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## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Zoning Board of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, May 27 2026 at 4:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

### **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 - March 25, 2026

### **PUBLIC HEARING**

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, Applicant: Jose De Leon – Cervantes
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 - Cervantes
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 - Cervantes

### **ADJOURNMENT**

Signed this the 20th day of May, 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 20th day of May, 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

**ZONING BOARD OF ADJUSTMENTS  
MARCH 25, 2026  
CITY HALL'S COUNCIL CHAMBERS**

**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  
Elisa Zurita  
Ana Bazaldua

**GUESTS PRESENT**

Adrian Hernandez  
Maria Elizabeth M.  
Eddie Tapuro  
Leonel Perez

**CALL TO ORDER**

Chairman Salazar called the meeting to order at 4:34 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 FEBRUARY 25, 2026**

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

**ITEM # 1**

**TO ALLOW A 35' AND 10" REAR SETBACK INSTEAD OF THE REQUIRED 10' REAR SETBACK FOR A PROPOSED SWIMMING POOL, BEING LOT 24, AT SHARYLAND PLANTATION VILLAGE SAN MIGUEL PHASE I SUBDIVISION, LOCATED AT 2402 SANTA CLARA STREET, REQUESTED BY ADRIAN HERNANDEZ AND JOSE A. CANTU**

Mr. Hernandez stated the request is for a variance not to comply with Section 1.46 (3) (b) of the Mission Code of Ordinances, which states: Any use of property that does not meet the required minimum lot size, front, side, and rear yard dimensions, and or lot width; or exceeds the maximum height, building coverage, or density per gross acre as shown in the recorded development plan, and approved by the planning and zoning commission. The site is located at the Cul-De-Sac of Santa Clara Street and San Miguel Street. The applicant is requesting a variance to construct a swimming pool with a 35-foot and 10-inch rear setback instead of the required 50-foot side setback. Sharyland Plantation Village San Miguel Phase I Subdivision was recorded on May 28, 2004. The subject lot has a total area of 33,807.46 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 11 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>Recommendation</u>
Lots 23-32, Phase I	30-foot rear	11-16-05	Approved
Lot 40, Phase II	33.9-foot rear	11-08-06	Approved
Lot 8, Phase II	45-foot front	02-06-07	Denied
Lot 16, Phase VI	10-foot side	01-28-26	Approved

**STAFF RECOMMENDATION:**

Staff recommends approval.

Chairman Salazar asked Mr. Hernandez is this was a proposed construction?

Mr. Hernandez replied Yes

Ms. Elizondo asked if this property was under HOA?

Mr. Hernandez replies Yes

Ms. Elizondo asked if the HOA has been notified?

Mr. Hernandez replied Yes and stated reply from HOA is pending.

Mr. Flores asked if the HOA had previously approved similar proposals.

Mr. Hernandez replied yes, for pools.

Chairman Salazar asked if there was an idea of why at the time of recording in 2004 there was a request for a 50' setback.

Mr. Hernandez replied the size of the lots is pretty substantial at measuring over 33,000 sq. ft. but due to the uniqueness of the shape of the lots it limits the space to construct in the rear area of the property, closing with the statement that other than the variance request everything else is in compliance.

Ms. Elizondo stated that proper supporting documentation must be turned in, pending approval from HOA, since the board can override any regulation set by the HOA.

Chairman Salazar asked if the applicant was present. the board if there were any question for the applicant.

Mr. Adrian Hernandez stated his name for the record and address to be 2402 Santa Clara Street.

Ms. Elizondo asked if Mr. A. Hernandez had contacted his HOA.

Mr. A. Hernandez stated his construction company did on his behalf.

Ms. Elizondo asked if he had a meeting set up.

Mr. A. Hernandez replied no and asked his construction company representatives that were present in the meeting for the status of the HOA request.

Chairman Salazar asked if M. A. Hernandez was the owner of the property.

Mr. A. Hernandez replied yes.

Chairman Salazar asked if the subdivision was pretty developed.

Mr. A Hernandez replied yes, only a few lots left.

Chairman Salazar requested the construction company representative to step to the podium and his name and address for the record.

Mr. Tapuro stated his name as Eddie Tapuro and noted they were the ones handling the construction of the pool; adding that their previous project was also located within the same vicinity and it was a pool with a pool house.

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

There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request with the condition that there must be an approval from the HOA before releasing the permit. Mr. Flores 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. Garza seconded the motion. Upon a vote, the motion passed unanimously at 4:43 p.m.

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Alberto Salazar, Chairman  
Zoning Board of Adjustments



**MEETING DATE:** May 27, 2026

**PRESENTED BY:** Xavier Cervantes, ACIP, CPM – Director of Planning

**AGENDA ITEM:** 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, Applicant: Jose De Leon – Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- March 25, 2026 – Application for Variance Request submitted to the City.
- May 14, 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 hearings was published in the Progress Times.
- May 27, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- 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.

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**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_  
    **DISAPPROVED:** \_\_\_\_\_  
    **TABLED:** \_\_\_\_\_

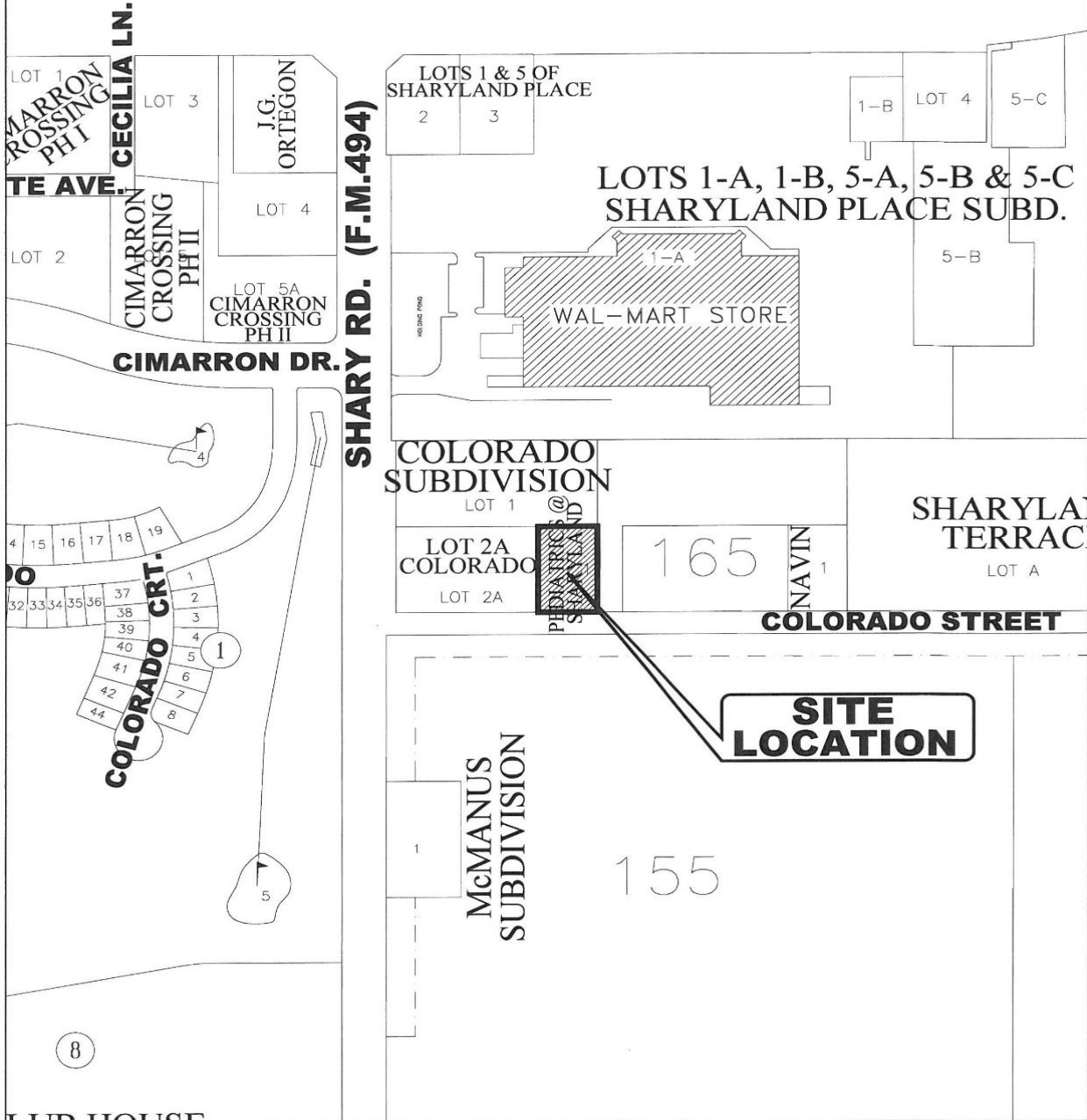
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP

# U.S. EXPRESSWAY 83



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

No.

ARIEL MAP



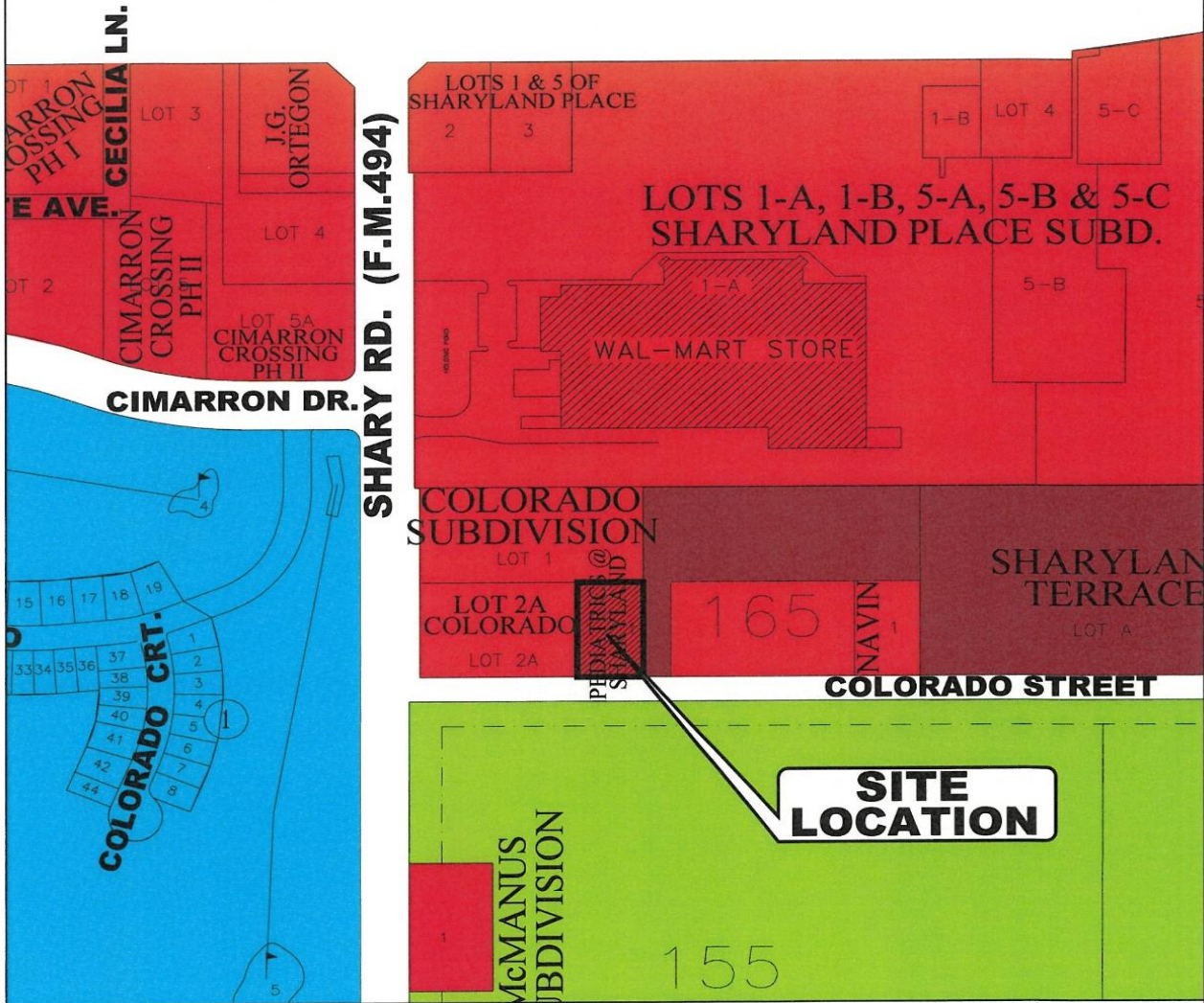
# AERIAL MAP



ZONING MAP



# U.S. EXPRESSWAY 83

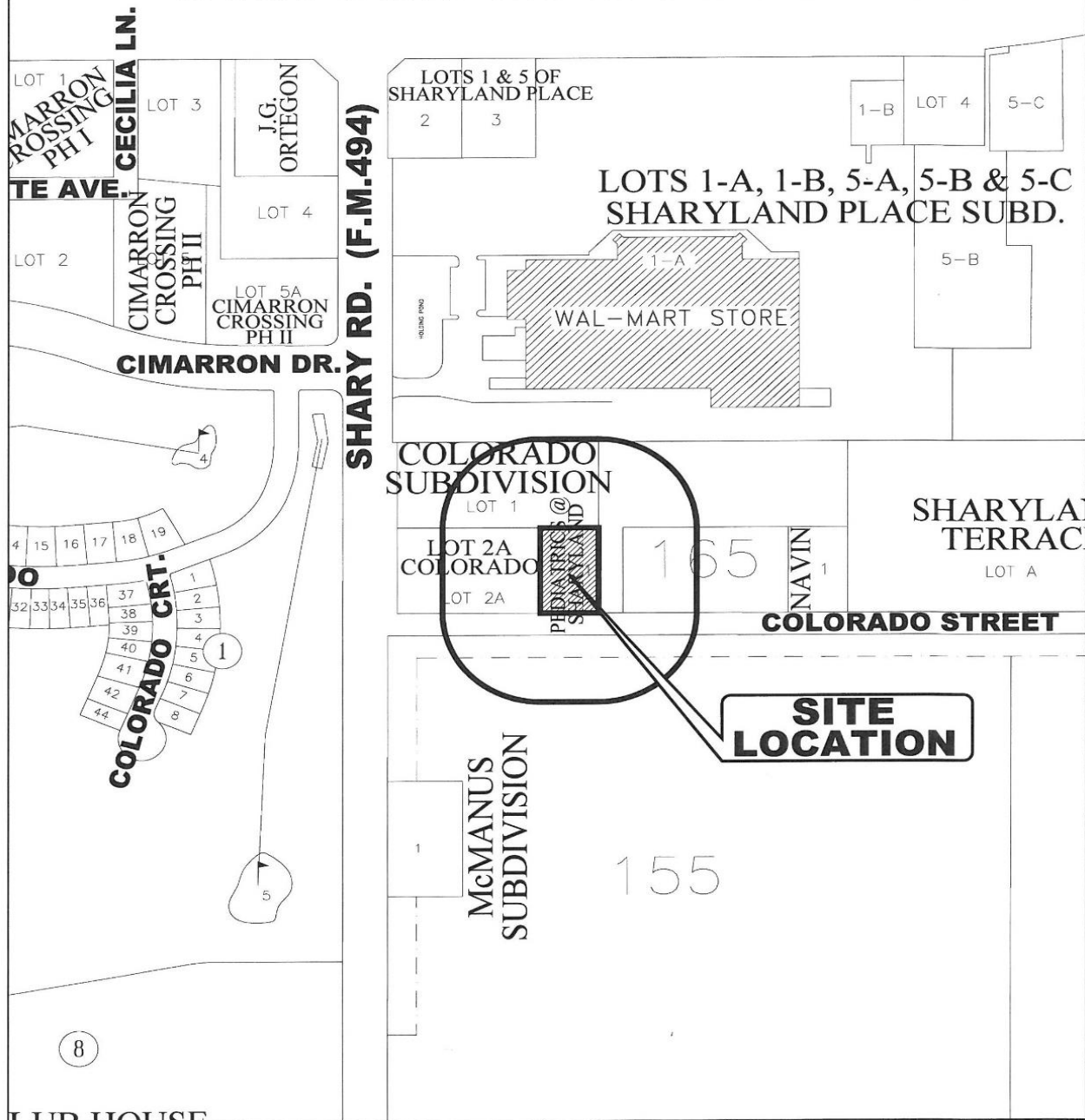


## ZONING LEGEND

	A0-1 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 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

ATTACHMENTS

# U.S. EXPRESSWAY 83



**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.





**ATTACHMENTS**

**Jose De Leon**  
Owner, La Ganadera Meat Market  
2515 Colorado St., Suite 8  
Mission, TX  
Phone: 956-340-7397

Mar 25, 2026

**City of Mission Zoning Board of Adjustments**  
Mission, TX

**Re: Variance Request for Rear Setback Reduction**

To the Honorable Members of the Zoning Board of Adjustments,

My name is Jose De Leon, owner of La Ganadera Meat Market, and I respectfully submit this request to reduce the required rear setback from 15 feet to 10 feet for the subject property. This adjustment is needed to provide sufficient space for the required site operations and to allow for a functional and efficient site layout.

The requested reduction is limited in scope and is intended only to accommodate the operational needs of the property. I also hereby authorize **Tomas Gutierrez** to act as my representative in connection with this variance request and to communicate with the City of Mission and the Zoning Board of Adjustments on my behalf regarding this matter.

**Authorized Representative:**  
Tomas Gutierrez  
Email: [tgtz@mdmco.net](mailto:tgtz@mdmco.net)  
Phone: 956-445-7631

Thank you for your time and consideration of this request.

Sincerely,



**Jose De Leon**  
Owner  
**La Ganadera Meat Market**

### MAILOUT LIST

PROP_ID	legalDescr	name_1	addrDelive	addrCity	addrState	addrZip
722791	SHARYLAND PLACE LOT 1A	WAL-MART REAL ESTATE BUSINESS	PO BOX 8050	BENTONVILLE	AR	72712-8055
280827	JOHN H SHARY 1.44AC OF ABANDONED CANAL R/O/W NW-LOT 155	SHIN FOUNDATION INC	410 S MAIN ST	MCALLEN	TX	78503-7339
280828	JOHN H SHARY N21.76AC EXC W95'-S260'-N588.07' LOT 155 21.03AC NET	SHIN FOUNDATION INC	410 S MAIN ST	MCALLEN	TX	78503-7339
280845	JOHN H SHARY E346.81'-W861.81' S192.73' -LOT 165 1.53 AC NET	SUSTAITA EVERARDO M	9100 S AUSTIN DR	PHARR	TX	78577-9775
816067	JOHN H SHARY E508.98'-W983.98'-S384.91' EXC E 468.81'-S192.73' LOT 165 2.42 AC NET	SUSTAITA EVERARDO PICENO	9100 S AUSTIN DR	PHARR	TX	78577-9775
816344	PEDIATRICS @ SHARYLAND LOT 1	ORFANOS G ATHANASI MD & RICARDO OCHOA MD	3013 LAKE SHORE DR	EDINBURG	TX	78539-7715
790017	COLORADO LOT 2A	CARMANT LLC	1522 WOODS ST	MISSION	TX	78572-1440
629938	COLORADO LOT 1 - AMENDED	SIMRAN HOSPITALITY LLC	901 S SHARY RD	MISSION	TX	78572-9106
0						
280843	JOHN H SHARY S50' ABND C/R/W LOT 165 1.48AC GR 1.42AC NET	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812



AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** May 27, 2026

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

**AGENDA ITEM:** 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 - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- March 06, 2026 – Application for Variance Request submitted to the City
- May 14, 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.
- May 27, 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 1.37 (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.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
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.

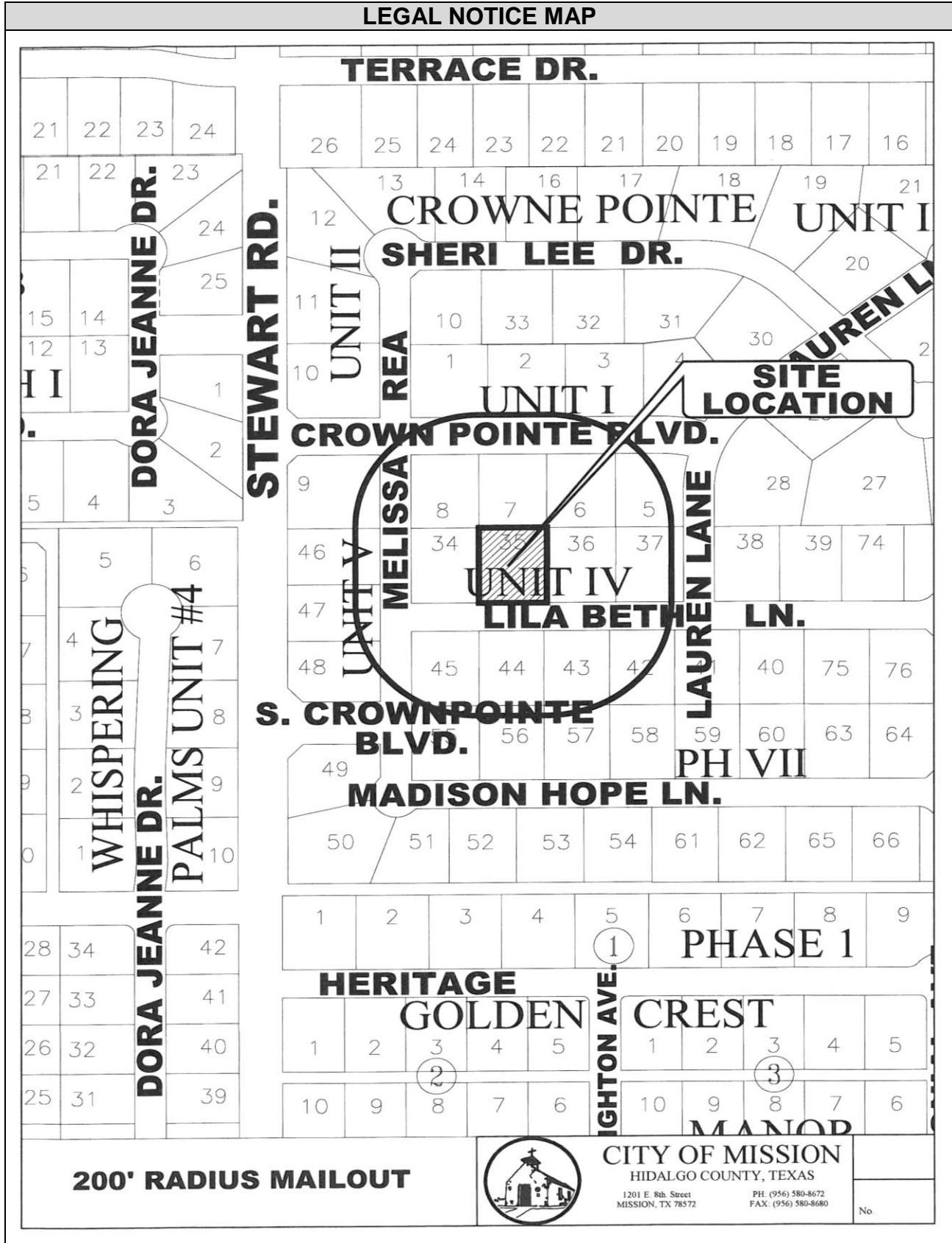
However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually "open and to its footprint," and if the structure is ever removed, the prevailing setbacks shall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

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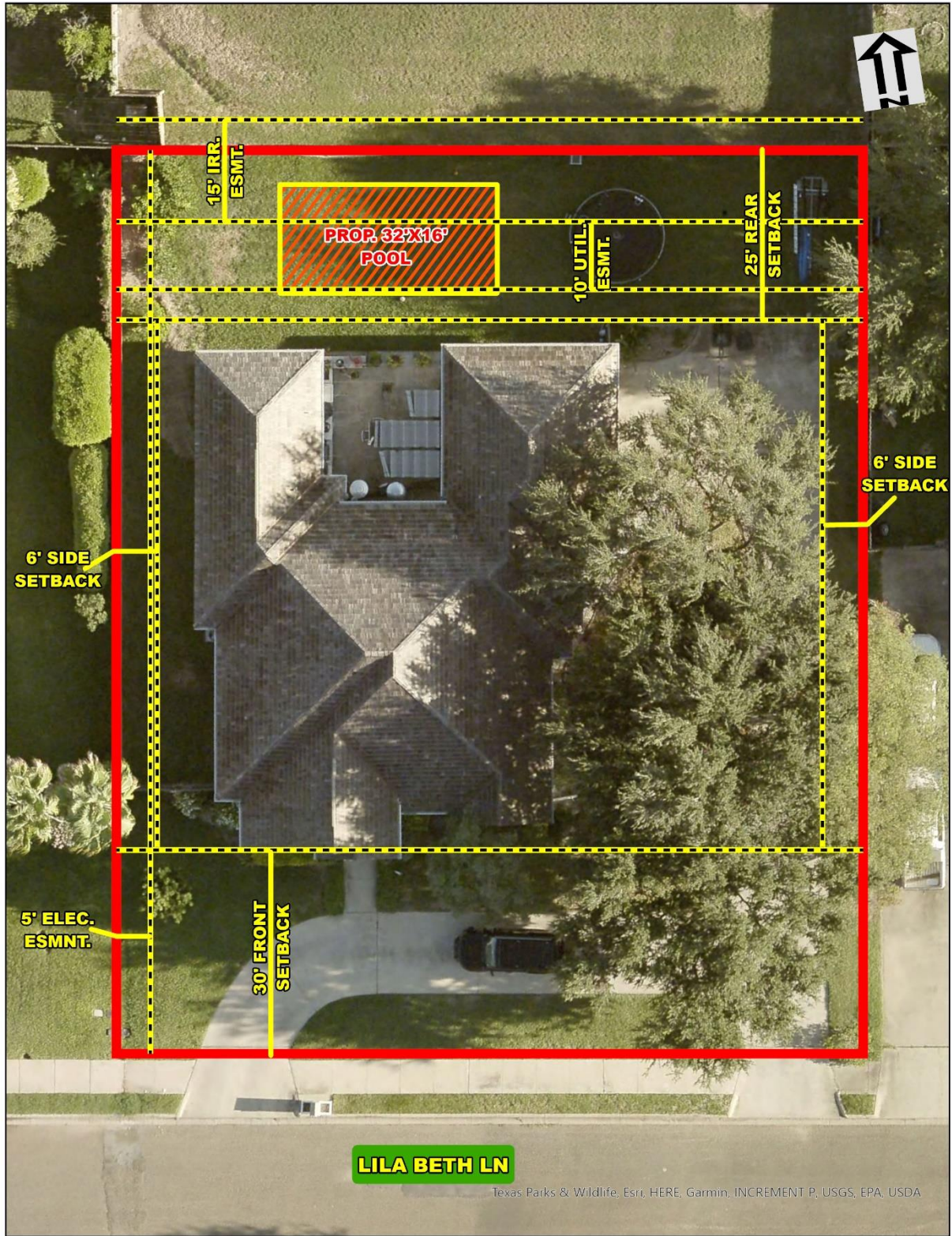
**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES  
\_\_\_\_\_ NAYS  
\_\_\_\_\_ DISSENTING \_\_\_\_\_

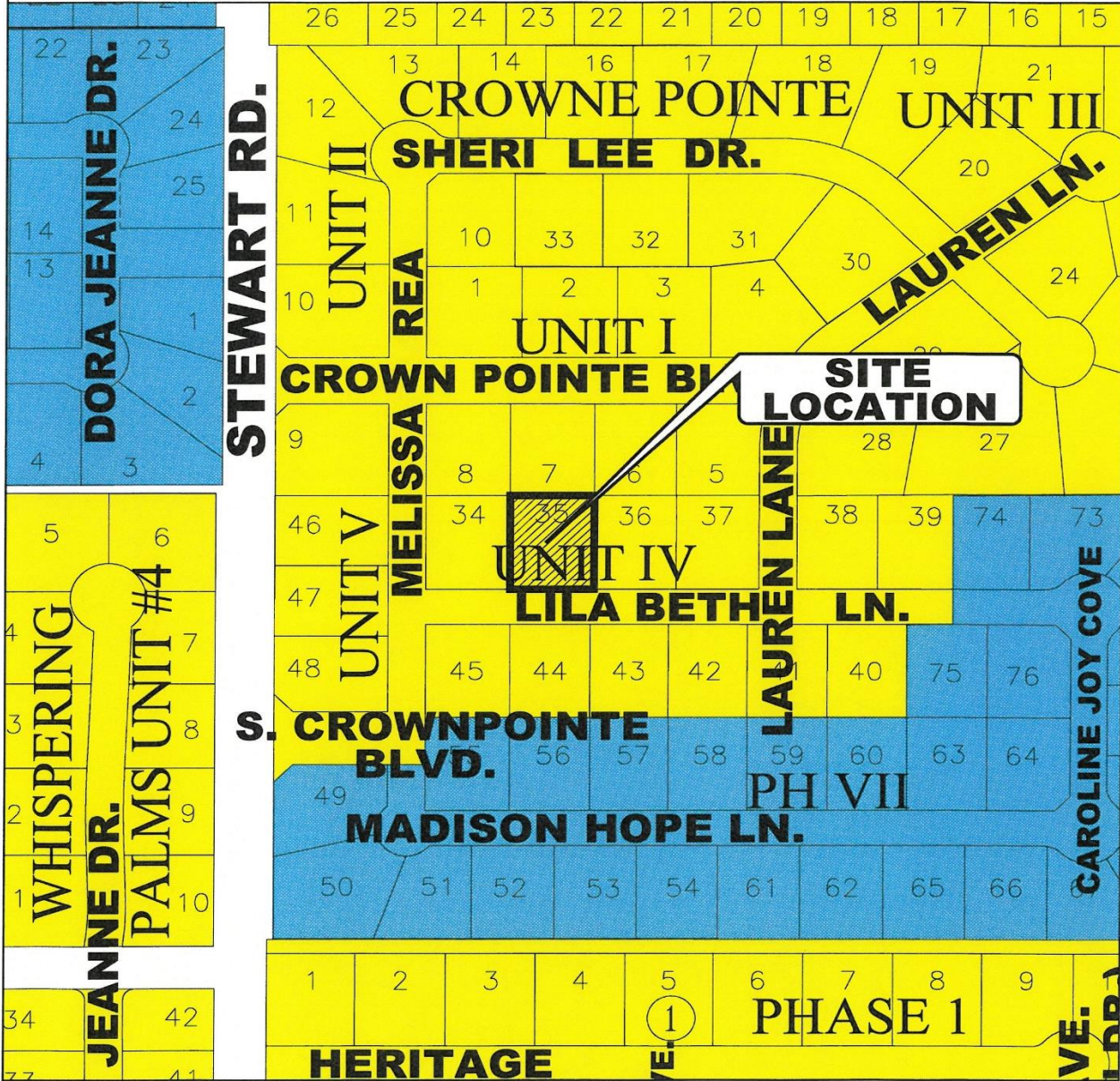
LEGAL NOTICE MAP



AREIAL MAP



ZONING MAP

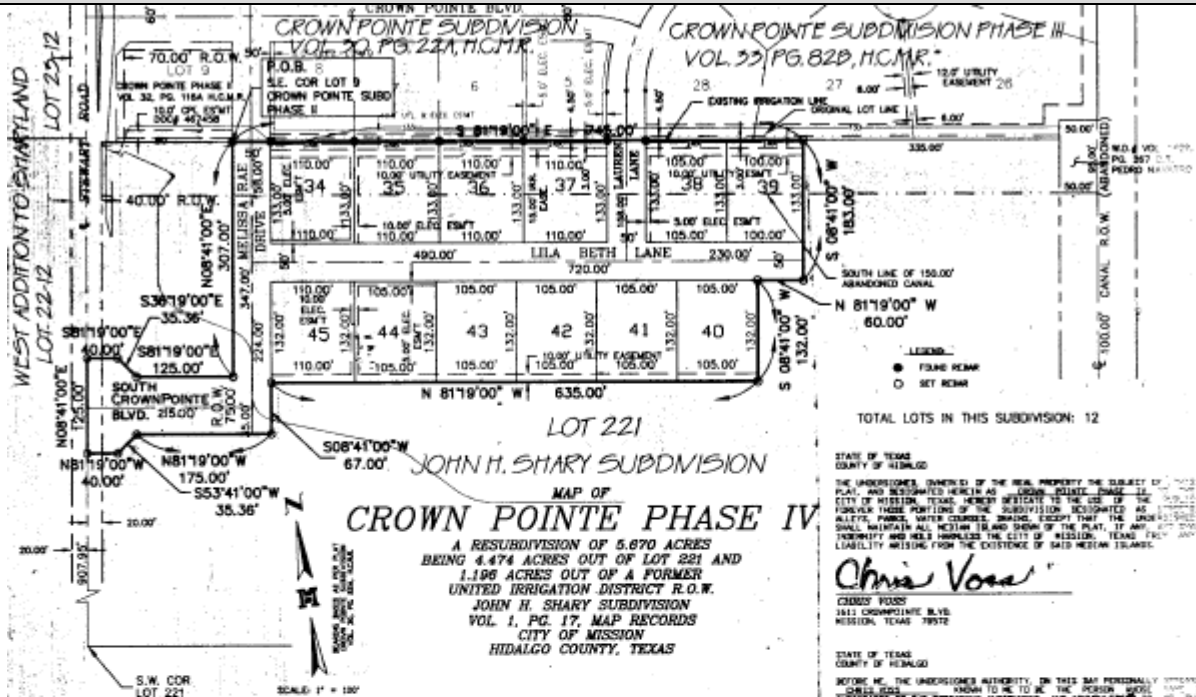


ZONING LEGEND

	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 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



**LOT 221**  
**JOHN H. SHARY SUBDIVISION**  
 MAP OF  
**CROWN POINTE PHASE IV**  
 A RESUBDIVISION OF 5.870 ACRES  
 BEING 4.474 ACRES OUT OF LOT 221 AND  
 1.196 ACRES OUT OF A FORMER  
 UNITED IRRIGATION DISTRICT R.O.W.  
 JOHN H. SHARY SUBDIVISION  
 VOL. 1, PG. 17, MAP RECORDS  
 HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.870 ACRES SITUATED IN THE CITY OF MISSION, HIDALGO COUNTY TEXAS, BEING 4.474 ACRES OUT OF LOT 221, JOHN H. SHARY SUBDIVISION AND 1.196 ACRES OUT OF A FORMER UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, ACCORDING TO THE MAP THEREOF RECORDED IN (VOLUME 1, PAGE 17) HIDALGO COUNTY MAP RECORDS, SAID 5.870 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING: 1. A TRACT OF LAND BEING THE SOUTHWEST CORNER OF LOT 8, CROWN POINTE SUBDIVISION PHASE II (VOLUME 33, PAGE 22A, HIDALGO COUNTY MAP RECORDS), FOR THE NORTHEAST-NORTHWEST CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E ALONG THE SOUTH LINE OF CROWN POINTE SUBDIVISION (VOLUME 30, PAGE 22A, HIDALGO COUNTY MAP RECORDS) AND CROWN POINTE SUBDIVISION II (VOLUME 33, PAGE 22A, HIDALGO COUNTY MAP RECORDS), A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E A DISTANCE OF 183.00 FEET TO THE NORTHEAST-SOUTHEAST CORNER OF THIS TRACT.

THENCE N 81° 19' 00" W AT A DISTANCE OF 60.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 153.00 FEET TO THE SOUTHWEST-SOUTHEAST CORNER OF THIS TRACT.

THENCE N 81° 19' 00" W AT A DISTANCE OF 635.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 87.00 FEET TO AN OUTSIDE CORNER OF THIS TRACT.

THENCE N 81° 19' 00" W AT A DISTANCE OF 175.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 35.36 FEET TO AN OUTSIDE CORNER OF THIS TRACT.

THENCE N 81° 19' 00" W AT A DISTANCE OF 175.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 35.36 FEET TO AN OUTSIDE CORNER OF THIS TRACT.

THENCE N 81° 19' 00" W AT A DISTANCE OF 175.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 35.36 FEET TO AN OUTSIDE CORNER OF THIS TRACT.

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THENCE S 87° 18' 00" E AT A DISTANCE OF 35.36 FEET TO AN OUTSIDE CORNER OF THIS TRACT.

### NOTES

1. FLEED ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLEED PLAIN, COMMUNITY-PANEL No. 480345 0003 C MAP REVISED NOVEMBER 20, 1993
2. SETBACKS ARE AS FOLLOWS:  
 FRONT- 30 FEET  
 REAR- 10 FEET (LOTS 40-43) 25 FEET (LOTS 34-39)  
 SIDE- 5 FEET OR GREATER FOR CASHEMENT  
 SIDE CORNER- 10 FEET (EXCEPT WHERE GREATER CASHEMENT OR SETBACK APPLIES)
3. BENCH MARK: NAIL SET ON THE FIRST POWER POLE ON THE NORTH SIDE OF CROWN POINTE BLVD. AND EAST OF STEWART ROAD ELEV. = 132.13
4. EACH LOT SHALL BE REQUIRED TO RETAIN 3% OF ON SITE.
5. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR BUILDING IMPROVEMENTS IS 14" ABOVE TOP OF CURB.
7. SIDEWALK REQUIRED AT THE FRONT AND SIDES OF ALL LOTS.
8. THE MAINTENANCE OF ALL MEDIAN ISLANDS ON THIS PLAT SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THE OWNER OR THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT, HIS HEIRS AND ASSIGNS.

Filed for Record in:  
 Hidalgo County  
 by Juan G. Salinas III  
 County Clerk  
 On: Feb 22, 2000, at 11:25A.  
 As a  
 Pub. - Small  
 Document Number: 847940  
 Total Fees: 48.50  
 Receipt Number: 266180  
 By: Flo Chavez

STATE OF TEXAS  
 COUNTY OF HIDALGO

THE UNDERSIGNED (OWNER) OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND REASSIGNED HEREIN AS CROWN POINTE PHASE IV, CITY OF MISSION, TEXAS, HEREBY INDICATE TO THE USE OF THE CITY OF MISSION, TEXAS, THE CITY ENGINEER, THE CITY CLERK, THE CITY ALLEY, PARKS, WATER COURSES, BRACKS, EXCEPT THAT THE UNDERSIGNED SHALL MAINTAIN ALL NEIGHBORING AND SHOWN ON THIS PLAT, IF ANY, UTILITY EASEMENTS AND WELLS HORIZONAL TO THE CITY OF MISSION, TEXAS, ANY LIABILITY ARISING FROM THE DISTURBANCE OF SAID NEIGHBORING ISLANDS.

*Chris Voss*  
 CHRISS VOSS  
 1813 CROWN POINTE BLVD.  
 MISSION, TEXAS 79702

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *John H. Shary*, KNOWN TO ME TO BE THE PERSON WHOSE SIGNATURE AND NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME AND SUBLICED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED THEREIN UNDER MY HAND AND SEAL OF OFFICE, THIS 22<sup>ND</sup> DAY OF FEBRUARY, 2000.

*John H. Shary*  
 JOHN H. SHARY  
 HENRY PUBLIC, HIDALGO COUNTY, TEXAS  
 BY COMMISSION EXPIRES:



STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KORTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

*Fred L. Korth*  
 FRED L. KORTH, P.E. & S.D.S. 1101 W. 4700  
 SUITE 2000  
 MISSION, TEXAS 79701  
 T-360, 389, PG. 77, 29-62 JOB NO. 19124

1. ALL EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, DISTRICT NO. 10, MISSION, TEXAS.
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ANY OF THE OPEN SPACES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE, (EXAMPLE: FENCES OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT, AND UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL WITHIN THE 10<sup>TH</sup> DAY OF FEBRUARY, 2000.

ATTEST  
*[Signature]*  
 SECRETARY

PREPARED  
 DATE: 2/20/00



## PLAT NOTES

## NOTES:

1. FLOOD ZONE 'X' AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL No. 480345 0005 C  
MAP REVISED: NOVEMBER 20, 1991
2. SETBACKS ARE AS FOLLOWS:  
FRONT- 30 FEET  
REAR- 10 FEET (LOTS 40-45); 25 FEET (LOTS 34-39)  
SIDE- 6 FEET OR GREATER FOR EASEMENT  
SIDE CORNER- 10 FEET  
GARAGE 18 FEET; EXCEPT WHERE GREATER EASEMENT OR  
SETBACK APPLIES
3. BENCH MARK: NAIL SET ON THE FIRST POWER POLE ON THE NORTH SIDE OF CROWN POINTE BLVD. AND EAST OF STEWART ROAD ELEV. = 131.13
4. EACH LOT SHALL BE REQUIRED TO RETAIN 931 CF ON SITE.
5. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR BUILDING IMPROVEMENTS IS 14' ABOVE TOP OF CURB.
7. SIDEWALK REQUIRED AT THE FRONT AND SIDES OF ALL LOTS.
8. THE MAINTENANCE OF ALL MEDIAN ISLANDS ON THIS PLAT SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THE OWNER OR THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT, HIS HEIRS AND ASSIGNS.

## MAILOUT LIST

PROP_ID	legalDescr	name_1	addrDelive	addrCity	addrState	addrZip
545398	CROWN POINTE LOT 1	ZAVALA KATIA NICOLE	1605 CROWN POINTE BLVD	MISSION	TX	78572-3100
613468	CROWN POINTE PH 4 LOT 37	GONZALEZ GILBERTO JR & IRASEMA	1611 LILA BETH LN	MISSION	TX	78572-3184
654926	CROWN POINTE PH 5 LOT 48	CAVAZOS GEORGE L & ROSA M	554 LONG HILL RD	GURNEE	IL	60031-3259
569533	CROWN POINTE PH 2 LOT 9	LEONARD TERRY L & KAREN E	1701 MELISSA RAE DR	MISSION	TX	78572-3365
613476	CROWN POINTE PH 4 LOT 45	QUESADA REYNALDA	1604 LILABETH LN	MISSION	TX	78572-3188
613474	CROWN POINTE PH 4 LOT 43	SPARKS KEVIN DR & RENE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
613473	CROWN POINTE PH 4 LOT 42	SEARS GARY & GINA	1610 LILA BETH LN	MISSION	TX	78572-3188
545406	CROWN POINTE LOT 5	WILSON HILTON & SHEILA	PO BOX 3327	MCALLEN	TX	78502-3327
545403	CROWN POINTE LOT 2	VARELA JOSE JUAN DE LA MORA & MARIA FERNANDA ET AL	1607 CROWN POINTE	MISSION	TX	78572-3100
654925	CROWN POINTE PH 5 LOT 47	TYKHE DEVELOPMENT LLC	6400 N 10TH	MCALLEN	TX	78504-3385
613466	CROWN POINTE PH 4 LOT 35	CASTILLO REBECCA & JUAN CARLOS	1607 LILI BETH LN	MISSION	TX	78572-3184
613467	CROWN POINTE PH 4 LOT 36	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION	TX	78572-3144
613475	CROWN POINTE PH 4 LOT 44	GARZA CARLO MARIO & LORI ANN GARZA	1606 LILA BETH LANE	MISSION	TX	78572-3188
545408	CROWN POINTE LOT 7	DAMON MALLARIE MARIE & DERYK JAMES DAMON	1606 CROWN POINTE BLVD	MISSION	TX	78572
545409	CROWN POINTE LOT 8	HERNANDEZ ADRIAN	1604 CROWN POINTE BLVD	MISSION	TX	78572-3144
545407	CROWN POINTE LOT 6	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION	TX	78572-3144
545404	CROWN POINTE LOT 3	VALDIVIA CANDELARIO	1609 CROWN POINTE BLVD	MISSION	TX	78572
654924	CROWN POINTE PH 5 LOT 46	BE READY INVESTMENTS LLC	1605 MELISSA RAE DR	MISSION	TX	78572-3366
613463	CROWN POINTE PH 4 LOT 34	ROBERSON CHARLES A & SUSAN S	1605 LILA BETH LN	MISSION	TX	78572-3184
696007	CROWN POINTE PH 6 LOT 55	GARCIA ALBERTO & RUBY	124 DARLENE DR	PHARR	TX	78577-9401
696008	CROWN POINTE PH 6 LOT 56	GARCIA JORGE H & MARY LU W HARRIS	1607 MADISON HOPE DR	MISSION	TX	78572-3474
696009	CROWN POINTE PH 6 LOT 57	OHDEN NORMAN L	1609 MADISON HOPE DR	MISSION	TX	78572-3474

# HCAD

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local		April 06, 2026																			
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID %	EXEMPTIONS	VALUES		2025	2026																		
613466 1607 LILA BETH LN, MISSION TX		CASTILLO REBECCA & JUAN CARLOS		1120990 100.0000	HS	IMPROVEMENTS	275,463	275,463	275,463																		
CROWN POINTE PH 4 LOT 35 TYPE: R DBA: GEO ID: C9625-04-000-0035-00 REF ID: 434966 REF ID: R813466 SUBTYPE: RES LEGAL ACREAGE:		1607 LILA BETH LN MISSION TX 78572-3184				LAND MARKET	191,653	191,653	191,653																		
PROP USE: MIP ID: CMS VOL 35 AS CODE: C962504 MKT AREA: S3UADR SUB MKT: TIF: APPR VAL METHOD: cost/local						MARKET VALUE	470,116	466,569	466,569																		
						SPECIAL USE EXCL	0	0	0																		
						APPRAISED VALUE	470,116	466,569	466,569																		
						HS VALUE LIMIT	125,168	88,128	88,128																		
						CIRCUIT BRKR LIMIT	0	0	0																		
						<b>NET APPRAISED</b>	<b>344,948</b>	<b>379,443</b>	<b>379,443</b>																		
GENERAL		REMARKS		SKETCH																							
UTILITIES: ALHY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0		(2020) ADJ DEPR & RMWD ARB: ALLW: NP20(2019) ADJ DEPR: ALLW: SALES CONTRACT (2018) ADJ CL & % (2017) ADJ DEPR 17: ALLW: COND (2016) ADJ DEPR & RMWD ARB CODE 16: ALLW: COND (2014) ADJ DEPR 14: ALLW: COND (2013) ADJ DEPR 2013: ALLW: COND ADJ DEPR 10: ALLW: COND																									
		AGENT: EXP DATE:																									
TAXING UNIT CD TAXING UNIT NAME PCT		PICTURE																									
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% SSL SHARYLAND ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%																											
DEED HISTORY																											
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																						
2018-03-01	WDV	nul/nul	2693216	CASTILLO	GOMEZ EUNICE																						
2009-12-17	WD	nul/nul	1855364	GOMEZ EUNICE	GOMEZ EUNICE																						
2007-08-27	SVD	nul/nul	1709121	GOMEZ EUNICE	FANNIE MAE																						
IMPROVEMENT VALUATION		IMPROVEMENT DETAIL ADJ		IMPROVEMENT FEATURES																							
#	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	
1	MA	Residential Main	RES BRKGD	2,353	128.52	1	1	2000	2004	AV	0	290,643	78.00	100.00	100.00	100.00	100.00	0.78	226,702	7					Heating/Cooling	AKD	
	GAR	GARAGE	RES BRKGD	680	61.76	1	1	2000	2004	AV	0	42,614	78.00	100.00	100.00	100.00	100.00	0.78	33,239	8					Roof Style	MR	
	PAT	PATIO	RES BRKGD	165	30.88	1	1	2000	2004	AV	0	5,095	78.00	100.00	100.00	100.00	100.00	0.78	3,974	2					WALL HEIGHT	8	
	POR	PORCH	RES BRKGD	84	30.88	1	1	2000	2004	AV	0	2,594	78.00	100.00	100.00	100.00	100.00	0.78	2,003	3					Custom	2	
			STCD: A1	3,292																					Number of	4:00	
			Finish Out: 100																							BATH	3
																										ROOF HEIGHT	MP
																										Flooring	TL
																										Interior Finish	SRK
																										Construction	RES
																										Planting	3
																										Exterior Wall	DBRK
																										Foundation	SLB
																										Roof Covering	WDS
LAND VALUATION		LAND ADJUSTMENTS		PRODUCTIVITY VALUATION																							
LP DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT	PRC	ADJ	MADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE				
1 LOT	L			C962504	A1	Yes	SF	1463000	sf	13.10	1.000		A	191,653					No				0.00	0			
														191,653										0			

## AEP LETTER



February 27, 2026

Rebecca Castillo and husband, Juan Carlos Castillo  
1607 Lila Beth Ln  
Mission, TX 78572

Re: Variance - 10' Utility Easements on Lot 35, Crown Pointe Ph IV Subdivision

To Whom It May Concern,

AEP Texas Inc (AEP) has reviewed your request regarding a variance on a dedicated 10' foot utility easements located along the North property line of Lot 35, Crown Pointe Ph IV Subdivision, according to the plat or map recorded in Volume 35, Page 131A, Map Records of Hidalgo County, Texas.  
Address: 1607 Lila Beth Ln., Mission, Tx 78572

AEP has determined to grant a variance and allow for the construction of a pool inside a portion of the 10' Utility Easement as depicted on the attached Exhibit "A." Landowner and its assigns agree to maintain a safe clearance as per NESC standards away from any AEP owned electrical facilities located within said lot. AEP will continue to maintain its easement rights along the West property line of said Lot 35 of the Crown Pointe Subdivision, Phase IV.

AEP Texas Inc does not hereby abandon or release any other easements on the property it might have obtained through plats, prescriptive rights, or easements whether of record or not.

Please do not hesitate to contact AEP if you have further questions at (956) 502-3589.

Sincerely,  
AEP TEXAS INC

A handwritten signature in black ink, appearing to read "Mario G. Campos", is written over a light blue horizontal line.

Mario G. Campos  
Right-of-Way Agent  
Rio Grande Valley District



**AGENDA ITEM & RECOMMENDATION  
SUMMARY**

**MEETING DATE:** May 27, 2026  
**PRESENTED BY:** Xavier Cervantes, AICP, CPM Director of Planning  
**AGENDA ITEM:** 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 - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- March 27, 2026 – Application for Variance Request submitted to the City
- May 14, 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.
- May 27, 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 1.37 (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.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
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/ 6' rear & 3' side	7-20-2022	Approved
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.



**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

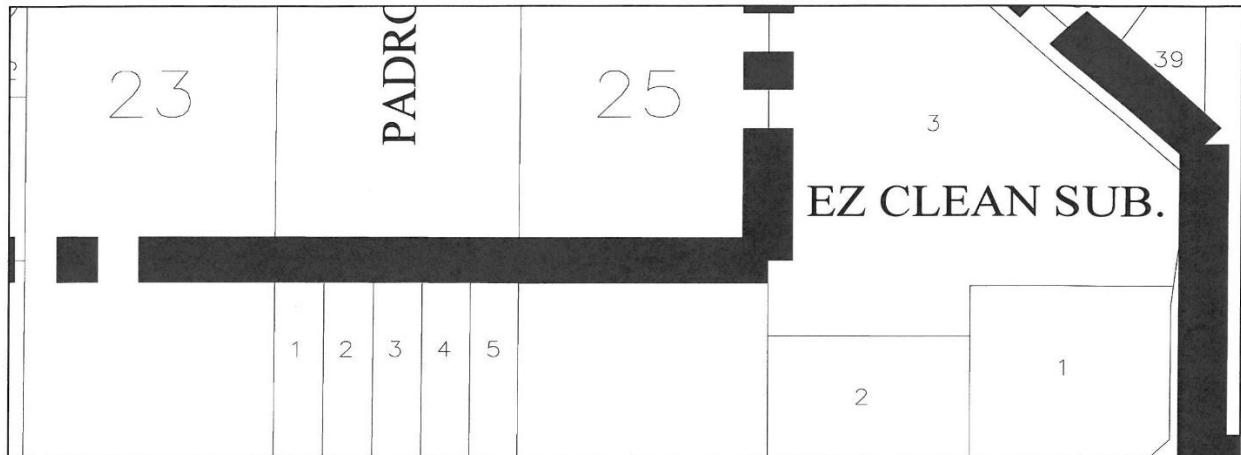
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

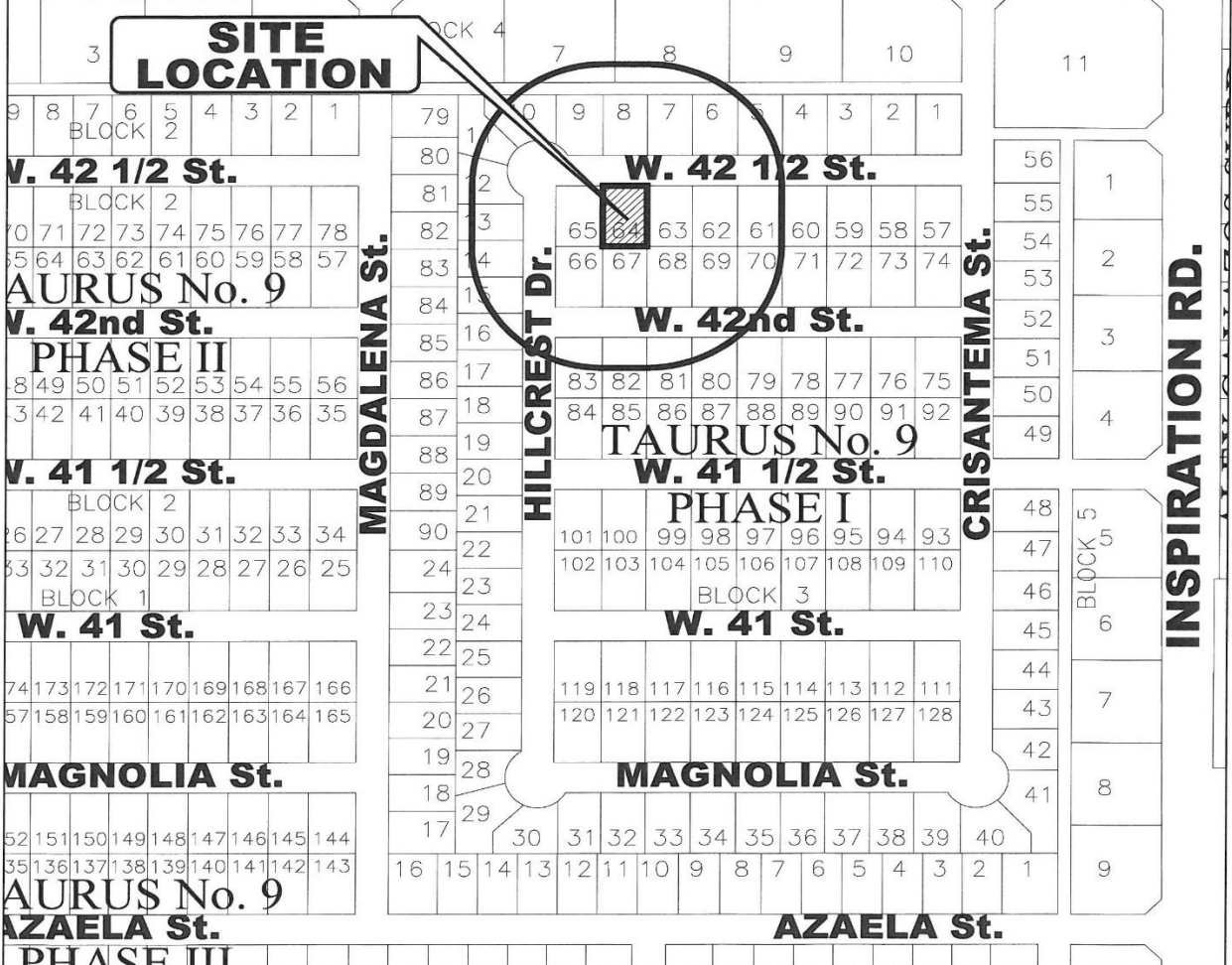
\_\_\_\_\_ NAYS


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

LEGAL NOTICE MAP

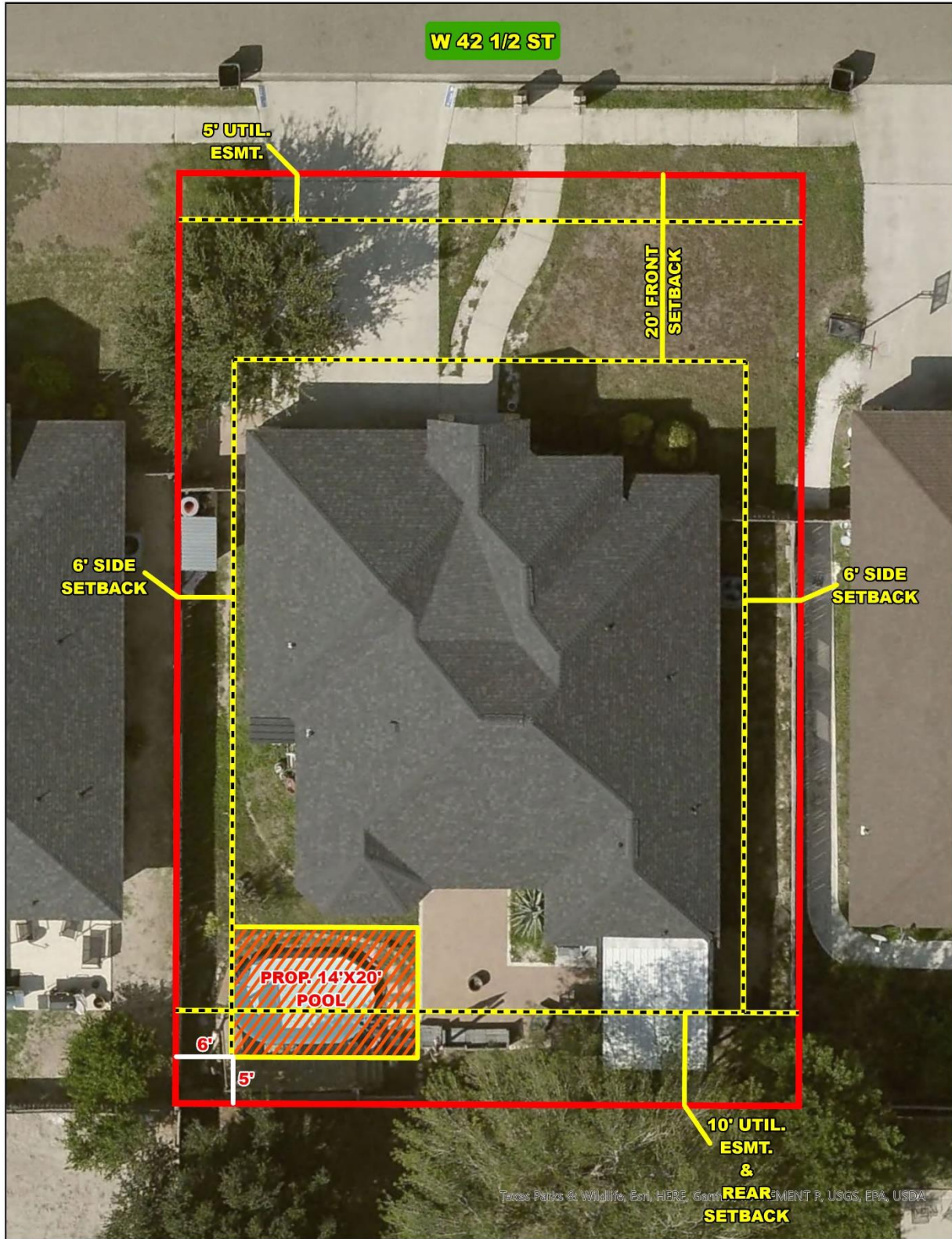


W. 3 ROAD (F.M. 1924)



<b>200' RADIUS MAILOUT</b>		<b>CITY OF MISSION</b>	No.
		HIDALGO COUNTY, TEXAS 1201 E. 8th Street MISSION, TX 78572 PH: (956) 580-8672 FAX: (956) 580-8680	

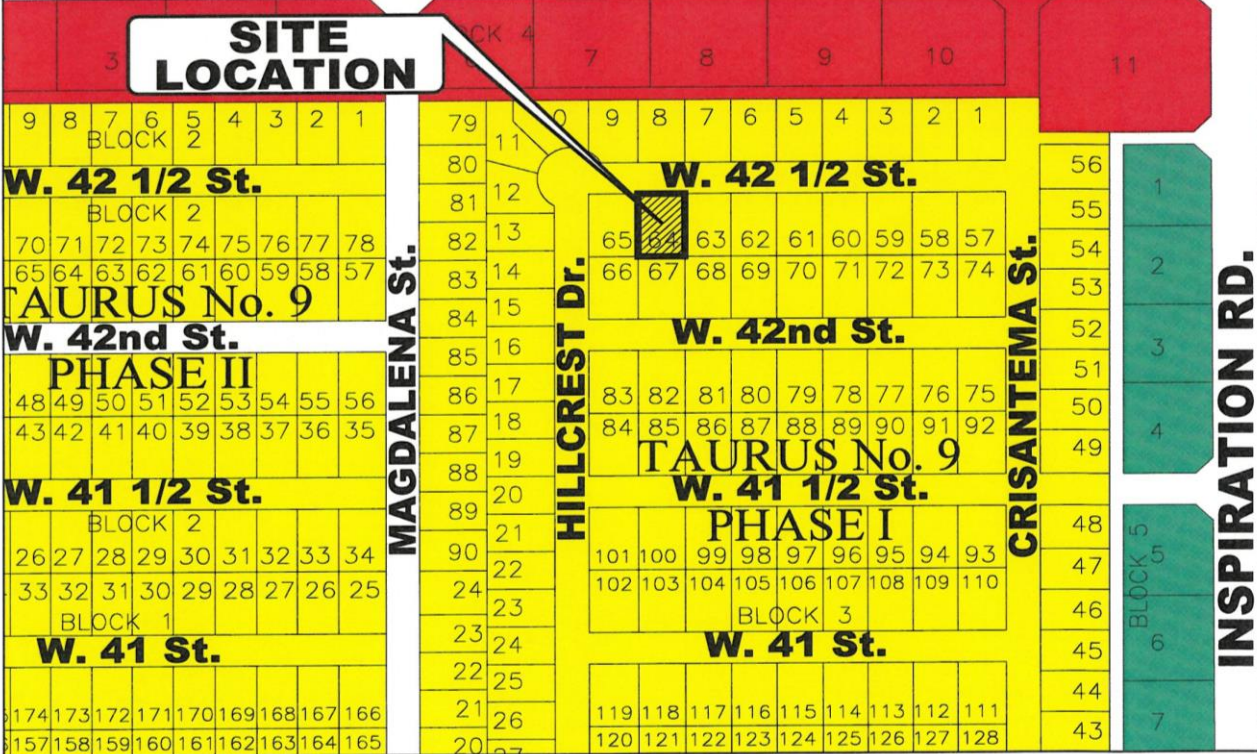
AREIAL MAP



## ZONING MAP



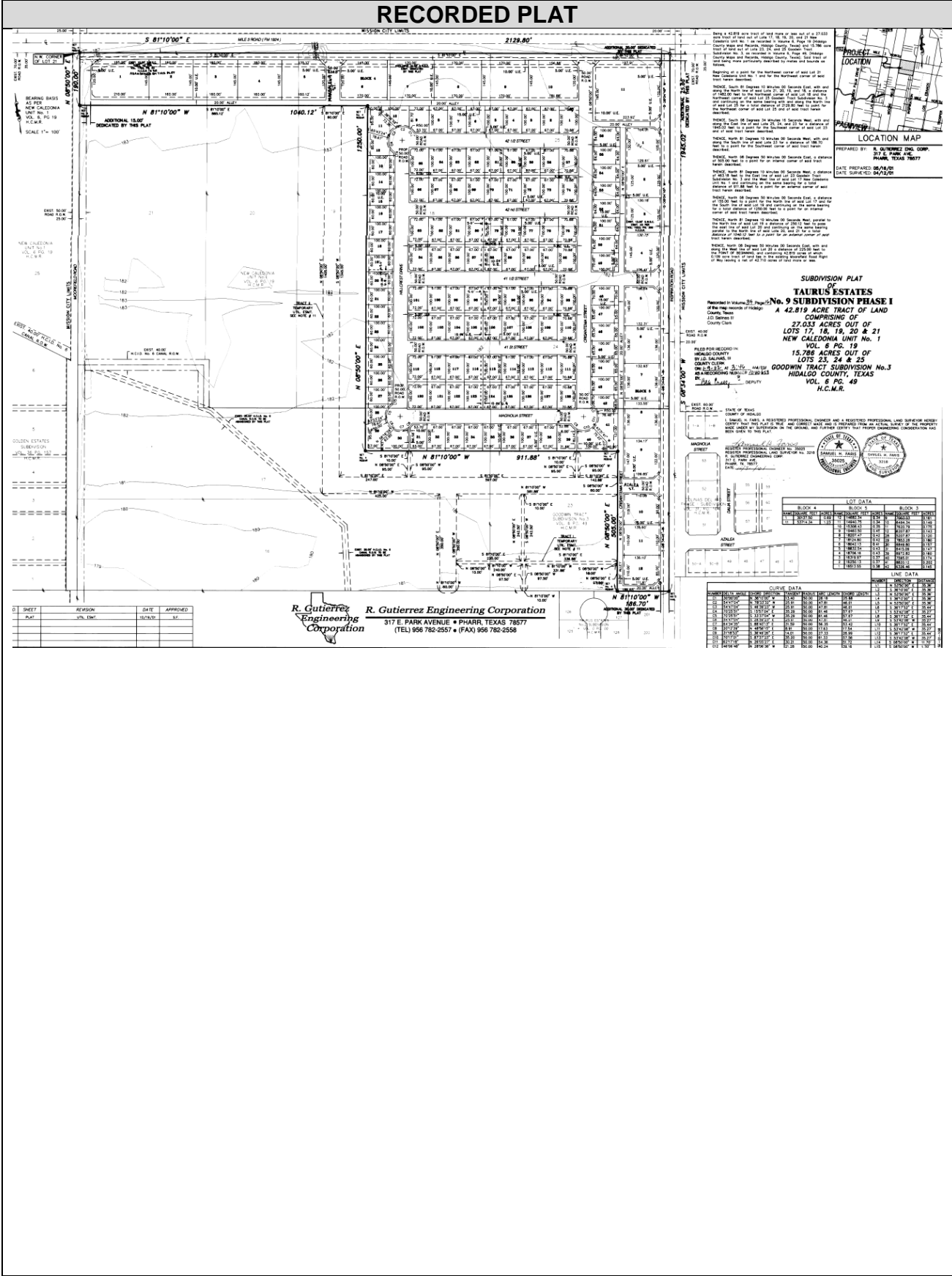
**W. 3 ROAD (F.M. 1924)**

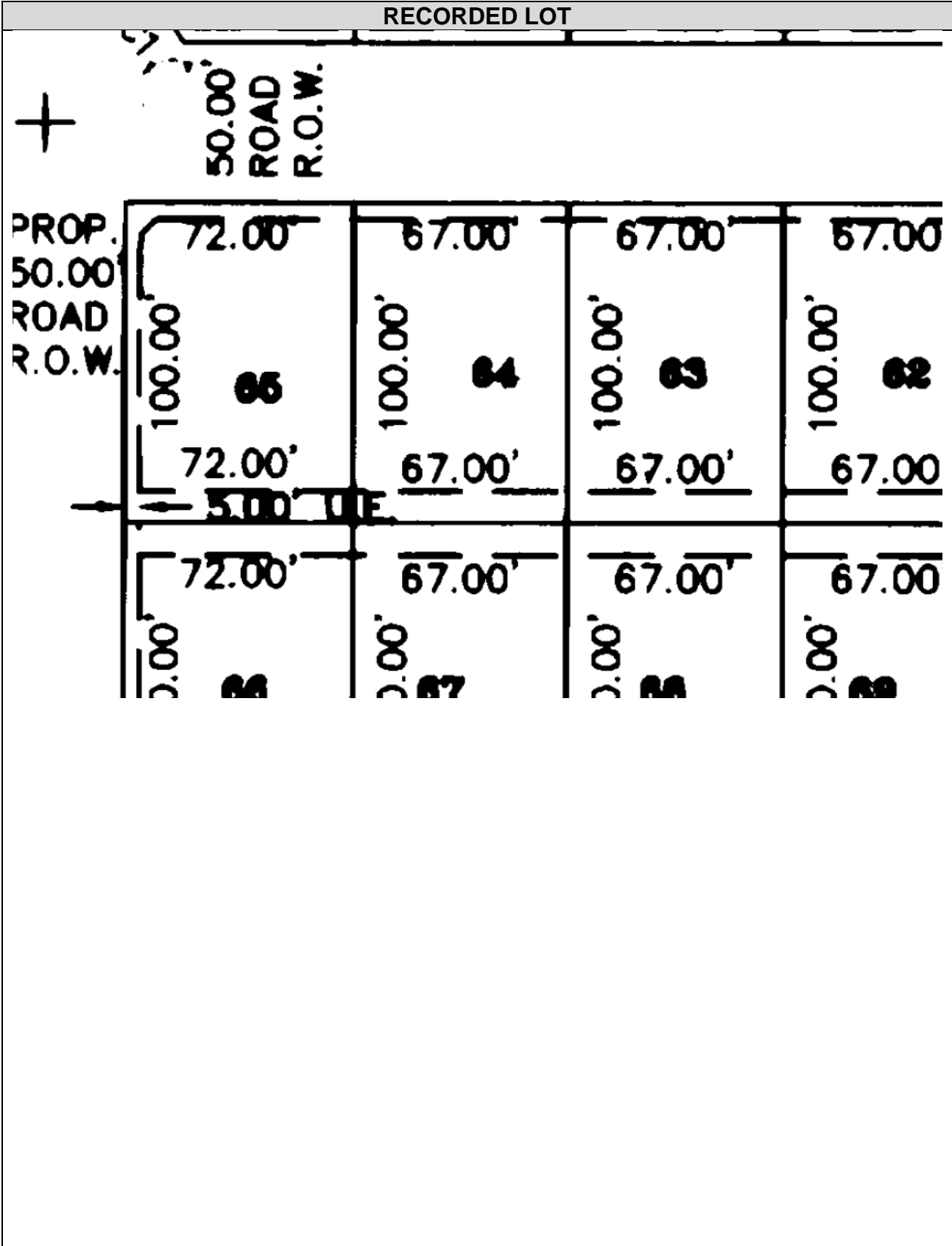


### ZONING LEGEND

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> A0-I AGRICULTURAL OPEN INTERIM</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> A0-P AGRICULTURAL OPEN PERMANENT</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> R-1A LARGE LOT SINGLE FAMILY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> R-1T TOWNHOUSE RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> R-1 SINGLE FAMILY RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> R-2 DUPLEX-FOURPLEX RESIDENTIAL</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> R-3 MULTI-FAMILY RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> R-4 MOBILE &amp; MODULAR HOME</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> R-5 HIGH DENSITY MFCT'D HOUSING</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> C-1 OFFICE BUILDING</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> C-2 NEIGHBORHOOD COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> C-3 GENERAL BUSINESS</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> C-4 HEAVY COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> C-5 ADAPTIVE COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black; margin-right: 5px;"></span> I-1 LIGHT INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> I-2 HEAVY INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00BFFF; border: 1px solid black; margin-right: 5px;"></span> PUD PLANNED UNIT DEVELOPMENT</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFFFF; border: 1px solid black; margin-right: 5px;"></span> P PUBLIC</li> </ul> |
|--|--|---|







## PLAT NOTES

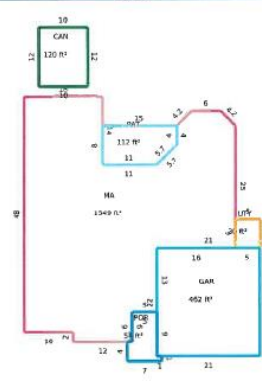

### GENERAL NOTES:

1. BUILDING SETBACK LINES AS PER BLOCKS 4 & 5 TO BE:
  - A: FRONT MILE 3 NORTH: 65.00'
  - B: FRONT INSPIRATION ROAD: 40.00'
  - C: SIDE-BUILDING CODE FOR BLK 4, CORNERSIDE-10.0'
  - D: SIDE: 6.00' OR EASEMENT WIDTH; WHICHEVER IS GREATER. FOR BLK 5.
  - E: REAR: 10.00' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
  - F: CORNER SIDE YARD SETBACK: 15.00'
 WHEN BUFFER EXIST. IF NO BUFFER EXIST THEN 20.00' SHALL BE IMPOSED FOR LOT 1, BLK 4
2. BUILDING SETBACK LINES AS PER BLOCK 3 TO BE:
  - A: FRONT AND GARAGE: 20.00'
  - B: SIDE: 6.0' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
  - C: REAR: 10.0' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
  - D: CORNER SIDE - 10.0'
3. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
4. FLOOD ZONE "C"- AREAS OF MINIMAL FLOODING.  
COMMUNITY-PANEL No. 480334 0400 C  
MAP REVISED NOV. 16, 1982
5. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB
6. BENCHMARK DESCRIPTION: ELE: 187.84  
LOCATION: A No. 4 REBAR FOUND IN THE INTERSECTION OF MILE 3 NORTH AND MOORE FIELD ROAD.
7. PARKING FOR COMMERCIAL LOTS SHALL BE HELD IN COMMON FOR USE AMONGST ALL PROPRIETORS.
8. LOTS IN BLOCK 5 SHALL ONLY HAVE REAR PARKING- ANY DRIVEWAYS ONTO INSPIRATION ROAD MUST HAVE PRIOR APPROVAL BY THE MISSION PLANNING AND ZONING COMMISSION. NO DRIVEWAYS FROM ANY RESIDENTIAL LOT ONTO MOOREFIELD SHALL BE PERMITTED.
9. 5.0' SIDEWALK REQUIRED BY DEVELOPER ALONG MOOREFIELD AND ALONG MILE 3 ROAD TO LOTS 1-10 (BLOCK 4).  
5.0' SIDEWALK REQUIRED AT PERMIT STAGE FOR LOT 11 (BLOCK 4) ALONG MILE 3 NORTH AND INSPIRATION ROAD, AS WELL AS ALL LOTS IN BLOCK 5 ALONG INSPIRATION ROAD.  
4.0' SIDEWALK REQUIRED ALONG ALL OTHER STREET SIDES DURING THEIR PERMIT STAGE.
10. BUFFER REQUIRED FROM COMMERCIAL PROPERTY TO RESIDENTIAL.
1. ALL TEMPORARY EASEMENTS ARE DEDICATED BY THIS PLAT UNTIL ADJACENT PROPERTY IS DEVELOPED.
2. ALL INTERNAL STREET INTERSECTION SHALL HAVE A 15.0' X 15.0' CORNER CLIP EASEMENT.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #6 AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
14. COMPLIANCE BY LOTS IN BLOCKS 4 & 5 TO LANDSCAPING ORDINANCE #2175 SHALL BE IMPOSED AT THE BUILDING PERMIT STAGE.
15. CONSTRUCTION OF THE COMMON PARKING LOTS FOR LOTS 1-5 AND LOTS 6-10 SHALL BE DONE AT OR PRIOR TO THE 1st BUILDING PERMIT FOR SAID SERIES OF LOTS; SAID PARKING LOT SHALL FIRST BE APPROVED BY THE MISSION PLANNING AND ZONING COMMISSION.
16. MISSION PLANNING AND ZONING SHALL ALSO APPROVE THE SITE PLANS FOR THE COMMERCIAL LOTS WITH SPECIAL REGARD TO ACCESS MANAGEMENT, COMMON PARKING, INGRESS MANEUVERABILITY, AND LANDSCAPING.
17. PC'S, PT'S AND LOT CORNERS ARE 1/2" SET IRON ROBS WITH A CUP STAMPED 12 PLS F 3218.

## MAILOUT LIST

PROP_ID	legalDescr	name_1	addrDelive	addrCity	addrState	addrZip
649583	TAURUS ESTATES NO. 9 PH 1 LOT 66 BLK 3	DEL ANGEL FELIPE DE JESUS JR & APRIL SAMANTHA HERNANDEZ	2002 W 42ND ST	MISSION TX		78573
649587	TAURUS ESTATES NO. 9 PH 1 LOT 70 BLK 3	OCHOA RAFAEL ALBERTO	1908 W 42ND ST	MISSION TX		78573
649578	TAURUS ESTATES NO. 9 PH 1 LOT 61 BLK 3	GARZA EDUARDO & MARIA M	1909 W 42 1/2 ST	MISSION TX		78573-5006
649580	TAURUS ESTATES NO. 9 PH 1 LOT 63 BLK 3	GONZALEZ CLAUDIA ALONSO	1913 W 42 1/2 ST	MISSION TX		78573-5006
649527	TAURUS ESTATES NO. 9 PH 1 LOT 10 BLK 3	FERNANDEZ ASHLEY	2004 W 42 1/2 ST	MISSION TX		78573-5005
649523	TAURUS ESTATES NO. 9 PH 1 LOT 6 BLK 3	MARTINEZ NORA MARIBEL	1910 W 42 1/2 ST	MISSION TX		78573-5006
649525	TAURUS ESTATES NO. 9 PH 1 LOT 8 BLK 3	BARRERA JORGE & MIGDALIA	2000 W 42 1/2 ST	MISSION TX		78573-5005
649529	TAURUS ESTATES NO. 9 PH 1 LOT 12 BLK 3	CARRILLO JOSE J	4209 HILL CREST DR	MISSION TX		78573-6736
649530	TAURUS ESTATES NO. 9 PH 1 LOT 13 BLK 3	RILEY FREDDIE EARL & CAROLYN GENE	5211 80TH SW	LAKEWOOD WA		98499-4079
649531	TAURUS ESTATES NO. 9 PH 1 LOT 14 BLK 3	LUNA JESSE AKA JESUS	4205 HILL CREST DR	MISSION TX		78573
649532	TAURUS ESTATES NO. 9 PH 1 LOT 15 BLK 3	ESCOBEDO ERICA	4203 HILL CREST DR	MISSION TX		78573-6736
649533	TAURUS ESTATES NO. 9 PH 1 LOT 16 BLK 3	VELA MODESTO JR & LUZ M VELA	4201 HILL CREST DR	MISSION TX		78573-6736
649653	TAURUS ESTATES NO. 9 PH 1 LOT 8 BLK 4	SOLIS PERFECTO	2005 W 3 MILE RD STE NO 900	MISSION TX		78572
649652	TAURUS ESTATES NO. 9 PH 1 LOT 7 BLK 4	SOL GUZ 2 LLC	2005 W 3 MILE RD STE 900	MISSION TX		78572
649528	TAURUS ESTATES NO. 9 PH 1 LOT 11 BLK 3	MERCADO CYNTHIA	4211 HILL CREST DR	MISSION TX		78573-6736
649597	TAURUS ESTATES NO. 9 PH 1 LOT 80 BLK 3	VILLARREAL ALEJANDRO & LAURA	1911 W 42ND ST	MISSION TX		78573-5030
649598	TAURUS ESTATES NO. 9 PH 1 LOT 81 BLK 3	RAMIREZ JOSE D	1913 W 42ND ST	MISSION TX		78573-5030
649599	TAURUS ESTATES NO. 9 PH 1 LOT 82 BLK 3	FERNANDEZ FRANCISCO J	2001 W 42ND ST	MISSION TX		78573
649600	TAURUS ESTATES NO. 9 PH 1 LOT 83 BLK 3	MARTINEZ ALPHONSO & MARIA	2003 W 42ND ST	MISSION TX		78573-5008
649524	TAURUS ESTATES NO. 9 PH 1 LOT 7 BLK 3	REYNA GERMAN	1912 W 42 1/2 ST	MISSION TX		78573-5006
649526	TAURUS ESTATES NO. 9 PH 1 LOT 9 BLK 3	TUERINA DORA ELIA	2002 W 42 1/2 ST	MISSION TX		78573-5005
649522	TAURUS ESTATES NO. 9 PH 1 LOT 5 BLK 3	GARCIA ALEJANDRO A JR & PERLA S RUIZ NAVARRO	1908 W 42 1/2 ST	MISSION TX		78573-5006
649581	TAURUS ESTATES NO. 9 PH 1 LOT 64 BLK 3	PENA VICTOR ALJ & MELISSA JUDITH ALMENDAREZ DE PENIA	3303 FRESNO AVE BLDG 1	HIDALGO TX		78557-3772
649582	TAURUS ESTATES NO. 9 PH 1 LOT 65 BLK 3	ACEVEDO RODOLFO J & AURORA	2003 W 42 1/2 ST	MISSION TX		78573-5005
649586	TAURUS ESTATES NO. 9 PH 1 LOT 69 BLK 3	URIBE FREDY & BARBARITA LUCIO GONZALEZ	1910 W 42ND ST	MISSION TX		78573-5030
649585	TAURUS ESTATES NO. 9 PH 1 LOT 68 BLK 3	FLORES JOSE ANTONIO JR & LORENA B	1912 W 42ND ST	MISSION TX		78573-5030
649584	TAURUS ESTATES NO. 9 PH 1 LOT 67 BLK 3	ORTIZ GONZALO III & ADRIANA NICOLE GONZALEZ	2000 WEST 42ND STREET	MISSION TX		78573
649579	TAURUS ESTATES NO. 9 PH 1 LOT 62 BLK 3	MARTINEZ JUAN J & KARLA	1911 W 42 1/2 ST	MISSION TX		78573-5006

# HCAD

Hidalgo County Appraisal District										PUBLIC CARD WITH SKETCH 2026-0-0										Valuation Method: cost/local		April 06, 2026							
PROPERTY ID AND LEGAL DESCRIPTION					OWNER ID, NAME AND ADDRESS					OWNERS ID, %					EXEMPTIONS					VALUES		2025		2026					
649581 2001 42 1/2 ST, TX					PENA VICTOR ALI & MELISSA JUDITH ALMENDAREZ DE PENNA					1208619 100.00000					HS					IMPROVEMENTS		174,372		171,397					
TAURUS ESTATES NO. 9PH 1 LOT 64 BLK 3 TYPE: R DBA: GEO ID: T0941-09-033-0064-00 Ref ID: 453456 Ref ID: R649581 SUBTYPE: RES LEGAL ACREAGE:					3303 FRESNO AVE BLDG 1 HIDALGO TX 78557-3772										TAXING UNITS					LAND MARKET		55,275		55,275					
PROP USE: MIP ID: CMS VOL 39 AS CODE: 1094109 MKT AREA: SLJAGS SUB MKT: APPR VAL METHOD: cost/local					AGENT: EFF DATE: EXP DATE:					CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JGC 100.00 BLJ 100.00 SST 100.00					MARKET VALUE		229,647		226,672		SPECIAL USE EXCL		0		0				
GENERAL					REMARKS					SKETCH					APPRaised VALUE		229,647		226,672		HS VALUE LIMIT		0		0				
UTILITIES: ALHY CBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0					(2024) RIMV SWP & CAN (2023) RIMV ADJ %(2021) RIMV STG (2012) SB-ADJ RATE 2012(2010) ADJ CL & NEW STG 09(2009) ADJ CL & NEW STG 09(2008) NEW IMPS 04(2007) NEW IMPS 04(2006) NEW IMPS 04(2005) NEW IMPS 04										NET APPRAISED		229,647		226,672										
TAXING UNIT CD TAXING UNIT NAME PCT					PICTURE																								
CAD APPRAISAL DISTRICT 100.00%																													
CMS CITY OF MISSION 100.00%																													
DR1 DRAINAGE DISTRICT #1 100.00%																													
GHD HIDALGO COUNTY 100.00%																													
JGC SOUTH TEXAS COLLEGE 100.00%																													
SLJ LA JOYA ISD 100.00%																													
SST SOUTH TEXAS SCHOOL 100.00%																													
DEED HISTORY																													
DATE TYPE BOOK PG INST # BUYER SELLER																													
2021-07-08 MDV null null 3241110 PENNA VICTOR ALI HOLLYWOOD																													
2021-02-05 FCL null null 3191034 HOLLYWOOD AVILA LEONARDO																													
2019-05-28 CSV null null 3071155 AVILA LEONARDO AVILA LEONARDO																													
IMPROVEMENT VALUATION										IMPROVEMENT DETAIL ADJ										IMPROVEMENT FEATURES									
#	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	
1M	Residential Mbn	RES	BRKAV	1,549	97.35	1	1	2003	2007	AV	0	190,795	81.00	100.00	100.00	100.00	100.00	100.00	100.00	0.81	122,144							Heating/Cooling	AND
UTY	UTILITY ROOM	RES	BRKAV	30	73.01	1	1	2003	2007	AV	0	2,190	81.00	100.00	100.00	100.00	100.00	100.00	100.00	0.81	1,774							Roof Style	MX
GAR	GARAGE	RES	BRKAV	462	48.67	1	1	2003	2007	AV	0	22,486	81.00	100.00	100.00	100.00	100.00	100.00	100.00	0.81	18,214							Plumbing	1
POR	PORCH	RES	BRKAV	55	24.34	1	1	2003	2007	AV	0	1,339	81.00	100.00	100.00	100.00	100.00	100.00	100.00	0.81	1,065							Roof Covering	CmpS
PAT	PATIO	RES	BRKAV	112	24.34	1	1	2003	2007	AV	0	2,726	81.00	100.00	100.00	100.00	100.00	100.00	100.00	0.81	2,208							Number of	3.00
SWP	SWIMMING POOL	RES	BRKAV	42	243.38	1	1	2023	2023	*	0	10,222	97.00	100.00	100.00	100.00	100.00	100.00	0.97	8,915							ROOF HEIGHT	MP	
CAN	CANOPY	RES	BRKAV	120	4.0	1	1	2023	2023	*	0	490	99.00	100.00	100.00	100.00	100.00	100.00	0.99	475							Flooring	TL	
1				2,370	Area: 1,549	HomeSite	Y (100.00%)					190,238	AS Code: 100.00%	Market Area: 110.00%	171,397													Interior Finish	SBR
	Style:																											Construction	RES
	MOD																											WALL HEIGHT	10
																												Exterior Wall	CBRK
																												Foundation	SLB
																												WALL HEIGHT	10
LAND VALUATION										LAND ADJUSTMENTS										PRODUCTIVITY VALUATION									
LP DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	NETH	DIN	UNIT	PRC	ADJ	MADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VAL						
1 LOT	L			T094103R	A1	Yes	SF	67000	SF	8.25	1.000		A	55,275					No					0					0
														55,275															