



**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

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**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.

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

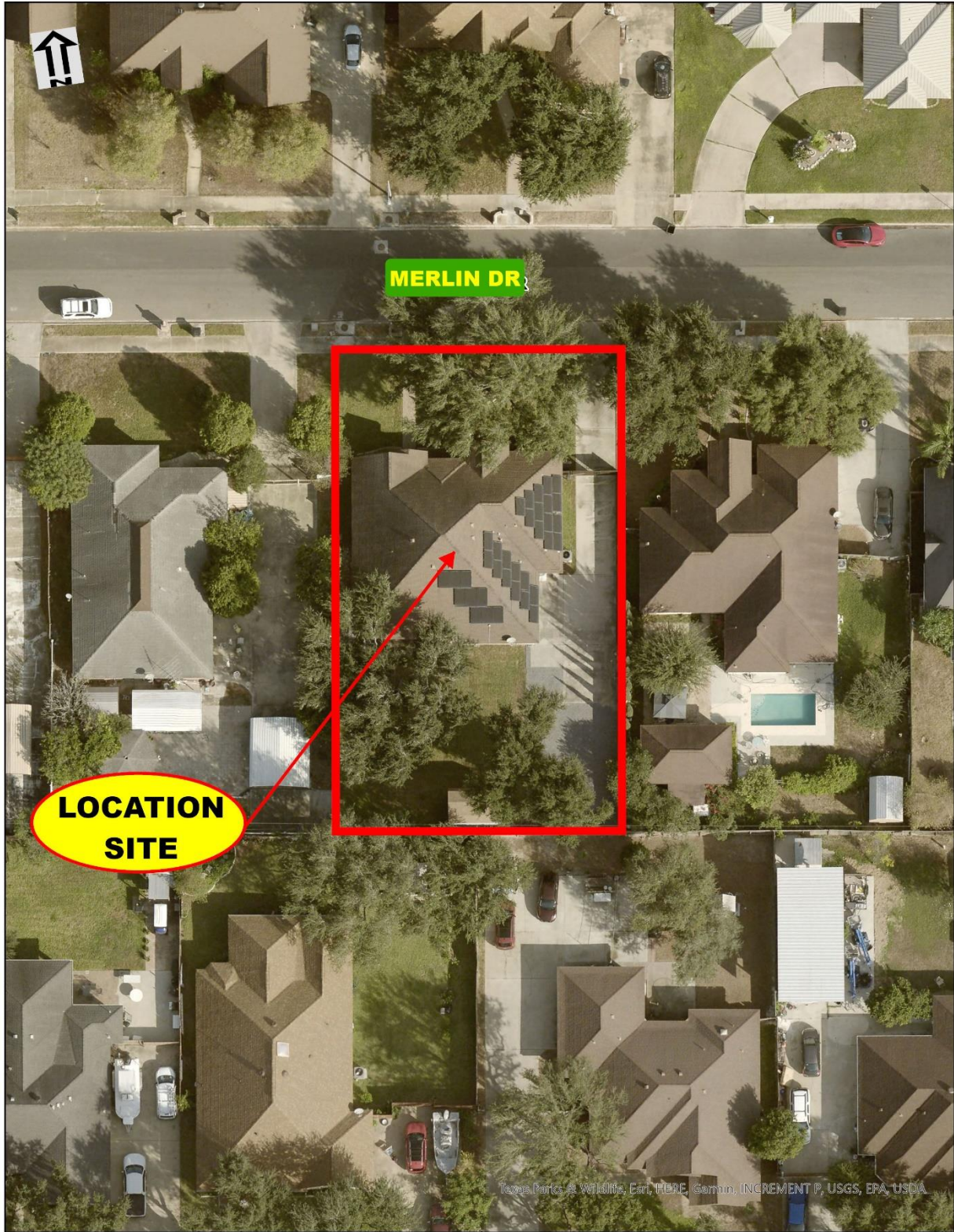
\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

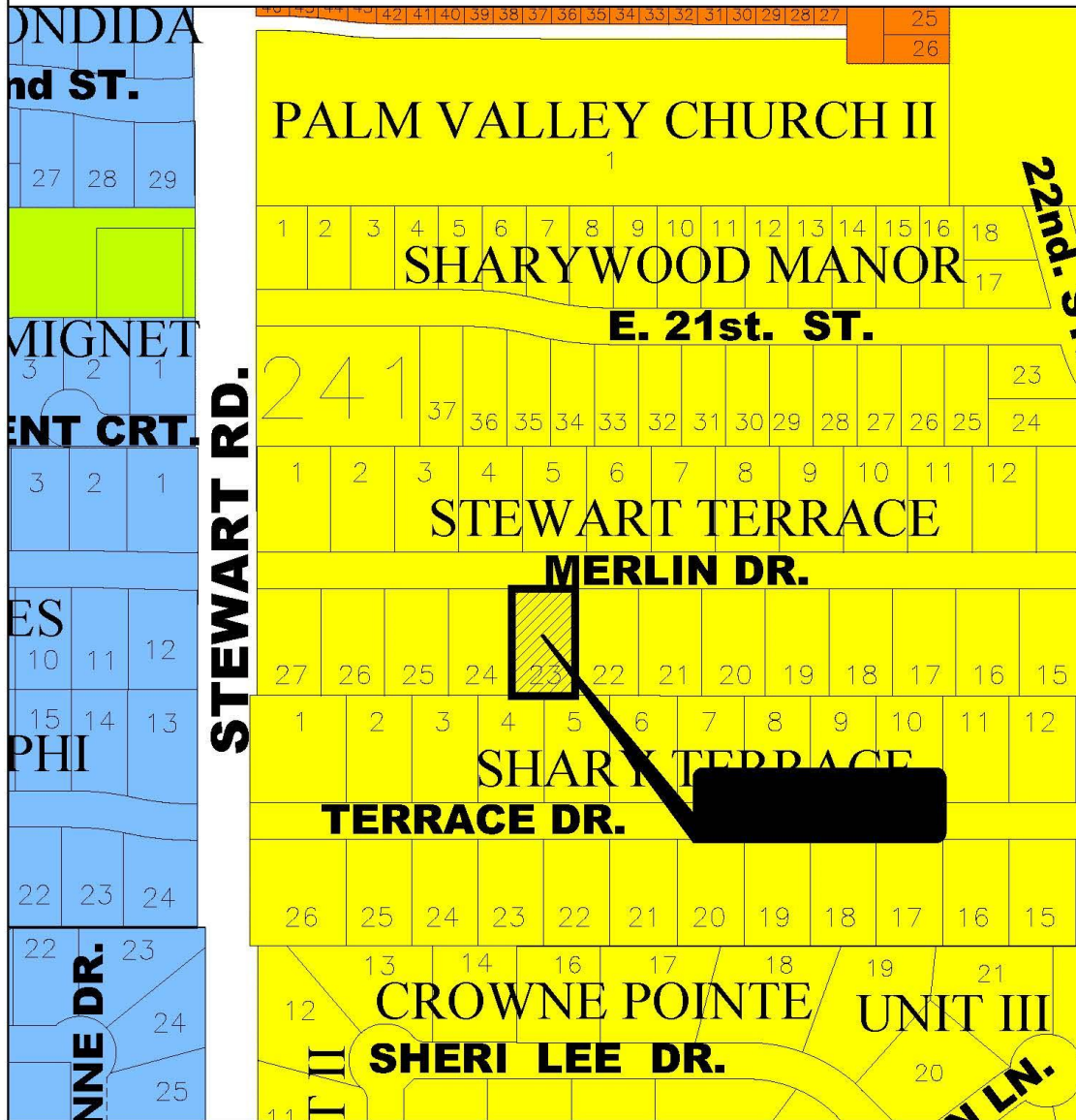
\_\_\_\_\_ DISSENTING \_\_\_\_\_

**ARIEL MAP**





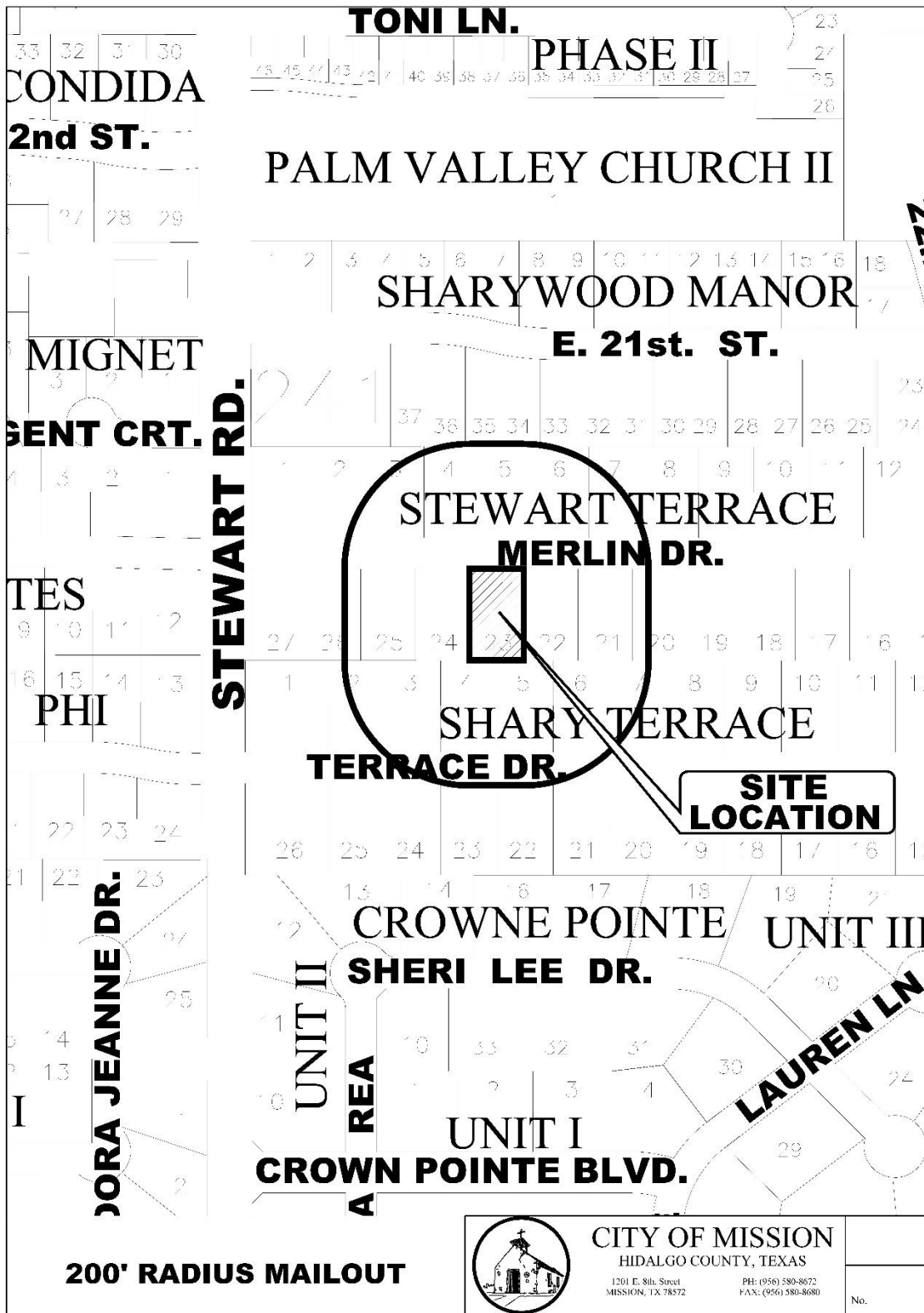
# ZONING MAP



## 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 MFCTD 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



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

[illegible]

BACK 6'

**SITE PLAN**

The diagram illustrates a property layout with a "PROPOSED ADDITION" and an "EXISTING PROPERTY". The "PROPOSED ADDITION" is shown as a rectangular structure with a smaller rectangular extension on its left side. The "EXISTING PROPERTY" is a larger, irregularly shaped area located to the right and below the proposed addition. The site is bounded by "PROPERTY LINE" lines on all four sides. Various setbacks are indicated by dashed lines and labels: "SETBACK 15'" at the top right, "SETBACK 6'" on the left, right, and bottom right, and "SETBACK 30'" at the bottom right. Dimensions are provided for the proposed addition: 32'-0" (width), 19'-0" (height of the main section), 14'-0" (width of the extension), 7'-0" (height of the extension), 11'-5" (width of the extension), 18'-0" (width of the extension), 13'-7" (width of the extension), 10'-5" (height of the main section), and 15'-0" (width of the main section). The existing property is shaded with diagonal lines. A small, irregularly shaped area is shown at the bottom right, adjacent to the existing property, with a dimension of 30'-0" (width) and 6'-0" (height).

SETBACK 15'

SETBACK 6'

PROPOSED  
ADDITION

SETBACK 6'

SETBACK 6'

SETBACK 6'

PROPERTY LINE

PROPERTY LINE

EXISTING  
PROPERTY

SETBACK 6'

SETBACK 6'

SETBACK 30'

PROPERTY LINE

## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	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