

ITEM# 1.4

CONDITIONAL USE PERMIT: Mother's Retirement Home/Guest House
on Property Zoned R-1
Single Family Residential
1911 Adams
Being 2.06 acres of land, more or less,
out of Lot 23-1, West Addition to Sharyland
R-1
Jose J. Villegas

REVIEW DATA

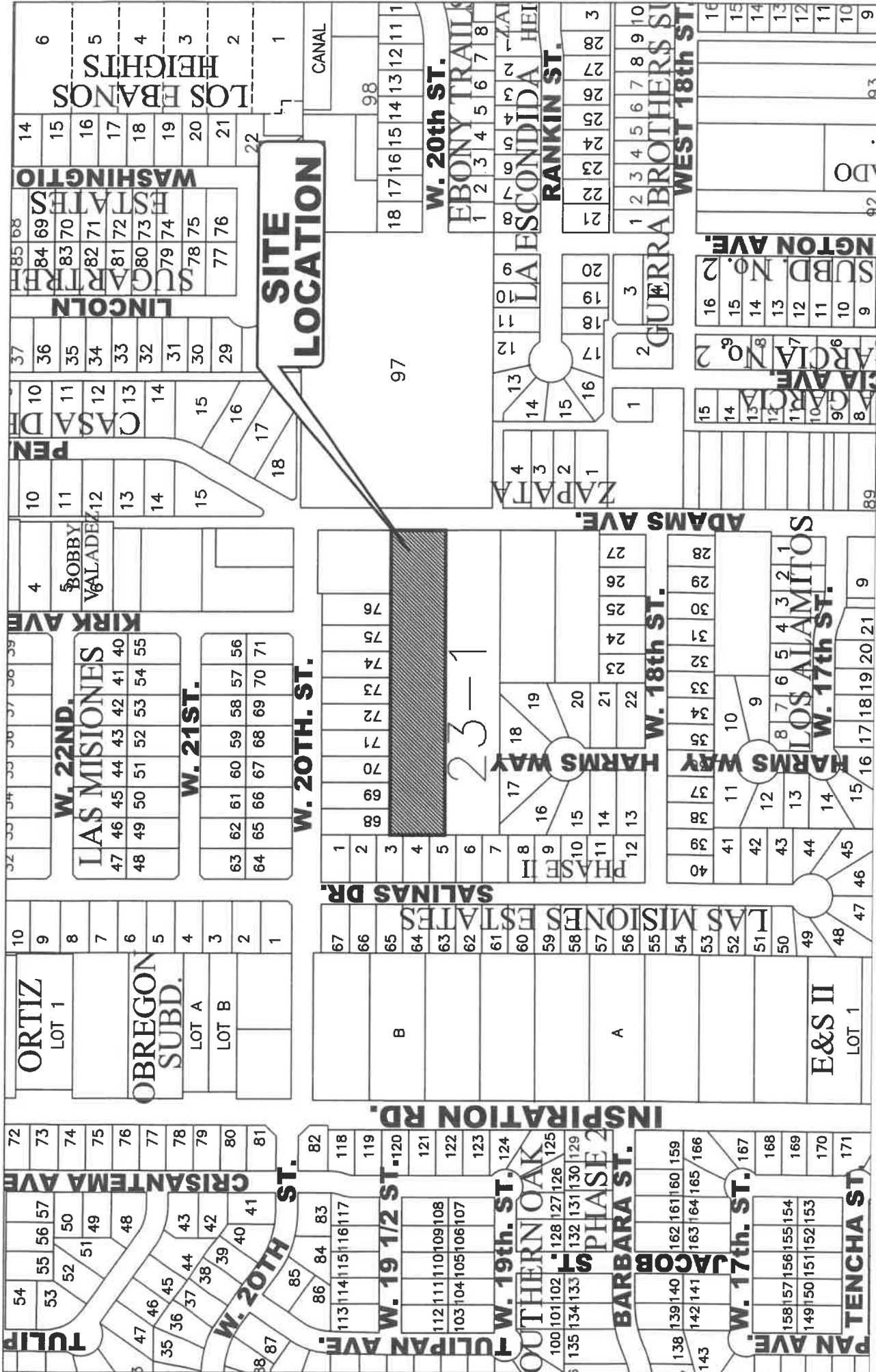
The subject site is located approximately 200' south of W. 20th Street along the west side of Adams Avenue. The request before the Board is to allow the construction of a mother's retirement home/guest house. The proposed structure will have 953 sq. ft. It will consist of (2 bedrooms with walk-in closets), 1 bathroom, a game room, utility room, and a porch. Guest Homes are allowed under the R-1 (Single Family Residential) Code 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 measures 125' x 717' for a total of 89,625 sq.ft. Staff notes that this is an un-subdivided tract of land and might trigger a single lot variance requirement prior to any new construction depending on the history of the acreage. All building setbacks are being met. The 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 38 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. The structure may not have a kitchen nor separate utility and electrical connections,
2. Transferability to other future owners imposing the same conditions imposed to this applicant,
3. Not to be used for rental purposes, and
4. Single lot variance if property does not pre-exist 1974.

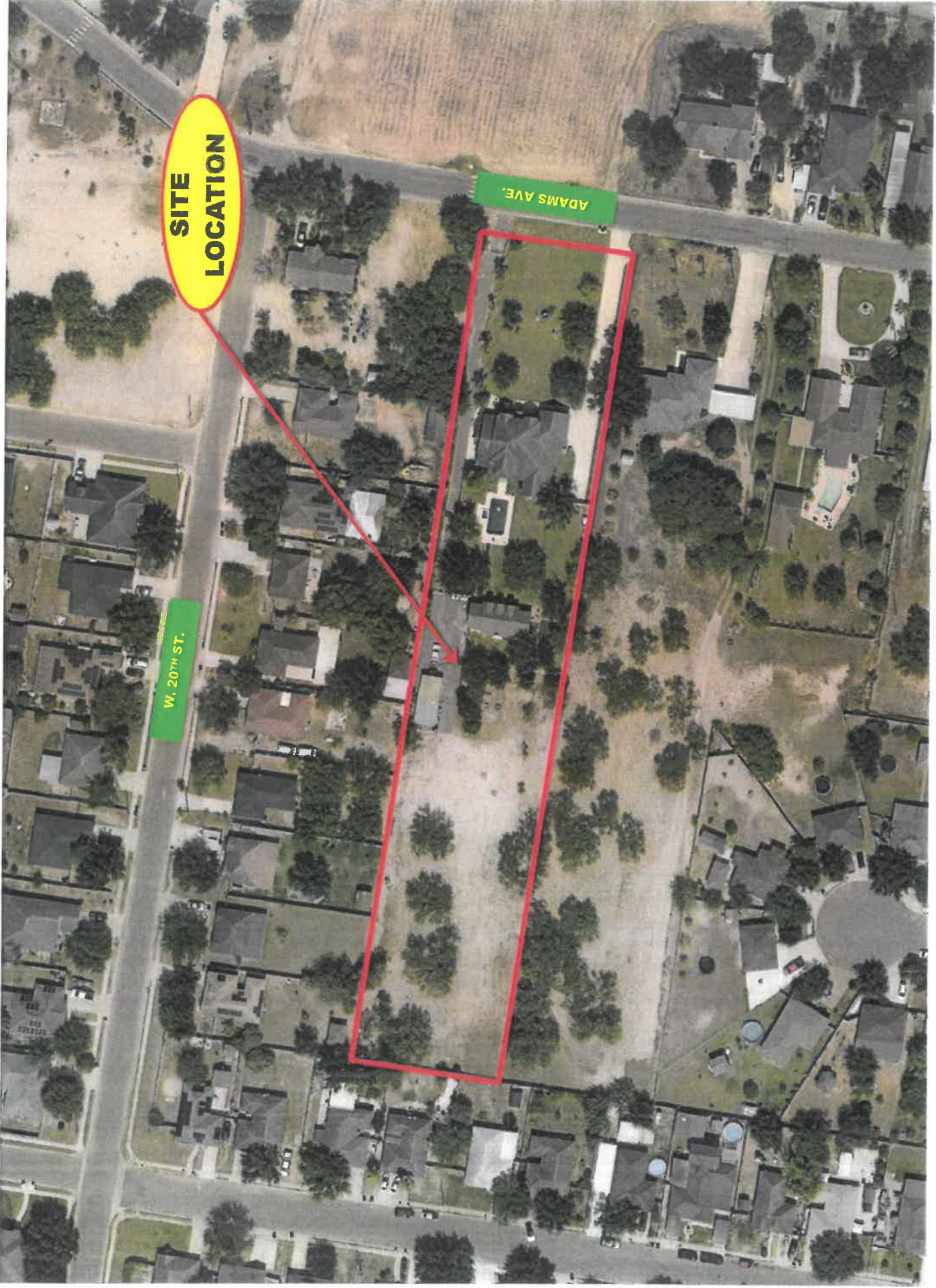


**SITE
LOCATION**



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 9th Street
 MISSION, TX 78372
 PH: (956) 580-5672
 FAX: (956) 580-5680

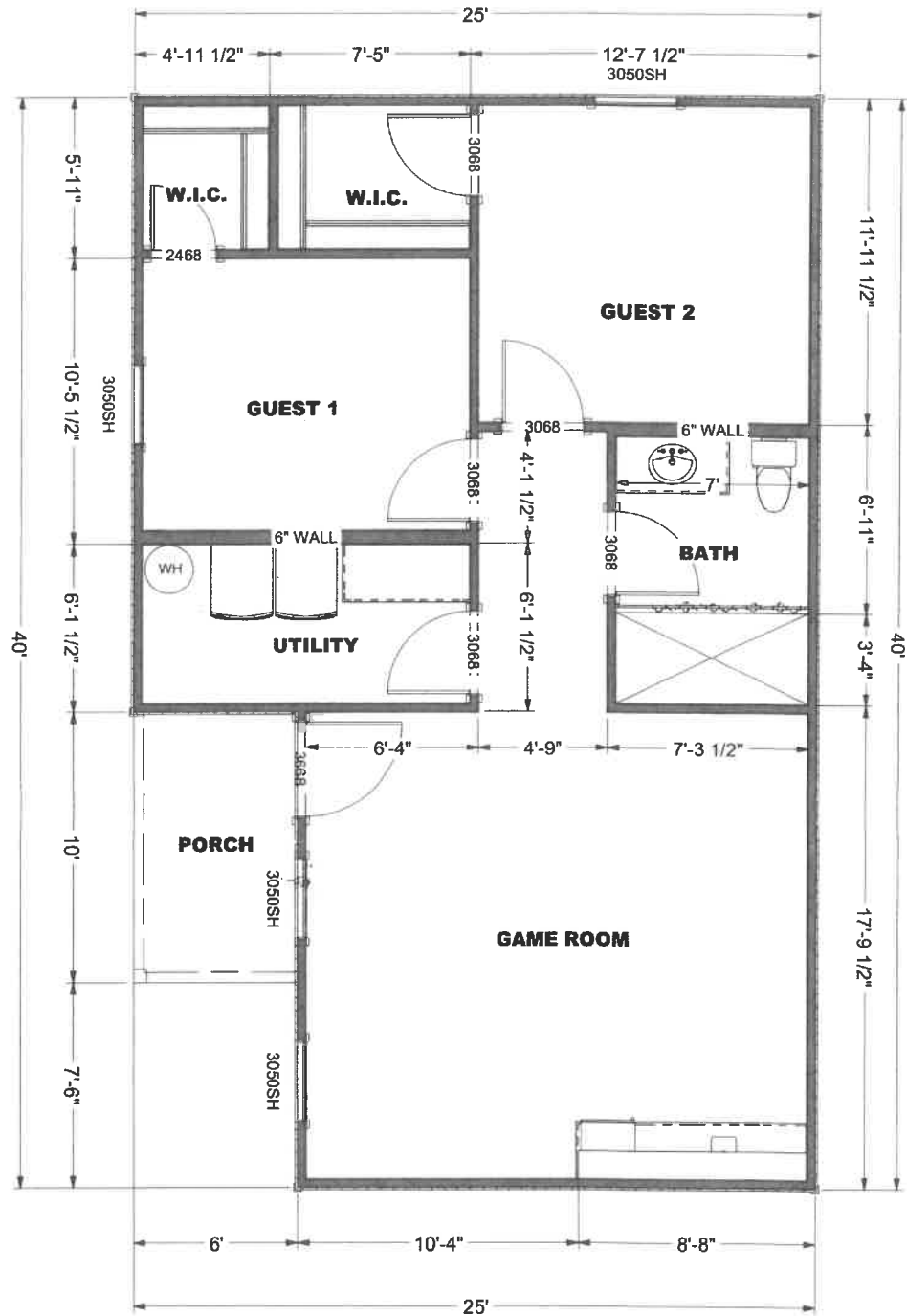
No.



**SITE
LOCATION**

ADAMS AVE.

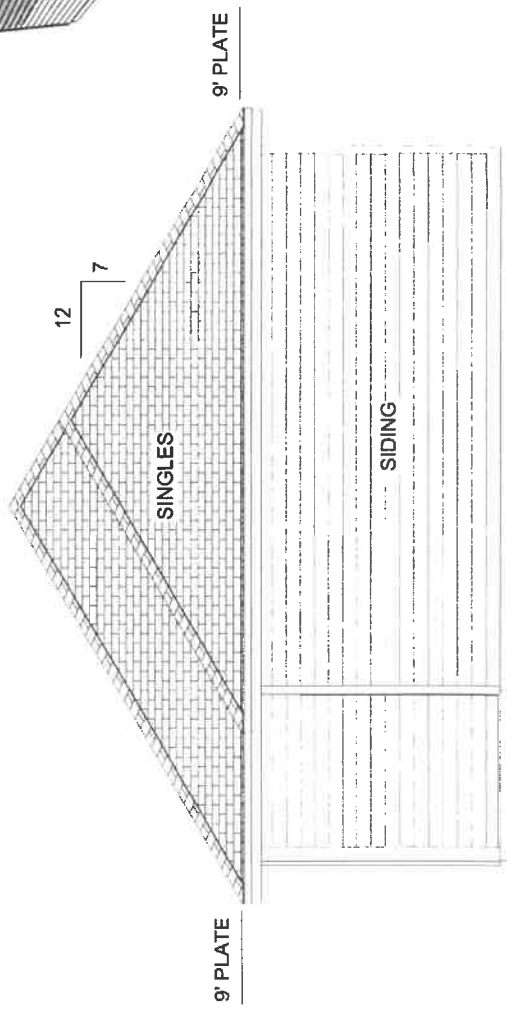
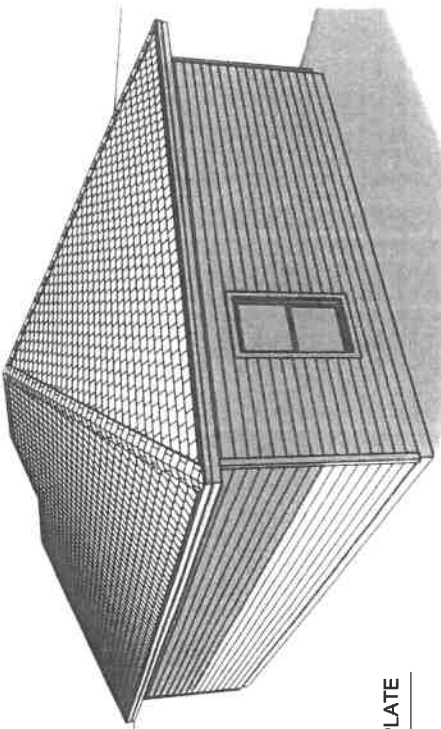
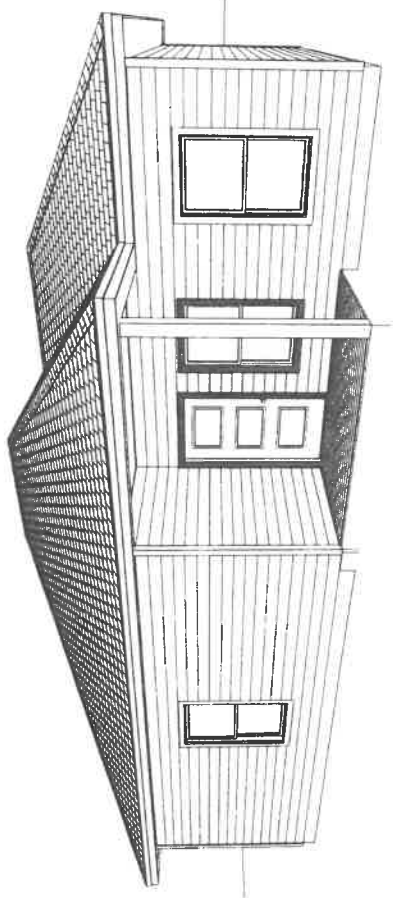
W. 20TH ST.



AREA	
LIVING	895 SQ. FT.
PORCH	58 SQ. FT.
TOTAL	953 SQ. FT.

A-4	SHEET	SCALE	DATE: 4/13/2023	DRAWINGS PROVIDED BY:	BUILDER/CONTRACTOR:	SHEET TITLE: FLOOR PLAN	ORDONEK PLAN DESIGNS
						PRELIMINARY	

433-553-1331



FRONT ELEVATION

M4900-00-000-0097-00 (238025)
MATUS OBED
PO BOX 363
MCALLEN TX 78505

M4900-00-000-0097-01 (238026)
CANTU OSCAR & MARIA ELOISA
1800 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-07 (305812)
VILLEGAS BELINDA
1911 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-08 (305813)
HINOJOSA MARCO A & THELMA M
1607 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-09 (305814)
GONZALEZ SAMUEL & MARIA E
1605 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-10 (305815)
HINOJOSA MARCO A & THELMA M
1607 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-20 (305824)
ORTIZ TOMASA
1913 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-21 (305825)
ORTIZ TOMASA
1913 ADAMS ST
MISSION TX 78572

Z4000-00-000-0003-01 (332155)
PEREZ PASCUAL A & MARIA DEL CARM
1604 ADAMS ST
MISSION TX 78572

Z4000-00-000-0004-01 (332157)
CANTU ASCENCIO S & LINDA G
1606 N ADAMS
MISSION TX 78572

L3340-02-000-0001-00 (599360)
RODRIGUEZ MIRIAM G
1910 SALINAS DR
MISSION TX 78572

L3340-02-000-0002-00 (599361)
VILLARREAL SANDRA VERONICA
1908 SALINAS ST
MISSION TX 78572

L3340-02-000-0003-00 (599362)
LERMA FLOR E
1906 SALINAS ST
MISSION TX 78572

L3340-02-000-0004-00 (599363)
CARDANOZA CLAUDIA
1904 SALINAS ST
MISSION TX 78572

L3340-02-000-0005-00 (599364)
GARZA MARIBEL & MARIA E
1912 FAIR OAKS DR
MISSION TX 78574

L3340-02-000-0006-00 (599365)
CANTU JOEL
1900 SALINAS ST
MISSION TX 78572

L3340-02-000-0007-00 (599366)
HERNANDEZ FELECIA ANN
1810 SALINAS ST
MISSION TX 78572

L3340-02-000-0008-00 (599367)
GARCIA NEREYDA
1808 SALINAS ST
MISSION TX 78572

L3340-02-000-0016-00 (599375)
CASTILLO CANDIDO S & AIDA
1807 HARMS WAY
MISSION TX 78572

L3340-02-000-0017-00 (599376)
GARCIA RODOLFO GARCIA
1901 W 40TH STREET
MISSION TX 78573

L3340-02-000-0018-00 (599377)
BARAJAS RAUL & MARIA
1808 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0019-00 (599378)
MARTINEZ SYLVIA R
1806 HARMS WAY ST
MISSION TX 78572

L3340-02-000-0061-00 (599420)
DE LA GARZA SERGIO & MARIA
PO BOX 2293
MISSION TX 78573

L3340-02-000-0062-00 (599421)
CANO CONSUELO BEATRIZ
1901 SALINAS ST
MISSION TX 78572

L3340-02-000-0063-00 (599422)
LOPEZ EFRAIN JR
1903 SALINAS ST
MISSION TX 78572

L3340-02-000-0064-00 (599423)
RIVERA GUMARO & MACRINA
9653 N MINNESOTA RD
PALMVIEW TX 78574

L3340-02-000-0065-00 (599424)
RODRIGUEZ ADA
1907 SALINAS ST
MISSION TX 78572

L3340-02-000-0066-00 (599425)
DE LEON SYLVIA NORA
1909 SALINAS ST
MISSION TX 78572

L3340-02-000-0067-00 (599426)
GUAJARDO JAVIER JR & SANDRA
PO BOX 3192
MISSION TX 78573

L3340-02-000-0068-00 (599427)
TORRES AMERICA
2804 JOHN ST
MISSION TX 78574

L3340-02-000-0069-00 (599428)
GARCIA NORMA
1715 W 20TH ST
MISSION TX 78572

L3340-02-000-0070-00 (599429)
SILVA LEONARDO CAVAZOS & EDNA
1713 W 20TH ST
MISSION TX 78572

L3340-02-000-0071-00 (599430)
ISIDRO LUISA A
1711 W 20TH ST
MISSION TX 78572

L3340-02-000-0072-00 (599431)
MENDEZ RODRIGO
1709 W 20TH ST
MISSION TX 78572

L3340-02-000-0073-00 (599432)
FLORES RAUL JR
1707 W 20TH ST
MISSION TX 78572

L3340-02-000-0074-00 (599433)
GUTIERREZ RITA L & MYRTHA GONZAL
1705 W 20TH ST
MISSION TX 78572

L3340-02-000-0075-00 (599434)
CARRILLO SALVADOR & EMMA
1703 W 20TH ST
MISSION TX 78572

L3340-02-000-0076-00 (599435)
PEREZ MARIO JR & MARIA ISABEL
1701 W 20TH ST
MISSION TX 78572