

ITEM# 1.6

CONDITIONAL USE PERMIT: Guest/Pool House on Property Zoned
Large Lot Single Family Residential
2211 Monaco Drive
Lot 9, Monaco Subdivision
R-1A
Jesus Treviño

REVIEW DATA

The subject site is located approximately 780' west of Shary Road along the north side of Monaco Drive – see vicinity map. The applicant is requesting a conditional use permit for the construction of a guest/pool house. The proposed guest/pool house and garage will have 966' square feet. It will consist of (1 bedroom), (2) bathrooms, laundry room, and a double garage. Guest houses are allowed in a Large Lot Single Family 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:

The lots total square footage is 20,438 and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any guest vehicle. The guest home must be connected to the same water and electrical meters, i.e. no separate utilities. Staff mailed out 24 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Since no kitchen is included, staff recommends approval subject to: 1) no separate utility and electrical connections, 2) transferability to other future owners imposing the same conditions imposed to this applicant, and 3) not to be used for rental purposes.



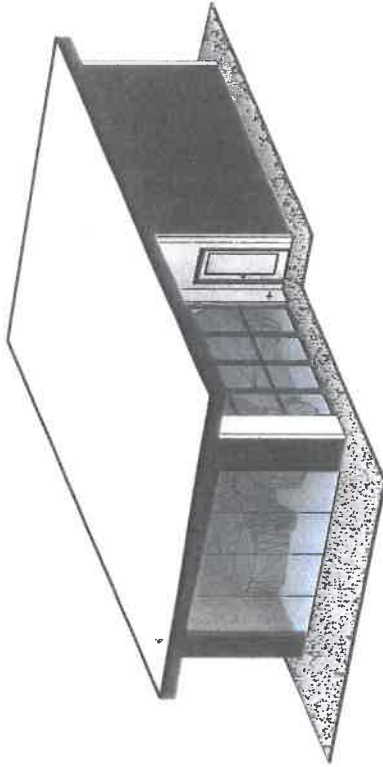
1201 E. 8th. Street
MISSION, TX 78572

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

No.



2211 MONACO DR
MISSION, TX



DETAIL NUMBER
SECTION CUT
BUILDING CROSS
SECTION
ELEVATION
ROOM NAME
KEY NOTE
WALL TAG
WINDOW TAG
DOOR TAG
FINISH TYPE TAG
EQUIPMENT TAG

EXTERIOR PARTITION
INTERIOR PARTITIONS
PARTITION OR MATERIAL TO BE REMOVED

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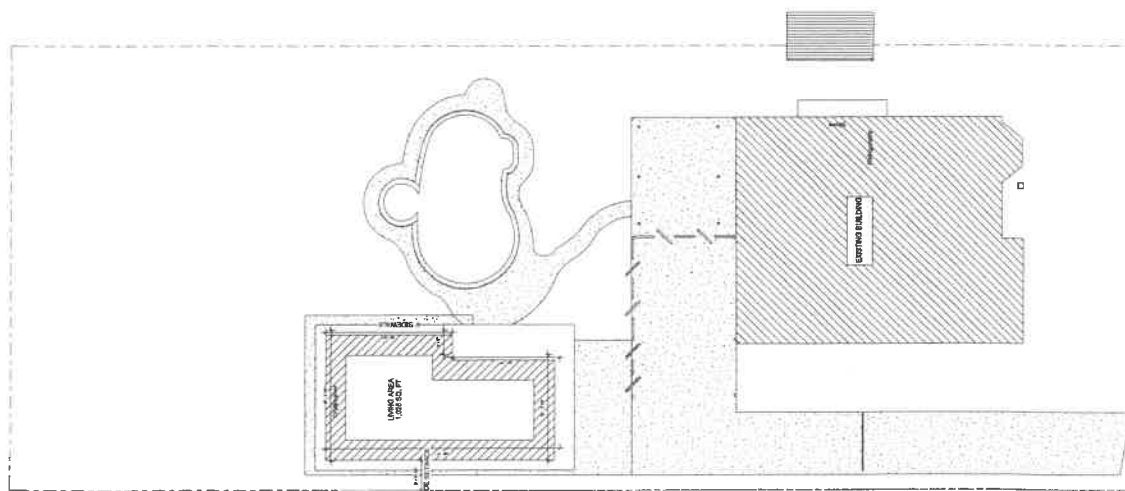
Sheet Number

A100	SITE PLAN
A101	FOUNDATION PLAN
A102	FLOOR PLAN
A103	ROOF PLAN
A104	ELEVATIONS
A105	ELEVATIONS
A106	PLUMBING PLAN
A-103.1	ROOF STRUCTURE
A-103.2	ROOF SECTIONS
A-103.3	ILLUMINATION
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GENERAL NOTES:

- [illegible]

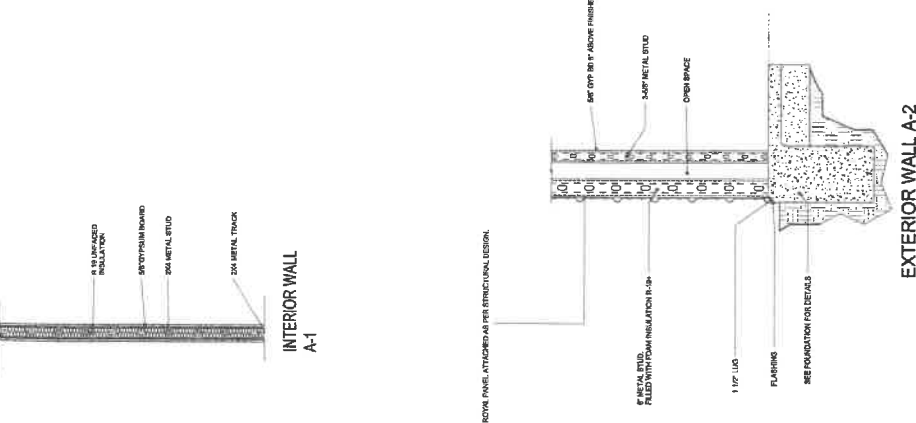
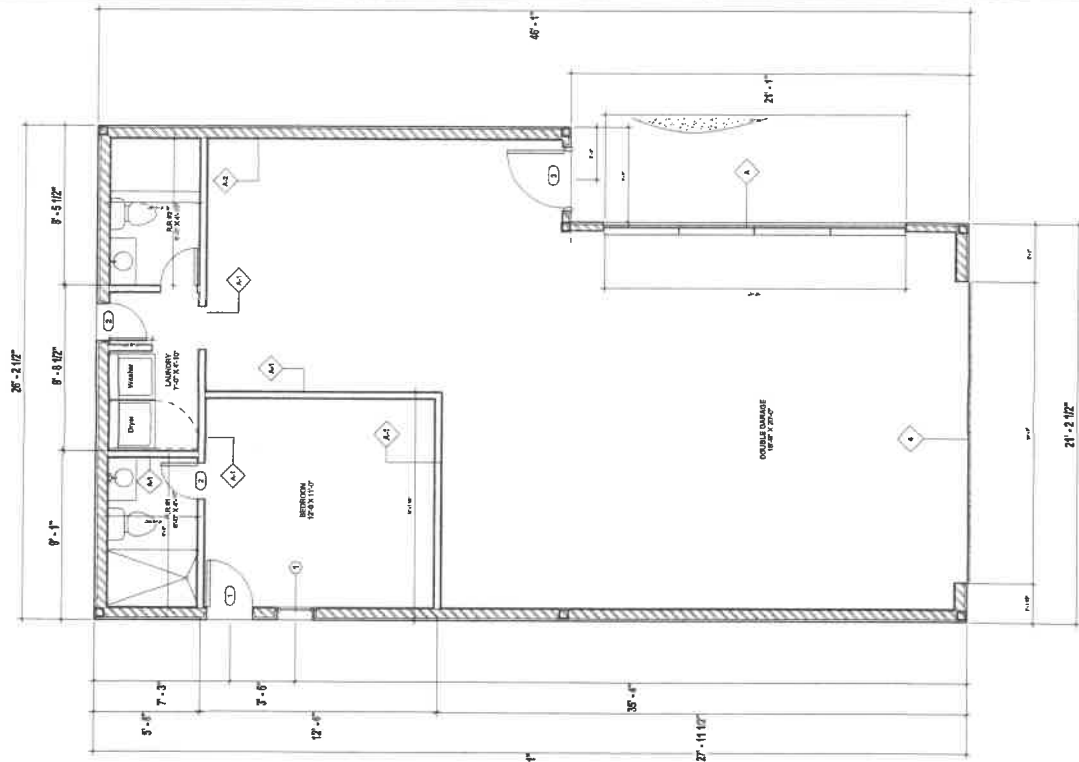




9. **SEVERAL INJURIES**
A CONTRACTOR SHALL VERIFY CREWMEN'S AND VISITING CONDITIONS AT THE JOB SITE AND REPORT ANY INJURY TO THE PROJECT SUPERVISOR IMMEDIATELY. THE PROJECT SUPERVISOR SHALL BE RESPONSIBLE FOR THE WORK, ACCIDENT-RELATED TRAFFIC AND FOR THE PROTECTION OF THE PROJECT WORK.
A. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
B. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
C. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
D. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
E. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
F. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
G. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
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I. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
J. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
K. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
L. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
M. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
N. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
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P. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
Q. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
R. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
S. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
T. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
U. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
V. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
W. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
X. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
Y. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.
Z. ALL INJURY INCIDENTS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR IMMEDIATELY.

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DOOR SCHEDULE		
DOOR	COUNT	WIDTH HEIGHT
1	1	3'-0" 7'-0"
2	2	2'-0" 7'-0"
3	1	3'-4" 7'-0"
4	1	6'-0" 10'-0"



EXTERIOR WALL A-2

M5675-00-000-0000-00 (574215)
MONACO HOMEOWNERS ASSOC
PO BOX 720875
MCALLEN TX 78504

M5675-00-000-0006-00 (574192)
CONTRERAS REYNALDO & MARY ANN
2303 MONACO DR
MISSION TX 78573

M5675-00-000-0007-00 (574193)
GARCIA EDUARDO JAVIER & SHARON
2301 MONACO DR
MISSION TX 78573

M5675-00-000-0008-00 (574194)
SAAVEDRA CLAUDIA B & ADRIAN
2213 MONACO DR
MISSION TX 78573

M5675-00-000-0009-00 (574195)
TREVINO JESUS A & GLADYS A VELA
2211 MONACO
MISSION TX 78573

M5675-00-000-0010-00 (574196)
LOUCK RAY & SABRINA RODRIGUEZ
2209 MONACO DR
MISSION TX 78573

M5675-00-000-0011-00 (574197)
FRETTO JOSHUA B
4405 S SHARY RD 536
MISSION TX 78572

M5675-00-000-0012-00 (574198)
TAGLE CHRISTOPHER & ANGIELA M
2205 MONACO DR
MISSION TX 78573

M5675-00-000-0017-00 (574203)
VERA FERNANDO
2204 MONACO DR
MISSION TX 78573

M5675-00-000-0018-00 (574204)
FLORES HERMILO
LAYRA Z CANALES
2206 MONACO DR
MISSION TX 78573

M5675-00-000-0019-00 (574205)
RUSSELL ROBERT D & BRENDA C
2208 MONACO DR
MISSION TX 78573

M5675-00-000-0020-00 (574206)
GONZALEZ ESTEBAN A & CONSUELO C
2210 MONACO DR
MISSION TX 78573

M5675-00-000-0021-00 (574207)
GARZA ELEODORO & OFELIA
2212 MONACO DR
MISSION TX 78573

M5675-00-000-0022-00 (574208)
DE LEON ANNA M & FRANCISCO LUNA JR
2300 MONACO DR
MISSION TX 78573

M5675-00-000-0023-00 (574209)
GONZALEZ RICARDO & YOLANDA
2302 MONACO DR
MISSION TX 78573

N0220-00-000-0000-00 (630084)
FUENTES ELEUTERIO
2312 NAPPA VALLEY DR
MISSION TX 78573

N0220-00-000-0018-00 (630071)
MARTINEZ ADRIANA C & PEDRO O
2204 NAPPA VALLEY DR
MISSION TX 78573

N0220-00-000-0019-00 (630072)
ALVAREZ PEDRO A & MARY M
2206 NAPPA VALLEY DR
MISSION TX 78573

N0220-00-000-0020-00 (630073)
VEGA FRANZ J GARCIA & SHELBY LYNN
904 W SOLAR DR
MISSION TX 78574

N0220-00-000-0021-00 (630074)
GUERRA JOSE J & ANABEL
2210 NAPPA VALLEY DR
MISSION TX 78573

N0220-00-000-0022-00 (630075)
ALLEN DEREK M
2212 NAPPA VALLEY DR
MISSION TX 78573

N0220-00-000-0023-00 (630076)
FABELA ENRIQUE Q & LYRA G
803 COLORADO CT
MISSION TX 78572

N0220-00-000-0024-00 (630077)
GUERRERO ROQUE A & FAYNNA
2300 NAPPA VALLEY DR
MISSION TX 78573

N0220-00-000-0025-00 (630078)
RICO MANUEL ROMO & DAISY L GUERR
2302 NAPPA VALLEY DR
MISSION TX 78573