



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Zoning Board of Adjustments of the City of Mission, Texas will hold a Regular Meeting on Wednesday, **April, 23 2025 at 4:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** and by Teleconference, to consider the following matters:

The Public Dial Information to Participate Via Zoom/Telephone Meeting is as Follows:
Time: April 23, 2025 04:30 PM Central Time (US and Canada)

Meeting ID: 821 7674 2582

Passcode: 242441

One tap mobile

+13462487799, Meeting ID: 82176742582 # Password: 242441

REGULAR MEETING

1. Call to Order
2. Disclosure of Conflict of Interest
3. Citizens Participation
4. Approval of Minutes
- 1.1 Approval of Minutes for ZBA Meeting – March 13, 2025 - Cervantes

PUBLIC HEARING

- 1.1 Consider a variance request to allow a 6 foot rear setback instead of the required 10 feet utility plus a 15 feet irrigation easement for a total of 25 feet rear setback for a swimming pool, located at 2416 E. 20th Street, being Lot 58, Shary Villas Subdivision, Applicant: Yuliana Salinas - Cervantes
- 1.2 Consider a variance request to allow a total of 4,982.00 square feet, instead of the maximum 2,125.60 square feet which equals to 40 percent allowed for accessory structures at a .87 acre tract of land out of the north 600 feet of the south 1,016.00 feet and a .97 acre tract of land out of the north 600 feet of the south 1,016.00 feet of the east 330 feet both out of Lot 282, John H. Shary Subdivision, located at 3009 N. Glasscock Road, Applicant: Mark M. & Deedre Payne - Cervantes
- 1.3 Consider a variance request to allow an accessory structure (carport) to encroach eight (8) feet into the required eighteen (18) foot front yard setback for carports in a R-1 (Single Family Residential District), located at 614 Ramirez Lane, being Lot 7, Mayberry Gardens Subdivision. Applicant: Jeffery Miller - Cervantes
- 1.4 Consider a variance request to allow a 2.3' side setback instead of the required 6' and a 4' front/garage setback instead of the required 18' for a proposed replacement of a carport at 1601 Mission Avenue, being Lot 1, Block 7, Fiesta Village. Applicant: Jeffrey Horne – Cervantes

1.5 Consider a variance request to allow a total of 4,428 square feet instead of the maximum 2,802 square feet, which equals 40 percent allowed for an accessory structure for an enclosed Storage/Garage building, located at 1907 Royal Palm Drive, being Lot 33B, Southwind Estates Unit II Subdivision Applicant: – Carlos Lerma

1.6 Consider a variance request to allow a 6' rear setback instead of the required 10' for a 26' by 28' detached rear patio structure, located at 3106 Hillcrest Drive, being Lot 20, Hillcrest Valley Subdivision, Applicant – Blanca Morin - Cervantes

ADJOURNMENT

Signed this the 17th day of April, 2025

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 17th day of April, 2025 at 4:30 p.m.

Anna Carrillo, City Secretary

NOTICE OF REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENTS OF THE CITY OF MISSION

Notice is hereby given that on the **23rd day of April, 2025** the Zoning Board of Adjustments of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Board at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Board may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

Should any final action, final decision, or final vote be required in the opinion of the Board with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting;
or
- (b) at a subsequent public meeting of the Board upon notice thereof; as the Board shall determine.

On this the **17th day of April, 2025** this Notice was emailed to news media who had previously requested such Notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street at 4:30 p.m. on said date.

Anna Carrillo, City Secretary