZ DANIEL & REBECCA	7625 N LOS EBANOS RD	MISSION	TX	78573-1427
162533	ROCHA RUPERTO CERDA & SILVIA CANTU	816 SONORA ST	MISSION	TX	78572-5936
162547	GONZALEZ JOEL A	2110 ROBIN ST	EDINBURG	TX	78542-5164
162525	GARCIA DORA HINOJOSA	822 REYNOSA ST	MISSION	TX	78572-5928
162523	CERDA ENRIQUE	1428 LUCERNE AVE	GUSTINE	CA	95322-1311
162524	GARZA JOVITA	821 SONORA ST	MISSION	TX	78572-5935
162519	CAVAZOS OSCAR & IRMA L	314 N MAYBERRY ST	MISSION	TX	78572-5751