



**MEETING DATE:** April 14, 2025  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21<sup>st</sup> Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance # \_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

**Project Timeline:**

- February 19, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). P&Z tabled the item due to survey showing the proposed swimming pool not meeting the required setbacks.
- April 2, 2025 – Consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 14, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

**Summary:**

- The site is located at the Northeast corner of Stewart Road and E. 21<sup>st</sup> Street.
- Per Code of Ordinance, a Pool House requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to build a 16'x22' pool house to include a bathroom. Access to the site is off of E. 21<sup>st</sup> Street.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request subject to compliance with the following conditions:

- 1) Life of use with the understanding that the permit can be revoked due to non-compliance.
- 2) Must comply with all City Codes (Building and Fire, etc.)
- 3) CUP not transferable to others.
- 4) No kitchen allowed,
- 5) The building cannot be rented out.
- 6) No separate water or electrical meters allowed.

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**Departmental Approval:** Approval

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:** Approval *MRP*

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**RECORD OF VOTE:**

<b>APPROVED:</b>	_____
<b>DISAPPROVED:</b>	_____
<b>TABLED:</b>	_____

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT TO BUILD A POOL HOUSE,  
1603 E. 21<sup>ST</sup> STREET, BEING LOTS 1 & 2, SHARYWOOD MANOR SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 2, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, April 14, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

<b>Legal Description</b>	<b>Type</b>	<b>Conditions of Approval</b>
1603 E. 21 <sup>st</sup> Street Lots 1 & 2, Sharywood Manor Subdivision	Build a Pool House	<ol style="list-style-type: none"><li>1. Life of Use with the understand that the permit can be revoked due to non-compliance</li><li>2. Must comply with all City Codes (Building and Fire codes, etc.), and</li><li>3. CUP not transferable to others</li><li>4. No kitchen allowed</li><li>5. The building cannot be rented.</li><li>6. No separate water or electricity meters allowed.</li></ol>

READ, CONSIDERED AND PASSED, this the 14<sup>th</sup> day of April, 2025.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary