



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 – Our Mission Primary Home Care LLC in a (R-1) Single Family Residential District, being Lot 1 & the West 52' of Lot 2, Block 4, Parkview No. 1 Subdivision, located at 802 Pamela Drive, Applicant: Arnoldo Morgan - 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 Pamela Drive and Mayberry Road.
- 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 Personal Home Care Business for the elderly. The applicant hires personal care attendants to aid with daily living activities for individuals within the community and surrounding cities. Their services are provided at their clients' home not at their business, however the state requires them to have an office with a computer and a place to store their important documentation.
- The proposed days and hours of operation are Monday – Friday from 8:00 am to 5:00 pm
- Staff: 2 employees, both living in the home.
- Parking: In 2024, they had a circular driveway, and now they have 6 parking stalls for the clients.
- The last conditional use permit approved 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 (14) 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 due to 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 8:00 am to 5:00 pm

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

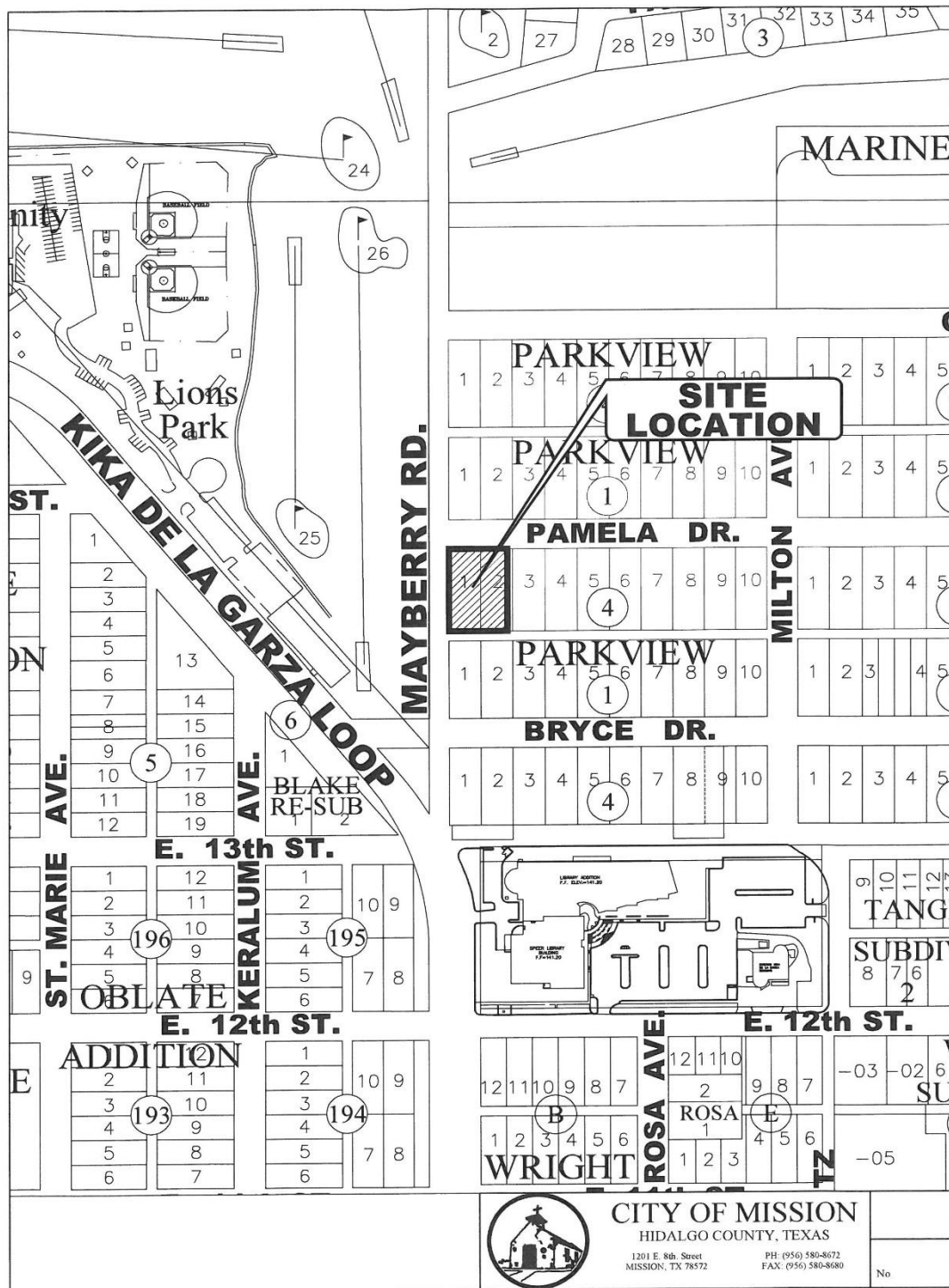
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

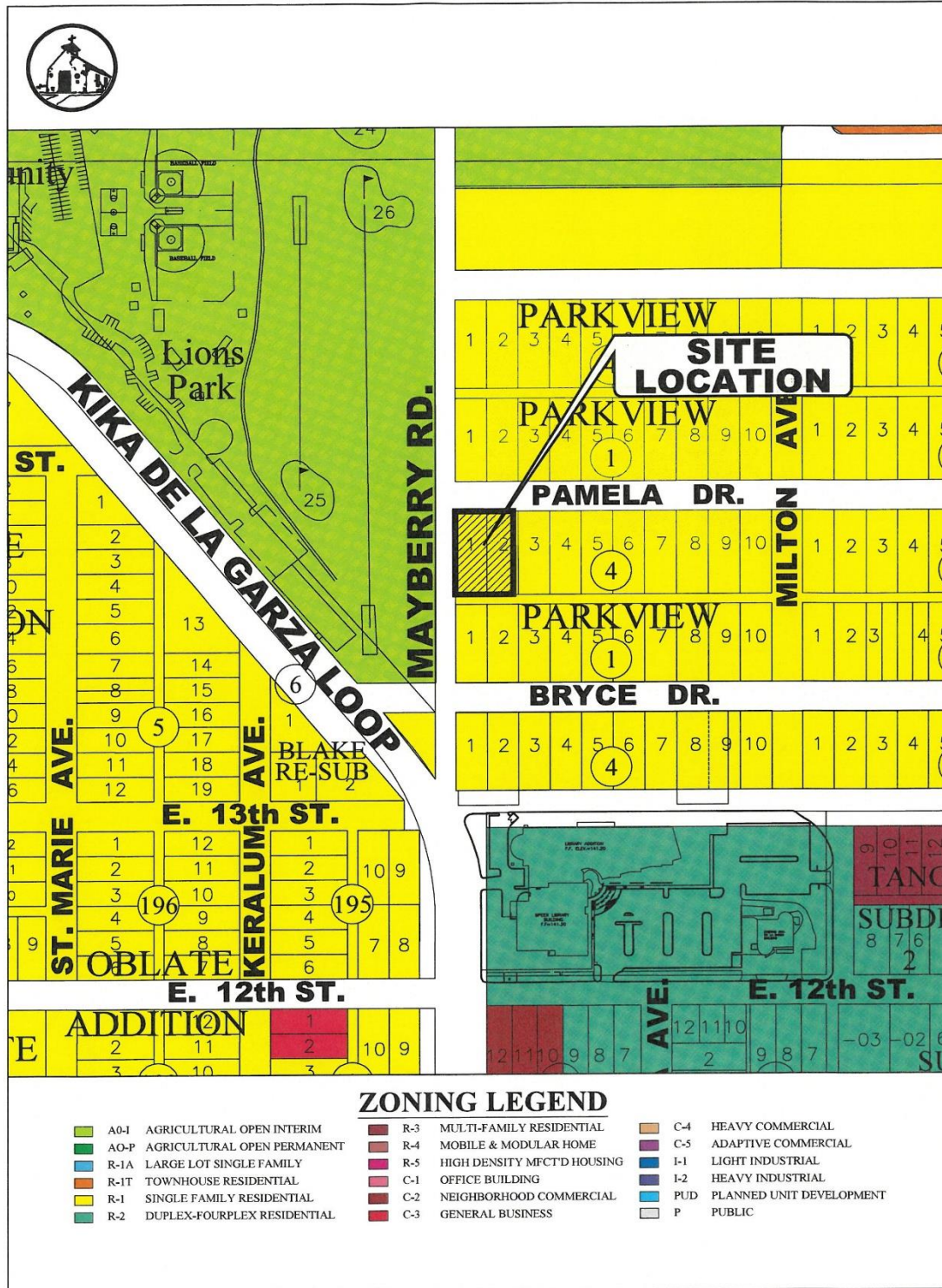
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ARIEL MAP



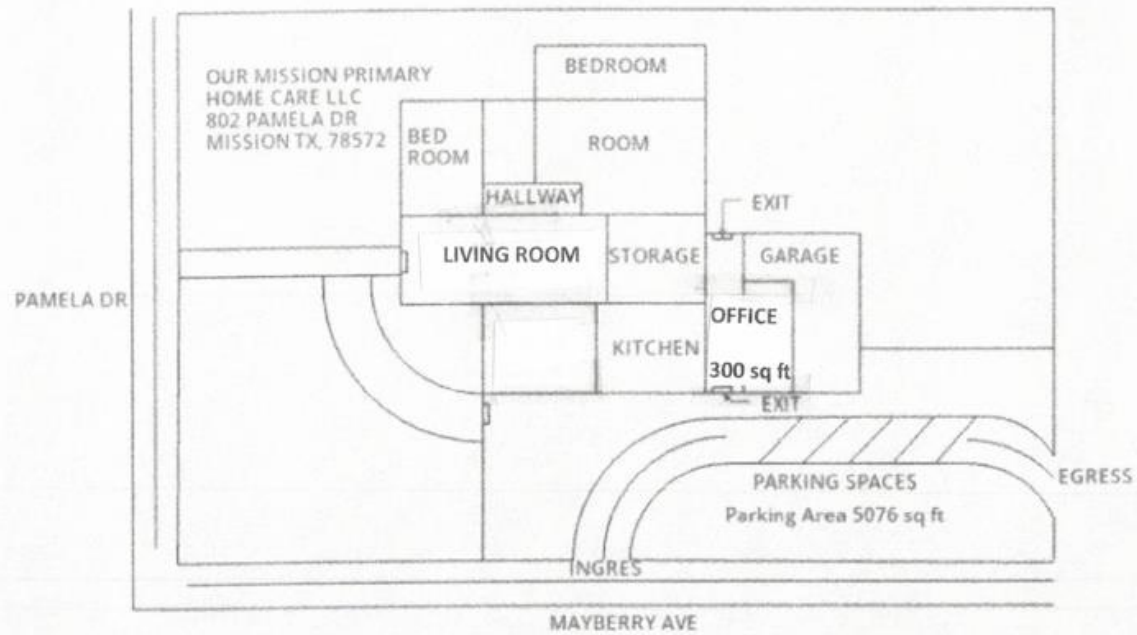
ZONING MAP



ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



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MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
257030	PAREDES JUAN A & MELISSA	1402 N MAYBERRY ST	MISSION	TX	78572-4331
257031	GARCIA ISIDRO JR	PO BOX 863	MISSION	TX	78573-0014
257032	ARMENDARIZ ROCKY DAVID	805 BRYCE DR	MISSION	TX	78572-4303
257033	ALTAMIRANO EZEQUIEL C & MA ISABEL DE LA TORRE	807 BRYCE DR	MISSION	TX	78572-4303
257002	GARCIA DENISE & REYNALDO JR	109 NARANJO ST	MISSION	TX	78572-5944
257005	RODRIGUEZ MARIA LYDIA	PO BOX 1852	MISSION	TX	78573-0031
257004	MANTZ JAMES C	805 PAMELA DR	MISSION	TX	78572-4334
257003	LAZO JOSE LUIS JR & MARIA S GARZA	803 PAMELA DR	MISSION	TX	78572-4334
257025	JASSO LIVIAR	17544 S IH 35	DILLEY	TX	78017-4645
257024	MORGAN ARNOLDO & ROSA M	802 PAMELA DR	MISSION	TX	78572-4335
257027	GARCIA ELIODORO & DAIRA Y	814 PAMELA DR	MISSION	TX	78572-4335
257026	CASAREZ ILDEFONSO III	810 PAMELA DR	MISSION	TX	78572-4335
257034	PENA MANUEL	2115 E 27TH ST	MISSION	TX	78574-2013
457965	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812