

## ITEM#1.5

**CONDITIONAL USE PERMIT:** Regulated Consumer Finance Lender Office on property zoned (C-2) Neighborhood Commercial  
1821 N. Shary Road, Ste. 2  
Lot 1, Bannworth Business Center  
C-2  
Lendmark Financial Services, LLC

### REVIEW DATA

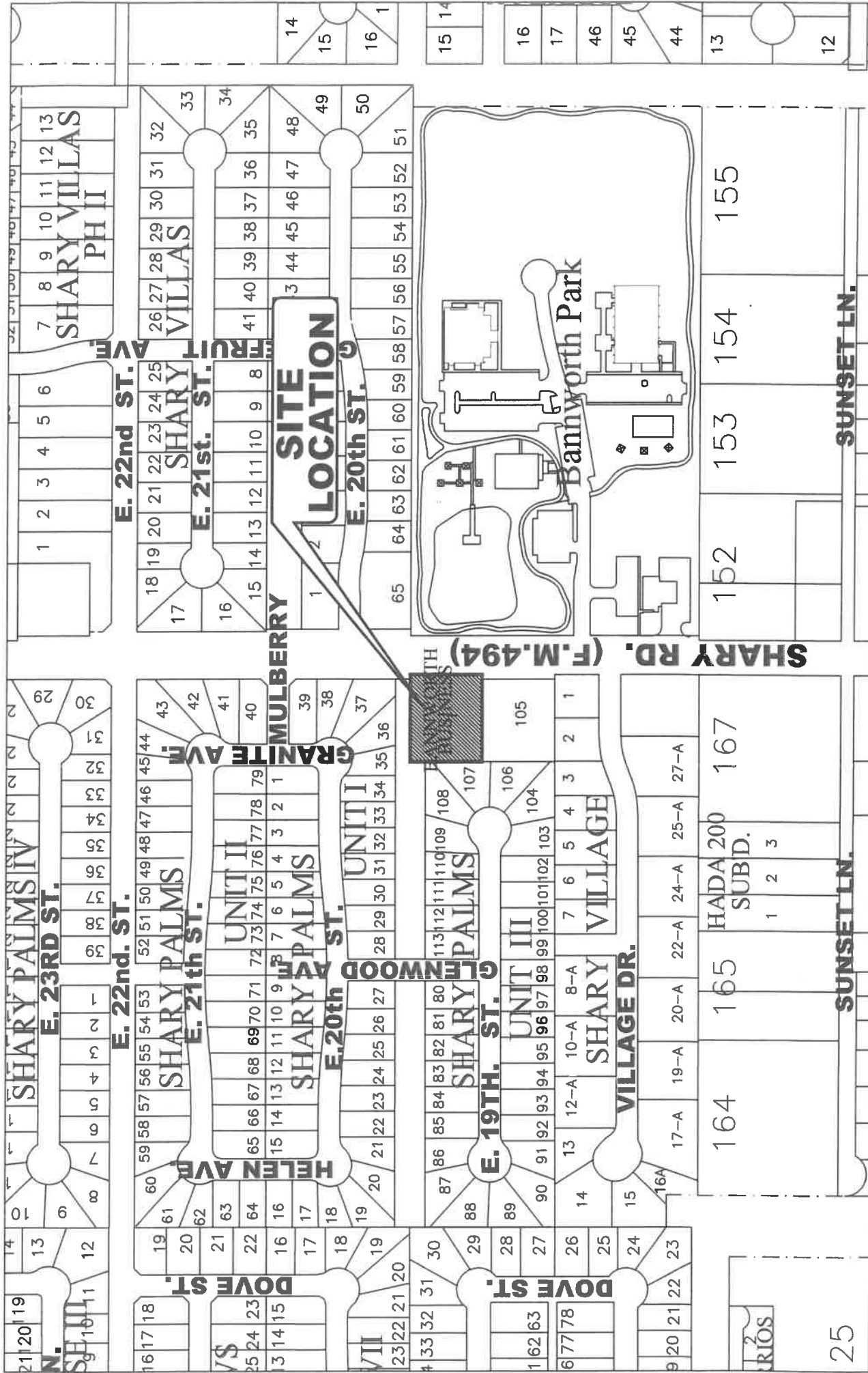
The subject site is located along the west side of Shary Road between Village Drive and Mulberry Street. The applicant leased a 1,198 sq.ft. suite for a Regulated Consumer Finance Lender Office and has been in business since January 2023. They provide personal, household credit and loan solutions to consumers. The property is currently zoned Neighborhood Commercial (C-2). Sec. 1.42(3)(d) of the Zoning Code states that Business establishments which perform services on the premises such as banks, loan companies, and real estate offices require a conditional use permit. Access to the site is via a 30' access driveway off of Shary Road. The last CUP approved for this location was on November 28, 2022 for a period of 1 year.

- **Hours of Operation:** Monday – Friday from 8:30 a.m. to 5:30 p.m.
- **Staff:** 4
- **Parking:** Based on the square footage of the suite, there are 6 parking spaces required for this business. It is noted that the parking area is held in common there are 58 existing parking spaces shared with other businesses, thus meeting code.
- **Landscaping:** Staff is recommending to add more plants along Shary Road.

**REVIEW COMMENTS:** Staff has seen several businesses in a C-2 zone without creating a negative impact to the surrounding areas since the hours of operation are reasonable. Staff mailed out 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

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

- 1) 3 year re-evaluation to assess this operation
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) CUP not to be transferable to others.



**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. SHARY RD (F.M. 494)**



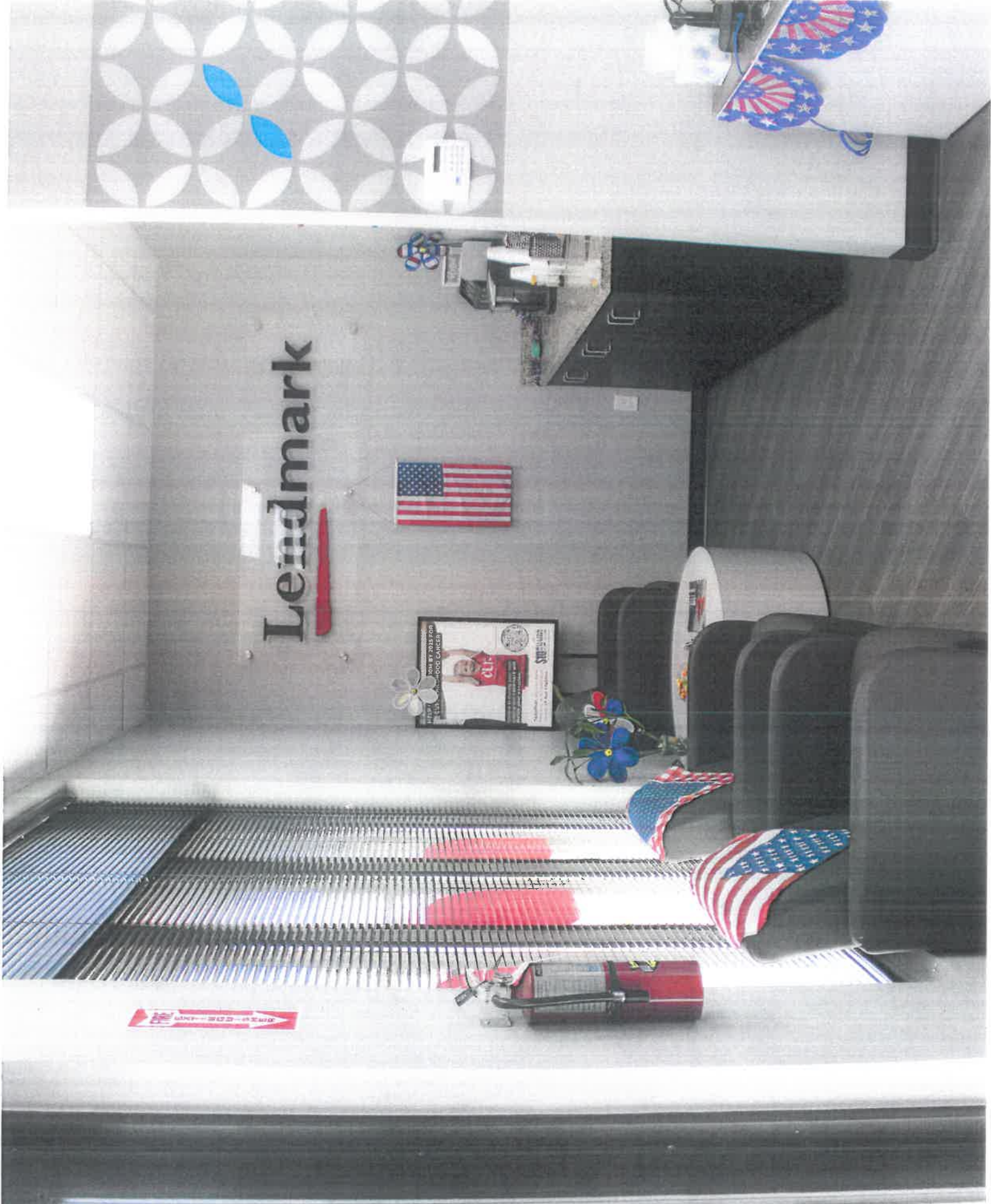
# Lendmark

12

CASH NEEDS  
AUTO LOANS  
LOANS ASSIST

PERSONAL LOANS  
CASH NEEDS  
AUTO LOANS





**Leidmark**



EXIT →

Leidmark  
Office  
Mon -  
8:30am  
5:00pm



S2950-00-000-0235-00 ( 281198)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

S2973-01-000-0031-00 ( 534285)  
GARCIA TERESA J  
2306 E 20TH ST  
MISSION TX 78572

S2973-01-000-0032-00 ( 534286)  
MAGNIFICAT HOLDINGS LLC  
3225 MCLEOD DR STE 777  
LAS VEGAS NV 89121

S2973-01-000-0033-00 ( 534287)  
RODRIGUEZ ESTHER APOLONIA PEREZ  
2310 E 20TH ST  
MISSION TX 78572

S2973-01-000-0034-00 ( 534288)  
PANIAGUA JOHNNY  
12011 E BORDER OAK DR  
MAGNOLIA TX 77354

S2973-01-000-0035-00 ( 534289)  
KELLEY DONALD E JR & MARY F  
2314 E 20TH ST  
MISSION TX 78572

S2973-01-000-0036-00 ( 534290)  
MARIN JHIMMY & GUADALUPE  
217 E KIWI ST  
MCALLEN TX 78504

S2973-01-000-0037-00 ( 534291)  
RODRIGUEZ ALFREDO & MARIA C  
ALMA R RODRIGUEZ  
2000 GRANITE AVE  
MISSION TX 78572

S2973-01-000-0038-00 ( 534292)  
BECERRA LAURA LUZ  
500 WICHITA AVE UNIT #80  
MCALLEN TX 78503

S2973-03-000-0103-00 ( 539973)  
GALVAN AGUSTIN & RAQUEL  
2308 E 19TH ST  
MISSION TX 78572

S2973-03-000-0104-00 ( 539974)  
VIELMA MAURO A & ELIZABETH E  
2310 E 19TH ST  
MISSION TX 78572

S2973-03-000-0105-00 ( 539975)  
TREVINO JOSE ANGEL  
2404 E 20TH ST  
MISSION TX 78572

S2973-03-000-0106-00 ( 539976)  
AGUIRRE MARTHA T  
2312 E 19TH ST  
MCALLEN TX 78505

S2973-03-000-0107-00 ( 539977)  
ZOROLA JESUS R & LUZ M  
2313 E 19TH ST  
MISSION TX 78572

S2973-03-000-0108-00 ( 539978)  
GONZALEZ NICHOLAS & CRISTINA A  
2311 E 19TH ST  
MISSION TX 78572

S2973-03-000-0109-00 ( 539979)  
HINOJOSA ROLANDO  
LUZ MARIA ESPARZA  
2309 E 19TH ST  
MISSION TX 78572

S3010-00-000-0001-00 ( 283654)  
GONZALEZ JESUS F & MARIA D ROSARIO  
617 BEAUMONT AVE  
MCALLEN TX 78501

S3010-00-000-0003-00 ( 283656)  
BAZAN CHRISTOPHER D  
2309 VILLAGE DR  
MISSION TX 78572

S3011-00-000-0001-00 ( 672803)  
TREVINO MIGUEL A & JENNIFER LEE  
2219 KARINA DR  
MISSION TX 78572

S3011-00-000-0065-00 ( 672882)  
ONIVERT INVESTMENTS FAMILY LIMITED  
2211 MONACO DR  
MISSION TX 78573

B1556-00-000-0001-00 ( 1238476)  
T-JAM DEVELOPMENT LTD  
2409 S 23RD ST  
MCALLEN TX 78503