

ITEM# 1.2

CONDITIONAL USE PERMIT: Guest House on Property Zoned R-1A
Large Lot Single Family
2506 Tulip
Lot 17, El Legado Subdivision
R-1A
Roman Esqueda

REVIEW DATA

The subject site is located approximately 1055' east of Stewart Road along the east side of Tulip Avenue. at the Sunrise Lane and Tulip Avenue intersection. The owner is requesting a conditional use permit for the construction of a Guest house. The structure is proposed to have 460 sq. ft. of living area. It will consist of one (1) bedroom, one (1) bathroom, a living room, and a covered porch. The irregular lot measures a total of 11,870 sq.ft. Guest Homes are allowed under the R-1A (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: This conditional use permit request seems to be consistent with other similar request approved by this Board. Staff notes that Lot 17 is an irregular lot that measures 11,870 sq. ft. just 130' short of the 12, 000 sq.ft. requirement, therefore is approved a variance would be needed. All building setbacks will be complied with and the driveway is more than sufficient to accommodate any guest's vehicle. Of course, all utilities will have to be interconnected to the primary home. Staff mailed out 23 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

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.

273 MIS

272

271

ATERAL 27-12

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16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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11 12 13 14 15 16 17 18

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6 5 4 3 2 1

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6 5 4 3 2 1

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6 5 4 3 2 1

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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6 5 4 3 2 1

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

10 9 8 7 6 5 4 3 2 1

SITE LOCATION
262

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W.

W. RUSSELL AND NORMA
BARNES BIRDWELL SUBD.
(AGAPE SCHOOL)²

E. 24TH ST.
RE-SUB. PEREZ
1A

E. 24TH ST.
EPISCOPAL CHURCH

E. 24TH ST.
GLASSCOCK VILLAGE
SUBDIVISION

E. 24TH ST.
GLASSCOCK PRIMARY SCHOOL
LOT 1
John Shary
Elementary School

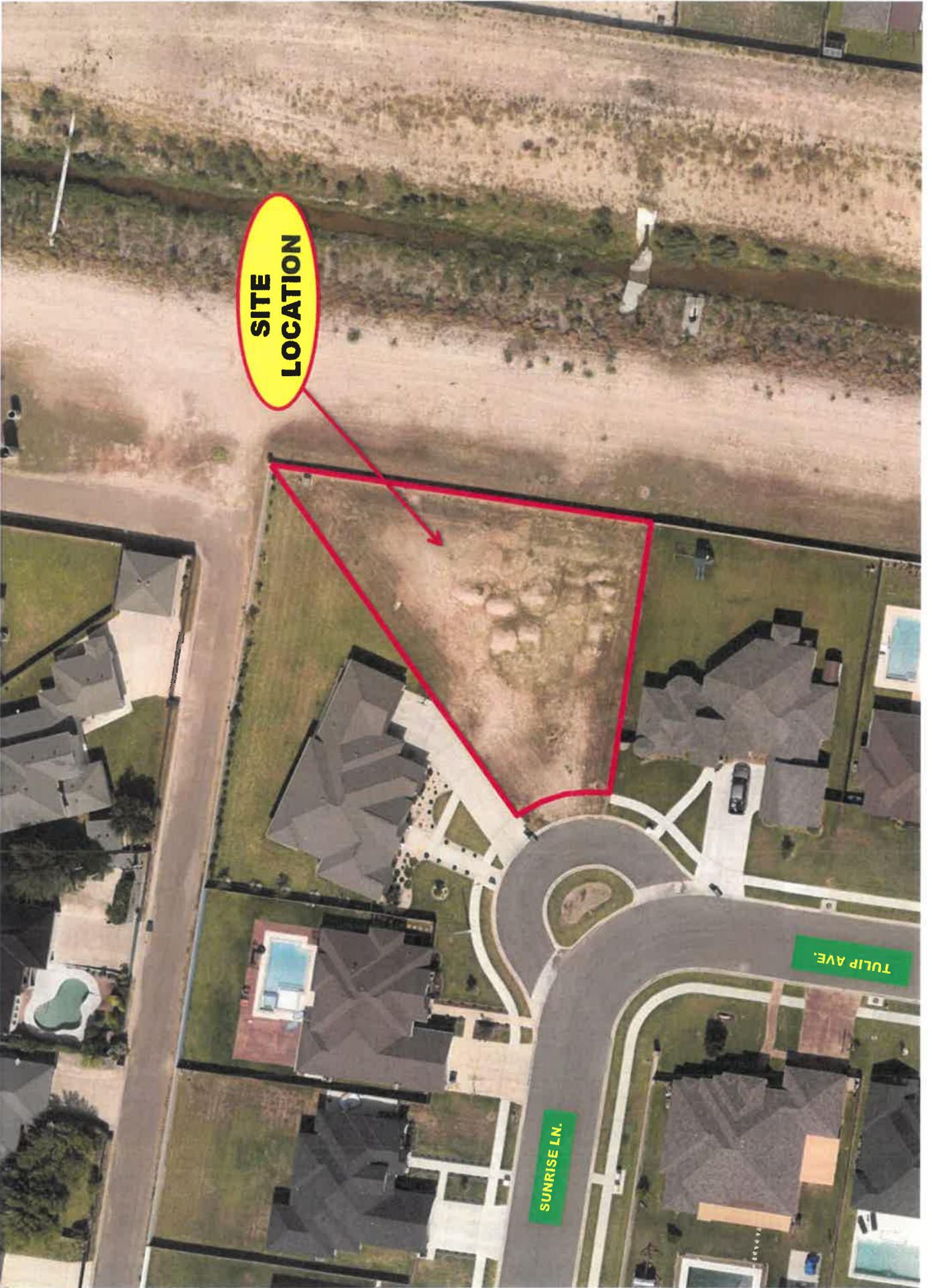


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-8672
FAX: (956) 280-8680

No.

253



**SITE
LOCATION**

TULIP AVE.

SUNRISE LN.



MECHANICAL
AI
BD
 BUILDING DESIGN

SHEET NUMBER
1
 © 2023



AREA TABULATION

LIVING AREA	468.7
CIV. PORCH	200.0
TOTAL AREA	668.7

CONSTRUCTION ANALYSIS

CONSTRUCTION TYPE	NUMBER OF LEVELS	ONE STORY RESIDENCE
FRAME TYPE (EXT. WALLS)	2" x 4" WOOD STUDS	1
FRAME TYPE (INT. WALLS)	2" x 4" WOOD STUDS	
FRAME TYPE (ROOF)	2" x 4" WOOD STUDS	
FRAME TYPE (FLR./C.G.)	2" x 6" WOOD RAFTERS	
VENEE TYPE	BRICK VENEER	
FOUNDATION TYPE	SLAB ON GRADE	
ROOF TYPE	METAL ROOF	
ROOF FITCH	1 1/2"x2"	
PLATE HEIGHT (MIN.)	9'-0"	
PLATE HEIGHT (MAX.)	10'-0"	

INDEX OF DRAWINGS

TITLE	SHEET
PROJECT SUMMARY	1
SITE PLAN	2
FLOOR PLAN & ELEVATIONS	3
ROOF PLAN	4
FRAMING OVERVIEW	5
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ELECTRICAL PLAN / CABINETS / CROSS SECTIONS	7

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PREPARES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, OR INSURANCE VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. DIMENSIONS SHALL BE TO FINISH UNLESS NOTED OTHERWISE. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS NOTED OTHERWISE. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS NOTED OTHERWISE. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS NOTED OTHERWISE. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS NOTED OTHERWISE.

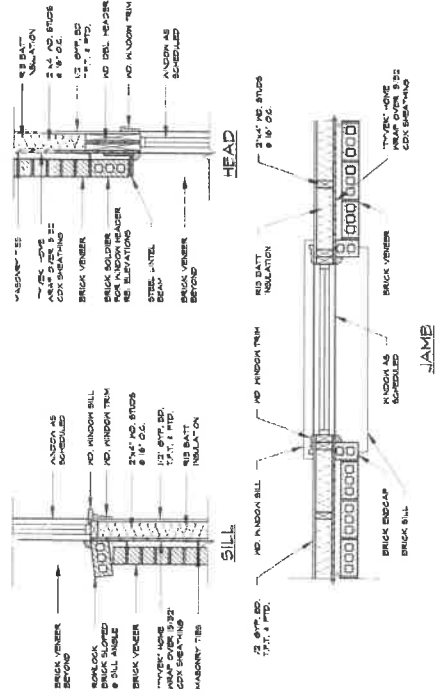
ALL TRADES SHALL MAINTAIN A CLEAN WORK-SITE AT THE END OF EACH WORK-DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

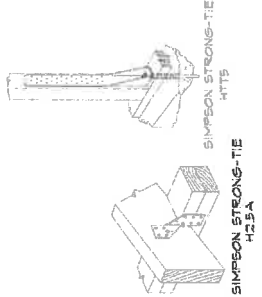
PRINTING IN BLACK INK ON WHITE PAPER. THIS DRAWING IS THE PROPERTY OF DISTINCTIVE DRAFTING & DESIGN LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DISTINCTIVE DRAFTING & DESIGN LLC.



CONSTRUCTION NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.



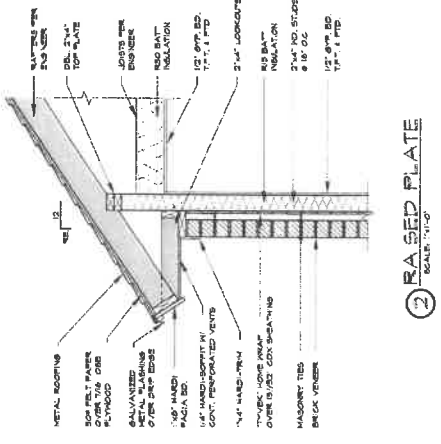
3) ADA DETAILS
 SCALE: 1/4"=1'-0"



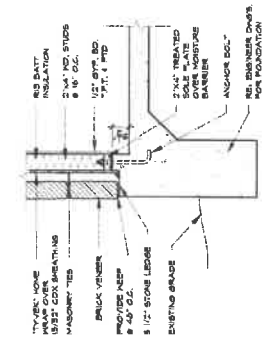
HIGH WIND-RESISTANT CONSTRUCTION NOTES FOR WIND-BRICK CONNECTIONS

1. ALL WIND-BRICK SHALL BE PLACED ON EVERY STUD (W/ OR CENTER) AT THE FOLLOWING LOCATIONS:
 a. TOP PLATE
 b. SILL
 c. HEAD
 d. JAMB

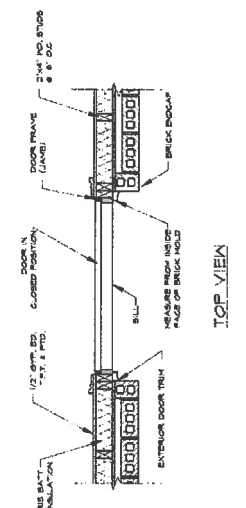
2. WIND-BRICK SHALL BE PLACED ON EVERY STUD IN OR CENTER AT THE FOLLOWING LOCATIONS:
 a. ALL WIND-BRICK SHALL BE PLACED ON EVERY STUD (W/ OR CENTER) AT THE FOLLOWING LOCATIONS:
 b. TOP PLATE
 c. SILL
 d. HEAD
 e. JAMB
 f. ALL WIND-BRICK SHALL BE PLACED ON EVERY STUD (W/ OR CENTER) AT THE FOLLOWING LOCATIONS:
 g. TOP PLATE
 h. SILL
 i. HEAD
 j. JAMB



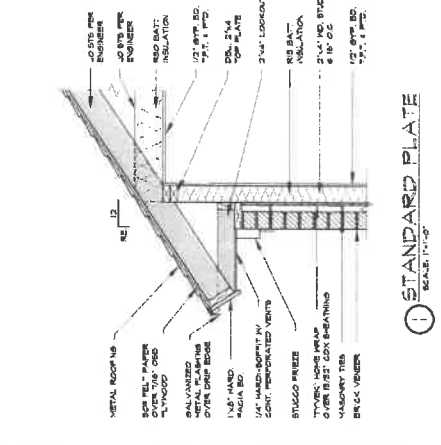
2) RAISED PLATE
 SCALE: 1/4"=1'-0"



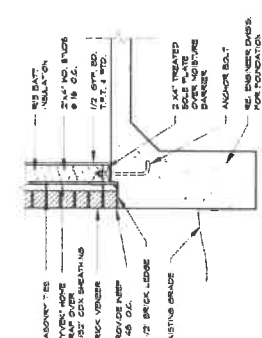
5) GARAGE BASE
 SCALE: 1/4"=1'-0"



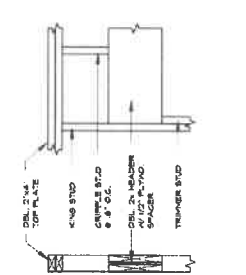
7) DOOR OPENING DETAIL
 SCALE: 1/4"=1'-0"



1) STANDARD PLATE
 SCALE: 1/4"=1'-0"



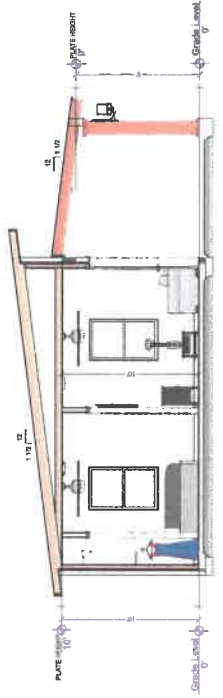
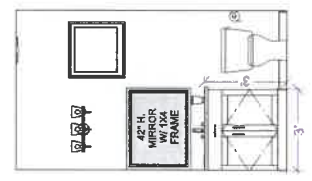
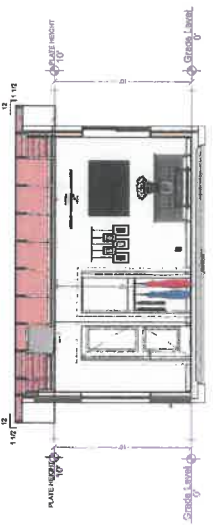
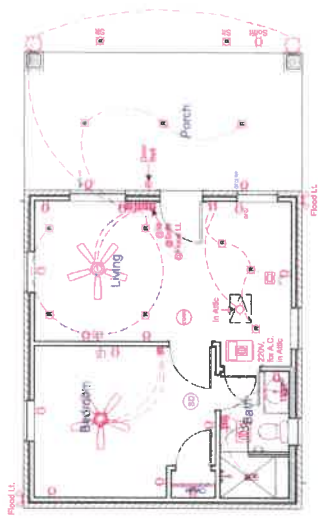
4) BRICK BASE
 SCALE: 1/4"=1'-0"



6) HEADER DETAIL
 SCALE: 1/4"=1'-0"

THIS SET OF PLANS IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRINTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY CONSTRUCTION COSTS, ARISING FROM THE USE OF THESE PLANS.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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S2950-00-000-0261-25 (346150)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

S2950-00-000-0262-24 (346151)
CITY OF MISSION
900 DOHERTY
MISSION TX 78572

T0941-08-000-0017-00 (603397)
NAVA DIEGO RIVERA & ANA KAREN CAI
1714 SOLAR DR
MISSION TX 78574

T0941-08-000-0018-00 (603398)
VELASCO OSCAR SALINAS
1712 SOLAR DR
MISSION TX 78574

T0941-08-000-0019-00 (603399)
WINKFIELD LETREISE
1710 SOLAR DR
MISSION TX 78574

T0941-08-000-0020-00 (603400)
GARCIA JUAN A & ELIZABETH A
1708 SOLAR DR
MISSION TX 78574

E4393-00-000-0011-00 (1069595)
DUQUE SEBASTIAN JR & CAROLYN A
2505 TULIP AVE
MISSION TX 78574

E4393-00-000-0012-00 (1069596)
TAMEZ JAVIER ALBERTO
2503 TULIP AVE
MISSION TX 78574

E4393-00-000-0013-00 (1069597)
BECERRA AARON SANCHEZ
DESSIRE DANIELLA INOJOSA
2501 TULIP AVE
MISSION TX 78574

E4393-00-000-0014-00 (1069598)
GUTIERREZ MAXIMIANO JR & BRISA HAZEL
2500 TULIP AVE
MISSION TX 78574

E4393-00-000-0015-00 (1069599)
JAIME JAIME KEVIN & ANABELLE
2502 TULIP AVE
MISSION TX 78574

E4393-00-000-0016-00 (1069600)
CANO GILBERTO & LYNETTE BARRERA
2504 TULIP AVE
MISSION TX 78574

E4393-00-000-0017-00 (1069601)
ESQUEDA ROMAN G
1616 E GRIFFIN PKWY PMB 228
MISSION TX 78572

E4393-00-000-0018-00 (1069602)
CHAPA MARIN JR & PAULA
1713 SUNRISE LN
MISSION TX 78574

E4393-00-000-0019-00 (1069603)
TREVINO RICARDO D & CRISTINA N
1711 SUNSHINE LN
MISSION TX 78574

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CONFIDENTIAL
1709 SUNRISE LANE
MISSION TX 78574

E4393-00-000-000A-00 (1069578)
HART LAND AND CATTLE LLC
C/O JOHN C HART
PO BOX 6
LINN TX 78563

E4393-00-000-000B-00 (1069580)
HART LAND AND CATTLE LLC
C/O JOHN C HART
PO BOX 6
LINN TX 78563

G4032-00-000-0018-00 (1312453)
SCOTT CARMEN MARIE & RAFAEL VELA
3807 PLANTATION GROVE BLVD APT 205B
MISSION TX 78572

G4032-00-000-0019-00 (1312454)
NINE DEVELOPMENT LLC
3511 LOS INDIOS PARKWAY
MISSION TX 78572-7543

G4032-00-000-0020-00 (1312455)
GALVAN JAVIER A & JULIANA R RAMON
2517 VIOLA ST
MISSION TX 78574-7954

G4032-00-000-0021-00 (1312456)
CANTU MARIO & REBECA I
2515 VIOLA ST
MISSION TX 785744-7954

G4032-00-000-0000-00 (1312435)
CITY OF MISSION
900 DOHERTY
MISSION TX 78572