

ITEM# 1.4

CONDITIONAL USE PERMIT: Home Occupation – Cruz Home Care
1302 E. Griffin Parkway
All of Lot 1 & West 40' of Lot 2,
Enchanted Valley Subdivision
R-1
Pedro Cruz, Jr.

REVIEW DATA

The subject site is located approximately 160' East of Tangelo Street along the South side of E. Griffin Parkway F.M. 495. The applicant has his single-family residence thereon with a paved circular driveway off of E. Griffin Parkway and a driveway off the alley in the rear of the lot. The applicant has applied for a conditional use permit for a home occupation to have a Home Care Office service out of his home. He proposes to utilize 1 side of the home as an office setting for the business. They are a Personal Home Care Business for the elderly and children with disabilities. They hire personal care attendants to aid with daily living activities for individuals within the community and surrounding cities. Their services are provided at their clients' home not at their business. They will have approximately 10 employees come into the office to pick up their paychecks every 2 weeks on Fridays. They have been in business within the City of Mission since August 2021 at 702 E. Griffin Parkway, Ste. 3.

- **Days/Hours of Operation:** Monday – Friday from 8am to 5pm.
- **Number of Employees:** 3 employees & 1 living in the home.
- **Parking:** It is noted that the circular driveway can easily accommodate up to four vehicles and the rear driveway can accommodate up to 6 vehicles.
- Active Business License for the Home Care Office
- Must comply with Sec. 1.56-1, Zoning Code (home occupations regulation.),
Inclusive of sign requirements.

Section 1.56.1(d) states there shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.

Section 1.56.1(g) states the planning and zoning commission may, under extenuating or special circumstances unique to the home occupation, recommend waiver of this provision on a temporary or permanent bases to the city council who shall have the authority on the matter. With regard to proposed variances to subsections 1.56.1(a),(d) and/or(f), a minimum of 90 percent of the property owners within 200 feet mailout radius shall provide written support for the proposed home occupation to request variance. Should the 90 percent threshold not be provided, no variance shall be considered.

REVIEW COMMENTS: Staff mailed out 23 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

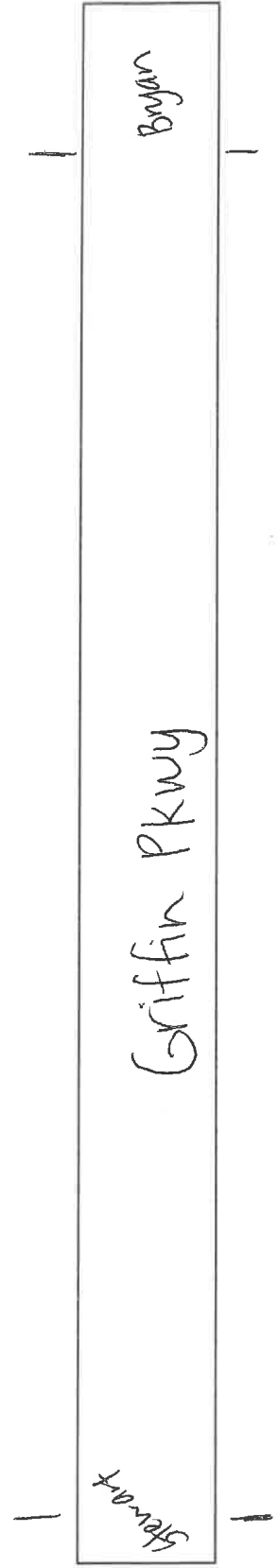
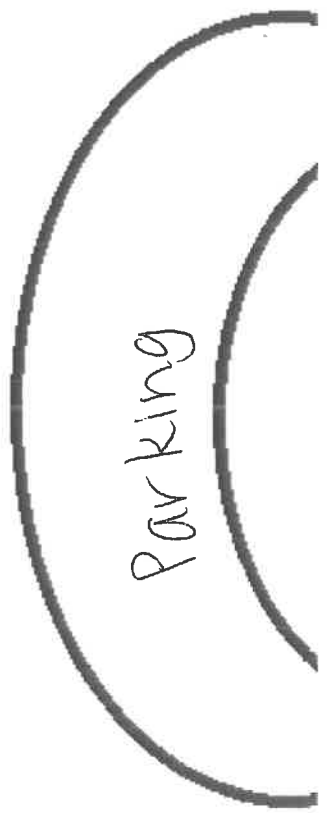
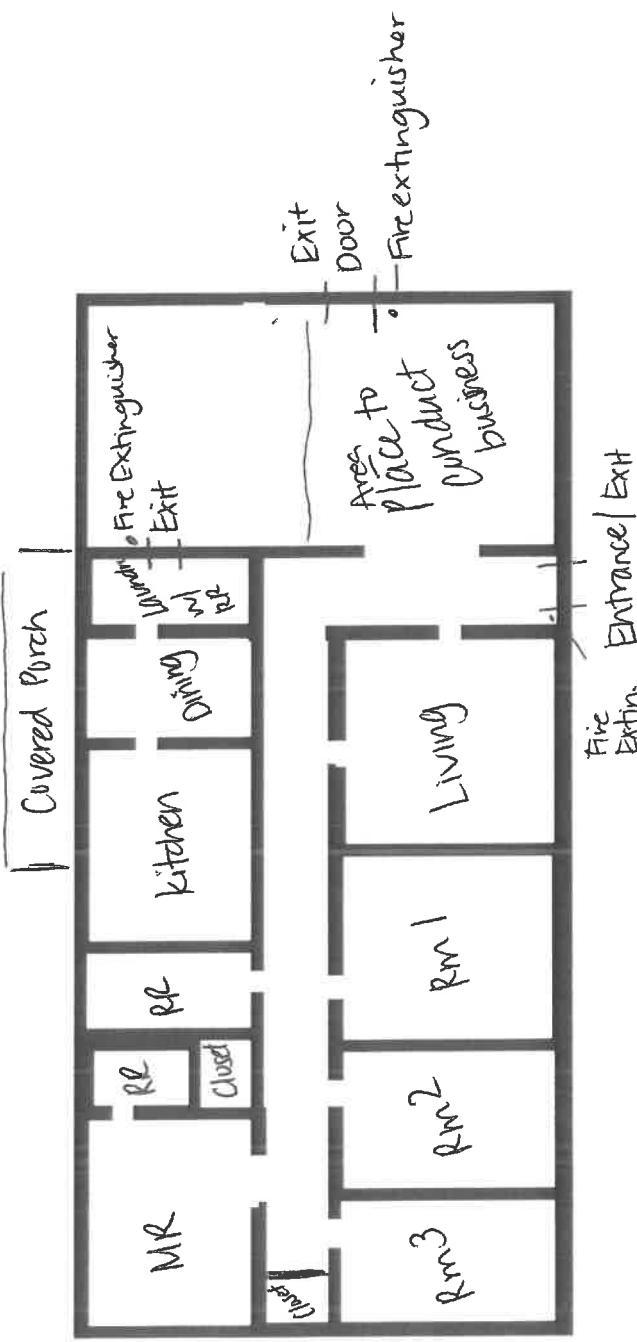
- 1) 1 year re-evaluation to access the new operation,
- 2) Compliance with all City Codes (Building, Fire, and Sign Codes),
- 3) Reducing the number of employees to 1,
- 4) Acquisition of a business license, and
- 5) CUP not transferable to others.



**SITE
LOCATION**

E. GRIFFIN PKWY (F.M. 495)

○ Dumpster Area





B2150-00-001-0001-00 (123300)
LORETTO RESTAURANT GROUP FAMILY
1233 E GRIFFIN PKWY
MISSION TX 78572

B2150-00-002-0001-00 (123304)
GARCIA CARLOS A
1305 E GRIFFIN PKWY
MISSION TX 78572

E5800-01-000-0001-00 (170032)
CRUZ PEDRO JR
1302 E GRIFFIN PKWY
MISSION TX 78572

E5800-01-000-0002-00 (170034)
PINON MIGUEL C JR & IRMA
1306 E GRIFFIN PKWY
MISSION TX 78572

E5800-01-000-0004-00 (170036)
CAVAZOS DAVID ET AL
2113 TILLIE LN
MISSION TX 78572

E5800-01-000-0005-00 (170037)
GARZA CARLOS XAVIER & MICHELLE
1327 W GARFIELD AVE
ALTON TX 78573

E5800-01-000-0006-00 (170038)
GARCIA EDGAR JAVIER & SALMA ELIZABET
1305 EMERALD LN
MISSION TX 78572

E5800-01-000-0007-00 (170039)
GARZA HOMERO
1307 EMERALD LN
MISSION TX 78572

E5800-01-000-0008-00 (170040)
RAMON DELPHA
1309 EMERALD LN
MISSION TX 78572

E5800-01-000-0010-00 (170042)
HONEA JOSEPH C & GABRIELA G
808 S SHARY RD STE 5-271
MISSION TX 78572

L3100-02-000-0001-00 (551794)
LERMA JANETTE C & DAVID JR
1316 EMERALD LN
MISSION TX 78572

L3100-02-000-0002-00 (551796)
BALDERAS RICARDO & YOLANDA G
1313 TONI LN
MISSION TX 78572

L3100-02-000-0003-00 (551797)
MORIN GERONIMO & DOROTHY
1312 EMERALD LN
MISSION TX 78572

L3100-02-000-0004-00 (551798)
PEREZ SIGIFREDO & ERICA DAVILA
1310 EMERALD LN
MISSION TX 78572

L3100-02-000-0005-00 (551799)
GONZALEZ ROSA ENNA
1308 EMERALD LN
MISSION TX 78572

L3100-02-000-0006-00 (551800)
TREVINO DAVID
2212 SUGAR LN
MISSION TX 78572

L3100-02-000-0007-00 (551801)
RIOJAS ABEL VICENTE
2214 SUGAR LN
MISSION TX 78572

L3100-02-000-0008-00 (551802)
GONZALEZ ELOY S
2215 SUGAR LN
MISSION TX 78572

S3420-00-000-0002-00 (513172)
LONGORIA RAYMOND R & EDNA
2025 N CONWAY AVE
MISSION TX 78572

S3420-00-000-0003-00 (513173)
QUINTANILLA JOSE L & GRACIELA
1232 E GRIFFIN PKWY
MISSION TX 78572

W0100-00-025-0011-01 (317022)
LORETTO RESTAURANT GROUP FAMIL
1233 E GRIFFIN PKWY
MISSION TX 78572

Y1100-00-000-0001-00 (721208)
PENA ARMANDO III
416 ZENaida AVE
MCALLEN TX 78504