



**MEETING DATE:** May 28, 2024  
**PRESENTED BY:** Susana De Luna, Planning Director  
**AGENDA ITEM:** Conditional Use Permit: Construction of a Pool House, 1805 E. 28<sup>th</sup> Street, Lot 14, Magnolia Park Estates, R-1A, Zaida M. Vargas, and Adoption of Ordinance#\_\_\_\_\_ - De Luna

**NATURE OF REQUEST:**

On May 15, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located approximately 963' west of N. Glasscock Road along the north side of E. 28<sup>th</sup> Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

**BUGETED:** Yes / No / N/A **FUND:** \_\_\_\_\_ **ACCT. #:** \_\_\_\_\_

**BUDGET:** \$ \_\_\_\_\_ **EST. COST:** \$ \_\_\_\_\_ **CURRENT BUDGET BALANCE:** \$ \_\_\_\_\_

**BID AMOUNT:** \$ \_\_\_\_\_

**STAFF 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.

**Departmental Approval:** N/A

**Advisory Board Recommendation:** P&Z Approval

**City Manager's Recommendation:** Approval *MRP*

**RECORD OF VOTE:** **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_