



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Zoning Board of Adjustments the City of Mission, Texas will hold a Regular Meeting on **Wednesday, August 26, 2026 at 4:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** at this meeting, the Board may deliberate, conduct public hearings, receive public comments and evidence, consider appeals, variances, special exceptions, interpretations, requests, applications, and any other matters within the jurisdiction of the Zoning Board of Adjustments, and may take action on any subject listed on this agenda. The Chairperson may change the order of items listed below for the convenience of the meeting.

REGULAR MEETING

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

APPROVAL OF MINUTES

1. Approval of Minutes for ZBA Meeting - July 22, 2026

PUBLIC HEARING

2. Public hearing and consideration of a variance to allow a 5' 6" garage/carport setback instead of the required 18' and a 0' side setback instead of the required 6' for an 18' x 29' existing carport, being Lot 168, Frontier Estates Subdivision, located at 1011 E. Sandstone Drive, Applicant – Mary K. & Roque Longoria - Cervantes

3. Public hearing and consideration of a variance to allow a 7' garage/carport setback instead of the required 18' for a proposed 22' x 24' carport, being Lot 41, Crystal Estates Phase III Subdivision, located at 1608 Alexa Marie Street, Applicant – Antonio Tomas Martinez Jr. - Cervantes

4. Public hearing and consideration of a variance to allow a 0' garage setback instead of the required 18' for a 19' x 22' proposed carport, being Lot 18, Sunterra Estates Subdivision, located at 1402 Las Brisas Drive, Applicant – Olaak Vargas - Cervantes

Notice Regarding Executive Session: The City of Mission Zoning Board of Adjustments may convene in a closed meeting, also known as Executive Session, at any time during the course of this meeting for any posted item, as authorized by the Texas Open Meetings Act, Tex. Gov't Code Chapter 551, including, but not limited to, Tex. Gov't Code §§ 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 551.089, and Tex. Gov't Code §§ 418.175–.182, as applicable. Any final action, decision, or vote on a matter deliberated in Executive Session will be made only in open session in accordance with law.

ADJOURNMENT

Signed this the **20th** day of August, 2026

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the **20th** day of **August, 2026** and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**ZONING BOARD OF ADJUSTMENTS
JULY 22, 2026
CITY HALL'S COUNCIL CHAMBERS**

ZBA PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
Dolly Elizondo
William Ueckert Jr.

ZBA ABSENT**STAFF PRESENT**

Xavier Cervantes
Susie De Luna
Alex Hernandez
Elisa Zurita
Ana Bazaldua

GUESTS PRESENT

Adrian Hernandez
Maria Elizabeth M.
Eddie Tapuro
Leonel Perez

CALL TO ORDER

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

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR MAY 27, 2026

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

ITEM #2

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A 2-FOOT SIDE SETBACK INSTEAD OF THE REQUIRED 6 FEET, FOR A PROPOSED 40' X 15' CARPORT, BEING LOT 91, FAIRMONT ESTATES SUBDIVISION, LOCATED AT 3007 SILVER AVENUE, APPLICANT: ERIK RODRIGUEZ

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

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 44	4'4 Rear, 1' Side	05-17-06	Denied

Lot 40	2' Rear	02-01-12	Approved
Lot 47	0' Carport, 4' Side and 5' Rear	06-26-24	Denied
Lot 38,	2' Carport, 0' Side to South	01-28-26	Approved

Item 1.

STAFF RECOMMENDATION:

Staff recommends denial.

Chairman Salazar asks if there's anyone in favor for this item, Ms. Denise Rodriguez stated

Her full name and address for the record and proceeded to explain the reasoning for the petition.

Explaining that the sole purpose of the carport being on the side of the residence was for the safe keeping of their vehicles in the event of hail or other inclement weather.

Ms. Elizondo asked if the home had a garage, to what Ms. Rodriguez replied, no.

Mr. Salazar asked if there was going to be cement slab on the portion proposed for the carport, to what Ms. Rodriguez pointed to the presentation exhibits that there was already cement.

Ms. Elizondo expressed her concerns of the proposed setback encroachment to be a liability that was against the recorded setbacks that are there to be a safety buffer and setbacks being there for a reason. There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to deny the variance request. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #3

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A 8' 6" FRONT SETBACK INSTEAD OF THE REQUIRED 20 FEET, AND A 1' 7" SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR A 20' X 24' EXISTING CARPORT, BEING LOT 72, TABASCO SUBDIVISION, LOCATED AT 609 W. 30TH STREET, APPLICANT: ARTURO GONZALEZ.

Mr. Cervantes stated 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: Internal lot: 6 feet Corner lot: 10 feet Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the Zoning Board of Adjustments: 18 feet. Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance. The applicant is requesting a variance to keep a 20'x 24' existing carport within the front and side setback. The board entertained a similar request at 707 W. 30th and was

denied twice. Subsequently the applicant tore down the carport. The Special Accommodations Board approved a similar carport at 611 W. 30th due to health Reasons. The Tabasco Subdivision was recorded on May 14, 2003. The regular lot measures 60 feet in width by 107.50 feet in length for a total of 6,450 square feet. The site is located along the South side of W. 30th Street approximately 120 feet West of Peace Avenue. There is currently an existing 1,500 square foot single-family residence on the property. The applicant constructed the carport without obtaining the proper permits. The lots to the east, west, north, and south are developed as Single-Family Residences. City officials from the Code Enforcement Division noticed the carport and gave the property owner a notice of violation for the construction of the structure without a building permit.

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

Mr. Salazar asked if the applicant was present.

Mr. Gonzalez stated his name for the record and proceeded to explain the reason behind the carport. He detailed the carport was built to reduce the sun exposure for his elderly mother, and to make it easier to transition in and out of the vehicle as well as to have sheltered shade during the times his mother sits outdoors. Mr. Gonzalez also added that the carport was also built for the safekeeping of their vehicle as in the past they have endured strenuous expenses on car repairs due to inclement weather. Ms. Elizondo questioned Mr. Gonzalez about the existence of a garage to what Mr. Gonzalez said their garage is being used as storage and the space for a vehicle is not adequate rather small. There being no further discussion. Chairman Salazar entertained a motion. Mr. Ueckert moved to deny the variance request. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #4

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 1'-9" FRONT SETBACK INSTEAD OF THE REQUIRED 18' FRONT SETBACK FOR A 20'X 21'-2" EXISTING CARPORT, BEING LOT 34, VILLA ESCONDIDA SUBDIVISION, LOCATED AT 1207 SONORA STREET, APPLICANT – MAXIMO CAMPUZANO

The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:

- Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
- Where a building setback has been established by plat or ordinance and such setback

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

STAFF RECOMMENDATION:

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

Mr. Salazar asked if the applicant was present.

Mr. Campuzano stated his name and address for the record and proceeded to explain the reason for

The violation, they had entrusted their contractor to get a permit prior but they came to realize they had no permit. Mr. Campuzano handed over to the board members printed evidence of similar car ports in the vicinity as well as signatures from their neighbors approving of the carport.

Ms. Elizondo states that even without imminent fire safety concerns, the precedence of the Subdivision having no prior approvals makes it a difficult approval.

Mr. Salazar explained the importance of abiding by the plat notes and setbacks.

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

ITEM #5

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 18' AND A 0' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR A 17' X 20' EXISTING CARPORT, BEING THE WEST 58' OF LOT 1, BLOCK 175, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 1022 PERKINS AVENUE, APPLICANT – CECILIA MARIA MALDONADO

The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states: Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet. Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance. The site is located at the Southeast corner of N. Perkins Avenue and W. 11th.

Street. The applicant is requesting a variance to keep a 17' by 20' carport within 0' front set instead of the required 18' and 0' side setback instead of the required 6' and to be 10' within the City Right of Way. The Mission Original Townsite Subdivision was recorded in 1908. The subject property is an irregular lot with a depth of 58.00 feet and a width of 50.00 feet along Pekins Avenue. The subject lot has a total area of 2,900.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 18 legal notices to surrounding property owners. Numerous variances have been processed in this subdivision.

Item 1.

STAFF RECOMMENDATION:

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

Ms. Maldonado stated her name and address for the record and a brief explanation of the needs for her carport, stating due to her elderly age and special needs the carport provides aid and comfort, elevating her living conditions. There being no further discussion. Chairman Salazar entertained a motion. Mr. Garza moved to deny the variance request. Mr. Ueckert seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #6

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5.2 ' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR AN EXISTING DUPLEX, BEING LOT 20, TROSPER CREEK SUBDIVISION, LOCATED AT 613 MOUNTAIN ROAD, APPLICANT – RAYMUNDO PLATAS

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

STAFF RECOMMENDATION:

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

Mr. Cervantes stated the builder was off during the foundation of the building and the discrepancy

was discovered after the fact. Mr. Salazar asked if the applicant was present.

Mr. Platas stated his name for the record and proceeded to explain that he sold the lots and he was there in support of the variance as the encroachment was discovered after the project was finished. There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #7

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 10' FRONT SETBACK INSTEAD OF THE REQUIRED 30' FRONT SETBACK FOR A 20' X 24' PROPOSED CARPORT, BEING LOT 14, VILLA DE ROMA SUBDIVISION, LOCATED AT 2010 CLAVELE STREET, APPLICANT – RAMIRO FLORES

The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states: Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet. Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance. The site is located along the North side of Clavele Street, approximately 460 feet West of Hill Crest Drive. The applicant is requesting a variance to allow a 10' front setback instead of the required 30' front setback for a 20' by 24' carport. The Villa De Roma Subdivision was recorded on August 17, 1998. The subject property is a regular lot with a depth of 140.00 feet and a width of 61 feet along Clavele Street. The subject lot has a total area of 8,540.0 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. Staff notes that Z.B.A. has considered the following variances in this subdivision.

Legal Description	Variance Request	Date of Meeting	Recommendation
Lot 44	To allow 400ft shed	09-21-16	Denied
Lot 62	To have a 10.8ft rear	04-20-16	Approved

There is one (1) carport in the subdivision that was built without a building permit. The carport is located at 2111 Clavele Street.

STAFF RECOMMENDATION:

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

Mr. Garza inquired if the carport was built or proposed to what Mr. Hernandez clarified the request was for a proposed carport.

Mr. Garza requested the applicant to come forth. Mr. Contla spoke in representation of Mr. Flores Stating the request was to benefit and protect his children from the sun due to their eczema skin Issues, some minor heart conditions related to his son, as well as to protect his vehicles from hail

damage and other inclement weather conditions.

Mr. Contla stated Mr. Flores's dad has some health. Ms. Elizondo asked Mr. Flores the involvement of his dad at his house to what Mr. Flores stated his father would regularly babysit.

There being no further discussion. Chairman Salazar entertained a motion. Mr. Garza moved to approve the variance request due to the front setback being 30 feet as opposed to the normal 20 feet.

Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #8

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5' FRONT SETBACK INSTEAD OF THE REQUIRED 20' FRONT SETBACK FOR A 20' X 22' PROPOSED CARPORT, BEING LOT 77, TAURUS ESTATES NO. 3 SUBDIVISION, LOCATED AT 3109 CRISANTEMA STREET, APPLICANT – MARIA FLORES

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 West side of Crisantema Street, approximately 350 feet South of West Mile 2 Road. The applicant is requesting a variance to allow a 5' front setback instead of the required 20' front setback for a 20' by 22' carport. The Taurus Estates No 3 Subdivision was recorded on February 18, 1999. The subject property is a regular lot with a depth of 100.00 feet and a width of 62 feet along Clavele Street. The subject lot has a total area of 6,200.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variance in this subdivision. Legal Description Variance Request Date of Meeting Recommendation Lot 3 19.5' front setback 09-11-01 Approved There are three (3) carports in the subdivision that were built without a building permit. The carports are located at 3000 Tulipan Avenue, 2916 Crisantema Street and 3003 Crisantema Street.

STAFF RECOMMENDATION:

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

Mr. Contla spoke on behalf of Ms. Flores, stating that one of the property owners suffered a stroke Plus dealing with an array of other health issues and concerns. The carport is simply a way of making daily living for comfortable and elevating the quality of life.

Mr. Salazar wanted clarification from Mr. Cervantes that given the option of taking no action and doing the special accommodation request that the approval would be on a individual basis rather than

on the property. To what Mr. Cervantes verified the information to be correct.

Ms. Elizondo proposed to move towards no action and have this request move as a Special Accommodations request. There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to take no action on the variance request. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #9

PUBLIC HEARING AND CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A 2.5' REAR SETBACK INSTEAD OF THE REQUIRED 10' AND A 2.5' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR A 15' X 20' PROPOSED PATIO, BEING LOT 21, HILLCREST VALLEY SUBDIVISION, LOCATED AT 3104 HILLCREST DRIVE, APPLICANT: ALFREDO RIOS

The request is not to comply with the subdivision plat notes for the side and rear setbacks, which state the following: Front setback: 25 feet, Rear setback: 10 feet or greater for easement Interior side setback: 6 feet or greater for easement, Corner side setback: 10 feet, Garage: 20 feet The applicant is proposing to construct a 15' x 20' patio. He would like the board to consider allowing him to have reduced setbacks. The Hillcrest Valley Subdivision was recorded on November 24, 2020. The lot measures 73 feet by 121.12 feet and has a total area of 8,817.58 square feet. The property is located near the Davila Estates and Hillcrest Drive intersection. There is currently an existing 1,574 square foot single-family residence on the property. The lots to the north, south, east, and west are vacant. Staff has not received any calls regarding this variance request. Staff mailed out 25 notices to the surrounding property owners. Staff notes that no other variances have been considered in this subdivision. The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may: "Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use", and "Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest, and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done". There is a new state law, HB1475, that allows variances to be granted if: The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code; Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; Compliance would result in the structure not being in compliance with requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or The municipality considers the structure to be a nonconforming structure.

STAFF RECOMMENDATION:

Staff recommends denial of the variance request.

Mr. Rios stated that as a first-time home owner they did not revise the layout or the survey of the

land and after the fact they understood why the house was built the way it was. Mr. Salazar asked Item 1. he was planning on digging, to what Mr. Rios replied he was not planning on digging more of just laying a cement slab but no digging. They were just looking into making it an area for family gatherings. There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to take no action on the variance request. Mr. Ueckert seconded the motion. Upon a vote, the motion passed unanimously.

ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion, Ms. Elizondo moved to adjourn. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously at 5:43 p.m.

Alberto Salazar, Chairman
Zoning Board of Adjustments



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 26, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 5' 6" garage/carport setback instead of the required 18' and a 0' side setback instead of the required 6' for an 18' x 29' existing carport, being Lot 168, Frontier Estates Subdivision, located at 1011 E. Sandstone Drive, Applicant – Mary K. & Roque Longoria - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 20, 2026 – Application for Variance Request submitted to the City
- August 10, 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.
- August 26, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

Summary:

- The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located at the Northwest corner of Highland Park Avenue and E. Sandstone Drive.
- The applicant is requesting a variance to keep a 18' by 29' carport within a 5' 6" front setback instead of the required 18' and a 0' side setback instead of the required 6' side setback
- The Frontier Estates Phase III Subdivision was recorded on July 26, 2001. The subject property is a regular lot with a depth of 106.69 feet and a width of 60.00 feet along E. Sandstone Drive.
- The subject lot has a total area of 6,401.40 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 19 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has considered the following variance in this subdivision.

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

STAFF RECOMMENDATION:

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

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

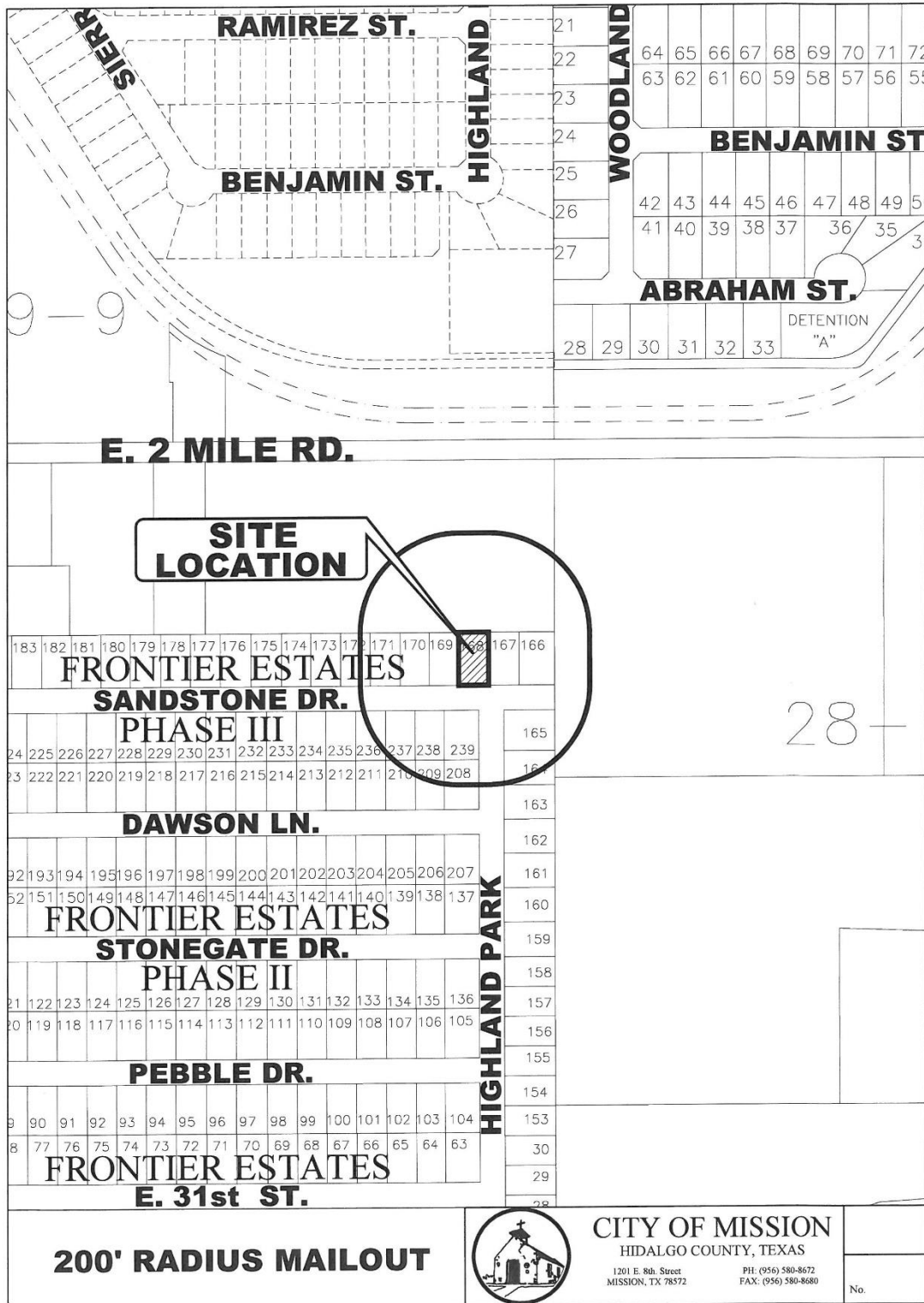
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

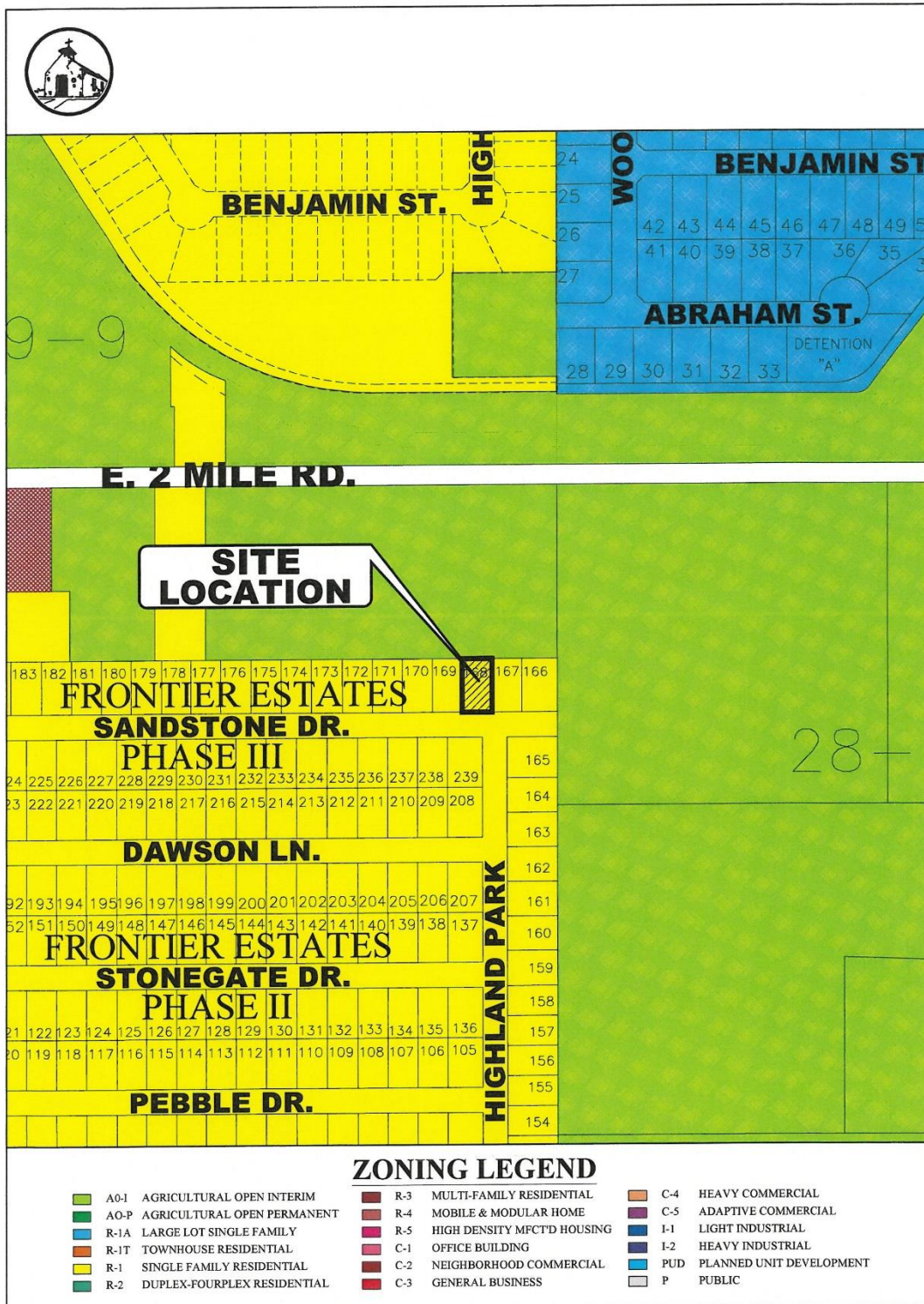
LEGAL NOTICE MAP



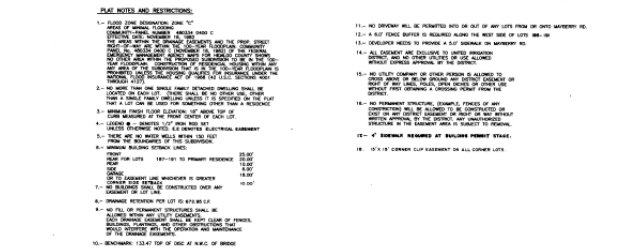
AERIAL MAP



ZONING MAP



RECORDED PLAT



A 15.13 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF LOT 28-9, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS WITH VENDOR'S LIENS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBERS 623788, 623789 AND 623790, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

[illegible]

THENCE, IN DEPTH, ALONG THE NORTH-LINE OF FRONTIER LOCATED PHASE 3, A DISTANCE OF 7.80 FEET TO A 1/2" IRON ROD 3/4" IN LENGTH WITH PLASTIC CAP STAMPED 15613 FOUND FOR AN INTERIOR CORNER OF S40 SUBDIVISION, AND AN INTERIOR CORNER OF 1/4-2/4 TRACT.

ALL INFORMATION FROM A SOURCE OF THE PROPERTY MARK ON THE GREEN
 PRINTED BY ME OR UNDER MY SUPERVISION ON PS - 68 - 69

  AG-66-21
 JACK A. HEALY
 A.P.O. No. 4384
 SGT

Recorded in 1
of the 1940 M

STATEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS
THEREIN DISCLOSED.


ROBERTO TREVINO
3517 N. 49th St.
MESA, AZ 85204

(SHE) executed the same for the purposes and considerations therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF June, 2001.

Melissa A. Martinez

THIS PLAN IS HEREBY APPROVED BY THE DISTRICT SUPERVISOR OF IRWING COUNTY SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DEEMED TO BE DESIRABLE, LOTS IN SAID SUBDIVISION, PROCEEDINGS SHALL BE MADE FOR APPROPRIATE AGREEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT SUPERVISOR PROVIDED, TO SUCH LOTS FROM THE CLOSEST EXISTING MAIN LINE AND BY MEANS OF SUCH REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SAID FACILITIES.

t. l. l. o. Feb. 20, 1921

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSOURI, HEREBY CERTIFY THAT THIS SUBMISSION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBMISSION REGULATIONS OF THIS CITY HEREIN AT APPROVAL IS REQUIRED.

THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
JULIO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO
ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY MY APPROVAL
IS REQUIRED.

June 18, 2008
DATE


CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN.

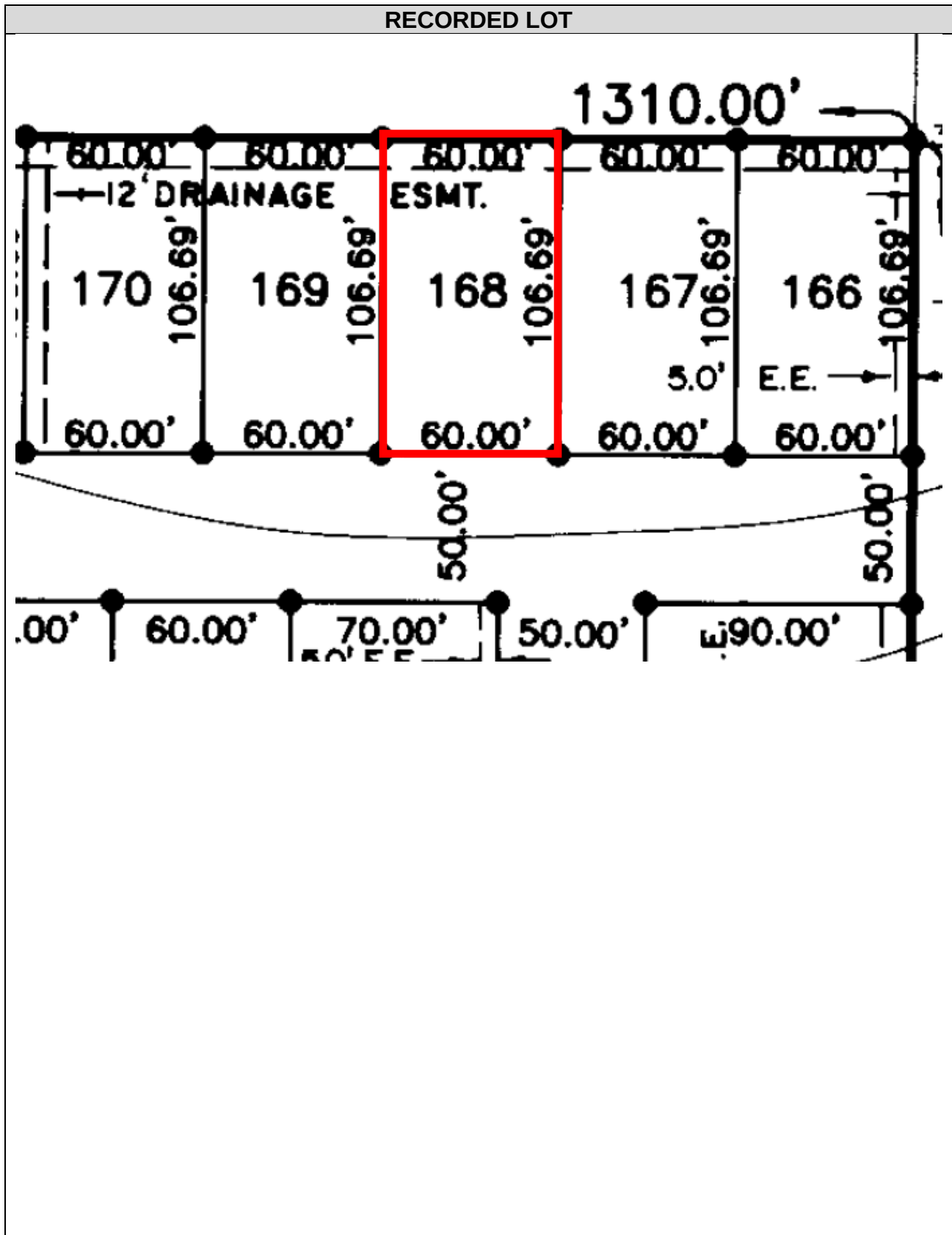
 

DATE: 04-26-2017

8
FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, SR
COUNTY CLERK
ON 06-25-01 AT 10:01 AM
AS A RECORDING NUMBER 98574

1	10/10/2010	10/10/2010
2	10/10/2010	10/10/2010

17



PLAT NOTES

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "C"
 AREAS OF MINIMAL FLOODING
 COMMUNITY-PANEL NUMBER 480334 0400 C
 EFFECTIVE DATE: NOVEMBER 16, 1982
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROP. STREET
 RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOODPLAIN. COMMUNITY
 PANEL No. 480334 0400 C (NOVEMBER 16, 1982) OF THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY SHOWS
 NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE IN THE 100-
 YEAR FLOODPLAIN. CONSTRUCTION OF RESIDENCIAL HOUSING WITHIN ANY
 ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS
 PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE
 NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001
 THROUGH 4127).
- 2.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE
 LOCATED ON EACH LOT. (THERE SHALL BE NO OTHER USE, OTHER
 THAN A SINGLE FAMILY DWELLING UNLESS IT IS SPECIFIED ON THE PLAT
 THAT A LOT CAN BE USED FOR SOMETHING OTHER THAN A RESIDENCE
- 3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF
 CURB MEASURED AT THE FRONT CENTER OF EACH LOT.
- 4.- LEGEND ● - DENOTES 1/2" IRON ROD SET
 UNLESS OTHERWISE NOTED. E.E DENOTES ELECTRICAL EASEMENT
- 5.- THERE ARE NO WATER WELLS WITHIN 150 FEET
 FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 6.- MINIMUM BUILDING SETBACK LINES:

FRONT	25.00'
REAR FOR LOTS 187-191 TO PRIMARY RESIDENCE	20.00'
REAR	10.00'
SIDE	6.00'
GARAGE	18.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER	
CORNER SIDE SETBACK	10.00'
- 7.- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY
 EASEMENT OR LOT LINE.
- 8.- DRAINAGE RETENTION PER LOT IS: 672.95 C.F.
- 9.- NO FILL OR PERMANENT STRUCTURES SHALL BE
 ALLOWED WITHIN ANY UTILITY EASEMENTS.
 EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES,
 BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT
 WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE
 OF THE DRAINAGE EASEMENTS.
- 10.- BENCHMARK: 133.47 TOP OF DISC AT N.W.C. OF BRIDGE
- 11.- NO DRIVEWAY WILL BE PERMITTED INTO OR OUT OF ANY LOTS FROM OR ONTO MAYBERRY RD.
- 12.- A 6.0' FENCE BUFFER IS REQUIRED ALONG THE WEST SIDE OF LOTS 186-191
- 13.- DEVELOPER NEEDS TO PROVIDE A 5.0' SIDEWALK ON MAYBERRY RD.
- 14.- ALL EASEMENT ARE EXCLUSIVE TO UNITED IRRIGATION
 DISTRICT, AND NO OTHER UTILITIES OR USE ALLOWED
 WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- 15.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO
 CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR
 RIGHT OF WAY LINES, POLES, OPEN DICHES OR OTHER USE
 WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE
 DISTRICT.
- 16.- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OF ANY
 CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR
 EXIST ON ANY DISTRICT EASEMENT OR RIGHT OR WAY WITHOUT
 WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED
 STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- 17.- 4' SIDEWALK REQUIRED AT BUILDING PERMIT STAGE.
- 18.- 15'X 15' CORNER CLIP EASEMENT ON ALL CORNER LOTS.

PICTURE



PICTURE



APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2027-0-0		Valuation Method: cost/local		August 04, 2026																			
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		EXEMPTIONS		VALUES																			
626357 1011 W SANDSTONE DR, MSSION TX		GARCIA BALDOMERO & MARY K 488355 100.00000				2025 2027 IMPROVEMENTS 116,373 113,917 LAND MARKET 67,211 67,211 MARKET VALUE 183,584 181,128 SPECIAL USE EXCL 0 0 APPRAISED VALUE 183,584 181,128 HS VALUE LIMIT 0 0 CIRCUIT BRKR LIMIT 0 0 NET APPRAISED 183,584 181,128																			
FRONTIER ESTATES PH 3 LOT 108 TYPE: R DBA: GEO ID: F7405-03-000-0168-00 Ref ID: 440942 Ref ID: R626357 SUBTYPE: RES LEGAL ACREAGE:		PROP USE: MWP ID: CMS VOL 38 AS CODE: F749603 MWPSCO: MKT AREA: S/MSA012 TIF: SUB AKT: EFF SIZE: APPR VAL METHOD: cost/local		1011 E SANDSTONE DR MSSION TX 78574-1747 AGENT: EFF DATE: EXP DATE:																					
GENERAL		REMARKS		SKETCH																					
UTILITIES: AL, HY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PC UNITS: 0 ZONING: RS RENT: 0		(2025) ADJ % EFF YR, RE ROOF (2022) NEW CAN; ADJ % NEW ROOF (2016) NEW STG (2014) RM/D NBHD CODE 14 (2013) N/C (2013) ADJ CL 2010(2009) N/C (2009) N/C (2007) N/C (2009) N/C (2009) N/C																							
TAXING UNIT CD TAXING UNIT NAME PCT		PICTURE																							
CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MSSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SMS MSSION ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%																									
DEED HISTORY																									
DATE TYPE BOOK/PAGE INST # BUYER SELLER 2002-04-19 WDV null/null 1074477 GARCIA OBRA HOMES INC 2001-06-27 WDV null/null 1002152 OBRA HOMES INC TREVINO CONV null/null TREVINO CACERES CIRO &																									
IMPROVEMENT VALUATION																									
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	YR	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE			
1	PAT	PATIO	RES BRKFA	70	22.05	1	1	1	2001	2011	AV	*	0	1,544	81.00	100.00	100.00	100.00	100.00	0.81	1,251				
	STG	STORAGE	RES BRKFA	100	8.0	1	1	1	2013	2013	*	*	0	800	97.00	100.00	100.00	100.00	100.00	0.97	776				
	CAN	CANOPY	RES BRKFA	462	22.05	1	1	1	2021	2021	*	*	0	10,167	94.00	100.00	100.00	100.00	100.00	0.94	9,576				
	MA	Residential Main	RES BRKFA	1,032	88.30	1	1	1	2001	2011	AV	*	0	91,022	81.00	100.00	100.00	100.00	100.00	0.81	73,728				
	UTV	UTILITY ROOM	RES BRKFA	72	66.15	1	1	1	2001	2006	*	*	0	4,763	75.00	100.00	100.00	100.00	100.00	0.75	3,572				
	GAR	GARAGE	RES BRKFA	252	44.10	1	1	1	2001	2006	*	*	0	11,113	75.00	100.00	100.00	100.00	100.00	0.75	8,335				
	POR	PORCH	RES BRKFA	110	22.05	1	1	1	2001	2006	*	*	0	2,426	75.00	100.00	100.00	100.00	100.00	0.75	1,820				
			STCD: A1	2,098										121,855	AS Code: 100.00%	Market Area: 115.00%					113,917				
			Style: Finish Out: 100																						
LAND VALUATION								LAND ADJUSTMENTS				PRODUCTIVITY VALUATION													
LA	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			F749501	A1	No	SF	6401.00	sf	10.50	1.000			A	67,211					No			000	0
									AS Code: 100.00%							Market Area: 100.00%									0

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
626359	OLVERA JUAN JOSE & VANESSA H	1007 E SANDSTONE DR	MISSION	TX	78574-1747
626361	YANEZ JOSE L & ROSA M MOYA	1003 E SANDSTONE DR	MISSION	TX	78574-1747
626428	AGUAYO MARTIN & EVA C	1010 E SANDSTONE DR	MISSION	TX	78574-1718
626426	OLIVAREZ JAMES E II & MARCELA M MARTINEZ	1006 E SANDSTONE DR	MISSION	TX	78574-1718
626360	MAGANA MAGDA E	1005 E SANDSTONE DR	MISSION	TX	78574-1747
626427	DE LA ROSA JIMMY & CAROLINA L	1008 E SANDSTONE DR	MISSION	TX	78574-1718
626355	ARAGON JOSE M III	2022 E SAINT JUDE AVE	ALTON	TX	78573-4178
626356	MAYHUGH SONIA LEIGH	1013 E SANDSTONE DR	MISSION	TX	78574
626357	MARY KARLA & ROQUE LONGORIA	1011 E SANDSTONE DR	MISSION	TX	78574-1747
626358	LOZANO NANCY E GUERRA	1009 E SANDSTONE DR	MISSION	TX	78574-1747
626425	DINGER ROBERTO	1004 E SANDSTONE DR	MISSION	TX	78574-1718
626354	CARDONA RODRIGO JR	7420 N MOOREFIELD RD	MISSION	TX	78574-5127
626353	ALONZO MARIA LAURA	3124 HIGHLAND PARK AVE	MISSION	TX	78574-1712
626399	MUNOZ JAVIER	1007 E DAWSON LN	MISSION	TX	78574-1750
626398	SUAREZ SALOMON & JACQUELINE M	1009 E DAWSON LN	MISSION	TX	78574-1750
626397	GONZALEZ EVA IDALIA	1513 GARDEN DR	MISSION	TX	78572-6554
317205	VILLARREAL FERMIN & M A	916 EAST MILE 2 RD	MISSION	TX	78574-1715
317218	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752
317213	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 26, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 7' garage/carport setback instead of the required 18' for a proposed 22' x 24' carport, being Lot 41, Crystal Estates Phase III Subdivision, located at 1608 Alexa Marie Street, Applicant – Antonio Tomas Martinez Jr. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 22, 2026 – Application for Variance Request submitted to the City
- August 10, 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.
- August 26, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

Summary:

- The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located approximately 200 linear feet east of Silver Oak Drive along the north side of Alexa Marie Street.
- The applicant is requesting a variance to allow a 7' Garage/carport setback instead of the required 18' for a proposed 22ft by 24 ft carport.
- The Crystal Estates Phase III Subdivision was recorded on February 01 2019. The subject property is a regular lot with a depth of 126.50 feet and a width of 65.00 feet along Pekins Avenue.
- The subject lot has a total area of 8,222.50 square feet.
- The lot has a double frontage to Alexa Marie Street and Esperanza Avenue. The proposed carport will face Esperanza Avenue.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 29 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

STAFF RECOMMENDATION:

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

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

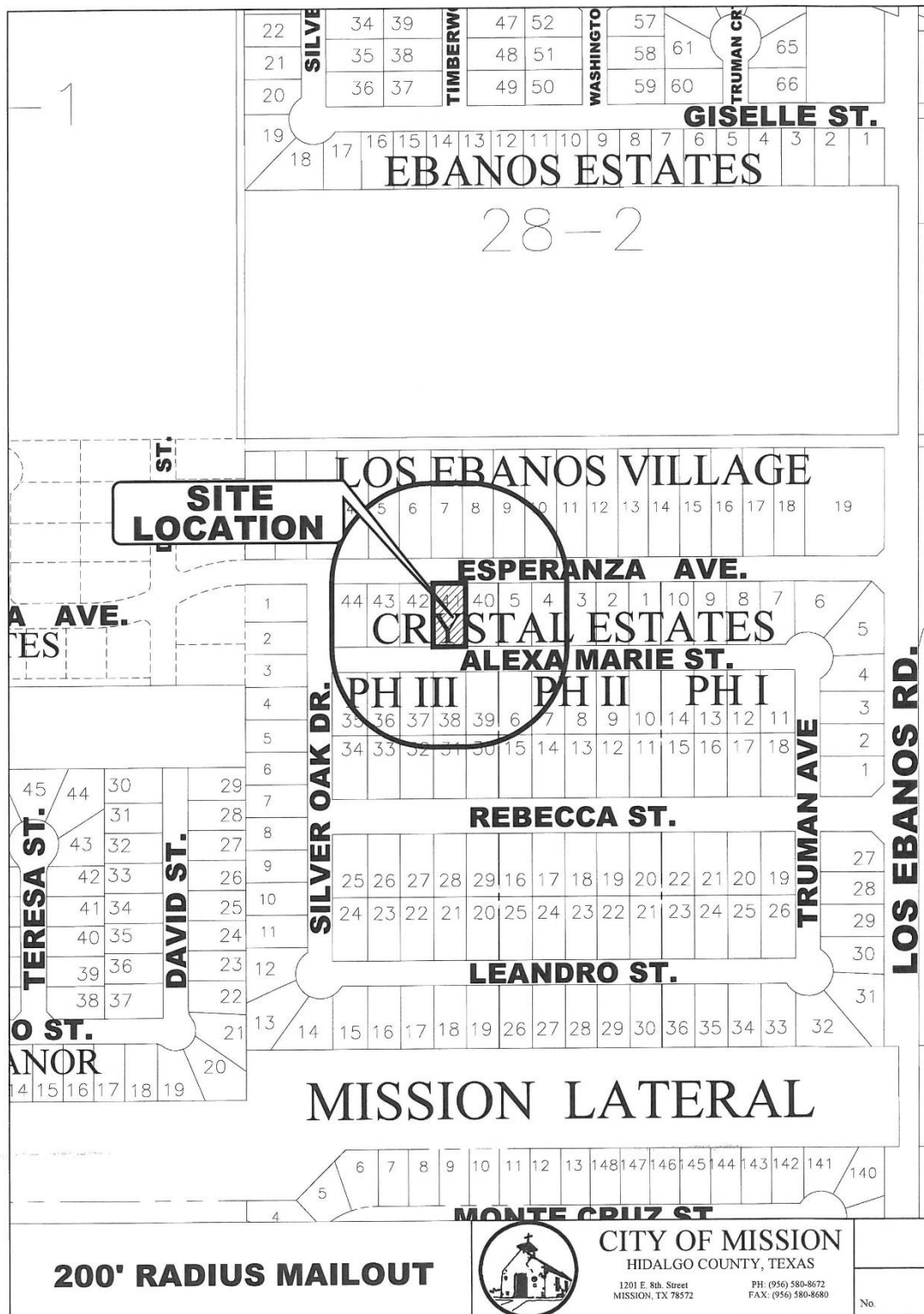
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

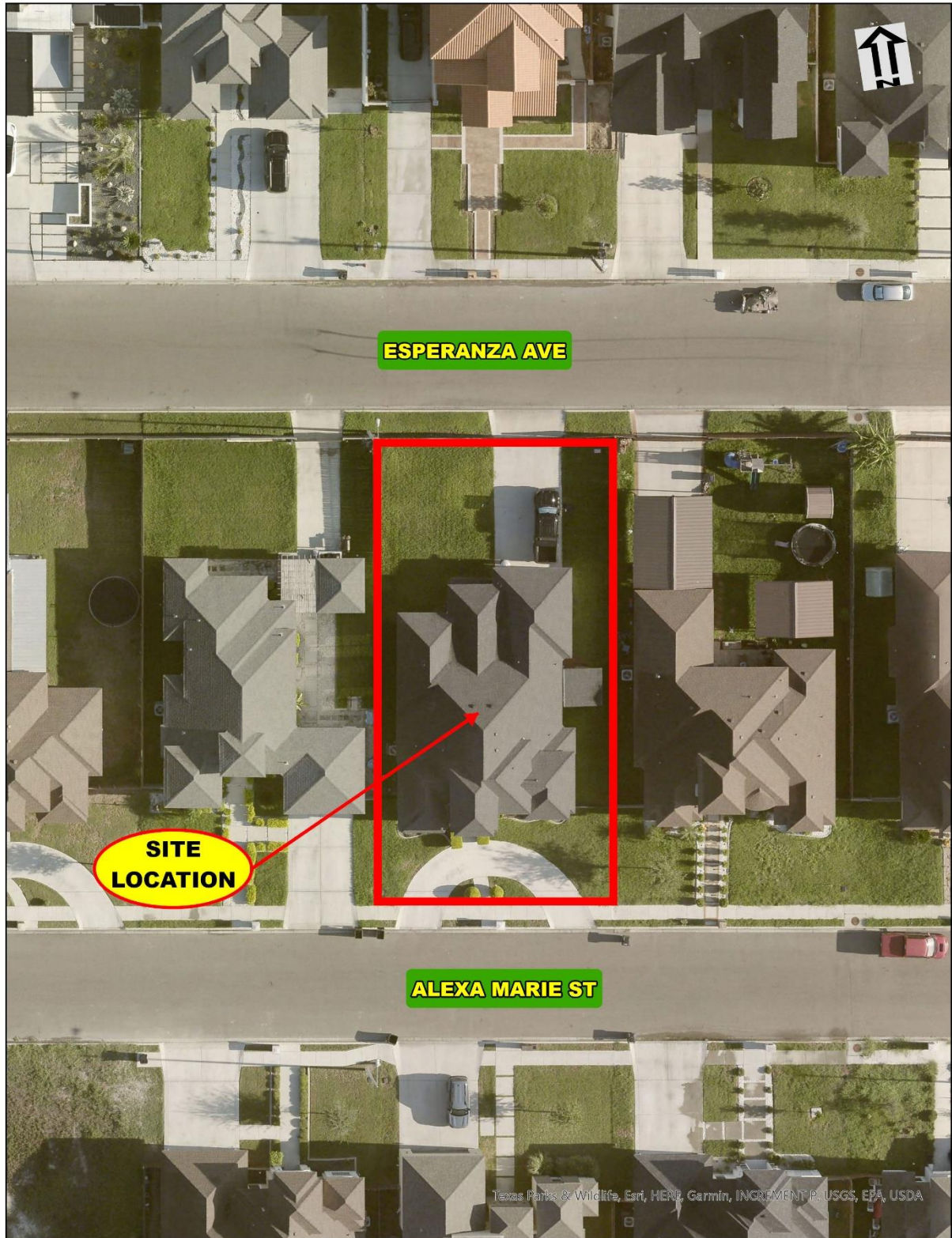
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



AERIAL MAP

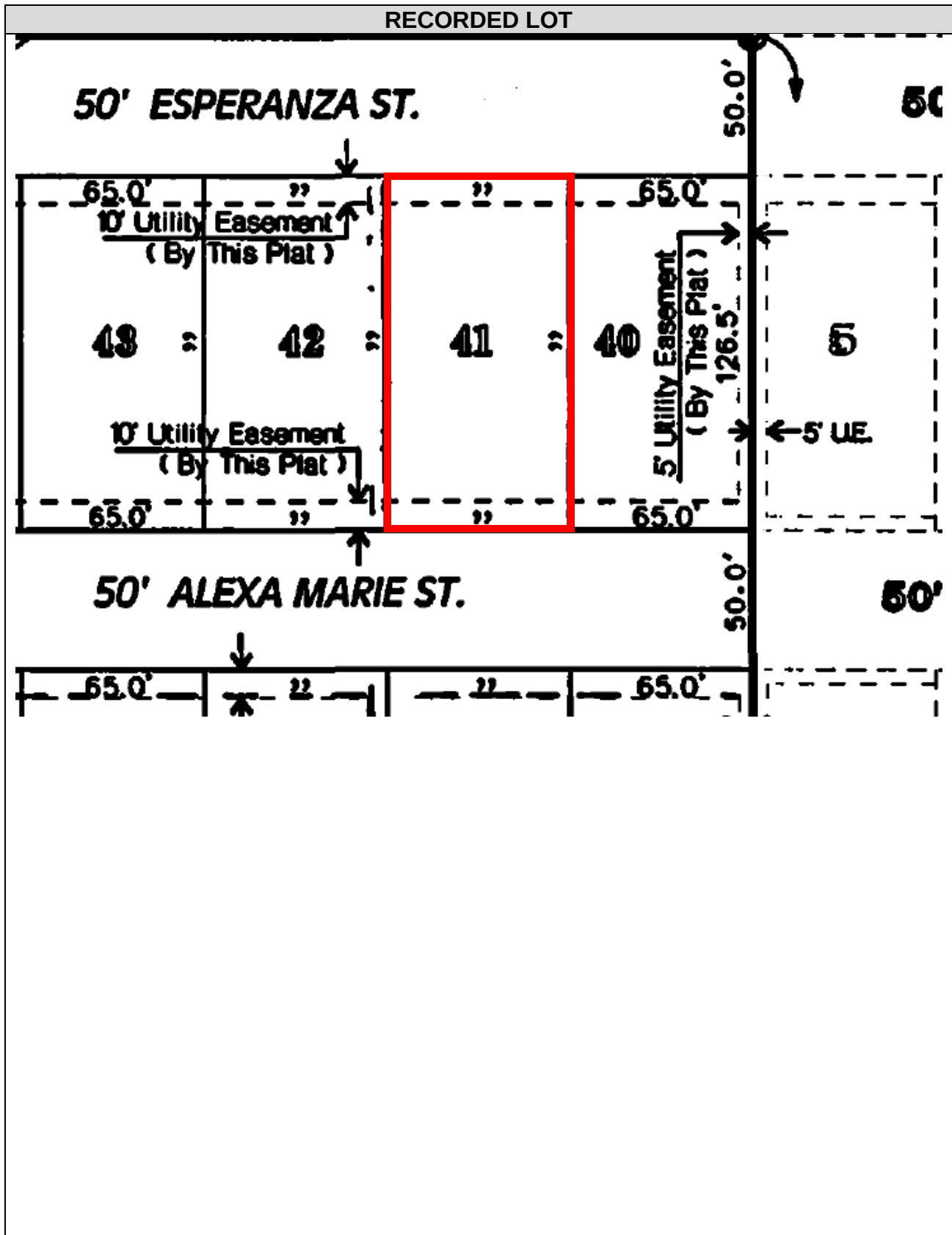


ZONING MAP



ZONING LEGEND

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



PLAT NOTES

NOTES:

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "C" AREA OF MINIMAL FLOODING - COMMUNITY PANEL NUMBER 480 334 0400C MAP REVISED NOVEMBER 16, 1982.

2. SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF MISSION ORDINANCE REQUIREMENTS.

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

4. BENCHMARK IS "■" CHISEL MARK ON TOP OF DRAINAGE INLET, SOUTH SIDE OF LEANDRO STREET AT EAST LINE OF SUBDIVISION - ELEVATION=136.0

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 1.35 ACRE-FEET.

6. A 4 FOOT SIDEWALK IS REQUIRE ALONG BOTH SIDES OF LEANDRO ST., REBECCA ST., ALEX MARIE ST., MARYLU ST., AND ALONG SOUTH SIDE OF ESPERANZA ST., TO BE CONSTRUCTED DURING THE BUILDING PERMIT STAGE.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

~~8. S.U.E. IS 5' WIDE UTILITY EASEMENT FOR MAGIC VALLEY ELECTRIC COOP UNDERGROUND STREET LIGHT CABLE.~~

5. Area requirements:

a. Minimum lot area:

- (1) Internal lot: 5,000 square feet.
- (2) Corner lot: 5,500 square feet.

b. Maximum number of single-family dwellings per lot: one.

c. Minimum lot frontage on a public street:

- (1) Internal lot: 50 feet.
- (2) Corner lot: 55 feet.

d. Minimum lot depth: 100 feet.

e. Minimum depth of front setback: 20 feet.

f. Minimum depth of rear setback: ten feet.

g. Minimum width of side setback:

- (1) Internal lot: six feet.
- (2) Corner lot: ten feet.

h. 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.

i. Maximum building coverage as a percentage of lot area: N/A.

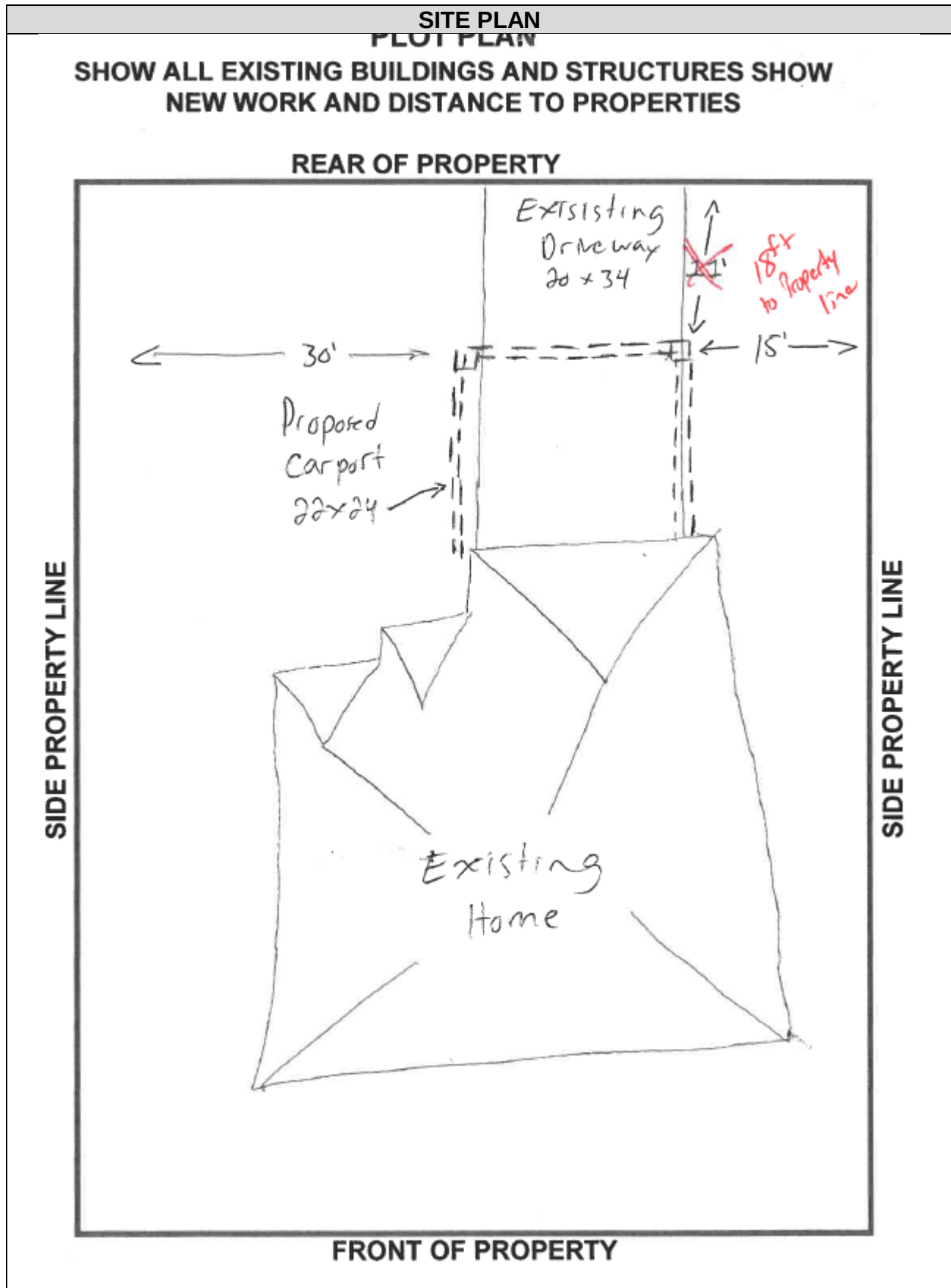
j. Maximum height of structures: 35 feet.*

*Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.

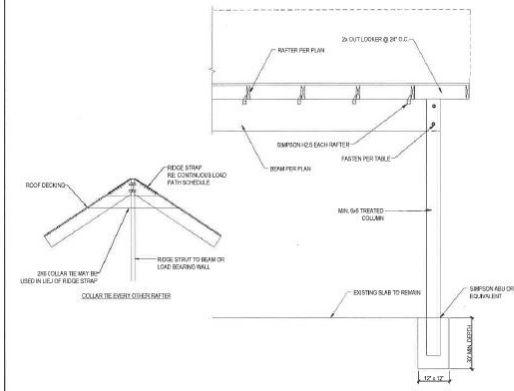
k. Minimum number of off-street parking spaces required for:

- (1) One single-family dwelling unit: two.
- (2) All other uses: see off-street parking ordinance.

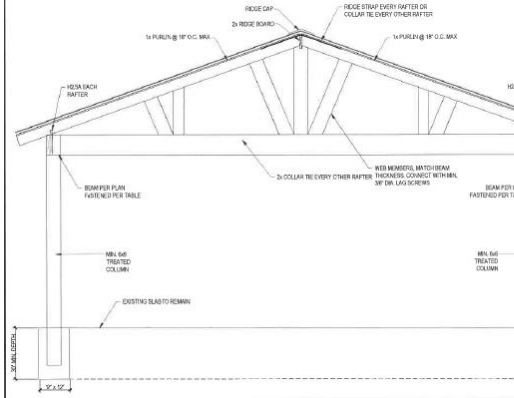
l. See article XIII, [section 1.59](#), for further clarification, and exceptions and modifications. See contingency protocol policy in the exceptions and modifications provision for possible situational setback adjustment(s).



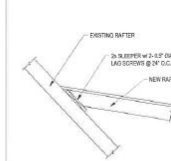
DESIGN



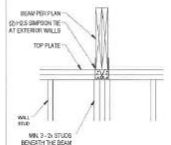
SIDE PROFILE



5. FRONT FRAME DETAIL

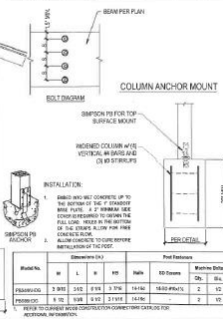


1. CONNECTION TO EXISTING ROOF

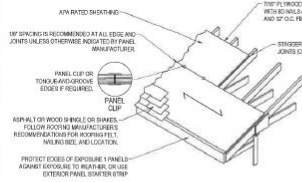


3. BEAM TO TOP PLATE

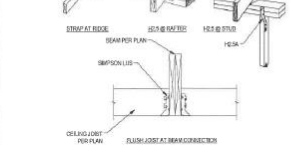
ITEM	NUMBER OF BOLTS	SPACING OF BOLTS	SPACING OF BOLTS
1. 2x12	2	2	10
2. 2x12	2	2	10
3. 2x12	2	2	10
4. 2x12	2	2	10
5. 2x12	2	2	10
6. 2x12	2	2	10
7. 2x12	2	2	10
8. 2x12	2	2	10
9. 2x12	2	2	10
10. 2x12	2	2	10
11. 2x12	2	2	10
12. 2x12	2	2	10
13. 2x12	2	2	10
14. 2x12	2	2	10
15. 2x12	2	2	10
16. 2x12	2	2	10
17. 2x12	2	2	10
18. 2x12	2	2	10
19. 2x12	2	2	10
20. 2x12	2	2	10



6. FASTENER SCHEDULE



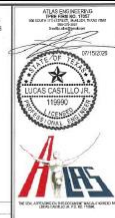
2. ROOF SHEATHING



4. TIE DOWNS AND CONNECTORS TYP.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	2x12	10	EA
2	2x12	10	EA
3	2x12	10	EA
4	2x12	10	EA
5	2x12	10	EA
6	2x12	10	EA
7	2x12	10	EA
8	2x12	10	EA
9	2x12	10	EA
10	2x12	10	EA
11	2x12	10	EA
12	2x12	10	EA
13	2x12	10	EA
14	2x12	10	EA
15	2x12	10	EA
16	2x12	10	EA
17	2x12	10	EA
18	2x12	10	EA
19	2x12	10	EA
20	2x12	10	EA

6. FASTENER SCHEDULE



PROJECT: 1000 ALEXANDER STREET, HOUSTON, TEXAS

DATE: 10/10/2020

DESIGNER: LUCAS CASTILLO, P.E.

CHECKED: LUCAS CASTILLO, P.E.

APPROVED: LUCAS CASTILLO, P.E.

SCALE: 1/8\"/>

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
1074462	PENA SONIA & JOSE LUMBRERAS	1604 REBECCA ST	MISSION	TX	78574-0097
1074453	RAMIREZ JORGE ANTONIO TRUJANO	1605 ALEXA MARIE ST	MISSION	TX	78574-0096
1074454	MONTOYA EMILIO J & ARIANA G LOPEZ	1603 ALEXA MARIE ST	MISSION	TX	78574-0096
1074450	GARCIA JOEL JR & MELISSA CASAS	1600 ALEXA MARIE ST	MISSION	TX	78574-0096
1074451	GARCIA INES & TANYA CONTRERAS	PO BOX 1056	PENITAS	TX	78576-1056
1074452	NACIONSANO JOSE DESIDERIO JR	1604 ALEXA MARIE ST	MISSION	TX	78574-0096
1237958	HERNANDEZ JUAN	1606 REBECCA ST	MISSION	TX	78574-0097
1237959	LANDOIS ORLANDO	1608 REBECCA ST	MISSION	TX	78574-0097
1237960	GRIFE JOSE EMMANUEL	1610 REBECCA ST	MISSION	TX	78574-0097
1237961	GIBERT DANIEL JR	1612 REBECCA ST	MISSION	TX	78574-0097
1237963	MOLINA GABRIEL ALEJANDRO & KATIA LIZETH MARTINEZ	1615 ALEXA MARIE ST	MISSION	TX	78574-0096
1237964	LESTRADE EDWIN JUAN	118 N PASEO DE LA TRANQUILIDAD	MISSION	TX	78572
1237965	LOPEZ RODOLFO ALEJANDRO & ALEJANDRA LETICIA RETA	1611 ALEXA MARIE ST	MISSION	TX	78574-0096
1237966	RUIZSORIANO EMILIO & TINA	1609 ALEXA MARIE ST	MISSION	TX	78574-0096
1237967	RUIZ SERGIO JAIR ORTA & SONIA YVETTE GARCIA	1607 ALEXA MARIE ST	MISSION	TX	78574-0096
1237968	GARZA ISLA ITZEL	1606 ALEXA MARIE ST	MISSION	TX	78574-0096
1237969	MARTINEZ ANTONIO TOMAS JR & YOVANA K GARZA RODRIGUEZ	1608 ALEXA MARIE ST	MISSION	TX	78574-0096
1237970	MONTONGO PEDRO & DIANA T	1610 ALEXA MARIE ST	MISSION	TX	78574
1237971	CABRERA FABIOLA	1612 ALEXA MARIE ST	MISSION	TX	78574-0096
1237972	GARZA BOBBIE J & JORGE A FUENTES JR	1614 ALEXA MARIE ST	MISSION	TX	78574
1307508	GUERRERO ALBERTO	1614 ESPERANZA AVE	MISSION	TX	78574
1307509	ROMERO ANTHONY LEE & KASANDRA	1612 ESPERANZA AVE	MISSION	TX	78574-0128
1307510	TREVINO JOSE CARLOS & ELIZABETH CHARLES	2110 CARIOCA DR	MISSION	TX	78572-7744
1307511	CANTU RICARDO JR	1608 ESPERANZA AVE	MISSION	TX	78574
1307512	DE LEON GABRIELA	PO BOX 720743	MCALLEN	TX	78504
1307514	BENAVIDES GRECIA MARIEL & EDUARDO VASQUEZ	1602 ESPERANZA AVE	MISSION	TX	78574-0128
1307515	BOCANEGRA ROEL JR & OLGA NELLY HUERTA-BOCANEGRA	1600 ESPERANZA AVE	MISSION	TX	78574
1307516	RAMIREZ GREGORIO GARAY	1720 W 27TH ST	MISSION	TX	78574-8690
1307513	PROPERTY OWNERS	1604 ESPERANZA AVE	MISSION	TX	78574



CITY OF MISSION

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 26, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 0' garage setback instead of the required 18' for a 19' x 22' proposed carport, being Lot 18, Sunterra Estates Subdivision, located at 1402 Las Brisas Drive, Applicant – Olaak Vargas - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 27, 2026 – Application for Variance Request submitted to the City
- August 10, 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.
- August 26, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

Summary:

- The request is not to comply with the subdivision plat notes for the side and rear setbacks, which state the following:
 - Front setback: 25 feet
 - Rear setback: 10 feet or greater for easement
 - Interior side setback: 6 feet or greater for easement
 - Corner side setback: 10 feet or greater for easement
 - Garage: 18 feet
- The applicant is proposing to construct a 19'x22' Carport that will encroach into the garage setback.
- The lot measures 124.67 feet by 75 feet and has a total area of 9,350 square feet. The Sunterra Estates Subdivision was recorded on August 23, 2006.
- The site is located at 1402 Las Brisas Drive
- There is currently an existing 2,263 square foot single-family residence on the property.
- The Planning staff received one call in opposition to the request. Staff mailed out 21 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

STAFF RECOMMENDATION:

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

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

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

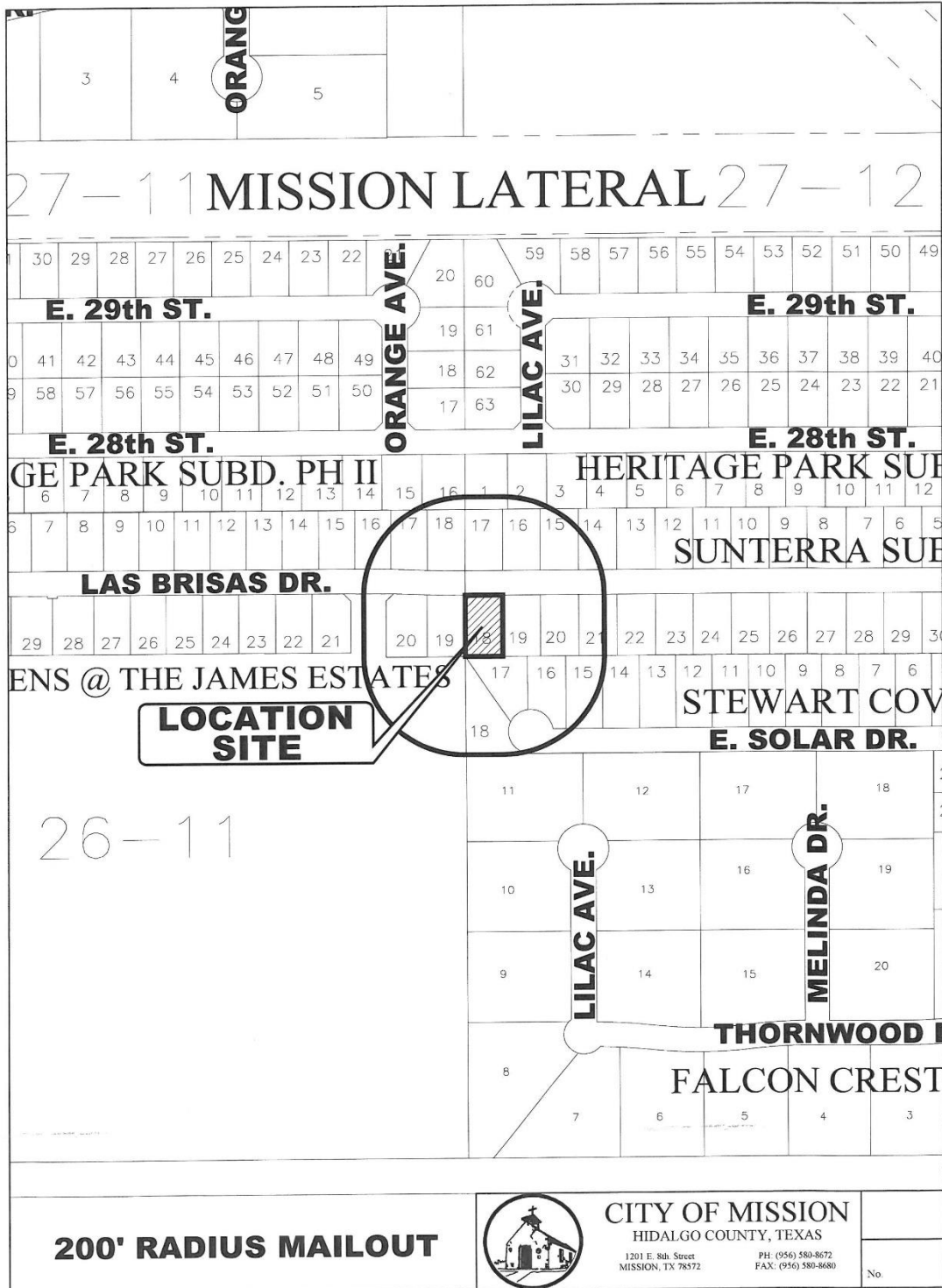
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

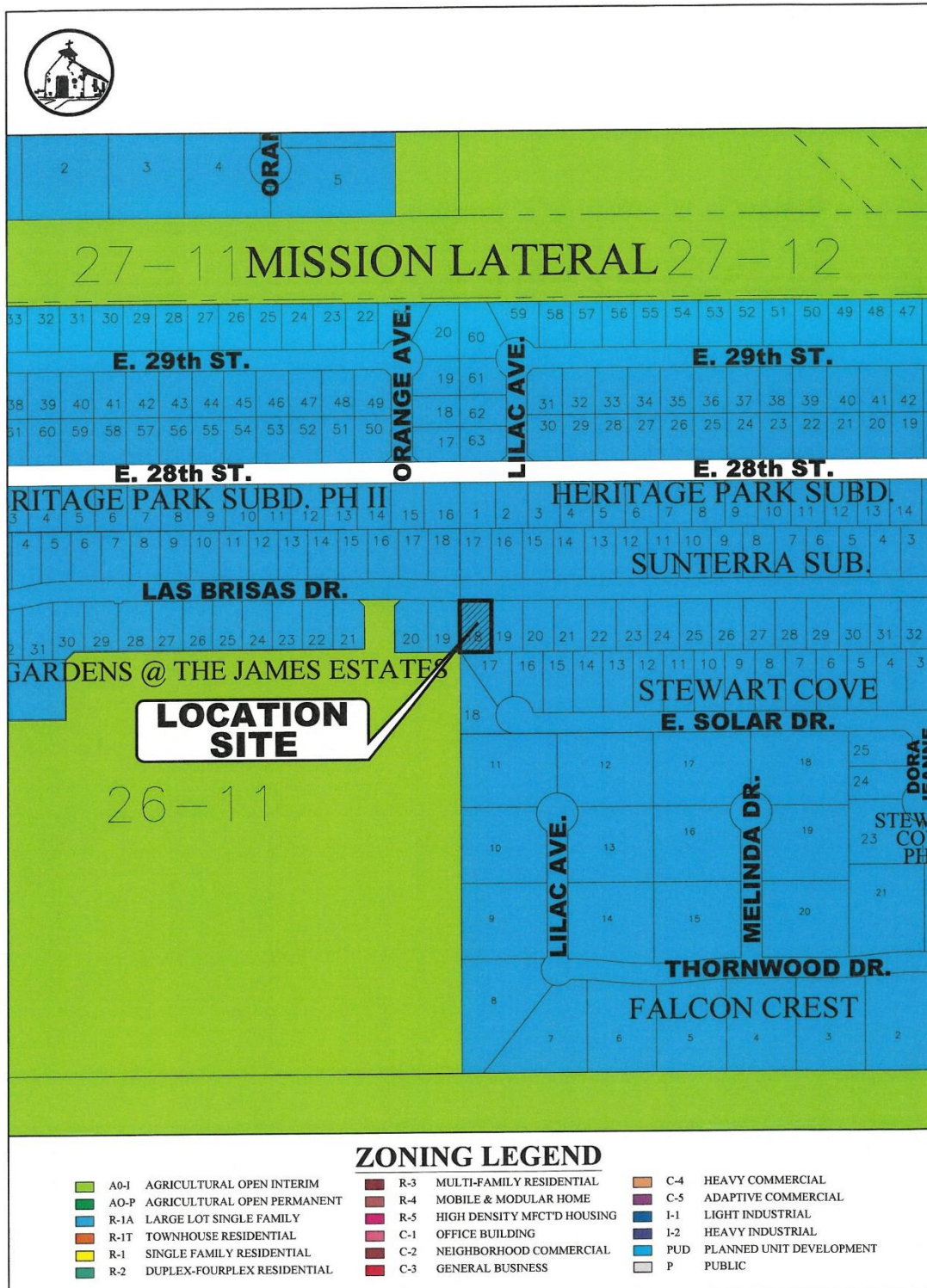
LEGAL NOTICE MAP



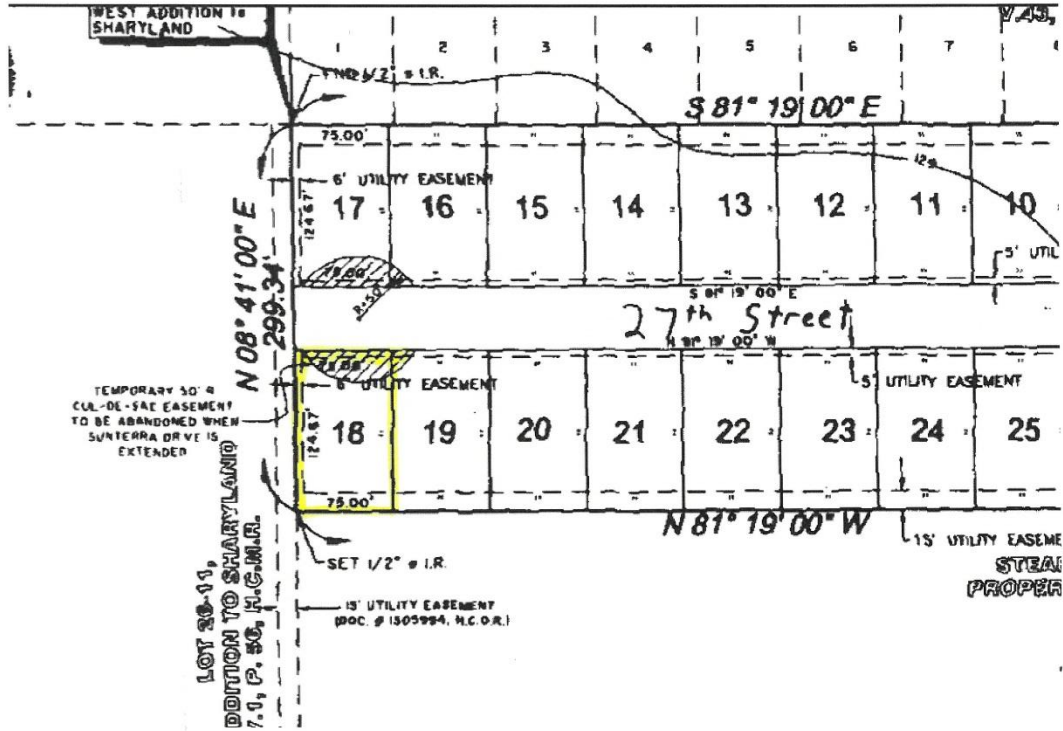
AERIAL MAP



ZONING MAP



RECORDED LOT



PLAT NOTES

GENERAL NOTES:

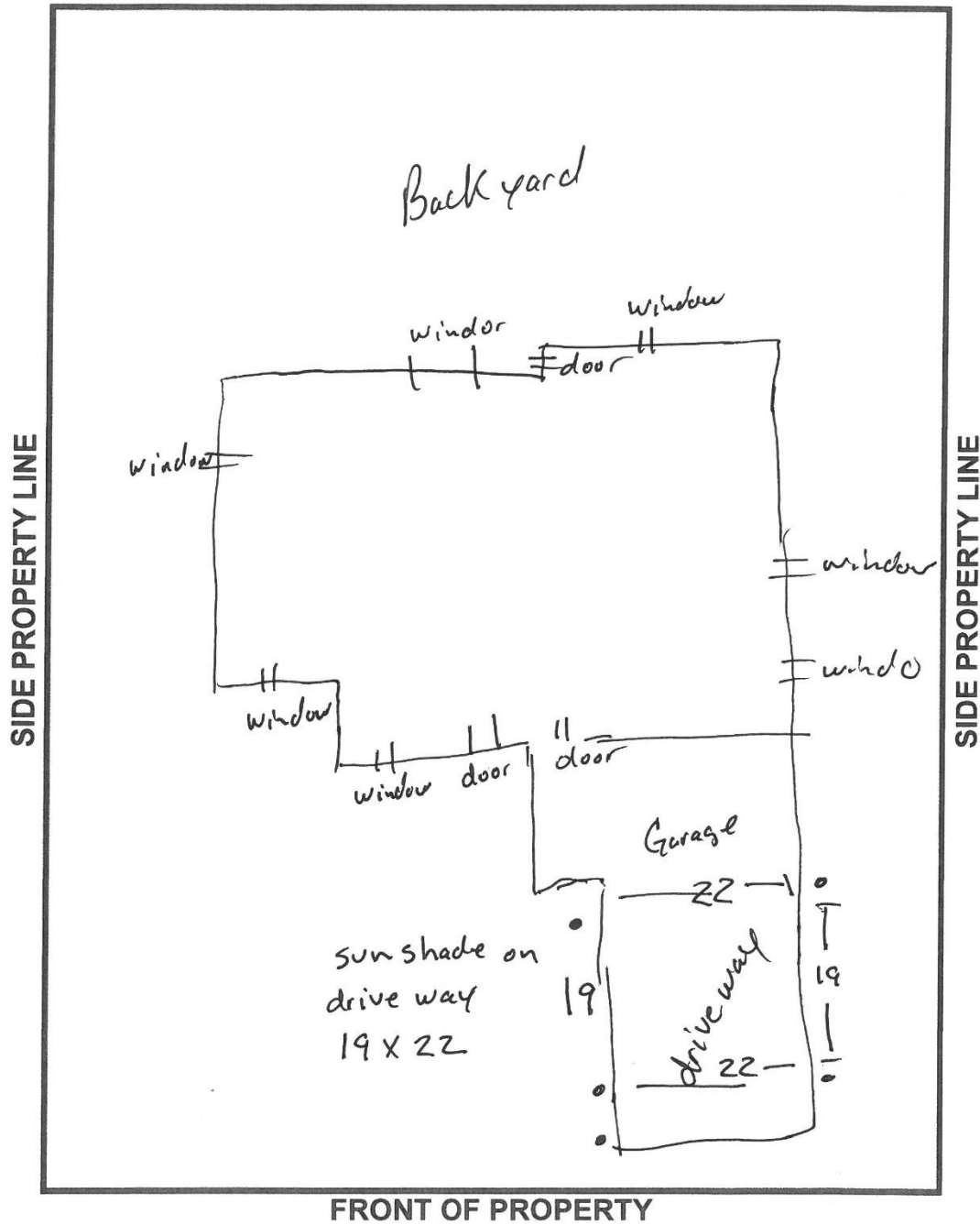
1. ONLY SINGLE FAMILY DWELLING PER LOT.
2. A 4.0 FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREETS DURING THE BUILDING PERMIT STAGE AND PRIOR TO OCCUPANCY.
A 5.0 FOOT SIDEWALK BY DEVELOPER ALONG STEWART ROAD PRIOR TO PLAT RECORDING
3. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
4. SETBACK LINES TO BE AS PER CITY OF MISSION ORDINANCE:
 - A) FRONT - 25.0 FEET
 - B) SIDE (INTERIOR) - 6.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER.
 - C) SIDE CORNER (STREET) - 10.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER
 - D) GARAGE - 8.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER
 - E) REAR - 10 FEET OR EASEMENT WIDTH, WHICHEVER GREATER
 - F) STEWART RD - 15 FEET
5. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB, AS MEASURED AT FRONT AND CENTER OF EACH LOT
6. A TOTAL OF 26,377 CUBIC FEET (776 CUBIC FEET PER LOT) OF DETENTION IS REQUIRED FOR THIS SUBDIVISION

PLANS

PLOT PLAN

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

REAR OF PROPERTY



OPPOSITION MESSAGE

From: Susan Kawamoto <skawamoto2@gmail.com>

Sent: Thursday, August 20, 2026 9:22 AM

To: Xavier Cervantes <xcervantes@missiontexas.us>

Cc: Alex Hernandez <ahernandez@missiontexas.us>

Subject: Variance - 1402 Las Brisas Drive

Mr. Cervantes,

I am very much AGAINST the granting of a variance allowing an open carport to be built on the driveway of this residence. As the developer of the adjacent 10 acre property, The Orchards at the James Estates, I have 34 lots which are required by our HOA Architectural Committee to have front facing garages which match in appearance to the Las Brisas homes to Stewart Rd.

I originally designed the subdivision to be a gated community, but in my efforts to work with the City of Mission who wanted through passage to Stewart Rd, I consented to having this a through street and blend with the existing homes on Las Brisas.

I would very much like to have the appearance of the street akin to the existing homes that all currently have two car garages set back. Driving by the above residence today, I took note that 4 vertical metal supports have already been installed along the sides of the driveway prior to the Public Hearing next week.

Thank you,
Susan Kawamoto, President
Earth Works Development, Inc.

MAILOUT LIST

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