

ITEM# 1.8

CONDITIONAL USE PERMIT: Home Occupation – Rae’s Esthetics
508 N. Los Ebanos
A 0.29 acre tract of land out of Lot 19-3,
West Addition to Sharyland Subdivision
of Porciones 53-57
R-1
Laura Martinez

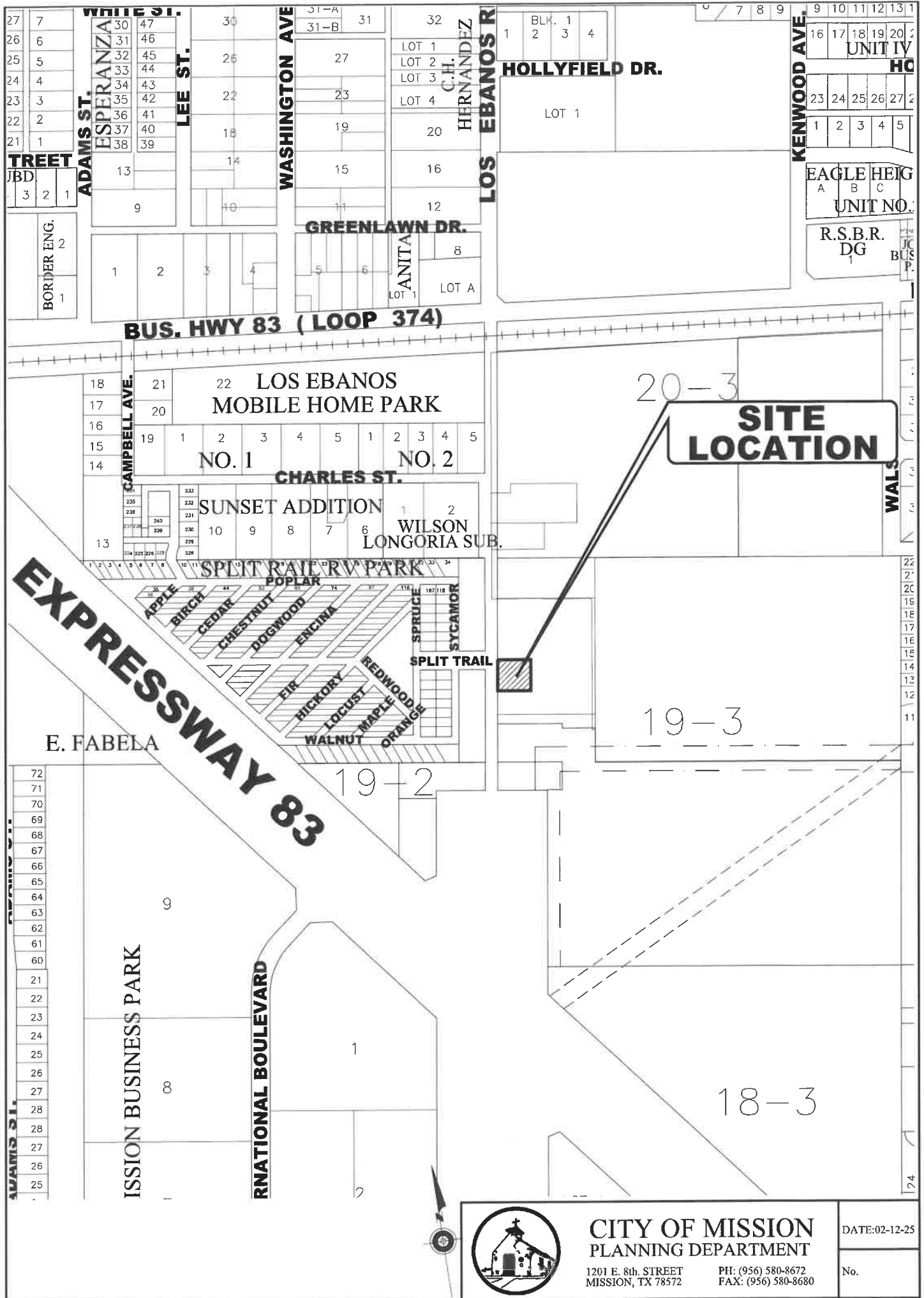
REVIEW DATA

The subject site is located approximately 1,142’ South of Business Highway 83 along the East side of Los Ebanos Road. The applicant is proposing to open a waxing and hair removal service by appointment only. The applicant is planning to use a room within the home for her business. Staff notes that a conditional use permit for a home occupation (beauty salon) at this location was previously considered and approved by City Council on April 27, 2015 for a period of 3 years. The conditional use permit was approved for the applicant’s mother. Since conditional use permits are not transferable to others a new conditional use permit is needed. Access to the property is provided off of Los Ebanos Road where customers can park on the applicant’s driveway.

- **Hours of Operation:** Monday – Saturday from 8:00am – 8:00pm
- **Staff:** 2 employees will operate the business
- **Parking:** Existing driveway accommodates up to 4 vehicles.

REVIEW COMMENTS: Staff mailed out 9 notices to property owners within 200’ radius and has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to:
1.) Compliance with all City Codes (Building, Fire, Sign Codes, etc.),
2.) Acquisition of a business license, and
3.) CUP not transferable to others



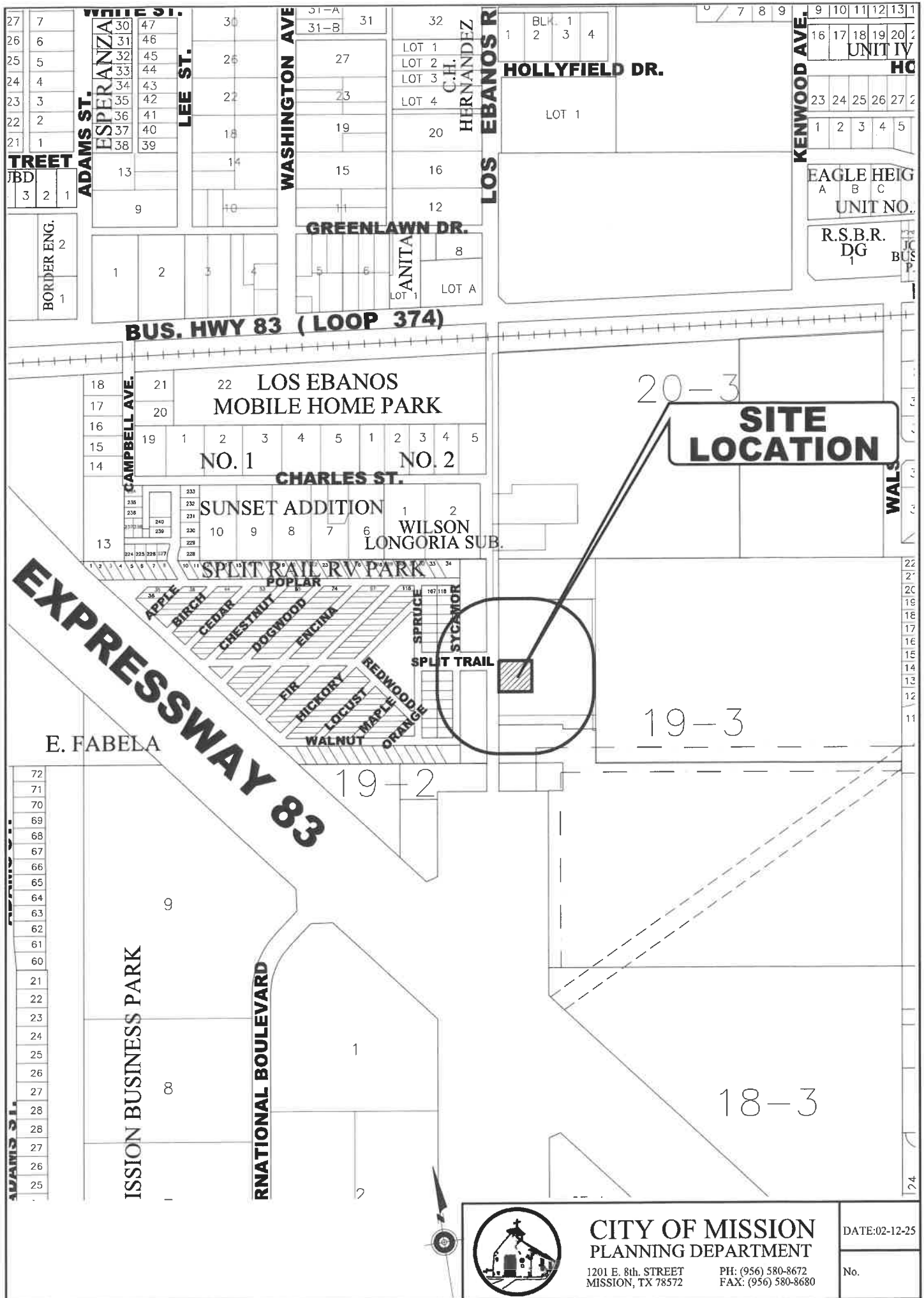
**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th STREET
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

DATE: 02-12-25

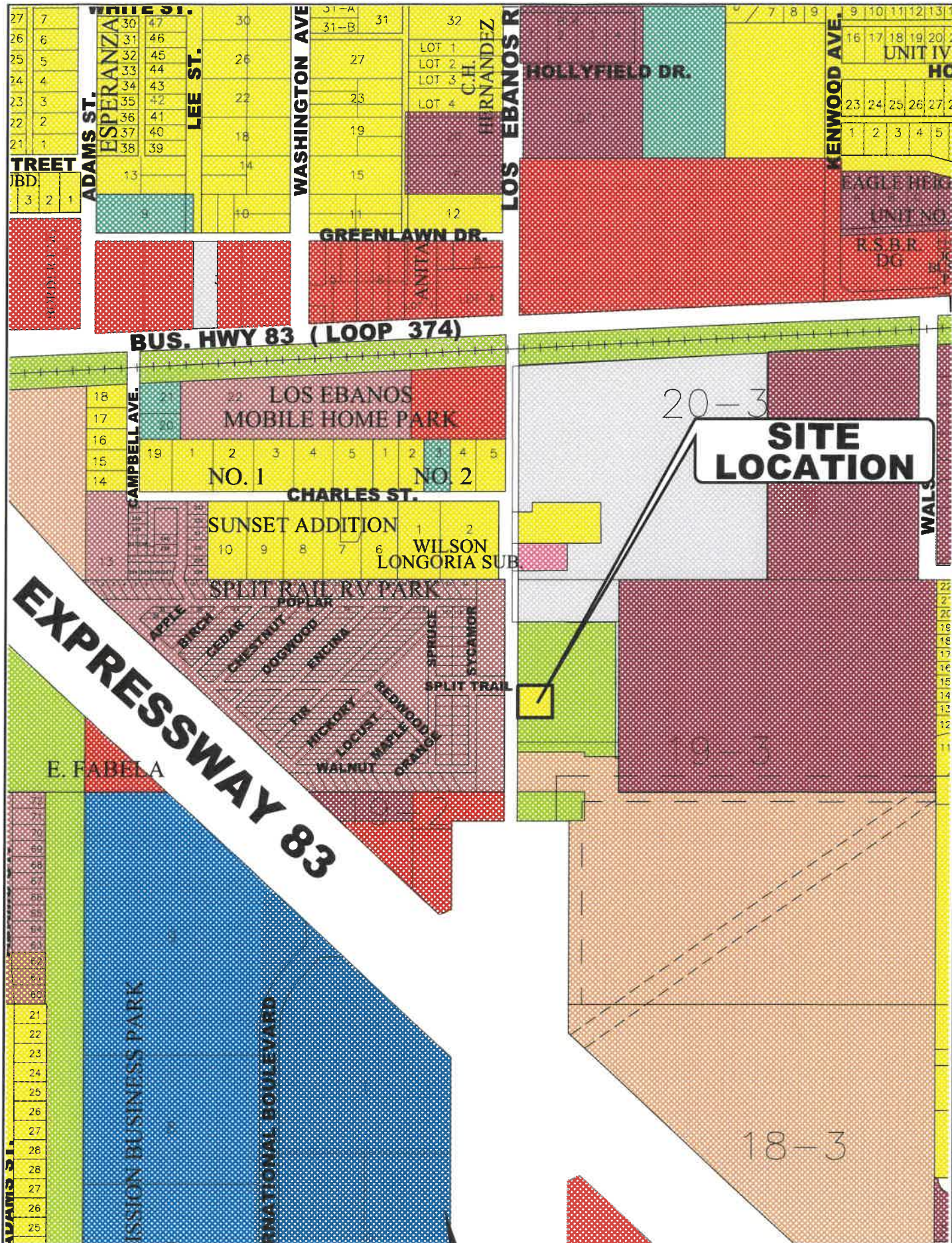
No.





**LOCATION
SITE**

LOS EBANOS RD.



ZONING BASE MAP



CITY OF MISSION
PLANNING DEPARTMENT

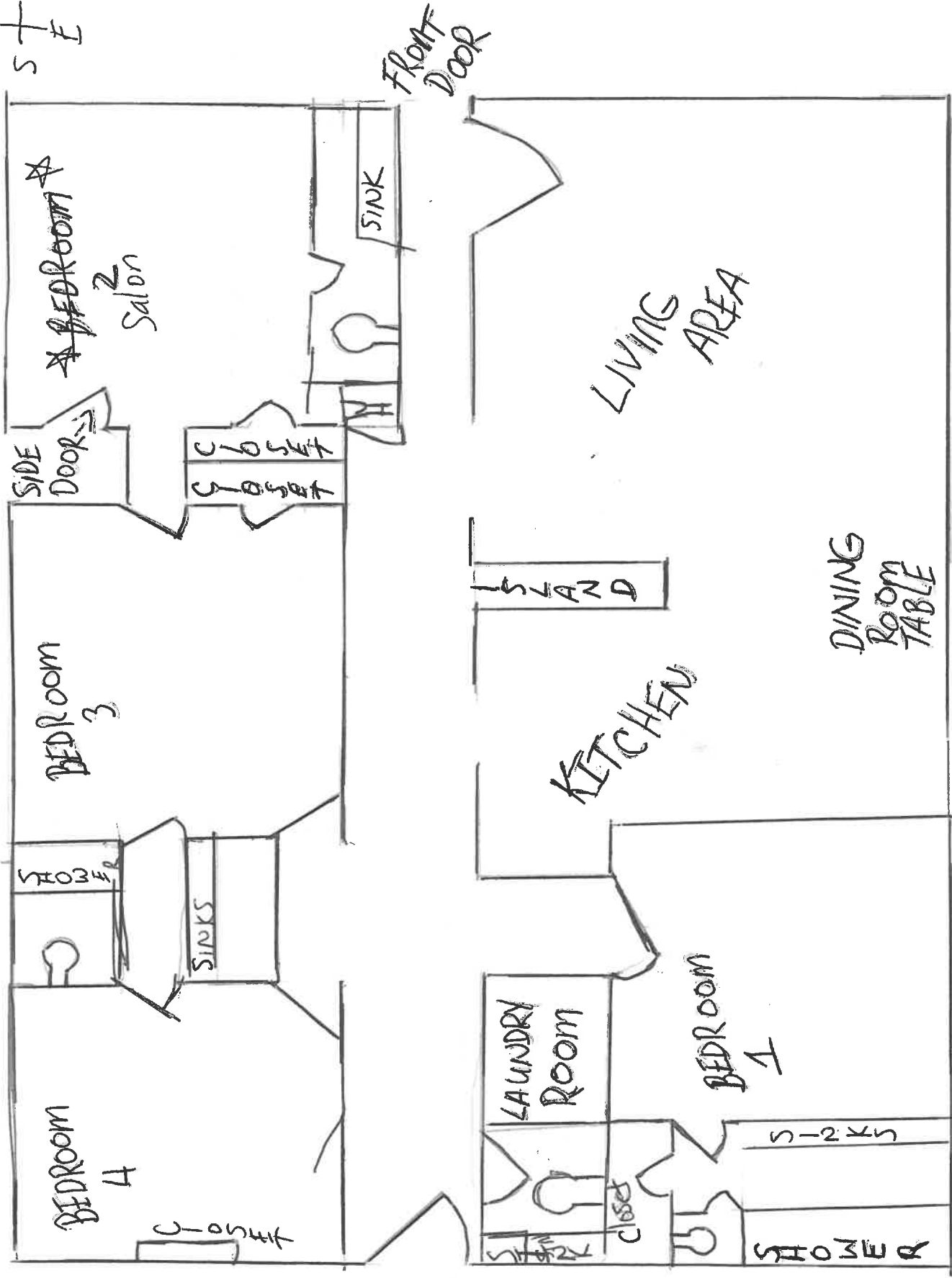
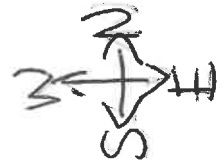
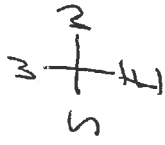
1201 E. 8th STREET
MISSION, TX 78572

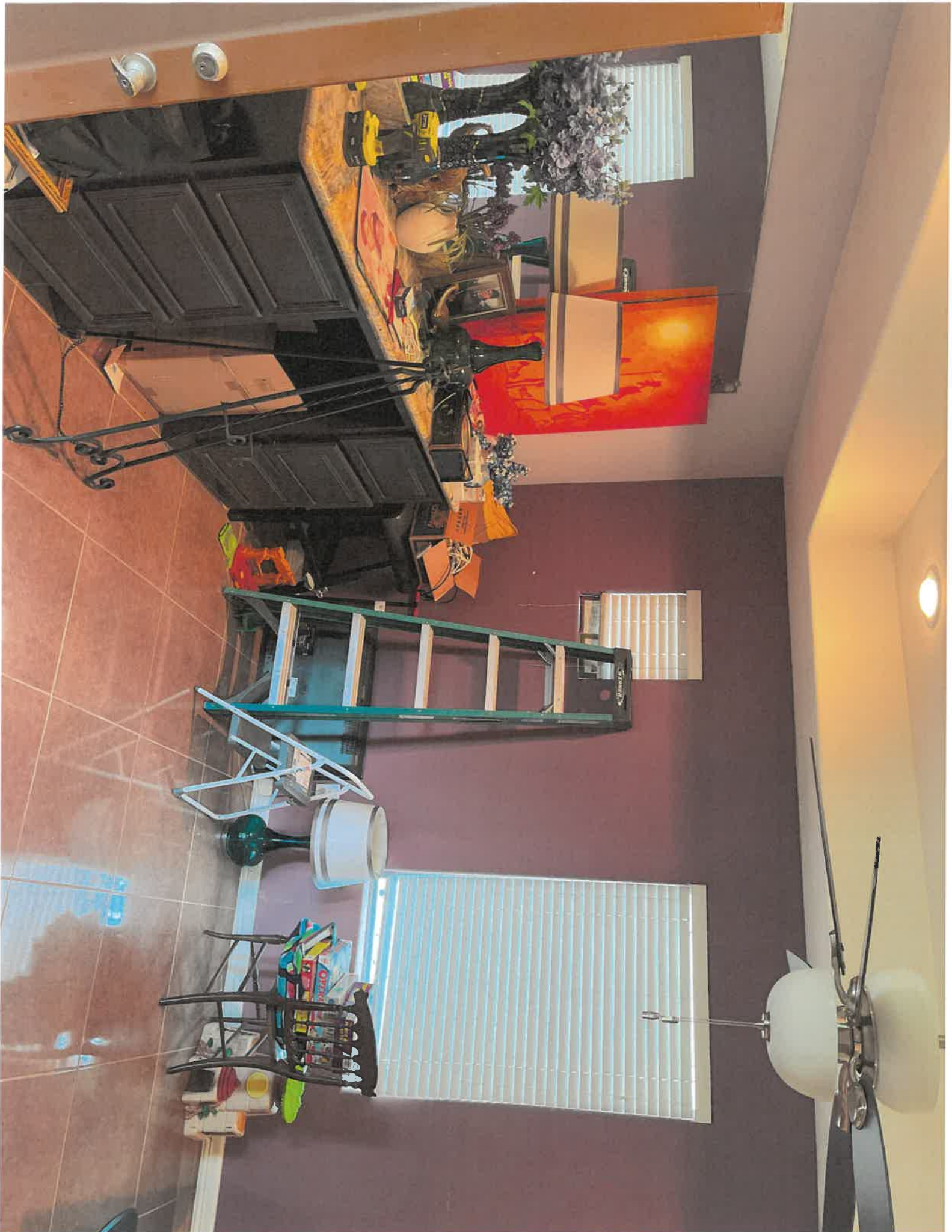
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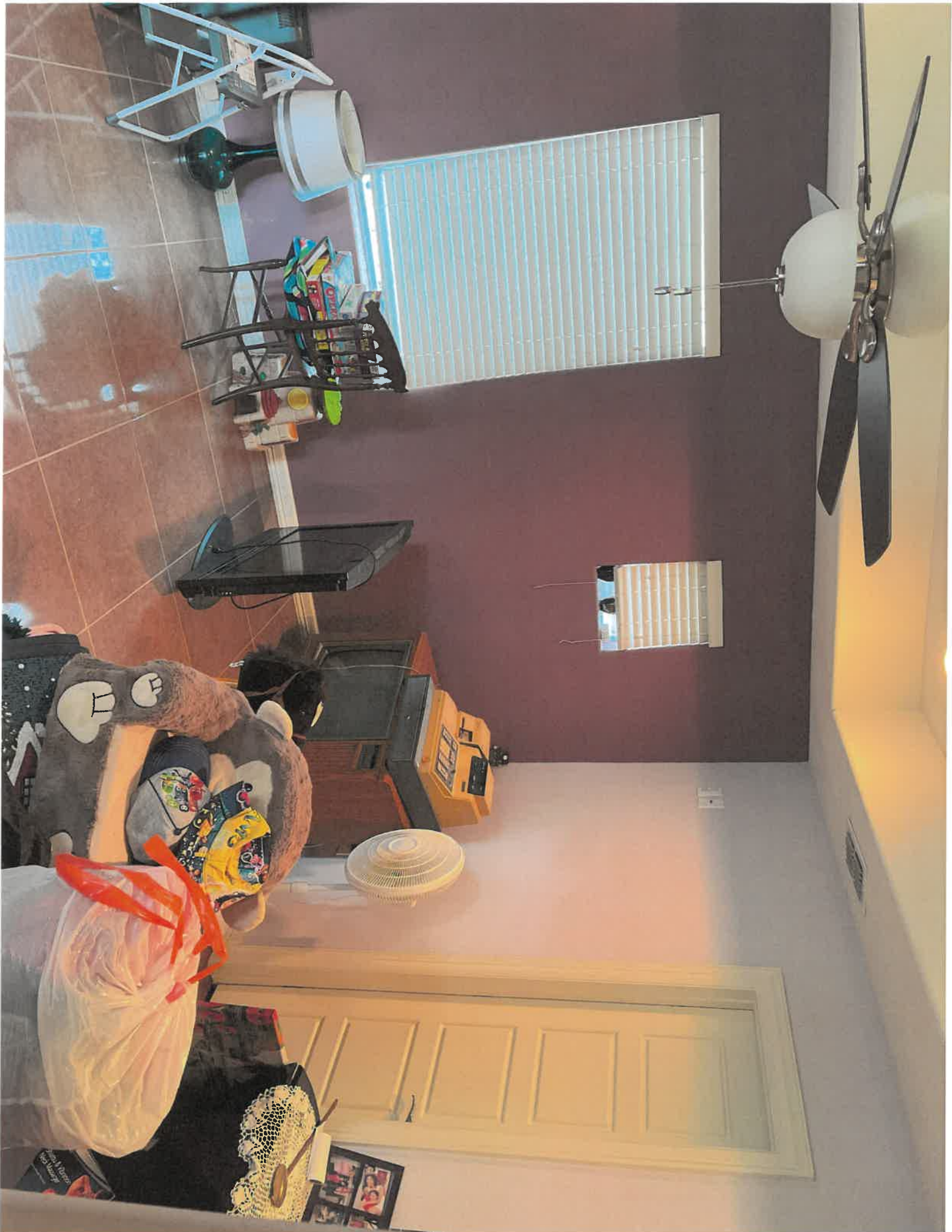
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No.

508 N. Los Ebanos

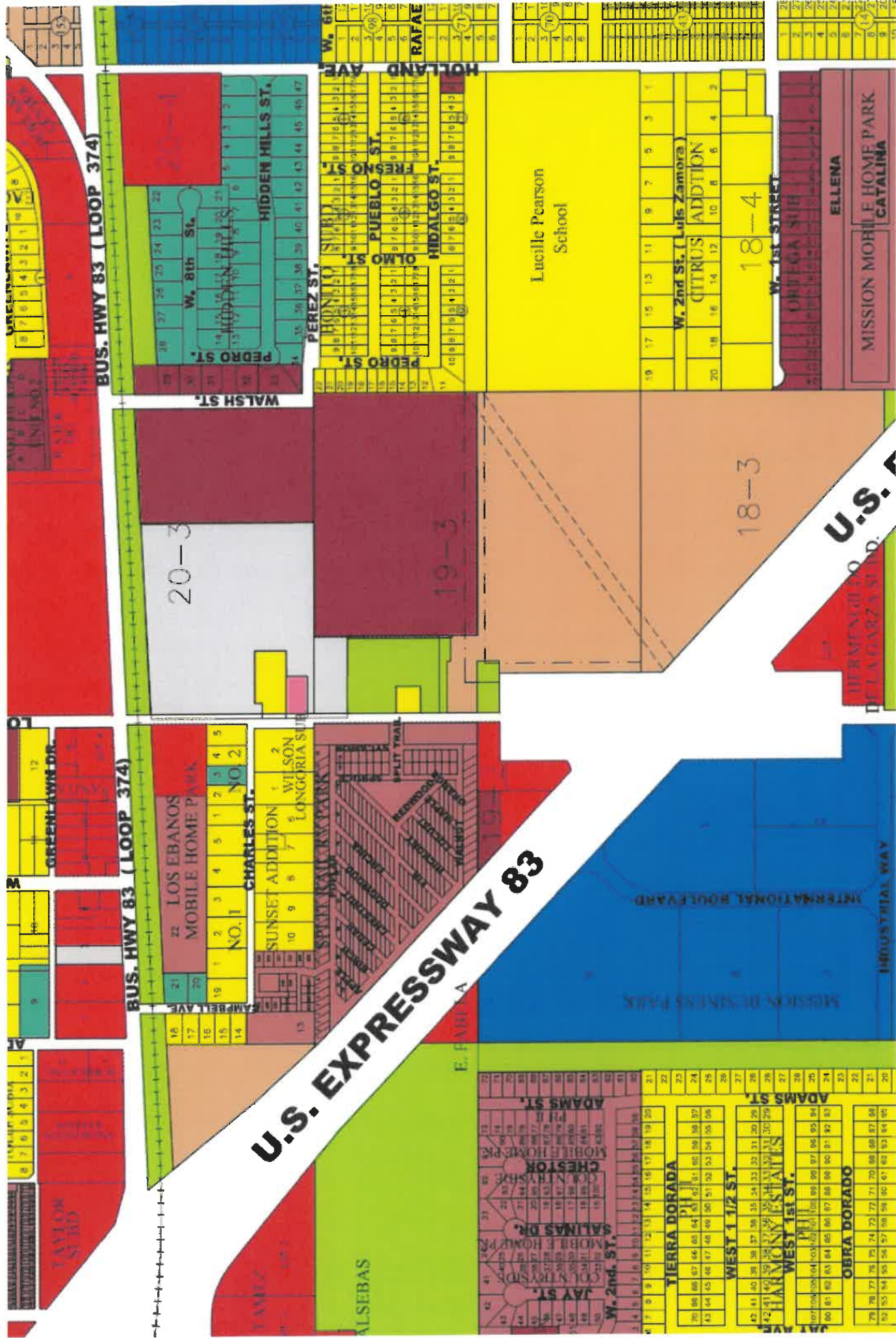












U.S. EXPRESSWAY 83

U.S. EXPRESSWAY 83

BUS. HWY 83 (LOOP 374)

BUS. HWY 83 (LOOP 374)

Lucille Pearson School

20-3

19-3

18-3

18-4

LOS EBANOS MOBILE HOME PARK

SUNSET ADDITION

WILSON LONGORIA SUB

REDWOOD GREEN

MISSION BUSINESS PARK

INTERNATIONAL BOULEVARD

INDUSTRIAL WAY

ALSEBAS

TAYLOR ST

BUS. HWY 83 (LOOP 374)

BUS. HWY 83 (LOOP 374)

Lucille Pearson School

20-3

19-3

18-3

18-4

LOS EBANOS MOBILE HOME PARK

SUNSET ADDITION

WILSON LONGORIA SUB

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MISSION BUSINESS PARK

INTERNATIONAL BOULEVARD

INDUSTRIAL WAY

ALSEBAS

TAYLOR ST

W0100-00-019-0002-02 (316723)
MISSION SPLIT RAIL
R V PARK INC
513 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-08 (316732)
MARTINEZ LAURA RUBI
508 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-13 (316737)
MISSION REAL PROPERTIES INC
PO BOX 949
MISSION TX 78573

W0100-00-019-0003-02 (316726)
VILLARREAL NIDIA L
4910 E STATE HIGHWAY 107
EDINBURG TX 78542

W0100-00-019-0003-09 (316733)
FLORES RAMIRO J
2804 N SHARY RD
MISSION TX 78574

B4303-00-000-0001-05 (1621793)
SEP LOS EBANOS LLC
706 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-03 (316727)
HINOJOSA ANID SYLVIA
512 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-10 (316734)
MISSION REAL PROPERTIES INC
PO BOX 949
MISSION TX 78573

B4303-00-000-0004-05 (1621794)
SEP LOS EBANOS LLC
706 N LOS EBANOS RD
MISSION TX 78572