



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Special Zoning Board of Adjustments of the City of Mission, Texas will hold a Special Meeting on **Tuesday, June 30, 2026 at 4:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Zoning Board of Adjustments, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

1. Call to Order
2. Disclosure of Conflict of Interest
3. Citizens Participation

APPROVAL OF MINUTES

1. Approval of Minutes for ZBA Meeting - May 27, 2026

PUBLIC HEARING

2. Public hearing and consideration of a variance request to allow a 2-foot side setback instead of the required 6 feet, for a proposed 40' x 15' carport, being Lot 91, Fairmont Estates Subdivision, located at 3007 Silver Avenue, Applicant: Erik Rodriguez – Cervantes
3. Public hearing and consideration of a variance request to allow a 8' 6" front setback instead of the required 20 feet, and a 1' 7" side setback instead of the required 6' for a 20' x 24' existing carport, being Lot 72, Tabasco Subdivision, located at 609 W. 30th Street, Applicant: Arturo Gonzalez – Cervantes
4. Public hearing and consideration of a variance to allow a 1'-9" front setback instead of the required 18' front setback for a 20'x 21'-2" existing carport, being Lot 34, Villa Escondida Subdivision, located at 1207 Sonora Street, Applicant – Maximo Campuzano - Cervantes
5. Public hearing and consideration of a variance to allow a 0' front setback instead of the required 18' and a 0' side setback instead of the required 6' for a 17' x 20' existing carport, being the West 58' of Lot 1, Block 175, Mission Original Townsite Subdivision, located at 1022 Perkins Avenue, Applicant – Cecilia Maria Maldonado - Cervantes
6. Public hearing and consideration of a variance to allow a 5.2 ' side setback instead of the required 6' for an existing duplex, being Lot 20, Troser Creek Subdivision, located at 613 Mountain Road, Applicant – Raymundo Platas - Cervantes

Notice Regarding Executive Session: The City of Mission Zoning Board of Adjustments may convene in a closed meeting, also known as Executive Session, at any time during the course of this meeting for any posted item, as authorized by the Texas Open Meetings Act, Tex. Gov't Code Chapter 551, including, but not limited to, Tex. Gov't Code §§ 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 551.089, and Tex. Gov't Code §§ 418.175–.182, as

applicable. Any final action, decision, or vote on a matter deliberated in Executive Session will be made only in open session in accordance with law.

ADJOURNMENT

Signed this the 23rd day of June, 2026

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 **23rd day of June, 2026** and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

**ZONING BOARD OF ADJUSTMENTS
MAY 27, 2026
CITY HALL'S COUNCIL CHAMBERS**

Item 1.

ZBA PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
Dolly Elizondo

ZBA ABSENT

William Ueckert Jr.

STAFF PRESENT

Xavier Cervantes
Susie De Luna
Jessica Munoz
Alex Hernandez
Ana Bazaldua
Eden Ramirez

GUESTS PRESENT

Rebecca Castillo
Dilbag Singh
Arturo Gonzalez
Amparo Gonzalez
J. Shi
Joel R. Saenz

CALL TO ORDER

Chairman Salazar called the meeting to order at 4:30 p.m.

CITIZENS PARTICIPATION

Chairman Salazar asked if there was anyone in the audience who had anything to present or express that was not on the agenda.

There was none.

APPROVAL OF MINUTES FOR MARCH 25, 2026

Chairman Salazar asked if there are any corrections to the minutes. Ms. Elizondo moved to approve the minutes as presented. Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 2

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A 10' REAR SETBACK INSTEAD OF THE REQUIRED 15' FOR A PROPOSED COMMERCIAL BUILDING, BEING LOT 1, PEDIATRICS AT SHARYLAND SUBDIVISION, LOCATED AT 2403 COLORADO STREET, REQUESTED BY: JOSE DE LEON

Ms. De Luna stated the request is not to comply with subdivision plat note #3 rear setback, which states the following: Front setback: 30 feet along Colorado Street Rear setback: 15 feet or greater for easement Side Setback: 0 feet or greater for easement Mr. De Leon is proposing to construct a 6,825 square foot commercial plaza. He would like the board to consider the proposed adjustment to provide sufficient space for the required site operations and to ensure a functional, efficient site layout. The requested reduction is limited in scope and intended only to accommodate the property's operational needs. Pediatrics at Sharyland Subdivision was recorded on May 26, 2011. The subject property is located approximately 294' east of Shary Road along the north side of Colorado Street. The lot fronts Colorado Street with a width of 120.87 feet and a length of 192.53' for a total of 23,271.10' square feet. The property is currently vacant. The lots to the north, south and west are vacant; and the lot to the east has a commercial building. Staff has not received any calls regarding this variance request. Staff mailed out 9 notices to the surrounding property owners. Staff notes that no other variances have been considered in this subdivision. The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may: "Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use", and "Authorize in specific cases a variance from the terms of a zoning ordinance if

the variance is not contrary to the public interest, and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done". There is a new state law, HB1475, that allows variances to be granted if: The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code; Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or the municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Staff recommends approval of the variance request.

Mr. Flores asked is this was for the rear setback

Ms. De Luna replied Yes, there's a 15 foot rear setback. But there's a 10 foot utility easement, so they're wanting to move the building five feet within into the 15 foot setback. Not the easement, but within the setback.

Chairman Salazar asked if there was anyone in pro or against the item.

Mr. Dilbag Singh. The owner of the Holiday Inn Hotel on Shary Road. expressed deep safety concerns regarding the variance request and the possible effects if could have in the event of an emergency. He expressed concern as to this being the first time the City gets this sort of request to what Ms. Elizondo and Mr. Flores appeased his concern letting him know this is a routine procedure and it's very frequent for this sort of request to be presented before the Zoning Board of Adjustments.

Mr. Joel Saenz assistant Fire Marshal from the Mission Fire Department took the stand to share his findings in conjunction with the Fire Marshal, stating that the variance request presented no fire hazard to the Holiday Inn, Wings and Rings and/or adjacent buildings, remarking that Holiday Inn and Wings and Rings are 100% sprinklered and can be accessed from parking lot areas. Mr. Saenz remarked the different access points for ladder trucks and aerial devices and explained that no matter if there were to be a fence around Holiday Inn, they would have to comply with all City Codes and safety requirements.

Chairman Salazar proceeded to ask if the applicant was present and Ms. De Luna stated the applicant was not present but had designated a person to represent him, but they were also absent. Chairman Salazar proceeded to push the item towards the end of the meeting and advised staff to try to make contact with owner or representative to make themselves available to prevent the item from being tabled since the board had questions for the applicant.

There being no further discussion, Chairman Salazar entertained a motion to close the public hearing. Mr. Garza moved to close the public hearing. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously

ITEM # 3**PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 25-FOOT REAR SETBACK/UTILITY AND IRRIGATION EASEMENT FOR A PROPOSED SWIMMING POOL, BEING LOT 35, CROWN POINTE PHASE 4 SUBDIVISION, LOCATED AT 1607 LILA BETH LANE, APPLICANT – REBECCA CASTILLO**

Ms. De Luna stated the request is for a variance not to comply with Section 1.37 (5) (f) of the Mission Code of Ordinances, which states: Minimum depth of rear setback: 10 feet. The site is located 110 feet East of Melissa Rea Street along the North side of Lila Beth Lane. The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 25-foot rear setback/utility, and irrigation easement. Crown Pointe Phase 4 Subdivision was recorded on February 22, 2000. The subject lot has a total area of 14,630.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 22 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variances in this subdivision. Legal Description Variance Request Date of Meeting Recommendation Lot 34, Phase IV 18'-8" rear setback 09-21-2000 Approved.

STAFF RECOMMENDATION:

Staff recommends denial. This request does not qualify as an undue hardship. However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint," and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

Chairman Salazar asked if the applicant was present.

Ms. Rebecca Castillo at 1607 Lila Beth stated that after doing some research with her neighbors she found of lots 34 and 37 have requested similar variances for swimming pools and have gotten them approved. She also stated that she is following all the proper steps gathering the proper documentation to support this request.

There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 4**PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 10-FOOT REAR SETBACK/UTILITY EASEMENT FOR A PROPOSED SWIMMING POOL, BEING LOT 64, TAURUS ESTATES NO. 9 PHASE 1 SUBDIVISION, LOCATED AT 2001 W. 42 ½ STREET, APPLICANT – VICTOR PENA**

The request is for a variance not to comply with Section 1.37 (5) (f) of the Mission Code of Ordinances, which states: Minimum depth of rear setback: 10 feet. The site is located 72 feet East of Hillcrest Drive along the South side of W. 42 ½ Street. The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 10-foot rear setback/utility easement Taurus Estates No. 9 Phase 1 Subdivision was recorded on January 9, 2002. The subject lot has a total area of 6,700.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 28 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variances in this

subdivision. Legal Description Variance Request Date of Meeting Recommendation Lot 11, Blk 4 Phase I 14-foot corner 04-15-2009 Denied Lot 61, Blk 3 Phase I 1.1' side/ 1.3' rear/ 7-20-2022 Approved 6' rear & 3' side Lot 91, Blk 3 Phase I 0' front 4-21-2021 Approved

STAFF RECCOMENDATION:

Staff recommends denial. This request does not qualify as an undue hardship. However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint," and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

Chairman Salazar asked if the applicant was present.

Victor Peña from 2001 West 42 ½ Street stated his case and detailed all the steps he has taken to take all safety and City mandated precautions. Complying with utility easements in regards to the new utilities being moved to the front of the property.

There being no further relevant discussion in regards to the request. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously

BREAK: 5:10 PM

Chairman Salazar called a break in the meeting to give time for the owner/representative of Item # 2 to show up for further clarification in regards to the request.

CALL TO ORDER

Chairman Salazar went back to item # 2 on the agenda at 5:13 p.m.

Mr. Gutierrez spoke on behalf of Jose de Leon and stated the case and the need to encroach in the 5 ft. requested in order to comply with the parking requirements set by the City and satisfy the needs of Mr. De Leon and his project development, Mr. Gutierrez further more stated that this approval depends on whether Mr. De Leon further invests in the land and project overall.

There being no further relevant discussion in regards to the request. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously

ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion, Mr. Flores moved to adjourn. Mr. Elizondo seconded the motion. Upon a vote, the motion passed unanimously at 5:19 p.m.

Alberto Salazar, Chairman
Zoning Board of Adjustments



**AGENDA ITEM & RECOMMENDATION
SUMMARY**

MEETING DATE: June 30, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Public hearing and consideration of a variance request to allow a 2-foot side setback instead of the required 6 feet, for a proposed 40' x 15' carport, being Lot 91, Fairmont Estates Subdivision, located at 3007 Silver Avenue, Applicant: Erik Rodriguez – Cervantes

NATURE OF REQUEST:

Project Timeline:

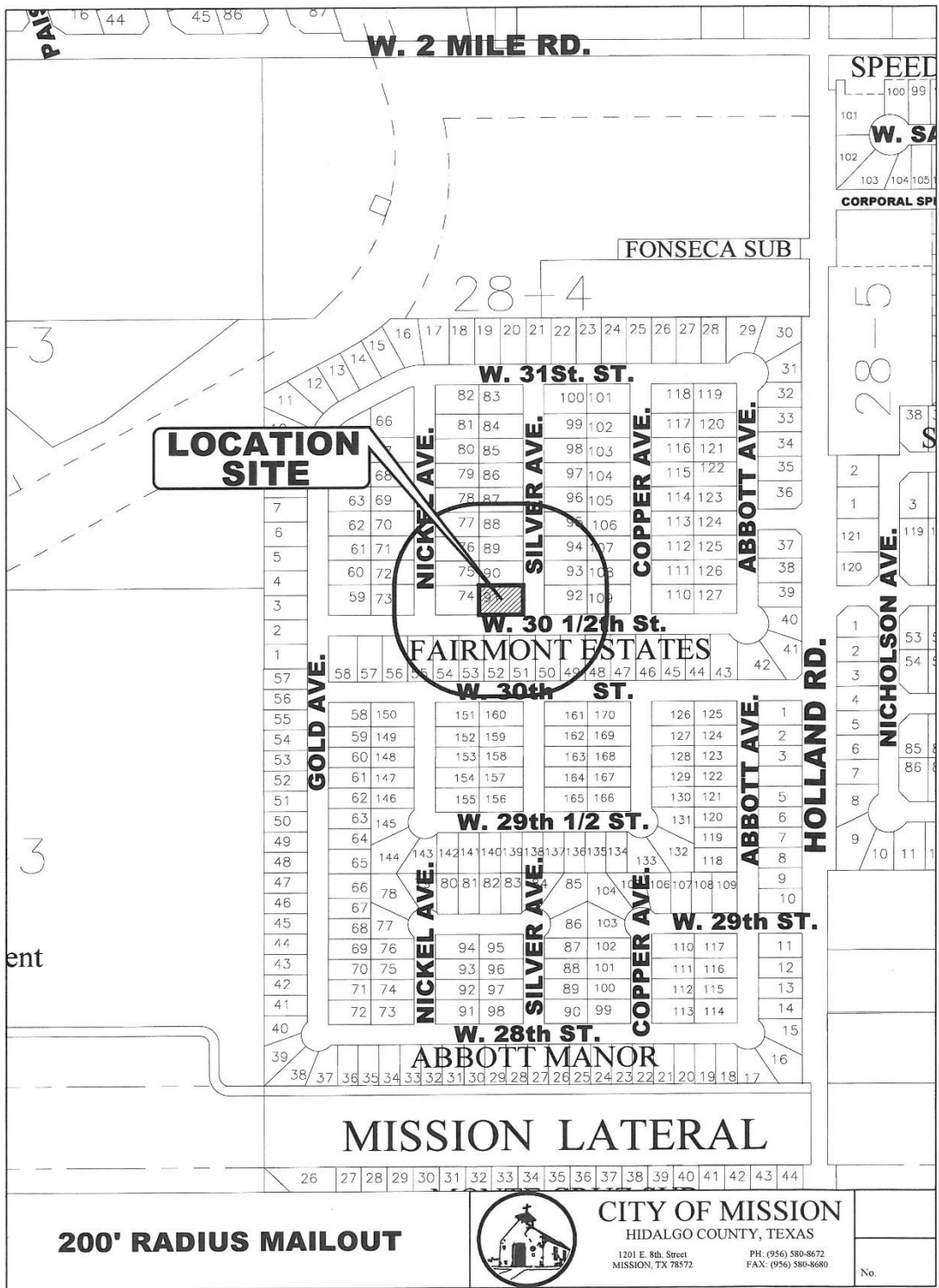
- March 27, 2026 – Application for Variance Request submitted to the City.
- June 19, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- June 30, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
- Minimum Front Setback: 20 feet
- Minimum Side Setback: 6 feet
- Minimum Garage/Carport Setback: 18 feet
- Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The property is located at 3007 Silver Ave, being Lot 91, Fairmont Estates Subdivision
- The applicant is requesting a variance to construct a 40'x15' carport within the side setback.
- Fairmont Estates Subdivision was recorded on November 2, 2001.
- The regular lot measures 72 feet in width by 103.00 feet in length for a total of 7,416 square feet.
- There is currently an existing 1,600 square foot single-family residence on the property.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 32 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has considered the following variances in this subdivision.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Action</u>
LOT 44	4.4' REAR;1' SIDE	5/17/2006	DENIED
LOT 42	2' REAR	2/1/2012	APPROVED
LOT 47	0' CARPORT; 4 SIDE AND 5' REAR	6/26/2024	DENIED

VICINITY MAP



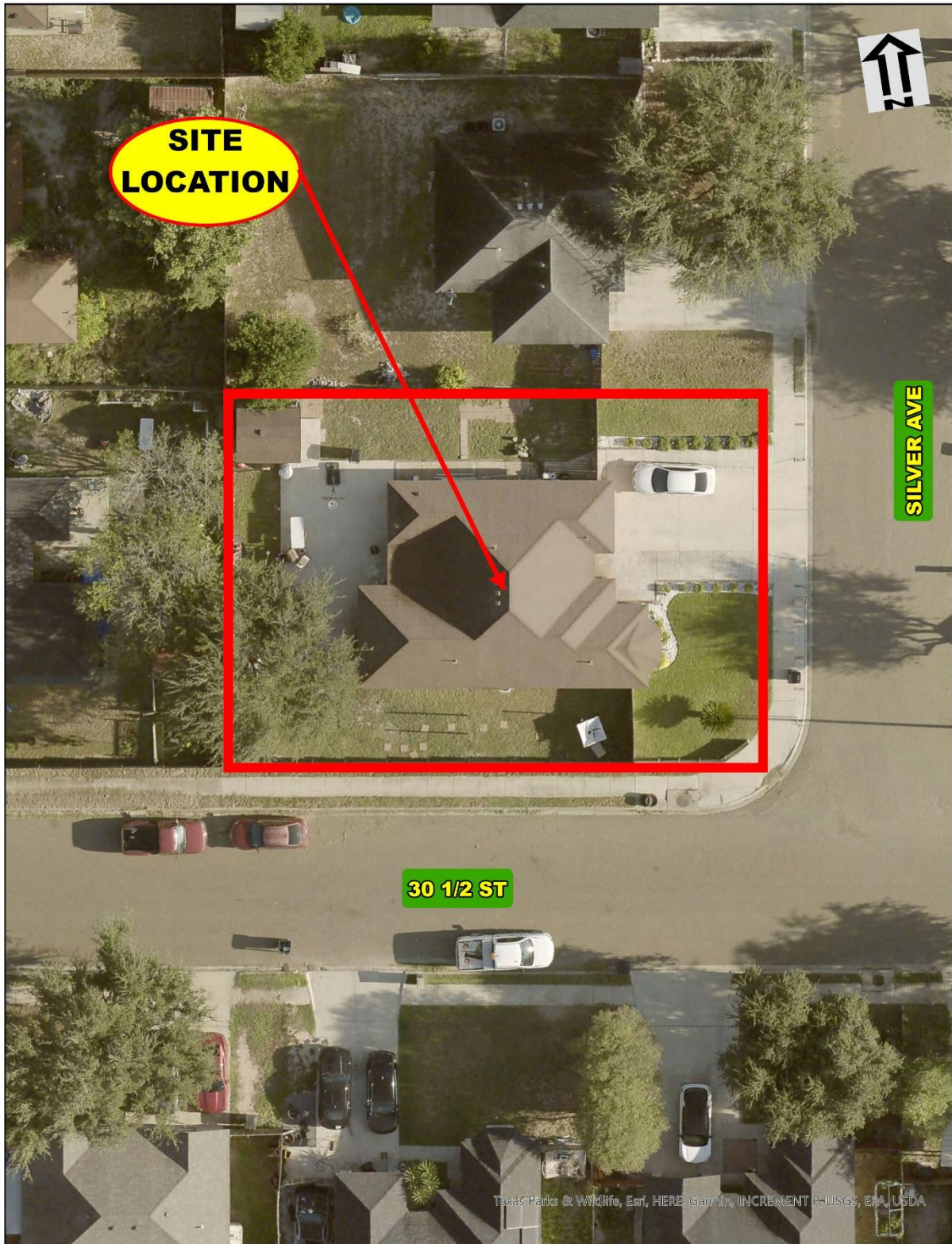
200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

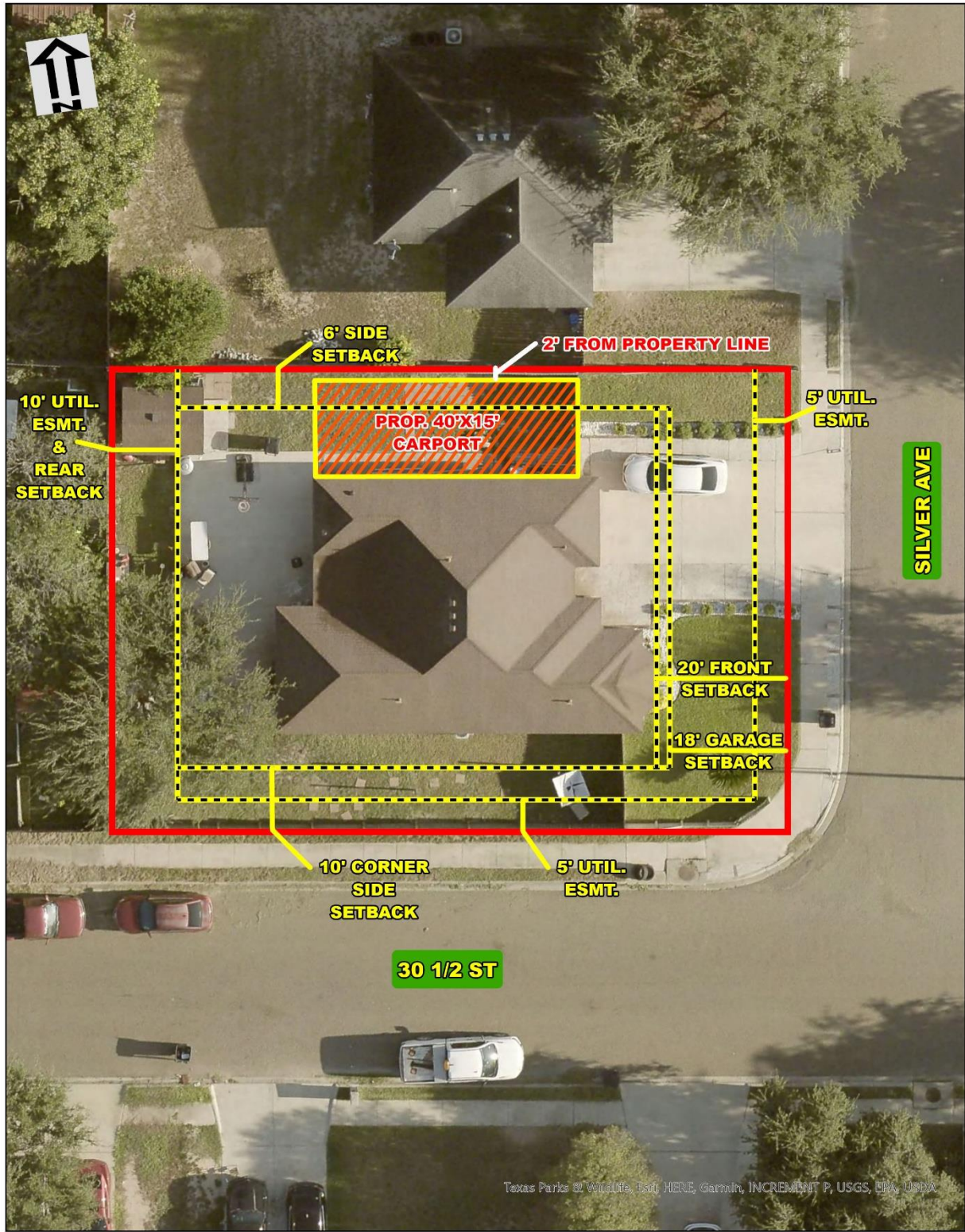
ARIEL MAP



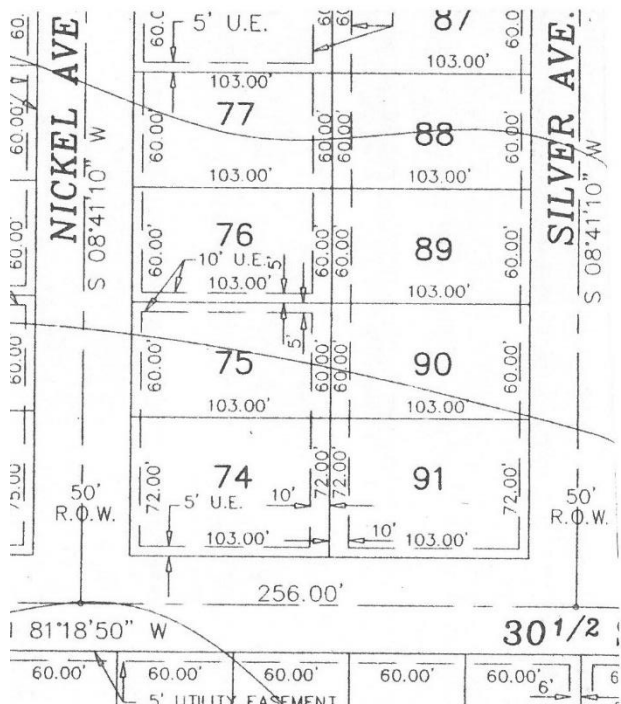
PICTURES



ARIEL WITH SETBACKS



ATTACHMENTS



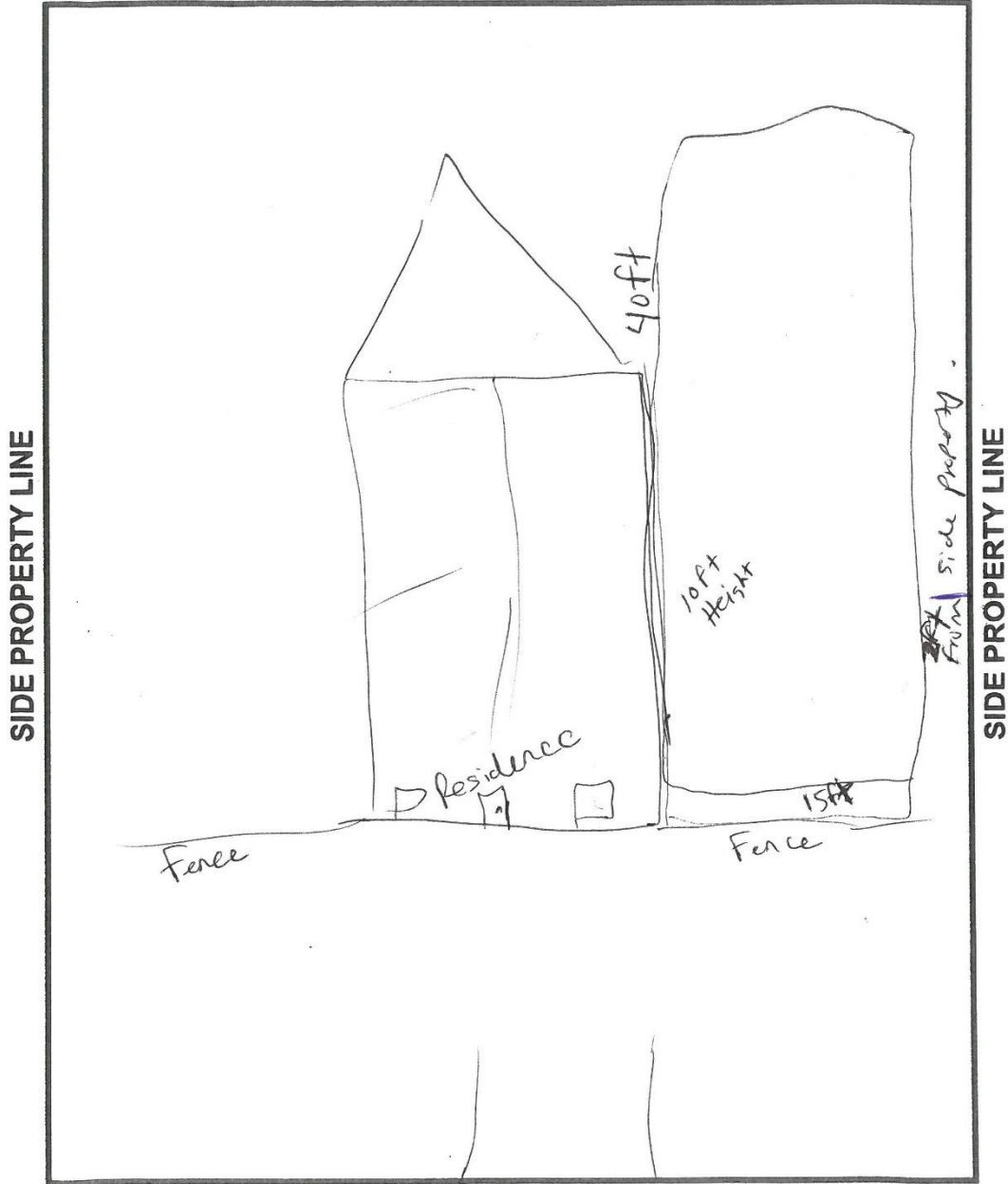
GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONES "C" ON A FLOOD INSURANCE R.A. MAP - COMMUNITY PANEL No. 480334 0400 C; REVISED NOV. 20, 1991.
2. FINISHED FLOOR ELEVATION SHALL BE T/C +18" AS MEASURED FROM THE CENTER OF EACH LOT.
3. A TOTAL OF 1.92 ACRE FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A TOTAL OF 665 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR EACH LOT.
4. NO BUILDINGS SHALL BE CONSTRUCTED ON ANY EASEMENTS.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 FRONT:.....20 FEET
 REAR:.....10 FEET OR GREATER FOR EASEMENT
 SIDE:.....6 FEET
 SIDE CORNER:.....10 FEET
 FRONT CUL-DE-SAC:.....10 FEET
 GARAGE:.....18 FEET
6. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
7. THE CITY OF MISSION SHALL HAVE A 15' x 15' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS.
8. NO LOT ACCESS OR FRONTAGE SHALL BE ALLOWED FOR LOTS 30 THRU 41 FROM HOLLAND AVENUE.
9. NO LOT ACCESS OR FRONTAGE SHALL BE ALLOWED FOR LOTS 41-57 FROM 30TH STREET.
10. A 5' WIDE SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF HOLLAND AVENUE BY THE DEVELOPER.
11. A 4' WIDE SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT.
12. A 6' BUFFER REQUIRED ALONG THE NORTH SIDE OF LOTS 11-16 AND EAST SIDE OF LOTS 30-41 BY THE DEVELOPER.
13. A WOOD FENCE BUFFER MUST BE CONSTRUCTED ON SOUTH SIDE OF LOT 1

ATTACHMENTS

PLOT PLAN
SHOW ALL EXISTING BUILDINGS AND STRUCTURES SHOW
NEW WORK AND DISTANCE TO PROPERTIES

REAR OF PROPERTY



FRONT OF PROPERTY

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
635346	F0457-00-000-0051-00	RAMIREZ MAURICIO A & YVETTE	1001 WEST 30TH 1/2 ST	MISSION	TX	78574-7794
635348	F0457-00-000-0053-00	TOMELGLO LLC	1207 E 29TH ST	MISSION	TX	78574-3745
635403	F0457-00-000-0108-00	MONTOYA JUAN PABLO & JULIA S	3009 COPPER AVE	MISSION	TX	78574-7790
635389	F0457-00-000-0094-00	RIOS JUDY	1210 W SOUTH DAKOTA ST	MISSION	TX	78573-0995
635384	F0457-00-000-0089-00	TORRES FRANK & MELVA	3011 SILVER AVE	MISSION	TX	78574-1547
635373	F0457-00-000-0078-00	GARCIA JOSE G & OLGA B CANTU	3014 NICKEL AVE	MISSION	TX	78574-1543
635347	F0457-00-000-0052-00	MERCADO ZENAIDA T	1003 W 30 1/2 ST	MISSION	TX	78574-7794
635401	F0457-00-000-0106-00	MARTIN MARY ANN	3013 COPPER AVE	MISSION	TX	78574-7790
635402	F0457-00-000-0107-00	GUERRA CYNTHIA	3011 COPPER AVE	MISSION	TX	78574-7790
635388	F0457-00-000-0093-00	HILARIO MARGARITA A & MATILDE R	3008 SILVER AVE	MISSION	TX	78574-1547
635385	F0457-00-000-0090-00	RODRIGUEZ FERNANDO	3009 SILVER AVE	MISSION	TX	78574-1547
635350	F0457-00-000-0055-00	GUAJARDO CYNTHIA	1009 W 30TH 1/2 ST	MISSION	TX	78574-7794
635349	F0457-00-000-0054-00	MARTINEZ CLAUDIA A	6600 LIMA LN	MISSION	TX	78574-3656
635351	F0457-00-000-0056-00	CONDES ANDYS L & LISSETTE DOMIGUEZ SANCHEZ	1101 W 30TH 1/2 ST	MISSION	TX	78574-7272
635382	F0457-00-000-0087-00	RODRIGUEZ JOSE LUIS & EVA AMELIA GARCIA	3015 SILVER AVE	MISSION	TX	78574-1547
635386	F0457-00-000-0091-00	RODRIGUEZ ERIK	3007 SILVER AVE	MISSION	TX	78574-1547
635345	F0457-00-000-0050-00	SIERRA RICARDO	909 W 30TH 1/2 ST	MISSION	TX	78574
635344	F0457-00-000-0049-00	KADER OMAR	15046 SAN FELICIANO DR	LA MIRADA	CA	90638-4542
635343	F0457-00-000-0048-00	BECERRA-GALVAN ARNOLDO	905 W 30TH 1/2 ST	MISSION	TX	78574-7793
635391	F0457-00-000-0096-00	ROSELLO ERIC & KARINA	3014 SILVER AVE	MISSION	TX	78574-1547
635390	F0457-00-000-0095-00	PEREZ YVONNE T	3012 SILVER AVE	MISSION	TX	78574-1547
635387	F0457-00-000-0092-00	GALVAN MICHELLE	3006 SILVER AVE	MISSION	TX	78574-1547
635366	F0457-00-000-0071-00	CANTU ELIANA & JOSE P	3011 NICKLE AVE	MISSION	TX	78574-7850
635367	F0457-00-000-0072-00	GARCIA RONNIE & MARISOL GUERRA	3009 NICKEL AVE	MISSION	TX	78574-7850
635368	F0457-00-000-0073-00	VARGAS-AYALA JAVIER A	3007 NICKEL AVE	MISSION	TX	78574-7850
635365	F0457-00-000-0070-00	HERNANDEZ JOSE A & MARGARITA	3013 NICKEL AVE	MISSION	TX	78574-7850
635404	F0457-00-000-0109-00	VASQUEZ MONICA	3007 COPPER AVE	MISSION	TX	78574-7790
635372	F0457-00-000-0077-00	PEREZ JOEL	3012 NICKEL AVE	MISSION	TX	78574-1543
635383	F0457-00-000-0088-00	RODRIGUEZ JUAN M & DALIA J	3013 SILVER AVE	MISSION	TX	78574-1547
635370	F0457-00-000-0075-00	OCANAS ERIK H & VERONICA C	3008 NICKEL AVE	MISSION	TX	78574-1543
635371	F0457-00-000-0076-00	MORENO RENE LEAL	3010 NICKEL AVE	MISSION	TX	78574-1543
635369	F0457-00-000-0074-00	GONZALEZ STEPHANIE M & JORGE L COLUNGA JR	3006 NICKEL AVE	MISSION	TX	78574-1543



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 30, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Public hearing and consideration of a variance request to allow a 8' 6" front setback instead of the required 20 feet, and a 1' 7" side setback instead of the required 6' for a 20' x 24' existing carport, being Lot 72, Tabasco Subdivision, located at 609 W. 30th Street, Applicant: Arturo Gonzalez – Cervantes

NATURE OF REQUEST:

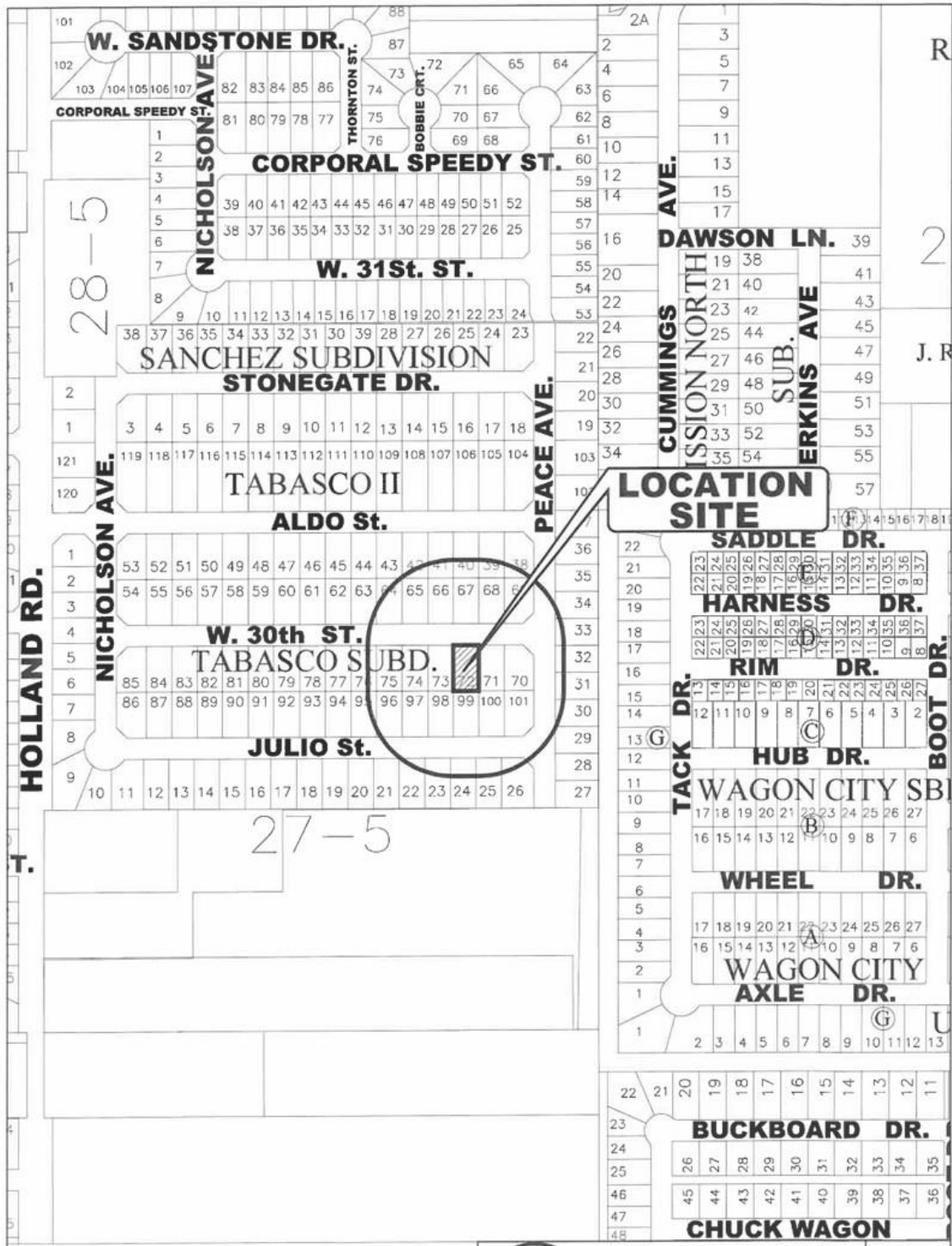
Project Timeline:

- April 23, 2026 – Application for Variance Request submitted to the City.
- June 19, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract and notice of public hearing was published in the Progress Times.
- June 30, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with Section 1.371(5)(e & g) of the Mission Code of Ordinances, which states:
 - Minimum depth of front setback: 20 feet, and
 - Minimum width of side setback:
 1. Internal lot: 6 feet
 2. Corner lot: 10 feet
 - Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the Zoning Board of Adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The applicant is requesting a variance to keep a 20'x 24' existing carport within the front and side setback.
- The board entertained a similar request at 707 W. 30th and was denied twice. Subsequently the applicant tore down the carport.
- The Special Accommodations Board approved a similar carport at 611 W. 30th due to health reasons
- The Tabasco Subdivision was recorded on May 14, 2003. The regular lot measures 60 feet in width by 107.50 feet in length for a total of 6,450 square feet. The site is located along the South side of W. 30th Street approximately 120 feet West of Peace Avenue.
- There is currently an existing 1,500 square foot single-family residence on the property. The applicant constructed the carport without obtaining the proper permits.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- City officials from the Code Enforcement Division noticed the carport and gave the property owner a notice of violation for the construction of the structure without a building permit.

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

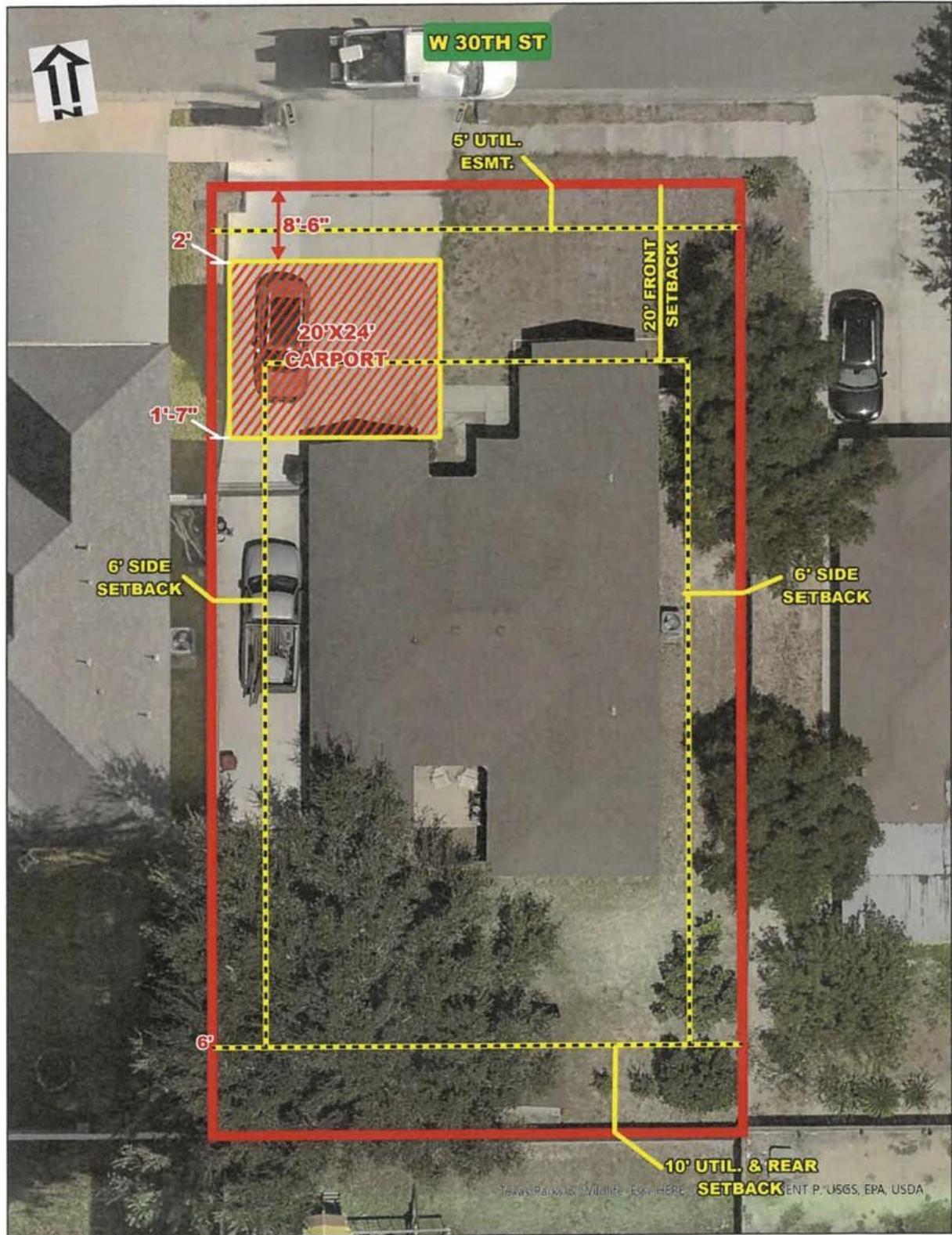
PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



AERIAL WITH GRAPHICS



PHOTO



PHOTO



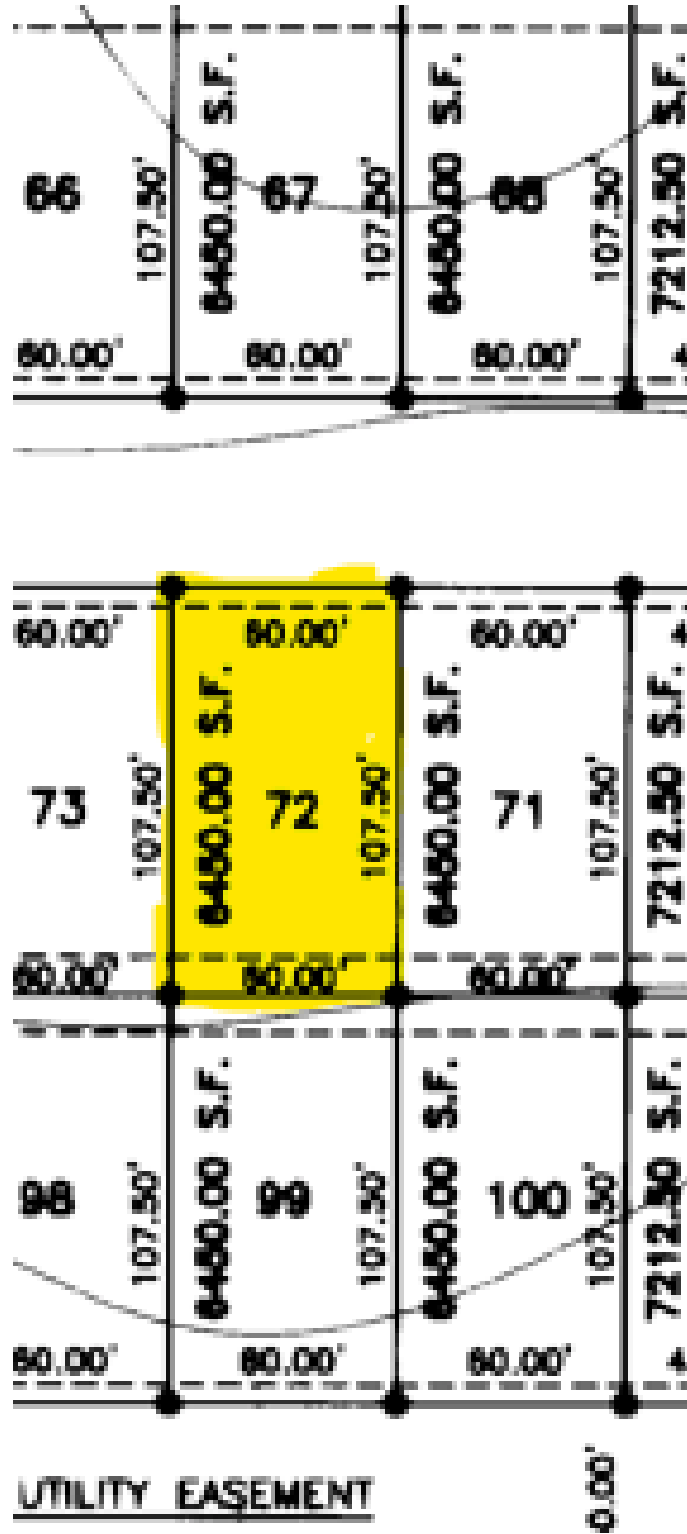
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PLAT WITH LOT HIGHLIGHTED



NOTICE OF VIOLATION LETTER



CITY OF
MISSION

*Irasema Dimas, Code Enforcement Supervisor
Arturo Lerma, Senior Code Enforcement Officer
Nancy Chavira, Code Enforcement Officer
Joseph Flores, Code Enforcement Officer
Angel Garcia Jr., Code Enforcement Officer
Yvette Villarreal, Code Enforcement Clerk*

April 20, 2025

Arturo Gonzalez
609 W. 30th Street
Mission, TX. 78574-4044

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **609 W. 30th Street, Mission, TX**, bearing a legal description of **Lot 72, Tabasco** which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that construction has taken place on the property without first obtaining the required permits. This is a violation of City of Mission Code of Ordinance; **Chapter 18 – Buildings and Building Regulations.**

Under the provisions of City of Mission Code of Ordinance: **Chapter 18 – Building and Building Regulations – Section 18-32 – Residential Code adopted; 2024 International Residential Code (IRC). Section 105 Permits; R105.1 Required.** Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

You have ten (10) calendar days from the date of notice to make contact with the **Planning Department at (956) 580-8672** to discuss the options available to comply. If you fail to make contact within the timeframe provided herein, then other enforcement measures may be taken, including but not limited to the assessment of fines and court costs.

Respectfully,

Xavier Cervantes
Director of Planning, AICP, CPM

MAIL OUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	legalDes_1
658568	RIVERA JUAN JR	2703 E MILE 3 RD	PALMHURST	TX	TABASCO LOT 22
658584	FERRO KARLA JACQUELINE	1405 DONS DR	MISSION	TX	TABASCO LOT 38
658615	AVILA IRMA R	604 W 30TH ST	MISSION	TX	TABASCO LOT 69
658616	ROSALES STEPHANIE SCARLETT & BRYAN K	605 W 30TH ST	MISSION	TX	TABASCO LOT 70
658617	RODRIGUEZ RODOLFO B & MARIA T	607 W 30TH ST	MISSION	TX	TABASCO LOT 71
658618	GONZALEZ ARTURO	609 WEST 30TH STREET	MISSION	TX	TABASCO LOT 72
658569	ZENDEJAS MYRNA	9932 VIRGINIA AVE APT L	SOUTH GATE	CA	TABASCO LOT 23
658571	CORTINAS GUILLERMO GUADALUPE II & EGLAEN LERMA	607 JULIO ST	MISSION	TX	TABASCO LOT 25
658578	GUTIERREZ YSELA & ANDRES MARTINEZ	5708 N 28TH ST	MCALLEN	TX	TABASCO LOT 32
658580	REYNA MARIA	3002 PEACE AVE	MISSION	TX	TABASCO LOT 34
658585	GONZALEZ ALFREDO	1003 GRANITE ST	PENITAS	TX	TABASCO LOT 39
658587	FLORES JANETTE FKA JANETTE GUERRERO	611 ALDO DR	MISSION	TX	TABASCO LOT 41
658589	OROZCO BENJAMIN MIRAMONTES & GRACIELA	615 ALDO ST	MISSION	TX	TABASCO LOT 43
658610	GALVAN OSVALDO & CLAUDIA Y	614 W 30TH ST	MISSION	TX	TABASCO LOT 64
658612	CARAVEO ANDREA	610 W 30TH ST	MISSION	TX	TABASCO LOT 66
658619	RODRIGUEZ FRANK S & JUANA	611 W 30TH ST	MISSION	TX	TABASCO LOT 73
658621	GUERRA ORLANDO	615 W 30TH	MISSION	TX	TABASCO LOT 75
658644	ZENDEJAS MYRNA	2221 HACKBERRY AVE	MISSION	TX	TABASCO LOT 98
658646	VASQUEZ LUCIA	1702 N OAK ST	ALTON	TX	TABASCO LOT 100
658570	FUENTES ARTURO & FLORENCIA T	609 JULIO ST	MISSION	TX	TABASCO LOT 24
658572	FLORES ROBERTO Q	605 JULIO ST	MISSION	TX	TABASCO LOT 26
658577	SANCHEZ ROGELIO & ANA DELIA MENDOZA	2914 PEACE AVE	MISSION	TX	TABASCO LOT 31
658579	GUERRA ERIKA	3000 PEACE AVE	MISSION	TX	TABASCO LOT 33
658586	RADA JOSE JR & MELISSA ANN	609 ALDO DR	MISSION	TX	TABASCO LOT 40
658588	BARBA ANA C GUERRA	613 ALDO DR	MISSION	TX	TABASCO LOT 42
658611	GARCIA JOSE ESTEBAN	612 W 30TH ST	MISSION	TX	TABASCO LOT 65
658613	CAZARES JOSE G & ANA MARIA	606 W 30TH ST	MISSION	TX	TABASCO LOT 67 & 68
658620	RIOS BERNICE N & ABEL M	613 W 30TH ST	MISSION	TX	TABASCO LOT 74
658622	ESPINOZA ONEIDA P	617 W 30TH STREET	MISSION	TX	TABASCO LOT 76
658645	FERNANDEZ ANGEL ERNESTO	608 JULIO ST	MISSION	TX	TABASCO LOT 99
658647	HERRERA JAZMIN & MARTIN	2105 WESTWAY AVE	MCALLEN	TX	TABASCO LOT 101
658575	MATIAS HERSON & YOLANDA	2910 PEACE AVE	MISSION	TX	TABASCO LOT 29
658576	LOPEZ AMY D	2912 PEACE AVE	MISSION	TX	TABASCO LOT 30



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 30, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Public hearing and consideration of a variance to allow a 1'-9" front setback instead of the required 18' front setback for a 20'x 21'-2" existing carport, being Lot 34, Villa Escondida Subdivision, located at 1207 Sonora Street, Applicant – Maximo Campuzano - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 18, 2026 – Application for Variance Request submitted to the City
- June 19, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- June 30, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

Summary:

- The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located along the North side of Sonora Street, approximately 200 feet East of Highland Park Avenue.
- The applicant is requesting a variance to keep a 20' by 21'-2" carport within the 18' front setback.
- The Villa Escondida Subdivision was recorded on July 20, 2006. The subject property is a regular lot with a depth of 110.00 feet and a width of 62 feet along Sonora Street.
- The subject lot has a total area of 6,820 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 33 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

STAFF RECOMMENDATION:

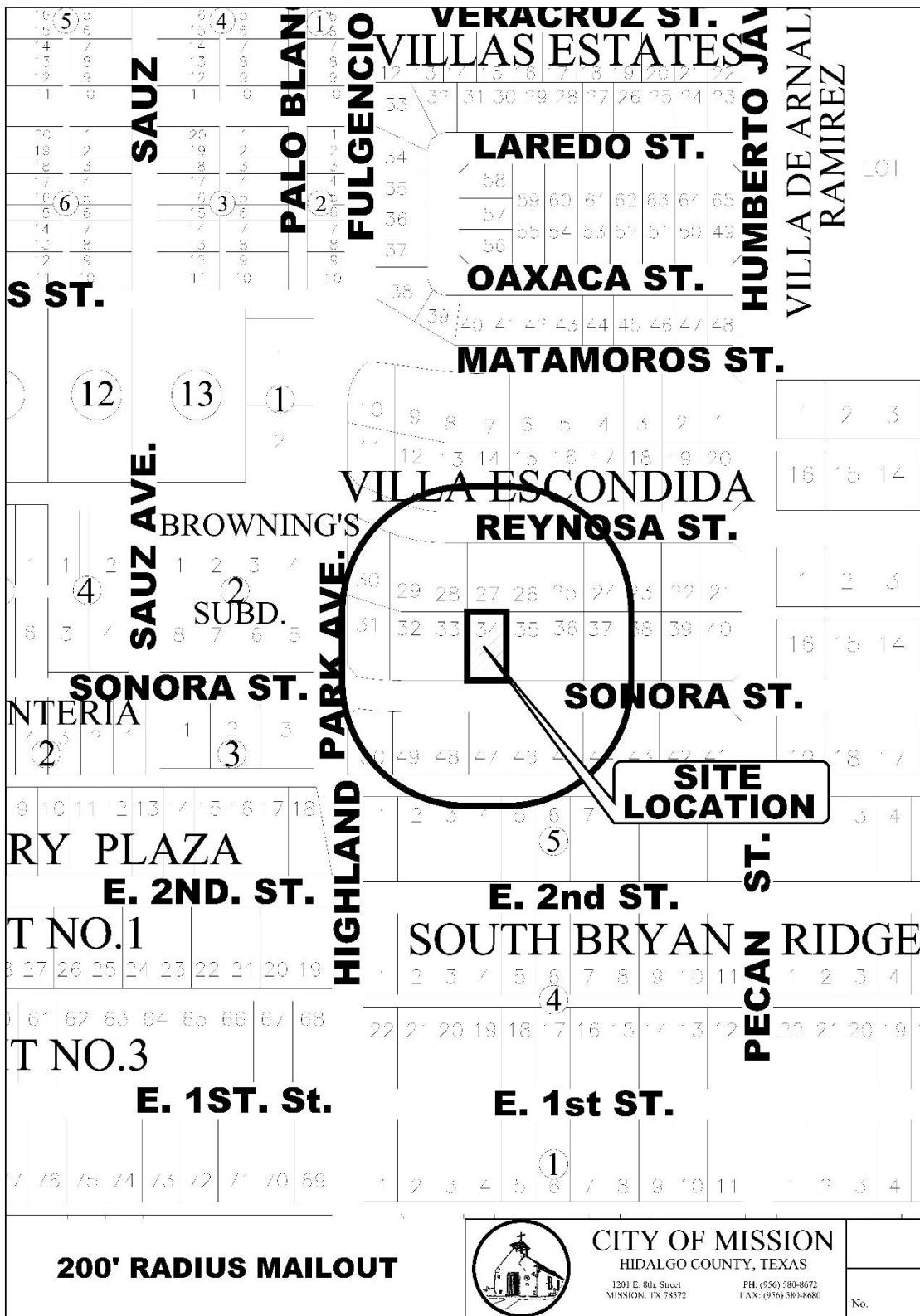
Staff recommends denial. This request does not qualify as an undue hardship.

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint," and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES
_____ NAYS
_____ DISSENTING _____

LEGAL NOTICE MAP

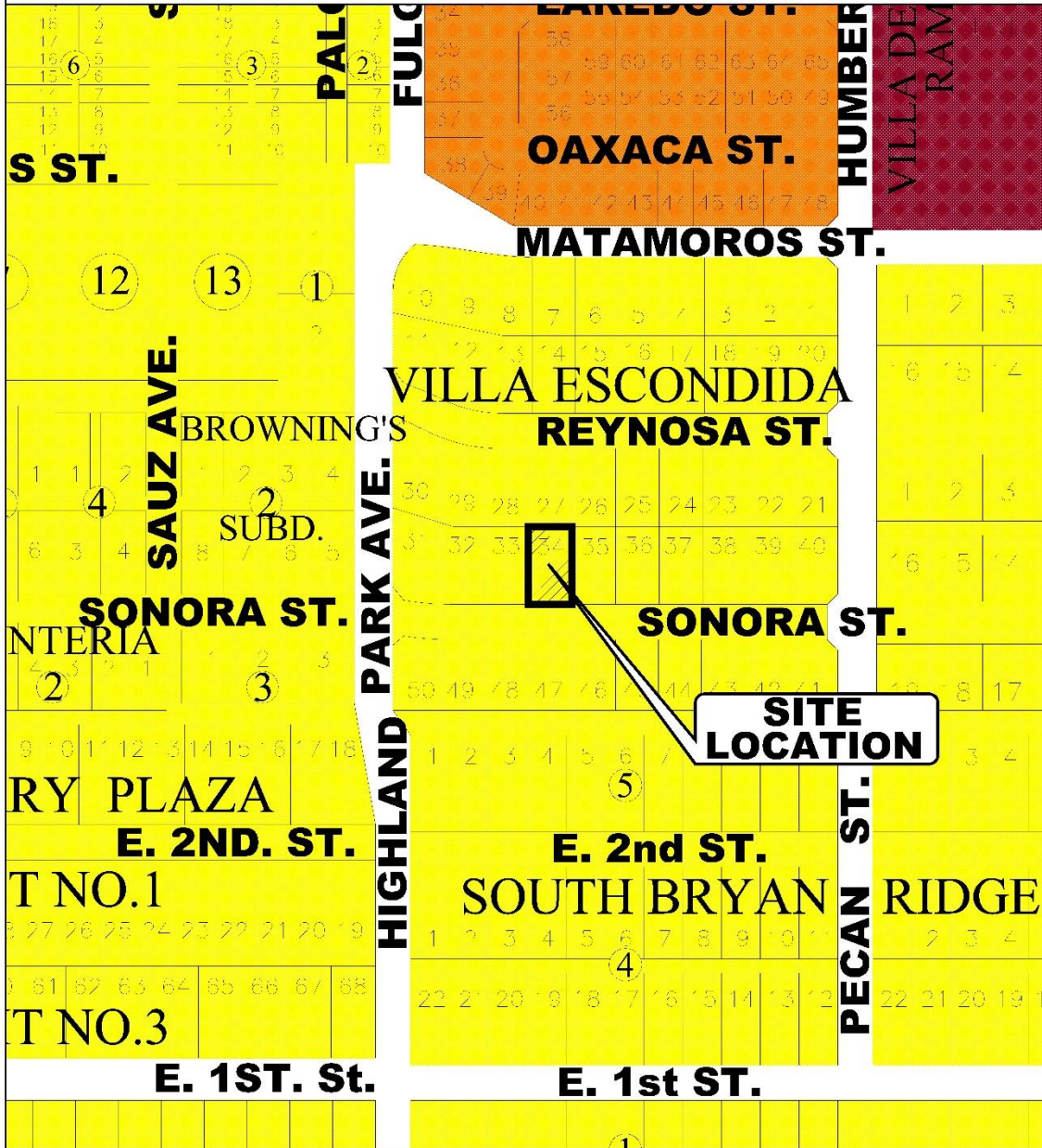


AERIAL MAP



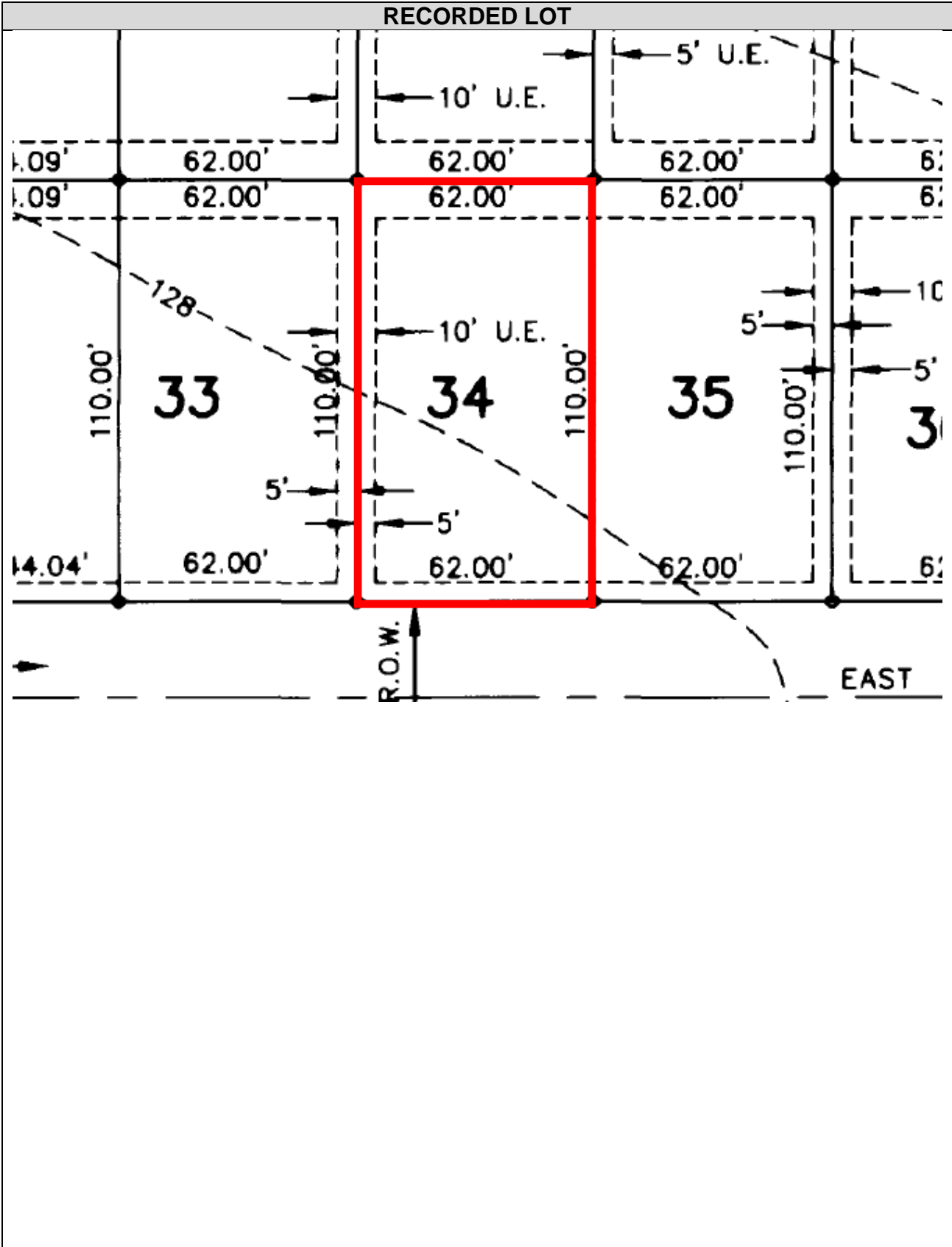
SONORA ST Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFC'D 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



PLAT NOTES**GENERAL NOTES:**

1. THIS PROPERTY IS LOCATED IN ZONES "X" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No. 480345 005 C; REVISED NOV. 20, 1991.
2. FINISHED FLOOR ELEVATION SHALL BE T/C + 18" AS MEASURED FROM THE CENTER OF EACH LOT.
3. A TOTAL OF 0.54 ACRE FEET (23,439 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
4. NO BUILDINGS SHALL BE CONSTRUCTED ON ANY EASEMENTS.
5. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MISSION ZONING ORDINANCE.
6. ONLY LOT 10 SHALL HAVE DRIVEWAY ACCESS TO HIGHLAND PARK AVE.
7. ONLY LOT 1 SHALL HAVE DRIVEWAY ACCESS TO PECAN STREET.
7. THE CITY OF MISSION SHALL HAVE A 15' x 15' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS.
8. A 5' WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF HIGHLAND PARK AVE. THE WEST SIDE OF PECAN STREET AND ON BOTH SIDES OF ALL INTERIOR STREETS AT THE BUILDING PERMIT STAGE.
9. BENCH MARK: TOP OF RIM OF SEWER MANHOLE ELEVATION=136.29 LOCATED 135.00' SOUTH OF THE NORTHEAST CORNER OF THIS SUBDIVISION ALONG THE CENTER LINE OF PECAN STREET
10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
11. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
12. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
13. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

PICTURES



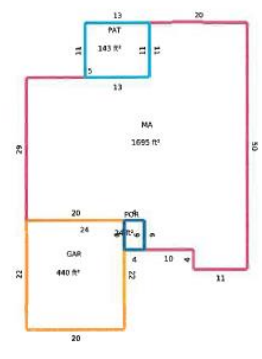

PICTURES



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APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local		June 10, 2026																																																																																																																																																							
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MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip	legalDes_1
286431	GUERRA MARIA DE LOS ANGELES	1205 E 2ND ST	MISSION			TX 8572-5921 SOUTH BRYAN RIDGE LOT 3 BLK 5
286430	GAONA ARIANA M	1203 E 2ND ST	MISSION			TX 8572-5921 SOUTH BRYAN RIDGE LOT 2 BLK 5
710076	OGUNNAIKE ABIMBOLA TITILAYO & OYEWOLE GBENGA	1214 SONORA ST	MISSION			TX 8572-5925 VILLA ESCONDIDA LOT 43
710078	GARCIA VIVIAN GANDARA	1210 SONORA ST	MISSION			TX 8572-5925 VILLA ESCONDIDA LOT 45
710069	GONZALEZ VIRGINIA MARIA	1211 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 36
710071	SALAZAR MERCEDES GUZMAN	1215 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 38
710058	SALINAS CARLOS O & MELIDA PEQUENO	1210 REYNOSA ST	MISSION			TX 8572-5948 VILLA ESCONDIDA LOT 25
710068	VALDEZ RUDY J & CECILIA M	1209 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 35
710063	HERRERA BLANCA L ARZAMENDI	1200 REYNOSA ST	MISSION			TX 8572-5948 VILLA ESCONDIDA LOT 30
710046	CARDENAS HECTOR GONZALEZ & MARTHA REYNA DE GONZALEZ	2817 TYLER AVE	MCALLEN			TX 8503-7990 VILLA ESCONDIDA LOT 13
710062	LUENGO JESSICA C & JOSE A RODRIGUEZ	1202 REYNOSA ST	MISSION			TX 8572-5948 VILLA ESCONDIDA LOT 29
710082	RAMIREZ ALANA RAE & ROLANDO MENDOZA	911 SOUTH MAIN ST	PENITAS			TX 8576-7359 VILLA ESCONDIDA LOT 49
710080	IBARRA MANLIO C & VIVIAN G GARCIA	1206 SONORA ST	MISSION		TX 78572	VILLA ESCONDIDA LOT 47
710081	CHIU CRYSTAL	1204 SONORA ST	MISSION			TX 8572-5925 VILLA ESCONDIDA LOT 48
710083	TREVINO CASSANDRA LEIGH	1200 SONORA ST	MISSION			TX 8572-5925 VILLA ESCONDIDA LOT 50
710061	FERNANDEZ IRENE	1204 REYNOSA ST	MISSION			TX 8572-5948 VILLA ESCONDIDA LOT 28
710066	DE LEON ARNOLDO ROMAN	1205 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 33
710065	RIOS SANDRA LEDESMA	1203 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 32
710077	BRIONES HENRY	1212 SONORA ST	MISSION		TX 78572	VILLA ESCONDIDA LOT 44
710070	SALINAS PRISCILLA	1213 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 37
710059	TELLEZ JOSE ANTONIO & MARIA GUADALUPE SALINAS	1208 REYNOSA ST	MISSION			TX 8572-5948 VILLA ESCONDIDA LOT 26
710067	CAMPUZANO MAXIMO SANDOVAL & DIANA	1207 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 34
710064	SUAREZ SERGIO R & MONICA RUTH	1201 SONORA ST	MISSION			TX 8572-5926 VILLA ESCONDIDA LOT 31
710045	PEREZ PABLO JR	1203 REYNOSA ST	MISSION			TX 8572-5952 VILLA ESCONDIDA LOT 12
710056	GONZALEZ LINDA & ERNESTO CAMPOS	1214 REYNOSA ST	MISSION			TX 8572-5948 VILLA ESCONDIDA LOT 23
710057	HILARIO AGUSTIN JR & YURITIZ GONZALEZ	1212 REYNOSA ST	MISSION			TX 8572-5948 VILLA ESCONDIDA LOT 24
710047	GUTIERREZ MIREYA	1207 REYNOSA ST	MISSION			TX 8572-5952 VILLA ESCONDIDA LOT 14
710048	MONTALVO ALBERTO GUTIERREZ	919 GILLETTE ST NO 1059	HOUSTON			TX 7019-2733 VILLA ESCONDIDA LOT 15
710049	TRONCOSO LILIA & JAVIER	1211 REYNOSA ST	MISSION			TX 8572-5952 VILLA ESCONDIDA LOT 16
286433	GUERRA CINDY	1209 E 2ND ST	MISSION			TX 8572-5921 SOUTH BRYAN RIDGE LOTS 4 & 5 BLK 5
710079	CONFIDENTIAL					
710060	CONFIDENTIAL					
286434	BARBOSA EVANGELINA A	1211 E 2ND ST	MISSION			TX 8572-5921 SOUTH BRYAN RIDGE LOT 6 BLK 5



AGENDA ITEM & RECOMMENDATION SUMMARY

- MEETING DATE:** June 30, 2026
- PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning
- AGENDA ITEM:** Public hearing and consideration of a variance to allow a 0' front setback instead of the required 18' and a 0' side setback instead of the required 6' for a 17' x 20' existing carport, being the West 58' of Lot 1, Block 175, Mission Original Townsite Subdivision, located at 1022 Perkins Avenue, Applicant – Cecilia Maria Maldonado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 11, 2026 – Application for Variance Request submitted to the City
- June 19, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- June 30, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

Summary:

- The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located at the Southeast corner of N. Perkins Avenue and W. 11th. Street.
- The applicant is requesting a variance to keep a 17' by 20' carport within 0' front setback instead of the required 18' and 0' side setback instead of the required 6' and to be 10' within the City Right of Way.
- The Mission Original Townsite Subdivision was recorded in 1908. The subject property is an irregular lot with a depth of 58.00 feet and a width of 50.00 feet along Pekins Avenue.
- The subject lot has a total area of 2,900.00 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 18 legal notices to surrounding property owners.
- Numerous variances have been processed in this subdivision.

STAFF RECOMMENDATION:

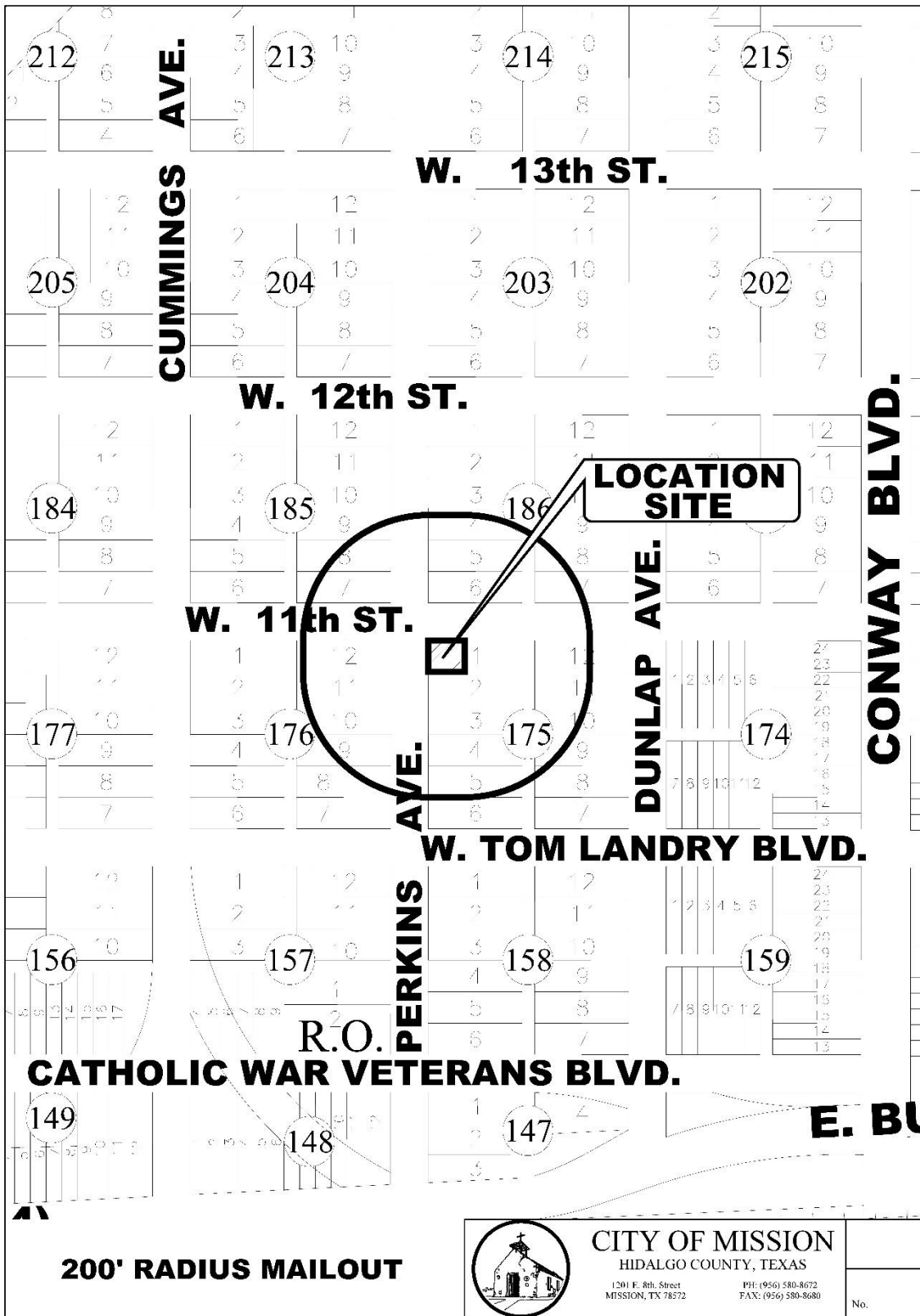
Staff recommends denial. This request does not qualify as an undue hardship.

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually “open and to its footprint,” and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

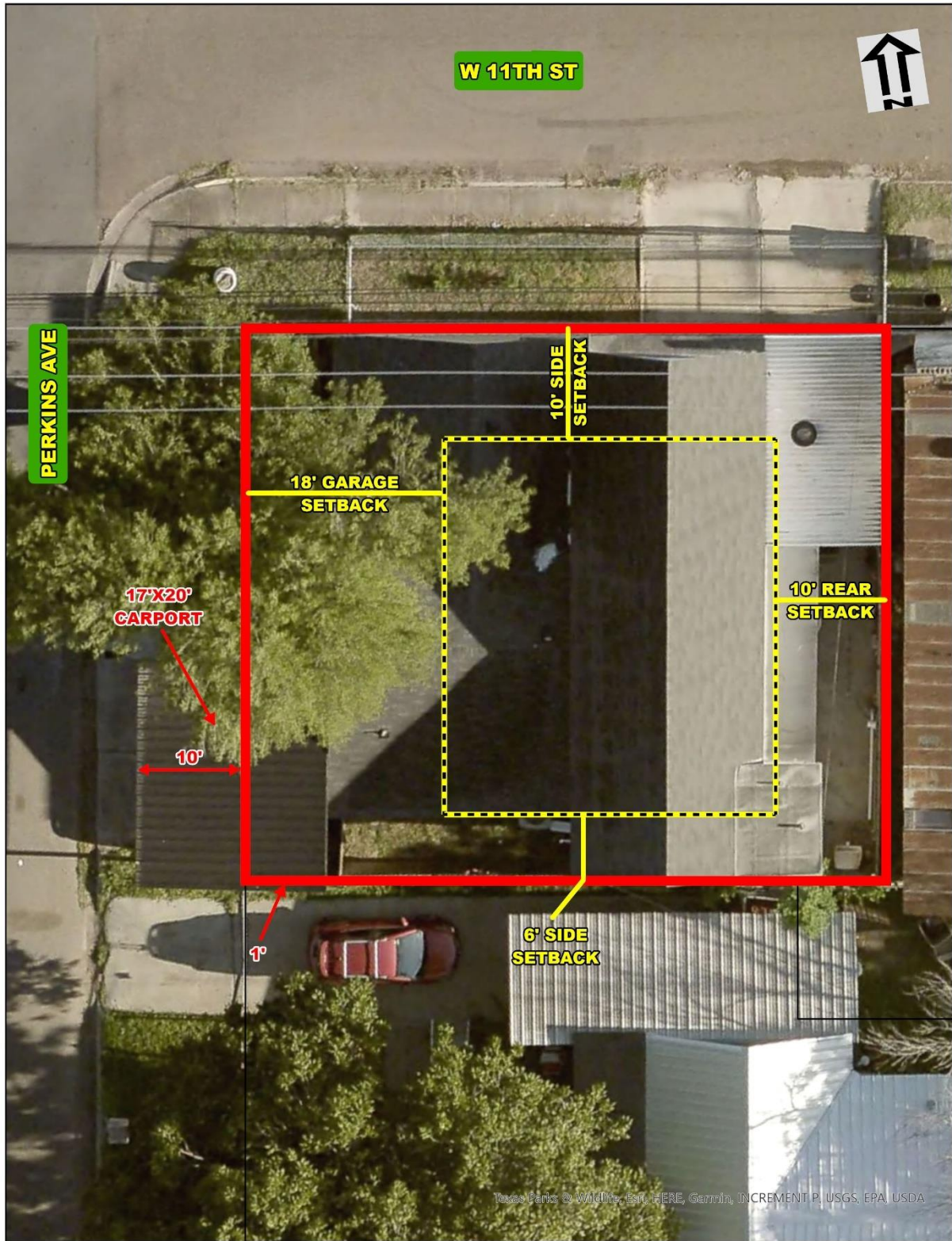
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES
_____ NAYS
_____ DISSENTING _____

LEGAL NOTICE MAP

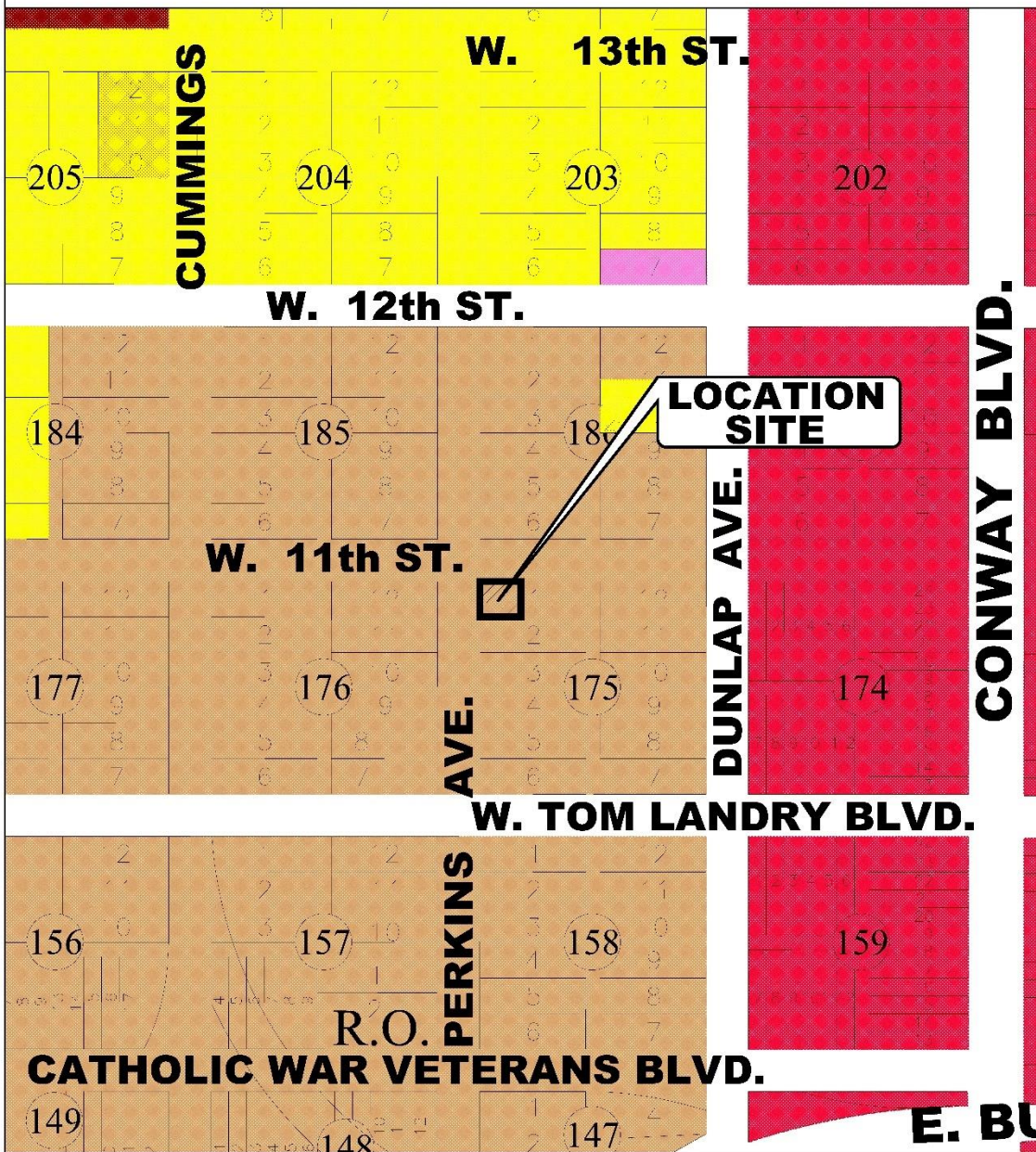


AERIAL MAP



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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 MFCT'D 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

RECORDED PLAT



RECORDED LOT

8
7

5
6

8
7

12
11
10
9

	1
	2
	3
	4

12	9
11	.
10	:
9	'

175

PICTURE



PICTURE




PICTURES



PICTURES



APPRAISAL DISTRICT INFORMATION

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID /%	EXEMPTIONS	VALUES	ZONES	ZONES																						
239850 1022 PERKINS AVE, MSSION TX MISSION ORIGINAL TOWNSITE W58 LOT 1 BLK 175 TYPE: R GSA GEO ID: M6300-00-175-0001-00 PROP USE: MWP ID: CMS VOL O Ref ID 1: 256373 AS CODE: M620000 MAPSCO: Ref ID 2: R239850 MKT AREA: SMSA017 TIF: SUBTYPE: RES SUB MKT: EFF SIZE: LEGAL ACREAGE: APPR VAL METHOD: cost-local	MALDONADO CECILIA MARIA 1022 PERKINS AVE MISSION TX 78572	1.280717 100.00000	HS, OV05 TAKING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00 THMS1 100.00 TMS1 100.00	IMPROVEMENTS 145,951 148,677 LAND MARKET + 21,750 21,750 MARKET VALUE - 166,801 169,827 SPECIAL USE EXCL - 0 0 APPRAISED VALUE - 166,801 169,827 HS VALUE LIMIT - 0 0 CIRCUIT BRKR LIMIT - 0 0 NET APPRAISED = 166,801 169,827																								
GENERAL UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0	REMARKS (2019) ADJ CPT % (2016) ADJ % (2013) ADJ % 2013(2013) N.C.(2009) N.C. 07(2009) N.C. 07(2007) N.C.(2009) N.C.(2009) N.C	SKETCH																										
TAKING UNIT CD TAKING UNIT NAME CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SMS MISSION SD 100.00% SST SOUTH TEXAS SCHOOL 100.00% THMS1 MISSION TAX INCREMENT ZONE 1 100.00% TMS1 MISSION TAX INCREMENT ZONE 1 100.00%	PICTURE																											
DEED HISTORY																												
DATE TYPE BOOK PG INST # BUYER SELLER 2024-02-14 WD null/null 3522483 MALDONADO RICH ADLEMY 2024-02-14 DEED null/null 3522482 RICH ADLEMY RICH BARBRA 2013-07-25 LFE null/null 2433919 RICH BARBRA RICH ADLEMY G																												
IMPROVEMENT VALUATION																												
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	YR	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
MA	Residential Main	RES	BRKFA	412	75.91	1	1	1967	2014	AV	O		31,276	87.00	100.00	100.00	100.00	100.00	100.00	0.87	27,209					Heating/Cooling	AND	
CPT	CARPORT	RES	BRKFA	150	25.05	1	1	1967	2014	AV	O		4,506	87.00	100.00	100.00	100.00	100.00	100.00	0.87	3,923					Plumbing	2	
CPT	CARPORT	RES	BRKFA	216	4.5	1	1	1967	2014	AV	O		972	50.00	100.00	100.00	100.00	100.00	100.00	0.50	496					Roof Covering	CmpS	
ENC	ENCLOSED ADD	RES	BRKFA	108	68.32	1	1	1967	2014	AV	O		7,379	87.00	100.00	100.00	100.00	100.00	100.00	0.87	6,420					BATH	2	
MA2	MAIN 2ND FL	RES	BRKFA	664	60.73	1	1	1967	2014	AV	O		40,325	87.00	100.00	100.00	100.00	100.00	100.00	0.87	35,083					WALL HEIGHT	8	
MA	Residential Main	RES	BRKFA	1,040	75.91	1	1	1967	2014	AV	O		78,946	87.00	100.00	100.00	100.00	100.00	100.00	0.87	68,983					Roof Style	GAB	
FOR	PORCH	RES	BRKFA	35	19.58	1	1	1967	2014	AV	O		864	87.00	100.00	100.00	100.00	100.00	100.00	0.87	578					Number of	400	
1			STCD: A1	2,655											184,070		AS Code: 100.00%									ROOF HEIGHT	MP	
	Style:	Finish Out: 100	Area: 2,224	Quality: FA	Structure: Y (100.00%)	Ext. Wall: BRK																						
LAND VALUATION							LAND ADJUSTMENTS							PRODUCTIVITY VALUATION														
LA DESCRIPTION	TYPE	SOL	CLS	TABLE	SC	HS	METH	DIV	UNIT	PRG	ADJ	MADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE					
1 LOT	L			SMS1WN	A1	Yes	SF		2900.00	sf	7.50	1.000	A	21,750					No			000	0					
									AS Code: 100.00%					Market Area: 100.00%									0					

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239841	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239951	TOVIAS EDUARDO	3900 SAN GERARDO	MISSION	TX	78572-7557
239940	PAPERMAN LLC	1103 PERKINS AVE	MISSION	TX	78572-3937
239948	BARRERA JOSE GUADALUPE & EMMA	1112 PERKINS AVE	MISSION	TX	78572-3936
239950	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
239941	GARZA GERARDO	2722 ALAMEDA CIR	MISSION	TX	78574
239939	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239949	DUNN ROBERT L	216 W 11TH ST	MISSION	TX	78572-3916
239868	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239852	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239851	VELA JOSE ANTONIO & JOSE LUIS	217 W 11TH ST	MISSION	TX	78572-3915
239850	MALDONADO CECILIA MARIA	1022 PERKINS AVE	MISSION	TX	78572
239867	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239870	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: June 30, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Public hearing and consideration of a variance to allow a 5.2 ' side setback instead of the required 6' for an existing duplex, being Lot 20, Trospen Creek Subdivision, located at 613 Mountain Road, Applicant – Raymundo Platas - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 29, 2026 – Application for Variance Request submitted to the City
- June 19, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- June 30, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

Summary:

- The request is for a variance not to comply with Section 1.371 (5) (f) of the Mission Code of Ordinances, which states:
 - Minimum depth of the side setback: 6 feet or to the easement line, whichever is greater.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser rear yard setback than is prescribed by this article for the district in which the building is located, the required rear yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located along the South side of Mountain Road approximately 500 feet West of Compton Road.
- The applicant is requesting a variance to keep an already-constructed duplex structure.
- The Trospen Creek Subdivision was recorded on July 21, 2025. The subject property has a depth of 141.25 feet and a width of 74.19 feet.
- A building permit was issued for the construction of two (2) residential duplex buildings in accordance to the zoning ordinance. A survey conducted after the buildings were erected revealed that the building along the East side is gradually encroaching to the side setback.
- At the North side of the East side of the property the building the encroachment to the side setback is 0.8 feet.
- There is no history of variances in this subdivision.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 30 legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval because the separation between buildings will not be in violation of the Fire Code.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

APPLICATION FORM



ZONING BOARD OF ADJUSTMENTS
APPLICATION

NAME: Raymundo Platas

PHONE: 956-258-4656

ADDRESS: 613 Mountain Rd

RECEIVED BY: _____

CITY: Mission TX

DATE: _____

SUBDIVISION: Tropic Creek LOT: 20 BLOCK: _____

APPROX. LOCATION: _____

ZONE: _____

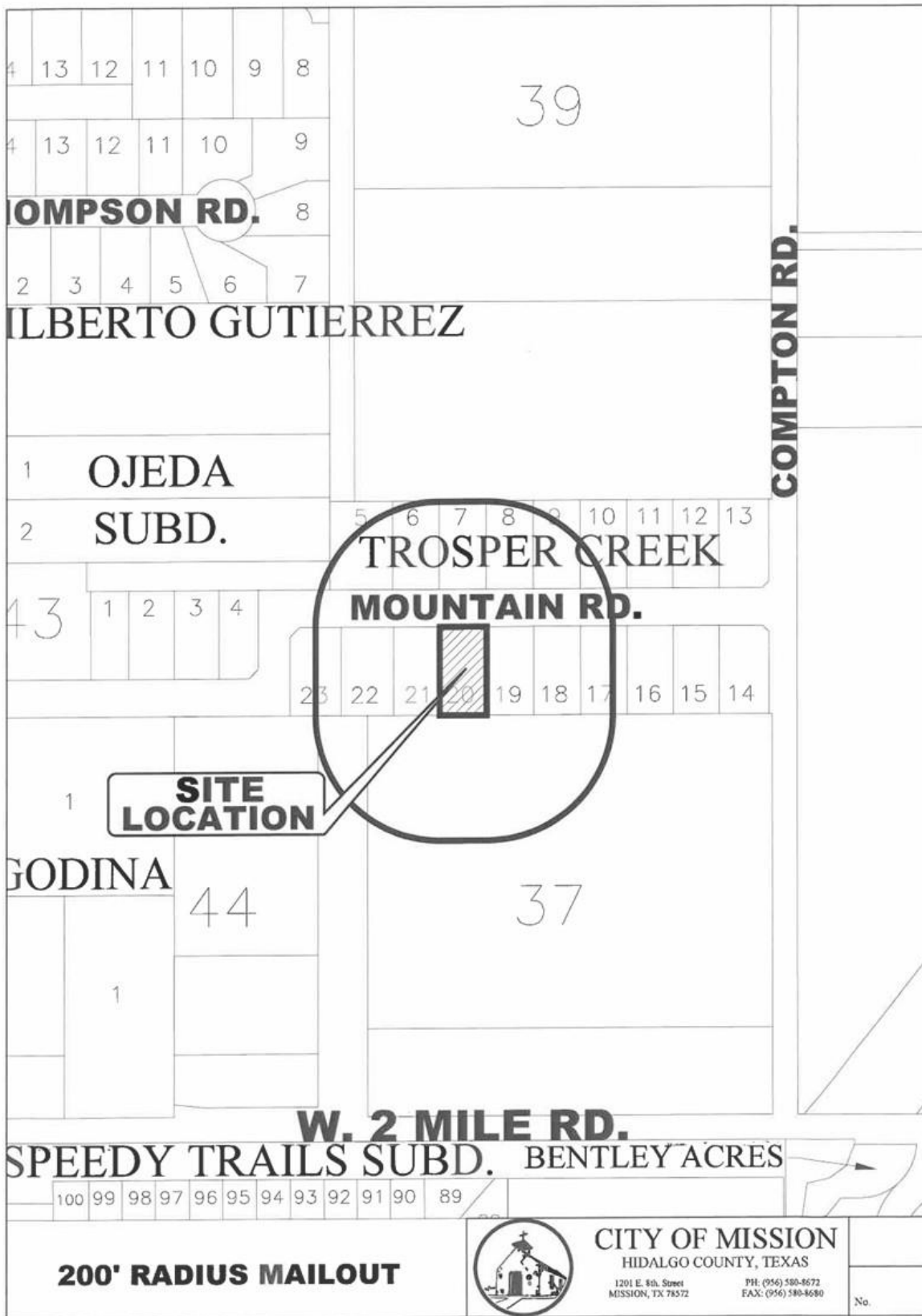
PURPOSE: Variance for side setback

OFFICE USE ONLY *****		
ZBA ACTION:	<input type="checkbox"/> PASSED	<input type="checkbox"/> TABLED
	<input type="checkbox"/> FAILED	DATE: _____
COMMENTS:	_____	

LETTERS MAILED:	FILING FEE: <u>\$250.00</u>	RECEIPT NO.: <u>20260483</u>

APPLICANT'S SIGNATURE: Raymundo P. Platas

LEGAL NOTICE MAP



200' RADIUS MAILOUT



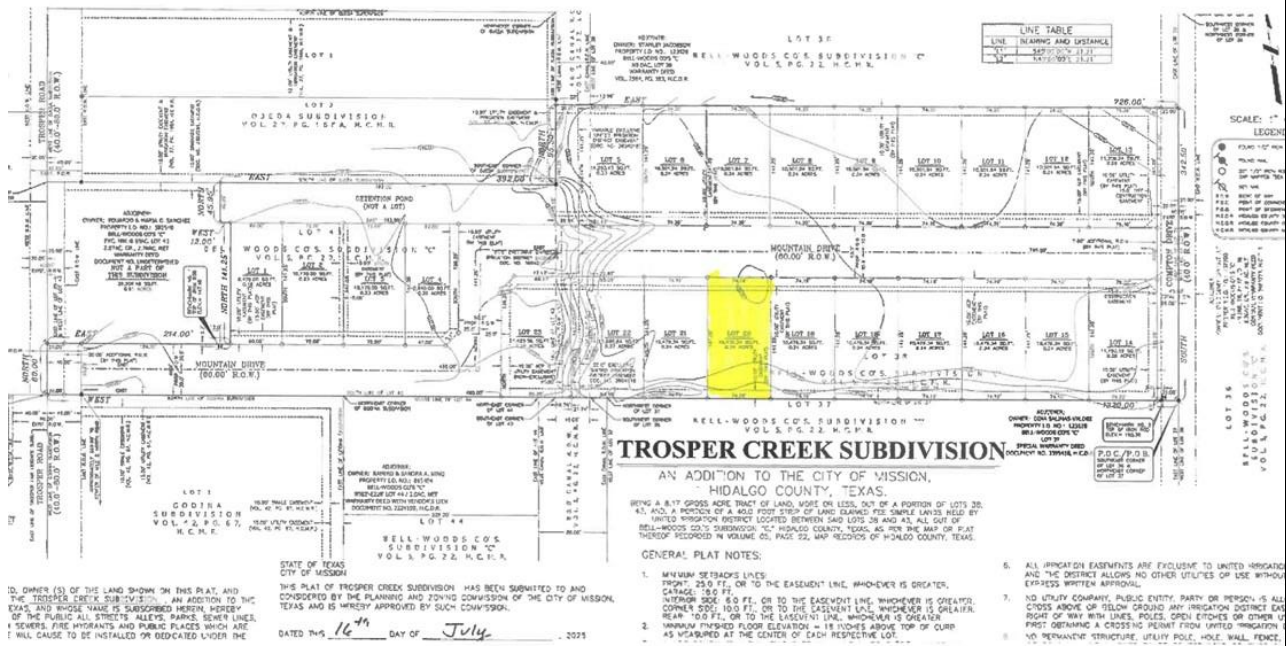
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-6672
FAX: (956) 580-6680

No.

RECORDED PLAT WITH SUBJECT PROPERTY HIGHLIGHTED



PROPERTY SURVEY

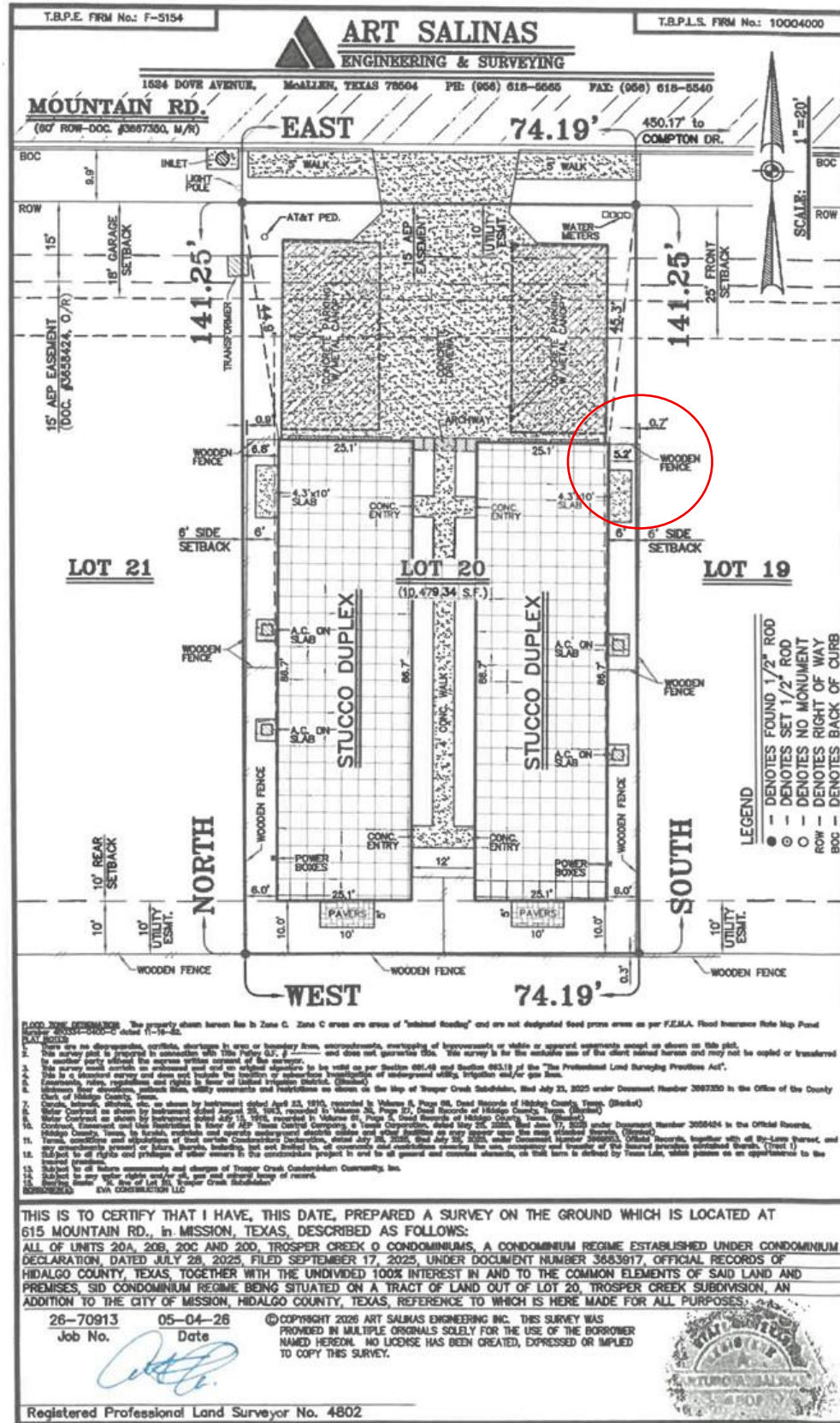


PHOTO OF THE TWO DUPLEXES IN THE LOT



PHOTO OF THE ENCROACHMENT



PHOTO OF THE ENCROACHMENT



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
123518	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562
815404	NINO RAMIRO & SANDRA A	3300 N TROSPER RD	MISSION	TX	78573-1495
349872	TROSPER CREEK LP	PO BOX 2601	MCALLEN	TX	78502
349867	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349862	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349856	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349850	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349844	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349804	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349799	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349794	TROSPER CREEK LP	282 ED ENGLISH DR	SHENANDOAH	TX	77385
349789	TROSPER CREEK LP	282 ED ENGLISH DR	SHENANDOAH	TX	77385
349784	TROSPER CREEK LP	614 MOUNTAIN RD	MISSION	TX	78573
349873	TROSPER CREEK LP	PO BOX 2601	MCALLEN	TX	78502
349868	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349863	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349857	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349851	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349845	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349805	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349800	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349795	TROSPER CREEK LP	282 ED ENGLISH DR	SHENANDOAH	TX	77385
349790	TROSPER CREEK LP	282 ED ENGLISH DR	SHENANDOAH	TX	77385
349785	TROSPER CREEK LP	614 MOUNTAIN RD	MISSION	TX	78573
349874	TROSPER CREEK LP	PO BOX 2601	MCALLEN	TX	78502
349869	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349864	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349858	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349852	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349846	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349806	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572
349801	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572
349796	TROSPER CREEK LP	282 ED ENGLISH DR	SHENANDOAH	TX	77385