

### **ITEM# 1.3**

**CONDITIONAL USE PERMIT:** Guest House on Residential Property  
2001 Oleander Drive  
Lot 20, Lots 18, 19, 20, Oleander Estates Unit A  
R-1  
Herminio Sanchez

### **REVIEW DATA**

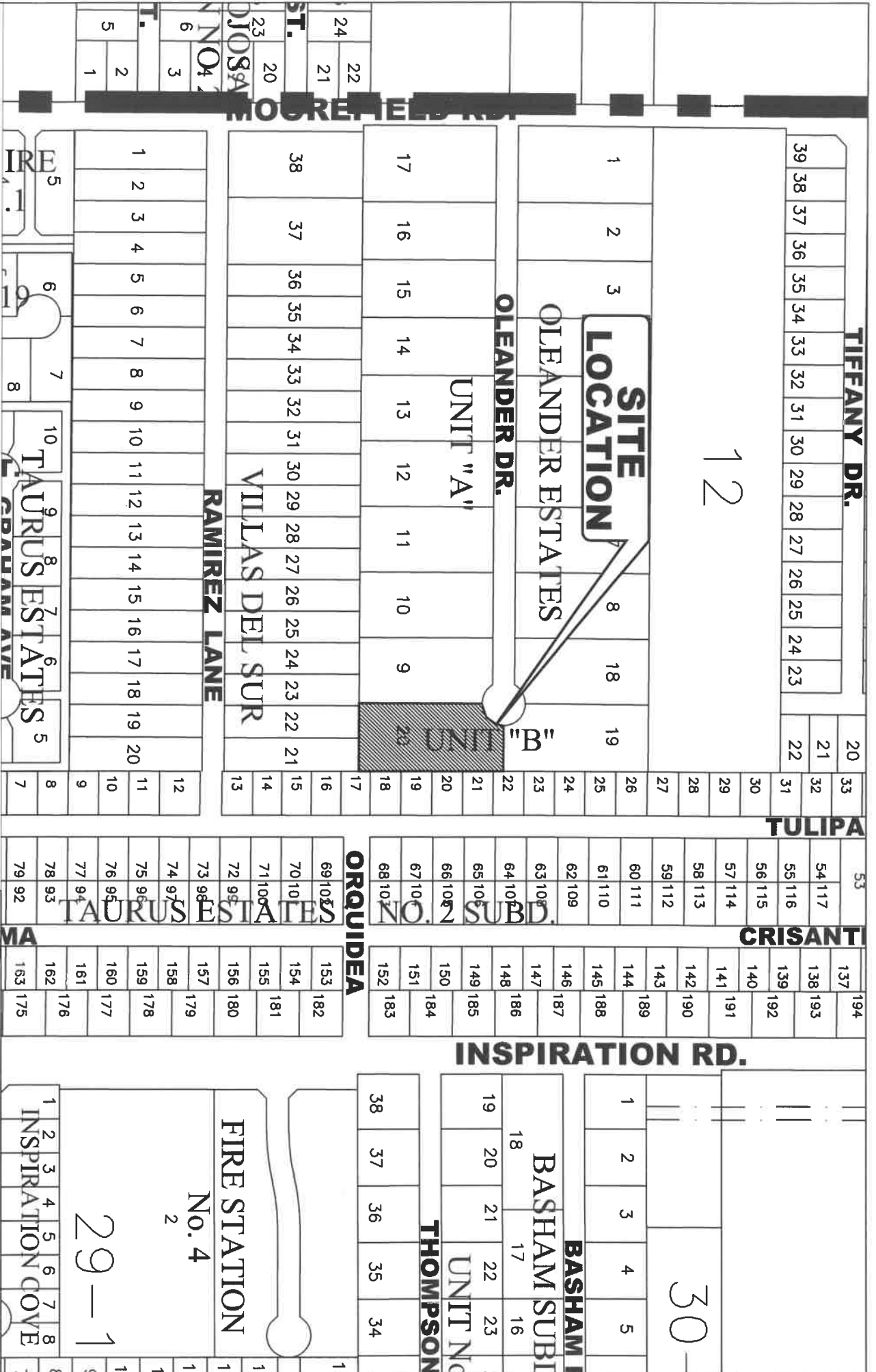
The subject site is located approximately 1,314' east of Moorefield Road along the southside of Oleander Drive. The owner is requesting a conditional use permit for the construction of a Guest House. The proposed guesthouse will have 716 sq.ft. of living area. It will consist of one (1) bedroom, one (1) bathroom, two (1/2) baths, and a storage. They are also proposing to construct a 2,422 sq.ft. covered patio that includes a chimney and an outdoor kitchen. Guest Homes are allowed under the R-1 (Single Family Residential) Zone as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal of 12,000 sq. ft.
- 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 separate kitchen area or utilities

**REVIEW COMMENTS:** This conditional use permit request seems to be consistent with other similar request approved by this Board. The lot is a little over an acre and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any guest vehicle. All utilities will have to be interconnected to the primary home there should be no separate utilities. Staff notes that if CUP is approved the outdoor kitchen would need to be removed in order to comply with the conditions. Staff mailed out 32 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) The applicant must comply with the provisions outlined in Section 1.56-4 of the zoning Code,
- 2) The unit may not have a separate utility and electrical connections,
- 3) Transferability to other future owners imposing the same conditions imposed to this applicant,
- 4) Not to be used for rental purposes, and
- 5) Removal of the outdoor kitchen



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
 MISSION, TX 78372

PH: (956) 380-8672  
 FAX: (956) 380-8680

No.

TIFFANY DR.

39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

20	21	22
----	----	----

33	32	31
----	----	----

TULIPA

53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

CRISANTI

137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

INSPIRATION RD.

1	2	3	4	5
---	---	---	---	---

BASHAM SUBI

18	20	21	22	23
----	----	----	----	----

UNIT No. THOMPSON

38	37	36	35	34
----	----	----	----	----

12

SITE LOCATION

OLEANDER ESTATES

OLEANDER DR.

UNIT "A"

UNIT "B"

VILLAS DEL SUR

RAMIREZ LANE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----

5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----

Taurus Estates

153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

ORQUIDEA

FIRE STATION

No. 4

29-1

INSPIRATION COVE

# 200' RADIUS MAILOUT MAP



CITY OF MISSION

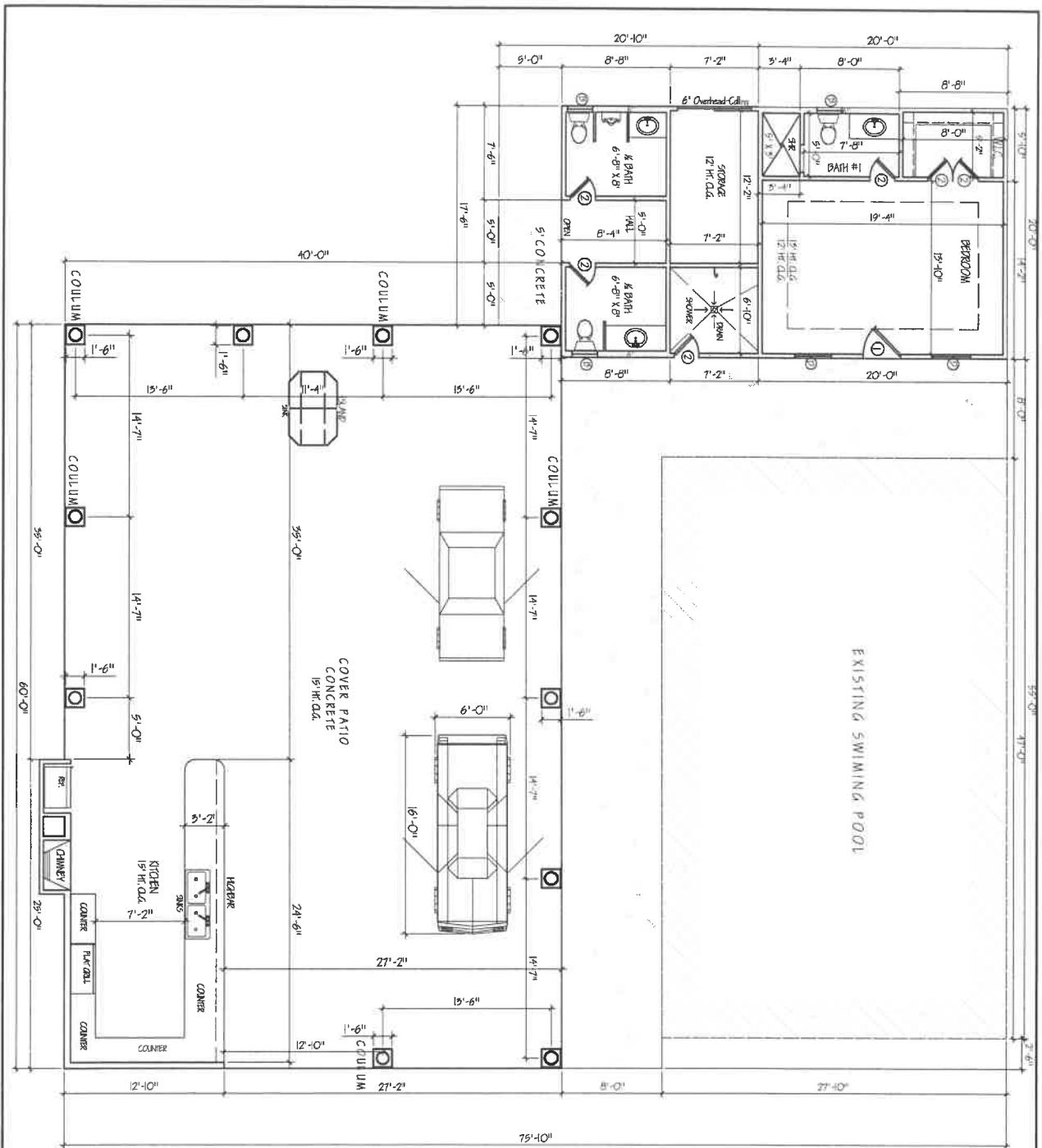
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78372  
PH: (956) 580-8672  
FAX: (956) 580-5660

No.



OLEANDER DR.

SITE  
LOCATION



FLOOR PLAN

SCALE: 1/8" = 1'-0"

DOOR SCHEDULE	
1	6'0" EXT. LANT. FRONT DOOR W/ 2/RE LIGHTS
2	6'0" INT. LANT. H. C. FLUSH

WINDOW SCHEDULE	
A	30"0" SH. ALUM. W/ SCREEN OPS. (LFD)
B	24"0" SH. ALUM. W/ SCREEN OPS. (LFD)
D	36"0" SH. ALUM. W/ SCREEN

AREAS	SQ. FT.
LIVING	716
COVER PATIO	2,422
SIDEWALK	665
<b>TOTAL</b>	<b>3,801</b> sq. ft.

**FLOOR PLAN**

PROPOSED COVER PORCH  
GUEST ROOM & SHOWER POOL  
JUAN SANCHEZ  
2001 OLEANDER DR., MISSION, TEXAS

**HERA DESIGN'S**  
LUIS HERNANDEZ  
RESIDENTIAL DESIGN  
(817) 943-6200  
EMAIL: HERADESIGN@HOTMAIL.COM

O2460-0A-000-0008-00 ( 251060)  
GARCIA LEONEL JR  
1805 SALINAS ST  
MISSION TX 78572

O2460-0A-000-0009-00 ( 251061)  
CHAVEZ ANNA MARTHA  
2005 OLEANDER DR  
MISSION TX 78573

O2460-0A-000-0010-00 ( 251062)  
RANGEL GERARDO & MAGDA A  
2009 OLEANDER DR  
MISSION TX 78573

O2460-0A-000-0018-00 ( 345145)  
VALDEZ ELDA AIDE  
2004 OLEANDER DR  
MISSION TX 78573

O2460-0A-000-0019-00 ( 345146)  
GONZALEZ EPIGMENIO  
2000 OLEANDER DR  
MISSION TX 78573

O2460-0A-000-0020-00 ( 345147)  
SANCHEZ HERMINIO & EDITH  
2001 OLEANDER DR  
MISSION TX 78573

T0940-02-000-0014-00 ( 514475)  
PEREZ MARTIN C JR & VIVIANA GONZALEZ  
3409 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0015-00 ( 514476)  
GARZA CARLOS M & ANNA MARIA  
3411 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0016-00 ( 514477)  
RODRIGUEZ ARNOLDO & BRENDA  
3501 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0017-00 ( 514478)  
BERMUDEZ RODOLFO  
3503 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0018-00 ( 514479)  
LARA EDUARDO & BLANCA  
3505 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0019-00 ( 514480)  
RODRIGUEZ HORACIO  
612 W DIAMOND HEAD AVE  
MISSION TX 78573

T0940-02-000-0020-00 ( 514481)  
GARCIA MELISSA  
3509 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0021-00 ( 514482)  
AGUILERA MARIO & RAQUEL  
3511 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0022-00 ( 514484)  
CARDENEZ ORLANDO  
MARIA JESUS SAENZ  
2909 CYPRESS DR  
DONNA TX 78537

T0940-02-000-0023-00 ( 514485)  
URESTI EDUARDO & EMA ESTELA PADILLA  
3603 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0024-00 ( 514486)  
GONZALEZ HERNAN & NANCY G  
3605 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0025-00 ( 514487)  
JACOBO JUAN RAMIREZ  
PO BOX 2383  
MISSION TX 78573

T0940-02-000-0062-00 ( 514525)  
GOMEZ DANIEL  
MARIA ELMA CORTEZ  
3604 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0063-00 ( 514526)  
GUZMAN PABLO JR & ROSALINDA  
2309 BETO DR  
MISSION TX 78574

T0940-02-000-0064-00 ( 514527)  
DIANAS ZULEIGH  
3600 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0065-00 ( 514528)  
ELIZONDO JOSE & GUADALUPE L  
3510 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0066-00 ( 514529)  
MENDIOLA GUADALUPE  
3508 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0067-00 ( 514530)  
JIMENEZ MARIA DE LOURDES  
3506 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0068-00 ( 514531)  
LAND GRABBER LLC  
550 W 3 MILE LINE  
PALMHURST TX 78573

T0940-02-000-0069-00 ( 514532)  
MORENO JUANITA  
3500 TULIPAN ST  
MISSION TX 78573

T0940-02-000-0070-00 ( 514533)  
GARZA MAGDALENA  
3410 TULIPAN ST  
MISSION TX 78573

V3815-00-000-0021-00 ( 511957)  
GALVAN ISELA G & GERARDO  
2000 RAMIREZ LN  
MISSION TX 78573

V3815-00-000-0022-00 ( 511958)  
ACOSTA JAVIER H & MINERVA V  
2002 RAMIREZ LANE  
MISSION TX 78573

V3815-00-000-0023-00 ( 511959)  
SANCHEZ NOHELIA  
1912 RAMIREZ LN  
MISSION TX 78573

V3815-00-000-0024-00 ( 511960)

PONCE ELVA

1914 RAMIREZ LN

MISSION TX 78573

V3815-00-000-0025-00 ( 511961)

ALVARADO LAURA I

2008 RAMIREZ LN

MISSION TX 78573