

ITEM# 1.6

CONDITIONAL USE PERMIT: Home Occupation – 2 Chair Beauty Salon
804 W. 24th Place
Lot 74, Chaparral Heights Subdivision
R-1
Hermelinda G. Salazar

REVIEW DATA

The subject site is located 150' west of Holland Road along the north side of 24th Place. The applicant has been running a 2-chair salon since November 2010. All her customers are by appointment only. The last conditional use permit approved for this location was on April 26, 2021 for a period of 3 years. The applicant now wishes to renew her conditional use permit. If approved, the applicant would need to continue compliance with the "home occupations" regulations provided in Sec. 1.56-1 of the Zoning Code.

- **Days / Hours of operation:** Monday through Friday from 10:00 a.m. to 7:00 p.m., and Saturday from 10:00 a.m. to 5:00 p.m. (by appointment only)
- **Staff:** Mrs. Salazar is the only person running the salon.
- **Parking:** There are a total of 3 off-street parking spaces which considering Mrs. Salazar works alone and by appointment only, meets code.

REVIEW COMMENTS: Staff mailed out 32 notices to property owners within 200' radius and as of 6/12/24 staff has not received any comments in favor or against this request. Since the home occupation has been in operation for 14 years without any complaints, staff does not object to an extended approval term.

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

1. Continue to comply with the "home occupations" regulations,
2. Continue to comply with all City Codes (Building, Fire, etc.), and
3. CUP not transferable to others

FAIRVIEW SUBDIVISION
FAIRVIEW DRIVE

41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20

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

NEWPORT SQUARE
THE OAKS @ HOLLAND SUB
W. STACIE LN.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41

SOLIS SUBD.
 LOT A

25-5

TROSPER GARDENS
24 TH PLACE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

AZIZ SUBD.
 NO 2 CEPEDA

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

W. GRIFFIN PARKWAY (F.M. 495)

PHASE 2
W. 26 TH ST.

84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148

SITE LOCATION

133
 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48

CHAPARRAL HEIGHTS
W. 24 TH PLACE

19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39

W. 24 TH ST.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PHASE 1
W. 26 TH ST.

121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

W. GRIFFIN PARKWAY (F.M. 495)

K. White Junior High

O'Grady Elementary

W. GRIFFIN PARKWAY (F.M. 495)

STORAGE DEPOT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.



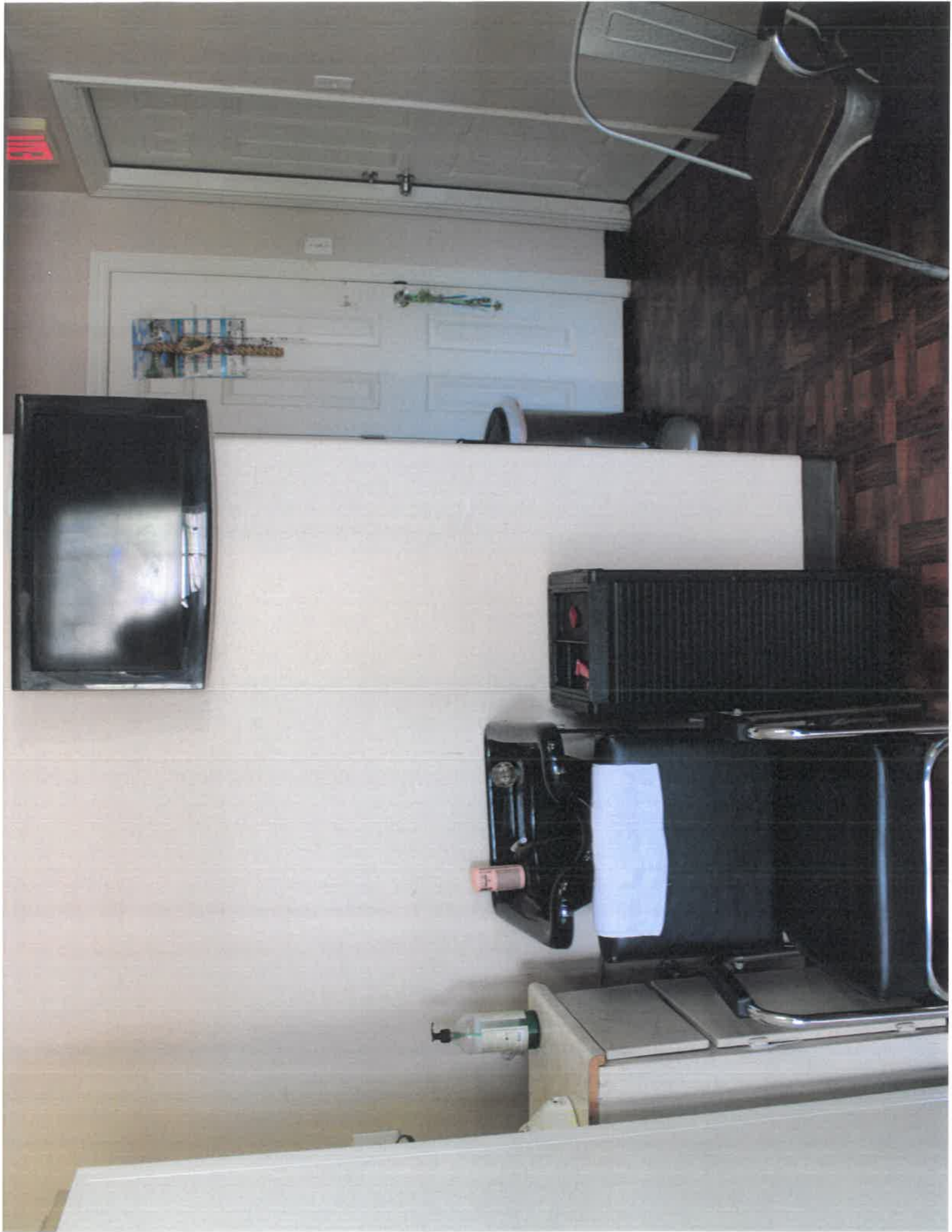
**SITE
LOCATION**

N. HOLLAND RD.

W. 24TH PLACE



HERMES
Construction
408-979-0000







C4020-00-000-0033-00 (134471)
REYES LETICIA & MARIA A GONZALEZ
810 W 24TH ST
MISSION TX 78574

C4020-00-000-0034-00 (134472)
JACOME OTTO JR & ANGELICA M
2217 LAWNDALE RD
MISSION TX 78572

C4020-00-000-0035-00 (134473)
JACOME OTTO & ANGELICA
2217 LAWNDALE RD
MISSION TX 78572

C4020-00-000-0037-00 (134475)
BURGUENO GONZALO
817 TORONTO AVE APT 2
MCALLEN TX 78503

C4020-00-000-0038-00 (134476)
LARA PABLO
805 W 24TH ST
APT 1
MISSION TX 78574

C4020-00-000-0039-00 (134477)
BVOP PROPERTIES LLC
919 W 29TH ST
AUSTIN TX 78705

C4020-00-000-0040-00 (134478)
MUNOZ LEONZO JR
PO BOX 1595
LA JOYA TX 78560

C4020-00-000-0041-00 (134479)
GUERRA MARY LOU
807 W 24TH PL
MISSION TX 78574

C4020-00-000-0042-00 (134480)
SAUCEDO JESUS
8909 W DRALLE RD
FRANKFORT IL 60423

C4020-00-000-0043-00 (134481)
VAZQUEZ MARITZA
12127 CEDAR BEND DR
DALLAS TX 75244

C4020-00-000-0070-00 (134508)
SANCHEZ JUANITA
PO BOX 4073
MISSION TX 78573

C4020-00-000-0071-00 (134509)
SWINDLE NORMA
810 W 24TH PL
MISSION TX 78574

C4020-00-000-0072-00 (134510)
CARDENAS ALEJANDRO JR & ANA ISABEL
4524 TYLER AVE
MCALLEN TX 78503

C4020-00-000-0073-00 (134511)
M G VALDEZ LTD
2308 SILVERADO SOUTH
MISSION TX 78573

C4020-00-000-0074-00 (134512)
SALAZAR JOSE L & HERMELINDA G
804 W 24TH PL
MISSION TX 78574

C4020-00-000-0075-00 (134513)
MG VALDEZ LTD
2308 SILVERADO SOUTH
MISSION TX 78573

C4020-00-000-0076-00 (134514)
URQUIZO FRANCISCO L CARBAJAL
VERONICA ESPINOZA
800 W 24TH PL
MISSION TX 78574

C4020-00-000-0077-00 (134515)
CRUZ HECTOR
801 W 25TH ST
MISSION TX 78574

C4020-00-000-0078-00 (134516)
TREVINO TOREVINO & BLANCA E
403 S RESPLANDOR ST
MISSION TX 78572

C4020-00-000-0079-00 (134517)
ZMUDA DOMINIQUE Y
805 W 25TH ST
MISSION TX 78574

C4020-00-000-0080-00 (134518)
GAUNA VERONICA & CESAREO
4608 N DOFFING RD
MISSION TX 78574

C4020-00-000-0081-00 (134519)
MG VALDEZ LTD
2308 SILVERADO SOUTH
MISSION TX 78573

C4020-00-000-0082-00 (134520)
SALAZAR ADRIANA E
811 W 25TH ST
MISSION TX 78574

C4020-00-000-0083-00 (134521)
RODRIGUEZ ADAN A & OLGA P
813 W 25TH ST
MISSION TX 78574

C4020-00-000-0126-00 (134564)
GARCIA JESSICA
810 W 25TH ST
MISSION TX 78574

C4020-00-000-0127-00 (134565)
SCOTT TERESA M
808 W 25TH ST
MISSION TX 78574

C4020-00-000-0128-00 (134566)
GARZA ROLANDO T & MARIA A
806 W 25TH ST
MISSION TX 78574

C4020-00-000-0129-00 (134567)
SANCHEZ TERESA DIEGO
804 WEST 25TH STREET
MISSION TX 78574

C4020-00-000-0130-00 (134568)
WINICKI BRYAN & DORA ISELA GARCIA
802 W 25TH ST
MISSION TX 78574

C4020-00-000-0131-00 (134569)
SANCHEZ CAROLINA
800 W 25TH ST
MISSION TX 78574

W0100-00-025-0005-04 (316980)
JJAB FAMILY LIMITED PARTNERSHIP
PO BOX 279
MISSION TX 78573

T8030-00-000-0001-00 (693035)
PINA JAIME & IDALIA
716 W 24TH PL
MISSION TX 78574