

ITEM# 1.6

CONDITIONAL USE PERMIT: Guest House
1005 Alameda Drive
Lots 14 & 15, Mayberry Manor
R-1
Osbaldo Salinas

REVIEW DATA

The subject site is located 990' east of Mayberry Road along the north side of Alameda Drive. – **see vicinity map**. The applicant is requesting a conditional use permit for the construction of a guesthouse to include (2) bedrooms, (2) bathrooms, loft, gaming area and a porch. The guest house will have 672 square feet. Guest houses are allowed in a Single-Family Zone as long as they apply for a conditional use permit and comply with the following conditions:

The conditions of the CUP require:

- That the lot be a minimum 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 a separate kitchen area

REVIEW COMMENTS: The lots measure 20,001 sq.ft. in total and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any guest vehicle. The guest home must be connected to the same water and electrical meters, i.e. no separate utilities. Staff mailed out 24 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.



**SITE
LOCATION**

HIGHLAND PARK

ALAMEDA DR.

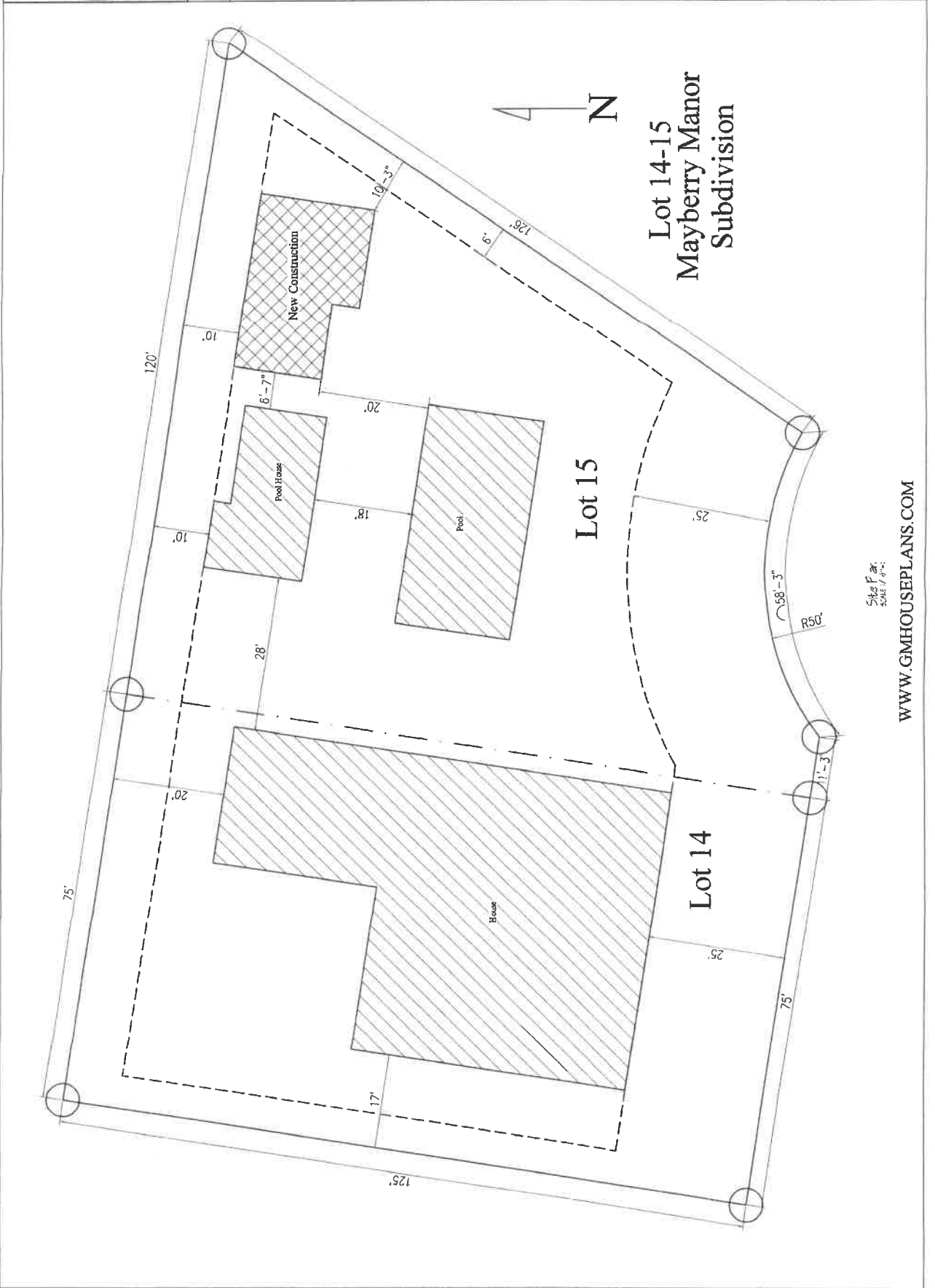


"YOUR DREAMS MADE REAL."
 GM DRAFTING SERVICE
 1300 N 10th St Suite 300
 McAllen, TX 78501
 (957) 333-4365

Residence For:
 Osbaldo Salinas
 Mayberry Manor Sub

Date: 10-17-2022
 DRAFTED BY: GS
 CHECKED BY: GS

SHEET #
 5 OF 5
 1204
 SHEET #
 5



Site Plan
 SCALE 1/8"=1'

WWW.GMHOUSEPLANS.COM

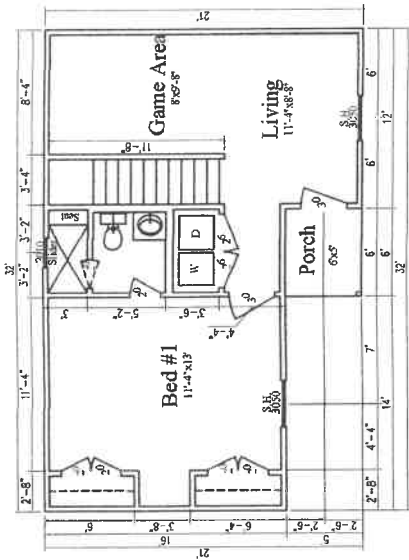


GM DRAFTING SERVICE
 1300 N 10th St Suite 330H
 Midland, TX 79701
 (959) 339-4365

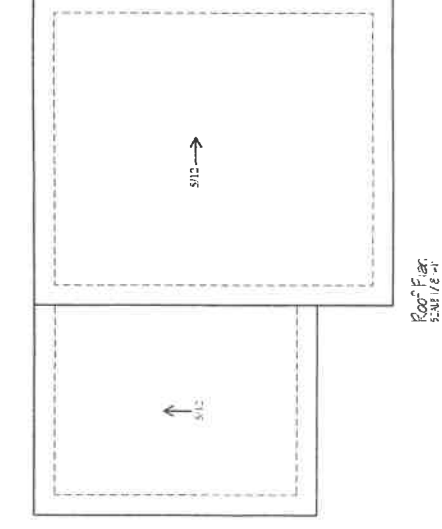
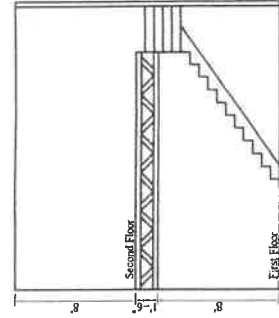
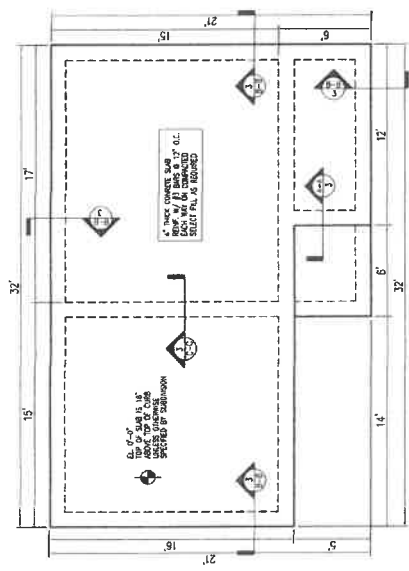
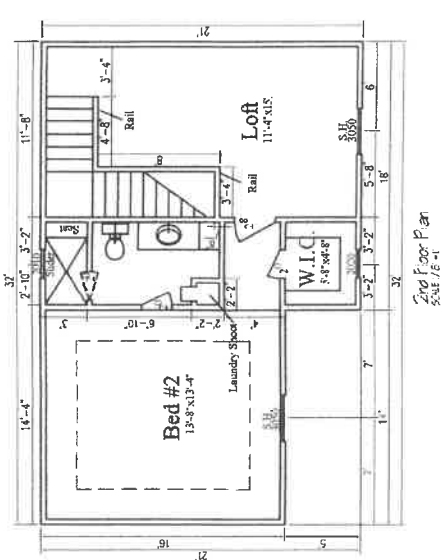
Residence For:
 Osbaldo Salinas
 Lot 14-15
 Mayberry Manor Sub

Date: 10-17-2022
 DRAFTED BY: GS
 CHECKED BY: GS

SHEET #
 2 OF 5
 1204
 SHEET #
 2



NOTE:
 ALL CEILING DESIGNS
 SHOULD BE TO OWNERS
 CHOICE. ALL DESIGNS OF
 CEILING DESIGNS IN
 THIS PLAN ARE OPTIONAL.



- GENERAL NOTES:**
- USE SELECT FULL RANGE 5-15 GRADE. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES SHALL BE COMPACT FILL TO SEX OF MAX DENSITY.
 - AREA TO SUPPORT FOUNDATION SHALL BE STRIPPED TO EXISTING GRADE. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL UTILITIES SHALL BE COMPACT FILL TO SEX OF MAX DENSITY.
 - ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
 - ALL REINFORCING TO BE CONTINUOUS.
 - BEAM REINFORCING SHALL BE TIED AND SUPPORTED EVERY 4'-0" MINIMUM.
 - ALL REINFORCING 40 DIAMETERS.
 - PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLAB REINFORCING.
 - PLUMBING MAY CROSS BEAM BUT NOT BE PLACED IN BEAMS.
 - SHALES THE THICKNESS SHALL BE 1-1/2" CONCRETE COVER ON EXPOSED CONCRETE AND 3" INKES CONCRETE RELIEF BARS.
 - ALL REINFORCING SHALL BE GRADE 40 OR 60.
 - APPLY TORQUE TREATMENT BY CERTIFIED COMPANY APPROVED BY E.P.A.
 - ALL EXTERIOR BEAMS.
 - 5' DETACHED BARS ON BOTTOM AND (CONTINUOUS)

NOTE:
 THE ARCHITECT ASSUMES NO LIABILITY FOR ANY STRUCTURE DERIVED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO FURNISH THE FOLLOWING BEFORE ACTUAL CONSTRUCTION:
 1- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES.
 3- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

F7495-01-000-0000-00 (581465)
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG TX 78542

F7495-01-000-0019-00 (581484)
LONGORIA VERONICA & RENE
1004 E 30TH ST
MISSION TX 78574

F7495-01-000-0020-00 (581485)
SALINAS HORACIO JR & MARIA M
1006 E 30TH ST
MISSION TX 78574

F7495-01-000-0021-00 (581486)
DE LEON JOSE L & ROSA M
28110 COOPER AVE
MISSION TX 78572

F7495-01-000-0022-00 (581487)
MORALES MIGUEL T & MARIA A
1010 E 30TH ST
MISSION TX 78574

F7495-01-000-0023-00 (581488)
SANTOY MIRIAM P
1012 E 30TH ST
MISSION TX 78574

M1880-00-000-0000-00 (548314)
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG TX 78542

M1880-00-000-0011-00 (548247)
CAMPOS REYES
911 ALAMEDA DR
MISSION TX 78574

M1880-00-000-0012-00 (548248)
RODRIGUEZ ANTONIO & SYLVIA
1001 ALAMEDA DR
MISSION TX 78574

M1880-00-000-0013-00 (548249)
ROSETE LUIS E & CYNTHIA K LONGORIA
1003 ALAMEDA DR
MISSION TX 78574

M1880-00-000-0014-00 (548250)
SALINAS OSBALDO & SYLVIA
1005 ALAMEDA DR
MISSION TX 78574

M1880-00-000-0015-00 (548251)
SALINAS OSBALDO & SYLVIA
1005 ALAMEDA DR
MISSION TX 78574

M1880-00-000-0016-00 (548252)
GONZALEZ ROSA MARIA
1009 ALAMEDA DR
MISSION TX 78574

M1880-00-000-0017-00 (548253)
GUERRERO JORGE ARTURO
2808 HIGHLAND PARK AVE
MISSION TX 78574

M1880-00-000-0018-00 (548254)
ESCOBEDO BRENDA
401 W 1ST ST
MISSION TX 78572

M1880-00-000-0019-00 (548255)
RAMIREZ MARGARITA
2804 HIGHLAND PARK AVE
MISSION TX 78574

M1880-00-000-0024-00 (548260)
VILLARREAL JESUS & MARIA O
2805 HIGHLAND PARK AVE
MISSION TX 78574

M1880-00-000-0025-00 (548261)
CLEMONS AARON R & EDNA L
2807 HIGHLAND PARK AVE
MISSION TX 78574

M1880-00-000-0026-00 (548262)
PONCE JUAN & CYNTHIA
2809 HIGHLAND PARK AVE
MISSION TX 78574

M1880-00-000-0027-00 (548263)
DAVILA CYNTHIA ANNA
2724 ALAMEDA CIR
MISSION TX 78574

M1880-00-000-0028-00 (548264)
GARZA GERARDO & ERICA ANN
2722 ALAMEDA CIR
MISSION TX 78574

W0100-00-027-0010-05 (317134)
PENA JAIME J & CATHERINE
6399 MORNING STAR DR APT 216
THE COLONY TX 75056

W0100-00-027-0010-06 (317135)
POWELL GEORGE P & SYLVIA H
1508 S LONE STAR WAY STE 5
EDINBURG TX 78539

W0100-00-027-0010-07 (508537)
HIDALGO COUNTY DRAINAGE DISTRICT
902 N DOOLITTLE RD
EDINBURG TX 78542