



MEETING DATE: November 5, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for Tutoring Services in a property zoned Office Building District ("C-1"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 10, 2025 – Application for conditional use permit submitted for processing.
- October 24, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- November 5, 2025 – Public hearing and consideration of the requested conditional use permit by the Planning and Zoning Commission.
- November 12, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The applicant is requesting the conditional use permit in the subject property zoned Office Building District ("C-1") to provide after school tutoring services at the site.
- The code of ordinances states that tutoring services is allowed in a property zoned Office Building District ("C-1") with a conditional use permit.
- The rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road.
- The proposed hours of operation are Monday through Thursday from 4:30 p.m. to 7:00 p.m.
- There will be two business owners and one employee providing the tutoring services.
- The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space.
- Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from the 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 the use requested is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request subject to compliance with the following conditions:

1. One (1) year permit to continue to assess this business
2. Must comply with all city codes (Building, Fire, Health, Sign codes, etc.)

3. CUP is not transferable to others.
4. Hours of operation are Monday to Thursday from 4:30 p.m. to 7:00 p.m.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

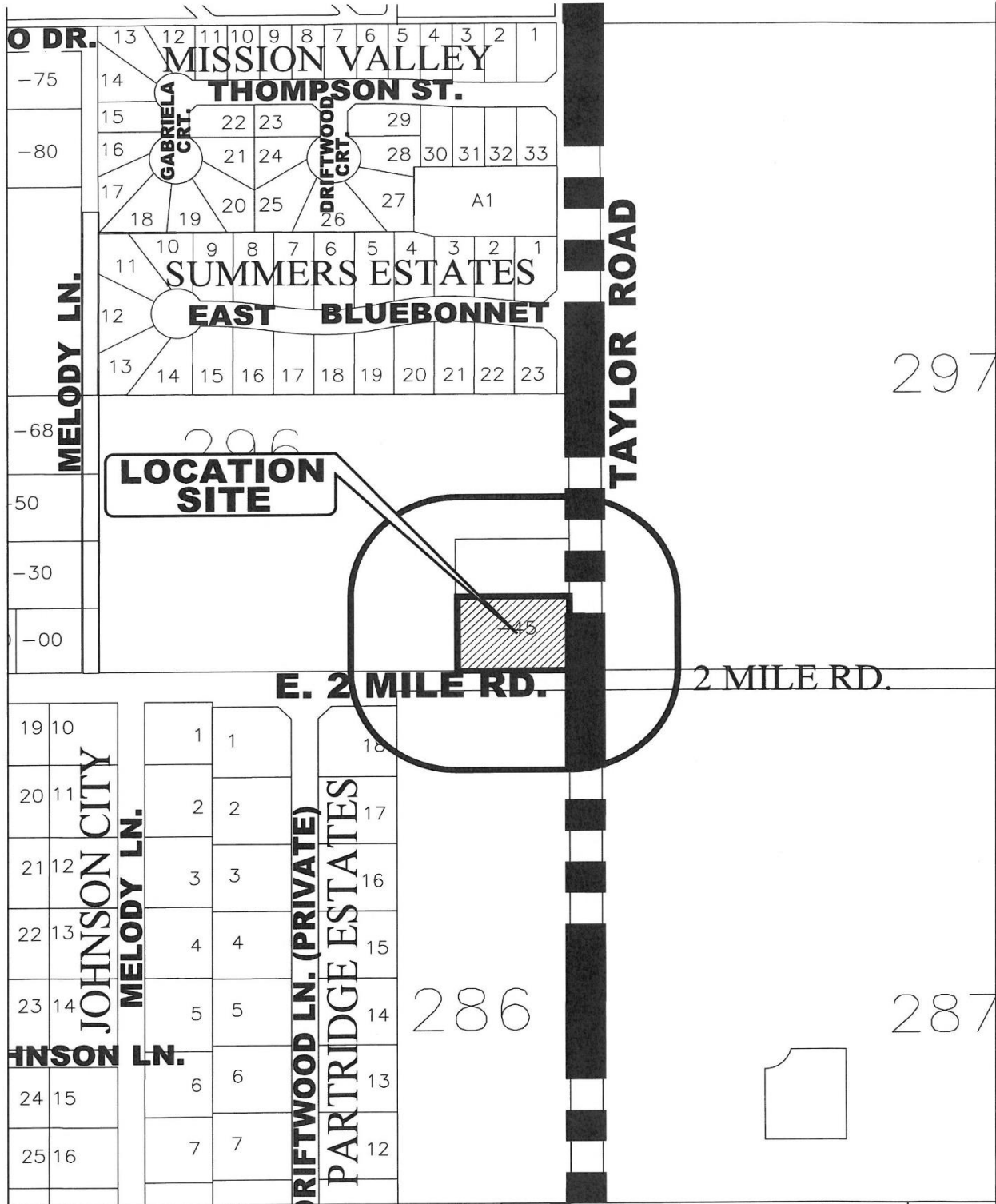
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



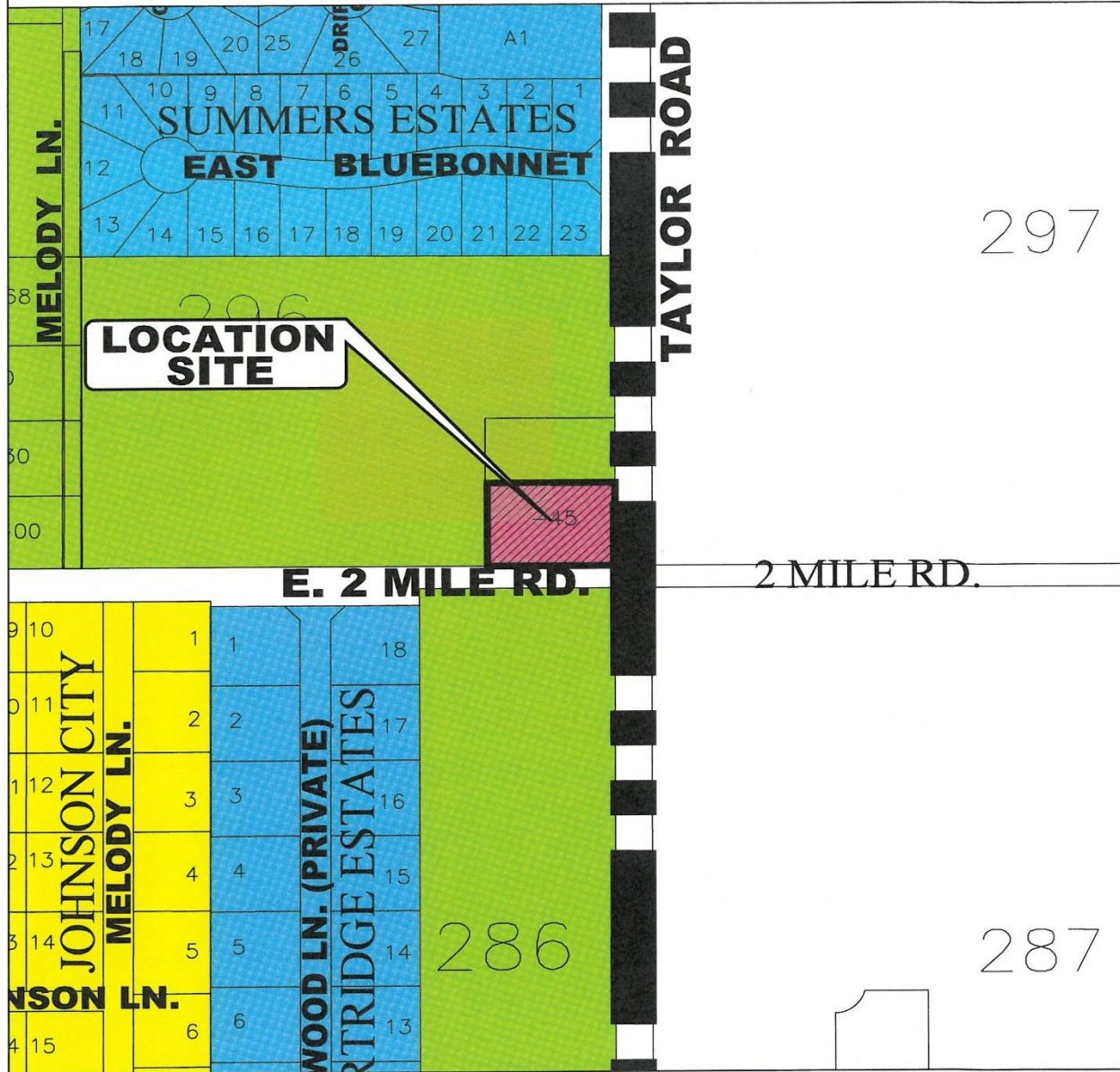
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
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No.

ZONING MAP



ZONING LEGEND

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

AERIAL



PHOTO OF THE PROPERTY FROM TAYLOR ROAD



PHOTO OF THE PROPERTY FROM MILE 2 ROAD



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PERMITTED USES FOR THE C-1 DISTRICT

OFFICE BUILDING DISTRICT ("C-1")

PERMITTED USES

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
790097	P4355-00-000-0018-00	RIVERA RICARDO URZUA				
281585	S2950-00-000-0296-40	RGV VILLA DEVELOPMENT LLC	123 VILLA ST	MISSION	TX	78572
281586	S2950-00-000-0296-45	BUSINESS 83 LLC	305A N SHARY RD	MISSION	TX	78572-2025
498743	S2950-00-000-0286-79	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497
641626	S2950-00-000-0286-81	ENRIQUE OLIVAREZ CONSTRUCTION INC	1013 N 23RD ST	MCALLEN	TX	78501-7497
281492	S2950-00-000-0286-60	MORALES SERGIO G	509 W NOLANA	MCALLEN	TX	78504-3029