



MEETING DATE: June 23, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House in a (R-1A) Large Lot Single Family Residential District, being Lot 22, Malmaison Luxe at Trinity Subdivision, located at 1103 Travis Street. Applicant: María Belén Naranjo, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 05, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- June 03, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- June 23, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the East side of Travis Street approximately 545 feet North of Trinity Street.
- Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant’s quarters must comply with regulations.
- The property has an area of 20,355 square feet. The code requires a 12,000-square-foot minimum lot.
- The pool house 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, and must be clearly secondary to the primary residence.
- A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities.
- Proposed activities: The applicant is proposing to construct a pool house for the family.
- The applicant is proposing to construct a 630 square foot pool house that consists of a bedroom, bathroom, and a laundry room. Attached to a lounge area for outdoor activities.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff recommends approval with the conditions below:

1. Life of use permit with the understanding it can be revoked for noncompliance
2. The unit may not have a kitchen or separate utilities and electrical connections,
3. Transferability to other future owners, imposing the same conditions imposed on this applicant,
4. Not to be used for rental purposes.

Departmental Approval: Approval with conditions

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____