

## **ITEM# 1.7**

**CONDITIONAL USE PERMIT:** Home Occupation – Lucio Income Tax  
& Health Insurance Agency  
112 E. 5<sup>th</sup> Street  
Lot 12, Block 78,  
Mission Original Townsite  
R-1  
Jose Manuel Lucio III

### **REVIEW DATA**

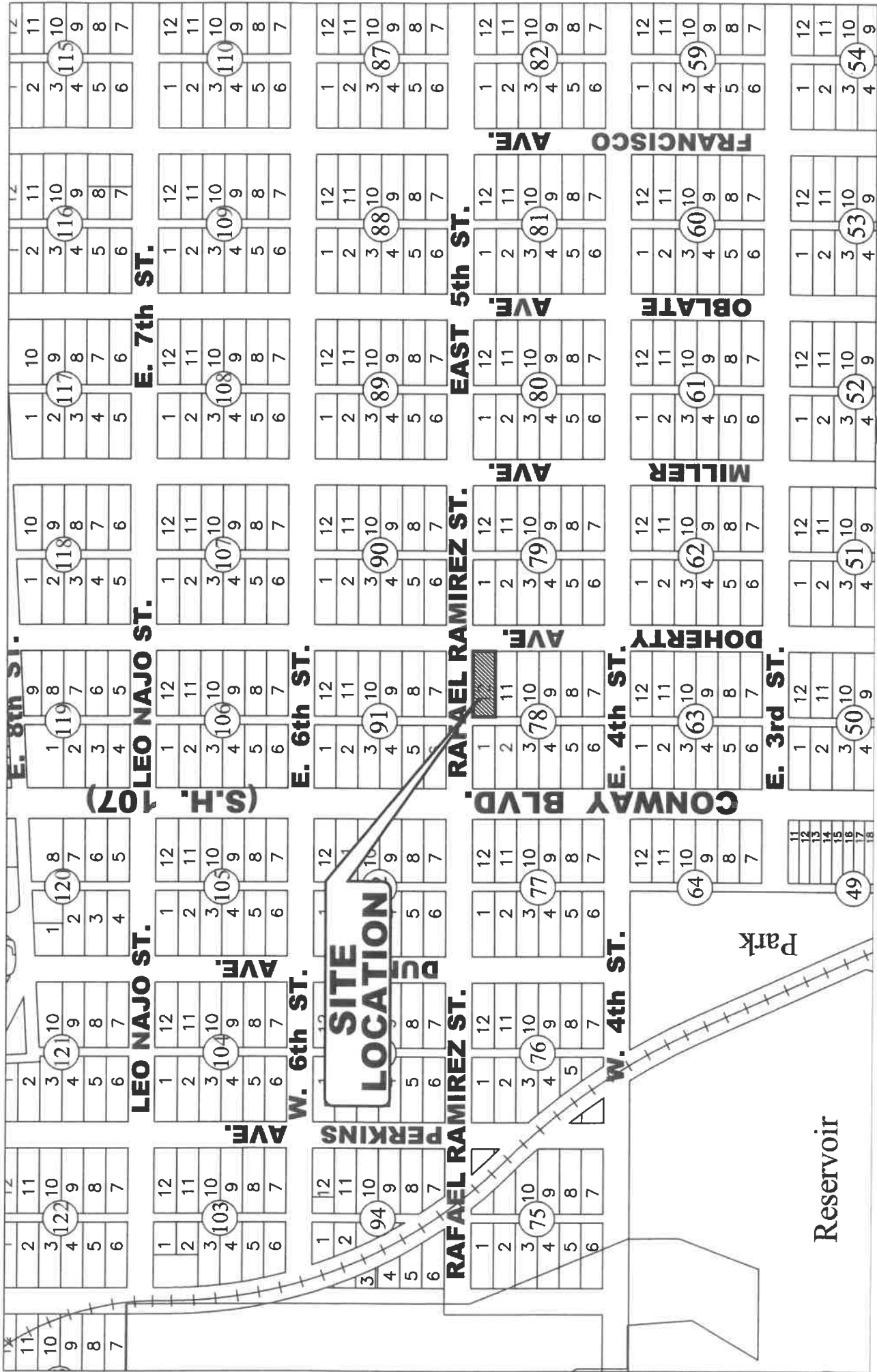
The subject site is located at the Southwest corner of E. Rafael Ramires Street (E. 5<sup>th</sup> Street) and Doherty Avenue. The applicant has applied for a conditional use permit for a home occupation to have a Income Tax and Health Insurance Agency service out of his home. He proposes to utilize the living room and the one-car garage as office setting for the business. He plans to remodel the garage to serve as a reception and waiting area, equipped with a public restroom and hand washing station to better serve his clients. 90% of our clients are serviced virtually and the rest are in-person by appointment only.

- **Days/Hours of Operation:** Monday – Friday from 9:00 am to 5:00 pm.
- **Number of Employees:** 2 employees one living in the home.
- **Parking:** It is noted that the driveway can easily accommodate up to one vehicle and the carport can accommodate 2 more vehicles
- Must comply with Sec. 1.56-1, Zoning Code (home occupations regulation.), inclusive of sign requirements.

**REVIEW COMMENTS:** Staff mailed out 25 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has received not received any comments in favor or against the request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 year re-evaluation to access the new operation,
- 2) Compliance with all City Codes (Building, Fire, and Sign Codes),
- 3) Acquisition of a business license, and
- 4) CUP not transferable to others.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th. Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 380-8680

**SITE LOCATION MAP**

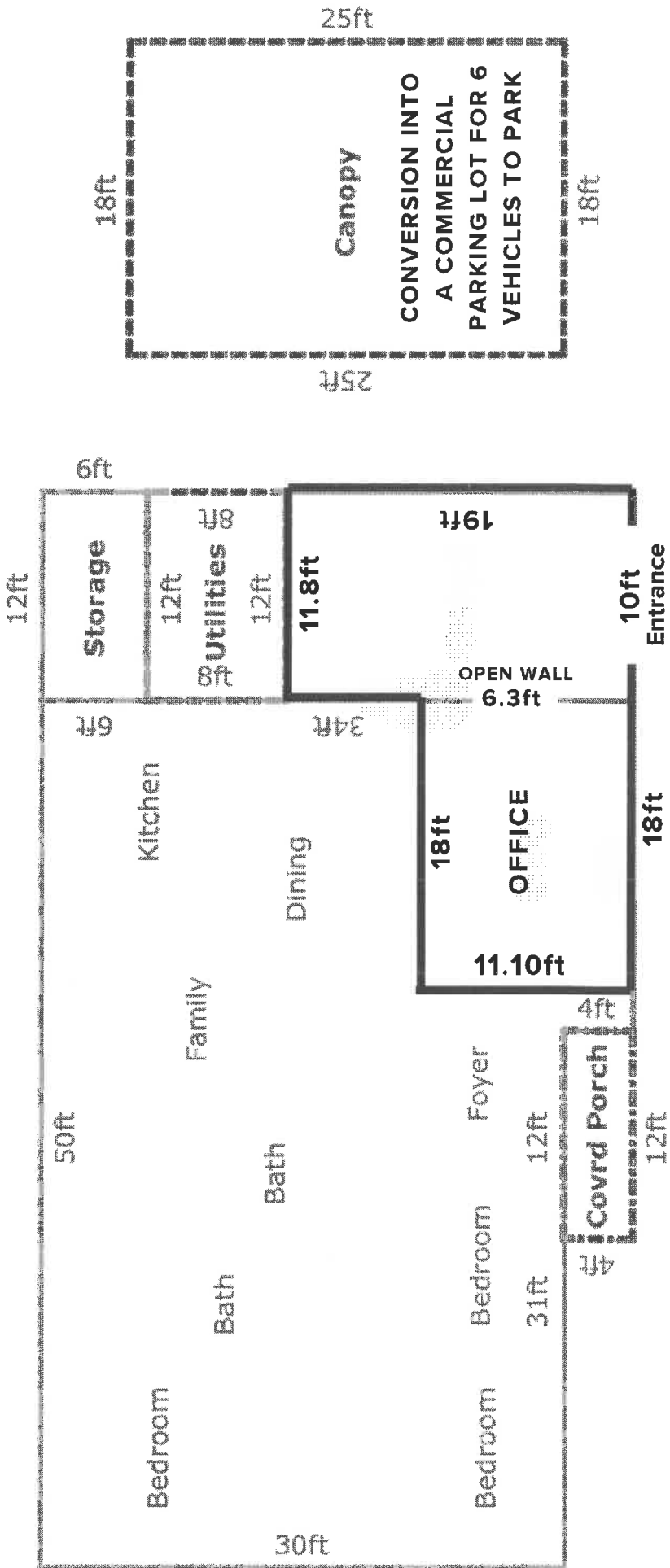
No.



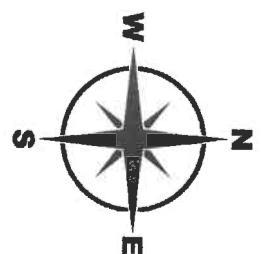
**SITE  
LOCATION**

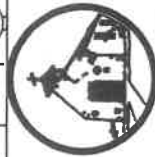
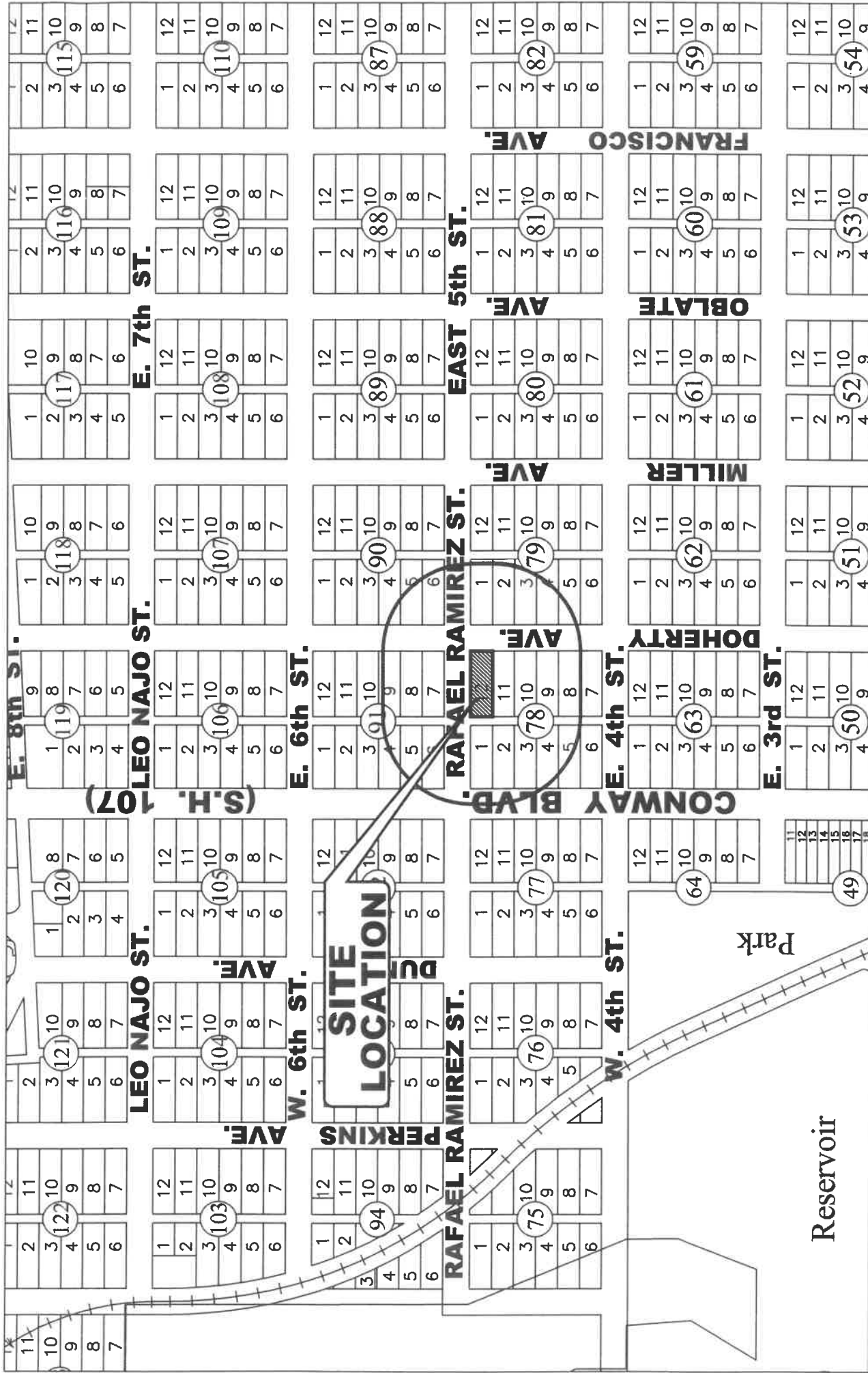
**DOHERTY AVE.**

**RAFAEL RAMIREZ (E. 5TH ST.)**



**CONVERSION INTO  
A COMMERCIAL  
PARKING LOT FOR 6  
VEHICLES TO PARK**





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1201 E. 8th Street

MISSION, TX 78572

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FAX: (956) 580-8680

# 200' RADIUS MAILOUT MAP

No.









M5200-00-078-0001-00 ( 239152)  
BDSO LLC  
500 N CONWAY AVE  
MISSION TX 78572

M5200-00-078-0002-00 ( 239153)  
BDSO LLC  
500 N CONWAY AVE  
MISSION TX 78572

M5200-00-078-0004-00 ( 239154)  
BARRERA SUPPLY COMPANY  
500 N CONWAY AVE  
MISSION TX 78572

M5200-00-078-0005-00 ( 239155)  
JOSYAS LP  
703 W INSPIRATION RD  
PHARR TX 78577

M5200-00-078-0006-00 ( 239156)  
GARZA JOSE DAVID  
503 MILLER AVE  
MISSION TX 78572

M5200-00-078-0007-00 ( 239157)  
GOMEZ FORTUNATO JR  
408 DOHERTY AVE  
MISSION TX 78572

M5200-00-078-0008-00 ( 239158)  
GOMEZ CRISTINA  
409 DOHERTY AVE  
MISSION TX 78572

M5200-00-078-0009-00 ( 239159)  
GOMEZ JULIO CESAR  
411 DOHERTY AVE  
MISSION TX 78572

M5200-00-078-0010-00 ( 239160)  
ALANIZ MINERVA  
415 DOHERTY AVE  
MISSION TX 78572

M5200-00-078-0011-00 ( 239161)  
TAMEZ SAN JUAN HERRERA  
PO BOX 2252  
MISSION TX 78573

M5200-00-078-0012-00 ( 239162)  
LUCIO JOSE M III  
112 E RAFAEL RAMIREZ ST  
MISSION TX 78572

M5200-00-079-0001-00 ( 239163)  
RAMIREZ ROGELIO EMILIO II  
200 E 5TH ST  
MISSION TX 78572

M5200-00-079-0002-00 ( 239164)  
CASTILLO FRANCISCO & EVELIA  
420 DOHERTY AVE  
MISSION TX 78572

M5200-00-079-0003-00 ( 239165)  
RAMIREZ LAURA YVA  
AKA LAURA YVA RAMIREZ ARECHIGA  
412 RIO GRANDE CIR  
ALAMO TX 78516

M5200-00-079-0004-00 ( 239166)  
PENA IMELDA IDA  
410 DOHERTY AVE  
MISSION TX 78572

M5200-00-079-0005-00 ( 239167)  
VILLARREAL CARLOS & MARIA T  
1001 W 1ST  
MISSION TX 78572

M5200-00-079-0006-00 ( 239168)  
HERNANDEZ ROSENDA & TOMASA  
20930 FAIRBANKS AVE N  
FORSET LAKE, MN 55025

M5200-00-090-0004-00 ( 239296)  
MARTINEZ THELMA EDITH  
510 DOHERTY AVE  
MISSION TX 78572

M5200-00-090-0005-00 ( 239297)  
LAND GRABBER LLC  
550 W 3 MILE LINE  
PALMHURST TX 78573

M5200-00-091-0004-00 ( 239308)  
FUENTES ALFREDO  
650 MAIN ST  
FORDS NJ 8863

M5200-00-091-0004-10 ( 239309)  
CARDENAS ESMERALDA  
405 RIO GRANDE DR  
MISSION TX 78572

M5200-00-091-0005-00 ( 239310)  
BDSO LLC  
500 N CONWAY AVE  
MISSION TX 78572

M5200-00-091-0007-00 ( 239311)  
BDSO LLC  
500 N CONWAY AVE  
MISSION TX 78572

M5200-00-091-0008-00 ( 239312)  
SILVA EUSEBIO (DECEASED)  
EUGENIA P SILVA  
503 DOHERTY AVE  
MISSION TX 78572

M5200-00-091-0009-00 ( 239313)  
OLIVAREZ ALVARO E ETAL  
1013 N 23RD ST  
MCALLEN TX 78501