

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing and take action to consider a request to renew a Conditional Use Permit for a Home Occupation in a property zoned R-1 (Single Family Residential District), being all of Lot 130B, of Lots 130A & 130B, Re-plat of Lots 130, 131, and 132, Mountain View Phase I Subdivision, located at 3307 Amethyst Avenue. Applicant: Cesar Elizondo

Prepared By: Susana De Luna
Title: Assistant Planning Director
Signature: *Susana De Luna*

Brief Summary:

Project Timeline

- February 13, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- February 21, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary

- The site is located along the West side of Amethyst Avenue approximately 100 feet North of Ramirez Street.
- Per Code of Ordinance, a Home Occupation requires the approval of a Conditional Use Permit by the City Council.
- Cesar Elizondo, the applicant, is requesting a conditional use permit to continue his Urgent Care Transport Business. The applicant offers transportation services for medical patients, to and from the doctor’s appointments with no customers going to the home and no sign will be posted on the property. The last conditional use permit approved for this location was on February 26, 2024 for a period of 1 year.
- The proposed hours of operation are as follows: Monday – Friday from 7:00 am to 5:00 pm
- Staff: 2 employees
- Parking: There is enough parking for up to 4 vehicles on the property.
- No incidents have been reported for this home occupation.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (22) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a

use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff Recommendation:

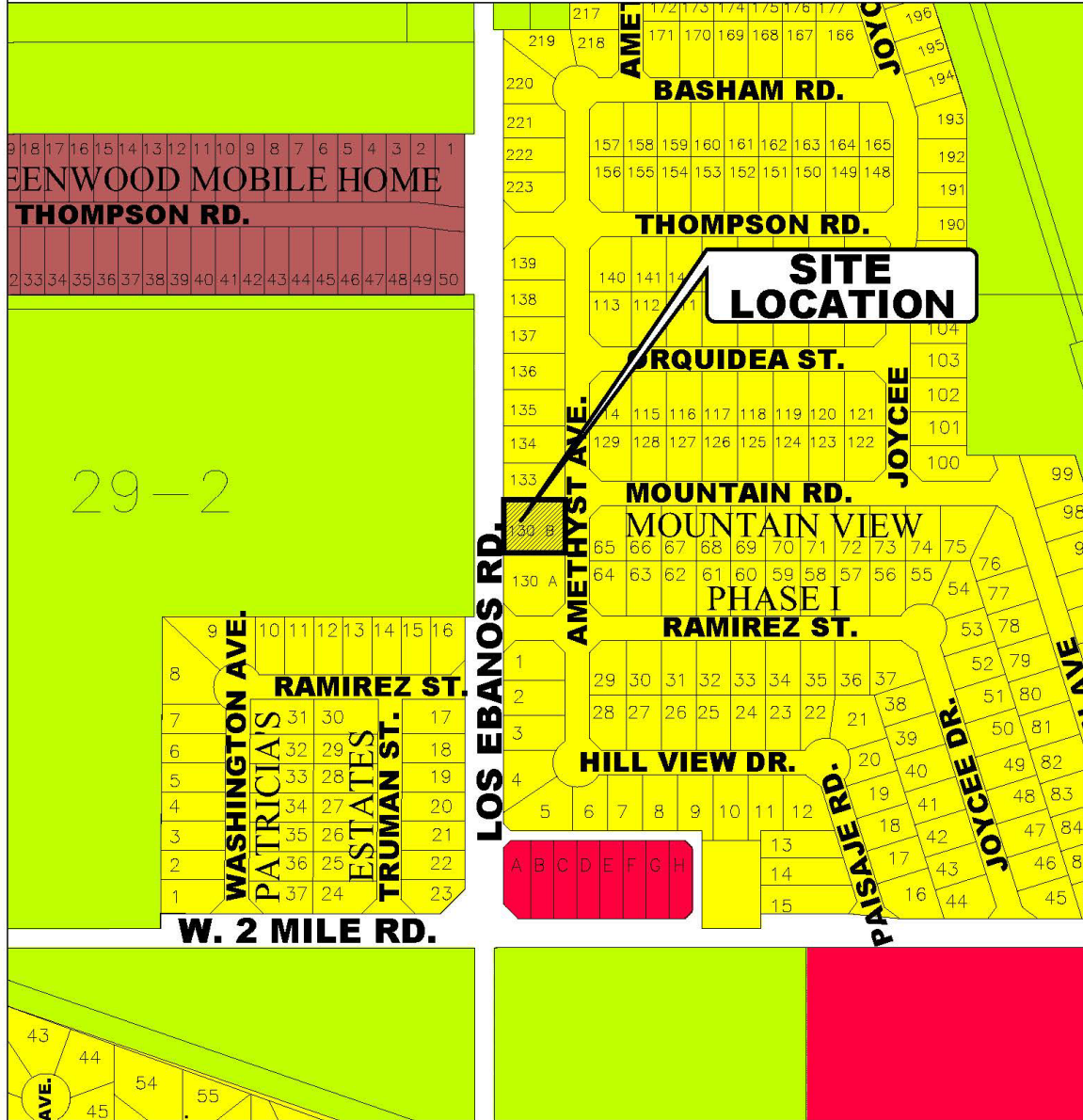
Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
3. CUP not transferable to others.
4. Hours of operation are Monday – Friday from 7:00 am to 5:00 pm

Attachment I



Attachment II



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 MFCTD 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



Attachment III



Attachment IV

W0100-00-029-0002-00 (317239)
CONTRERAS JOSE L
3405 N LOS EBANOS RD
MISSION TX 78573

W0100-00-029-0002-08 (508524)
CONTRERAS JOSE & ESTELA
3405 N LOS EBANOS RD
MISSION TX 78573

W0100-00-029-0002-09 (509192)
CONTRERAS JOSE L
3405 N LOS EBANOS RD
MISSION TX 78573

P4653-00-000-0015-00 (658514)
SERRANO IRMA AURORA
1502 RAMIREZ ST
MISSION TX 78573

P4653-00-000-0016-00 (658515)
SALAZAR ROSALIE R & RICARDO A
1500 RAMIREZ ST
MISSION TX 78573

M7003-01-000-0001-00 (724519)
RUIZ CHAPA JOSE DANTE & ALEJANDR
3301 AMETHYST AVE
MISSION TX 78573

M7003-01-000-0029-00 (724547)
MUNIZ SASHUA NOE & ARACELI GARZA
1407 RAMIREZ ST
MISSION TX 78573

M7003-01-000-0062-00 (724580)
BERMEJO ARTURO JR & ERIKA RODRIGUEZ
1404 RAMIREZ ST
MISSION TX 78573

M7003-01-000-0063-00 (724581)
MARTINEZ JUAN JOSE III & JULISSA MA
1406 RAMIREZ ST
MISSION TX 78573

M7003-01-000-0064-00 (724582)
CONFIDENTIAL
1408 RAMIREZ ST
MISSION TX 78573

M7003-01-000-0065-00 (724583)
GARCIA DIANA C
DOMINGO CANTU JR
1407 MOUNTAINVIEW RD
MISSION TX 78572

M7003-01-000-0066-00 (724584)
CAVAZOS JOSE A
1405 MOUNTAIN RD
MISSION TX 78573

M7003-01-000-0067-00 (724585)
ALVARADO OSCAR GARZA
1403 MOUNTAIN RD
MISSION TX 78573

M7003-01-000-0114-00 (724632)
CARLOS KARLO & NORAABLA
1407 ORQUIEDA ST
MISSION TX 78573

M7003-01-000-0115-00 (724633)
CANTU MARCO A & CLAUDIA E CANO
1405 ORQUIDEA ST
MISSION TX 78573

M7003-01-000-0128-00 (724646)
GARCIA CRUZ OMAR
1406 MOUNTAIN RD
MISSION TX 78573

M7003-01-000-0129-00 (724647)
CANTU ENRIQUE & MELISSA NANEZ
1408 MOUNTAIN RD
MISSION TX 78573

M7003-01-000-0133-00 (724651)
GUERRA ALEJANDRO & MARA
3311 AMETHYST AVE
MISSION TX 78573

M7003-01-000-0134-00 (724652)
CERDA JOAQUIN & LETICIA E SALINAS
3313 AMETHYST AVE
MISSION TX 78573

M7003-01-000-0135-00 (724653)
SALAZAR JUAN E JR
3315 AMETHYST AVE
MISSION TX 78573

M7003-01-000-130A-00 (1463059)
ELIZONDO MICHELLE
3305 AMETHYST AVE
MISSION TX 78573

M7003-01-000-130B-00 (1569256)
ELIZONDO CESAR
3307 AMETHYST AVE
MISSION TX 78573

Attachment V

STAFF RECOMMENDATIONS:

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
3. CUP not transferable to others.
4. Hours of operation are Monday – Friday from 7:00 am to 5:00 pm

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A HOME
OCCUPATION – URGENT CARE TRANSPORT, 3307 AMETHYST AVENUE, BEING
ALL OF LOT 130B, OF LOTS 130A & 130B, RE-PLAT OF LOTS 130, 131 AND 132,
MOUNTAIN VIEW PH. I SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 19, 2025, 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, March 24, 2025, 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
3307 Amethyst Avenue Being all of Lot 130B, of Lots 130A & 130B, Re-plat of Lots 130, 131 and 132, Mountain View Ph. I Subdivision	Home Occupation – Urgent Care Transport	<ol style="list-style-type: none">1. Life of Use with the understand that the permit can be revoked due to non-compliance2. Must comply with all City Codes (Building, Fire, Health, Sign Codes, etc.)3. CUP not transferable to others, and4. Hours of Operation: Monday-Friday 7:00 am to 5:00 pm

READ, CONSIDERED AND PASSED, this the 24th day of March, 2025.

ATTEST:

Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary