

## **ITEM# 1.5**

**CONDITIONAL USE PERMIT:** Home Occupation – Licensed Child DayCare  
4204 San Roman  
Lot 26, Paseo Lindo Phase 2 Subdivision  
PUD  
Nora Arguelles

### **REVIEW DATA**

The subject site is located approximately 400' east of Santa Engracia along the south side of San Roman - **see vicinity map**. The applicant wishes to re-apply for a Home Occupation CUP, originally approved February 2015, for a licensed child care home. The home has a two-car driveway off of San Roman capable of accommodating the safe drop off and pick up of children. There is a six-foot opaque buffer fence surrounding the rear of the residence to maximize protection of the children. Mrs. Arguelles has primarily used her living room to care for the children. The last conditional use permit for this location was approved on July 24, 2019 for a period of 3 years.

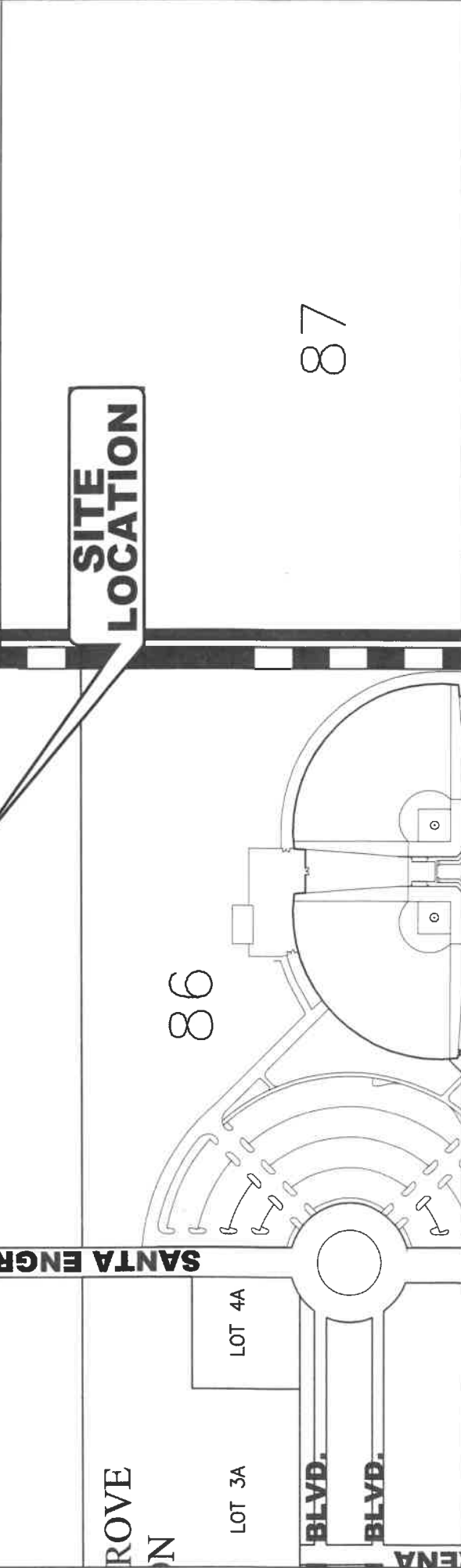
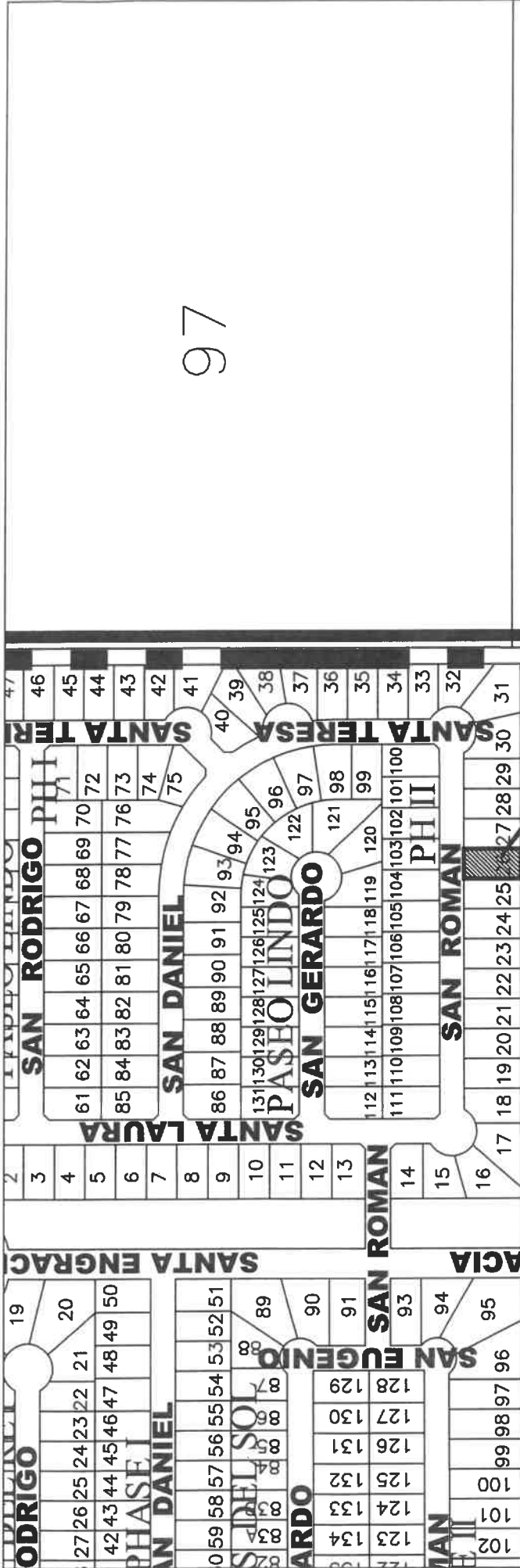
- **Hours of operation:** Monday – Friday from 8a.m. to 4p.m
- **Staff:** Herself and her daughter run the registered home.
- Active Business license for the child day care (12 children max).
- Up to date DHS certification.
- Must continue to comply with Sec.1.56-1, Zoning Code (home occupations regulation.), inclusive of sign requirements.

**REVIEW COMMENTS:** The applicant has been in operation for this location since 2015 with no issues or complaints to report. She has no signage on her property indicating that there is a business. Staff has received/reviewed several of these types of CUPs in the past and have not had any problems with previous others. Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Approval for life of use subject to:

1. Compliance with all City Codes (Building, Fire and Health),
2. Continued to be DHS certified; and
3. Must continue to comply with the Home Occupation portion of the Zoning Code

**Note:** Applicant CUP history for Home Occupation – Licensed Child Care Home at 4204 San Roman  
2015 CUP approved for 1 year – no issues  
2016 CUP approved for 3 years – no issues  
2019 CUP approved for 3 years – no issues



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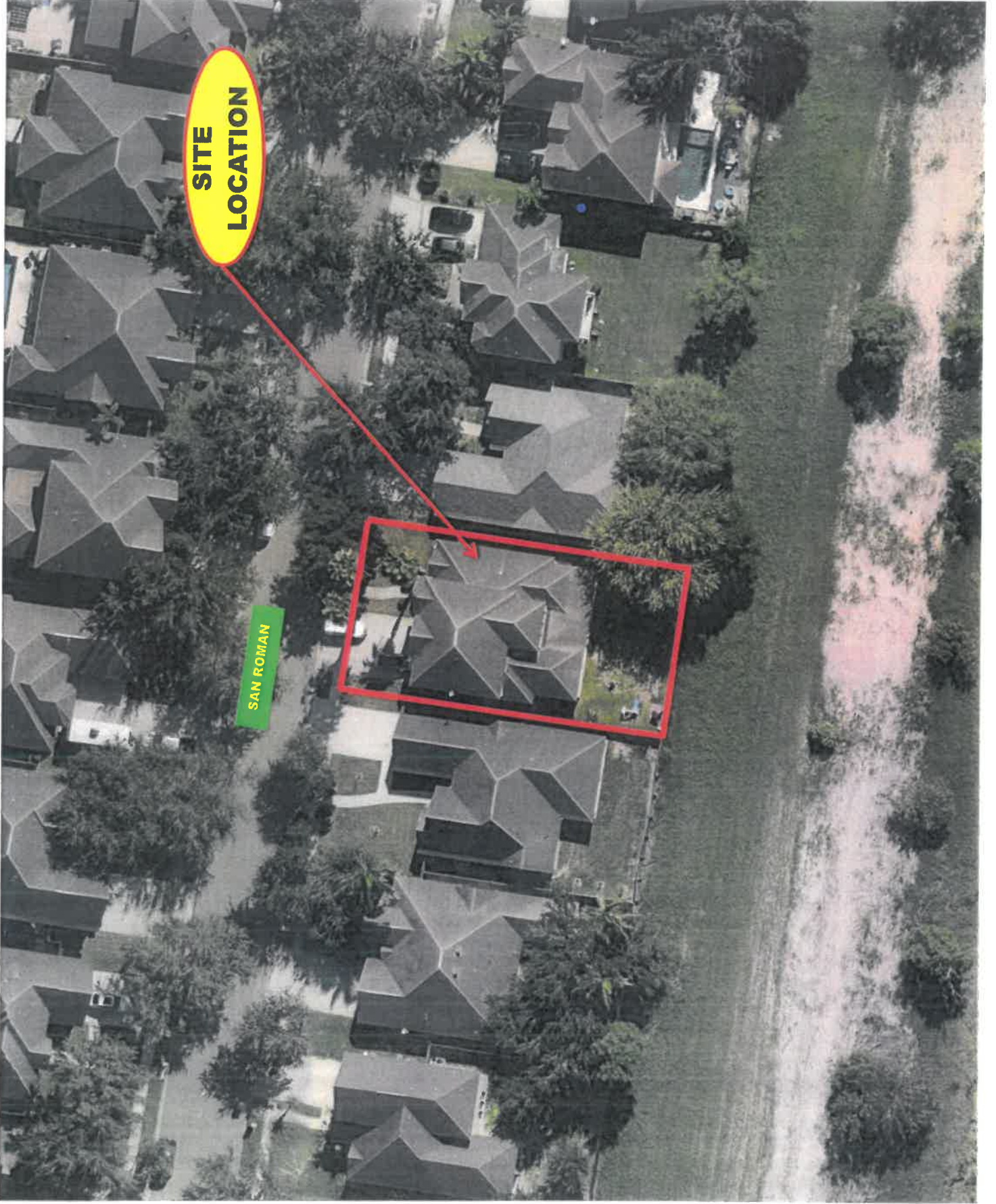
87

**SITE  
LOCATION**



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 380-8672  
 FAX: (956) 380-8680

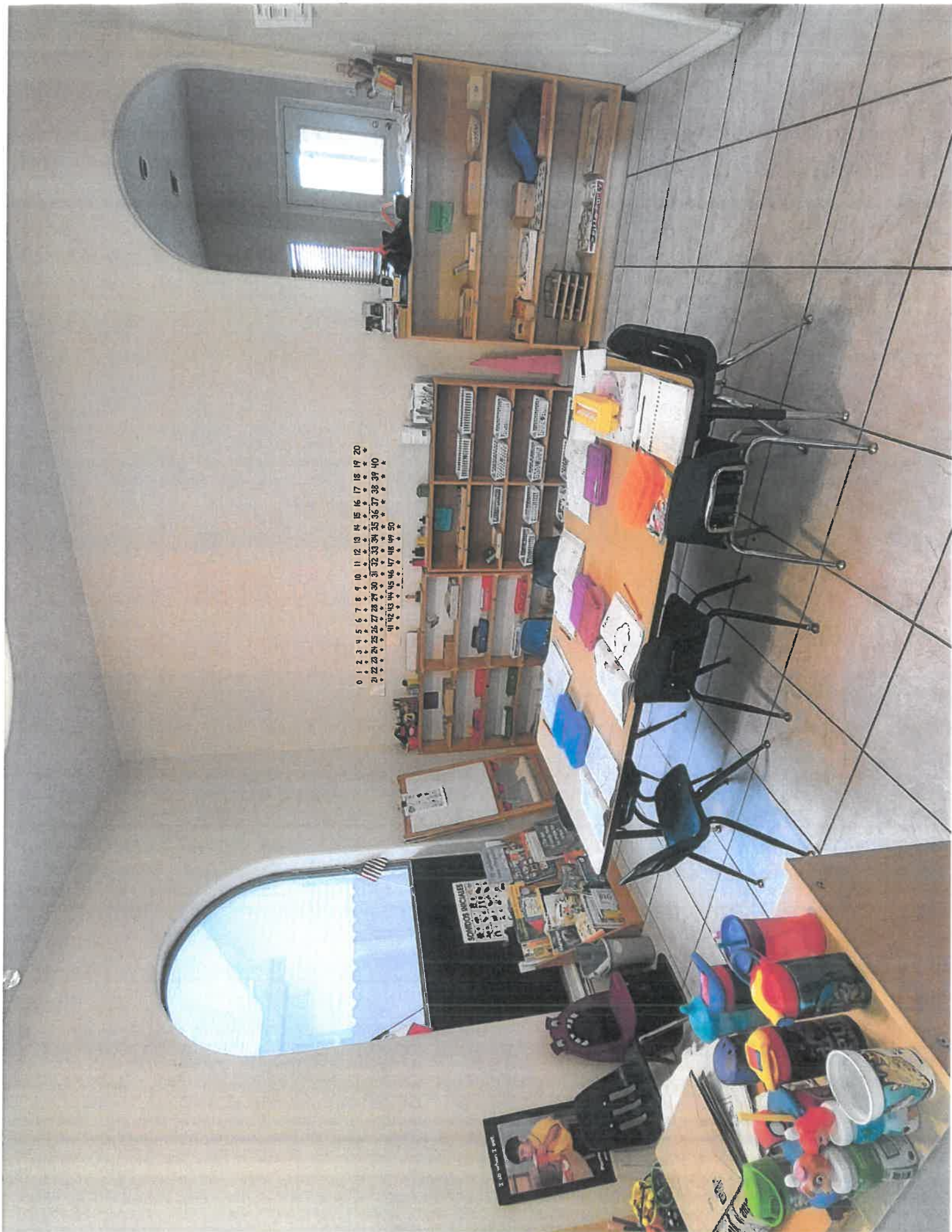
No.



**SITE  
LOCATION**

**SAN ROMAN**





0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40  
41 42 43 44 45 46 47 48 49 50





P7055-00-000-0000-00 ( 631933)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

P7055-00-000-0001-00 ( 631934)  
CASCADE REAL ESTATE OPERATING No 2 LI  
ATTN: KILLAM OLD CO LTD  
4320 UNIVERSITY BLVD PO BOX 499  
LAREDO TX 78041

P4404-02-000-0022-00 ( 639708)  
SALDANA CARLA JANETH  
4110 SAN ROMAN ST  
MISSION TX 78572

P4404-02-000-0023-00 ( 639709)  
FONSECA RAMON F & JUANA A GOMEZ  
4112 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0024-00 ( 639710)  
SALDANA OSCAR & MARIA MICAELA  
4200 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0025-00 ( 639711)  
RODRIGUEZ LORENA LUNA  
4202 SAN ROMAN ST  
MISSION TX 78572

P4404-02-000-0026-00 ( 639712)  
SOUTHMOST INVESTMENTS  
2800 SANTA ILIANA  
MISSION TX 78572

P4404-02-000-0027-00 ( 639713)  
MCCLLOUD KRYSTAL  
4206 SAN ROMAN  
MISSION TX 78572-7307

P4404-02-000-0028-00 ( 639714)  
SERNA HECTOR & GABRIELA GUADALI  
4208 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0029-00 ( 639715)  
GONZALEZ SAUL & SAN JUANITA  
4210 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0030-00 ( 639716)  
GONZALEZ MARIO DE JESUS  
4300 SAN ROMAN ST  
MISSION TX 78572

P4404-02-000-0099-00 ( 639723)  
RUIZ ANTONIO FERNANDO  
800 SUNSET DR APT C23  
MCALLEN TX 78503

P4404-02-000-0100-00 ( 639724)  
CORONA KARLA PAOLA  
4211 SAN ROMAN ST  
MISSION TX 78572

P4404-02-000-0101-00 ( 639725)  
GARZA LUIS ANTONIO & KAREN L ESPINO  
4209 SAN ROMAN ST  
MISSION TX 78572

P4404-02-000-0102-00 ( 639726)  
SANCHEZ JAIME A  
TAMMY L RATLIFF  
4207 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0103-00 ( 639727)  
PARHAM JON  
4205 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0104-00 ( 639728)  
FERNANDEZ MAYRA GONZALEZ  
4203 SAN RAMON  
MISSION TX 78572

P4404-02-000-0105-00 ( 639729)  
GUERRA GRISELDA  
4201 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0106-00 ( 639730)  
ESPINOSA LEONEL & MELISSA MAYER  
4111 SAN ROMAN ST  
MISSION TX 78572

P4404-02-000-0107-00 ( 639731)  
PENA JORGE R ARANDA  
4109 SAN ROMAN  
MISSION TX 78572

P4404-02-000-0117-00 ( 639741)  
RIOS RAFAEL & MARICELA  
4110 SAN GERARDO  
MISSION TX 78572

P4404-02-000-0118-00 ( 639742)  
RIOS MARCO A & CLARISSA A  
4200 SAN GERARDO  
MISSION TX 78572

P4404-02-000-0119-00 ( 639743)  
MARTINEZ KARLA G CARDENAS  
4202 SAN GERARDO  
MISSION TX 78572

P4404-02-000-0120-00 ( 639744)  
SEGURA GERMAN & ELSA J  
4204 SAN GERARDO  
MISSION TX 78572

P4404-02-000-0121-00 ( 639745)  
ORTIZ JESUS  
4206 SAN GERARDO  
MISSION TX 78572