

## **ITEM# 1.2**

**CONDITIONAL USE PERMIT:** Home Occupation – Z Galleria Antiques  
2401 Sunset Lane  
Being the West 172’ of the South 120’ of  
The West 363’ of Lot 152, Sharyland  
Orchards Subdivision Addition “A”  
R-1A  
Elias Guajardo

### **REVIEW DATA**

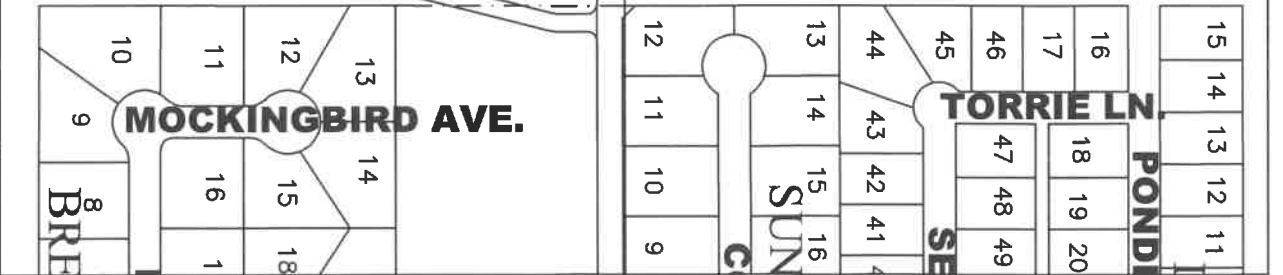
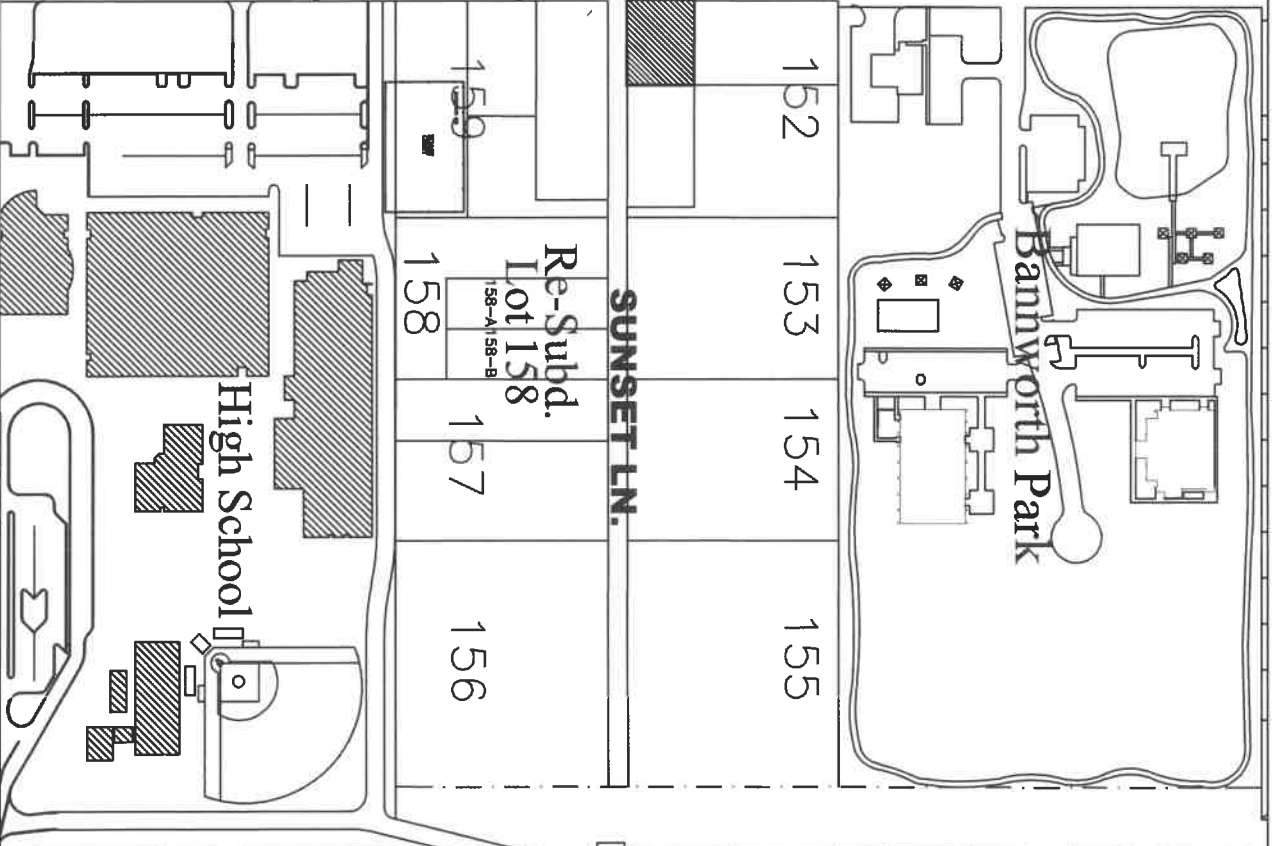
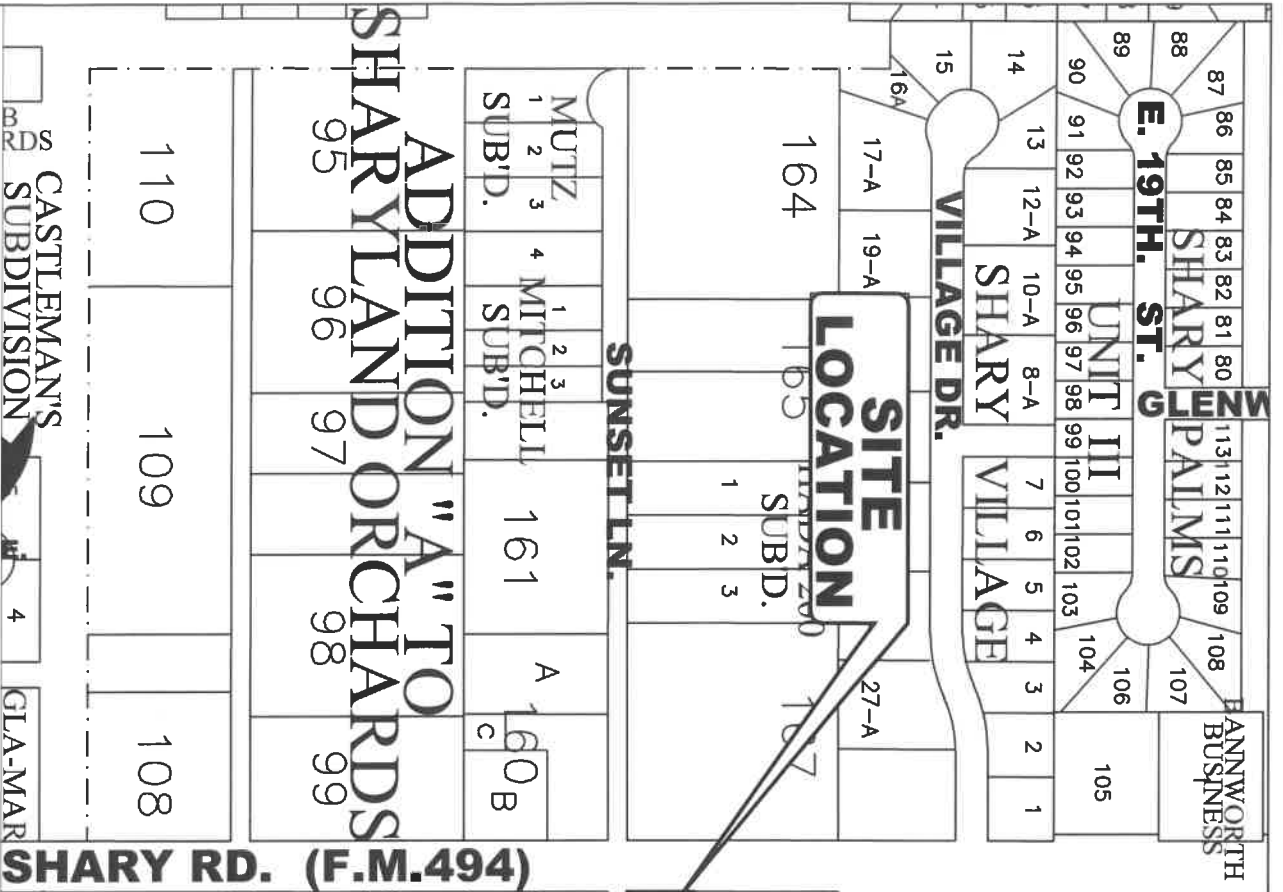
The subject site is located at the Northeast corner of Shary Road and Sunset Lane. The applicant would like to open an antique shop where customers could buy/sell gold and silver, antiques and collectibles, jewelry, customers could also consign items & purchase items. The applicant would designate a total of 658 sq.ft. within the home for the operation.

- **Days / Hours of operation:** Monday – Saturday from 9am – 5pm and Sunday –closed.
- **Staff:** 1 employee will man this operation.
- **Parking & Landscaping:** The house measures 1,432 sq. ft. Based on the size of designated for the home occupation, it will require 5 parking spaces, thus meeting code. Landscaping is meeting code.

**REVIEW COMMENTS:** Staff mailed out 14 notices to property owners within 200’ radius and as of this write up staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

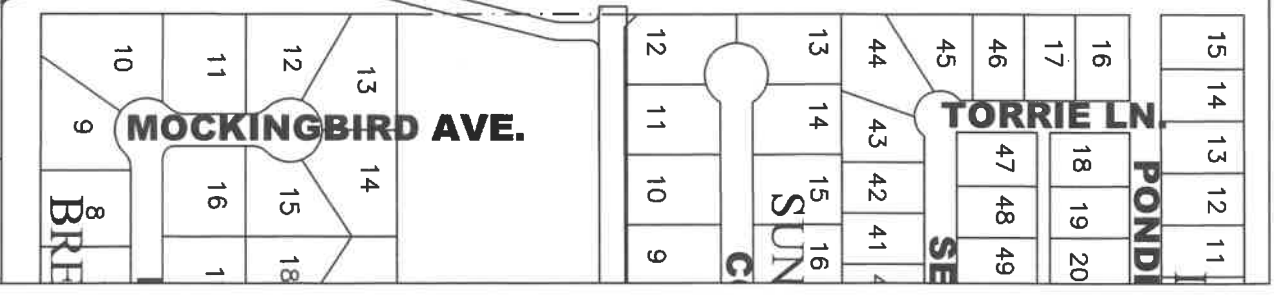
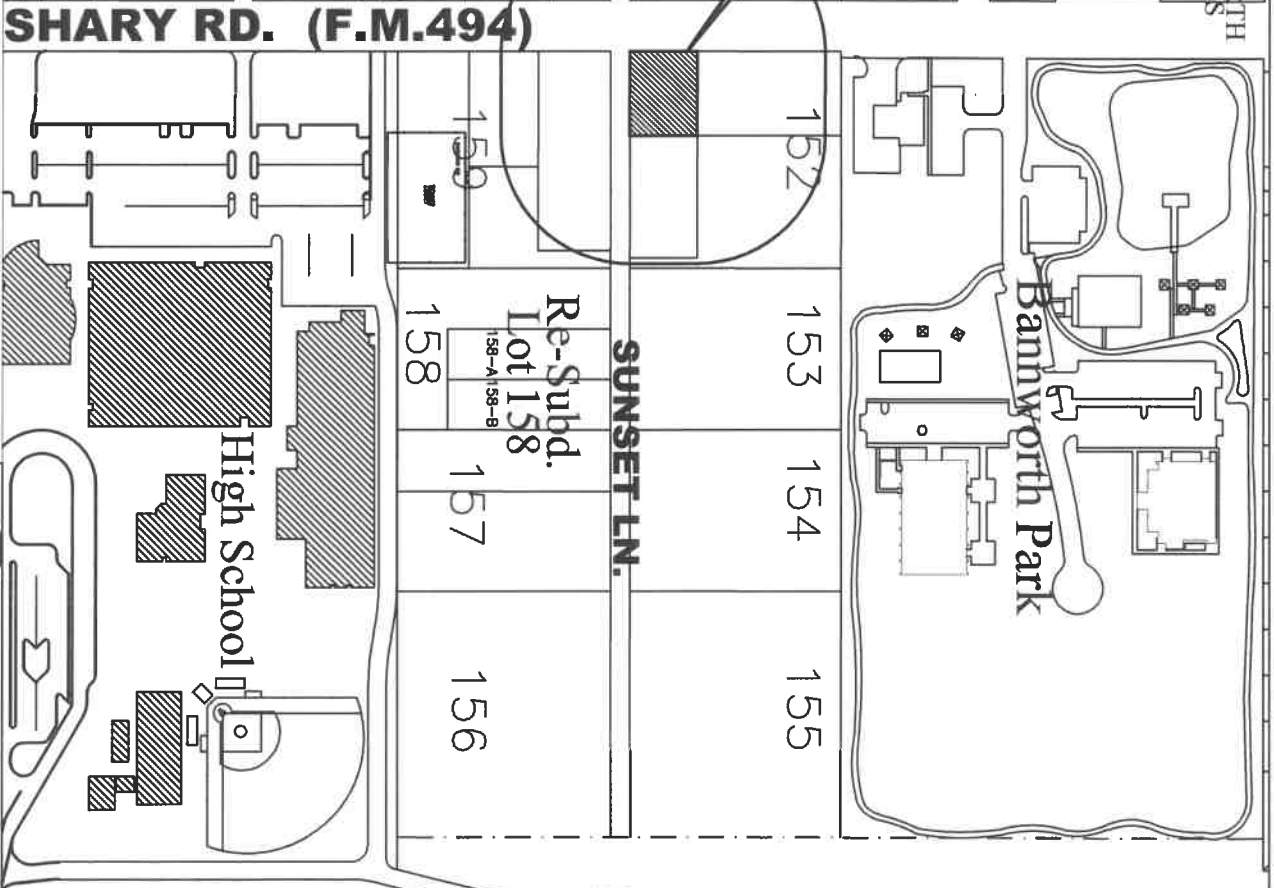
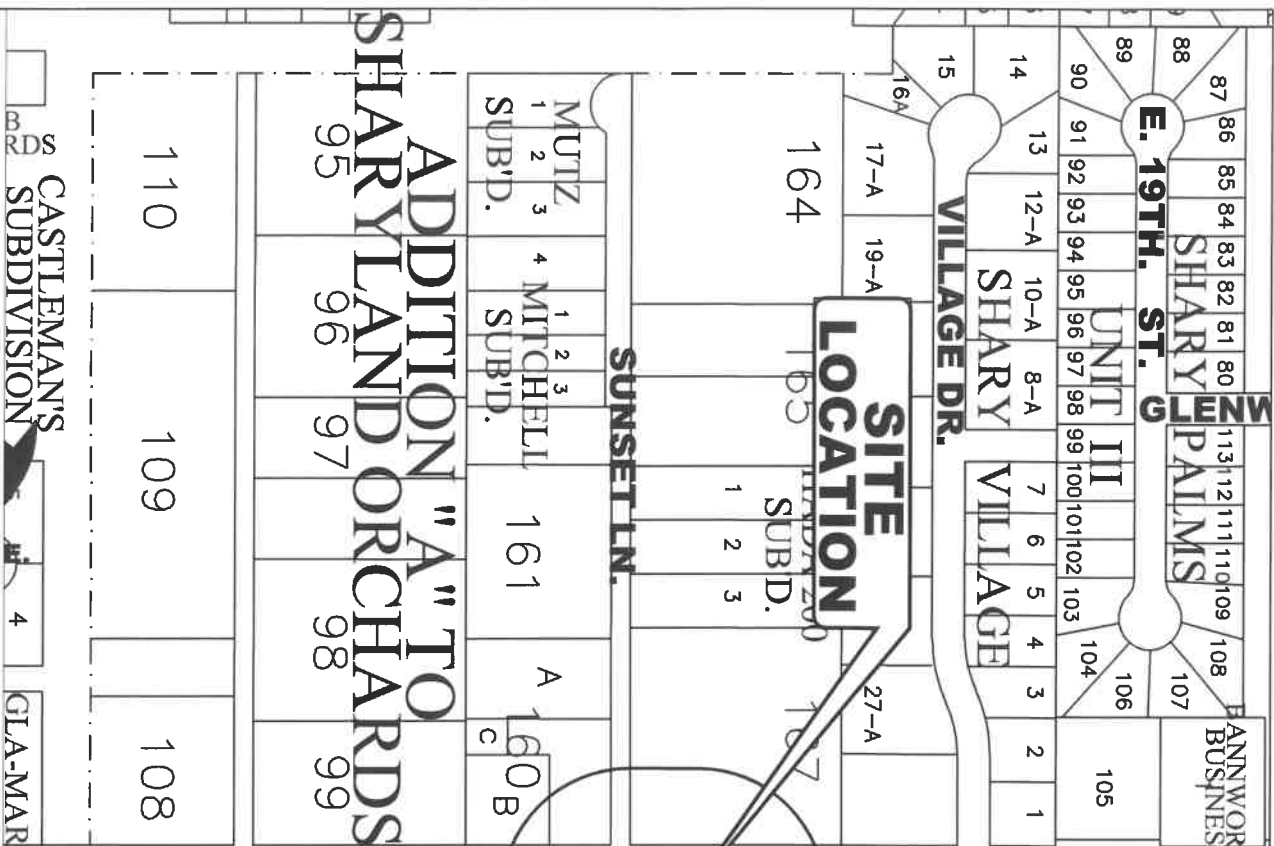
- 1) 1 year re-evaluation to continue to assess this operation,
- 2) Must comply with all City Codes (Building, Fire, Parking, etc.),
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not transferable to others.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572

PH: (956) 380-8672  
 FAX: (956) 380-8680

No.



# 200' RADIUS MAILOUT MAP



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No.	
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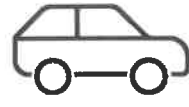


**N. SHARY RD. (F.M. 494)**

**SUNSET LN.**

**SITE  
LOCATION**

99 ft

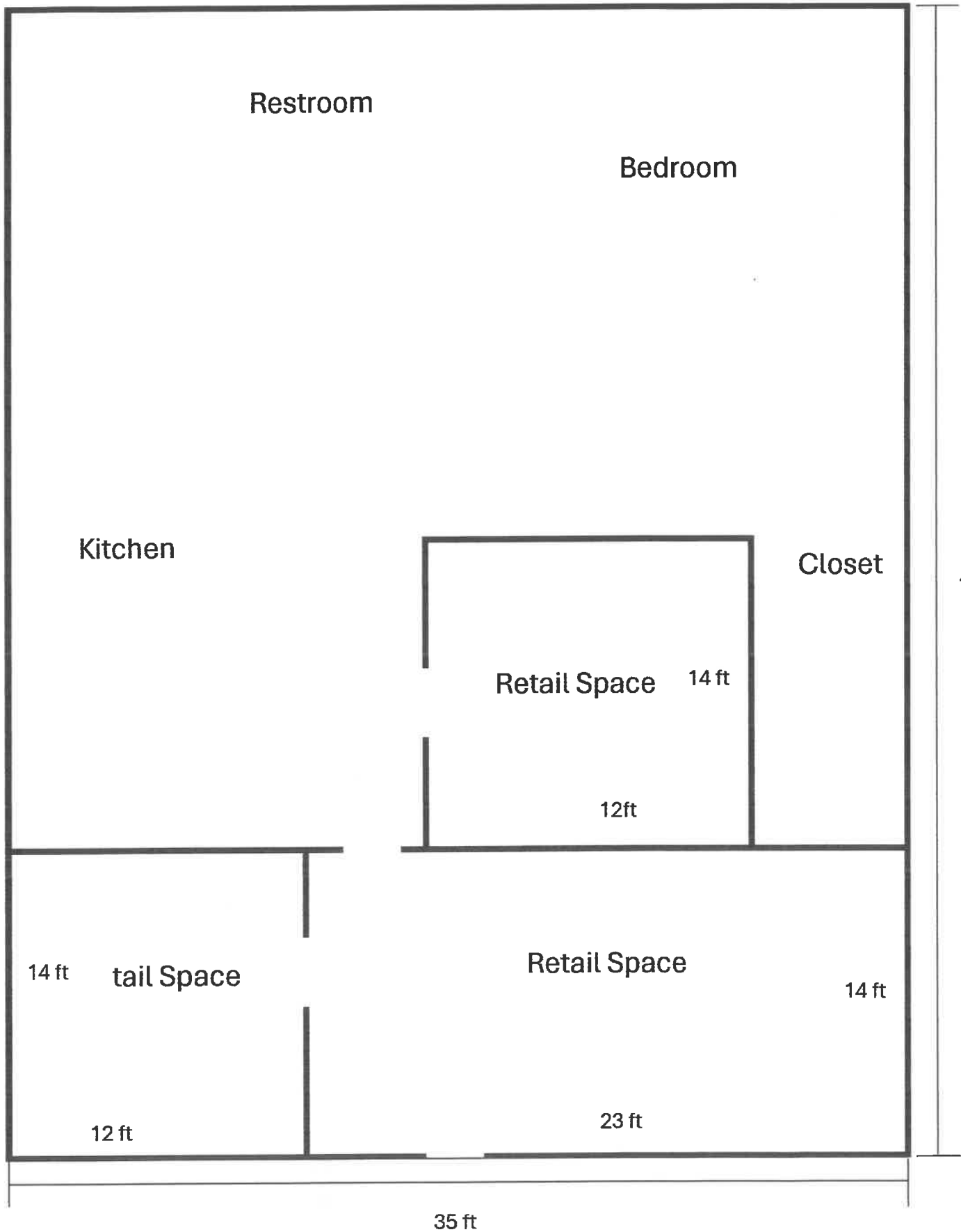


House

100ft



35 ft



S3000-00-000-0152-00 ( 283545)  
PERSAUD TULSIE  
2405 SUNSET LN  
MISSION TX 78572

S3000-00-000-0152-10 ( 283546)  
GUAJARDO ELIAS  
613 KERRIA AVE  
MCALLEN TX 78501

S3000-00-000-0152-20 ( 283547)  
MCCAFFITY STEVE A & SONIA M  
2407 SUNSET LN  
MISSION TX 78572

S3000-00-000-0152-30 ( 283548)  
SOLIZ RAMIRO & MARIA C  
1606 N SHARY RD  
MISSION TX 78572

S3000-00-000-0152-40 ( 283549)  
GONZALEZ ALBERT  
2121 SUNSET LN  
MISSION TX 78572

S3000-00-000-0159-00 ( 283568)  
MARTINEZ ABEL U JR & ELIZABETH  
2408 SUNSET LN  
MISSION TX 78572

S3000-00-000-0159-10 ( 283569)  
MARTINEZ CESAR  
1402 N SHARY RD  
MISSION TX 78572

S3000-00-000-0159-30 ( 283571)  
GARCIA PAULINA MARGARITA  
2305 SANTA CLARA  
MISSION TX 78572

S3000-00-000-0160-00 ( 283572)  
VILLARREAL MARTHA  
1413 N SHARY RD  
MISSION TX 78572

S3000-00-000-0160-20 ( 283575)  
GOMEZ MARTHA VILLARREAL  
1413 N SHARY RD  
MISSION TX 78572

S3000-00-000-0167-10 ( 283584)  
GONZALES ALBERT  
2121 SUNSET LN  
MISSION TX 78572

S3000-00-000-0167-20 ( 283585)  
GONZALEZ ALBERTO  
2121 SUNSET LN  
MISSION TX 78572

S3000-00-000-0160-25 ( 608038)  
STATE OF TEXAS  
PO BOX EE  
PHARR TX 78577

S3000-00-000-0152-50 ( 632529)  
MARTINEZ BLANCA E  
2403 SUNSET LN  
MISSION TX 78572