

**Started: 5:51 p.m.**

**Ended: 5:54 p.m.**

**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**

Ms. De Luna went over the write-up stating the subject site is located approximately 200' south of W. 20<sup>th</sup> 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.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Jose Villegas the applicant was present. He stated he wanted to build a home for his mother instead of her going to a retirement home.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Arcuate moved to close the hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcuate moved to the approve the conditional use permit. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.