



**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 Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr. – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 23, 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 1,056 feet East of S. Stewart Road along the South side of Oak Alley Drive.
- 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 10,399.75 square feet. The code requires a 12,000-square-foot minimum lot.
- The pool 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 pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities.
- All building setbacks are being met.
- 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 (20) 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 \_\_\_\_\_

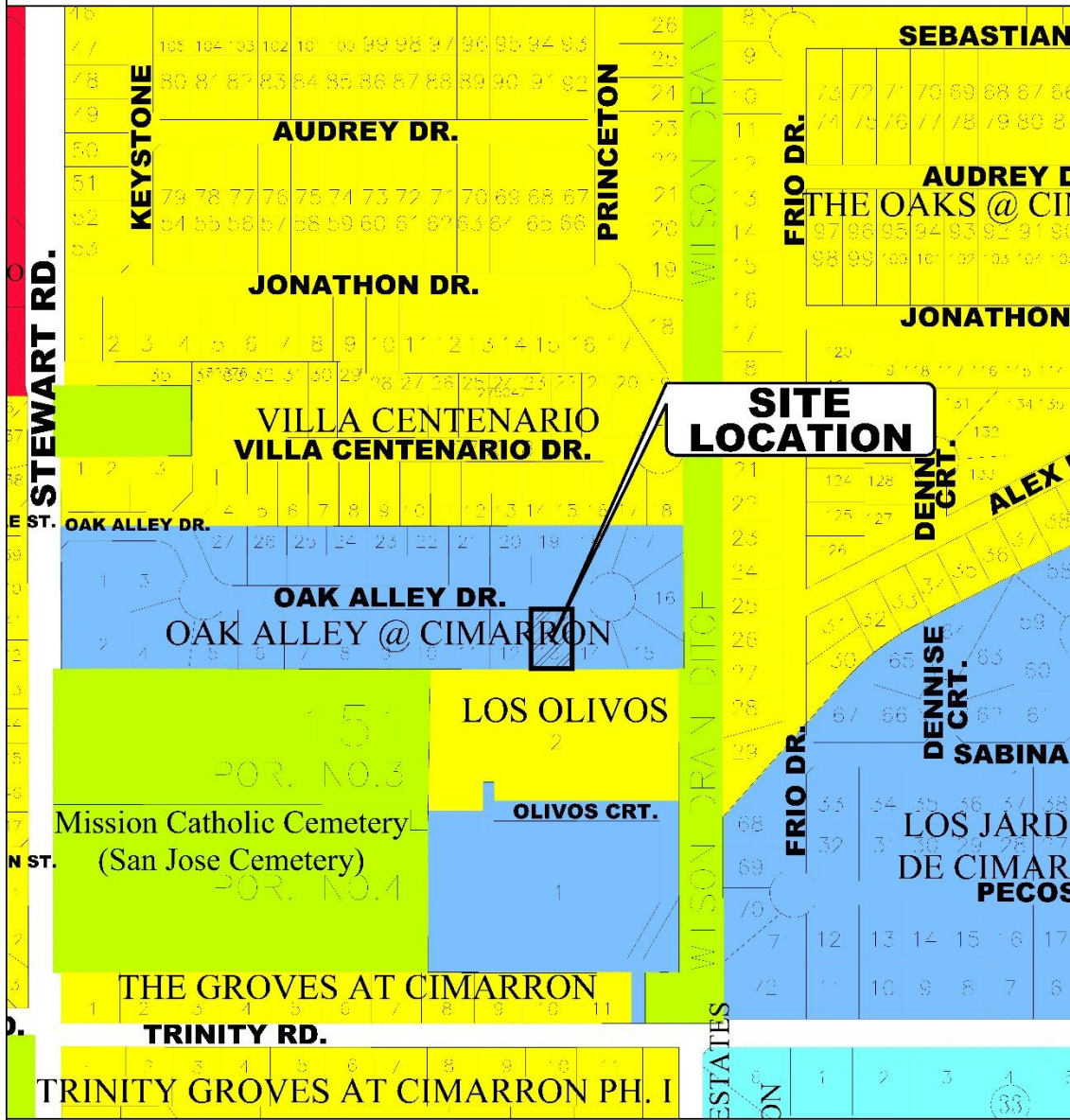
**ARIEL MAP**



**OAK ALLEY DR**

**LOCATION SITE**

# ZONING MAP

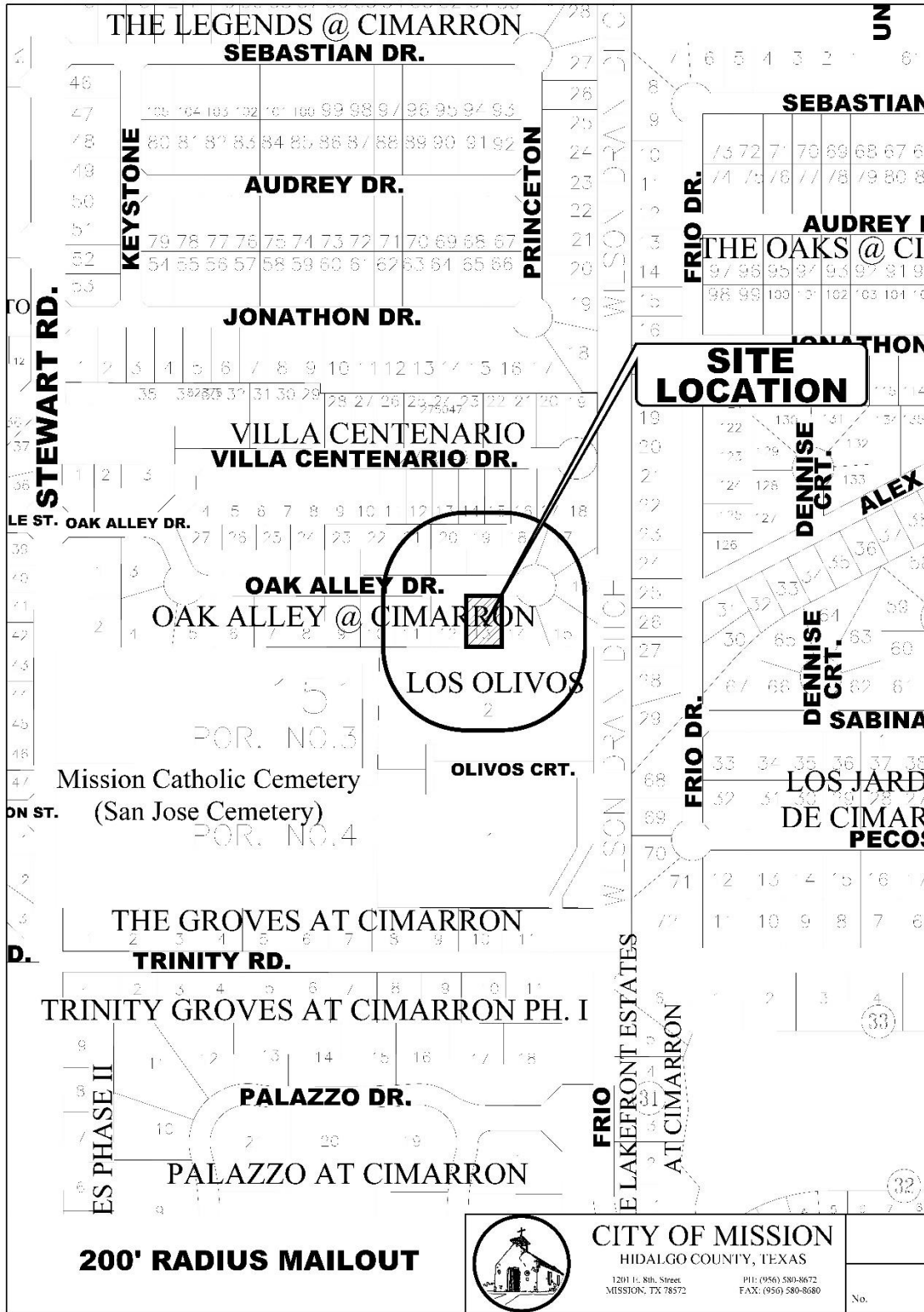


**SITE LOCATION**

## ZONING LEGEND

- |   |   |  |
|---|---|--|
| <span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM   | <span style="color: red;">■</span> R-3 MULTI-FAMILY RESIDENTIAL       | <span style="color: brown;">■</span> C-4 HEAVY COMMERCIAL        |
| <span style="color: green;">■</span> A0-P AGRICULTURAL OPEN PERMANENT | <span style="color: brown;">■</span> R-4 MOBILE & MODULAR HOME        | <span style="color: purple;">■</span> C-5 ADAPTIVE COMMERCIAL    |
| <span style="color: blue;">■</span> R-1A LARGE LOT SINGLE FAMILY      | <span style="color: purple;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING | <span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL         |
| <span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL      | <span style="color: pink;">■</span> C-1 OFFICE BUILDING               | <span style="color: purple;">■</span> I-2 HEAVY INDUSTRIAL       |
| <span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL   | <span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL        | <span style="color: cyan;">■</span> PUD PLANNED UNIT DEVELOPMENT |
| <span style="color: green;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL  | <span style="color: red;">■</span> C-3 GENERAL BUSINESS               | <span style="color: grey;">■</span> P PUBLIC                     |

**LEGAL NOTICE MAP**



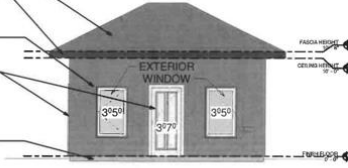
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

# FRONT VIEW

CONTRACTOR SHALL VERIFY WITH THE OWNER ON THE FOLLOWING: ALL DETAILS, MATERIALS, FINISHES, DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.

- ROOFING FINISH AND SLOPE TO MATCH EXISTING
- PAINTED 1X4 R.S. FASCIA; PAINTED 1X8 R.S. FASCIA; CONT. GALVANIZED METAL DRIP EDGE
- EXTERIOR WALL FINISH MATERIAL TO MATCH EXISTING; OVER TYVEK MOISTURE BARRIER INSTALL PER MANUFACTURER'S RECOMMENDATIONS (TYPICAL)
- EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
- CONTRACTOR SHALL VERIFY DEPTH OF EXISTING CONCRETE FOUNDATION FOR NEW CONSTRUCTION AND IS TO MATCH DEPTH OF EXISTING CONCRETE FOUNDATION TO NEW CONCRETE FOUNDATION



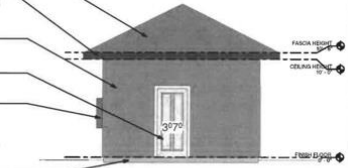
WEST ELEVATION

Scale: 1/4" = 1'-0"

4

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- EXTERIOR DOOR AND DOOR FRAME TO MATCH EXISTING
- ELECTRICAL PANEL (LOCATION TO BE VERIFIED)
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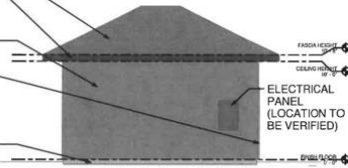
NORTH ELEVATION

Scale: 1/4" = 1'-0"

2

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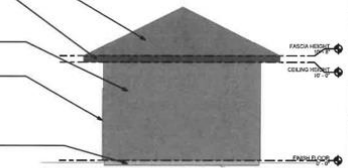
EAST ELEVATION

Scale: 1/4" = 1'-0"

3

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SOUTH ELEVATION

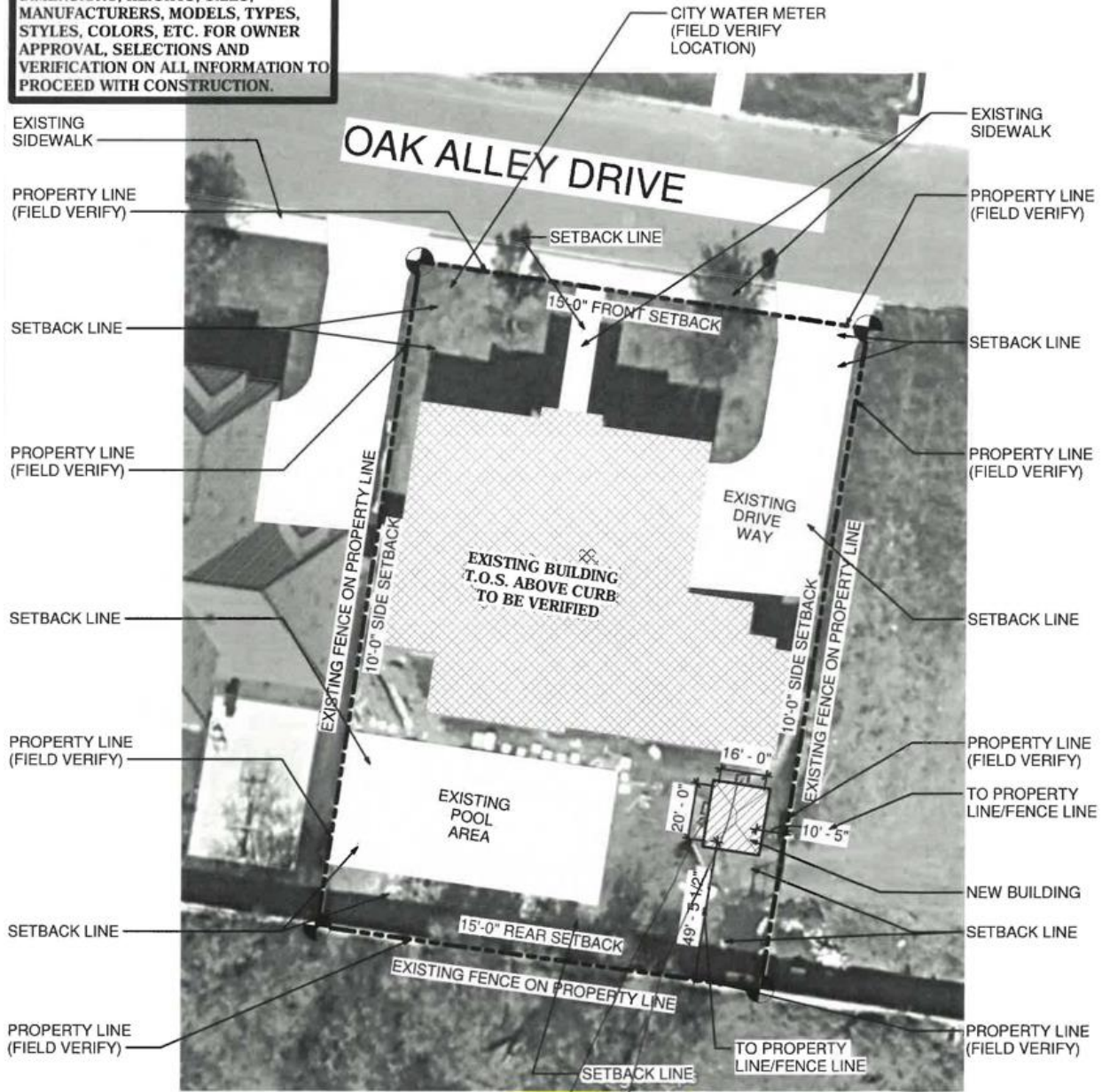
Scale: 1/4" = 1'-0"

1



# SITE PLAN

DIMENSIONS, HEIGHTS, SIZES, MANUFACTURERS, MODELS, TYPES, STYLES, COLORS, ETC. FOR OWNER APPROVAL, SELECTIONS AND VERIFICATION ON ALL INFORMATION TO PROCEED WITH CONSTRUCTION.



OVERALL SITE PLAN

Scale: 1" = 20'-0"



PICTURE



## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	
1184530	00540-00-000-0010-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	
1184531	00540-00-000-0011-00	RAMIREZ LILIANA PATRICIA CORRIPIO	CHAIREL NO 514 DEPTO 4B COL LAS FLORES	MEXICO	NULL	
1184533	00540-00-000-0013-00	BAZAN HORACIO JR & VANESSA N MARTINEZ	1708 OAK ALLEY DR	MISSION	TX	
1184534	00540-00-000-0014-00	MARQUEZ GUILLERMO D & AIDE O	1710 OAK ALLEY DR	MISSION	TX	
1184535	00540-00-000-0015-00	FAZ EMILIA & JOSEPH JR	1712 OAK ALLEY DR	MISSION	TX	
1184536	00540-00-000-0016-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	
1184537	00540-00-000-0017-00	MARQUEZ FAMILY LIMITED PARTNERSHIP	1017 S STEWART RD	MISSION	TX	
1184538	00540-00-000-0018-00	RUGAMA FRANCISCO CESAR II & AMANDA JANETTE	1711 OAK ALLEY DRIVE	MISSION	TX	
1184539	00540-00-000-0019-00	STRUCTURE TEAM LLC	1708 S MIDDLETON ST	EDINBURG	TX	
1184540	00540-00-000-0020-00	BOLADO EDUARDO & EMILIA G SANCHEZ DE BOLADO	1707 OAK ALLEY DR	MISSION	TX	
1184541	00540-00-000-0021-00	RODRIGUEZ EFRAIN & ANDREA ELZABETH PEREZ	4224 N MCCOLL RD APT 4302	MCALLEN	TX	
1184542	00540-00-000-0022-00	SYGMA HOMES LLC	315 N SHARY RD STE 1017	MISSION	TX	
1184532	275051	S0700-00-000-0003-00	SAN JOSE CEMETERY	900 DOHERTY AVE	MISSION	TX
1308380	V3505-00-000-0017-00	LOPEZ FERNANDO XAVIER	1714 JONATHAN DR	MISSION	TX	
1308379	V3505-00-000-0016-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX	
1308378	V3505-00-000-0015-00	CORTEZ ERNESTO RAMIREZ	4710 S JACKSON RD	EDINBURG	TX	
1308377	V3505-00-000-0014-00	RODRIGUEZ DARIO	1618 VILLA CENTENARIO ST	MISSION	TX	
1308376	V3505-00-000-0013-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX	
1308375	V3505-00-000-0012-00	THE GARRIGOS-HERVERT FAMILY LIMITED PARTNERSHIP	2224 S 45TH ST	MCALLEN	TX	
1565014	L6320-00-000-0002-00	GARCIA FRANCISCO & MARIANA	2214 S 49TH LN	MCALLEN	TX	