



MEETING DATE: March 18, 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, being Lot 8, Block 1, Golden Crest Manor Subdivision, in a (R-1) Single Family Residential District, located at 1615 Heritage Lane. Applicant: Silvia Cantu – Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 20, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- March 05, 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.
- March 18, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- April 14, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 825 feet East of N. Stewart Road along the North side of Heritage Lane.
- 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 15,517 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 427 square feet pool house that consists of a changing room, bathroom, and a game room.
- 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.
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.

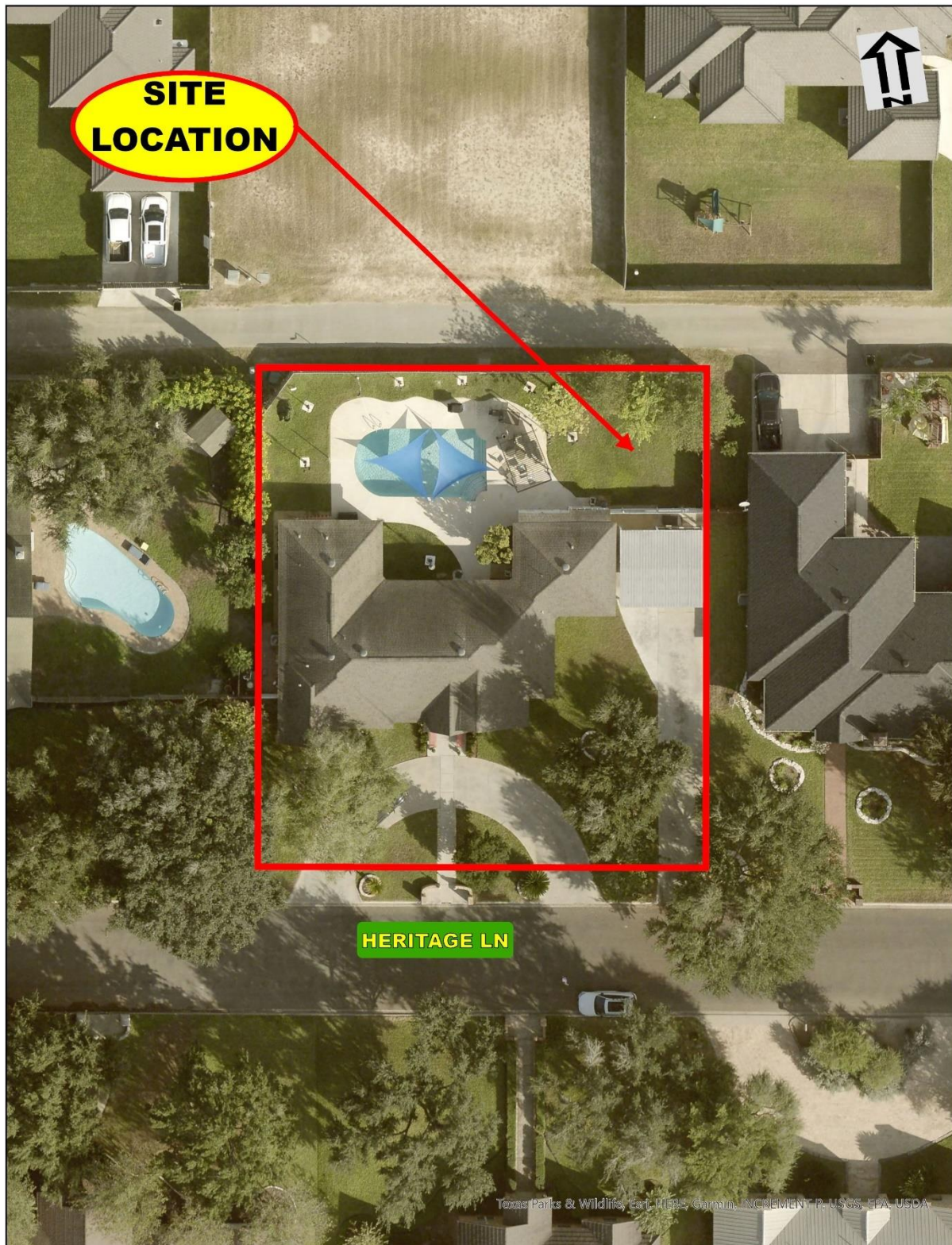
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

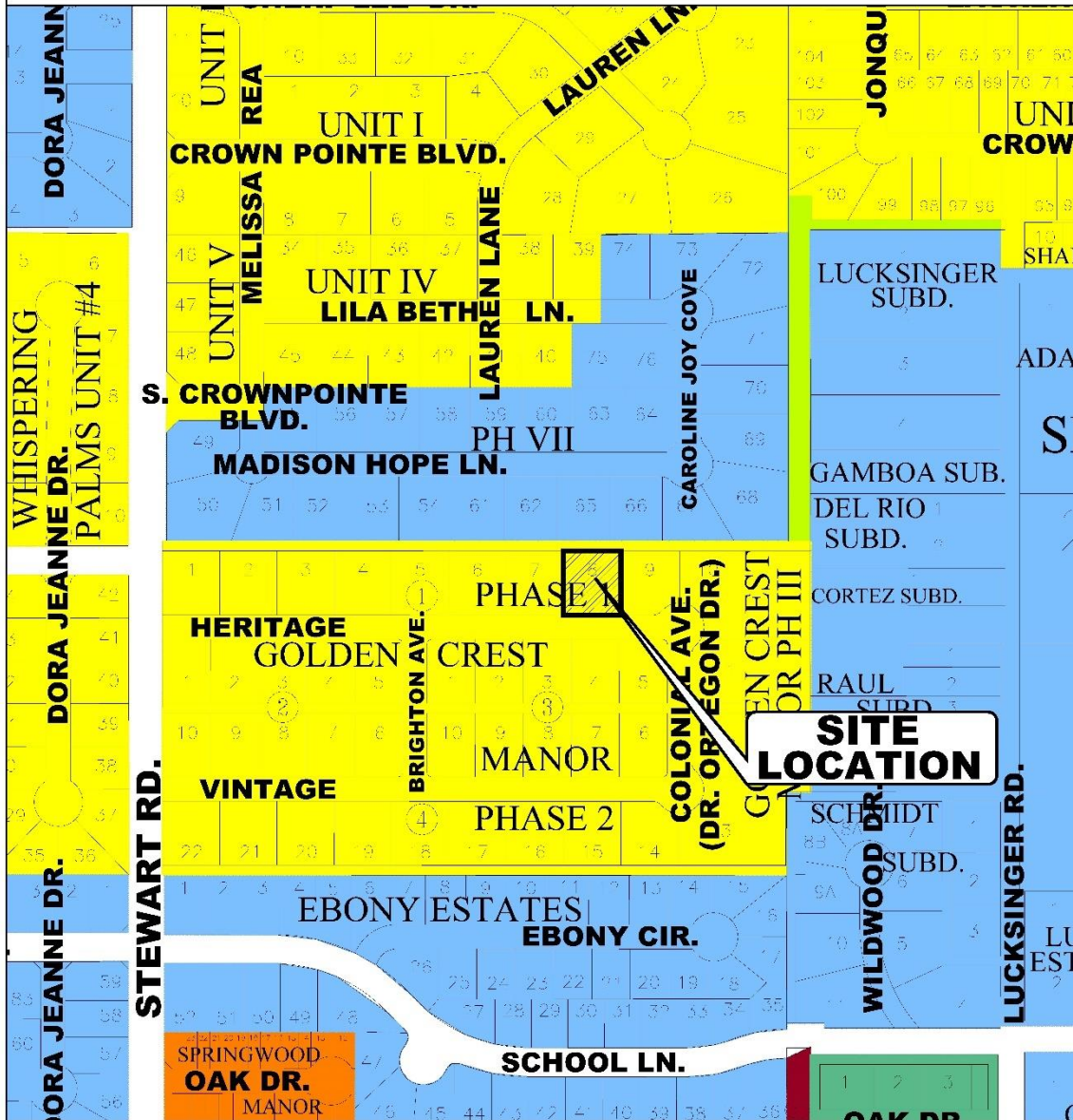
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



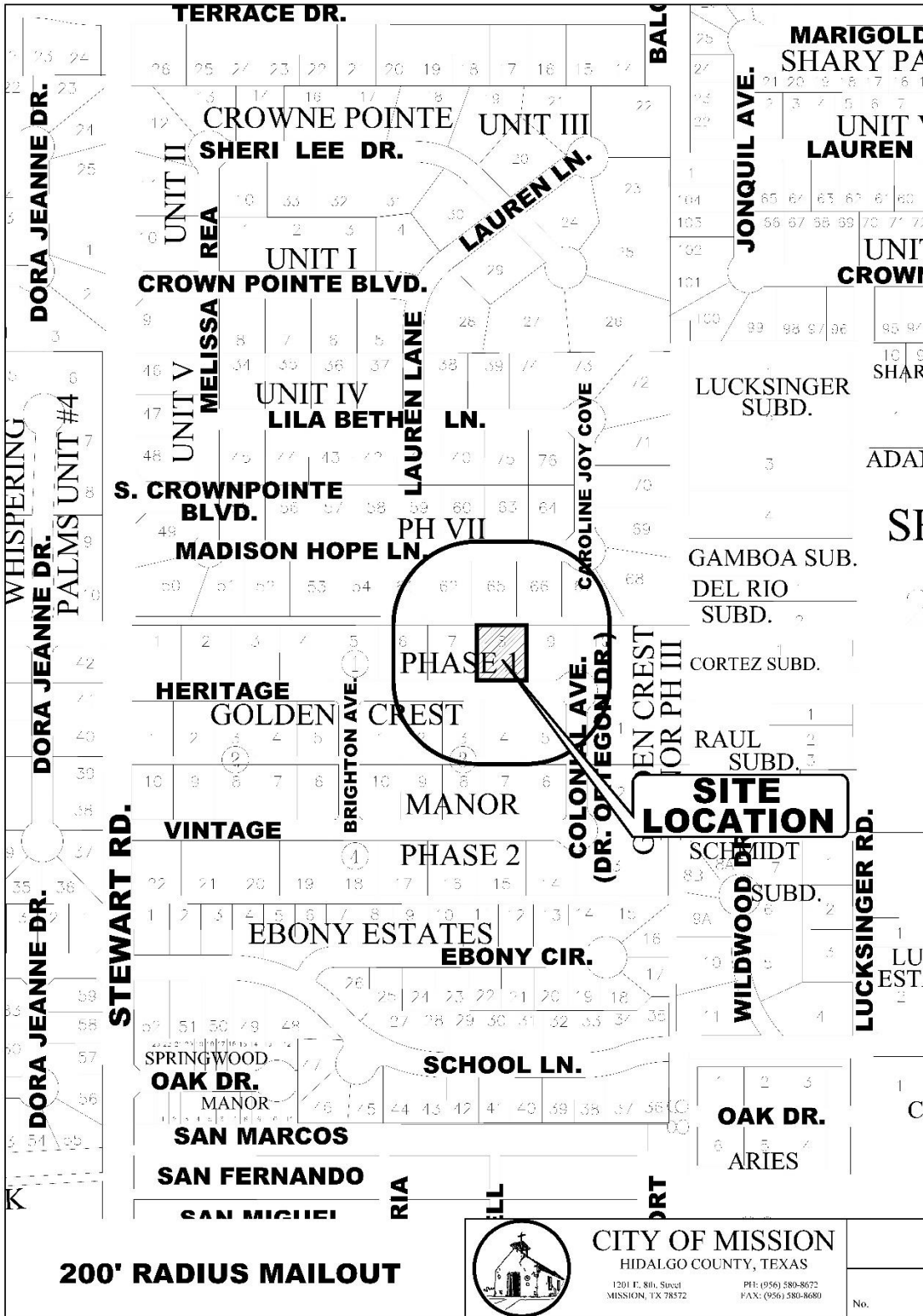
ZONING MAP



ZONING LEGEND

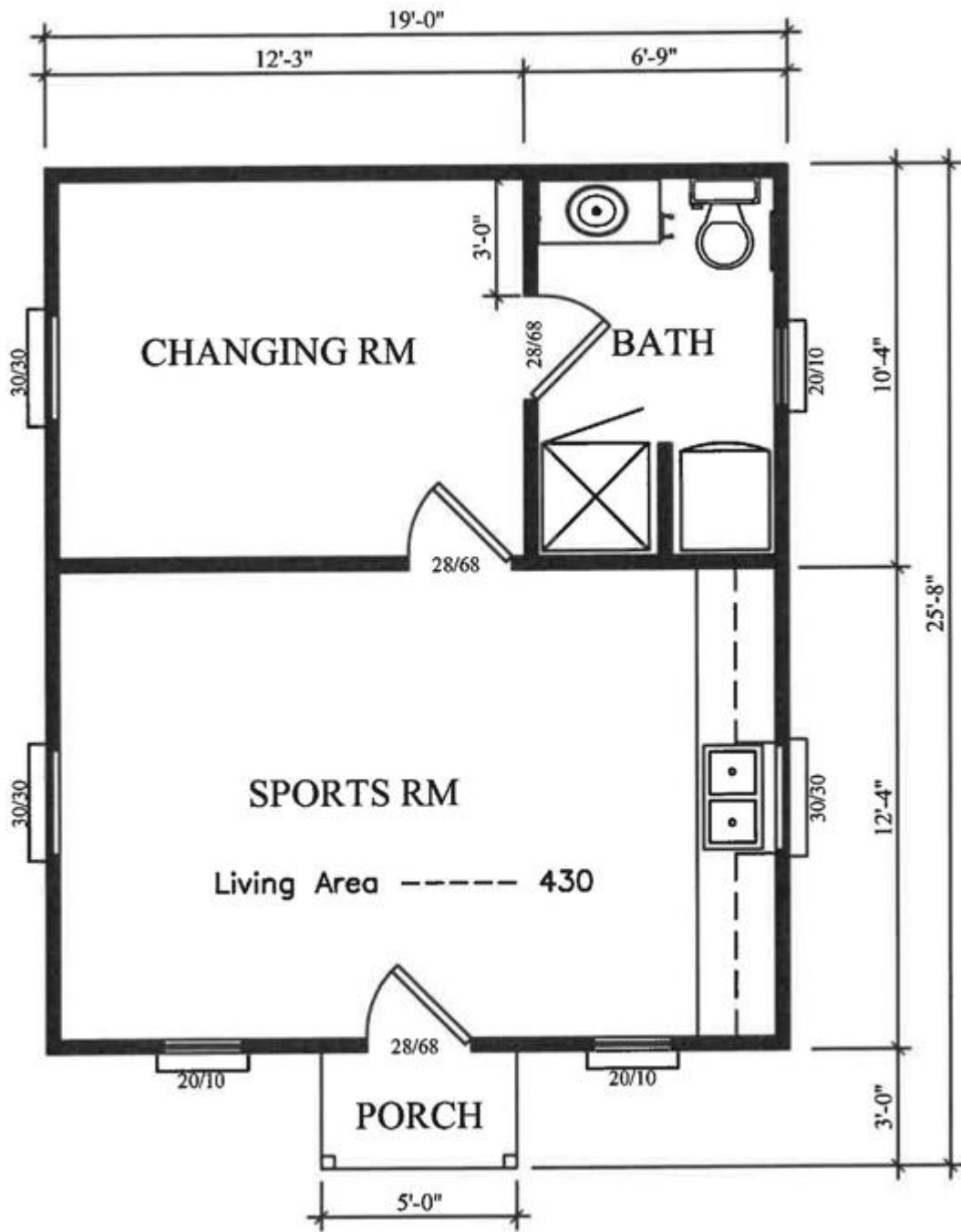
■ A0-I AGRICULTURAL OPEN INTERIM	■ R-3 MULTI-FAMILY RESIDENTIAL	■ C-4 HEAVY COMMERCIAL
■ A0-P AGRICULTURAL OPEN PERMANENT	■ R-4 MOBILE & MODULAR HOME	■ C-5 ADAPTIVE COMMERCIAL
■ R-1A LARGE LOT SINGLE FAMILY	■ R-5 HIGH DENSITY MFCT'D HOUSING	■ I-1 LIGHT INDUSTRIAL
■ R-1T TOWNHOUSE RESIDENTIAL	■ C-1 OFFICE 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



No.

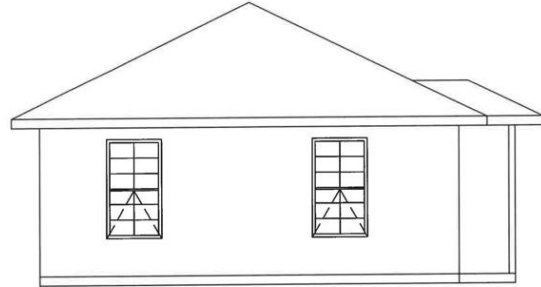
FLOOR PLAN



ELEVATION PLAN



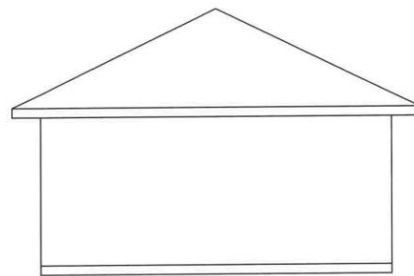
FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1" - 0"



LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1" - 0"



RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1" - 0"



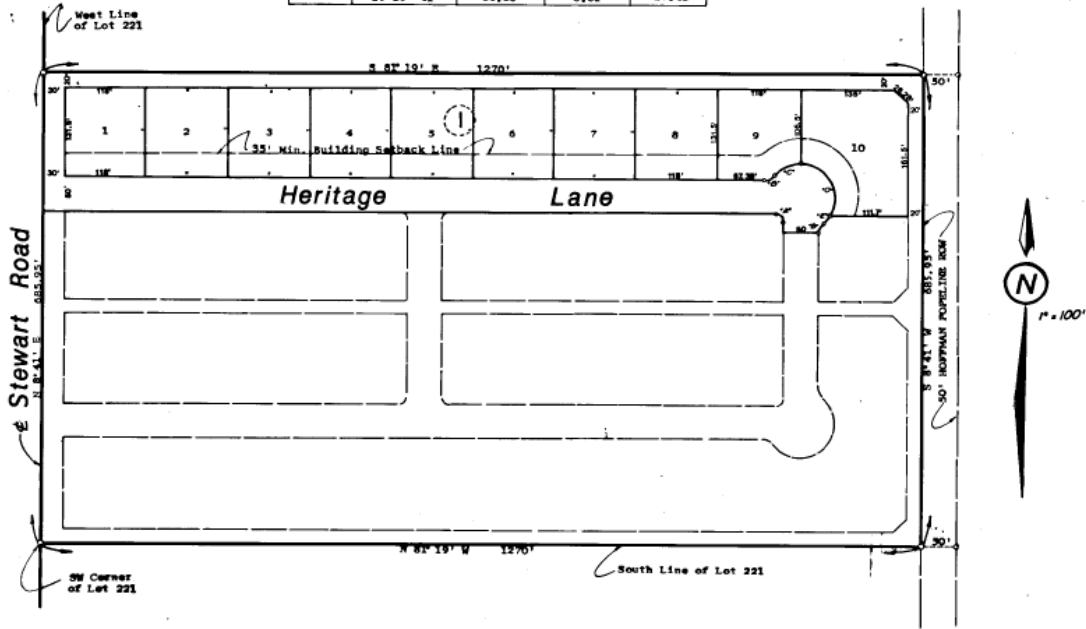
REAR EXTERIOR ELEVATION
SCALE: 3/16" = 1" - 0"

RECORDED SUBDIVISION

VOL. 20, PG. 3

South Texas Engineering
CONSULTING ENGINEERS AND SURVEYORS
701 S. 10TH ST McALLEN, TEXAS

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	90° 00' 00"	10.00'	10.00'	15.71'
B	49° 59' 41"	20.00'	9.33'	17.45'
C	49° 59' 41"	30.00'	23.31'	43.65'
D	120° 00' 00"	50.00'	86.60'	104.72'
E	19° 59' 41"	50.00'	8.81'	17.45'



14746

Recorded to Book 20 Page 3
of the Public Records of Hidalgo County, Texas
Charles L. Malin
County Surveyor

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 16th day of May 1977
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By Helen K. Gonzalez
County Secretary

Golden Crest Manor
MISSION, TEXAS

BEING A SUBDIVISION OF THE NORTH 5.9 ACRES OF THE SOUTH 20.0 ACRES OF LOT 221, JOHN H. SHARY SUBDIVISION

FILED FOR RECORD THIS DATE
11:58 AM
MAY 16 1977
COUNTY CLERK
Hidalgo County, Texas

APPROVED
FOR RECORDING
Hidalgo Co. Registered Map Dept.
By John L. ...
Date 5-18-77

State of Texas:
County of Hidalgo:

Know All Men By These Presents:

I, the undersigned, owner of the land shown on this map, and designated herein as **GOLDEN CREST MANOR** to the City of Mission, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public, all streets, alleys, and easements thereon shown, for the purposes and considerations therein expressed

5-3-77
Date

Vernon L. Zahnow
Vernon L. Zahnow, Owner

State of Texas:
County of Hidalgo:

I, the undersigned, a registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

5/3/77
Date

Joe Lanza
Joe Lanza
Reg. Professional Engineer



State of Texas
County of Hidalgo:

Before me, the undersigned authority, on this day personally appeared **Vernon L. Zahnow**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 3 day of MAY A.D., 1977.

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat conforms to all requirements of the subdivision Regulations of the City of Mission, wherein my approval is required.

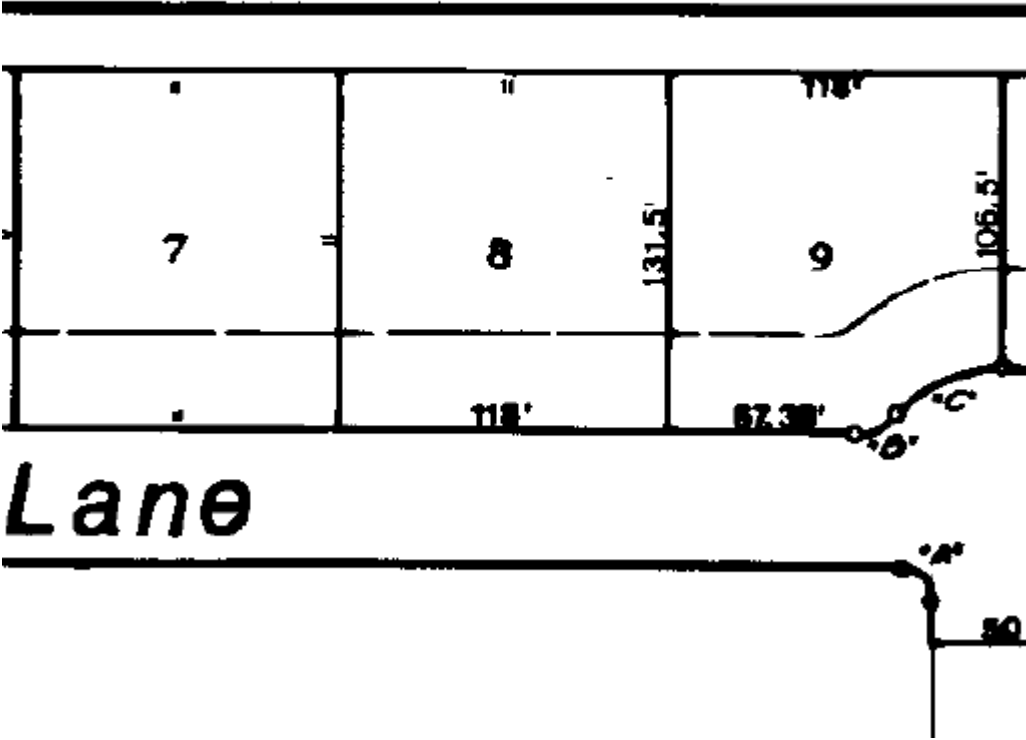
[Signature]
Chairman, Planning Commission

ANITA SMITH
Notary Public in and for
Hidalgo County, Texas

I, the undersigned, Mayor of the City of Mission, hereby certify that this subdivision plat conforms to all the requirements of the Subdivision Regulations of the City of Mission, wherein my approval is required.

[Signature]
Mayor, City of Mission

RECORDED LOT



Lane

SITE PLAN



PICTURE



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
639804	COMPRES LUCAS T & CHARITY A L	1619 HERITAGE LN	MISSION	TX	78572-4529
639805	GOMEZ ELSA & PABLO	1622 DR FERNANDO ORTEGON DR	MISSION	TX	78572
180243	ESPINOZA ROBERT & DORA G	1611 HERITAGE LN	MISSION	TX	78572-4529
180244	UE HOMEBUYER LLC	600 CONGRESS AVE	AUSTIN	TX	78701
180245	CANTU SILVIA	1615 HERITAGE LN	MISSION	TX	78572-4529
180246	PEREZ ANWAR H & KARLA TRUSTEES	1617 HERITAGE LN	MISSION	TX	78572-4529
180262	ROSS TAYLOR L & MARCIA	1618 HERITAGE LN	MISSION	TX	78572-4528
180258	HOLLIS W K & JENNIFER A	1610 HERITAGE LN	MISSION	TX	78572-4528
180259	OZUNA ARNOLDO	1612 HERITAGE LN	MISSION	TX	78572-4528
180261	GALINDO JOEL D & NELDA L	1616 HERITAGE LN	MISSION	TX	78572-4528
180260	VILLARREAL JUAN A & ELVIA G	1614 HERITAGE LN	MISSION	TX	78572-4528
1072095	GARCIA RUMALDO JR & LUCERO E GARZA	501 N CANAL AVE	MISSION	TX	78572-5030
1072096	GARCIA LUIS	1121 N 41ST ST	MCALLEN	TX	78501-3462
1309682	RIOS OZIEL SALINAS	1514 BOND ST	MISSION	TX	78572-8072
1309683	SCHULTZ DAVID PAUL JR & MARISOL	1618 MADISON HOPE DR	MISSION	TX	78572-3488
1309684	SCOTT VICTOR & AIDE LOPEZ SCOTT	1620 MADISON HOPE LN	MISSION	TX	78572