

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE, 1608 MERLIN DRIVE, BEING LOT 23, STEWART TERRACE SUBDIVISION,

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of November 19, 2025, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. on Monday, December 9, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description

1608 Merlin Drive, Lot 23,
Stewart Terrace Subdivision

Type

To construct a Guest house

Conditions of Approval

- Life of use
- The unit may not have a kitchen or separate utilities and electrical connections;
- Transferability to other future owners, imposing the same conditions imposed on this applicant;
- Not to be used for rental purposes, and waive the minimum lot size requirement

READ, CONSIDERED, AND PASSED, this the 9th day of December, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

PROPOSED FLOORPLAN

The diagram shows two main rooms:

- BEDROOM:** Located at the top, measuring 32'-0" wide by 30'-5" deep. It includes a closet (G.CLOSE) and a shower area.
- LIVING ROOM:** Located below the bedroom, measuring 30'-0" wide by 9'-3" deep. It features a counter, sink, and toilet.

Dimensions are provided for various sections and openings, such as 6'-0", 7'-0", 8'-10", 12'-0", 12'-4", 17'-4", and 18'-0". A note "BACK 6'" points to a specific section on the left side.

PROPOSED FLOORPLAN

LIVING ROOM