

ITEM# 1.5

CONDITIONAL USE PERMIT: To Move-In a Home on Property Zoned
R-4 (Mobile & Modular Home)
1432 E. Santa Maria Drive, Unit H1
Lot 1, Block H, Wintergreen Estates
R-4
Pamela Johnson

REVIEW DATA

The subject site is located at the SW corner of Santa Maria and Yosemite Drive along the south side of Santa Maria Drive within the Wintergreen Estates Mobile Home Park –see **vicinity map**. Mrs. Johnson desires a CUP to be allowed to move-in a home. The R-4 zone typically only allows mobile homes and RV's as the primary structure unless a CUP is awarded by the City, but they must comply with the R-1 setback requirements. Staff notes that if the request is approved they would still need to seek a variance for the setback and square footage requirements.

REVIEW COMMENTS: Staff notes that two other similar requests have been approved within the subdivision for Lot 2, Block K and Lot 5, Block F. Staff mailed out 58 notices to property owners within 200' radius for input in regards to this item. Staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to being transferable to others.

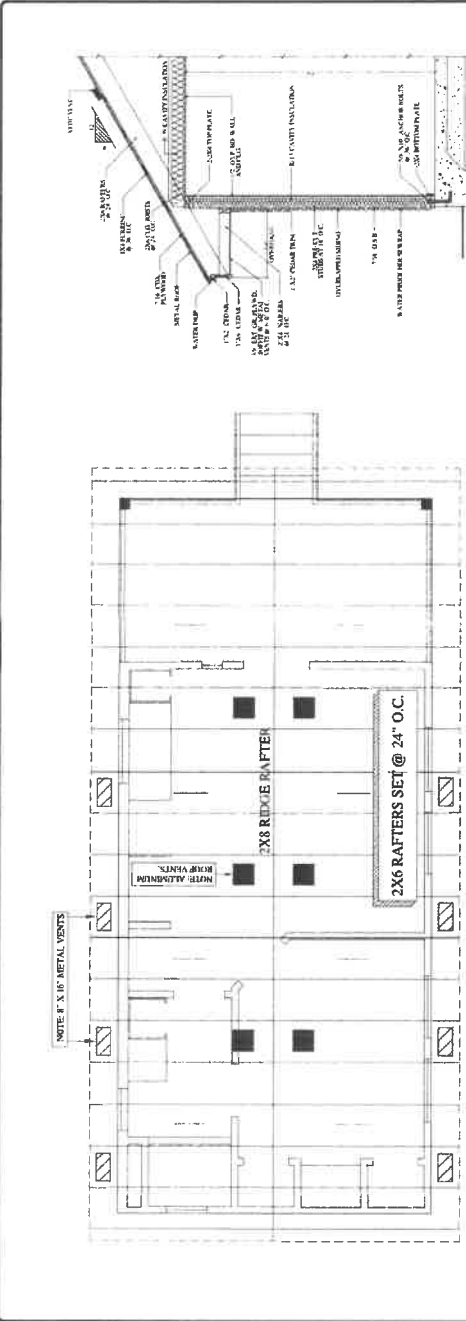


**SITE
LOCATION**

YOSEMITE DR.

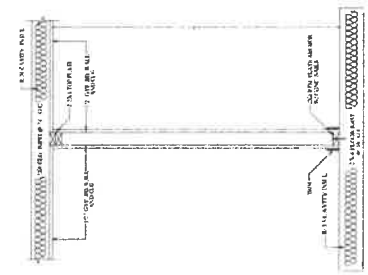
SANTA MARIA DR.

JR HOUSE PLANS 4575 BOCA CHICA BLVD. IRVING, TEXAS 75014 TEL. (955) 958-1364	LIVING AREA 1373 S.F. TOTAL AREA 3173 S.F.	PROPOSED RESIDENCE	SHEET NO. 5
	DATE: OCT. 4, 2023 DRAWN BY: LR	CAD NO. 2 ITR NO. 18 198	DATE: OCT. 4, 2023 DRAWN BY: LR



ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"

(TYPICAL) SIDING WALL SECTION



(TYPICAL) INTERIOR WALL SECTION

VENT CALCULATIONS

1) 8" x 8" x 16" DEEP TOTAL VENT AREA
 2) 8" x 8" x 16" DEEP TOTAL VENT AREA
 3) 8" x 8" x 16" DEEP TOTAL VENT AREA
 4) 8" x 8" x 16" DEEP TOTAL VENT AREA
 5) 8" x 8" x 16" DEEP TOTAL VENT AREA
 6) 8" x 8" x 16" DEEP TOTAL VENT AREA
 7) 8" x 8" x 16" DEEP TOTAL VENT AREA
 8) 8" x 8" x 16" DEEP TOTAL VENT AREA

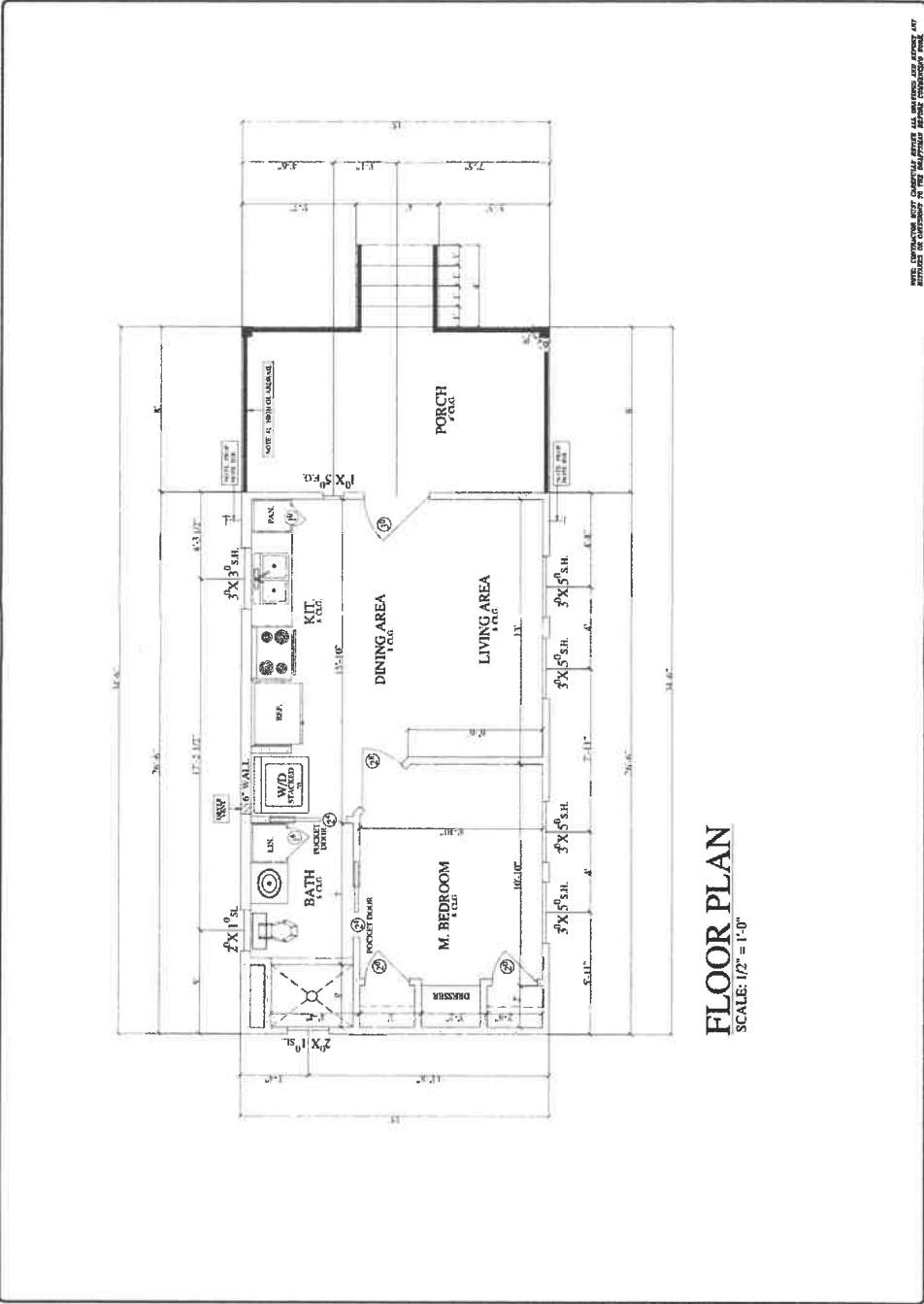
NOTE: FRONT DOORS MUST BE SAFETY / IMPACT RESISTANT & PER ANY
 DOOR MANUFACTURER'S INSTRUCTIONS REGARDING ANY GLASS ACCORDING TO THE
 IBC 2018 SECTION 708.4.

NOTE: ALL GLASSING SHOULD BE SAFETY / IMPACT RESISTANT & PER ANY
 WINDOW MANUFACTURER'S INSTRUCTIONS REGARDING ANY GLASS ACCORDING TO THE
 IBC 2018 SECTION 708.4.

NOTE: ALL GLASSING SHOULD BE SAFETY / IMPACT RESISTANT & PER ANY
 WINDOW MANUFACTURER'S INSTRUCTIONS REGARDING ANY GLASS ACCORDING TO THE
 IBC 2018 SECTION 708.4.

NOTES: CONSULT WITH ARCHITECT FOR ALL DIMENSIONS AND APPROVE ANY
 CHANGES TO THIS PLAN BEFORE COMMENCING WORK.

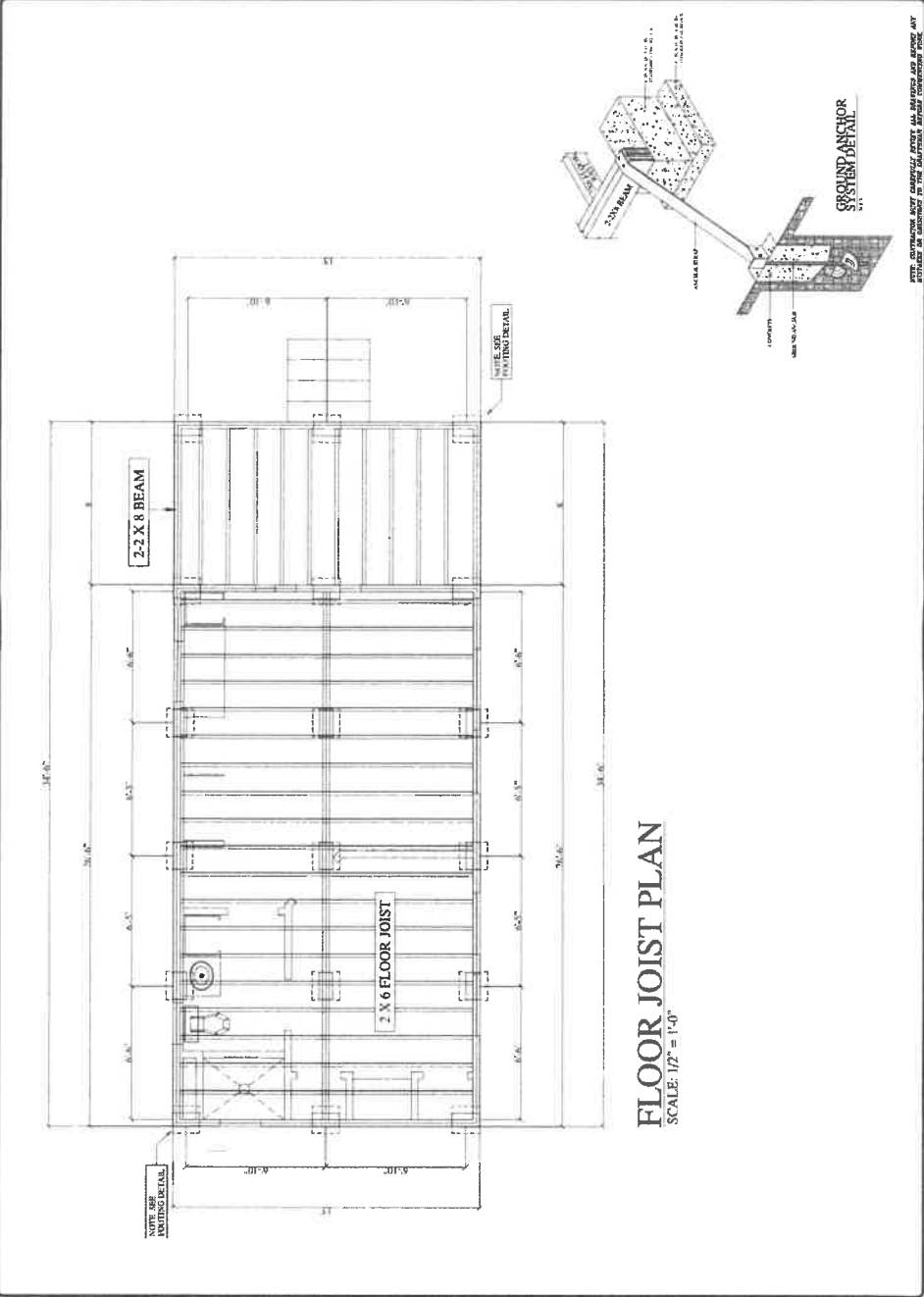
	LIVING AREA 1403.5 S.F. PORCH AREA 1203.5 S.F. TOTAL AREA 5117.0 S.F.	DATE: OCT. 4, 2021 DRAWN BY: J.B. JOB NO.: 18-3391 CAD NO.: 4	SHEET NO. 2
	PROPOSED RESIDENCE		



FLOOR PLAN
SCALE: 1/2" = 1'-0"

THIS PLAN IS THE PROPERTY OF HOUSE PLANS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HOUSE PLANS, INC.

HOUSE PLANS 1505 BRICK CHURCH BLVD BROWNSVILLE, TEXAS 77801 TEL: (954) 998-1344	LIVING AREA 1304 SF	TOTAL AREA 5175 SF	DATE: OCT. 4, 2023 DRAWN BY: J.R. ITR NO.: 28.1201 CAD NO.: 4	SHEET NO. 3	3 OF 3
	PROPOSED RESIDENCE				



THIS DRAWING IS THE PROPERTY OF HOUSE PLANS. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HOUSE PLANS IS STRICTLY PROHIBITED.

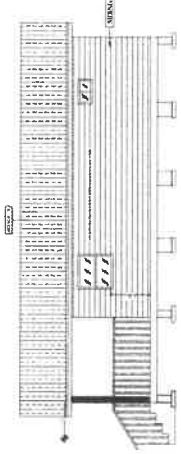
JR HOUSE PLANS
 4675 BICKA CHINA BLVD
 BROWNSVILLE, TEXAS 77811
 TEL: (361) 205-2341

LIVING AREA 1200 SF
 PORCH AREA 317 SF
 TOTAL AREA 1517 SF

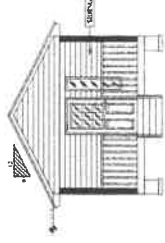
PROPOSED RESIDENCE

DATE: OCT. 4, 2021
 DRAWN BY: JLB
 JOB NO. 18 2780
 CAD NO. 4

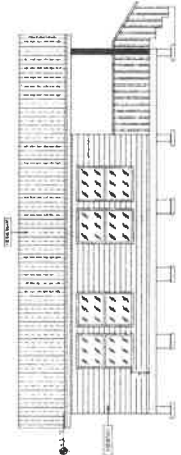
SHEET NO. 1
 OF 3



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR MUST VERIFY ALL DIMENSIONS AND APPROVE ANY
 DEVIATIONS OR MODIFICATIONS TO THIS SET OF PLANS BEFORE COMMENCING WORK.

M5200-00-164-0016-00 (239745)
HIDALGO COUNTY TRUSTEE
PO BOX 178
EDINBURG TX 78540

M5200-00-164-0017-00 (239746)
PABANT LLC
1800 CYNTHIA LN
PALMHURST TX 78573

M5200-00-165-0001-00 (239747)
DILLARD GILBERT JR
2809 PUEBLO DEL NORTE CT
MISSION TX 78574

M5200-00-165-0002-00 (239748)
OJEDA JUAN MIGUEL
C/O JUAN DE DIOS OJEDA
914 N SAINT MAIRE ST
MISSION TX 78572

M5200-00-165-0004-00 (239749)
ECLIPSE USA LLC
PO BOX 2122
MCALLEN TX 78505

M5200-00-165-0009-00 (239750)
LEAL JAVIER & MARIA
1612 ISSAAC DR
MISSION TX 78573

M5200-00-165-0012-00 (239751)
A+ APPLETREE ACADEMY LLC
619 E 9TH ST
MISSION TX 78572

M5200-00-167-0003-00 (239762)
RIVERA ROBERT L
1014 N KERALUM AVE
MISSION TX 78572

M5200-00-167-0004-00 (239763)
AUSTIN ALEXANDER WALTER AKA WAI
501 N CONWAY AVE
MISSION TX 78572

M5200-00-167-0005-00 (239764)
AUSTIN ALEXANDER WALTER AKA WALTER
501 N CONWAY AVE
MISSION TX 78572

M5200-00-167-0007-00 (239765)
RINTER NATIONAL BANK
C/O CARLOS GARZA
1801 S 2ND ST SUITE 540
MCALLEN TX 78503

M5200-00-168-0001-00 (239767)
VIVIAN DALIA
1018 N SAINT MARIE ST
MISSION TX 78572

M5200-00-168-0002-00 (239768)
ROBLEDO ERIC
1014 N SAINT MARIE ST
MISSION TX 78572

W6800-00-00G-0001-00 (329745)
CLEM RAYMOND EDDIE
5575 SHELBY 307
CLARENCE MO 63437

W6800-00-00H-0001-00 (329769)
PUCHNER BARBARA
500 N BRYAN RD D-3
MISSION TX 78572

W6800-00-00H-0002-00 (329770)
FRANZEN DONALD J AND SHARON J
1506 COOLIDGE ST
NEW HOLSTEIN WI 53061

W6800-00-00H-0003-00 (329771)
ELLINGSON DAVID W & DEBRA K
39783 APPLE VALLEY RD
ORTONVILLE MN 56278

W6800-00-00H-0004-00 (329772)
RAMIREZ JAVIER L & MARIA E RAMIREZ
206 TEODORA DR
RIO GRANDE CITY TX 78582

W6800-00-00H-0005-00 (329773)
RAMIREZ JAVIER L & MARIA E
206 TEODORA DR
RIO GRANDE CITY TX 78582

W6800-00-00H-0006-00 (329774)
MENTZER FREDERICK S & CATHERINE R
500 N BRYAN RD LOT 13
MISSION TX 78572

W6800-00-00H-0007-00 (329775)
BOLLER MARVIN L & EDITH
500 N BRYAN RD LOT H-7
MISSION TX 78572

W6800-00-00H-0008-00 (329776)
KAISER PHYLLIS & BUNNY POZEHL
500 N BRYAN RD LOT H-9
MISSION TX 78572

W6800-00-00H-0017-00 (329785)
BOLLER MARVIN L & EDITH
500 N BRYAN RD LOT H-7
MISSION TX 78572

W6800-00-00H-0018-00 (329786)
RODRIGUEZ MARTIN D & NANCY
4402 JAY CT
MCALLEN TX 78504

W6800-00-00H-0019-00 (329787)
STEWART DIANA & DENNIS HEATON
500 N BRYAN RD N-15
MISSION TX 78572

W6800-00-00H-0020-00 (329788)
MOE MATHEW HANNES & LINDA DIANE
500 N BRYAN RD UNIT H20
MISSION TX 78572

W6800-00-00H-0021-00 (329789)
MOE MATHEW HANNES & LINDA D
500 N BRYAN RD UNIT H20
MISSION TX 78572

W6800-00-00H-0022-00 (329790)
BARRETT DEAN PATRICK & NANCY CAROL
N8340 HWY 53
TREGO WI 54888

W6800-00-00H-0023-00 (329791)
THOMPSON RALPH & CHARLENE
14512 SHORELINE LN
LAKE PARK MN 56554

W6800-00-00H-0024-00 (329792)
JOHNSON DONALD
500 N BRYAN RD H24
MISSION TX 78572

W6800-00-00L-0009-00 (329857)
MULLIN MICHAEL P & SANDRA L
14362 DAGGETT PINE RD NO 107
CROSSLAKE MN 56442

W6800-00-00L-0010-00 (329858)
NELSON TIMOTHY R & MICHELE M
20108 ABILENE LANE
CORCORAN MN 55340

W6800-00-00L-0011-00 (329859)
REED BERTICE & ROSELLA
MEGAN MOORE
500 N BRYAN RD
MISSION TX 78572

W6800-00-00L-0012-00 (329860)
RODGERS JAMES V & CAROL A
178 N 5000 W RD
KANKAKEE IL 60901

W6800-00-00L-0013-00 (329861)
MENTZER FREDERICK & CATHERINE
500 N BRYAN RD LOT L13
MISSION TX 78572

W6800-00-00L-0014-00 (329862)
MENTZER FREDERICK & CATHERINE
500 N BRYAN RD LOT L13
MISSION TX 78572

W6800-00-00L-0015-00 (329863)
ALCAZAR AMADO & MARIA CECILIA
PO BOX 1106
MISSION TX 78573

W6800-00-00L-0016-00 (329864)
ALCAZAR AMADO & CECILIA
PO BOX 1106
MISSION TX 78573

W6800-00-00L-0017-00 (329865)
GRIFFIN REGINA MARLENE
PO BOX 80338
MIDLAND TX 79708

W6800-00-00M-0008-00 (329880)
MUNDT JAMES I & JUDITH A
500 N BRYAN RD UNIT NO M-8
MISSION TX 78572

W6800-00-00M-0009-00 (329881)
CHRISTOPHERSON GERALD C & CAROL M
FAMILY LIVING TRUST
6130 COUNTY ROAD 11 NW
ALEXANDRIA MN 56308

W6800-00-00M-0010-00 (329882)
WILLIAMS CHRIS & TINA
7871 SUDBURY LN
ADA MI 49301

W6800-00-00M-0011-00 (329883)
SMITH KAREN A & GARY W
500 N BRYAN RD UNIT M11
MISSION TX 78572

W6800-00-00M-0012-00 (329884)
PINNEN DONALD JAMES & MARIA EUGENIA
500 N BRYAN LOT M-12
MISSION TX 78572

W6800-00-00M-0013-00 (329885)
BIR JAMES E & KAREN
500 N BRYAN RD M13
MISSION TX 78572

W6800-00-00M-0014-00 (329886)
LANDREY PATRICK & MARCELLA
500 N BRYAN RD UNIT NO M14
MISSION TX 78572

W6800-00-00M-0015-00 (329887)
LEA CHARLES J JR & GLORIA D
500 N BRYAN RD N8
MISSION TX 78572

W6800-00-00M-0016-00 (329888)
DANSON KURT WALLACE & KAREN ANN
500 N BRYAN M-16
MISSION TX 78572

W6800-00-00M-0017-00 (329889)
BALSER STEVE
1509 ST AUGUSTINE M-17
MISSION TX 78572

W6800-00-00N-0008-00 (329904)
LEA CHARLES J JR & GLORIA D
500 N BRYAN RD N-8
MISSION TX 78572

W6800-00-00N-0009-00 (329905)
PRIEBE DAVID WILLIAM & NANCY MARII
2881 140TH ST
FREDERIC WI 54837

W6800-00-00N-0010-00 (329906)
VOGELSANG DONALD L & MARGARET
14121 N RIVER BEACH DR
CHILLICOTHE IL 61523

W6800-00-00N-0011-00 (329907)
BOOTH GORDON E
2506 STATE ROAD 87
CUSHING WI 54006

W6800-00-00N-0012-00 (329908)
GOODWIN GLYNN S & CYNTHA S
1048 BERMUDA DR
EDWARDSVILLE IL 62025

W6800-00-00N-0013-00 (329909)
PETERSON DAYTON O & KAREN K
PO BOX 214
GROVE CITY MN 56243

W6800-00-00N-0014-00 (329910)
BENJAMIN LILI MELISSA & MICHAEL WAVE
GARY D LEATHERMAN & ANDREA B
500 N BRYAN ROAD N-14
MISSION TX 78572

W6800-00-00N-0015-00 (329911)
STEWART DIANE
500 N BRYAN LOT N - 15
MISSION TX 78572

W6800-00-00N-0016-00 (329912)
PETIT BETTY A
500 N BRYAN RD UNIT 16
MISSION TX 78572