

ITEM# 1.2

CONDITIONAL USE PERMIT: Construction of a Pool House
1805 E. 28th Street
Lot 14, Magnolia Park Estates
R-1A
Zaida M. Vargas

REVIEW DATA

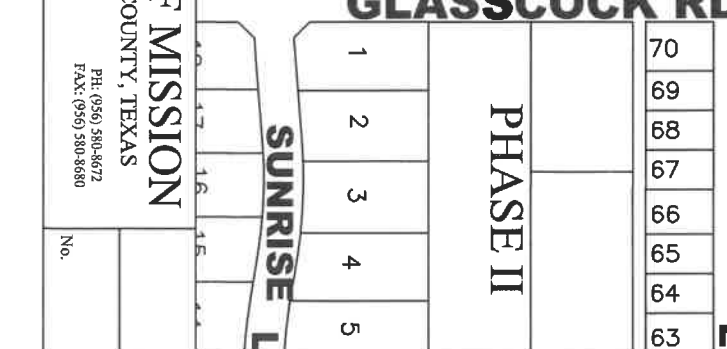
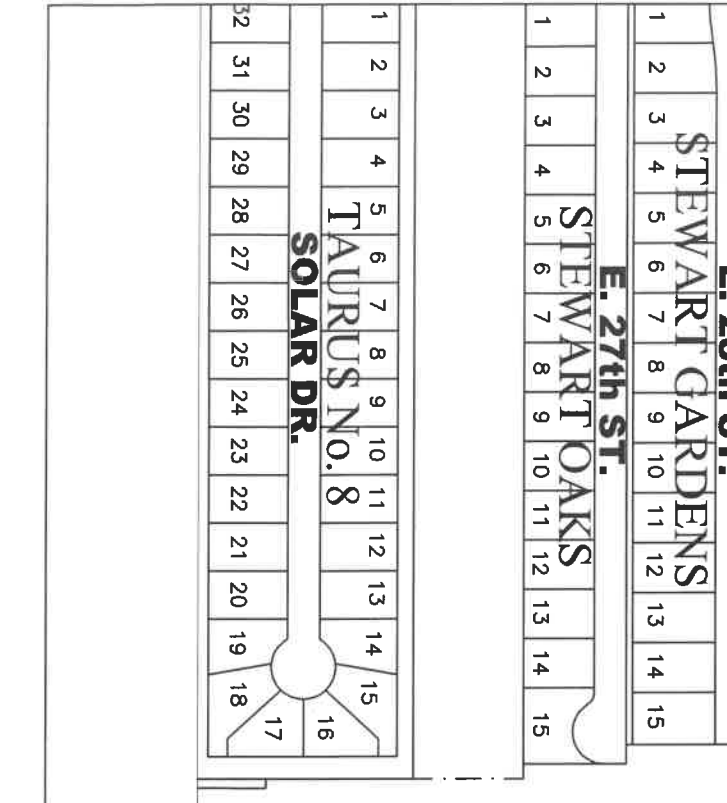
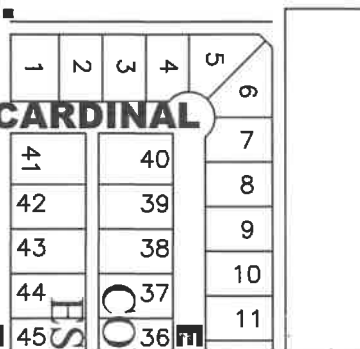
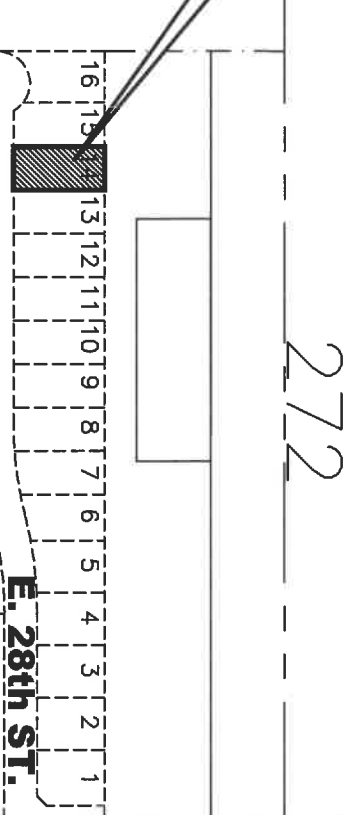
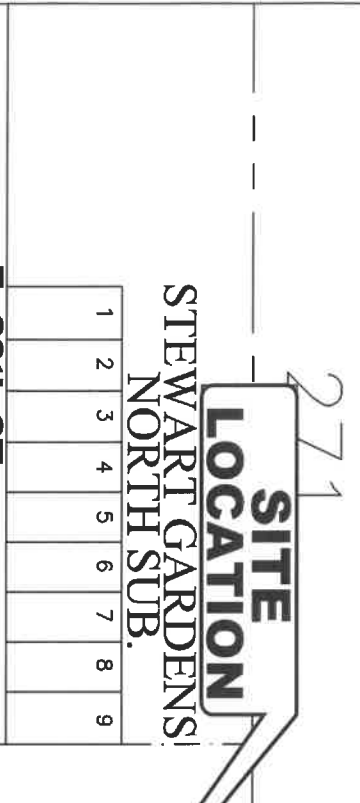
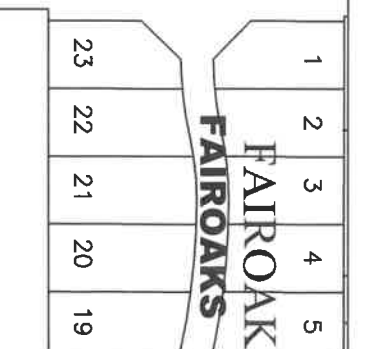
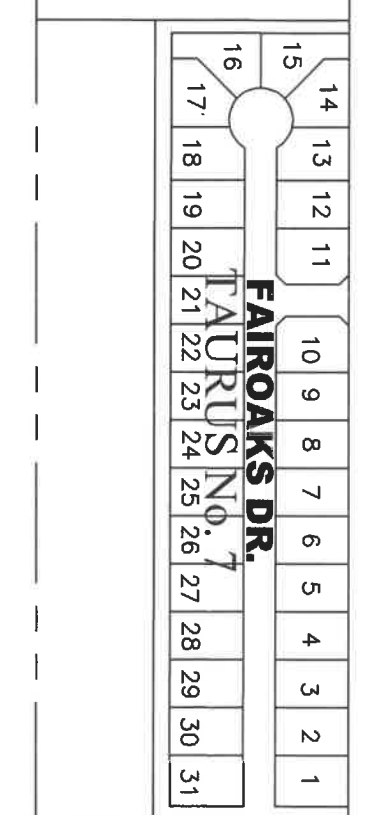
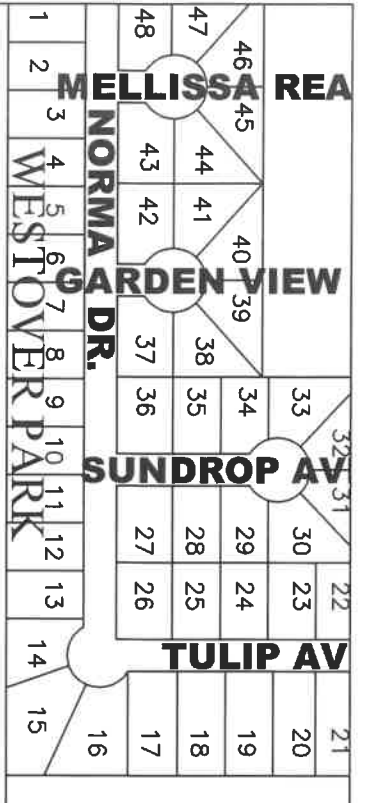
The property is located approximately 963' west of N. Glasscock Road along the north side of E. 28th Street. The applicant is requesting a conditional use permit for the construction of a pool house. The proposed pool house will have 1,595 square feet. It will consist of 1 changing room, a sauna, 1 full bathroom, and a covered patio, which will be attached to the house. Pool houses are allowed in a Large Lot Single Family Zone as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal of 12,000 sq. ft.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above
- Proposal must be clearly secondary to the primary residence
- Shall not have access to a public street (No shared/extended driveway)
- Shall not have separate kitchen area or utilities

REVIEW COMMENTS: Staff notes that the lot total square footage is 9,520 sq.ft., which is 2,480 sq.ft. short of the required square footage, therefore if approved a variance would be needed. All building setbacks will be complied with. The proposed driveway is more than sufficient to accommodate any incoming vehicle. The pool house must be connected to the same water and electrical meters, i.e. no separate utilities. Staff mailed out 19 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. The applicant did submit a letter of approval for the pool house from Magnolia Park Estates Homeowners Association.

RECOMMENDATION: Since no kitchen is included, staff recommends approval subject to:

- 1) The applicant must comply with the provisions outline in Section 1.56-4 of the Zoning Code (except for the minimum lot size requirement),
- 2) The unit may not have a separate utility and electrical connections,
- 3) Transferability to other future owners imposing the same conditions imposed to this applicant,
- 4) Not to be used for rental purposes, and
- 5) Waive the minimum lot size requirement.



SITE LOCATION



CITY OF MISSION

HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78372
PH: (956) 580-8672
FAX: (956) 580-8680

No.





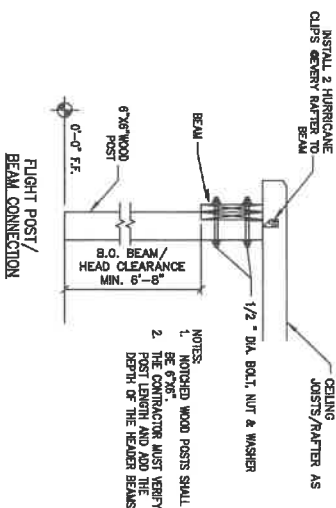
5-BUILDING FRAMING SECTION
SCALE: 1/8"=1'-0"



PROJECT #: 24-118
DATE: 03-15-2024
DRAWN BY: Mt. Ramon
REVISION:



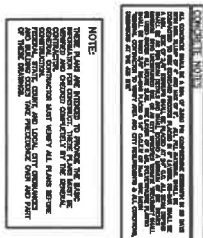
5-ROOF PLAN
SCALE: 1/8"=1'-0"



PLUMBING VENT FLASHING

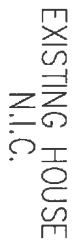
SCALE: N.T.S.

SCALE: N.T.S.



PROJECT #: 24-118
DATE: 03-15-2024
DRAWN BY: Mr. Ramos

REVISION:
1:
2:
3:
4:



GENERAL NOTES

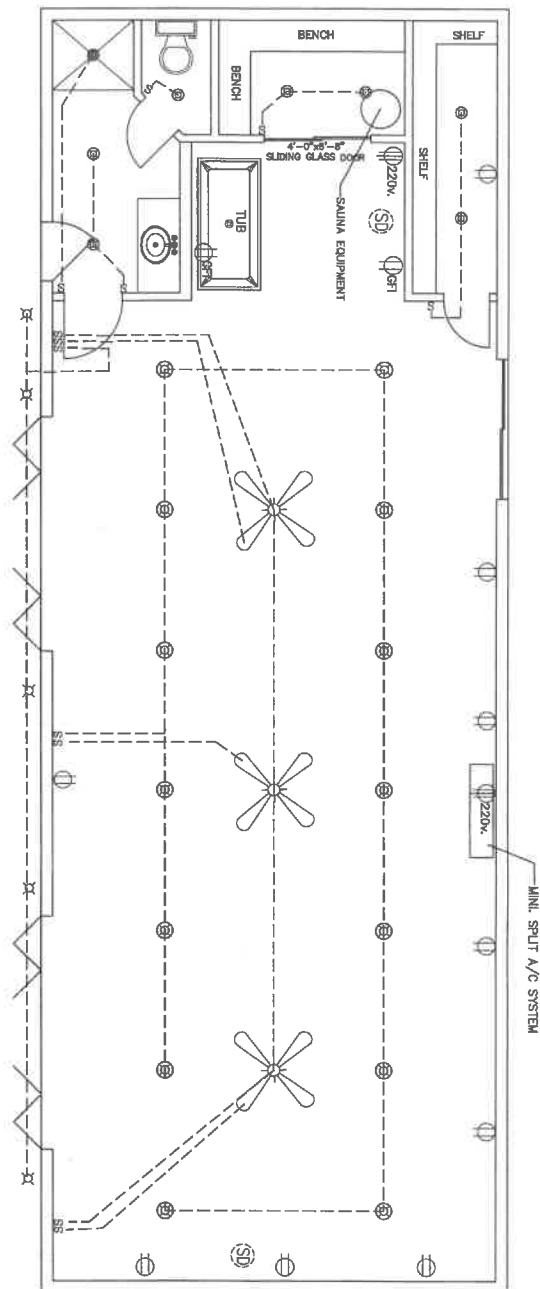
NOTE:

THESE PLANS ARE PREPARED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION. THESE PLANS MUST BE REVIEWED AND CHECKED CAREFULLY BY THE GENERAL CONTRACTOR.

GENERAL CONTRACTOR MUST VERIFY ALL PLANS BEFORE CONSTRUCTION.

FEDERAL, STATE, COUNTY, AND LOCAL CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS.

AREAS	
NO. HOUSE AREA	1,106.13
NET COVERED PAVED AREA	489.57
TOTAL AREA	1,595.70



ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

ELECTRICAL LEGEND	
200 OUTLET	200 OUTLET
115 OUTLET	115 OUTLET
PHONE JACK	PHONE JACK
TV CABLE	TV CABLE
TV, FM	TV, FM
SWITCH	SWITCH
SAUNA EQUIPMENT	SAUNA EQUIPMENT
SLIDING GLASS DOOR	SLIDING GLASS DOOR
TUB	TUB
BENCH	BENCH
SHELF	SHELF

NOTE: THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION. THESE PLANS MUST BE USED IN CONJUNCTION WITH THE GENERAL CONTRACTOR'S SPECIFICATIONS AND ALL APPLICABLE CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER AND PART OF THESE DRAWINGS.

Magnolia Park Estates HOA
P.O. Box 943
Mission, Texas 78572
(956)584-7711

04/19/24

Ms. Zaida Vargas
1805 E. 28th St.
Mission, Texas 78574

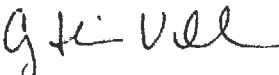
Ref: Pool House

Dear: Ms. Zaida Vargas

We have reviewed your request and drawing presented for a pool house and have approved such request, subject to the City of Mission review and approval.

Any questions, please call me at (956)584-7711.

Thank You


for Emigdio Villanueva Jr.

President of Magnolia Park Estates HOA

S2950-00-000-0262-00 (281324)
THEIS FRED JR & DOROTHY
CO-TRST LIVING TRUST
2719 N GLASSCOCK RD
MISSION TX 78574

S2950-00-000-0272-31 (346153)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

M0538-00-000-0023-00 (1463046)
RGV VILLA HOMES LLC
PO BOX 943
MISSION TX 78573

M0538-00-000-0012-00 (1463035)
RGV VILLA HOMES LLC
PO BOX 943
MISSION TX 78573

M0538-00-000-0018-00 (1463041)
RGV VILLA HOMES LLC
PO BOX 943
MISSION TX 78573

M0538-00-000-0016-00 (1463039)
BENNY & JENNA SALAZAR
1801 E 28TH ST
MISSION TX 78574

M0538-00-000-0015-00 (1463038)
ORTIZ GABRIEL JAMES & SYLVIA CANTU
1803 E 28TH ST
MISSION TX 78574

S2950-00-000-0272-17 (281381)
MONTANO PEDRO S
2811 N GLASSCOCK RD
MISSION TX 78574

S2950-00-000-0272-33 (793105)
MOCHIT LLC
1209 S 10TH ST STE A 725
MCALLEN TX 78501

M0538-00-000-0010-00 (1463033)
SANDOVAL ENRIQUE & ARACELI L
1813 E 28TH ST
MISSION TX 78574

M0538-00-000-0013-00 (1463036)
RGV VILLA HOMES LLC
PO BOX 943
MISSION TX 78573

M0538-00-000-0019-00 (1463042)
SOOY BRIANNA LEE & ARTURO ALEJANDRO
1804 E 28TH ST
MISSION TX 78573

M0538-00-000-0022-00 (1463045)
VELEZ JULIAN & YEZENIA ADANARY
1810 E 28TH ST
MISSION TX 78574

S2950-00-000-0272-25 (518489)
GARCIA RODOLFO
DIANA ELDA DIAZ
2815 N GLASSCOCK RD
MISSION TX 78574

M0538-00-000-0021-00 (1463044)
RGV VILLA HOMES LLC
PO BOX 943
MISSION TX 78573

M0538-00-000-0011-00 (1463034)
RGV VILLA HOMES LLC
PO BOX 943
MISSION TX 78573

M0538-00-000-0014-00 (1463037)
VARGAS CARLOS ALBERTO & ZAIDA M
1805 E 28TH ST
MISSION TX 78574

M0538-00-000-0020-00 (1463043)
AMG BORDER INVESTMENTS LLC
1806 E 28TH ST
MISSION TX 78574

M0538-00-000-0017-00 (1463040)
KOLESAR DEVIN RAY & KASANDRA
1800 E 28TH ST
MISSION TX 78574