

Started: 5:43 p.m.

Ended: 5:47 p.m.

Item #1.4

Conditional Use Permit:

**Guest House on Property Zoned R-1
Single Family Residential
2304 W. Palm Circle
Lot 48, Palm Acres No. 2 Subdivision
R-1
Joshua Schmidt**

Ms. Dimas went over the write-up stating the subject site is located approximately 144' north of Griffin Parkway (FM 495) along the east side of W. Palm Circle. The request before the Board is to allow an existing storage shed to be converted into a guest home. The lot measures 72' x 138' for a total of 9,936 sq.ft. Guest Homes are allowed under the R-1 (Single Family Residential) Code 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: All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The applicant is not proposing to have any separate utilities. Staff mailed out 19 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) The applicant must comply with the provisions outline in Section 1.56-4 of the Zoning Code (except for the minimum lot size requirement),
- 2) The unit may not have a kitchen nor separate utility and electrical connections,
- 3) Transferability to other future owners imposing the same conditions imposed to this applicant,
- 4) Not to be used for rental purposes, and
- 5) Waive the minimum lot size requirement.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mrs. Adriana Rodriguez who resides at 2308 W. Palm Circle stated that her main concern was that the guest house was not being used for rental purposes.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the hearing. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Barrera asked if a stop work order was issued for this construction?

Ms. Dimas stated "No".

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Barrera moved to the approve the conditional use permit life of use. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.