

ITEM# 1.2

CONDITIONAL USE PERMIT: Build a Pool House on Property Zoned
R-1 (Single Family Residential)
2800 Summer Breeze
Lot 16, Shary Oaks Subdivision
R-1
Marco A. Guerra

REVIEW DATA

The subject site is located approximately 710' west of N. Shary Road along the south side of Summer Breeze. – see vicinity map. The applicant is requesting a conditional use permit for the construction of a pool house. The proposed pool house will consist of a game room, indoor lounge, bath, storage, covered patio totaling 1,651 sq.ft. Pool houses are allowed in an R-1 (Single-Family Residential) 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 requests approved by this Board. Staff notes that the lot measures 21,580 sq. ft. and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any guest's vehicle. Of course, all utilities will have to be interconnected to the primary residence. Staff mailed out 27 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) No separate utility and electrical connections,
- 2) Transferability to other future owners imposing the same conditions imposed to this applicant,
and
- 3) Not to be used for rental purposes.

PHASE III	HUT	12	5	4	1	2	COMMERCIAL
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(95)
E. GRIFFIN PARKWAY (F.M. 495)

NGFIELD SUBDIVISION
 PHASE I

31	30	29	28	27	26	25
24	23	22	21	20	19	18
17	16	15	14	13	12	11
10	9	8	7	6	5	4
3	2	1				

VALLEY EXPRESS

TRAIL LN. CREEK RUN SUBDIVISION

91	92	93	94	95
106	107	108	109	110
104	103	102	101	100
97	98	99	100	

PHOENIX MER

44	45	46	47	48
53	54	55	56	57
51	52	53	54	55
88	89	90	91	92
106	107	108	109	110
104	103	102	101	100
97	98	99	100	

LAWDALE ROAD BREZE JILLY COVE

82	83	84	85	86
112	113	114	115	116
127	128	129	130	131
120	121	122	123	124
118	117	116	115	114
109	108	107	106	105
98	99	100	101	102
97	98	99	100	

TURTLE LN. PHASE III

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	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121
122	123	124	125	126	127	128	129	130	131	132

E. 22nd ST. SHARY PALMS

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	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121
122	123	124	125	126	127	128	129	130	131	132

E. 21st ST. SHARY PALMS

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	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121
122	123	124	125	126	127	128	129	130	131	132

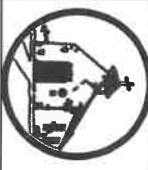
E. 20th ST. SHARY PALMS

1	2	3	4	5	6	7	8	9	10	11
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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
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100	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121
122	123	124	125	126	127	128	129	130	131	132

SUNRISE MEADOWS

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	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121
122	123	124	125	126	127	128	129	130	131	132

SITE LOCATION



CITY OF MISSION

HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372

PH: (956) 586-8672
 FAX: (956) 586-8680

No.



**SITE
LOCATION**

SUMMER BREEZE

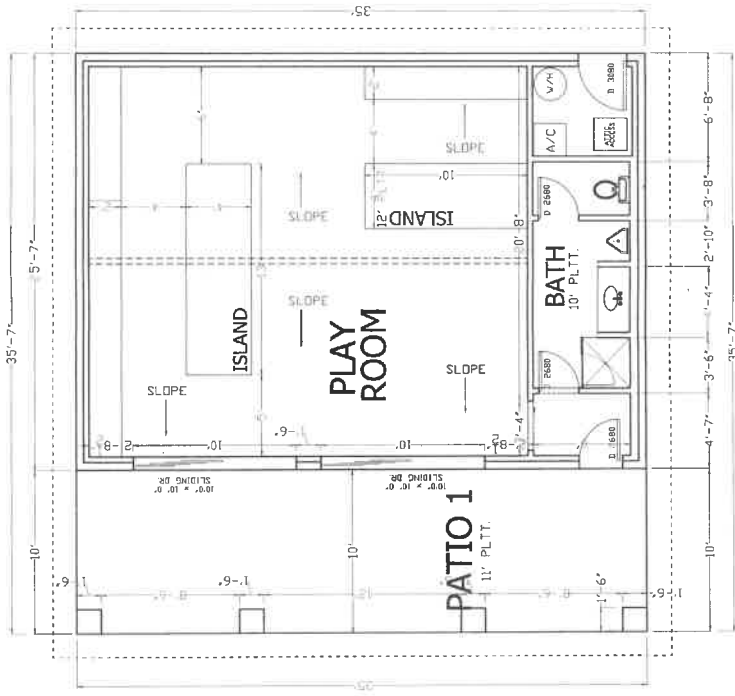
G.R. LOERA
DESIGN

895 SQFT PLAY ROOM
158 SQFT STORAGE
158 SQFT PATIO 1
48 SQFT PATIO 2
1651 SQFT TOTAL

FLOOR PLAN
(BLDG. 1)

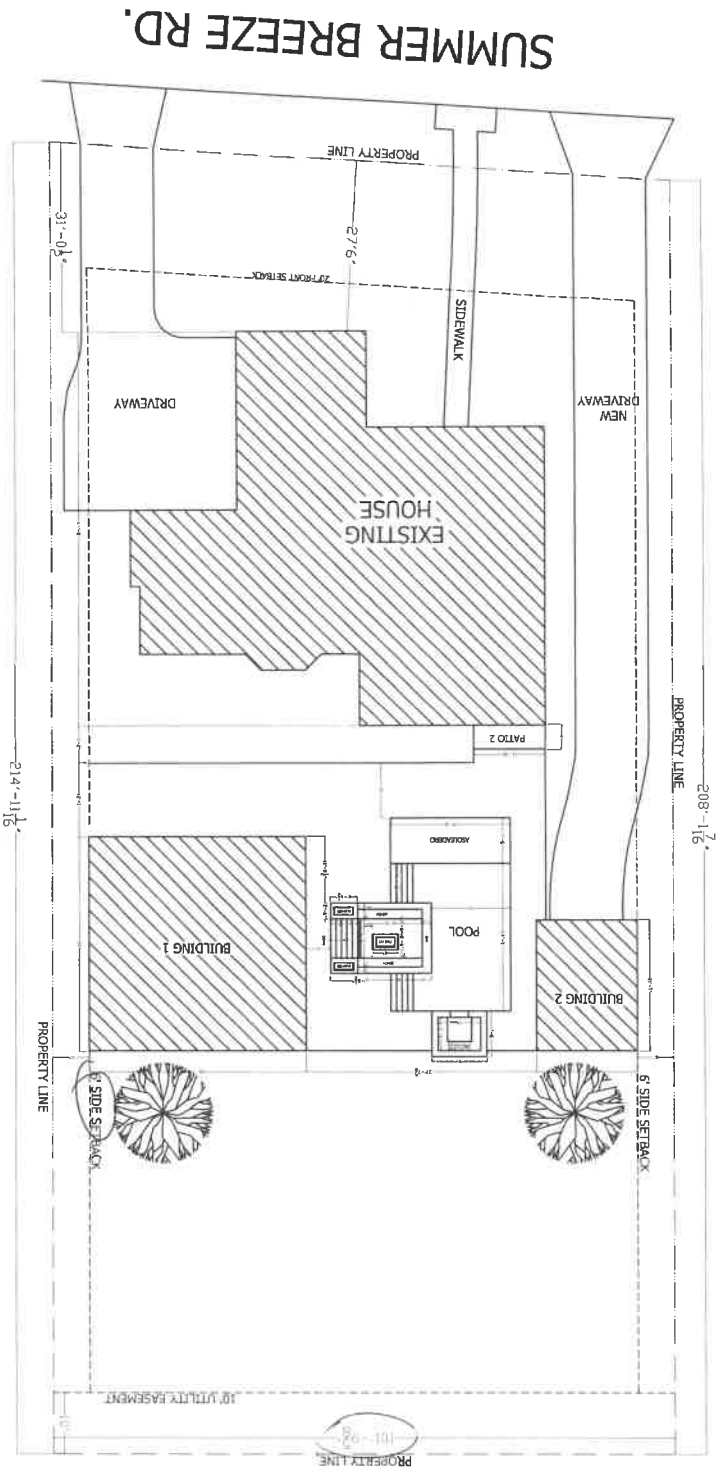
PROJECT:
MARCO GUERRA
ADDITION
SCALE: N.T.S.

1





SHARY OAKS SBDV.
LOT 16
MISSION, TX.



G. R. LOERA
DESIGN

895 SQFT PLAY ROOM
339 SQFT STORAGE
350 SQFT PATIO 1
48 SQFT PATIO 2
1651 SQFT TOTAL

SITE PLAN

DATE: 04/20/16
PROJECT:
MARCO GUERRA
SCALE: N.E.S.
6

S2971-00-000-0005-00 (545458)
HERNANDEZ JORGE E & ARACELI
2301 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0006-00 (545459)
CONFIDENTIAL
2211 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0007-00 (545460)
MENDOZA ROJAS MIGUEL & PATRICIA I
2209 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0008-00 (545461)
THOMAS SAMUEL W & SUSANNA LYNN
602 N VICTORIA DRIVE NO 182
DONNA, TX 78573-9748

S2971-00-000-0009-00 (545462)
EDWARDS GARRETT W & KAYLEE
2205 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0013-00 (545466)
ELIZONDO LUIS & MARISOL
2202 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0014-00 (545467)
BENAVIDES HOMERO O & MARCELA S
2204 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0015-00 (545468)
LUTHER DENNIS & DIANE
2206 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0016-00 (545469)
GUERRA MARIA TERESA
2208 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0017-00 (545470)
MARTINEZ VANESSA & ESTEBAN JR
2210 SUMMER BREEZE RD
MISSION TX 78572

S2971-00-000-0018-00 (545471)
MIRMOHAMMADI M HOSSEIN
801 E NOLANA AVE STE 21
MCALLEN TX 78504

S2973-04-000-0001-00 (545551)
CLARKE MELISSA B
2216 E 23RD ST
MISSION TX 78572

S2973-04-000-0002-00 (545553)
CANALES HUMBERTO A JR
2214 E 23RD ST
MISSION TX 78572

S2973-04-000-0003-00 (545554)
SOMOSO APOLONIO & MAE
2212 E 23RD ST
MISSION TX 78572

S2973-04-000-0004-00 (545555)
HOLLYWOOD DEVELOPMENT &
2501 W DOVE AVE
MCALLEN TX 78504

S2973-04-000-0013-00 (545564)
GARZA RAY GUALBERTO & ALYSSA RENEE
2309 E 23RD ST
MISSION, TEXAS 78572-3279

S2973-04-000-0014-00 (545565)
ALANIS ALEJANDRA & GERARDO
2209 E 23RD ST
MISSION TX 78572

S2973-04-000-0015-00 (545566)
ZAPATA RODOLFO
2211 E 23RD ST
MISSION TX 78572

S2973-04-000-0016-00 (545567)
LAZO MARTINEZ INVESTMENTS LP
101 E EMORY AVE
MCALLEN TX 78504

S2973-04-000-0017-00 (545568)
CALDERON MANUEL F JR & GLORIA
2215 E 23RD ST
MISSION TX 78572

S2973-04-000-0018-00 (545569)
FREDERICKS RUTH M
349 W NESQUEHONING
EASTON PA 18042

S2973-04-000-0019-00 (545570)
MANTLE APRIL
2301 E 23RD ST
MISSION TX 78572

S2973-04-000-0020-00 (545571)
HARDISON INVESTMENTS L L C
322 NOLANA AVE
MCALLEN TX 78504

S2973-04-000-0021-00 (545572)
CRUZ NICOLE H
2305 E 23RD ST
MISSION TX 78572

S2973-04-000-0022-00 (545573)
CUMMINGS JENNY L
2307 E 23RD ST
MISSION TX 78572

S2973-04-000-0038-00 (545589)
PEREZ LAURA E DE GALVAN
2302 E 23RD ST
MISSION TX 78572

S2973-04-000-0039-00 (545590)
RESENDEZ JAVIER K
420 7TH ST NW APT 706
WASHINGTON DC 20004