



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Zoning Board of the City of Mission, Texas will hold a Regular Meeting on **Wednesday October 22, 2025 at 4:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

REGULAR MEETING

1. Call to Order
2. Disclosure of Conflict of Interest
3. Citizens Participation
4. Approval of Minutes for ZBA Meeting - September 24, 2025

PUBLIC HEARING

5. Public hearing and consideration of a variance to allow a 0-foot front setback instead of the required 18 feet for a carport, being Lot 8, The Palms at Meadow Creek Subdivision, located at 1628 West "B" Street, Applicant – Sandra Martinez - Cervantes
6. Public hearing and consideration of a variance to allow a 7-foot front setback instead of the required 10 feet for a new dwelling, being Lot 4, Palm Village Subdivision Unit No. 1, located at 1804 Village Square, Applicant – Ricardo Rodriguez - Cervantes
7. Public hearing and consideration of a variance request to allow a 0' front setback instead of the required 20-foot setback for an existing carport, being Lot 55, Las Misiones Estates Phase II Subdivision, located at 1717 Salinas Street, Applicant: Diana V. Sanchez – Cervantes
8. Public hearing and consideration of a variance request to allow an 8'5" rear setback instead of the required 10' for an existing covered patio and a 10' side setback instead of the required 20' for a proposed swimming pool, being Lot 1, Harmony Estates Subdivision, located at 2109 Paseo Encantado Street, Applicant: Elias Rodriguez, Jr. & Ofelia Amador – Cervantes
9. Public hearing and consideration of a variance to allow a 1' 5" side setback instead of the required 10' for an existing 19' x 25' house addition (storage sheds) and a 3' side setback instead of the required 6' and a 1' rear setback instead of the required 10' for a 30'x22' existing outdoor kitchen, being Lot 132, Taurus Estates No. 9 Subdivision Phase III, located at 1901 Azalea Street, Applicant – Raul Orozco - Cervantes

OTHER BUSINESS

UNFINISHED BUSINESS

ADJOURNMENT

Signed this the 16th day of October, 2025

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 16th day of October, 2025 and will remain posted continuously for at least three business days preceding the scheduled of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**ZONING BOARD OF ADJUSTMENTS
SEPTEMBER 24, 2025
CITY HALL'S COUNCIL CHAMBERS**

ZBA PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
Dolly Elizondo

ZBA ABSENT

William Ueckert Jr.

STAFF PRESENT

Xavier Cervantes
Susie De Luna
Jessica Munoz
Alex Hernandez
Elisa Zurita

GUESTS PRESENT

Gail Smith
Craig King
Olga Galvan
Moulay Omar Hadroune
Guillermo Guerrero

CALL TO ORDER

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

CITIZENS PARTICIPATION

Chairman Flores 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 AUGUST 27, 2025

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

ITEM # 1

TO ALLOW A 1-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 10-FOOT AND A 4-FOOT SIDE SETBACK INSTEAD OF THE REQUIRED 5-FOOT FOR A 14'-4"X14'-4" PURGULA AT 2503 SAN ESTEBAN STREET, BEING LOT 54, SHARYLAND PLANTATION VILLAGE LOS CABOS PHASE 2 SUBDIVISION AS REQUESTED BY MOULAY OMAR HADROUNE

Mr. Cervantes stated that the subject site was located along the North side of San Esteban Street, approximately 65 feet East of Grand Canal. Meadow Country Club Phase 1B was recorded on March 17, 1987. The subject lot has a total area of 7,276 square feet. The Sharyland Village Los Cabos Phase 2 Subdivision was recorded on November 12, 2012. The subject property is an irregularly shaped lot with a depth of 127.00 feet, a front width of 60.58 feet, and a rear width of 54.00 feet. The applicant is requesting a variance to keep a 14'-4" by 14'-4" pergola within the 10' rear setback and 5' side setback. The pergola was constructed without a building permit.

The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 17 legal notices to surrounding property owners. No variances have been processed in this subdivision. There is a 10-foot utility easement along the rear of the property. Colored and flags mean: Red; electrical power, and Orange; cable, and telephone

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 Flores asked what the red markings were.

Mr. Cervantes stated that the red markings meant utilities were within the 10-foot setback.

Ms. Elizondo asked if the homeowner was a member of a homeowner’s association.

Mr. Cervantes replied, Yes.

Ms. Elizondo asked if the homeowner’s association was notified.

Mr. Cervantes replied that all the property owners in this subdivision are members of the HOA.

Mr. Salazar stated that he was not seeing any history of variances. He added that the board usually gets a list of variances.

Mr. Cervantes replied that there was no history of variances on this subdivision phase.

Mr. Salazar stated that this would be the first variance.

Mr. Cervantes replied that plantation village was developed in phases. So, for this phase, it was the first variance.

Chairman Flores asked if the applicant was present.

Mr. Moulay Omar Hadroune, who resides at 2503 San Esteban, was present.

Chairman Flores asked what the purpose of his request was.

Mr. Hardroune mentioned that he didn’t know he needed a permit since his neighbors had the same structures. He stated that he had no intention of breaking the law or the city of Mission rules.

Mr. Garza asked how long ago the pergola was built.

Mr. Hardroune replied early this year.

Ms. Elizondo asked if Mr. Hardroune submitted his plans to an architectural control committee of the HOA?

Mr. Hardroune replied that after the pergola was built, he received a letter that he needed to apply for a permit. I submitted the design, but was told that I had to go through the city.

Ms. Elizondo stated that she meant his home. She asked, when your home was built, did you submit your plans to an architectural control committee?

Mr. Hardroune replied no.

Mr. Garza asked when the property was purchased, was the home already there, or did he built his home.

Mr. Hardroune replied that the home was already built.

Ms. Elizondo stated Oh, okay, I misunderstood. I thought you built it.

Mr. Garza stated that he stepped away for a minute. He added did the HOA approve the pergola? Has he gotten approval from them?

Mr. Cervantes replied that a representative from the HOA was present.

The representative from the HOA, Ms. Gail Smith, was present. She mentioned that she was the association manager, and that the plans were submitted to the HOA in December 2024, and it was denied due to the setbacks, and that they didn't allow metal roofing on coverings for pergolas. She also mentioned that the pergola was against the community fence, which was common property, and if the pergola damaged the fence, Mr. Hardroune could be subject to a fine.

Ms. Elizondo asked if Ms. Smith had anything in writing indicating that Mr. Hardroune applied.

Ms. Smith replied, that she did, but not with her.

Ms. Elizondo stated that there was awareness that there was an HOA. She added, However, it was submitted and denied, and the pergola was still built.

Mr. Cervantes stated, to clarify things. I think he applied after it was built.

Ms. Smith replied that he applied in December of 2024. I don't know if the pergola was built or not, but I know that he applied and it was denied.

Ms. Elizondo stated that it was last year. She added that on the timeline is mentioned that in August 2025, his first application was submitted to the City.

Ms. Cervantes stated that the HOA denied it, and he went ahead and built it.

Mr. Hardroune mentioned that he built it. He stated that he received a letter asking him to apply for a permit, and applied. I did not ask for a permit and did it anyway.

Ms. Smith stated that she didn't know the timeline, that she just knew that an application was received in December 2024 and it was denied.

Mr. Hardroune replied ok, my mistake. It was last year, but after I built it, I applied.

Mr. Salazar asked that the fines that the HOA can administer have nothing to do with whether the board approves the variance or not.

Mr. Garza asked if there was a way that the homeowner could adjust the building somehow to relocate the poles to clear the easement, and considered removing the metal roof.

Ms. Smith replied that there was a 10-foot setback, but it doesn't look like there was enough room.

Mr. Garza asked if there were other approved variances in that subdivision.

Mr. Salazar replied no.

Mr. Cervantes mentioned that when a home is purchased, the paperwork tells you if there is an HOA. He added that when he purchased the home, he was notified about the HOA.

Chairman Flores asked if there was anyone in favor or against the rezoning request.

There was none.

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

Mr. Garza stated that he would like to table the item to see the application where the HOA denied it.

Chairman Flores stated that the applicant had mentioned that he built it after the fact.

Mr. Garza retracted his motion.

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

Chairman Flores entertained a motion to un-table Item #2. Mr. Salazar moved to un-table item #2. Mr. Garza seconded the motion. Upon a vote, the motion passed.

ITEM # 2

TABLED: TO ALLOW 15 FOOT REAR SETBACK INSTEAD OF THE REQUIRED 20 FEET FOR A POOL HOUSE, AT 2004 E. 20TH STREET, BEING LOT 36, SHARY PALMS UT 7 SUBDIVISION, AS REQUESTED BY GUILLERMO GUERRERO

Mr. Cervantes stated that this item was previously considered by ZBA on August 27, 2025, and was tabled. The board requested a revised site plan showing the location of the proposed pool within the property in order to decide. The applicant submitted a revised site plan. The applicant is requesting a variance to construct an 800 square foot pool house within the 20' rear setback to Glasscock Road. Shary Palm UT 7 Subdivision was recorded on August 17, 1998. The irregular lot measures a total of 14,493 square feet. The subject site is located at the cul-de-sac of Cardinal and E. 20th Street. The lots to the east, west, north, and south are developed as Single-Family Residences. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 27 legal notices to surrounding property owners. Staff notes that ZBA granted a variance for this lot to have a 0' side setback for a shade porch and a 1.9' rear setback for a palapa on November 17, 2021. ZBA has considered the following variance within this subdivision.

Subdivision-Variance-Date-Recommendation

Lot 35-4' side setback-11/9/99-Approval

Lot 25-4.8' side setback-8/13/02-Approval

Lot 36-0' side & 1.9' rear setbacks-11/17/21-Approval

The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may:

“Permit the reconstruction, extension, or enlargement of a building occupied by a nonconforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and “Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.” There is a state law, HB 1475, that allows variances to be granted if: The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code; Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; Compliance would result in the structure not complying with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or o The municipality considers the structure to be nonconforming.

STAFF RECOMMENDATION:

Staff recommends disapproval of the variance request as:

1. The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances.
2. The structure was built without a permit, and
3. This is a self-imposed 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, 2) obtaining a building permit, and 3) paying a double permit fee.

Mr. Salazar stated that in the last meeting, he wasn't a yes vote because the location of the pool was not shown. He mentioned that he wanted to understand why Mr. Guerrero wanted to encroach on the setback.

Mr. Cervantes mentioned that the pool will be complying with the setback requirements. The variance being requested is for the pool house. He added that along Glasscock Road, there was a 20-foot rear setback.

Mr. Salazar asked if there was a history of existing variances in the subdivision.

Ms. Munoz replied that the property being discussed previously had an approved variance.

Chairman Flores asked if there was anyone in favor or against the variance request.

Mrs. Olga Paez who resides at 1903 Cardinal was present. She mentioned that she lived right in back of the applicant requesting the variance. She stated that she just wanted someone to explain to her in Spanish what the applicant was proposing to do.

Mr. Cervantes explained in Spanish to Mrs. Olga Paez what Mr. Guerrero was proposing.

Mrs. Paez asked if what Mr. Guerrero was proposing to built was a pergola?

Mr. Cervantes replied that it was a pool house.

Mrs. Paez stated that all she wants is for the machines for the pool not to make noise and for Mr. Guerrero not to build all the way to the fence line. She added that she had no problem with a pool house.

Mr. Cervantes replied that if Mrs. Paez still had problems with the noise, she could file a complaint with the justice of the peace.

Ms. Elizondo stated that the board had asked the applicant to provide a site plan showing where the machines for the pool would be located.

Mr. Salazar replied that the site plan included the pool. He added that he wanted to see the reason why he needed the pool house to be constructed where he wanted it.

Mr. Garza stated that his main concern was that he wanted to build over a utility easement.

Mr. Salazar asked if Mrs. Paez knew that there was previously an approved variance on her side of the fence?

Mrs. Paez replied that she was aware of some pergolas Mr. Guerrero had built, but that her main concern was not that. She mentioned that her main concern was that Mr. Guerrero wouldn't build all the way to her fence.

Chairman Flores asked if the applicant was present.

Mr. Guillermo Guerrero, who resides at 2004 E 20th Street, mentioned that he was the owner of that residence. He stated that the reason he was asking for the five feet over towards the Glasscock side was because on the east side, there's a sidewalk and a shower. He stated that for him to move it to the east was going to be very difficult because that would have to knock down the sidewalk and shower, which was an expense that had been built back in 2015, when the variance was approved. The utilities in that area have been rerouted, the electrical and the main line would run right through the middle, where I'm proposing to build.

Mr. Salazar asked what the concrete slab shown in the aerial was.

Mr. Guerrero replied that it was where he used to have an above-ground pool.

Mr. Salazar asked if the equipment for the pool was where the small square on the aerial was.

Mr. Guerrero replied no, the equipment was behind the 20-foot rear setback on the aerial.

Mr. Salazar stated in the previous meeting my question was simple: why do you need to go against setbacks, plat notes, and city ordinances? In the rendering you provided, it still shows you have enough room.

Mr. Guerrero replied If I don't get the variance approved, I won't be able to build the pool house that I like.

Mr. Salazar stated that in theory, you could push it forward or make it smaller.

Mr. Guerrero replied that it's not impossible, but it's really going to throw off the square footage and look irregular from one side.

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

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

Chairman Flores entertained a motion to un-table Item #3. Ms. Elizondo moved to un-table item #3. Mr. Salazar seconded the motion. Upon a vote, the motion passed.

ITEM # 3

TABLED: A 1' REAR SETBACK INSTEAD OF THE REQUIRED 10' AND A 1' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR A 10' BY 8' SHED, AT 1909 W. 26TH STREET, BEING LOT 37, MONTECRISTO SUBDIVISION, AS REQUESTED CRAIG KING

Mr. Cervantes stated that this item was previously considered by ZBA on August 27, 2025 and was tabled. The applicant is requesting a variance to keep an already-constructed shed structure. City officials from the Code Enforcement Division noticed the carport structure and gave the property owner notice of violation for the construction of the structure without a building permit. He mentioned the staff did request for a utility lines to be spotted. He stated that is the shed that we're going to be discussing. He added there is spectrum lines within the under the shed and the applicant is aware that the utility company may remove the shed.

Chairman Flores asked if the utility was only spectrum if its power utility.

Mr. Cervantes stated It's only a spectrum utility line. He mentioned to the board that they could vote denial, or they could approve it with the hold harmless for the shed.

Chairman Flores asked if the applicant was present.

Mr. Craig King stated the utilities had told him the red line was in front of the shed, that it didn't go underneath it. He mentioned he wasn't aware the utility was running underneath the shed.

Mr. Cervantes explained to Mr. King that he is aware that if a utility company needs to come in and do repairs that they may remove the shed.

Mr. King stated yes.

Chairman Flores asked if the board had any questions for the applicant.

The board stated no.

Ms. Elizondo asked if the shed is metal.

Mr. Cervantes stated yes, it's all metal.

Mr. Salazar asked how long has the shed been there.

Mr. Cervantes stated it has been there for three years.

Mr. Salazar asked if that falls in the 3-year rule.

Ms. Elizondo stated the board had done that during the last meeting.

Mr. Cervantes stated they had used the 3-year rule for the pergola.

Ms. Elizondo stated the board tabled the item last meeting while the applicant locates the utility location.

Mr. Cervantes stated the patio structure was determined as per the appraisal district, it had been there less than 3 years. He mentioned staff is not considered it anymore. He added at the last meeting the shed was tabled.

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

Mr. Salazar asked if the variance was for the shed and not the carport.

Mr. Cervantes replied yes that's correct only for the shed.

Chairman Flores stated if the board did approve the shed. He added the board would have to approved subject to a hold harmless agreement.

Mr. Salazar asked if there was a history of existing variances in the subdivision.

Mr. Cervantes stated No, that it was a new subdivision.

Mr. Salazar stated he feels like every time they approve a variance; the board sets a precedence.

There being no further discussion. Chairman Flores entertained a motion. Mr. Garza moved to approve the variance request subject to a hold harmless agreement. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously.

ADJOURNMENT

There being no further business, Ms. Elizondo moved to adjourn. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously at 5:09 p.m.

Heraclio Flores, Chairman
Zoning Board of Adjustments



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 22, 2025

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 0-foot front setback instead of the required 18 feet for a carport, being Lot 8, The Palms at Meadow Creek Subdivision, located at 1628 West "B" Street, Applicant – Sandra Martinez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 17, 2025 – Application for Variance Request submitted to the City
- October 09, 2025 – 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.
- October 22, 2025 – 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 1.372 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum depth of the Garage/Carport setback or to the easement line, whichever is greater.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser Garage/Carport setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
 - 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.
- The site is located along the north side of West B Street, approximately 231 feet East of Scenic Way.
- The applicant is requesting a variance to construct a carport within the 18-foot Garage/Carport setback.
- The Palms at Meadow Creek Subdivision was recorded on May 10, 2019. The subject property is a regular lot.
- The subject lot has a total area of 2,005.90 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 32 legal notices to surrounding property owners.

STAFF 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.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

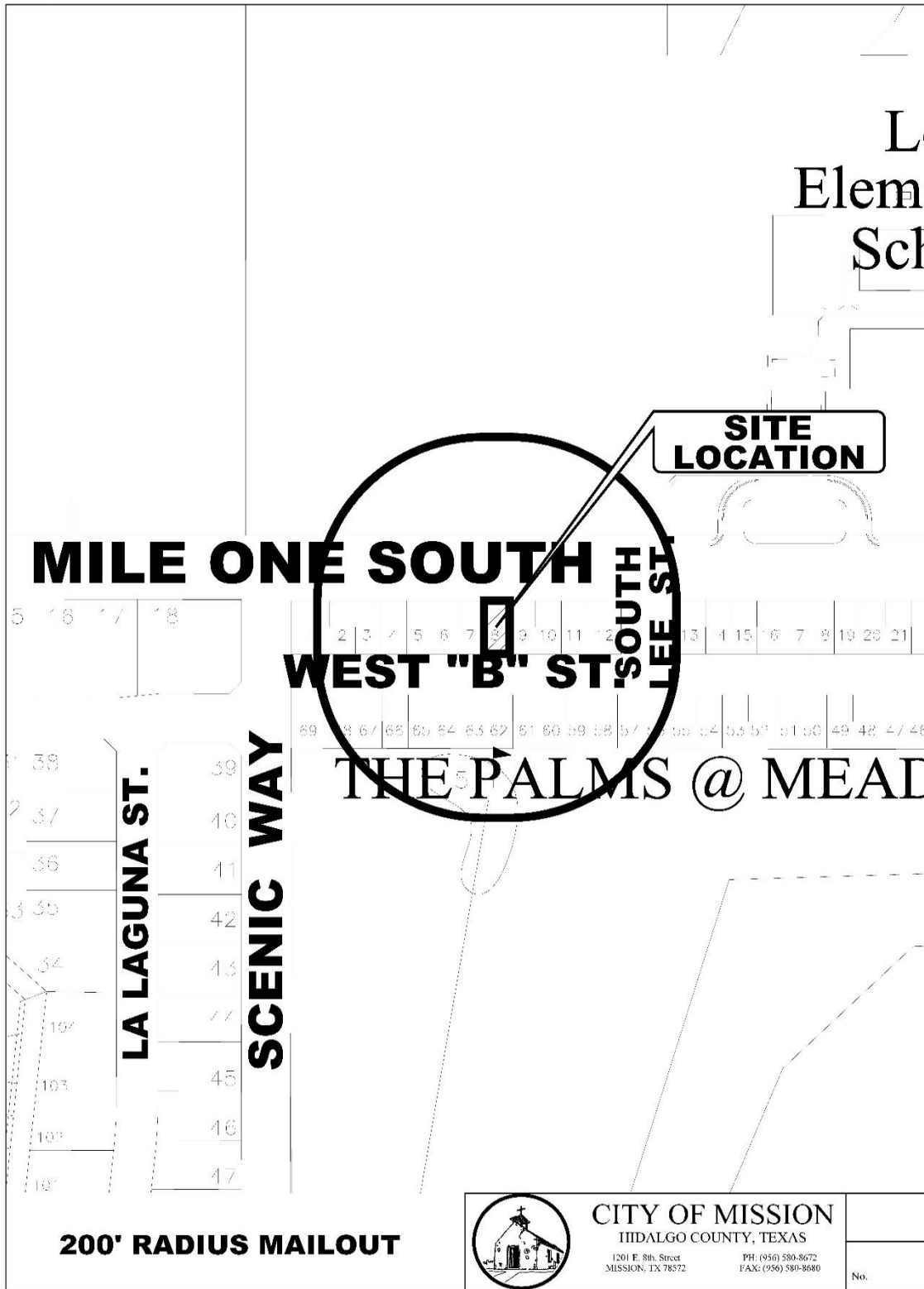
TABLED:

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

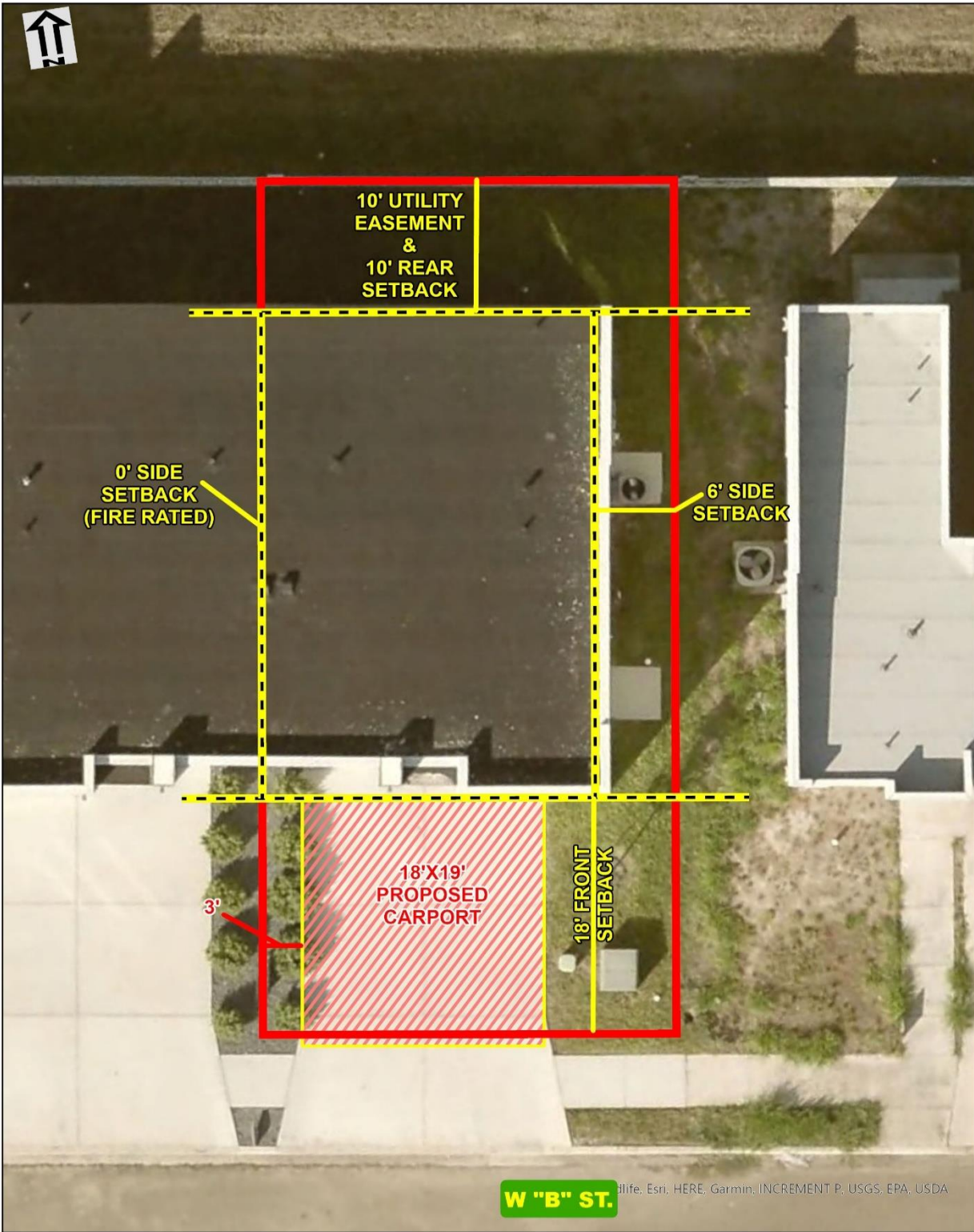
LEGAL NOTICE MAP



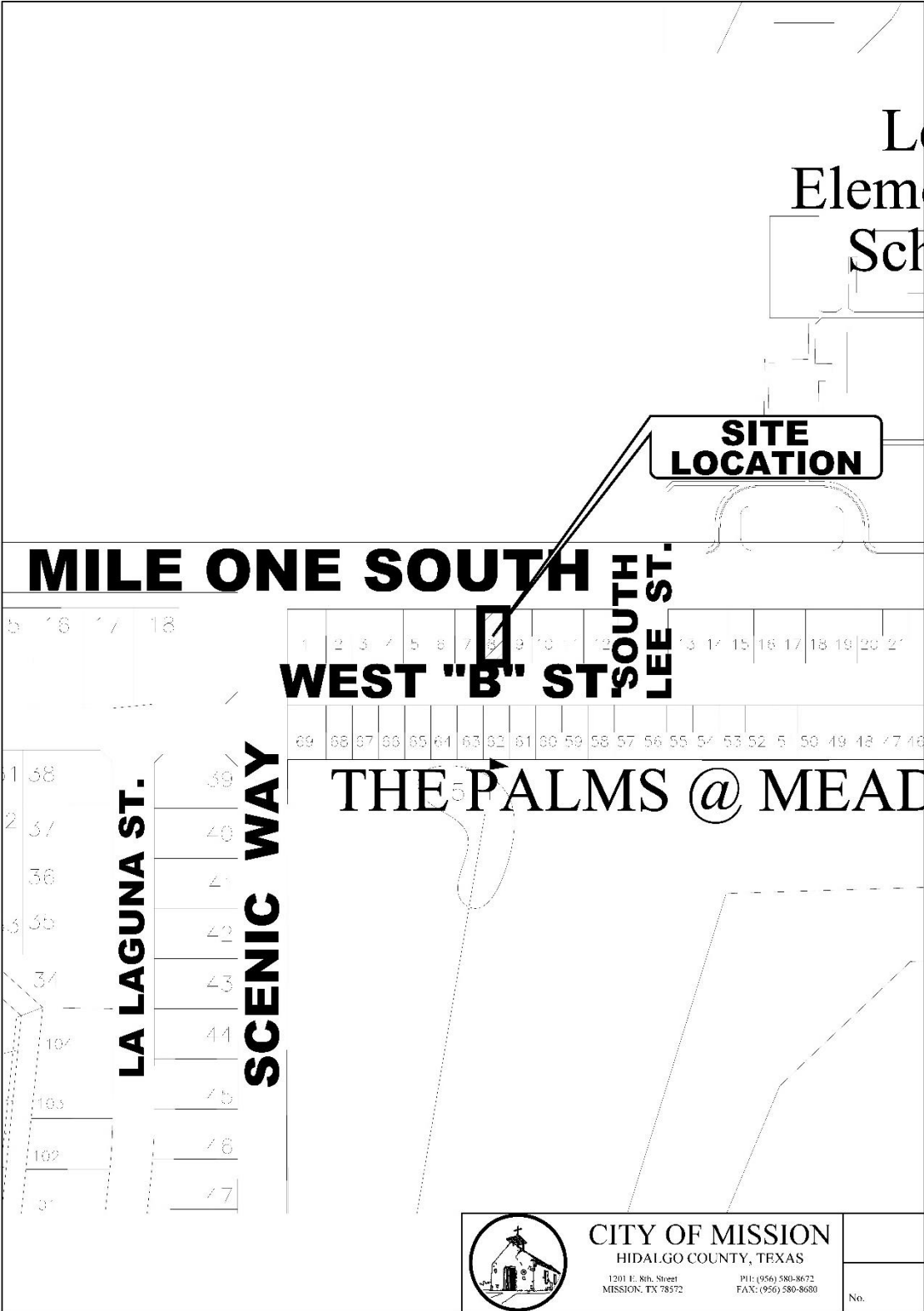
AERIAL MAP



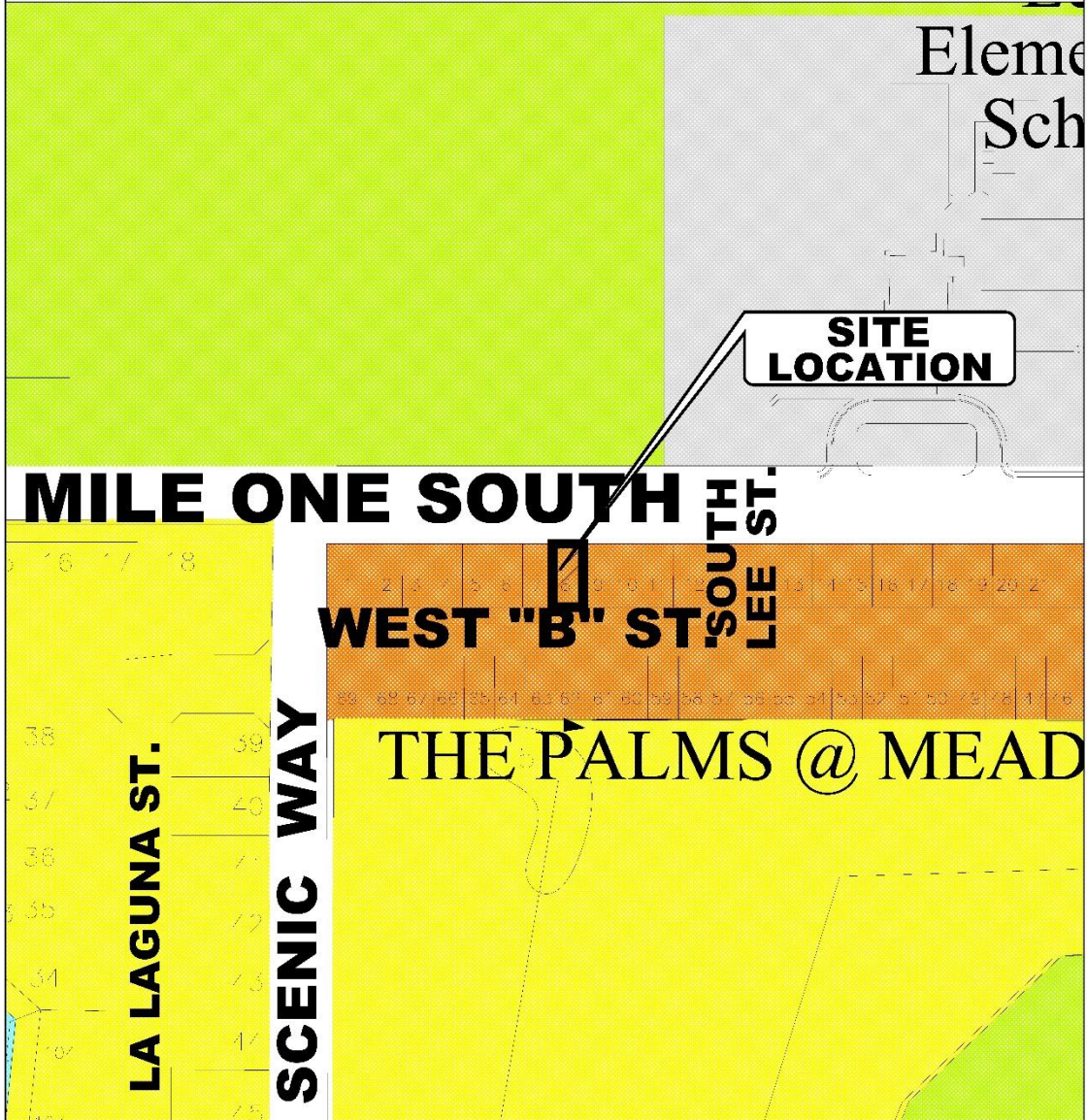
AREIAL MAP SETBACKS



SITE LOCATION



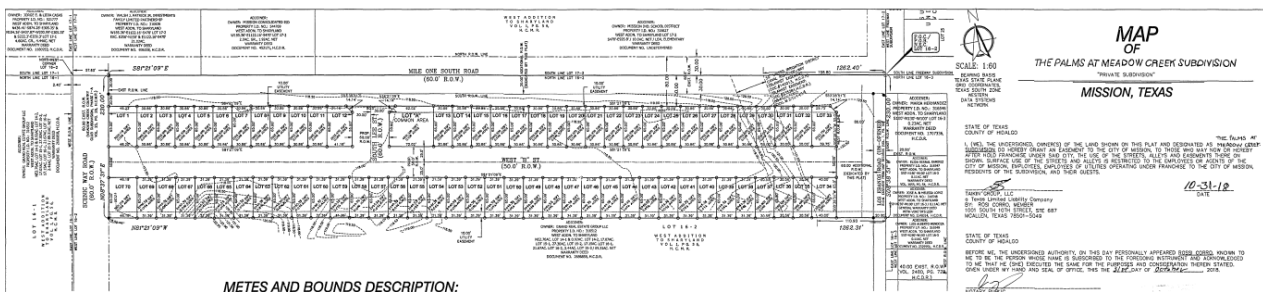
ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

RECORDED PLAT



METES AND BOUNDS DESCRIPTION:

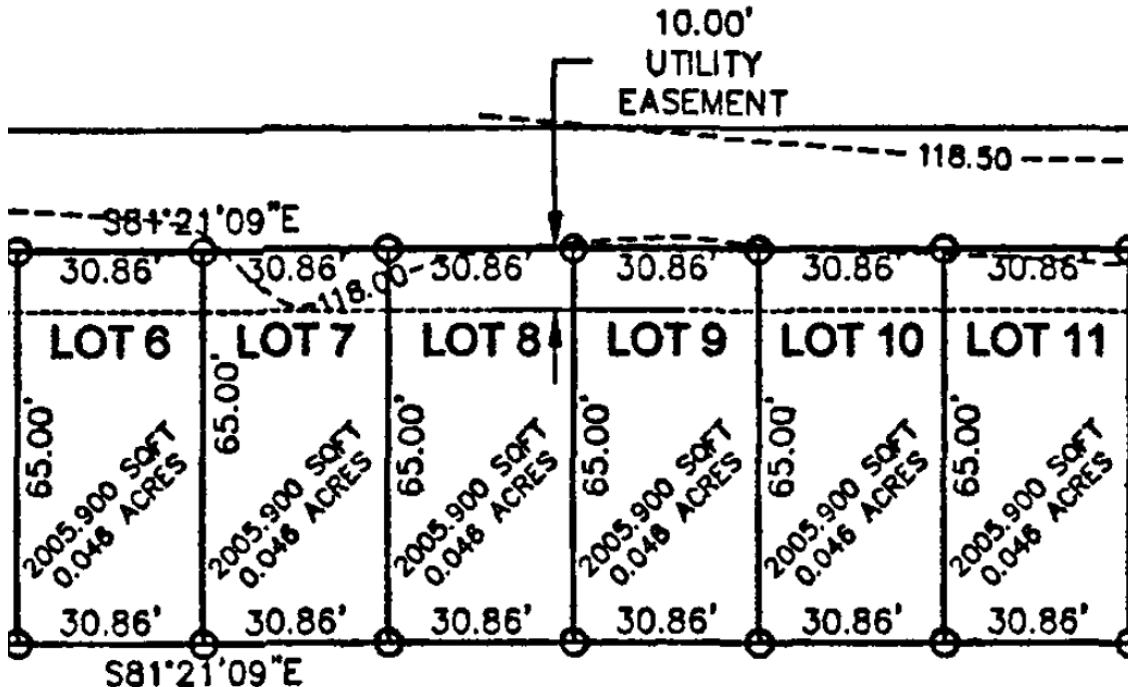
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GENERAL NOTES:

1. IN ALL BUILDING TRACTS SHALL COMPLY WITH THE CITY OF MISSION DISTRICT CODE.
2. MINIMUM FLOOR ELEVATION SHALL BE 16" ABOVE TOP OF CURB OR FINISH GRADE OF ROAD.
3. THIS DISTRICT CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 82



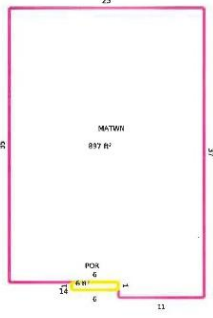
RECORDED LOT



PICTURES



APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2025-1-0		Valuation Method: cost-local		October 06, 2025																		
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %		EXEMPTIONS																		
1237394 1628 W B ST, TX		MARTINEZ SANDRA		1300231		HS																		
PALMS AT MEADOW CREEK LOT 8 TYPE: R DBA: GEO ID: P2650-00-000-0008-00 Ref ID: AS CODE: P265000 Ref ID: MKT AREA: SMSA021 SUBTYPE: RES SUB MKT: TIF: LEGAL ACRES: APPR VAL METHOD: cost-local		1628 W B ST MISSION TX 78572		100.00000		TAKING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00																		
GENERAL		REMARKS		VALUES		2024 2025																		
UTILITIES: EG,WR,SR, GBA: 0		(2025) ADJ CL		IMPROVEMENTS		0 83,052																		
TOPOGRAPHY: LV NRA: 0		(2025) NEW IMPS		LAND MARKET		+ 40,118 40,118																		
ROAD ACCESS: PCG UNITS: 0				MARKET VALUE		= 40,118 123,170																		
ZONING: RENT: 0				SPECIAL USE EXCL		- 0 0																		
				APPRAISED VALUE		= 40,118 123,170																		
				HS VALUE LIMIT		- 0 0																		
				CIRCUIT BRKR LIMIT		- 0 0																		
				NET APPRAISED		= 40,118 123,170																		
TAXING UNIT CD TAXING UNIT NAME PCT		PICTURE		SKETCH																				
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																			
2024-12-16	WDV	null/null	360657	MARTINEZ	GARVAZ																			
2023-12-15	WD	null/null	3507891	GARVAZ	YOSVASQ LLC																			
2023-06-09	GWD	null/null	3454493	YOSVASQ LLC	AMMO																			
IMPROVEMENT VALUATION																								
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	YR	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNG	COMP	ADJ	VALUE		
1	MA	Residential Main	RES RTSAV	897	94.88	1	1	2024	2024	0	76,137	99.00	100.00	100.00	100.00	0.99	75,376							
	POR	PORCH	RES RTSAV	6	21.22	1	1	2024	2024	0	127	99.00	100.00	100.00	100.00	0.99	126							
	1	RESIDENTIAL	STCD: A1	903	Area: 897	Quality: AV	Homestead	Y (100.00%)			76,264	AS Code: 100.00%	Market Area: 110.00%				83,052							
		Style:	Finish Out: 100																					
IMPROVEMENT DETAIL ADJ								IMPROVEMENT FEATURES																
#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE																			
				BATH	2																			
				Construction	RES																			
				Exterior Wall	DSTU																			
				Flooring	TIL																			
				Foundation	SLB																			
				Heating/Cooling	AND																			
				Interior Finish	SRK																			
				Number of	3.00																			
				Plumbing	2																			
				Roof Style	FLT																			
LAND VALUATION								LAND ADJUSTMENTS								PRODUCTIVITY VALUATION								
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	LOT	L			P265000	A1	Yes	SF	2005.00	sf	20.00	1.000			A					No			0.00	0
														40,118									0	
														Market Area: 100.00%										

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
544769	MISSION CONSOLIDATED ISD	1116 N CONWAY AVE	MISSION	TX	78572-4103
316626	WALSH J PATRICK JR INVESTMENTS	210 LAKEWOOD DR	KERRVILLE	TX	78028-6517
316627	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
316512	CAFA REAL ESTATE LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835
1237386	AMMO CONSTRUCTION LLC	101 E EXPY 83	MCALLEN	TX	78501-1163
1237442	GARCIA MARCUS & TABITHA LOPEZ	1615 W B ST	MISSION	TX	78572-0075
1237443	TORRES SARAH SALAS & MICHAEL ANDREW OCHOA	1617 W B ST	MISSION	TX	78572-0075
1237444	TREVINO IANELLY	1619 W B ST	MISSION	TX	78572-0075
1237445	VALLE HERMINIA AIDE CARMONA & YADIRA CANTU	1621 W B ST	MISSION	TX	78572-0075
1237446	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237447	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237448	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237449	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237450	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237451	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237452	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237453	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237454	KING ANSON	2025 UMAR AVE	MCALLEN	TX	78504-5602
1237455	VAZQUEZ EDEN R CANCHOLA	1711 W B ST	MISSION	TX	78572
1237456	GUTIERREZ BRANDON A	2701 EBANO ST	HIDALGO	TX	78557-3631
1237398	GUTIERREZ ALEXIA & CARLOS ALFREDO ARCEO MARTINEZ	1316 E CAMELLIA AVE UNIT 1	MCALLEN	TX	78501-2189
1237397	SANCHEZ JUAN CARLOS SALAS	1622 WEST B ST	MISSION	TX	78572
1237396	FORMOSA CUSTOM HOMES LLC	4821 SHEFFIELD ST	EDINBURG	TX	78539
1237395	HARRINGTON YELENA	8320 E CRESTWOOD CIR	TUCSON	AZ	85750
1237394	MARTINEZ SANDRA	1628 W B ST	MISSION	TX	78572
1237393	ARJONA NOEMI	1700 W B ST	MISSION	TX	78572
1237392	VILLARREAL TOMAS JR	1702 W B ST	MISSION	TX	78572
1237391	AZE GROUP LLC	4524 ESTANCIA PKWY	MCALLEN	TX	78504
1237390	GONZALEZ SANDRA ARLETTE	1706 W B ST	MISSION	TX	78572-0076
1237389	HINOJOSA STEVEN	1708 W B ST	MISSION	TX	78572
1237387	CARRILLO PROPERTIES I LTD	610 E EXPRESSWAY 83	PHARR	TX	78577-6520
1237385	AMMO CONSTRUCTION LLC	101 E EXPY 83	MCALLEN	TX	78501-1163



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 22, 2025

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 7-foot front setback instead of the required 10 feet for a new dwelling, being Lot 4, Palm Village Subdivision Unit No. 1, located at 1804 Village Square, Applicant – Ricardo Rodriguez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 25, 2025 – Application for Variance Request submitted to the City
- October 09, 2025 – 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.
- October 22, 2025 – 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 1.372 (5) (e) of the Mission Code of Ordinances, which states:
 - Minimum depth of the front setback or to the easement line, whichever is greater.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located at the northwest corner of Village Square Circle.
- The applicant is requesting a variance to construct a new dwelling (house) within the 10' front setback.
- The Palm Village Subdivision Unit No. 1 was recorded on October 3, 1977. The subject property is a regular lot.
- The subject lot has a total area of 1,292 square feet.
- The applicant submitted a letter from American Electric Power (A.E.P.) requesting a buffer between the electrical infrastructure and the proposed building.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 24 legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval. This request does qualify as an undue hardship.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

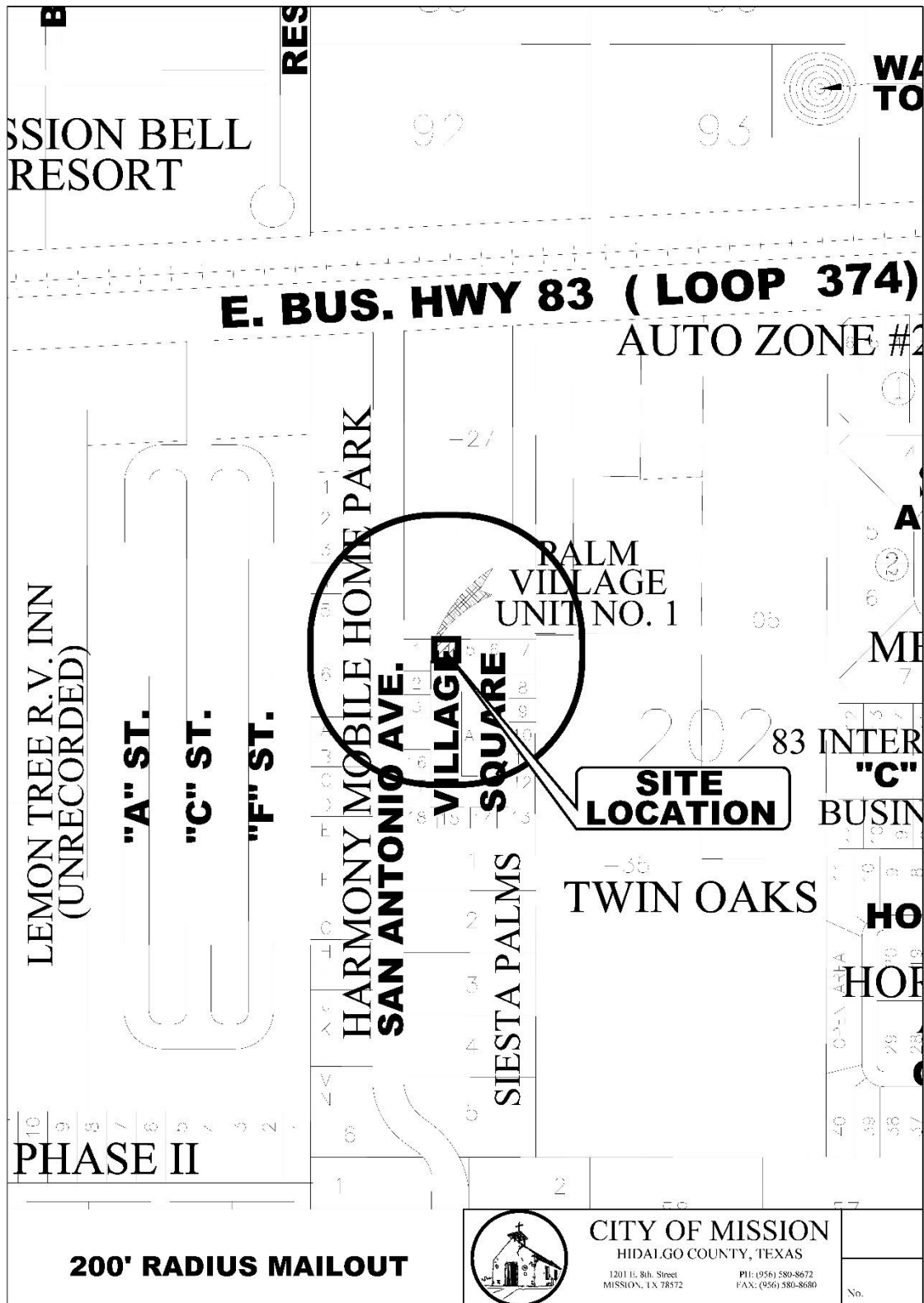
TABLED:

AYES

NAYS

DISSENTING

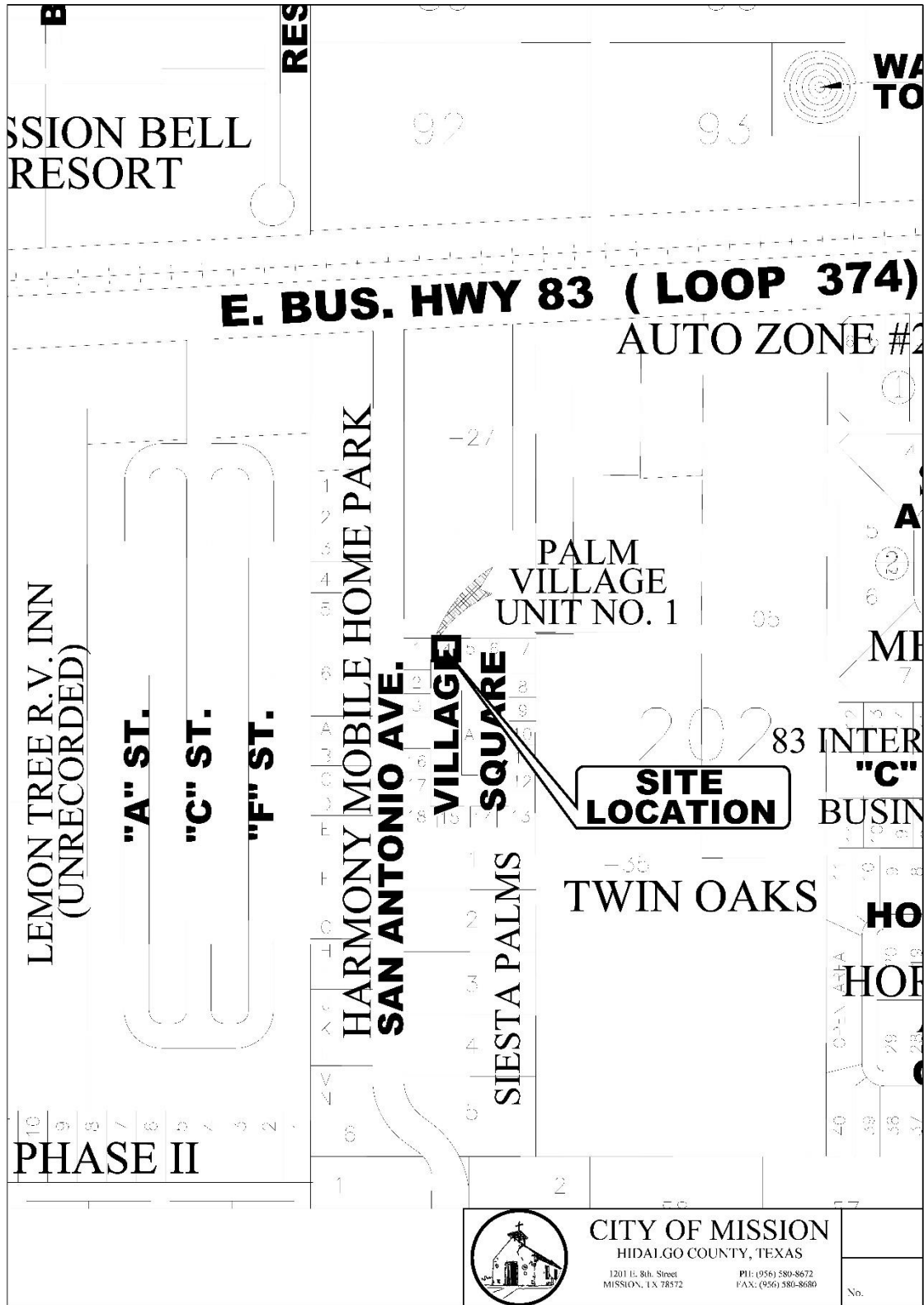
LEGAL NOTICE MAP

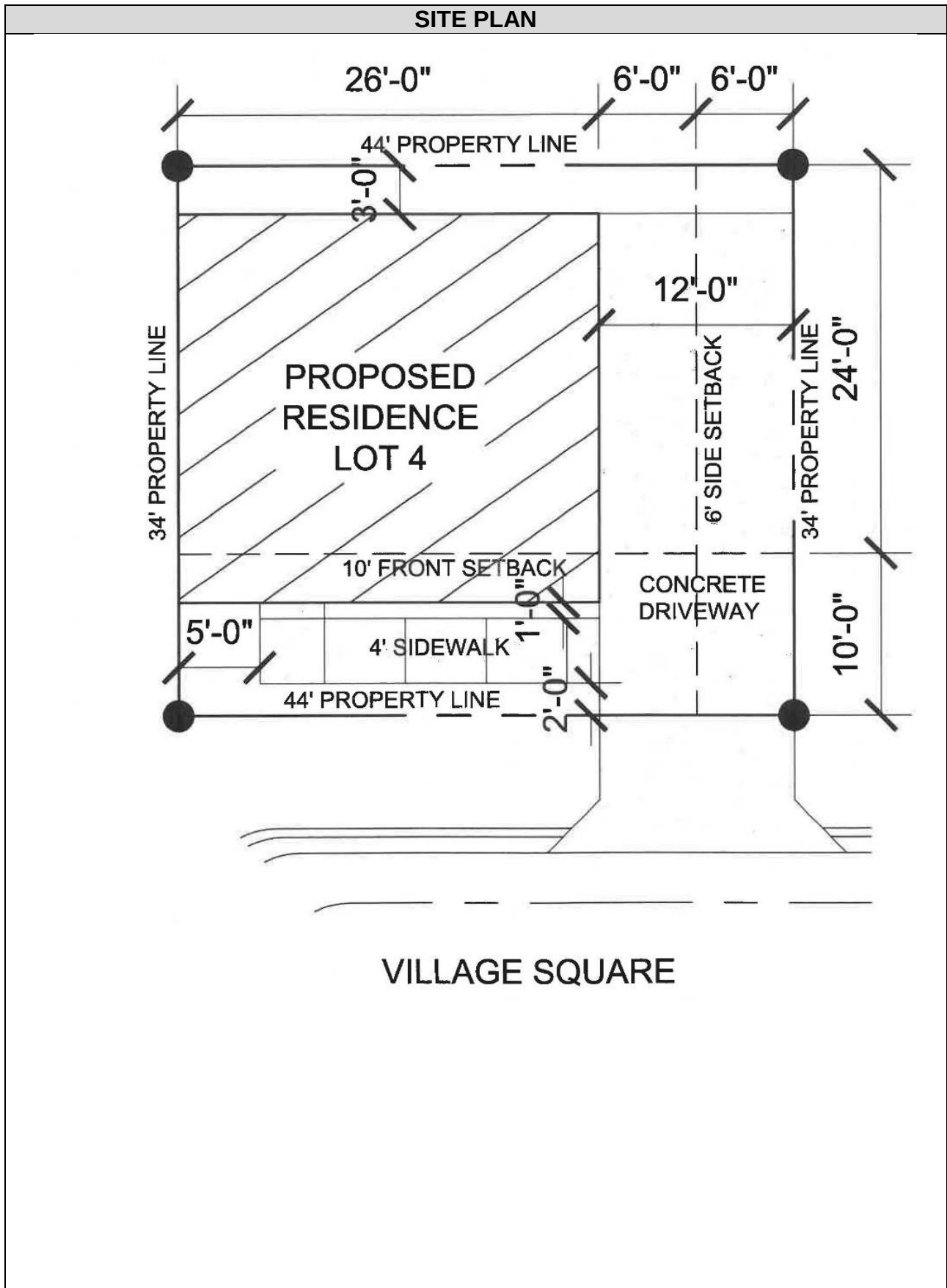


AERIAL MAP



SITE LOCATION MAP

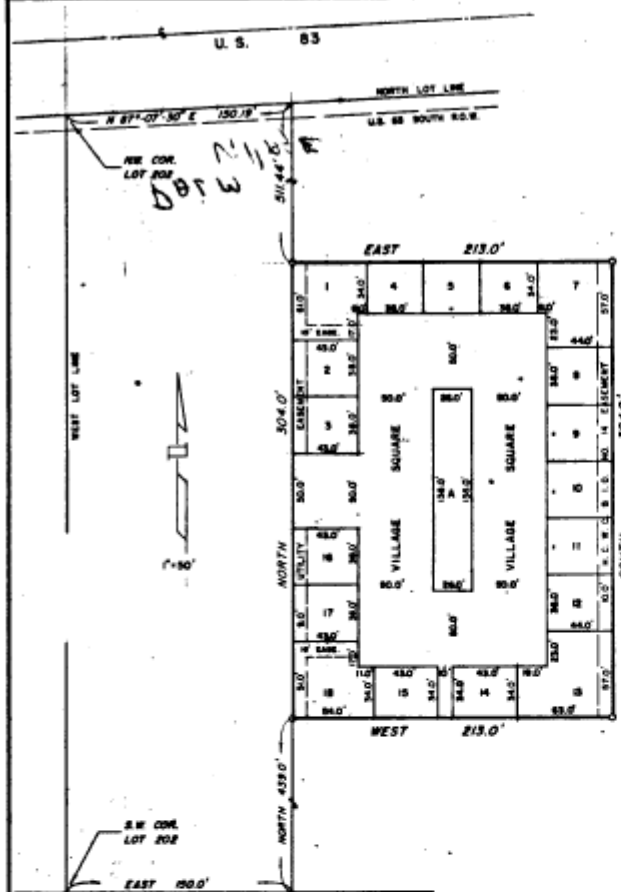




RECORDED PLAT

VOL. 20

PAGE 40



MAP OF
PALM VILLAGE
SUBDIVISION
UNIT NO. 1

MISSION, TEXAS

BEING A RESUBDIVISION OF 1.49 ACRES OUT OF
LOT 202, JOHN H. SHAW SUBDIVISION,
HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDON, CIVIL ENGINEER AND SURVEYOR, CERTIFY THE
FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE
LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY
DIRECTION.

CHARLES L. MELDON
CIVIL ENGINEER AND SURVEYOR
EDINBURG, TEXAS
JUNE 15, 1977
JOB NO. 770236



STATE OF TEXAS
COUNTY OF HIDALGO

I, T. J. HUNTER, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON
THIS PLAT AND DESIGNATED AS THE PALM VILLAGE SUBDIVISION UNIT
NO. 1, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO
THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER
COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN
FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

T. J. Hunter
T. J. HUNTER

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. J. HUNTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF September, A.D., 19 77.



THIS PLAT APPROVED BY THE CITY OF MISSION PLANNING AND ZONING COMMISSION, ON THIS THE 7 DAY OF Sept, A.D., 19 77.

Barbara K. Hartman
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

W. J. Anderson
EXAMINER

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION ON THIS THE 12 DAY OF Sept, A.D., 19 77.

John J. Anderson
Mayor

ATTEST:
Debbie Drury
CITY SECRETARY

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14, SUBJECT TO THE CONDITION THAT IF 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 TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS
OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.
DATED THIS 21 DAY OF September, A.D., 19 77.

HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT
DISTRICT NO. 14

By: *John J. Anderson*

ATTEST:
John J. Anderson
CITY SECRETARY

20260

APPROVED FOR RECORDING

COMMISSIONERS' COURT

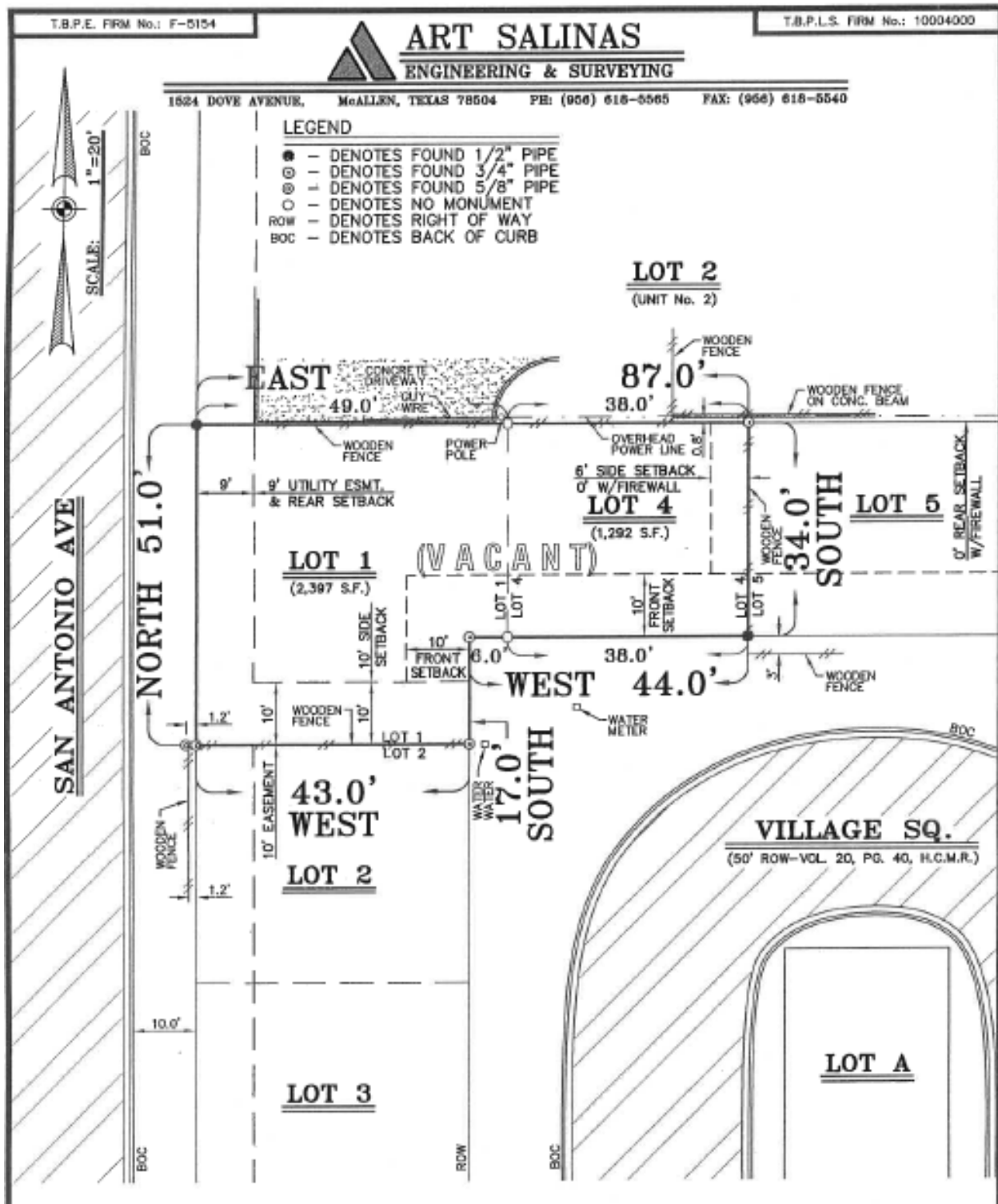
Held at 10:00 A.M. on September 14, 1977

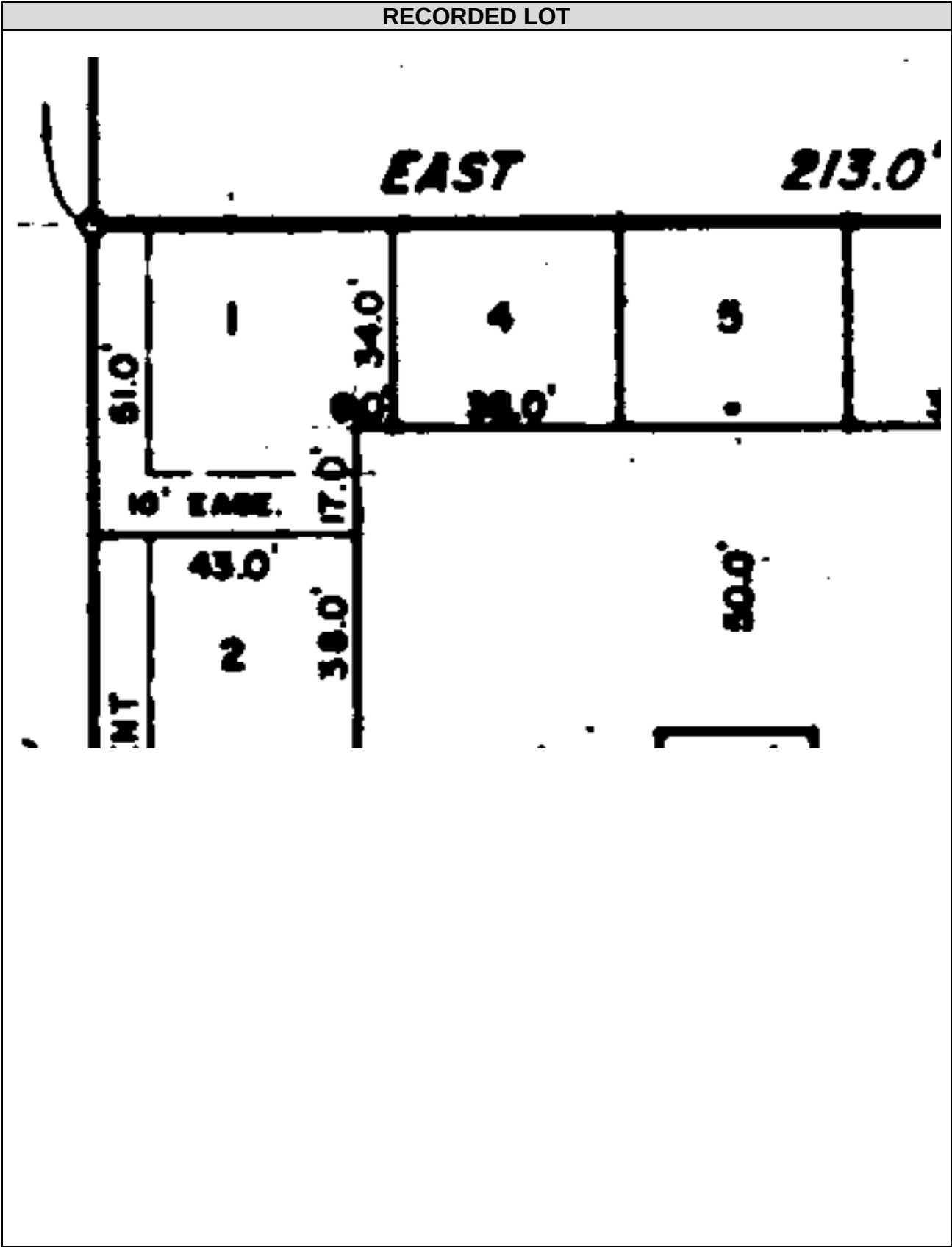
By: *John J. Anderson*, County Clerk

Hidalgo County, Texas

By: *John J. Anderson*, Deputy

SURVEY





MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
281100	PATRIOT POINTE 168 LLC	3333 N DIGITAL DR STE 260	LEHI	UT	84043-6693
254477	CHOW OSCAR R & YADIRA H	1801 VILLAGE SQ	MISSION	TX	78572-9211
254487	GARZA HEIDI	1812 VILLAGE SQ	MISSION	TX	78572
254485	ACOSTA ANDRES DAVID	1810 VILLAGE SQUARE	MISSION	TX	78572
254476	MARROQUIN PALOMA	1802 VILLAGE SQUARE	MISSION	TX	78572-9211
254492	GARCIA MARTINE H & DAVID	1816 VILLAGE SQ	MISSION	TX	78572-9211
254480	BARRERA RICARDO R & BARBARA ROBERTO & LAURA	33 CAPILANO DR	VALLEJO	CA	94590-3947
254491	GARZA ROMEO G & MIRTHALA G RIOS	1818 VILLAGE SQUARE	MISSION	TX	78572-9211
254484	LEON JOSE R & ABIGAIL	1808 VILLAGE SQ	MISSION	TX	78572-9211
254483	LEON JOSE R & ABIGAIL	1808 VILLAGE SQ	MISSION	TX	78572-9211
254482	MARTINEZ ROSA	599 SCOTTS CREEK RD	STATESVILLE	NC	28625-2343
187215	STRENK GERALD & MARY CARMEN	1513 W 20TH ST	MISSION	TX	78572-2633
187216	GRUTZMACHER MARIA OLIVIA	PO BOX 1134	MISSION	TX	78573-0018
187214	IGLESIAS INVESTMENT GROUP LLC	2112 S SHARY RD	MISSION	TX	78572
254496	LICON ALMADA FAMILY LIMITED PARTNERSHIP	3530 PLAZAS DEL LAGO DR	EDINBURG	TX	78539-7700
281105	LICON ALMADA FAMILY LIMITED PARTNERSHIP	3530 PLAZAS DEL LAGO DR	EDINBURG	TX	78539-7700
1314467	GRUTZMACHER MARIA OLIVIA	PO BOX 1134	MISSION	TX	78573-0018
254495	GARCIA JUAN ANTONIO	1708 SOLAR DR	MISSION	TX	78574-3369
254494	REYPRES PROPERTIES THREE LLC	826 CROCKETT RD	HARLINGEN	TX	78552-5114
254475	RODRIGUEZ RICARDO & JUANITA	4001 HICKORY AVE	MCALLEN	TX	78501-8113
254479	MARROQUIN ERICK R	2106 E 21ST ST	MISSION	TX	78572-3547
281107	LICON ALMADA FAMILY LMTD PTN	3530 PLAZAS DEL LAGO DR	EDINBURG	TX	78539-7700
1238477	MISSION TWIN OAKS LP	15 LAKE DRIVE	ROUND ROCK	TX	78665-9415
254486	GUZMAN JORGE JUAN & ROSARIO RANGEL-CEPEDA	1811 VILLAGE SQUARE	MISSION	TX	78572



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 22, 2025

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

AGENDA ITEM: Public hearing and consideration of a variance request to allow a 0' front setback instead of the required 20-foot setback for an existing carport, being Lot 55, Las Misiones Estates Phase II Subdivision, located at 1717 Salinas Street, Applicant: Diana V. Sanchez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 12, 2025 – Application for Variance Request submitted to the City.
- October 9, 2025 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract and notice of public hearing was published in the Progress Times.
- October 22, 2025 – Public hearing and reconsideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
 - Minimum Front Setback: 20 feet
 - Minimum Side Setback: 6 feet
 - Minimum Rear Setback: 10 feet
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located on the west side of W. 18th Street and Salinas Drive intersection.
- The applicant is requesting a variance to keep a 20' x 20' carport within the 20' front setback. The carport was constructed without obtaining a building permit.
- Las Misiones Estates Phase II Subdivision was recorded on January 28, 1999. The lot measures 60' in width by 113 in depth for a total area of 6,780 square feet.
- The lots to the north, south, east, and west are developed as Single-Family Residences.
- Staff notes that the Code Enforcement Department has an ongoing case in this property for construction without a permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 25 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.
- There is a 5-foot utility easement along the front of the property.

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) Signed 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 thereafter, 2) obtaining a building permit, and 3) paying a double permit fee.

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

ARIEL MAP



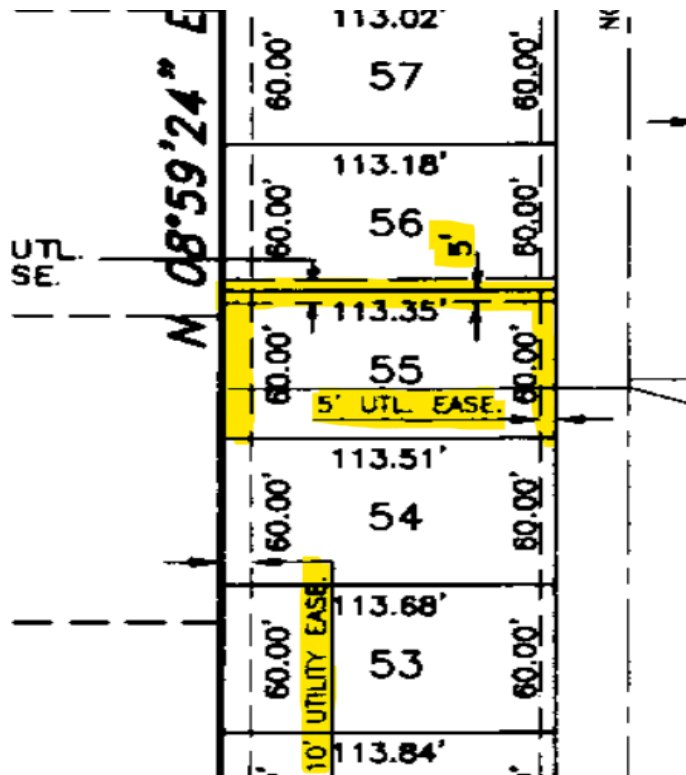
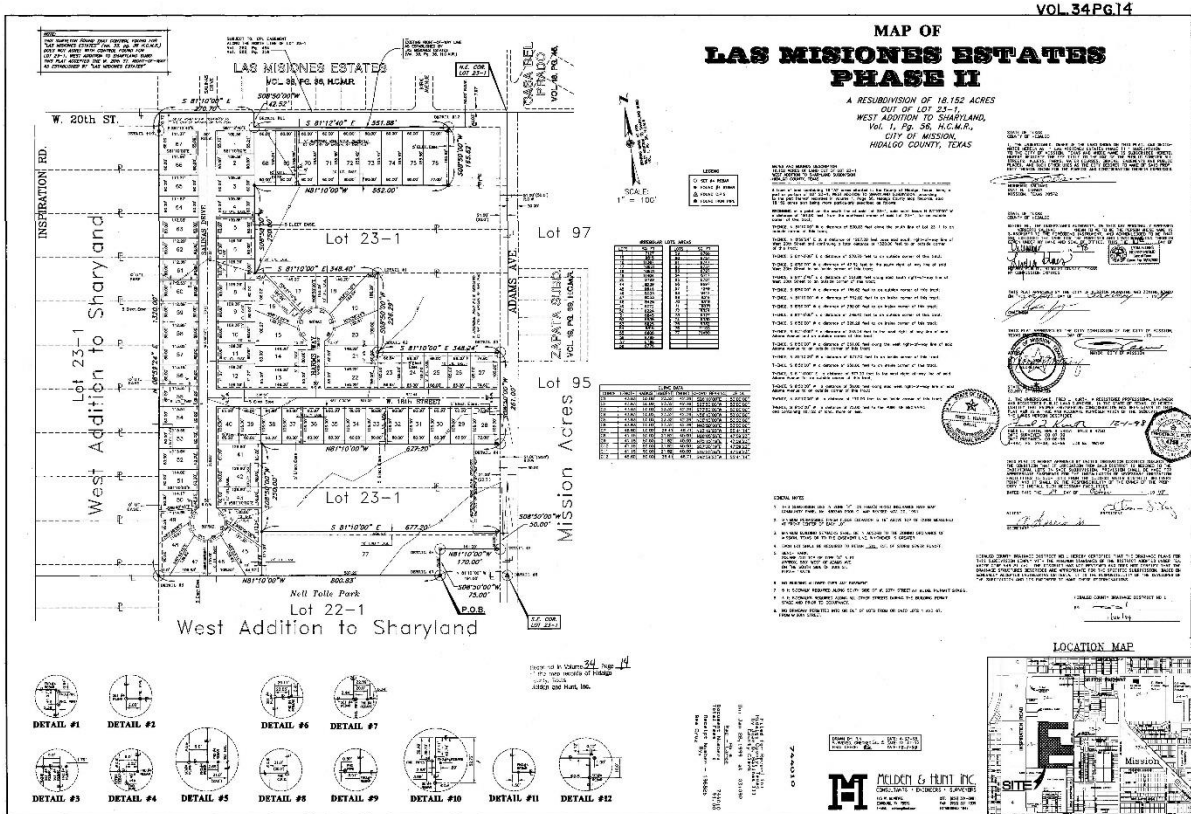
ATTACHMENTS



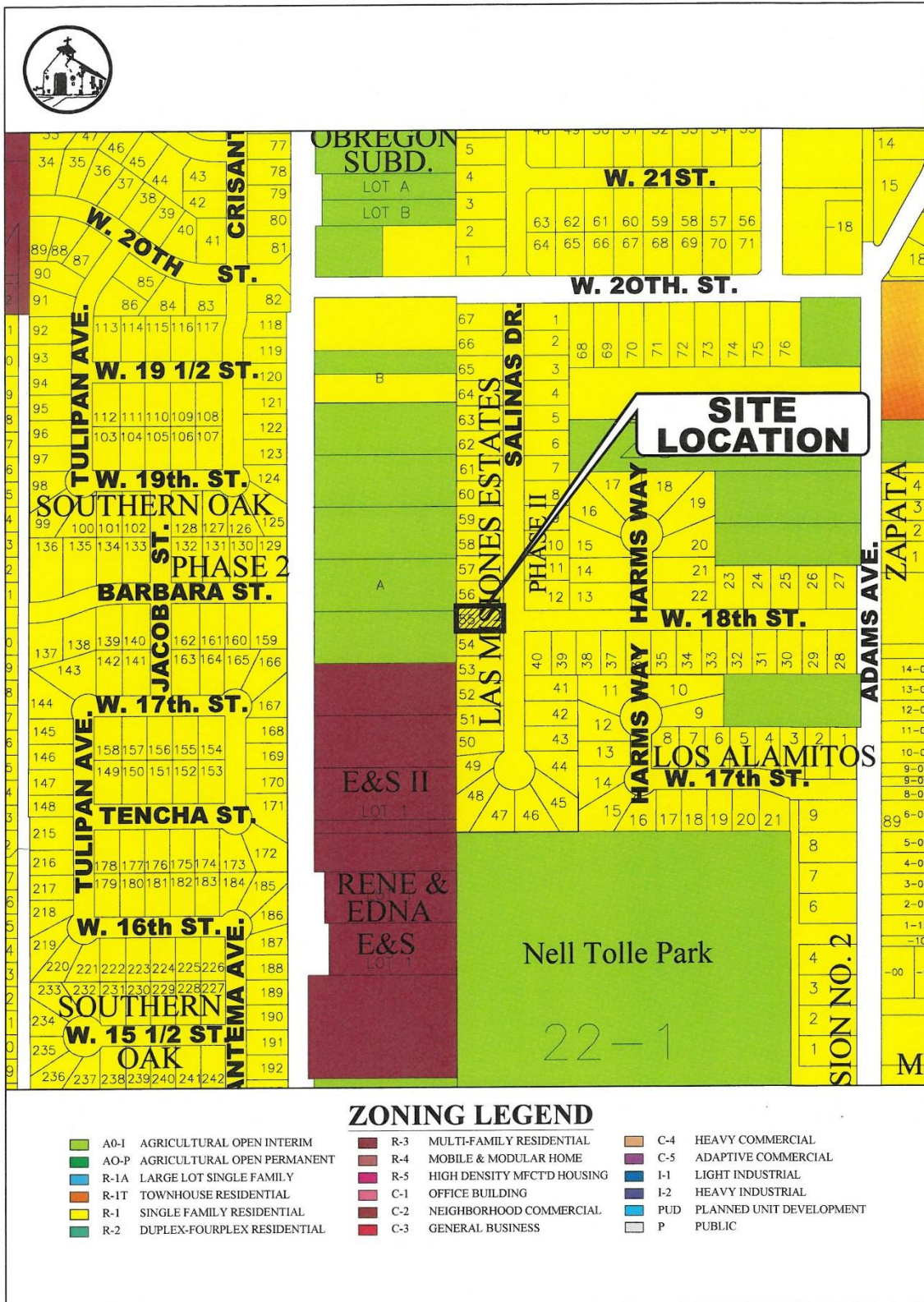
PICTURES



ATTACHMENTS



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CITY OF
MISSION

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

August 13, 2025

Case# 25-08-G-013

Diana V. Sanchez
1717 Salinas St.
Mission, TX 78572-7339

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **1717 Salinas Dr. Mission, TX**, bearing a legal description of **Las Misiones Estates Ph 2 Lot 55**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that the construction taking place on the property without first obtaining the required permits. This is a violation of **City of Mission Code of Ordinance; Chapter 18 – Buildings and Building Regulations**.

Under the provisions of City of Mission Code of Ordinance; **Chapter 18 – Building and Building Regulations – Section 18-32 – Residential Code adopted; 2021 International Residential Code (IRC). Section 105 Permits; R105.1 Required**. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning and Inspection Department.

You have **(10) calendar days** from date of notice to make contact with the **Code Enforcement Department at (956) 580-8697** to discuss the options available to comply. If you fail to make contact within the timeframe provided herein then other enforcement measures may be taken, including but not limited to, the assessment of fines and court costs.

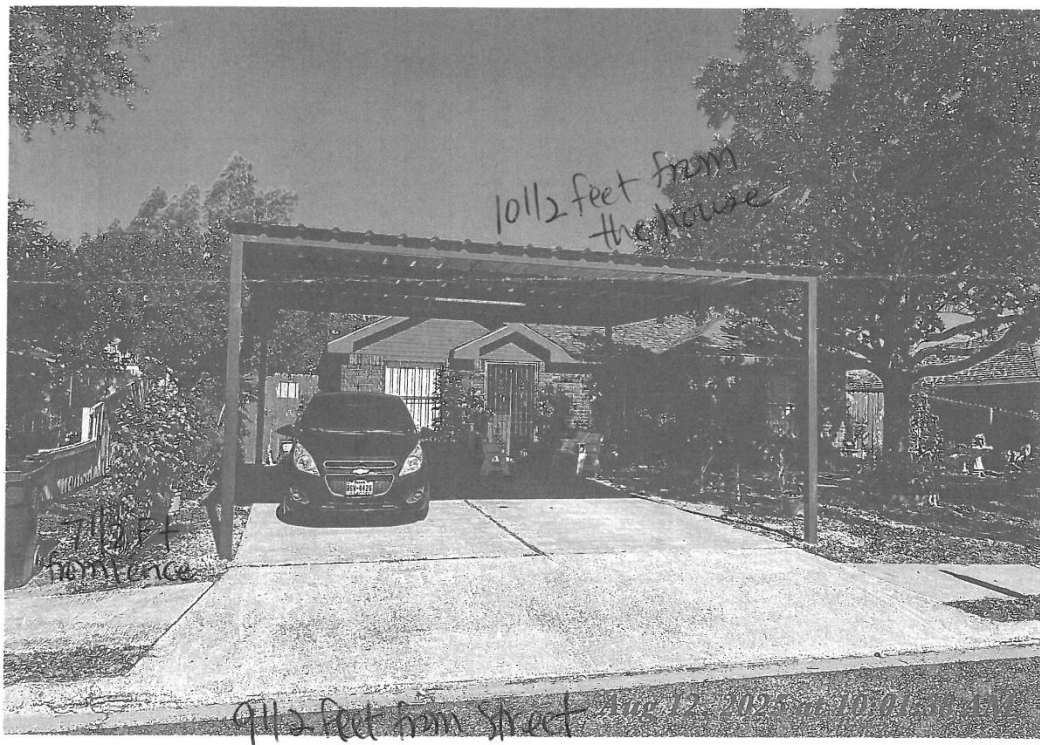
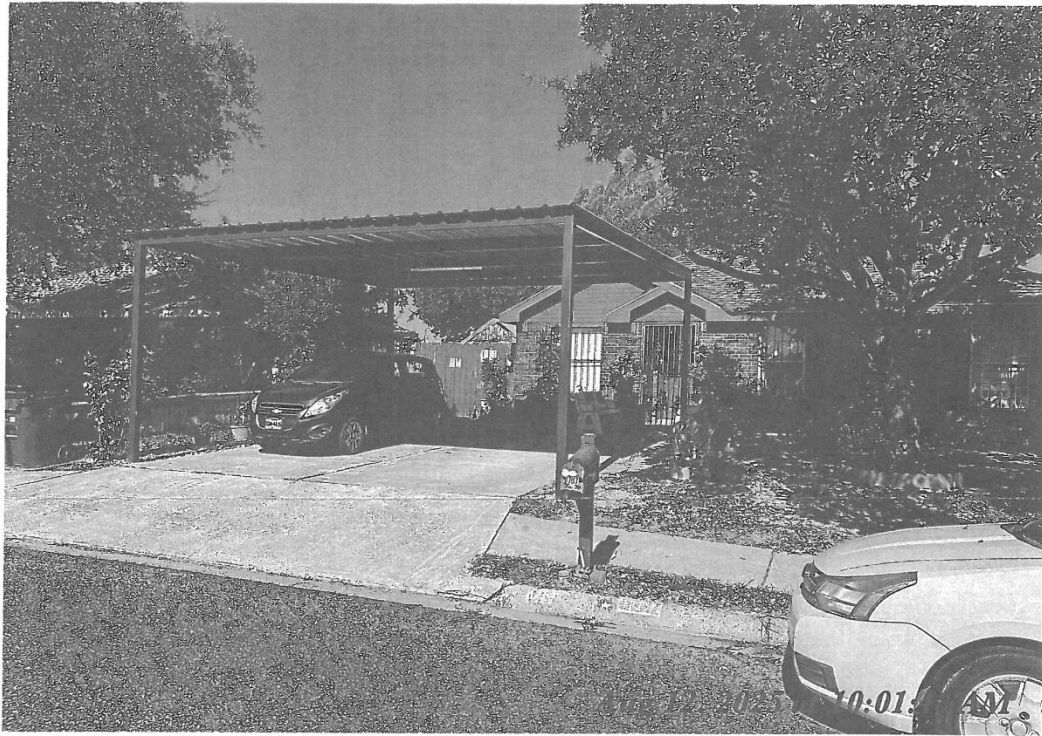
As a property owner, you may file an application for a variance with the Zoning Board of Adjustments. We thank you for your understanding and prompt attention to this matter.

Respectfully,

Angel Garcia Jr.
Code Enforcement Officer

117 E Tom Landry St. | Mission, Texas 78572 | (956)580-8697 | codeenforce@missiontexas.us

ATTACHMENTS



ATTACHMENTS



**BUILDING INSPECTIONS DIVISION
RESIDENTIAL PERMIT APPLICATION AND SUBMITTAL CHECKLIST**

RECEIVED
8/15/25

PROPERTY INFORMATION: ZONE R-1 DATE 8-25-25 STAFF A TXDOT PERMIT _____

Project Address 1717 Salinas St GEO ID# _____

Lot _____ Block _____ Subdivision Name _____

Description of Work Carport Installation
(example: new single family dwelling, remodel existing dwelling, addition to existing dwelling, new porch/garage, solar panels)

Square Footage of Living Area _____ Patio/Porch _____ Garage/Carport 20x20 Total _____

OWNER/CONTRACTOR INFORMATION:

General Contractor: Dark Monkey Contact Name: Gerardo Silva Phone: (956) 867-0984

Owner's Name: Gerardo Silva Diana V Sanchez

Property Address: 1717 Salinas St Owner's Phone#: (956) 867-0984 780-1762

(THE ABOVE INFORMATION MUST BE CORRECT. IT IS REQUIRED THAT THE CERTIFICATE OF OCCUPANCY HAVE THIS INFORMATION)

Estimated Project Cost: \$ 2,250.00 Email Address: joyfuldvs@gmail.com

SUBMITTAL CHECKLIST

Please submit the following items along with the completed application above.

UNDER NO CIRCUMSTANCES WILL AN INCOMPLETE AND/OR PARTIAL SUBMITTAL BE ACCEPTED.

Effective immediately, **NO** application will be accepted without a 2024 REScheck Compliance Report (www.energycodes.gov), Manual J (A/C Report), an engineered sealed Windstorm Plan and a complete set of plans in the size of 11x17.

Complete set of plans is to include the following:

- Site Plan
- Foundation Plan
- Floor Plan
- Mechanical, Electrical and Plumbing Plans
- Elevation Plan
- Driveway and Sidewalk

SPECIAL CONDITIONS: Must comply with all 2024 IBC, IRC, IFB, IPC, IMC, IFGG, IECC, ISPSC, IPMC, 2023 NEC Code Requirements, State Law, Local Ordinances & Setback Requirements

FOR OFFICE NOTES ONLY

Denied
#Must meet 18ft front setback from the Property line

17

A pre-pour survey by a licensed surveyor and/or civil engineer will be required to ensure setback/easement compliance on any cul-de-sac lots and/or irregular lots, if the house is placed on the exact setback allowed on a regular lot.

Please allow 3-5 business days to pick up permit or you may inquire at (956) 580-8691 or (956) 580-8687.

NO BUILDING SHOULD COMMENCE WITHOUT A BUILDING PERMIT.

ATTACHMENTS

INSPECTIONS DIVISION
580-8691

(Final Approval is deemed not officially approved unless all the requirements as set forth are fully complied with. Any revised plans may need additional requirements).

Initials: INDate: 8/17/15

Pending: ☐ Approved: ☐ Denied: ☒
Special Requirements:

**MUST COMPLY WITH ALL APPLICABLE BUILDING
CODES, STATE LAWS, AND LOCAL CITY
ORDINANCE REQUIREMENTS, AND 2018 ENERGY
CODE**

PLANNING DIVISION
580-8672Initials: QDate: 8-25-15

Pending: ☐ Approved: ☐ Denied: ☒
Zone R-1 CUP req'd: ☐ Yes ☒ No

2 Car Driveway: ☐ Other: ☒

MFE: 15' PL Via Plat Note #: -

Flood Zone -

Elevation Certificate Required: ☐ Yes ☒ No

4' 5' Sidewalk along -

Asbestos Report Req'd: ☐ Yes ☒ No

No Occupancy w/out Bus. License: ☐ Yes ☒ No

Pre-Pour Survey Required ☐ Yes ☒ No

Min. Setback Requirements

Front: 20'

Cul-de-sac Lot:

Rear: 10' O.E.Side: 6'

Corner Side:

Garage: 18'

NOTES:

1. Must call for all inspections at 584-5161
2. Do not call Inspectors directly for any Inspections.
3. Keep all inspection Tags for your records.
4. A Certificate of Occupancy will **NOT** be issued if inspections are not completed, i.e. missing or work is covered before being Inspected by the City.

FIRE MARSHAL'S OFFICE
580-8711

Initials: _____ Date: _____

Pending: ☐ Approved: ☐ Denied: ☐

See Attachments for additional requirements/comments

Fire Hydrant Required: ☐ Yes ☐ NoFire Lane to be Painted: ☐ Yes ☐ NoHEALTH DEPARTMENT
580-8741

Initials: _____ Date: _____

Pending: ☐ Approved: ☐ Denied: ☐Grease Trap: ☐ Yes ☐ No

Comments:

STREETS/ENGINEERING DEPARTMENT
580-8780

Initials: _____ Date: _____

Pending: ☐ Approved: ☐ Denied: ☐Detention/Retention Requirement ☐ Yes ☐ NoBerms Required: ☐ Yes ☐ No

Comments:

WATER & WASTEWATER UTILITY DEPT.
580-8780

Initials: _____ Date: _____

Pending: ☐ Approved: ☐ Denied: ☐Plat's Utilities Approved: ☐ Yes ☐ NoCross Connection Prevention: ☐ Yes ☐ NoPCC Required: ☐ Yes ☐ No

Comments:

A Building Permit is granted for the proposed Improvements specifically conditioned upon the terms and req. set forth above and on any other supplementary review and requirements sheets. The individuals whose signature appears below has the authority by the owner and/or other applicant to agree to the City's conditions, and further attests that he/she has read said conditions and agrees to fully comply therewith.

Signature of authorized agent _____ Date _____

ATTACHMENTS

1717 Salinas Drive (Lot 55, Las Misiones Estates Ph. II)

Building Projects Selection
✕

Name Information

Name

☐ Individual ☒ Entity ☐ Both

Name

Address

Street No#

Street

Unit

Advanced

Project Number

Contractor

Code

Selection

Status <Any>

Project Type <Any>

Project #	Type	Name	Exp. Date	Status	St No#	Street	Unit	Project Type
99001597	N	OBRA HOMES	4/05/1999	Complete	1717	SALINAS DR		BLDG
99003272	N	OBRA HOMES	6/21/1999	Complete	1717	SALINAS DR		BLDG
99003292	N	OBRA HOMES	6/22/1999	Complete	1717	SALINAS DR		BLDG
99003499	N	OBRA HOMES	6/30/1999	Complete	1717	SALINAS DR		BLDG

Display ☒ Name ☐ Project Description

OK
Cancel

Building Projects Selection
✕

Name Information

Name

☐ Individual ☒ Entity ☐ Both

Name

Address

Street No#

Street

Unit

Advanced

Project Number

Contractor

Code

Selection

Status <Any>

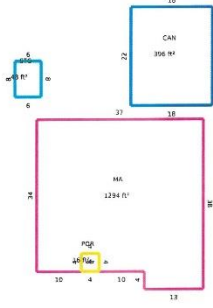
Project Type <Any>

Project #	Type	Project Description	Exp. Date	Status	St No#	Street	Unit	Project Type
99001597	N	NEW DWELLING	4/05/1999	Complete	1717	SALINAS DR		BLDG
99003272	N	PLUMBING	6/21/1999	Complete	1717	SALINAS DR		BLDG
99003292	N	ELECTRICAL	6/22/1999	Complete	1717	SALINAS DR		BLDG
99003499	N	AIR CONDITIONING	6/30/1999	Complete	1717	SALINAS DR		BLDG

Display ☐ Name ☒ Project Description

OK
Cancel

ATTACHMENTS

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2025-1-0		Valuation Method: cost-local		October 06, 2025																																																																																																																																																																																																																																			
PROPERTY ID AND LEGAL DESCRIPTION 599414 1717 SALINAS DR, MISSION TX LAS MISIONES ESTATES PH 2 LOT 55 TYPE: R DBA: PROP USE: MAP ID: CMS VOL 34 GEO ID: L3340-02-000-0055-00 AS CODE: L334002 MAPSCO: Ref ID: 429509 MKT AREA: SMSA014 TIF: Subtype: RES SUB MKT: EFF SIZE: LEGAL ACRES: APPR VAL METHOD: cost-local		OWNER ID, NAME, AND ADDRESS SANCHEZ DIANA V & MARIA G 1717 SALINAS ST MISSION TX 78572-7339 OWNER ID / % 418642 100.00000		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 IMPROVEMENTS 91,639 95,777 LAND MARKET 55,129 55,129 MARKET VALUE 146,768 150,906 SPECIAL USE EXCL 0 0 APPRAISED VALUE 146,768 150,906 HS VALUE LIMIT 30,321 31,474 CIRCUIT BRKR LIMIT 0 0 NET APPRAISED 115,847 127,432																																																																																																																																																																																																																																			
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MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
305809	DE LEON JORGE & MINERVA	2002 ROYAL PALM ST	MISSION	TX	78572-3008
305818	FLORES RODOLFO JR	1710 N INSPIRATION RD	MISSION	TX	78572-7207
599370	QUEZADA JUAN M	1802 SALINAS ST	MISSION	TX	78572-7348
305805					
599371	OLIVARES MARIA ELENA	1800 SALINAS ST	MISSION	TX	78572-7348
599400	ESPINOZA LYDIA Y	1710 SALINAS ST	MISSION	TX	78572-7337
599369	RUJIZ MANUEL & HORTENCIA	1804 SALINAS ST	MISSION	TX	78572-7348
599373	PINA ENRIQUE & LORENA C	1803 HARMS WAY ST	MISSION	TX	78572-7334
599401	GUERRA ENCARNACION S & MARIA C	1708 SALINAS ST	MISSION	TX	78572-7337
599399	PEREZ GILBERTO & ARACELI TOVIAS	1721 W 18TH ST	MISSION	TX	78572-7332
599374	SALAZAR MARIA M	1805 HARMS WAY ST	MISSION	TX	78572-7334
599398	MOLINA DIANA	PO BOX 60154	CORPUS CHRISTI	TX	78466-0154
599397	CANO VERONICA	119 S BAY ST	FELLSMERE	FL	32948-6005
599372	CASTANEDA MATILDE	1801 HARMS WAY ST	MISSION	TX	78572-7334
599413	LOPEZ LORENZO & JUANA	1715 SALINAS ST	MISSION	TX	78572-7339
599368	GUERRA FERNANDO & MAYRA ALEJANDRA SOLIS-LOPEZ	PO BOX 6231	MCALLEN	TX	78502-6231
599414	SANCHEZ DIANA V & MARIA G	1717 SALINAS ST	MISSION	TX	78572-7339
599411	PAEK ROBIN & ALMA A	2424 CHRISTINA AVE	MISSION	TX	78572-1917
599410	PAEK ROBIN & ALMA A	2424 CHRISTINA AVE	MISSION	TX	78572-1917
599418	ZAleta MARIA	1807 SALINAS ST	MISSION	TX	78572-7336
599416	MARTINEZ JORGE ALBERTO JR	1803 SALINAS ST	MISSION	TX	78572-7336
599412	MORALES DORA ELIA	1713 SALINAS DR	MISSION	TX	78572-7339
599415	TREJO ALFREDO	1801 SALINAS ST	MISSION	TX	78572
599417	PENA PATRICIA	1805 SALINAS DR	MISSION	TX	78572-7336
305822	FUENTES CHRISTOPHER	PO BOX 3515	MISSION	TX	78573-0060



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: October 22, 2025

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

AGENDA ITEM: Public hearing and consideration of a variance request to allow an 8'5" rear setback instead of the required 10' for an existing covered patio and a 10' side setback instead of the required 20' for a proposed swimming pool, being Lot 1, Harmony Estates Subdivision, located at 2109 Paseo Encantado Street, Applicant: Elias Rodriguez, Jr. & Ofelia Amador – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 23, 2025 – Application for Variance Request submitted to the City.
- October 9, 2025 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract and notice of public hearing was published in the Progress Times.
- October 22, 2025 – Public hearing and reconsideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with the Subdivision General Plat Notes (1), which states Minimum Building Setbacks:
- Rear Setback: 10 feet
- Side Setback: 6 feet
- Side Corner Setback: 10 feet
- Garage Setback 18' except where greater setback required.
- Rear & Side Inspiration Road 20 feet
- Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located on the southeast corner of Inspiration Road and Paseo Encantado.
- The applicant is requesting a variance to keep a 41' x 24' covered patio within the 10' rear setback and to allow the construction of a swimming pool within the 20' side setback on Inspiration Road. The covered patio was constructed without obtaining a building permit.
- Harmony Estates Subdivision was recorded on August 30, 2001. The irregular lot has a total area of 9,452 square feet.
- The lots to the north, south, and east are developed as Single-Family Residences.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 22 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.
- There is a 10-foot utility easement along the side and rear of the property.

STAFF RECOMMENDATION:

Staff recommends denial for the existing carport and proposed pool. This request does not qualify as an undue hardship.

However, if ZBA is inclined to approve the variance for the carport then the applicant would need to comply with the following: 1) Signed 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 thereafter, 2) obtaining a building permit, and 3) paying a double permit fee.

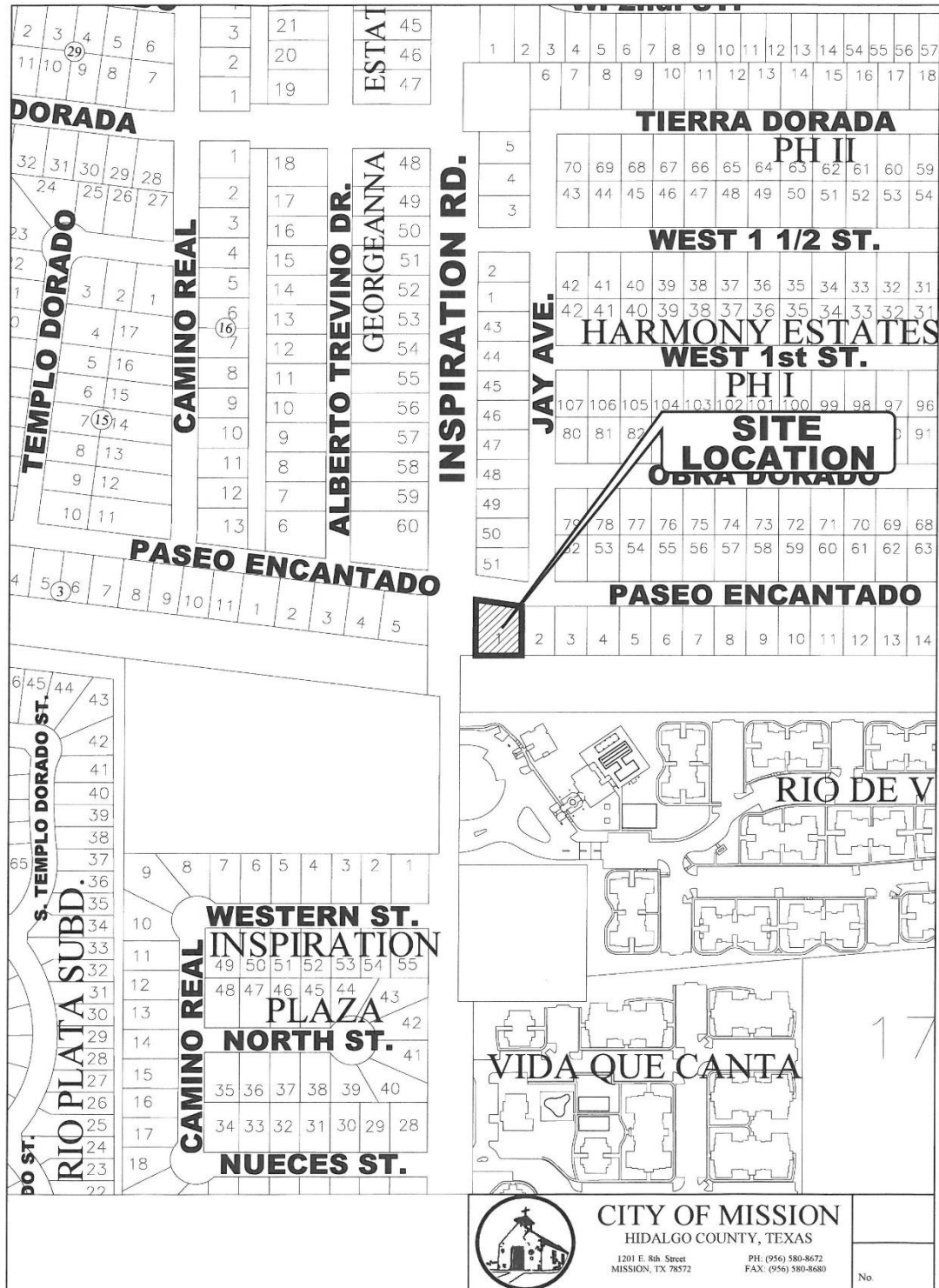
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

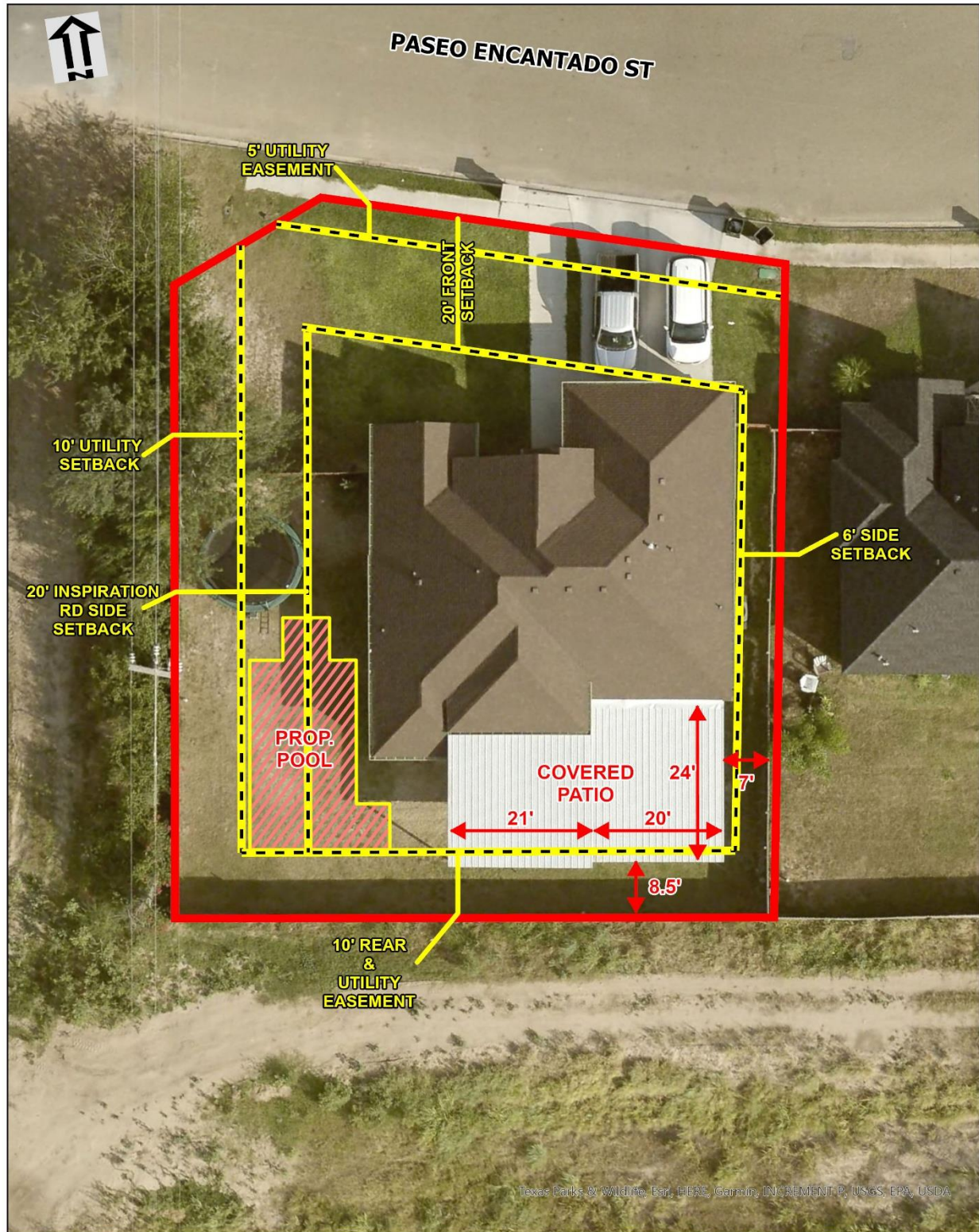
VICINITY MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



ATTACHMENTS



PICTURES

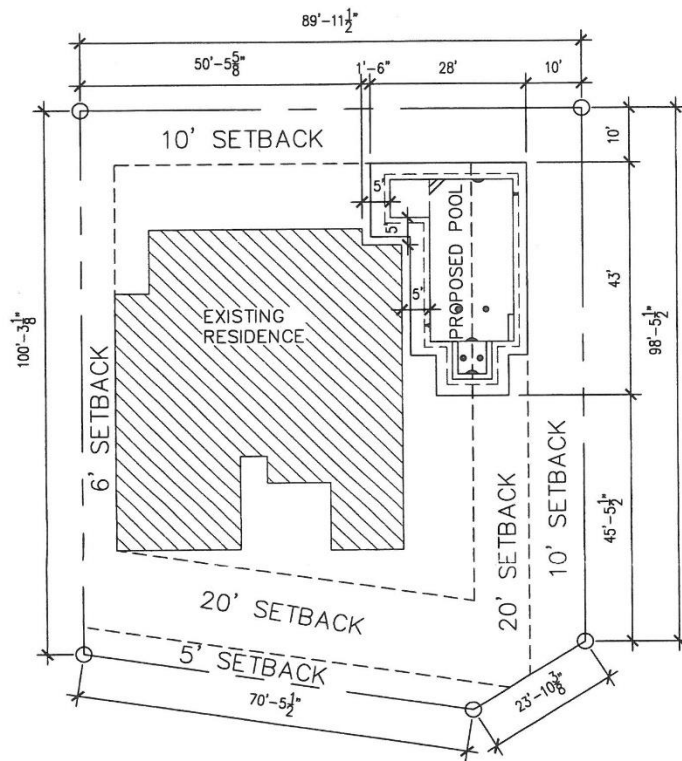


PICTURES



ATTACHMENTS

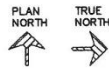
NOTE: THE APPROX. SET AS SHOWN
AND AN ADJUST IS MADE TO THE SET



1 SITE PLAN

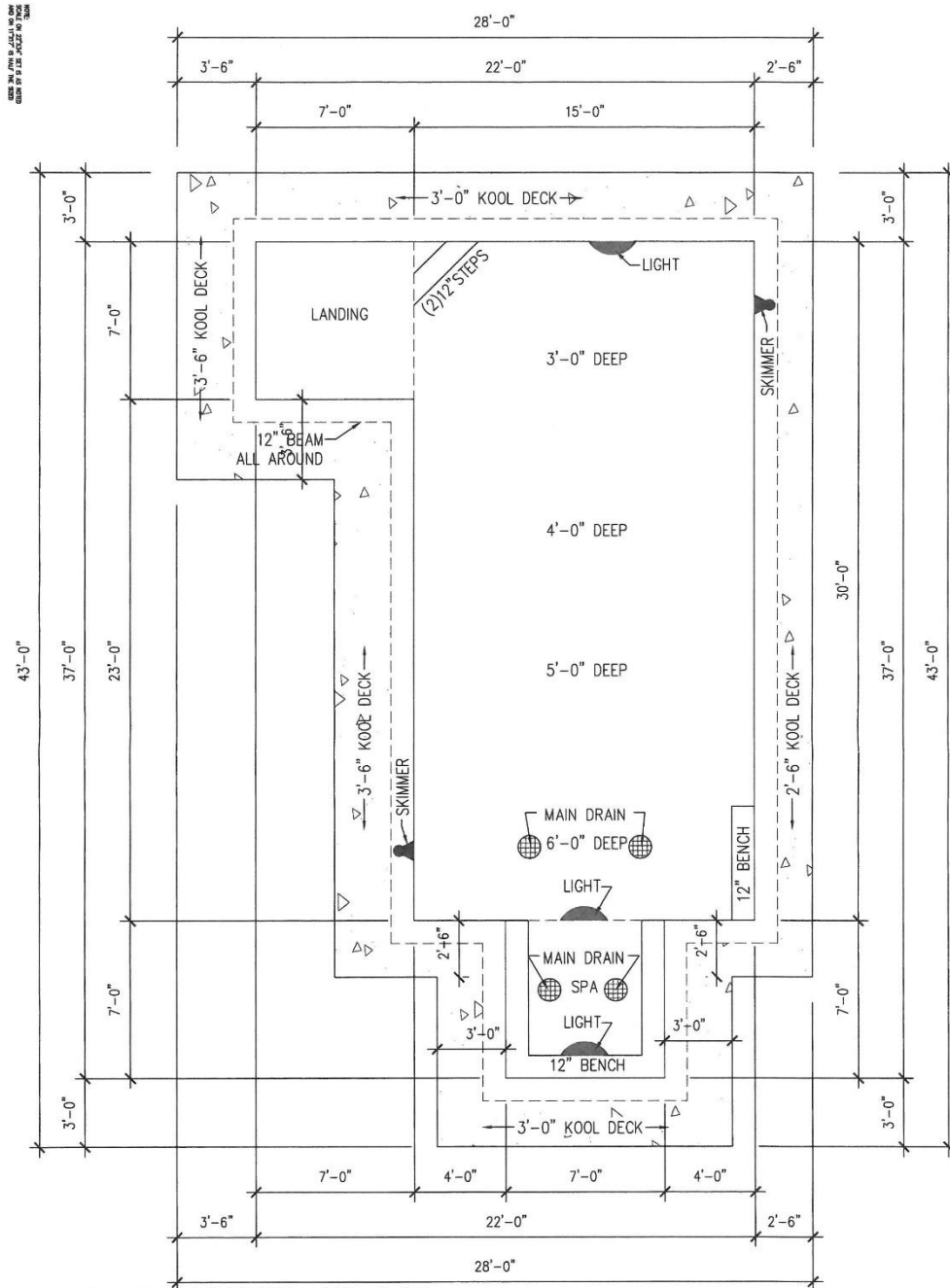
SCALE: 1" = 20'-0"

ADDRESS:
2109 PASEO
ENCANTADO ST.
MISSION, TX.



NOTE:
THIS IS NOT A SURVEY CONTRACTOR
TO VERIFY ALL DIMENSIONS AND MAKE
NECESSARY ADJUSTMENTS FOR
PROPER CONSTRUCTION.
FIELD VERIFY ALL DIMENSIONS

ATTACHMENTS



1 POOL PLAN
SCALE: 1/4" = 1'-0"

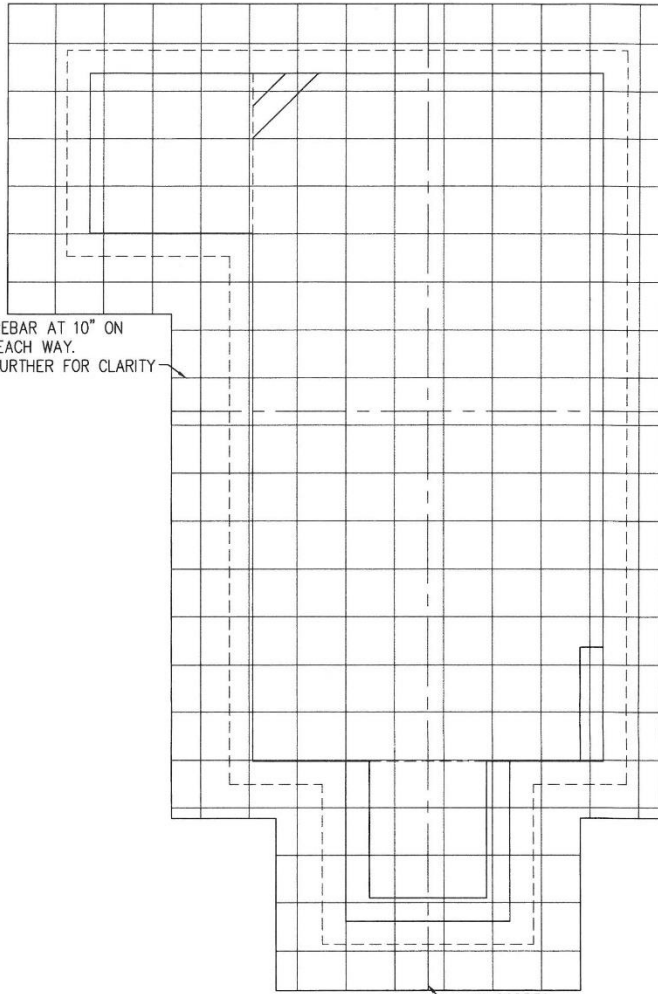
©COPYRIGHT NOTICE: 2015 SANCHEZ GARCIA DESIGN SERVICES THIS PLAN IS PROTECTED UNDER THE FEDERAL COPYRIGHT LAWS. THE ORIGINAL PURCHASER OF THIS PLAN IS AUTHORIZED TO CONSTRUCT ONE AND ONLY ONE HOME USING THIS PLAN. RESALE OF THIS PLAN IS PROHIBITED. THESE DOCUMENTS ARE A DESIGN DRAWING BY THE DESIGNER. THE DESIGNER ASSUMES NO RESPONSIBILITY IF THE OWNER DECIDES TO CONSTRUCT THIS FACILITY. THE GENERAL CONTRACTOR MUST COMPLY WITH ALL LOCAL CODES AND SAFE PRACTICAL BUILDING STANDARDS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SET BACKS BEFORE CONSTRUCTION STARTS.

SHEET: 3 of 3	Sánchez Garcia DESIGN SERVICES Enrique "Ricky" Sanchez Certified Drafter Donna, Texas 78537 Tel: (956) 472-3758 ensadesignservices@yahoo.com	DEEP SOUTH POOL'S (956) 739-8949 PROJECT : 2108 PASADO ENCANTADO ST. MISSION, TX. OWNER : RODRIGUEZ'S FAMILY	PROJECT # 0180205 DATE: 06/14/2015 DRAWN BY: A.S. CHECKED BY: E. SANCHEZ REVISIONS 1. 001 2. 001 3. 001 4. 001
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ATTACHMENTS

NOT TO SCALE
SEE SHEET 2 OF 3 FOR
POOL PLAN AND
POOL SECTION

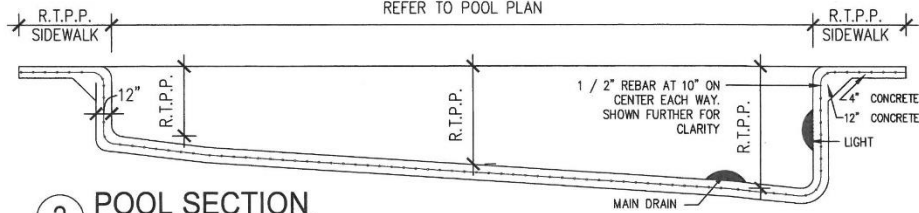
1 / 2" REBAR AT 10" ON
CENTER EACH WAY.
SHOWN FURTHER FOR CLARITY



#6 COPPER
BONDING

1 POOL FOUNDATION SCALE: 1/4" = 1'-0"

REFER TO POOL PLAN



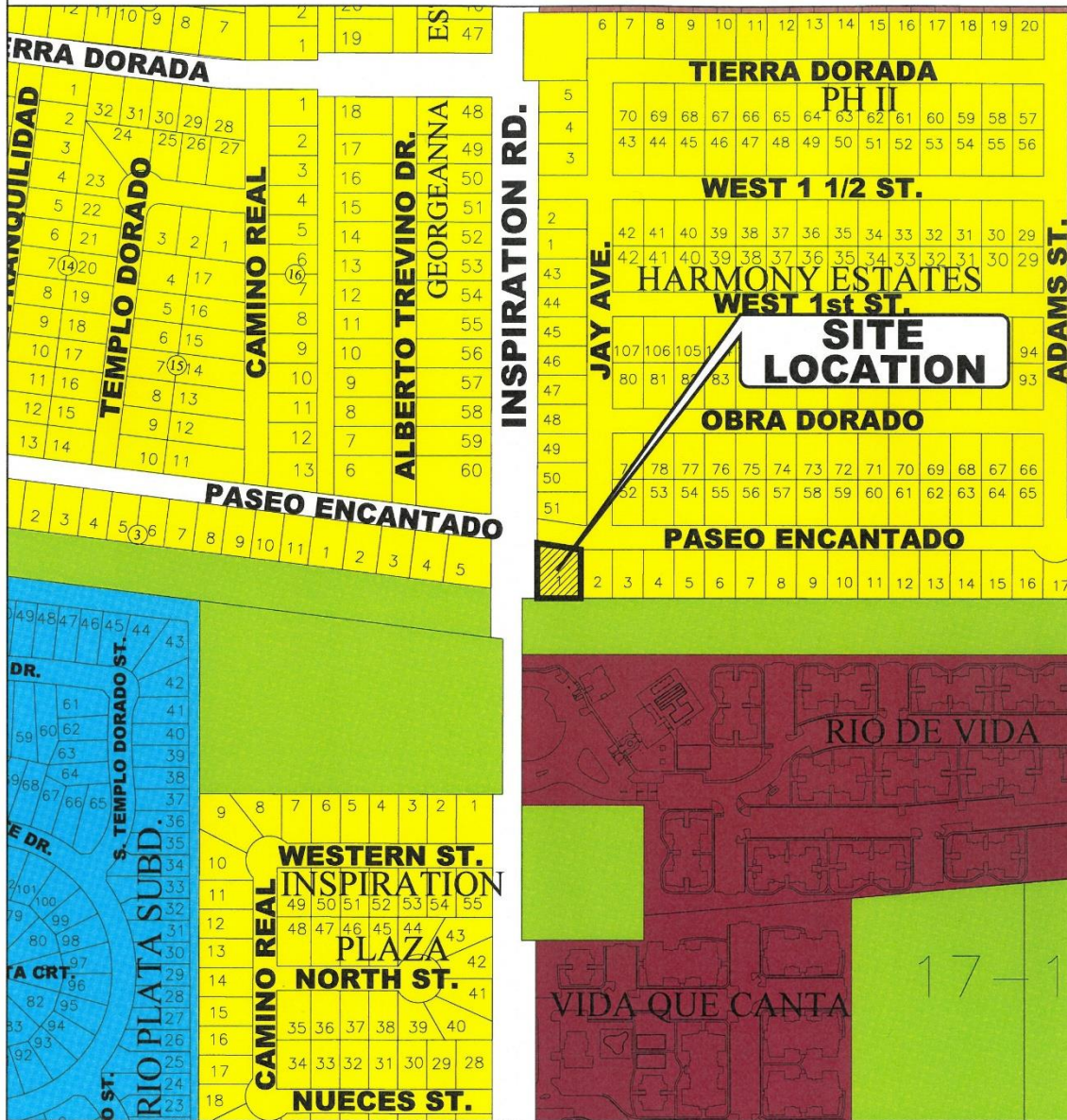
2 POOL SECTION SCALE: NOT TO SCALE

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SHEET: 2 of 3	Sánchez Garcia DESIGN SERVICES Enrique "Ricky" Sanchez Certified Drafter Donna, Texas 78537 Tel: (956) 472-3758 ensadesignservices@yahoo.com	PROJECT : OWNER : DEEP SOUTH POOL'S (956) 739-8949 2100 PASADO ENCANTADO ST. MISSION, TX. RODRIGUEZ'S FAMILY	PROJECT # : 09182025 DATE: 10/14/2025 DRAWN BY: J.A.S. CHECKED BY: E.C. SANCHEZ REVISION: 1. 000 2. 000 3. 000 4. 000
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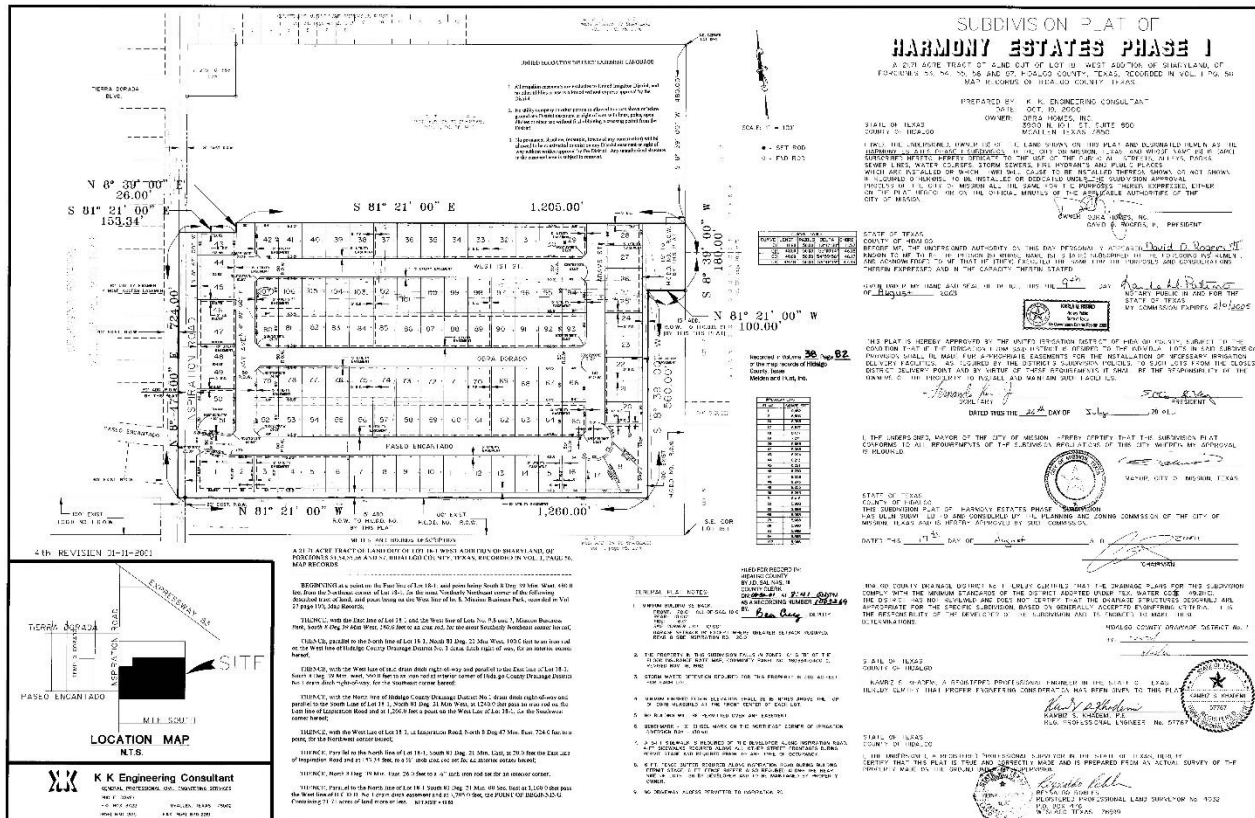
ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

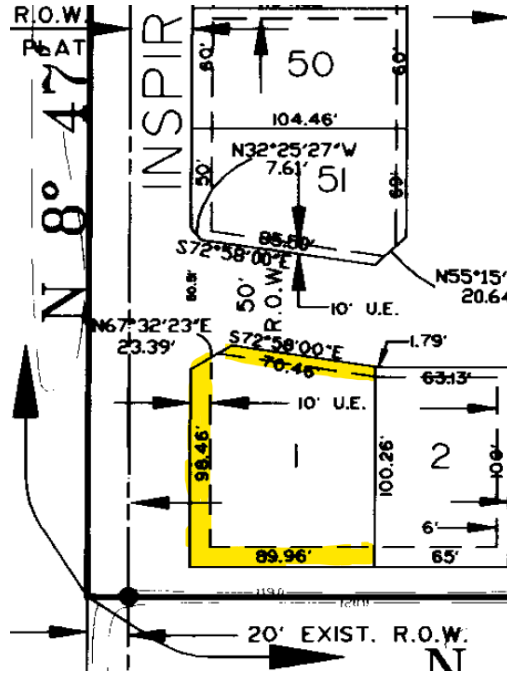
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



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.

BY J.D. SALINAS, III
 COUNTY CLERK
 ON: ~~08-30-01~~ AT 9:41 AM/PM
 AS A RECORDING NUMBER 1003269
 BY, Ben Cruz, DEPUTY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT HAS NOT BEEN DETERMINED TO BE APPROPRIATE FOR THE PROPERTY. THE RESPONSIBILITY OF THE PROPERTY OWNER FOR DETERMINATIONS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI, A
 HEREBY CERTIFY THAT

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PROPERTY MADE ON THE

ATTACHMENTS

2109 Paseo Encantado (Lot 1, Harmony Estates)

Building Projects Selection
✕

Name Information

Name

☐ Individual ☒ Entity ☐ Both

Name

Address

Street No#

Street

Unit

Contractor

Code

Advanced

Project Number

Selection

Status <Any>

Project Type <Any>

Project #	Type	Name	Exp. Date	Status	St No#	Street	Unit	Project Type
02003754	N	OBRA HOMES	4/30/2002	Complete	2109	PASEO ENCANTADO		BLDG
21005788	R	LOPEZ, JAIME	6/01/2022	Open	2109	PASEO ENCANTADO		ND
21006024	R	LOPEZ, JAIME	6/13/2022	Open	2109	PASEO ENCANTADO		PL
22000484	R	LOPEZ, JAIME	8/21/2022	Open	2109	PASEO ENCANTADO		ME
22000510	R	LOPEZ, JAIME	8/22/2022	Open	2109	PASEO ENCANTADO		EL
22001740	R	LOPEZ, JAIME	10/22/2022	Open	2109	PASEO ENCANTADO		TC
23003218	R	RODRIGUEZ, ELIAS	1/21/2024	Open	2109	PASEO ENCANTADO		FNC
24003144	R	RODRIGUEZ, ELIAS	1/19/2025	Open	2109	PASEO ENCANTADO		PP
25001892	R	AMADOR, OFELIA	10/29/2025	Open	2109	PASEO ENCANTADO		CO

Display ☒ Name ☐ Project Description

OK
Cancel

Building Projects Selection
✕

Name Information

Name

☐ Individual ☒ Entity ☐ Both

Name

Address

Street No#

Street

Unit

Contractor

Code

Advanced

Project Number

Selection

Status <Any>

Project Type <Any>

Project #	Type	Project Description	Exp. Date	Status	St No#	Street	Unit	Project Type
02003754	N	SERVICE ELECTRICAL	4/30/2002	Complete	2109	PASEO ENCANTADO		BLDG
21005788	R	NEW DWELLING	6/01/2022	Open	2109	PASEO ENCANTADO		ND
21006024	R	PLUMBING	6/13/2022	Open	2109	PASEO ENCANTADO		PL
22000484	R	MECHANICAL	8/21/2022	Open	2109	PASEO ENCANTADO		ME
22000510	R	ELECTRICAL	8/22/2022	Open	2109	PASEO ENCANTADO		EL
22001740	R	TEMPORARY CLEARANCE	10/22/2022	Open	2109	PASEO ENCANTADO		TC
23003218	R	FENCE	1/21/2024	Open	2109	PASEO ENCANTADO		FNC
24003144	R	GAME ROOM/GAZEBO/RESTRO	1/19/2025	Open	2109	PASEO ENCANTADO		PP
25001892	R	CONCRETE	10/29/2025	Open	2109	PASEO ENCANTADO		CO

Display ☐ Name ☒ Project Description

OK
Cancel

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
685988	RIO DE VIDA APARTMENTS TX LP	9337 KATY FWY STE B	HOUSTON	TX	77024-1546
630675	YBARRA LILIA	2105 PASEO ENCANTADO DR	MISSION	TX	78572-6913
630671	RODRIGUEZ ELIAS JR & OFELIA AMADOR	2109 PASEO ENCANTADO ST	MISSION	TX	78572
630676	CERDA BRENDA LEE	2103 PASEO ENCANTADO ST	MISSION	TX	78572-6913
630674	FLORES DEYANIRA	2107 PASEO ENCANTADO ST	MISSION	TX	78572-6913
630677	ROD CONSTRUCTION LLC	2005 W SANDSTONE DR	MISSION	TX	78574-0090
630726	URBANO JESUS MANUEL & NORMA A	2100 PASEO ENCANTADO ST	MISSION	TX	78572-6798
630724	PEREZ EMILIO Jr	2104 PASEO ENCANTADO ST	MISSION	TX	78572-6798
534561	VEGA MARTIN & MINERVA	100 ALBERTO TREVINO ST	MISSION	TX	78572-6785
534497	CANO LUIS CLEMENTE	2201 PASEO ENCANTADO ST	MISSION	TX	78572-6789
630725	SANCHEZ MIGUEL	1010 CASTLE HEIGHTS DR	LAREDO	TX	78041-2865
630751	MORIN RUTH N LOPEZ	2105 OBRA DORADO	MISSION	TX	78572-6896
630721	LOZANO SHEILA	110 S JAY AVE	MISSION	TX	78572-7842
630723	ROSANO AARON	114 S JAY AVE	MISSION	TX	78572-7842
630750	ROJO ALONSO	2103 OBRA DORADO	MISSION	TX	78572-6896
630722	GARCIA VALERIE & MANUEL LOPEZ JR	112 S JAY AVE	MISSION	TX	78572-7842
534496	GAMEZ JOSE & MA DEL CARMEN	2203 PASEO ENCANTADO ST	MISSION	TX	78572-6789
101518	COUNTY OF HIDALGO	PO BOX 758	EDINBURG	TX	78540-0758
795712	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
1309932	HIDALGO COUNTY DRAINAGE DISTRICT NO. 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: October 22, 2025

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 1' 5" side setback instead of the required 10' for an existing 19' x 25' house addition (storage sheds) and a 3' side setback instead of the required 6' and a 1' rear setback instead of the required 10' for a 30'x22' existing outdoor kitchen, being Lot 132, Taurus Estates No. 9 Subdivision Phase III, located at 1901 Azalea Street, Applicant – Raul Orozco - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 26, 2025 – Application for Variance Request submitted to the City
- October 9, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- October 22, 2025 – 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 the subdivision plat general notes (1), which states:
 - Minimum depth of rear setback: 10 feet.
 - Minimum depth of side setback: 6 feet
 - Minimum depth of corner side: 10 feet
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- Section 1.371(2)(d) of Appendix A of the Code of Ordinances of the City of Mission, Texas, which states:
 - An accessory use customarily related to a principal use authorized in this district. Furthermore, any non-living accessory structure, such as a carport or a garage, whether as an addition or as a detached building, shall not exceed 800 square feet, and shall not exceed 15 feet in total height as measured to the top of its roof. No carport, whether temporary or not, shall have a roof composed of tarp or canvas. Fabric-like material will be allowed with the stipulation that it has to be maintained at all times. However, if the primary structure's living area total more than 2,000 square feet, the building shall not exceed a maximum size equal to 40% of the primary structure's living area, and shall not exceed the primary structure's total height, as measured to the top of its roof. The applicant's main living space is 2,780 square feet; 40% of that is 1,112 square feet for non-living accessory structures. The applicant's existing non-living area is 956 square feet.
- The site is located along the southwest corner of Azalea Street and Chrisantema Street.

- The applicant is requesting a variance to keep an already-constructed 19' x 25' house addition (storage sheds) within the 10' corner side setback; and a 30' x 22' outdoor kitchen within the 10' rear setback and the 6' side setback. The existing structures were constructed without building permits.
- The Taurus Estates No. 9 Subdivision Phase III was recorded on January 16, 2003. The subject property is a regularly shaped lot with a depth of 100.00 feet, a front width of 71.88 feet.
- The subject lot has an area of 7,188 square feet.
- There is no history of variances in this subdivision.
- Staff mailed out 27 legal notices to the surrounding property owners. The Planning staff has not received any objections to the request from the surrounding property owners
- City officials from the Code Enforcement Division noticed the outdoor kitchen and the house addition (storage sheds) and gave the property owner notice of violation for the construction of the structures without a building permit.
- The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may:
 - “Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
 - “Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done
- There is a new state law, HB1475, that allows variances to be granted if
 - The financial cost compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code;
 - Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - Compliance would result in the structure not complying with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - The municipality considers the structure to be nonconforming.

STAFF RECOMMENDATION:

Staff recommends denial. The structures need to be modified or removed to comply with the required setbacks.

However, if the 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 structures will remain perpetually “open and to its footprint” and if the structures are ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit and paying a double fee.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

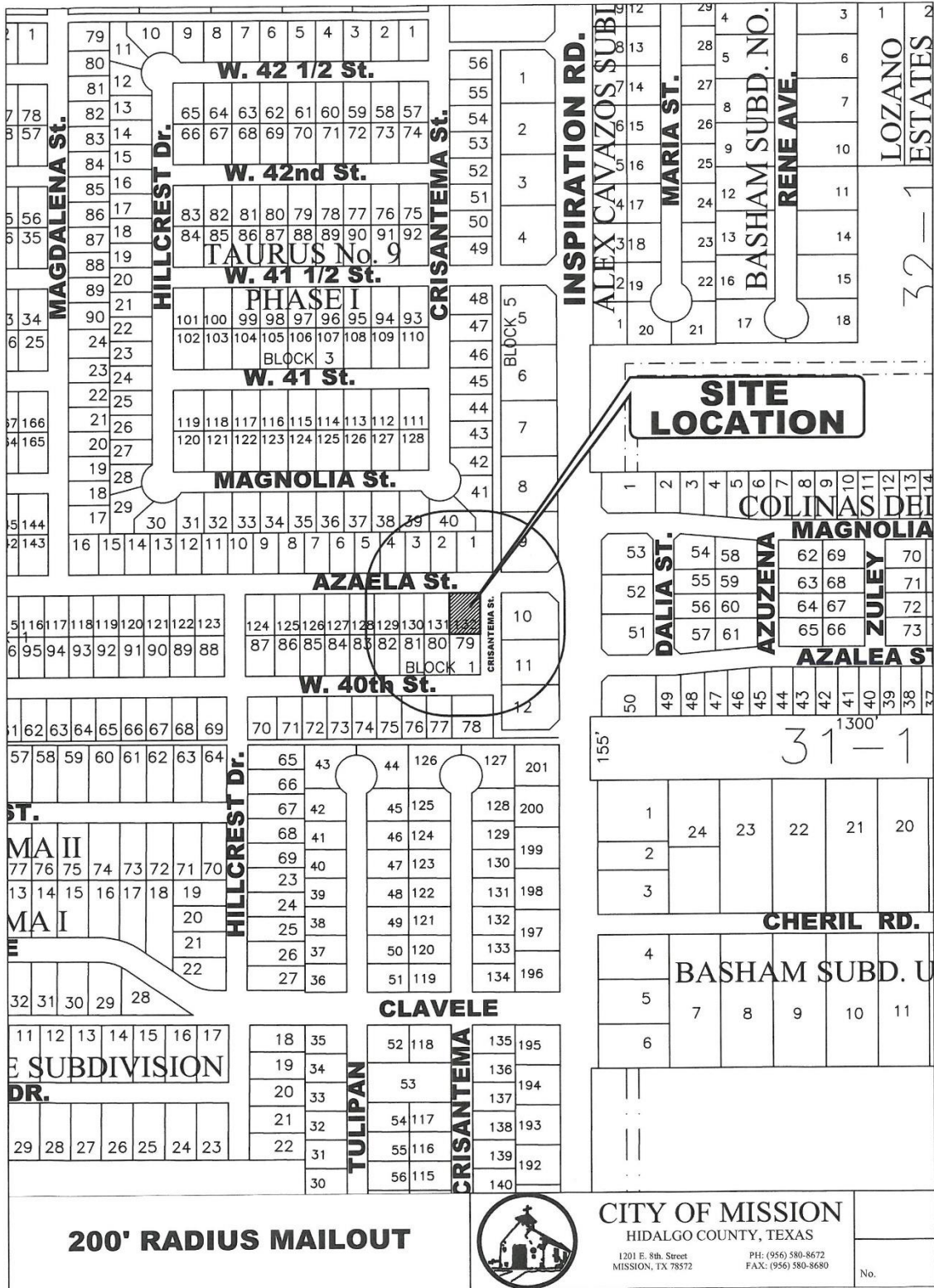
TABLED: _____

_____ AYES

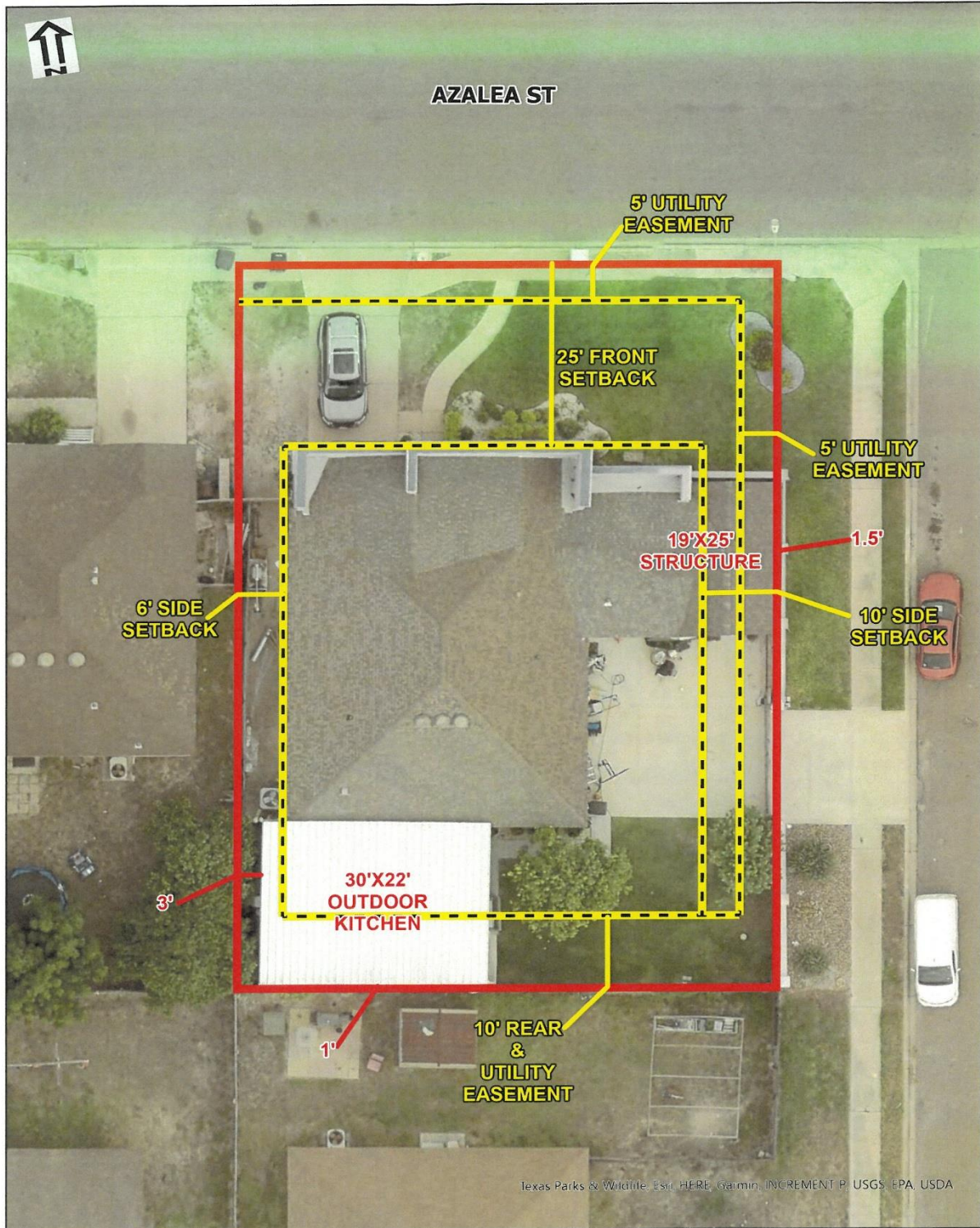
_____ NAYS

_____ DISSENTING _____

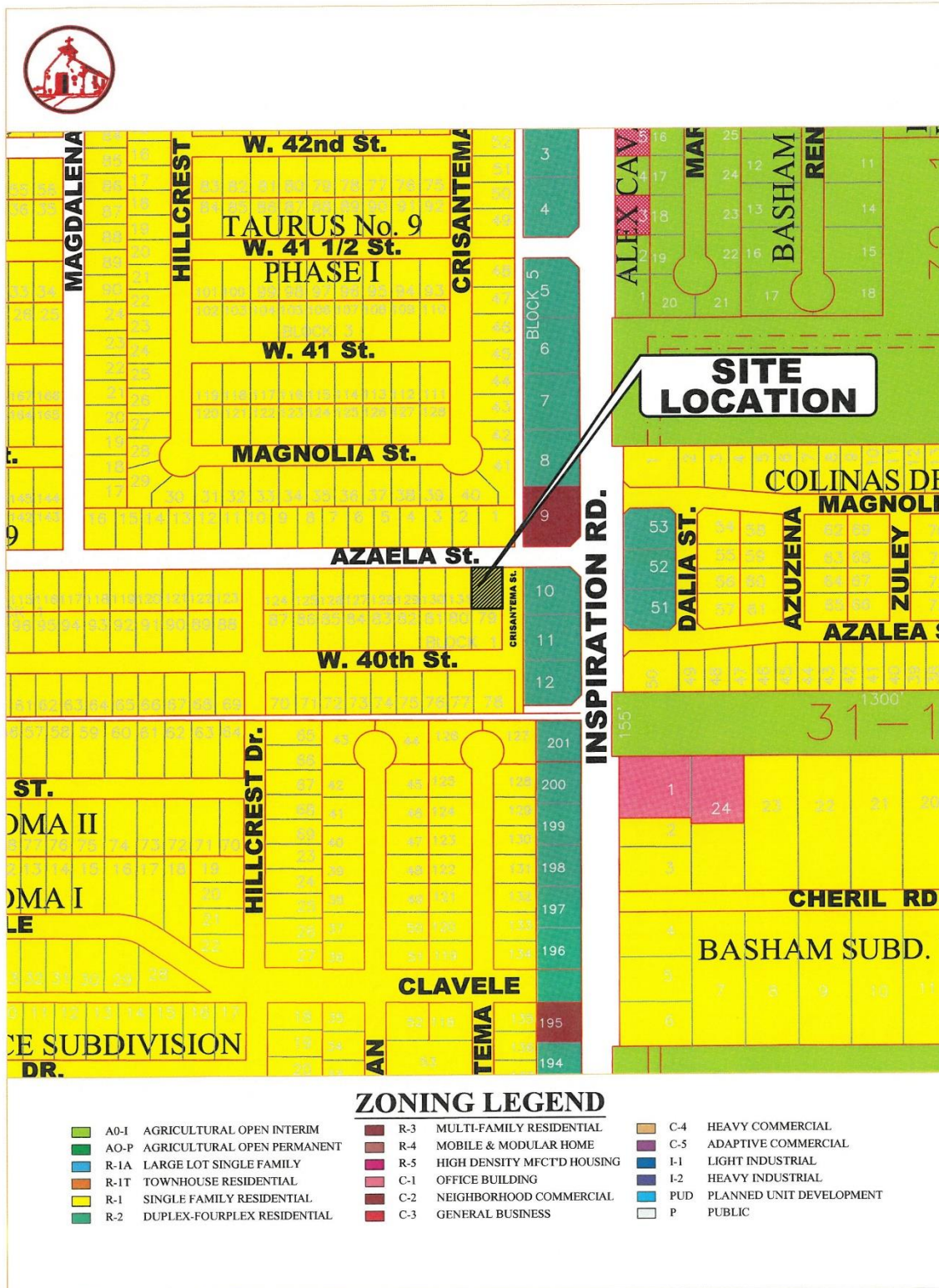
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



STORAGE SHED



INSIDE OF STORAGE SHED



OUTDOOR KITCHEN



SUBDIVISION PLAT



GENERAL NOTES:

- BUILDING SETBACK LINES AS PER BLOCK 1 TO BE:
 - FRONT: 25.00'
 - SIDE: 5.0' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
 - REAR: 10.0' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
 - CORNER SIDE - 10.0'
 - CORNER SIDE YARD SETBACK: WHEN BUFFER EXIST, IF NO BUFFER EXIST THEN 20.00' SHALL BE IMPOSED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL No. 480334 0400 C
MAP REVISED NOV. 16, 1982
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB
- BENCHMARK DESCRIPTION: ELE: 187.84
LOCATION: A No. 4 REBAR FOUND IN THE INTERSECTION OF MILE 3 NORTH AND MOORE FIELD ROAD.
- 5.0' SIDEWALK REQUIRED BY DEVELOPER ALONG MOOREFIELD
4.0' SIDEWALK REQUIRED ALONG ALL OTHER STREET SIDES DURING THEIR PERMIT STAGE.
- ALL INTERNAL STREET INTERSECTION SHALL HAVE A 15.0' X 15.0' CORNER CLIP EASEMENT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #6 AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.

ATTACHMENTS



**CITY OF
MISSION**

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

October 7, 2024

Case# 24-10-C-007

Raul Orozco
1901 Azalea St.
Mission, TX 78573-6739

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located 1901 Azalea St., Mission, TX, bearing a legal description of **Taurus Estates No. 9 PH 3 Lot 132**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that **the construction taking place on the property without first obtaining the required permits.** This is a violation of City of Mission Code of Ordinance; Chapter 18 – Buildings and Building Regulations.

Under the provisions of City of Mission Code of Ordinance; Chapter 18 – Building and Building Regulations – Section 18-32 – Residential Code adopted; 2021 International Residential Code (IRC). Section 105 Permits; R105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning and Inspection Department.

You have **(10) calendar days** from date of notice to contact the **Code Enforcement Department at (956) 580-8697** to discuss the options available to comply. Should no response to this notice be evident after this tenure, other enforcement measures could be procedurally activated. Please be advised that if the case is filed in Municipal Court, you could be liable for court cost and possibly fines.

We thank you for your understanding and prompt attention to this matter.

Respectfully,

Nancy Chavira
Code Enforcement Officer

1201 E. 8th St. | Mission, Texas 78572 | (956) 580-8697 | codeenforce@missiontexas.us

CASE NUMBER: 24-10-C-007

INSPECTOR: NANCY

ADDRESS: 1901 AZALEA ST

VIOLATION: CONST/W/O/PERMIT

[illegible]

HCAD CARD

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2025-0-0		Valuation Method: cost-local		October 06, 2025																				
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		EXEMPTIONS		VALUES																				
671106 1901 AZALEA ST, TX		OROZCO RAUL 983775				IMPROVEMENTS 155,618 161,083 LAND MARKET 59,301 59,301 MARKET VALUE 214,919 220,384 SPECIAL USE EXCL 0 0 APPRAISED VALUE 214,919 220,384 HS VALUE LIMIT 0 0 CIRCUIT BRKR LIMIT 0 0 NET APPRAISED 214,919 220,384																				
TAURUS ESTATES NO. 9 PH 3 LOT 132 TYPE: R DBA GEO ID: T0943-09-000-0132-00 Ref ID: 464851 Ref ID: R671106 SUBTYPE: RES LEGAL ACREAGE:		1901 AZALEA ST MISSION TX 78573-6739 AS CODE: T094309 MAPSCO: SLJA025 SUB MKT: TIF: APPR VAL METHOD: cost-local		TAXING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SLJ 100.00 SST 100.00																						
AGENT: EFF DATE: EXP DATE:																										
GENERAL		REMARKS		SKETCH																						
UTILITIES: AL, HY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0		(2024) RMVD PAT & NEW ADD & CAN (2021) ADJ % NEW ROOF: CONV CAN TO PAT; ADJ CL; CONV GAR TO POR(2018) CONV ENC TO GAR(2015) ADJ CL NEW STG & CAN 2015(2013) ENC GAR 13(2012) ADJ CL 2012(2010) ADJ CL ENC GAR 09(2009) ADJ CL, ENC GAR 09(2008) NEW IMPS 06(2007) NEW IMPS 06(2008) NEW																								
TAXING UNIT CD TAXING UNIT NAME PCT		PICTURE																								
CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SLJ LA JOYA ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%																										
DEED HISTORY																										
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																					
2012-06-21	SVD	null/null	2319048	OROZCO RAUL	RAY AUDIE																					
2012-05-04	SWD	null/null	2305491	RAY AUDIE	DEUTSCHE BANK																					
2011-12-16	STD	null/null	2265683	DEUTSCHE BANK	CERDA MARIO A																					
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	1,574	78.38	1	1	2005	2010		AV		0	123,370	83.00	100.00	100.00	100.00	100.00	0.83		102,357				
GAR	GARAGE	RES	BRKFA	320	39.19	1	1	2007	2010		*		0	12,541	83.00	100.00	100.00	100.00	100.00	0.83		10,409				
POR	PORCH	RES	BRKFA	24	19.59	1	1	2005	2010		AV		0	470	83.00	100.00	100.00	100.00	100.00	0.83		390				
STG	STORAGE	RES	BRKFA	120	8.0	1	1	2014	2014		*		0	960	50.00	100.00	100.00	100.00	100.00	0.50		480				
ADD	ADDITION	RES	BRKFA	384	78.38	1	1	2023	2023		*		0	30,098	98.00	100.00	100.00	100.00	100.00	0.98		29,496				
CAN	CANOPY	RES	BRKFA	660	5.0	1	1	2023	2023		*		0	3,300	99.00	100.00	100.00	100.00	100.00	0.99		3,267				
1	Style:	STCD: A1	Finish Out: 100	Area: 1,958	Quality: FA	Structure:	Homestead: N (0.00%)							170,739	AS Code: 100.00%	Market Area: 110.00%						161,083				
IMPROVEMENT DETAIL ADJ								IMPROVEMENT FEATURES																		
#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE																					
				Exterior Wall	DBRK																					
				Interior Finish	SRK																					
				Roof Style	MIX																					
				Roof Covering	CmpS																					
				Roof Height	MP																					
				Heating/Cooling	AND																					
				Flooring	TIL																					
				WALL HEIGHT	8																					
				Number of	3.00																					
				Plumbing	2																					
				BATH	2																					
				Custom	0																					
				Construction	RES																					
				Foundation	SLB																					
				Construction	RES																					
LAND VALUATION								LAND ADJUSTMENTS								PRODUCTIVITY VALUATION										
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VAL	
1	LOT	L			T094309R	A1	No	SF	7188.00	sf	8.25	1.000			A	59,301						No			0.00	0
AS Code: 100.00% Market Area: 100.00%																										

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
649668	CHAPA JOSE M & ALMA D	802 PARADISE CIR	PALMVIEW	TX	78572-7921
649555	MARTINEZ NORMA A	1903 MAGNOLIA ST	MISSION	TX	78573
649556	GUTIERREZ GUADALUPE & SUSANA	1901 MAGNOLIA ST	MISSION	TX	78573-6750
649557	VASQUEZ FLORENTINO JR & DULCE CRUZ	4010 CRISANTEMA ST	MISSION	TX	78573-5045
649558	ALANIS JOSE R & RITA M RIOS	4012 CRISANTEMA ST	MISSION	TX	78573-5045
671106	OROZCO RAUL	1901 AZALEA ST	MISSION	TX	78573-6739
671104	BARRERA NORBERTO III	3301 HARVEY DR	MCALLEN	TX	78501-5816
671051	VALDEZ SYLVIA A & ENNIO E BARILLAS	1903 W 40TH ST	MISSION	TX	78573-5009
671050	PERALES DEANA	1905 40TH ST	MISSION	TX	78573-5009
671054	DE LA CRUZ MELISSA	1902 W 40TH ST	MISSION	TX	78573-5009
670978	FUENTES JESUS ANTONIO	1906 AZALEA ST	MISSION	TX	78573-6701
670975	PEREZ GONZALO HUGO	1900 AZAELEA ST	MISSION	TX	78573-6701
671049	WEDIG CINDY	2310 WILDFLOWER DR	EDINBURG	TX	78539
671052	GARCIA RODOLFO & ANTONIA G	1901 W 40TH ST	MISSION	TX	78573-5009
670977	RAMOS JOSUE P	3408 SAN ESTEBAN ST	MISSION	TX	78572-7499
670976	NAVARRO JENNY RAE & MARGARITO NOYOLA ET AL	1902 AZALEA ST	MISSION	TX	78573-6701
649665	LEAL SAUL C & NORMA I	4009 N INSPIRATION RD	MISSION	TX	78573-7791
649666	CHAPA JOSE M & ALMA D	802 PARADISE CIR	PALMVIEW	TX	78572-7921
649667	CHAPA JOSE M & ALMA D	802 PARADISE CIR	PALMVIEW	TX	78572-7921
671057	FUENTES LIZETTE	505 FROST PROOF DR	WESLACO	TX	78599-4739
671102	OLVERA JUAN M	14525 WOOD RD	RIVERSIDE	CA	92508-9000
671105	HOYUELA MARIA ESTHER & ERIK	301 N JO BETH ST	ALTON	TX	78573-5843
671103	HERNANDEZ JOSE N & HILDA L	1907 AZALEA ST	MISSION	TX	78573-6739
671056	GUAJARDO FRANCISCO JAVIER	1906 W 40TH ST	MISSION	TX	78573-5009
671055	GUEVARA ALDO H ZAPATA	1904 W 40TH ST	MISSION	TX	78573-5009
671053	DELGADO IGNACIO & BELINDA S	1900 W 40TH ST	MISSION	TX	78573-5009
670979	ALVARADO CARMEN JR	1908 AZALEA ST	MISSION	TX	78573-6701