

ITEM# 1.2

CONDITIONAL USE PERMIT: Build a Pool House
2505 San Lorenzo
Lot 17, Sharyland Plantation Village
San Miguel Ph. 8
PUD
Arnulfo R. Achirica

REVIEW DATA

The subject site is located approximately 460' off of the Santa Monica & San Lorenzo intersection along the north side of San Lorenzo –see vicinity map. The request before the Board is to consider permitting the construction of a pool house. The irregular lot is located at the cul-de-sac of San Lorenzo and measures 35,135 square feet. The proposed pool house will have 2,557 square feet and will consist of the following: pool room, 1.5 bathrooms, gym, 2-car garage, storage, kitchen, grill area, bar, hall, pergola, and a terrace. 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:

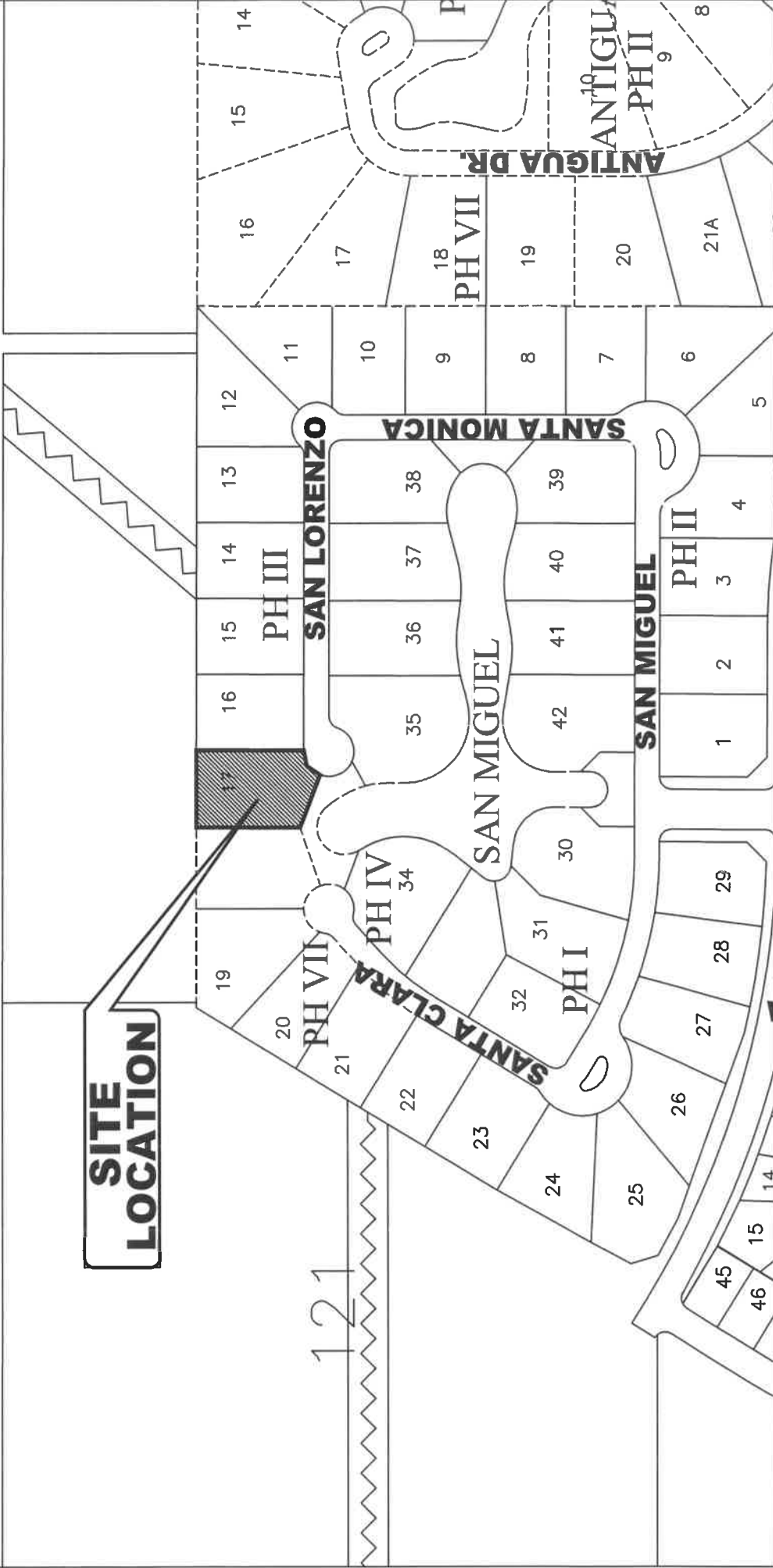
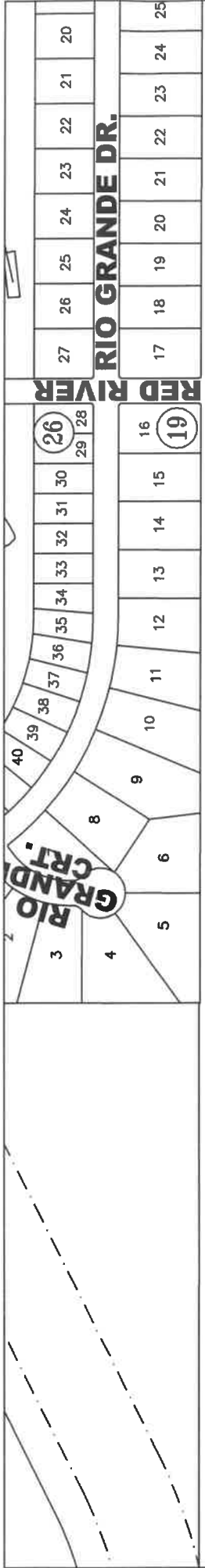
- Lot be a minimal of 12,000 sq. ft.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above
- Proposal must be clearly secondary to the primary residence
- Shall not have access to a public street (No shared/extended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

REVIEW COMMENTS:

The lot complies with the square footage requirements and all building setbacks will be met. The driveway is more than sufficient to accommodate any guest's vehicle. The pool home must be connected to the same water and electrical meters, i.e. no separate utilities. Staff notes that if the request is approved the site plan would have to be amended deleting the kitchen, since no separate kitchens are allowed. The property owner and contractor has been made aware and are willing to comply.

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,
- 3) not to be used for rental purposes, and
- 4) removal of the kitchen.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.



**SITE
LOCATION**

SAN LORENZO



design & projection inc.

PLEASE NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAMPA, FLORIDA, AND COUNTY OF HILLSBOROUGH, FLORIDA, ORDINANCES AND REGULATIONS.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA, FLORIDA, AND COUNTY OF HILLSBOROUGH, FLORIDA, PRIOR TO CONSTRUCTION.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA, FLORIDA, AND COUNTY OF HILLSBOROUGH, FLORIDA, PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

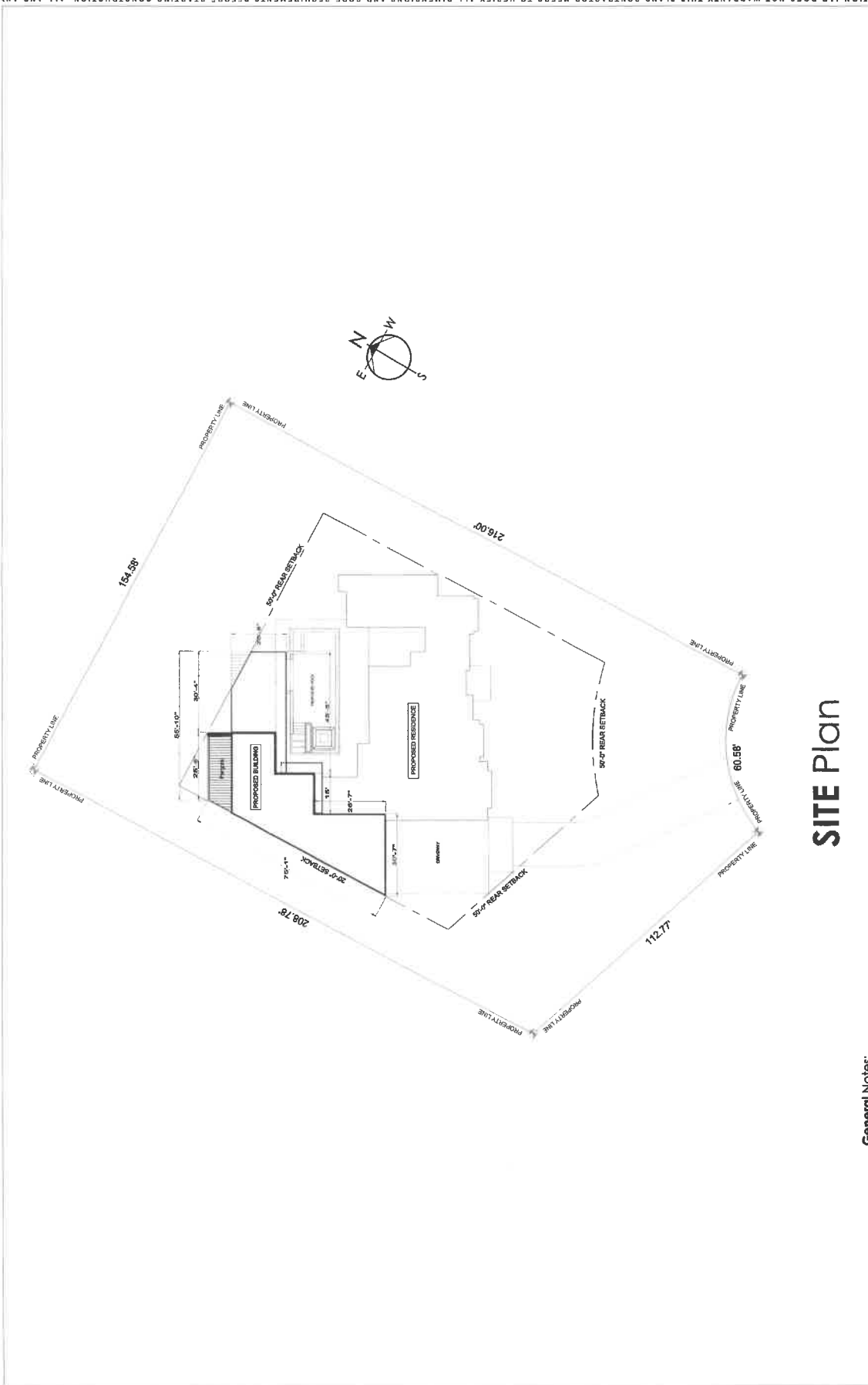
ONLY FOR PERMIT

SAN MIGUEL
 pool room, gym & grill area

AREAS	
POOL ROOM (568 sq. ft.)	
GRILL AREA (451 sq. ft.)	
GYM (407 sq. ft.)	
TERRACE (242 sq. ft.)	
GARAGE (165 sq. ft.)	
HALL (125 sq. ft.)	
TOT. AREA	2357 sqft

DATA
 Address: 15000 N. ...
 City: ...
 State: ...
 Zip: ...
 Date: 07-05-2023
 Owner:
 Designer:
 Contractor:

SITE PLAN
 drawing no.
A-02
 scale: 1/16" = 1'-0"



General Notes:
 1. ALL NEW CURBS/GUTTER AND PUBLIC WALKS TO BE CONSTRUCTED PER TOWN REQUIREMENTS ON-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAMPA, FLORIDA, AND COUNTY OF HILLSBOROUGH, FLORIDA, ORDINANCES AND REGULATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA, FLORIDA, AND COUNTY OF HILLSBOROUGH, FLORIDA, PRIOR TO CONSTRUCTION.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

Site plan Notes:
 1. ALL NEW CURBS/GUTTER AND PUBLIC WALKS TO BE CONSTRUCTED PER TOWN REQUIREMENTS ON-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAMPA, FLORIDA, AND COUNTY OF HILLSBOROUGH, FLORIDA, ORDINANCES AND REGULATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA, FLORIDA, AND COUNTY OF HILLSBOROUGH, FLORIDA, PRIOR TO CONSTRUCTION.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SITE Plan

General Notes:
 (1) ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES, USED RESTRICTIONS, AND RELATED REGULATIONS.
 (2) BRING ALL ERRORS, OMISSIONS, AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IN THE EVENT OF INCONSISTENCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
 (3) STRUCTURAL, MECHANICAL, LIGHTING, LANDSCAPE, AND ANY OTHER ADDITIONAL CONSULTANTS ARE TO BE CONTRACTED BY THE OWNER. VERIFY LOCATION OF ALL UTILITIES SERVING THE SITE. VERIFY LOCATION OF ALL UTILITIES SERVING THE SITE. VERIFY LOCATION OF ALL UTILITIES SERVING THE SITE. VERIFY LOCATION OF ALL UTILITIES SERVING THE SITE.
 (4) WALLS SHALL BE CONSTRUCTED WITH THE EAVE AND RAISE DETAILS. CONSTRUCTION ASSEMBLY SYSTEMS ARE SPECIFIED ON THE WALL SECTIONS AND REFERENCED TO IN SUBSEQUENT DETAILS. REFERENCE FLOOR PLANS FOR WINDOW SIZE AND HEAD HEIGHT UNLESS OTHERWISE SPECIFIED.
 (5) UNLESS SHOWN ON PLANS, WIND AND WATER HEATER LOCATION AND SERVICE REQUIREMENTS TO BE DETERMINED BY OTHERS. LOCATION AND SIZE REQUIREMENTS FOR HVAC DUCT CHASIS TO BE DETERMINED BY OTHERS.
 (6) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (7) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (8) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (9) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (10) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (11) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (12) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (13) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (14) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (15) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (16) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (17) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (18) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (19) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (20) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (21) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (22) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (23) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (24) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (25) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (26) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (27) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (28) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (29) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (30) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (31) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (32) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (33) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (34) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (35) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (36) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (37) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (38) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (39) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (40) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (41) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (42) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (43) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (44) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (45) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (46) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (47) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (48) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (49) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (50) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (51) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (52) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (53) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (54) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (55) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (56) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (57) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (58) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (59) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (60) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (61) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (62) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (63) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (64) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (65) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (66) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (67) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (68) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (69) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (70) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (71) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (72) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (73) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (74) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (75) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (76) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (77) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (78) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (79) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (80) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (81) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (82) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (83) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (84) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (85) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (86) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (87) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (88) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (89) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (90) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (91) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (92) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (93) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (94) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (95) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (96) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (97) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (98) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (99) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.
 (100) FLOOR FINISH SHALL BE DETERMINED BY OTHERS.

S1092-01-000-000A-00 (689910)
SHARYLAND RESIDENTIAL COMMUNITY
PROPERTY OWNERS ASSOC INC
3500 LOS MILAGROS
MISSION TX 78572

S1092-01-000-000G-00 (689917)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

S1092-03-000-0015-00 (722709)
GARCIA CARLOS
2605 SAN LORENZO
MISSION TX 78572

S1092-03-000-0035-00 (722710)
ROHEMA LLC
4202 SAN EFRAIN
MISSION TX 78572

S1092-03-000-0036-00 (722711)
MORA FRANK A & ROSA
2604 SAN LORENZO
MISSION TX 78572

S2950-00-000-0121-10 (702767)
HIDALGO COUNTY DRAINAGE DIST NO
902 N DOOLITTLE RD
EDINBURG TX 78542

S1092-04-000-0034-00 (730556)
RUIZ ROBERTO III & SONIA L
2305 SANTA CLARA
MISSION TX 78572

S2950-00-000-0122-05 (841622)
GARCIA CARLOS
2605 SAN LORENZO
MISSION TX 78572

S1092-07-000-0019-00 (1312398)
CAMPERO ZULEMA M
2413 O HENRY DR
LAREDO TX 78041

S1092-06-000-0016-00 (1379467)
CANTU JOSE ANGEL & ROSANA RAMIREZ
3503 SANTA OLIVIA
MISSION TX 78572

S1092-08-000-0017-00 (1463229)
ACHIRICA ARNULFO & ARACELY
211 S 10TH ST BOX 4508
HIDALGO TX 78557

S1092-08-000-0018-00 (1463230)
WALDBUSSER JAKOB ROBERT & ANDR
2406 SAN ALEJANDRO
MISSION TX 78572