

**Started: 6:09 p.m.**

**Ended: 6:11 p.m.**

**Item #1.7**

**Conditional Use Permit:**

**Contract a Pool House on Property Zoned  
Large Lot Single Family Residential  
1300 Encanto Blvd.  
Lot 3, Encanto Estates  
R-1A  
Gerardo Hinojosa**

Ms. Dimas went over the write-up stating the subject site is located approximately 435' east of Bryan Road along the south side of Fair Oaks Drive. – see vicinity map. The applicant is requesting a conditional use permit for the construction of a pool house. The proposed pool house will have 2,891 square feet. It will consist of a game room, indoor lounge, bath, storage shed, covered patio. Pool houses are allowed in a Large Lot Single Family Zone 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:** The lot total square footage is 48,902 sq. ft. and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any incoming vehicle. The pool house must be connected to the same water and electrical meters, i.e. no separate utilities. Staff mailed out 9 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) No separate utility and electrical connections,
- 2) Transferability to other future owners imposing the same conditions imposed to this applicant, and
- 3) Not to be used for rental purposes.

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

There was none.

Chairwomen Izaguirre entertained a motion to close the public hearing. Mr. Alaniz motioned to close the hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwomen Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwomen Izaguirre entertained a motion. Mr. Alaniz moved to the approve the conditional use permit. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.