

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing and take action to consider a Conditional Use Permit to allow the construction of a Pool House in a Property zoned PUD (Planned Unit Development) at Lot 30, Sharyland Plantation Village Los Milagros Subdivision Phase 1, located at 2811 Santa Ana Street. Applicant: Gabriela Hermosillo and Luis A. Diaz Mendoza

Prepared By: Alex Hernandez
Title: Assistant Planning Director
Signature: *Alex Hernandez*

Brief Summary:

Project Timeline

- February 20, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City. **(ATTACHMENT I)**
- 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).
- March 24, 2025 – Public hearing and consideration of requested conditional use permit by the City Commission.

Summary

- The site is located at 400 liner feet south of Los Milagros Road at the end of the cul-de-sac of Santa Ana Street.
- Pursuant to Section 1.56-4 of the Zoning Code. (except for the minimum lot size requirements).
- The applicant is proposing to construct a 1,348 square feet pool house that consists of 1 bedroom, bathroom, laundry room, game room and an office.
- Proposed activities: The applicant is proposing to construct a pool house for the family.
- The Planning Staff has not received any objections to the request from surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional user permit is compatible and complementary to adjacent properties. **(ATTACHMENTS IV-VI)**

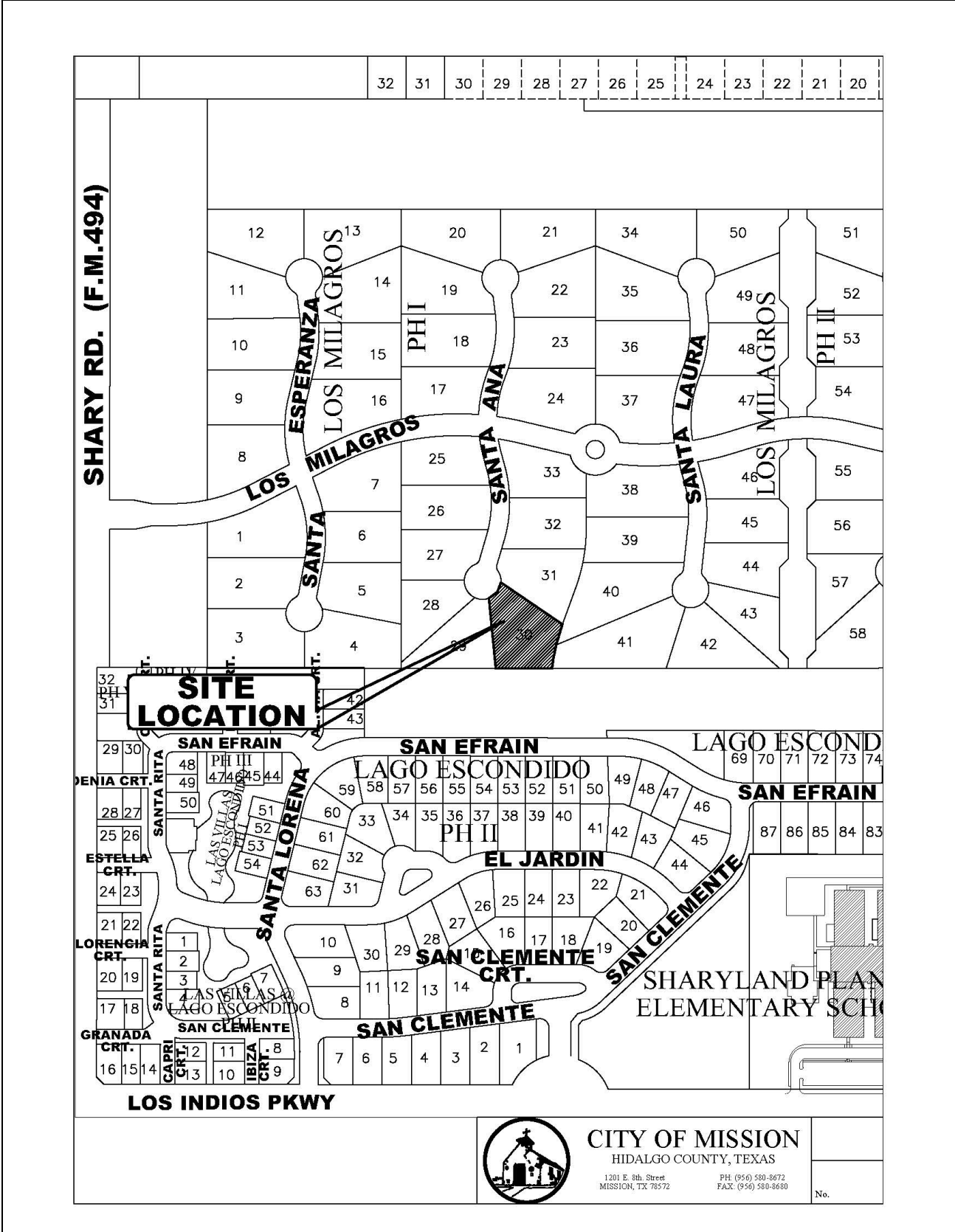
Staff Recommendation:

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

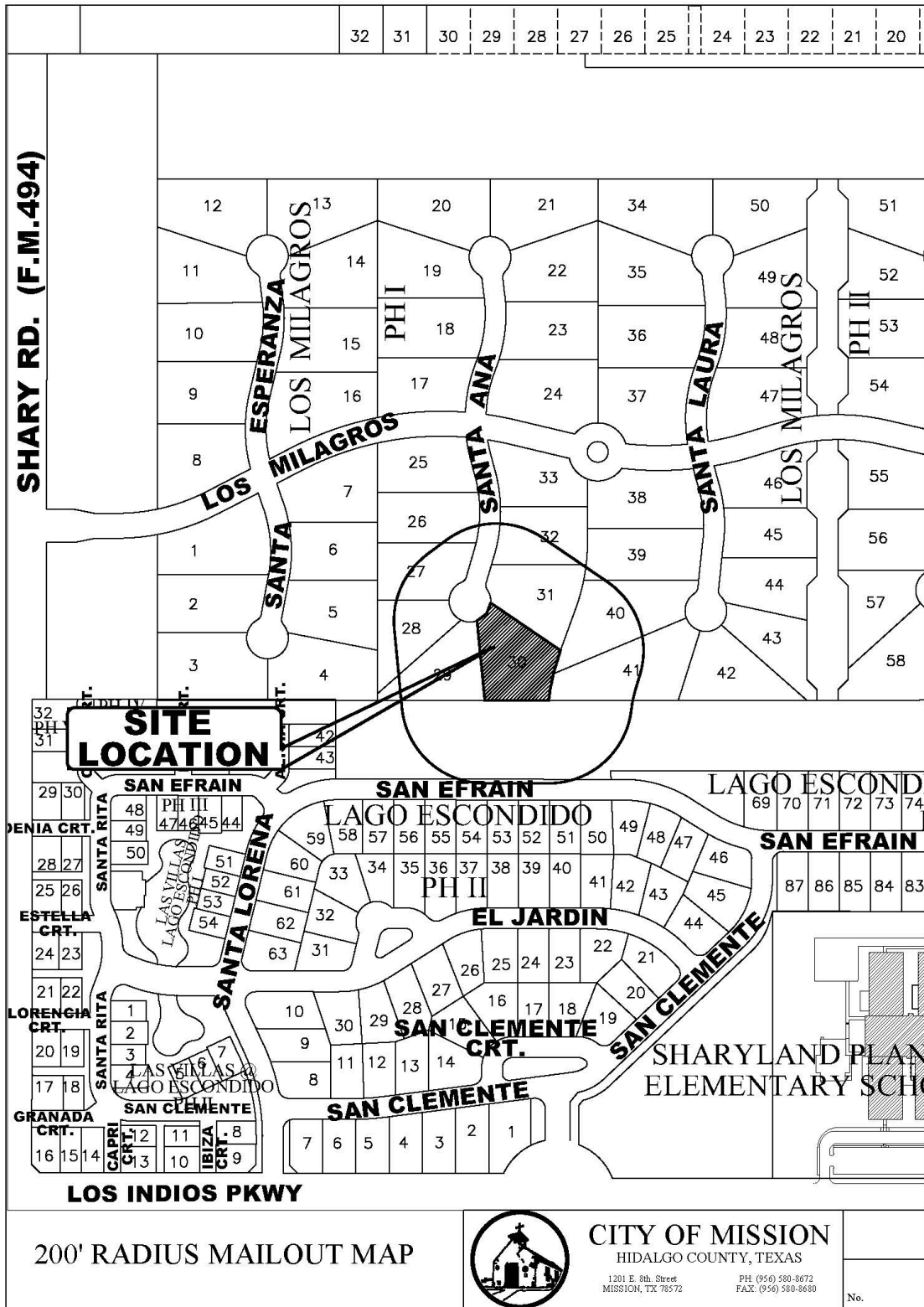
1. Must comply with all City Codes (Building, Fire, etc.)

2. The unit may NOT have a separate water and electrical meter
3. No kitchen facility is allowed.
4. Not to be used for rental purposes.

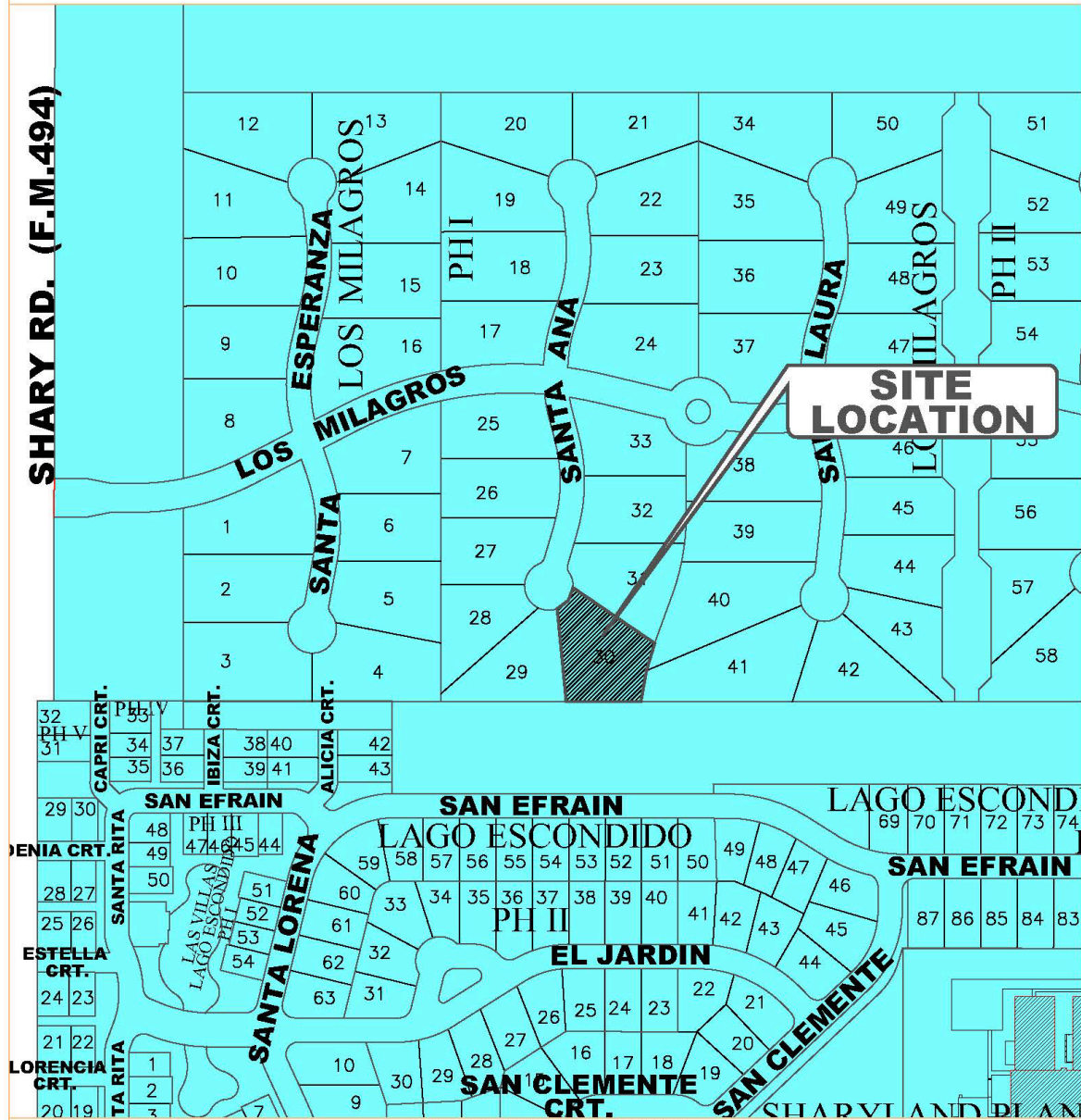
Attachment I



Attachment II



Attachment III



ZONING LEGEND

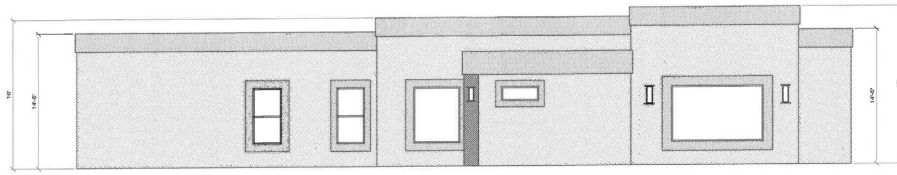
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC



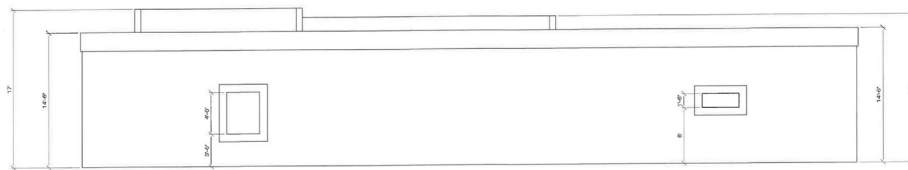
Attachment IV



Attachment IV



FRONT ELEVATION



REAR ELEVATION



LIVING AREA = 1,348 SQFT
 PATIO = 172 SQFT
 TOTAL = 1,520 SQFT

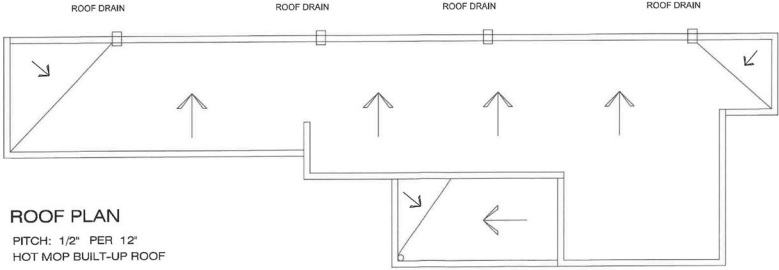
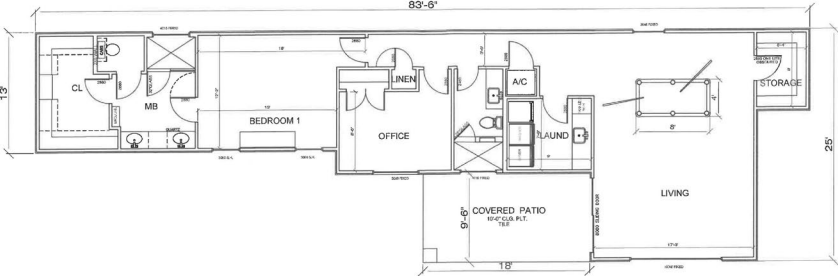
ADDITION LOS MILAGROS
 2811 SANTA ANA ST., MISSION TX.

A-1
 ELEVATIONS

SCALE 1/4" = 1'

Client: _____
 Represent: _____
 DATE: JAN 23, 2021

Attachment IV



ROOF PLAN
PITCH: 1/2" PER 12"
HOT MOP BUILT-UP ROOF

ROOF DRAIN
WITH SECONDARY



brito
CONSTRUCTION
"Our goal is your Satisfaction."

G AREA =	1,348 SQFT
PATIO =	172 SQFT
TOTAL =	1,520 SQFT

ADDITION LOS MILAGROS
2811 SANTA ANA ST, MISSION TX

A-2
FLOORPLAN
SCALE 1/4"=1'

DATE: JAN 22, 2025.

Attachment V

EXISTING FENCE

EXISTING HOME

PROPOSED POOL HOUSE

LOT 30
LOS MILAGROS
MISSION, TEXAS

SCALE 1/4" = 1'

DATE: JAN 22, 2024

A-4 SITEPLAN	ADDITION LOS MILAGROS	
	2811 SANTA ANA ST, MISSION TX.	
	SCALE 1/4" = 1'	
	DATE: JAN 22, 2024	
brto CONSTRUCTION "Our goal is your satisfaction"		
LIVING AREA = 1,348 SQFT PATIO = 1,72 SQFT TOTAL = 1,520 SQFT		



brito
CONSTRUCTION

LIVING AREA	=	1,348 SQFT
PATIO	=	172 SQFT
TOTAL	=	1,520 SQFT

ADDITION LOS MILAGROS
2811 SANTA ANA ST, MISSION TX.

A-4
SITEPLAN

SCALE 1/4"=1'

Qst: _____
 Rsvd: _____
 DATE: JAN 22, 2025

Ordinance No. _____

An Ordinance of the City Council of The City of Mission, Texas Granting a Conditional Use Permit to allow the construction of a Pool House at Lot 30, Sharyland Plantation Village Los Milagros Subdivision Phase 1, located at 2811 Santa Ana Street.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 19, 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 4:30p.m. Monday, March 24, 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 FOLLOING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description

2811 Santa Ana Street
Lot 30, Sharyland Plantation
Village Los Milagros Subdivision

Type

Pool House

Conditions of Approval

1. Must comply with all City Codes (Building, Fire, etc.)
2. The unit may NOT have a Separate water and electrical
3. No kitchen facility is allowed
4. Not to be used for rental purposes

READ, CONSIDERED AND PASSED, THIS THE 24th day of March, 2025

ATTEST:

Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary