



MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Home Occupation for a Licensed Child Care Home – Nene’s Day Care in an (AO-I) Agricultural Open Interim District, being a .50 acre tract of land out of the East 10 acres of the North 15 acres out of Lot 23-4, West Addition to Sharyland Subdivision, located at 905 W. 20th Street. Applicant: Diana Castilleja De Guerrero – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 24, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 21, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- October 7, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 190 feet west of N. Holland Avenue along the south side of W. 20th Street.
- Per the Code of Ordinances, a daycare center in a residential zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant is proposing to open a daycare at this location
- The applicant is proposing to have 12 children ranging from infants to 12-year-olds at different times.
- As per the Code of Ordinances a home occupation for a Licensed Child Care Home requires a Conditional Use Permit.
- The proposed hours of operation are as follows: Monday – Friday, from 6:00 am to 6:00 pm and closed Saturday and Sunday.
- The working staff will be 2 employees,
- Parking & Landscaping: It is noted that the Circular driveway has a 12-foot width by 125 linear feet and can accommodate 6 cars for drop-off and pickup. The landscape is in compliance
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to 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 a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

1. Staff recommends approval for a 1-year re-evaluation to assess this new operation;
2. Must apply for a building and sign permit
3. Must comply with all City Codes (Building, Fire, Health, etc.);
4. Hours of operation: Monday – Friday from 6:00 am to 6:00 pm and Saturday and Sunday Closed;
5. Must comply with the noise ordinance;
6. Acquisition of a business license before occupancy;
7. CUP is not transferable to others.

RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

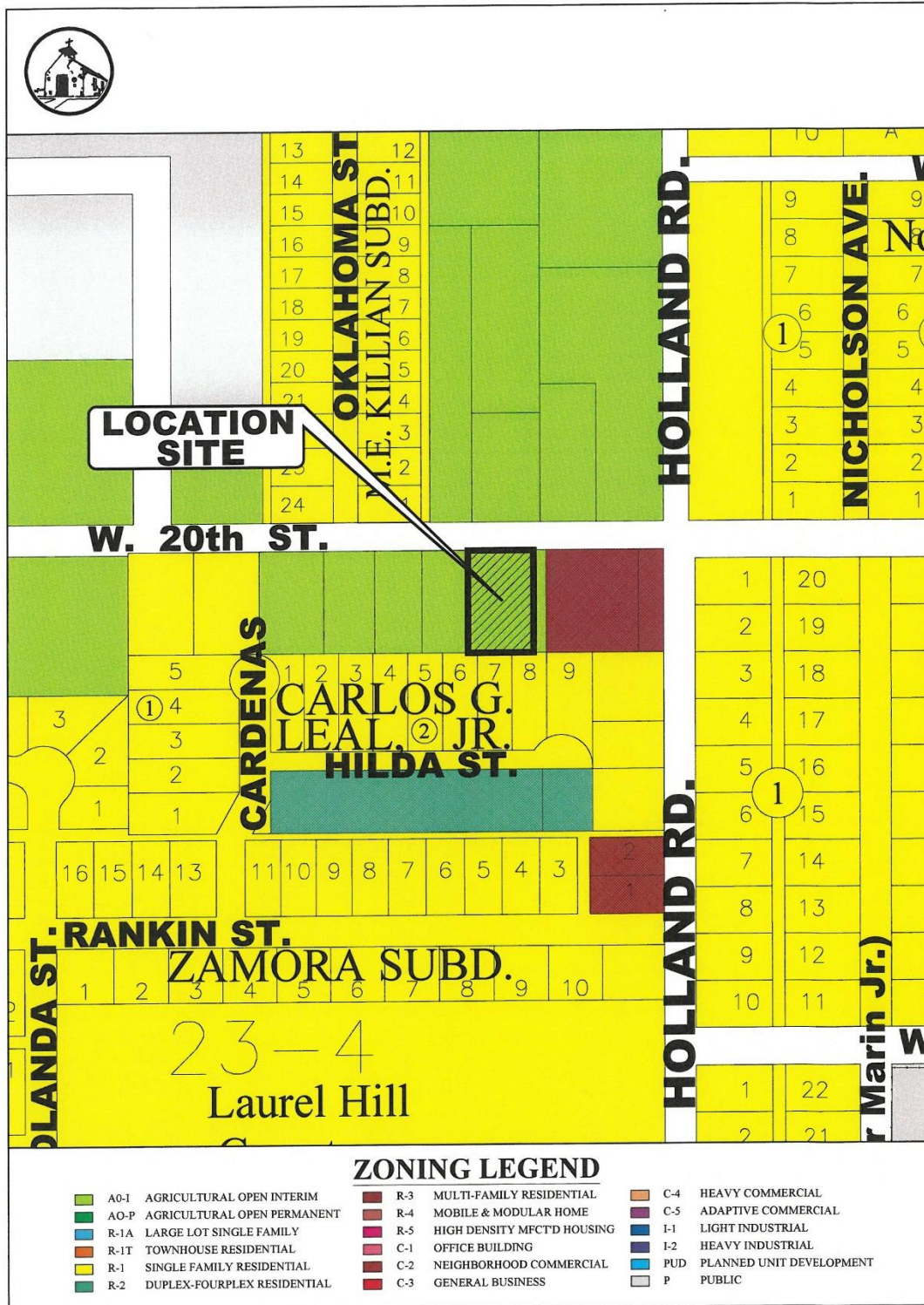
_____ NAYS

_____ DISSENTING _____

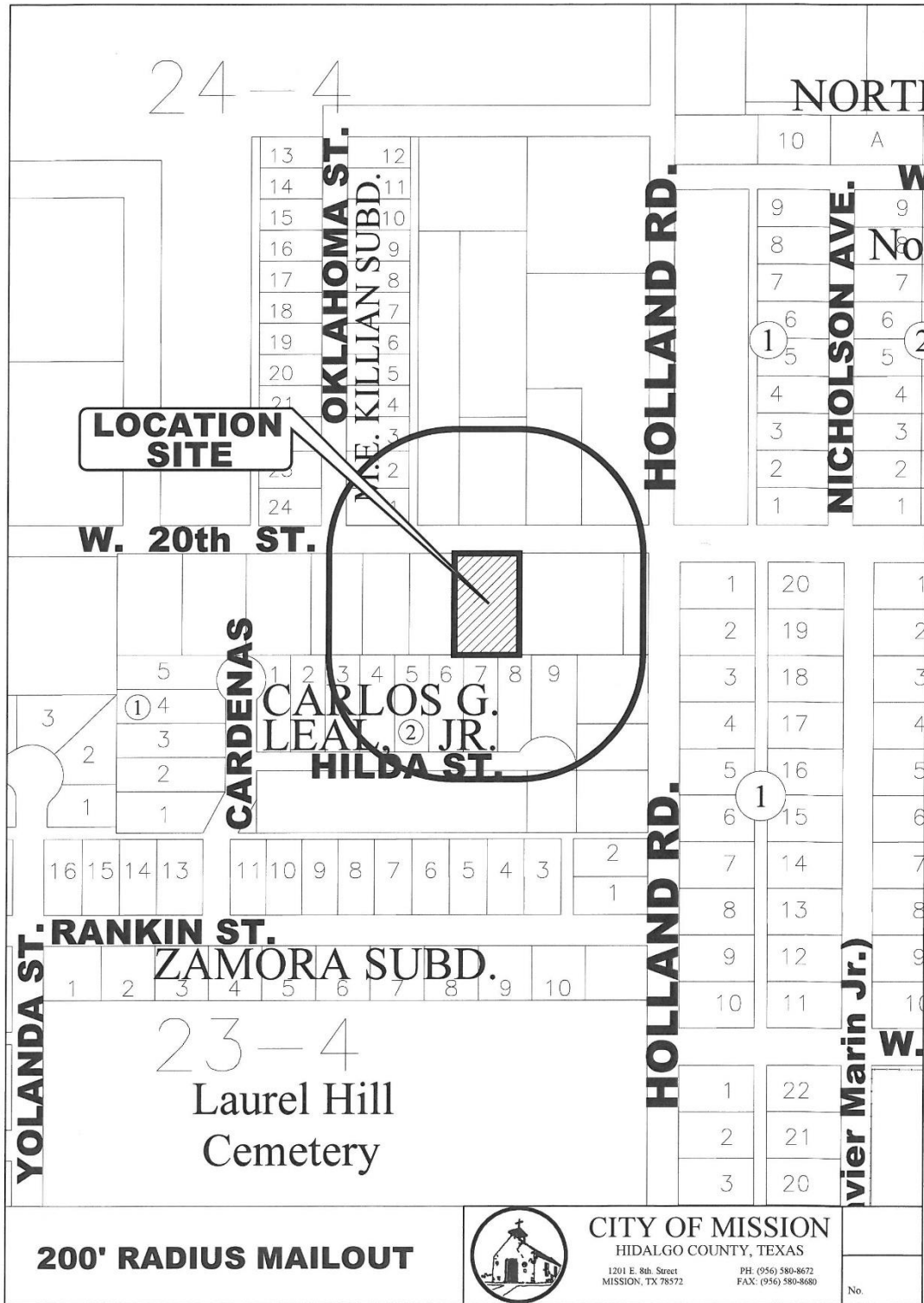
AERIAL MAP



ZONING MAP



LEGAL NOTICE MAP



LETTER HOME OWNER

09/09/2026

To whom concern:

My name is Kimberly E Guerrero and I am the owner of the property located at 905w 20th Street Mission,Tx 78572. I give my permission to my mother, Diana Castilleja de Guerrero to operated a child home license day care facility at these address, where she resides and I approve of her continuing the process to opening her business. If you have any question fill free fo call me, Thank you.

Sincerly,



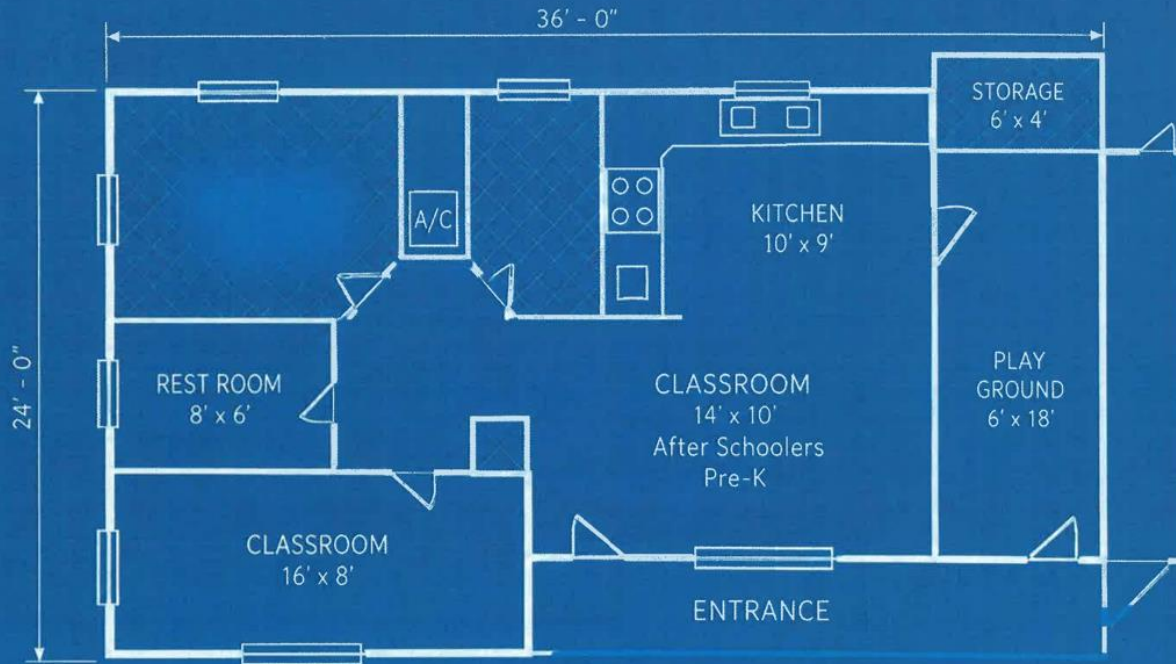
Kimberly E Guerrero
(956) 960-5277

PICTURE



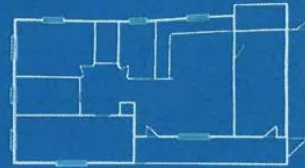
FLOOR PLAN

NENE'S DAY CARE



FLOOR PLAN

SCALE: 1/4" = 1' - 0"



REAR VIEW (NO DIMENSIONS)

Nene's Day Care

* Days and hours of operation

Monday thru Friday

6:00 am — 6:00 pm

Saturday — Sunday
Closed

* Ages 3 months — 12 years old.

* Number of Employees

2 Living in home

0 do not reside in home

* For Capacity 12 children

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
204307	MARTINEZ YOLANDA ET AL	1805 IVY LANE	EDINBURG	TX	78539
204306	GONZALEZ RICHARD MICHAEL	912 W 20TH ST	MISSION	TX	78572-2602
204308	LIRA CLAUDIA	2008 OKLAHOMA ST	MISSION	TX	78572-2608
316847	GUERRERO KIMBERLY ESMERALDA	905 W 20TH ST	MISSION	TX	78572
316849	LUGO ROXANNE F	1710 TERRACE DR	MISSION	TX	78572-3137
316845	RAMOS ELIZABETH	1817 N HOLLAND AVE	MISSION	TX	78572
316848	LIMON JORGE G JR	561 LOSAK RD	ROBINSON	TX	76706-7550
316855	ACOSTA MAGDALENO S	PO BOX 3501	MISSION	TX	78573-0060
316852	CANTU RICARDO JR	911 W 20 ST	MISSION	TX	78572
316853	HERNANDEZ JESUS ANTONIO	700 WINDSOR GLEN	MISSION	TX	78572-2973
316854	CRUZ JUAN	1016 N HOLLAND AVE	MISSION	TX	78572-3745
691013	SAN JACINTO ENTERPRISES LLC	2100 W EXPRESSWAY 83	MERCEDES	TX	78570-9764
217419	GARCIA RAMIRO & ALMA	816 HILDA ST	MISSION	TX	78572-2613
217420	MOLINA MARGARITA	814 HILDA ST	MISSION	TX	78572-2613
217421	NATIVIDAD MARTHA	827 W 16TH ST	MISSION	TX	78572-3531
217425	GONZALEZ EZEQUIEL BERNAL	804 HILDA ST	MISSION	TX	78572
217422	RIVERA PAULA	2535 MARBURG ST	DALLAS	TX	75215-4254
217424	BERLANGA HUMBERTO & DELIA	806 HILDA ST	MISSION	TX	78572-2613
316888	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316887	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316889	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
316891	GONZALEZ JULIA C	912 W 20TH ST	MISSION	TX	78572-2602
217423	AGUILAR JESUS	808 HILDA ST	MISSION	TX	78572-2613