



MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 23, Stewart Terrace Subdivision, in a (R-1) Single Family Residential District, located at 1608 Merlin Drive. Applicant: Yesenia Celestino – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 22, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- November 06, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 19, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 09, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the South side of Merlin Drive approximately 350 feet East of N. Stewart Road.
- 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.
- Lot must be a minimum of 12,000 sq. feet. The property has an area of 12,745 square feet.
- 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 a separate kitchen area or utilities
- All building setbacks are being met.
- The driveway is more than sufficient to accommodate any incoming vehicle.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) 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, and waive the minimum lot size requirements.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

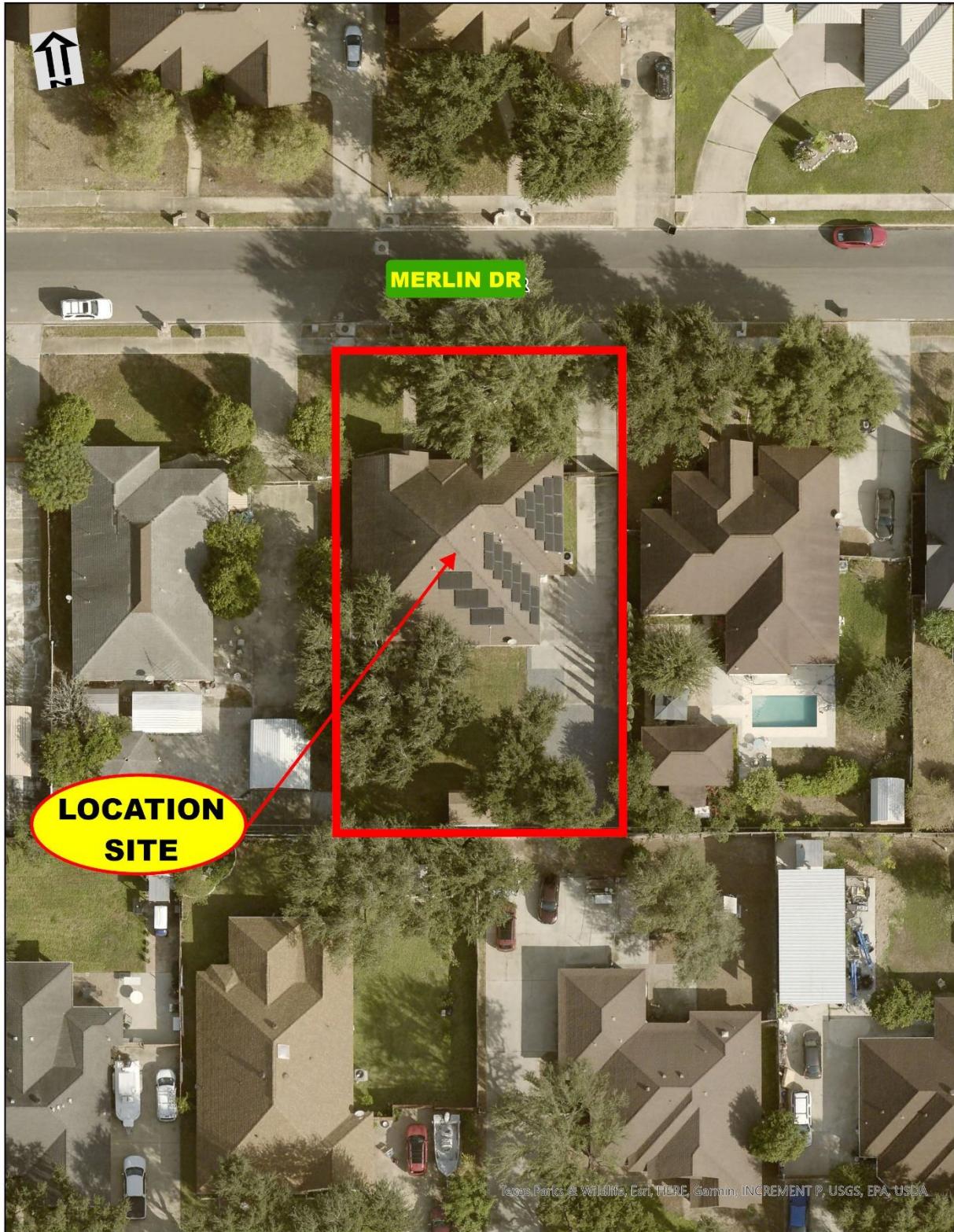
TABLED: _____

_____ AYES

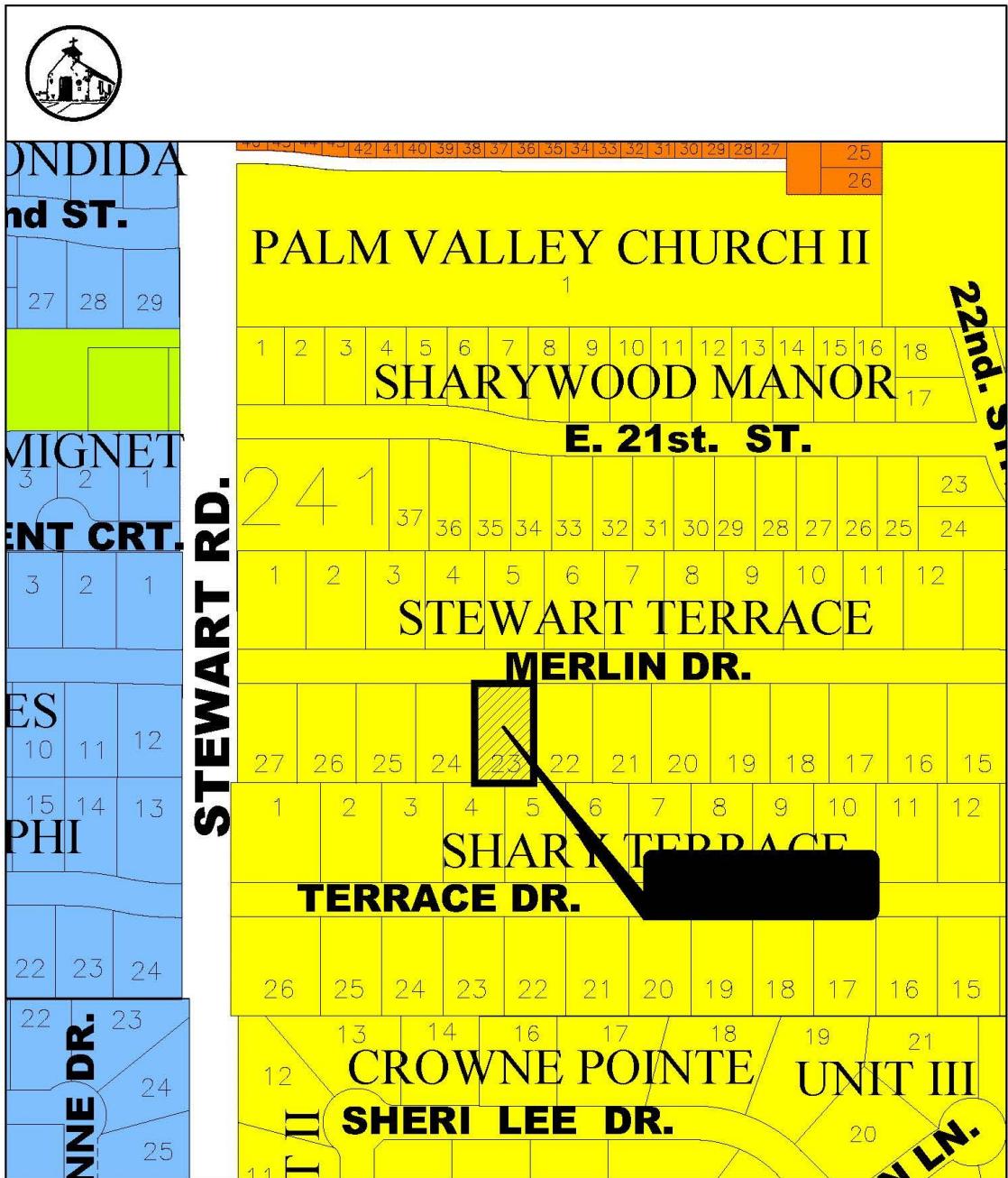
_____ NAYS

_____ DISSENTING _____

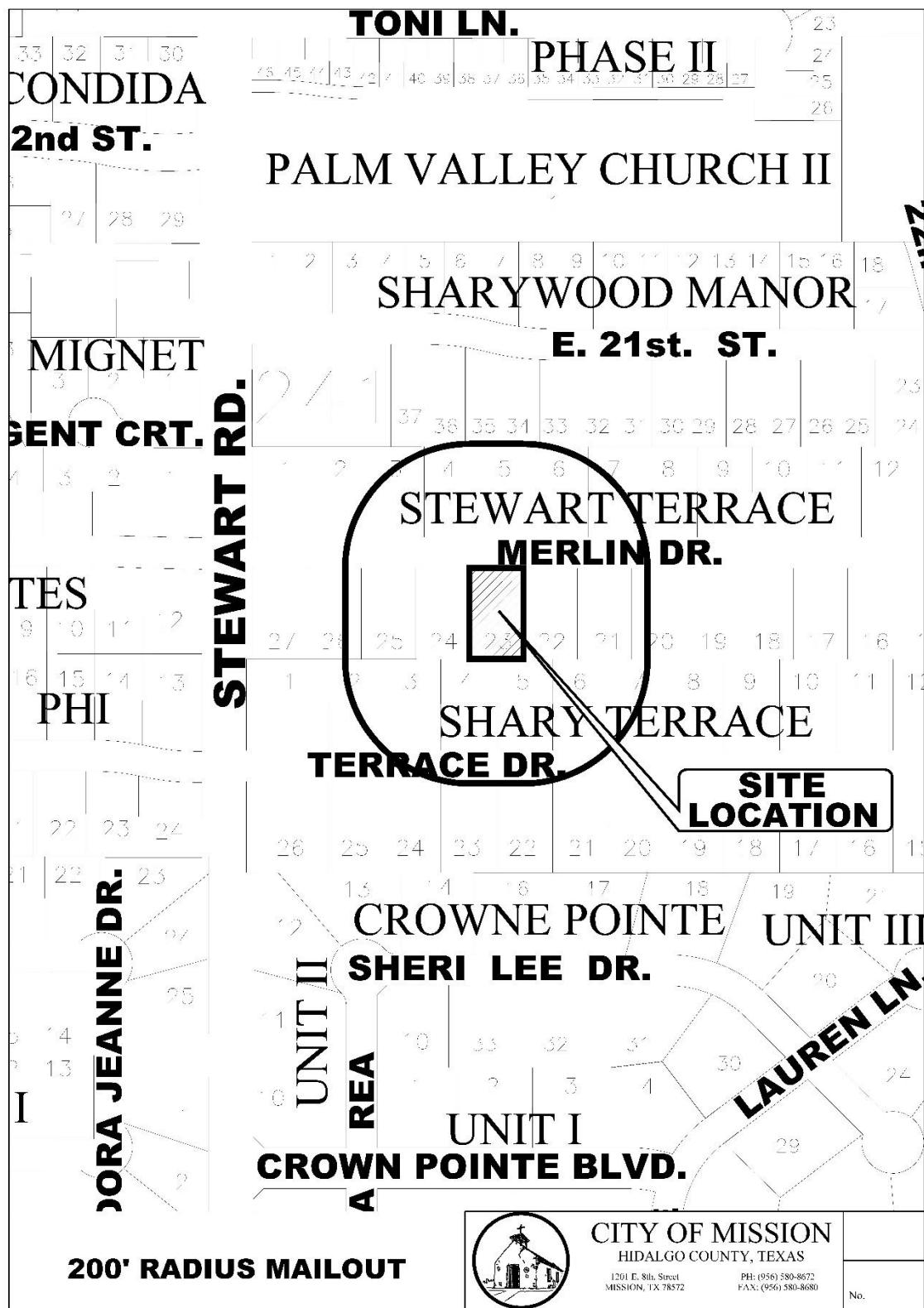
ARIEL MAP



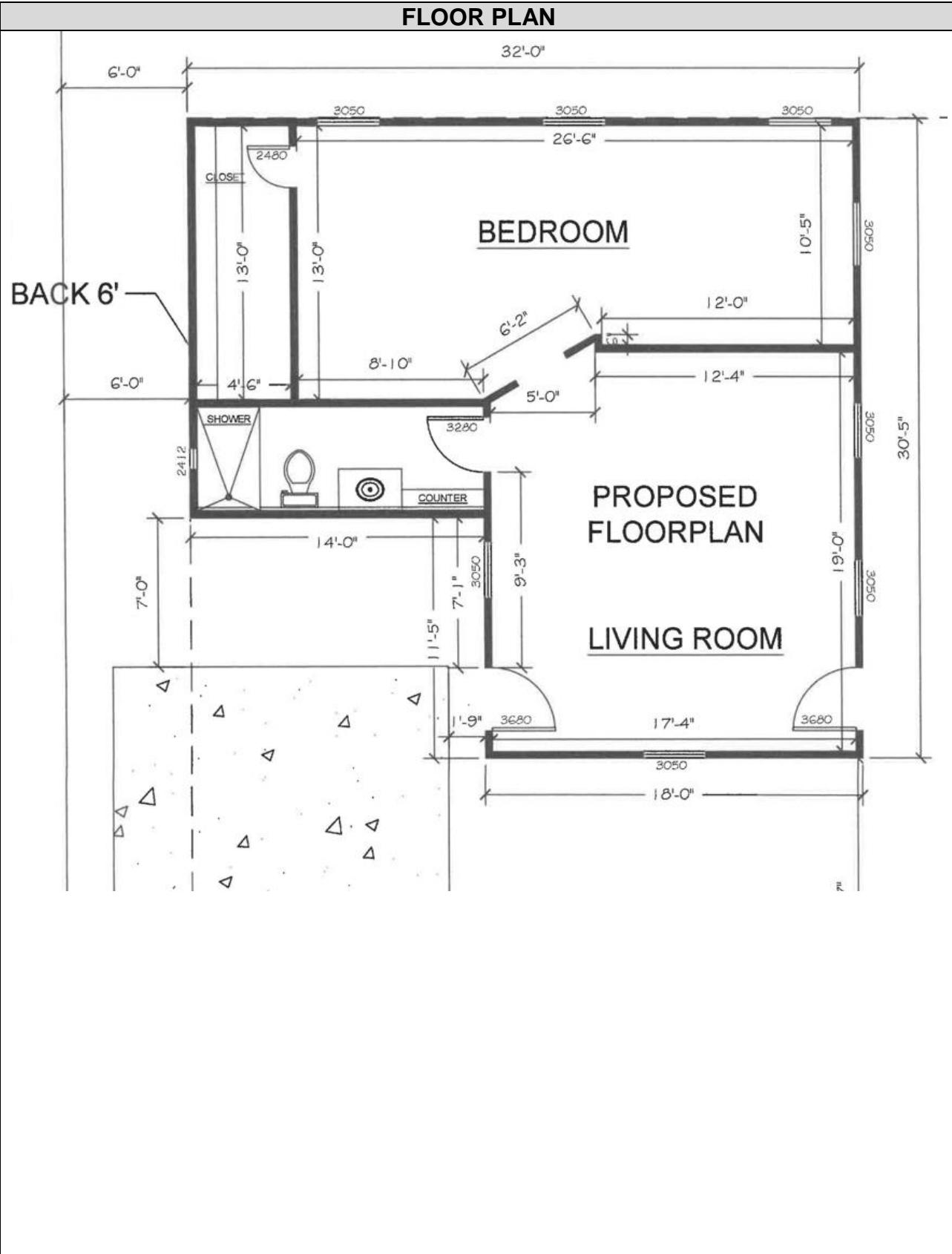
ZONING MAP



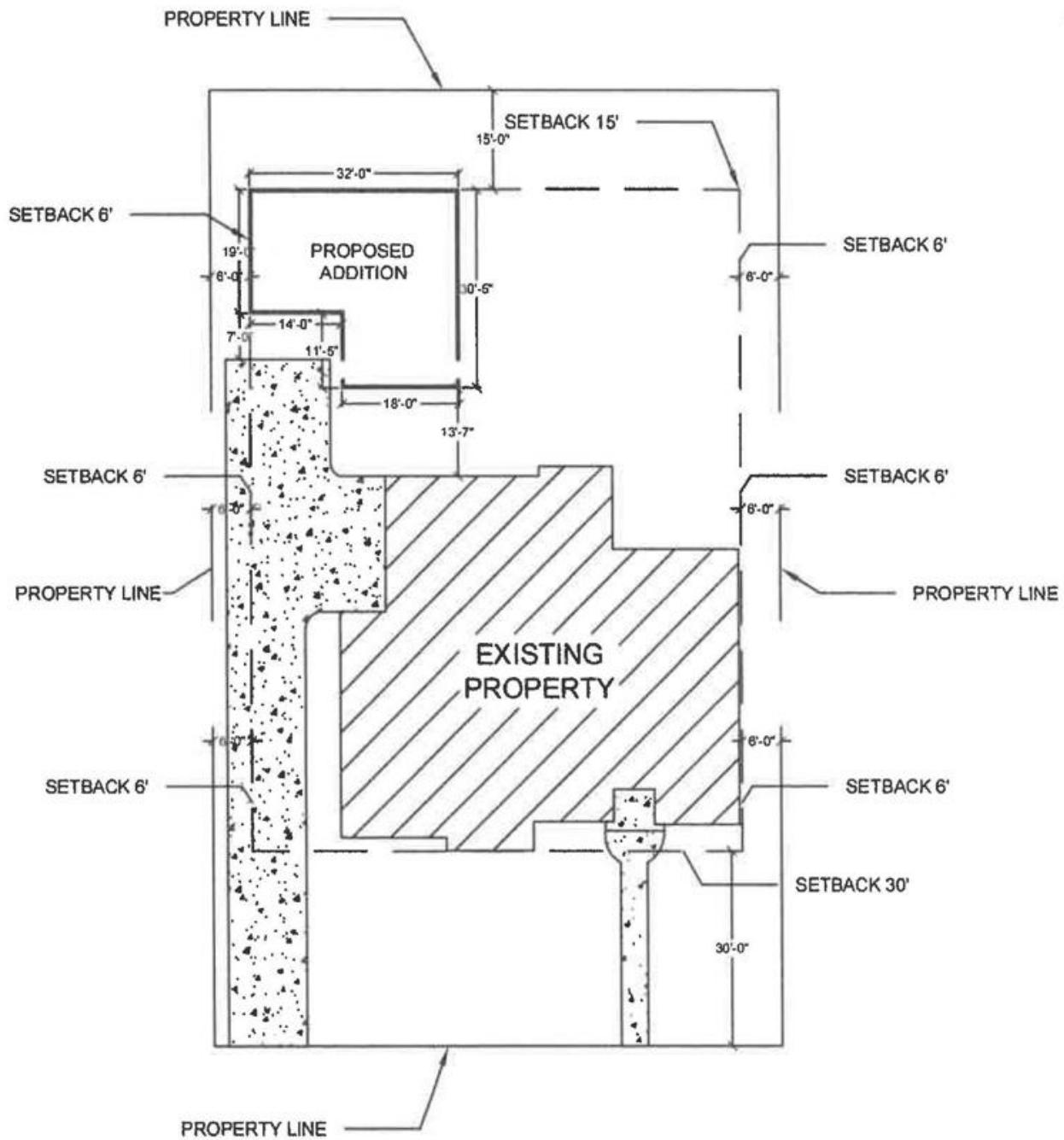
LEGAL NOTICE MAP



FLOOR PLAN



SITE PLAN



MAILOUT LIST

PROP_ID	geoid	name	addrDeliv	addrCity	addrState	addrZip
536363	S6245-00-000-0023-00	MURCHISON MICHAEL DON	1608 MERLIN DR	MISSION	TX	78572-3161
536364	S6245-00-000-0024-00	DE MARTINEZ MARIA DEL ROSARIO R	2401 DORADO DR	MISSION	TX	78573-8450
536366	S6245-00-000-0026-00	OLIVARES SAMUEL SR	1602 MERLIN DR	MISSION	TX	78572-3161
536362	S6245-00-000-0022-00	CASTRO JOSE DE JESUS C	1610 MERLIN DR	MISSION	TX	78572-3161
283690	S3080-00-000-0005-00	BALDERAS ELIZABETH H	1703 DONS DR	MISSION	TX	78572-3378
283692	S3080-00-000-0007-00	GONZALEZ JAVIER ARTURO	1613 TERRACE DR	MISSION	TX	78572-3139
283708	S3080-00-000-0023-00	SERNA SERGIO	1606 TERRACE DR	MISSION	TX	78572-3138
536361	S6245-00-000-0021-00	RAMIREZ MARIA GUADALUPE R	1612 MERLIN DR	MISSION	TX	78572-3161
536360	S6245-00-000-0020-00	DUBOIS WILLIAM A JR	1700 MERLIN DR	MCALLEN	TX	78572-3148
283691	S3080-00-000-0006-00	ALMODOVAR MARIO & LAURA E	1611 TERRACE DR	MISSION	TX	78572-3139
283707	S3080-00-000-0022-00	FLORES MAXIMO JR & CLARISSA G	1608 TERRACE DR	MISSION	TX	78572-3138
536365	S6245-00-000-0025-00	ANZALDUA LUIS RENE & ERIKA V RAMIREZ	1604 MERLIN DR	MISSION	TX	78572-3161
283687	S3080-00-000-0002-00	LUKE SCOTT M & MARIA I	1603 TERRACE DR	MISSION	TX	78572-3139
283688	S3080-00-000-0003-00	FARIAS JOSE M & SONIA F	1605 TERRACE DR	MISSION	TX	78572-3139
283689	S3080-00-000-0004-00	GARZA FRANCISCO & BLANCA E	1607 TERRACE DR	MISSION	TX	78572-3139
574306	S3006-00-000-0034-00	LUQUE CESAR F MORENO & SYLVIA S	1702 E 21ST ST	MISSION	TX	78572-3126
574309	S3006-00-000-0037-00	GONZALEZ HERLINDA & RICHARD	1608 E 21ST ST	MISSION	TX	78572-3120
574308	S3006-00-000-0036-00	ROJAS DAVID VILLARREAL	1610 E 21ST ST	MISSION	TX	78572-3120
536345	S6245-00-000-0005-00	HERNANDEZ DIANA E & RAYMUNDO JR	1609 MERLIN DR	MISSION	TX	78572-3159
536346	S6245-00-000-0006-00	DIETRICH ERIC R & GRACIELA R	1611 MERLIN DR	MISSION	TX	78572-3159
536347	S6245-00-000-0007-00	SALINAS JUAN S JR & SAN JUANITA	1613 MERLIN DR	MISSION	TX	78572-3159
536344	S6245-00-000-0004-00	LOPEZ MARIA DE LOS ANGELES A & DANTE JOB BRAVO MORALES	1607 MERLIN DR	MISSION	TX	78572-3159
536342	S6245-00-000-0002-00	PENA MINERVA	1603 MERLIN DR	MISSION	TX	78572-3159
536343	S6245-00-000-0003-00	MUNOZ ELIZABETH	1605 MERLIN DR	MISSION	TX	78572-3159
574307	S3006-00-000-0035-00	KIRSCH AMANDA SUEANN	1700 E 21ST ST	MISSION	TX	78572-3126
574305	S3006-00-000-0033-00	WILSON RONNIE L & BRENDA D	1704 E 21ST ST	MISSION	TX	78572-3126