

## **ITEM# 1.5**

**CONDITIONAL USE PERMIT:** Guest House  
1502 Esperanza Avenue  
Lot 18, Los Ebanos Village  
R-1  
Sabrina Escobar

### **REVIEW DATA**

The subject site is located 139' west of Los Ebanos Road along the north side of Esperanza Avenue. –see **vicinity map**. The owner has applied for a construction permit for a single-family residence thereon and is requesting a conditional use permit for the construction of a guesthouse to include a storage and a carport. The structure is proposed to have 510 sq.ft. of living area. It will consist (1) bedroom, (1) bathroom, and a storage – see site plan. 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 lot is 13,392 sq.ft. 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 15 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.

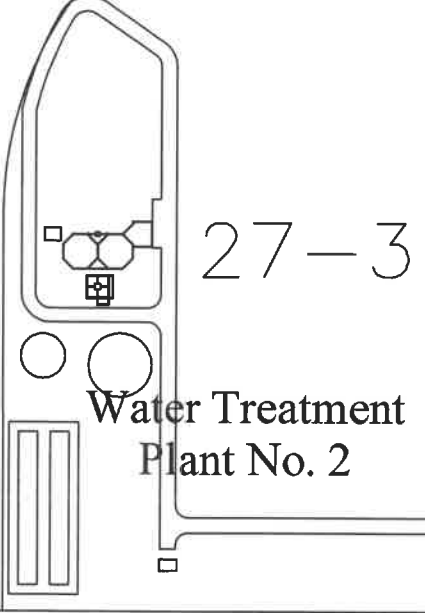
W. 2 MILE RD.

15

PAL



**SITE LOCATION**



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
 MISSION, TX 78572

PH: (956) 580-8672  
 FAX: (956) 580-8680

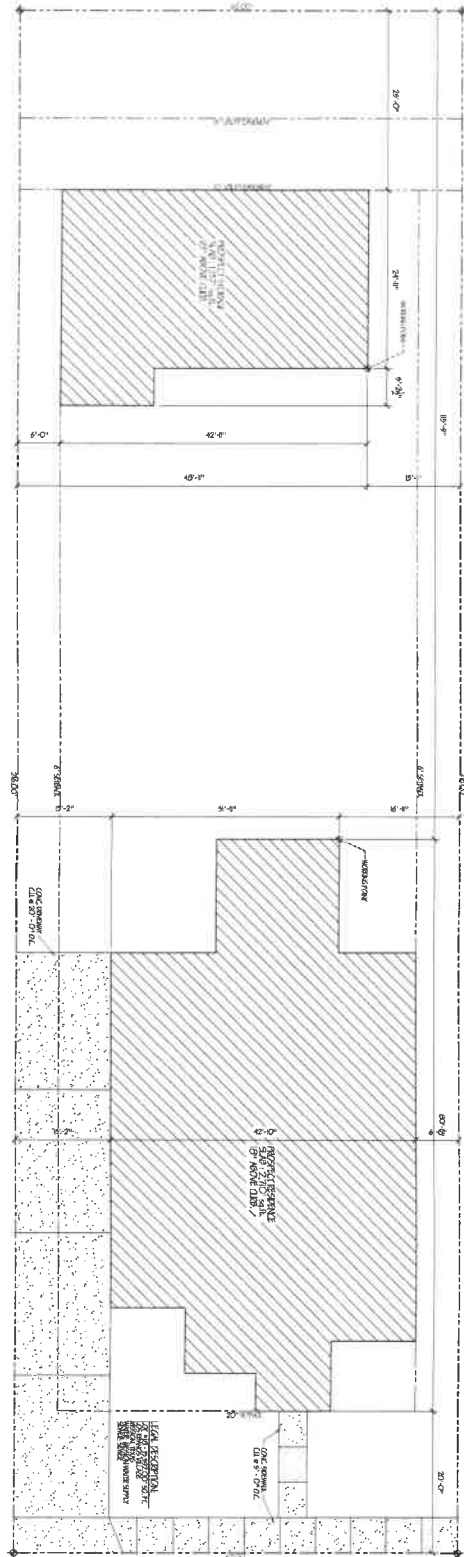
No.



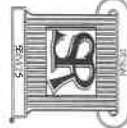
LOS EBANOS ROAD

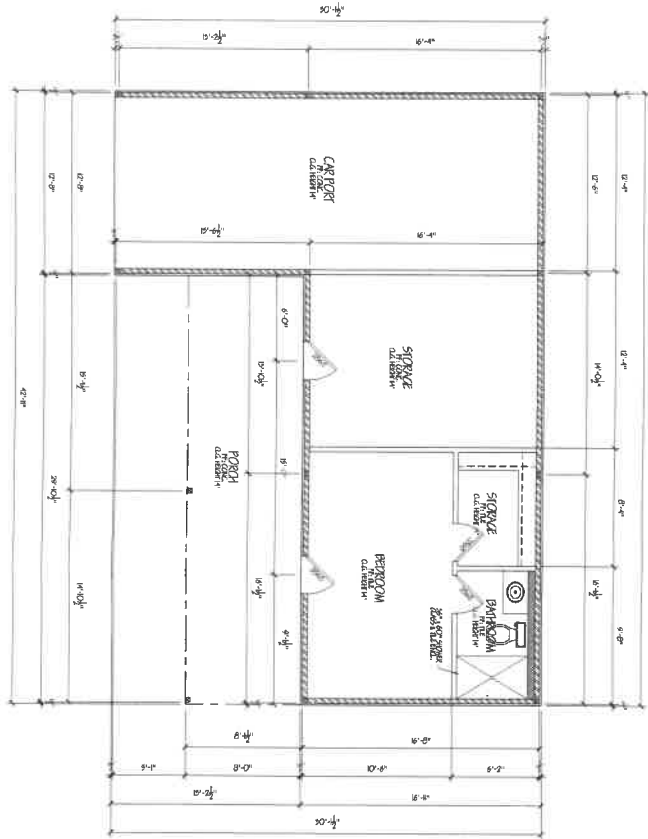
ESPERANZA STREET

**SITE  
LOCATION**



SHEET #  1.0	PROJECT TITLE: <b>ESCOBAR RESIDENCE</b>		OWNER: JOSE LUIS ESCOBAR
	CONTRACTOR: T.B.A	DRAWN BY: SIGIPREDO RODRIGUEZ	
DATE: NOV. 06, 2022	SCALE: 1/8" = 1'-0"	ADDRESS: LOT #18, LOS EBANOS VILLAGE, MISSION, TX, 78572	
		CONTACT #: 956.404.7222	EMAIL: trevisab@rocketmail.com





1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SHEET #

3.0

PROJECT TITLE:		ESCOBAR RESIDENCE	
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		EMAIL:	trevisab@rocketmail.com



W0100-00-027-0002-04 ( 509704)  
UNITED IRRIGATION CO  
PO BOX 867  
MISSION TX 78573

W0100-00-028-0002-03 ( 317155)  
RISICA KIM M & PATRICK W  
403 E EXPRESSWAY 83  
SAN JUAN TX 78589

C9539-01-000-0005-00 ( 726140)  
BERCHELMANN ALANN & MARCELA A  
2910 TRUMAN AVE  
MISSION TX 78574

C9539-01-000-0006-00 ( 726141)  
MONTEMAYOR MARICELA GONZALEZ &  
1502 ALEXA MARIE ST  
MISSION TX 78574

C9539-01-000-0007-00 ( 726142)  
GARZA DAVID JR & CLAUDIA YVETTE GARZA  
1504 ALEXA MARIE ST  
MISSION TX 78574

C9539-01-000-0008-00 ( 726143)  
ALANIZ GUADALUPE  
1508 ROYOLA ST  
MISSION TX 78572

C9539-01-000-0009-00 ( 726144)  
CHAIRE GABRIELA & ANGEL  
1508 ALEXA MARIE ST  
MISSION TX 78574

C9539-01-000-0010-00 ( 726145)  
SILGUERO ADOLFO GRIMALDO  
1510 ALEXA MARIE STREET  
MISSION TX 78574

L5855-00-000-0014-00 ( 1307519)  
ORTIZ ALIVIA JISSELLE & ROMEO ORTI  
307 E 30TH ST  
MISSION TX 78574

L5855-00-000-0015-00 ( 1307520)  
MUNGUIA JENNIFER  
1011 W 27TH ST  
MISSION TX 78574

L5855-00-000-0016-00 ( 1307521)  
CONTRERAS MARTIN & CHRISTINE  
1506 ESPERANZA AVENUE  
MISSION TX 78574

L5855-00-000-0017-00 ( 1307522)  
GARCIA SERAFIN & HILDA LONGORIA  
2114 W 42 1/2 ST  
MISSION TX 78573

L5855-00-000-0018-00 ( 1307523)  
ESCOBAR JOSE LUIS JR & SABRINA YVONN  
1801 OASIS AVE APT 102  
MISSION TX 78572

L5855-00-000-0019-00 ( 1307524)  
BAZAN ANGELO & LORINE  
3000 N LOS EBANOS  
MISSION TX 78574

L5855-00-000-0019-02 ( 1412844)  
BAZAN ANGELO & LORINE  
3000 N LOS EBANOS  
MISSION TX 78574