

ITEM# 1.2

CONDITIONAL USE PERMIT: Construct a Pool House on Property Zoned
Large Lot Single Family Residential
2508 Lilac Avenue
Lot 9, Falcon Crest Subdivision
R-1A
William Carl Davis

REVIEW DATA

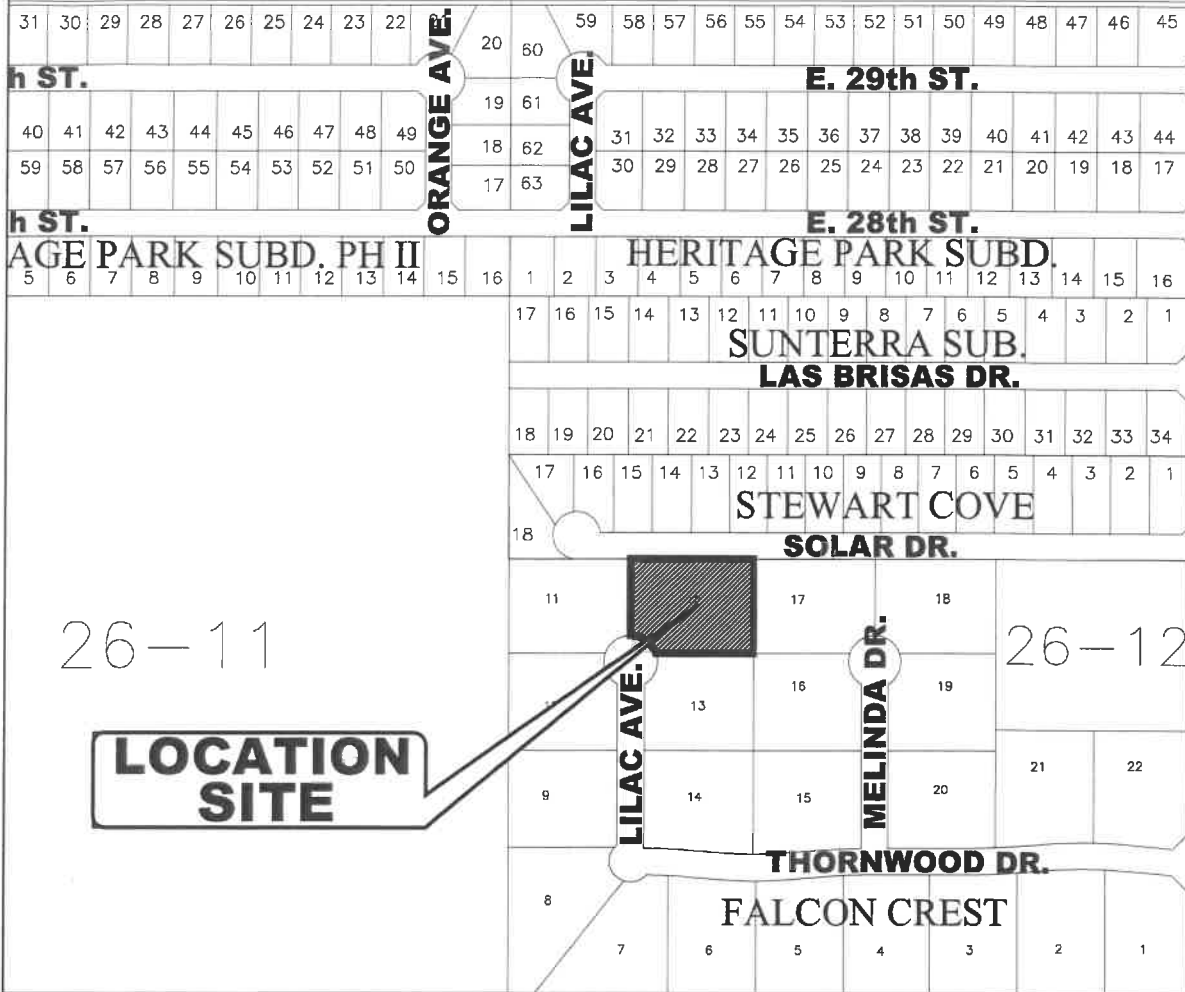
The subject site is located approximately 310' north of Thornwood Drive along the east side of Lilac Avenue. – see vicinity map. The applicant is requesting a conditional use permit for the construction of a pool house. The proposed pool house will have 1,092 square feet. It will consist of (2 bedrooms), (1.5) bathrooms, living, dining area and a porch. Guest houses are allowed in a Large Lot Single Family Zone as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal 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 separate kitchen area or utilities

REVIEW COMMENTS: The lot total square footage is 36,566 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 25 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.

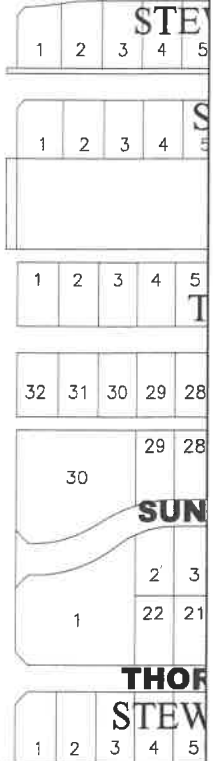
27-11 MISSION LATERAL 27-12



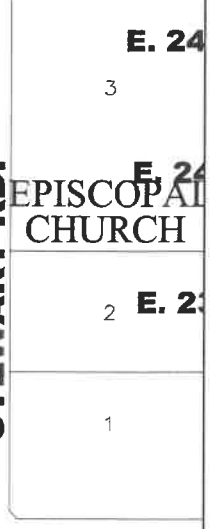
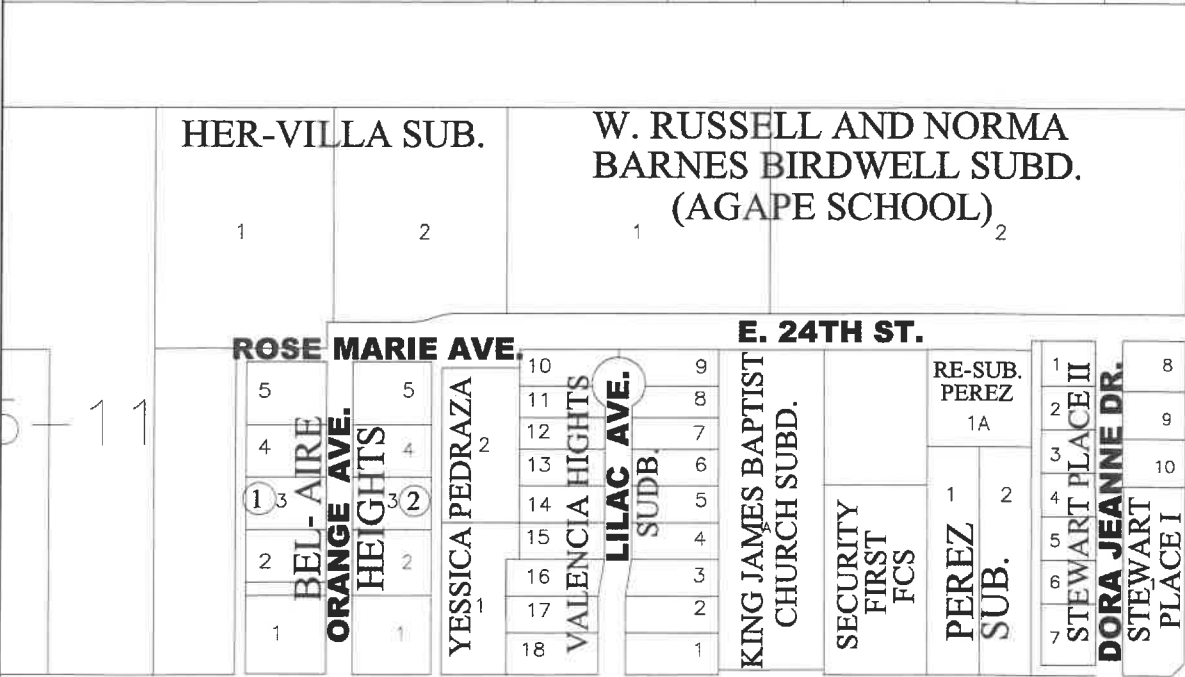
26-11

LOCATION SITE

26-12



200' H.C.



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

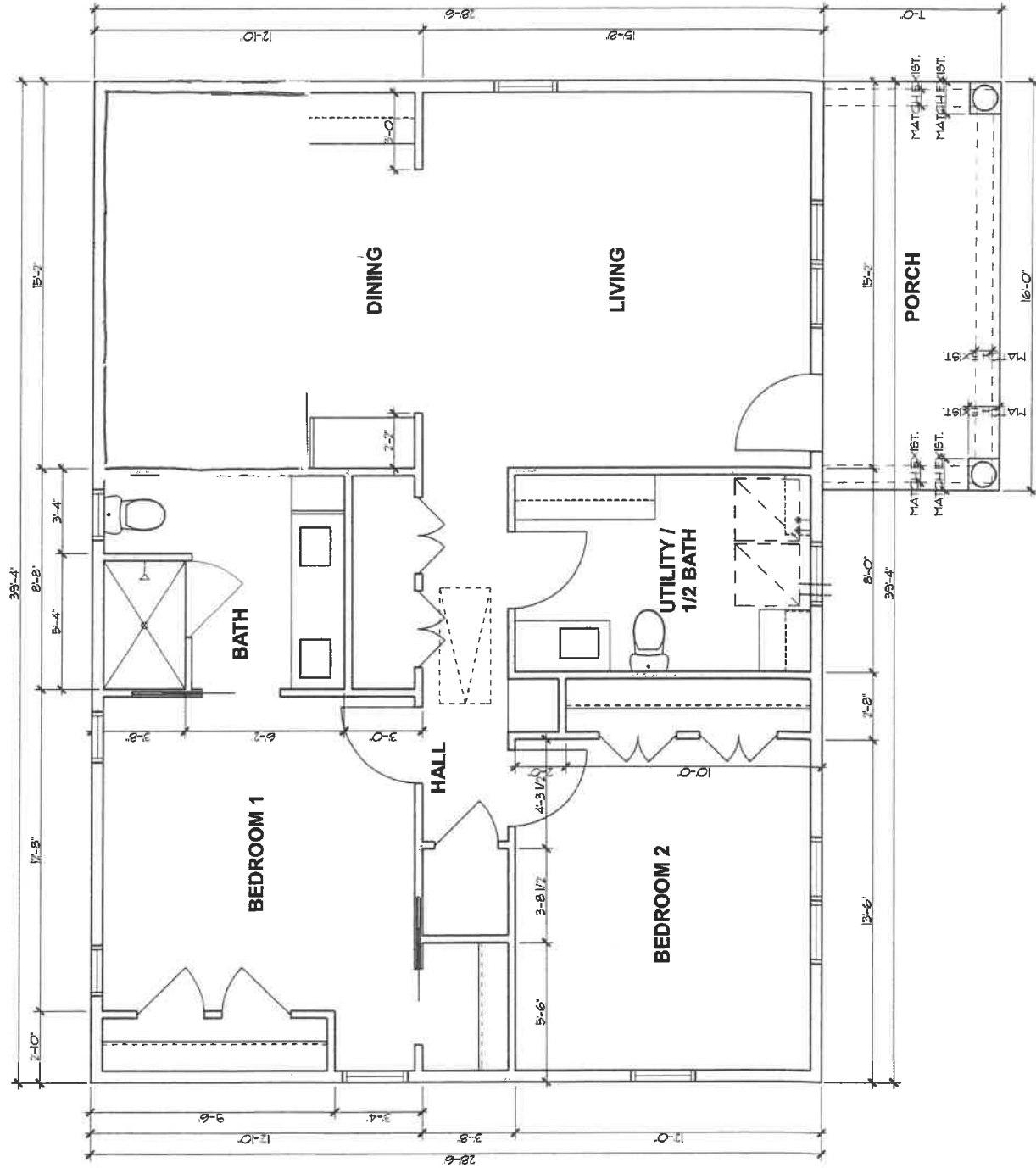
No.

LILAC AVE.

SOLAR DR.

Texas Parks & Wildlife Center, HERE, Gamma, INCREMENT P. USGS, TSDA





DIMENSIONING PLAN

SC: 1/4"=1'-0"

F1550-00-000-0009-00 (598851)
MAZLOUM FAISSAL & SABRIA BHIMJI
2501 LILAC AVE
MCALLEN TX 78572

F1550-00-000-0010-00 (598853)
BONILLA DAVID & NEYDA G
2505 LILAC AVE
MISSION TX 78574

F1550-00-000-0011-00 (598854)
CHIAMPOU MARK WILLAIM & JENNIFER
2509 LILAC AVE
MISSION TX 78574

F1550-00-000-0012-00 (598855)
DAVIS WILLIAM C & DENISE P
2508 LILAC AVE
MISSION TX 78574

F1550-00-000-0013-00 (598856)
D'ENTREMONT DIANNE & DONALD
2504 LILAC AVE
MISSION TX 78574

F1550-00-000-0014-00 (598857)
LARA HECTOR G & SUSANA
2500 LILAC AVE
MISSION TX 78574

F1550-00-000-0015-00 (598858)
CANALES ROLANDO X & MAGDALENA
1413 THORNWOOD DR
MISSION TX 78574

F1550-00-000-0016-00 (598859)
SCHMIDT JOHN K & IRMA L
2505 MELINDA DR
MISSION TX 78574

F1550-00-000-0017-00 (598860)
MEDINA KELLY
2509 MELINDA DR
MISSION TX 78574

S7676-00-000-0020-00 (709982)
GARIBAY GABRIELA P & JORGE A RIOS
1406 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0021-00 (709983)
MARIN ALEX
1408 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0022-00 (709984)
RUBIO MAYDA PATRICIA
1410 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0023-00 (709985)
NETRO FELICIANO JR & TAHNEE M
1412 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0024-00 (709986)
SALINAS ARNOLDO
1414 LAS BRISAS DR
MISSION TX 78574

S7676-00-000-0025-00 (709987)
RODRIGUEZ GUADALUPE
DIANNE GERLACH
1416 LAS BRISAS DR
MISSION TX 78574

S6053-00-000-0009-00 (1371352)
GUTIERREZ YADHIRA TREVINO
1501 E 28TH
MISSION TX 78574

S6053-00-000-0010-00 (1371353)
JAIME AGUSTIN & MINELA
1205 FORTUNA DR
MISSION TX 78572

S6053-00-000-0011-00 (1371354)
VILLARREAL JOSE LUIS JR & CYNTHIA
909 W CHARLES DR
MISSION TX 78572

S6053-00-000-0012-00 (1371355)
LOPEZ RAMIRO
423 SULLIVAN CITY DR
SULLIVAN CITY TX 78595

S6053-00-000-0013-00 (1371356)
GONZALEZ TANIA A
1940 S 32ND ST
MCALLEN TX 78503

S6053-00-000-0014-00 (1371357)
ZUNIGA CARLOS JR
1705 SCHOOL LN
MISSION TX 78572

S6053-00-000-0015-00 (1371358)
SALINAS LEONEL JR & ROXANA
STEWART CV S/D LOT 15
MISSION TX 78572

S6053-00-000-0016-00 (1371359)
OSORIO RAYMUNDO JR
1410 S N CAROLINA ST
MISSION TX 78573

S6053-00-000-0017-00 (1371360)
SARINANA ROBERT & KELLY ELIZABET
609 STONEGATE DR
MISSION TX 78574

S6053-00-000-0018-00 (1371361)
PAZ ARMANDO MARIANO ALVARADO
804 COUNTRY CLUB DR
MISSION TX 78572