



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 Renewal for a Home Occupation – Lucio Income Tax & Health Insurance Agency in a (R-1) Single Family Residential District, being Lot 12, Block 78, Mission Original Townsite Subdivision, located at 112 E. 5th Street, Applicant: Jose Manuel Lucio III - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 20, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- July 2, 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 southwest corner of E. Rafael Ramirez Street (E. 5th Street) and Doherty Avenue.
- Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been operating a home occupation from his home since October 31, 2024. He utilizes the living room and the one-car garage as an office setting. He remodeled the garage to serve as a reception and waiting area. Ninety percent of his clients are serviced virtually, and the remaining clients are seen in person by appointment only.
- The proposed hours of operation are Monday – Friday from 9:00 am to 5:00 pm
- Staff: 2 employees, one living in the home.
- Parking: The driveway can accommodate one vehicle and the carport two more vehicles.
- The last conditional use permit for this home occupation was approved on July 22, 2024 for 1 year.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) 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. Life of the use permit approval with the understanding the permit can be revoked to due non-compliance.

2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance
3. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.)
4. CUP is not transferable to others
5. Hours of operation to be as follows: Monday – Friday from 9:00 am to 5:00 pm

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

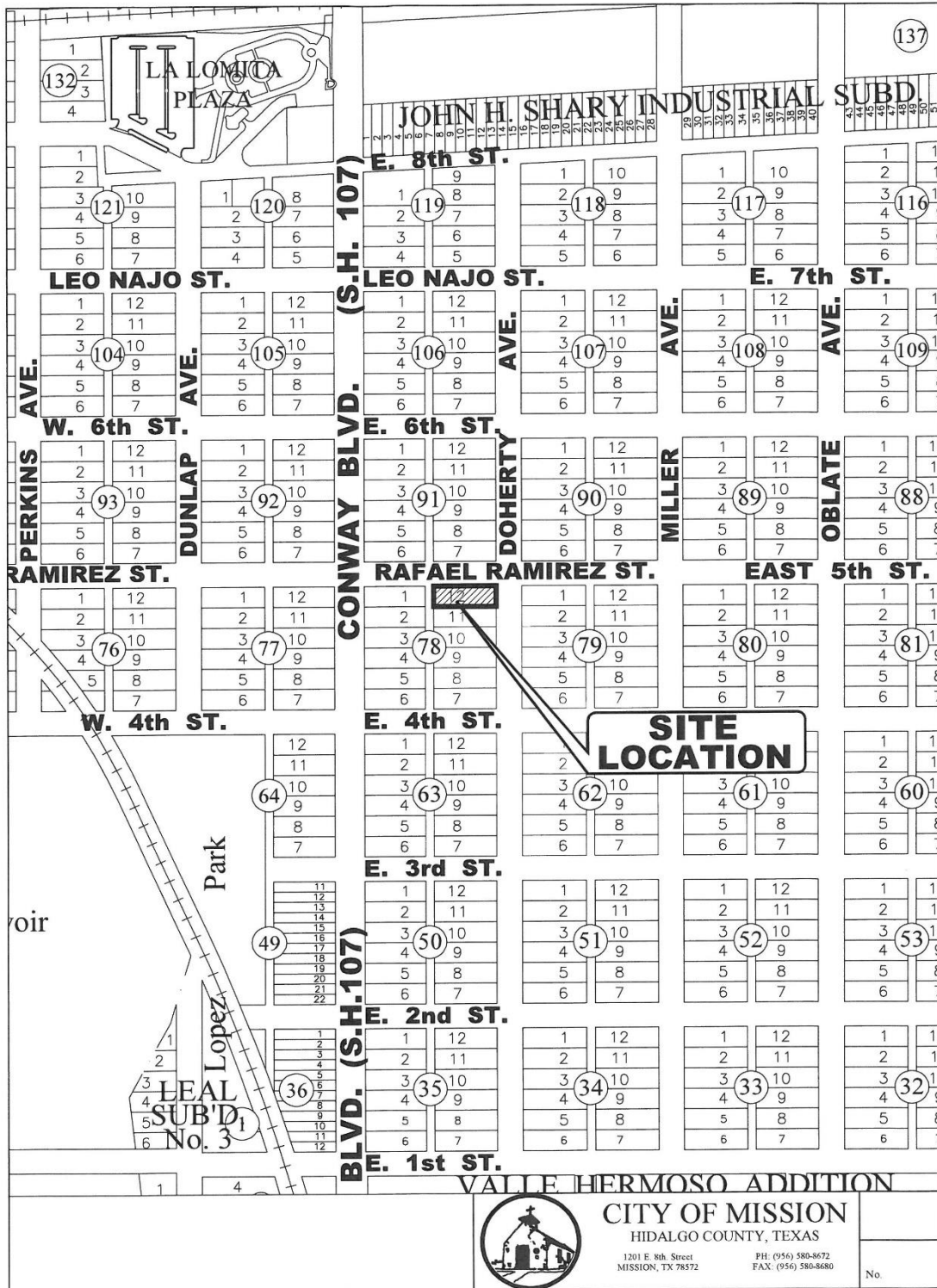
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

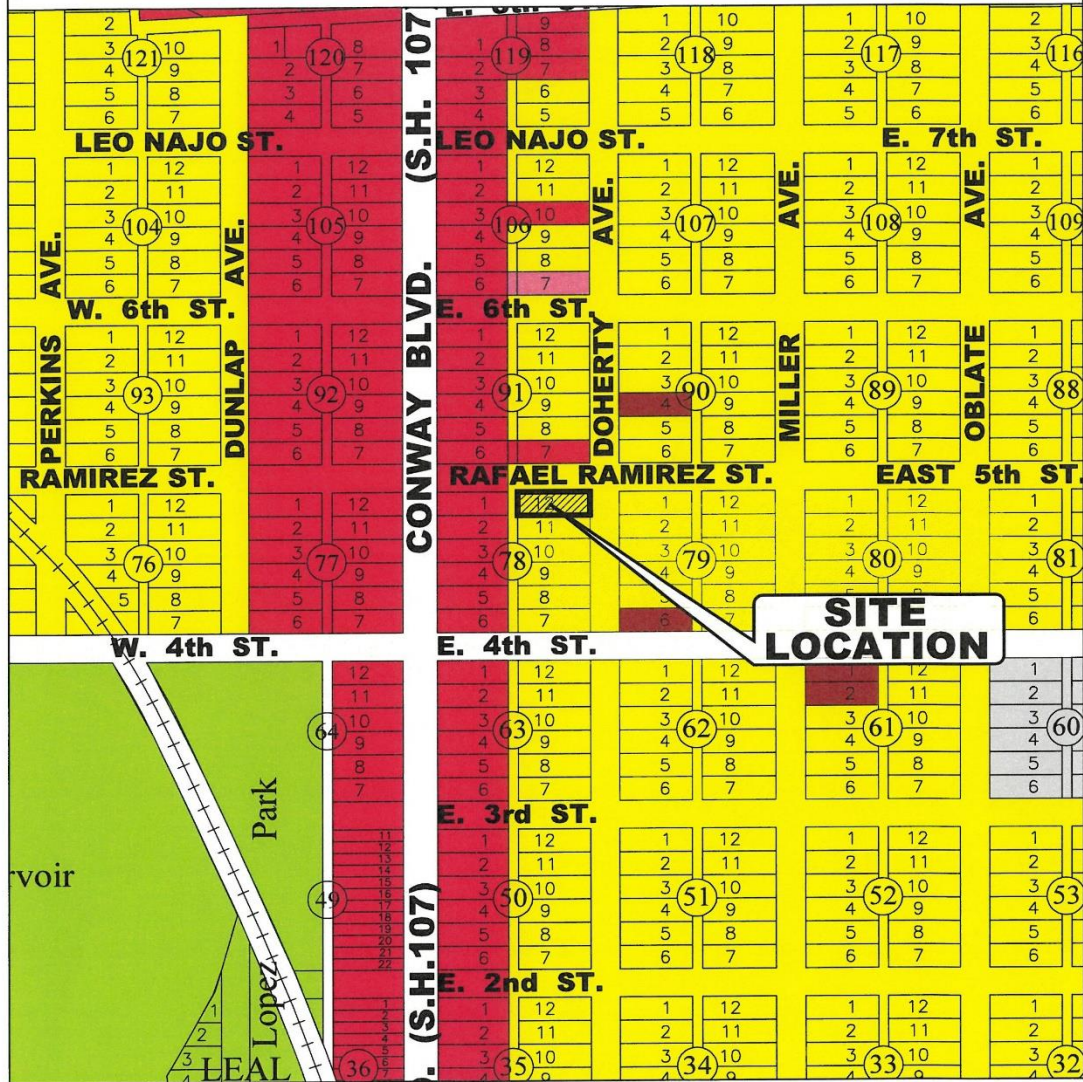
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



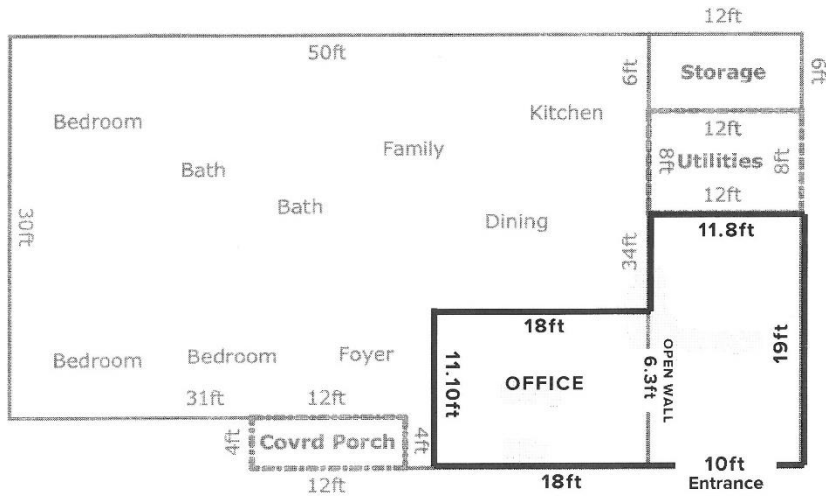
ZONING LEGEND

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

ATTACHMENTS



ATTACHMENTS



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MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239296	MARTINEZ THELMA EDITH	510 DOHERTY AVE	MISSION	TX	78572-5334
239297	LAND GRABBER LLC	550 W 3 MILE LINE	PALMHURST	TX	78573
239310	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239161	TAMEZ SAN JUAN HERRERA	PO BOX 2252	MISSION	TX	78573
239155	JOSYAS LP	703 W INSPIRATION DR	PHARR	TX	78577-6718
239166	PENA IMELDA IDA	410 DOHERTY AVE	MISSION	TX	78572-5440
239160	ALANIZ MINERVA	415 DOHERTY AVE	MISSION	TX	78572-5439
239158	GOMEZ CRISTINA	409 DOHERTY AVE	MISSION	TX	78572-5439
239164	CASTILLO FRANCISCO & EVELIA	420 DOHERTY AVE	MISSION	TX	78572-5440
239167	VILLARREAL CARLOS & MARIA T	1001 W 1ST	MISSION	TX	78572
239159	GOMEZ JULIO CESAR	411 DOHERTY AVE	MISSION	TX	78572-5439
239157	GOMEZ FORTUNATO JR	408 DOHERTY AVE	MISSION	TX	78572-5440
239165	RAMIREZ LAURA YVA	412 RIO GRANDE CIR	ALAMO	TX	78516-6852
239163	RAMIREZ ROGELIO EMILIO II	200 E 5TH ST	MISSION	TX	78572-5304
239152	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239162	LUCIO JOSE M III	112 E RAFAEL RAMIREZ ST	MISSION	TX	78572
239313	OLIVAREZ ALVARO E ETAL	1013 N 23RD ST	MCALLEN	TX	78501-7451
239312	SILVA EUSEBIO (DECEASED)	503 DOHERTY AVE	MISSION	TX	78572-5333
239311	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239309	CARDENAS ESMERALDA	405 RIO GRANDE DR	MISSION	TX	78572-7480
239308	FUENTES ALFREDO	650 MAIN ST	FORDS	NJ	08863-1447
239153	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239154	BARRERA SUPPLY COMPANY	500 N CONWAY AVE	MISSION	TX	78572-5356