



**MEETING DATE:** January 21, 2026  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20<sup>th</sup> Street. Applicant: Guillermo Guerrero – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 19, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 08, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- January 21, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 10, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Cul-De-Sac of E. 20<sup>th</sup> Street and Cardinal Street.
- Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant’s quarters must comply with regulations.
- The property has an area of 14,493 square feet. The code requires a 12,000-square-foot minimum lot.
- The guest house 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, and must be clearly secondary to the primary residence.
- A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities.
- A variance to the Glasscock Road setbacks was approved by the Zoning Board of Adjustments on 09-24-2025.
- The driveway is more than sufficient to accommodate any incoming vehicle.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff recommends approval with the conditions below:

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

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

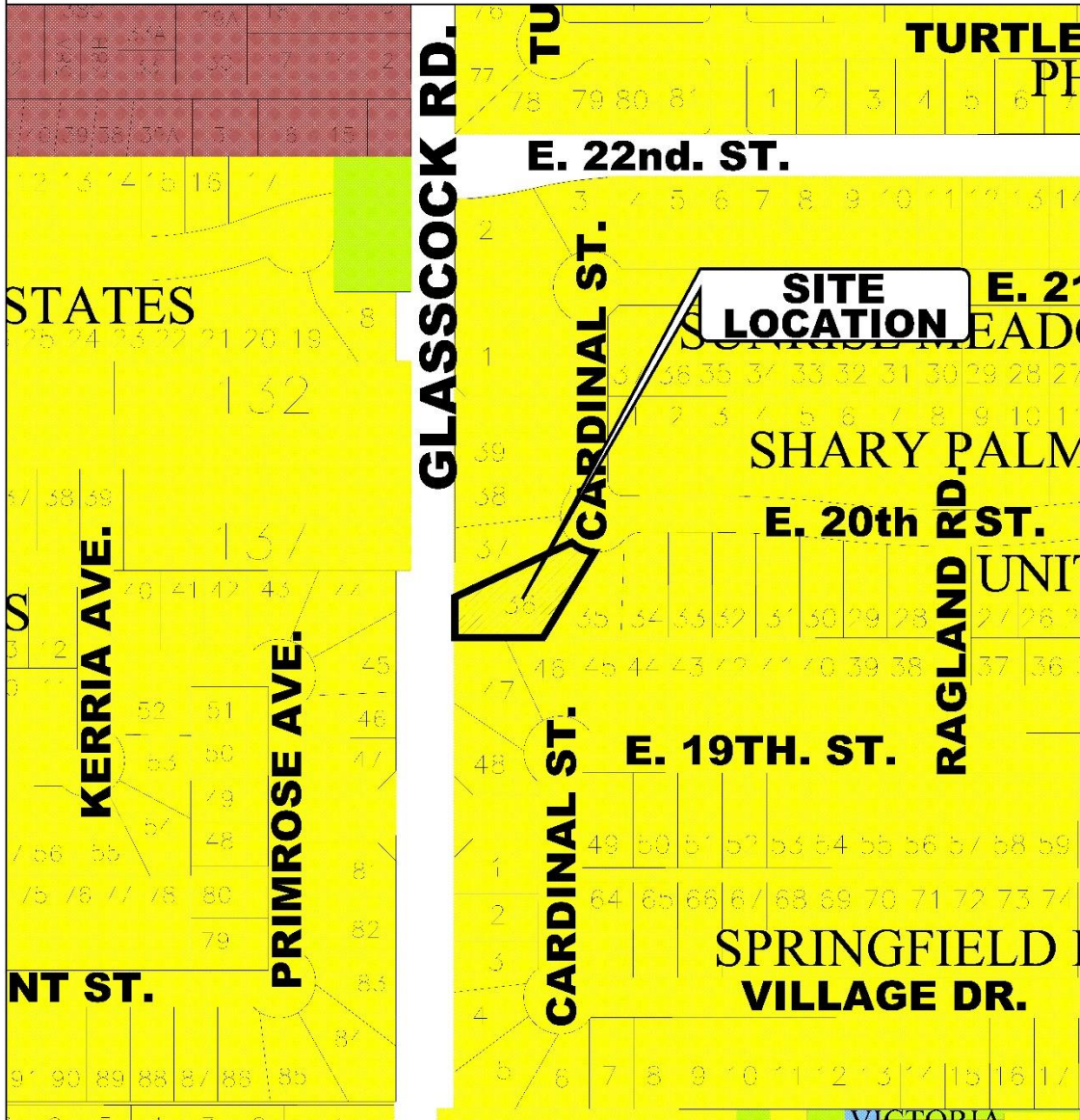
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

ARIEL MAP



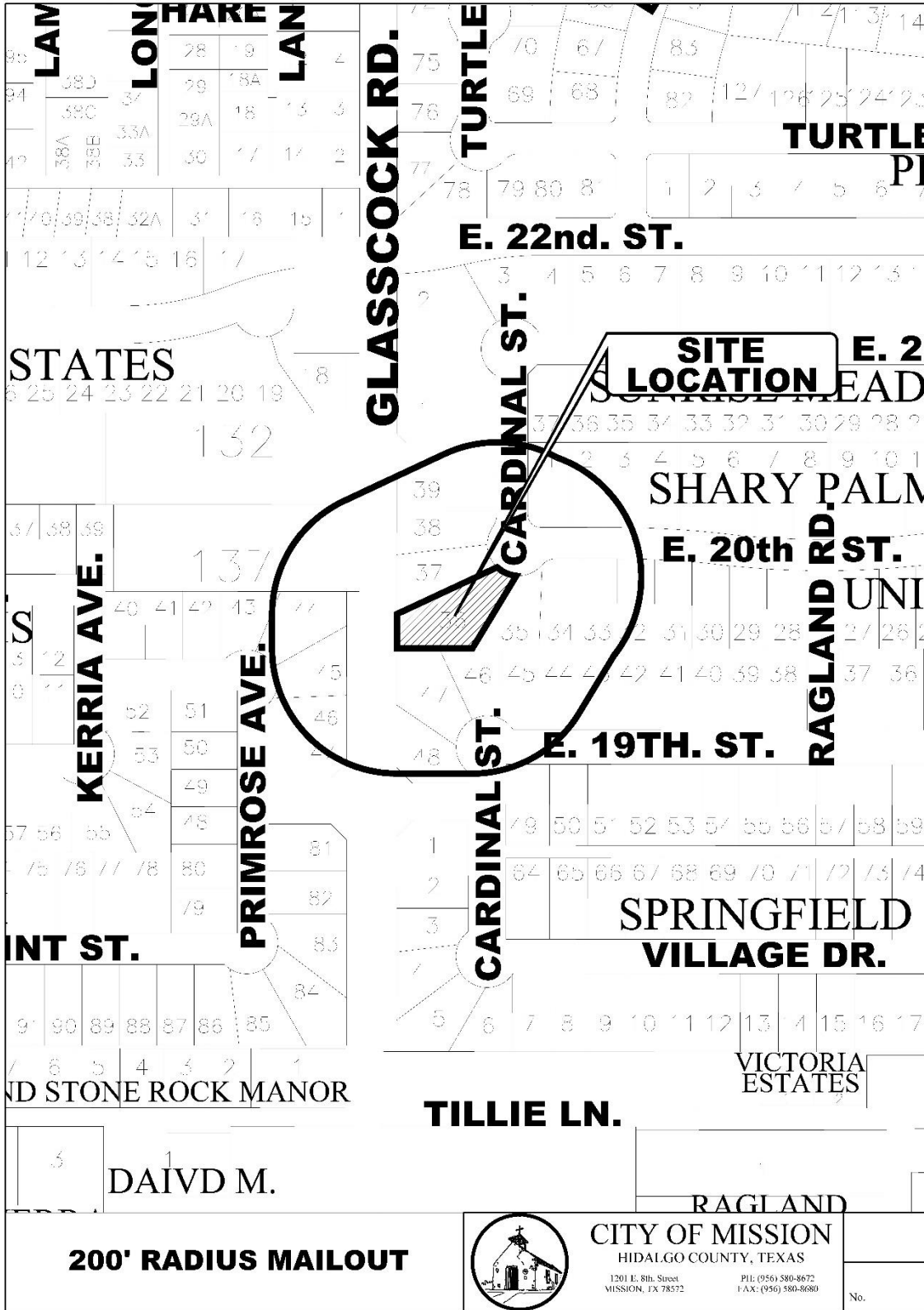
# ZONING MAP



## ZONING LEGEND

- |  |                                  |  |                                |  |                              |
|--|----------------------------------|--|--------------------------------|--|------------------------------|
|  | A0-I AGRICULTURAL OPEN INTERIM   |  | R-3 MULTI-FAMILY RESIDENTIAL   |  | C-4 HEAVY COMMERCIAL         |
|  | A0-P AGRICULTURAL OPEN PERMANENT |  | R-4 MOBILE & MODULAR HOME      |  | C-5 ADAPTIVE COMMERCIAL      |
|  | R-1A LARGE LOT SINGLE FAMILY     |  | R-5 HIGH DENSITY MFCTD HOUSING |  | I-1 LIGHT INDUSTRIAL         |
|  | R-1T TOWNHOUSE RESIDENTIAL       |  | C-1 OFFICE BUILDING            |  | I-2 HEAVY INDUSTRIAL         |
|  | R-1 SINGLE FAMILY RESIDENTIAL    |  | C-2 NEIGHBORHOOD COMMERCIAL    |  | PUD PLANNED UNIT DEVELOPMENT |
|  | R-2 DUPLEX-FOURPLEX RESIDENTIAL  |  | C-3 GENERAL BUSINESS           |  | P PUBLIC                     |

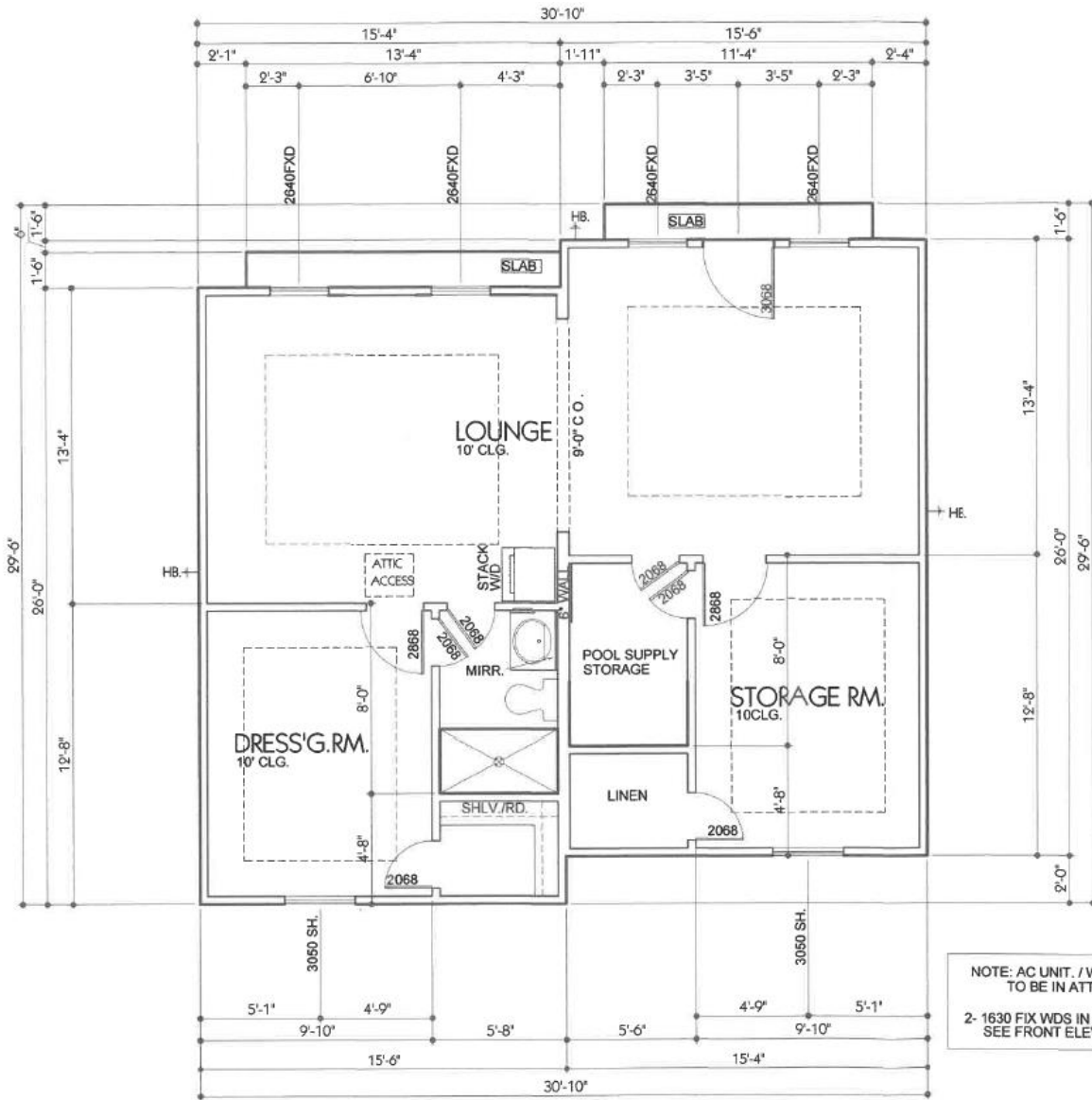
**LEGAL NOTICE MAP**



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78372  
 P/E: (956) 580-8672  
 F/A/X: (956) 580-8680

No.

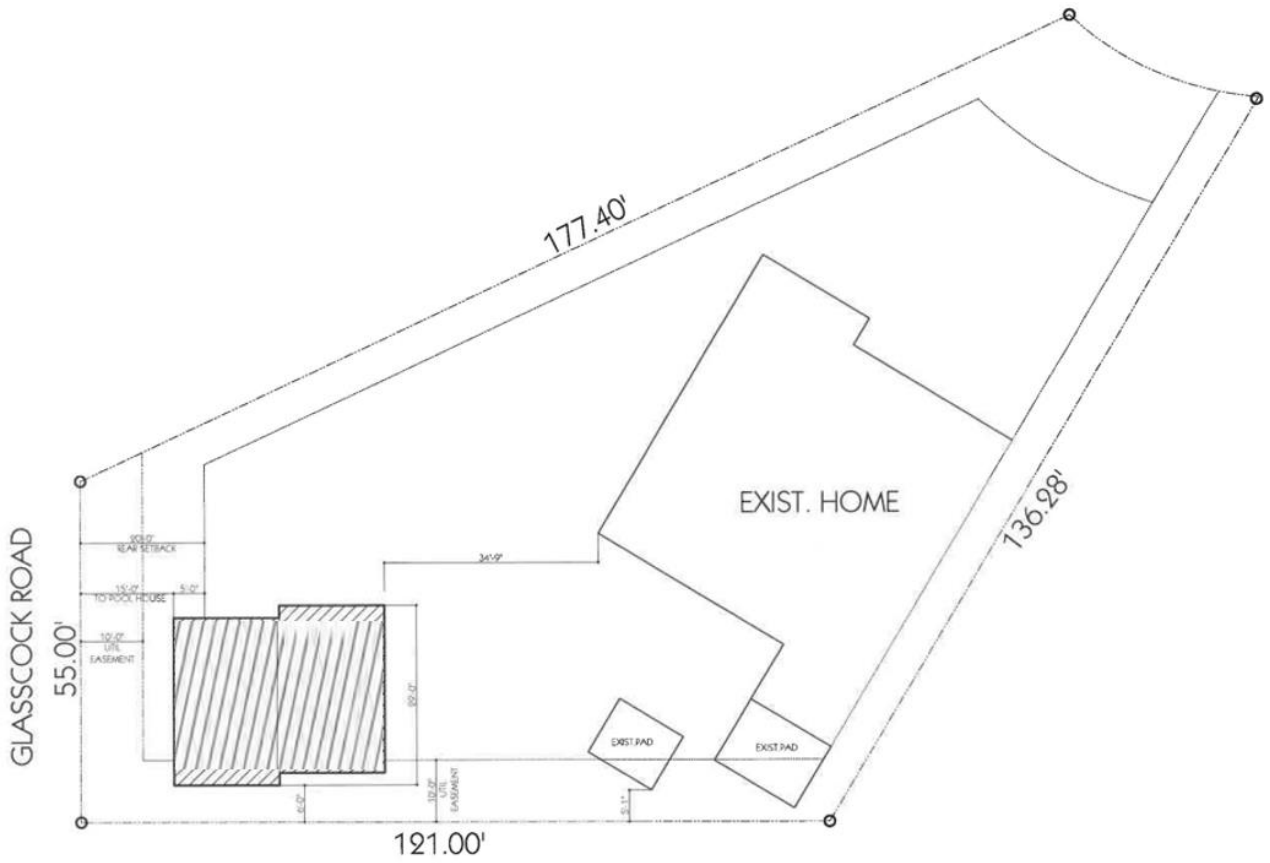
# FLOOR PLAN



NOTE: AC UNIT. / WH.  
TO BE IN ATTIC  
2- 1630 FIX WDS IN ATTIC AREA  
SEE FRONT ELEVATION

**FLOOR PLAN LAYOUT**  
BUILDING AREA = 800.0FT

# SITE PLAN



## PROPOSED SITE PLAN

LOT - 36  
SHARY PALMS SUB.  
UNALCO COUNTY

PICTURE



## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
582152	S2973-07-000-0002-00	DREUMONT GLADYS CARLA	2009 E 20TH ST	MISSION	TX	78572-3224
582153	S2973-07-000-0003-00	LEVECK MATTHEW	2011 E 20TH ST	MISSION	TX	78572-3224
582151	S2973-07-000-0001-00	AYALA MINERVA	2007 E 20TH ST	MISSION	TX	78572-3224
582188	S2973-07-000-0038-00	ESPARZA FERNANDA	2001 CARDINAL ST	MISSION	TX	78572-3459
556895	S5451-04-000-0049-00	GALLOSO LILLIE MARIE	2006 E 19TH	MISSION	TX	78572-3285
582189	S2973-07-000-0039-00	GUZMAN JUAN F	2003 CARDINAL ST	MISSION	TX	78572-3459
556889	S5451-04-000-0043-00	BERRONES VICTOR A & SYLVIA A	2011 E 19TH ST	MISSION	TX	78572-3286
556890	S5451-04-000-0044-00	WESTON ROBERT H & CRISTA A	2009 E 19TH ST	MISSION	TX	78572-3286
582187	S2973-07-000-0037-00	PEREZ EVANGELINA SALDANA	2002 EAST 20TH STREET	MISSION	TX	78572-3201
563559	S2973-05-000-0044-00	VERA MARIA G DE HURTADO	1823 LAUREN LN	MISSION	TX	78572-3158
563561	S2973-05-000-0046-00	VILLANUEVA ERICK A ALONSO	1704 PRIMROSE AVE	MISSION	TX	78572-3149
563560	S2973-05-000-0045-00	CHAVEZ FIDEL JR & IRMA	1706 PRIMROSE AVE	MISSION	TX	78572
563558	S2973-05-000-0043-00	HICKS THOMAS A & LORI M	3045 LADOGA AVE	LONG BEACH	CA	90808-4017
563562	S2973-05-000-0047-00	RODRIGUEZ CASEY JEREMIAH	13919 N 34TH LN	MCALLEN	TX	78504-6717
283535	S3000-00-000-0137-00	BON GEORGE & SUE	1811 N GLASSCOCK RD	MISSION	TX	78572-3128
556894	S5451-04-000-0048-00	MARTINEZ JENNY G & LAZARO	PO BOX 720189	MCALLEN	TX	78504-0189
556893	S5451-04-000-0047-00	GALVAN CLAUDIO ALEJANDRO	1903 CARDINAL ST	MISSION	TX	78572-3472
556892	S5451-04-000-0046-00	VARELA ALEJANDRO	2005 E 19TH ST	MISSION	TX	78572-3286
556891	S5451-04-000-0045-00	SALINAS FERNANDO & BRIANA RODRIGUEZ	2007 E. 19TH ST.	MISSION	TX	78572
556888	S5451-04-000-0042-00	PENA SERGIO & BEATRIZ GONZALEZ	2013 E 19TH ST	MISSION	TX	78572-3286
582184	S2973-07-000-0034-00	MALDONADO JESUS E LEAL	2008 E 20TH ST	MISSION	TX	78572-3201
582183	S2973-07-000-0033-00	MAYORGA GUADALUPE A LEAL & SILVIA TREVINO E	2010 E 20TH ST	MISSION	TX	78572-3201
582185	S2973-07-000-0035-00	MARTINEZ MOISES & PAULA	2006 E 20TH ST	MISSION	TX	78572-3201
582186	S2973-07-000-0036-00	GUERRERO GUILLERMO & REBECCA	2004 E 20TH ST	MISSION	TX	78572-3201
582182	S2973-07-000-0032-00	GARZA JESUS J J R & CRISELDA C	2012 E 20TH ST	MISSION	TX	78572-3201
283532	S3000-00-000-0132-00	BORREGO ELIBORIO JR & MARIA MAGDALENA	1815 N GLASSCOCK RD	MISSION	TX	78572-3128