

ITEM# 1.1

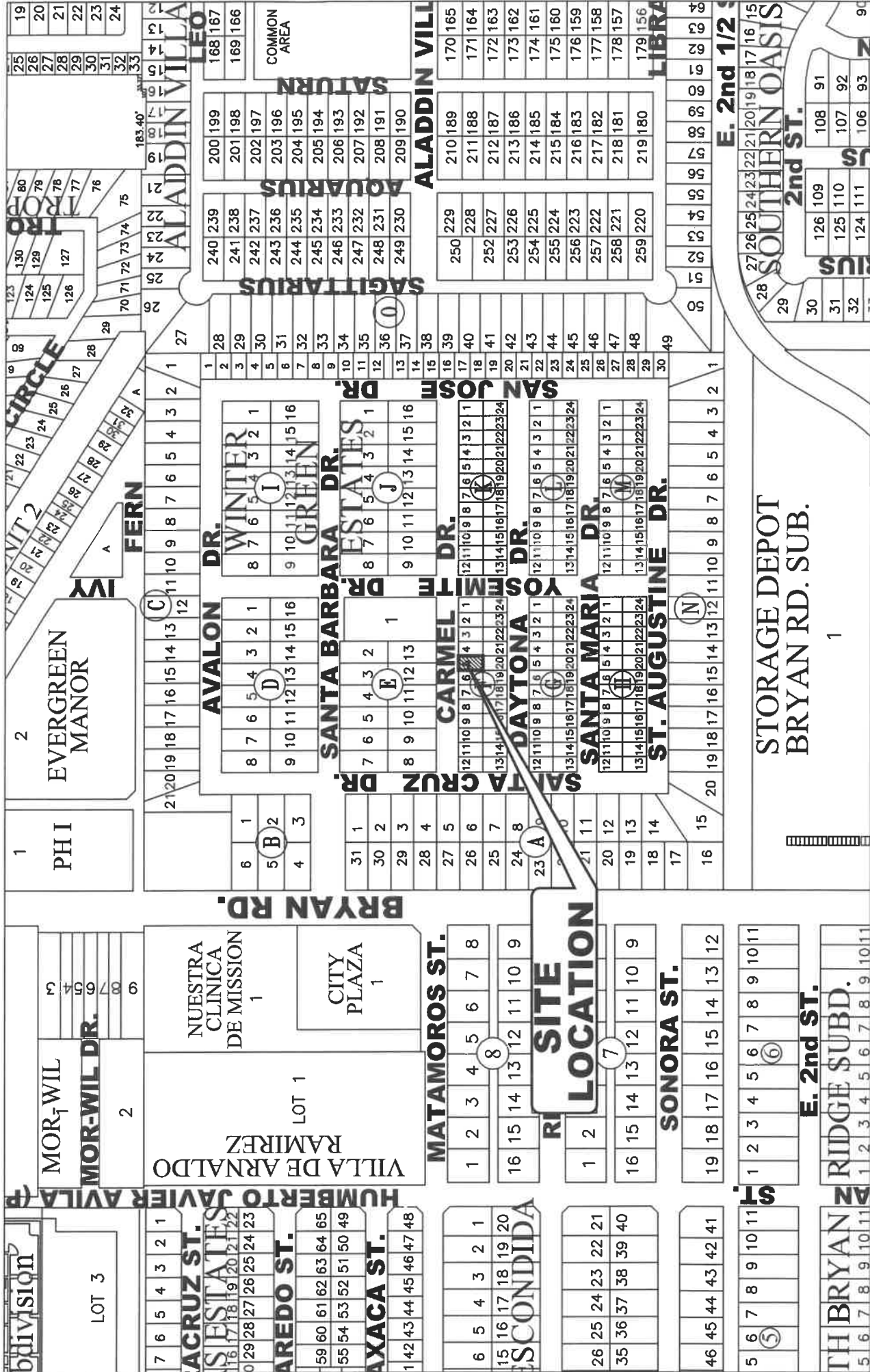
CONDITIONAL USE PERMIT: To Move-In a Home on Property Zoned
R-4 (Mobile & Modular Home)
500 N. Bryan Road (aka 1424 Carmel Drive)
Lot 5, Block F, Wintergreen Estates
R-4
Joanie Martucci

REVIEW DATA

The subject site is located approximately 134' west of Yosemite Drive on the South side of Carmel Drive within the Wintergreen Estates Mobile Home Park –**see vicinity map**. Mrs. Martucci desires a CUP to be allowed to move-in a home. The R-4 zone typically only allows mobile homes and RV's as the primary structure unless a CUP is awarded by the City, but they must comply with the R-1 setback requirements. Staff notes that if the request is approved they would still need to seek a variance for the setback and square footage requirements.

REVIEW COMMENTS: Staff mailed out 57 notices to property owners within 200' radius for input in regards to this item. On October 3, 2023, staff received a letter from the Chair of the Wintergreen Estates Architectural Committee in favor of the conditional use permit. They consider this unit to be no different than a traditional park model being manufactured because it would still be required to be placed on piers and skirted as per their by-laws. Staff notes that a similar request was approved for Lot 2, Block K on March 14, 1994.

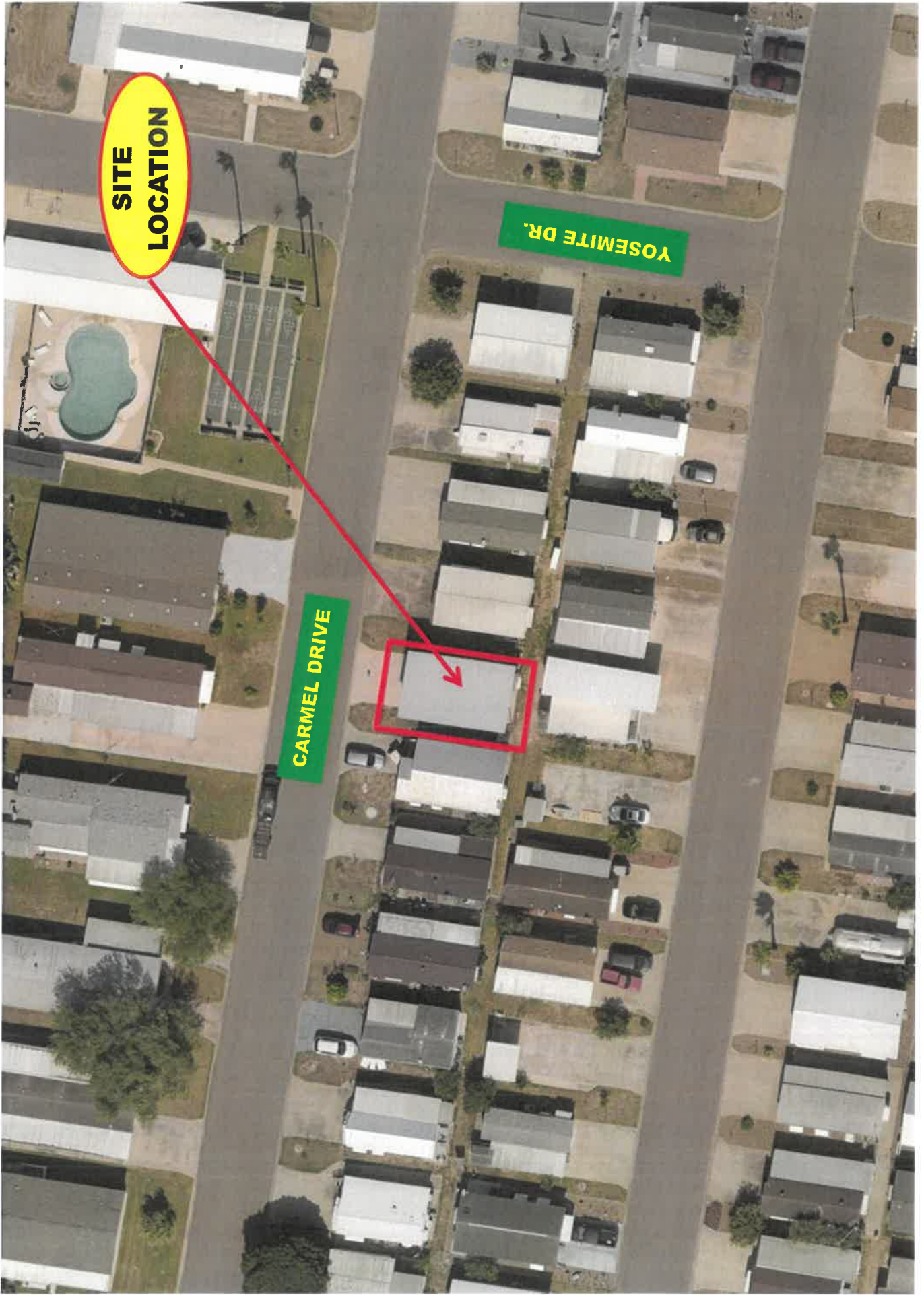
RECOMMENDATION: Staff recommends approval for life of use subject to being transferable to others.



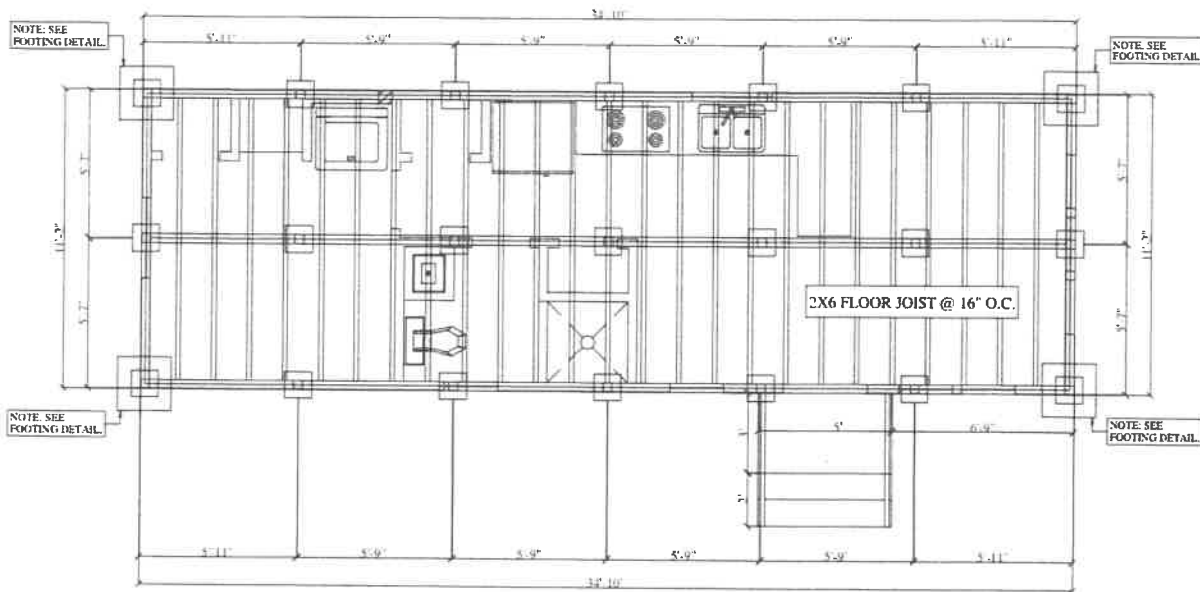


CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

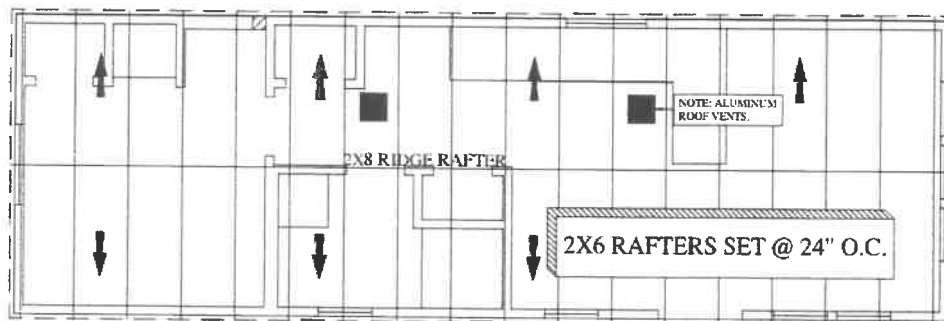
No.



- Email: marcontracting031@yahoo.com



FLOOR JOIST PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

W6800-00-00E-0001-00 (329708)

WINTER GREEN ESTATES RECREATION INC
500 N BRYAN RD UNIT E-1
MISSION TX 78572

W6800-00-00E-0002-00 (329709)

BODDICKER RODNEY J
500 N BRYAN RD E-2
MISSION TX 78572

W6800-00-00E-0003-00 (329710)

KREITZER JEAN M
21702 150TH ST
CRESCO IA 52136

W6800-00-00E-0004-00 (329711)

HOGAN MICHAEL JOSEPH & MARY
THE MICHAEL J & MARY HOGAN LIVING
500 N BRYAN RD UNIT E4
MISSION TX 78572

W6800-00-00E-0005-00 (329712)

DAVID MARIAN R
500 N BRYAN RD E5
MISSION TX 78572

W6800-00-00E-0008-00 (329715)

CHRISTENSEN CHRIS & CYNTHIA
1411 CARMEL DR 500 N BRYAN RD UNIT
MISSION TX 78572

W6800-00-00E-0009-00 (329716)

WOLTERS PHILLIP J JR & MARY A
500 N BRYAN RD UNIT E9
MISSION TX 78572

W6800-00-00E-0010-00 (329717)

BERSCHMAN STEVEN J & KRISTY L
4001 185TH AVE
LAKOTA IA 50451

W6800-00-00E-0011-00 (329718)

KEFFER ROBERT G
500 W BRYAN RD LOT E11
MISSION TX 78572

W6800-00-00E-0012-00 (329719)

SIMPSON NORMAN E & VIRGINIA
REV TRUST
500 N BRYAN RD UNIT E12
MISSION TX 78572

W6800-00-00E-0013-00 (329720)

NAUMANN KEVIN R & CYNTHIA S CO
500 N BRYAN RD E-13
MISSION TX 78572

W6800-00-00F-0001-00 (329721)

FAULKNER KIMBERLY LYNN
7227 ZURICH ST
ANCHORAGE, AK 99507-2755

W6800-00-00F-0002-00 (329722)

TOWNSEND MARK & MARTHA
245 RAINBOW DR #14595
LIVINGSTON TX 77399

W6800-00-00F-0003-00 (329723)

ZINDA DENNIS L & JANE M
5407 HIGHLAND TRL
BIG LAKE MN 55309

W6800-00-00F-0004-00 (329724)

INTERENTAINMENT BUSINESS CORP
PO BOX 3503
MCALLEN TX 78502

W6800-00-00F-0005-00 (329725)

JORDAN MARTIN KENT & JOAN MARIE
129 RAINBOW DR APT 2997
LIVINGSTON TX 77399

W6800-00-00F-0006-00 (329726)

CAMPBELL KATHRYN L
500 N BRYAN RD LOT F-6
MISSION TX 78572

W6800-00-00F-0007-00 (329727)

LEIST DOUGLAS
8891 HWY 9
LIME SPRINGS IA 52155

W6800-00-00F-0008-00 (329728)

RODRIGUEZ GERARDO & IRMA
500 N BRYAN RD F-8
MISSION TX 78572

W6800-00-00F-0009-00 (329729)

SANDOVAL ADHARA
2906 CHATEAU ST
EDINBURG TX 78539

W6800-00-00F-0010-00 (329730)

FRANZ MAURICE L & JUDITH A
477 ROUTE 108
GREENFIELD IL 62044

W6800-00-00F-0011-00 (329731)

FULLER KEANE RICHARD & PAMELA MARY
500 N BRYAN RD F-11
MISSION TX 78572

W6800-00-00F-0012-00 (329732)

GLAZE JACKIE E SR OR BARBARA J
WEESE
500 N BRYAN RD UNIT F12
MISSION TX 78572

W6800-00-00F-0013-00 (329733)

DECKARD EDDIE L & RUTH I
BRETT M DECKARD & KRISTEN N ANSO
828 S W LIGHTHOUSE POINT
LEE SUMMIT MO 64082

W6800-00-00F-0014-00 (329734)

REYNA ROSALINDA
500 N BRYAN RD UNIT F14
MISSION TX 78572

W6800-00-00F-0015-00 (329735)

GRIFFIN REGINA MARLENE
PO BOX 80338
MIDLAND TX 79708

W6800-00-00F-0016-00 (329736)

CASAREZ MANUEL
PO BOX 5034
MCALLEN TX 78502

W6800-00-00F-0017-00 (329737)

CARDINALLI SAL JOHN & LYNETTE
1419 DAYTONA DR
MISSION TX 78572

W6800-00-00F-0018-00 (329738)

LAPEAN TOM & KATHLEEN SENA
14485 S MCCUMBER RD
GORDON WI 54838

W6800-00-00F-0019-00 (329739)

WHITE EDWARD
13531 BEVERLY PARK RD
LYNNWOOD WA 98087

W6800-00-00F-0020-00 (329740)
BRODIE ROBERT L & SAMIHA MUGHRABI
WARREN H & HELEN B SOEFJE
3408 W HACKBERRY AVE
MCALLEN TX 78501

W6800-00-00F-0021-00 (329741)
HOVERSON ROGER LEE
500 N BRYAN RD UNIT F21
MISSION TX 78572

W6800-00-00F-0022-00 (329742)
FONTENOT JOHN & GAILA
500 N BRYAN RD UNIT F22
MISSION TX 78572

W6800-00-00F-0023-00 (329743)
RICHARDSON DANNY L & PHYLLIS M
747 WELLS ST NE
GRAND RAPIDS MI 49525

W6800-00-00F-0024-00 (329744)
REINHARDT BARBARA J REVOCABLE TRUST
20410 121ST ST NE
NEW LONDON MN 56273

W6800-00-00G-0001-00 (329745)
CLEM RAYMOND EDDIE
5575 SHELBY 307
CLARENCE MO 63437

W6800-00-00G-0002-00 (329746)
STEINER LESLEY J TRST
LESLEY J STEINER TRUST
10096 DIXIE HWY
HOLLY MI 48442

W6800-00-00G-0003-00 (329747)
STEWART DIANA & DENNIS HEATON
500 N BRYAN RD N-15
MISSION TX 78572

W6800-00-00G-0004-00 (329748)
STEWART DIANA & DENNIS HEATON
500 N BRYAN RD N-15
MISSION TX 78572

W6800-00-00G-0005-00 (329749)
DRESCH JERRY & JUDITH
73 RIDGEWOOD DR
LAKEVIEW AR 72642

W6800-00-00G-0006-00 (329750)
AULT JAMES R & LINDA S
TODD J AULTS
22122 E 33RD TERRACE CT S
BLUE SPRING MO 64015

W6800-00-00G-0007-00 (329751)
GAGEN MICHAEL H & MARILYN J TRSTS
GAGEN FAMILY LIVING TRUST
664 VISTA LN
CHEYENNE WY 82009

W6800-00-00G-0008-00 (329752)
NELSON JAMES R & JUDITH K
514 AQUARIUS ST
MISSION TX 78572

W6800-00-00G-0009-00 (329753)
MUNSON ROBERT F & PENNY L
500 N BRYAN RD LOT G9
MISSION TX 78572

W6800-00-00G-0010-00 (329754)
SHOOKS JULIE
401 KEARSLEY CREEK CT
ORTONVILLE MI 48462

W6800-00-00G-0011-00 (329755)
LEGEAULT ADELORD J & JOYCE R
20 QUINCY DR
SILVER BAY MN 55614

W6800-00-00G-0016-00 (329760)
STEVENS HARVEY & LORETTA LIVING
7836 FAIRFIELD RD
BROOKLYN PARK MN 55444

W6800-00-00G-0017-00 (329761)
BOLLER MARVIN L & EDITH
500 N BRYAN RD LOT H-7
MISSION TX 78572

W6800-00-00G-0018-00 (329762)
PERALES FRANCISCO ALBERTO SANCHEZ
1421 SANTA MARIA DR
MISSION TX 78572

W6800-00-00G-0019-00 (329763)
KRECKLAU BRIAN GEORGE
500 N BRYAN RD G 19
MISSION TX 78572

W6800-00-00G-0020-00 (329764)
KOLACIA STEVEN C & M CONSTANCE
23826 GARFIELD ST
FORT DODGE IA 50501

W6800-00-00G-0021-00 (329765)
PEREZ EDNA LEE CARDOZA
215 E 2ND ST
MISSION TX 78572

W6800-00-00G-0022-00 (329766)
RESENDEZ RAMIRO A
1001 S 10TH ST STE G835
MCALLEN TX 78501

W6800-00-00G-0023-00 (329767)
WHEATMAN DAVID & SHIRLEY GREEN
500 N BRYAN RD G-23
MISSION TX 78572

W6800-00-00G-0024-00 (329768)
KIHIL PATRICIA
500 N BRYAN RD G-24
MISSION TX 78572

W6800-00-00K-0012-00 (329836)
MCCLAUGHLIN JOSEPH L & MARY E
500 N BRYAN RD K-12
MISSION TX 78572

W6800-00-00K-0013-00 (329837)
UNDERWOOD VIRGIL J & REBECCA J
500 N BRYAN RD UNIT K13
MISSION TX 78572