CITY OF MISSION

ZONING BOARD OF ADJUSTMENTS
MISSION CITY HALL
NOVEMBER 18, 2026 at 4:00 PM

AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Zoning Board of Adjustments the City of Mission, Texas will hold a Regular Meeting on **Wednesday**, **November 18, 2026** at **4:00 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 for items listed on the agenda

APPROVAL OF MINUTES

4. Approval of Minutes for ZBA Meeting - August 26, 2026

PRESENTATION

5. Presentation & Purpose of newly adopted Special Exceptions Ordinance No. 5883 – Cervantes

PUBLIC HEARING

6. Public hearing and consideration of a variance to allow a 3' 10" side setback instead of the required 6' for an existing house addition and to allow a 1' 8" rear setback instead of the required 10' for a 7' x 9' existing shed, being Lot 63, Harmony Estates Phase 2 Subdivision, located at 2001 Tierra Dorada Boulevard, Applicant – Marcela Garza - Cervantes

7. Public hearing and consideration of a variance to allow a 1' front garage/carport setback instead of the required 18' and a 0' rear setback instead of the required 10' for an 18' x 20' proposed carport, being Lot 4, Trosper Creek Subdivision, located at 700 Mountain Road, Applicant – DCA Development - Cervantes

8. Public hearing and consideration of a variance to allow a 1' front garage/carport setback instead of the required 18' and a 0' rear setback instead of the required 10' for an 18' x 20' proposed carport, being Lot 23, Trosper Creek Subdivision, located at 619 Mountain Road, Applicant – DCA Development - Cervantes

9. Public hearing and consideration of a special exception request to allow a 5' front setback instead of the required 20' for a 20' x 20' proposed carport, being Lot 77, Taurus Estates No.3 Subdivision, located at 3109 Crisantema Street, Applicant: Ramiro Flores – Cervantes

10. Public hearing and consideration of a special exception request to allow a 0' garage setback instead of the required 18' for a 20' x 20' proposed carport, being Lot 18, Sunterra Estates Subdivision, located at 1402 Las Brisas Drive, Applicant: Olaak & Laura Vargas – Cervantes

11. Public hearing and consideration of a special exception request to allow a 0' garage setback instead of the required 18' for a 13.5' x 29' existing carport, being Lot 27, Harmony Estates Phase 1 Subdivision, located at 100 N. Adams Street, Applicant: Nancy Chapa – Cervantes

12. Public hearing and consideration of a special exception request to allow a 0' garage setback instead of the required 18' for a 13.5' x 29' existing carport, being Lot 28, Harmony Estates Phase 1 Subdivision, located at 102 N. Adams Street, Applicant: Alejandro Davila – Cervantes

OTHER BUSINESS

ADJOURNMENT

Signed this the **12TH** day of October, 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 12th day of November, 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
AUGUST 26, 2026
CITY HALL'S COUNCIL CHAMBERS

ZBA PRESENT	ZBA ABSENT	STAFF PRESENT	GUESTS PRESENT
Alberto Salazar		Xavier Cervantes	Olaak & Laura Vargas
Humberto Garza		Susie De Luna	Roque & Karla Longoria
Heraclio Flores		Alex Hernandez	Roosevelt Gonzalez Jr.
Dolly Elizondo		Elisa Zurita	Antonio T. Martinez Jr.
William Ueckert Jr.		Jessica Munoz	Sonia Mayhugh
			Pete Balderas
			Mariaelia Gutierrez

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 JULY 22, 2026

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

ITEM #2
PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5' 6" GARAGE/CARPORT SETBACK INSTEAD OF THE REQUIRED 18' AND A 0' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR AN 18' X 29' EXISTING CARPORT, BEING LOT 168, FRONTIER ESTATES SUBDIVISION, LOCATED AT 1011 E. SANDSTONE DRIVE, APPLICANT – MARY K. & ROQUE LONGORIA – CERVANTES

Mr. Alex Hernandez stated 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 Northwest corner of Highland Park Avenue and E. Sandstone Drive. The applicant is requesting a variance to keep a 18' by 29' carport within a 5' 6" front setback instead of the required 18' and a 0' side setback instead of the required 6' side setback. The Frontier Estates Phase III Subdivision was recorded on July 26, 2001. The subject property is a regular lot with a depth of 106.69 feet and a width of 60.00 feet along E. Sandstone Drive. The subject lot has a total area of 6,401.40 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 19 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variance in this subdivision.

Legal Description	Variance Request	Date of Meeting	Recommendation
Lot 78	3' corner setback 10' required 3' rear setback 10' required (Shed)	06-13-2001	Denied
Lot 13	20' front instead/25' required	03-12-2002	Denied

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 asks if there are any questions for staff.

Mr. Flores inquired whether there were any similar approved carports within the subdivision.

Mr. Hernandez stated that no carports had been approved in the subdivision in the past.

Ms. Elizondo inquired whether no one had applied for a carport permit in the past 24 years.

Mr. Hernandez confirmed that that was correct.

Mr. Garza asked if there were other carports in the neighborhood.

Mr. Hernandez stated that there were other carports in the neighborhood.

Mr. Garza asked if those carports were in compliance.

Mr. Hernandez stated that some carports were in compliance while others were not, explaining that the subdivision consists of three phases with varying setback requirements; specifically, this phase requires a 25-foot front setback but allows an 18-foot setback for a garage or carport, and the carports in question do not meet that 18-foot requirement.

Mr. Flores asked if the side setback requirement was 6 feet.

Mr. Hernandez confirmed that the side setback requirement was indeed 6 feet.

Chairman Salazar asked if the applicant was present.

Mr. Roque Longoria and Ms. Mary K. Longoria stated their address as 1011 E. Sandstone Drive for the record and proceeded to explain the reasoning for the variance request, stating that the sole purpose of placing the carport at the front of the residence was to ensure the safe keeping of their vehicles during hail or other inclement weather.

Ms. Elizondo asked if the home had a garage.

Mr. Longoria replied that the home did have a one-car garage, noting that it was small.

Ms. Elizondo inquired about the exact size of the garage.

Mr. Longoria stated that the garage was sized for one car.

Mr. Garza asked if the neighbors had any similar structures close by.

Mr. Longoria stated that they did not believe so.

Chairman Salazar asked if there was anyone present who wished to speak in favor of or against the request.

Ms. Sonia Mayhugh stated that she resides at 1013 E. Sandstone on the property adjacent to the right of Mr. and Mrs. Longoria and respectfully requested a denial of the variance request. She explained that the city zoning ordinance requires a 6-foot side setback from the interior residential lot line, but the pre-existing carport was built only a few inches from their shared property line instead of meeting that requirement. As a result, rainwater now drains onto her property, creating a drainage issue that did not exist before; she noted that while they have not had a lot of rain yet, she has observed the runoff and taken video footage of it. To her knowledge, the structure was built before a permit was obtained. She respectfully asked the board to consider that setback requirements exist to protect neighboring property owners and to prevent exactly these kinds of conflicts, arguing that granting a variance after construction would undermine those protections unless a legally significant hardship exists under the city's standards. Consequently, she respectfully requested that the variance be denied and that the existing zoning ordinance be enforced.

Ms. Elizondo asked if she had the video of the rain.

Ms. Mayhugh stated that she possessed a video showing the structure's close proximity to her property line, adding that while they did not currently have a second vehicle, they did park a business rig there, and due to erosion, the vehicle's tire fell, resulting in a broken taillight. She noted that when it poured, the water drained directly down, and she emphasized that this would eventually become a significant issue during heavy rainfall due to erosion and terrain runoff. She reiterated her understanding that the ordinance requires a 6-foot setback from the property line, which the structure fails to meet, leading to ongoing runoff issues. Finally, she offered to provide the videos and pictures to the board.

Ms. Elizondo asked if she would provide the footage and photos to the city.

Ms. Mayhugh confirmed that she could provide that information to the city.

Chairman Salazar asked Ms. Mayhugh if her main concern was the property line setback, and further inquired whether she had an objection to the structure being placed too far forward toward the street.

Ms. Mayhugh stated that the applicants should adhere to the ordinance as dictated by the city, noting that the structure had been built up and that she had spoken to the contractor. She also provided a side note that they have an active civil lawsuit against the applicants, explaining that when the structure was built, unbeknownst to them, spray from the construction drifted onto their truck, leaving a film over the vehicle and resulting in an ongoing civil matter.

Ms. Elizondo asked if she had a lawsuit with the contractor.

Ms. Mayhugh clarified that the lawsuit was with the property owner because the owner shifte blame to the contractor, while the contractor deflected responsibility back to the owner. She noted that the contractor had built the structure, though she was unsure if he was licensed, and emphasized that the owner had hired him without obtaining any permits. She explained that the construction overspray had completely covered their truck, which was parked in their driveway well clear of the construction area. Furthermore, she recounted that during the last heavy rainfall, she stood outside and observed that even without hail, rainwater would bounce off the carport roof directly onto their vehicle. She expressed concern that during a severe storm or hail event, elements would bounce off that roof straight onto their vehicles, adding that residents on her property and in the immediate vicinity frequently park in that specific area. She reiterated that because the structure is built so close to her property line, lacks gutters or any proper drainage system, and resembles a commercial shop rather than a residential structure, it creates severe issues with rain and erosion while failing to meet the city's 6-foot setback requirement.

Chairman Salazar asked if there was anyone else present who wished to speak in favor of or against the item.

Mr. Pedro Balderas, Jr., stated that he resides at 1013 East Sandstone Drive and confirmed that the situation had escalated into a civil matter, noting that Mr. Longoria had been served with a letter of demand and that they would be taking the case to small claims court. He referenced the city's original zoning ordinance, highlighting the clause stating that accessory use must not be hazardous and must not impair the use or enjoyment of nearby property. Emphasizing the word "enjoyment," he argued that as direct neighbors on the east side, their property qualifies as nearby property, and cited Webster's dictionary definition of "enjoy" as possessing an advantage or using something with good results, noting common synonyms like love, relish, savor, and delight. He stated that he had consulted AI regarding the negative impacts of unauthorized construction overspray, asserting that Mr. Longoria had negligently constructed the carport without a permit, which resulted in overspray damage to their vehicle. Mr. Balderas explained that he had attempted to resolve the matter directly, detailing inconsistent communications where Mr. Longoria claimed to have legal counsel and later denied it, and recounting an instance where Mr. Longoria directed him to a collision center for repairs but subsequently refused to pay, claiming the damages were too high. Finally, he urged the commission not to allow Mr. Longoria to make a mockery of the board simply because he claims his vehicles are expensive.

Chairman Salazar entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing. Mr. Ueckert seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Elizondo stated her opinion that the existence of an active civil lawsuit should be taken into consideration.

There being no further discussion, Chairman Salazar entertained a motion. Ms. Elizondo moved to deny the variance request. Mr. Ueckert seconded the motion. Upon a call for the vote, the motion carried with a vote of 3-1, with Mr. Garza voting in favor of the variance.

Mr. Garza expressed his intention to request a re-inspection of the entire subdivision, noting his curiosity to see if other carports exist within the development.

Ms. Elizondo asked whether the proposed inspection would apply strictly to this phase or to all phases.

Mr. Garza clarified that the inspection should be conducted in this particular phase, adding would be beneficial to identify other existing violations and address them directly with the respective property owners.

Chairman Salazar stated that he would need Ms. Elizondo to rescind her vote.

Ms. Elizondo clarified that she did not believe he was involved in the motion, noting that he was simply opposed but making a comment.

Mr. Garza stated that he would like to withdraw his motion, asking if the board would consider that request.

Ms. Elizondo stated no.

ITEM #3
PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 7' GARAGE/CARPORT SETBACK INSTEAD OF THE REQUIRED 18' FOR A PROPOSED 22' X 24' CARPORT, BEING LOT 41, CRYSTAL ESTATES PHASE III SUBDIVISION, LOCATED AT 1608 ALEXA MARIE STREET, APPLICANT – ANTONIO TOMAS MARTINEZ JR.

Mr. Herandez stated 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 approximately 200 linear feet east of Silver Oak Drive along the north side of Alexa Marie Street. The applicant is requesting a variance to allow a 7' Garage/carport setback instead of the required 18' for a proposed 22ft by 24 ft carport. The Crystal Estates Phase III Subdivision was recorded on February 01 2019. The subject property is a regular lot with a depth of 126.50 feet and a width of 65.00 feet along Pekins Avenue. The subject lot has a total area of 8,222.50 square feet. The lot has a double frontage to Alexa Marie Street and Esperanza Avenue. The proposed carport will face Esperanza Avenue. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 29 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.

Chairman Salazar asked the board if they have any questions for staff.

There was none.

Chairman Salazar asked if they had already built the carport.

Mr. Hernandez stated that they had not built the structure yet, explaining that they had applied for a building permit and were denied, which was the reason they were seeking a variance request.
Chairman Salazar asked how far they would be from the setback requirement.

Mr. Hernandez stated that they would be leaving 11 feet in the rear setback, thereby encroaching 7 feet into the required rear setback.

Chairman Salazar asked if there were any easements located within the rear setback.

Mr. Hernandez stated that there was a utility easement located in the rear.

Ms. Elizondo asked if locators had been requested to find the easements, noting that while records might indicate the presence of utility easements, that did not necessarily mean the utility lines actually ran through them.

Mr. Hernandez stated that staff had not requested a utility locate, but noted that there were driveways allowing the structure to be placed in the back. He explained that as the driveway moves up, the applicants need to meet the setbacks, pointing out that there is a 10-foot easement and the applicant is currently proposing to leave an 11-foot setback instead of the required 18 feet.
Chairman Salazar asked if there was currently a driveway over the entire easement.

Mr. Hernandez confirmed that there was, explaining that it was for the entrance of the garage.

Chairman Salazar asked if he could simply add a porch or, in this case, a carport.

Mr. Hernandez confirmed that that was correct.

Chairman Salazar asked if the applicant was present.

Mr. Roosevelt Gonzales, Jr., introduced himself as the contractor representing FRAJA Construction, and Mr. Antonio Martinez introduced himself as the property owner of 1608 Alexa Marie. Mr. Gonzales expressed appreciation for the opportunity to address the board regarding the variance request to construct a carport on the property. He explained that the request was not intended to alter the character of the neighborhood but was rather a practical improvement to protect Mr. Martinez's vehicles and property from the extreme South Texas sun, heavy rain, hail, and other regularly experienced severe weather. Additionally, he noted that the carport would provide safer and more convenient access to the home during inclement weather. He stated that the structure would be designed to complement the existing home using quality materials and an appearance consistent with the surrounding neighborhood. Mr. Gonzales emphasized that every effort had been made to ensure the proposed carport would not negatively impact adjacent properties, traffic visibility, or public utilities. He concluded by stating that they were requesting only the minimum variance necessary to make the improvement possible while respecting the intent of the city's zoning regulations, expressing his belief that the project would enhance the property without impacting the neighborhood.

Chairman Salazar asked what the building materials would be and what the posts would be made of.

Mr. Gonzalez stated the post will be treated six by six post cedar.

Mr. Garza asked if the structure would remain open.

Mr. Gonzalez confirmed that that was correct, adding that it would be finished off with stucco to match the house.

Mr. Flores asked if he was requesting a 4-foot variance.

Mr. Gonzalez stated that they were currently at 18 feet and requesting 7 feet, which would leave a remaining setback length of 11 feet, thereby still clearing the 10-foot easement.

Mr. Flores asked if he was seeing that correctly in the rear of the property.

Mr. Gonzalez confirmed that that was correct, explaining that all the houses and garages were in the rear, and offered to share a picture showing the space where the structure would be located.

Mr. Garza expressed his appreciation for their coming in prior to construction and asked for confirmation that they were clearing the utility easement.

Ms. Elizondo asked the owner if there was a homeowner's association in the neighborhood.

Mr. Treviño stated that there was no homeowner's association in the subdivision.

Ms. Elizondo asked if they were required to apply to an architectural control committee or any similar body.

Mr. Treviño stated that there was no such requirement in the neighborhood, adding that the structure would be included in his home insurance policy with State Farm.

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. Mr. Flores moved to approve the variance request. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #4
PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 0' GARAGE SETBACK INSTEAD OF THE REQUIRED 18' FOR A 19' X 22' PROPOSED CARPORT, BEING LOT 18, SUNTERRA ESTATES SUBDIVISION, LOCATED AT 1402 LAS BRISAS DRIVE, APPLICANT – OLAAK VARGAS

Ms. Jessica Munoz stated the request is not to comply with the subdivision plat notes for the side and rear setbacks, which state the following: Front setback: 25 feet; Rear setback: 10 feet or greater for easement; Interior side setback: 6 feet or greater for easement; Corner side setback: 10 feet or greater for easement; Garage: 18 feet. The applicant is proposing to construct a 19'x22' Carport that will encroach into the garage setback. The lot measures 124.67 feet by 75 feet and has a total area of 9,350 square feet. The Sunterra Estates Subdivision was recorded on August 23, 2006. The site is located at 1402 Las Brisas Drive. There is currently an existing 2,263 square foot single-family residence on the property. The Planning staff received one call in opposition to the request. Staff mailed out 21 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) obtain a building permit fee.

Chairman Salazar asked the board members if they had any questions for staff.

Ms. Elizondo asked if the email presented in the packet was from the developer.

Ms. Muñoz stated that there were two emails and that they had received one call.

Ms. Elizondo clarified that she was asking because it stated "developer."

Ms. Muñoz explained that it was from the developer of the subdivision located next door.

Chairman Salazar asked if the photo accurately represented what it looked like at that moment.

Ms. Muñoz confirmed that that was correct.

Chairman Salazar asked if the construction had been caught halfway through and further inquired if the work had been stopped.

Ms. Muñoz stated that she was not aware of

Ms. Elizondo asked if staff counted how many calls they had received.

Ms. Muñoz stated that staff had received two emails and one call.

Mr. Flores asked if the correspondence was in favor or against.

Ms. Muñoz stated that the phone calls and emails were against the variance request.

Mr. Flores asked if staff had the plans showing how the applicant intended to construct the carport and if there were any renderings available.

Ms. Muñoz stated that the information should be included in the packet presented to the board.

Chairman Salazar asked if the board members had any other questions for staff.

There were none.

Chairman Salazar asked if the applicant was present.

Ms. Muñoz confirmed that the applicant was present.

Mr. Olaak Vargas stated that they were unaware a permit was required initially, but after inquiring, they were told no, and then later told yes. He explained that he was the person who called the developer. He noted that the individual who contacted the developer was also the only person who

opposed the developer's swimming pool appeal. Mr. Vargas stated that the primary reason f request is that they own three vehicles and are currently in the process of adopting. He explained that they want to protect their cars and ensure there is covered parking when they return home with their baby. He added that the structure will not affect any sewers, wires, or similar infrastructure.

Mr. Garza asked what process they were referring to.

Mr. Vargas stated that they were in the process of adoption, which was one of the safety reasons for the request. He explained that the structure was also intended to protect their vehicles from the weather. He noted that because he and his partner were both teachers, a portion of their garage was used to store school materials. He added that they currently parked one vehicle inside, but had two additional vehicles and a small trailer. Mr. Vargas emphasized that the main goal was vehicle safety, and that the open structure would serve as a sunshade for when they bring their baby home.

Chairman Salazar asked if there had been any variance approved in this subdivision.

Ms. Muñoz stated that this would be the first one approved in the subdivision.

Mr. Vargas stated that his neighbor, a police officer, had also applied for a permit to construct a similar canopy structure from the same builder. He added that another neighbor across the street, Mr. Kipple, was also attempting to obtain a permit for the same type of canopy structure to use as a sunshade.

Chairman Salazar asked Mr. Vargas if the pool he had mentioned was built with a permit.

Mr. Vargas confirmed that it was, noting that the hearing occurred virtually during the COVID-19 pandemic and the request was approved.

Chairman Salazar stated that Mr. Vargas had mentioned his neighbor.

Mr. Vargas confirmed this, stating that the woman developing the property across from them was the individual who had sent the email. He added that she was also the same person who had opposed their swimming pool request, which the board ultimately approved at that time.

Chairman Salazar asked if that request had been for a variance as well.

Mr. Vargas stated that he believed so, noting it occurred back around 2020, shortly after the start of COVID-19.

Ms. Elizondo stated that it appeared to be a side setback.

Mr. Vargas stated that the request had been approved. He explained that their contractor had indicated there was a 15-foot easement, but because the neighbors behind them only had a 10-foot easement, they had extended approximately two feet into the rear easement.

Chairman Salazar asked Mr. Vargas if he was familiar with the building permit process.

Mr. Vargas confirmed that he was familiar with the process.

Chairman Salazar asked if Mr. Vargas was unaware that carports were also a part of that process.

Mr. Vargas stated that because the structure was not going to be attached to the home, he did not know it required a permit, adding that he had never done any construction of this type before.

Ms. Elizondo asked if they were located adjacent to the new development right next door.

Mr. Vargas confirmed that they were and stated that the development would be to the west of them.

Ms. Elizondo asked if Las Brisas Street would continue, resulting in a home site being located right next to them.

Mr. Vargas stated that he believed so. He explained that the structure would be located directly next to their driveway and would not be encroaching into the six-foot setback, as there is a nine-foot distance from their house to the property line fence. He noted that the structure would still be approximately nine feet away from the boundary.

Chairman Salazar asked if he had a garage.

Mr. Vargas confirmed that he did have a garage.

Chairman Salazar asked if he was using the garage.

Mr. Vargas stated that they were using it and could park one car inside, but noted they have three vehicles. He explained that because they are both teachers, half of the garage is utilized to store school supplies and his tools. Consequently, only his wife's car fits inside, while his truck, another vehicle, and a small utility trailer must park outside. Mr. Vargas reiterated that the main reason for the structure is safety, expressing hope that their ongoing adoption process will be successful and stating they want to protect their vehicles, as well as ensure their baby is protected during severe storms.

Ms. Elizondo stated that the summary she was reading indicated the application for the variances also included the side setback, and she asked if that was correct.

Mr. Vargas stated that it was, explaining that because the structure would align with where their house ends, there would still be a nine-foot distance, meaning it would not be close to the property line.

Ms. Elizondo stated that the summary listed the front, rear, interior, and corner setbacks.

Ms. Muñoz stated that the variance request was only for the front setback.

Ms. Elizondo asked why all of the setbacks were listed in that case.

Ms. Muñoz explained that those were the standard setbacks for the subdivision but specified that the variance itself only pertained to the front setback.

Mr. Vargas stated that the structure is only long enough to cover a vehicle and will not disrupt the sidewalk or any other infrastructure.

Ms. Elizondo asked if the structure would extend six feet into the setback if it is constructed at 19 feet by 22 feet instead of 25 feet by 22 feet.

Ms. Muñoz stated that the required front setback for a garage in that subdivision is 18 feet.

Ms. Elizondo asked for clarification if a 19-foot by 22-foot structure meant an encroachment of one foot.

Ms. Muñoz stated that the front setback for a primary residence is 25 feet.

Ms. Elizondo agreed.

Ms. Muñoz explained that for a garage, the required setback is 18 feet. She noted that if they construct a carport, they must comply with the 18-foot requirement rather than the standard 25-foot front setback.

Chairman Salazar asked if the garage would be situated on that setback.

Ms. Muñoz stated that the garage is actually set back at 22 feet.

Mr. Vargas added that that was the core point, explaining that when the home was constructed, he had misunderstood and thought the line extending from the garage represented the 25-foot line they were permitted to build to.

Chairman Salazar asked if there was an additional three feet of encroachment.

Ms. Elizondo stated that it would extend four feet into the setback.

Chairman Salazar asked for clarification regarding the encroachment into the setback.

Ms. Elizondo and Ms. Muñoz both confirmed that the measurement was 22 feet.

Ms. Elizondo noted that, as a result, he had four (4) fewer feet to work with.

Chairman Salazar stated that there appeared to be an issue with the existing garage even before discussing the carport.

Mr. Vargas responded that he believed the main issue was what he had been told.

Ms. Muñoz stated that the garage was fine and that he had left more space than required.

Chairman Salazar asked if he then had four (4) feet to work with.

Ms. Muñoz confirmed that that was correct.

Ms. Elizondo thanked her for the clarification.

Mr. Flores asked if the issue pertained specifically to the front setback.

Ms. Muñoz confirmed that it was for the front setback.

Mr. Flores asked if the side setback was within compliance.

Ms. Muñoz confirmed that the side setback was fine.

Mr. Vargas stated that the encroachment appeared to be only four (4) feet and asked the board to consider that factor. He reiterated that their primary goal was safety in anticipation of finalizing the adoption of their child. He added that they were also installing a small fence around the pool in the backyard to ensure the child's safety.

Chairman Salazar asked the board members if they had any further questions for the applicant.

Mr. Cervantes stated that an ordinance was currently in development, noting that State Law allows for special exceptions to the zoning ordinance if a project is architecturally compatible with both the home and the surrounding neighborhood. He explained that the proposed ordinance would permit carports within the front setback, provided the architecture matches the house and the neighborhood. He added that a public hearing would still be required. Consequently, if the applicant provides a rendering of the carport and staff determines that the design aligns with the house and neighborhood architecture, staff would be able to recommend approval.

Ms. Elizondo asked what the timeline was for the ordinance to go before the City Council.

Mr. Cervantes stated that the ordinance was scheduled to go before the Planning and Zoning (P&Z) Commission on September 2nd, followed by the City Council in early October, suggesting this case could be a strong candidate for a special exception.

Ms. Elizondo asked if he was recommending that the board table the item.

Mr. Cervantes stated that, in his opinion, the request did not qualify as an hardship and should therefore be denied. However, he noted that it could be a very strong candidate for a special exception once the City Council adopts the pending ordinance. He explained that the applicant would simply need to submit a rendering, suggesting they could use AI to generate a design that matches the home's architecture. Mr. Cervantes added that if a high-quality design is submitted, it would come back before this board for review, where neighbors would still have an opportunity to provide input, potentially making it the first case processed as a special exception under the new ordinance.

Chairman Salazar asked if the city wanted to see the same materials used so that it matches.

Mr. Cervantes confirmed that that was correct, stating the carport must fit the architecture of the home and would be limited to a maximum of 400 square feet, or a 20-foot by 20-foot dimension. He emphasized that the architecture must match.

Chairman Salazar asked if the proposed structure consisted solely of a roof covering.

Mr. Cervantes stated that the structure's design must remain architecturally compatible, clarifying that a standard metal carport would not be compliant.

Chairman Salazar noted that a standard metal structure would not receive the board's approval.

Mr. Vargas stated that the structure was a canopy or sunshade rather than a metal carport.

Chairman Salazar stated that the board could not rule on that until the city ordinance is passed, which is scheduled to occur in October. He explained that the board could either take no action or table the

item, advising the applicant that a vote today might result in a denial. He noted that if the board takes no action and the applicant returns after the ordinance passes, there would be a better chance of approval.

Mr. Vargas asked for clarification, inquiring if that meant he would be required to construct it with a traditional roof and similar materials.

Mr. Cervantes stated that the applicant would need to provide a rendering demonstrating a carport design that architecturally fits the house.

Mr. Vargas asked what that entails, questioning if it specifically means adding a solid roof structure.

Mr. Cervantes stated that the rendering would need to show the roof structure and offered to explain the details to the applicant at a later time.

Mr. Vargas stated that he was trying to balance the project with what was affordable for his family. He explained that their adoption process would cost approximately $50,000, requiring them to take out a loan, whereas the proposed structure would cost around $2,000 and was within their budget.

Chairman Salazar acknowledged the financial circumstances but stated that a decision would set a precedent for the entire subdivision, which had not occurred in the past. He added that the board must remain consistent because an approval would require them to approve similar requests for everyone else in the neighborhood.

Ms. Elizondo noted that the applicant also had active opposition against the request.

Mr. Vargas stated that two additional neighbors were interested in the same structure, noting that his next-door neighbor, a police officer, had already applied for a permit. He expressed that he had anticipated the developer would oppose the request, pointing out that she was the same individual who had opposed their swimming pool request, which the board ultimately approved.

Chairman Salazar stated that the board could proceed to take a vote.

Mrs. Vargas asked for clarification regarding the AI rendering mentioned by staff, inquiring if a canopy structure simply needed to match the design of the house.

Mr. Cervantes stated that the structure's architecture must remain compatible and fit with the design of the house.

Mr. Vargas stated that the consideration was primarily about the material so they would not have to spend $10,000 to $20,000.

Mrs. Vargas asked if the structure was required to feature brick elements.

Mr. Cervantes stated that it did not necessarily require brick, but it must architecturally fit with the house.

Mrs. Vargas asked if it would need to match the color of the home.

Mr. Cervantes stated that the applicant would need to provide a rendering of a design they lik architecturally fits with the house.

Mr. Vargas stated that the proposed canopy structure would match the house and that the colors would be coordinated to match the home.

Mr. Cervantes stated that a rendering is necessary to present to the board. He explained that the applicant would need to wait for the new ordinance to be adopted by the City Council, after which they could apply for a special exception and return before the board for a final decision.

Mr. Vargas asked if they would be required to pay another fee to appeal, noting that it represents a significant amount of money.

Mr. Cervantes stated that the applicant would likely have to pay the application fee again.

Mr. Vargas stated that the fee would be $250 and expressed concern that approval would still not be guaranteed. He noted that while he understood the board's position, he hoped they would consider their specific situation.

Mr. Garza asked if staff could display the proposed site plan again.

Mr. Vargas stated that they would deeply appreciate the board's consideration, reiterating that the structure would not impact anyone's security and that the primary motivation was to ensure safety for their child upon finalizing the adoption.

Chairman Salazar asked the board members if they had any other questions for the applicants.

Mr. Vargas stated that he felt if someone truly wanted to oppose the request, they should have been present at the meeting.

Chairman Salazar entertained a motion to close the public hearing. Ms. Elizondo moved to close the public hearing. Mr. Ueckert seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Flores asked Mr. Cervantes if, should the applicant proceed with the special exception process, staff would be able to advise the applicant on whether it is worth paying the $250 fee based on staff's recommended rule.

Mr. Cervantes confirmed that that was correct, noting that staff could provide guidance if the applicant provided a rendering.

Mr. Flores asked if the applicant would have to pay another $250 and still face the risk of being denied.

Mr. Cervantes stated that because another public hearing would be required, the neighbors would have an opportunity to speak in opposition. He explained that the decision would be based strictly on the pending ordinance. He added that the Texas Local Government Code allows for special exceptions to the zoning ordinance if the project is architecturally compatible with the neighborhood and will not negatively affect surrounding property values.

Mr. Garza asked if the police officer who installed a carport had obtained a permit.

Mr. Cervantes stated that he had not obtained a permit, adding that this request would represent the first carport in the neighborhood.

Ms. Muñoz stated that the neighbor had simply submitted a building permit application, which was subsequently denied.

Mr. Cervantes stated that he had personally driven through the neighborhood earlier that day.

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

ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion, Ms. Elizondo moved to adjourn. Mr. Ueckert seconded the motion. Upon a vote, the motion passed unanimously at 5:10 p.m.

_____

Alberto Salazar, Chairman
Zoning Board of Adjustments

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Presentation & Purpose of newly adopted Special Exceptions Ordinance No. 5883 – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 14, 2026 – In accordance with State and local law, notice of public hearings for Planning and Zoning Commission Meeting was published in the Progress Times.
- September 16, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission.
- September 4, 2026 – In accordance with State and local law, notice of public hearings for City Council Meeting was published in the Progress Times.
- October 13, 2026 – Public hearing and consideration of the adoption of the ordinance by the City Council.

Summary:

- There is a provision in the Local Government Code Section 211.009(a)(2) that allows special exceptions to the zoning ordinance if the proposed construction will not have a detrimental impact on the surrounding properties
- The purpose of the adopted Special Exemption Ordinance is to streamline the process for the issuance of building permits by allowing the construction of carports within the 20' front setback, limited to no more than 400 square feet in size, with a Special Exception granted by the Zoning Board of Adjustments.
- 400 square feet is a typical 20' x 20' carport for two vehicles
- The applicant will be required to submit preliminary architectural plans or renderings of the proposed carport and notices to the surrounding property owners within 200 feet will be mailed along with a sign in the property with the information of the public hearing.
- As per the adopted ordinance the Zoning Board of Adjustments Board must find that the proposed carport, including its size, location, and construction materials, are compatible with the character of the house and neighborhood and will not adversely affect the property values of the surrounding properties.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

EXAMPLE OF A CARPORT WITHIN THE FRONT SETBACK

Located along Kika De La Garza Street one block North of Tom Landry Avenue



EXISTING HOUSE ALONG LAS BRISAS



RENDERING OF CARPORT THAT MATCHES ARCHITECTURALLY WITH THE HOUSE



ORDINANCE NO. 5883

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES, APPENDIX A, ZONING, ARTICLE IV, SECTION 1.17, POWERS OF BOARD OF ADJUSTMENT, TO AUTHORIZE THE ZONING BOARD OF ADJUSTMENT TO HEAR AND DECIDE SPECIAL EXCEPTIONS EXPRESSLY AUTHORIZED BY APPENDIX A; AMENDING ARTICLE XIII, EXCEPTIONS AND MODIFICATIONS, SECTION 1.59, GENERAL, BY ADDING A SPECIAL EXCEPTION AUTHORIZING A CARPORT ACCESSORY TO AN EXISTING SINGLE-FAMILY OR TWO-FAMILY RESIDENCE TO ENCROACH INTO THE REQUIRED FRONT SETBACK; ESTABLISHING STANDARDS, PROCEDURES, AND CONDITIONS FOR SUCH SPECIAL EXCEPTIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government, peace, or order of Mission; and

WHEREAS, The amendments are consistent with the purpose of the Mission Comprehensive Plan, which is to provide a growth-friendly economic development environment that also preserves and enhances the character of the area; and

WHEREAS, The amendments are also consistent with Chapter 211, Municipal Zoning Authority, Sections 211.003, 211.008, and 211.009 of the Texas Local Government Code; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City of Mission has complied with all notices and public hearings as required by law; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interests of the citizens of Mission to amend the Code of Ordinances as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

ORDINANCE CONTINUED

SECTION 1: That the City of Mission Code of Ordinances, Appendix A, Zoning, Article IV, Section 1.17, Powers of board of adjustment, is hereby amended by adding at the end of said section a new provision, with the language underlined (added) to read as follows.

> Special exceptions. In addition to the other powers set forth in this section, the board shall have the power to hear and decide special exceptions to the terms of this ordinance when this ordinance expressly authorizes the board to grant the special exception, subject to the standards, conditions, and procedures set forth in this ordinance and in accordance with Section 211.009(a)(2) of the Texas Local Government Code.

SECTION 2: That the City of Mission Code of Ordinances, Appendix A, Zoning, Article XIII, Exceptions and Modifications, Section 1.59, General, is hereby amended by adding a new subsection 8, with the language underlined (added) to read in full as follows.

8. Special exception for carports encroaching into the required front setback.

(1) Authorization. The Zoning Board of Adjustment may grant a special exception authorizing a carport that is accessory to an existing single-family or two-family residence to encroach into the required front setback of the lot. A special exception under this subsection does not authorize relief from any side or rear setback requirement, does not apply to property in a nonresidential district, and does not authorize any encroachment or construction other than as shown on the site plan approved by the board.

(2) Required findings; burden of proof. The board shall grant a special exception under this subsection only if it makes an affirmative finding, based on the evidence presented at the public hearing, that each of the following standards is satisfied. The applicant bears the burden of proof on each standard:

a. There is no adequate vehicular access to an area behind the required front building line that would accommodate a parking space;

b. The carport will not have a detrimental impact on surrounding properties;

c. The carport will be located and will remain entirely outside the public right-of-way, all utility and drainage easements, and all applicable sight-visibility triangles;

d. The carport will not interfere with sidewalks, drainage, utilities, or safe vehicular access;

e. The carport will comply with all building, fire, floodplain, and other applicable codes and regulations of the city; and

f. The carport, including its size, location, and construction materials, is compatible with the character of the neighborhood and will not adversely affect the value of surrounding properties.

(3) Support or opposition. The existence or absence of support for, or opposition to, an application shall not by itself constitute grounds for granting or denying a special

ORDINANCE CONTINUED

exception under this subsection. The board shall consider evidence of support or opposition only to the extent it relates to the standards set forth in this subsection.

(4) Procedures; required vote. Each application for a special exception under this subsection shall be filed, processed, noticed, heard, and decided in accordance with the application, fee, site-plan, and public-hearing procedures of Article IV of this ordinance, including written notice of the public hearing to the owners of real property lying within 200 feet of the property on which the special exception is requested, as provided in Section 1.16. The concurring vote of 75 percent of the members of the board (four (4) members of the city's five-member board) is necessary to grant a special exception, as required by Section 211.009(c) of the Texas Local Government Code.

(5) Storage of items other than motor vehicles is prohibited in a carport for which a special exception has been granted under this subsection.

(6) Recording. If the Zoning Board of Adjustment grants a special exception under this subsection, the city shall cause a memorandum of the special exception, identifying the property, the approved site plan, and the material conditions of approval, to be recorded in the Official Public Records of Hidalgo County, Texas.

(7) Term; transfer; expiration. Any special exception granted under this subsection shall run with the land, subject to the approved site plan and all conditions of approval, and may be transferred, sold, inherited, bequeathed, or devised; a new special exception shall not be required upon any change or transfer in ownership of the property. A special exception granted under this subsection shall automatically expire if: (a) a building permit for the carport is not obtained within [180] days after the date the special exception is granted; or (b) the approved carport is removed, destroyed, enclosed, materially altered, or replaced.

(8) No carport for which a special exception has been granted under this subsection shall exceed 400 square feet in size.

(9) Private restrictive covenants. If the property is located within an active homeowners' association, the city may provide the association a courtesy notice of the application, consistent with subsection (7)(4) of this section, but approval by the association is not required for the filing, processing, or approval of an application under this subsection. A special exception granted under this subsection does not supersede, modify, or authorize the violation of any private restrictive covenant, and the city does not enforce private restrictive covenants.

SECTION 3: REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication as required by law.

ORDINANCE CONTINUED

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2026, at a regular meeting of the City Council of the City of Mission, Texas, at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

_____
Norie Gonzalez Garza, Mayor

ATTEST:

_____
Anna Carrillo, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 3' 10" side setback instead of the required 6' for an existing house addition and to allow a 1' 8" rear setback instead of the required 10' for a 7' x 9' existing shed, being Lot 63, Harmony Estates Phase 2 Subdivision, located at 2001 Tierra Dorada Boulevard, Applicant – Marcela Garza - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 31, 2026 – Application for Variance Request submitted to the city
- October 30, 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.
- November 18, 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 Side Setback: 6 feet
- Minimum Rear Setback: 10 feet
- Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser side/rear 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 2001 Tierra Dorada Boulevard, being Lot 63, Harmony Estates Phase 2 Subdivision
- The applicant is requesting a variance to allow a 3' 10" side setback instead of the required 6' for an existing house addition and to allow a 1' 8" rear setback instead of the required 10' for an existing shed.
- The house addition was constructed without the required building permits. As a result, a building inspector issued a stop-work order, and all construction activities were halted.
- The Harmony Estates Phase 2 Subdivision was recorded on August 20, 2002. The subject property is a regular lot with a depth of 80 feet and a width of 63.5 feet along Tierra Dorada Road.
- The subject lot has a total area of 5,080 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 42 legal notices to surrounding property owners.
- ZBA has considered the following variance within the subdivision

Legal Description	Variance Request	Date of Meeting	Recommendation
Lot 60	2'6" side setback	8-16-17	Approved

STAFF RECOMMENDATION:

Staff recommends denial.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

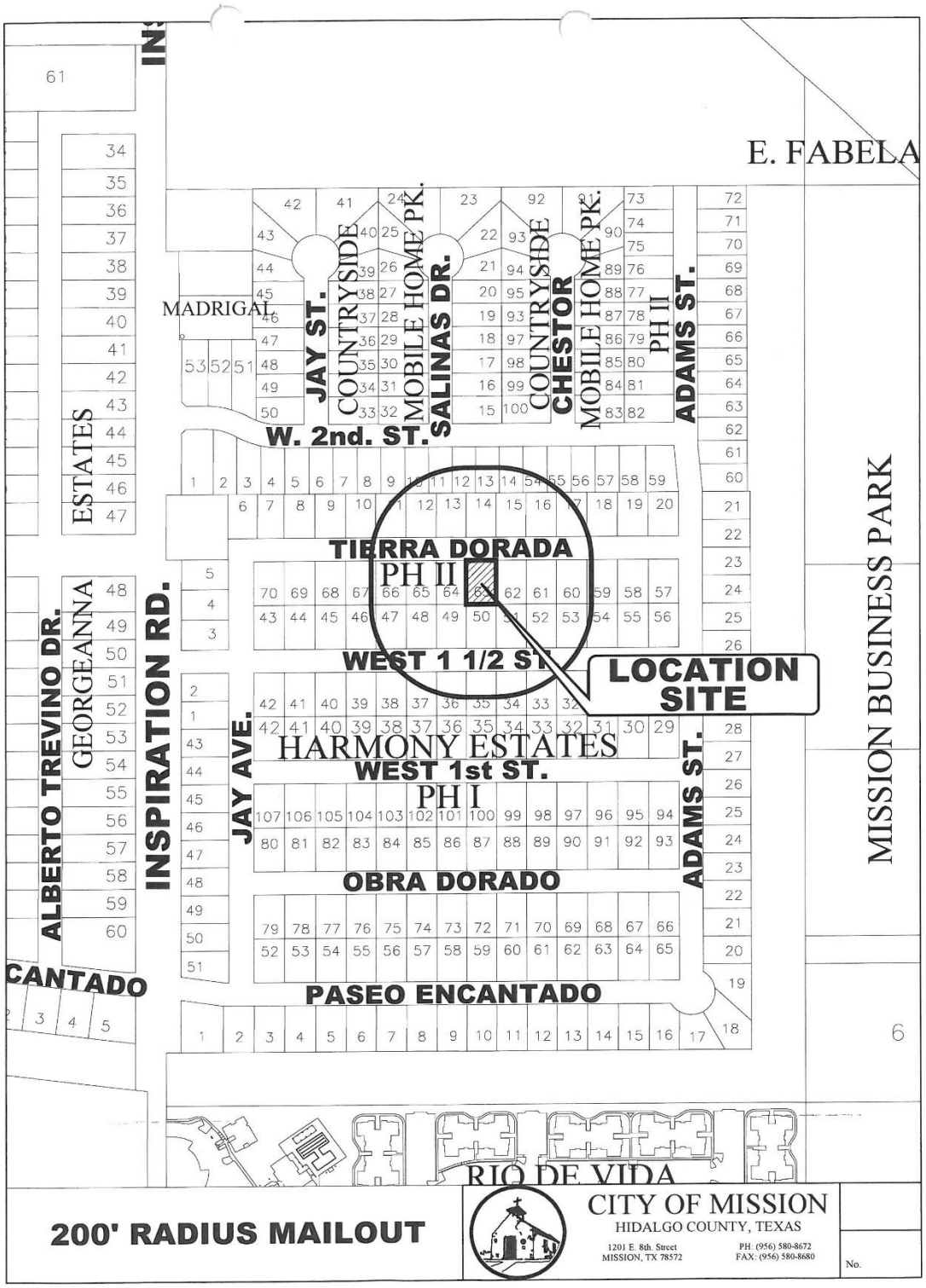
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

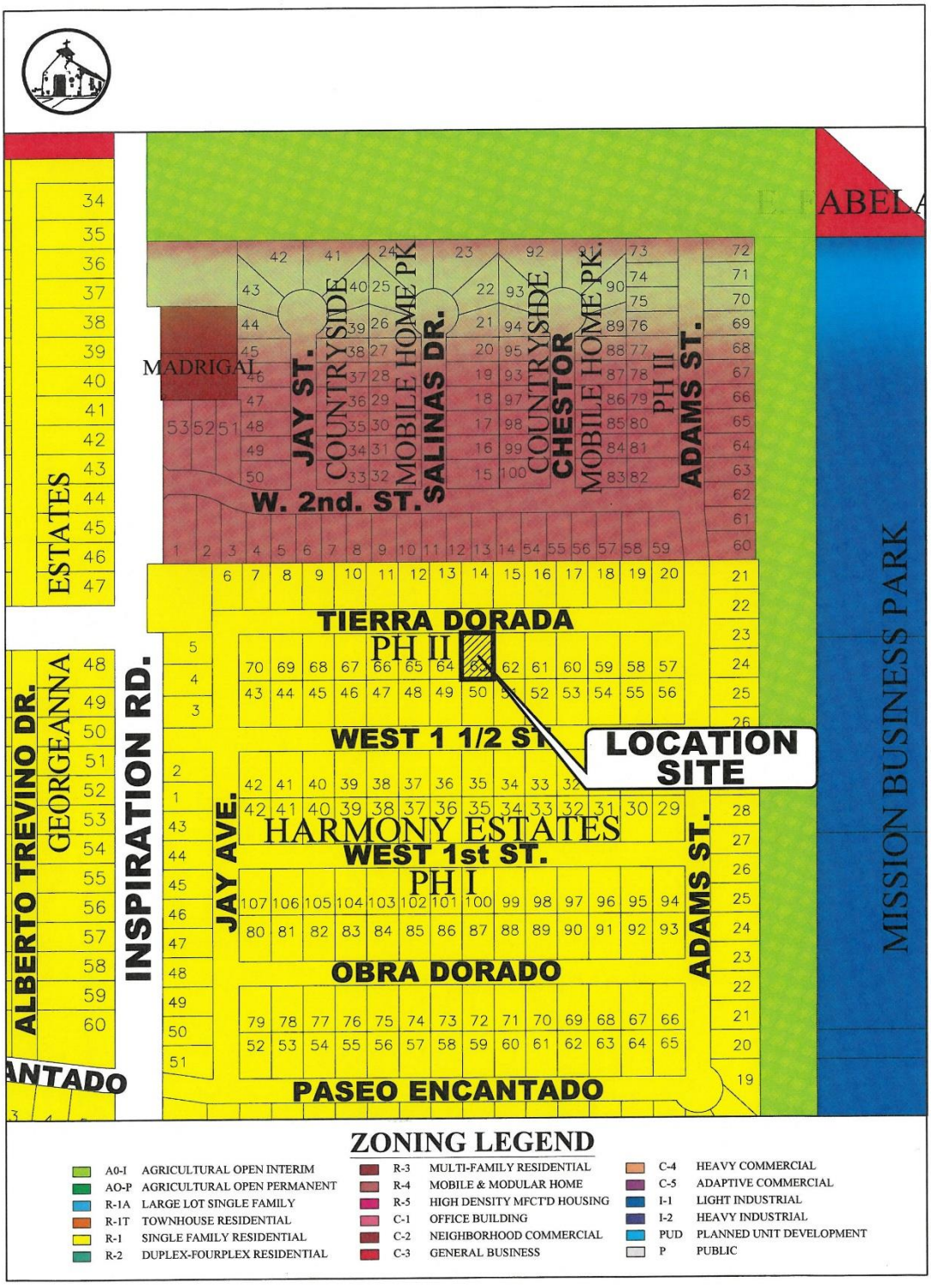
LEGAL NOTICE MAP



AERIAL MAP

1'-8"
7'X9' SHED
10' REAR & UTILITY EASEMENT
3'-10"
6' SIDE SETBACK
6' SIDE SETBACK
20' FRONT SETBACK
5' U. E.
N

ZONING MAP

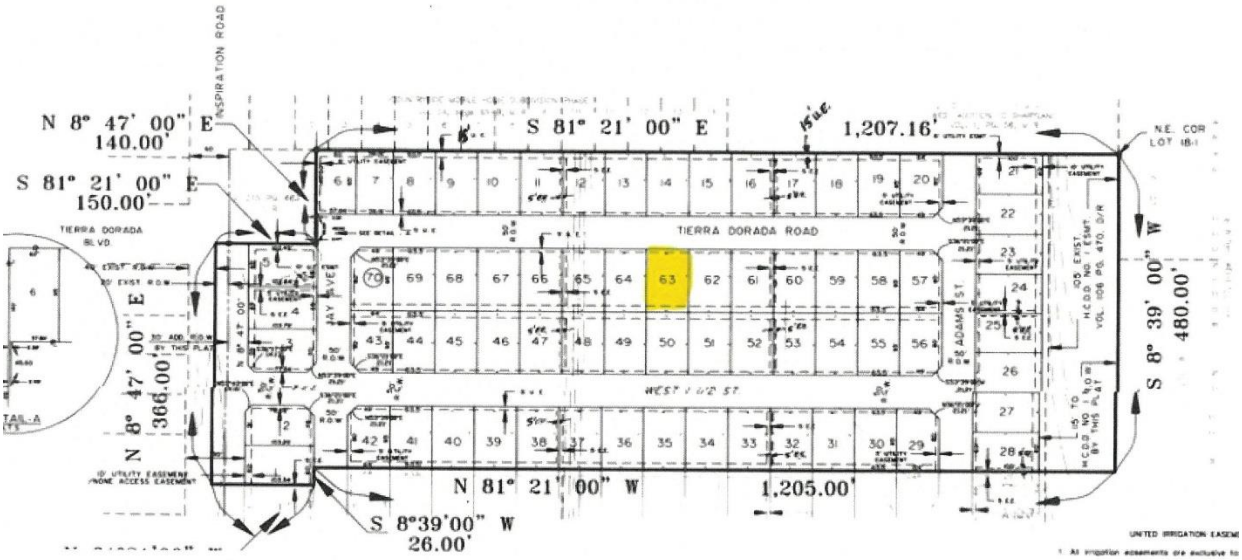

MADRIGAL
ESTATES
GEORGEANNA
ALBERTO TREVINO DR.
INSPIRATION RD.
JAY ST.
COUNTRYSIDE MOBILE HOME PK
SALINAS DR.
CHESTOR
COUNTRYSIDE MOBILE HOME PK.
PH II
ADAMS ST.
W. 2nd. ST.
TIERRA DORADA
PH II
WEST 1 1/2 ST
LOCATION SITE
JAY AVE.
HARMONY ESTATES
WEST 1st ST.
PH I
ADAMS ST.
OBRA DORADO
PASEO ENCANTADO
MISSION BUSINESS PARK
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

RECORDED PLAT

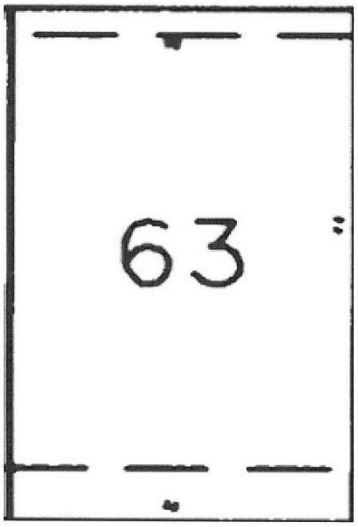
SUBDIVISION PLAT OF

HARMONY ESTATES PHASE 2

A 14.57 ACRE TRACT OF ALND OUT OF LOT 18-I WEST ADDITION OF SHARYLAND, OF PORCIONES 53, 54, 55, 56 AND 57, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. I PG. 56 MAP RECORDS OF HIDALGO COUNTY, TEXAS.



RECORDED LOT



.

PLAT NOTES

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACK:

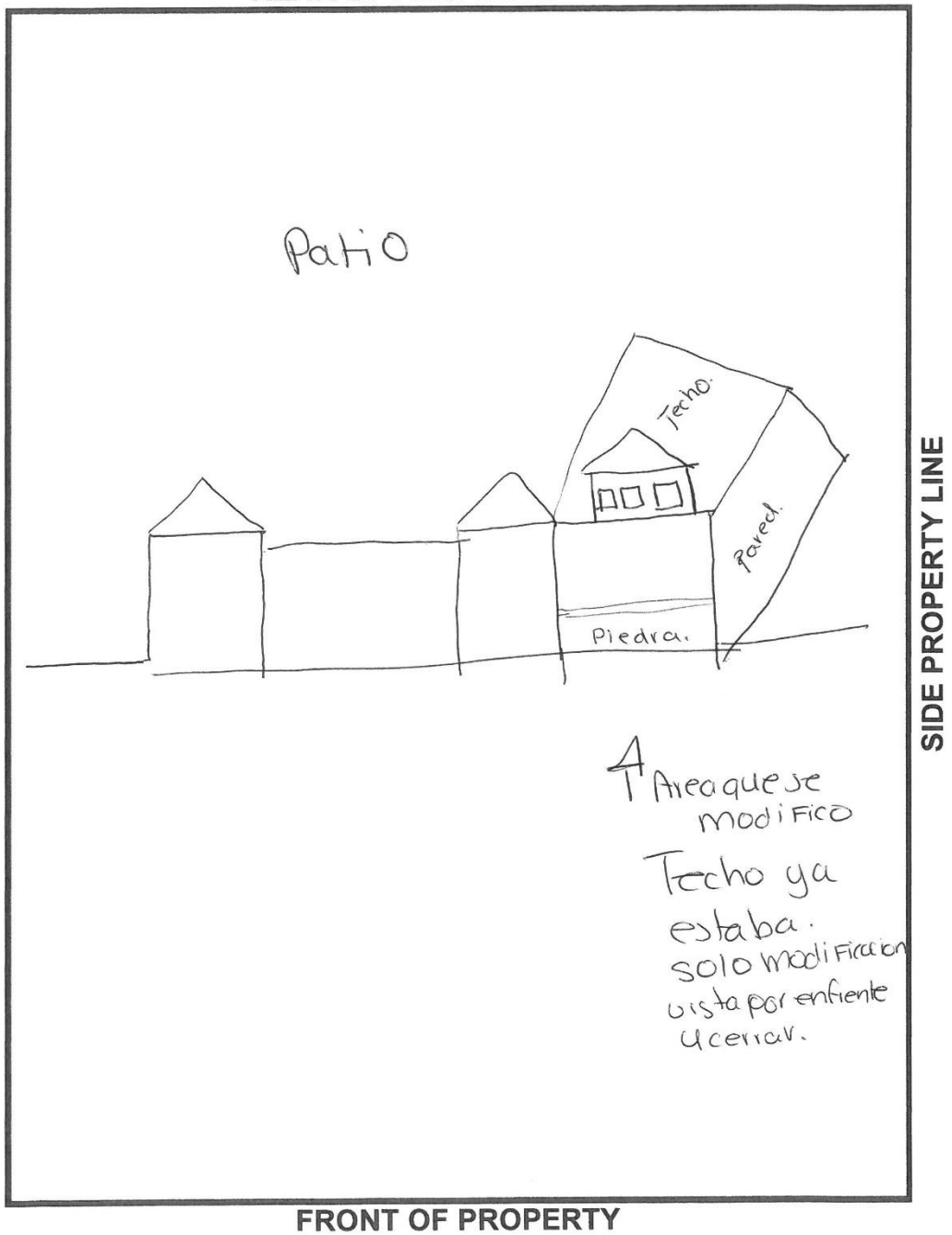
   FRONT: 20.0' CUL-DE-SAC: 10.0'
   REAR: 10.00'
   SIDE: 6.0'
   SIDE CORNER LOT: 10.00'
   GARAGE SETBACK 18' EXCEPT WHERE GREATER SETBACK REQUIRED.
   REAR & SIDE INSPIRATION RD. 20.0'

SITE PLAN

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

REAR OF PROPERTY

SIDE PROPERTY LINE



SIDE PROPERTY LINE

FRONT OF PROPERTY

APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2027-0-0

Valuation Method: cost-local — August 04, 2026

PROPERTY ID AND LEGAL DESCRIPTION

647127 2001 TIERRA DORADA BLVD, MISSION TX

HARMONY ESTATES PH 2 LOT 63
TYPE: R DBA:
GEO ID: H1230-02-000-0063-00 PROP USE: MAP ID: CMS VOL 40
RefID1: 451774 AS CODE: H123002 MAPSCO:
RefID2: R647127 MKT AREA: SMSA021 TIF:
SUBTYPE: RES SUB MKT: EFF SIZE:
LEGAL ACREAGE: APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS — OWNER ID /%

GARZA FELIPE R JR & MARCELA — 729996 — 100.00000

2001 TIERRA DORADA BLVD
MISSION TX 78572-7351

AGENT:
EFF DATE: EXP DATE:

EXEMPTIONS

HS

TAXING UNITS

CAD	100.00	CMS	100.00	DR1	100.00
GHD	100.00	JCC	100.00	SMS	100.00
SST	100.00				

VALUES

		2026	2027
IMPROVEMENTS		135,660	134,032
LAND MARKET	+	63,336	63,336
MARKET VALUE	=	198,996	197,368
SPECIAL USE EXCL	-	0	0
APPRAISED VALUE	=	198,996	197,368
HS VALUE LIMIT	-	59,198	43,590
CIRCUIT BRKR LIMIT	-	0	0
NET APPRAISED	=	139,798	153,778

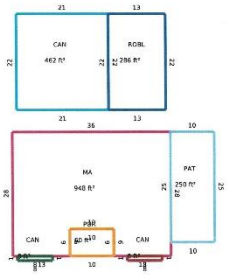
GENERAL

UTILITIES:	AL	GBA:	0
TOPOGRAPHY:	LV	NRA:	0
ROAD ACCESS:	PCG	UNITS:	0
ZONING:	RS	RENT:	0

REMARKS

(2025) NEW CAN'S
(2022) ADJ EFF YR (2019) ADJ CL & % (2016) NEW CAN, ROBL & PAT (2013) N.C;ALLW:COND;STLMNT STMNT (2010) ADJ CL & DEPR 2010;ALLW:COND;STLMNT STMNT (2009) N.C (2008) N.C (2007) N.C (2006) NEW IMPS 04;11.12(2006) NEW IMPS 04

SKETCH



TAXING UNIT CD / TAXING UNIT NAME / PCT

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 ISD	100.00%
SST	SOUTH TEXAS SCHOOL	100.00%

PICTURE



DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2009-11-03	WDV	null/null	2048552	GARZA FELIPE R	HERNANDEZ
2006-06-07	SWD	null/null	1624718	HERNANDEZ	THE SECRETARY
2005-07-18	GWD	null/null	1498078	THE SECRETARY	MORTGAGE

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
	MA	Residential Main	RES	BRKAV	948	101.21	1	1	2003	2007	AV	0	95,947	80.00	100.00	100.00	98.00%	100.00	0.78	75,222
	POR	PORCH	RES	BRKAV	60	25.30	1	1	2003	2007	AV	0	1,518	80.00	100.00	100.00	98.00%	100.00	0.78	1,190
	CAN	CANOPY	RES	BRKAV	462	25.30	1	1	2015	2015	"	0	11,689	88.00	100.00	100.00	100.00	100.00	0.88	10,286
	OBL	OUT BUILDING	RES	BRKAV	286	75.91	1	1	2015	2015	"	0	21,710	88.00	100.00	100.00	100.00	100.00	0.88	19,105
	PAT	PATIO	RES	BRKAV	250	25.30	1	1	2015	2015	"	0	6,325	88.00	100.00	100.00	100.00	100.00	0.88	5,566
	CAN	CANOPY	RES	BRKAV	8	25.30	1	1	2007	2007	"	0	202	80.00	100.00	100.00	100.00	100.00	0.80	162
	CAN	CANOPY	RES	BRKAV	8	25.30	1	1	2007	2007	"	0	202	80.00	100.00	100.00	100.00	100.00	0.80	162
1			STCD:	A1	2,022		Area:	1.234	Homesite	Y (100.00%)			137,593	AS Code:	100.00%	Market Area:		120.00%		134,032
	Style:		Finish Out	100			Quality:	AV	Structure:					Ext. Wall:	BRK					

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE
Heating/Cooling	AND
Roof Style	MIX
Plumbing	2
Roof Covering	CmpS
Custom	0
WALL HEIGHT	8
Number of	3.00
ROOF HEIGHT	MP
Flooring	TIL
Interior Finish	SRK
Construction	RES
Exterior Wall	DBRK
Foundation	SLB
BATH	1.5

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT PRC	ADJ	MADJ	VAL SRC	MKT VAL
1	LOT	L			H123002	A1	Yes	SF	6032.00 sf	10.50	1.000		A	63,336
									AS Code: 100.00%		Market Area: 100.00%			63,336

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

MAILOUT LIST

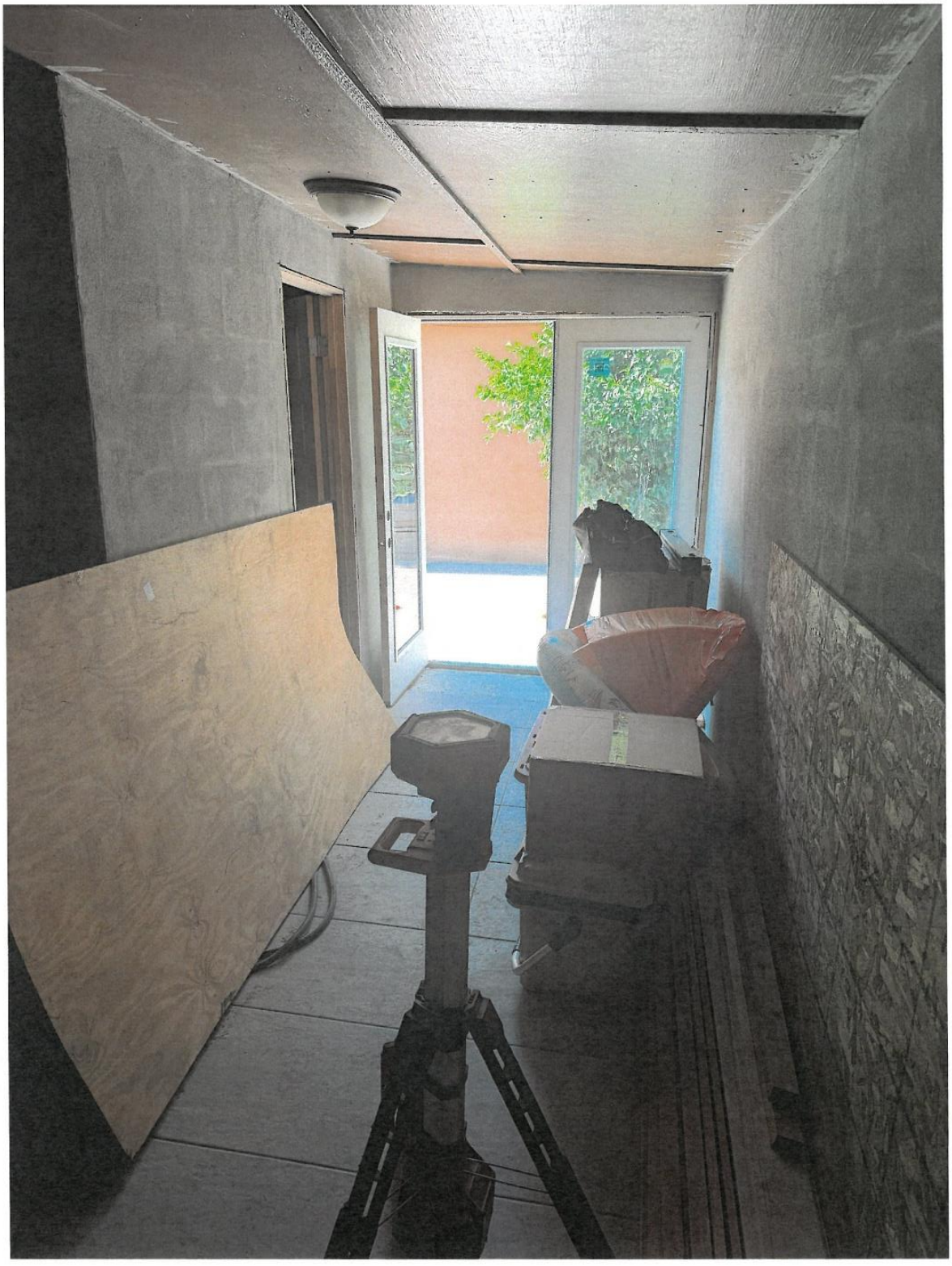
PROP_ID	name	addrDelive	addrCity	addrState	addrZip
647129	ORTEGA JOSE LUIS	2005 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647130	SILVA DOLORES ELVIRA	2007 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647076	CANTU MARIA G	2004 TIERRA DORADA BLVD	MISSION	TX	78572-7389
647113	GRACIA VICTOR R & MARIA L	2002 W 1ST 1/2 ST	MISSION	TX	78572-6875
647101	TOVAR JESUS A TORRES & CYNTHIA A CARPIO RAMOS	2005 W 1 1/2 ST	MISSION	TX	78572-6876
647074	RODRIGUEZ MARIA D & ARDY A	2008 TIERRA DORADA BLVD	MISSION	TX	78572-7389
647112	CASTRO JOSE L & MA ISABEL GARCIA	2004 W 1 1/2 ST	MISSION	TX	78572-6875
647075	SALINAS ANA LAURA	2006 TIERRA DORADA BLVD	MISSION	TX	78572
647102	CAVAZOS CARLOS	2007 W 1 1/2 ST	MISSION	TX	78572
647080	RIVAS JORGE	26 SAN EULOGIO RD	RIO GRANDE CITY	TX	78582-9498
647082	IBANEZ LEONARDO & MONICA	1808 TIERRA DORADA BLVD	MISSION	TX	78572-7321
647126	RESENDEZ ARMANDO	1907 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647114	CHAPA ADALBERTO & VIVIANA ARELI SALINAS GALLEGOS	2000 W 1ST 1/2 ST	MISSION	TX	78572
647096	BIRAGHI FLORENTINO C & MARIA E	1903 W 1ST 1/2 ST	MISSION	TX	78572-6874
647098	OBREGON NANCY	1907 W 1ST 1/2 ST	MISSION	TX	78572-6874
647099	GARZA MARITZA G	2001 W 1/2 ST	MISSION	TX	78572
647115	GALLETTA ANGEL	2410 NICOLE DR	MISSION	TX	78574-2755
647118	ESCAMILLA ABEL FRANCO	1900 W 1ST 1/2 ST	MISSION	TX	78572-6873
647117	GARZA JOSE F & BRENDA D	1902 W 1ST 1/2 ST	MISSION	TX	78572-6873
647116	VARGAS GERARDO ETAL	1904 WEST 1 1/2 ST	MISSION	TX	78572-6873
647079	SANTIAGO SATURNINO RUANO	1906 TIERRA DORADA BLVD	MISSION	TX	78572-7380
647081	MNS BUY, SELL & RENT MACHINERY & EQUIPMENT LLC	1500 INDUSTRIAL WAY	MISSION	TX	78572-4867
647125	SANCHEZ GERARDO	1905 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647127	GARZA FELIPE R JR & MARCELA	2001 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647097	FRANCO JOSE G & CRISTINA	1905 W 1ST 1/2 ST	MISSION	TX	78572-6874
647100	ZEPEDA LILLIAN ET AL	2603 SELENAS	MISSION	TX	78572-6427
647123	MEDELES OLGA LIDIA CAVAZOS	1901 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647124	HINOJOSA OMAR A	1903 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647078	TORRES JESUS & MICHEL RAMOS	2000 TIERRA DORADA BLVD	MISSION	TX	78572-7389
647110	RUIZ AGUSTIN	2008 W 1ST 1/2 ST	MISSION	TX	78572-6875
647111	MURILLO CARLOS J	2006 W 1ST 1/2 ST	MISSION	TX	78572-6875
647131	GONZALEZ ALAIN ADALBERTO	2009 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647128	LEWIS NORA E	2003 TIERRA DORADA BLVD	MISSION	TX	78572-7351

728794	CANTU ROBERTO & MIRNA Y	1907 2ND ST	MISSION	TX	78572-9336
728795	CANTU ROBERTO & MIRNA YADIRA CANTU	1907 W 2ND ST	MISSION	TX	78572-9336
599023	MELENDEZ HERON M	2108 W BUCHANAN AVE	ALTON	TX	78573-4101
599021	BOWYER INVESTMENTS	PO BOX 1269	MCALLEN	TX	78505-1269
599022	CANTU LAURA MYRELLA	1011 W 2ND ST	MISSION	TX	78572-6860
599019	HERNANDEZ ANGELICA	1805 W 2ND ST	MISSION	TX	78572
599018	BERNAL ENRIQUE JR & ALEJANDRO	2007 W 2ND ST	MISSION	TX	78572-6859
599020	SALDANA RAPHAEL I	2003 W 2ND ST	MISSION	TX	78572-6859
647077	GARZA ARMANDO & MARIA G	2002 TIERRA DORADA BLVD	MISSION	TX	78572-7389

PHOTOS



PHOTOS



PHOTOS



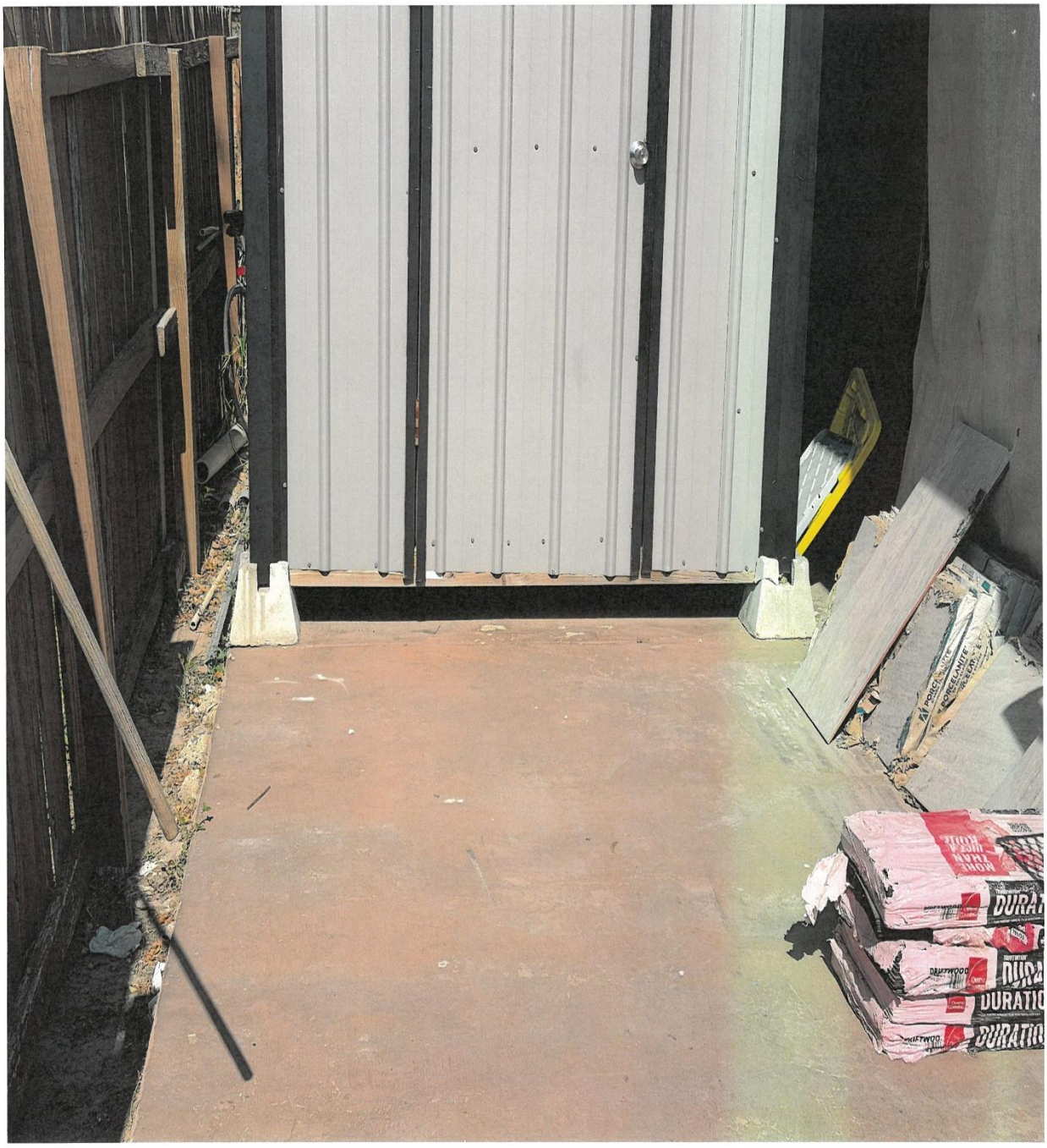
PHOTOS



PHOTOS



PHOTOS



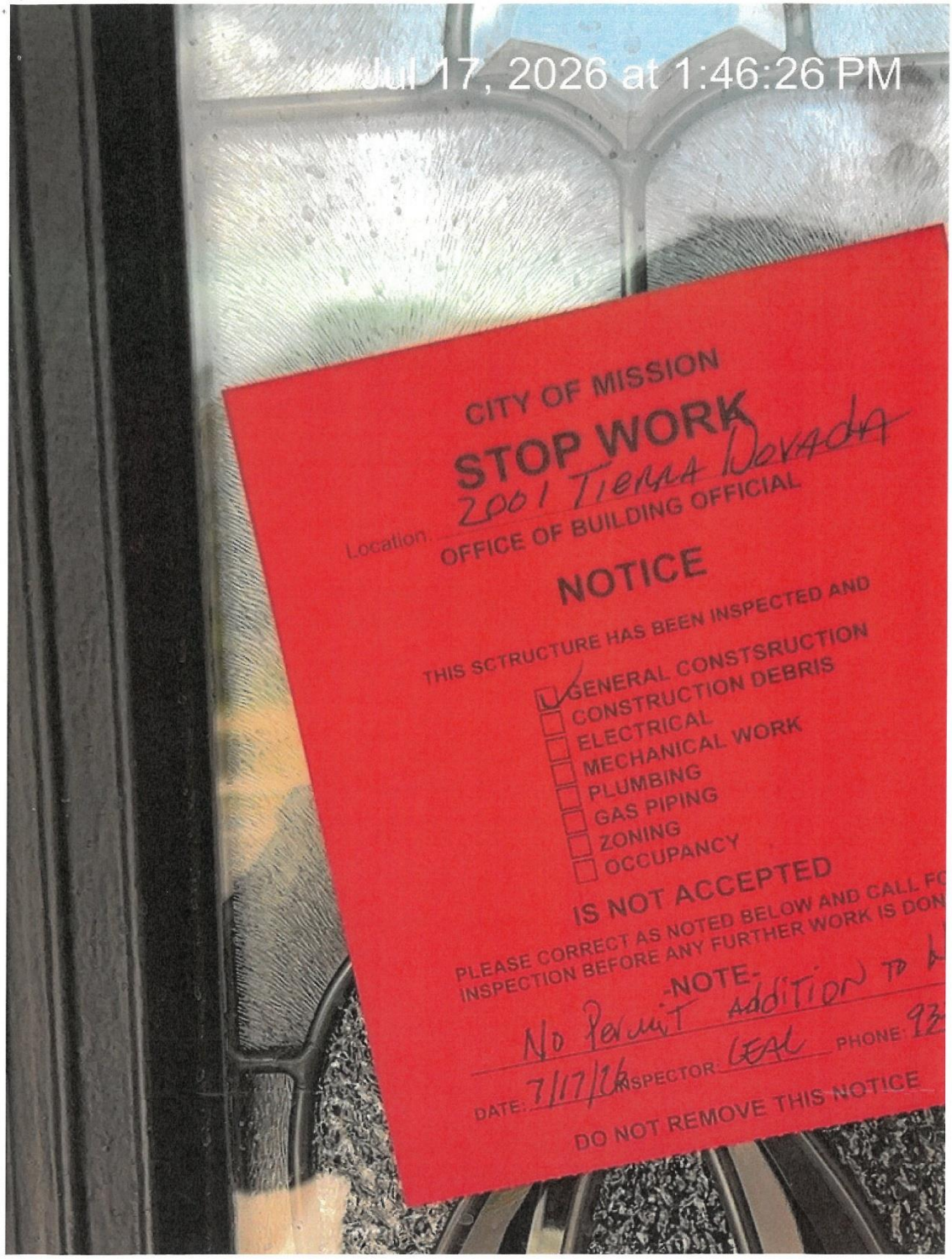
PHOTOS



PHOTOS


CITY OF MISSION
STOP WORK
3001 Tierra Dr
OFFICE OF BUILDING OFFICIAL
NOTICE
THIS STRUCTURE HAS BEEN INSPECTED AND
GENERAL CONSTRUCTION
CONSTRUCTION DEBRIS
ELECTRICAL
MECHANICAL WORK
PLUMBING
GAS PIPING
ZONING
OCCUPANCY
IS NOT ACCEPTED
PLEASE CORRECT AS NOTED BELOW AND CALL FOR INSPECTION BEFORE ANY FURTHER WORK IS DONE
-NOTE-
No Permit addition to House
DATE 7/17 INSPECTOR LEAL PHONE 233-2468
DO NOT REMOVE THIS NOTICE

PHOTOS


Jul 17, 2026 at 1:46:26 PM
CITY OF MISSION
STOP WORK
Location: 2001 Tierra Dorada
OFFICE OF BUILDING OFFICIAL
NOTICE
THIS SCTRUCTURE HAS BEEN INSPECTED AND
GENERAL CONSTSRUCTION
CONSTRUCTION DEBRIS
ELECTRICAL
MECHANICAL WORK
PLUMBING
GAS PIPING
ZONING
OCCUPANCY
IS NOT ACCEPTED
PLEASE CORRECT AS NOTED BELOW AND CALL FO
INSPECTION BEFORE ANY FURTHER WORK IS DON
-NOTE-
No Permit Addition to
DATE: 7/17/26 INSPECTOR: LEAL PHONE: 92
DO NOT REMOVE THIS NOTICE

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 1' front garage/carport setback instead of the required 18' and a 0' rear setback instead of the required 10' for an 18' x 20' proposed carport, being Lot 4, Trosper Creek Subdivision, located at 700 Mountain Road, Applicant – DCA Development - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 30, 2026 – Application for Variance Request submitted to the City
- October 30, 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.
- November 18, 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 approximately 400 linear feet east of N. Trosper Road along the south side of Mountain Road.
- The applicant is requesting a variance to allow an 18' by 20' carport within an 18' garage/carport setback instead of the required 18' and a 0' rear setback instead of the required 10' rear setback
- Trosper Creek Subdivision was recorded on July 21, 2025. The subject property is a regular corner lot with a depth of 141.25 feet and a width of 62.00 feet along Mountain Road.
- The subject lot has a total area of 8,645.00 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 34 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has approved one (1) variance in this subdivision to the side setbacks.

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: _____

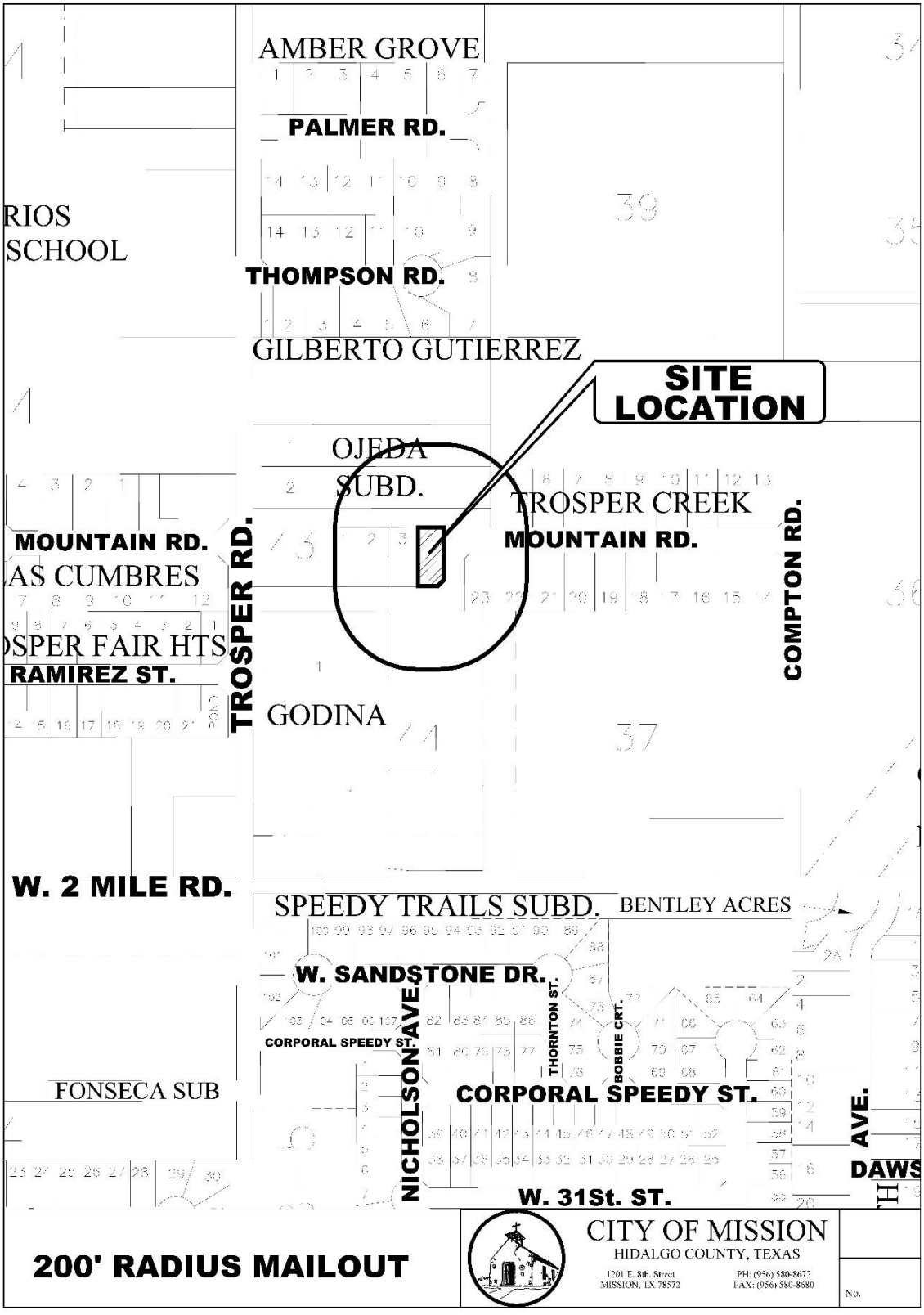
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

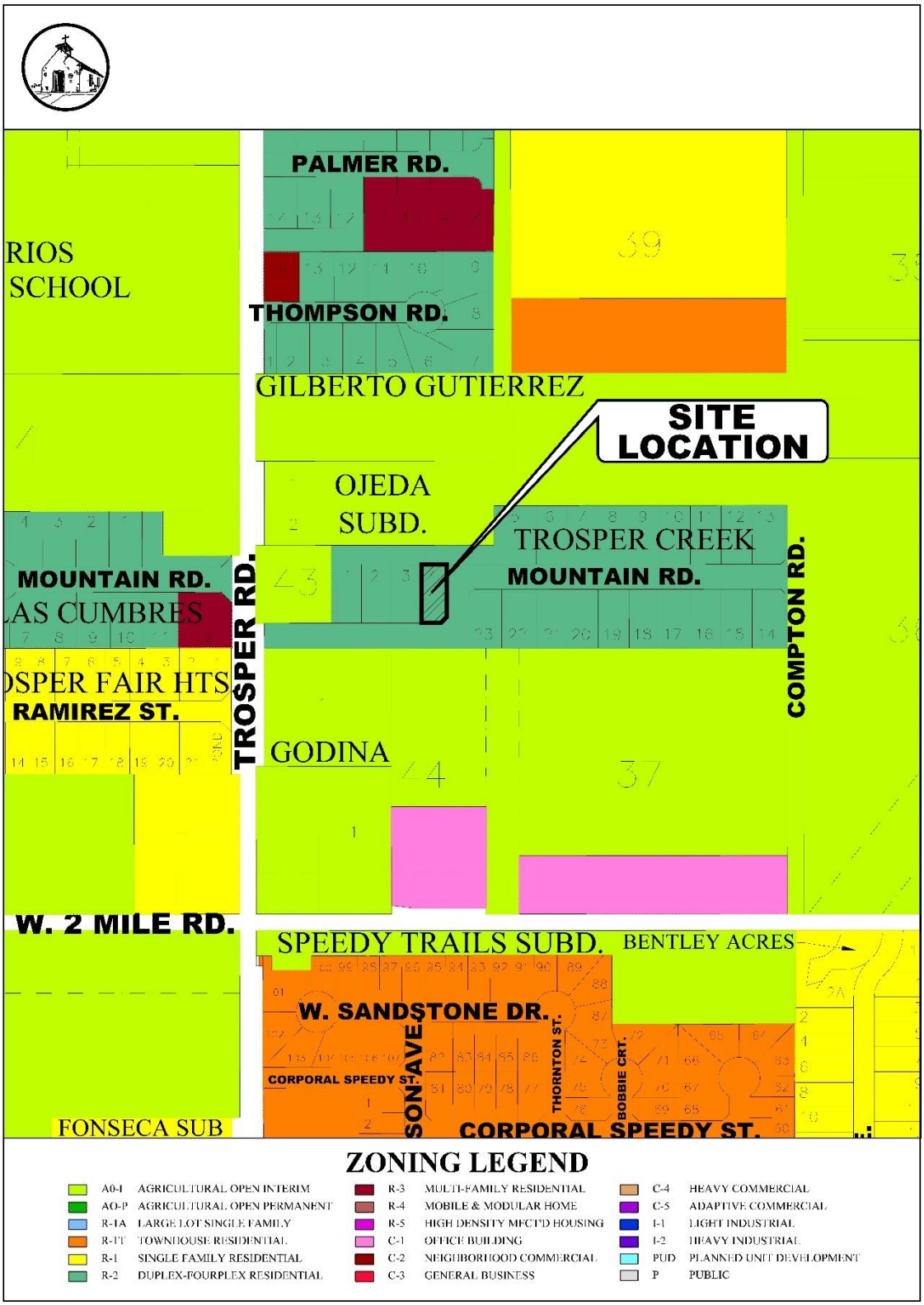
LEGAL NOTICE MAP



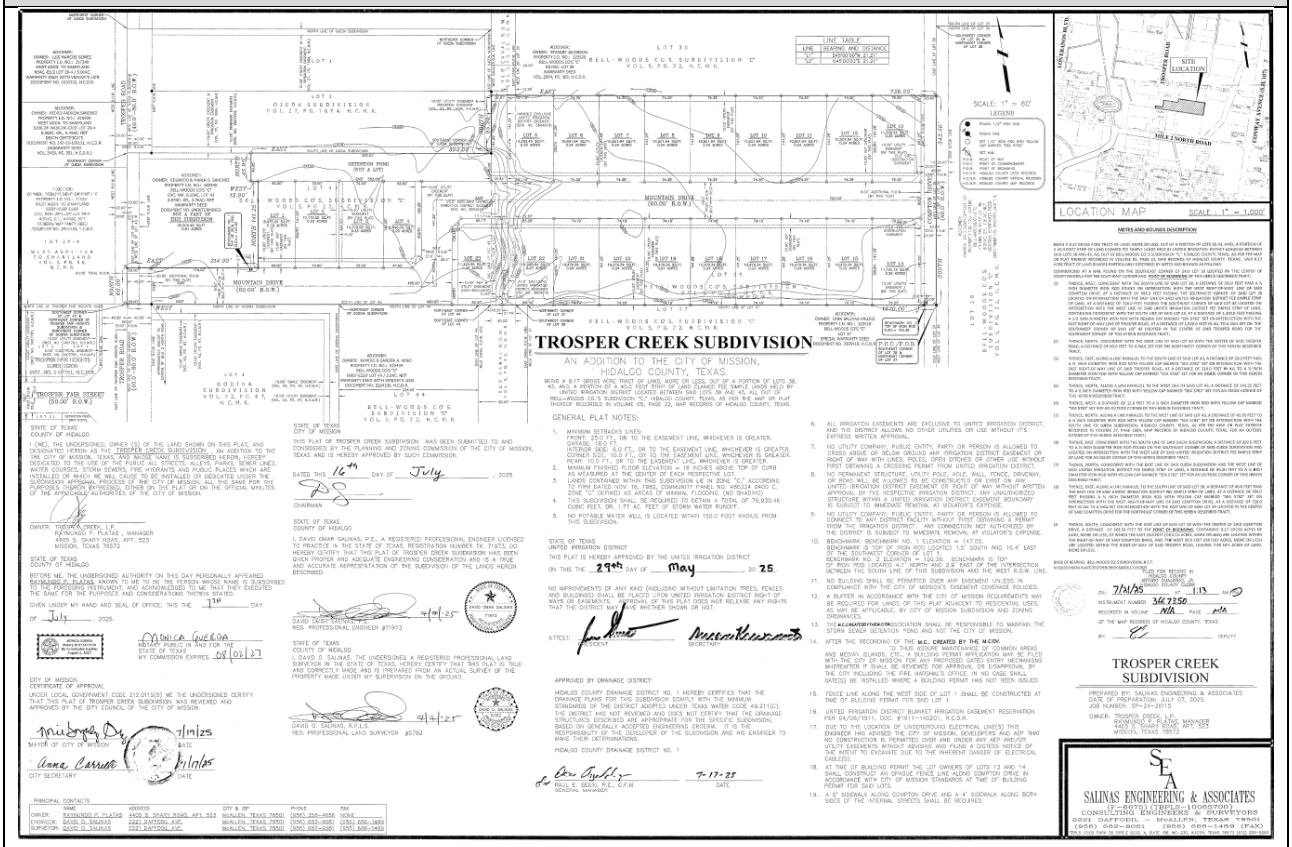
AERIAL MAP


SITE
LOCATION
MOUNTAIN RD
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

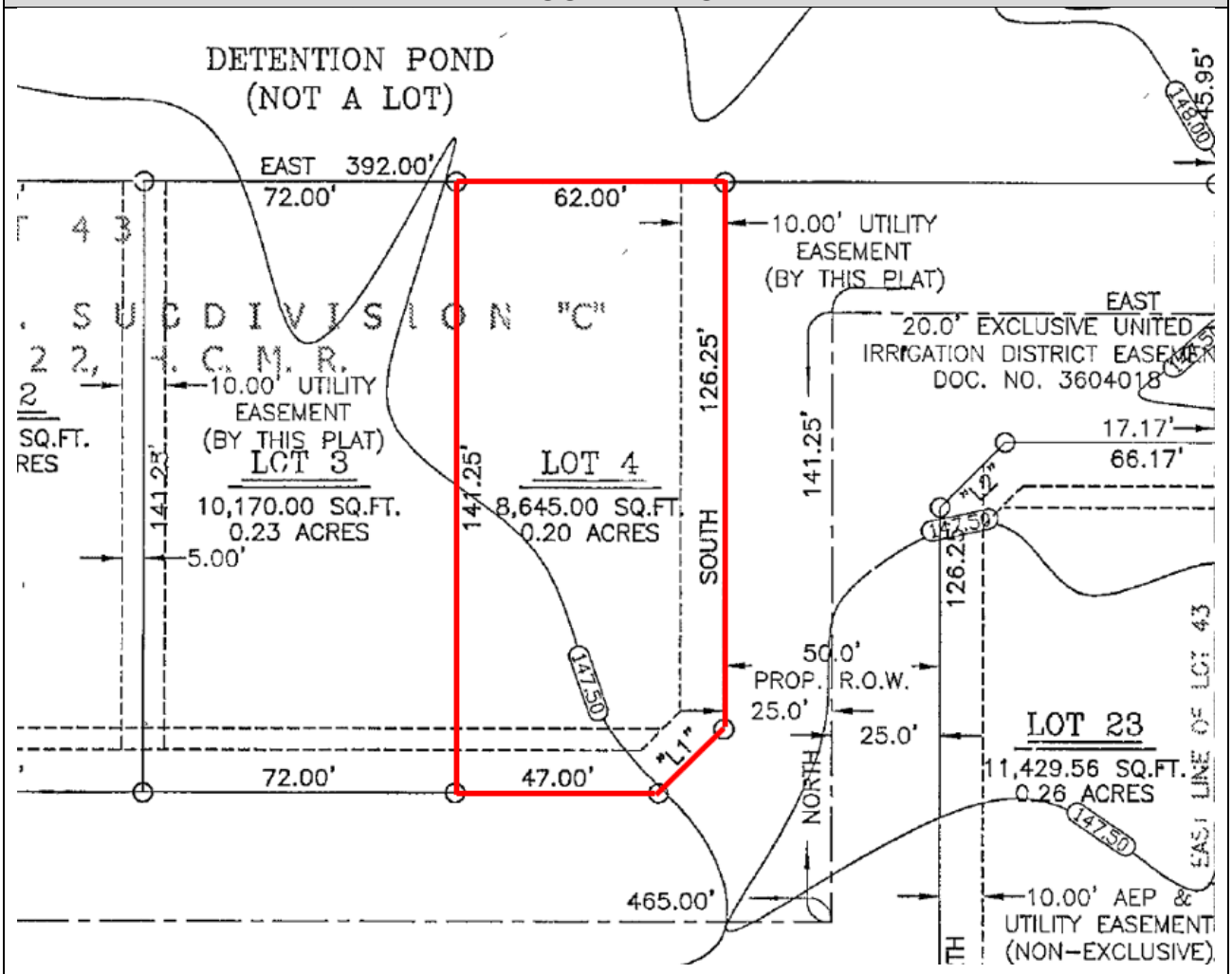
ZONING MAP


PALMER RD.
RIOS SCHOOL
THOMPSON RD.
GILBERTO GUTIERREZ
SITE LOCATION
OJEDA SUBD.
TROSPER CREEK
MOUNTAIN RD.
MOUNTAIN RD.
AS CUMBRES
TROSPER RD.
COMPTON RD.
SPER FAIR HTS
RAMIREZ ST.
GODINA
W. 2 MILE RD.
SPEEDY TRAILS SUBD.
BENTLEY ACRES
W. SANDSTONE DR.
CORPORAL SPEEDY ST.
SON AVE.
THORNTON ST.
BOBBIE CRT.
FONSECA SUB
CORPORAL SPEEDY ST.
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

RECORDED PLAT



RECORDED LOT



.

PLAT NOTES

GENERAL PLAT NOTES:

1. MINIMUM SETBACKS LINES:
   FRONT: 25.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
   GARAGE: 18.0 FT.
   INTERIOR SIDE: 6.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
   CORNER SIDE: 10.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
   REAR: 10.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
2. MINIMUM FINISHED FLOOR ELEVATION = 18 INCHES ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF EACH RESPECTIVE LOT.
3. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C," ACCORDING TO FIRM DATED NOV. 16, 1982, COMMUNITY PANEL NO. 480334 0400 C. ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 76,930.46 CUBIC FEET, OR, 1.77 AC. FEET OF STORM WATER RUNOFF.
5. NO POTABLE WATER WELL IS LOCATED WITHIN 150.0 FOOT RADIUS FROM THIS SUBDIVISION.

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT

ON THIS THE 29th DAY OF May, 20 25.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

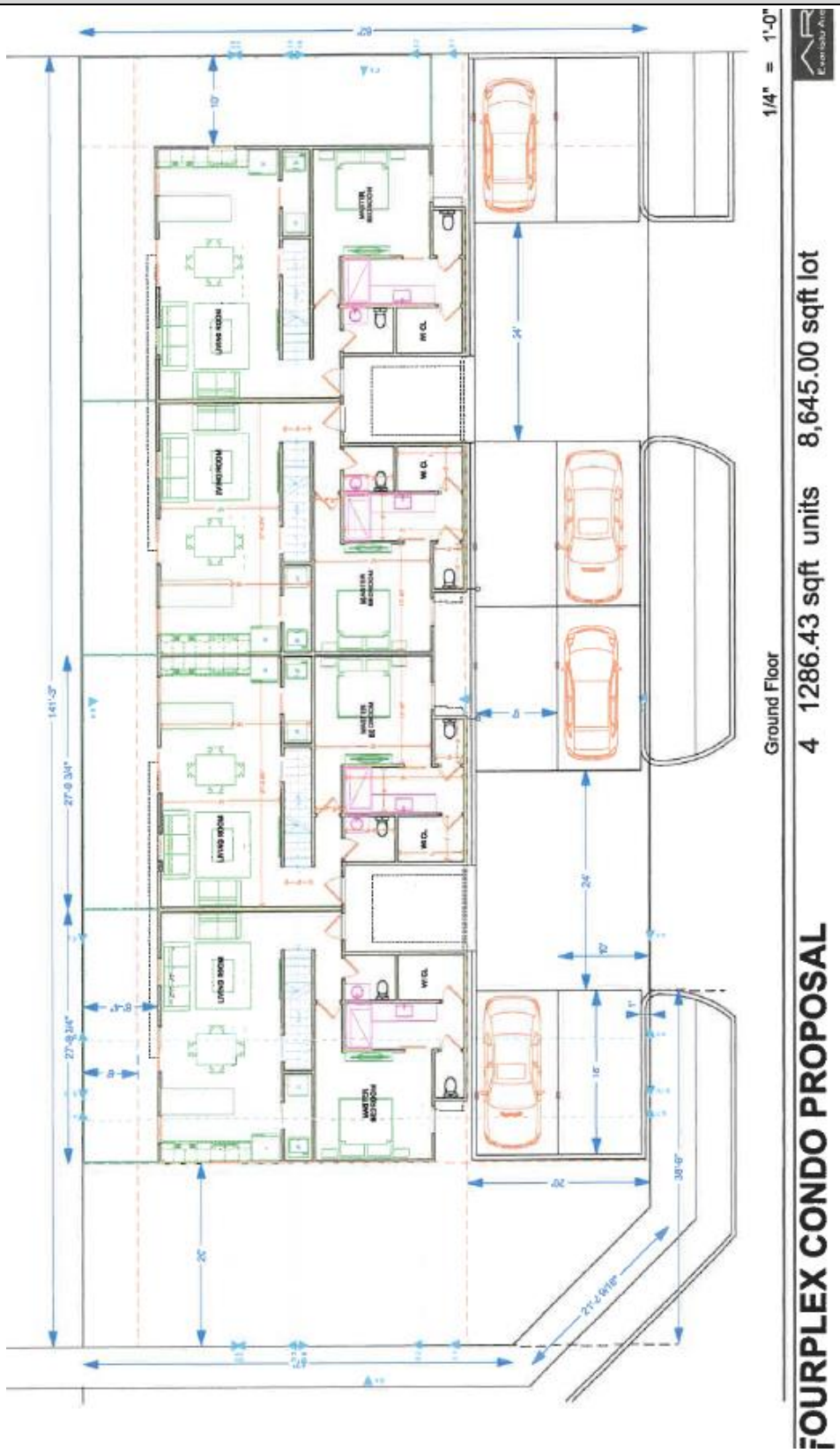
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ 7-17-25
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT IT'S EXPRESS WRITTEN APPROVAL.
7. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
8. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE RESPECTIVE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN A UNITED IRRIGATION DISTRICT EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
9. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR 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 IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
10. BENCHMARK: BENCHMARK NO. 1 ELEVATION = 147.05.
    BENCHMARK IS TOP OF IRON ROD LOCATED 1.5' SOUTH AND 16.4' EAST OF THE SOUTHWEST CORNER OF LOT 1.
    BENCHMARK NO. 2 ELEVATION = 150.36. BENCHMARK IS TOP OF IRON ROD LOCATED 4.1' NORTH AND 2.9' EAST OF THE INTERSECTION BETWEEN THE SOUTH LINE OF THIS SUBDIVISION AND THE WEST R.O.W. LINE.
11. NO BUILDING SHALL BE PERMITTED OVER ANY EASEMENT UNLESS IN COMPLIANCE WITH THE CITY OF MISSION'S EASEMENT COVERAGE POLICIES.
12. A BUFFER IN ACCORDANCE WITH THE CITY OF MISSION REQUIREMENTS MAY BE REQUIRED FOR LANDS OF THIS PLAT ADJACENT TO RESIDENTIAL USES, AS MAY BE APPLICABLE, BY CITY OF MISSION SUBDIVISION AND ZONING ORDINANCES.
13. THE M.C. CREATED BY THEM.COV. ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE STORM SEWER DETENTION POND AND NOT THE CITY OF MISSION.
14. AFTER THE RECORDING OF THE M.C. CREATED BY THE M.COV. TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF MISSION FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
15. FENCE LINE ALONG THE WEST SIDE OF LOT 1 SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMIT FOR SAID LOT 1.
16. UNITED IRRIGATION DISTRICT BLANKET IRRIGATION EASEMENT RESERVATION PER 04/06/1911, DOC. #1911-140201, H.C.D.R.
17. DUE TO THE LOCATION OF UNDERGROUND ELECTRICAL LINE(S) THIS ENGINEER HAS ADVISED THE CITY OF MISSION, DEVELOPERS AND AEP THAT NO CONSTRUCTION IS PERMITTED OVER AND UNDER ANY AEP AND/OR UTILITY EASEMENTS WITHOUT ADVISING AND FILING A DIGTESS NOTICE OF THE INTENT TO EXCAVATE DUE TO THE INHERENT DANGER OF ELECTRICAL CABLE(S).
18. AT TIME OF BUILDING PERMIT THE LOT OWNERS OF LOTS 13 AND 14 SHALL CONSTRUCT AN OPAGUE FENCE LINE ALONG COMPTON DRIVE IN ACCORDANCE WITH CITY OF MISSION STANDARDS AT TIME OF BUILDING PERMIT FOR SAID LOTS.
19. A 5' SIDEWALK ALONG COMPTON DRIVE AND A 4' SIDEWALK ALONG BOTH SIDES OF THE INTERNAL STREETS SHALL BE REQUIRED.

PICTURE


FOURPLEX CONDO PROPOSAL
4 1286.43 sqft units 8,645.00 sqft lot
Ground Floor
1/4" = 1'-0"

PICTURE





LETTER

AFFIDAVIT OF AUTHORIZATION

Variance Application for Lot 4 in Trosper Creek Subdivision

STATE OF Texas
COUNTY OF Hidalgo

BEFORE ME, the undersigned authority, personally appeared RAYMUNDO PLATAS, who, being duly sworn, stated as follows:

1. Affiant and authority. My name is RAYMUNDO PLATAS. I am over eighteen years of age, competent to make this affidavit, and have personal knowledge of the matters stated herein. I am an authorized representative of ERRPS LLC and am authorized to execute this affidavit on its behalf.

2. Property and purpose. This authorization concerns the application for a variance relating to Lot 4, Trosper Creek Subdivision, in the City of Mission, Hidalgo County, Texas (the "Property").

3. Designation of representative. I hereby authorize EVARISTO ARES to act as my representative, in my capacity as an authorized representative of ERRPS LLC, and as the authorized agent of ERRPS LLC solely for the purpose of applying for and pursuing the variance concerning the Property before the City of Mission.

4. Authorized actions. Evaristo Ares may prepare, sign as authorized agent, and submit the variance application and related administrative forms; submit plans, exhibits, and supporting documents; communicate with City staff; receive notices and correspondence; and appear and speak on behalf of ERRPS LLC at meetings and hearings before the applicable City board, commission, or other reviewing authority in connection with the variance request.

5. Scope and duration. This authorization is limited to the variance process for the Property. It does not authorize any sale, conveyance, encumbrance, or borrowing, or the execution of a development agreement on behalf of ERRPS LLC. It takes effect upon execution and remains effective until final City action on the variance application, unless earlier revoked by written notice to Evaristo Ares and the City of Mission.

I declare under oath that the foregoing statements are true and correct.

_____ 9-30-2026
RAYMUNDO PLATAS Date
For and on behalf of ERRPS LLC
Title / Capacity: _____

Subscribed and sworn to before me on September 30, 2026, by RAYMUNDO PLATAS, acting on behalf of ERRPS LLC.

_____
Notary Public
My Commission Expires: 3/3/28
[Notarial Seal]

LETICIA JANETT CASTILLO
Notary Public, State of Texas
Comm. Expires 03-03-2028
Notary ID 125590751

APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2027-0-0

Valuation Method: cost-local — October 02, 2026

PROPERTY ID AND LEGAL DESCRIPTION

349781 700 MOUNTAIN DR UT 4D, MISSION TX

TROSPER CREEK "D" CONDOMINIUMS (1ST AMND) UNIT 4D
TYPE: R DBA:
GEO ID: T8024-00-000-004D-00 PROP USE: MAP ID: 3782681
Ref ID1: AS CODE: T802400 MAPSCO:
Ref ID2: MKT AREA: ALL TIF:
SUBTYPE: REAL SUB MKT: EFF SIZE:
LEGAL ACREAGE: 0.0496 ac APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS — **OWNER ID %**

ERRPS LLC — 1341578 — 100.00000

711 PALMER RD APT 2
MISSION TX 78573

AGENT:
EFF DATE: EXP DATE:

EXEMPTIONS

TAXING UNITS

CAD	100.00	CMS	100.00	DR1	100.00
GHD	100.00	JCC	100.00	SMS	100.00
SST	100.00				

VALUES

		2026	2027
IMPROVEMENTS		0	0
LAND MARKET	+	34,580	34,580
MARKET VALUE	=	34,580	34,580
SPECIAL USE EXCL	-	0	0
APPRAISED VALUE	=	34,580	34,580
HS VALUE LIMIT	-	0	0
CIRCUIT BRKR LIMIT	-	0	0
NET APPRAISED	=	34,580	34,580

GENERAL

UTILITIES:	GBA:	0
TOPOGRAPHY:	NRA:	0
ROAD ACCESS:	UNITS:	0
ZONING:	RENT:	0

REMARKS

(2026) VAC

SKETCH

TAXING UNIT CD	TAXING UNIT NAME	PCT
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 ISD	100.00%
SST	SOUTH TEXAS SCHOOL	100.00%

PICTURE



DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2026-05-19	WDV	null/null	3753385	ERRPS LLC	SANCHEZ
2025-11-13	CSW	null/null	3700493	SANCHEZ	TROSPER CREEK

IMPROVEMENT VALUATION

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT PRC	ADJ	MADJ	VAL SRC	MKT VAL
1	LOT	L			T802400	C1	No	SF	2161.25 sf	16.00	1.000		A	34,580
									AS Code: 100.00%		Market Area: 100.00%			34,580

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip	legalDescr
674224	NINO RAMIRO & SANDRA A	3300 N TROSPER RD	MISSION	TX	78573-1495	GODINA LOT 1
513180	TOBIAS FERNANDO GABRIEL & LAURA DIANA	3414 N TROSPER RD	MISSION	TX	78573	OJEDA LOT 2
123518	SALINAS-VALDEZ DINA	3608 COMPTON DR	MISSION	TX	78573-3562	BELL-WOODS CO'S C" LOT 37"
815404	NINO RAMIRO & SANDRA A	3300 N TROSPER RD	MISSION	TX	78573-1495	BELL-WOODS CO'S C" N382'-E228' LOT 44 2.0AC NET"
513179	OJEDA RAFAEL & ROSA BELIA	3418 N TROSPER RD	MISSION	TX	78573	OJEDA ALL LOT 1
349753	SANCHEZ EDUARDO & MARIA G	3406 N TROSPER RD	MISSION	TX	78573-1381	TROSPER CREEK A" CONDOMINIUMS UNIT 1A"
349574	EMPORIO RURAL DEVELOPMENT LLC	222 NORTHFIELD RD	NORTHFIELD	IL	60093	MILANOS ESTATES PH 3 LOT 288
349755	SANCHEZ EDUARDO & MARIA G	3406 N TROSPER RD	MISSION	TX	78573-1381	TROSPER CREEK A" CONDOMINIUMS UNIT 1C"
349756	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK A" CONDOMINIUMS UNIT 1D"
349759	MARHOFER ESTATES LLC	711 W 24TH PL	MISSION	TX	78574-2743	TROSPER CREEK B" CONDOMINIUMS UNIT 2A"
349760	MARHOFER ESTATES LLC	711 W 24TH PL	MISSION	TX	78574-2743	TROSPER CREEK B" CONDOMINIUMS UNIT 2B"
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349872	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22A"
349873	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22B"
349874	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22C"
349875	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22D"
352801	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK DETENTION POND
352478	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23A"
352465	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5C"
352479	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23B"
352464	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5B"
352480	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23C"
352463	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5A"
352481	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23D"
352466	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5D"

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 1' front garage/carport setback instead of the required 18' and a 0' rear setback instead of the required 10' for an 18' x 20' proposed carport, being Lot 23, Trosper Creek Subdivision, located at 619 Mountain Road, Applicant – DCA Development - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 30, 2026 – Application for Variance Request submitted to the City
- October 30, 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.
- November 18, 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 approximately 500 linear feet east of N. Trosper Road along the south side of Mountain Road.
- The applicant is requesting a variance to allow an 18' by 20' carport within an 18' garage/carport setback instead of the required 18' and a 0' rear setback instead of the required 10' rear setback
- Trosper Creek Subdivision was recorded on July 21, 2025. The subject property is a regular corner lot with a depth of 141.25 feet and a width of 82.26 feet along Mountain Road.
- The subject lot has a total area of 11,429.56 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 45 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has approved one (1) variance in this subdivision to the side setbacks.

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: _____

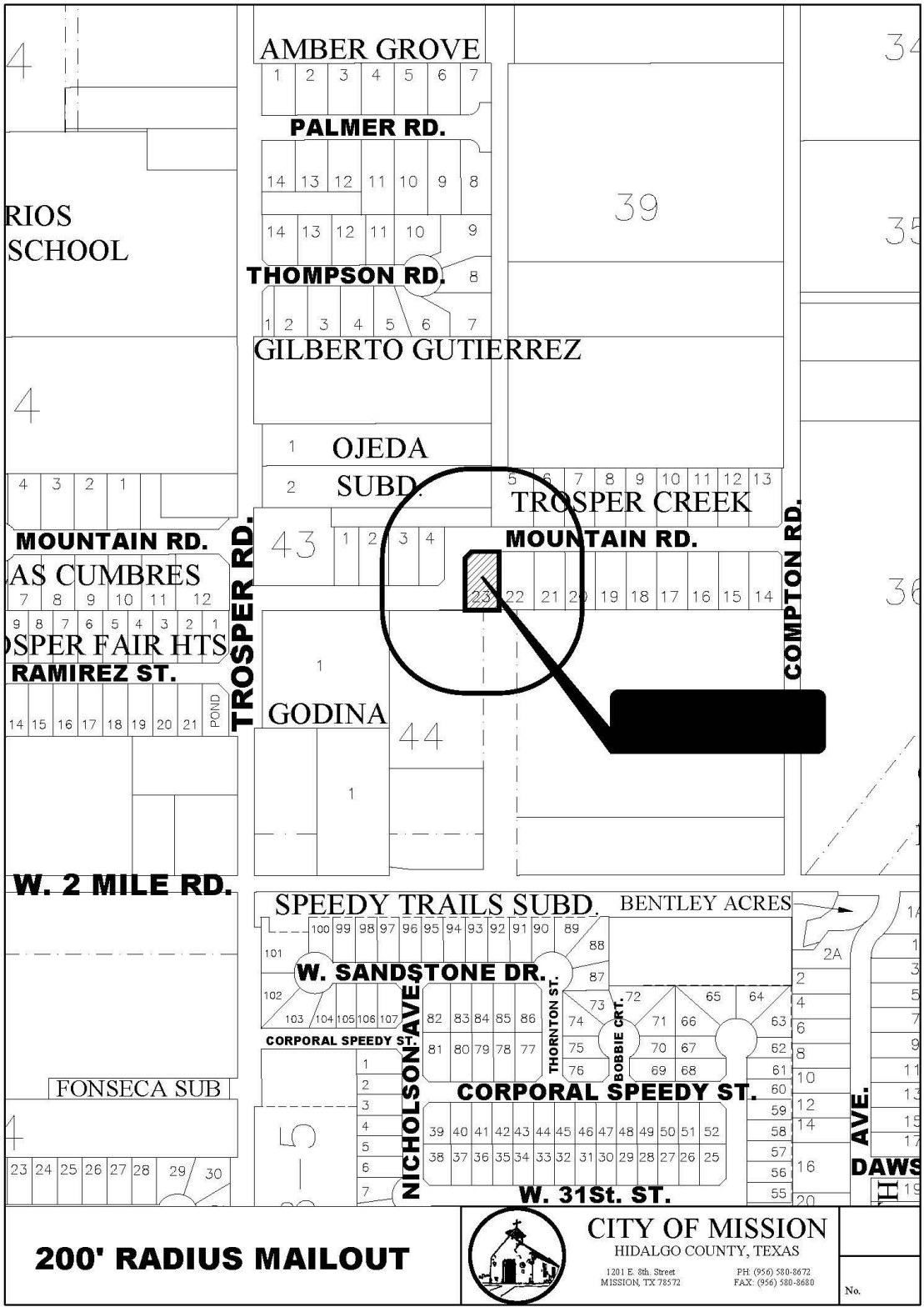
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

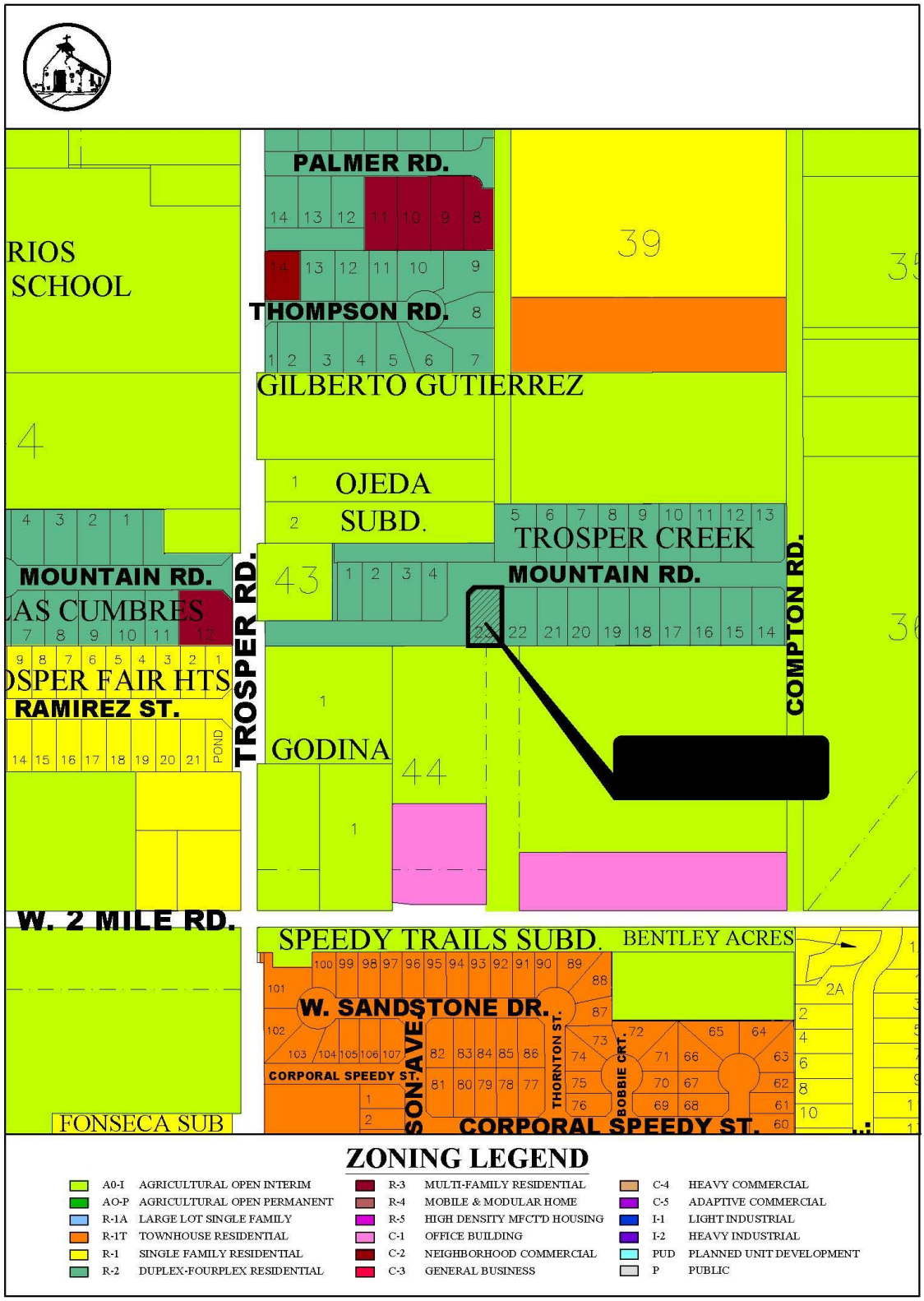
LEGAL NOTICE MAP



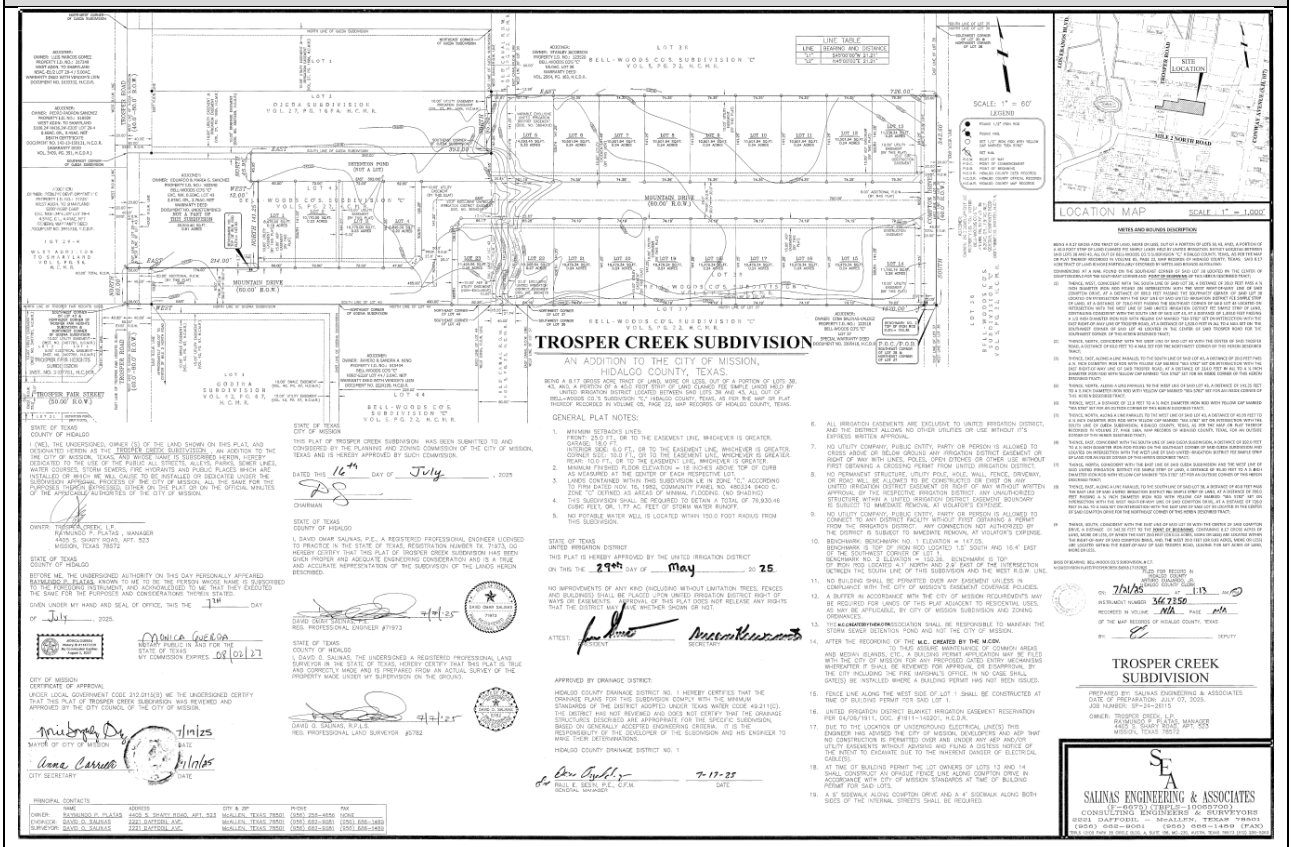
AERIAL MAP


MOUNTAIN RD
SITE LOCATION
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

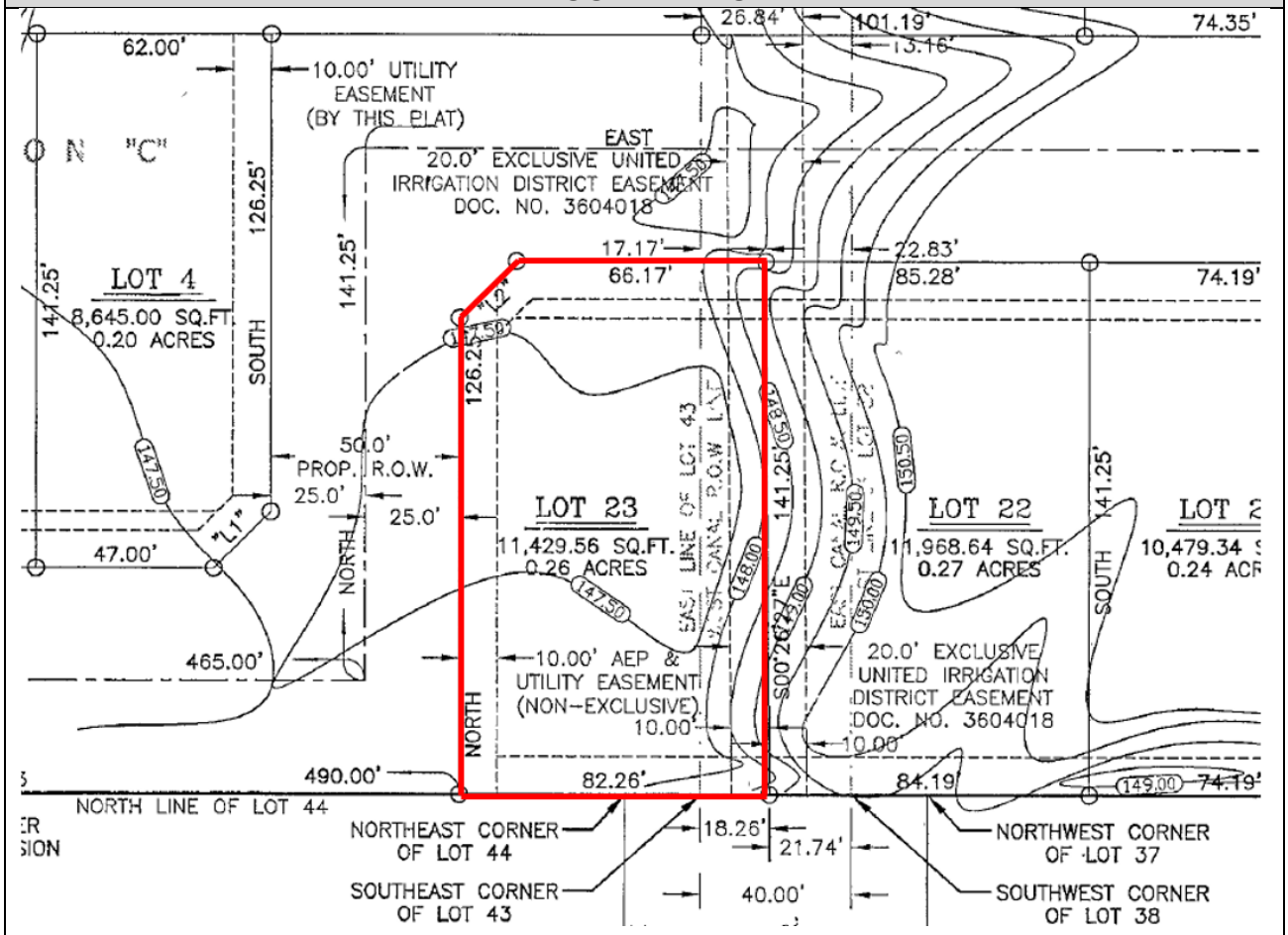
ZONING MAP


PALMER RD.
RIOS SCHOOL
THOMPSON RD.
GILBERTO GUTIERREZ
OJEDA SUBD.
TROSPER CREEK
MOUNTAIN RD.
LAS CUMBRES
TROSPER FAIR HTS
RAMIREZ ST.
TROSPER RD.
COMPTON RD.
GODINA
W. 2 MILE RD.
SPEEDY TRAILS SUBD.
BENTLEY ACRES
W. SANDSTONE DR.
CORPORAL SPEEDY ST.
THORNTON ST.
BOBBIE CRT.
FONSECA SUB
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

RECORDED PLAT



RECORDED LOT



.

PLAT NOTES

GENERAL PLAT NOTES:

1. MINIMUM SETBACKS LINES:
   FRONT: 25.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
   GARAGE: 18.0 FT.
   INTERIOR SIDE: 6.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
   CORNER SIDE: 10.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
   REAR: 10.0 FT., OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
2. MINIMUM FINISHED FLOOR ELEVATION = 18 INCHES ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF EACH RESPECTIVE LOT.
3. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C," ACCORDING TO FIRM DATED NOV. 16, 1982, COMMUNITY PANEL NO. 480334 0400 C. ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 76,930.46 CUBIC FEET, OR, 1.77 AC. FEET OF STORM WATER RUNOFF.
5. NO POTABLE WATER WELL IS LOCATED WITHIN 150.0 FOOT RADIUS FROM THIS SUBDIVISION.

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT

ON THIS THE 29th DAY OF May, 20 25.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

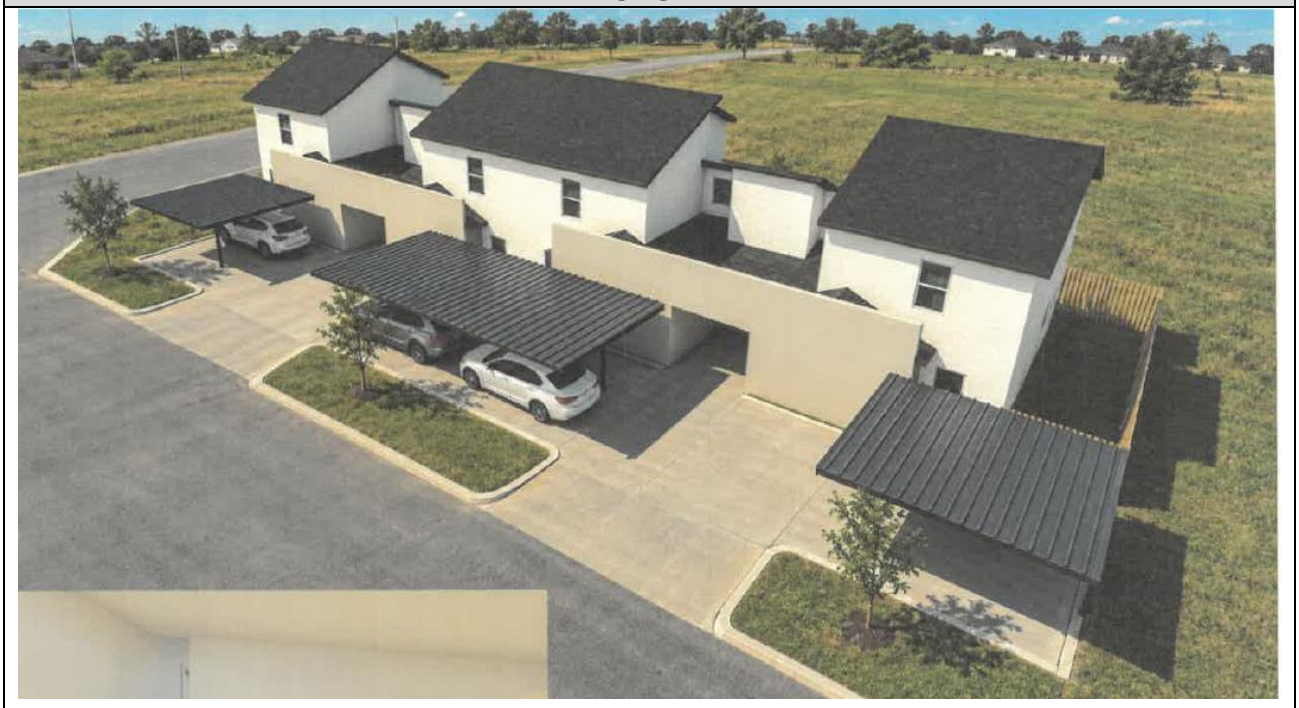
_____ 7-17-25
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT IT'S EXPRESS WRITTEN APPROVAL.
7. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
8. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE RESPECTIVE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN A UNITED IRRIGATION DISTRICT EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
9. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR 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 IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
10. BENCHMARK: BENCHMARK NO. 1 ELEVATION = 147.05.
    BENCHMARK IS TOP OF IRON ROD LOCATED 1.5' SOUTH AND 16.4' EAST OF THE SOUTHWEST CORNER OF LOT 1.
    BENCHMARK NO. 2 ELEVATION = 150.36. BENCHMARK IS TOP OF IRON ROD LOCATED 4.1' NORTH AND 2.9' EAST OF THE INTERSECTION BETWEEN THE SOUTH LINE OF THIS SUBDIVISION AND THE WEST R.O.W. LINE.
11. NO BUILDING SHALL BE PERMITTED OVER ANY EASEMENT UNLESS IN COMPLIANCE WITH THE CITY OF MISSION'S EASEMENT COVERAGE POLICIES.
12. A BUFFER IN ACCORDANCE WITH THE CITY OF MISSION REQUIREMENTS MAY BE REQUIRED FOR LANDS OF THIS PLAT ADJACENT TO RESIDENTIAL USES, AS MAY BE APPLICABLE, BY CITY OF MISSION SUBDIVISION AND ZONING ORDINANCES.
13. THE M.C. CREATED BY THE M.COV. ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE STORM SEWER DETENTION POND AND NOT THE CITY OF MISSION.
14. AFTER THE RECORDING OF THE M.C. CREATED BY THE M.COV. TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF MISSION FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
15. FENCE LINE ALONG THE WEST SIDE OF LOT 1 SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMIT FOR SAID LOT 1.
16. UNITED IRRIGATION DISTRICT BLANKET IRRIGATION EASEMENT RESERVATION PER 04/06/1911, DOC. #1911-140201, H.C.D.R.
17. DUE TO THE LOCATION OF UNDERGROUND ELECTRICAL LINE(S) THIS ENGINEER HAS ADVISED THE CITY OF MISSION, DEVELOPERS AND AEP THAT NO CONSTRUCTION IS PERMITTED OVER AND UNDER ANY AEP AND/OR UTILITY EASEMENTS WITHOUT ADVISING AND FILING A DIGTESS NOTICE OF THE INTENT TO EXCAVATE DUE TO THE INHERENT DANGER OF ELECTRICAL CABLE(S).
18. AT TIME OF BUILDING PERMIT THE LOT OWNERS OF LOTS 13 AND 14 SHALL CONSTRUCT AN OPAGUE FENCE LINE ALONG COMPTON DRIVE IN ACCORDANCE WITH CITY OF MISSION STANDARDS AT TIME OF BUILDING PERMIT FOR SAID LOTS.
19. A 5' SIDEWALK ALONG COMPTON DRIVE AND A 4' SIDEWALK ALONG BOTH SIDES OF THE INTERNAL STREETS SHALL BE REQUIRED.

PICTURE


FOURPLEX CONDO PROPOSAL
4 1286.43 sqft units 11,429.56 sqft lot
Ground Floor
1/4" = 1'-0"
Evaristo Aes Arquitecto
66.27'
82.26'
141'-3"
27'-9 3/4"
27'-9 3/4"
20'
20'
24'
24'
10'
10'
38'-6"
21'-2 9/16"
LIVING ROOM
DINING ROOM
MASTER BEDROOM
MAIN FLR BEDROOM
W.I.C.

PICTURE





LETTER

AFFIDAVIT OF AUTHORIZATION

Variance Application for Lot 4 in Trosper Creek Subdivision

STATE OF Texas
COUNTY OF Hidalgo

BEFORE ME, the undersigned authority, personally appeared RAYMUNDO PLATAS, who, being duly sworn, stated as follows:

1. Affiant and authority. My name is RAYMUNDO PLATAS. I am over eighteen years of age, competent to make this affidavit, and have personal knowledge of the matters stated herein. I am an authorized representative of ERRPS LLC and am authorized to execute this affidavit on its behalf.

2. Property and purpose. This authorization concerns the application for a variance relating to Lot 4, Trosper Creek Subdivision, in the City of Mission, Hidalgo County, Texas (the "Property").

3. Designation of representative. I hereby authorize EVARISTO ARES to act as my representative, in my capacity as an authorized representative of ERRPS LLC, and as the authorized agent of ERRPS LLC solely for the purpose of applying for and pursuing the variance concerning the Property before the City of Mission.

4. Authorized actions. Evaristo Ares may prepare, sign as authorized agent, and submit the variance application and related administrative forms; submit plans, exhibits, and supporting documents; communicate with City staff; receive notices and correspondence; and appear and speak on behalf of ERRPS LLC at meetings and hearings before the applicable City board, commission, or other reviewing authority in connection with the variance request.

5. Scope and duration. This authorization is limited to the variance process for the Property. It does not authorize any sale, conveyance, encumbrance, or borrowing, or the execution of a development agreement on behalf of ERRPS LLC. It takes effect upon execution and remains effective until final City action on the variance application, unless earlier revoked by written notice to Evaristo Ares and the City of Mission.

I declare under oath that the foregoing statements are true and correct.

_____ 9-30-2026
RAYMUNDO PLATAS — Date
For and on behalf of ERRPS LLC
Title / Capacity: _____

Subscribed and sworn to before me on September 30, 2026, by RAYMUNDO PLATAS, acting on behalf of ERRPS LLC.

_____
Notary Public
My Commission Expires: 3/3/28
[Notarial Seal]

LETICIA JANETT CASTILLO
Notary Public, State of Texas
Comm. Expires 03-03-2028
Notary ID 125590751

APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2027-0-0

Valuation Method: cost-local

October 02, 2026

PROPERTY ID AND LEGAL DESCRIPTION

352481 619 MOUNTAIN RD UT 23D, MISSION TX

TROSPER CREEK "W" CONDOMINIUMS (2ND AMND) UNIT 23D
TYPE: R DBA:
GEO ID: T8024-0W-000-023D-00 PROP USE: MAP ID: 3784660
Ref ID1: AS CODE: T80240W MAPSCO:
Ref ID2: MKT AREA: ALL TIF:
SUBTYPE: REAL SUB MKT: EFF SIZE:
LEGAL ACREAGE: 0.0656 ac APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS — **OWNER ID /%**

DCA DEVELOPMENT LLC — 1333905 — 100.00000

282 ED ENGLISH DR STE A
SHENANDOAH TX 77385

AGENT:
EFF DATE: EXP DATE:

EXEMPTIONS

TAXING UNITS

CAD	100.00	CMS	100.00	DR1	100.00
GHD	100.00	JCC	100.00	SMS	100.00
SST	100.00				

VALUES

		2026	2027
IMPROVEMENTS		0	0
LAND MARKET	+	45,718	45,718
MARKET VALUE	=	45,718	45,718
SPECIAL USE EXCL	-	0	0
APPRAISED VALUE	=	45,718	45,718
HS VALUE LIMIT	-	0	0
CIRCUIT BRKR LIMIT	-	0	0
NET APPRAISED	=	45,718	45,718

GENERAL

UTILITIES:	GBA:	0
TOPOGRAPHY:	NRA:	0
ROAD ACCESS:	UNITS:	0
ZONING:	RENT:	0

REMARKS

(2026) VAC

SKETCH

TAXING UNIT CD	TAXING UNIT NAME	PCT
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 ISD	100.00%
SST	SOUTH TEXAS SCHOOL	100.00%

DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2026-01-29	GWD	null/null	3721920	DCA	TROSPER CREEK

PICTURE



VALID IMAGE NOT FOUND FOR THIS PROPERTY

IMPROVEMENT VALUATION

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT PRC	ADJ	MADJ	VAL SRC	MKT VAL
1	LOT	L			T802400	C1	No	SF	2857.39 sf	16.00	1.000		A	45,718
									AS Code: 100.00%	Market Area:	100.00%			45,718

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip	legalDescr
674224	NINO RAMIRO & SANDRA A	3300 N TROSPER RD	MISSION	TX	78573-1495	GODINA LOT 1
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349781	ERRPS LLC	711 PALMER RD	MISSION	TX	78573	TROSPER CREEK D" CONDOMINIUMS UNIT 4D"
349872	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22A"
349867	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK U" CONDOMINIUMS UNIT 21A"
349862	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK T" CONDOMINIUMS UNIT 20A"
349789	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK G" CONDOMINIUMS UNIT 7A"
349784	MARHOFER ESTATES 2 LLC	614 MOUNTAIN RD	MISSION	TX	78573	TROSPER CREEK F" CONDOMINIUMS UNIT 6A"
349873	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22B"
349868	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK U" CONDOMINIUMS UNIT 21B"
349863	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK T" CONDOMINIUMS UNIT 20B"
349790	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK G" CONDOMINIUMS UNIT 7B"
349785	MARHOFER ESTATES 2 LLC	614 MOUNTAIN RD	MISSION	TX	78573	TROSPER CREEK F" CONDOMINIUMS UNIT 6B"
349874	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22C"
349869	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK U" CONDOMINIUMS UNIT 21C"
349864	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK T" CONDOMINIUMS UNIT 20C"
349791	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK G" CONDOMINIUMS UNIT 7C"
349786	MARHOFER ESTATES 2 LLC	614 MOUNTAIN RD	MISSION	TX	78573	TROSPER CREEK F" CONDOMINIUMS UNIT 6C"
349875	ARQCO INVESTMENTS LLC	1001 S 10TH ST	MCALLEN	TX	78501	TROSPER CREEK V" CONDOMINIUMS UNIT 22D"
349870	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK U" CONDOMINIUMS UNIT 21D"
349865	EVA CONSTRUCTION LLC	2112 S SHARY RD STE 10	MISSION	TX	78572	TROSPER CREEK T" CONDOMINIUMS UNIT 20D"
349792	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK G" CONDOMINIUMS UNIT 7D"
349787	MARHOFER ESTATES 2 LLC	614 MOUNTAIN RD	MISSION	TX	78573	TROSPER CREEK F" CONDOMINIUMS UNIT 6D"
352801	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK DETENTION POND
352478	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23A"
352465	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5C"
352479	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23B"
352464	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5B"
352480	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23C"
352463	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5A"
352481	DCA DEVELOPMENT LLC	282 ED ENGLISH DR	SHENANDOAH	TX	77385	TROSPER CREEK W" CONDOMINIUMS UNIT 23D"
352466	TROSPER CREEK LP	4405 S SHARY RD	MISSION	TX	78572	TROSPER CREEK E" CONDOMINIUMS UNIT 5D"

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Public hearing and consideration of a special exception request to allow a 5' front setback instead of the required 20' for a 20' x 20' proposed carport, being Lot 77, Taurus Estates No.3 Subdivision, located at 3109 Crisantema Street, Applicant: Ramiro Flores – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 30, 2026 – Application for Special Exception Request submitted to the City.
- October 30, 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.
- November 18, 2026 – Public hearing and consideration of the requested Special Exception by the Zoning Board of Adjustments (ZBA).

Summary:

- The property is located along the west side of Crisantema Street, approximately 350 feet south of West Mile 2 Road.
- The applicant is proposing to construct a 20' x 20' carport at the 5' front setback instead of the required 20'.
- The City Council recently adopted Special Exception Ordinance No. 5883, which authorizes a carport accessory to an existing single-family or two-family residence to encroach into the required front setback as long as the construction does not have a detrimental impact on surrounding properties.
- The proposed carport front elevation plan submitted by the applicant appears to be in line with the character of the home.
- Taurus Estates No. 3 Subdivision was recorded on February 18, 1999.
- The regular lot measures 62' in width by 100' in length for a total of 6,200 square feet.
- The property currently has a single-family home. The lots to the east, west, south have single-family homes, and the lot to north has a commercial plaza.
- Staff mailed out 35 notices to the surrounding property owners. Staff has not received any calls regarding this special exception request.

STAFF RECOMMENDATION:

Staff recommends approval of the special exception request based on the newly adopted special exception ordinance.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

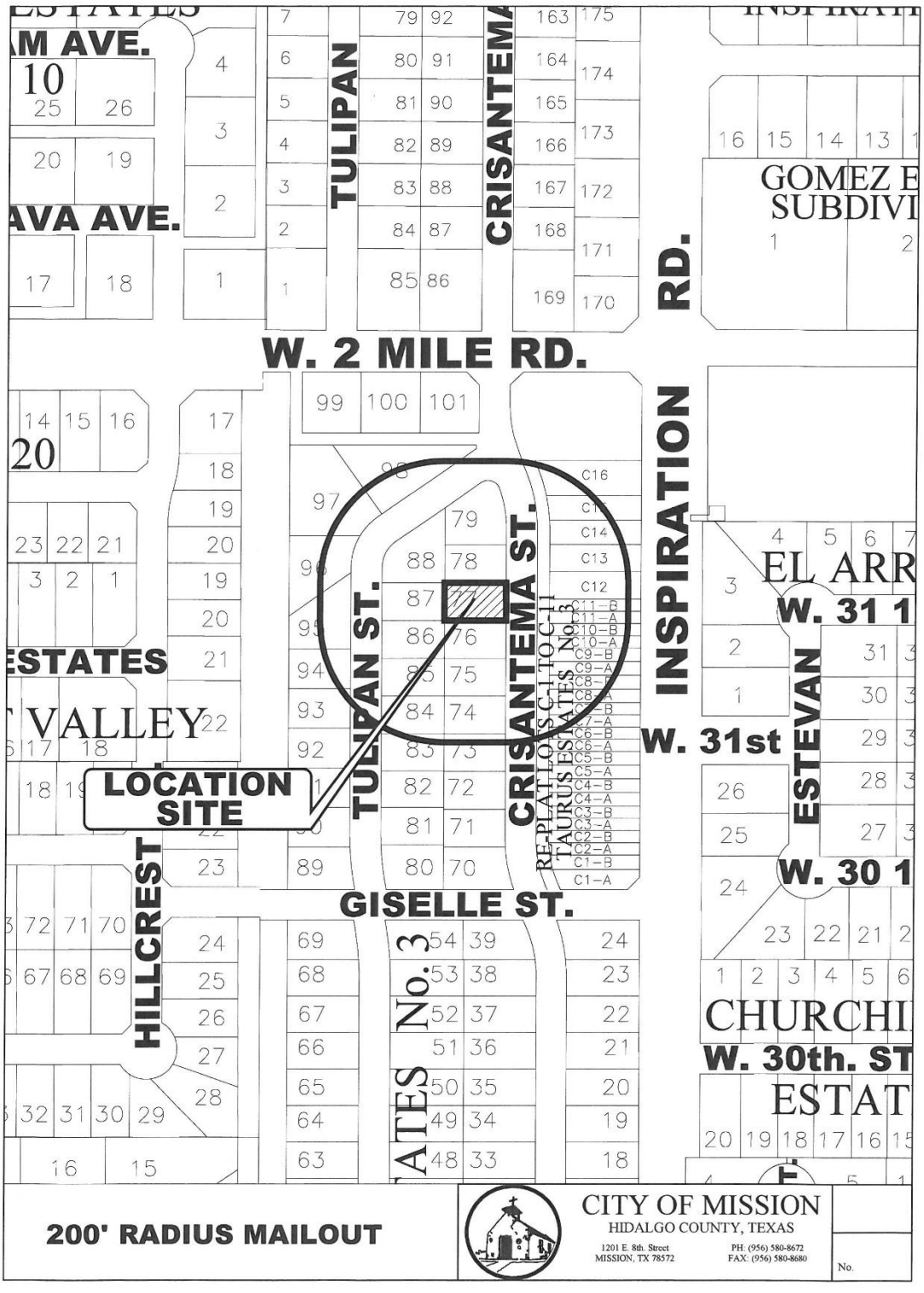
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

VICINITY MAP



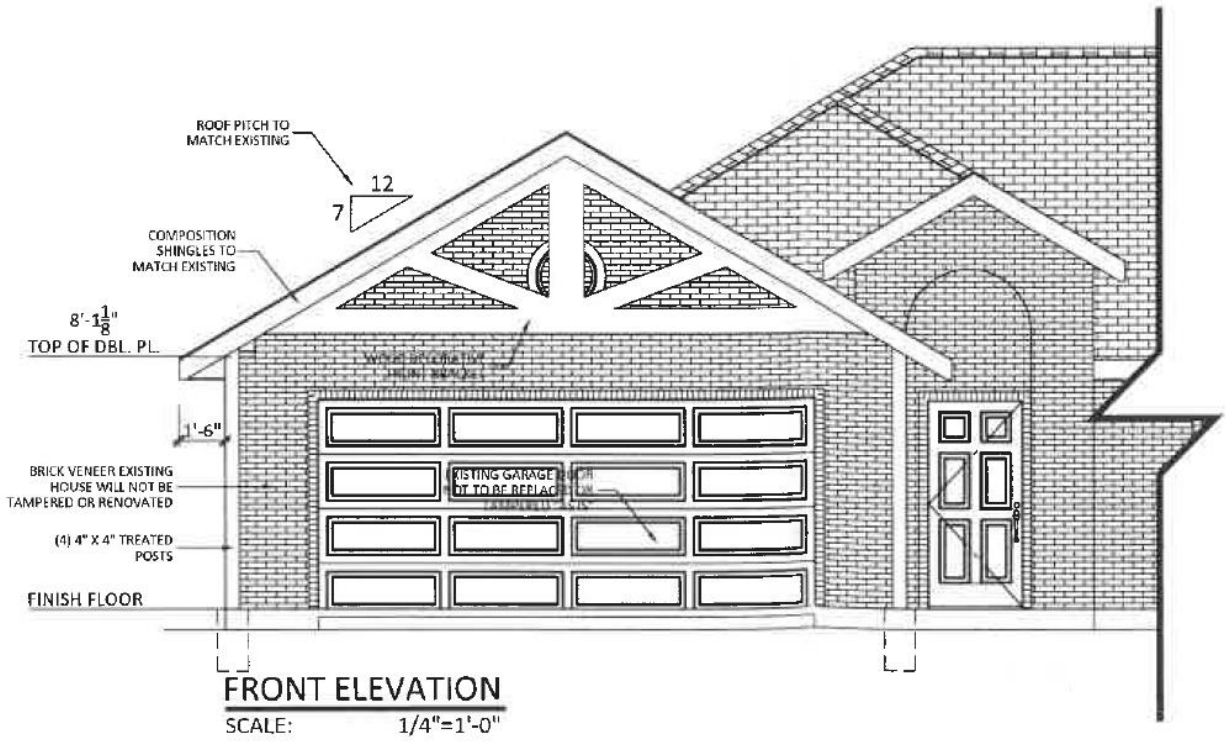
ARIEL MAP


SITE
LOCATION
CRISANTEMA ST
Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

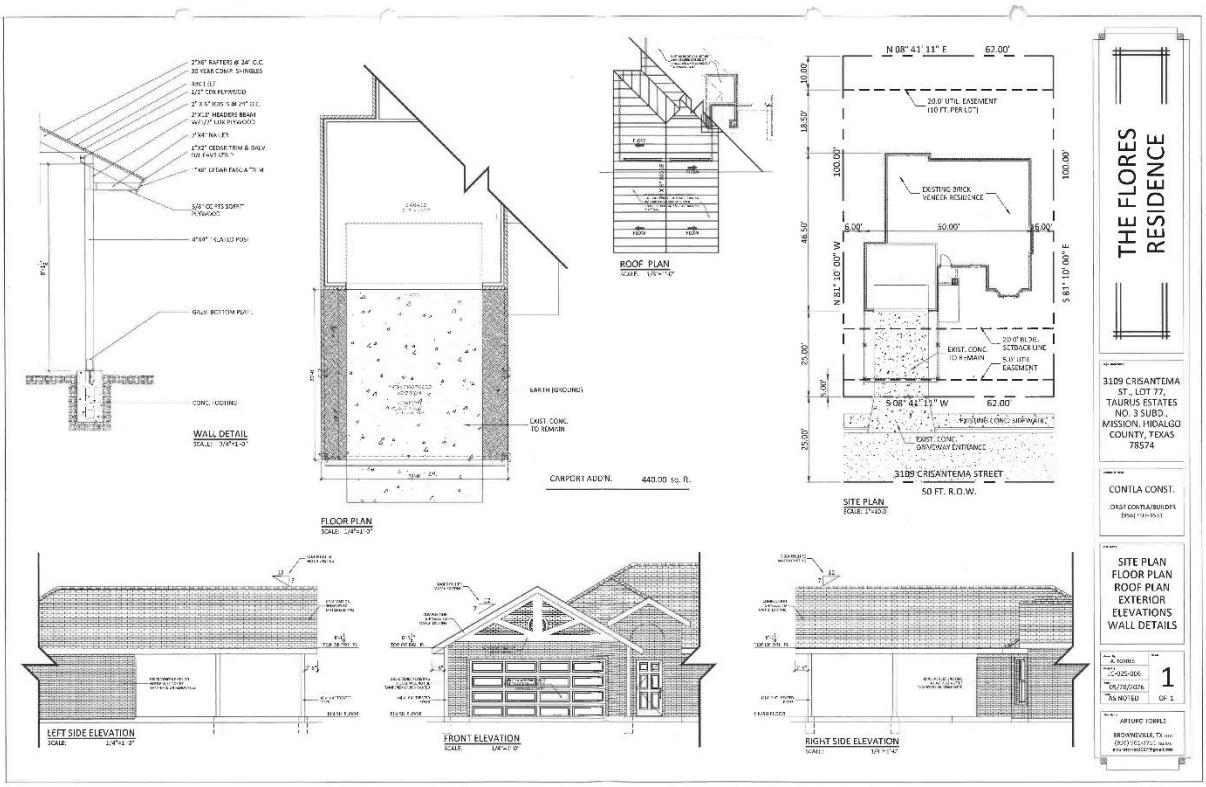
FRONT VIEW PICTURE



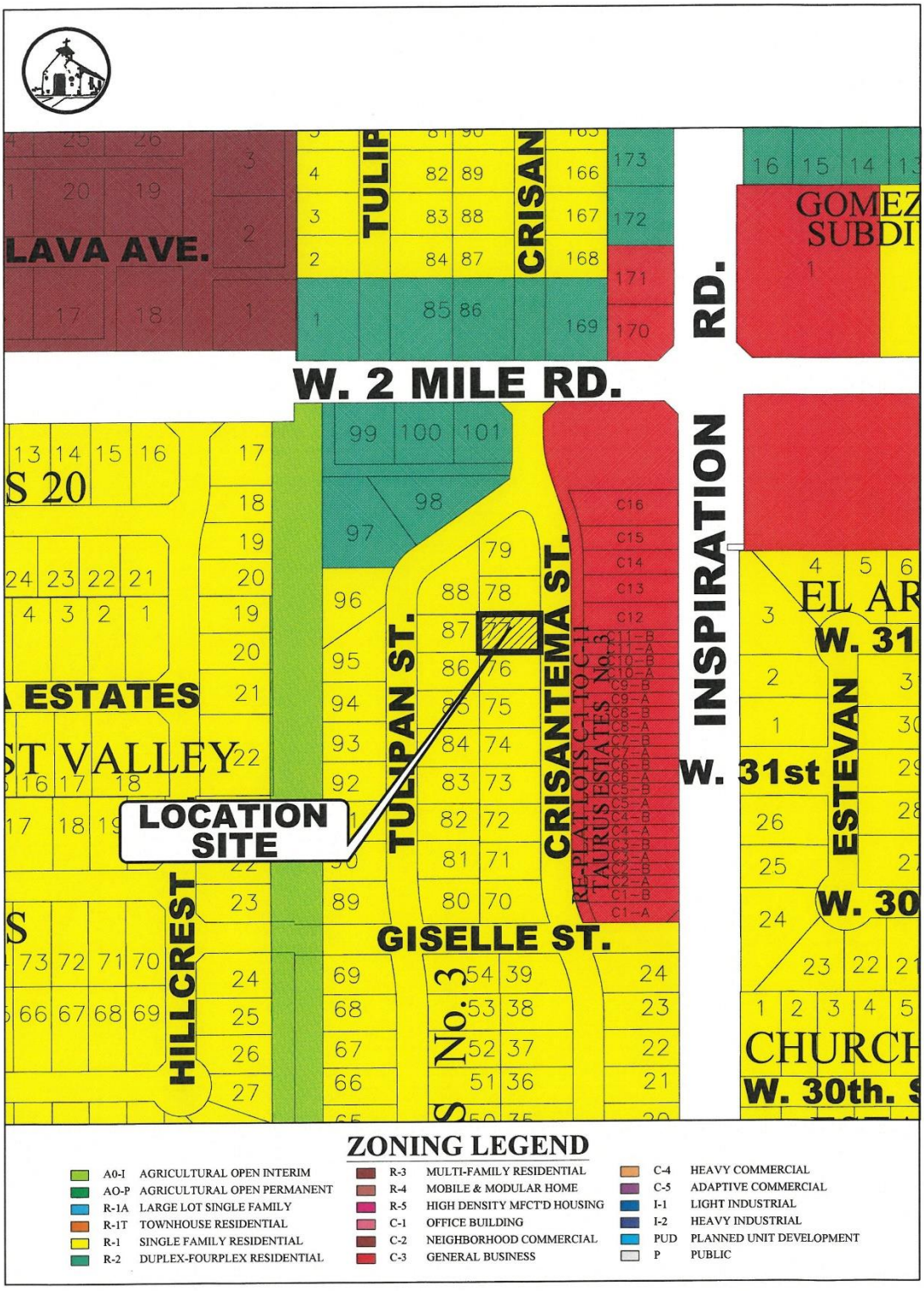
FRONT ELEVATION OF PROPOSED CARPORT



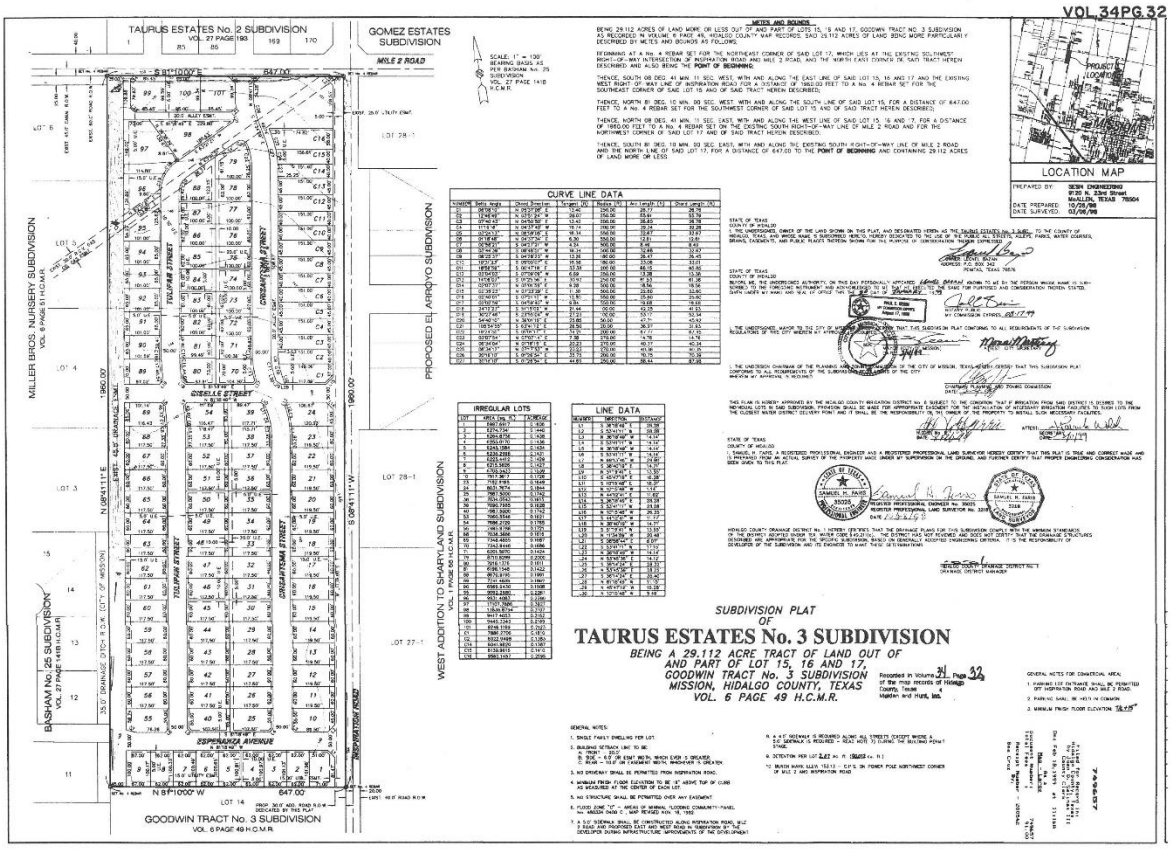
SITE & FLOOR PLAN

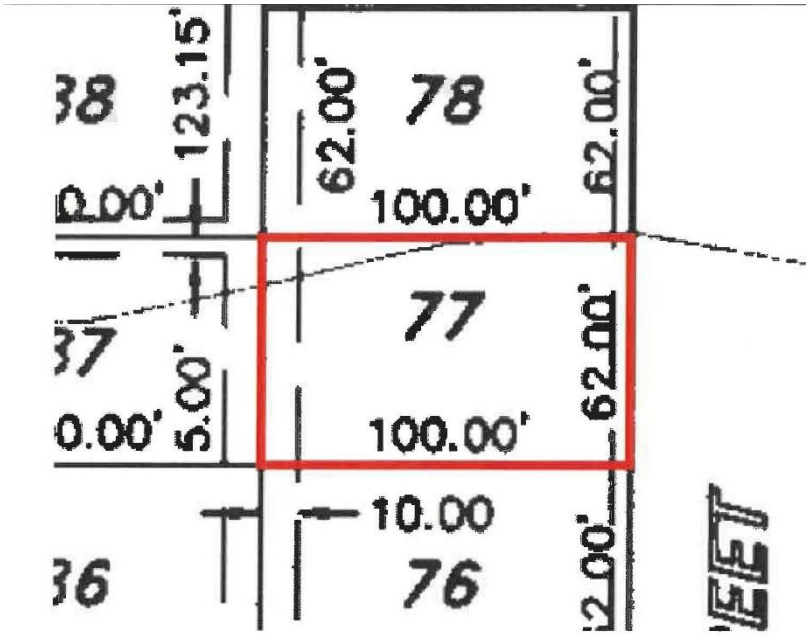


ZONING MAP


LAVA AVE.
TULIP
CRISAN
W. 2 MILE RD.
INSPIRATION RD.
GOMEZ SUBDI
EL AR
W. 31
W. 31st
ESTEVAN
W. 30
W. 30th.
CHURCH
LOCATION SITE
TULIPAN ST.
CRISANTEMA ST.
GISELLE ST.
HILLCREST
RE-PLAT LOTS C-1 TO C-11 TAURUS ESTATES No. 3
ESTATES
VALLEY
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

SUBDIVISION PLAT





SUBDIVISION PLAT NOTES

GENERAL NOTES:

1. SINGLE FAMILY DWELLING PER LOT.

2. BUILDING SETBACK LINE TO BE:
   A: FRONT – 20.0'
   B: SIDE – 6.0' OR ESMT WIDTH, WHICH EVER IS GREATER.
   C: REAR – 10.0' OR EASEMENT WIDTH, WHICHEVER IS GREATER.

3. NO DRIVEWAY SHALL BE PERMITTED FROM INSPIRATION ROAD.

4. MINIMUM FINISH FLOOR ELEVATION TO BE 16" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.

5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.

6. FLOOD ZONE "C" – AREAS OF MINIMAL FLOODING COMMUNITY–PANEL No. 480334 0400 C , MAP REVISED NOV. 16, 1982.

7. A 5.0' SIDEWALK SHALL BE CONSTRUCTED ALONG INSPIRATION ROAD, MILE 2 ROAD AND PROPOSED EAST AND WEST ROAD IN SUBDIVISION BY THE DEVELOPER DURING INFRASTRUCTURE IMPROVEMENTS OF THE DEVELOPMENT.

8. A 4.0' SIDEWALK IS REQUIRED ALONG ALL STREETS (EXCEPT WHERE A 5.0' SIDEWALK IS REQUIRED – READ NOTE 7) DURING THE BUILDING PERMIT STAGE.

9. DETENTION PER LOT 2.07 Ac. ft. (90,072 cu. ft.)

10. BENCH MARK ELEV: 153.13 – C.P.S. ON POWER POLE NORTHWEST CORNER OF MILE 2 AND INSPIRATION ROAD.

HIDALGO COUNTY APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2027-0-0

Valuation Method: cost-local — October 02, 2026

PROPERTY ID AND LEGAL DESCRIPTION

592382 3109 CRISANTEMA ST

TAURUS ESTATES NO. 3 LOT 77
TYPE: R DBA:
GEO ID: T0940-03-000-0077-00 PROP USE: MAP ID: CMS VOL 34
RefID1: 425779 AS CODE: T094003 MAPSCO:
RefID2: R592382 MKT AREA: SLJA026 TIF:
SUBTYPE: RES SUB MKT: EFF SIZE:
LEGAL ACREAGE: APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS — OWNER ID / %

FLORES MARIA DEL ROSARIO — 1074098 — 100.00000

3109 CRISANTEMA ST
MISSION TX 78574-8239

AGENT:
EFF DATE: EXP DATE:

EXEMPTIONS

HS

TAXING UNITS

CAD	100.00	CMS	100.00	DR1	100.00
GHD	100.00	JCC	100.00	SLJ	100.00
SST	100.00				

VALUES

		2026	2027
IMPROVEMENTS		149,223	147,267
LAND MARKET	+	37,200	37,200
MARKET VALUE	=	186,423	184,467
SPECIAL USE EXCL	-	0	0
APPRAISED VALUE	=	186,423	184,467
HS VALUE LIMIT	-	3,796	0
CIRCUIT BRKR LIMIT	-	0	0
NET APPRAISED	=	182,627	184,467

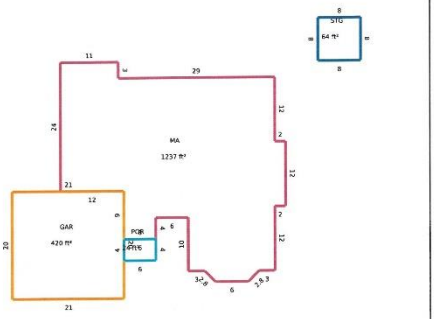
GENERAL

UTILITIES:	AL,HY	GBA:	0
TOPOGRAPHY:	LV	NRA:	0
ROAD ACCESS:	PCG	UNITS:	0
ZONING:	RS	RENT:	0

REMARKS

(2022) RM/D DEPR (2021) ADJ STG DIMS & RT; ALLW NTC, RCHK 2022(2020) ADJ CL (2018) ADJ STG DIMS (2012) ADJ CL 2012(2010) ADJ CL,ENC GAR & NEW STG 09(2009) ADJ CL,ENC GAR & NEW STG 09(2008) N/C (2007) N/C (2006) N/C (2005) N/C

SKETCH



TAXING UNIT CD / TAXING UNIT NAME / PCT

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%
SLJ	LA JOYA ISD	100.00%
SST	SOUTH TEXAS SCHOOL	100.00%

PICTURE



DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2016-04-18	SVD	null/null	2704776	FLORES MARIA	RIOS EDUARDO
2011-09-06	SWD	null/null	2238707	RIOS EDUARDO	FEDERAL
2010-12-27	SWD	null/null	2165045	FEDERAL	AURORA LOAN

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
	MA	Residential Main	RES	BRKAV	1,237	101.21	1	1	2002	2002	AV	0	125,197	75.00	100.00	100.00	100.00	100.00	0.75	93,898
	GAR	GARAGE	RES	BRKAV	420	50.60	1	1	2002	2002	AV	0	21,252	75.00	100.00	100.00	100.00	100.00	0.75	15,939
	POR	PORCH	RES	BRKAV	24	25.30	1	1	2002	2002	AV	0	607	75.00	100.00	100.00	100.00	100.00	0.75	455
	STG	STORAGE	RES	BRKAV	64	8.0	1	1	2008	2008	*	0	512	85.00	100.00	100.00	100.00	100.00	0.85	435
1			STCD: A1		1,745	Area:	1,237	Homesite	Y (100.00%)				147,568	AS Code:	100.00%	Market Area:		133.00%		147,267
	Style:		Finish Out: 100			Quality: AV		Structure:						Ext. Wall:	BRK					
	COM: MOD																			

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE
Heating/Cooling	AHD
Roof Style	MIX
Plumbing	2
Roof Covering	CmpS
Custom	0
BATH	2
WALL HEIGHT	8
Number of	3.00
ROOF HEIGHT	MP
Flooring	TIL
Interior Finish	SRK
Construction	RES
Exterior Wall	DBRK
Foundation	SLB
WALL HEIGHT	8
WALL HEIGHT	8

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT PRC	ADJ	MADJ	VAL SRC	MKT VAL
1	LOT	L			T094003R	A1	Yes	SF	6200.00 sf	6.00	1.000		A	37,200
						AS Code: 100.00%			Market Area: 100.00%					37,200

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
592400	GUAJARDO ANAYA ERICK	3107 TULIPAN ST	MISSION	TX	78574-8299
592399	GONZALEZ MANUEL GONZALEZ	3105 TULIPAN ST	MISSION	TX	78574
592382	FLORES MARIA DEL ROSARIO	3109 CRISANTEMA ST	MISSION	TX	78574-8239
592383	PEREZ ROBERT	3111 CRISANTEMA ST	MISSION	TX	78574-8239
592384	CAMARILLO ARTURO	3113 CRISANTEMA ST	MISSION	TX	78574-8239
592381	GARCIA LENIN	2108 W 30TH ST	MISSION	TX	78574-7111
592403	PREXOT SERVICES LLC	3726 TREASURE ISLAND DR	MONTGOMERY	TX	77356
592393	GARZA VIVIANA GARCIA	3110 TULIPAN ST	MISSION	TX	78574-8299
592392	TOVAR VICTOR A	3108 TULIPAN ST	MISSION	TX	78574-8299
592390	OLIVAREZ RAMIRO E & EUNICE	3104 TULIPAN ST	MISSION	TX	78574-8299
592402	PREXOT SERVICES LLC	3726 TREASURE ISLAND DR	MONTGOMERY	TX	77356
592412	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
592398	LARA HUMBERTO & MARIA SILVIA RAMOS	3103 TULIPAN ST	MISSION	TX	78574
592301	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592305	AREVALO ADELITA Y	1344 E 4 MILE RD	PALMHURST	TX	78573
592304	AREVALO ADELITA Y	1344 E 4 MILE RD	PALMHURST	TX	78573
592303	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592302	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592378	DOMINGUEZ MARIA DEL CARMEN MUNOZ	3101 CRISANTEMA ST	MISSION	TX	78574-8239
592379	ALVARADO JESUS & ABIGAIL CORTINA	3103 CRISAMTEMA ST	MISSION	TX	78574-8239
592389	TREVINO DANIEL & MARCELA E VASQUEZ	3102 TULIPAN ST	MISSION	TX	78574-8299
592388	JARAMILLO GERARDO	1525 RIVER BEND DR	MISSION	TX	78572-7770
592401	RODRIGUEZ EUGENIA	3111 TULIPAN ST	MISSION	TX	78574-8299
592391	CORTINA HUMBERTO VELA	3106 TULIPAN ST	MISSION	TX	78574-8299
1123435	CANTU HILDA	2207 PERKINS AVE	MISSION	TX	78572-2841
1123436	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123437	CARRILLO KASSANDRA NAHYELI	6220 N MINNESOTA RD	MISSION	TX	78574-4385
1123438	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
1123439	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
1123428	HEREDIA ISAAC CAMPOS & YARA MAITE CORBITT	3149 A CENTER POINTE	EDINBURG	TX	78539-8433
1123429	HEREDIA ISAAC CAMPOS & YARA MAITE CORBITT	3149 A CENTER POINTE	EDINBURG	TX	78539-8433
1123430	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123431	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123440	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123441	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Public hearing and consideration of a special exception request to allow a 0' garage setback instead of the required 18' for a 20' x 20' proposed carport, being Lot 18, Sunterra Estates Subdivision, located at 1402 Las Brisas Drive, Applicant: Olaak & Laura Vargas – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 28, 2026 – Application for Special Exception Request submitted to the City.
- October 30, 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.
- November 18, 2026 – Public hearing and consideration of the requested Special Exception by the Zoning Board of Adjustments (ZBA).

Summary:

- The property is located approximately 1,245.48' west of Stewart Road along the south side of Las Brisas Drive.
- The applicant is proposing to construct a 20' x 20' carport at the 0' front setback instead of the required 18' garage setback.
- The City Council recently adopted Special Exception Ordinance No. 5883, which authorizes a carport accessory to an existing single-family or two-family residence to encroach into the required front setback as long as the construction does not have a detrimental impact on surrounding properties.
- The proposed carport rendering submitted by the applicant appears to be in line with the character of the home.
- The Sunterra Estates Subdivision was recorded on August 23, 2006
- The property currently has a single-family home. The lots to the north, south and east have single-family homes, and the lot to the west is currently vacant.
- Staff mailed out 21 notices to the surrounding property owners. Staff has not received any calls regarding this special exception request.

STAFF RECOMMENDATION:

Staff recommends approval of the special exception request based on the newly adopted special exception ordinance.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

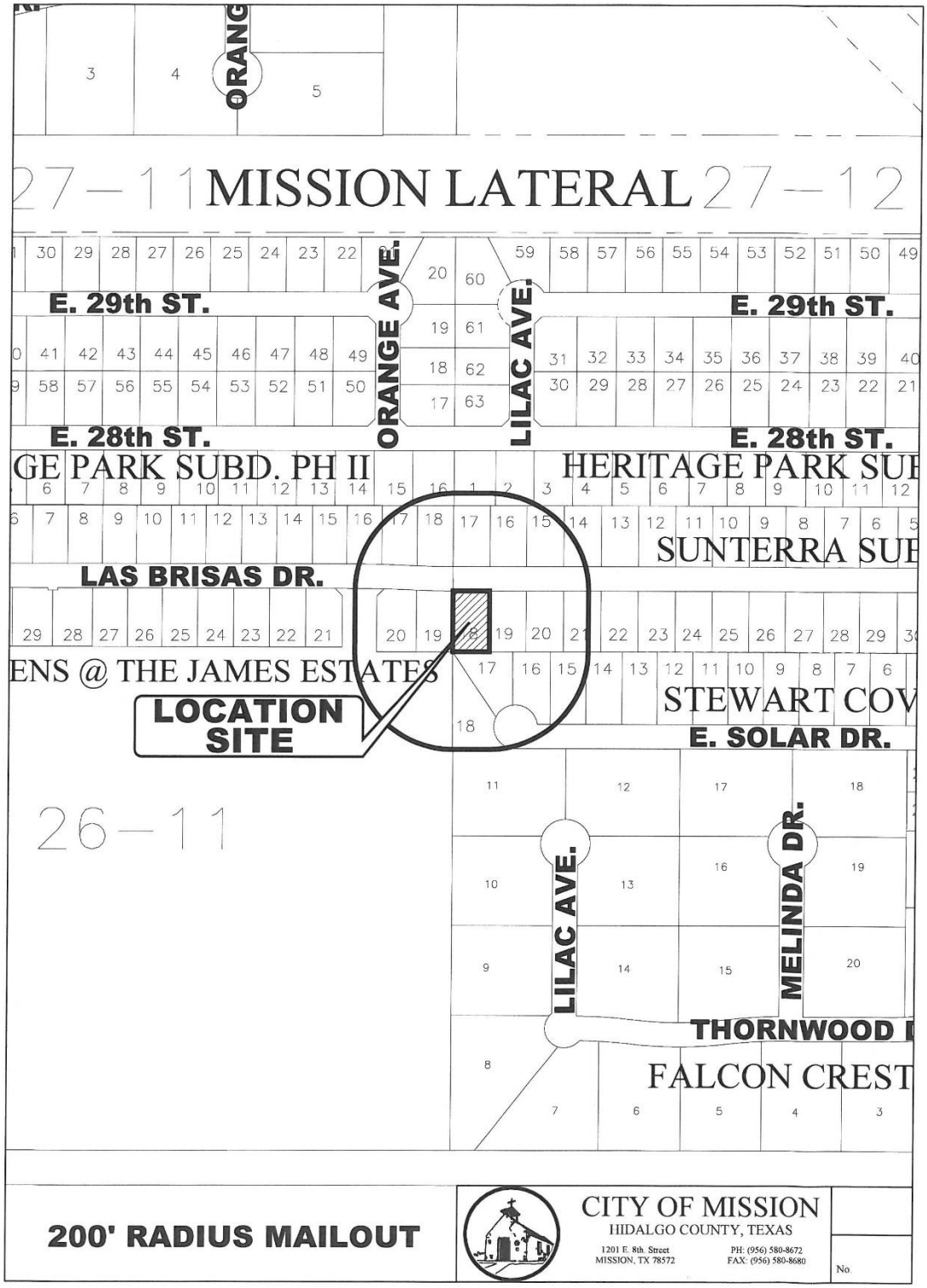
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING_____

VICINITY MAP



ARIEL MAP

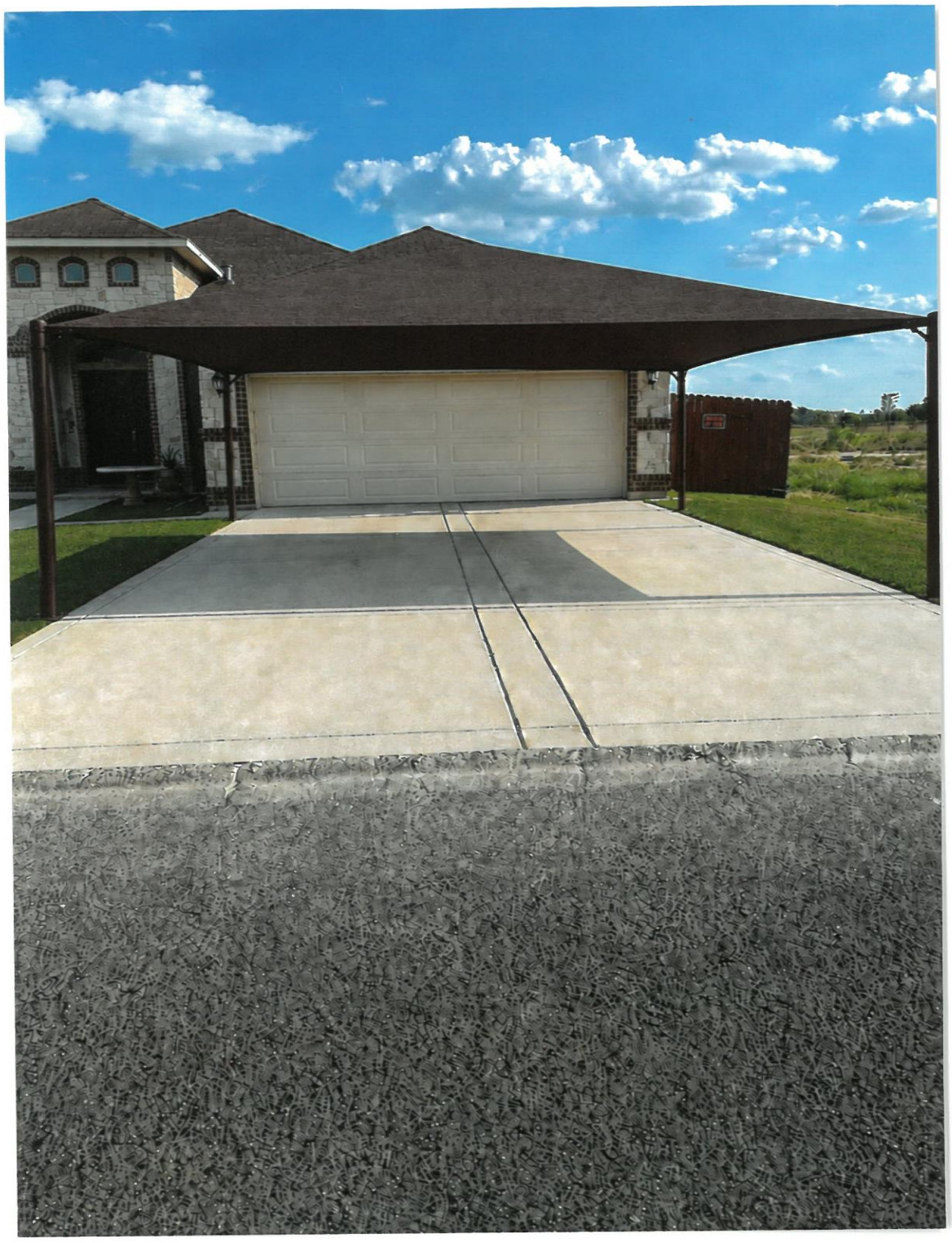

LAS BRISAS DR
LAS BRISAS DR
SITE LOCATION
Esri, HERE, Garmin, INCREMENT P, USGS, FPA, USDA

FRONT VIEW PICTURES

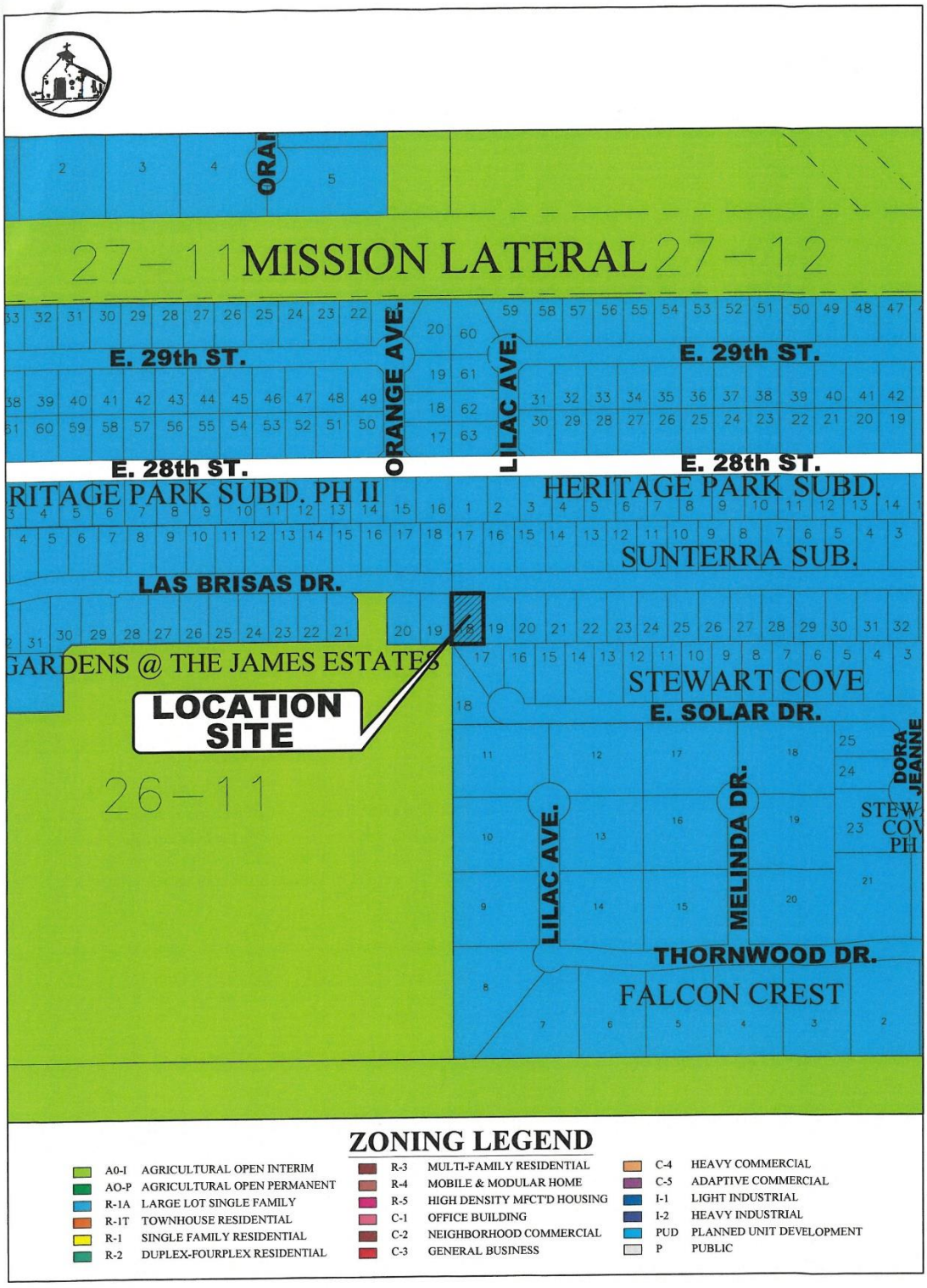




RENDERING OF PROPOSED CARPORT



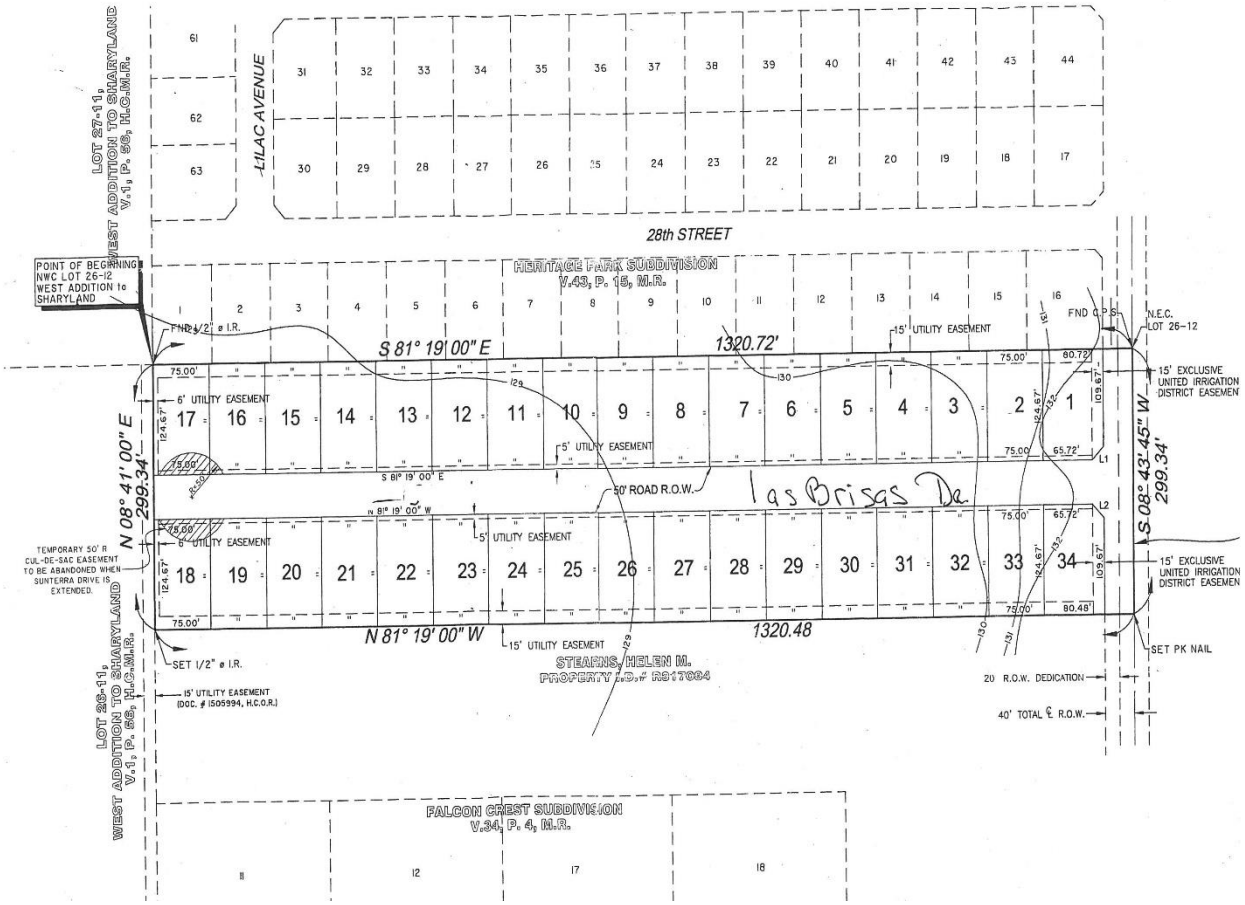
ZONING MAP


27–11 MISSION LATERAL 27–12
E. 29th ST.
E. 29th ST.
E. 28th ST.
E. 28th ST.
ORANGE AVE.
LILAC AVE.
RITAGE PARK SUBD. PH II
HERITAGE PARK SUBD.
SUNTERRA SUB.
LAS BRISAS DR.
GARDENS @ THE JAMES ESTATES
LOCATION SITE
26–11
STEWART COVE
E. SOLAR DR.
DORA JEANNE
LILAC AVE.
MELINDA DR.
THORNWOOD DR.
FALCON CREST
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

SUBDIVISION PLAT

SUBDIVISION PLAT OF
SUNTERRA ESTATES

BEING A 9.07 ACRE TRACT OF LAND (8.93 AC. NET) OUT OF LOT 26-12, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS. ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 56 MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SUBDIVISION PLAT NOTES

GENERAL NOTES:

1. ONLY SINGLE FAMILY DWELLING PER LOT.

2. A 4.0 FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREETS DURING THE BUILDING PERMIT STAGE AND PRIOR TO OCCUPANCY.
   A 5.0 FOOT SIDEWALK BY DEVELOPER ALONG STEWART ROAD PRIOR TO PLAT RECORDING.

3. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.

4. SETBACK LINES TO BE AS PER CITY OF MISSION ORDINANCE:
   A) FRONT - 25.0 FEET
   B) SIDE (INTERIOR) - 6.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER.
   C) SIDE CORNER (STREET) - 10.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER.
   D) GARAGE - 18.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER.
   E) REAR - 10 FEET OR EASEMENT WIDTH, WHICHEVER GREATER.
   F) STEWART RD. - 15 FEET

5. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB, AS MEASURED AT FRONT AND CENTER OF EACH LOT.

6. A TOTAL OF 26,377 CUBIC FEET (776 CUBIC FEET PER LOT) OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.

7. BENCH MARK ELEVATION: 131.92. DESCRIPTION: C.P.S. FOUND ON CENTERLINE OF STEWERT RD. AT THE SOUTHWEST CORNER OF MONTESINO ESTATES (VOL 38, PG. 33A, H.C.M.R.).

8. THIS PROPERTY IS LOCATED IN FLOOD ZONE C- AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 480334 0400 C, MAP REVISED NOVEMBER 16, 1982.

9. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD, OR AS NOTED ON THIS PLAT.

10. LOTS 1 & 34 SHALL HAVE NO ACCESS ONTO STEWART ROAD.

11. 6 FT. SOLID BUFFER FENCE REQUIRED BY DEVELOPER ALONG STEWART ROAD.

12. NO STRUCTURE PERMITTED BEYOND 500 FT. RADIUS OF FIRE HYDRANT; IF SO A FIRE HYDRANT SHALL BE REQUIRED.

13. THE 5.0 FOOT UTILITY EASEMENT ABUTTING THE PUBLIC STREET AT THE FRONT OF THE LOTS SHALL NOT BE FENCED AND SHALL NOT BE OBSTRUCTED.

14. DRIVEWAYS FOR LOTS 1 & 34 SHALL BE FROM THE WESTERN PERIMETER AND NOT EASTERN CORNER SIDE TO MAXIMIZE TRAFFIC SAFETY.

15. AS PER NOTE11, 6' BUFFER FENCE SHALL BE INSTALLED ON THE WEST LINE OF THE 15 FOOT EXCLUSIVE UNITED IRRIGATION DISTRICT EASEMENT ALONG STEWART RD.

HIDALGO COUNTY APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2027-0-0

Valuation Method: cost-local — October 02, 2026

PROPERTY ID AND LEGAL DESCRIPTION

709980 1402 LAS BRISAS DR, MISSION TX

SUNTERRA ESTATES LOT 18
TYPE: R DBA:
GEO ID: S7676-00-000-0018-00 PROP USE: MAP ID: CMS VOL 51
RefID1: 515563 AS CODE: S767600 MAPSCO:
RefID2: R709980 MKT AREA: SMSA013 TIF:
SUBTYPE: RES SUB MKT: EFF SIZE:
LEGAL ACREAGE: APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS — OWNER ID / %

VARGAS OLAAK ADONEY & LAURA MARI — 1127729 — 100.00000

1402 LAS BRISAS DR
MISSION TX 78574-2784

AGENT:
EFF DATE: EXP DATE:

EXEMPTIONS

HS

TAXING UNITS

CAD	100.00	CMS	100.00	DR1	100.00
GHD	100.00	JCC	100.00	SMS	100.00
SST	100.00				

VALUES

		2026	2027
IMPROVEMENTS		271,238	268,320
LAND MARKET	+	76,672	76,672
MARKET VALUE	=	347,910	344,992
SPECIAL USE EXCL	-	0	0
APPRAISED VALUE	=	347,910	344,992
HS VALUE LIMIT	-	0	0
CIRCUIT BRKR LIMIT	-	0	0
NET APPRAISED	=	347,910	344,992

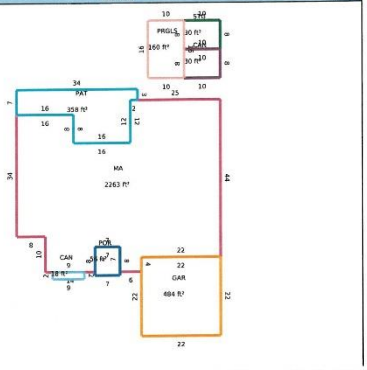
GENERAL

UTILITIES:	AL	GBA:	0
TOPOGRAPHY:	LV	NRA:	0
ROAD ACCESS:	PCG	UNITS:	0
ZONING:	RS	RENT:	0

REMARKS

(2025) ADJ CL, POR DIMS; RMVD PAT; NEW STG, CAN, & PRGLS(2024) RMVD ARB(2022) NEW PAT & SWP(2019) NEW IMPS (2016) VAC(2013) VAC(2010) VAC(2009) VAC(2008) VAC

SKETCH



TAXING UNIT CD	TAXING UNIT NAME	PCT
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 ISD	100.00%
SST	SOUTH TEXAS SCHOOL	100.00%

PICTURE



DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2018-06-04	GWD	null/null	2921569	VARGAS OLAAK	LOPEZ CHARLES
2012-06-14	WDV	null/null	2316963	LOPEZ CHARLES	MARISA HOMES

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
	MA	Residential Main	RES	BRKAV	2,263	90.12	1	1	2018	2018	AV	0	203,942	91.00	100.00	100.00	100.00	100.00	0.91	185,587
	GAR	GARAGE	RES	BRKAV	484	45.06	1	1	2018	2018	AV	0	21,809	91.00	100.00	100.00	100.00	100.00	0.91	19,846
	PAT	PATIO	RES	BRKAV	358	22.53	1	1	2018	2018	AV	0	8,066	91.00	100.00	100.00	100.00	100.00	0.91	7,340
	POR	PORCH	RES	BRKAV	56	22.53	1	1	2018	2018	AV	0	1,262	91.00	100.00	100.00	100.00	100.00	0.91	1,148
	CAN	CANOPY	RES	BRKAV	18	22.53	1	1	2018	2018	AV	0	406	91.00	100.00	100.00	100.00	100.00	0.91	369
	SWP	SWIMMING POOL	RES	BRKAV	90	225.30	1	1	2021	2021	*	0	20,277	94.00	100.00	100.00	100.00	100.00	0.94	19,060
	STG	STORAGE	RES	BRKAV	80	8.0	1	1	2019	2019	*	0	640	97.00	100.00	100.00	100.00	100.00	0.97	621
	CAN	CANOPY	RES	BRKAV	80	8.0	1	1	2019	2019	*	0	640	97.00	100.00	100.00	100.00	100.00	0.97	621
	PRGLS	PERGOLAS	RES	BRKAV	160	5.0	1	1	2021	2021	*	0	800	97.00	100.00	100.00	100.00	100.00	0.97	776
1			STCD: A1		3,589	Area: 2,263	Homesite: Y (100.00%)						257,842	AS Code: 100.00%		Market Area: 114.00%				268,320
	Style:		Finish Out: 100			Quality: AV	Structure:							Ext. Wall: BRK						

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE
Roof Style	HIP
Heating/Cooling	AND
Custom	1
Roof Covering	CmpS
Number of	4.00
BATH	3
ROOF HEIGHT	MP
Flooring	TIL
Interior Finish	SRK
Construction	RES
Plumbing	3
Exterior Wall	DBRK
Foundation	SLB
WALL HEIGHT	9
Swimmin Pool	Slide

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT PRC	ADJ	MADJ	VAL SRC	MKT VAL
1	LOT	L			S767600	A1	Yes	SF	9350.25 sf	8.20	1.000		A	76,672
									AS Code: 100.00%		Market Area: 100.00%			76,672

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

OPPOSITION LETTER

From: Josue Morin degollado <josuemorindegollado@gmail.com>
Sent: Monday, October 26, 2026 2:38 PM
To: Xavier Cervantes <xcervantes@missiontexas.us>
Subject: Public Opposition: 0' Setback Variance Request For 1402 Las Brisas Dr. (Oct 28 Meeting)

You don't often get email from josuemorindegollado@gmail.com. Learn why this is important

Good afternoon, Mr Cervantes

I recently purchased the adjacent lot next to Lot 18 in the Sunterra Estates Subdivision. I am contacting you today to voice my strong disagreement regarding the variance requested by Olaak Vargas for 1402 Las Brisas Drive (scheduled for the October 28, 2026 meeting), which seeks to reduce the required 18' setback down to 0' for a proposed 20' x 20' carport.
Upon learning about this request, I became deeply concerned about how a zero-foot setback structure right on my boundary line would affect my property and our immediate surroundings:

Unappealing Visual Contrast: Placing a low-cost, budget-built metal carport directly on the property line will make our lot boundary look uneven and severely clash with the clean, uniform look of our subdivision.

Complete Disregard for Safety Buffers: City codes mandate an 18-foot setback to guarantee adequate separation, clear visibility, and proper drainage. Building a structure of this scale on the exact property line entirely bypasses those safety measures.

Property Value Concerns & Precedent: We have all invested heavily in this community to maintain high standards and protect local property values. Allowing a non-conforming build on the property line unfairly reduces surrounding equity and creates a problematic precedent for future requests in Mission.

As the immediate neighboring lot owner, I urge the Board of Adjustments to DENY this 0' exemption request for 1402 Las Brisas Drive to protect the aesthetic consistency and investment value of our neighborhood.

Thank you for reviewing my concerns and for keeping our community standards strong.

Sincerely,
Josue M. Degollado

OPPOSITION LETTER

To: Mr. Cervantes

Zoning Board of Adjustments
City of Mission
1201 E. 8th Street, Mission, Texas

Mr. Cervantes,

Good afternoon, I am writing to formally submit my opposition regarding the special exemption request submitted by Olaak Vargas for Lot 18, Sunterra Estates Subdivision (1402 Las Brisas Drive), scheduled for consideration on Wednesday, October 28, 2026. The applicant is requesting a 0' garage setback instead of the legally required 18' setback to construct a 20' x 20' proposed carport.
While I respect my neighbor's right to improve their property, reducing a city-mandated 18-foot setback down to 0 feet sets a concerning precedent and poses severe consequences for surrounding homeowners, as detailed below:

1. Severe Deviation from City Standards (18' Required vs. 0' Requested)
The current ordinance requires an 18-foot setback for safety, visibility, drainage, and structural separation. Completely eliminating this requirement to 0 feet allows a massive 20' \times 20' structure to be built directly on the property boundary. This extreme deviation undermines the intentional design and safety standards established for the Sunterra Estates Subdivision.

2. Significant Property Value Depreciation vs. Neighborhood Growth
Homes in our immediate neighborhood are currently valued between $300,000 and $400,000. Furthermore, the brand-new adjacent subdivision has recently opened with initial lot prices ranging from $98,000 to $120,000, steadily increasing the equity of surrounding properties.
Allowing a low-cost, approximately $8,000–$10,000 metal structure directly on the property line will negatively affect surrounding valuations and visual appeal. It is unjust for existing property owners to face equity loss due to a non-conforming, high-density encroachment.

3. Non-Compliance with Subdivision Aesthetics & Guidelines
Our subdivision documentation outlines clear expectations regarding structural materials, architectural harmony, and aesthetic consistency. A zero-foot setback metal structure creates an unappealing visual contrast that disregards the surrounding residential aesthetic.

4. Creation of an Adverse Precedent
Approving an exemption of this scale—reducing an 18' buffer down to 0'—establishes a harmful precedent. If this board allows one resident to bypass fundamental zoning requirements, it creates grounds for future property owners to request similar exceptions, gradually dismantling city code enforcement across our community.

For the reasons outlined above, I respectfully request that the Board of Adjustments DENY the special exemption request for the 0' setback at 1402 Las Brisas Drive, to preserve neighborhood integrity, property values, and safety.

Thank you for your time, attention, and commitment to protecting our community standards.

Sincerely,
Dulce Izaguirre
1401 Las Brisas Dr.
Mission, TX 78574
(956)458-1693

OPPOSITION LETTER

From: Susan Kawamoto <skawamoto2@gmail.com>
Sent: Saturday, October 24, 2026 8:32 PM
To: Xavier Cervantes <xcervantes@missiontexas.us>
Subject: 1402 Las Brisas Dr - Exemption

You don't often get email from skawamoto2@gmail.com. Learn why this is important

Dear Mr. Cervantes,

I am writing to express my strong opposition to granting a variance for an open carport at the specified residence.

As the developer of the adjacent 10-acre property, The Orchards at the James Estates, and the owner of an adjacent larger parcel (held by JS Kawamoto, LLC) that may be developed in the future, I have a strong interest in maintaining the character of the neighborhood.

Allowing this variance would disrupt the uniform appearance of the street, where existing homes feature two-car garages set back from the road. Adherence to HOA standards directly impacts the aesthetic appeal, value, and marketability of neighboring properties and future developments in the immediate area.

I strongly urge you to deny this request to ensure the neighborhood's established standards are maintained.

Thank you,

Susan Kawamoto
JS Kawamoto, LLC

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
665405	CORTEZ FEDERICO RAMON JR	PO BOX 5673	MCALLEN	TX	78502-5673
598854	CHIAMPOU MARK WILLAIM & JENNIFER GEISER	2509 LILAC AVE	MISSION	TX	78574-1976
665406	CRUZ JOSE LEROY & CINTHYA JAMILETH DE LA GARZA DECUIR	1404 E 28TH ST	MISSION	TX	78574
709976	MILES STEVEN D & BONNIE W	1407 LAS BRISAS DR	MISSION	TX	78574-2782
709978	KLIPPEL ERIC J & ANNALEE SANCHEZ	3405 DAFFODIL AVE	MCALLEN	TX	78501-5807
709982	GARIBAY GABRIELA P & JORGE A RIOS	1406 LAS BRISAS DR	MISSION	TX	78574-2784
709983	MARIN ALEX	1408 LAS BRISAS DR	MISSION	TX	78574-2784
709977	ALVAREZ SUE ELLEN	25910 ECHO MTN	SAN ANTONIO	TX	78260-6297
709980	VARGAS OLAAK ADONEY & LAURA MARI	1402 LAS BRISAS DR	MISSION	TX	78574-2784
709981	LOPEZ CHARLES E	1404 LAS BRISAS DR	MISSION	TX	78574-2784
1371361	PAZ ARMANDO MARIANO ALVARADO	1401 E SOLAR DR	MISSION	TX	78574
1371360	SARINANA ROBERT & KELLY ELIZABETH	1403 E SOLAR DR	MISSION	TX	78574-0566
1371359	OSORIO RAYMUNDO JR	1405 E SOLAR DR	MISSION	TX	78574-0566
1371358	SALINAS LEONEL JR & ROXANA	1407 E SOLAR DR	MISSION	TX	78574
1371357	ZUNIGA CARLOS JR	1409 E SOLAR DR	MISSION	TX	78572-4504
665403	GONZALEZ JAVIER	1400 E 28TH ST	MISSION	TX	78574-2105
710331	EBEN EMMANUEL E	1314 E 28TH ST	MISSION	TX	78574-2800
710330	BELEN ANGEL R RAMOS	1312 E 28TH ST	MISSION	TX	78574-2800
709979	IZAGUIRRE DULCE KARINA	1401 LAS BRISAS DR	MISSION	TX	78574-2782
317081	J.S. KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
359672	EARTH WORKS DEVELOPMENT	2602 N BRYAN RD	MISSION	TX	78574

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Public hearing and consideration of a special exception request to allow a 0' garage setback instead of the required 18' for a 13.5' x 29' existing carport, being Lot 27, Harmony Estates Phase 1 Subdivision, located at 100 N. Adams Street, Applicant: Nancy Chapa – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 29, 2026 – Application for Special Exception Request submitted to the City.
- October 30, 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.
- November 18, 2026 – Public hearing and consideration of the requested Special Exception by the Zoning Board of Adjustments (ZBA).

Summary:

- The property is located at the T-intersection of West First Street and North Adams Street, along the east side of N. Adams Street.
- The applicant has an existing 13.5' x 29' carport at the 0' front setback instead of the required 18' garage/carport setback.
- The City Council recently adopted Special Exception Ordinance No. 5883, which authorizes a carport accessory to an existing single-family or two-family residence to encroach into the required front setback as long as the construction does not have a detrimental impact on surrounding properties.
- The existing carport appears to be in line with the character of the home.
- Harmony Estates Phase 1 Subdivision was recorded on August 30, 2001
- The property currently has a single-family home. The lots to the north, south, and west have single-family homes, and to the east is an open drain ditch.
- Staff mailed out 26 notices to the surrounding property owners. Staff has not received any calls regarding this special exception request.

STAFF RECOMMENDATION:

Staff recommends approval of the special exception request based on the newly adopted special exception ordinance.

- Applicant needs to apply for a building permit

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

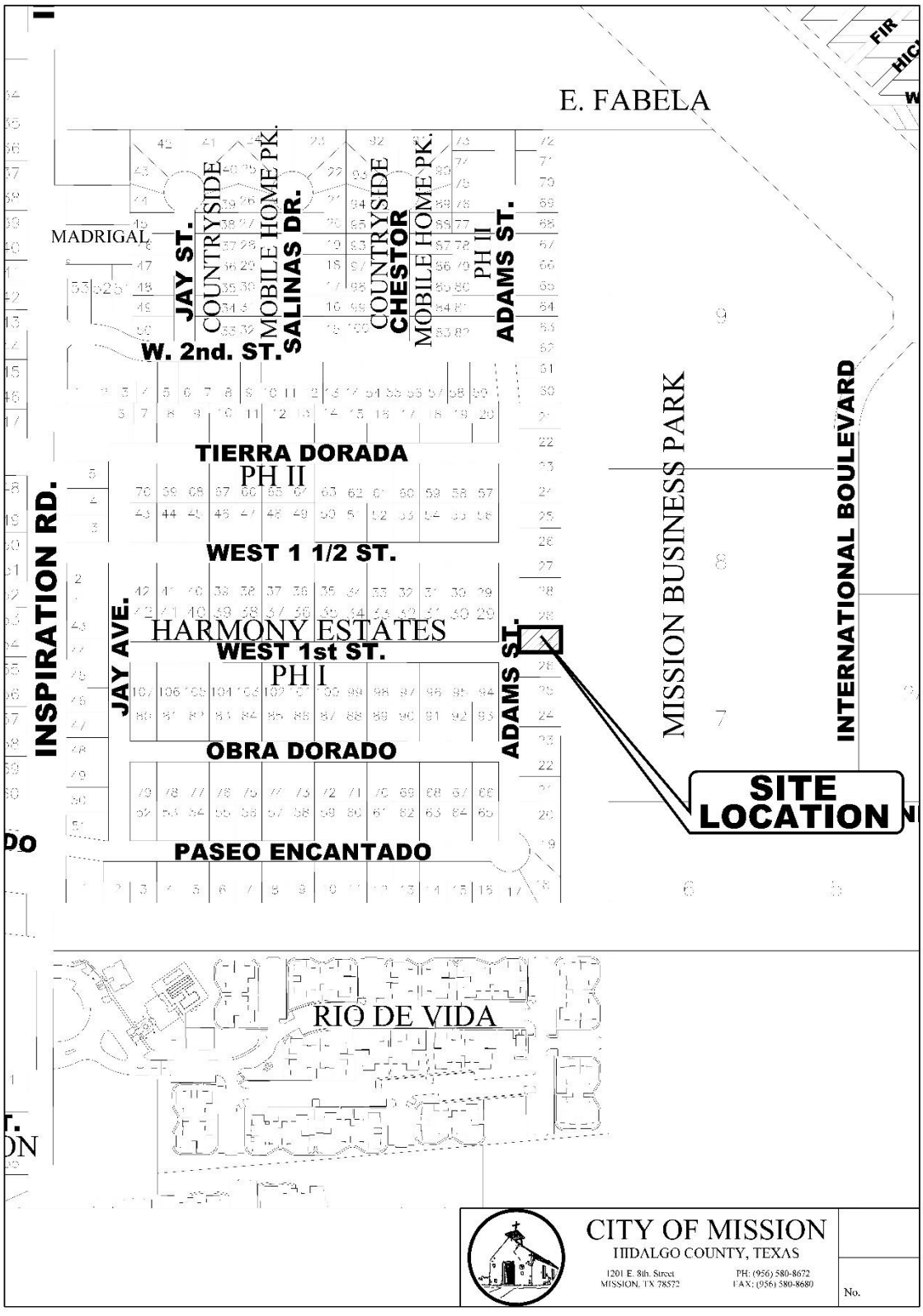
TABLED: _____

_____ AYES

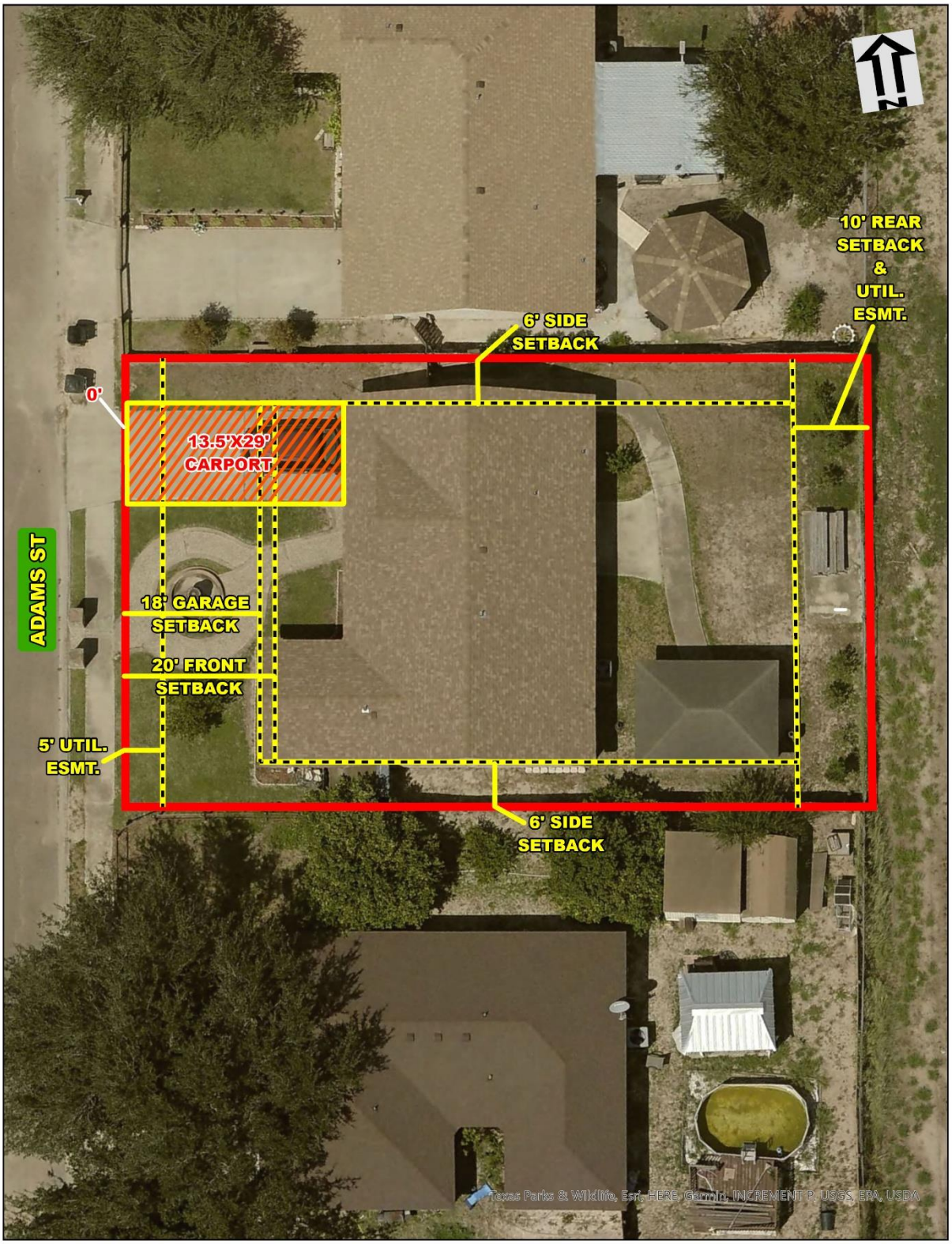
_____ NAYS

_____ DISSENTING_____

VICINITY MAP



AERIAL WITH MEASUREMENTS



AERIAL MAP

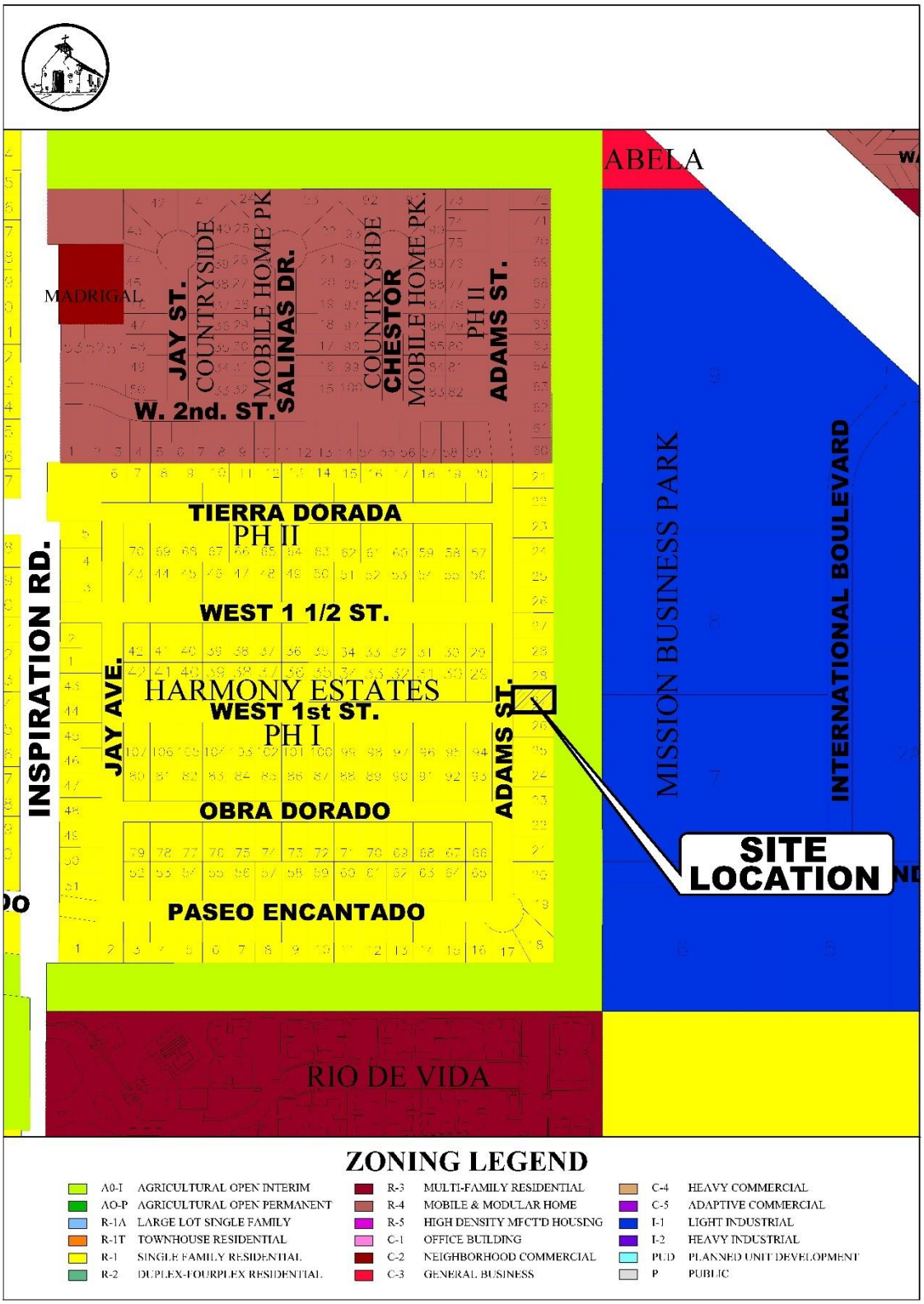


PICTURES

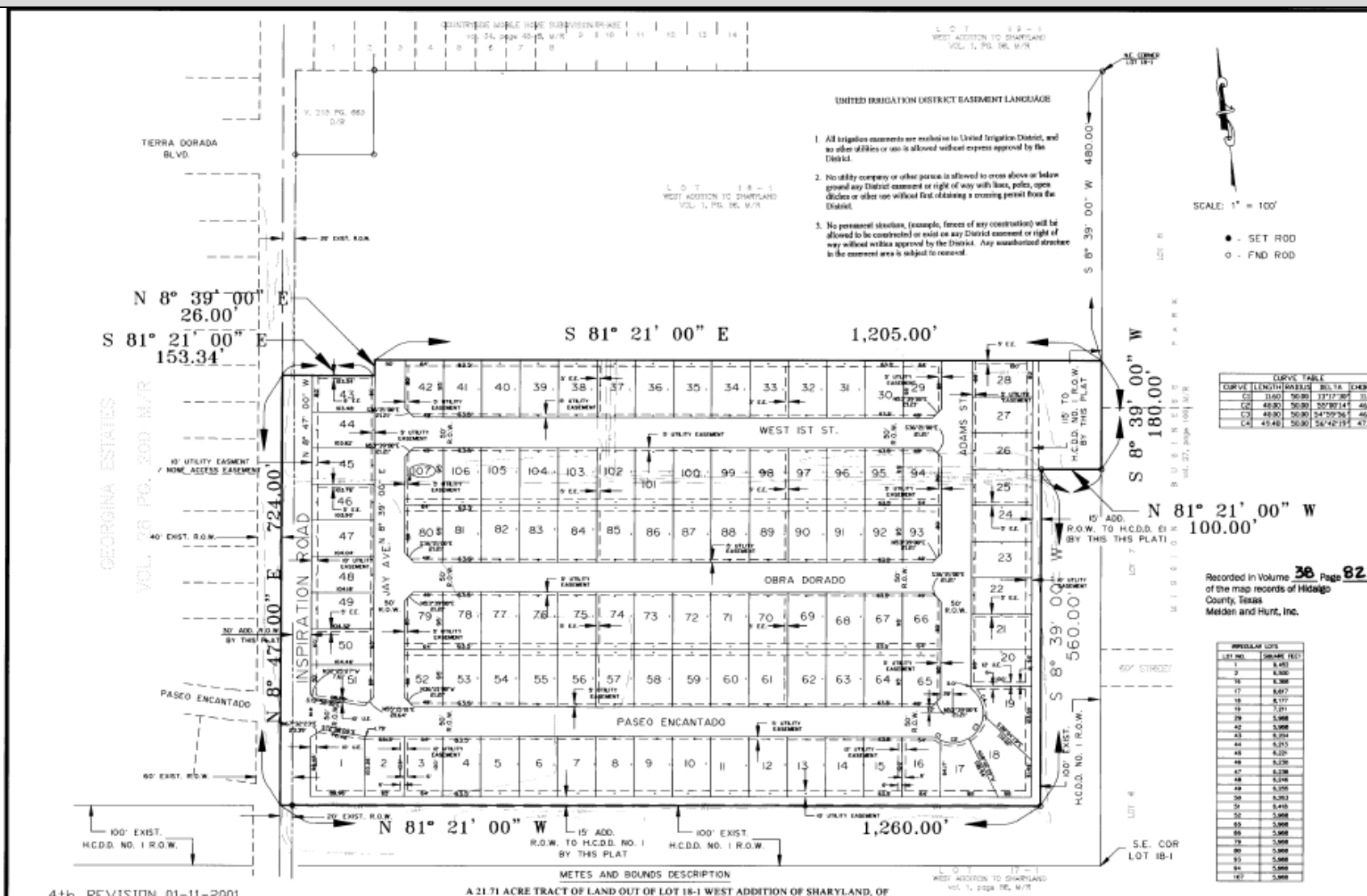




ZONING MAP


ABELA
MADRIGAL
JAY ST.
COUNTRYSIDE
MOBILE HOME PK
SALINAS DR.
COUNTRYSIDE
CHESTOR
MOBILE HOME PK.
PH II
ADAMS ST.
W. 2nd. ST.
TIERRA DORADA
PH II
WEST 1 1/2 ST.
INSPIRATION RD.
JAY AVE.
HARMONY ESTATES
WEST 1st ST.
PH I
ADAMS ST.
OBRA DORADO
PASEO ENCANTADO
MISSION BUSINESS PARK
INTERNATIONAL BOULEVARD
SITE LOCATION
RIO DE VIDA
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFCT'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

SUBDIVISION PLAT



SUBDIVISION PLAT OF
HARMONY ESTATES PHASE I

A 21.71 ACRE TRACT OF ALND OUT OF LOT 18-I WEST ADDITION OF SHARYLAND, OF PORCIONES 53, 54, 55, 56 AND 57, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. I PG. 56 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: K. K. ENGINEERING CONSULTANT
DATE: OCT. 19, 2000
OWNER: OBRA HOMES, INC.
3900 N. 10th. ST. SUITE 850
MCALLEN TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HARMONY ESTATES PHASE I SUBDIVISION TO THE CITY ON MISSION, TEXAS, AND WHOSE NAME (S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MISSION ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MISSION

OWNER: OBRA HOMES, INC.
DAVID O. ROGERS, III, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David O. Rogers III KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF August 2001

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 2/9/2005

KARLA M. PATIÑO Notary Public State of Texas My Commission Expires Feb 9th 2005

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY, SUBJECT TO THE CONDITION THAT IF THE IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES. AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

SCRETARY PRESIDENT

DATED THIS THE 26th DAY OF July, 20 01.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
THIS SUBDIVISION PLAT OF HARMONY ESTATES PHASE I SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 17th DAY OF August A. D. 2001

CHAIRMAN

HIDALGO COUNTY DRAINAGE DISTRICT No. I HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49,211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. I
BY:

STATE OF TEXAS
COUNTY OF HIDALGO
I, KAMBIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

KAMBIZ S. KHADEMI, P.E.
REG. PROFESSIONAL ENGINEER No. 57767

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4032
P.O. BOX 476
WESLACO TEXAS 78599

METES AND BOUNDS DESCRIPTION

A 21.71 ACRE TRACT OF LAND OUT OF LOT 18-1 WEST ADDITION OF SHARYLAND, OF PORCIONES 53,54,55,56 AND 57, HIDALLGO COUNTY, TEXAS, RECORDED IN VOL. 1, PAGE 56, MAP RECORDS.

BEGINNING at a point on the East line of Lot 18-1; said point being South 8 Deg. 39 Min. West, 480.0 feet from the Northeast corner of Lot 18-1, for the most Northerly Northeast corner of the following described tract of land; said point being on the West line of lot 8, Mission Business Park, recorded in Vol. 27 page 100, Map Records;

THENCE, with the East line of Lot 18-1 and the West line of Lots No. 9,8 and 7, Mission Business Park, South 8 Deg 39 Min West, 180.0 feet to an iron rod, for the most Southerly Northeast corner hereof;

THENCE, parallel to the North line of Lot 18-1, North 81 Deg. 21 Min West, 100.0 feet to an iron rod on the West line of Hidalgo County Drainage District No. 1 drain ditch right-of-way, for an interior corner hereof,

THENCE, with the West line of said drain ditch right-of-way and parallel to the East line of Lot 18-1, South 8 Deg. 39 Min. west, 560.0 feet to an iron rod at interior corner of Hidalgo County Drainage District No.1 drain ditch right-of-way, for the Southeast corner hereof;

THENCE, with the North line of Hidalgo County Drainage District No.1 drain ditch right-of-way and parallel to the South Line of Lot 18-1, North 81 Deg. 21 Min West, at 1240.0 feet pass an iron rod on the East line of Inspiration Road and at 1,260.0 feet a point on the West line of Lot 18-1, for the Southwest corner hereof;

THENCE, with the West line of Lot 18-1, in Inspiration Road, North 8 Deg 47 Min. East, 724.0 feet to a point, for the Northwest corner hereof;

THENCE, Parallel to the North line of Lot 18-1, South 81 Deg. 21 Min. East, at 20.0 feet the East line of Inspiration Road and at 153.34 feet, to a ½" inch iron rod set for an interior corner hereof;

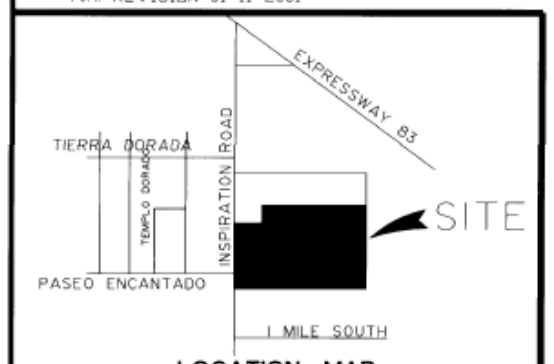
THENCE, North 8 Deg. 39 Min. East, 26.0 feet to a ½" inch iron rod set for an interior corner;

THENCE, Parallel to the North line of Lot 18-1 South 81 Deg. 21 Min. 00 Sec. East at 1,100.0 feet pass the West line of H.C.D.D. No.1 drain ditch easement and at 1,205.0 feet, the POINT OF BEGINNING. Containing 21.71 acres of land more or less. NET ACRE = 19.80

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACK: FRONT: 20.0' CUL-DE-SAC: 10.0' REAR: 10.00' SIDE: 6.0' SIDE CORNER LOT: 10.00' GARAGE SETBACK 18' EXCEPT WHERE GREATER SETBACK REQUIRED. REAR & SIDE INSPIRATION RD. 20.0'
2. THE PROPERTY IN THIS SUBDIVISION FALLS IN ZONES "C" & "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334-0400 C, REVISED NOV. 16, 1982.
3. STORM WATER DETENTION REQUIRED FOR THIS PROPERTY IS 502 AC-FEET FOR EACH LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB MEASURED AT THE FRONT CENTER OF EACH LOT.
5. NO BUILDING WILL BE PERMITTED OVER ANY EASEMENT.
6. BENCHMARK - "X" CHISEL MARK ON THE NORTHEAST CORNER OF IRRIGATION DIVERSION BOX - 130.60
7. A 5-FT SIDEWALK IS REQUIRED OF THE DEVELOPER ALONG INSPIRATION ROAD. 4-FT SIDEWALKS REQUIRED ALONG ALL OTHER STREET FRONTAGES DURING PERMIT STAGE AND REQUIRED PRIOR TO ANY TYPE OF OCCUPANCY.
8. 6 FT. FENCE BUFFER REQUIRED ALONG INSPIRATION ROAD DURING BUILDING PERMIT STAGE, 6 FT. FENCE BUFFER ALSO REQUIRED ALONG THE REAR SIDE OF LOTS 1-28 BY DEVELOPER AND TO BE MAINTAINED BY PROPERTY OWNER.
9. NO DRIVEWAY ACCESS PERMITTED TO INSPIRATION RD.

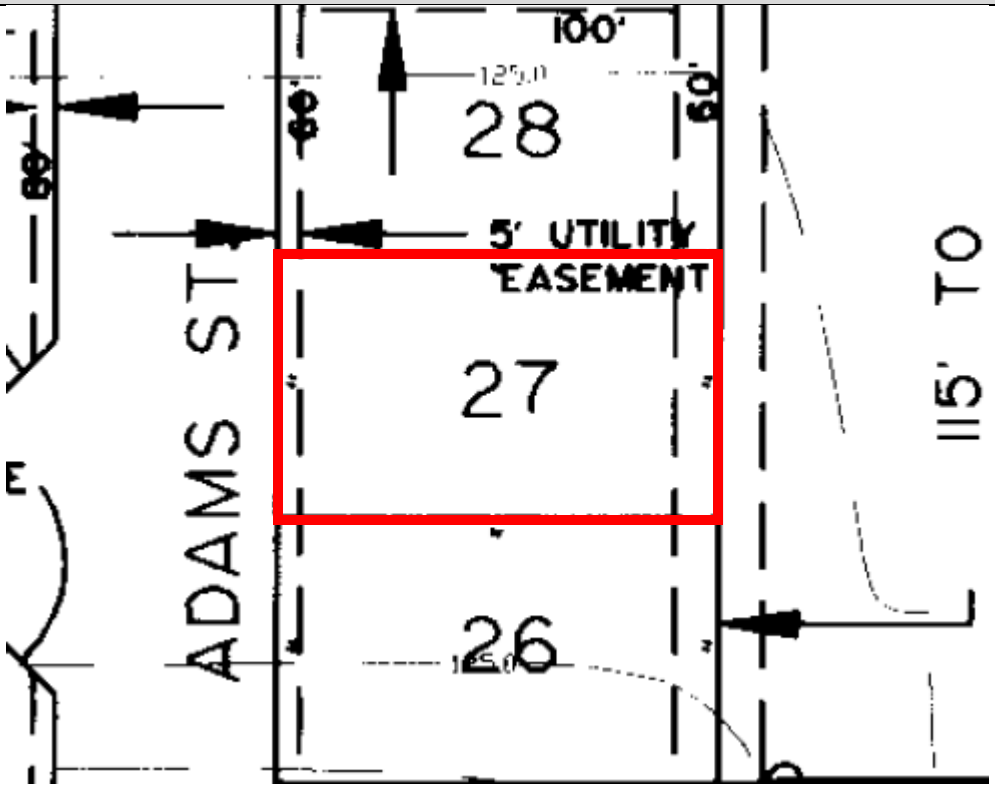
FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 08-30-01 AT 9:41 AM/PM
AS A RECORDING NUMBER 1003269
BY: Bea Cruz DEPUTY



LOCATION MAP
N.T.S.

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
1410 E. DOVE
P.O. BOX 3422 McALLEN, TEXAS 78502
(956) 630 2125 FAX (956) 630-2219

SUBDIVISION LOT 27 AND NOTES



COUNTY CLERK
ON: 08-30-01 AT 8:41 AM/PM
AS A RECORDING NUMBER 1003269
BY, Bea Cruz, DEPUTY

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACK:
   FRONT: 20.0' CUL-DE-SAC: 10.0'
   REAR: 10.00'
   SIDE: 6.0'
   SIDE CORNER LOT: 10.00'
   GARAGE SETBACK 18' EXCEPT WHERE GREATER SETBACK REQUIRED.
   REAR & SIDE INSPIRATION RD. 20.0'

2. THE PROPERTY IN THIS SUBDIVISION FALLS IN ZONES "C" & "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334-0400 C, REVISED NOV. 16, 1982.

3. STORM WATER DETENTION REQUIRED FOR THIS PROPERTY IS 502 AC-FEET FOR EACH LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB MEASURED AT THE FRONT CENTER OF EACH LOT.

5. NO BUILDING WILL BE PERMITTED OVER ANY EASEMENT.

6. BENCHMARK - "X" CHISEL MARK ON THE NORTHEAST CORNER OF IRRIGATION DIVERSION BOX - 130.60

7. A 5-FT SIDEWALK IS REQUIRED OF THE DEVELOPER ALONG INSPIRATION ROAD. 4-FT SIDEWALKS REQUIRED ALONG ALL OTHER STREET FRONTAGES DURING PERMIT STAGE AND REQUIRED PRIOR TO ANY TYPE OF OCCUPANCY.

8. 6 FT. FENCE BUFFER REQUIRED ALONG INSPIRATION ROAD DURING BUILDING PERMIT STAGE, 6 FT. FENCE BUFFER ALSO REQUIRED ALONG THE REAR SIDE OF LOTS 1-28 BY DEVELOPER AND TO BE MAINTAINED BY PROPERTY OWNER.

9. NO DRIVEWAY ACCESS PERMITTED TO INSPIRATION RD.

HIDALGO COUNTY APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2027-0-0

Valuation Method: cost-local — October 02, 2026

PROPERTY ID AND LEGAL DESCRIPTION

630699 — 100 N ADAMS ST, MISSION TX

HARMONY ESTATES PH 1 LOT 27
TYPE: R DBA:
GEO ID: H1230-01-000-0027-00 PROP USE: MAP ID: CMS VOL 38
Ref ID1: 444131 AS CODE: H123001 MAPSCO:
Ref ID2: R630699 MKT AREA: SMSA021 TIF:
SUBTYPE: RES SUB MKT: RES102 EFF SIZE:
LEGAL ACREAGE: APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS — **OWNER ID /%**

CHAPA NANCY G — 1205791 — 100.00000

100 ADAMS ST
MISSION TX 78572-7386

AGENT: 1073177 | CADTAX PROPERTY TAX
EFF DATE: 2024-04-30 EXP DATE: 2028-12-31

EXEMPTIONS

HS

TAXING UNITS

CAD	100.00	CMS	100.00	DR1	100.00
GHD	100.00	JCC	100.00	SMS	100.00
SST	100.00				

VALUES

		2026	2027
IMPROVEMENTS		71,816	110,962
LAND MARKET	+	63,000	63,000
MARKET VALUE	=	134,816	173,962
SPECIAL USE EXCL	-	0	0
APPRAISED VALUE	=	134,816	173,962
HS VALUE LIMIT	-	0	25,664
CIRCUIT BRKR LIMIT	-	0	0
NET APPRAISED	=	134,816	148,298

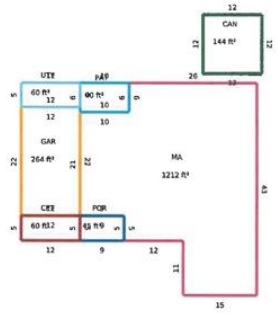
GENERAL

UTILITIES:	AL,HY	GBA:	0
TOPOGRAPHY:	LV	NRA:	0
ROAD ACCESS:	PCG	UNITS:	0
ZONING:	RS	RENT:	0

REMARKS

(2022) ADJ DEPR;ALLW;SOLD PRICE (2020) ADJ CL & % 20(2019) ADJ CAN S/R(2013) ADJ CL & NEW CAN 2013(2010) N/C (2009) N/C 07(2008) N/C 07(2007) ADJ CL 04(2006) ADJ CL 04(2005) ADJ CL 04

SKETCH



TAXING UNIT CD / TAXING UNIT NAME / PCT

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 ISD	100.00%
SST	SOUTH TEXAS SCHOOL	100.00%

PICTURE



DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2021-05-21	WDV	null/null	3226337	CHAPA NANCY G	RAMIREZ JESUS &
2021-05-21	DIV	null/null	3226336	RAMIREZ JESUS	RAMIREZ JESUS
	UNKN	null/null			RAMIREZ JESUS &

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
	MA	Residential Main	RES	BRKFA	1,212	85.31	1	1	2002	2006	AV	0	103,396	75.00	100.00	100.00	100.00	100.00	0.75	77,547
	GAR	GARAGE	RES	BRKFA	264	42.66	1	1	2002	2006	AV	0	11,262	75.00	100.00	100.00	100.00	100.00	0.75	8,447
	PAT	PATIO	RES	BRKFA	60	21.33	1	1	2002	2006	AV	0	1,280	75.00	100.00	100.00	100.00	100.00	0.75	960
	POR	PORCH	RES	BRKFA	45	21.33	1	1	2002	2006	AV	0	960	75.00	100.00	100.00	100.00	100.00	0.75	720
	UTY	UTILITY ROOM	RES	BRKFA	60	63.98	1	1	2002	2006	AV	0	3,839	75.00	100.00	100.00	100.00	100.00	0.75	2,879
	CPT	CARPORT	RES	BRKFA	60	28.15	1	1	2002	2006	AV	0	1,689	75.00	100.00	100.00	100.00	100.00	0.75	1,267
	CAN	CANOPY	RES	BRKFA	144	5.0	1	1	2002	2006	AV	0	720	90.00	100.00	100.00	100.00	100.00	0.90	648
1		RESIDENTIAL	STCD:	A1	1,845	Area:	1,212	Homesite	Y (100.00%)				123,146	AS Code:	100.00%	Market Area:		120.00%		110,962
	Style:		Finish Out	100		Quality:	FA	Structure:						Ext Wall:	BRK					

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE
Heating/Cooling	AND
Plumbing	2
Roof Covering	CmpS
Custom	0
WALL HEIGHT	8
Roof Style	GAB
Number of	3.00
ROOF HEIGHT	MP
Flooring	TIL
Interior Finish	SRK
Construction	RES
Exterior Wall	DBRK
Foundation	SLB
BATH	1.5

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT PRC	ADJ	MADJ	VAL SRC	MKT VAL
1	LOT	L			H123001	A1	Yes	SF	6000.00 sf	10.50	1.000		A	63,000
								AS Code: 100.00%		Market Area: 100.00%				63,000

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
647090	SALINAS RICARDO JR & AYNA PAULIAN GONZALEZ DE SALINAS	108 ADAMS ST	MISSION	TX	78572-7386
647092	JACKSON TIMOTHY R & JULIA	104 ADAMS ST	MISSION	TX	78572-7386
647094	LOPEZ HECTOR & EDNA	1809 W 1ST 1/2 ST	MISSION	TX	78572-6872
630764	SALINAS OZIEL & MARIA	816 PRINCESS LEA	MISSION	TX	78572-8184
630766	RICO SARA	106 GREENLAWN ST	MISSION	TX	78572-3609
630767	OLIVAREZ SAN JUANITA	1809 W 1ST ST	MISSION	TX	78572-9791
630697	PEREZ NORA IRIS	103 ADAMS ST	MISSION	TX	78572-7387
630696	CANIZALEZ ABRIAN	105 ADAMS ST	MISSION	TX	78572-7387
630695	GUAJARDO CRUZ NOELIA GONZALEZ	107 S ADAMS ST	MISSION	TX	78572
630701	SAENZ RITA M	1806 W 1ST ST	MISSION	TX	78572-9789
630699	CHAPA NANCY G	100 ADAMS ST	MISSION	TX	78572-7386
647091	DAVILA DANIEL A & MARIA I	106 ADAMS ST	MISSION	TX	78572-7386
647095	CRUZ MAGDALENA M	1901 W 1ST 1/2 ST	MISSION	TX	78572-6874
630765	BANUELOS JORGE H JR & OLGA L	14500 BUFFALO SPRINGS WAY	MCALLEN	TX	78504
630768	HERNANDEZ GUILLERMO	1901 W 1ST ST	MISSION	TX	78572-9842
630702	GONZALEZ ROCIO & LUCILA M	1808 W 1ST ST	MISSION	TX	78572-9789
630700	DAVILA ALEJANDRO	102 ADAMS ST	MISSION	TX	78572-7386
630698	PENA GUILLERMO & AIDA I	101 ADAMS ST	MISSION	TX	78572-7387
516553	3RS ASSET HOLDING CORPORATION	100 INTERNATIONAL BLVD	MISSION	TX	78572-5059
516551	PAEZ PROPERTY HOLDING LLC	2220 S 48TH ST	MCALLEN	TX	78503-7322
647093	TORRES MICHAEL	1807 WEST 1ST 1/2 STREET	MISSION	TX	78572-6872
630703	RIVAS YADIRA LIZETTE	1509 TIERRA LINDA CIR W	MISSION	TX	78572-5565
630783	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910
647168	HIDALGO CO DRAIN DIST #1	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
630783	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910

CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: November 18, 2026

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

AGENDA ITEM: Public hearing and consideration of a special exception request to allow a 0' garage setback instead of the required 18' for a 13.5' x 29' existing carport, being Lot 28, Harmony Estates Phase 1 Subdivision, located at 102 N. Adams Street, Applicant: Alejandro Davila – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 13, 2026 – Application for Special Exception Request submitted to the City.
- October 30, 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.
- November 18, 2026 – Public hearing and consideration of the requested Special Exception by the Zoning Board of Adjustments (ZBA).

Summary:

- The property is located 35 feet north at the T-intersection of West First Street and North Adams Street, along the east side of N. Adams Street.
- The applicant has an existing 13.5' x 29' carport at the 0' front setback instead of the required 18' garage/carport setback.
- The City Council recently adopted Special Exception Ordinance No. 5883, which authorizes a carport accessory to an existing single-family or two-family residence to encroach into the required front setback as long as the construction does not have a detrimental impact on surrounding properties.
- The existing carport appears to be in line with the character of the home.
- Harmony Estates Phase 1 Subdivision was recorded on August 30, 2001
- The property currently has a single-family home. The lots to the north, south, and west have single-family homes, and to the east is an open drain ditch.
- Staff mailed out 25 notices to the surrounding property owners. Staff has not received any calls regarding this special exception request.

STAFF RECOMMENDATION:

Staff recommends approval of the special exception request based on the newly adopted special exception ordinance.

- Applicant needs to apply for a building permit

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

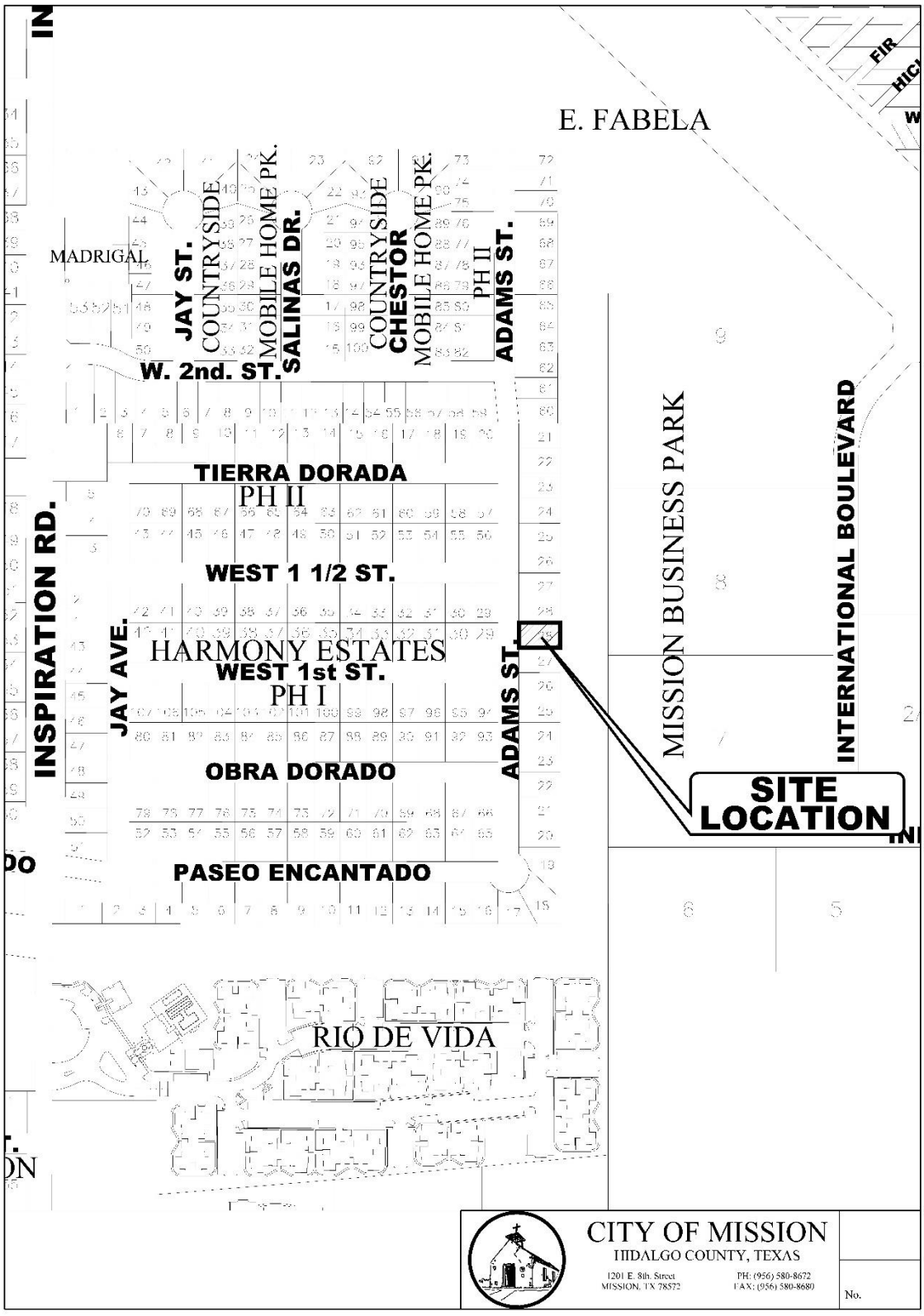
TABLED: _____

_____ AYES

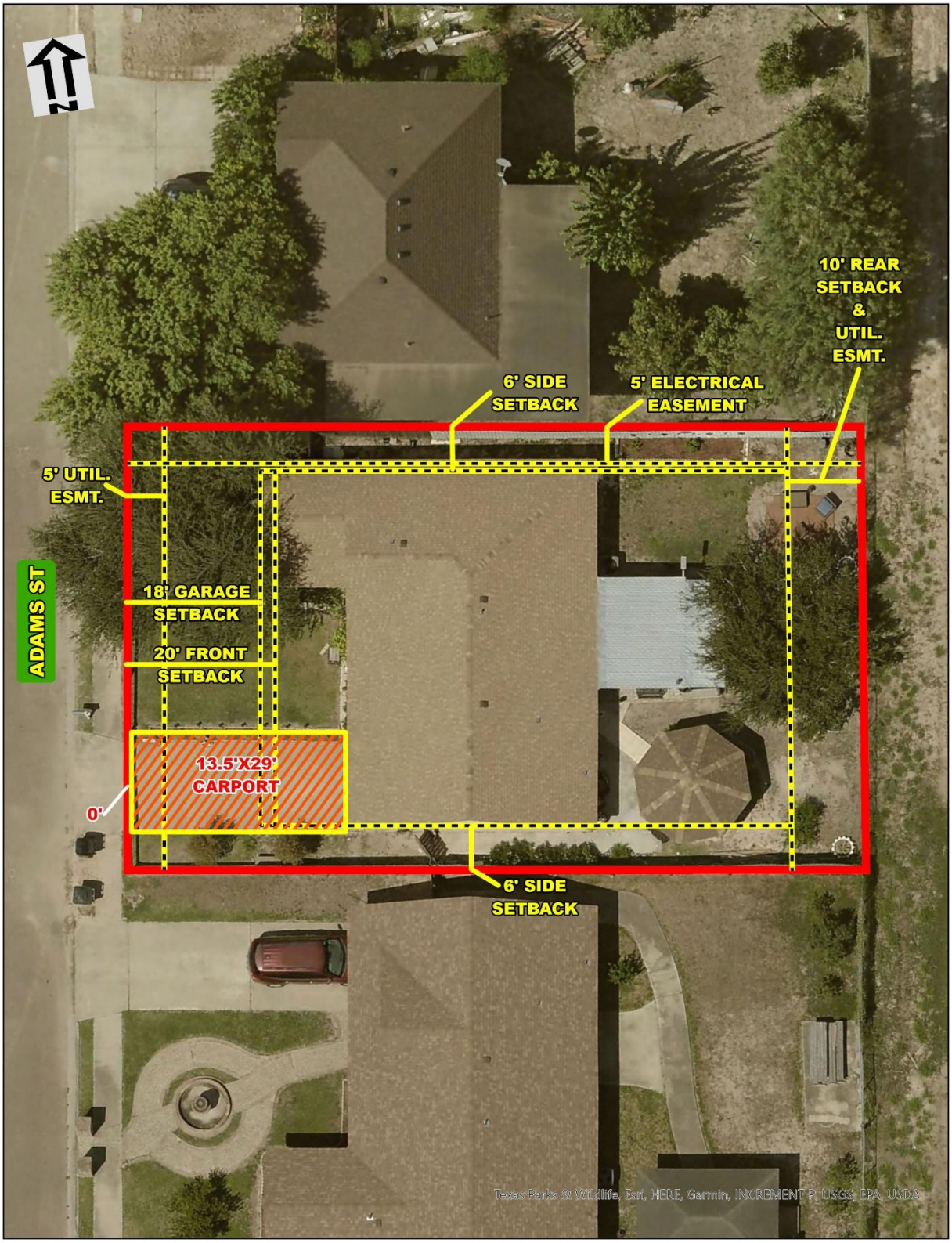
_____ NAYS

_____ DISSENTING_____

VICINITY MAP



AERIAL WITH MEASUREMENTS



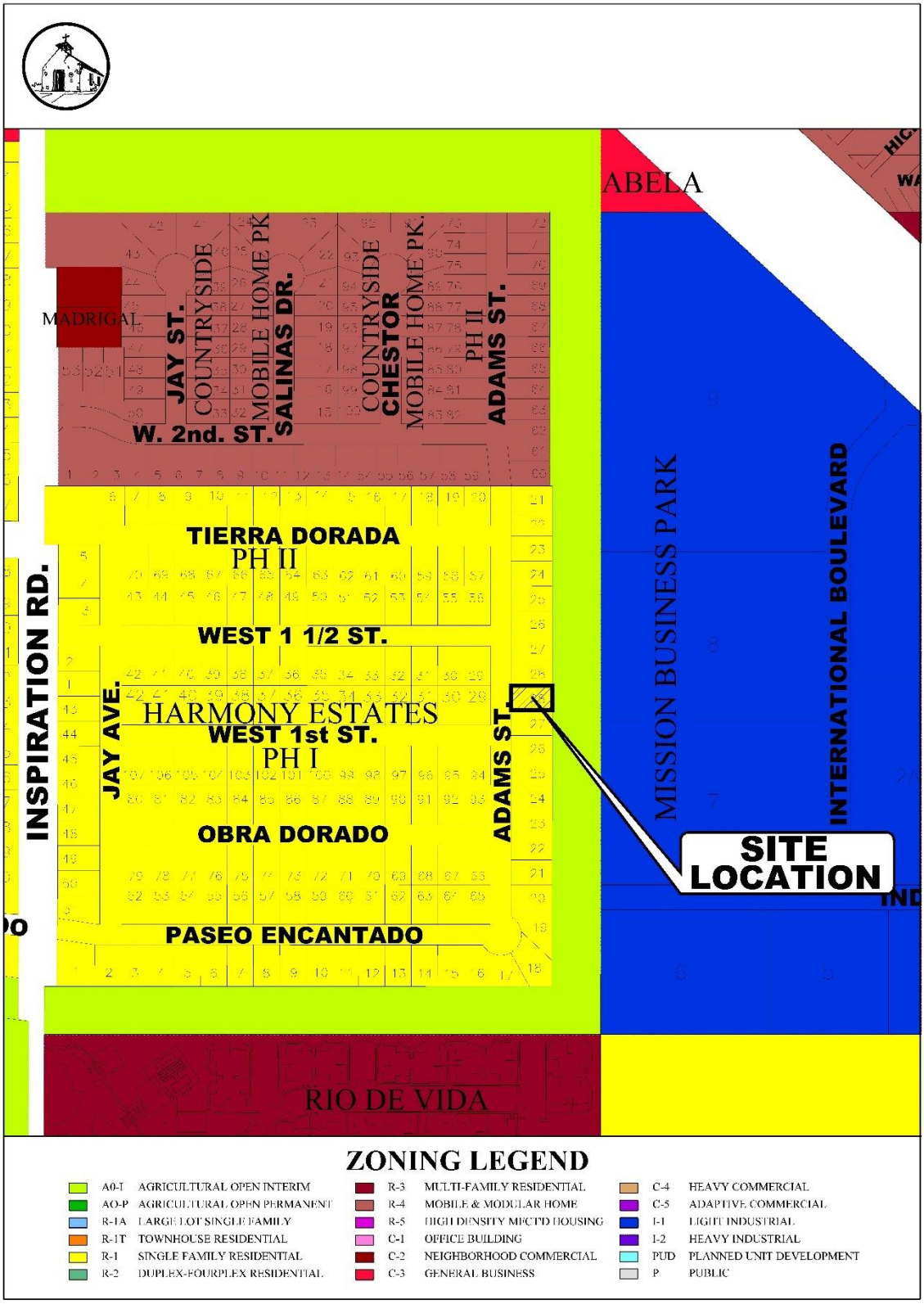
AERIAL MAP



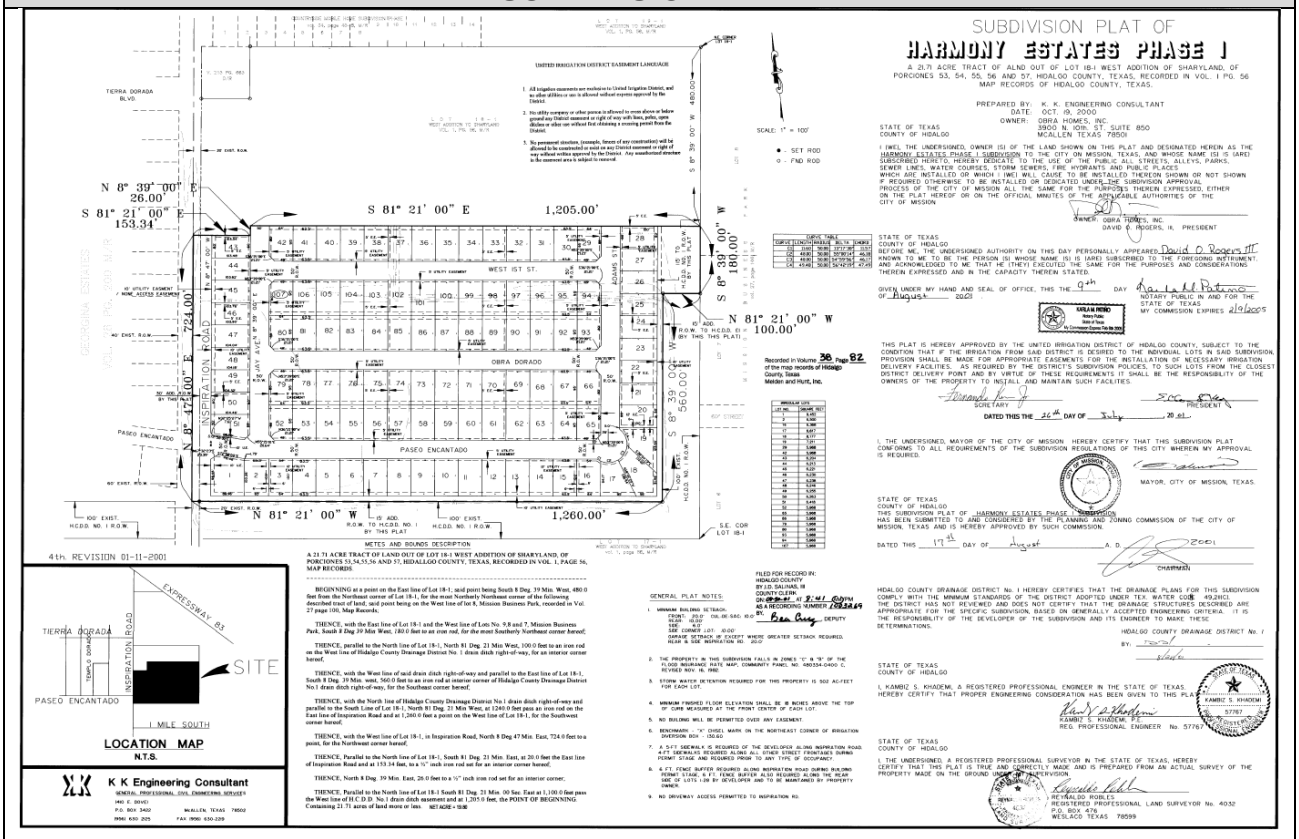
PICTURES



ZONING MAP


ABELA
MADRIGAL
COUNTRYSIDE MOBILE HOME PK.
JAY ST.
SALINAS DR.
CHESTOR
ADAMS ST.
PH II
W. 2nd. ST.
TIERRA DORADA
PH II
WEST 1 1/2 ST.
INSPIRATION RD.
JAY AVE.
HARMONY ESTATES
WEST 1st ST.
PH I
ADAMS ST.
OBRA DORADO
PASEO ENCANTADO
MISSION BUSINESS PARK
INTERNATIONAL BOULEVARD
SITE LOCATION
RIO DE VIDA
ZONING LEGEND
A0-I AGRICULTURAL OPEN INTERIM
AO-P AGRICULTURAL OPEN PERMANENT
R-1A LARGE LOT SINGLE FAMILY
R-1T TOWNHOUSE RESIDENTIAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 DUPLEX-FOURPLEX RESIDENTIAL
R-3 MULTI-FAMILY RESIDENTIAL
R-4 MOBILE & MODULAR HOME
R-5 HIGH DENSITY MFG'D HOUSING
C-1 OFFICE BUILDING
C-2 NEIGHBORHOOD COMMERCIAL
C-3 GENERAL BUSINESS
C-4 HEAVY COMMERCIAL
C-5 ADAPTIVE COMMERCIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

SUBDIVISION PLAT



SUBDIVISION PLAT OF

HARMONY ESTATES PHASE I

A 21.71 ACRE TRACT OF ALND OUT OF LOT 18-1 WEST ADDITION OF SHARYLAND, OF PORCIONES 53, 54, 55, 56 AND 57, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 1 PG. 56 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: K. K. ENGINEERING CONSULTANT
DATE: OCT. 19, 2000
OWNER: OBRA HOMES, INC
3900 N. 10th. ST. SUITE 850
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HARMONY ESTATES PHASE I SUBDIVISION TO THE CITY ON MISSION, TEXAS, AND WHOSE NAME (S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC AS STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES THEREON AND IMPROVEMENTS WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MISSION ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MISSION

OWNER: OBRA HOMES, INC.
DAVID O. ROGERS, III, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David O. Rogers III KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF August 2001

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 2/9/2005

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY, SUBJECT TO THE CONDITION THAT IF THE IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

SECRETARY — PRESIDENT

DATED THIS THE 26th DAY OF July 20 01

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
THIS SUBDIVISION PLAT OF HARMONY ESTATES PHASE I SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1st DAY OF August A.D. 2001

CHAIRMAN

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
BY: ____

STATE OF TEXAS
COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

KAMBIZ S. KHADEMI, P.E.
REG. PROFESSIONAL ENGINEER No. 57767

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4032
P.O. BOX 476
WESLACO, TEXAS 78599

SCALE: 1" = 100'
● - SET ROD
o - FND ROD

UNITED IRRIGATION DISTRICT EASEMENT LANGUAGE

1. All irrigation easements are exclusive to United Irrigation District, and no other utilities or use is allowed without express approval by the District.
2. 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.
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. Any unauthorized structure in the easement area is subject to removal.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C21	31.60	50.00	36°12'39"	31.08'
C22	49.83	50.00	57°05'41"	47.78'
C23	49.83	50.00	57°05'41"	47.78'
C24	47.46	50.00	54°24'05"	47.29'

BRISEÑO LOTS

LOT NO.	SQUARE FEET
1	9,180
16	9,180
17	9,180
17	9,617
18	9,777
19	9,777
20	9,777
21	9,998
22	9,204
23	9,204
24	9,777
25	9,777
26	9,230
27	9,230
28	9,230
29	9,230
30	9,230
31	9,230
32	9,230
33	9,230
34	9,230
35	9,230
36	9,230
37	9,230
38	9,230
39	9,230
40	9,230
41	9,230
42	9,230

Recorded in Volume 38 Page 82 of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY: J.D. SALINAS, III
COUNTY CLERK
ON: Aug 10 01 AT 3:41 o'clock P.M.
AS A RECORDING NUMBER 2053849
BY: Bea Ruiz DEPUTY

4th REVISION 01-11-2001

LOCATION MAP
N.T.S.

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
1410 E. BUSEO
P.O. BOX 3402 — MCALLEN, TEXAS 78502
(956) 630-2125 — FAX (956) 630-2129

METES AND BOUNDS DESCRIPTION

A 21.71 ACRE TRACT OF LAND OUT OF LOT 18-1 WEST ADDITION OF SHARYLAND, OF PORCIONES 53,54,55,56 AND 57, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 1, PAGE 56, MAP RECORDS.

BEGINNING at a point on the East line of Lot 18-1, said point being South 8 Deg. 39 Min. West, 480.0 feet from the Northeast corner of Lot 18-1, for the most Northerly Northeast corner of the following described tract of land, said point being on the West line of lot 8, Mission Business Park, recorded in Vol. 27 page 100, Map Records;

THENCE, with the East line of Lot 18-1 and the West line of Lots No. 9 8 and 7, Mission Business Park, South 8 Deg 39 Min West, 180.0 feet to an iron rod, for the most Southerly Northeast corner hereof;

THENCE, parallel to the North line of Lot 18-1, North 81 Deg. 21 Min West, 100.0 feet to an iron rod on the West line of Hidalgo County Drainage District No. 1 drain ditch right-of-way, for an interior corner hereof;

THENCE, with the West line of said drain ditch right-of-way and parallel to the East line of Lot 18-1, South 8 Deg. 39 Min. west, 560.0 feet to an iron rod at interior corner of Hidalgo County Drainage District No.1 drain ditch right-of-way, for the Southeast corner hereof;

THENCE, with the North line of Hidalgo County Drainage District No.1 drain ditch right-of-way and parallel to the South Line of Lot 18-1, North 81 Deg. 21 Min West, at 1240.0 feet pass an iron rod on the East line of Inspiration Road and at 1,260.0 feet a point on the West line of Lot 18-1, for the Southwest corner hereof;

THENCE, with the West line of Lot 18-1, in Inspiration Road, North 8 Deg 47 Min. East, 724.0 feet to a point, for the Northwest corner hereof;

THENCE, Parallel to the North line of Lot 18-1, South 81 Deg. 21 Min. East, at 20.0 feet the East line of Inspiration Road and at 153.34 feet, to a ½" inch iron rod set for an interior corner hereof;

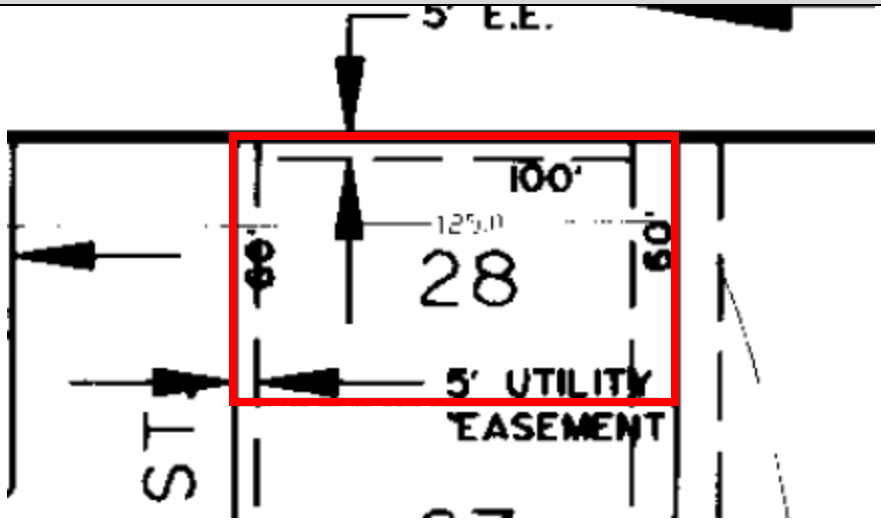
THENCE, North 8 Deg. 39 Min. East, 26.0 feet to a ½" inch iron rod set for an interior corner,

THENCE, Parallel to the North line of Lot 18-1 South 81 Deg. 21 Min. 00 Sec. East at 1,100.0 feet pass the West line of H.C.D.D. No.1 drain ditch easement and at 1,205.0 feet, the POINT OF BEGINNING Containing 21.71 acres of land more or less. NET ACRE = 19.96

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACK:
FRONT: 20.0'
REAR: 10.0'
SIDE: 6.0'
SIDE CORNER LOT: 10.00'
GARAGE/CARPORT: 18' EXCEPT WHERE GREATER SETBACK REQUIRED.
REAR & SIDE INSPIRATION RD: 20.0'
2. THE PROPERTY IN THIS SUBDIVISION FALLS IN ZONES "C" & "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334-0400 C, REVISED NOV. 16, 1982
3. STORM WATER DETENTION REQUIRED FOR THIS PROPERTY IS 502 AC-FEET FOR EACH LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB MEASURED AT THE FRONT CENTER OF EACH LOT.
5. NO BUILDING WILL BE PERMITTED OVER ANY EASEMENT.
6. BENCHMARK - "X" CHISEL MARK ON THE NORTHEAST CORNER OF IRRIGATION DIVERSION BOX - 130.60
7. A 5-FT SIDEWALK IS REQUIRED OF THE DEVELOPER ALONG INSPIRATION ROAD. 4-FT SIDEWALKS REQUIRED ALONG ALL OTHER STREET FRONTAGES DURING POINT STAGE AND REQUIRED PRIOR TO ANY TYPE OF OCCUPANCY.
8. A 6-FT. FENCE BUFFER REQUIRED ALONG INSPIRATION ROAD DURING BUILDING PERMIT STAGE. A 6-FT. FENCE BUFFER ALSO REQUIRED ALONG THE REAR SIDE OF LOTS 1-28 BY DEVELOPER AND TO BE MAINTAINED BY PROPERTY OWNER.
9. NO DRIVEWAY ACCESS PERMITTED TO INSPIRATION RD.

SUBDIVISION LOT 28 AND NOTES



COUNTY CLERK
ON: 04-30-01 AT 9:41 AM/PM
AS A RECORDING NUMBER 1003269
BY, Bea Cruz, DEPUTY

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACK:
   FRONT: 20.0' CUL-DE-SAC: 10.0'
   REAR: 10.00'
   SIDE: 6.0'
   SIDE CORNER LOT: 10.00'
   GARAGE SETBACK 18' EXCEPT WHERE GREATER SETBACK REQUIRED.
   REAR & SIDE INSPIRATION RD. 20.0'

2. THE PROPERTY IN THIS SUBDIVISION FALLS IN ZONES "C" & "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334-0400 C, REVISED NOV. 16, 1982.

3. STORM WATER DETENTION REQUIRED FOR THIS PROPERTY IS 502 AC-FEET FOR EACH LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB MEASURED AT THE FRONT CENTER OF EACH LOT.

5. NO BUILDING WILL BE PERMITTED OVER ANY EASEMENT.

6. BENCHMARK - "X" CHISEL MARK ON THE NORTHEAST CORNER OF IRRIGATION DIVERSION BOX - 130.60

7. A 5-FT SIDEWALK IS REQUIRED OF THE DEVELOPER ALONG INSPIRATION ROAD. 4-FT SIDEWALKS REQUIRED ALONG ALL OTHER STREET FRONTAGES DURING PERMIT STAGE AND REQUIRED PRIOR TO ANY TYPE OF OCCUPANCY.

8. 6 FT. FENCE BUFFER REQUIRED ALONG INSPIRATION ROAD DURING BUILDING PERMIT STAGE. 6 FT. FENCE BUFFER ALSO REQUIRED ALONG THE REAR SIDE OF LOTS 1-28 BY DEVELOPER AND TO BE MAINTAINED BY PROPERTY OWNER.

9. NO DRIVEWAY ACCESS PERMITTED TO INSPIRATION RD.

HIDALGO COUNTY APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2027-0-0

Valuation Method: cost-local — November 04, 2026

PROPERTY ID AND LEGAL DESCRIPTION

630700 102 N ADAMS ST, MISSION TX

HARMONY ESTATES PH 1 LOT 28
TYPE: R DBA:
GEO ID: H1230-01-000-0028-00 PROP USE: MAP ID: CMS VOL 38
Ref1D1: 444132 AS CODE: H123001 MAPSCO:
Ref1D2: R630700 MKT AREA: SMSA021 TIF:
SUBTYPE: RES SUB MKT: EFF SIZE:
LEGAL ACREAGE: APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS — OWNER ID /%

DAVILA ALEJANDRO 489880
ERIKA M GARCIA 100.00000
102 ADAMS ST
MISSION TX 78572-7386

AGENT:
EFF DATE: EXP DATE:

EXEMPTIONS

HS

TAXING UNITS

CAD	100.00	CMS	100.00	DR1	100.00
GHD	100.00	JCC	100.00	SMS	100.00
SST	100.00				

VALUES

		2026	2027
IMPROVEMENTS		115,536	114,040
LAND MARKET	+	63,000	63,000
MARKET VALUE	=	178,536	177,040
SPECIAL USE EXCL	-	0	0
APPRAISED VALUE	=	178,536	177,040
HS VALUE LIMT	-	8,794	0
CIRCUIT BRKR LIMIT	-	0	0
NET APPRAISED	=	169,742	177,040

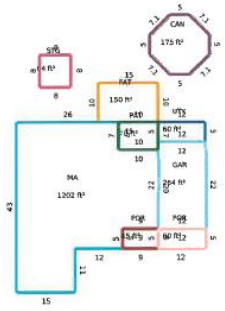
GENERAL

UTILITIES:	AL,HY	GBA:	0
TOPOGRAPHY:	LV	NRA:	0
ROAD ACCESS:	PCG	UNITS:	0
ZONING:	RS	RENT:	0

REMARKS

(2025) ADJ % NEW RF
(2022) NEW PAT (2019) ADJ CAN & STG
S/R(2013) ADJ CL,NEW POR & STG 2013(2010) N/C;EST DIMS LCKD GT(2009) NEW CAN 07;EST DIMS LCKD GT(2008) NEW CAN 07;EST DIMS LCKD GT(2007) NEW CAN 07;EST DIMS LCKD GT(2006) ADJ CL 04(2005) ADJ CL 04

SKETCH



TAXING UNIT CD	TAXING UNIT NAME	PCT
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 ISD	100.00%
SST	SOUTH TEXAS SCHOOL	100.00%

PICTURE



DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2002-04-29	WDV	null/null	1077526	DAVILA	OBRA HOMES INC
	CONV	null/null		OBRA HOMES INC	CACERES CIRO &

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
	STG	STORAGE	RES	BRKFA	64	8.0	1	1	2002	2002	00	0	512	50.00	100.00	100.00	100.00	100.00	0.50	256
	PAT	PATIO	RES	BRKFA	150	21.33	1	1	2021	2021	*	0	3,199	94.00	100.00	100.00	100.00	100.00	0.94	3,007
	MA	Residential Main	RES	BRKFA	1,202	85.31	1	1	2002	2006	AV	0	102,543	75.00	100.00	100.00	100.00	100.00	0.75	76,907
	UTY	UTILITY ROOM	RES	BRKFA	60	63.98	1	1	2002	2006	AV	0	3,839	75.00	100.00	100.00	100.00	100.00	0.75	2,879
	GAR	GARAGE	RES	BRKFA	264	42.66	1	1	2002	2006	AV	0	11,262	75.00	100.00	100.00	100.00	100.00	0.75	8,447
	POR	PORCH	RES	BRKFA	45	21.33	1	1	2002	2006	AV	0	960	75.00	100.00	100.00	100.00	100.00	0.75	720
	PAT	PATIO	RES	BRKFA	70	21.33	1	1	2002	2006	AV	0	1,493	75.00	100.00	100.00	100.00	100.00	0.75	1,120
	CAN	CANOPY	RES	BRKFA	175	5.0	1	1	2006	2006	00	0	875	90.00	100.00	100.00	100.00	100.00	0.90	788
	POR	PORCH	RES	BRKFA	60	21.33	1	1	2002	2002	00	0	1,280	71.00	100.00	100.00	100.00	100.00	0.71	909
1			STCD: A1		2,090	Area:	1,202	Homesite	Y (100.00%)				125,963	AS Code:	100.00%	Market Area:		120.00%		114,040
	Style:		Finish Out: 100			Quality: FA		Structure:						Ext. Wall: BRK						

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE
Heating/Cooling	AND
Roof Style	MIX
Plumbing	2
Custom	0
Number of	3.00
BATH	1
Flooring	TIL
Interior Finish	SRK
Construction	RES
Exterior Wall	DBRK
Foundation	SLB

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT PRC	ADJ	MADJ	VAL SRC	MKT VAL
1	LOT	L			H123001	A1	Yes	SF	6000.00 sf	10.50	1.000		A	63,000
									AS Code: 100.00%		Market Area: 100.00%			63,000

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
647090	SALINAS RICARDO JR & AYNA PAULIAN GONZALEZ DE SALINAS	108 ADAMS ST	MISSION	TX	78572-7386
647092	JACKSON TIMOTHY R & JULIA	104 ADAMS ST	MISSION	TX	78572-7386
647120	MALACARA EDGAR & JEMIMA	413 QUIETO DR	LAREDO	TX	78045
647094	LOPEZ HECTOR & EDNA	1809 W 1ST 1/2 ST	MISSION	TX	78572-6872
630766	RICO SARA	106 GREENLAWN ST	MISSION	TX	78572-3609
647119	ORTIZ MARIANO & ERIKA	2608 DEL ORO DR	MISSION	TX	78572-7908
630767	OLIVAREZ SAN JUANITA	1809 W 1ST ST	MISSION	TX	78572-9791
630697	PEREZ NORA IRIS	103 ADAMS ST	MISSION	TX	78572-7387
630696	CANIZALEZ ABRIAN	105 ADAMS ST	MISSION	TX	78572-7387
630701	SAENZ RITA M	1806 W 1ST ST	MISSION	TX	78572-9789
630699	CHAPA NANCY G	100 ADAMS ST	MISSION	TX	78572-7386
647089	ZEPEDA LILLIAN ETAL	2603 SELENA MISSION	MISSION	TX	78572-6427
647091	DAVILA DANIEL A & MARIA I	106 ADAMS ST	MISSION	TX	78572-7386
647095	CRUZ MAGDALENA M	1901 W 1ST 1/2 ST	MISSION	TX	78572-6874
630765	BANUELOS JORGE H JR & OLGA L	14500 BUFFALO SPRINGS WAY	MCALLEN	TX	78504
630768	HERNANDEZ GUILLERMO	1901 W 1ST ST	MISSION	TX	78572-9842
630702	GONZALEZ ROCIO & LUCILA M	1808 W 1ST ST	MISSION	TX	78572-9789
630700	DAVILA ALEJANDRO	102 ADAMS ST	MISSION	TX	78572-7386
630698	PENA GUILLERMO & AIDA I	101 ADAMS ST	MISSION	TX	78572-7387
516553	3RS ASSET HOLDING CORPORATION	100 INTERNATIONAL BLVD	MISSION	TX	78572-5059
516551	PAEZ PROPERTY HOLDING LLC	2220 S 48TH ST	MCALLEN	TX	78503-7322
647093	TORRES MICHAEL	1807 WEST 1ST 1/2 STREET	MISSION	TX	78572-6872
630703	RIVAS YADIRA LIZETTE	1509 TIERRA LINDA CIR W	MISSION	TX	78572-5565
630783	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910
647168	HIDALGO CO DRAIN DIST #1	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
630783	HIDALGO CO DRAINAGE DIST #1	10124 GLASSCOCK RD	MISSION	TX	78573-5910