



**MEETING DATE:** June 3, 2026

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Studio Guest House in a (PUD) Plan Unit Development Single Family Residential District, being Lot 65, Sharyland Plantation Monte Real Phase II Subdivision, located at 2803 Grand Canal Drive. Applicant: Pilar Brito – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- May 08, 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 North side of Grand Canal Drive, approximately 150 feet East of the intersection of Grand Canal Drive and Grande Canal Drive.
- 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 16,029 square feet. The code requires a 12,000-square-foot minimum lot.
- The studio guest 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 guest 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 guest house for the family.
- The applicant is proposing to construct a 636 square feet guest house attached to a secondary 3-car detached garage from the main house.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 the 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.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

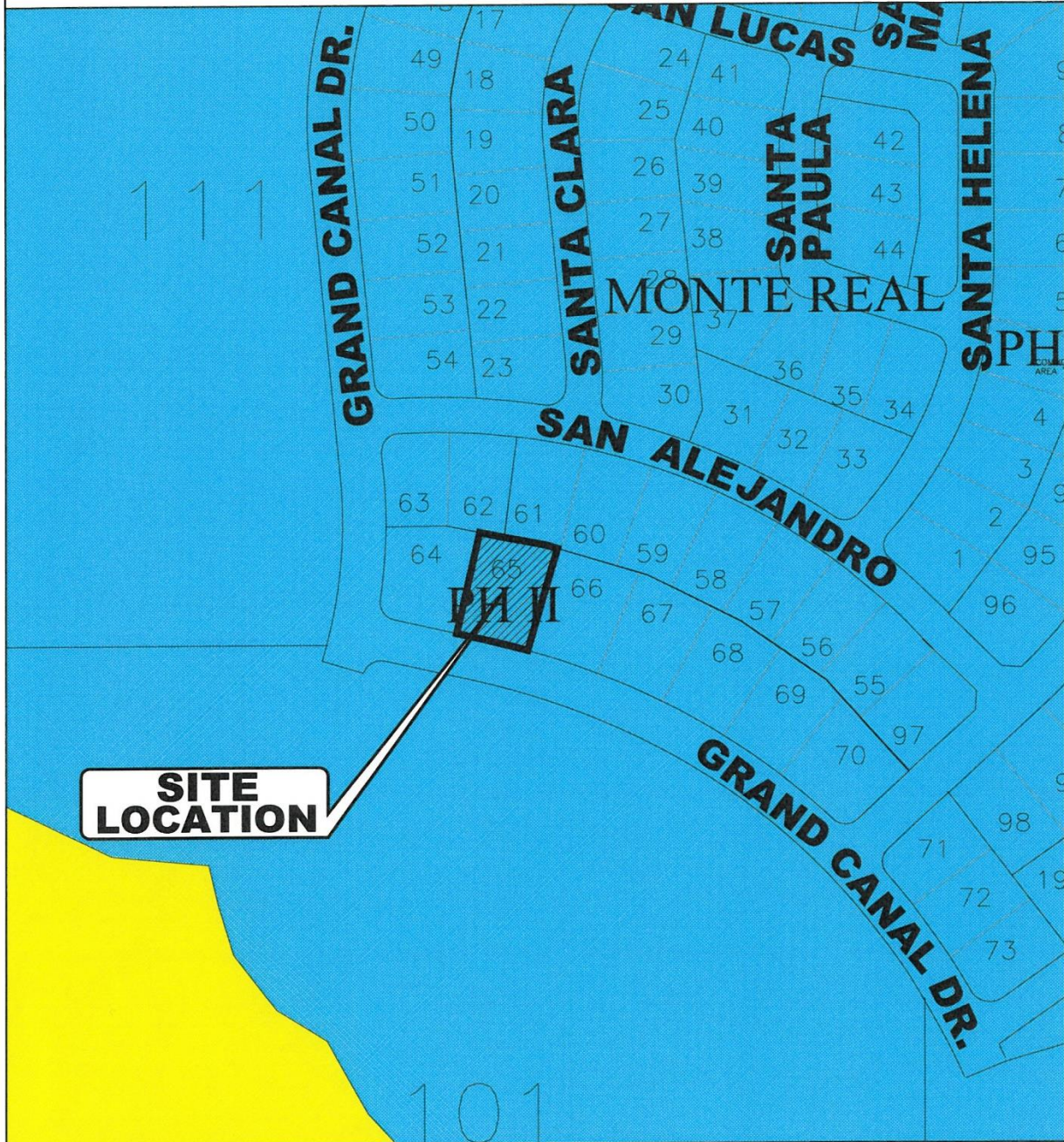
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

**ARIEL MAP**



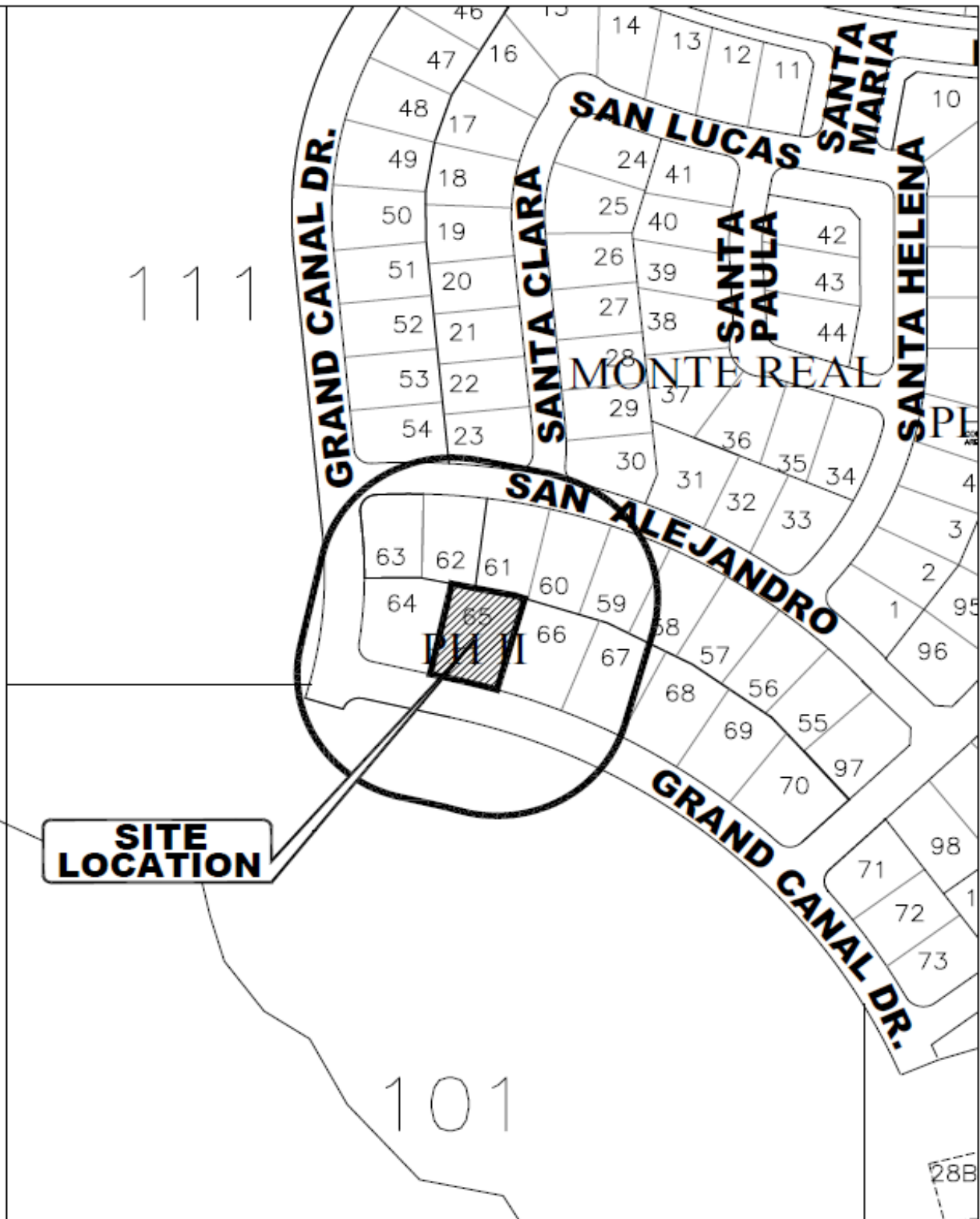
# ZONING MAP



## ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

LEGAL NOTICE MAP



**SITE  
LOCATION**

**200' RADIUS MAILOUT**



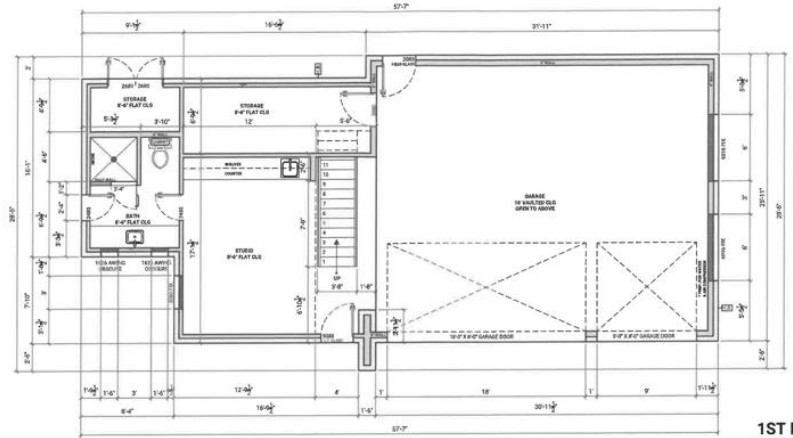
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

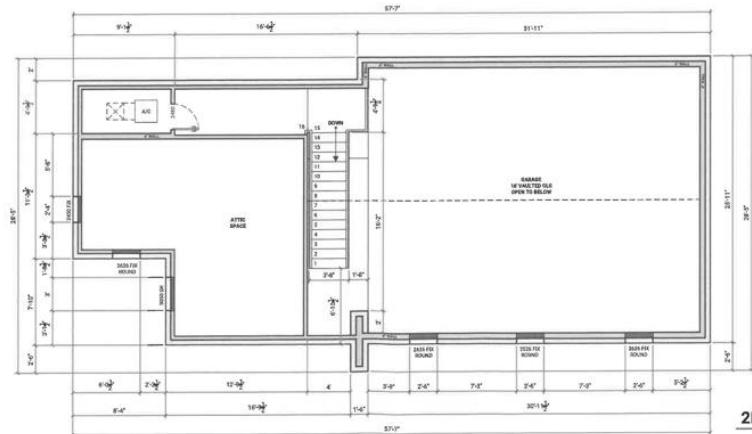
TEL: (956) 580-8672  
FAX: (956) 580-8680

No.

# FLOOR PLAN



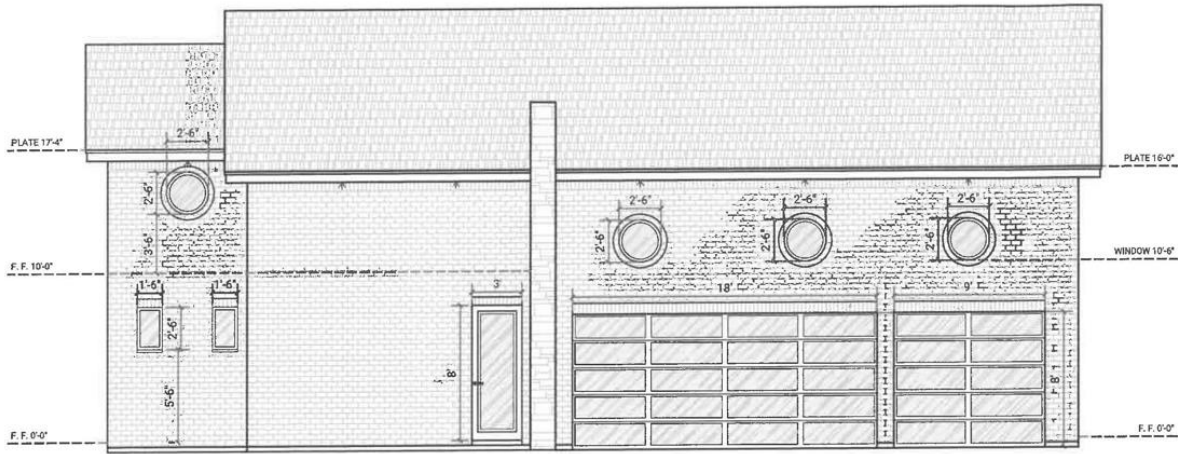
**1ST FLOOR PLAN**



**2ND FLOOR PLAN**

**DETACHED GARAGE FLOOR PLAN**

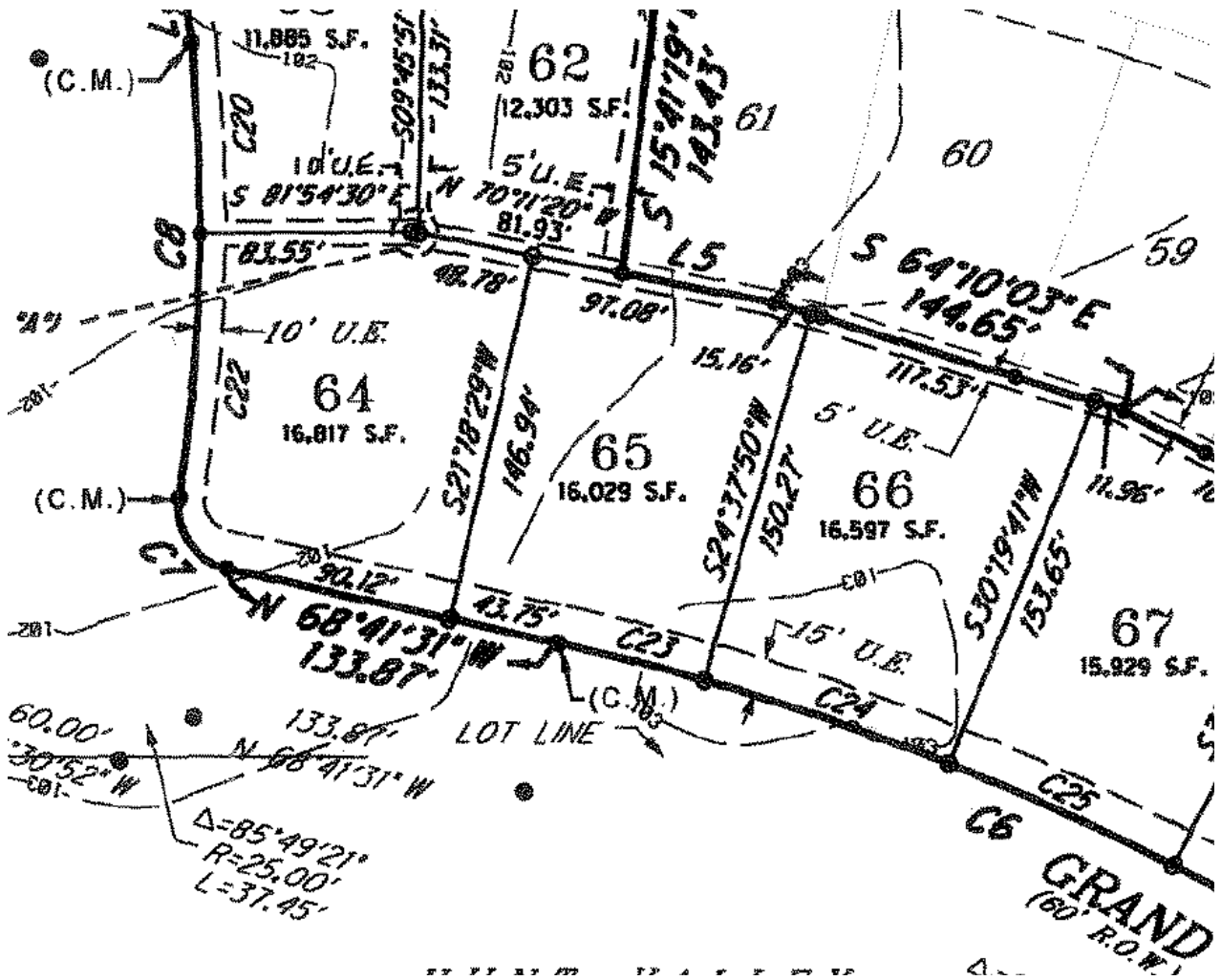
# ELEVATION PLAN



**FRONT ELEVATION**



RECORDED LOT





**AUTHORIZE LETTER FROM OWNER**

DocuSign Envelope ID: 7DB6708F-CA1E-8F0B-82AB-F0E6E8846A61

**Carlos Rodríguez Bezanilla**  
**Liliana Torres**  
2803 Grand Canal Dr.  
Mission, TX 78572

**ATTN: City of Mission- Zoning and Planning Dept.**

**5/19/2026**

To Whom It May Concern,

We, Carlos Rdz. Bezanilla and Liliana Torres owners of the property located at 2803 Grand Canal Mission, TX 78572; authorize Pilar Brito and/or Brito Construction to act on our behalf for all conditional use permit-related matters with the City of Mission.

Sincerely,

**Carlos Rodríguez Bezanilla**  
Liliana Torres

X   
SIGNED BY: Carlos Rodríguez Bezanilla  
3F9BACAD82E448B...

X   
SIGNED BY: Liliana Torres  
C8F2AEC230D94C8...



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280790	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
20407221	HOFFMAN HAL & ALICIA	PO BOX 2424	MCALLEN	TX	78502-2424
20407220	SALAZAR FELIPE M & SILVIA A ALANIS	2807 GRAND CANAL DR	MISSION	TX	78572
20407219	ALFRIDO DIEGO ANDRES GUTIERREZ	2906 IBIZA CT	MISSION	TX	78572-3876
20407218	BEZANILLA CARLOS RODRIGUEZ & LILIANA TORRES GAY	3309 PLANTATION GROVE BLVD	MISSION	TX	78572-2846
20407217	GALLARDO EDGAR ALLAN RAMIREZ	2801 GRAND CANAL DR	MISSION	TX	78572
20407216	CAMARILLO FERNANDO	2302 SAN ALEJANDRO	MISSION	TX	78572-4174
722778	OLIVA MARCOS D	2306 SAN ALEJANDRO	MISSION	TX	78572-4174
722777	QUINTANILLA JUAN & EMMA CAVAZOS	2400 SAN ALEJANDRO	MISSION	TX	78572-7281
722776	HUSSAIN AEJAZ & AYESHA	2402 SAN ALEJANDRO	MISSION	TX	78572-7281
722775	PAZ MICHAEL THOMAS & SUSANA	2404 SAN ALEJANDRO	MISSION	TX	78572-7281
20407215	VUONG MINH & MONG-CAM THI HUYNH	3002 SANTA LYDIA ST	MISSION	TX	78572-7636
722756	ARRIAGA ALEJANDRO RAFAEL BARBA	2703 SANTA CLARA	MISSION	TX	78572-4171
722749	CASTANO JUAN JOSE JR	2702 SANTA CLARA	MISSION	TX	78572-4171
20407214	TIJERINA JORGE SALINAS & GLADYS TREVINO CAVAZOS	809 GRAYSON AVE	MCALLEN	TX	78504-6579
280789	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934