



MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Tabled: Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance # ____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 19, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). P&Z tabled the item due to survey showing the proposed swimming pool not meeting the required setbacks.
- April 2, 2025 – Consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 14, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary:

- The site is located at the Northeast corner of Stewart Road and E. 21st Street.
- Per Code of Ordinance, a Pool House requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to build a 16'x22' pool house to include a bathroom. Access to the site is off of E. 21st Street.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

- 1) Life of use with the understanding that the permit can be revoked due to non-compliance.
 - 2) Must comply with all City Codes (Building and Fire, etc.)
 - 3) CUP not transferable to others.
 - 4) No kitchen allowed,
 - 5) The building cannot be rented out.
 - 6) No separate water or electrical meters allowed.
-

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

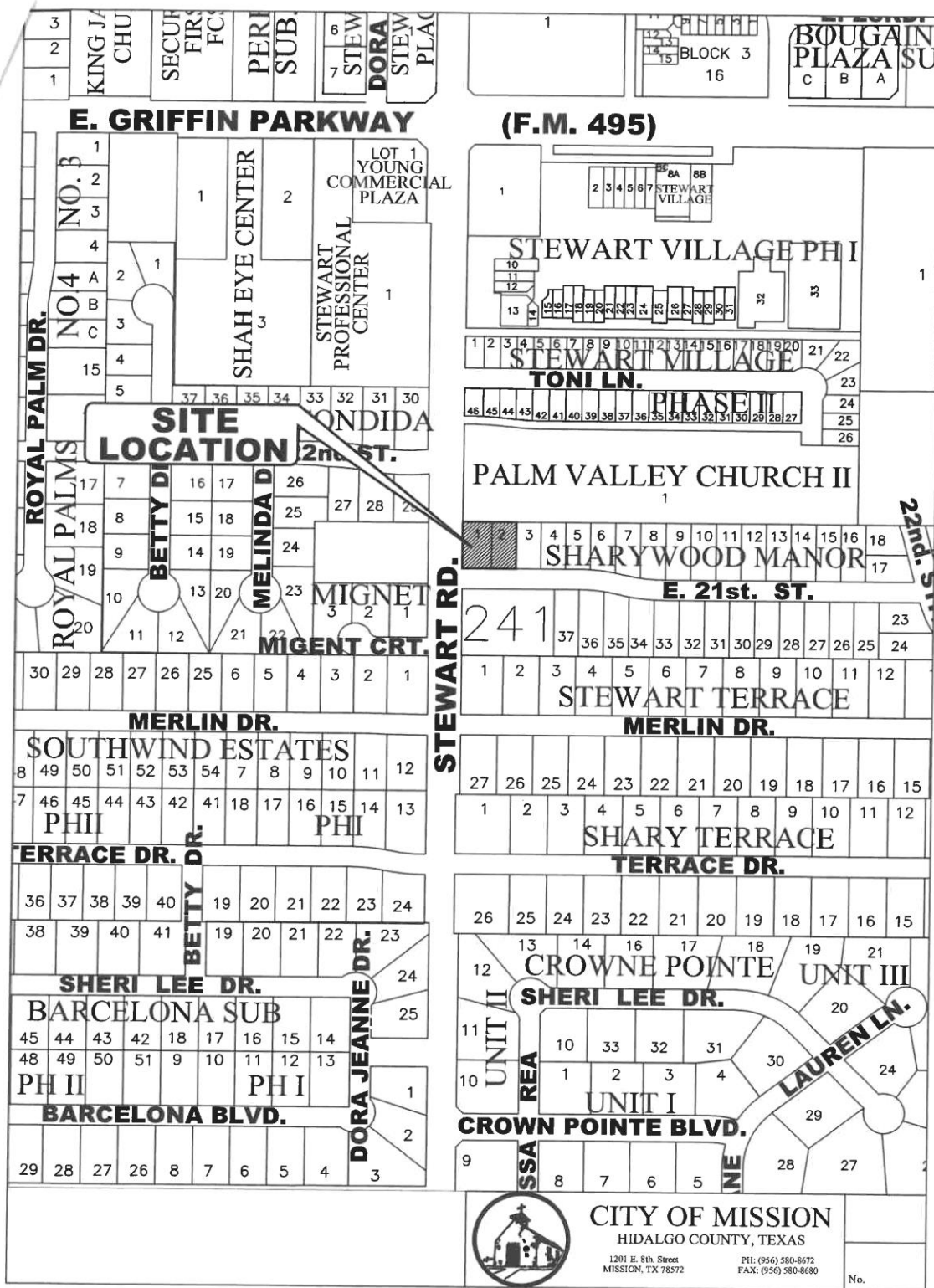
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

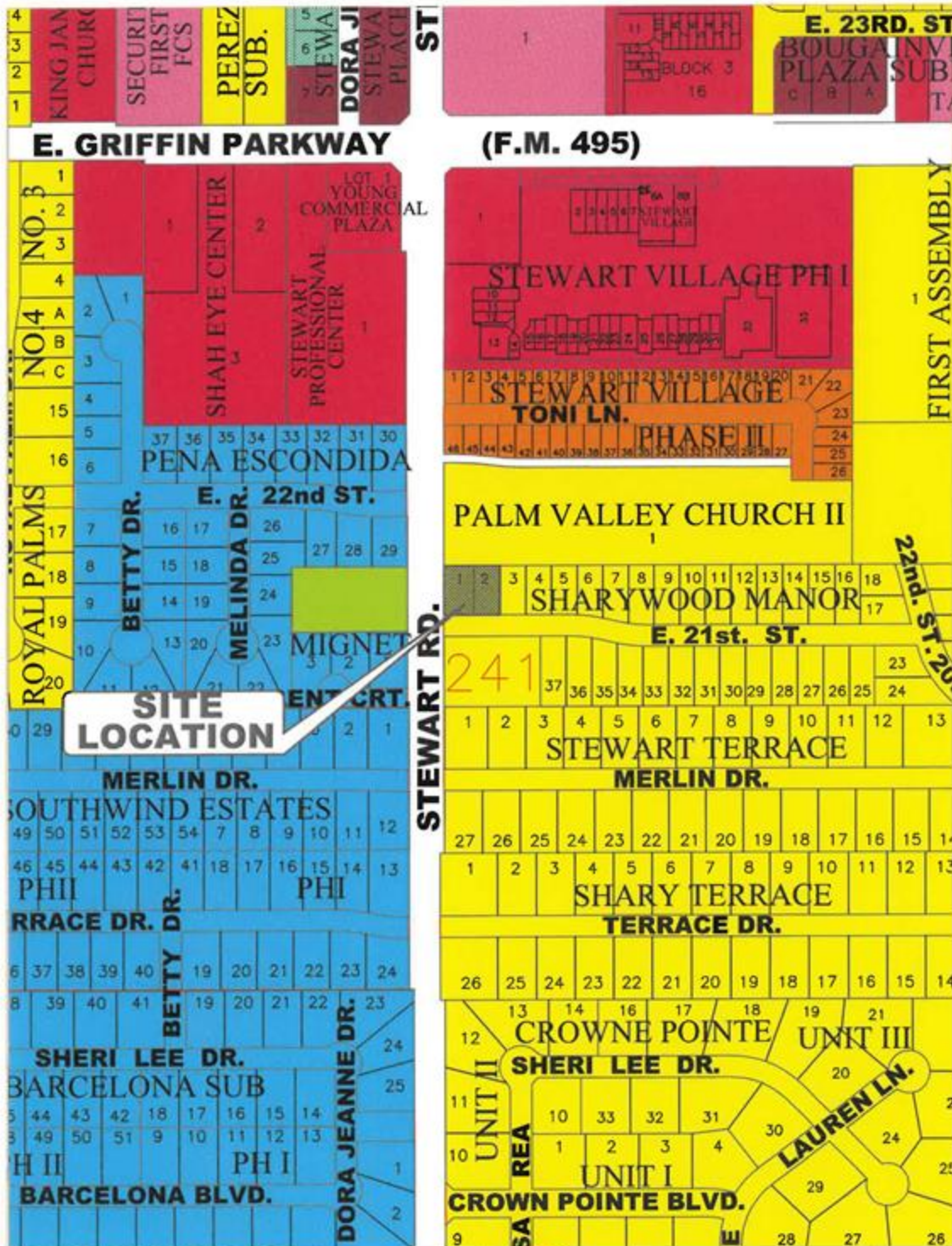
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78132

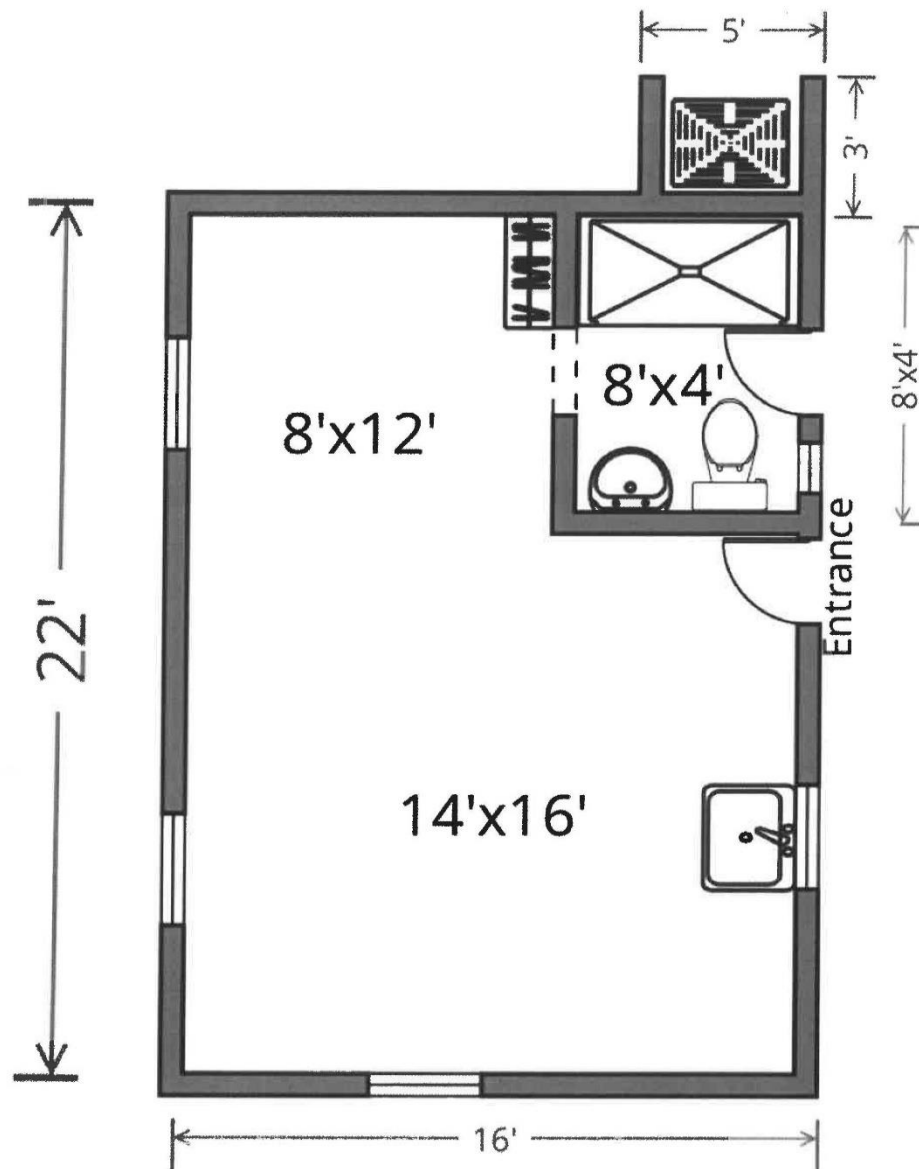
PH: (956) 580-6672
FAX: (956) 580-6680

No.

ATTACHEMENTS (PICTURES)

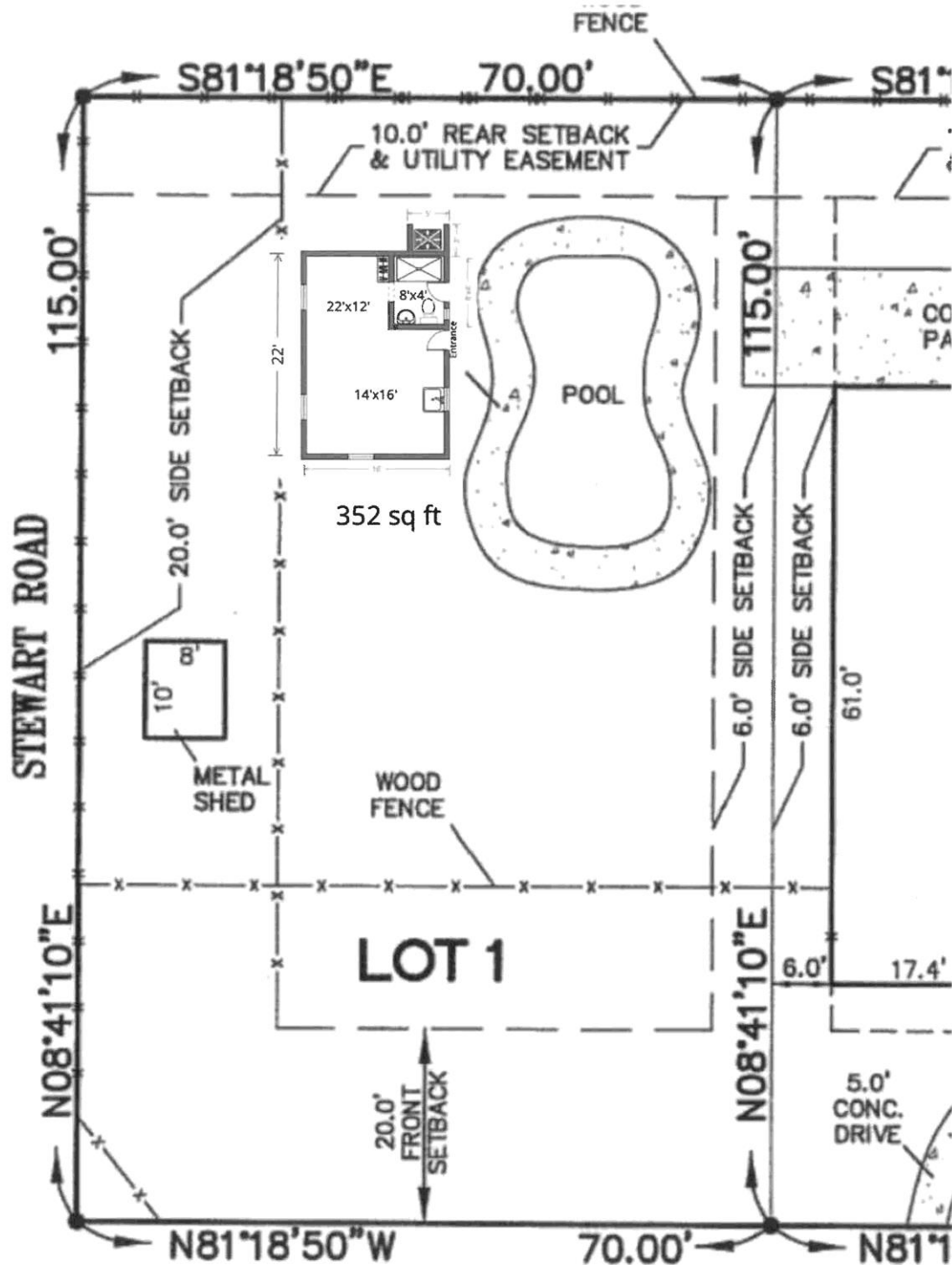


ATTACHEMENTS (PICTURES)



352 sq ft

ATTACHEMENTS (PICTURES)



STAFF RECOMMENDATION

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building and Fire, etc.)
3. CUP not transferable to others.
4. No kitchen allowed.
5. The building cannot be rented out.
6. No separate water or electricity meters allowed.

MAILOUT LIST

MENDOZA BERENICE I &
EDUARDO U
1603 E 21ST ST
MISSION TX US 78572-3131
(574273)

DUAL ELECTRICAL SERVICES LLC
723 RENNEE DR
KATY TX US 77450-2122
(574277)

CISNEROS MARIA MAGDALENA
2000 N STEWART RD
MISSION TX US 78572-3117
(281226)

ROJAS DAVID VILLARREAL
1610 E 21ST ST
MISSION TX US 78572-3120
(574308)

GRACIA MARIO A & MARTA D
1514 E 22ND ST
MISSION TX US 78572-3071
(630651)

CITY OF MISSION
1201 E 8TH ST
MISSION TX US 78572-5812
(612726)

GALAVIZ JOSE
1605 E 21ST ST MISSION TX US
78572-3131
(574275)

RUSTRIAN ARMANDO &
CAROLINA
1611 E 21ST ST
MISSION TX US 78572-3131
(574278)

GUZMAN ALFONSO RAFAEL
1410 BETTY DR
MISSION TX US 78572-4369
(1012679)

MORAN JOSE & KRISTINA
1515 E. 22ND ST
MISSION TX US 78572-3070
(630653)

CITY OF MISSION
1201 E 8TH ST
MISSION TX US 78572-5812
(612726)

FINN MICHELLE HO
1511 MIGNET COURT ST
MISSION TX US 78572-3387
(665394)

TREVINO JUAN MIGUEL & LETICIA
1607 E 21ST ST
MISSION TX US 78572-3131
(574276)

PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX US 78572-3104
(958836)

GONZALEZ HERLINDA & RICHARD
1608 E 21ST ST
MISSION TX US 78572-3120
(574309)

GOMEZ EDWIN & MARTIN PENA
3312 N 33RD ST
MCALLEN TX US 78501-6550
(630652)

GONZALEZ JERRY & PATRICIA
6849 KING GEORGE PL
CORPUS CHRISTI TX US 78414-
6328
(316968)

HO MICHAEL
1509 MIGNET COURT ST
MISSION TX US 78572-3387
(665393)

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT TO BUILD A POOL HOUSE,
1603 E. 21ST STREET, BEING LOTS 1 & 2, SHARYWOOD MANOR SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 2, 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. Monday, April 14, 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:

Legal Description	Type	Conditions of Approval
1603 E. 21 st Street Lots 1 & 2, Sharywood Manor Subdivision	Build a Pool House	<ol style="list-style-type: none">1. Life of Use with the understand that the permit can be revoked due to non-compliance2. Must comply with all City Codes (Building and Fire codes, etc.), and3. CUP not transferable to others4. No kitchen allowed5. The building cannot be rented.6. No separate water or electricity meters allowed.

READ, CONSIDERED AND PASSED, this the 14th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary