



**MEETING DATE:** June 03, 2026

**PRESENTED BY:** Xavier Cervantes, 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, Malmasion Luke at Trinity Subdivision, located at 1103 Travis Street. Applicant: María Belén Naranjo – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

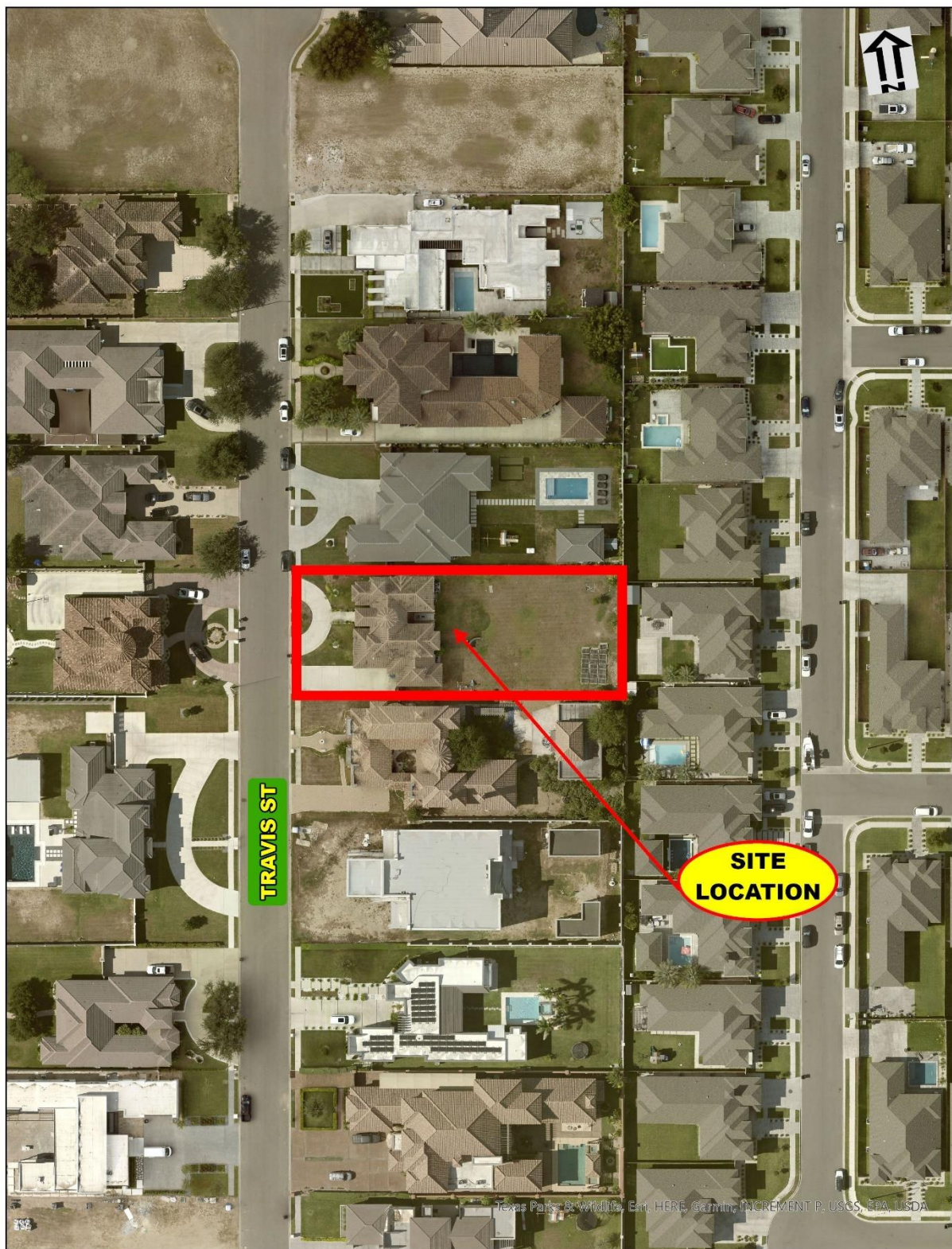
- May 05, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- June 03, 2026 - Public hearing and consideration of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

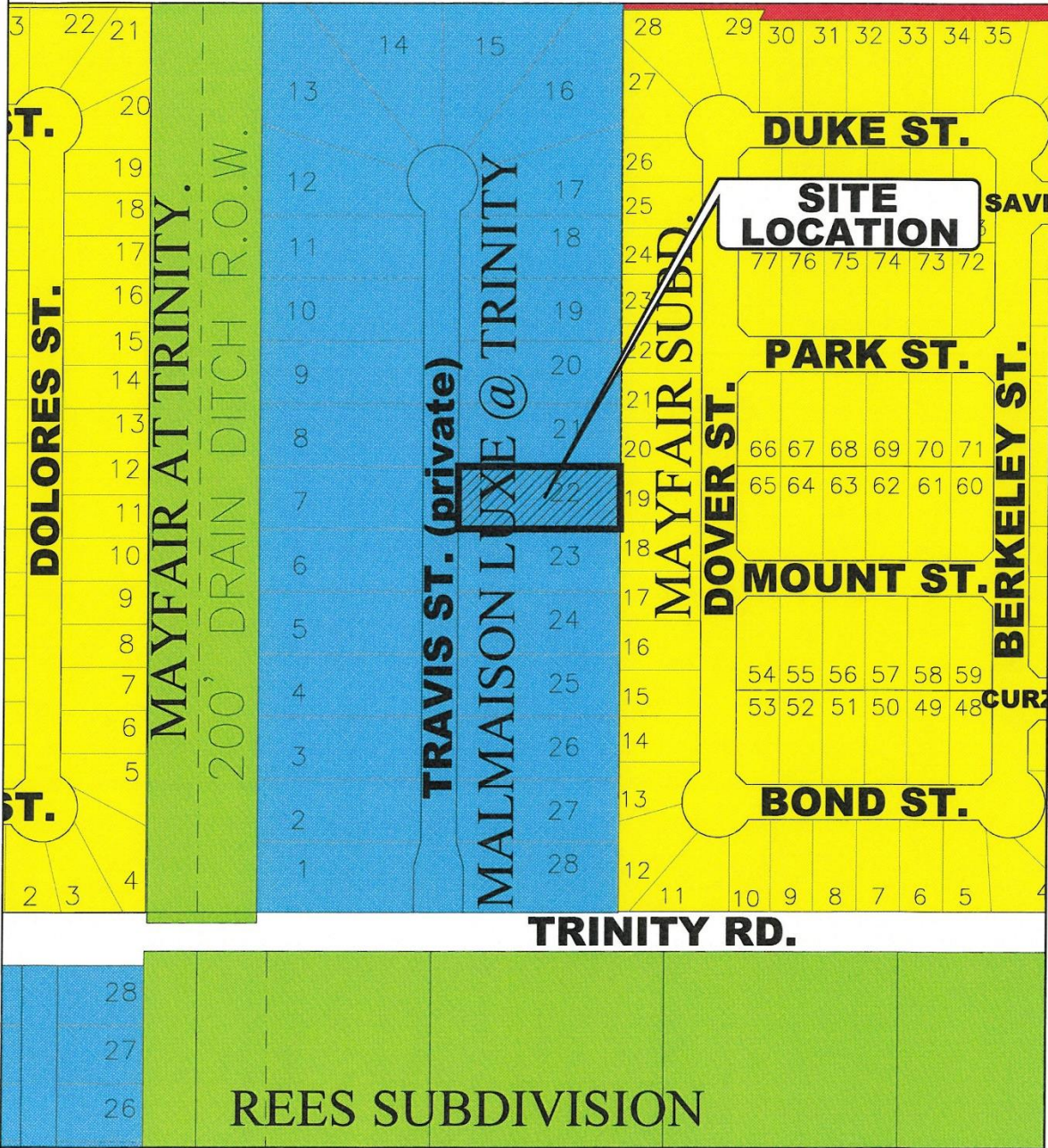
- The subject site is located along the East side of Travis Street approximately 545 feet North of Trinity Street.
- Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant’s quarters must comply with regulations.
- The property has an area of 20,355 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.



# ARIEL MAP



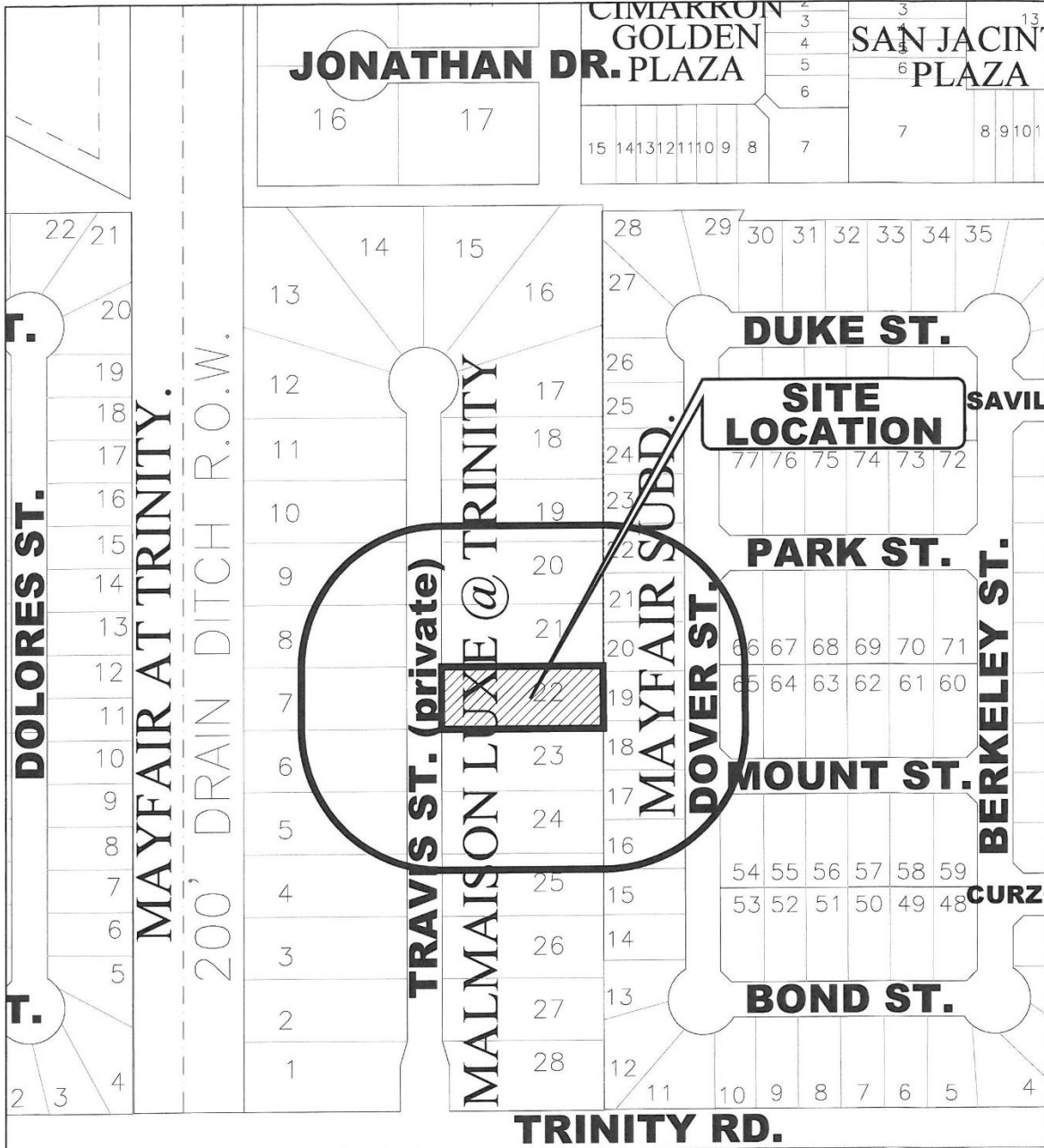
# ZONING MAP



## ZONING LEGEND

<span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM	<span style="color: brown;">■</span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="color: orange;">■</span> C-4 HEAVY COMMERCIAL
<span style="color: green;">■</span> AO-P AGRICULTURAL OPEN PERMANENT	<span style="color: brown;">■</span> R-4 MOBILE & MODULAR HOME	<span style="color: purple;">■</span> C-5 ADAPTIVE COMMERCIAL
<span style="color: blue;">■</span> R-1A LARGE LOT SINGLE FAMILY	<span style="color: brown;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL
<span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL	<span style="color: red;">■</span> C-1 OFFICE BUILDING	<span style="color: blue;">■</span> I-2 HEAVY INDUSTRIAL
<span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="color: lightblue;">■</span> PUD PLANNED UNIT DEVELOPMENT
<span style="color: green;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="color: red;">■</span> C-3 GENERAL BUSINESS	<span style="color: lightgrey;">■</span> P PUBLIC

**LEGAL NOTICE MAP**



**REES SUBDIVISION**

**200' RADIUS MAILOUT**



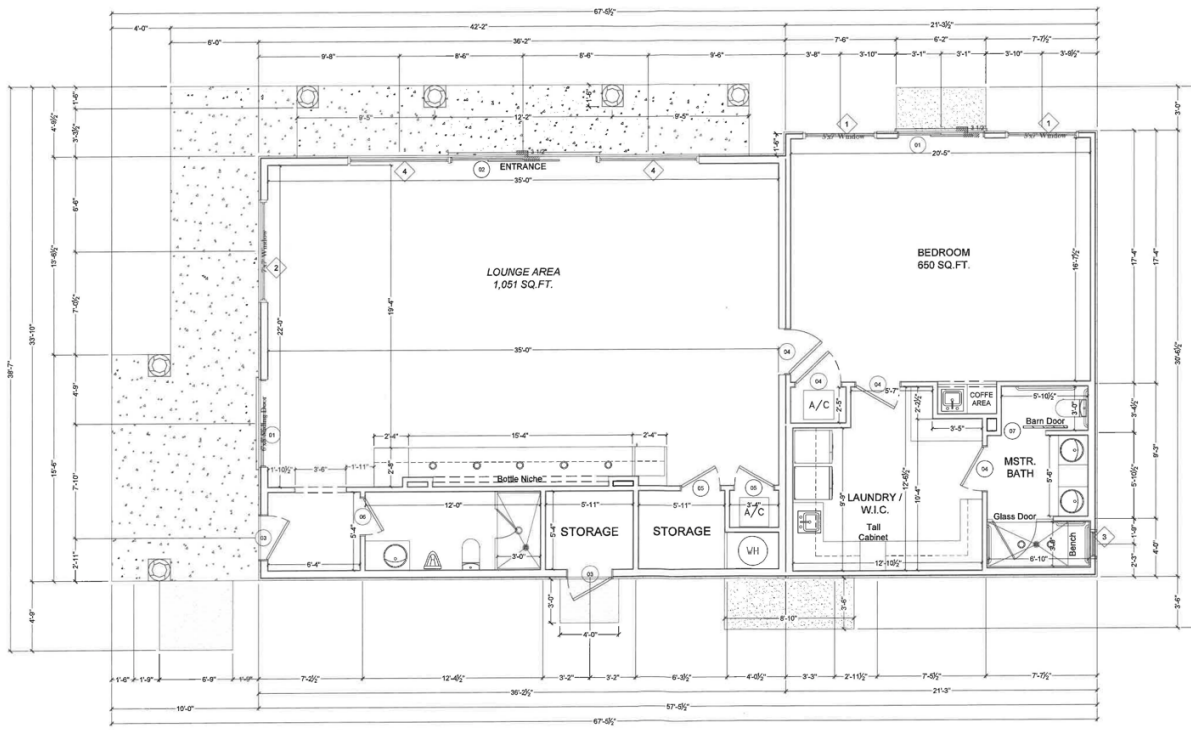
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

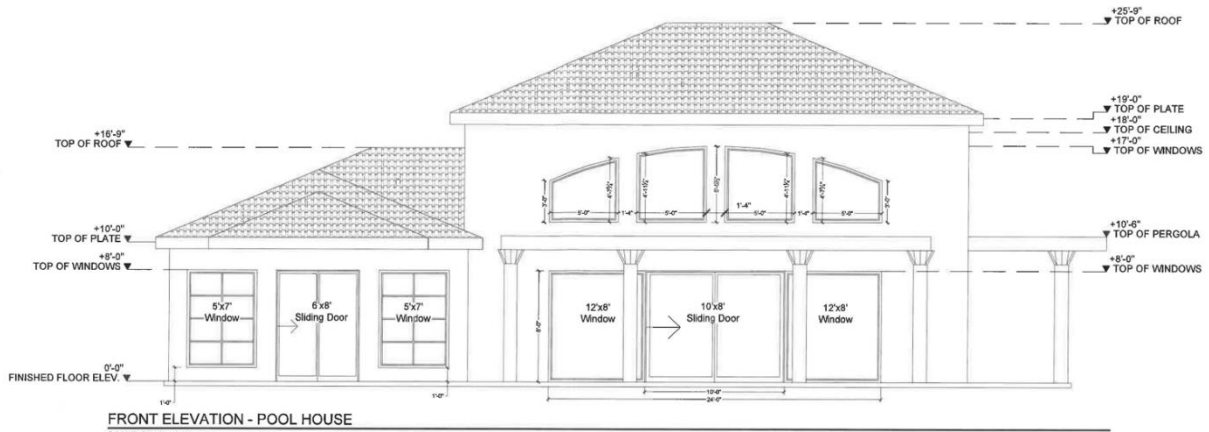
No.

# FLOOR MAP



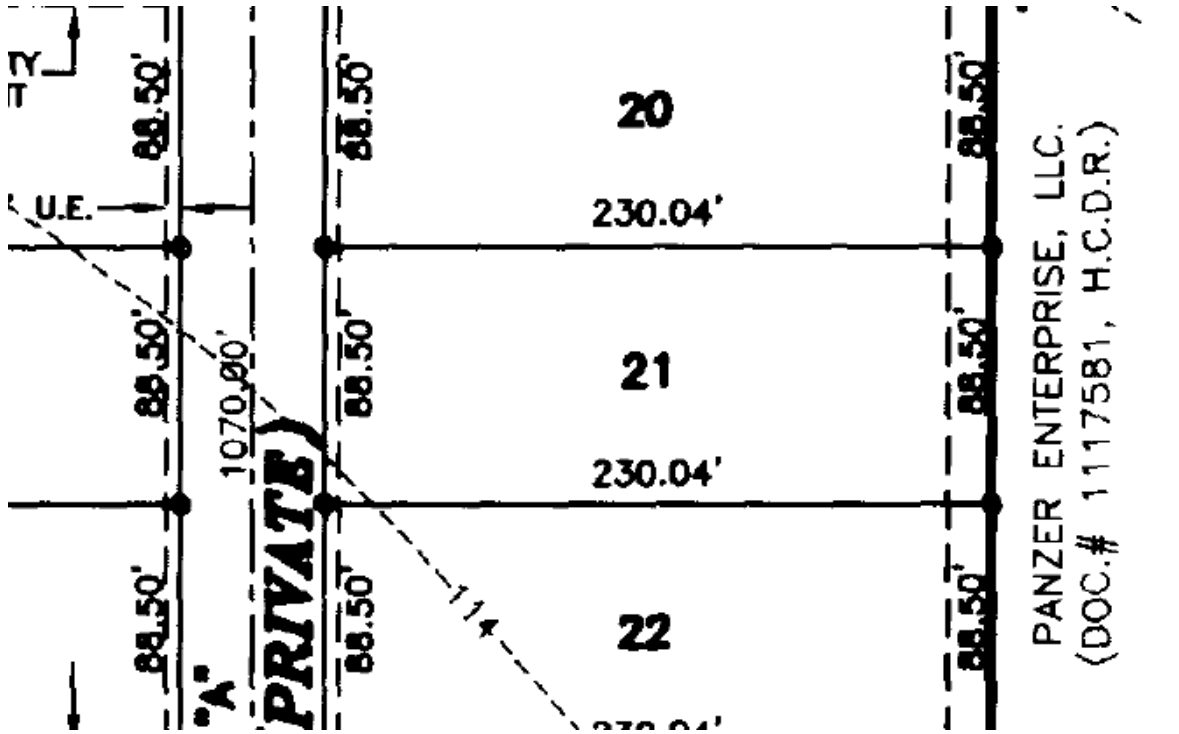
DIMENSIONAL PLAN - POOL HOUSE

# ELEVATION PLAN





RECORDED LOT

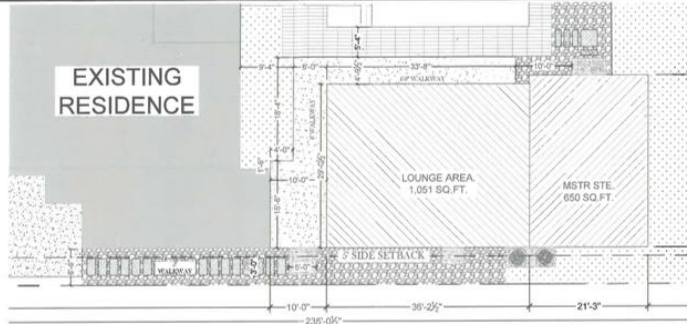


LOT 7

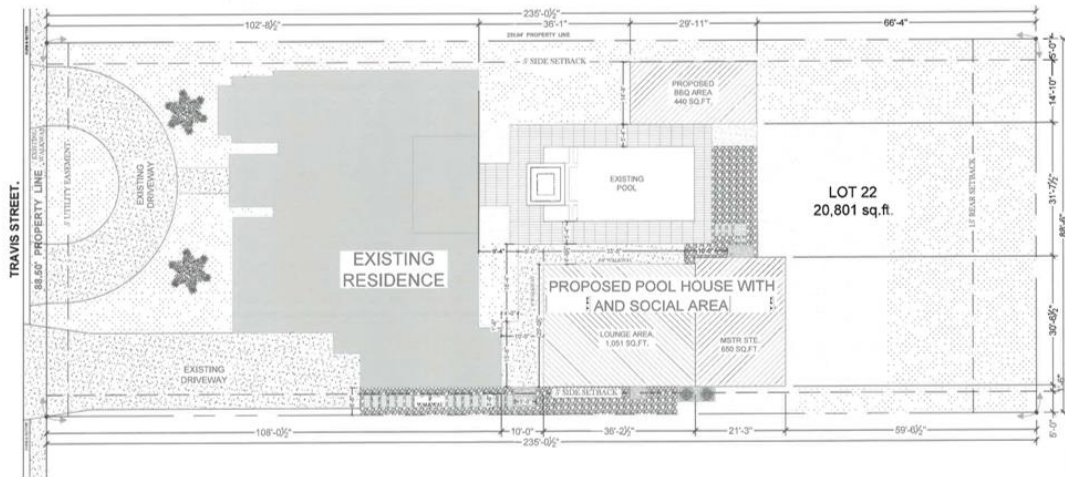
# SITE PLAN

**LEGEND**

- PROPERTY CORNER MARKER
- CONDENSER UNIT
- ▨ GRAVEL
- ▨ CONCRETE
- ▨ BUILDING FOOTPRINT
- ▨ GRASSY AREAS
- ▨ POOL BUFFER AREA
- PROPERTY LINE
- SETBACK & EASEMENT LINE
- FENCE LINE



**SITE PLAN CLOSE-UP**  
1" = 15'



**SITE PLAN**  
1" = 20'

PICTURE



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
715957	MARTINEZ JUAN ROSENDO	1100 TRAVIS ST	MISSION	TX	78572
715971	HERRERA FRANKLIN D PONCE & MARIA BELEN NARANJO PALACIO	1103 TRAVIS ST	MISSION	TX	78572-2035
715968	CHAPA FLORENTINO & YADIRA B	1009 TRAVIS ST	MISSION	TX	78572-2037
715959	DE MORENO FRANCISCA VILLARREAL	1008 TRAVIS ST	MISSION	TX	78572
715958	SOLOMON GARY	9615 E MOHAWK BLVD	TULSA	OK	74117-3905
715969	PEREZ CARLOS FAVIAN MARTINEZ	3131 EMERALD VALLEY	BROWNSVILLE	TX	78526-1180
715970	GUZMAN AGUSTIN ANTONIO	1101 TRAVIS ST	MISSION	TX	78572-2035
715956	CONTRERAS OMAR & RUTCHEBETH CO-TRUSTEES	1102 TRAVIS ST	MISSION	TX	78572-2034
715972	PENA ESPERANZA	601 OFFICE CENTER DR	FORT WASHINGTON	PA	19034
715953	ALANIS RICARDO GARCIA & NANCY D DE LOS SANTOS	1202 TRAVIS ST	MISSION	TX	78572-2032
715954	RODRIGUEZ ORLANDO & NICOLE LEE	1200 TRAVIS ST	MISSION	TX	78572-2032
715973	JUAN FRANCISCO & AIDA LYDIA	1201 TRAVIS ST	MISSION	TX	78572
715974	RAMOS OSCAR & ANGELINA FLORES	1203 TRAVIS ST	MISSION	TX	78572-2033
715949	3 DIAMONDS INC	2009 N CONWAY AVE STE B	MISSION	TX	78572-2965
1307763	GONZALEZ JUAN J ORDONEZ & MONICA PERDOMO DEL BOSQUE	1500 MOUNT ST	MISSION	TX	78572-8071
1307774	PINON JUAN DAVID	1501 MOUNT ST	MISSION	TX	78572-8071
1307775	RENSENDEZ KARINA YOHANA	1500 PARK ST	MISSION	TX	78572-8070
1307731	RIOS ILISSA CRYSELLE	1010 DOVER ST	MISSION	TX	78572-6935
1307730	RODRIGUEZ JACINTO OMAR KADOUR	1100 DOVER ST	MISSION	TX	78572-6936
1307729	RIVAS ANNA ERIKA	1102 DOVER ST	MISSION	TX	78572-6936
1307728	GALVAN CRISTIAN N & DANIA NIETO	1104 DOVER ST	MISSION	TX	78572
1307727	SOBERON EDGAR & CELESTE EDITH MARTINEZ	1106 DOVER ST	MISSION	TX	78572-6936
1307726	SANCHEZ JORGE ALBERTO GONZALEZ & SILVIA GONZALEZ	1108 DOVER ST	MISSION	TX	78572
1307725	GONZALEZ LUDIVINA	1200 E DOVER ST	MISSION	TX	78572-8051
1308516	DOLCAN CONSTRUCTION INC	2307 NICOLE DRIVE	MISSION	TX	78574-9709