

## **ITEM# 1.1**

**CONDITIONAL USE PERMIT:** Single Family Dwelling within property  
Zoned (R-4) Mobile Home and Modular District  
1508 Ragland Road  
Being a 0.242 acre gross, 0.176 acre net, tract of  
Land out of the north 206.28' out of Lot 31,  
Sharyland Orchards Subdivision  
(aka Lot 1, King Mobile Subdivision U/R)  
R-4  
DSSG Investments, LLC

### **REVIEW DATA**

The subject site is located at the Northeast corner of Ragland Road and Pleasant Lane. The lot's dimensions are 88.14'x87' for a total of 7,668 sq.ft.

**ZONING CODE:** Section 1.40(3f) of the Mission Zoning Code under Conditional Uses allows for: "One single-family dwelling per lot. Structure must meet the requirements of the R-1 district." Based on the site plan, it is noted that the house will not be meeting the 10' rear setback, thus if CUP is approved, the applicant would need to seek a variance request through ZBA. Also, there is proposed fire pit area with a yoga deck being proposed on the 10' utility easement that would need to be relocated.

**HISTORY:** There are a total of 5 properties previously approved for residential use within King Mobile Subdivision.

**REVIEW COMMENTS:** Staff mailed out 28 notices to property owners within 200' radius and as of this write up staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:

- 1) Meeting all R-1 setbacks and/or obtaining a variance for the rear setback,
- 2) Relocating fire pit with yoga deck, and
- 3) CUP to be transferable to others.

CLAND STONE ROCK MANOR

TILLIE LN.

2 3 DAVID M. GUERRA

1 RAGLAND ESTATES I

72 73 HARRY LAND ORCHARDS

K&L

75 76 ERETZ SHALOM

**SITE LOCATION**

5 RAGLAND PH

8 5 4 3 2 1  
7 8 9 10 11 12  
WOLSEY SUBD.  
WOLSEY DR.

29 30

1 2 3 4 5 6 7  
8 9 10 11 12 13 14  
DELIDIE SUBDIVISION  
DELIDIE  
KING MOBILE  
PLEASANT LN.

28 25

164 165 166  
1 2 3  
MUTZ SUB'D.  
MITCHELL SUB'D.  
SUNSET LN.  
ADDITION "A" TO SHARYLAND ORCHARDS  
95 96 97 98

81 82

32 33

34 37

CASTLEMAN'S SUBDIVISION

83 84 85

35 NELSON SUBDIVISION  
4 YEWELL SUBDIVISION  
3 2 1

31

LOTS 1-A&1 B SHARY ORCHARDS

1 2 3 4  
5 6 7 8  
9 10 11 12  
FLAMINGO AVE.  
SCHOOL LN.  
J.A.R. GL

2 3 HAPUT ROXY ESTATES

38 MITCHELL & PEAKER SUBD.  
1 2  
THE WAYNE  
9 10 11 12

13 14 15 16  
MARSHALL

7 8 9  
HELEN AVE.  
1 2 3  
GLENWOOD AVE.  
LAMBETH WAY  
FLAMINGO AVE.  
21 22 23 24

LAMBETH WAY

NER RD.



CITY OF MISSION  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 386-8672  
FAX: (956) 380-8680

No.

PLANET STONE ROCK MANOR

TILLIE LN.

2 3 DAVID M. GUERRA

72 73 HARRY LAND ORCHARDS

76 78 WOLSEY DR. WOLSEY SUBD.

75 76 ERETZ SHALOM

**SITE LOCATION**

6 5 4 3 2 1 WOLSEY SUBD. 7 8 9 10 11 12

81 82

**GLASSCOCK RD.**

35 NELSON SUBDIVISION

2 3 HAPUT ROXY ESTATES 88

MITCHELL & PEAKER SUBD.

**LAMBETH WAY**

THE WAYNE 1 2 3 4

**RAGLAND RD.**

DELIDIE LN. DELIDIE SUBDIVISION KING MOBILE

**SCHOOL LN.**

YEWELL SUBDIVISION 4 5 6

MARSHALL 5 6 7 8

**NER RD.**

HELEN AVE. 7 8 9

**LAMBETH WAY**

FLAMINGO AVE. 21 22 23 24

LOTS 1-A&1-B SHARY ORCHARDS

CASTLEMAN'S SUBDIVISION

**FLAMINGO AVE.**

**SCHOOL LN.**

SUNSET LN. MUTZ SUBD. MITCHELL SUBD.

ADDITION "A" TO SHARY LAND ORCHARDS 95 96 97 98

# 200' RADIUS MAILOUT MAP



CITY OF MISSION  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-8672  
FAX: (956) 580-8680

No.



RAGLAND ST.

PLEASANT LN.

SITE  
LOCATION

# LEGAL DESCRIPTION

ADDRESS:  
2101 PLEASANT LANE, MISSION, TX 78572

OWNER:  
DSSG INVESTMENTS LLC

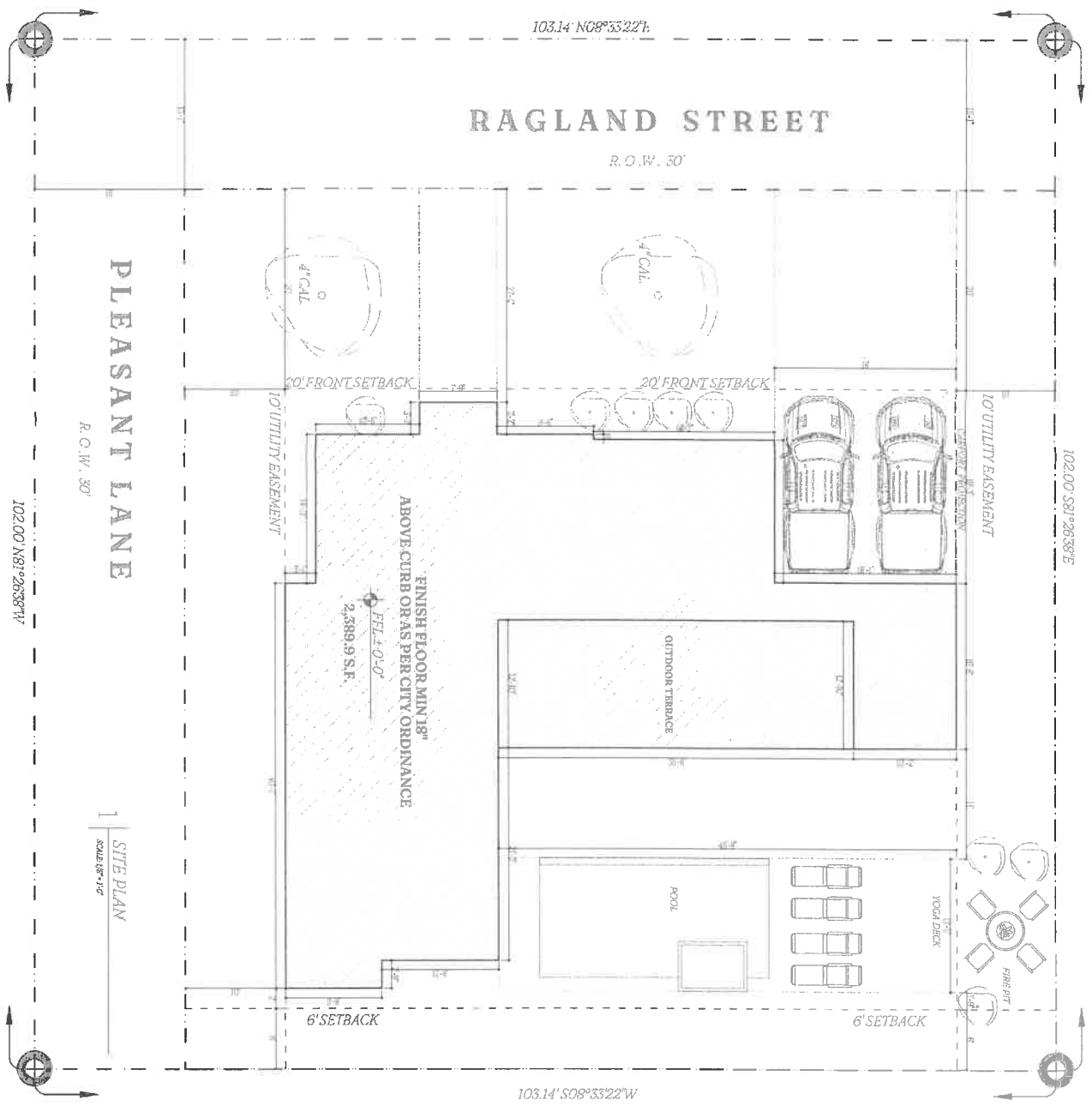
PLAT SHOWING:  
A 0.242 ACRE GROSS, 0.178 ACRE NET OUT OF LOT 11, SHARPLAND ORCHARDS SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS AS PER MAP OF PLAT THEREOF RECORDED IN VOL. 1, PAGE 91, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

# CODE REVIEW

**BUILDING CODE:**  
2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL MECHANICAL CODE

| CONSTRUCTION SQUARE FEET |          |         |
|--------------------------|----------|---------|
| LIVING AREA              | 1835.30  | SQ. FT. |
| TERRACE AREA             | 454.80   | SQ. FT. |
| CARPORT AREA             | 360.00   | SQ. FT. |
| LOT AREA                 | 10590.28 | SQ. FT. |
| TOTAL SQ. FT.            | 5,596.88 | SQ. FT. |

| LANDSCAPE                 |         |         |
|---------------------------|---------|---------|
| PROVIDED LANDSCAPE        | 3889.06 | SQ. FT. |
| 4' CALIBER TREES PROVIDED | 2       |         |



DESIGN BY:  
**BOLD INTERNATIONAL**

CLIENT:  
**DAVID SALAZAR**

DATE:  
**27/09/2024**

PROJECT NO.:  
**2024-59**

PROJECT:  
**SALAZAR AIRBNI**

ADDRESS:  
**2101 PLEASANT LN, MISSION, TX 78572**

SHEET:  
**SITE PLAN**

DESIGN BY:  
**BOLD DESIGN STUDIO**

CONTACT:  
**joey@perdevelopments.com**  
**daniel@perdevelopments.com**

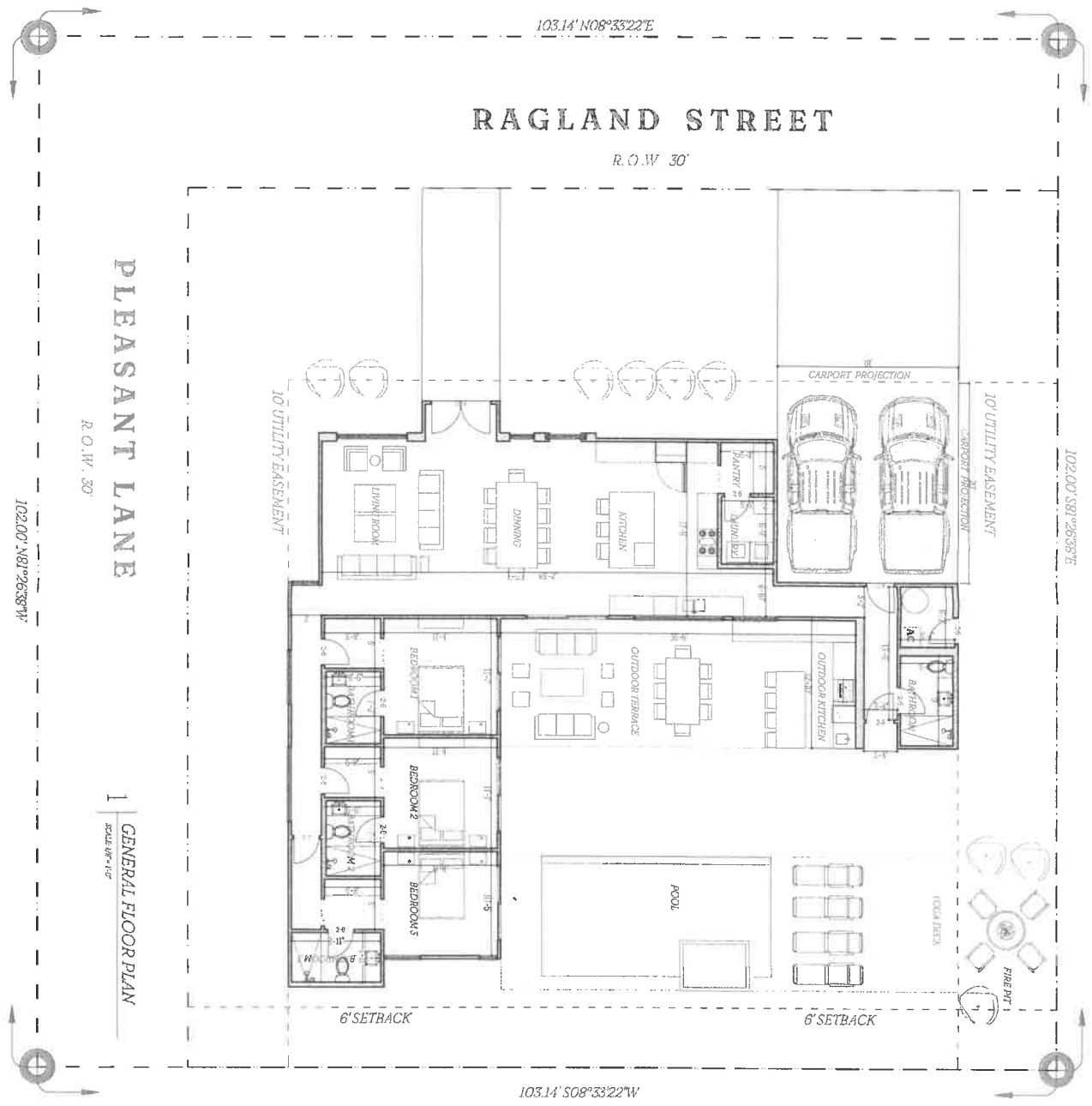
(956) 533-2475

GENERAL NOTES:

COPYRIGHT PROTECTED  
BOLD DESIGN STUDIO

SHEET NO.:





DESIGN: **BOLD STUDIO**  
INTERNATIONAL

CLIENT: **DANIEL SALAZAR**  
DATE: **27/09/2024**  
PROJECT NO.: **2024-58**  
PROJECT: **SALAZAR AIRBNB**

ADDRESS: **2101 PLEASANT LN, MISSION, TX 78572**  
SHEET: **FLOOR PLAN**

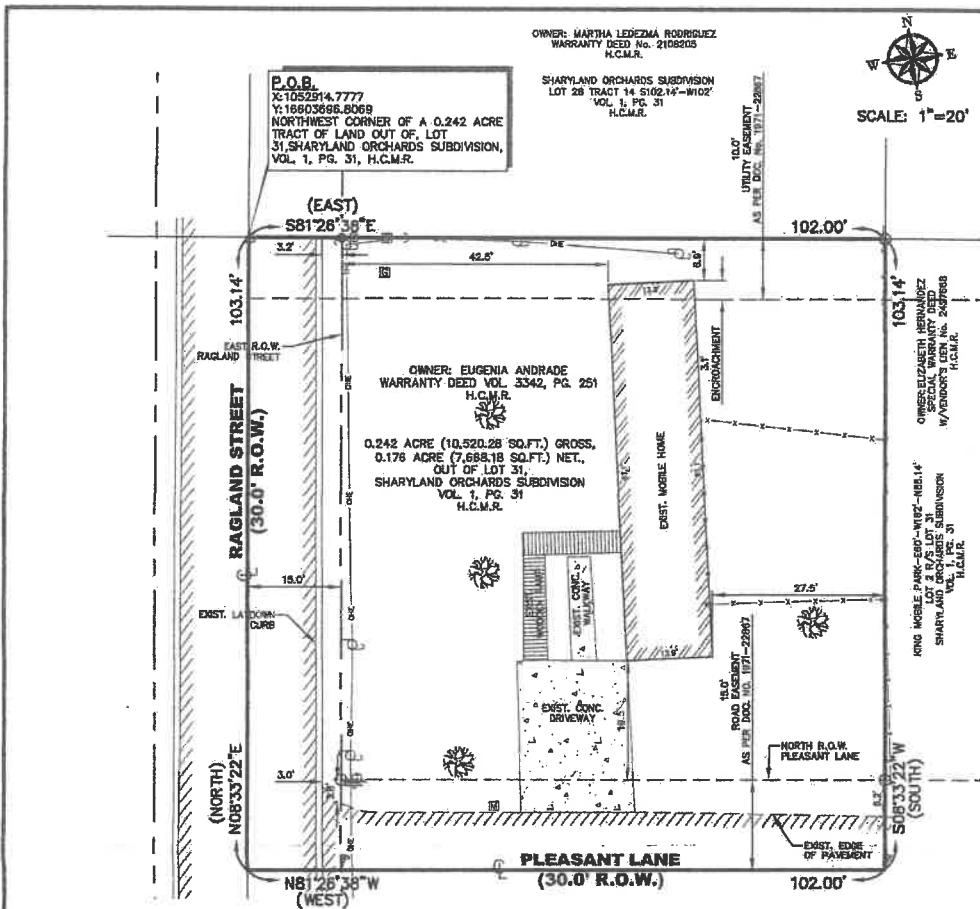
DESIGN BY: **BOLD DESIGN STUDIO**  
CONTACT: **jord@bolddesignstudio.com**  
**4dmitry@bolddesignstudio.com**  
(956) 523-2476

GENERAL NOTES:

**NOT FOR CONSTRUCTION**

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BOLD DESIGN STUDIO  
SHEET NO.:

**A.102**



**LEGEND**

|           |   |          |                                      |
|-----------|---|----------|--------------------------------------|
| 7         | - SET PK-NAIL                                     | 🌳        | - TREE                               |
| ●         | - FND. 1/2" IRON ROD                              | EXIST.   | - EXISTING                           |
| ○         | - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES" | CONC.    | - CONCRETE                           |
| △         | - FND. COTTON PICKER SPINDLE                      | ASPH.    | - ASPHALT                            |
| ⊕         | - POWER POLE                                      | CONC.    | - CONCRETE                           |
| ⊖         | - GUY WIRE  | BRICK    | - BRICK                              |
| ⊙         | - TELEPHONE PEDESTAL                              | H.C.M.R. | - HIDALGO COUNTY MAP RECORDS         |
| ⊙         | - GAS METER                                       | H.C.D.R. | - HIDALGO COUNTY DEED RECORDS        |
| ⊙         | - MAIL BOX  | O.R.H.C. | - OFFICIAL RECORDS OF HIDALGO COUNTY |
| STOP SIGN | - STOP SIGN                                       | R.O.W.   | - RIGHT OF WAY                       |
| ⊖         | - OVERHEAD ELECTRIC LINE                          | FND.     | - FOUND                              |
| -X-       | - CHAINLINK FENCE LINE                            |          |                                      |

**Parcel Line Table**

| Line # | Length | Direction   |
|--------|--------|-------------|
| L1     | 15.00' | S81°28'38"E |

**GENERAL NOTES:**  
ADDRESS: 2101 PLEASANT LANE, MISSION, TX 78572  
SURVEYED: JANUARY 17, 2020  
REQUESTED BY: DANIEL SALAZAR  
OWNER: EUGENIA ANDRADE

FLOOD ZONE DESIGNATION: "ZONE X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

COMMUNITY-PANEL NUMBER: 450345 0005 C  
MAP REVISED: NOVEMBER 20, 1991

**SURVEY NOTES:**

1. BASIS OF BEARING THE NORTH LINE OF LOT 31, SHARYLAND ORCHARDS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON SHARYLAND ORCHARDS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

**THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE RE THE MATTERS:**

6. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.



SAMUEL DAVID MALDONADO DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8027

| JOB NUMBER | DRAWN BY | REVISED BY | DATE      |
|------------|----------|------------|-----------|
| SUR_20_015 | ED.T.    | SDM        | 1/18/2020 |

SHEET 1 OF 2 SURVEY PLAT

**PLAT SHOWING**

A 0.242 ACRE (10,520.28 SQ.FT.) GROSS, 0.178 ACRE (7,688.18 SQ.FT.) NET, OUT OF LOT 31, SHARYLAND ORCHARDS SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**SAMES** SAM Engineering & Surveying  
200 N. 10TH STREET, SUITE 1200 TEL: (956) 765-8888  
MISSION, TEXAS 78201 FAX: (956) 765-8888  
SPECIALTY FIRM REG. NO. 18141-01

K5700-00-000-0001-00 ( 204557)  
DSSG INVESTMENTS LLC  
1221 RAGLAND ST  
MISSION TX 78572

K5700-00-000-0001-10 ( 204558)  
VILLANUEVA EMIGDIO JR  
PO BOX 943  
MISSION TX 78573

K5700-00-000-0002-00 ( 204559)  
HERNANDEZ ELIZABET  
2103 PLEASANT LANE  
MISSION TX 78572

K5700-00-000-0002-10 ( 204560)  
HERNANDEZ PAULINE A/K/A PAULINE  
2104 PLEASANT LANE  
MISSION TX 78572

K5700-00-000-0003-00 ( 204561)  
GONZALEZ YOLANDA HERNANDEZ  
2103 PLEASANT LN  
MISSION TX 78572

K5700-00-000-0003-10 ( 204562)  
GONZALEZ IGNACIO  
2108 PLEASANT LN  
MISSION TX 78572

K5700-00-000-0004-00 ( 204563)  
ESCOBEDO FRANCISCO J & LAURA E  
2111 PLEASANT LN  
MISSION TX 78572

K5700-00-000-0004-10 ( 204564)  
ESQUIVEL FELIPE & MARIA D R  
2112 PLEASANT LN  
MISSION TX 78572

K5700-00-000-0005-00 ( 204565)  
ESCOBEDO FRANCISCO J & LAURA E  
2111 PLEASANT LN  
MISSION TX 78572

K5700-00-000-0005-10 ( 204566)  
MONTIEL GABRIEL  
2116 PLEASANT LN  
MISSION TX 78572

S3000-00-000-0028-00 ( 283390)  
PEREZ OLGA MAYELA SARO  
13111 BABBLING BRK  
SAN ANTONIO TX 78232

S3000-00-000-0028-05 ( 283391)  
REYNA MARIA L  
2108 DELDIE LN  
MISSION TX 78572

S3000-00-000-0028-15 ( 283393)  
LOPEZ JOSE C & MARIA A  
2107 DELDIE LN  
MISSION TX 78572

S3000-00-000-0028-20 ( 283394)  
LOPEZ JOSE CARLOS & MARIA ALMA  
2107 DELIE LN  
MISSION TX 78572

S3000-00-000-0028-25 ( 283395)  
RAMIREZ ALAN HUMBERTO  
2111 DELDIE LN  
MISSION TX 78572

S3000-00-000-0028-30 ( 283396)  
AVALOS ROMAN & LILIA M  
2115 DELDIE LN  
MISSION TX 78572

S3000-00-000-0028-50 ( 283399)  
BARBA PABLO A  
JOSEFINA BARBA  
1516 RAGLAND ST  
MISSION TX 78572

S3000-00-000-0028-58 ( 283401)  
SANCHEZ MARIA I MARTINEZ  
2116 DELDIE LN  
MISSION TX 78572

S3000-00-000-0028-65 ( 283403)  
CAZARES GONZALO & HORTENCIA  
2112 DELDIE LN  
MISSION TX 78572

S3000-00-000-0028-70 ( 283404)  
QUIROZ JAVIER & NORMA DAVILA  
2104 DELDIE LN  
MISSION TX 78572

S3000-00-000-0028-75 ( 283405)  
RODRIGUEZ MARTHA LEDEZMA  
800 AZALIA  
BOX 4802  
HIDALGO TX 78557

S3000-00-000-0030-00 ( 283409)  
SALAZAR DANIEL ALBERTO & OMEHEIRA  
1221 RAGALAND RD  
MISSION TX 78572

S3000-00-000-0030-10 ( 283410)  
LOPEZ MAURICIO & KARLA MURILLO MANZOCARREJO REYNALDO JR & ANGELA  
1223 RAFLAND ST  
MISSION TX 78572

S3000-00-000-0030-20 ( 283411)  
1219 RAGLAND ST  
MISSION TX 78572

S3000-00-000-0031-00 ( 283412)  
FLORES PAULA B  
1218 RAGLAND ST  
MISSION TX 78572

R0405-02-000-0005-00 ( 639472)  
MORIN ARACELI  
1519 RAGLAND ST  
MISSION TX 78572

R0405-02-000-0006-00 ( 639470)  
JUAREZ VICTOR M & ANGELICA M  
1515 RAGLAND ST  
MISSION TX 78572

R0405-02-000-0007-00 ( 639473)  
ORTEGA MARIA FELICITA & ANA MARIA  
LILIA MOLINA  
1513 REGLAND RD  
MISSION TX 78572