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## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Zoning Board of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, January 28, 2026**, at **4:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

### **REGULAR MEETING**

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

### **APPROVAL OF MINUTES**

4. Approval of Minutes for Special ZBA Meeting - January 6, 2026

### **Election of Chairman and Vice-Chairman - Cervantes**

5. Election of Chairman and Vice-Chairman

### **PUBLIC HEARING**

6. Tabled: Public hearing and consideration of a variance to allow a 10'-1 9/16" front setback instead of the required 25-foot and a 6-foot rear setback instead of the required 10-foot, being Lot 103, Bryan's Landing Subdivision, located at 1212 Post Oak Street, Applicant – Luis D. Waldo - Cervantes

7. Public hearing and consideration of a variance to allow a 10-foot side setback instead of the required 20-foot setback, being Lot 16, Sharyland Plantation Village San Miguel Phase VI Subdivision, located at 2601 San Lorenzo Street, Applicant – Rosana Ramirez and Jose A. Cantu - Cervantes

8. Public hearing and consideration of a variance to allow a 1'- 6" side setback instead of the required 6' and a 4' rear setback instead of the required 10' setback/utility easement for a proposed 12'x 36' carport, being Lot 25, Mission Valley Subdivision, located at 3405 Driftwood Court, Applicant – Robert Acosta - Cervantes

9. Public hearing and consideration of a variance to keep a 1' front setback instead of the required 18' front setback for a 20'x 20' carport, being Lot 33, Sunrise Meadows Subdivision, located at 2016 E. 21<sup>st</sup> Street, Applicant – Robert Ramones - Cervantes

10. Public hearing and consideration of a variance request to allow a 0' garage setback instead of the required 18' for a 14' x 24' proposed carport, being Lot 37, Block 16, Fiesta Village Phase I Subdivision, located at 1703 Mercedes Avenue, Applicant: Garry Wood – Cervantes

11. Public hearing and consideration of a variance request to allow an 8' front setback instead of the required 20 feet, and a 1' side setback instead of the required 6' for a 21' x 30' existing carport, being Lot 81, Tabasco Subdivision, located at 707 W. 30<sup>th</sup> Street, Applicant: Roberto Gamez – Cervantes

12. Public hearing and consideration of a variance request to allow a 2' 5" rear setback instead of the required 15-foot and a 2' 5" side setback instead of the required 6' for a 67'x19' existing batting cage, being Lot 18, Girasol Estates Subdivision, located at 1701 Liz Drive, Applicant: Manuel Cardoza – Cervantes

[13.](#) Public hearing and consideration of a variance request to allow a 9-foot front setback instead of the required 20 feet, for a 29' x 25' existing carport, being Lot 1, Block 44A, Southwest Addition Subdivision, located at 212 N. Nicholson Avenue, Applicant: Fidel Montiel – Cervantes

[14.](#) Public hearing and consideration of a variance request to allow a 0-foot rear setback instead of the required 10 feet and a 0' corner side setback instead of the required 10 feet for a 12'x12'-6" existing storage shed, being Lot 18, Crystal Estates Phase 1 Subdivision, located at 1504 Rebecca Street, Applicant: Luis A. Rodriguez – Cervantes

[15.](#) Public hearing and consideration of a variance request to allow a 7-foot rear setback instead of the required 15 feet for a 17'x17' existing detached patio, and to allow a 0' side setback instead of the required 6' for a 11'x7' existing storage shed being Lot 7, The Oaks at Holland Subdivision, located at 708 Stacie Lane, Applicant: Ricardo Reyna – Cervantes

**ADJOURNMENT**

Signed this the 22nd day of January, 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 22nd day of January, 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

**SPECIAL ZONING BOARD OF ADJUSTMENTS  
JANUARY 6, 2026  
CITY HALL'S COUNCIL CHAMBERS**

**ZBA PRESENT**

Alberto Salazar  
Humberto Garza  
Heraclio Flores  
Dolly Elizondo

**ZBA ABSENT**

William Ueckert Jr.

**STAFF PRESENT**

Alex Hernandez  
Patricio Martinez  
Jessica Munoz  
Elisa Zurita

**GUESTS PRESENT**

Luis D. Waldo

**CALL TO ORDER**

Chairman Heraclio Flores called the meeting to order at 4:35 p.m.

**CITIZENS PARTICIPATION**

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

There was none.

**APPROVAL OF MINUTES FOR OCTOBER 22, 2025**

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

**ITEM #2**

**TO ALLOW A 10'-1 9/16" FRONT SETBACK INSTEAD OF THE REQUIRED 25-FOOT AND A 6-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 10-FOOT AT 1212 POST OAK STREET, BEING LOT 103, BRYAN'S LANDING SUBDIVISION BY LUIS D. WALDO**

Mr. Hernandez stated that the request is for a variance not to comply with Section 1.37 (5) (e) (f) of the Mission Code of Ordinances, which states: Minimum depth of front setback: 25 feet, Minimum depth of rear setback: 10 feet. The site is located at the southwest corner of N. Bryan Road and Post Oak Street. The applicant is requesting a variance to construct a new dwelling facing N. Bryan Road with a 10'-1 9/16" front setback instead of the required 25-foot setback and a 6-foot rear setback instead of the required 10-foot setback. Bryan's Landing Subdivision was recorded on May 16, 2025. The subject property is a lot outside the subdivision walls.

Ms. Elizondo asked if the lot was outside of the subdivision walls but platted within the subdivision.

Mr. Hernandez stated yes, the lot is outside of the subdivision walls since the subdivision needed a distance away for the key gate is further in on the actual lot line so the subdivision could have good stacking distance to the gate key. He mentioned the subject lot has a total area of 6,661 square feet. The tenants have not received any objections to this request. Staff noted that 21 notices to the surrounding property owners. The proposed house measures 2,633 square feet and a 510 square feet garage.

**STAFF RECOMMENDATION:**

Staff recommends denial. This request does not constitute an undue hardship.

Ms. Elizondo asked whether the lot is subject to subdivision restrictions despite its location on the gate.

Mr. Hernandez stated that the restrictions are identical to the rest of the subdivision and that the lot remains subject to the HOA. He noted that while the HOA requires a certain occupancy percentage to be active building permits are currently reviewing plans.

Chairman Heraclio Flores asked if the fence is part of the subdivision.

Mr. Hernandez replied "yes".

Mr. Salazar asked if the applicant's access would be located before the gate.

Mr. Hernandez explained that the main access is on Post Oak Street, but the gate was positioned west of the property line to satisfy right-of-way distance requirements from Bryan Road. He clarified that although the gate was moved inward, the property remains within the subdivision and must follow all setbacks.

Ms. Elizondo asked if the applicant is going to have his front door facing Bryan.

Mr. Hernandez stated the applicant proposes to face the front door toward Bryan Road instead of Post Oak Street.

Chairman Flores asked if a variance was being requested due to the keypad intruding into the parking area.

Mr. Hernandez clarified that was not the case.

Ms. Elizondo asked if the garage is on Post Oak Street.

Mr. Hernandez confirmed that a gap exists between the keypad and the gate to allow lot access. He further explained that while all lots were originally designed to face internal streets, the applicant intends to face the house toward Bryan Road while keeping the garage facing Post Oak.

Ms. Elizondo expressed concern regarding traffic flow, asking if the garage exit constitutes an ingress or egress for the subdivision.

Mr. Hernandez replied that it serves as both.

When Ms. Elizondo pointed out that the exit gate might swing toward the applicant's garage door.

Mr. Hernandez explained that the exit gate swings into the center island and away from the lot though it does align with the applicant's fence.

Mr. Salazar asked if the subdivision was originally designed with these lot issues.

Mr. Hernandez replied that the layout changed when the gate was pushed back to accommodate Bryan Road.

Ms. Elizondo noted that the plat labels Lot 78 as "exit only," suggesting another gate.

Mr. Hernandez confirmed there is a gate on the south side, but clarified that the Post Oak allows for both entry and exit.

Chairman Flores asked if any other permits had been submitted for the north side.

Mr. Hernandez stated this is the first home on a corner lot; while other internal homes met setbacks, this is the only one requesting a front setback toward Bryan Road.

Chairman Flores asked if the applicant is present.

Mr. Luis Waldo, representing Waldo Homes, identified himself as the builder and explained that he intends to rotate the house facade to face Bryan Road to enhance curb appeal. He noted that the site plan includes a block fence and that the design aims to preserve four mature oak trees on the lot. Because the subdivision's plan requires an oak tree on every lot, he explained that the side setback must exceed 10 feet to accommodate these existing trees. Mr. Waldo stated that there is already a designated block entrance where he plans to install a sliding gate, pending board approval, and offered to extend the driveway if necessary. He observed that the subdivision gates currently remain open, allowing him to navigate the area easily even in a large truck. He further clarified the gate mechanics, noting that the north side entrance opens inward while the exit opens outward; he added that the other side serves as an exit only and does not feature a keypad. According to Mr. Waldo, the developer originally intended for the homes to face Bryan Road, though he believes this was not officially specified or approved during the platting process. He mentioned that the engineer holds several lots for investment rather than construction, and concluded by stating his intention to build the house as a spec home for himself.

Mr. Salazar asked the applicant if this is a spec home and if he has any plans .

Mr. Waldo addressed the board regarding his development plans, emphasizing his commitment to constructing high-quality homes to improve curb appeal, specifically noting the desire for quality homes in the areas of Bryan Road, Glasscock, and Mile 2 Road. He presented project plans, acknowledging that while the main entrance poses visibility issues, he could accommodate a secondary entrance for better access. He also mentioned working with the developer, OG Construction (omar), and noted that approval from an architectural control committee would be needed, though he expressed confidence in obtaining it.

Ms. Elizondo inquired if Mr. Waldo was the current owner of the lot.

Mr. Waldo confirmed he was not yet the owner.

Ms. Elizondo raised concerns about approving a variance request without written authorization from the owner of record.

Mr. Waldo explained that he had been in contact with his representative, Eddie, who provided verbal blessing, but he lacked written authorization.

Ms. Elizondo pointed out a plat note restricting access/curb cuts from Bryan Road, noting the proposed garage faces that direction.

The board discussed the inability to move forward without official documentation. They clarified that, although the developer favored the project, a formal authorization letter was required. The board

noted that the owner of record was not represented and that they could not vote on the variance request .

Mr. Hernandez stated the requested variance noted that the plan required a 14-foot, 11-and-a-half-inch variance from the required 25-foot setback and a 4 foot side setback.

The board decided to table the item due to the lack of written authorization from the property owner and concerns regarding the HOA approval the board concluded that they could not make a decision.

Mr. Waldo agreed that he had not yet closed on the property and the need for authorization.

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

There being no further discussion, Chairman Flores entertained a motion. Mr. Garza to table the item until the next meeting on January 28, pending proper documentation. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously.

## **ADJOURNMENT**

There being no further business, Chairman Flores entertained a motion. Ms. Elizondo moved to adjourn the meeting. Mr. Salazar seconded the motion. Upon a vote, the motion passed unanimously at 5:00 p.m.

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Heraclio Flores, Chairman  
Zoning Board of Adjustments



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 28, 2026

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

**AGENDA ITEM:** Election of Chairman and Vice-Chairman - Cervantes

### NATURE OF REQUEST:

It is a common procedure to elect a Chairman and Vice-Chairman Every Year. The Current Chairman is Heraclio Flores, and the Vice-Chairman is Humberto Garza.

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 28, 2026

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

**AGENDA ITEM:** Public hearing and consideration of a variance to allow a 10'-1 9/16" front setback instead of the required 25-foot and a 6-foot rear setback instead of the required 10-foot, being Lot 103, Bryan's Landing Subdivision, located at 1212 Post Oak Street, Applicant – Luis D. Waldo - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- November 17, 2025 – Application for Variance Request submitted to the City
- November 11, 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.
- December 10, 2025 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

#### Summary:

- This item was previously tabled on January 06, 2026.
- The applicant failed to obtain an approved H.O.A. letter of approval
- The request is for a variance not to comply with Section 1.37 (5) (e) (f) of the Mission Code of Ordinances, which states:
  - Minimum depth of front setback: 25 feet.
  - Minimum depth of rear setback: 10 feet.
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located at the southwest corner of N. Bryan Road and Post Oak Street.
- The applicant is requesting a variance to construct a new dwelling facing N. Bryan Road with a 10'-1 9/16" front setback instead of the required 25-foot setback and a 6-foot rear setback instead of the required 10-foot setback.
- Bryan's Landing Subdivision was recorded on May 16, 2025. The subject property is a lot outside the subdivision walls.
- The subject lot has a total area of 6,661.01 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 21 legal notices to surrounding property owners.
- The proposed house has 2,633.00 square feet and a 510.00 square feet garage.

**STAFF RECOMMENDATION:**

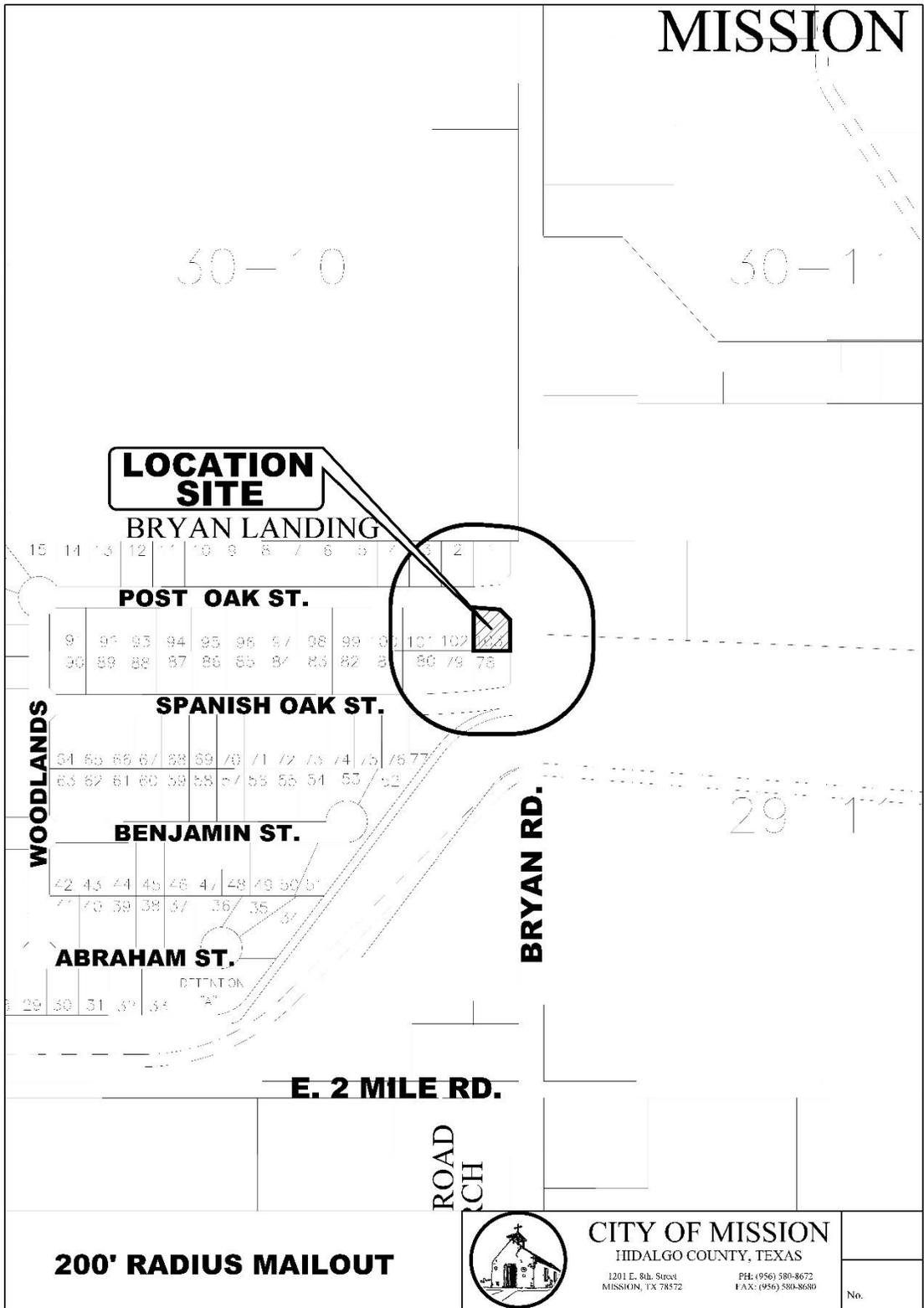
Staff recommends denial. This request does not constitute an undue hardship.

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

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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____
_____ AYES		
_____ NAYS		
_____ DISSENTING		_____

LEGAL NOTICE MAP



**AERIAL MAP**



AREIAL MAP

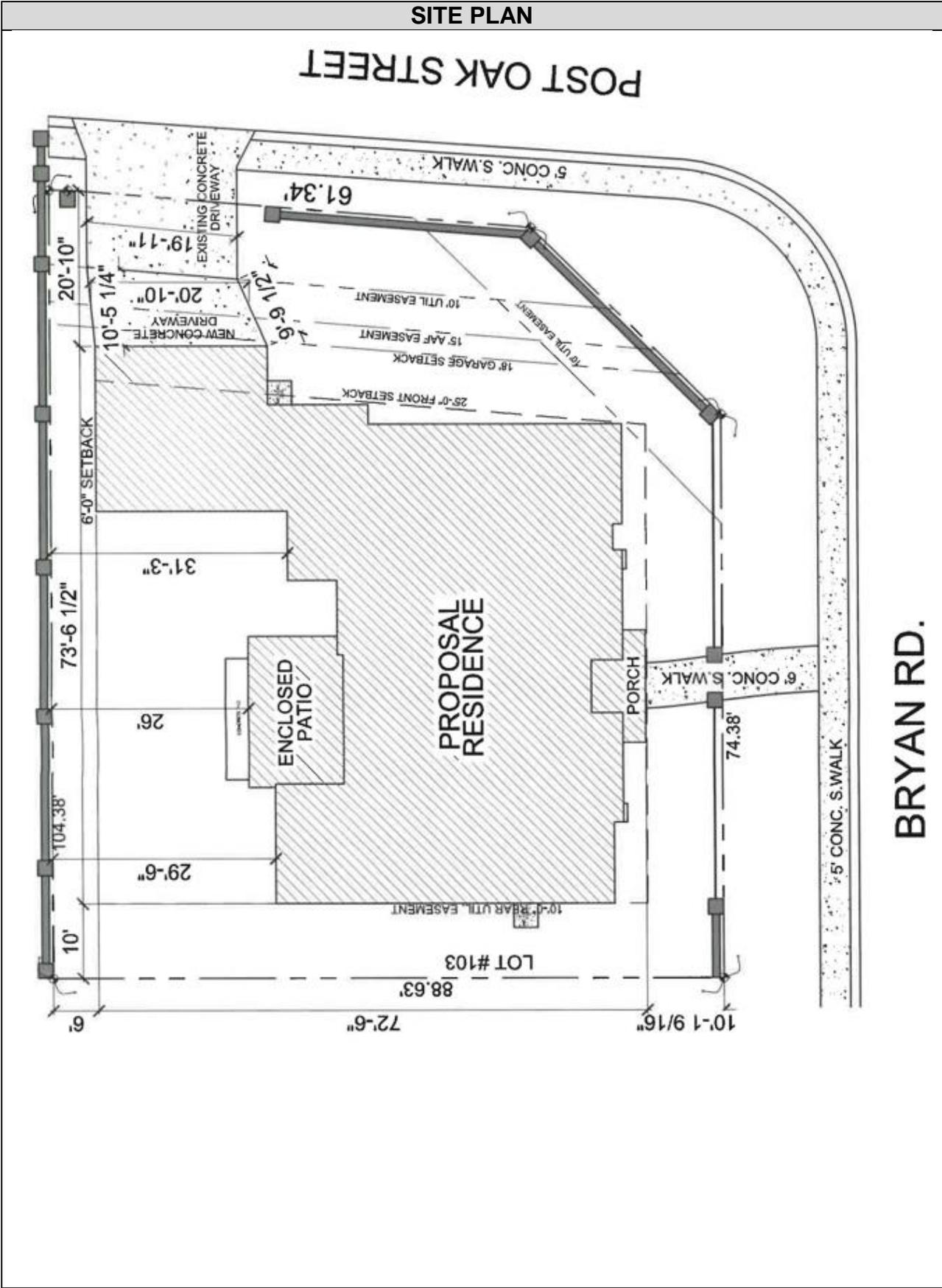


PHOTO

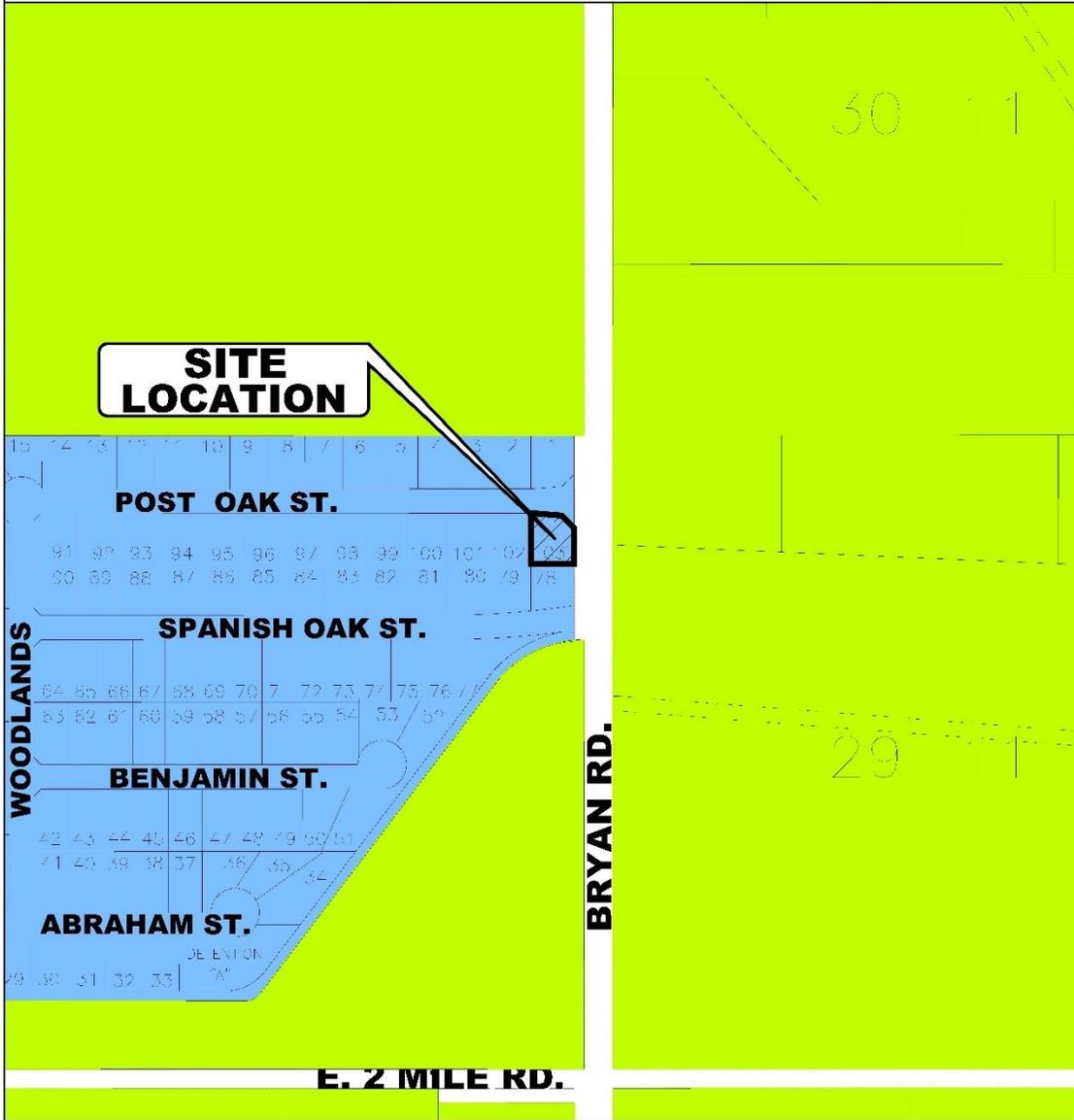


PHOTO





# ZONING MAP



## ZONING LEGEND

<span style="color: green;">■</span> AO-I AGRICULTURAL OPEN INTERIM	<span style="color: red;">■</span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="color: brown;">■</span> C-4 HEAVY COMMERCIAL
<span style="color: lightgreen;">■</span> AO-P AGRICULTURAL OPEN PERMANENT	<span style="color: brown;">■</span> R-4 MOBILE & MODULAR HOME	<span style="color: purple;">■</span> C-5 ADAPTIVE COMMERCIAL
<span style="color: lightblue;">■</span> R-1A LARGE LOT SINGLE FAMILY	<span style="color: magenta;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL
<span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL	<span style="color: pink;">■</span> C-1 OFFICE BUILDING	<span style="color: darkblue;">■</span> I-2 HEAVY INDUSTRIAL
<span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="color: cyan;">■</span> PUD PLANNED UNIT DEVELOPMENT
<span style="color: teal;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="color: red;">■</span> C-3 GENERAL BUSINESS	<span style="color: gray;">■</span> P PUBLIC

# RECORDED PLAT

## SUBDIVISION PLAT OF: BRYAN LANDING (PRIVATE)

A 37.187-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE NORTHERN PORTION OF A 27,969-ACRE TRACT OUT OF LOT 29-15, WEST ADDITION TO SHARPSLAND SUBDIVISION, HENGLCO COUNTY, TEXAS, AS PER MAP OR PLAT THEREON RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HENGLCO COUNTY, TEXAS, AND SAID 27,969-ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEU (DOCUMENT NO. 404207).

### NOTES AND DIVISIONS

1. A 1.187-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE NORTHERN PORTION OF A 27,969-ACRE TRACT OUT OF LOT 29-15, WEST ADDITION TO SHARPSLAND SUBDIVISION, HENGLCO COUNTY, TEXAS, AS PER MAP OR PLAT THEREON RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HENGLCO COUNTY, TEXAS, AND SAID 27,969-ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEU (DOCUMENT NO. 404207).

2. THE POINT OF COMMENCEMENT SHALL BE AT THE INTERSECTION OF THE CENTER LINE OF THE EAST LINE OF SECTION 16 AND THE CENTER LINE OF THE EAST LINE OF SECTION 17, TOWNSHIP 10N, RANGE 12E, MERIDIAN 10W, HENGLCO COUNTY, TEXAS.

3. THE POINT OF BEGINNING SHALL BE AT THE INTERSECTION OF THE CENTER LINE OF THE EAST LINE OF SECTION 16 AND THE CENTER LINE OF THE EAST LINE OF SECTION 17, TOWNSHIP 10N, RANGE 12E, MERIDIAN 10W, HENGLCO COUNTY, TEXAS.

4. THE POINT OF BEGINNING SHALL BE AT THE INTERSECTION OF THE CENTER LINE OF THE EAST LINE OF SECTION 16 AND THE CENTER LINE OF THE EAST LINE OF SECTION 17, TOWNSHIP 10N, RANGE 12E, MERIDIAN 10W, HENGLCO COUNTY, TEXAS.

5. THE POINT OF BEGINNING SHALL BE AT THE INTERSECTION OF THE CENTER LINE OF THE EAST LINE OF SECTION 16 AND THE CENTER LINE OF THE EAST LINE OF SECTION 17, TOWNSHIP 10N, RANGE 12E, MERIDIAN 10W, HENGLCO COUNTY, TEXAS.

6. THE POINT OF BEGINNING SHALL BE AT THE INTERSECTION OF THE CENTER LINE OF THE EAST LINE OF SECTION 16 AND THE CENTER LINE OF THE EAST LINE OF SECTION 17, TOWNSHIP 10N, RANGE 12E, MERIDIAN 10W, HENGLCO COUNTY, TEXAS.

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10. THE POINT OF BEGINNING SHALL BE AT THE INTERSECTION OF THE CENTER LINE OF THE EAST LINE OF SECTION 16 AND THE CENTER LINE OF THE EAST LINE OF SECTION 17, TOWNSHIP 10N, RANGE 12E, MERIDIAN 10W, HENGLCO COUNTY, TEXAS.



FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HENGLCO COUNTY, TEXAS, ON 05/19/2025 AT 10:00 AM. BY [Signature]

GENERAL NOTES

- THE PLAT INFORMATION FOR THE PRESENT PLAT IS BASED UPON THE RECORD INFORMATION ON RECORD AS PER PUBLIC RECORDS. THE PLAT INFORMATION FOR THE PRESENT PLAT IS BASED UPON THE RECORD INFORMATION ON RECORD AS PER PUBLIC RECORDS.
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STATE OF TEXAS  
COUNTY OF HENGLCO

I, [Signature], County Clerk of Henglo County, Texas, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on 05/19/2025 at 10:00 AM.

FILED FOR RECORD IN HENGLCO COUNTY, TEXAS, ON 05/19/2025 AT 10:00 AM. BY [Signature]

STATE OF TEXAS  
COUNTY OF HENGLCO

I, [Signature], County Clerk of Henglo County, Texas, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on 05/19/2025 at 10:00 AM.

FILED FOR RECORD IN HENGLCO COUNTY, TEXAS, ON 05/19/2025 AT 10:00 AM. BY [Signature]

STATE OF TEXAS  
COUNTY OF HENGLCO

I, [Signature], County Clerk of Henglo County, Texas, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on 05/19/2025 at 10:00 AM.

FILED FOR RECORD IN HENGLCO COUNTY, TEXAS, ON 05/19/2025 AT 10:00 AM. BY [Signature]

STATE OF TEXAS  
COUNTY OF HENGLCO

I, [Signature], County Clerk of Henglo County, Texas, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on 05/19/2025 at 10:00 AM.

FILED FOR RECORD IN HENGLCO COUNTY, TEXAS, ON 05/19/2025 AT 10:00 AM. BY [Signature]

AS-BUILT PLAN  
DATE: 4/07/2025  
IZAGUIRRE Engineering Group LLC.  
MISSION, TEXAS, 78574



## PLAT NOTES

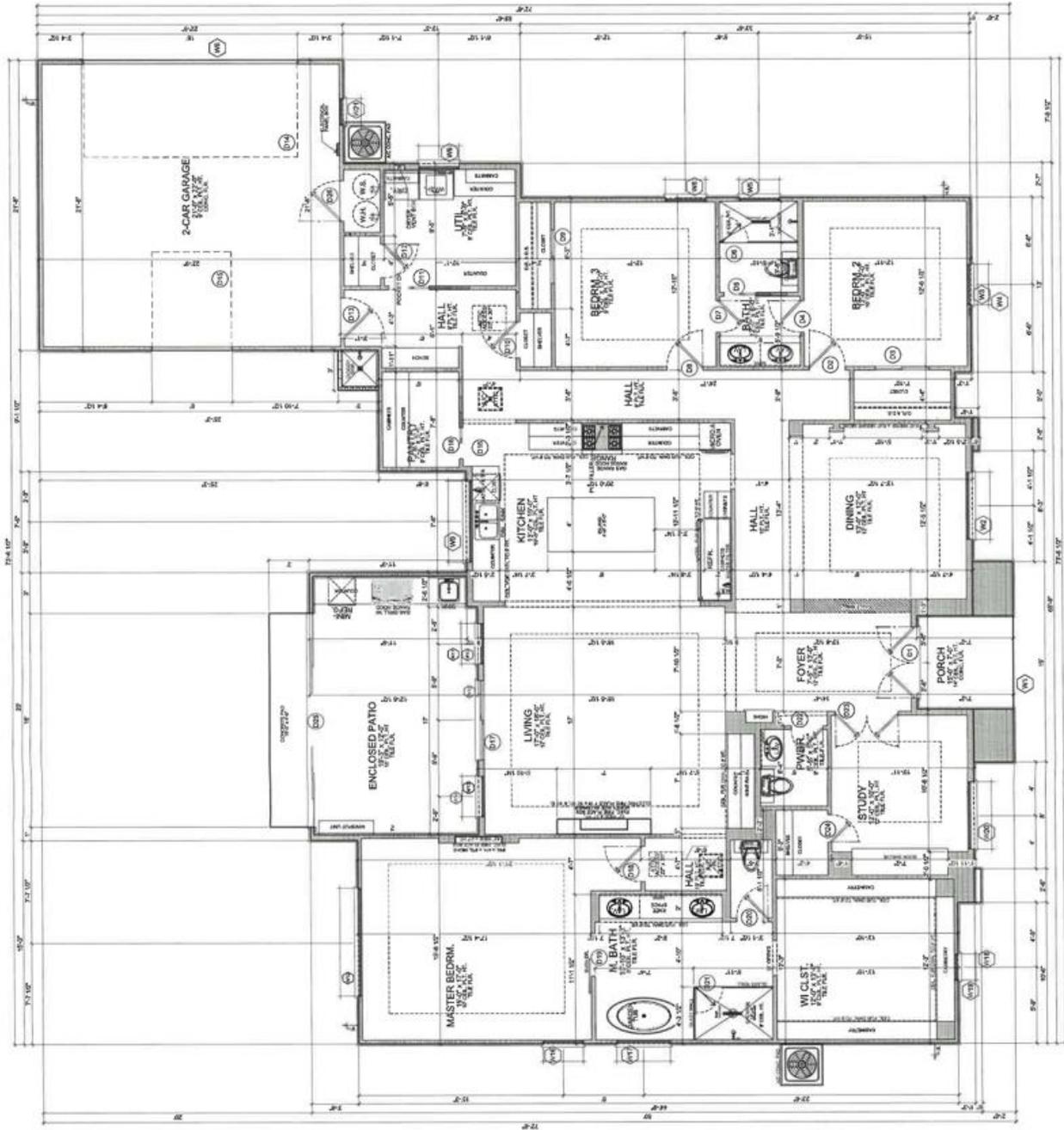
## GENERAL NOTES

## LOCATION MAP

SCALE 1"=1000

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WHICH ARE "AREAS OF MINIMAL FLOODING" (NO SHADING). AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 06, 1982.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
 FRONT: ..... 25 FEET EXCEPT 15' FOR UNENCLOSED CARPORT ONLY,  
 OR GREATER FOR EASEMENTS.  
 REAR: ..... 10 FEET OR GREATER FOR EASEMENT  
 INTERIOR SIDES: ..... 6 FEET OR GREATER FOR EASEMENT  
 LOTS 16-28 SHALL INSTALL A GATE ON THE SIDE FOR REAR ENTRANCE PER UNITED IRRIGATION DISTRICT POLICY.  
 CORNER: ..... 10 FEET OR GREATER FOR EASEMENT  
 CUL-DE-SAC: ..... 15 FEET FRONT OR GREATER FOR EASEMENT  
 GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
4. A 4' WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT, AND A 5' SIDEWALK IS REQUIRED ALONG WEST SIDE OF BRYAN ROAD BY DEVELOPER.
5. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
6. BENCH MARK: ELEV#149.33 TOP OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 300 FEET NORTH OF THE SOUTH PROPERTY LINE OF THIS SUBDIVISION ALONG THE EAST RIGHT OF WAY OF BRYAN ROAD.
7. A TOTAL OF 108,190.25 CUBIC FEET (6,970 Cu.Yd.) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION AND SHALL BE PROVIDED WITHIN DETENTION "A" OF THIS SUBDIVISION AND OUTFALL INTO THE CITY OF MISSION DRAINAGE FACILITIES ALONG MILE 2 RD. MAINTENANCE OF THE DETENTION AREA SHALL BE PROVIDED FOR BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION AND NOT THE CITY OF MISSION.
8. FOR LOTS 2-77 AND 79-102; THE FRONT 10' UTILITY EASEMENT SHALL NOT BE FENCED IN OR IT'S ACCESS IMPAIRED FROM THE CITY OF MISSION.
9. NO ACCESS, NO CURB CUTS FOR LOTS 1, 103, AND 78, FROM BRYAN ROAD.
10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
11. 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 THE DISTRICT.
12. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
13. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
14. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
15. AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRs) 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.
16. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF MISSION, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.
17. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF MISSION AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
18. PER UNITED IRRIGATION DISTRICT A FENCE SHALL BE ERECTED ALONG THE SUBDIVISION SOUTH BOUNDARY.
19. PER UNITED IRRIGATION DISTRICT POLICY AND NOTES ON THE PLAT, ALL DISTRICT RIGHTS OF WAYS AND EASEMENTS ARE NON-FENCED.
20. H.O.A. INSTALLED A 12FT FENCE TO THE BACK OF LOTS. LOTS 16-28 SHALL INSTALL A GATE ON THE SIDE FOR REAR ENTRANCE PER UNITED IRRIGATION DISTRICT POLICY.
21. UNITED IRRIGATION BLANKET EASEMENT RESERVATIONS PER  
 DOC. 1911-140201,  
 DOC. 1912-250021,  
 DOC. 1916-530004.
22. UNITED IRRIGATION DISTRICT RELEASE THE 0.552 ACRE EASEMENT/RIGHT-OF-WAY TRACT OF LAND, BY RECORDED DOC.#2025-3637795.
23. UNITED IRRIGATION DISTRICT GRANT THE 0.115 ACRE WATERLINE AND STORM SEWER EASEMENT TRACT OF LAND TO THE CITY OF MISSION TEXAS, BY RECORDED DOC.#2025-3637796.
24. UNITED IRRIGATION DISTRICT GRANT THE 850 SQUARE FEET RIGHT-OF-WAY TRACT OF LAND TO FORTIS LAND COMPANY, LLC (FORTIS), BY RECORDED DOC.#2025-3637793.
25. THE LANDOWNER, FORTIS LAND COMPANY, LLC (FORTIS) GRANT A 32-FOOT ACCESS AND EGRESS EASEMENT TRACT OF LAND TO VICENTE LOZANO AND WIFE, SAN JUANITA LOZANO, BY RECORDED DOC.#2025-3637792.
26. THE LANDOWNER, FORTIS LAND COMPANY, LLC (FORTIS) GRANT A 0.783 GROSS ACRE AND 0.353 NET ACRE RIGHT-OF-WAY TRACT OF LAND TO UNITED IRRIGATION DISTRICT BY RECORDED DOC. 2025-3637794

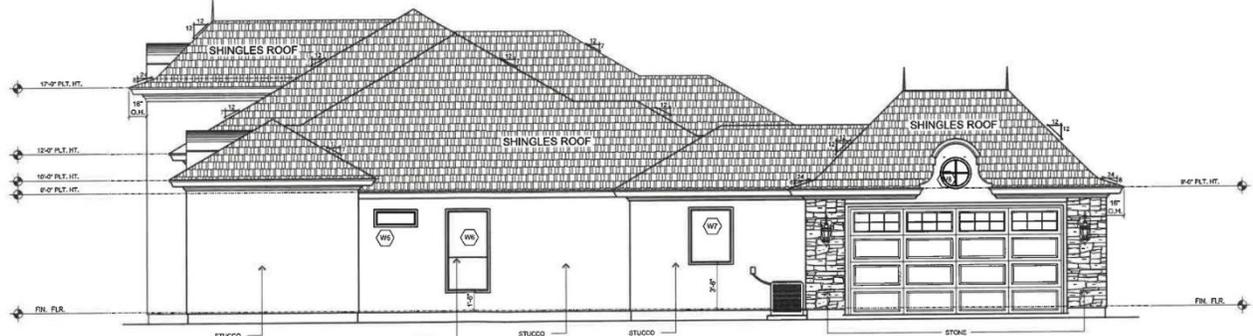
# FLOOR PLAN



# ELEVATION PLAN

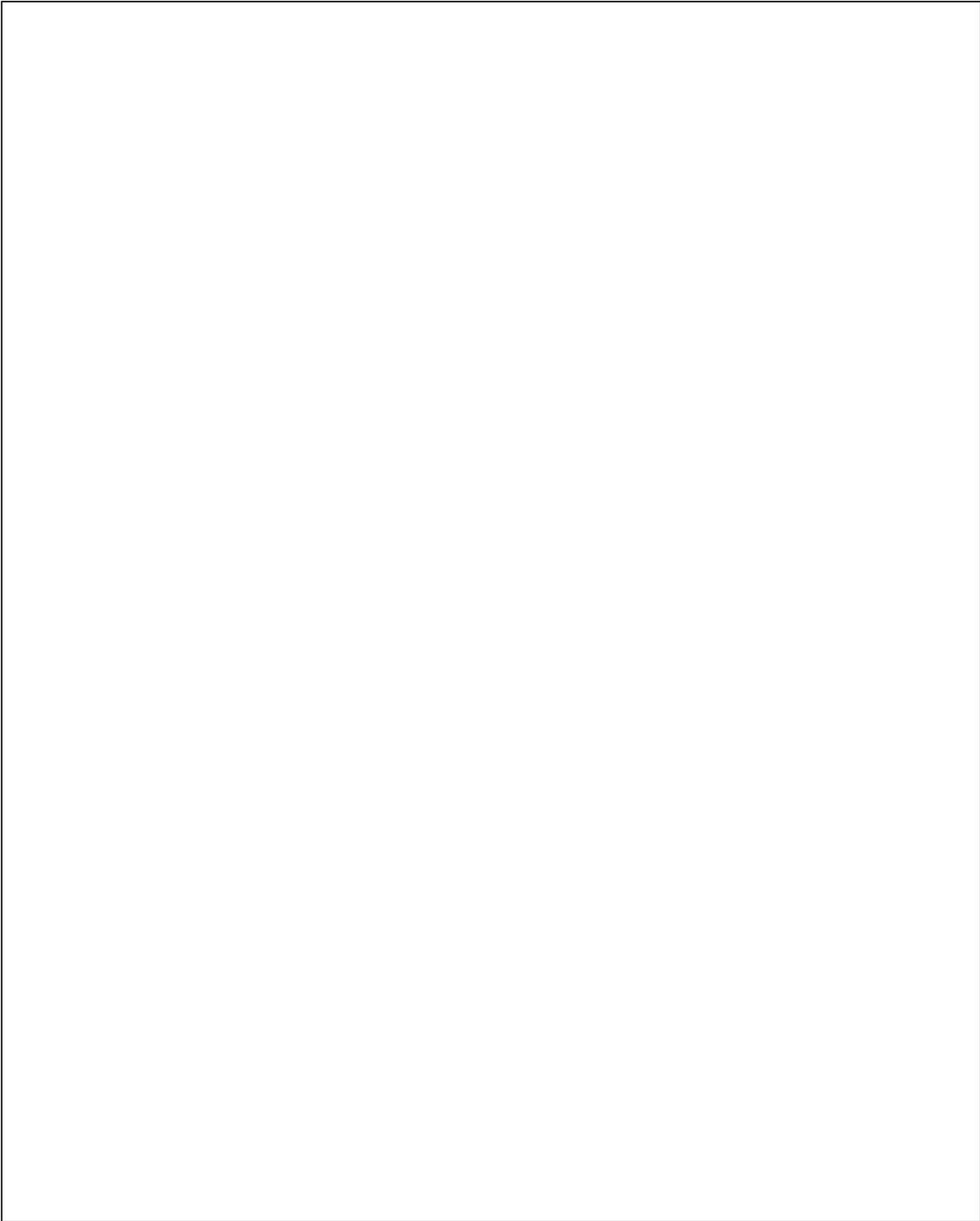


1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4"=1'-0"





ADDITIONAL PICTURES



**ADDITIONAL PICTURES**



## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
317414	MARES LEONARDO	3501 N BRYAN ROAD	MISSION	TX	78573-1349
317298	AGUILAR OSCAR & MARIA ELIA	3414 N BRYAN RD	MISSION	TX	78573-1348
317303	VERASTEGUI VANESSA & LUIS GUERRERO	1816 KINGSBOROUGH AVE	MCALLEN	TX	78504
317302	AGUILAR OSCAR & MARIA ELIA	3414 N BRYAN RD	MISSION	TX	78573-1348
528468	VERASTEGUI VANESSA & LUIS GUERRERO	1816 KINGSBOROUGH AVE	MCALLEN	TX	78504
317425	AGUILAR SARAH & DANIEL	3422 N BRYAN RD	MISSION	TX	78573-1348
317292	FORTIS LAND COMPANY LLC	222 W UNIVERSITY DR	EDINBURG	TX	78539-3301
350986	IZAGUIRRE INGRID A	2121 E GRIFFIN PKWY STE 2	MISSION	TX	78572
350987	OLGUIN ANTONIO	3601 AARONS DR	MISSION	TX	78574
350988	OLGUIN ANTONIO	3602 AARONS DR	MISSION	TX	78575
350989	OLGUIN-MENDEZ RAMIRO	5424 N MINNESOTA RD	MISSION	TX	78574-4477
351063	IZAGUIRRE DIANA L	2121 E GRIFFIN PKWY STE 2	MISSION	TX	78572
351087	FORTIS LAND COMPANY LLC	222 W UNIVERSITY DR	EDINBURG	TX	78539-3301
351086	RIOS JOEL OMAR JR & LOYDA MARISOL FLORES	1405 BARCELONA ST	MISSION	TX	78572
351085	PENA KARINA	3001 TIMBERWOOD AVE	MISSION	TX	78574
351063	IZAGUIRRE DIANA L	2121 E GRIFFIN PKWY STE 2	MISSION	TX	78572
351064	AMF MANAGEMENT LLC & MANGROVE VENTURES LLC	1015 W 9TH ST	WESLACO	TX	78596
351065	AMF MANAGEMENT LLC & MANGROVE VENTURES LLC	1015 W 9TH ST	WESLACO	TX	78596
351066	FORTIS LAND COMPANY LLC	222 W UNIVERSITY DR	EDINBURG	TX	78539-3301
351067	FORTIS LAND COMPANY LLC	223 W UNIVERSITY DR	EDINBURG	TX	78539-3301
351062	FORTIS LAND COMPANY LLC	224 W UNIVERSITY DR	EDINBURG	TX	78539-3301



**AGENDA ITEM & RECOMMENDATION  
SUMMARY**

**MEETING DATE:** January 28, 2026  
**PRESENTED BY:** Xavier Cervantes, AICP, CPM Director of Planning  
**AGENDA ITEM:** Public hearing and consideration of a variance to allow a 10-foot side setback instead of the required 20-foot setback, being Lot 16, Sharyland Plantation Village San Miguel Phase VI Subdivision, located at 2601 San Lorenzo Street, Applicant – Rosana Ramirez and Jose A. Cantu - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- December 17, 2025 – Application for Variance Request submitted to the City
- January 15, 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.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

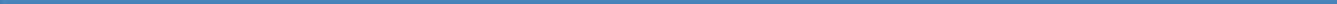
Summary:

- The request is for a variance not to comply with Section 1.46 (3) (b) of the Mission Code of Ordinances, which states:
  - Any use of property that does not meet the required minimum lot size; front, side, and rear yard dimensions, and or lot width; or exceeds the maximum height, building coverage, or density per gross acre as shown in the recorded development plan, and approved by the planning and zoning commission.
- The site is located on the North side of San Lorenzo Street, approximately 460 feet West of Santa Monica Street.
- The applicant is requesting a variance to construct a new dwelling with a 10-foot side setback instead of the required 20-foot side setback.
- Sharyland Plantation Village San Miguel Phase VI Subdivision was recorded on December 17, 2021.
- The subject lot has a total area of 32,286.34 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 13 legal notices to surrounding property owners.
- The proposed house has a total of 8,152.27 square feet.
- Staff notes that Z.B.A. has considered the following variances in this subdivision.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lots 23-32, Phase I	30-foot rear	11-16-05	Approved
Lot 40, Phase II	33.9-foot rear	11-08-06	Approved
Lot 8, Phase II	45-foot front	02-06-07	Denied

**STAFF RECOMMENDATION:**

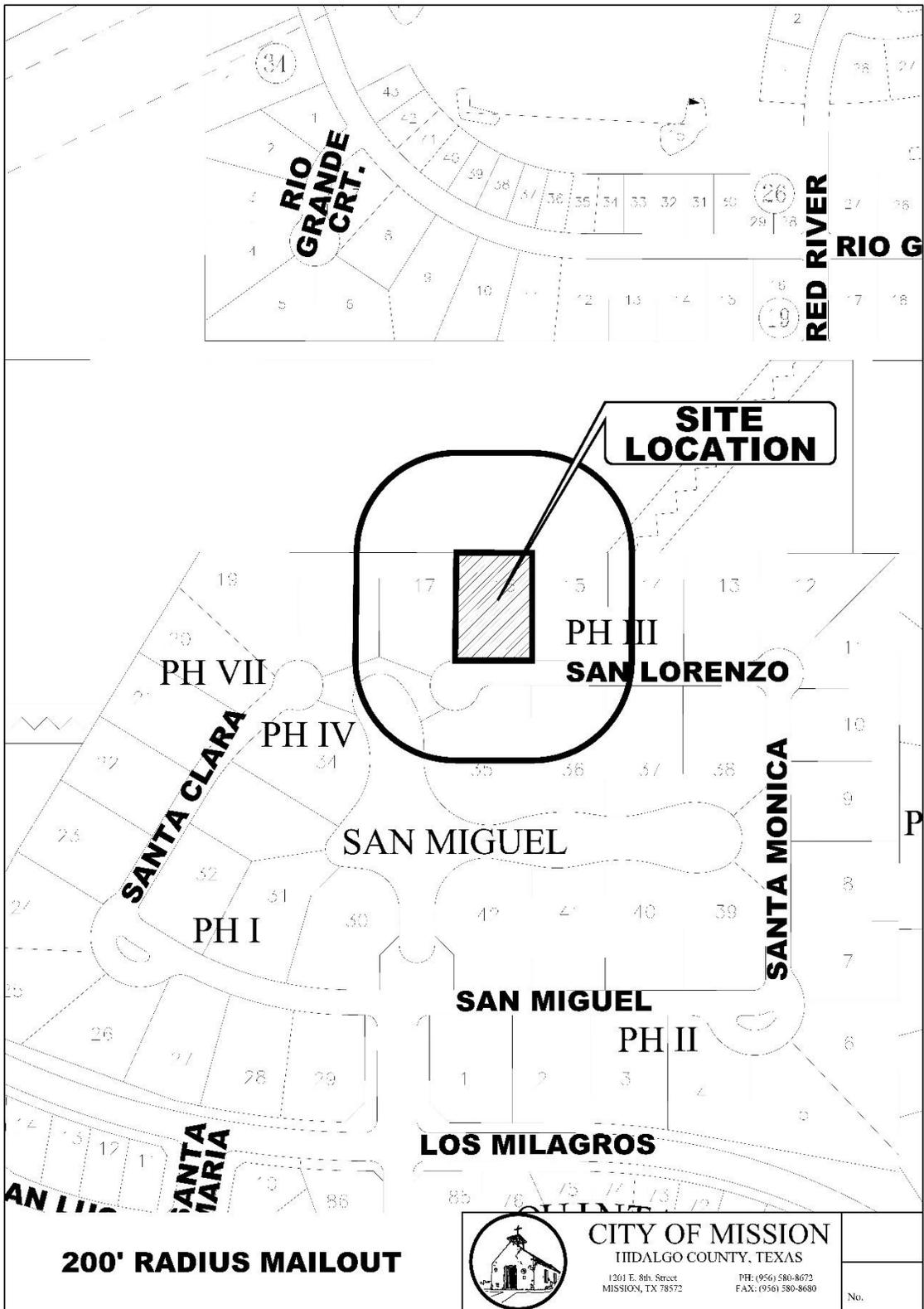
Staff recommends approval.



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

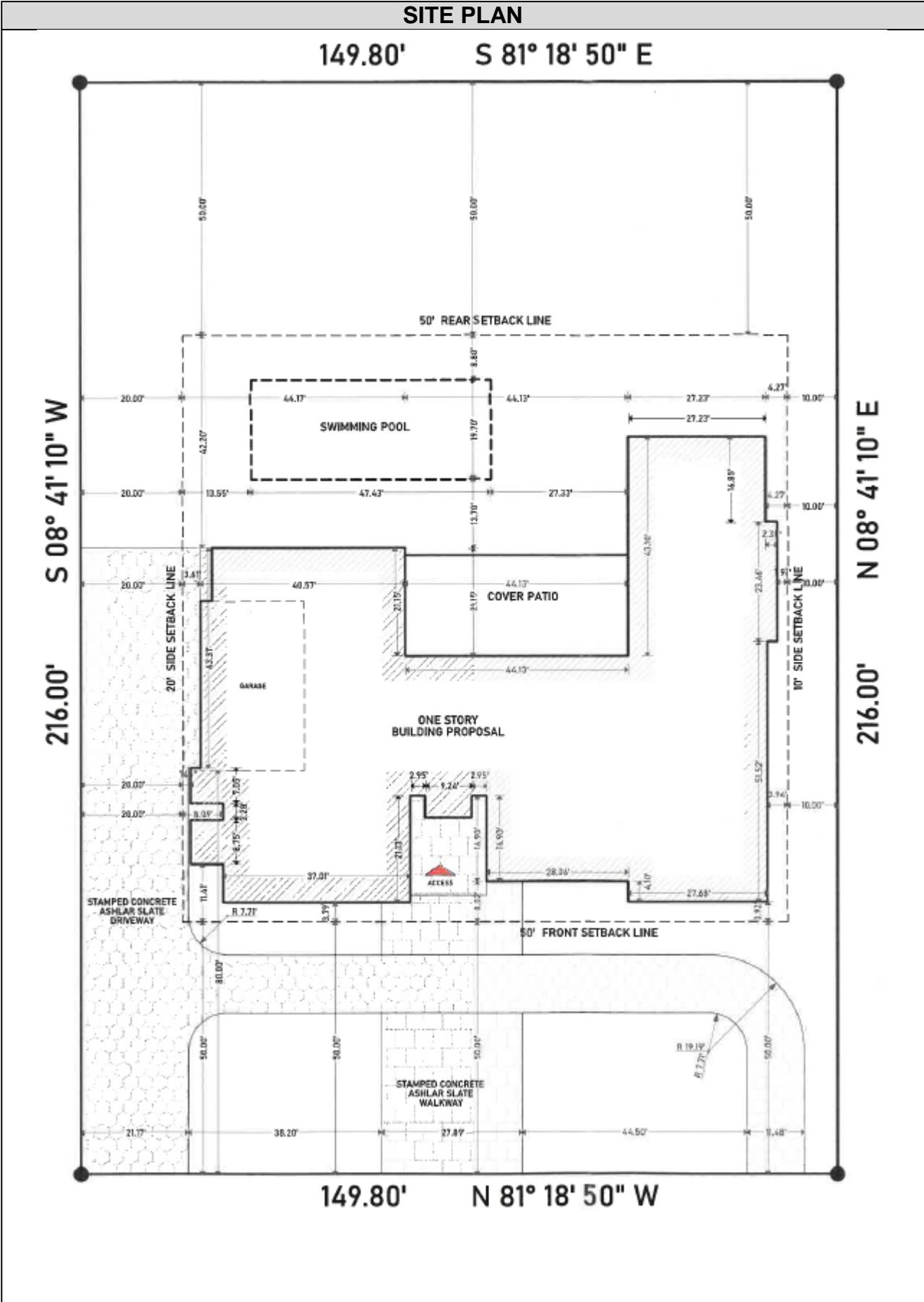
\_\_\_\_\_ AYES  
\_\_\_\_\_ NAYS  
\_\_\_\_\_ DISSENTING \_\_\_\_\_

**LEGAL NOTICE MAP**

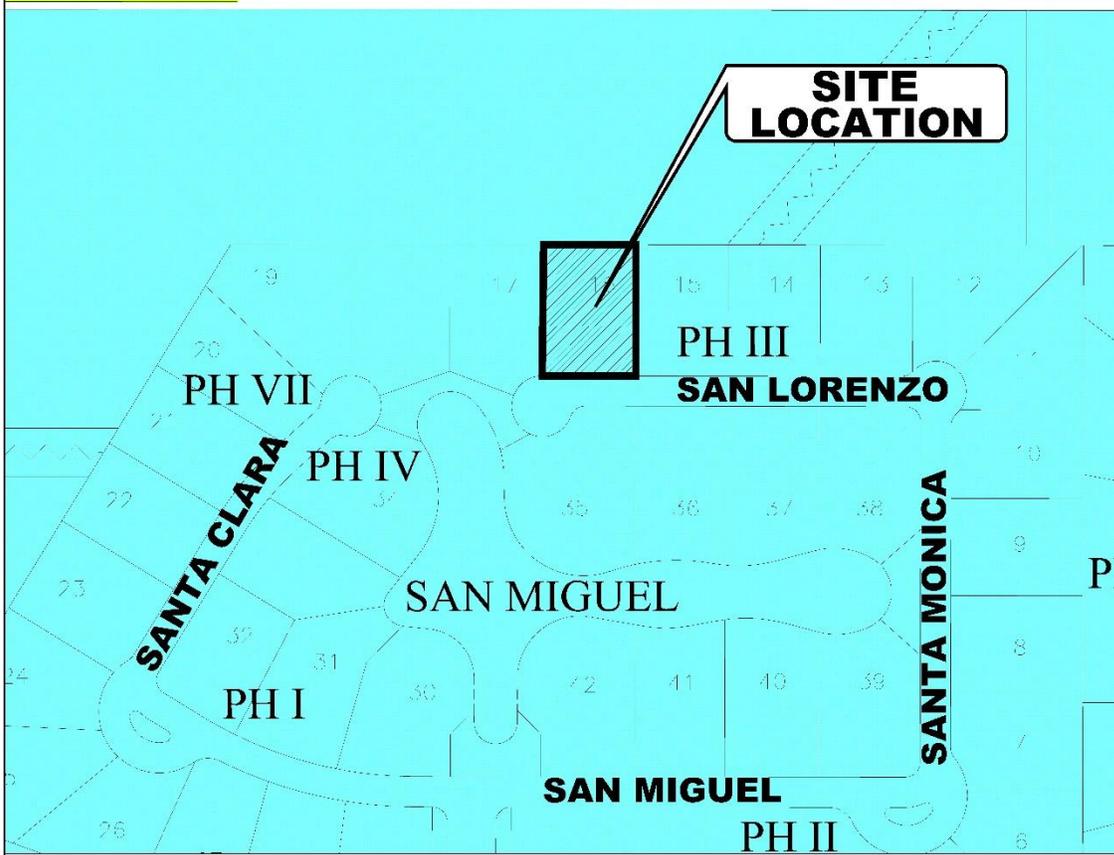
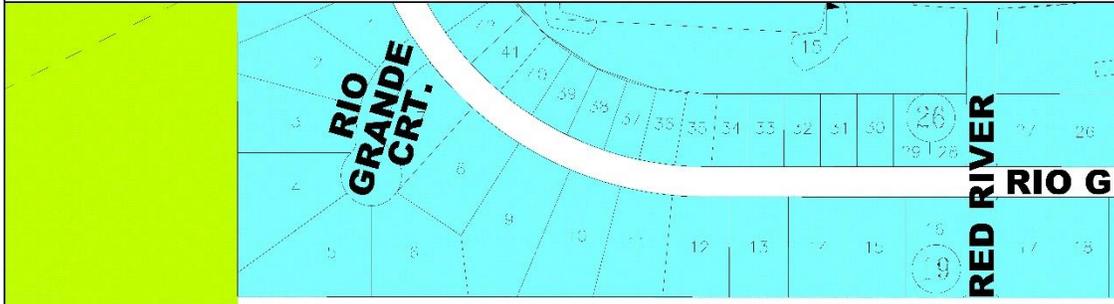


AREIAL MAP





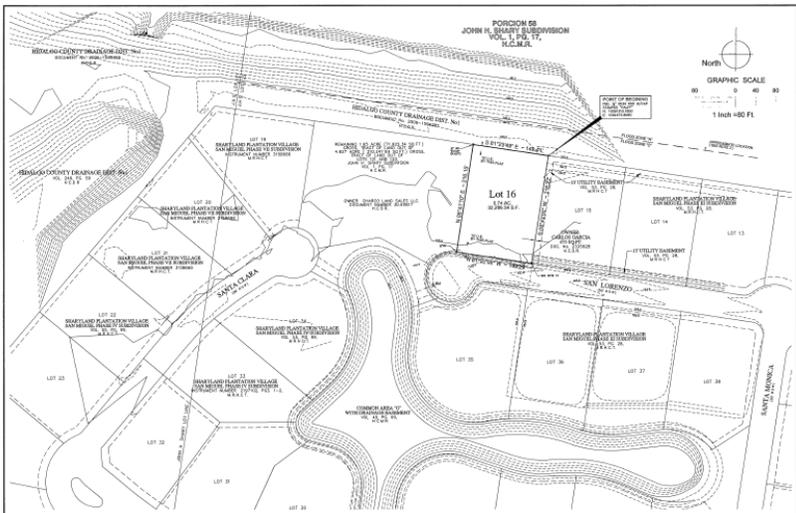
### ZONING MAP



#### ZONING LEGEND

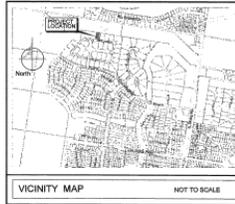
A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY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

# RECORDED PLAT



**LEGEND**

- ROAD OR ALIEN INTEREST
- ROAD ROW
- ROAD EASE
- LOT LINE
- EXISTING ALIEN INTEREST
- EXISTING EASEMENTS
- EXISTING CONTIGUOUS



**LOT AREA**

Lot 12	32,286.34 SQ. FT.
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- GENERAL NOTES**
1. THE SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM, NAD83, STATE PLANE, SOUTH ZONE.
  2. THE PROPOSED SUBDIVISION IS SITUATED IN FLOOD ZONE "D" OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.
  3. MAINTENANCE OF ANY DETACHED LINES SHALL BE:
  4. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.
  5. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.
  6. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.
  7. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.
  8. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.
  9. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.
  10. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION IS SUBJECT TO THE FLOOD HAZARD ZONING REGULATIONS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned surveyor of the land above in the plat and subdivision herein on "SHARY AND PLANTATION LANE SAN ANTONIO, TEXAS" in subdivision, an addition to the City of Mission, Hidalgo County, Texas, do hereby certify that the subdivision and plat herein is in accordance with the provisions of the laws of the State of Texas, and that the same has been approved by the proper authorities of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas.

Charles Lee DAVIS, L.L.C.  
Surveyor

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned engineer of the City of Mission, Texas, do hereby certify that the subdivision and plat herein is in accordance with the provisions of the laws of the State of Texas, and that the same has been approved by the proper authorities of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas.

Anna Cervantes  
City Engineer

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned Professional Engineer in the State of Texas, do hereby certify that the subdivision and plat herein is in accordance with the provisions of the laws of the State of Texas, and that the same has been approved by the proper authorities of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas.

12/16/21

Professional Engineer

**MEETS & BOUNDS DESCRIPTION**

A 0.74 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND OUT OF LOT 12, JOHN H. SHARY SUBDIVISION, SAME BEING OUT OF A 872 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND OUT OF LOTS 12, 13 AND 122, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDED IN VOLUME 1, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

AS TO A 0.74 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND OUT OF LOT 12, JOHN H. SHARY SUBDIVISION, SAME BEING OUT OF A 872 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND OUT OF LOTS 12, 13 AND 122, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDED IN VOLUME 1, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND MORE HEREIN PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

**BEGINNING**, AT A FOUND 1/2 (HALF) INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFT", 1/1664 AT THE NORTHWEST CORNER OF A 432 (FOUR HUNDRED THIRTY-TWO) INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFT", 1/1664 RECORDED IN DOCUMENT 333338, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING THE POINT OF BEGINNING, HAVING A GRSD COORDINATE OF X=108473.896, Y=1091133.180, ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE**, SOUTH 08°43'00" WEST, ALONG THE WEST LINE OF SAID 425 (FOUR HUNDRED TWENTY-FIVE) FEET TRACT OF LAND, A DISTANCE OF 236.22 FEET TO A SET 1/2 (HALF) INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFT" ON THE NORTH RIGHT OF WAY OF SAN LORENZO, FOR THE SOUTHWEST CORNER OF THIS HEREIN TRACT OF LAND;

**THENCE**, NORTH 82°22'00" WEST, ALONG THE SAID NORTH RIGHT OF WAY OF SAN LORENZO, A DISTANCE OF 349.29 FEET TO A FOUND 1/2 (HALF) INCH IRON ROD, FOR THE SOUTHWEST CORNER OF THIS HEREIN TRACT OF LAND;

**THENCE**, NORTH 08°43'00" EAST, A DISTANCE OF 236.22 FEET TO A FOUND 1/2 (HALF) INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFT", BEING THE NORTHWEST CORNER OF THIS HEREIN TRACT OF LAND;

**THENCE**, SOUTH 82°22'00" EAST, ALONG THE NORTH LINE OF SAID 432 ACRE TRACT OF LAND, A DISTANCE OF 349.29 FEET TO THE POINT OF BEGINNING, CONTAINING A 0.74 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANE, SOUTH ZONE, I.L.C. SURVEY PAST, SMO. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED PLAT OR DOCUMENT.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned authority, on this day personally appeared **Charles Lee DAVIS, L.L.C.** who being duly sworn, depose and say that the foregoing plat and subdivision is in accordance with the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas.

Charles Lee DAVIS, L.L.C.  
Surveyor

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned authority, on this day personally appeared **Anna Cervantes**, who being duly sworn, depose and say that the foregoing plat and subdivision is in accordance with the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas.

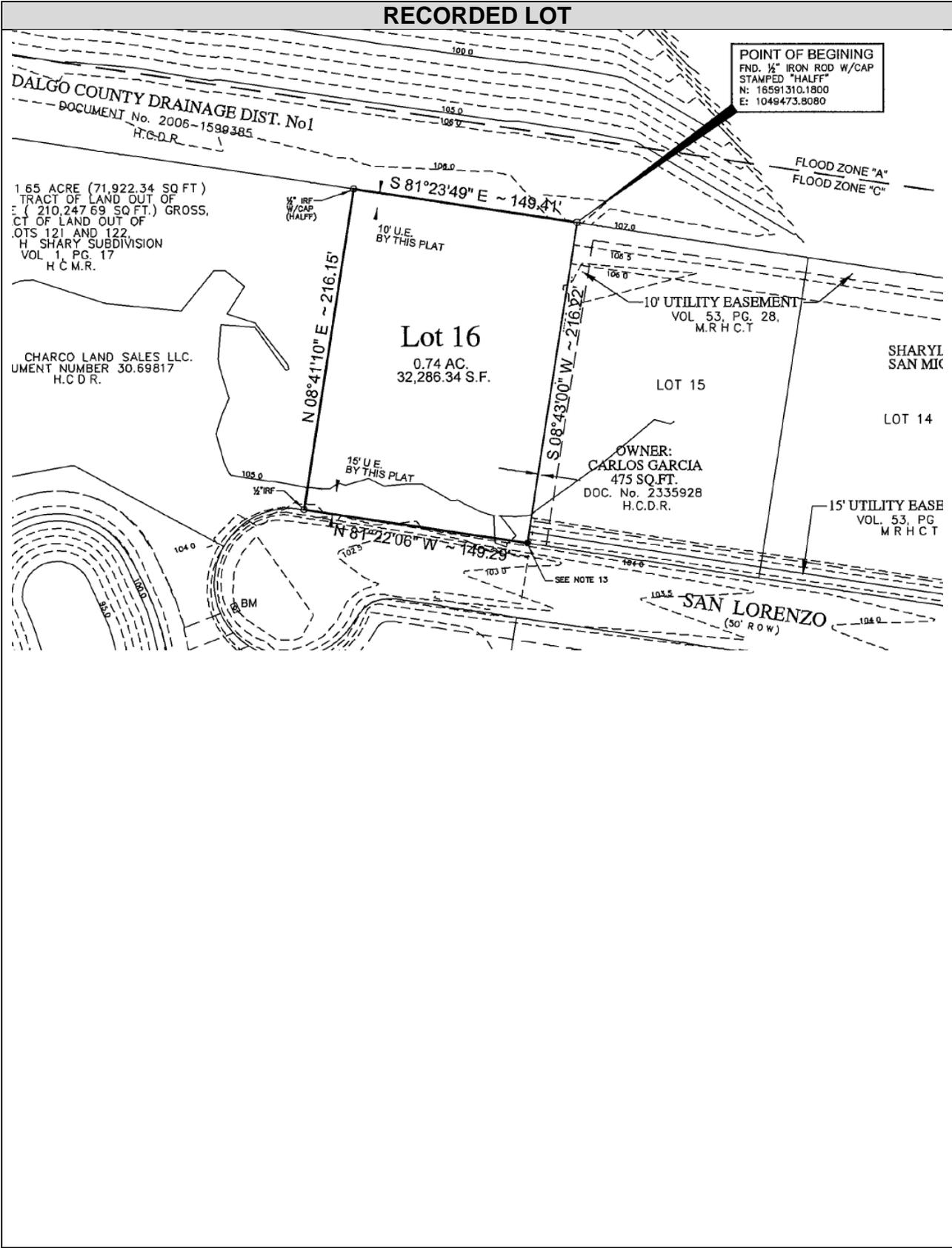
Anna Cervantes  
City Engineer

STATE OF TEXAS  
COUNTY OF HIDALGO

I, the undersigned authority, on this day personally appeared **Professional Engineer**, who being duly sworn, depose and say that the foregoing plat and subdivision is in accordance with the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas.

Professional Engineer





**PLAT NOTES****GENERAL NOTES**

- 1.- BASIS OF BEARING: TEXAS COODINATE SYSTEM ( NAD83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID.
- 2.- THE PROPOSED SUBDIVISION IS SITUATED IN FLOOD ZONE "C" OF HIDALGO COUNTY UNINCORPORATED AREA PER FEMA FLOODINSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480334 0400C, MAP REVISED DATE NOVEMBER 16, 1982, PANEL 400 OF 525, AS FUTHER REVISED TO REFLECT LOMR WITH AN EFFECTIVE DATE OF AUGUST 31, 2011. ZONE "C" IS DEFINED AS AREAS OF MINIMUM FLOODING ( NO SHADING).
- 3.- MINIMUM BUILDING SETBACK LINES SHALL BE:  
FRONT: 50 FEET  
REAR: 50 FEET  
SIDE: 20 FEET
- 4.- MINIMUM FINISH FLOOR ELEVATION : 105.50 FEET ( N.A.V.D. 88) OR 18" ABOVE TOP OF CURB AT CENTER OF LOT , WHICHEVER IS HIGHER.
- 5.- STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT SHALL BE ON A REGIONAL BASIS. 0.050 AC-FT SHALL BE DETAINED WITHIN THE DRAINAGE R.O.W.
- 6.- BENCHMARK INFORMATION:  
CENTER OF CURB INLET LOCATED AT THE END OF THE LORENZO RD. CUL-DE-SAC.  
ELEVATION = 103.23 FEET (N.A.V.D.88 )
- 7.- 4 FT. SIDEWALK SHALL BE PROVIDED WITHIN THE STREET FRONTAGE ON THE INTERIOR STREET SIDE OF EACH LOT AT THE TIME OF BUILDING PERMIT.
- 8.- NO BUILDING STRUCTURE PERMITTED OVER ANY EASEMENT.
- 9.- ALL LOT CORNERS ARE A 1/2-INCH SET IRON ROD WITH A CAP STAMPED "SAMES" UNLESS OTHERWISE NOTED.
- 10.- ALL UTILITIES SHALL BE LOCATED WITHIN UTILITY EASEMENTS AND NO TREES SHALL BE PLANTED OVER UTILITY LINES.
- 11.- EACH PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE ANY IMPROVEMENTS ( INCLUDING FENCES) THAT MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS SYSTEMS LOCATED ON OR WITHIN THE EASEMENT,AND SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO, FROM AND UPON THE EASEMENTS AND PRIVATE PROPERTY ( NOT TO INCLUDE RESIDENCES) WITHIN THE SUBDIVISION FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, READING METERS, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS SYSTEMS, WITHOUT NECESSITY OF PROCURING THE PERMISSION OF ANYONE.
- 12.- SAN LORENZO IS PRIVATE STREET, AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 13.- A 5/8" IRON ROD FOUND BEARS S03°26'47"E - 3.28' FROM THE ACTUAL SOUTHEAST CORNER.

**MAILOUT LIST**

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
724668	S1092-03-000-000A-00	SHARYLAND RESIDENTIAL COMMUNITY	3500 LOS MILAGROS	MISSION	TX	78572-7905
702767	S2950-00-000-0121-10	HIDALGO COUNTY DRAINAGE DIST NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
689910	S1092-01-000-000A-00	SHARYLAND RESIDENTIAL COMMUNITY	3500 LOS MILAGROS	MISSION	TX	78572-7905
689917	S1092-01-000-000G-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
722708	S1092-03-000-0014-00	AGARWALA SANJAY KUMAR & JASPREET KAUR	2701 SAN LORENZO ST	MISSION	TX	78572-6487
722709	S1092-03-000-0015-00	GARCIA CARLOS	2605 SAN LORENZO	MISSION	TX	78572-6492
722711	S1092-03-000-0036-00	MORA FRANK A & ROSA	2604 SAN LORENZO	MISSION	TX	78572-6488
722710	S1092-03-000-0035-00	ROHEMA LLC	4202 SAN EFRAIN	MISSION	TX	78572-3819
722712	S1092-03-000-0037-00	HEREDIA MANUEL & ALBESA	2700 SAN LORENZO	MISSION	TX	78572
841622	S2950-00-000-0122-05	GARCIA CARLOS	2605 SAN LORENZO	MISSION	TX	78572-6492
1379467	S1092-06-000-0016-00	CANTU JOSE ANGEL & ROSANA RAMIREZ	3503 SANTA OLIVIA	MISSION	TX	78572-8632
1463230	S1092-08-000-0018-00	WALDBUSSER JAKOB ROBERT & ANDREA	2301 SANTA CLARA	MISSION	TX	78572
1463229	S1092-08-000-0017-00	ACHIRICA ARNULFO & ARACELY	2505 SAN LORENZO	MISSION	TX	78572



## AGENDA ITEM & RECOMMENDATION SUMMARY

- MEETING DATE:** January 28, 2026
- PRESENTED BY:** Xavier Cervantes, AICP, CPM Director of Planning
- AGENDA ITEM:** Public hearing and consideration of a variance to allow a 1'- 6" side setback instead of the required 6' and a 4' rear setback instead of the required 10' setback/utility easement for a proposed 12'x 36' carport, being Lot 25, Mission Valley Subdivision, located at 3405 Driftwood Court, Applicant – Robert Acosta - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- December 08, 2025 – Application for Variance Request submitted to the City
- January 15, 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.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

#### Summary:

- The request is for a variance not to comply with Section 1.371 (5) (f) (g) of the Mission Code of Ordinances, which states:
  - Minimum depth of the rear setback: 10 feet
  - Minimum depth of the side setback: 6 feet
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser rear and side yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located along the East side of Driftwood Court, approximately 110 feet South of Thompson Street.
- The applicant is requesting a variance to allow a 12' by 36' carport within the side and rear setbacks.
- The Mission Valley Subdivision was recorded on January 16, 2016. The subject property is an irregular shaped lot.
- The subject lot has a total area of 11,069 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 31 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

### STAFF RECOMMENDATION:

Staff recommends approval of the proposed side setback but denial of the proposed rear utility setback. This request does qualify as an undue hardship due to the irregular shape of the Lot.

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

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

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

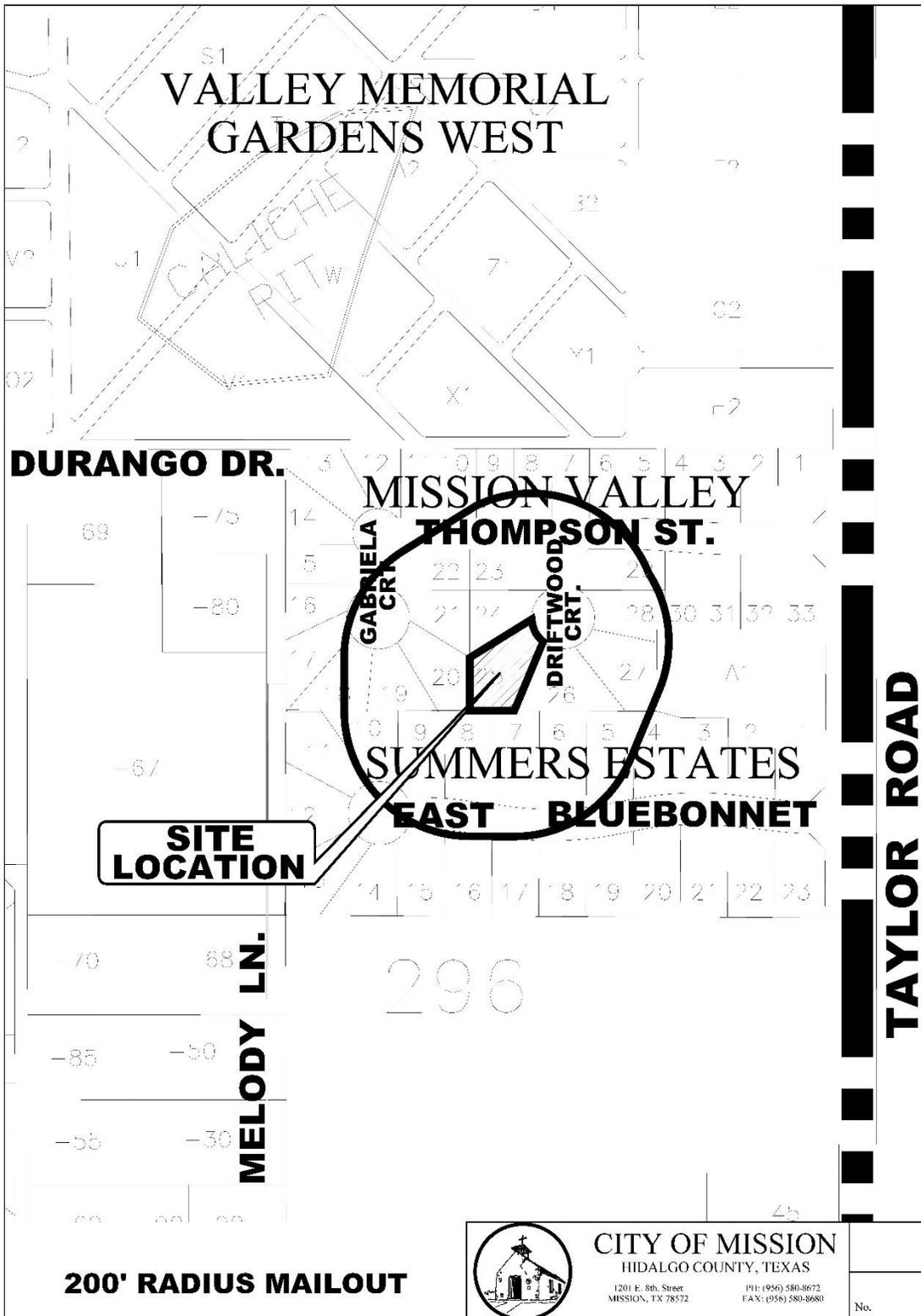
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP



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

No.

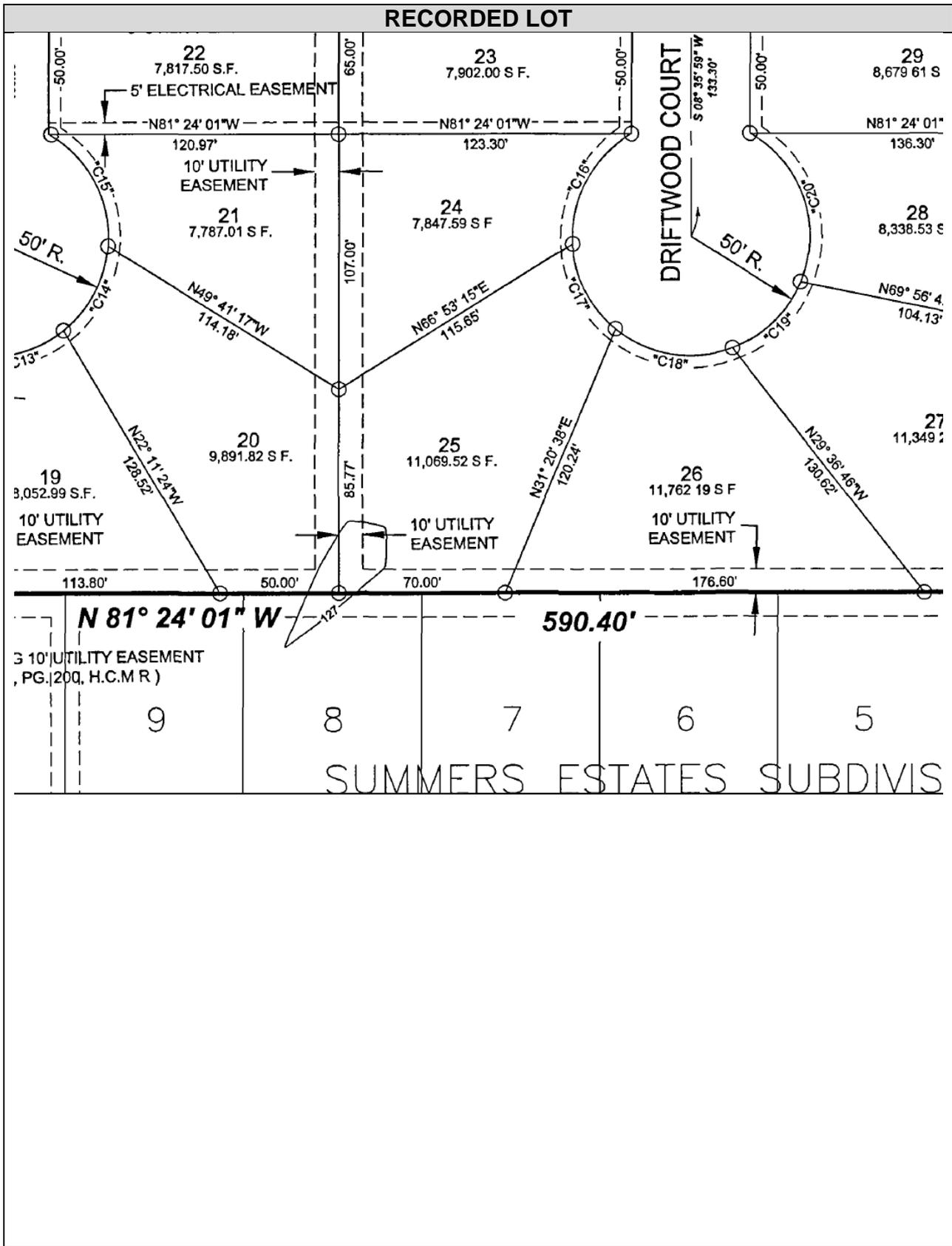
**AERIAL MAP**



### SITE PLAN







**PLAT NOTES**

**GENERAL NOTES**

- 1 SETBACK AS FOLLOWS (EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)
  - FRONT . . . . . 25 FEET
  - CUL-DE-SAC FRONT ..... 15 FEET
  - REAR . . . . . 10 FEET OR GREATER FOR EASEMENTS
  - INTERIOR SIDES ..... 6 FEET OR GREATER FOR EASEMENTS
  - CORNER SIDES ..... 10 FEET OR GREATER FOR EASEMENTS
  - GARAGE ..... 18 FEET EXCEPT WHERE GREATER SETBACK REQUIRED

2 MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT THE MID POINT OF THE LOT

3 BENCH MARK #1 BENCHMARK SET DISK IN CONCRETE APPROXIMATELY 152 FEET SOUTH OF THE NORTH PROPERTY LINE OF THIS SUBDIVISION AND 34 FEET WEST OF TAYLOR ROAD CENTERLINE ELEV =125 93 .

BENCH MARK #2 TOP OF SANITARY SEWER MH ON THE SOUTH PROPERTY LINE OF THIS SUBDIVISION AND 24 FEET WEST OF TAYLOR ROAD CENTERLINE.  
GEODETIC G P S TEXAS STATE PLANE GRID COORDINATE SYSTEM  
NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003)  
N=16612726 0120 E=1058730 7050 ELEV =124 78

4 THIS SUBDIVISION IS LOCATED IN ZONE "C" ON FEMA'S FLOOD INSURANCE AREAS OF MINIMAL FLOODING COMMUNITY PANEL No 480334 0400 C, MAP REVISED NOV 16, 1982

5 STORM RUNOFF DETENTION REQUIRED FOR THIS SUBDIVISION 18,259 C F (0 419 AC.-FT./FT.).

6 DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT

7. NO BUILDING PERMITTED OVER ANY EASEMENT

8 NO ENTRANCE TO LOTS 1 & 33 FROM TAYLOR ROAD

9 NO ENTRANCE TO LOTS 13 THRU 18 FROM EAST JOHNSON LANE (25' PRIVATE DRIVE)

10 NO FENCES SHALL BE PLACED WITHIN UNITED IRRIGATION EASEMENT.

PICTURES

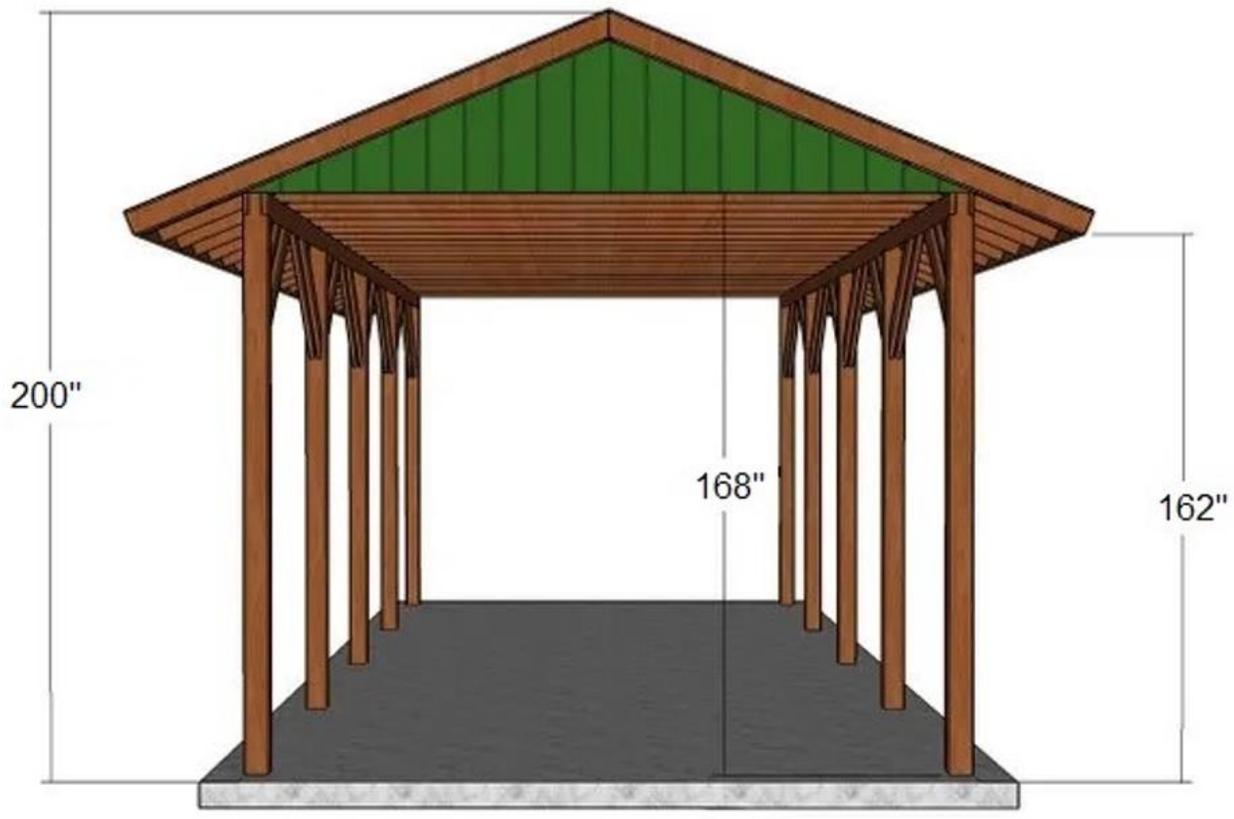
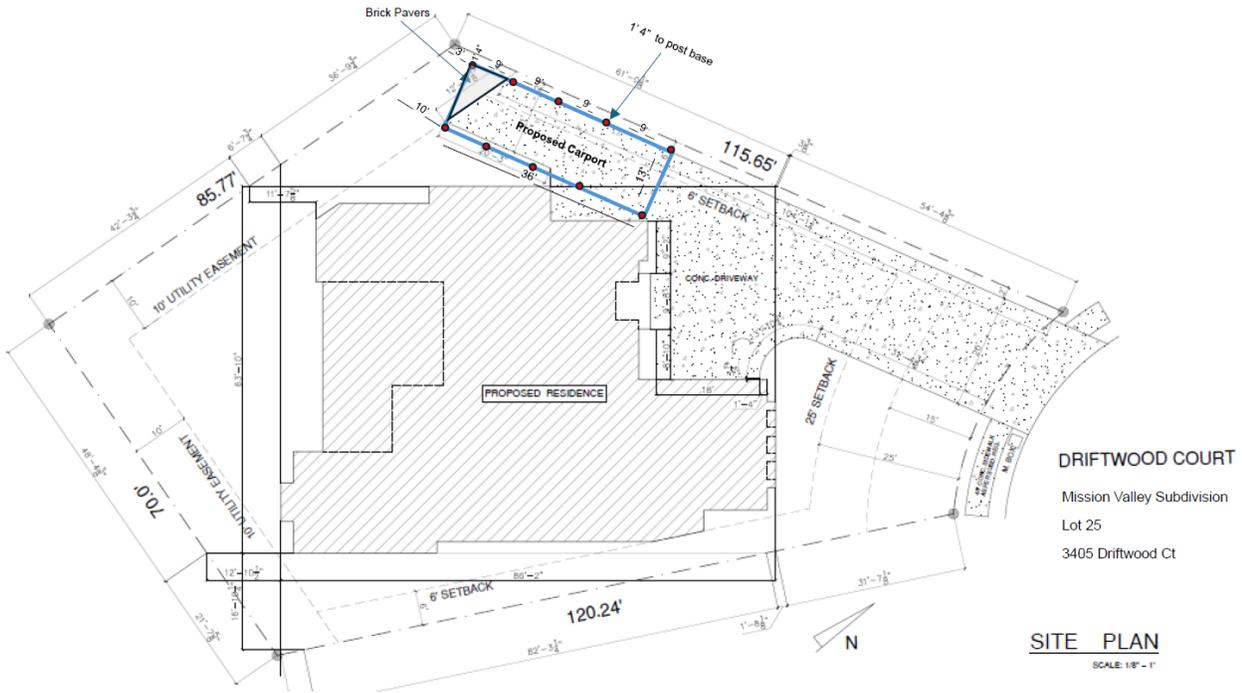


PICTURES





PICTURES



## APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: flat		December 22, 2025																																																																																																																																																																																																																																																																																																																																								
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## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
1131914						
716960	S6868-00-000-0007-00	GARCIA ELIZABETH TREVINO	2703 E BLUEBONNET LN	MISSION	TX	78573-9320
716964	S6868-00-000-0011-00	GARCIA ADRIAN A	2601 E BLUEBONNET LN	MISSION	TX	78573-9301
716959	S6868-00-000-0006-00	SILVA GILBERTO JR & LAURA M MCDONALD	2705 E BLUEBONNET LN	MISSION	TX	78573-9320
716970	S6868-00-000-0017-00	RICHARDSON DONALD R & ROSALINA V	2702 E BLUEBONNET LN	MISSION	TX	78573-9306
716968	S6868-00-000-0015-00	OLACIO RAFAEL	2606 E BLUEBONNET LN	MISSION	TX	78573-9319
716963	S6868-00-000-0010-00	BHATT DAVID	2603 BLUEBONNET LN	MISSION	TX	78573-9301
716961	S6868-00-000-0008-00	THOMPSON CHRISTOPHER & IRENE	2701 E BLUEBONNET LN	MISSION	TX	78573-9320
716958	S6868-00-000-0005-00	DEL CANTO PROPERTIES LLC	2536 E GRIFFIN PKWY	MISSION	TX	78572
716969	S6868-00-000-0016-00	FOWLER DOUGLAS WADE & LIZAN DENICE	2700 E BLUEBONNET LN	MISSION	TX	78573-9306
716962	S6868-00-000-0009-00	BHATT DAVID YOGESH	2603 E BLUEBONNET LN	MISSION	TX	78573-9301
716977	S6868-00-000-00A1-00	RICHARDS MARK V II & LINDSEY B	3503 N TAYLOR RD	MISSION	TX	78573-9335
1068078	M5255-00-000-0006-00	PONCE LUZ MARIA DOMINGUEZ	2717 THOMPSON ST	MISSION	TX	78573-0281
1068079	M5255-00-000-0007-00	ADG HOMEOWNER'S ASSOCIATION INC	3405 DRIFTWOOD CT	MISSION	TX	78573
1068081	M5255-00-000-0009-00	SMITH ANDREW H IV & SHELLIE E	2701 THOMPSON DR	MISSION	TX	78573-0281
1068089	M5255-00-000-0017-00	PRECIADO CUAHUTEMOC	315 S 48TH LN APT 1	MCALLEN	TX	78501-3572
1068090	M5255-00-000-0018-00	ALANIZ KIMBERLY ISELY & ALEJO BANDA ACOSTA	1900 W VENTURA ST	PHARR	TX	78577-6034
1068091	M5255-00-000-0019-00	GARCIA ALFREDO JR & ANNETTE	3400 GABRIELA CT	MISSION	TX	78573-0278
1068092	M5255-00-000-0020-00	CADENA RAUL & MONICA ELIZABETH NELSON	3513 N 38TH ST	MCALLEN	TX	78501-3308
1068093	M5255-00-000-0021-00	AGUILERA AGUSTIN	4838 N MARLO WAY UNIT 30	APPLETON	WI	54913-1818
1068094	M5255-00-000-0022-00	RAMOS SYLVIA & ROLANDO	3412 GABRIELA CT	MISSION	TX	78573-0278
1068095	M5255-00-000-0023-00	SANCHEZ ANA KAREN SALINAS	3413 DRIFTWOOD CT	MISSION	TX	78573-0279
1068096	M5255-00-000-0024-00	RIOS HERNAN VELA	3409 DRIFTWOOD CT	MISSION	TX	78573
1068097	M5255-00-000-0025-00	ACOSTA ROBERT LEE & CYNTHIA ANN	3405 DRIFTWOOD CT	MISSION	TX	78573
1068098	M5255-00-000-0026-00	CASTILLO ENRIQUE & MARIA DEL ROSARIO	2709 SELENA ST	MISSION	TX	78572-6425
1068099	M5255-00-000-0027-00	RODRIGUEZ CESAR & SHARON	3404 DRIFTWOOD CT	MISSION	TX	78573-0279
1068100	M5255-00-000-0028-00	SALDANA SERGIO T & MARIA O SALCIDO URIARTE	1609 JOHNATHON DR	MISSION	TX	78572-8561
1068101	M5255-00-000-0029-00	ARREZOLA KARINA GISELLE	3412 DRIFTWOOD CT	MISSION	TX	78573
1068102	M5255-00-000-0030-00	GONZALEZ JAIME & ANA M	2808 THOMPSON ST	MISSION	TX	78573-0280
1068071	M5255-00-000-0000-00	ADG HOMEOWNER'S ASSOCIATION INC	3405 DRIFTWOOD CT	MISSION	TX	78573
1068080	M5255-00-000-0008-00	MUNOZ CESAR H CABALLERO & DEBORAH GONZALEZ	2709 THOMPSON ST	MISSION	TX	78573-0281
716953	S6868-00-000-0000-00	SUMMERS ESTATE ASSOC INC	2701 E BLUEBONNET LN	MISSION	TX	78573-9320



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 28, 2026

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

**AGENDA ITEM:** Public hearing and consideration of a variance to keep a 1' front setback instead of the required 18' front setback for a 20'x 20' carport, being Lot 33, Sunrise Meadows Subdivision, located at 2016 E. 21<sup>st</sup> Street, Applicant – Robert Ramones - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- November 11, 2025 – Application for Variance Request submitted to the City
- January 15, 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.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

#### Summary:

- The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:
  - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located along the South side of E. 21st Street, approximately 245 feet East of Cardinal Street.
- The applicant is requesting a variance to keep a 20' by 22' carport within the 18' front setback.
- The Sunrise Meadows Subdivision was recorded on August 24, 2004. The subject property is a regular lot with a depth of 125.00 feet and a width of 60 feet along East 21<sup>st</sup> Street.
- The subject lot has a total area of 7,500 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 31 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

### STAFF RECOMMENDATION:

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

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 1) Sign a hold harmless agreement stating that the structure will remain perpetually

“open and to its footprint,” and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.

---

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

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

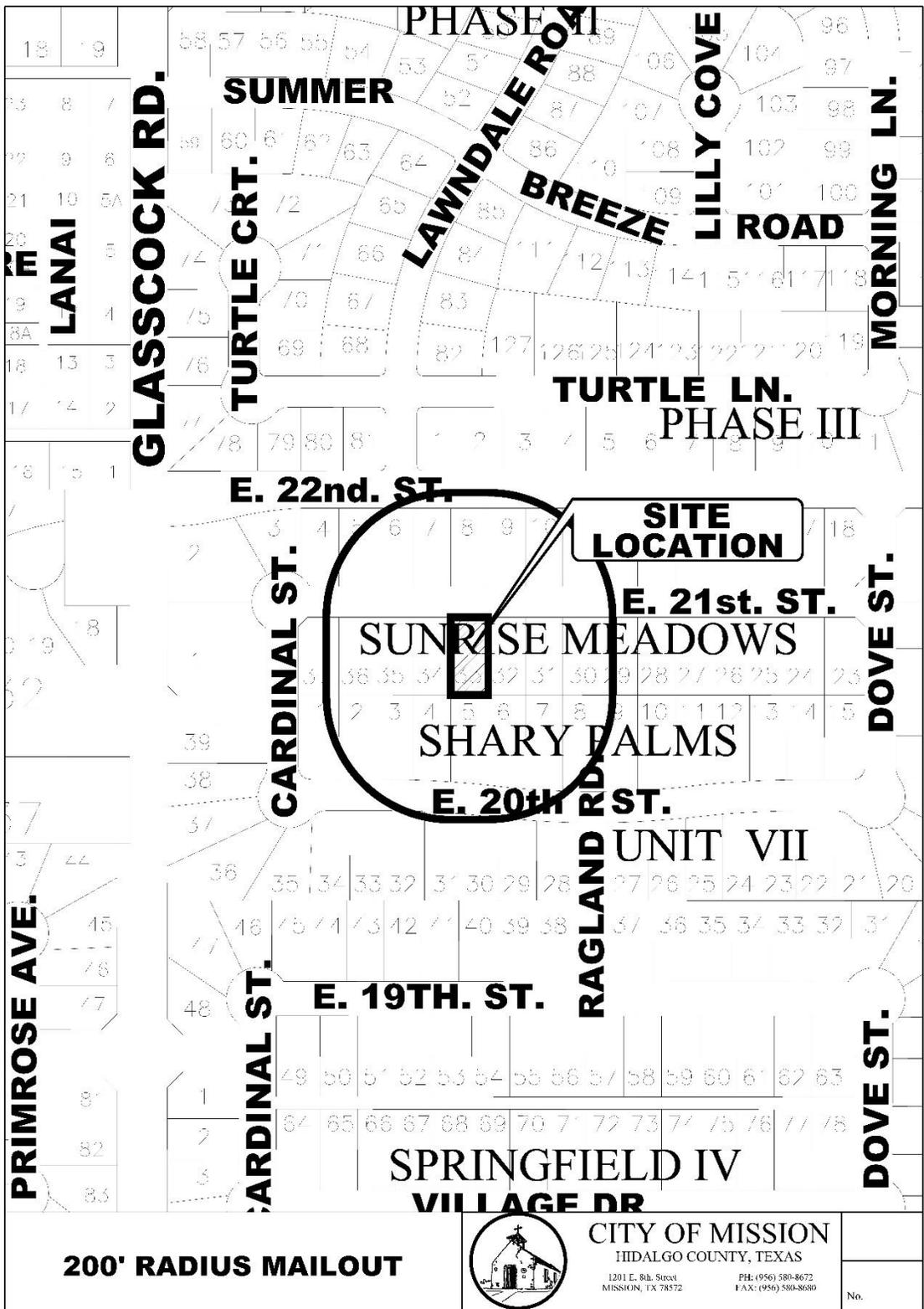
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION  
HIDALGO COUNTY, TEXAS

1201 E. 9th Street  
MISSION, TX 78572

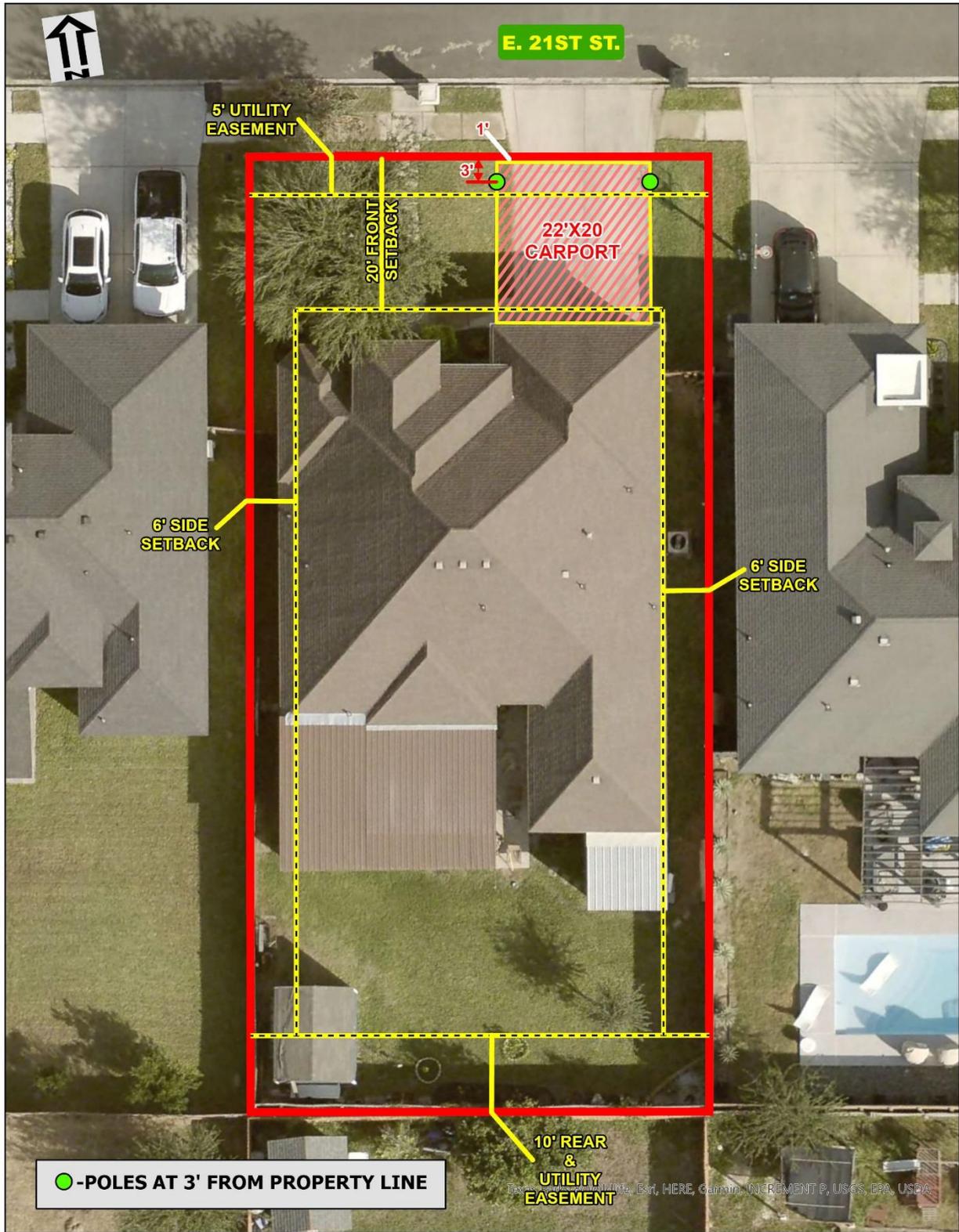
PH: (956) 580-8672  
FAX: (956) 580-8680

No.

**AERIAL MAP**



# SITE PLAN



# RECORDED PLAT

## SUBDIVISION PLAT OF SUNRISE MEADOWS SUBDIVISION

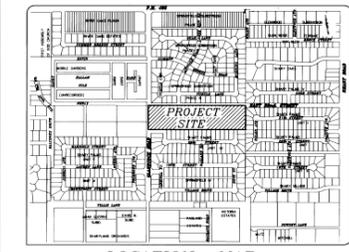
A TRACT OF LAND CONTAINING 8.98 ACRES, SITUATED IN THE CITY OF MISSOURI, HENNING COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 233 JOHN H. SHARY PALMS SUBDIVISION, MAP REFERENCE VOLUME 1, PAGE 17, HENNING COUNTY MAP RECORDS.

STATE OF TEXAS  
HENNING COUNTY  
I, the undersigned owner of the land shown on this plat and designated herein as Sunrise Meadows Subdivision, do hereby certify that the plat and subdivision map were duly prepared and approved by the proper authorities and that the same are true and correct in all particulars and that the same have been duly recorded in the public records of the County of Henning, State of Texas, and that the same are a true and correct copy of the original as the same were approved by the proper authorities of the City of Missouri.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY 2004 A.D., I CERTIFIED THAT THE SUBDIVISION PLAT CONTAINED HEREIN WAS PREPARED AND APPROVED BY THE PROPER AUTHORITIES OF THE CITY OF MISSOURI, HENNING COUNTY, TEXAS, AND THAT THE SAME ARE A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME WERE APPROVED BY THE PROPER AUTHORITIES OF THE CITY OF MISSOURI.

THIS IS THE 27th DAY OF July, 2004 A.D.

*Charles J. Young*  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
BY COMMISSION EXPIRES \_\_\_\_\_



FILED FOR RECORD IN HENNING COUNTY, TEXAS, AS A RECORDING BY \_\_\_\_\_

FILED FOR RECORD IN HENNING COUNTY, TEXAS, AS A RECORDING BY \_\_\_\_\_

APPROVED BY \_\_\_\_\_

- ### GENERAL NOTES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
  - MINIMUM BUILDING SETBACK LINES SHALL BE AS PER CITY ZONING ORDINANCES OF THE CITY OF MISSOURI.
  - THIS PROPERTY IS LOCATED IN ZONE "M" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4804A, DDBE, C. REVISED NOVEMBER 25, 1993.
  - SEPARATE DRAINAGE REQUIREMENTS OF 0.67 ACRES FEET OR 264 CUBIC FEET PER LOT.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 10' ABOVE THE TOP OF CURB WHEN MEASURED FROM THE CENTER OF EACH LOT.
  - BENCHMARK, NORTHEAST BOLT ON THE TOP FLANGE OF A FIRE HOUSING LOCATED APPROXIMATELY 25' NORTH OF THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION, AND ON THE WEST SIDE OF GLASSCOCK ROAD.
  - A 16 X 18 FOOT CORNER C.P. EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
  - A 4' SETBACK SHALL BE REQUIRED TO BE MAINTAINED ALONG GLASSCOCK ROAD AND 4' SETBACKS SHALL BE REQUIRED ALONG ALL OTHER STREETS DURING THE BUILDING PERIOD AND PRIOR TO OCCUPANCY.
  - SEE SETBACKS NOTED ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  - A 6' BUFFER IS REQUIRED ALONG GLASSCOCK ROAD & E. 22ND STREET BY DEVELOPER.
  - NO CURB CUTS OR DRIVEWAY PERMITTED ONTO GLASSCOCK ROAD OR E. 22ND STREET.
  - LOT 18 SHALL HAVE A DRIVEWAY ACCESS FROM E. 21ST STREET AND LOT 19 SHALL HAVE DRIVEWAY ACCESS FROM 17TH STREET SOUTHWEST CORNER AREA.
  - THE 3' UTILITY EASEMENTS ABUTTING THE PUBLIC STREET AT THE LOTS FROM (AFTER) SIDE WILL NOT BE FENCED AND SHALL REMAIN UNDEVELOPED.
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNLIMITED IRRIGATION DISTRICT AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
  - NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS UNDER 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.
  - NO PERMANENT STRUCTURE, EXAMPLE, FENCES OR DRIVEWAY 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.
  - NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

### IRREGULAR LOT AREAS

LOT #	AREA	AREA
1	22.883	0.522
2	14.884	0.326
3	11.881	0.287
4	7.286	0.189
18	4.280	0.181
19	8.287	0.289
20	6.280	0.289
21	8.283	0.188
22	6.282	0.283

### CURVE DATA

CURVE	DELTA	TANGENT	CHORD	CHORD
C1	89.700°	50.00'	28.87'	50.00'
C2	82.250°	50.00'	28.87'	50.00'
C3	81.230°	50.00'	27.62'	50.00'
C4	132.58°	50.00'	28.87'	50.00'
C5	111.88°	254.24'	108.31'	108.31'
C6	154.30°	254.24'	108.31'	108.31'
C7	143.50°	254.24'	108.31'	108.31'

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.98 ACRES, SITUATED IN THE CITY OF MISSOURI, HENNING COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 233 JOHN H. SHARY PALMS SUBDIVISION, MAP REFERENCE VOLUME 1, PAGE 17, HENNING COUNTY MAP RECORDS, AND SAID 8.98 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A COTTON PIONEER SPINDLE SET ON THE NORTHWEST CORNER OF SAID LOT 233, THE SOUTHWEST CORNER OF SPRINGFIELD SUBDIVISION PHASE II, AS RECORDED IN VOLUME 18, PAGE 143, H.C.M.R., THE NORTHWEST CORNER OF SHARY PALMS UNIT VI, AS RECORDED IN VOLUME 29, PAGE 1298, H.C.M.R., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 89°15'00" W 65.81±100' ALONG THE EAST LINE OF SAID LOT 233 AND THE WEST LINE OF SAID SHARY PALMS UNIT VI, A DISTANCE OF 1300.00 FEET TO A 30' HIGH IRON ROD FOUND ON THE NORTHEAST CORNER OF SHARY PALMS UNIT VI, AS RECORDED IN VOLUME 33, PAGE 1204, H.C.M.R., FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE N 87°18'00" W ALONG THE NORTH LINE OF SAID SHARY PALMS UNIT VI, A DISTANCE OF 1300.00 FEET TO A 30' HIGH IRON ROD WITH A PLASTIC CAP STAMPED "TODG" SET ON THE EAST RIGHT-OF-WAY LINE OF GLASSCOCK ROAD AS RECORDED IN SAID JOHN H. SHARY SUBDIVISION, CONTAINING A TOTAL DISTANCE OF 1300.00 FEET TO A COTTON PIONEER SPINDLE SET ON THE WEST LINE OF SAID LOT 233, THE NORTHWEST CORNER OF SHARY PALMS UNIT VI, AS RECORDED IN VOLUME 33, PAGE 1204, H.C.M.R., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 89°45'15" (ON 87°15'00" E) ALONG THE WEST LINE OF SAID LOT 233 AND THE WEST LINE OF SAID SHARY PALMS UNIT VI, A DISTANCE OF 330.25 FEET (330.00 FEET) TO A COTTON PIONEER SPINDLE FOUND ON THE SOUTHWEST CORNER OF SAID SPRINGFIELD SUBDIVISION PHASE II, FOR THE NORTHWEST CORNER OF THIS TRACT.

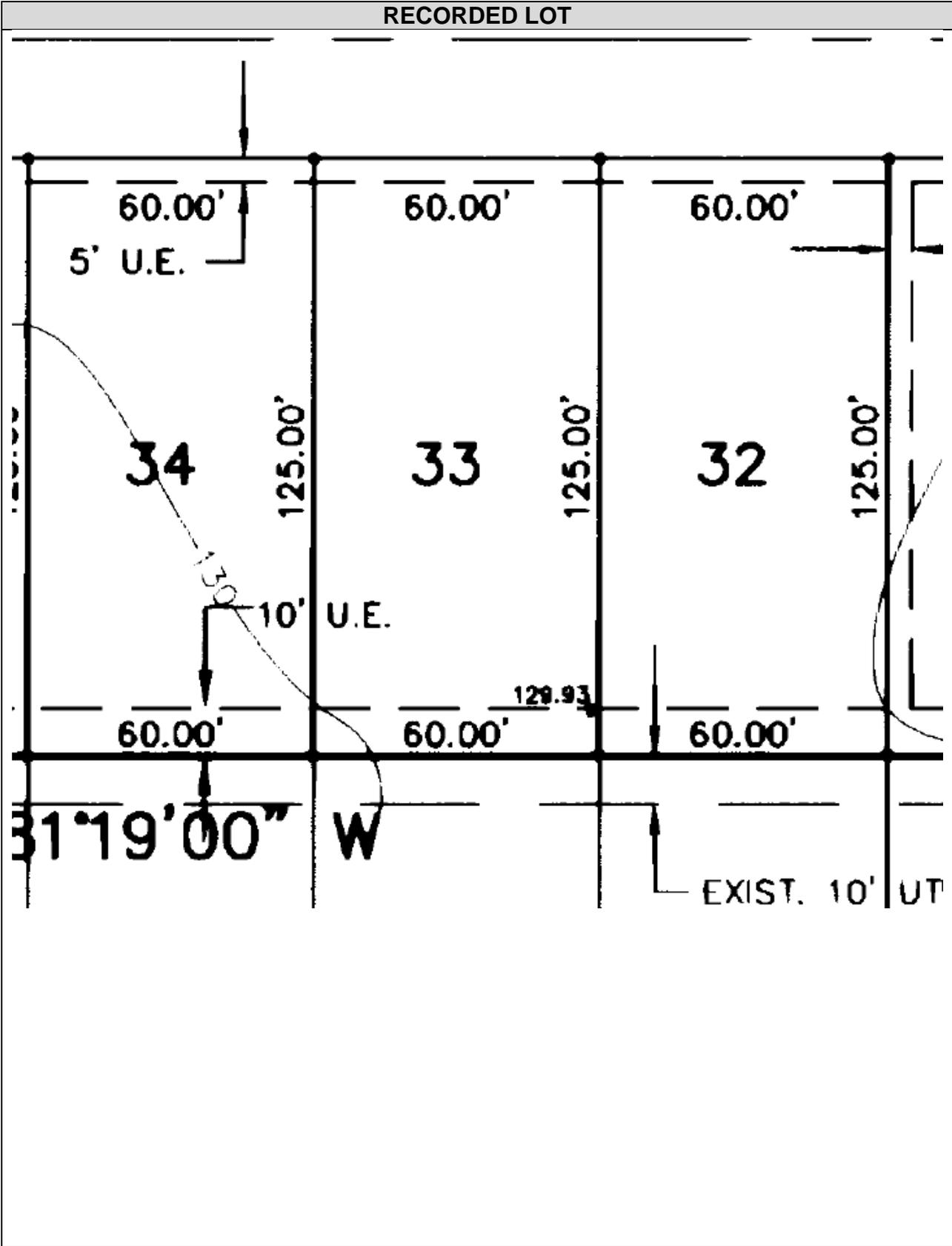
THENCE S 87°18'00" E ALONG THE NORTH LINE OF SAID LOT 233 AND THE NORTH LINE OF SAID SPRINGFIELD SUBDIVISION PHASE II, AT A DISTANCE OF 30.00 FEET TO A 30' HIGH IRON ROD WITH A PLASTIC CAP STAMPED "TODG" SET ON THE EAST RIGHT-OF-WAY LINE OF SAID GLASSCOCK ROAD AND CONTAINING A TOTAL DISTANCE OF 1300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.98 ACRES OF LAND OR MORE (OR ONE ACRE LESS IN THE RIGHT-OF-WAY OF SAID GLASSCOCK ROAD, LEAVING A NET OF 9.93 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION IS DESIRED TO BE INSTALLED ON ANY OF THE LOTS, THE DISTRICT HAS NOT REVIEWED THE DESIGN AND THE STRUCTURE IS NOT APPROVED FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO OBTAIN SUCH NECESSARY FACILITIES.

DATE: 7-23-04

DATE OF PREPARATION: APRIL 14, 2003 DRAWN BY: A. OCABA, JR.

**JEH** JAVIER HINOJOSA ENGINEERING  
CONSULTING ENGINEERS  
416 E. BOYD AVENUE, MOULTON, TEXAS 78044  
PHONE (936) 888-1588



## PLAT NOTES

### GENERAL NOTES

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. MINIMUM BUILDING SETBACK LINES SHALL BE AS PER CITY ZONING ORDINANCES OF THE CITY OF MISSION.
3. THIS PROPERTY IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NO. 480345 0005 C; REVISED NOVEMBER 20, 1991.
4. DRAINAGE DETENTION REQUIRED OF 0.67 ACRE FEET OR 766 CUBIC FEET PER LOT.
5. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB WHEN MEASURED FROM THE CENTER OF EACH LOT.
6. BENCHMARK: NORTHEAST BOLT ON THE TOP FLANGE OF A FIRE HYDRANT LOCATED APPROXIMATELY 55' NORTH OF THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION, AND ON THE WEST SIDE OF GLASSCOCK ROAD.  
ELEVATION= 132.71
7. A 15 x 15 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
8. A 5 FT. SIDEWALK IS REQUIRED OF DEVELOPER ALONG GLASSCOCK ROAD AND E. 22nd STREET. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL OTHER STREETS DURING THE BUILDING PERMIT STAGE AND PRIOR TO OCCUPANCY.
9. SET 1/2" DIAMETER IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. A 6' BUFFER IS REQUIRED ALONG GLASSCOCK ROAD & E. 22nd STREET BY DEVELOPER.
11. NO CURB CUTS OR DRIVEWAY PERMITTED ONTO GLASSCOCK ROAD OR E. 22nd STREET.
12. LOT 18 SHALL HAVE A DRIVEWAY ACCESS FROM E. 21st STREET AND LOT 19 SHALL ONLY HAVE DRIVEWAY ACCESS FROM ITS SOUTHWEST CORNER AREA.
13. THE 5' UTILITY EASEMENT ABUTTING THE PUBLIC STREET AT THE LOTS FROM (METER) SIDE WILL NOT BE FENCED AND SHALL REMAIN UNOBSTRUCTED.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
15. 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.
16. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY 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.
17. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

**PICTURES**



A large, empty rectangular box with a thin black border, intended for drawing pictures. It occupies the upper two-thirds of the page's main content area.

**PICTURES**



**PICTURES**





## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
582180	S2973-07-000-0030-00	RODRIGUEZ RODOLFO	2016 E 20TH ST	MISSION	TX	78572-3201
684256	S7355-00-000-0035-00	RAMOS ARNOLDO & DIANA G	2012 E 21ST ST	MISSION	TX	78572-3545
684225	S7355-00-000-0004-00	GUTIERREZ MANUEL	2007 E 21ST STREET	MISSION	TX	78572-3546
582152	S2973-07-000-0002-00	DREUMONT GLADYS CARLA	2009 E 20TH ST	MISSION	TX	78572-3224
582153	S2973-07-000-0003-00	LEVECK MATTHEW	2011 E 20TH ST	MISSION	TX	78572-3224
582151	S2973-07-000-0001-00	AYALA MINERVA	2007 E 20TH ST	MISSION	TX	78572-3224
582158	S2973-07-000-0008-00	LOPEZ ANGEL M & BERTHA GARCIA	2021 E 20TH ST	MISSION	TX	78572-3224
684226	S7355-00-000-0005-00	ALANIS RAMIRO	2009 E 21ST ST	MISSION	TX	78572-3546
684228	S7355-00-000-0007-00	PEREZ NARCISO FERNANDEZ	112 N 6TH ST	DONNA	TX	78537-2602
684250	S7355-00-000-0029-00	ORTEGA CARLOS	2447 OAK ST APT 2	BLUE ISLAND	IL	60406-2032
684255	S7355-00-000-0034-00	DE ANDA JOSE ANTONIO & ILEANNA	2014 E 21ST ST	MISSION	TX	78572-3545
684227	S7355-00-000-0006-00	PALACIOS ALEJANDRO	2011 E 21ST ST	MISSION	TX	78572-3546
582154	S2973-07-000-0004-00	CASTANEDA EDUARDO	2013 E 20TH ST	MISSION	TX	78572-3224
582155	S2973-07-000-0005-00	SETIEN MARCO ANTONIO CASTILLO & SAN JUANITA	2015 E 20TH ST	MISSION	TX	78572-3224
582159	S2973-07-000-0009-00	ROSALES IRMA M	2101 E 20TH ST	MISSION	TX	78572-3220
582181	S2973-07-000-0031-00	SOLIS VICKY	2014 E 20TH ST	MISSION	TX	78572-3201
684232	S7355-00-000-0011-00	VALDES ERIK E ALEMAN	2021 E 21ST ST	MISSION	TX	78572-3546
684233	S7355-00-000-0012-00	SOLIS ROEL & ROSA E ALEMAN	2023 E 21ST ST	MISSION	TX	78572-3546
684251	S7355-00-000-0030-00	LOPEZ NICOLAS JR & ANNA K MORALES	2022 E 21ST ST	MISSION	TX	78572-3545
684252	S7355-00-000-0031-00	HARRIS ANTHONY CHARLES	2020 E 21ST ST	MISSION	TX	78572-3545
684253	S7355-00-000-0032-00	TEZCUCANO JEREMIAS & KAYLA	2018 E 21ST ST	MISSION	TX	78572-3545
684254	S7355-00-000-0033-00	RAMONES ROBERTO CARLOS	2016 E 21ST ST	MISSION	TX	78572-3545
582156	S2973-07-000-0006-00	TREVINO SAMUEL & YVETTE M	2017 E 20TH ST	MISSION	TX	78572-3224
582157	S2973-07-000-0007-00	KILLBY MARK A & SARAI	2019 E 20TH ST	MISSION	TX	78572-3224
582179	S2973-07-000-0029-00	PENALOZA MARIA THERESA	2018 E 20TH ST	MISSION	TX	78572-3201
582182	S2973-07-000-0032-00	GARZA JESUS J J R & CRISELDA C	2012 E 20TH ST	MISSION	TX	78572-3201
684229	S7355-00-000-0008-00	GARCIA SANTA HERNANDEZ	2015 E 21ST ST	MISSION	TX	78572-3546
684230	S7355-00-000-0009-00	PEDRAZA ALEJANDRO HERNANDEZ & KEREN	2017 E 21ST ST	MISSION	TX	78572-3546
684258	S7355-00-000-0037-00	BENAVIDES GUADALUPE & ALBERTO ALLAN	2008 E 21ST ST	MISSION	TX	78572-3545
684257	S7355-00-000-0036-00	PEREZ MYRA M	2010 E 21ST ST	MISSION	TX	78572-3545
684231	S7355-00-000-0010-00	SILVA MELISSA YVETTE	2019 E 21ST ST	MISSION	TX	78572-3546



## AGENDA ITEM & RECOMMENDATION SUMMARY

- MEETING DATE:** January 28, 2026
- PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning
- AGENDA ITEM:** Public hearing and consideration of a variance request to allow a 0' garage setback instead of the required 18' for a 14' x 24' proposed carport, being Lot 37, Block 16, Fiesta Village Phase I Subdivision, located at 1703 Mercedes Avenue, Applicant: Garry Wood – Cervantes

### **NATURE OF REQUEST:**

#### Project Timeline:

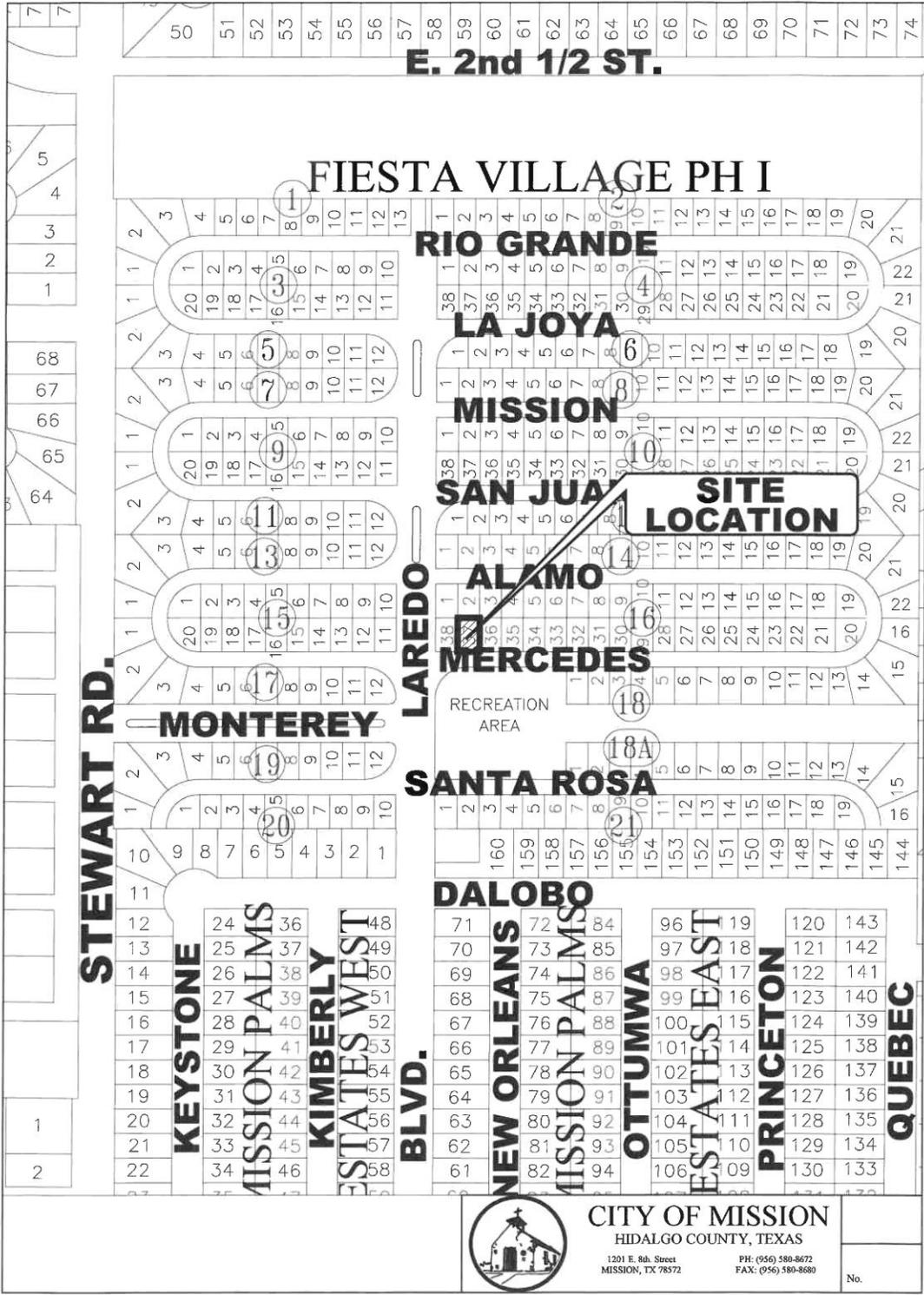
- November 14, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

#### Summary:

- The request is for a variance not to comply with Section 1.40(5)(e & i) of the Mission Code of Ordinances, which states:
  - Minimum depth of front setback: 20 feet, and
  - Minimum width of side setback:
    1. Internal lot: 6 feet
    2. Corner lot: 10 feet
  - Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the Zoning Board of Adjustments: 18 feet.
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The applicant is requesting a variance for a proposed 14' x 24' carport in front of the property.
- Fiesta Subdivision was recorded on January 23, 1978. The regular lot measures 35 feet in width by 55 feet in length for a total of 1,925 square feet. The site is located 35' from the northeast corner of Laredo Blvd. and Mercedes Avenue.
- There is currently an existing 981 square foot mobile home on the property.
- The lots to the east, west, north, and south are developed as Mobile & Modular Homes.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 47 legal notices to surrounding property owners.
- Staff notes that ZBA has considered the following variance within this subdivision.



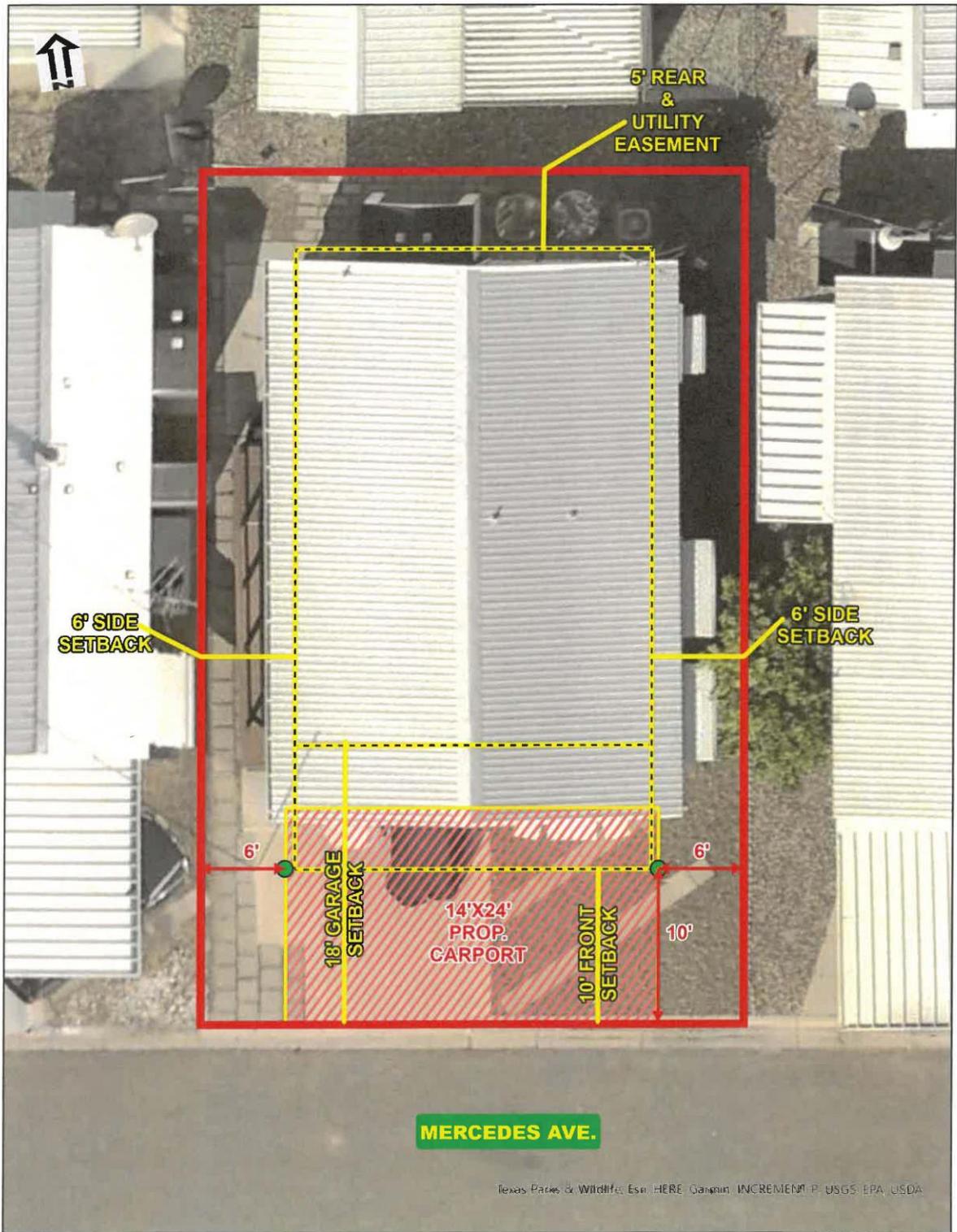
### VICINITY MAP



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

No.

### ARIEL MAP



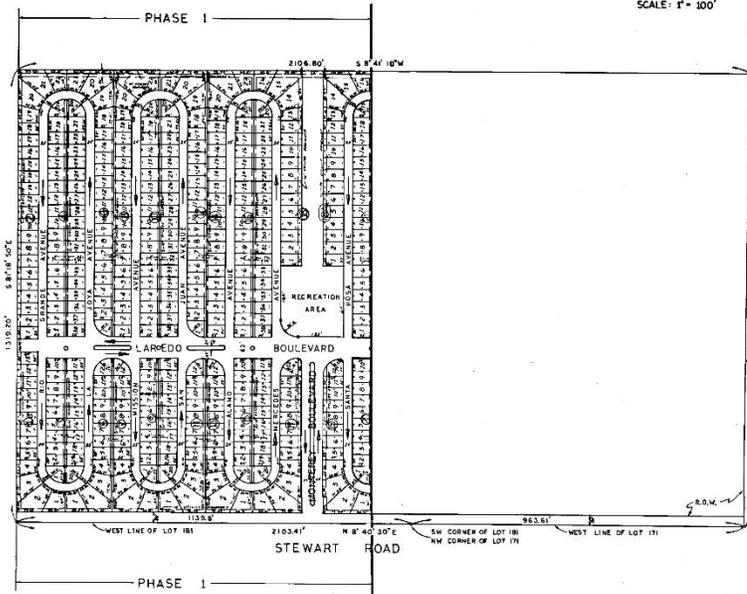
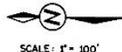
ATTACHMENTS



# SUBDIVISION PLAT

VOL. 20 PAGE 64

VOL 20 PAGE 64



## FIESTA VILLAGE PHASE I

BEING A SUBDIVISION OF THE SOUTH PART ACRES OF LOT 8(B), THE NORTH 6.30 ACRES OF LOT 171 AND ADJACENT ABANDONED CANAL RIGHT OF WAY, JOHN H. SHERRY SUBDIVISION, HOKLUD COUNTY, TEXAS.

State of Texas  
County of Tarrant

Know All Men By These Presents:  
That the undersigned, owners of the land shown on this plat, and designated herein as FIESTA VILLAGE to the City of Mesquite, Texas, have duly and lawfully approved the subdivision thereof and have caused the same to be laid out, to be shown, to be surveyed and to be recorded in the public records of the County of Tarrant, Texas, for the purposes and considerations therein expressed.

10-11-77  
Date  
Vernon L. Johnson, Owner

State of Texas  
County of Tarrant

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision and the records and books in my office that create engineering construction has been given to this plat.

11-1-77  
Date  
H. R. Zell, Professional Engineer

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of Mesquite, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of the City of Mesquite, where an approval is required.

Chairman, Planning Commission

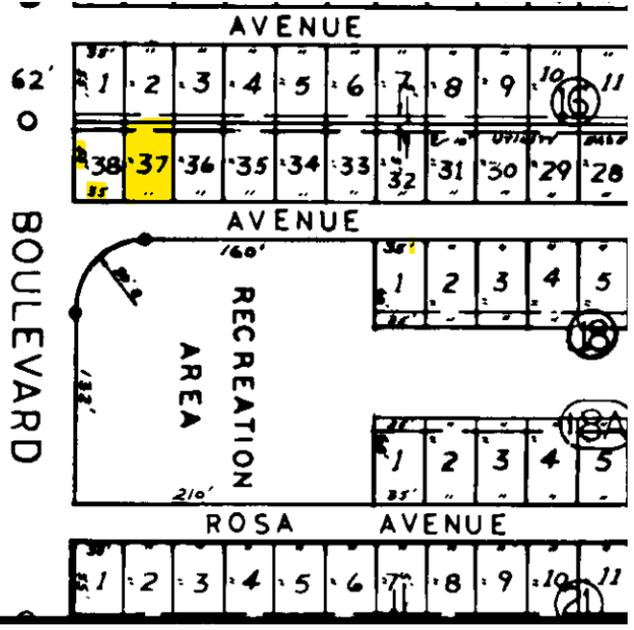
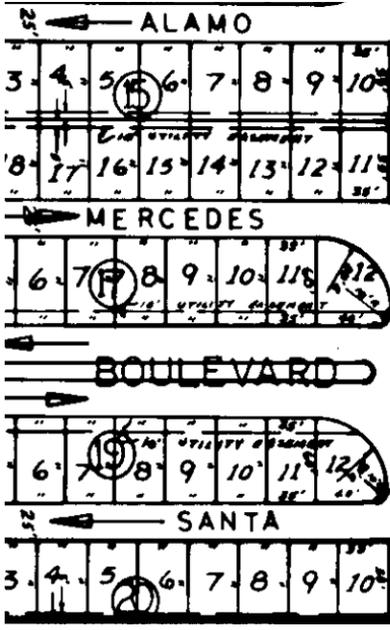
I, the undersigned, Mayor of the City of Mesquite, hereby certify that this subdivision plat conforms to all the requirements of the Subdivision Regulations of the City of Mesquite, where an approval is required.

Mayor, City of Mesquite

I, the undersigned, City Engineer of the City of Mesquite, hereby certify that this subdivision plat conforms to all the requirements of the Subdivision Regulations of the City of Mesquite, where an approval is required.

City Engineer, City of Mesquite

APPROVED FOR RECORDING  
H. R. Zell  
Professional Engineer



# ATTACHMENTS

Hidalgo County Appraisal District				PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local				December 22, 2025			
PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME, AND ADDRESS		OWNER ID / %		EXEMPTIONS				VALUES			
174684 1703 MERCEDES AVE, MISSION TX				WOOD GARY L & DORIS M		1226521 100.0000						IMPROVEMENTS	7,520	6,167	
FIESTA VILLAGE BLK 16 LT 37 TYPE: R DBA: GEO ID: F3000.00.016.0037.00 Ref ID: 205645 Ref ID: R174684 SUBTYPE: RES LEGAL ACREAGE:				AS CODE: F30000 WRT AREA: SSLA007 SUB MKT: APPR VAL METHOD: cost/local		MHP ID: MHPSCD: TIF: EFF SIZE:		CAD 100.00 GMS 100.00 DRI 100.00 GHD 100.00 JCC 100.00 SBL 100.00 SST 100.00				LAND MARKET	=	20,501	20,001
UTILITIES: WR,SR,EL, GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCD UNITS: 0 ZONING: MH RENT: 0				ADJ % (2015) ADJ ADDN CL (2016) NEW DECK (2013) N/C: HB 1928 (2010) SOME IMPS @ N/A 09- 2010 COMIMPS @ N/A DUE TO HB 1928 (2009) SOME IMPS @ N/A 09-2010 COMIMPS @ N/A DUE TO HB 1928 (2009) R/W/D STGV 07:RECH 09 (2007) R/W/D STGV 07:RECH 09		TAXING UNITS CAD 100.00 GMS 100.00 DRI 100.00 GHD 100.00 JCC 100.00 SBL 100.00 SST 100.00				MARKET VALUE = 20,421 20,000 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 20,421 20,000 HS VALUE LIMIT = 0 0 CIRCUIT BRKR LIMIT = 0 0 NET APPRAISED = 20,421 20,000					
GENERAL UTILITIES: WR,SR,EL, GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCD UNITS: 0 ZONING: MH RENT: 0				REMARKS ADJ % (2015) ADJ ADDN CL (2016) NEW DECK (2013) N/C: HB 1928 (2010) SOME IMPS @ N/A 09- 2010 COMIMPS @ N/A DUE TO HB 1928 (2009) SOME IMPS @ N/A 09-2010 COMIMPS @ N/A DUE TO HB 1928 (2009) R/W/D STGV 07:RECH 09 (2007) R/W/D STGV 07:RECH 09				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% SSL SHARYLAND ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%				DEED HISTORY DATE TYPE BOOK PG INST # BUYER SELLER 2022-02-17 WD null null 3311955 WOOD GARY L & WENDT DAVID J & 2019-11-01 WD null null 3060524 WENDT DAVID J & BLITZ ARTHUR G 2017-04-25 WD null null 2806675 BLITZ ARTHUR G HOBBS GARLAND				PICTURE 							
IMPROVEMENT VALUATION # TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EF YR COND FEAT AMT VALUE DEP PHYS ECON FUNC COMP ADJ VALUE # ADJ TYPE ADJ AMT ADJ % DESC CODE ADDN MH ADDITION MFH MHAV 288 34.15 1 1 2003 2008 * 0 1,823 50.00 100.00 100.00 100.00 0.50 0 0 DECK MH DECK MFH MHAV 80 22.79 1 1 1993 1998 AV 0 18,392 39.00 100.00 100.00 100.00 0.39 0 0 PKM PARK MODEL MFH MHAV 403.5 45.58 1 1 1993 1998 AV 0 1,397 38.00 100.00 100.00 100.00 0.39 0 0 CANA SLAB ALM CAN MFH MHAV 120 11.39 1 1 1993 1998 AV 0 41 35.00 100.00 100.00 100.00 0.35 0 0 SKRT MH SKIRTING MFH MHAV 92 0.45 1 1 1993 1993 * 0 31,470 AS Code: 100.00% Market Area: 106.00% 6.367 1 MOBILE HOME 5TCD: M3 981.5 Area: 601 Homesite: N (0.00%) Structure: Ext Wall:															
LAND VALUATION LF DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIV UNIT PRC ADJ MADJ VAL SRC MKT VAL 1 LOT L F300000 A2 No SF 1925.00 sf 1.00 20,501 AS Code: 100.00% Market Area: 100.00%															
LAND ADJUSTMENTS SEQ ADJ TYPE ADJ AMT ADJ % No															
PRODUCTIVITY VALUATION AG USE TABLE UNIT AG VALUE No 0.00 0															

# ATTACHMENTS



**RECEIVED**

## BUILDING INSPECTIONS DIVISION RESIDENTIAL PERMIT APPLICATION AND SUBMITTAL CHECKLIST

**PROPERTY INFORMATION:** ZONE R-4 DATE 12-4-25 STAFF A TXDOT PERMIT \_\_\_\_\_  
 Project Address 1703 Mercedes GEO ID# \_\_\_\_\_  
 Lot 37 Block 16 Subdivision Name Fiesta Village  
 Description of Work Attached Carport  
(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 X Total \_\_\_\_\_

**OWNER/CONTRACTOR INFORMATION:**  
 General Contractor: JPC Construction Contact Name: Joe Cervantes Phone: 956-655-1548  
 Owner's Name: Gary & Doris Wood  
 Property Address: 1703 Mercedes Owner's Phone#: 314-239-3374  
(THE ABOVE INFORMATION MUST BE CORRECT. IT IS REQUIRED THAT THE CERTIFICATE OF OCCUPANCY HAVE THIS INFORMATION)  
 Estimated Project Cost: \$ 6,000 Email Address: Bt3 Woody@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](http://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, IFC, IPC, IMC, IFGG, IECC, ISPSC, IPMC, 2023 NEC Code Requirements, State Law, Local Ordinances & Setback Requirements

**FOR OFFICE NOTES ONLY**

*Denied  
- No overhang onto the setbacks.*

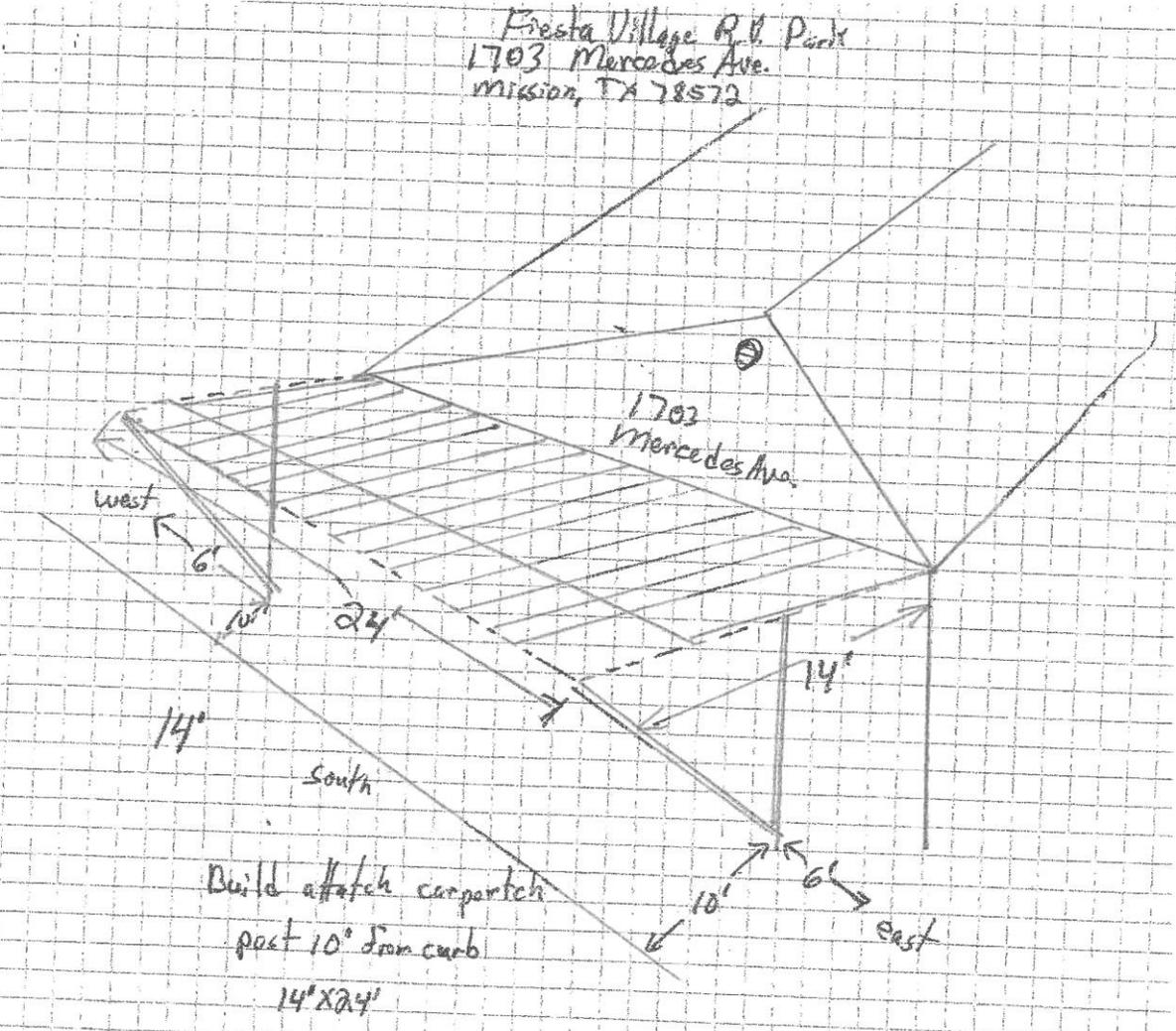
*JD*

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



ATTACHMENTS

# Building Permit Request



Fiesta Village 205 S Stewart Rd Mission, TX 78572 Phone: 956.585.9264

Date: 11/24/2025

**Location of work:**

Block: 16 Lot: 37 Park Street Address: 1703 Mercedes

City Building Permit # \_\_\_\_\_

City final inspection date: \_\_\_\_\_ City Inspector: \_\_\_\_\_

Description of Work (Circle Choice)	Canopy	Awning	Siding
	Windows/Doors	Shed	Trailer
	Rock	Addition	Cement
	Other: <u>Attached Carport</u>		

Brief description of what you want to do: (See attached drawing)

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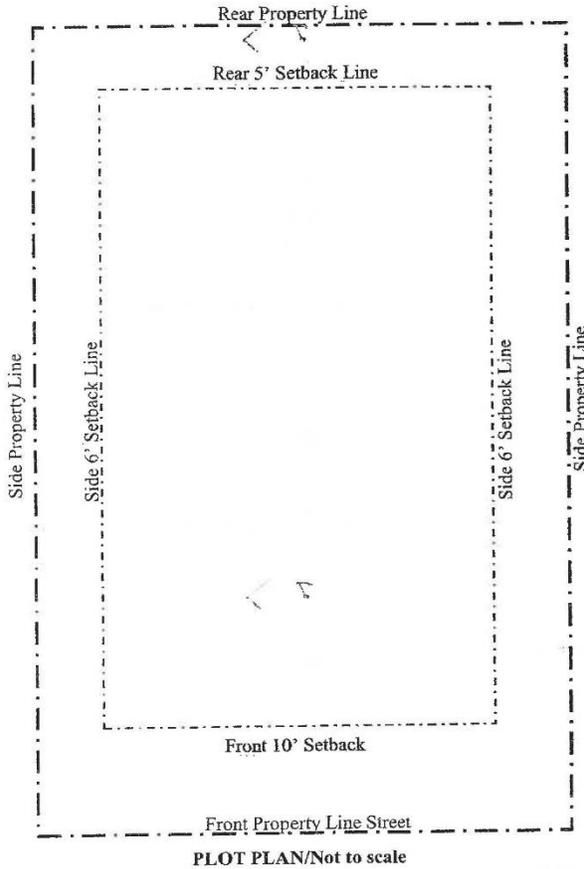
Owner: Gary & Doris Wood Address: 1703 Mercedes Phone: (319) 239-3374

Contractor: JP Construction Address: \_\_\_\_\_ Phone: (956) 655-1548

Lot Size: Front: 39' Side: 57' Rear: 39' Lot Area (Sq. Ft.): 2,223

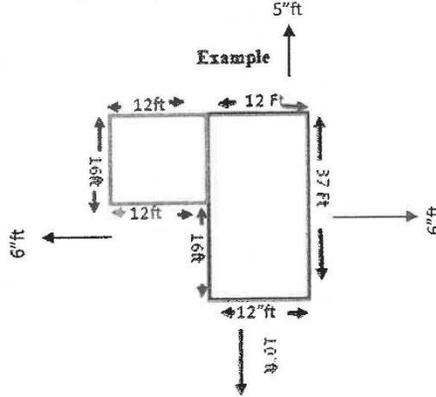
Proposed Design Building Distance from Property Line:  
Front: 10' Side: 6' Rear: \_\_\_\_\_ Side: 6'

# ATTACHMENTS



Show existing structures (trailer, park model, shed, canopies and posts, all concrete areas. Drawing must show dimensions of the current structure.

Show proposed construction. Drawing must also show all dimensions of proposed construction including the height.



**Note: If you have a irregular shaped lot ... use page 5 to sketch it out showing all dimensions and info.**

## REQUIRED PROCEDURE FOR OBTAINING PERMIT FOR ACTUAL CONSTRUCTION

**Step 1.** Three current Rules Committee member signatures required for approval. (Current FV board member signatures can be substituted if necessary.) Each signature attests a good faith effort to inform the applicant (FV resident) of pertinent FV building rules and a good faith assessment of conformance with these rules based upon the description and drawings provided. It remains the sole responsibility of the applicant (FV resident) to ensure this conformance throughout the construction process."

1. [Signature] Date 3/11/25      2. [Signature] Date Nov 30/25      3. [Signature] Date 12/1/25

- Step 2** Presentation of this application to the City of Mission for construction permit.
- Step 3.** No work will start until the city permit has been granted and a copy is presented to a committee member and has signed that a permit is granted and a copy.
- Step 4.** When the work is underway, display the Building Request and the City of Mission permit on the property and in plain view from the street.
- Step 5.** The owner will need to provide any in-progress inspections and call for final city inspection.
- Step 6.** Return page 1 to a FV Committee member with a (legible) signature of the inspector name and the date of inspection.



## ATTACHMENTS

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
174684	F3000-00-016-0037-00	WOOD GARY L & DORIS M	205 S STEWART RD NO 78	MISSION TX		78572-6332
174649	F3000-00-016-0001-00	HARRISON PATRICIA F	205 S STEWART RD UNIT 111	MISSION TX		78572-6333
174349	F3000-00-000-0000-00	FIESTA VILLAGE INC	205 S STEWART RD UNIT 109	MISSION TX		78572-6333
174682	F3000-00-016-0035-00	EDRINGTON MARGARET	19661 STATE ROAD 13 N	NOBLESVIL IN		46060-9639
174698	F3000-00-018-0002-00	GUERRA BERNARDO R & MIRNA T	2317 LINDBERG AVE	MCALLEN TX		78501-7778
174609	F3000-00-014-0002-00	TEAGUE DIXIE J	205 S STEWART RD NO 47	MISSION TX		78572-6331
174613	F3000-00-014-0006-00	NEWELL WILLIAM R AND RITA CO TRUSTEES	205 S STEWART RD UNIT 51	MISSION TX		78572-6331
174574	F3000-00-011-0012-00	KVERNO JAY A & CARROLLE VINCENT	205 S STEWART RD	MISSION TX		78572
174577	F3000-00-012-0003-00	GASTON LARRY D & JEAN C	28165 W 183RD ST	GARDNER KS		66030-9619
174576	F3000-00-012-0002-00	LEONARD PAULA	1315 ASPACIA ST	MUSKEGON MI		49445-2005
174575	F3000-00-012-0001-00	CARVER JOHN MARK & BRADLEY A	401 S OLIVE ST	HOLDEN MO		64040-1824
174578	F3000-00-012-0004-00	GASTON LARRY D & JEAN C	28165 W 183RD ST	GARDNER KS		66030-9619
174606	F3000-00-013-0011-00	NYGREN SHIRLEY ANN TRUSTEE	205 S STEWART RD NO 74	MISSION TX		78572-6332
174655	F3000-00-016-0007-00	STRUM SUSAN	205 S STEWART RD UNIT 87	MISSION TX		78572-6332
174656	F3000-00-016-0008-00	RAUDL LAURA & DUWAYNE	14391 160TH ST	VILLARD MN		56385
174607	F3000-00-013-0012-00	NELSON ALBERT N & DOROTHY A	1333 ARTHUR LN NW APT 229	ROCHESTER MN		55901-2095
174652	F3000-00-016-0004-00	KAHLER PATRICK STUART & CARA LYNNE	205 S STEWART RD UNIT 114	MISSION TX		78572-6333
174679	F3000-00-016-0032-00	DETURK JERRY A	294 E 350 N	WARSAW IN		46582-7707
174695	F3000-00-017-0011-00	KREMER LLOYD J	5408 N 30TH ST	MCALLEN TX		78504-5107
174612	F3000-00-014-0005-00	CARMEAN FAMILY TRUST	1295 ASPACIA ST	MUSKEGON MI		49445-2003
174615	F3000-00-014-0008-00	PETERSON MICHAEL L & DONNA	205 S STEWART RD NO 278	MISSION TX		78572-6338
174683	F3000-00-016-0036-00	MCBRIDE JAMES R & ABBY JO CO TRUSTEES	205 S STEWART RD UNIT 106	MISSION TX		78572-6333
174697	F3000-00-018-0001-00	CONGDON JOYCE M & BONNIE SCHOFF	40941 COUNTY ROAD 669	DECATUR MI		49045-8911
174608	F3000-00-014-0001-00	MUSSER ALFERD F & DIANE R	53 CHURCH ST	HOULTON WI		54082
174614	F3000-00-014-0007-00	PETERSON MICHAEL L & DONNA K	205 S STEWART RD NO 321	MISSION TX		78572-6339
174653	F3000-00-016-0005-00	KLUTMAN LANCE M & DENNIE G	1813 E SYLVAN CIRCLE	BRANDON SD		57005-1517
174678	F3000-00-016-0031-00	DETURK JERRY & DARLENE	294 E 350 N	WARSAW IN		46582-7707
174696	F3000-00-017-0012-00	BLASINGAME JOHN D & MARILYN S	205 S STEWART RD UNIT 186	MISSION TX		78572-6335
174694	F3000-00-017-0010-00	REVIS TONI MARIA	205 S STEWART RD NO 416	MISSION TX		78572-6515
174605	F3000-00-013-0010-00	MILLER DEBRA SUE	205 S STEWART RD UNIT 375	MISSION TX		78572-6326
174610	F3000-00-014-0003-00	BECKER JOSEPH W & SUSAN B	17500 LILLEHEI AVE	HASTINGS MN		55033
174611	F3000-00-014-0004-00	BECKER JOSEPH W & SUSAN B	17500 LILLEHEI AVE	HASTINGS MN		55033
174573	F3000-00-011-0011-00	ZELINSKY LINDY	3912 LAKEVIEW DR	CUSHING MN		56443-2085
174650	F3000-00-016-0002-00	UMBRIGHT DONALD & BETTY	205 S STEWART RD NO 143	MISSION TX		78572-6334
174651	F3000-00-016-0003-00	BOWERS STEVE L & STACIE R	3940 HIGHWAY 130	TULLAHOV TN		37388
174681	F3000-00-016-0034-00	BAKER CARL	2434 SHULTZ RD	HASTINGS MI		49058-8670
174680	F3000-00-016-0033-00	HORNE JEFFREY THOMAS	205 S STEWART RD UNIT 107	MISSION TX		78572
174654	F3000-00-016-0006-00	BERG DAVID MYRON & BARBARA ANN	205 S STEWART RD NO 386	MISSION TX		78572-6360
174638	F3000-00-015-0009-00	MEISSNER BERNICE	205 S STEWART RD UNIT 9	MISSION TX		78572-6630
174639	F3000-00-015-0010-00	GEERDES HOLLY ET AL TRUSTEES	1100 CAMBRIDGE SQ STE B	ALPHARETTA GA		30009-1876
174637	F3000-00-015-0008-00	NYGREN SHIRLEY ANN TRUSTEE	205 S STEWART RD NO 74	MISSION TX		78572-6332
174724	F3000-00-019-0012-00	WENDT STEPHEN M & BARBARA E	75744 BOONE RD	ANITA IA		50020-8966
174641	F3000-00-015-0012-00	CLARK KENT L	24481 DUTCHSETTLEMENT ST	CASSOPOLI MI		49031-9763
174642	F3000-00-015-0013-00	INGRAHAM TERRY RAY & CHARDELL A STIFFLER	205 S STEWART RD NO 13	MISSION TX		78572-6330
174685	F3000-00-016-0038-00	GARSKIE MARSHA	205 S STEWARD RD #408	MISSION TX		78572-6360
174579	F3000-00-012-0005-00	KOSHATKA DAVID & KAREN	205 S STEWART RD NO 222	MISSION TX		78572-6336
174640	F3000-00-015-0011-00	RUDOLPH ROMAINE & WILMA	518 AQUARIUS ST	MISSION TX		78572-6314



## AGENDA ITEM & RECOMMENDATION SUMMARY

- MEETING DATE:** January 28, 2026
- PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning
- AGENDA ITEM:** Public hearing and consideration of a variance request to allow an 8' front setback instead of the required 20 feet, and a 1' side setback instead of the required 6' for a 21' x 30' existing carport, being Lot 81, Tabasco Subdivision, located at 707 W. 30<sup>th</sup> Street, Applicant: Roberto Gamez – Cervantes

### **NATURE OF REQUEST:**

#### Project Timeline:

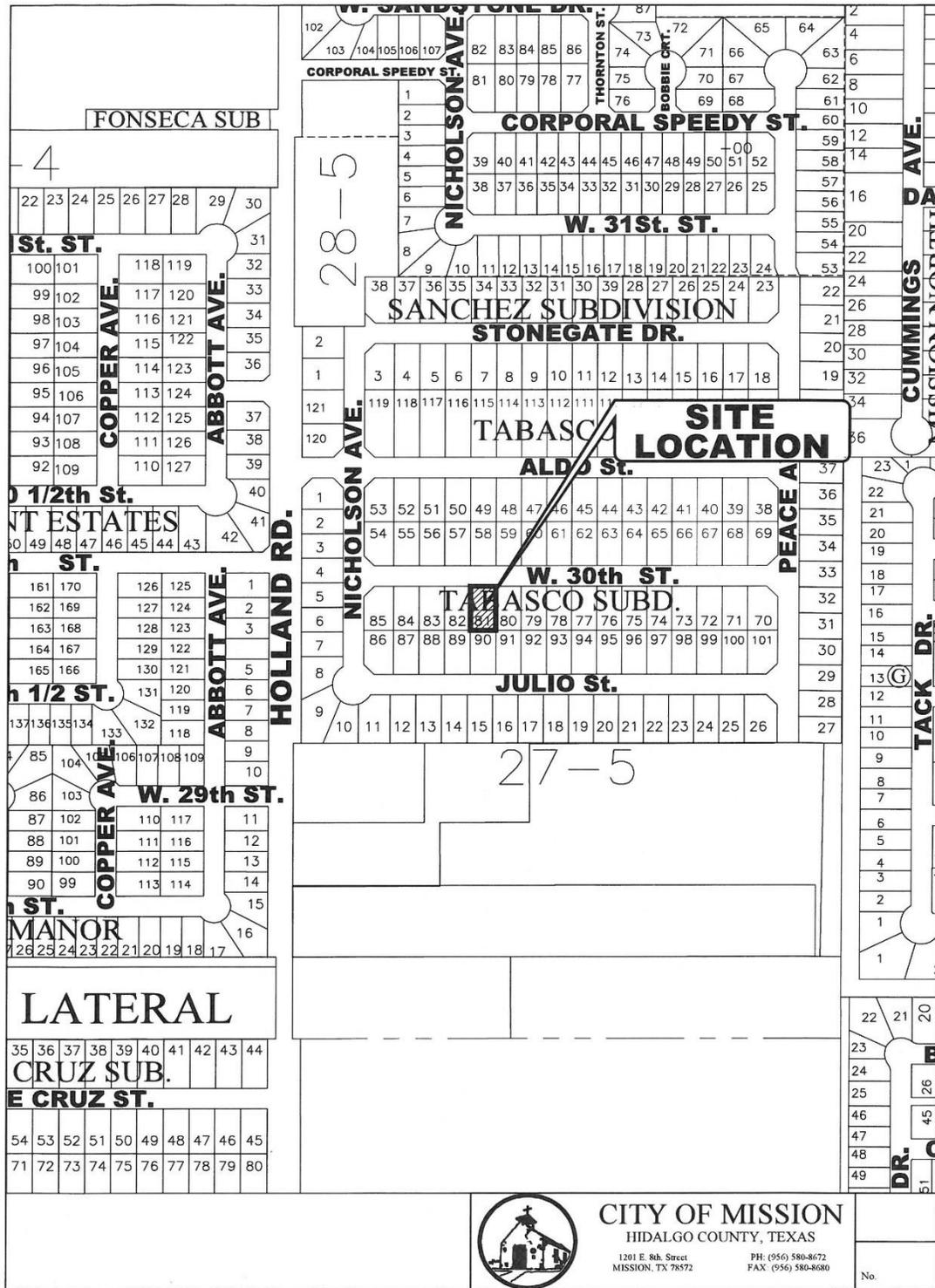
- November 14, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

#### Summary:

- The request is for a variance not to comply with Section 1.371(5)(e & g) of the Mission Code of Ordinances, which states:
  - Minimum depth of front setback: 20 feet, and
  - Minimum width of side setback:
    1. Internal lot: 6 feet
    2. Corner lot: 10 feet
  - Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the Zoning Board of Adjustments: 18 feet.
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The applicant is requesting a variance to keep a 21'x30' existing carport within the front and side setback.
- The Zoning Board of Adjustments previously considered this item on August 27, 2025 and it was denied. The request at that time was to allow a 4' front setback and a 1' side setback. Since the item was denied, he was asked to remove the structures within 30 days.
- The applicant would like the board to consider allowing him to reduce the existing carport by 4'.
- Tabasco Subdivision was recorded on May 14, 2003. The regular lot measures 60 feet in width by 107.50 feet in length for a total of 6,450 square feet. The site is located approximately 260 feet east of Nicholson Avenue along the south side of W. 30<sup>th</sup> Street.
- There is currently an existing 1,021 square foot single-family residence on the property. The applicant constructed the carport without obtaining the proper permits.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- City officials from the Code Enforcement Division noticed the carport and gave the property owner a notice of violation for the construction of the structure without a building permit.



VICINITY MAP



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

No.

### ARIEL MAP



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

**ATTACHMENTS**





PICTURES



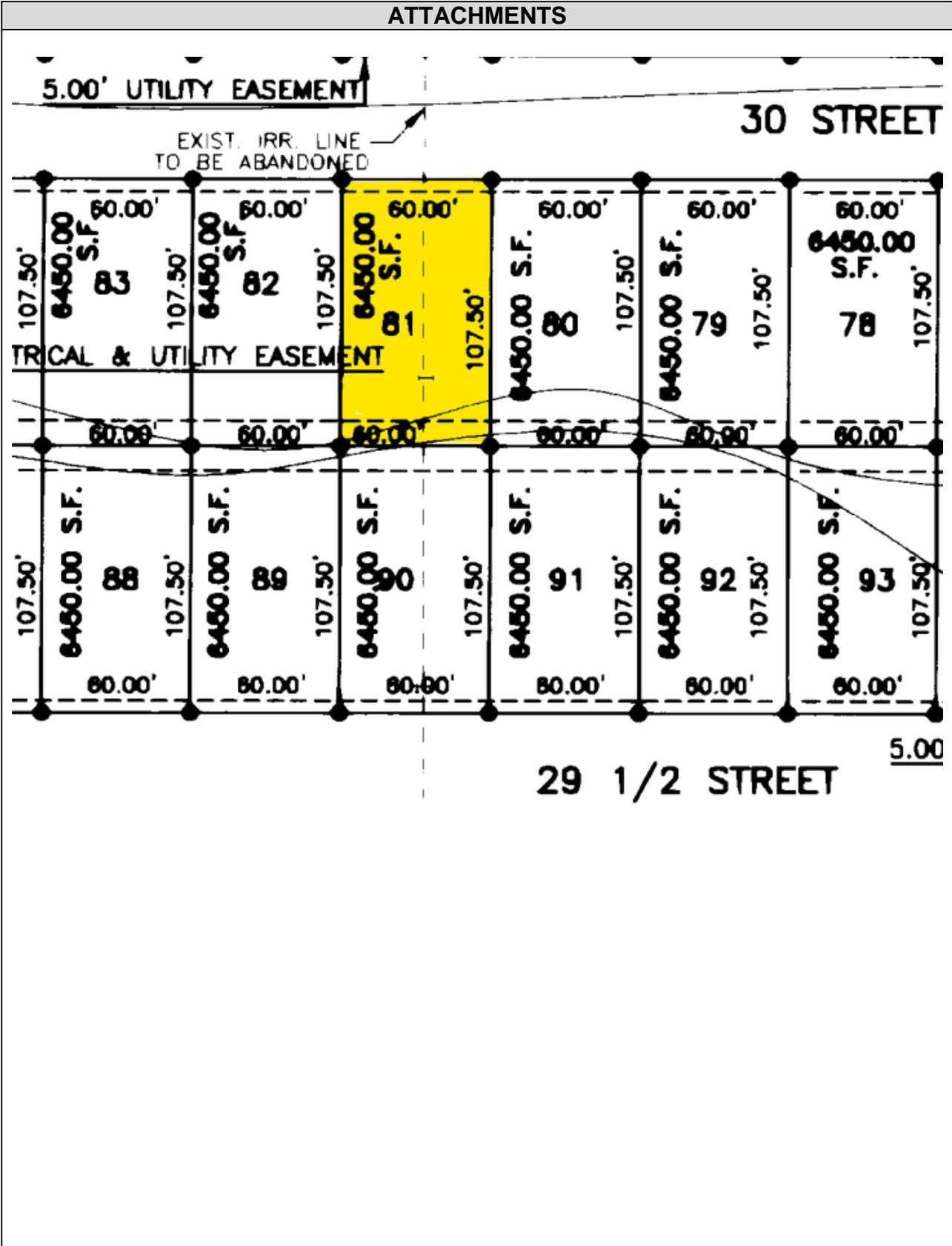
### ATTACHMENTS



# ATTACHMENTS



Hidalgo County Appraisal District										PUBLIC CARD WITH SKETCH 2025-0-0										Valuation Method: cost-local		August 11, 2025	
PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME, AND ADDRESS										EXEMPTIONS		VALUES	
658627 707 30TH ST, TX										GAMEZ ROBERTO JR & ALEJANDRA H GONZALEZ 1111260 100.00000												2024 2025	
TABASCO LOT 81 TYPE: R DBA: GEO ID: T0108-00-000-0081-00 Ref ID: 487725 Ref ID2: R658627 SUBTYPE: RES LEGAL ACRES:										PROP USE: AS CODE: T010800 MKT AREA: SMSA011 SUB MKT: APPR VAL METHOD: cost-local MAP ID: CMS VOL 42 MAPSCO: TIF: EFF SIZE: AGENT: EXP DATE:										CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00		IMPROVEMENTS 87,306 194,465 LAND MARKET + 62,245 82,245 MARKET VALUE = 139,601 156,711 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 139,601 156,711 HS VALUE LIMIT = 0 0 CIRCUIT BRKR LIMIT = 0 0 NET APPRAISED = 139,601 156,711	
UTILITIES: ALHY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0										REMARKS (2025) ADJ % & SOME NEW IMPS: NEW ROOF (2022) NEW STG (2010) N/C(2009) ADJ CL 07(2008) ADJ CL 07(2007) ADJ CL 07(2006) NEW IMPS 05(2005) NEW IMPS 05										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 2017-10-10 WDV null/null 2856557 GAMEZ ROBERTO HOLLYWOOD 2017-03-29 STD null/null 2800967 HOLLYWOOD THERINA MARIA 2007-10-01 SVD null/null 1811400 THERINA MARIA MUNIZ										IMPROVEMENT VALUATION # TYPE DESCRIPTION MODEL CLASS AREA UN PRG UNITS STY BUILT EF YR COND FEAT AMT VALUE DEF PHYS ECN FUNC COMP ADJ VALUE # ADJ TYPE ADJ AMT ADJ DESC CODE 1 MA Residential Main RES BRKFA 1,021 89.34 1 1 2004 2009 AV 0 91,216 81.00 100.00 100.00 100.00 0.81 73,885 GAR GARAGE RES BRKFA 260 44.67 1 1 2004 2009 AV 0 11,614 81.00 100.00 100.00 100.00 0.81 9,407 POR PORCH RES BRKFA 16 22.34 1 1 2004 2009 AV 0 357 81.00 100.00 100.00 100.00 0.81 289 STG STORAGE RES BRKFA 120 10.00 1 1 2021 2021 * 0 1,200 99.00 100.00 100.00 100.00 0.99 1,188 CPT CARPORT RES BRKFA 750 6.0 1 1 2024 2024 00 0 4,500 99.00 100.00 100.00 100.00 0.99 4,455 CAN CANOPY RES BRKFA 16 4.0 1 1 2024 2024 00 0 64 99.00 100.00 100.00 100.00 0.99 63 1 STCD: A1 Area: 1,021 Homestead: N (0.00%) 108,951 AS Code: 100.00% Market Area: 117.00% 104,468 Style: Finish Out: 100 Quality: FA Structure: Ext Wall: BRK													
LAND VALUATION LF DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIM UNIT PRG ADJ M ADJ VAL SRC MKT VAL SEQ ADJ TYPE ADJ AMT ADJ % AG USE TABLE UNIT AG VALUE 1 LOT L T010800 A1 No SF 6450.00 sf 8.10 1,000 52,245 A 52,245 No 0.00 0 0 AS Code: 100.00% Market Area: 100.00%																							





# ATTACHMENTS

## BUILDING PERMITS

707 W. 30<sup>th</sup> Street (Lot 81, Tabasco Subdivision)

Project Management - (View)

File Edit Options Functions Help Chat

Building Projects Selection

**Name Information**

**Name**  
 Individual  Entity  Both  
 Name

**Address**  
 Street No#   
 Street   
 Unit

**Advanced**  
 Project Number

**Contractor**  
 Code

**Selection**  
 Status   
 Project Type

Project #	Type	Name	Exp. Date	Status	St No#	Street	Unit	Project Type
04003812	N	CASA LINDA	11/03/2004	Open	707	W 30TH ST		ND
04004122	N	CASA LINDA HOMES	11/15/2004	Open	707	W 30TH ST		PL
04007232	N	CASA LINDA HOMES	3/22/2005	Open	707	W 30TH ST		ME
04007293	N	CASA LINDA HOMES	3/26/2005	Open	707	W 30TH ST		EL
04007294	N	CASA LINDA HOMES	3/26/2005	Open	707	W 30TH ST		TC

Display  Name  Project Description

OK Cancel

Project Management - (View)

File Edit Options Functions Help Chat

Building Projects Selection

**Name Information**

**Name**  
 Individual  Entity  Both  
 Name

**Address**  
 Street No#   
 Street   
 Unit

**Advanced**  
 Project Number

**Contractor**  
 Code

**Selection**  
 Status   
 Project Type

Project #	Type	Project Description	Exp. Date	Status	St No#	Street	Unit	Project Type
04003812	N	NEW DWELLING	11/03/2004	Open	707	W 30TH ST		ND
04004122	N	PLUMBING	11/15/2004	Open	707	W 30TH ST		PL
04007232	N	MECHANICAL	3/22/2005	Open	707	W 30TH ST		ME
04007293	N	ELECTRICAL	3/26/2005	Open	707	W 30TH ST		EL
04007294	N	TEMPORARY CLEARANCE	3/26/2005	Open	707	W 30TH ST		TC

Display  Name  Project Description

OK Cancel

ATTACHMENTS



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*

June 27, 2025

Case# 25-06-G-007

Roberto Gamez Jr.  
707 W. 30<sup>th</sup> St.  
Mission, TX 78574-4099

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **707 W. 30<sup>th</sup> St. Mission, TX**, bearing a legal description of **Tabasco Lot 81**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that *the construction that took 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



RECEIVED  
7/11/25

## BUILDING INSPECTIONS DIVISION RESIDENTIAL PERMIT APPLICATION AND SUBMITTAL CHECKLIST

PROPERTY INFORMATION: ZONE R-1 DATE 7/11/25 STAFF GR TXDOT PERMIT \_\_\_\_\_

Project Address 707 W 30th St Mission Tx 78574 GEO ID# \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_

Description of Work Porch  
(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 \_\_\_\_\_ Total \_\_\_\_\_

OWNER/CONTRACTOR INFORMATION:

General Contractor \_\_\_\_\_ Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Property Owners Name Roberto Gomez + Alejandra Gonzalez Property Owners Address 707 W 30th St Mission TX  
(THE ABOVE INFORMATION MUST BE CORRECT. IT IS REQUIRED THAT THE CERTIFICATE OF OCCUPANCY HAVE THIS INFORMATION)

Estimated Project Cost: \$ 0

### 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](http://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  
NEW CONSTRUCTION**

- \* ~~MFP PERMIT REQUIRED~~
- \* COMPLY WITH ALL SETBACKS NOTED
- \* COMPLY WITH ALL NOTES AND ATTACHMENTS
- \* CALL IN ALL NECESSARY INSPECTIONS
- \* CALL IN A FINAL INSPECTION
- \* PF: 0

*106*

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.**

**MAILOUT LIST**

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
658564	T0108-00-000-0018-00	SANTIAGO MIRNA E & LUIS C PEREZ NARRO	701 JULIO ST	MISSION	TX	78574-4007
658598	T0108-00-000-0052-00	SACKEY-WALKER EVELYN NAA & ELIAS KOJJO	713 ALDO DR	MISSION	TX	78574-4098
658600	T0108-00-000-0054-00	SANCHEZ REYNDALDO JR & ZAIDA RUBI	601 S 6TH ST APT B	MCALLEN	TX	78501-2878
658601	T0108-00-000-0055-00	FLORES MINU E	712 W 30TH ST	MISSION	TX	78574-4010
658561	T0108-00-000-0015-00	RODRIGUEZ JOSE JR	707 JULIO ST	MISSION	TX	78574-4007
658631	T0108-00-000-0085-00	GONZALEZ CONSTANTINO P & OLGA	715 W 30TH ST	MISSION	TX	78574-4099
658632	T0108-00-000-0086-00	CHAVEZ JESUS A	714 JULIO ST	MISSION	TX	78574-4006
658633	T0108-00-000-0087-00	RODRIGUEZ MARISSA	3912 W HACKBERRY AVE	MCALLEN	TX	78501-8181
658634	T0108-00-000-0088-00	WADE LORON TALBOTT & RUTH ANN	1101 E PECAN BLVD NO 87	MCALLEN	TX	78501-5716
658560	T0108-00-000-0014-00	SANCHEZ JUAN JOSE	709 JULIO ST	MISSION	TX	78574-4007
658562	T0108-00-000-0016-00	RICHARDS ELMA A & BRADLEY	705 JULIO ST	MISSION	TX	78574-4007
658594	T0108-00-000-0048-00	SEPULVEDA JUAN A & ROSALBA GARCIA	705 ALDO DR	MISSION	TX	78574-4098
658596	T0108-00-000-0050-00	GONZALEZ GERARDO	709 ALDO DR	MISSION	TX	78574-4098
658603	T0108-00-000-0057-00	GUTIERREZ ESEQUIEL Jr	708 W 30TH ST	MISSION	TX	78574-4010
658605	T0108-00-000-0059-00	DOMINGUEZ FELICIANO V	704 W 30TH ST	MISSION	TX	78574-4010
658628	T0108-00-000-0082-00	MORALES JESUS IVAN	709 W 30TH ST	MISSION	TX	78574-4099
658630	T0108-00-000-0084-00	LUENGAS DIEGO J & DANIA M LOPEZ MELGAR	713 W 30TH ST	MISSION	TX	78574-4099
658635	T0108-00-000-0089-00	SALINAS JUAN JR & LETICIA C	708 JULIO ST	MISSION	TX	78574-4006
658637	T0108-00-000-0091-00	DICKINSON LYUDMYLA	1908 W 41 1/2 ST	MISSION	TX	78573-5001
658639	T0108-00-000-0093-00	RODRIGUEZ ROSA ELVIA	700 JULIO ST	MISSION	TX	78574-4006
658563	T0108-00-000-0017-00	PERALTA ANNE	703 JULIO ST	MISSION	TX	78574-4007
658595	T0108-00-000-0049-00	GARCIA BELINDA	707 ALDO DR	MISSION	TX	78574-4098
658597	T0108-00-000-0051-00	AVILA VANESSA SANCHEZ & OLGA SANCHEZ BRAGA	711 ALDO ST	MISSION	TX	78574-4098
658602	T0108-00-000-0056-00	CANTU LUCIANO	710 W 30TH ST	MISSION	TX	78574-4010
658604	T0108-00-000-0058-00	CANTU JOEL M & LAURA M	706 W 30TH ST	MISSION	TX	78574-4010
658627	T0108-00-000-0081-00	GAMEZ ROBERTO JR & ALEJANDRA H GONZALEZ	707 30TH ST	MISSION	TX	78574-4099
658629	T0108-00-000-0083-00	COHAB LLC	6114 N 3RD LANE	MCALLEN	TX	78504-2855
658636	T0108-00-000-0090-00	TUERINA STEPHANY LISSBETH	706 JULIO ST	MISSION	TX	78574-4006
658638	T0108-00-000-0092-00	MORFIN CHRISTIAN	702 JULIO ST	MISSION	TX	78574-4006
658559	T0108-00-000-0013-00	CASTRO BEATRIZ & JORGE ANTONIO	711 JULIO ST	MISSION	TX	78574-4007
658592	T0108-00-000-0046-00	SOLIS GERARDO G & MAYRA V CRUZ PADRON	701 ALDO DR	MISSION	TX	78574-4098
658593	T0108-00-000-0047-00	SOLIS ALYSSA	703 ALDO DR	MISSION	TX	78574-4098
658606	T0108-00-000-0060-00	NARVAEZ MELISSA BECHO & RICARDO NARVAEZ AGUAYO	702 W 30TH ST	MISSION	TX	78574-4010
658607	T0108-00-000-0061-00	TJERINA YOLANDA	2106 SUNRISE LN	MISSION	TX	78574-8384
658608	T0108-00-000-0062-00	VILLARREAL CECILIA H	618 W 30TH ST	MISSION	TX	78574-4009
658623	T0108-00-000-0077-00	CANTU RUPERTO O	619 W 30TH ST	MISSION	TX	78574-4044
658624	T0108-00-000-0078-00	AVENDANO JOSE CORTEZ & MARISSA	701 W 30TH ST	MISSION	TX	78574-4099
658625	T0108-00-000-0079-00	GARCIA JOSE L JR & ERICA G	703 W 30TH ST	MISSION	TX	78574-4099
658626	T0108-00-000-0080-00	MORALES MARIA O MARTINEZ	705 W 30TH ST	MISSION	TX	78574-4099
658640	T0108-00-000-0094-00	MARTINEZ NANCY	618 JULIO ST	MISSION	TX	78574-4008



**MEETING DATE:** January 28, 2026  
**PRESENTED BY:** Xavier Cervantes, AICP, CPM – Director of Planning  
**AGENDA ITEM:** Public hearing and consideration of a variance request to allow a 2’ 5” rear setback instead of the required 15-foot and a 2’ 5” side setback instead of the required 6’ for a 67’x19’ existing batting cage, being Lot 18, Girasol Estates Subdivision, located at 1701 Liz Drive, Applicant: Manuel Cardoza – Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- November 13, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and reconsideration of the requested variance by the Zoning Board of Adjustments (ZBA).

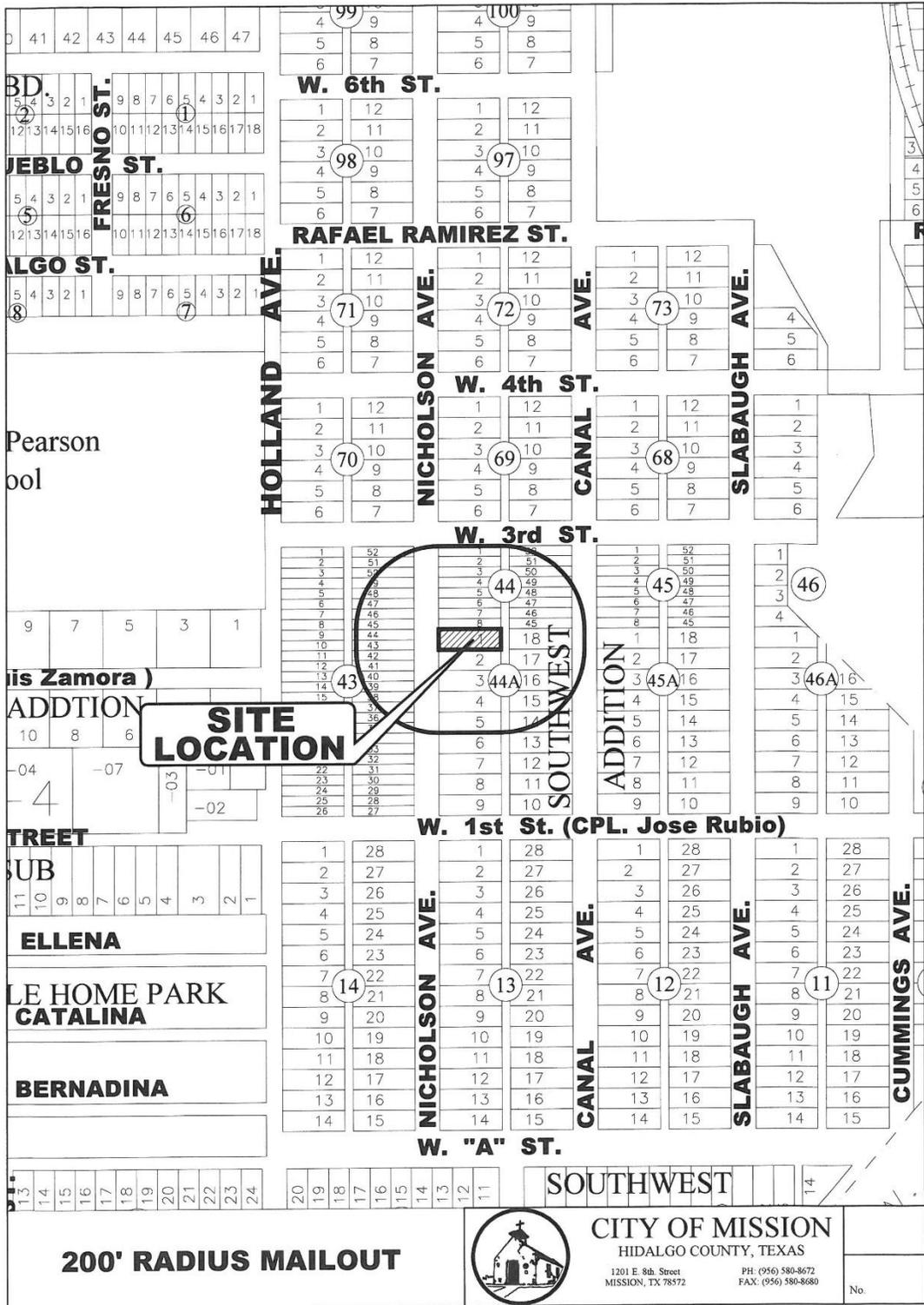
Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
  - Minimum Side Setback: 6 feet
  - Minimum Rear Setback: 15 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 Lot 18, Girasol Estates Subdivision, at the intersection of Liz Drive and Beto Drive
- There is currently an existing 2,039 square foot single-family residential home. The applicant is requesting a variance to keep an already constructed 67’ x 19’ batting cage within the 15’ rear setback and the 6-foot side setback. The batting cage was built without obtaining a building permit.
- Las Misiones Estates Phase II Subdivision was recorded on June 11, 1996. The irregular lot measures 100’ in width by 114 in depth for a total area of 14,387 square feet, located in a cul-de-sac.
- The lots to the north, south, east, and west 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 28 legal notices to surrounding property owners.
- Staff notes that ZBA has considered the following variances within this subdivision.

<u>Subdivision</u>	<u>Variance</u>	<u>Date</u>	<u>Recommendation</u>
Lot 1	10’ rear setback instead of the required 15.’	6/20/14	Approved



VICINITY MAP



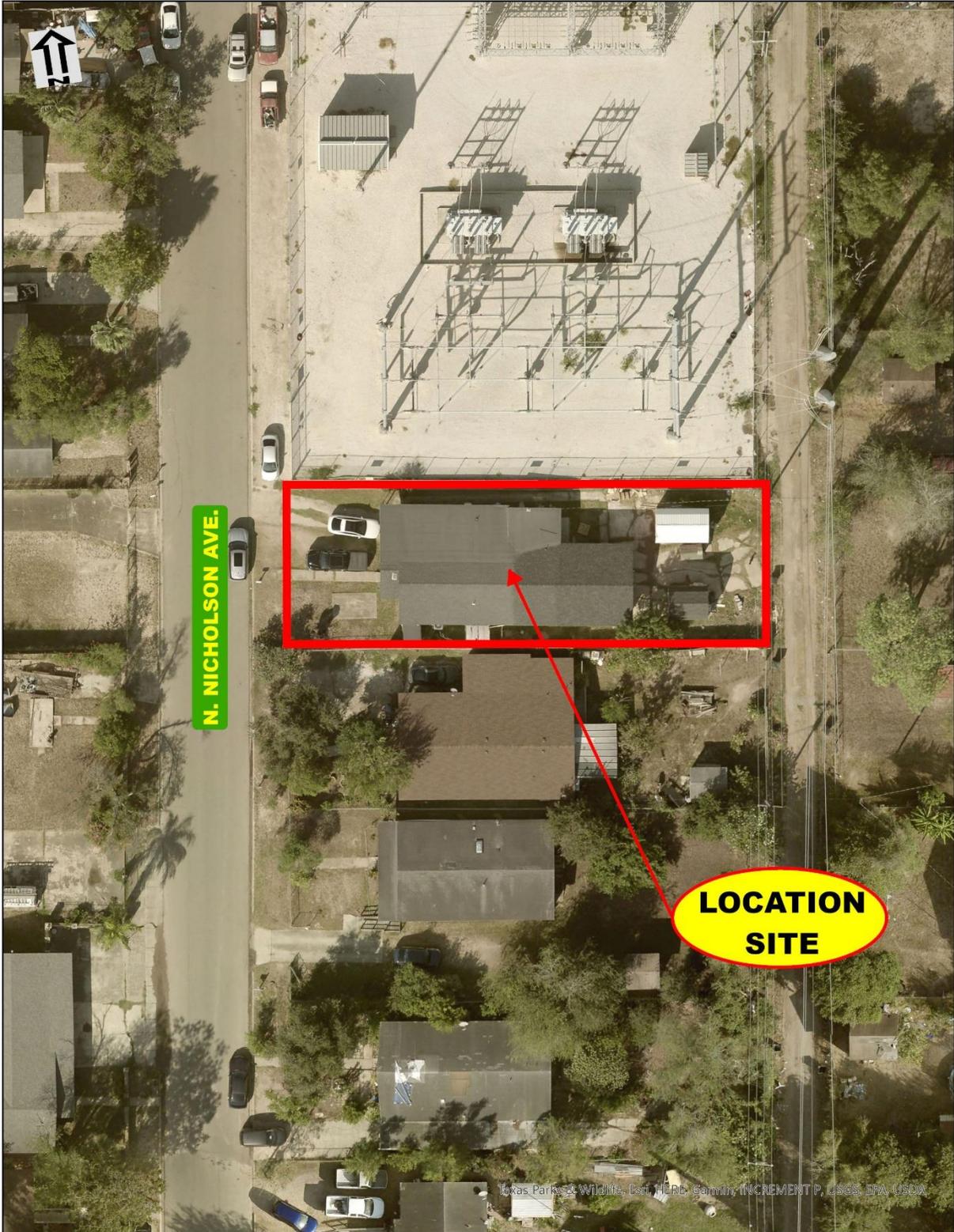
200' RADIUS MAILOUT



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

No.

ARIEL MAP



Texas Parks & Wildlife, Carl H. RE. Gammie, INCREMENT P, USGS, EPA, USDA

## ATTACHMENTS



**GENERAL NOTES**

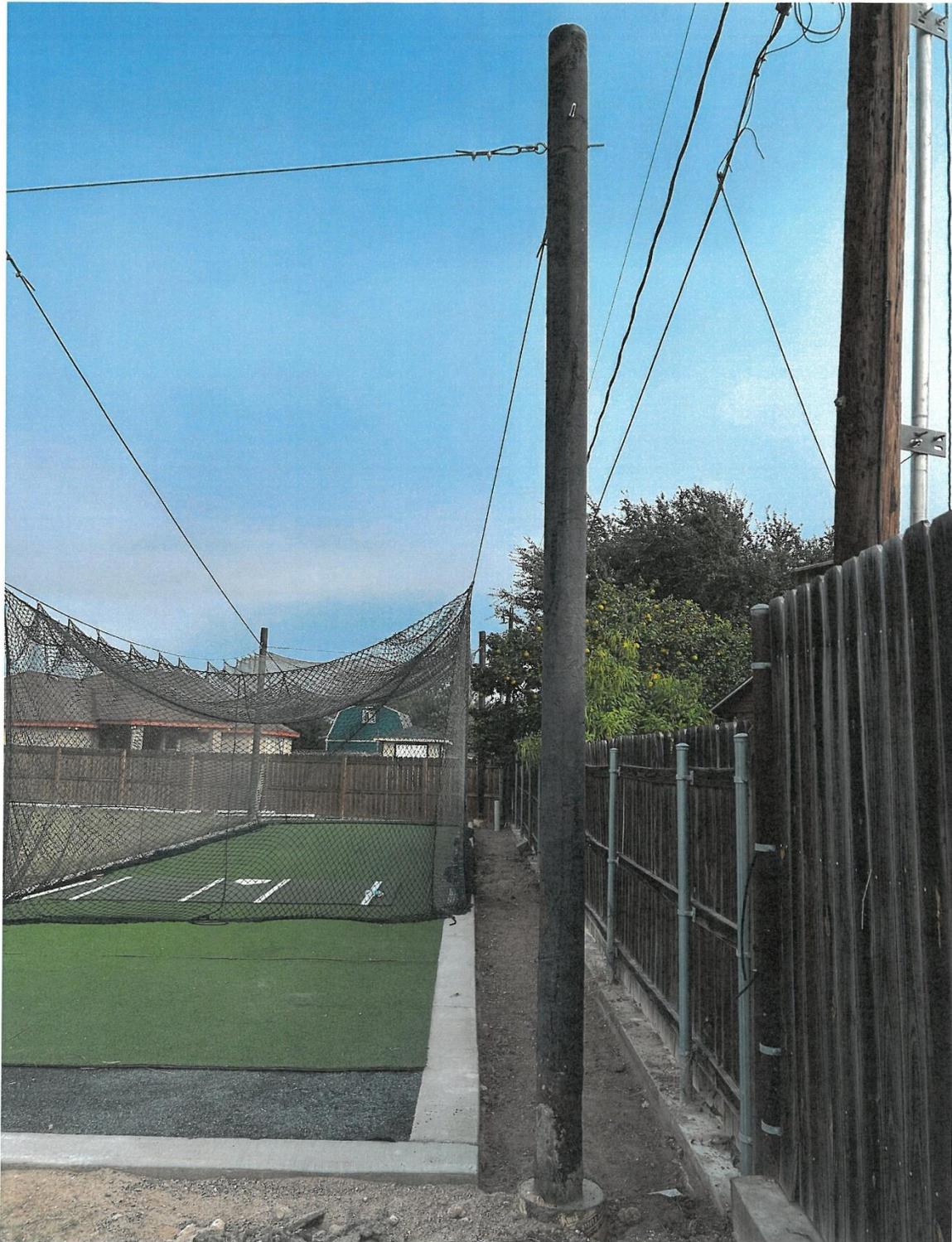
1. MINIMUM BUILDING SETBACK:
 

FRONT (LOTS A-F)	80.00'
FRONT	25.00'
SIDE (LOT A)	40.00'
SIDE (CORNERS)	10.00'
SIDE	6.00'
REAR	15.00'
  2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF STREET AT CENTER OF EACH LOT
  3. EACH LOT SHALL DETAIN 846 CUBIC FEET OF STORM WATER RUN-OFF WITH A MAXIMUM DISCHARGE RATE OF 0.13 CFS PER LOT
  4. NO BUILDINGS PERMITTED OVER ANY EASEMENTS.
  5. ENTRY TO LOTS 1-23-31 FROM INSPIRATION ROAD SHALL NOT BE ALLOWED
  6. 5.0 FOOT SIDEWALK REQUIRED ON THIS PLAT ALONG INSPIRATION ROAD AND GRIFFIN PARKWAY
  7. 5.0 FOOT BUFFER SHALL BE REQUIRED ALONG THE REAR OF LOTS 1-6 AND LOTS 25-31
  8. ENGINEERED DETENTION PLAN SHALL BE PROVIDED THRU THE BUILDING PERMIT APPLICATION.
  9. ALL LOT CORNERS ARE MARKED WITH 5/8" X 16" IRON ROD UNLESS OTHERWISE SHOWN.
- BENCH MARK:  
 T & M. 60 PERRY NAIL (60#) IN POWER POLE, LOCATED AT NORTH R.O.W. OF GRIFFIN PARKWAY AND EAST PROPERTY LINE OF THIS PLAT  
 ELEVATION 100.00
- FIRM  
 FLOOD INSURANCE RATE MAP
- COMMUNITY-PANEL NUMBER  
 480345 0013 B
- EFFECTIVE DATE  
 AUGUST 16 1979  
 THIS AREA IS IN FLOOD ZONE "C" AREAS OF MINIMUM FLOODING

PICTURES



PICTURES



# ATTACHMENTS

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local		November 19, 2025																																																																																																																																																																																																																																																					
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ATTACHMENTS

Xavier Cervantes\*  
Director of Planning  
Susana De Luna  
Assistant Planning Director  
J.D. Vela  
Chief Building Inspector



Alex Hernandez  
Assistant Planning Director  
Jessica Munoz  
City Planner  
Elisa Zurita  
Administrative Assistant

October 30, 2025

Case# 10-30P-25

Bernal Paulina & Manuel Cardoza  
1701 Liz Drive  
Mission, TX 78574

**Address Referenced:**  
1701 Liz Drive  
Mission, Texas  
Lot 18, Girasol Estates  
G3950-00-000-0018-00

**Subject:**

Dear,

The City of Mission Building and Inspections Division of the Planning Department has recently been made aware that the provisions of the **2024 International Residential Code** were violated at the above-referenced location.

**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(s).

You have **ten (10) calendar days** from the date of notice to make contact with the Building and Inspections Division or to comply. Should no response to this notice be evident after this tenure, a case will be filed at Municipal Court, and you will be liable for court costs and possibly fines.

Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning Department.

We thank you for your understanding and prompt attention to this matter. Should you have any questions, feel free to call the Building and Inspection Division at (956)580-8687.

Respectfully,

  
Xavier Cervantes  
Director of Planning, CPM, AICP

1201 E. 8<sup>th</sup> St., Mission, Texas 78572

**MAILOUT LIST**

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
560369	G3950-00-000-000D-00	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
250452	O0900-02-004-0023-00	LOPEZ DOLORES L	1602 CHERIL RD	MISSION	TX	78573-9123
250453	O0900-02-004-0024-00	SALINAS BLANCA A	2503 SEQUOIA DR	MISSION	TX	78572-4712
250454	O0900-02-004-0025-00	CARMONA RAUL ZEPEDA ET AL	3512 TORONTO AVE	MCALLEN	TX	78503
560372	G3950-00-000-000F-00	GARZA JESUS ESPINO ET AL	9551 N MOOREFIELD RD	MISSION	TX	78574
560341	G3950-00-000-0040-00	PINON TEODORO & MARIBEL	2303 BETO DRIVE	MISSION	TX	78574-7319
560319	G3950-00-000-0018-00	BERNAL PAULINA & MANUEL CARDOZA	1701 LIZ DR	MISSION	TX	78574
560343	G3950-00-000-0042-00	CHAPA MARIA A	2307 BETO DR	MISSION	TX	78574-7319
250445	O0900-02-004-0016-00	SEGOVIA GERARDO	1719 KRISTI LN	MISSION	TX	78574-7310
250447	O0900-02-004-0018-00	CANTU GUADALUPE JR & SANJUANITA	1715 KRISTI LN	MISSION	TX	78574-7310
560321	G3950-00-000-0020-00	RAMOS HILARIO JR & ARSELIA G	1705 LIZ DR	MISSION	TX	78574-7321
560342	G3950-00-000-0041-00	GONZALEZ JUAN A	2305 BETO DR	MISSION	TX	78574-7319
250448	O0900-02-004-0019-00	VELA CONSUELO MARIA	1197 W BROAD ST APT #1135	MANSFIELD	TX	76063-4520
560368	G3950-00-000-000C-00	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
560320	G3950-00-000-0019-00	VENECIA JOHN & NORMA	1703 LIZ DR	MISSION	TX	78574-7321
250444	O0900-02-004-0015-00	RAUDY CANDELARIO & VERONICA	2301 KIM MARIE AVE	MISSION	TX	78574-7314
250443	O0900-02-004-0014-00	GARZA JUAN J & CORINA	2303 KIM MARIE AVE	MISSION	TX	78574-7314
250442	O0900-02-004-0013-00	GUZMAN ERICK RAMIREZ	2305 KIM MARIE AVE	MISSION	TX	78572
560318	G3950-00-000-0017-00	PLASCENCIA ELBA G	2302 BETO DR	MISSION	TX	78574-7316
560340	G3950-00-000-0039-00	NEAVE LEODEGARIO & ELIZABETH	2304 FLORES DR	MISSION	TX	78574-7315
560322	G3950-00-000-0021-00	GUZMAN PABLO JR	2309 BETO DR	MISSION	TX	78574-7319
250441	O0900-02-004-0012-00	GARCIA JUANITA BOTELLO	2307 KIM MARIE AVE	MISSION	TX	78574-7314
560317	G3950-00-000-0016-00	ANZALDUA ARTURO JR & ELIA	2304 BETO DR	MISSION	TX	78574-7316
250440	O0900-02-004-0011-00	CABRERA ALMA ROSA	2309 KIM MARIE AVE	MISSION	TX	78574-7314
560316	G3950-00-000-0015-00	BOCANEGRA CARMEN DE LA FUENTE	21604 N VALVERDE RD	EDINBURG	TX	78542
560315	G3950-00-000-0014-00	MUNOZ ELIDA & MIGUEL JR	2308 BETO DR	MISSION	TX	78574-7316
250446	O0900-02-004-0017-00	SHEPPARD TONY R & RUTH	1717 KRISTI LN	MISSION	TX	78574-7310
250464	O0900-02-005-0010-00	GONZALEZ JOSE A & JUANITA M	2300 KIM MARIE AVE	MISSION	TX	78574-7313



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 28, 2026

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

**AGENDA ITEM:** Public hearing and consideration of a variance request to allow a 9-foot front setback instead of the required 20 feet, for a 29' x 25' existing carport, being Lot 1, Block 44A, Southwest Addition Subdivision, located at 212 N. Nicholson Avenue, Applicant: Fidel Montiel – Cervantes

### **NATURE OF REQUEST:**

#### Project Timeline:

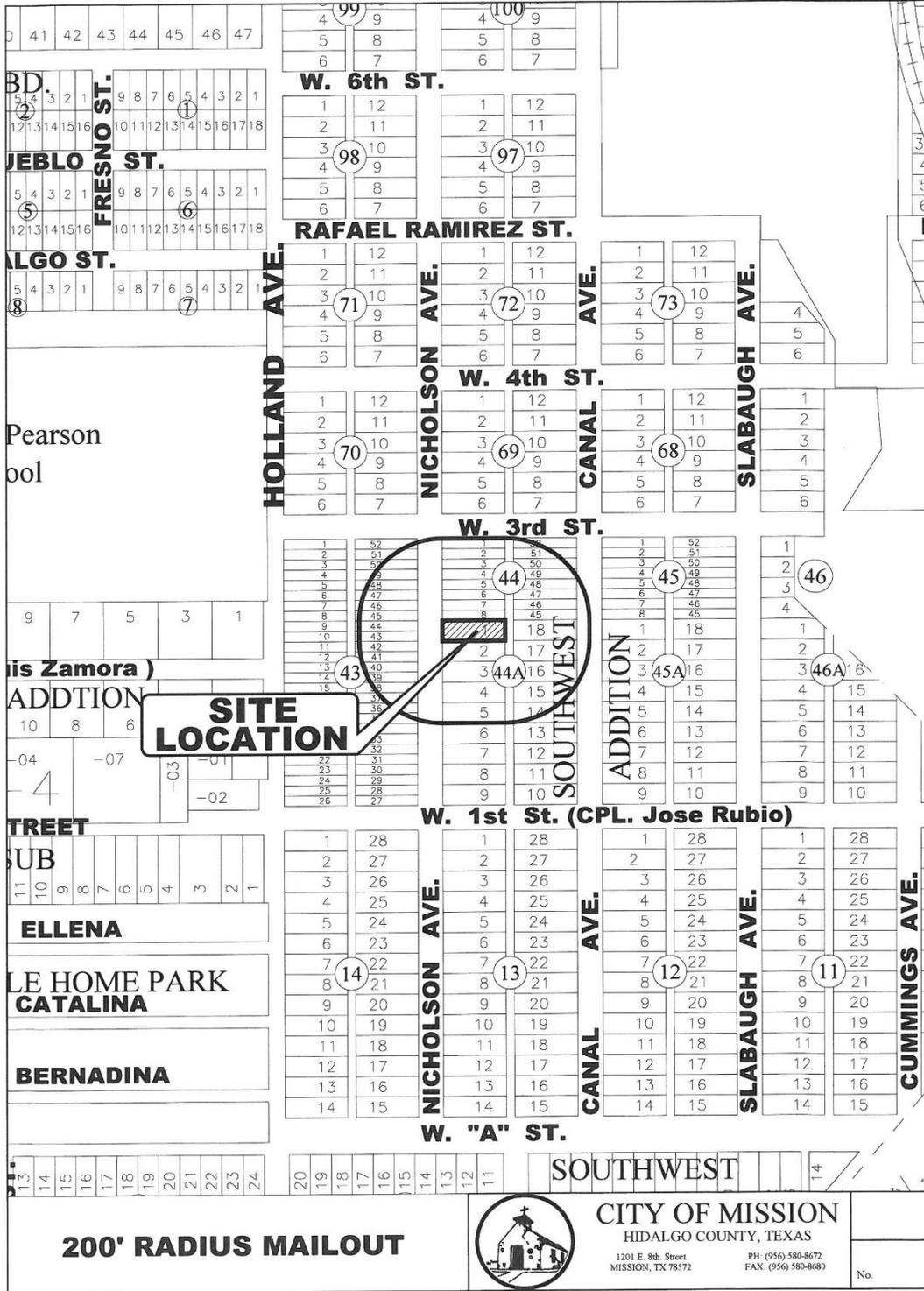
- November 26, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

#### Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
  - Minimum Front Setback: 20 feet
  - Minimum Side Setback: 6 feet
  - Minimum Garage/Carport Setback: 18 feet
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The property is located approximately 227 feet North of West 3<sup>rd</sup> Street, along the East Side of Nicholson Avenue.
- The applicant is requesting a variance to keep a 29'x25' carport within the front and side setback.
- Southwest Addition Subdivision was recorded on April 7, 1953. The regular lot measures 50 feet in width by 150.00 feet in length for a total of 7,500 square feet.
- There is currently an existing 1,156 square foot single-family residence on the property. The applicant constructed the carport without obtaining the proper permits.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- City officials from the Code Enforcement Division noticed the carport and gave the property owner a notice of violation for the construction of the structure without a building permit.
- 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.



VICINITY MAP



200' RADIUS MAILOUT



CITY OF MISSION  
HIDALGO COUNTY, TEXAS

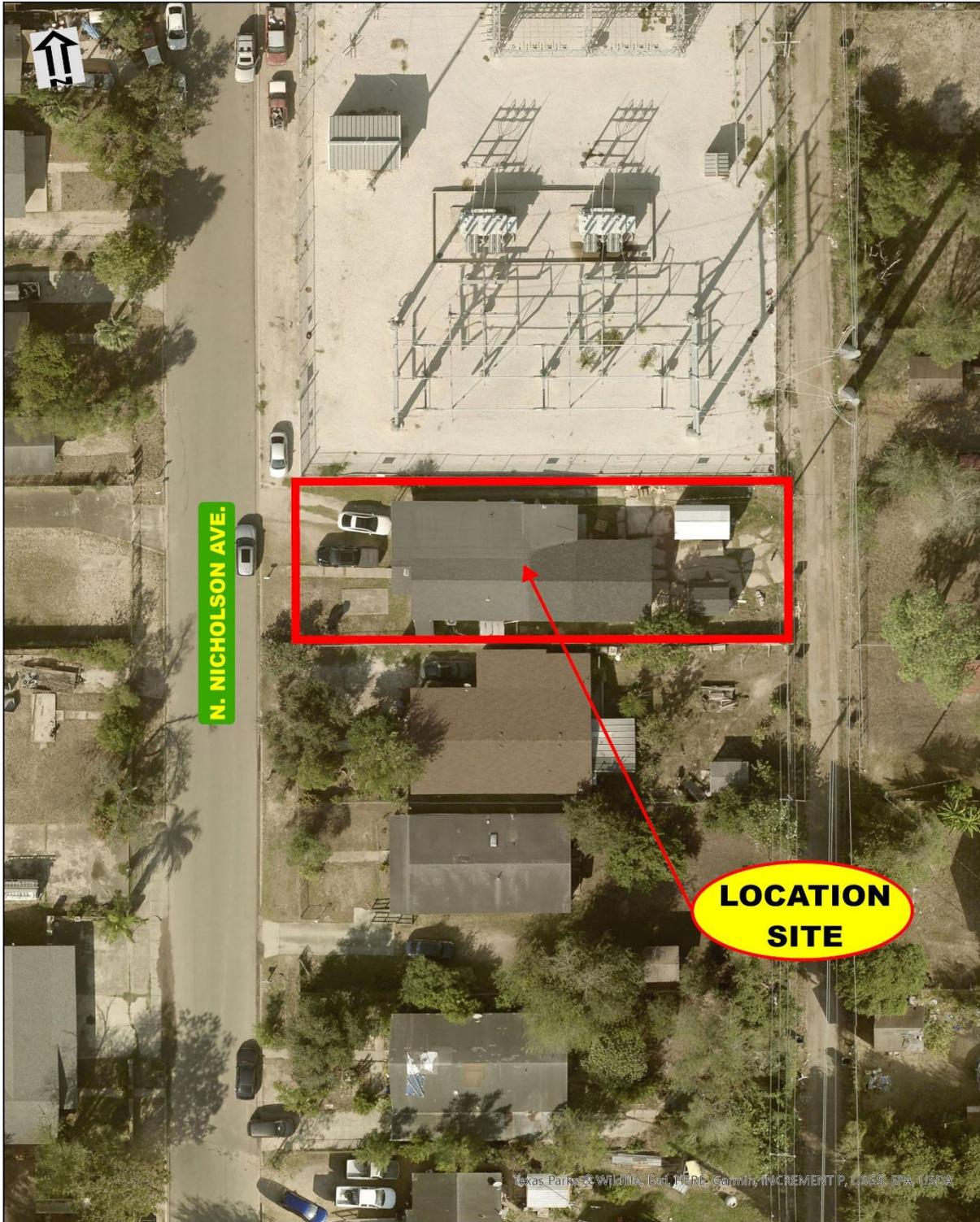
1201 E. 8th Street  
MISSION, TX 78752

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

No.



**ARIEL MAP**

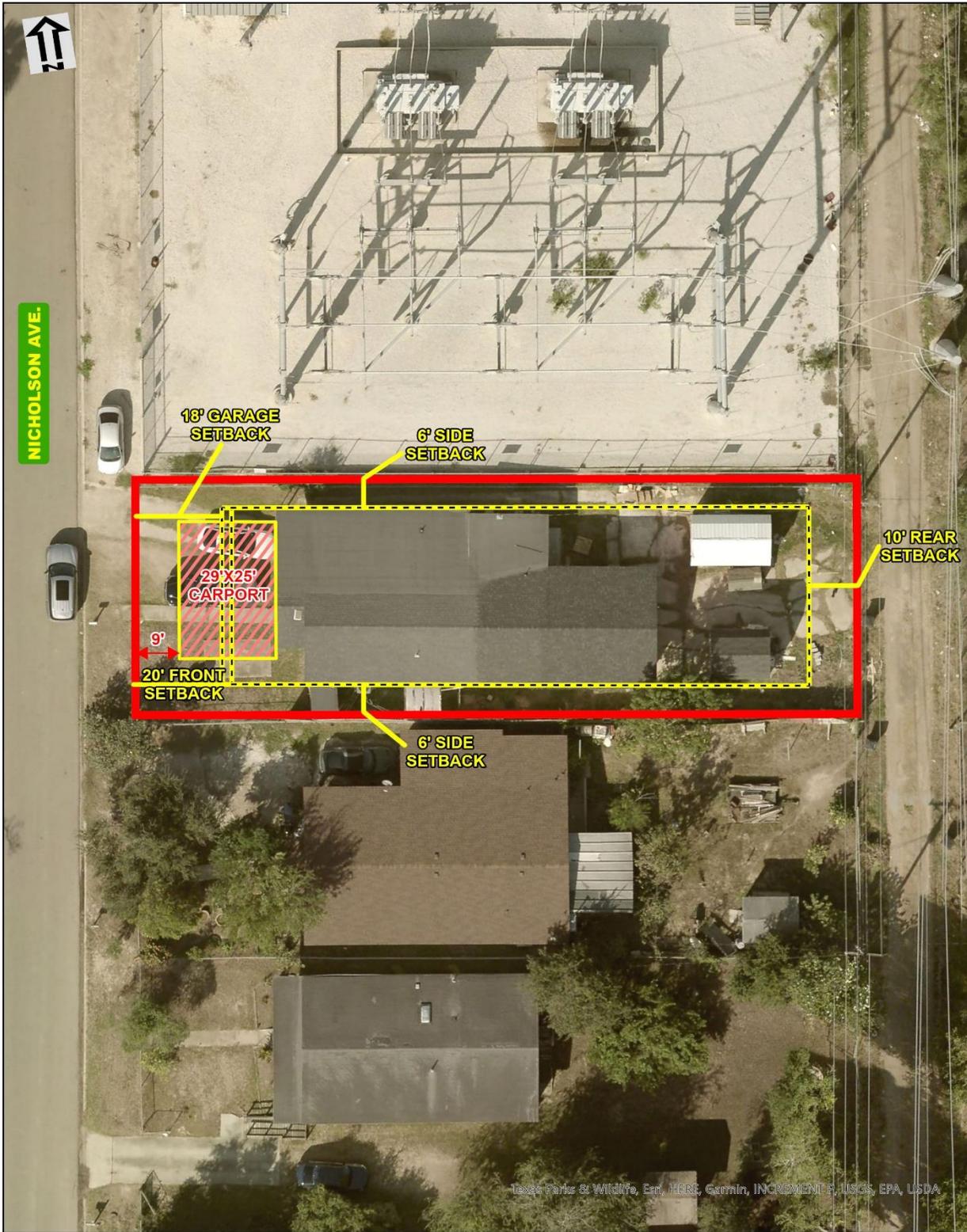


Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

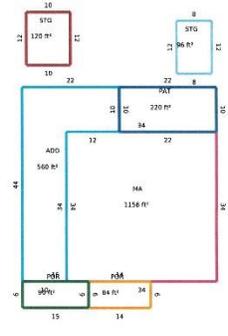
PICTURES



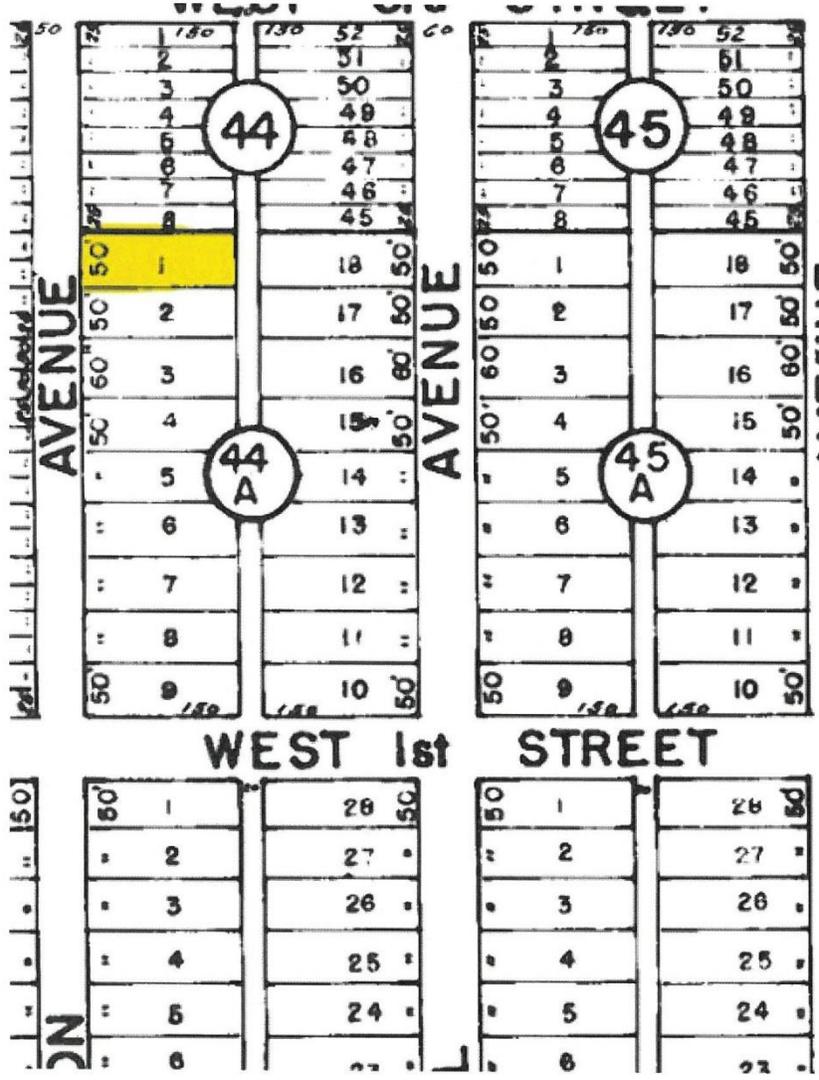
### ARIEL WITH SETBACKS



# ATTACHMENTS

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost-local		December 22, 2025																						
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID %		EXEMPTIONS		VALUES																						
289111 212 NICHOLSON AVE, MISSION TX		MONTIEL FIDEL & DIANA		1051716		HS		2025 2026																						
SOUTHWEST ADDN LOT 1 BLK 44 A TYPE: R DBA:		212 NORTH NICHOLSON AVE MISSION TX 78572-5039		100.00000				IMPROVEMENTS 68,787 66,299 LAND MARKET 64,125 64,125 MARKET VALUE 132,912 130,334 SPECIAL USE EXCL 0 0 APPRAISED VALUE 132,912 130,334 HS VALUE LIMIT 66,079 56,818 CIRCUIT BRKR LIMIT 0 0 NET APPRAISED 66,833 73,516																						
GEO ID: S525001-44A-0001-00 REF ID: 29624 SUBTYPE: RES LEGAL ACREAGE:		PROP USE: MWP: VOL 12 PG AS CODE: S525001 MKT AREA: S4R6A018 SUB MKT: TIF EFF SIZE: APPR VAL METHOD: cost-local		MAP ID:		CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 BMS 100.00 SST 100.00																								
GENERAL		REMARKS		SKETCH																										
UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PGP UNITS: 0 ZONING: RS RENT: 0		(2025) NEW POR (2022) ADJ %; NEW ROOF; NEW STG (2019) NEW STG & R/W/D ADD(2016) NEW ADD & PAT(2013) N/C(2010) N/C(2009) N/C 07(2008) N/C 07(2007) N/C 07(2006) ADJ % & NEW ADD 04(2005) ADJ % & NEW ADD 04																												
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%																														
SMB MISSION ISD 100.00%																														
SST SOUTH TEXAS SCHOOL 100.00%																														
DEFD HISTORY																														
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																									
2015-06-08	GWD	nu  ftull	2617692	MONTIEL FIDEL & EXR LLC																										
2015-05-07	SWD	nu  ftull	2609451	EXR LLC	NATIONSTAR																									
2014-03-10	STD	nu  ftull	2492572	NATIONSTAR	VILLARREAL																									
IMPROVEMENT VALUATION		IMPROVEMENT DETAIL ADJ		IMPROVEMENT FEATURES																										
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	YR	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE		
1	NR	Residential N/In	RES SIDLW	1,156	65.39	1	1	1978	1985	AV	0	75,591	47.00	100.00	100.00	100.00	100.00	100.00	100.00	0.47	35,526									
	POR	PORCH	RES SIDLW	84	16.35	1	1	1978	1985	AV	0	1,373	47.00	100.00	100.00	100.00	100.00	100.00	0.47	645										
	ADD	ADDITION	RES SIDLW	500	65.39	1	1	1978	1985	AV	0	36,618	47.00	100.00	100.00	100.00	100.00	100.00	0.47	17,210										
	PAT	PATIO	RES SIDLW	200	16.35	1	1	2007	2007	-	0	3,597	72.00	100.00	100.00	100.00	100.00	100.00	0.72	2,590										
	STG	STORAGE	RES SIDLW	96	8.0	1	1	2018	2018	-	0	768	98.00	100.00	100.00	100.00	100.00	0.98	700											
	STG	STORAGE	RES SIDLW	120	32.70	1	1	2021	2021	-	0	3,924	94.00	100.00	100.00	100.00	100.00	0.94	3,689											
	POR	PORCH	RES SIDLW	90	16.35	1	1	2000	2000	OD	0	1,472	60.00	100.00	100.00	100.00	100.00	0.60	883											
	T	Style:	STCD: A1	2,326	Area:	1,716	Homesite:	Y (100.00%)	Structure:			123,343	AS Code:	100.00%	Market Area:	108.00%					66,209									
LAND VALUATION		LAND ADJUSTMENTS		PRODUCTIVITY VALUATION																										
LP DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT	PRC	ADJ	MADJ	VAL	SRC	MKT	VAL	SEQ	ADJ	TYPE	ADJ	AMT	ADJ	%	AG	USE	TABLE	UNIT	AG	VALUE	
1 LOT	L			S525001	A1	Yes	SF	7500.00	sf	8.95	1.000				64,125									No			GLOO		0	
								AS Code:	100.00%	Market Area:	100.00%																			

ATTACHMENTS



## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
289112	S5250-01-44A-0002-00	ALONZO MARCELINO (DECEASED)	128 N NICHOLSON AVE	MISSION	TX	78572-5037
289128	S5250-01-44A-0018-00	SALINAS ANTONIO (DECEASED)	133 N CANAL AVE	MISSION	TX	78572-5022
289111	S5250-01-44A-0001-00	MONTIEL FIDEL & DIANA	212 NORTH NICHOLSON AVE	MISSION	TX	78572-5039
289114	S5250-01-44A-0004-00	GARCIA JOSE ENEREO	120 N NICHOLSON AVE	MISSION	TX	78572-5037
289126	S5250-01-44A-0016-00	GARZA MARIA GUADALUPE & LUIS ANGEL	127 N CANAL AVE	MISSION	TX	78572-5022
289127	S5250-01-44A-0017-00	FLORES LYDIA	131 N CANAL AVE	MISSION	TX	78572-5022
289088	S5250-01-044-0046-00	GARZA EUDELIO & NANCY HERNANDEZ	211 N CANAL AVE	MISSION	TX	78572-5024
289115	S5250-01-44A-0005-00	GUERRERO ESTELA R	118 N NICHOLSON AVE	MISSION	TX	78572-5037
289113	S5250-01-44A-0003-00	DELGADO SACRAMENTO & MA CARMEN	126 N NICHOLSON AVE	MISSION	TX	78572-5037
289124	S5250-01-44A-0014-00	CADENA JUAN	115 N CANAL AVE	MISSION	TX	78572-5022
289125	S5250-01-44A-0015-00	SANCHEZ ISAAC T & ANNA M	123 N CANAL AVE	MISSION	TX	78572-5022
289092	S5250-01-044-0051-00	RODRIGUEZ FRANCISCA	221 N CANAL AVE	MISSION	TX	78572-5024
289086	S5250-01-044-0001-00	AEP TEXAS CENTRAL COMPANY	PO BOX 16428	COLUMBUS	OH	43216-6428
289089	S5250-01-044-0047-00	GUTIERREZ SOCORRO D	215 N CANAL AVE	MISSION	TX	78572-5024
289090	S5250-01-044-0049-00	ACEVEDO ELIAZAR A/K/A ELEAZAR	135 AUSTIN ST APT 6 B	ROSENBURG	TX	77471
289071	S5250-01-043-0035-00	RAMOS HILARIO & MARIA	117 N NICHOLSON AVE	MISSION	TX	78572-5036
289073	S5250-01-043-0037-00	OZUNA DELMA	121 N NICHOLSON AVE	MISSION	TX	78572-5036
289077	S5250-01-043-0043-00	MUNOZ ANA MARIA	2020 E 20TH ST	MISSION	TX	78572-3201
289079	S5250-01-043-0046-00	CUELLAR ROOSEVELT JR	213 NICHOLSON AVE	MISSION	TX	78572-5038
289081	S5250-01-043-0048-00	CEDILLO LAURA & SAMANTHA	215 N NICHOLSON AVE	MISSION	TX	78572-5038
289087	S5250-01-044-0045-00	GARZA EUDELIO & NANCY HERNANDEZ	211 N CANAL AVE	MISSION	TX	78572-5024
289078	S5250-01-043-0045-00	BECHO MARIA	211 N NICHOLSON AVE	MISSION	TX	78572-5038
289116	S5250-01-44A-0006-00	DORADO ANTHONY REYES & ANGELA MARIA	114 N NICHOLSON AVE	MISSION	TX	78572-5037
289083	S5250-01-043-0050-00	GUERRERO JUAN & DIANA	1101 BURNEY ST	MISSION	TX	78572-3601
289084	S5250-01-043-0051-00	RAMIREZ MARIA GUADALUPE	219 N NICHOLSON AVE	MISSION	TX	78572-5038



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 28, 2026

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

**AGENDA ITEM:** Public hearing and consideration of a variance request to allow a 0-foot rear setback instead of the required 10 feet and a 0' corner side setback instead of the required 10 feet for a 12'x12'-6" existing storage shed, being Lot 18, Crystal Estates Phase 1 Subdivision, located at 1504 Rebecca Street, Applicant: Luis A. Rodriguez – Cervantes

### **NATURE OF REQUEST:**

#### Project Timeline:

- November 14, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

#### Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
  - Minimum Corner Side Setback: 10 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 property is located at the Northwest corner of Rebecca Street along Truman Avenue.
- The applicant is requesting a variance to keep a 12'x12'-6" shed within the rear and side setback.
- Crystal Estates Phase 1 Subdivision was recorded on July 30, 2008. The regular lot measures 70 feet in width by 126.50 feet in length, totaling 8,855 square feet. There is currently an existing 1,511 square foot single-family residence on the property. The applicant constructed the shed without obtaining the proper permits.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- City officials from the Code Enforcement Division noticed the shed and gave the property owner a notice of violation for the construction of the structure without a building permit.
- 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.
- There is no history of variances in this subdivision.

- The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may:
  - “Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
  - “Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”
- There is a 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
  - 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.

**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

### VICINITY MAP



**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E 8th Street  
MISSION, TX 78572

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

No.

ARIEL MAP



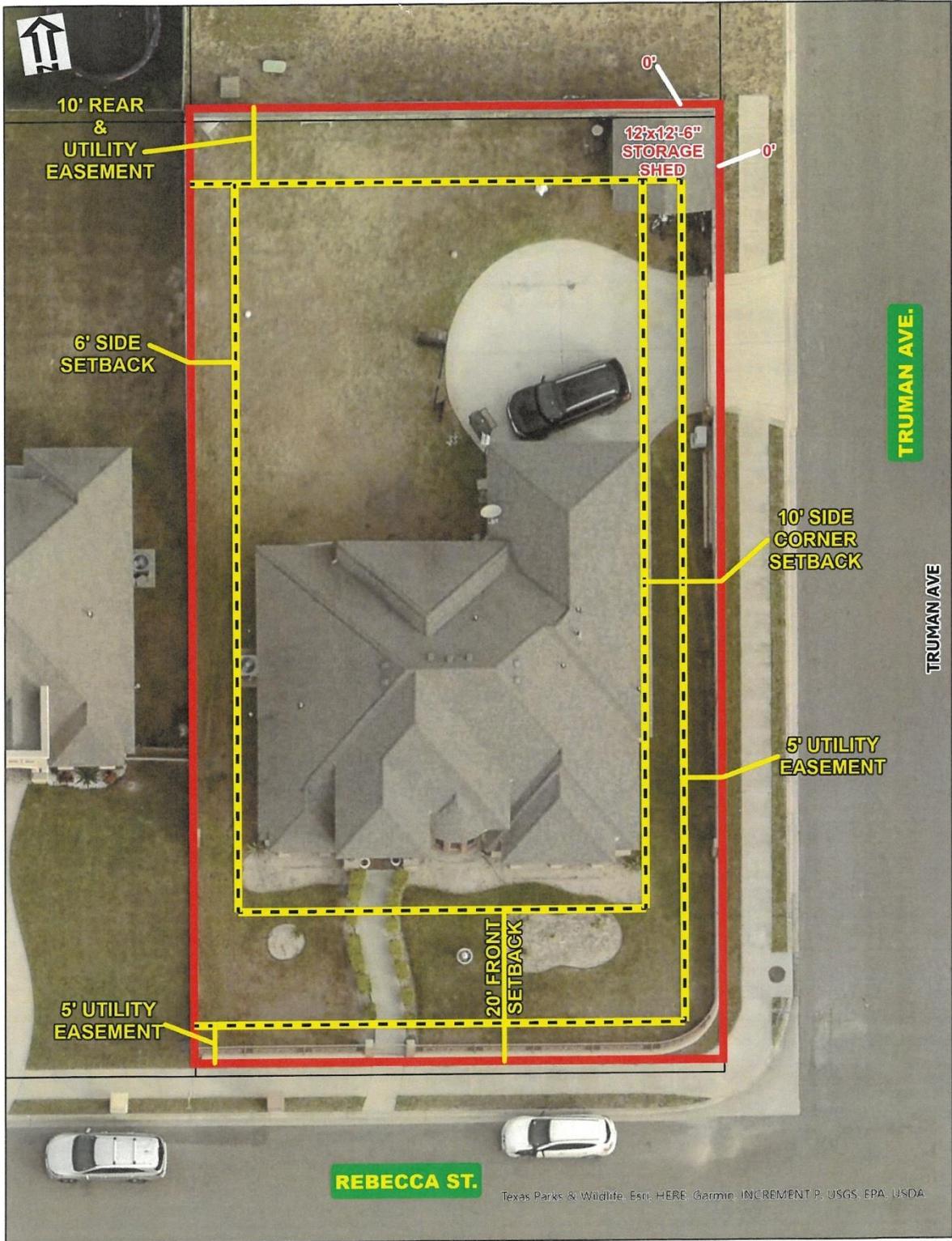
PICTURES



PICTURES



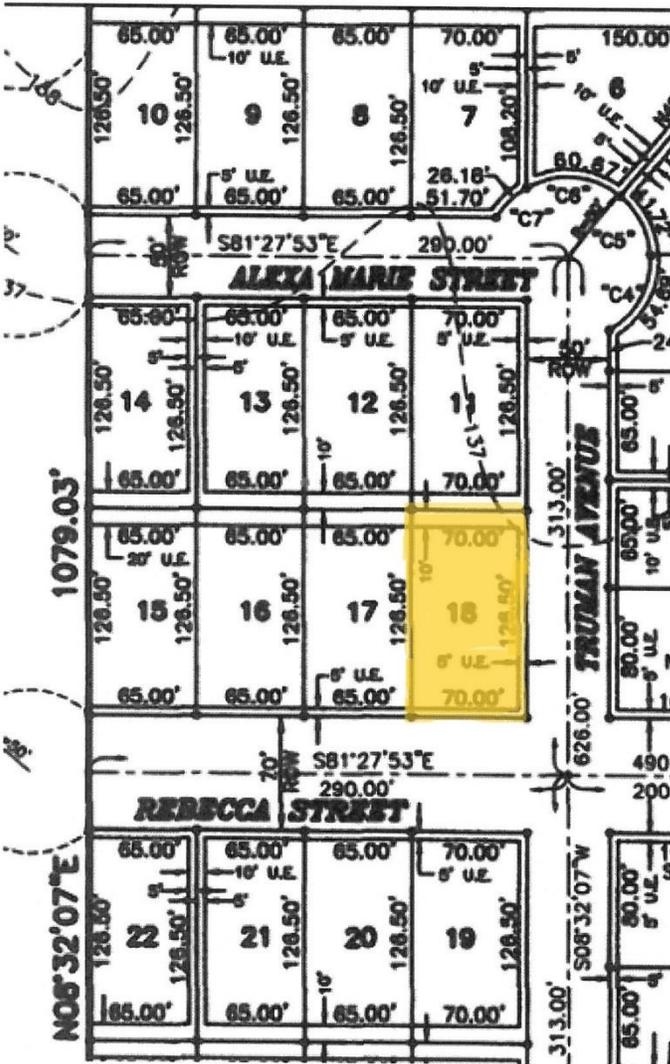
### ARIEL MAP



# ATTACHMENTS

PUBLIC CARD WITH SKETCH 2026-0-0										Valuation Method: cost-local		November 19, 2025																								
PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME, AND ADDRESS		OWNER ID %/		EXEMPTIONS		VALUES		2025		2026																						
726153 1504 REBECCA ST. MISSION TX				RODRIGUEZ LUIS A & CRISTINA ESQUIVERA		1072522 100.00000		HS		IMPROVEMENTS		182,885	189,884																							
CRYSTAL ESTATES PH 1 LOT 18 TYPE: R DBA: GEO ID: C9639-01-000-001B00 Ref ID1: 162932 AS CODE: C963001 MFP ID: CMS VOL 56 Ref ID2: R726153 MKT AREA: SMSAG10 WMPSCD: SUBTYPE: RES SUB MKT: EFF SIZE: LEGAL ACRES: APPR VAL METHOD: cost-local				1504 REBECCA ST MISSION TX 78574-0023				TAKING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00		LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED		66,413	66,413	249,399	247,367	0	0																			
JTLITE: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0				REMARKS (2022) NE W ST G (2019) ADJ CL (2017) RMVD NBHD 17 (2013) NE W IMP'S 2013 COMEST DIMS GATED LOCKED (2010) VAC (2009) VAC						SKETCH 																										
PAYING 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 2016-03-21 WDV null null 2696076 RODRIGUEZ LUIS GARZA IGNACIO 2015-11-16 WD null null 2952784 GARZA IGNACIO GARZA LORENA 2013-07-10 AWD null null 2429421 GARZA LORENA GALVAN JOSE L		PICTURE 																														
IMPROVEMENT VALUATION										IMPROVEMENT DETAIL ADJ		IMPROVEMENT FEATURES																								
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	YR	COND	FEAT	AMT	VALUE	DEP	PHYS	ECOM	FUNG	COMP	ADJ	VALUE	#	ADJ	TYPE	ADJ	AMT	ADJ	%	DESC	CODE					
1	MA	Residential Main	RES STUAV	1,511	90.50	1	1	2012	2012	AV	D			136,746	86.00	100.00	100.00	100.00	100.00	0.86	117,602															
	GAR	GARAGE	RES STUAV	400	45.25	1	1	2012	2012	AV	D			18,100	86.00	100.00	100.00	100.00	100.00	0.86	15,565															
	PAT	PATIO	RES STUAV	90	22.63	1	1	2012	2012	AV	D			2,037	86.00	100.00	100.00	100.00	100.00	0.86	1,752															
	POR	PORCH	RES STUAV	80	22.63	1	1	2012	2012	AV	D			1,510	86.00	100.00	100.00	100.00	100.00	0.86	1,551															
	CAN	CANOPY	RES STUAV	28	22.63	1	1	2012	2012	AV	D			634	86.00	100.00	100.00	100.00	100.00	0.86	545															
	CAN	CANOPY	RES STUAV	14	22.63	1	1	2012	2012	AV	D			317	86.00	100.00	100.00	100.00	100.00	0.86	273															
	STG	STORAGE	RES STUAV	100	8.0	1	1	2020	2020	*	D			800	99.00	100.00	100.00	100.00	100.00	0.99	792															
	1		STGD: A1	2,223	Area:	1,511		Homeste	Y	(100.00%)				160,444	AS Code:	100.00%					Market Area:	131.00%														
		Style:	Finish Out: 100					Quality:	AV	Structure																										
LAND VALUATION										LAND ADJUSTMENTS		PRODUCTIVITY VALUATION																								
LF	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT	PRC	ADJ	MADJ	VAL	SRG	MKT	VAL	SEQ	ADJ	TYPE	ADJ	AMT	ADJ	%	AG	USE	TABLE	UNIT	AG	VALUE						
1	LOT	L			C563001	A1	Yes	SF	8855.00	SF	7.50	1.000		66,413	A	66,413									No			G00	0	0						

ATTACHMENTS



## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
726163	C9539-01-000-0028-00	MONTES RAMON A MENDEZ	2806 TRUMAN AVE	MISSION TX		78574-7672
726162	C9539-01-000-0027-00	TOSCANO MARIA ELVIA	2808 TRUMAN AVENUE	MISSION TX		78574
726160	C9539-01-000-0025-00	LEON KRystal L & KELLY JO GARCIA	1506 LEONARDO ST	MISSION TX		78574
726161	C9539-01-000-0026-00	MELLENDEZ RICARDO	1504 LEANDRO ST	MISSION TX		78574-0022
726154	C9539-01-000-0019-00	GARCIA MIGUEL ANGEL ET AL	1503 REBECCA ST	MISSION TX		78574
726155	C9539-01-000-0020-00	MUNOZ CYNTHIA B	1505 REBECCA ST	MISSION TX		78574-0024
726156	C9539-01-000-0021-00	RAMOS JASEN M & CRISTINA C	1507 REBECCA ST	MISSION TX		78574-0024
726157	C9539-01-000-0022-00	CHAPA ANA G DE IBARRA	1509 REBECCA ST	MISSION TX		78574-0024
726149	C9539-01-000-0014-00	MORENO MATEO RODRIGUEZ & JESSICA	1509 ALEXA MARIE ST	MISSION TX		78574-0020
726150	C9539-01-000-0015-00	DE LA GARZA LUIS A	1907 SUMMER BREEZE RD APT C	MISSION TX		78572-3335
726151	C9539-01-000-0016-00	GUZMAN ALEJANDRA & NATIVIDAD VASQUEZ	1508 REBECCA ST	MISSION TX		78574-0023
726148	C9539-01-000-0013-00	FLORES ARMANDO JR	1507 ALEXA MARIE ST	MISSION TX		78574
726147	C9539-01-000-0012-00	HANDY MARCO & IRENE	1505 ALEXA MARIE ST	MISSION TX		78574
726152	C9539-01-000-0017-00	SOLIS ADOLFO JR & ADOLFO SOLIS SR	1506 REBECCA ST	MISSION TX		78574-0023
726153	C9539-01-000-0018-00	RODRIGUEZ LUIS A & CRISTINA ESQUIVERA	1504 E REBECCA ST	MISSION TX		78574-0023
726146	C9539-01-000-0011-00	RAMIREZ PATRICIA A	1503 ALEXA MARIE ST	MISSION TX		78574-0020
726133	C9539-01-000-0001-00	BALDERAS JUAN ALBERTO	2902 TRUMAN AVE	MISSION TX		78574-7671
726137	C9539-01-000-0002-00	AGUILLON ALEJANDRO & MARISOL	2904 TRUMAN AVE	MISSION TX		78574-7671
726138	C9539-01-000-0003-00	PENA JAVIER H & ERIKA	2906 TRUMAN AVE	MISSION TX		78574-7671
726139	C9539-01-000-0004-00	CRUZ JOSE FRANCISCO	2908 TRUMAN AVE	MISSION TX		78574-7671
726140	C9539-01-000-0005-00	BERCHELMANN ALANN & MARCELA A GARZA	2910 TRUMAN AVE	MISSION TX		78574-7671
726141	C9539-01-000-0006-00	MONTEMAYOR MARICELA GONZALEZ & GERARDO GONZALEZ	1502 ALEXA MARIE ST	MISSION TX		78574-0019
726142	C9539-01-000-0007-00	GARZA DAVID JR & CLAUDIA YVETTE GARZA	1504 ALEXA MARIE ST	MISSION TX		78574-0019
726143	C9539-01-000-0008-00	ALANIZ GUADALUPE	1506 ALEXA MARIE ST	MISSION TX		78574
726144	C9539-01-000-0009-00	CHAIRE GABRIELA & ANGEL	1508 ALEXA MARIE ST	MISSION TX		78574-0019
1074458	C9539-02-000-0011-00	GARCIA ITZAMARA & CARLOS E C RODRIGUEZ	1512 REBECCA ST	MISSION TX		78574-0023
1074457	C9539-02-000-0010-00	GARZA RICARDO A	1511 ALEXA MARIE	MISSION TX		78574-0020



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** January 28, 2026

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

**AGENDA ITEM:** Public hearing and consideration of a variance request to allow a 7-foot rear setback instead of the required 15 feet for a 17'x17' existing detached patio, and to allow a 0' side setback instead of the required 6' for a 11'x7' existing storage shed being Lot 7, The Oaks at Holland Subdivision, located at 708 Stacie Lane, Applicant: Ricardo Reyna – Cervantes

### **NATURE OF REQUEST:**

#### Project Timeline:

- October 27, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

#### Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
  - Minimum Side Setback: 6 feet
  - Minimum Rear Setback: 15 feet
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The property is located along the North side of Stacie Lane, approximately 300 feet East of Holland Avenue
- The applicant is requesting a variance to keep a 17'x17' Patio within the rear setback and an 11'x7' storage shed within the side setback.
- The Oaks at Holland Subdivision was recorded on February 22, 2006. The regular lot measures 60 feet in width by 105.00 feet in length, totaling 6,300 square feet. The site is
- There is currently an existing 1,402 square foot single-family residence on the property. The applicant constructed the shed without obtaining the proper permits.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- City officials from the Code Enforcement Division noticed the shed and gave the property owner a notice of violation for the construction of the structure without a building permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 20 legal notices to surrounding property owners.

- 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 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
  - 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.

**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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



ARIEL MAP



PICTURES



PICTURES



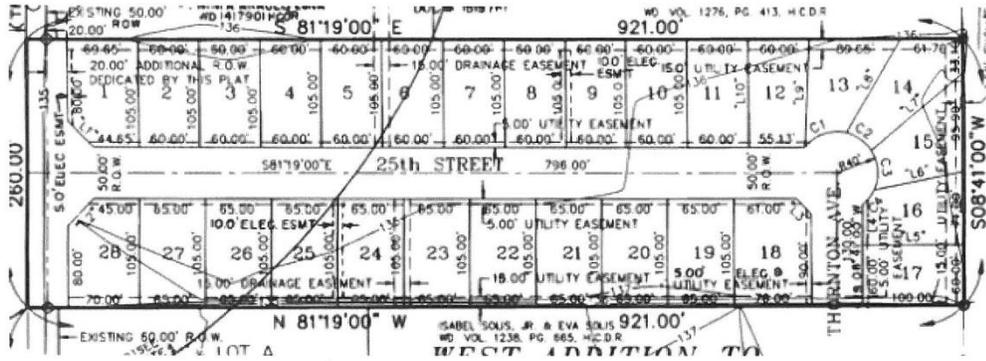
PICTURES



### ARIEL WITH SETBACKS



ATTACHMENTS



THIS SUBDIVISION IS IN FLOOD ZONE "A" & "X" SHADED.  
 ZONE "A" IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED". ZONE "X" SHADED IS DEFINED AS "AREA OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD  
 BFE FOR ZONE "A" IS ELEV. 135.00  
 FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480345 0005 C. MAP REVISED NOVEMBER 20, 1991. FEMA LETTER OF MAP AMENDMENT CASE # 05-06-1335A, DATE JULY 12, 2005 FOR ZONE A.  
 MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT AND ABOVE THE 100-YEAR WATER SURFACE, WHICHEVER IS GREATER.

MINIMUM SETBACKS SHALL BE AS FOLLOWS :

FRONT:	20' CUL-DE-SAC	10 FEET
REAR:		15'
SIDE:		6' OR GREATER FOR EASEMENT
SIDE CORNER ALONG HOLLAND AVENUE		15'
SIDE CORNER		10'
GARAGE		18' EXCEPT WHERE GREATER SETBACK REQUIRED

EACH LOT SHALL BE REQUIRED TO RETAIN 620 C.F. OF STORM SEWER RUNOFF  
 BENCH MARK 1: SQUARE CUT FOUND ON THE NORTHWEST CORNER OF BRIDGE LOCATED APPROXIMATELY 208.00 FEET NORTH OF THIS SUBDIVISION. ELEV. 133.03  
 BENCH MARK 2: TOP OF TYPE "A" INLET LOCATION ALONG THE EAST SIDE OF TROSPER AVENUE APPROXIMATELY 81.30 FEET NORTH OF THIS SUBDIVISION. ELEV. 134.53

NO BUILDING ALLOWED OVER ANY EASEMENT

UNITED IRRIGATION DISTRICT NOTES:

- A. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

**ATTACHMENTS**

Xavier Cervantes  
Director of Planning  
Susana De Luna  
Assistant Planning Director  
J.D. Vela  
Chief Building Inspector



Alex Hernandez  
Assistant Planning Director  
Jessica Munoz  
City Planner  
Elisa Zurita  
Administrative Assistant

October 8, 2025

**Case# 10-6P-25**

Ricardo Reyna Jr. & Itzel  
708 Stacie Lane  
Mission, TX 78574-2746

**Address Referenced:**  
708 Stacie Lane  
Mission, Texas  
Lot 6, The Oaks at  
Holland  
T3638-00-000-0006-00

**Subject:**

Dear,

The City of Mission Building and Inspections Division of the Planning Department has recently been made aware that the provisions of the **2024 International Residential Code** were violated at the above-referenced location.

**105 PERMITS**

R105.1 Required.

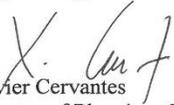
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, **move**, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation 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(s).

You have **ten (10) calendar days** from the date of notice to make contact with the Building and Inspections Division or to comply. Should no response to this notice be evident after this tenure, a case will be filed at Municipal Court, and you will be liable for court costs and possibly fines.

Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning Department.

We thank you for your understanding and prompt attention to this matter. Should you have any questions, feel free to call the Building and Inspection Division at (956)580-8687.

Respectfully,

  
Xavier Cervantes  
Director of Planning, CPM, AICP

1201 E. 8<sup>th</sup> St., Mission, Texas 78572

## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
316980	W0100-00-025-0005-04	JJAB FAMILY LIMITED PARTNERSHIP	PO BOX 279	MISSION	TX	78573-0005
709954	T3638-00-000-0020-00	LOPEZ JOSE A	909 BLAKE ST	MISSION	TX	78572-3535
709943	T3638-00-000-0009-00	ZAMORA ABELARDO EDELMIRO	702 STACIE LN	MISSION	TX	78574-2746
709938	T3638-00-000-0004-00	RAMON MYRNA	712 STACIE LN	MISSION	TX	78574-2746
709955	T3638-00-000-0021-00	GARCIA ADRIAN & SORAIDA	PO BOX 1326	ROMA	TX	78584-1326
709953	T3638-00-000-0019-00	GALEAS CECILIA VERONICA	619 STACIE LN	MISSION	TX	78574-2744
709944	T3638-00-000-0010-00	CHAIRES STEVE	702 N OAXACA ST	ALTON	TX	78573-0663
709942	T3638-00-000-0008-00	BLANCO ELIAS	215 S 2ND ST	HIDALGO	TX	78557
709941	T3638-00-000-0007-00	PEREZ ELISA A	706 STACIE LANE	MISSION	TX	78574
709939	T3638-00-000-0005-00	LUNA OMAR	710 STACIE LN	MISSION	TX	78574-2746
709945	T3638-00-000-0011-00	VELA MARIA AMELIA & MARISOL	618 STACIE LN	MISSION	TX	78574-2747
709960	T3638-00-000-0026-00	SOLIS JOSE L & CYNTHIA E	713 STACIE LN	MISSION	TX	78574-2745
709937	T3638-00-000-0003-00	HERRERA ESTHER MARTINEZ	714 STACIE LN	MISSION	TX	78574-2746
286037	S3990-00-000-000A-05	PEREZ CORNELIO JR & SANDRA	2404 N HOLLAND AVE	MISSION	TX	78574-2249
709959	T3638-00-000-0025-00	OZUNA MARIA	711 STACIE LN	MISSION	TX	78574-2745
709958	T3638-00-000-0024-00	LABOY CARMEN	709 W STACIE LN	MISSION	TX	78574-2745
709957	T3638-00-000-0023-00	ALFARO HUGO & ELSA	707 STACIE LN	MISSION	TX	78574-2745
709956	T3638-00-000-0022-00	CEPEDA YEIMI C	705 W STACIE LN	MISSION	TX	78574
709940	T3638-00-000-0006-00	REYNA RICARDO J JR & ITZEL	708 STACIE LN	MISSION	TX	78574-2746
514076	W0100-00-025-0005-16	VARGAS LEROY & REBECCA SAENZ	518 E CLINTON AVE	ALTON	TX	78573-3812