



MEETING DATE: May 07, 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 - 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

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

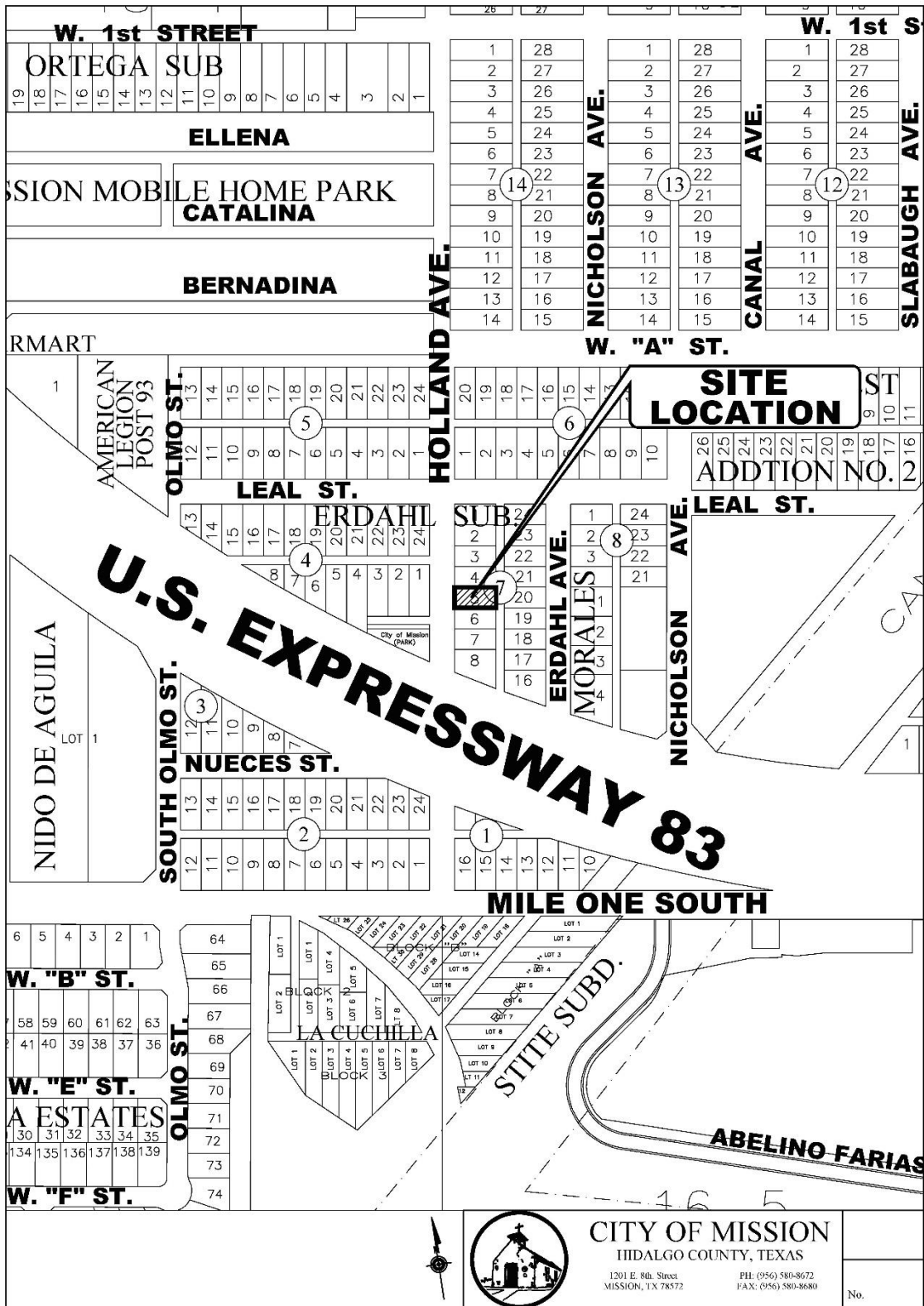
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

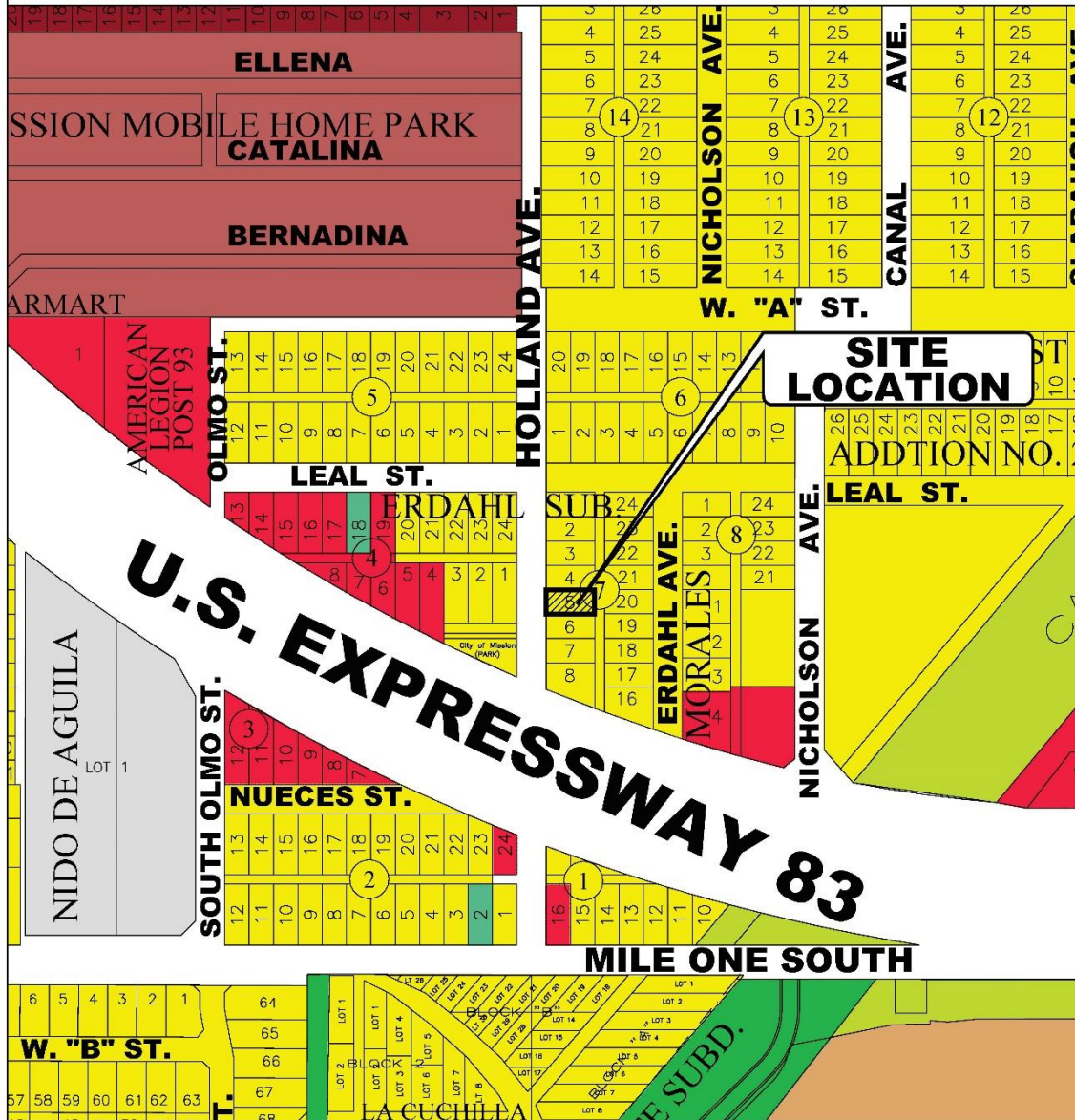
VICINITY MAP



AERIAL MAP



ZONING MAP



ZONING LEGEND

| | | | | | |
|--|----------------------------------|--|--------------------------------|--|------------------------------|
| | A0-I AGRICULTURAL OPEN INTERIM | | R-3 MULTI-FAMILY RESIDENTIAL | | C-4 HEAVY COMMERCIAL |
| | A0-P AGRICULTURAL OPEN PERMANENT | | R-4 MOBILE & MODULAR HOME | | C-5 ADAPTIVE COMMERCIAL |
| | R-1A LARGE LOT SINGLE FAMILY | | R-5 HIGH DENSITY MFC'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 |



PHOTO



PHOTO



MAILOUT LIST

| PROP_ID | Property Owners (CUP 25-16) | addrDeliveryLine | addrCity | addrState | addrZip |
|---------|---|-----------------------|-----------|-----------|------------|
| 170931 | MARTINEZ MELQUIARES | 310 S HOLLAND AVE | MISSION | TX | 78572-5252 |
| 170943 | FLORES AIDA SANCHEZ | 801 LEAL ST | MISSION | TX | 78572-5228 |
| 170987 | SAENZ PEDRO | 3609 HAWK CT | MCALLEN | TX | 78504-5086 |
| 170986 | SAENZ PETE JR | 3609 HAWK CT | MCALLEN | TX | 78504-5086 |
| 170991 | CAMPBELL MICHELLE | 320 ERDAHL AVE | MISSION | TX | 78572-5214 |
| 170992 | FEDERICO JOSE & SUSANA L | 316 ERDAHL AVE | MISSION | TX | 78572-5214 |
| 170993 | GUTIERREZ LUDIVINA GRANADOS | 312 ERDAHL AVE | MISSION | TX | 78572-5214 |
| 170994 | MEDINA RICARDO & TERESA | 304 ERDAHL AVE | MISSION | TX | 78572-5214 |
| 170984 | QUINTERO ARMELIA | 313 S HOLLAND AVE | MISSION | TX | 78572-5253 |
| 170995 | SALINAS GILBERT | 300 ERDAHL AVE | MISSION | TX | 78572-5214 |
| 170932 | CHAVEZ AURORA & MIGUEL A | 103 S CANAL AVE | MISSION | TX | 78572-5201 |
| 1076360 | ROMERO ELEAZAR XAVIER | 8213 HIDDEN DR | HARLINGEN | TX | 78552-6418 |
| 527290 | SAENZ PEDRO JR & ANTONIO | 3609 HAWK CT | MCALLEN | TX | 78504-5086 |
| 170989 | MATAMOROS BASILISA | 330 ERDAHL AVE | MISSION | TX | 78572-5214 |
| 170998 | AGUILAR RICARDO JR | 309 ERDAHL AVE | MISSION | TX | 78572-5213 |
| 170941 | GARZA ESTELA | 805 LEAL ST | MISSION | TX | 78572-5228 |
| 316640 | CERDA ALLAN | 1202 MIRACLE LN | MISSION | TX | 78572-3527 |
| 243417 | GARZA HORACIO & ELIDA | 313 ERDAHL AVE | MISSION | TX | 78572-5213 |
| 243418 | GARZA ALMA | 500 W CHAMPION LN | MISSION | TX | 78574-1843 |
| 170942 | BORREGO DON CARLOS & ELVA A | 803 LEAL ST | MISSION | TX | 78572-5228 |
| 170985 | HERNANDEZ FELIPE & GLORIA | 317 S HOLLAND AVE | MISSION | TX | 78572-5253 |
| 170988 | CONTRERAS IGNACIA | 332 ERDAHL AVE | MISSION | TX | 78572-5214 |
| 170990 | HERNANDEZ DEBORAH ANN LOPEZ | 328 ERDHAL ST | MISSION | TX | 78572-5214 |
| 170983 | RANGEL JUAN BAUTISTA & ORFELINDA LOPEZ TORRES | 309 S HOLLAND | MISSION | TX | 78572-5253 |
| 170982 | GONZALEZ HECTOR ELIAS | 1107 FAIRWAY DR NO 2B | MISSION | TX | 78572-8174 |