



MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a home occupation in a property zoned Large Lot Single Family Residential District ("R-1A") – Z Galleria Antiques, being the West 172 feet out of the South 120 feet out of the West 363 feet, Lot 152, Sharyland Orchards Subdivision Addition "A", located at 2401 Sunset Lane. Applicant, Elias Guajardo - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 22, 2025 – Application for conditional use permit submitted for processing.
- November 6, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- November 19, 2025 – Public hearing and consideration of the requested conditional use permit by the Planning and Zoning Commission.
- December 9, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The applicant is requesting a renewal of his conditional use permit in the subject property zoned Large Lot Single Family Residential District ("R-1A") to sell gold, silver, antiques and collectibles.
- The code of ordinances states that a home occupation is allowed in a property zoned residential with a conditional use permit.
- The property is located at the Northeast corner of N. Shary Road and Sunset Lane.
- The applicant resides at the property and designates 658 square feet for the home business. The house has a total of 1,432 square feet.
- The proposed hours of operation are Monday through Saturday from 9:00 a.m. to 5:00 p.m.
- There will be one employee for the home occupation.
- The subject property has a parking lot with spaces for five (5) vehicles.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that the use requested is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request subject to compliance with the following conditions:

1. Life of the use permit with the understanding that it can be revoked for non-compliance.
2. Must continue to comply with all city codes (Building, Fire, Health, Sign codes, etc.)
3. CUP is not transferable to others.
4. Hours of operation are Monday to Saturday from 9:00 a.m. to 5:00 p.m.

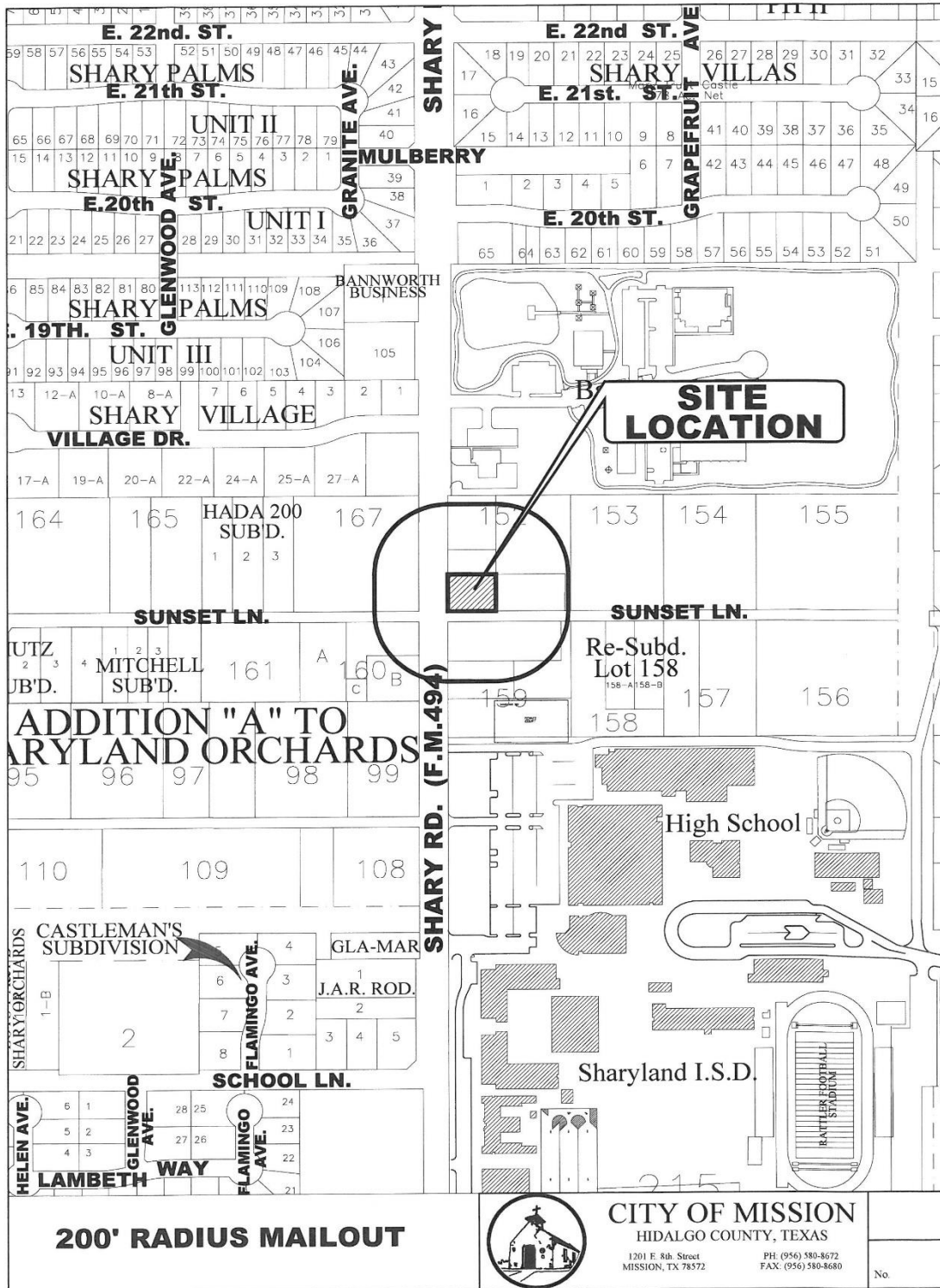
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

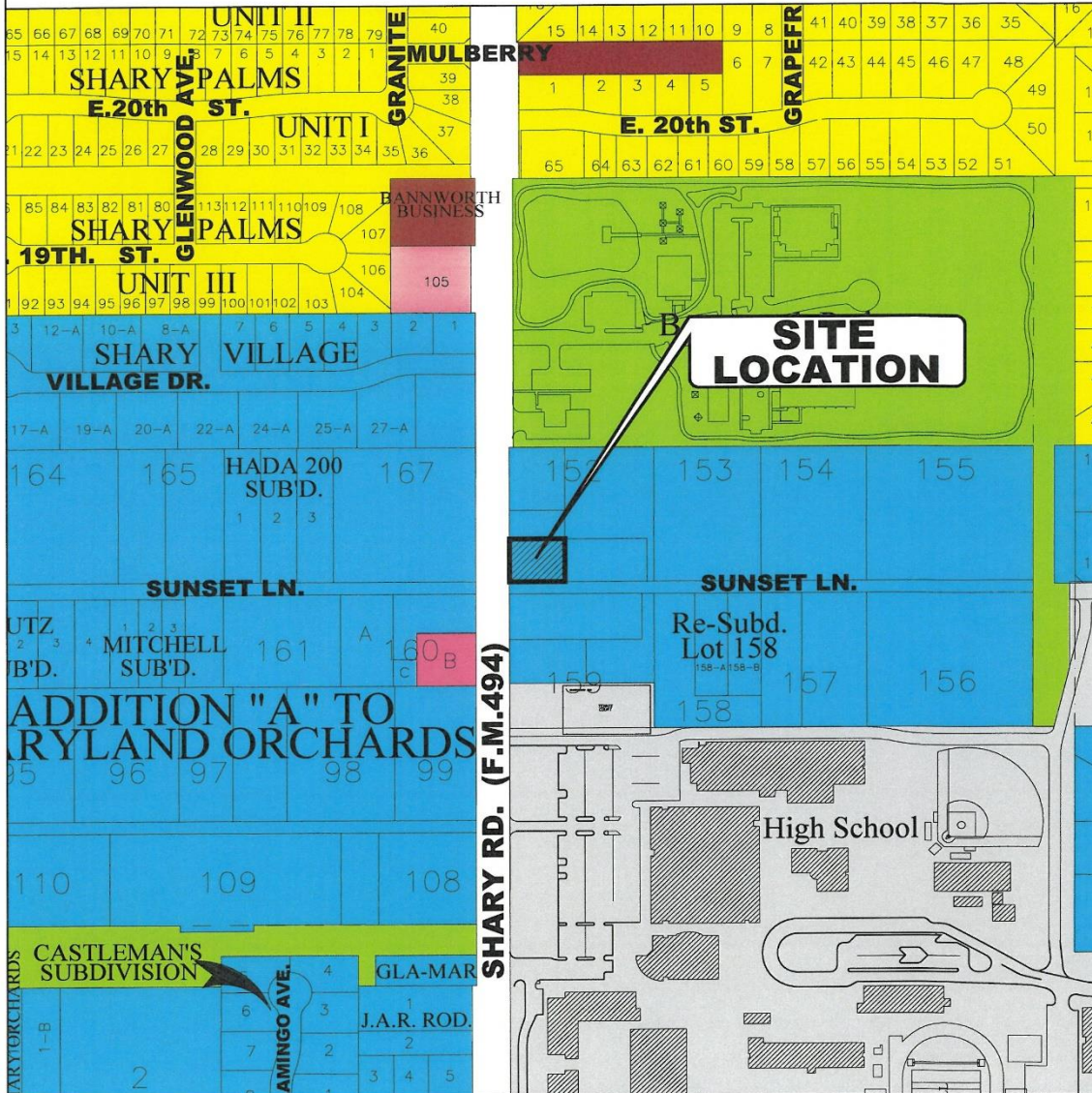
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

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

AERIAL



FLOOR PLAN

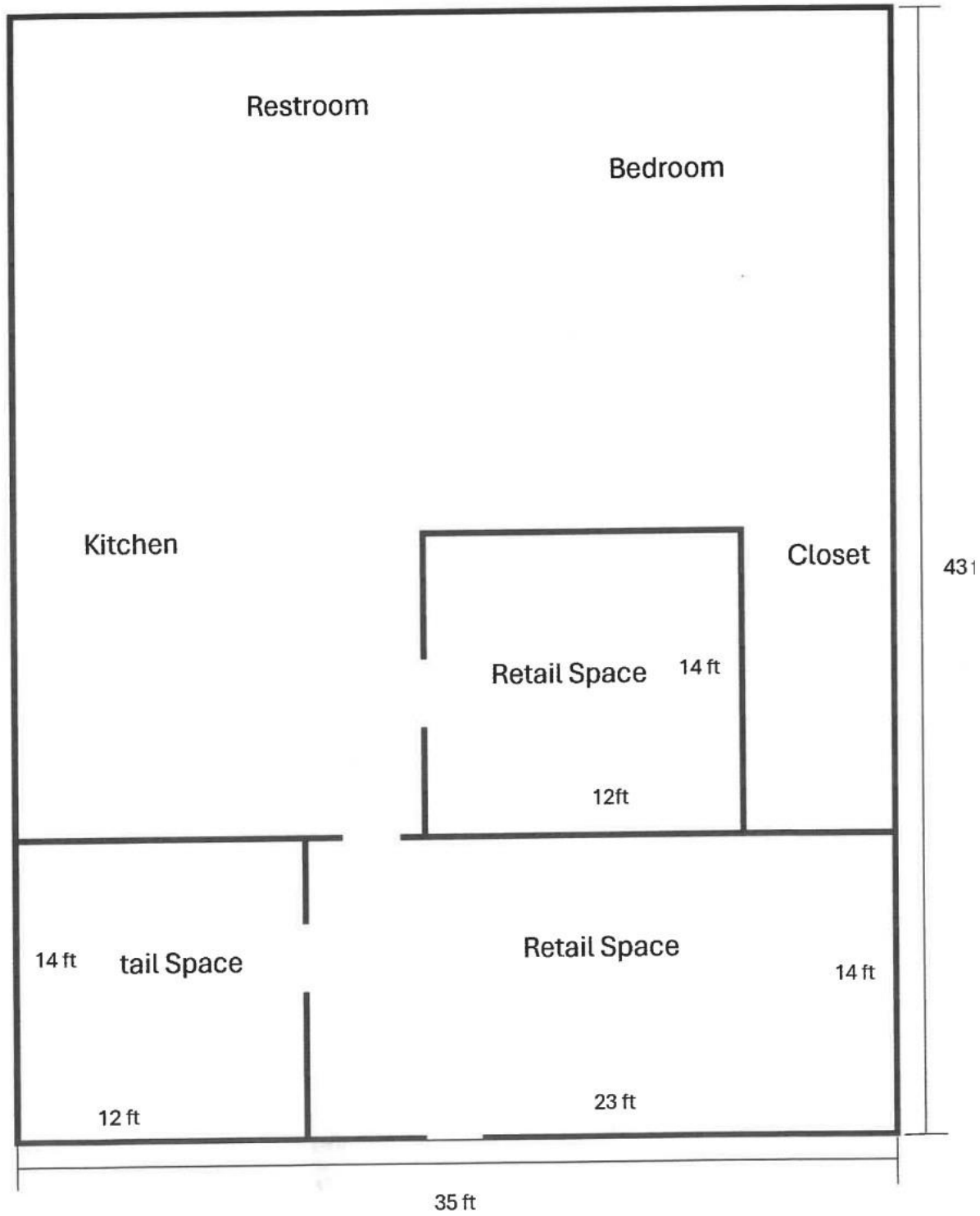


PHOTO OF THE PROPERTY FROM SHARY ROAD



PHOTO OF THE PROPERTY FROM SUNSET LANE



INTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
283545	S3000-00-000-0152-00	PERSAUD TULSIE	2405 SUNSET LN	MISSION	TX	78572-4635
283546	S3000-00-000-0152-10	GUAJARDO ELIAS	613 KERRIA AVE	MCALLEN	TX	78501-1783
283547	S3000-00-000-0152-20	MCCAFFITY STEVE A & SONIA M	2407 SUNSET LN	MISSION	TX	78572-4635
283548	S3000-00-000-0152-30	SOLIZ RAMIRO & MARIA C	1606 N SHARY RD	MISSION	TX	78572-4631
283571	S3000-00-000-0159-30	GARCIA PAULINA MARGARITA	2305 SANTA CLARA	MISSION	TX	78572-4113
283569	S3000-00-000-0159-10	MARTINEZ CESAR	1402 N SHARY RD	MISSION	TX	78572-4627
283568	S3000-00-000-0159-00	MARTINEZ ABEL U JR & ELIZABETH	2408 SUNSET LN	MISSION	TX	78572-4634
283549	S3000-00-000-0152-40	RIVER VALLEY HOMES LLC	800 KERRIA AVE	MCALLEN	TX	78501
632529	S3000-00-000-0152-50	CHAVEZ DAVID	2605 SANTA MONICA	MISSION	TX	78572
283575	S3000-00-000-0160-20	GOMEZ MARTHA VILLARREAL	1413 N SHARY RD	MISSION	TX	78572-4626
283572	S3000-00-000-0160-00	VILLARREAL MARTHA	1413 N SHARY RD	MISSION	TX	78572-4626
283584	S3000-00-000-0167-10	GONZALES ALBERT	2121 SUNSET LN	MISSION	TX	78572-4633
283585	S3000-00-000-0167-20	GONZALEZ ALBERTO	2121 SUNSET LN	MISSION	TX	78572-4633
608038	S3000-00-000-0160-25	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577