

ITEM# 1.7

CONDITIONAL USE PERMIT: Beauty Salon in a C-1 (Office Building) Zone
2407 N. Shary Road, Suite B
Lot 2, Joel Ochoa Subdivision
(aka Unit "C", Mezzaluna Condominium)
C-1
Clarissa Ordonez

REVIEW DATA

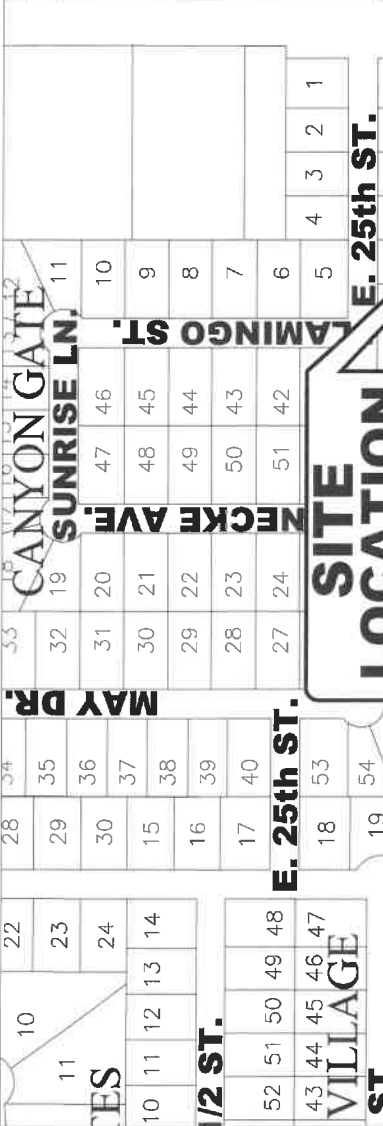
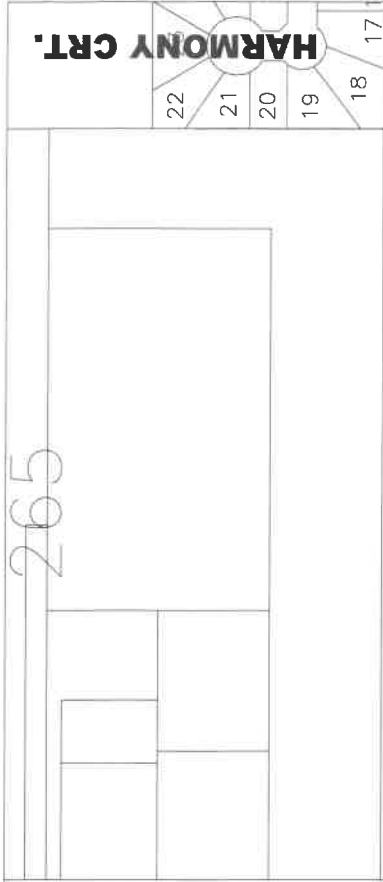
The 5,190 sq.ft. commercial plaza is located on the NW corner of Fox Run Drive & Shary Road along the north side of Fox Run. The applicant is proposing to open a beauty salon at this C-1 zoned property. A hair/beauty salon service is a permitted use with a Conditional Use Permit in a C-1 zone. The applicant will offer eyelash extensions, microblading, ombre brow, lip blush, permanent makeup and tattoo. Access to the property is provided off of Shary Road.

- **Hours of Operation:** Monday – Saturday from 12pm – 5pm
- **Staff:** 2 employees will operate the business
- **Parking & Landscaping:** Based on the square footage of the building, a total of 16 parking spaces are required for this plaza. There is a total of 24 parking spaces including the handicap that are shared with the other businesses within the commercial plaza.

REVIEW COMMENTS: Staff mailed out 15 notices to property owners within 200' radius and has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

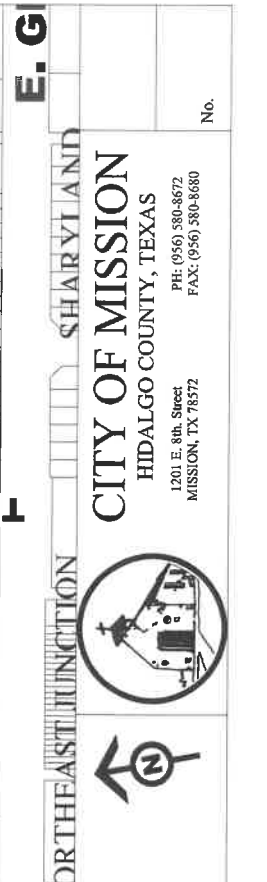
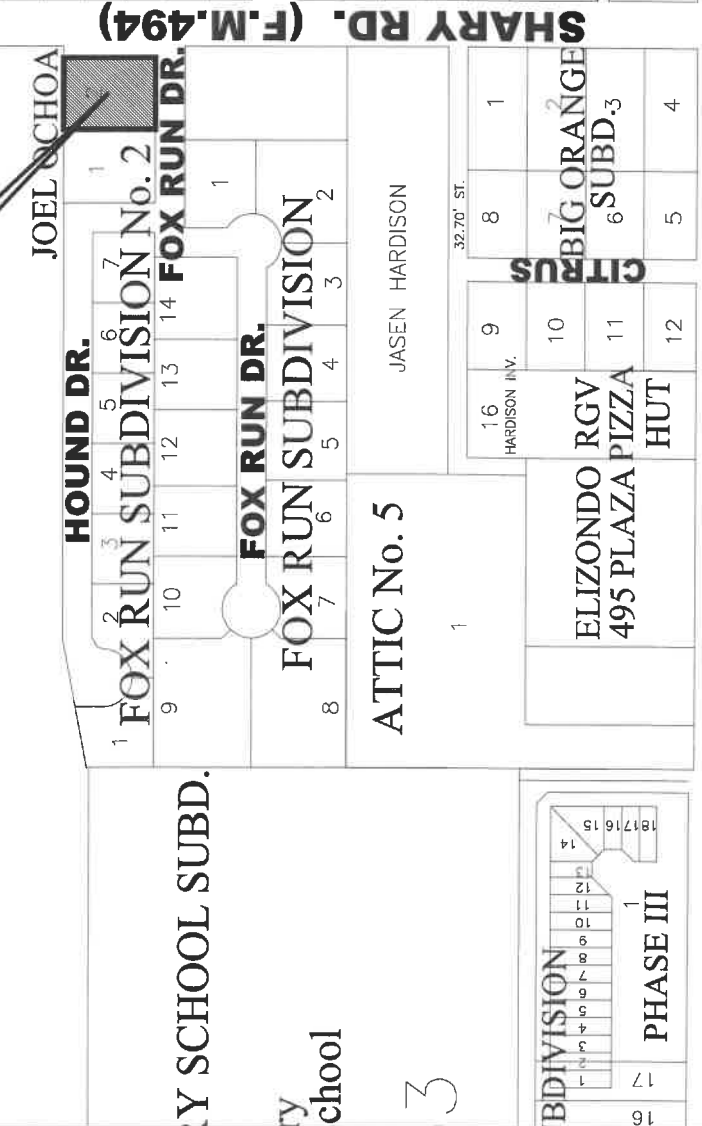
- 1.) Continued compliance with all City Codes (Building, Fire, etc.),
- 2.) Acquisition of a business license, and
- 3.) CUP not be transferable to others



200' H.C.I.D. No. 1 EDINBURG



265



PHASE III

GRIFTON PLAZA

GRIFTON HUT

GRIFTON SUBD-3

GRIFTON INV.

JASEN HARDISON

32.70' ST.

ATTIC No. 5

FOX RUN DR.

FOX RUN SUBDIVISION

FOX RUN SUBDIVISION No. 2

HOUND DR.

JOEL CHOIA

SITE LOCATION

E. 25th ST.

NECKE AVE.

MAY DR.

CANYON GATE

SUNRISE LN.

LAMINGO ST.

SHARY RD. (F.M. 494)

SHARYLAND

NORTHEAST JUNCTION

GLENWOOD

TR B MISSION

E. GRIFFIN PARKWAY (F.M. 495)

CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street

MISSION, TX 78722

PH: (956) 380-8672

FAX: (956) 380-8680

No.





N. SHARY RD

FOX RUN DR.

LOCATION SITE





F6300-00-000-0001-00 (175888)
REED KANDY X
2314 FOX RUN AVE
MISSION TX 78574

F6300-00-000-0002-00 (175889)
BARBOSA MARCUAS A & LIZVIA
909 ASH DR
WESLACO TX 78596

F6300-02-000-0007-00 (175908)
SALINAS GILBERTO & PETRA
2312 HOUND DR
MISSION TX 78574

S2950-00-000-0254-00 (281282)
MJ 4 FAMILY LIMITED PARTNERSHIP
2001 SOUTH D ST
MCALLEN TX 78503

S2950-00-000-0255-00 (281290)
HIDALGO CO WATER DIST #1
PO BOX 870
EDINBURG TX 78540

T5300-00-000-0001-00 (304330)
ROMERO JORDAN JAMES
2401 SYCAMORE AVE
MISSION TX 78574

T5300-00-000-0002-00 (304331)
GONZALEZ DAVID ALEJANDRO
2403 SYCAMORE AVE
MISSION TX 78574

T5300-00-000-0003-00 (304332)
LOPEZ JESUS A ESPINOSA & CLAUDIA
2405 SYCAMORE AVE
MISSION TX 78574

T5300-00-000-0004-00 (304333)
ARCE CARLOS MANUEL GONZALEZ & J.
2407 SYCAMORE AVE
MISSION TX 78574

T5300-00-000-0005-00 (304334)
TAN CRISPINA SIU
3812 W ULEX AVE
MCALLEN TX 78504

T5300-00-000-0006-00 (304335)
LOPEZ JUAN ANTONIO & LAURA D
2411 SYCAMORE AVE
MISSION TX 78574

C1310-00-000-0069-00 (683719)
PHAN JUSTINDAT M
2328 E 25TH ST
MISSION TX 78574

C1310-00-000-0070-00 (683720)
STRUCTURE TEAM LLC
1720 MAPLE AVE
MCALLEN, TX 78501-8585

M3846-00-000-000C-00 (790038)
CORAM LLC
PO BOX 789
MCALLEN TX 78505

J5405-00-000-0001-00 (654670)
AVELLANEDA GUILLERMO R & JENNY I
2315 FOX RUN ST
MISSION, TX 78574

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A BEAUTY SALON IN A C-1
(OFFICE BUILDING) ZONE, 2407 N. SHARY ROAD, SUITE B, LOT 2, JOEL OCHOA
SUBDIVISION (AKA UNIT “C”, MEZZALUNA CONDOMINIUM)**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of June 19, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, June 24, 2024, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
2407 N. Shary Road, Suite B. Lot 2, Joel Ochoa Subdivision (aka Unit “C”, Mezzaluna Condominium)	Beauty Salon in a C-1 (Office Building Zone	<ol style="list-style-type: none">1. Life of Use2. Continued compliance with all City Codes (Building, Fire, etc.)3. Acquisition of a business license; and4. CUP not transferable to others

READ, CONSIDERED AND PASSED, this the 24th day of June, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary