

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

REVIEW DATA

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.



**SITE
LOCATION**

PALM CIRCLE

E. GRIFFIN PKWY.





Back Alley



P0200-01-000-0007-00 (253254)
PENA BERNARDO L & MARIA LUISA
300 DOHERTY AVE
MISSION TX 78572

P0200-01-000-0008-00 (253255)
ALANIS SAN JUANITA HERNANDEZ
2308 N MAYBERRY ST
MISSION TX 78574

P0200-01-000-0009-00 (253256)
GUERRA HECTOR
2300 MAYBERRY AVE
MISSION TX 78574

P0200-02-000-0001-00 (253257)
RIVERA HECTOR M
2301 W PALM CIR
MISSION TX 78574

P0200-02-000-0002-00 (253258)
TREVINO IRMA
2303 W PALM CIR
MISSION TX 78574

P0200-02-000-0004-00 (253259)
AGUILAR KASANDRA DANIELLE
2307 W PALM CIR
MISSION TX 78574

P0200-02-000-0004-01 (253260)
CANTU ENRIQUE JR & AURORA
2311 W PALM CIR
MISSION TX 78574

P0200-02-000-0005-00 (253261)
ZAMORA NORMA B
2315 W PALM CIR
MISSION TX 78574

P0200-02-000-0038-00 (253294)
GARCIA MARIA DEL CARMEN
2301 PALMETTO DR
MISSION TX 78574

P0200-02-000-0039-00 (253295)
GUERRA BALDOMERO C
2303 PALMETTO DR
MISSION TX 78574

P0200-02-000-0040-00 (253296)
HERRERA PEDRO
2307 PALMETTO DR
MISSION TX 78574

P0200-02-000-0041-00 (253297)
DEMICHELE THOMAS J
2311 PALMETTO DR
MISSION TX 78574

P0200-02-000-0042-00 (253298)
HERNANDEZ LILIANA L & DAVID A
216 E VERDIN AVE
MCALLEN TX 78504

P0200-02-000-0045-00 (253301)
LUGO ROXANNE F
1710 TERRACE DR
MISSION TX 78572

P0200-02-000-0046-00 (253302)
QUINTERO CONCEPCION
2312 W PALM CIR
MISSION TX 78574

P0200-02-000-0047-00 (253303)
RODRIGUEZ GILBERT & ADRIANNE G
2308 W PALM CIR
MISSION TX 78574

P0200-02-000-0048-00 (253304)
SCHMIDT JOSHUA DAVID
2304 W PALM CIR
MISSION TX 78574

P0200-02-000-0049-00 (253305)
VENECIA ARNOLDO A
2300 W PALM CIR
MISSION TX 78574

W0100-00-024-0009-03 (316939)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572