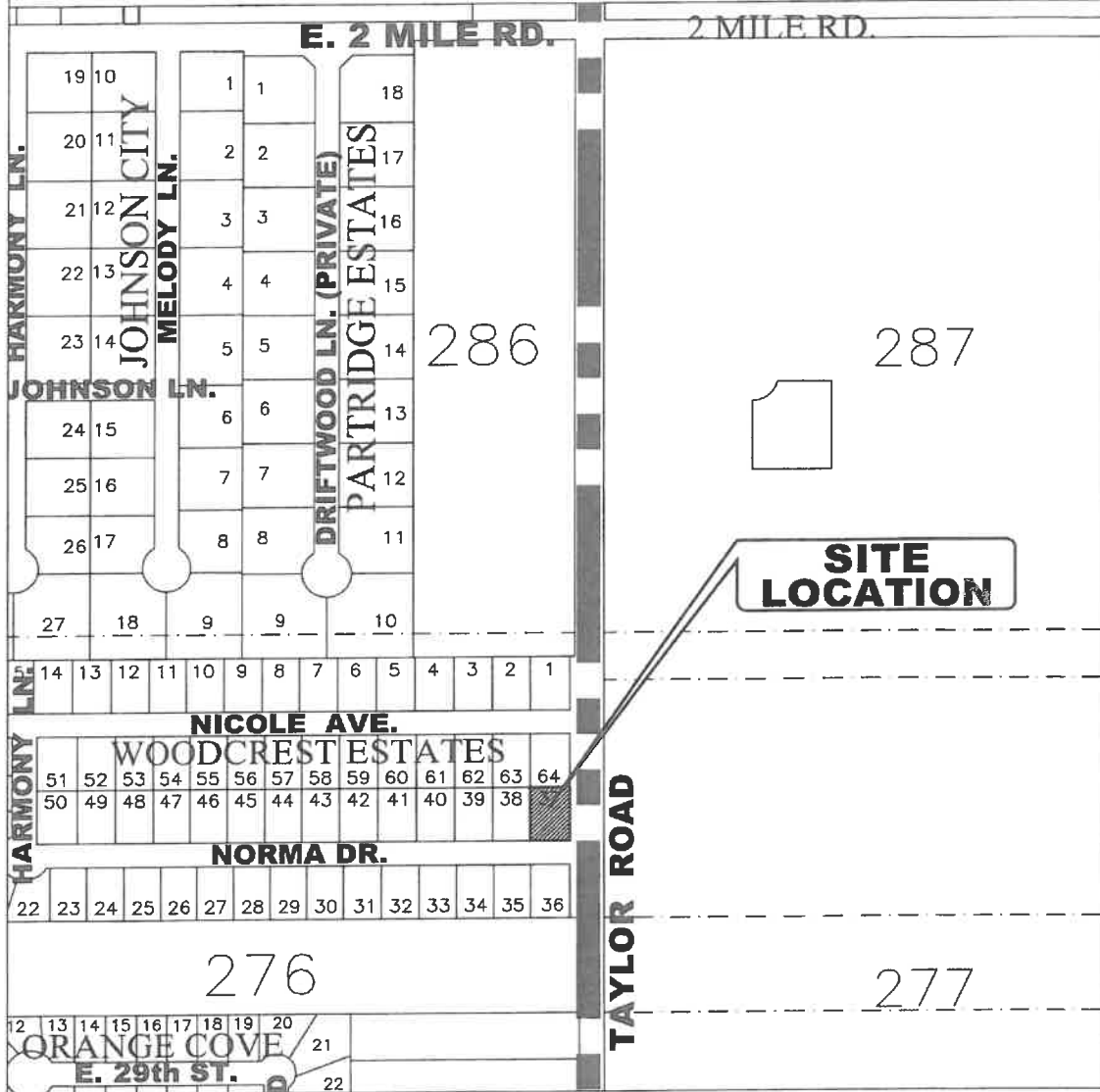


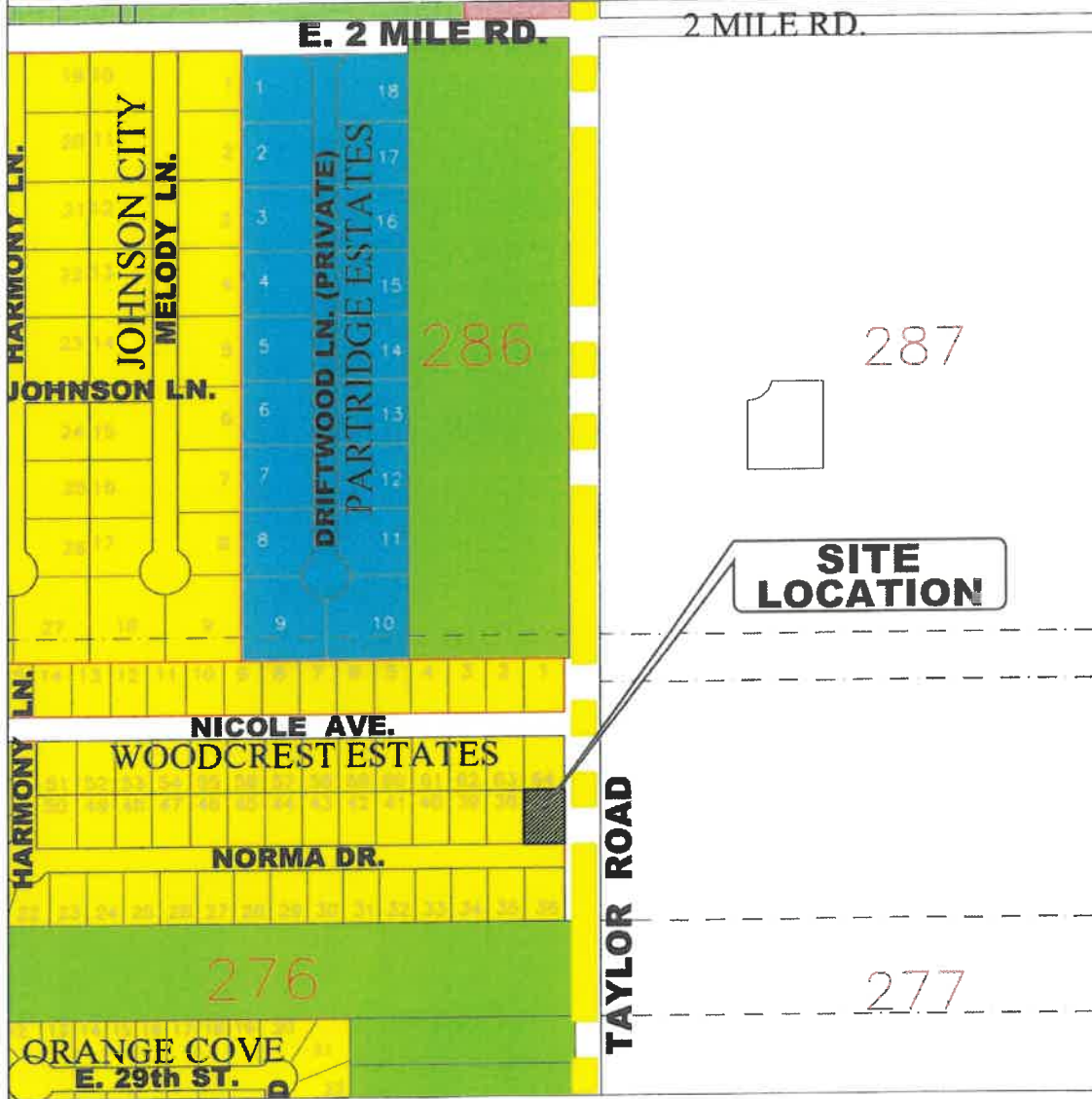
VICINITY MAP



ARIEL MAP



ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFC'D 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	PLD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC



SCALE: 1"=300'

FLOOR PLAN

BACK YARD

TOY & EXERCISE

25'4"

SOFA

DINING
TABLE

TV

15'7"

TO KITCHEN

DAYCARE CLASS AREA

TOILET

DAYCARE
CLASS

TOILET

TOILET

TOILET

TOILET

PICTURES



PICTURES



CONDITIONAL USE PERMIT

Section 1.56. - Conditions of conditional use.

1. Home occupations:
 - a. The area used in conducting the home occupation will be clearly secondary to the residential use. Such permitted occupation shall not create offensive noise, vibration, smoke, dust, odor, heat or glare or require more than four parking spaces.
 - b. A sign may be posted within a maximum size of 24 inches × 118 inches and must be non-illuminated.
 - c. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
 - d. There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.
 - e. There shall be no outside storage of materials or products.
 - f. The permitted use shall not create frequent or heavy traffic greater than ten percent of the average load per hour, per street.
 - g. 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 basis to the city council who shall have the ultimate 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.

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
649908	FUENTES ROLANDO & JUAN RAMIREZ	2804 NORMA DR	MISSION	TX	78574-3556
649909	CANTU JOSE A VILLARREAL & NORA CAMACHO	2806 NORMA DR	MISSION	TX	78574-3556
649875	VELA LENNY & KARLA A	2805 NICOLE DR	MISSION	TX	78574-6593
649911	VILLARREAL RUBEN OSCAR	2805 NORMA DR	MISSION	TX	78574-3556
649913	GARZA SYLVIA I	2801 NORMA DR	MISSION	TX	78574-3556
649936	GARZA ROGELIO	PO BOX 720074	MCALLEN	TX	78504-0074
454375	HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542
649873	LEAL ADALGISA SAENZ	2807 NICOLE DR	MISSION	TX	78574-6593
649876	MONTERO JUAN V & JACQUELINE	2803 NICOLE DR	MISSION	TX	78574-6593
649910	MASENGALE STEVEN WAYNE & NEVA D PARRILLA EYZAGUIRRE	2807 NORMA DR	MISSION	TX	78574-3556
649912	TREVINO NANCY T	2803 NORMA DR	MISSION	TX	78574-3556
649935	RESTO GONZALO & ADA N	2802 NICOLE DR	MISSION	TX	78574-6593
649937	YOUNGBLOOD RUDY & MELINDA	2806 NICOLE DR	MISSION	TX	78574-6593
649906	STAEHELY PATRICK WILLIAM & JENNIFER R	2800 NORMA DR	MISSION	TX	78574-3556
649907	VARELA RICARDO	1104 W 23RD ST	MISSION	TX	78574-2235
649934	CONFIDENTIAL	<Null>	<Null>	<Null>	<Null>
281423	HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542
281427	MARTIN FREDERICK H III & MELAYNE	2524 N TAYLOR RD	MCALLEN	TX	78501-5404
958823	FLORES ARAM & ALEXIA HUERTA	5113 W HIGHLAND AVE	MCALLEN	TX	78501-2238
958822	WHETSTONE ADDISON GRANT & CASSANDRA SALINAS	5109 HIGHLAND AVE	MCALLEN	TX	78501-2238
958787	SOSA JUAN C GURROLA & ANGELICA FELIX	5108 W HIGHLAND AVE	MCALLEN	TX	78501-2237
958786	PENA ESPERANZA	5112 W HIGHLAND AVE	MCALLEN	TX	78501
958824	MV TAYLOR HOMEOWNERS ASSOCIATION	620 S 12TH ST	MCALLEN	TX	78501-4928