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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, July 22 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 on Specific Agenda Items

### **APPROVAL OF MINUTES**

1. Approval of Minutes for ZBA Meeting - May 27, 2026

### **PUBLIC HEARING**

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 – Cervantes
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. 30<sup>th</sup> Street, Applicant: Arturo Gonzalez – Cervantes
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 - Cervantes
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 - Cervantes
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, Troser Creek Subdivision, located at 613 Mountain Road, Applicant – Raymundo Platas - Cervantes
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 - Cervantes

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 - Cervantes

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

**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 16th day of July, 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 16th day of July, 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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

**ZONING BOARD OF ADJUSTMENTS  
MAY 27, 2026  
CITY HALL'S COUNCIL CHAMBERS**

Item 1.

**ZBA PRESENT**

Alberto Salazar  
Humberto Garza  
Heraclio Flores  
Dolly Elizondo

**ZBA ABSENT**

William Ueckert Jr.

**STAFF PRESENT**

Xavier Cervantes  
Susie De Luna  
Jessica Munoz  
Alex Hernandez  
Ana Bazaldua  
Eden Ramirez

**GUESTS PRESENT**

Rebecca Castillo  
Dilbag Singh  
Arturo Gonzalez  
Amparo Gonzalez  
J. Shi  
Joel R. Saenz

**CALL TO ORDER**

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

**CITIZENS PARTICIPATION**

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

There was none.

**APPROVAL OF MINUTES FOR MARCH 25, 2026**

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

**ITEM # 2**

**PUBLIC HEARING AND CONSIDERATION OF A VARIANCE REQUEST TO ALLOW A 10' REAR SETBACK INSTEAD OF THE REQUIRED 15' FOR A PROPOSED COMMERCIAL BUILDING, BEING LOT 1, PEDIATRICS AT SHARYLAND SUBDIVISION, LOCATED AT 2403 COLORADO STREET, REQUESTED BY: JOSE DE LEON**

Ms. De Luna stated the request is not to comply with subdivision plat note #3 rear setback, which states the following: Front setback: 30 feet along Colorado Street Rear setback: 15 feet or greater for easement Side Setback: 0 feet or greater for easement Mr. De Leon is proposing to construct a 6,825 square foot commercial plaza. He would like the board to consider the proposed adjustment to provide sufficient space for the required site operations and to ensure a functional, efficient site layout. The requested reduction is limited in scope and intended only to accommodate the property's operational needs. Pediatrics at Sharyland Subdivision was recorded on May 26, 2011. The subject property is located approximately 294' east of Shary Road along the north side of Colorado Street. The lot fronts Colorado Street with a width of 120.87 feet and a length of 192.53' for a total of 23,271.10' square feet. The property is currently vacant. The lots to the north, south and west are vacant; and the lot to the east has a commercial building. Staff has not received any calls regarding this variance request. Staff mailed out 9 notices to the surrounding property owners. Staff notes that no other variances have been considered in this subdivision. The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may: "Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use", and "Authorize in specific cases a variance from the terms of a zoning ordinance if

the variance is not contrary to the public interest, and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done". There is a new state law, HB1475, that allows variances to be granted if: The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code; Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

Staff recommends approval of the variance request.

Mr. Flores asked is this was for the rear setback

Ms. De Luna replied Yes, there's a 15 foot rear setback. But there's a 10 foot utility easement, so they're wanting to move the building five feet within into the 15 foot setback. Not the easement, but within the setback.

Chairman Salazar asked if there was anyone in pro or against the item.

Mr. Dilbag Singh. The owner of the Holiday Inn Hotel on Shary Road. expressed deep safety concerns regarding the variance request and the possible effects if could have in the event of an emergency. He expressed concern as to this being the first time the City gets this sort of request to what Ms. Elizondo and Mr. Flores appeased his concern letting him know this is a routine procedure and it's very frequent for this sort of request to be presented before the Zoning Board of Adjustments.

Mr. Joel Saenz assistant Fire Marshal from the Mission Fire Department took the stand to share his findings in conjunction with the Fire Marshal, stating that the variance request presented no fire hazard to the Holiday Inn, Wings and Rings and/or adjacent buildings, remarking that Holiday Inn and Wings and Rings are 100% sprinklered and can be accessed from parking lot areas. Mr. Saenz remarked the different access points for ladder trucks and aerial devices and explained that no matter if there were to be a fence around Holiday Inn, they would have to comply with all City Codes and safety requirements.

Chairman Salazar proceeded to ask if the applicant was present and Ms. De Luna stated the applicant was not present but had designated a person to represent him, but they were also absent. Chairman Salazar proceeded to push the item towards the end of the meeting and advised staff to try to make contact with owner or representative to make themselves available to prevent the item from being tabled since the board had questions for the applicant.

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



**ITEM # 3****PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 25-FOOT REAR SETBACK/UTILITY AND IRRIGATION EASEMENT FOR A PROPOSED SWIMMING POOL, BEING LOT 35, CROWN POINTE PHASE 4 SUBDIVISION, LOCATED AT 1607 LILA BETH LANE, APPLICANT – REBECCA CASTILLO**

Ms. De Luna stated the request is for a variance not to comply with Section 1.37 (5) (f) of the Mission Code of Ordinances, which states: Minimum depth of rear setback: 10 feet. The site is located 110 feet East of Melissa Rea Street along the North side of Lila Beth Lane. The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 25-foot rear setback/utility, and irrigation easement. Crown Pointe Phase 4 Subdivision was recorded on February 22, 2000. The subject lot has a total area of 14,630.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 22 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variances in this subdivision. Legal Description Variance Request Date of Meeting Recommendation Lot 34, Phase IV 18'-8" rear setback 09-21-2000 Approved.

**STAFF RECOMMENDATION:**

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

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

Chairman Salazar asked if the applicant was present.

Ms. Rebecca Castillo at 1607 Lila Beth stated that after doing some research with her neighbors she found of lots 34 and 37 have requested similar variances for swimming pools and have gotten them approved. She also stated that she is following all the proper steps gathering the proper documentation to support this request.

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

**ITEM # 4****PUBLIC HEARING AND CONSIDERATION OF A VARIANCE TO ALLOW A 5-FOOT REAR SETBACK INSTEAD OF THE REQUIRED 10-FOOT REAR SETBACK/UTILITY EASEMENT FOR A PROPOSED SWIMMING POOL, BEING LOT 64, TAURUS ESTATES NO. 9 PHASE 1 SUBDIVISION, LOCATED AT 2001 W. 42 ½ STREET, APPLICANT – VICTOR PENA**

The request is for a variance not to comply with Section 1.37 (5) (f) of the Mission Code of Ordinances, which states: Minimum depth of rear setback: 10 feet. The site is located 72 feet East of Hillcrest Drive along the South side of W. 42 ½ Street. The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 10-foot rear setback/utility easement Taurus Estates No. 9 Phase 1 Subdivision was recorded on January 9, 2002. The subject lot has a total area of 6,700.00 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 28 legal notices to surrounding property owners. Staff notes that Z.B.A. has considered the following variances in this

subdivision. Legal Description Variance Request Date of Meeting Recommendation Lot 11, Blk 4 Phase I 14-foot corner 04-15-2009 Denied Lot 61, Blk 3 Phase I 1.1' side/ 1.3' rear/ 7-20-2022 Approved 6' rear & 3' side Lot 91, Blk 3 Phase I 0' front 4-21-2021 Approved

#### **STAFF RECCOMENDATION:**

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

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

Chairman Salazar asked if the applicant was present.

Victor Peña from 2001 West 42 ½ Street stated his case and detailed all the steps he has taken to take all safety and City mandated precautions. Complying with utility easements in regards to the new utilities being moved to the front of the property.

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

#### **BREAK: 5:10 PM**

Chairman Salazar called a break in the meeting to give time for the owner/representative of Item # 2 to show up for further clarification in regards to the request.

#### **CALL TO ORDER**

Chairman Salazar went back to item # 2 on the agenda at 5:13 p.m.

Mr. Gutierrez spoke on behalf of Jose de Leon and stated the case and the need to encroach in the 5 ft. requested in order to comply with the parking requirements set by the City and satisfy the needs of Mr. De Leon and his project development, Mr. Gutierrez further more stated that this approval depends on whether Mr. De Leon further invests in the land and project overall.

There being no further relevant discussion in regards to the request. 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

#### **ADJOURNMENT**

There being no further business, Chairman Salazar entertained a motion, Mr. Flores moved to adjourn. Mr. Elizondo seconded the motion. Upon a vote, the motion passed unanimously at 5:19 p.m.

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Alberto Salazar, Chairman  
Zoning Board of Adjustments



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

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

**AGENDA ITEM:** 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 – Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- March 27, 2026 – Application for Variance Request submitted to the City.
- July 10, 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.
- July 22, 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 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>Action</u> |
|--------------------------|-----------------------------------|------------------------|---------------|
| LOT 44                   | 4.4' REAR;1' SIDE                 | 5/17/2006              | DENIED        |
| LOT 42                   | 2' REAR                           | 2/1/2012               | APPROVED      |
| LOT 47                   | 0' CARPORT; 4 SIDE<br>AND 5' REAR | 6/26/2024              | DENIED        |

|         |                                                                     |           |        |
|---------|---------------------------------------------------------------------|-----------|--------|
| LOT 38  | 2' CARPORT; 0' SIDE TO THE SOUTH; 1' SIDE TO THE NORTH; 4.6' REAR   | 6/26/2024 | DENIED |
| LOT 50  | 7' CARPORT; 4.6' SIDE TO THE WEST; 2.6' TO THE EAST; & 4.6' REAR    | 6/26/2024 | DENIED |
| LOT 108 | 0' SIDE SETBACK TO THE SOUTH 1' SIDE SETBACK TO THE NORTH & 1' REAR | 6/26/2024 | DENIED |

### STAFF RECOMMENDATION:

Staff recommends denial.

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.

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#### RECORD OF VOTE:

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

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

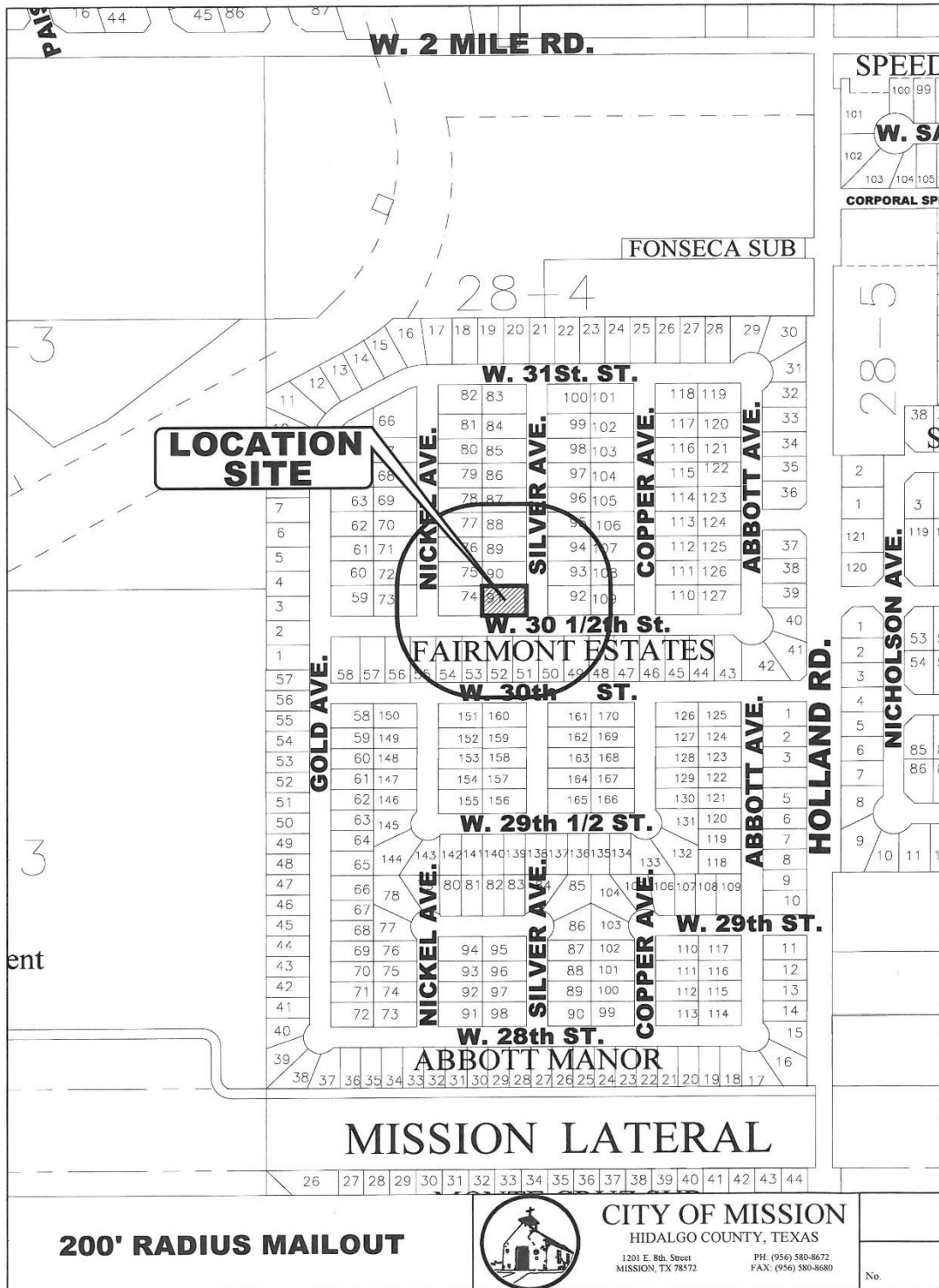
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# VICINITY MAP





ARIEL MAP



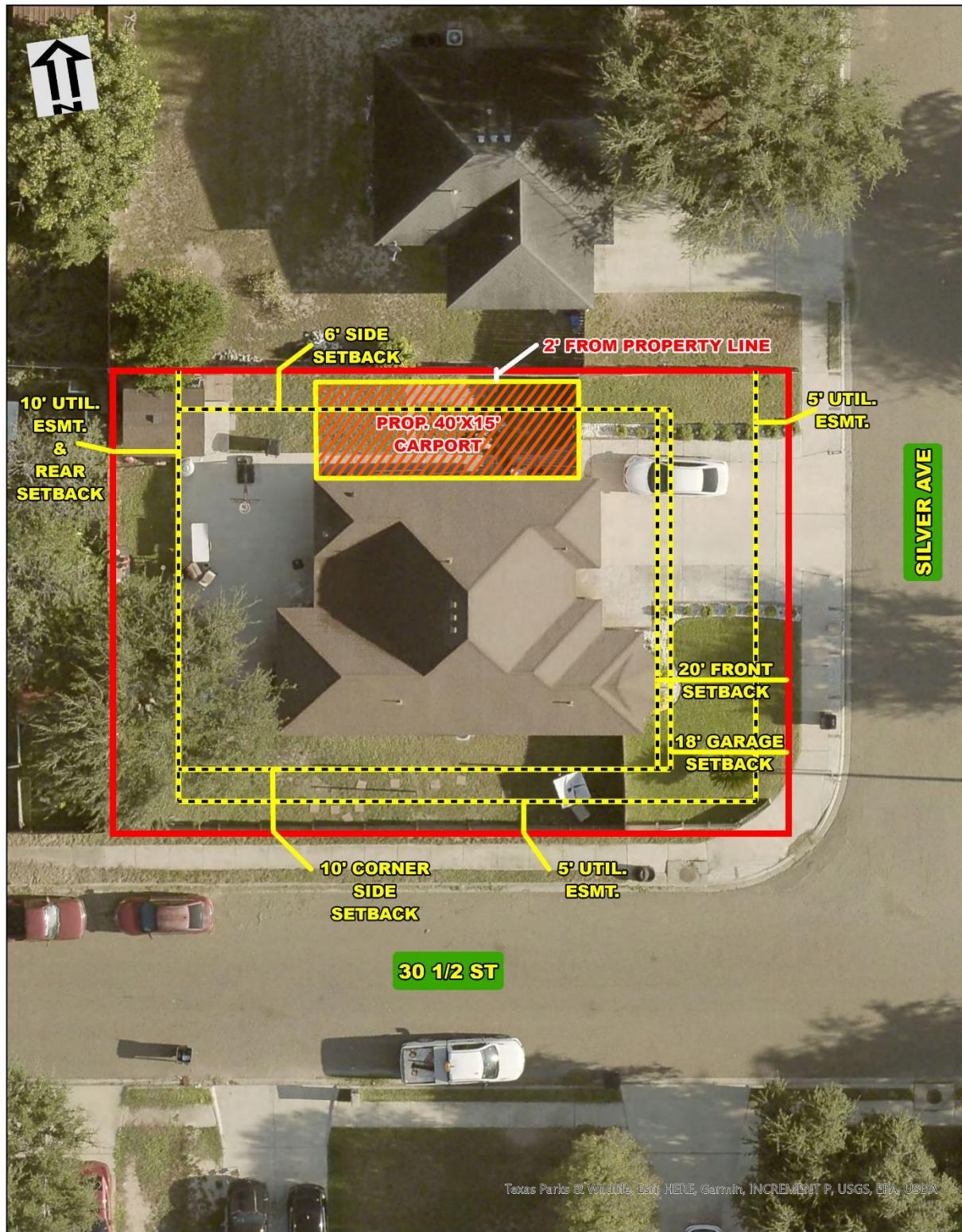


PICTURES



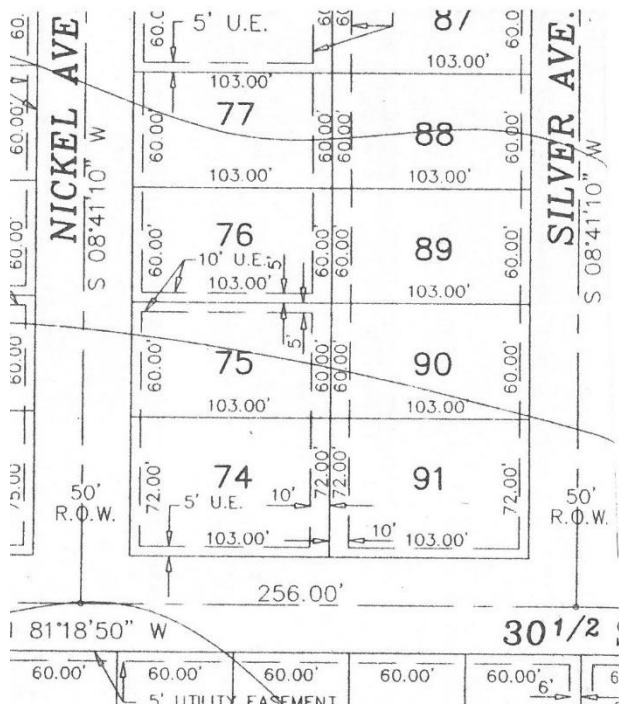


## ARIEL WITH SETBACKS





## ATTACHMENTS



## GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONES "C" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No. 480334 0400 C; REVISED NOV. 20, 1991.
2. FINISHED FLOOR ELEVATION SHALL BE T/C +18" AS MEASURED FROM THE CENTER OF EACH LOT.
3. A TOTAL OF 1.92 ACRE FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A TOTAL OF 665 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR EACH LOT.
4. NO BUILDINGS SHALL BE CONSTRUCTED ON ANY EASEMENTS.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 FRONT:.....20 FEET  
 REAR:.....10 FEET OR GREATER FOR EASEMENT  
 SIDE:.....6 FEET  
 SIDE CORNER:.....10 FEET  
 FRONT CUL-DE-SAC:.....10 FEET  
 GARAGE:.....18 FEET
6. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
7. THE CITY OF MISSION SHALL HAVE A 15' x 15' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS.
8. NO LOT ACCESS OR FRONTAGE SHALL BE ALLOWED FOR LOTS 30 THRU 41 FROM HOLLAND AVENUE.
9. NO LOT ACCESS OR FRONTAGE SHALL BE ALLOWED FOR LOTS 41-57 FROM 30TH STREET.
10. A 5' WIDE SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF HOLLAND AVENUE BY THE DEVELOPER.
11. A 4' WIDE SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT.
12. A 6' BUFFER REQUIRED ALONG THE NORTH SIDE OF LOTS 11-16 AND EAST SIDE OF LOTS 30-41 BY THE DEVELOPER.
13. A WOOD FENCE BUFFER MUST BE CONSTRUCTED ON SOUTH SIDE OF LOT 1

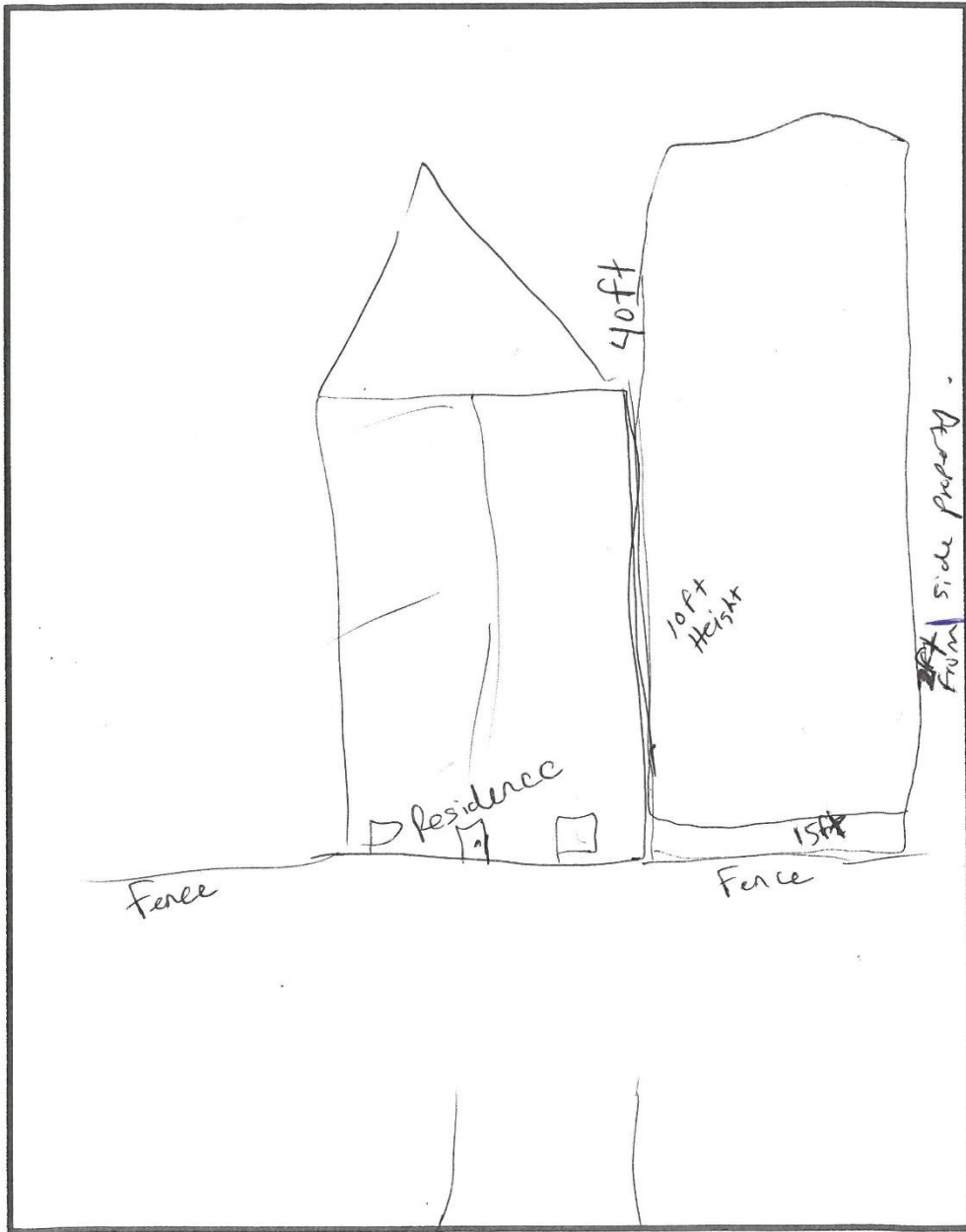
ATTACHMENTS

PLOT PLAN

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

REAR OF PROPERTY

SIDE PROPERTY LINE



SIDE PROPERTY LINE

FRONT OF PROPERTY

# APPRAISAL DISTRICT INFORMATION

| Hidalgo County Appraisal District                                                                                                                                                                                                                                      |  | PUBLIC CARD WITH SKETCH 2026-0-0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Valuation Method: cost/local                                                                               |  | April 06, 2026                                                                                                                                                                                                                                                                 |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROPERTY ID AND LEGAL DESCRIPTION                                                                                                                                                                                                                                      |  | OWNER ID, NAME, AND ADDRESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | EXEMPTIONS                                                                                                 |  | VALUES                                                                                                                                                                                                                                                                         |  |
| 635386 3007 SILVER AVE, MSSION TX                                                                                                                                                                                                                                      |  | RODRIGUEZ ERIK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 1072759                                                                                                    |  | 2025 2026                                                                                                                                                                                                                                                                      |  |
| FAIRMONT ESTATES LOT 01<br>TYPE: R DBA:<br>GEO ID: F0457-00-000-0000-00<br>Ref ID1: 446233<br>Ref ID2: F035386<br>SUBTYPE: RES<br>LEGAL ACREAGE:                                                                                                                       |  | 3007 SILVER AVE<br>MISSION TX 78574-1547<br>AGENT: 1204109   OWENWELL, INC<br>EFF DATE: 2025-04-26 EXP DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | HIS<br>TANKING UNITS<br>CAD 100.00 CMB 100.00 DR1 100.00<br>GHD 100.00 JCC 100.00 SMC 100.00<br>SST 100.00 |  | IMPROVEMENTS 119,771 115,261<br>LAND MARKET 60,070 60,070<br>MARKET VALUE 178,841 175,331<br>SPECIAL USE EXCL 0 0<br>APPRAISED VALUE 178,841 175,331<br>HS VALUE LIMIT 487 0<br>CIRCUIT BREAKER LIMIT 0 0<br>NET APPRAISED 178,364 175,331                                     |  |
| GENERAL<br>UTILITIES: ALMY GBA: 0<br>TOPOGRAPHY: LV NRA: 0<br>ROAD ACCESS: PGD UNITS: 0<br>ZONING: RMH RENT: 0                                                                                                                                                         |  | REMARKS<br>(2025) NEW STG; ENC GAR<br>(2022) ADJ % RE ROOF (2020) ADJ NBHD CODE<br>(2016) ADJ DEPR & NEW CAN; ALLW: FEE<br>APPR (2013) N/C (2013) N/C (2008) ADJ CL<br>07 (2008) ADJ CL 07 (2007) ADJ CL 07 (2005) N/C<br>N/C (2005) N/C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | SKETCH<br>                                                                                                 |  |                                                                                                                                                                                                                                                                                |  |
| TAXING UNIT CD TAXING UNIT NAME PCT<br>CAD APPRAISAL DISTRICT 100.00%<br>CMB CITY OF MISSION 100.00%<br>DR1 DRAINAGE DISTRICT #1 100.00%<br>GHD HIDALGO COUNTY 100.00%<br>JCC SOUTH TEXAS COLLEGE 100.00%<br>SMC MISSION ISD 100.00%<br>SST SOUTH TEXAS SCHOOL 100.00% |  | PICTURE<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                            |  |                                                                                                                                                                                                                                                                                |  |
| DEED HISTORY<br>DATE TYPE BOOK PG INST # BUYER SELLER<br>2016-03-30 SVD null/full 2699147 RODRIGUEZ ERIK PANIAGUA MARIA<br>2008-06-15 WD null/full 1919527 PANIAGUA MARIA PANIAGUA MARIA<br>2003-05-22 SVD null/full 1201748 PANIAGUA MARIA GRANDE VALLEY              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                            |  |                                                                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                        |  | IMPROVEMENT VALUATION<br># TYPE DESCRIPTION MODEL CLASS AREA UN PRG UNITS STY BUILT EFF YR COND FEAT AMT<br>MA Residential Main RES BRKFA 1,348 81.45 1 1 2003 2007 AV 0 100,795 77.00 100.00 100.00 100.00 0.77 84,542<br>ENC ENCLOSED ADD RES BRKFA 252 73.31 1 1 2003 2007 AV 0 18,474 77.00 100.00 100.00 100.00 0.77 14,225<br>POR PORCH RES BRKFA 20 20.36 1 1 2003 2007 AV 0 407 77.00 100.00 100.00 100.00 0.77 313<br>CAN CANOPY RES BRKFA 70 3.5 1 1 2014 2014 * 0 245 95.00 100.00 100.00 100.00 0.96 235<br>STG STORAGE RES BRKFA 120 8.0 1 1 2020 2020 00 0 960 95.00 100.00 100.00 100.00 0.95 912<br>1 Style: Finish Out 100 Area: 1,600 Homesite: Y (100.00%) 129,981 AS Code: 100.00% Market Area: 115.00% 115,261<br>Quality: FA Structure: C Ext Wall: BRK |  | IMPROVEMENT DETAIL ADJ<br># ADJ TYPE ADJ AMT ADJ %<br>1 ADJ TYPE ADJ AMT ADJ %                             |  | IMPROVEMENT FEATURES<br>Roof Style HRP<br>Heating/Cooling AND<br>Plumbing 1<br>Roof Covering CmpS<br>Custom 0<br>Bath 2<br>Wall Height 8<br>Number of 3.00<br>Roof Height MP<br>Flooring TL<br>Interior Finish SRK<br>Construction RES<br>Exterior Wall DBRK<br>Foundation SLB |  |
| LAND VALUATION<br>LP DESCRIPTION TYPE SOIL CLS TABLE SC HS M/TH DIV UNIT PRG ADJ MADJ VAL SRC M/ET VAL<br>1 LOT L F045700 A1 Yes SF 7416.00 sf 8.10 1.000 A 60,070<br>AS Code: 100.00% Market Area: 100.00% 60,070                                                     |  | LAND ADJUSTMENTS<br>SEQ ADJ TYPE ADJ AMT ADJ %<br>No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | PRODUCTIVITY VALUATION<br>AG USE TABLE UNIT AG VALUE<br>No 0.00 0                                          |  |                                                                                                                                                                                                                                                                                |  |

## MAILOUT LIST

| PROP_ID | geolD                | name                                       | addrDelive             | addrCity  | addrState | addrZip    |
|---------|----------------------|--------------------------------------------|------------------------|-----------|-----------|------------|
| 635346  | F0457-00-000-0051-00 | RAMIREZ MAURICIO A & YVETTE                | 1001 WEST 30TH 1/2 ST  | MISSION   | TX        | 78574-7794 |
| 635348  | F0457-00-000-0053-00 | TOMELGLO LLC                               | 1207 E 29TH ST         | MISSION   | TX        | 78574-3745 |
| 635403  | F0457-00-000-0108-00 | MONTOYA JUAN PABLO & JULIA S               | 3009 COPPER AVE        | MISSION   | TX        | 78574-7790 |
| 635389  | F0457-00-000-0094-00 | RIOS JUDY                                  | 1210 W SOUTH DAKOTA ST | MISSION   | TX        | 78573-0995 |
| 635384  | F0457-00-000-0089-00 | TORRES FRANK & MELVA                       | 3011 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635373  | F0457-00-000-0078-00 | GARCIA JOSE G & OLGA B CANTU               | 3014 NICKEL AVE        | MISSION   | TX        | 78574-1543 |
| 635347  | F0457-00-000-0052-00 | MERCADO ZENAIDA T                          | 1003 W 30 1/2 ST       | MISSION   | TX        | 78574-7794 |
| 635401  | F0457-00-000-0106-00 | MARTIN MARY ANN                            | 3013 COPPER AVE        | MISSION   | TX        | 78574-7790 |
| 635402  | F0457-00-000-0107-00 | GUERRA CYNTHIA                             | 3011 COPPER AVE        | MISSION   | TX        | 78574-7790 |
| 635388  | F0457-00-000-0093-00 | HILARIO MARGARITA A & MATILDE R            | 3008 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635385  | F0457-00-000-0090-00 | RODRIGUEZ FERNANDO                         | 3009 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635350  | F0457-00-000-0055-00 | GUAJARDO CYNTHIA                           | 1009 W 30TH 1/2 ST     | MISSION   | TX        | 78574-7794 |
| 635349  | F0457-00-000-0054-00 | MARTINEZ CLAUDIA A                         | 6600 LIMA LN           | MISSION   | TX        | 78574-3656 |
| 635351  | F0457-00-000-0056-00 | CONDES ANDYS L & LISSETTE DOMIGUEZ SANCHEZ | 1101 W 30TH 1/2 ST     | MISSION   | TX        | 78574-7272 |
| 635382  | F0457-00-000-0087-00 | RODRIGUEZ JOSE LUIS & EVA AMELIA GARCIA    | 3015 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635386  | F0457-00-000-0091-00 | RODRIGUEZ ERIK                             | 3007 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635345  | F0457-00-000-0050-00 | SIERRA RICARDO                             | 909 W 30TH 1/2 ST      | MISSION   | TX        | 78574      |
| 635344  | F0457-00-000-0049-00 | KADER OMAR                                 | 15046 SAN FELICIANO DR | LA MIRADA | CA        | 90638-4542 |
| 635343  | F0457-00-000-0048-00 | BECERRA-GALVAN ARNOLDO                     | 905 W 30TH 1/2 ST      | MISSION   | TX        | 78574-7793 |
| 635391  | F0457-00-000-0096-00 | ROSELLO ERIC & KARINA                      | 3014 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635390  | F0457-00-000-0095-00 | PEREZ YVONNE T                             | 3012 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635387  | F0457-00-000-0092-00 | GALVAN MICHELLE                            | 3006 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635366  | F0457-00-000-0071-00 | CANTU ELIANA & JOSE P                      | 3011 NICKLE AVE        | MISSION   | TX        | 78574-7850 |
| 635367  | F0457-00-000-0072-00 | GARCIA RONNIE & MARISOL GUERRA             | 3009 NICKEL AVE        | MISSION   | TX        | 78574-7850 |
| 635368  | F0457-00-000-0073-00 | VARGAS-AYALA JAVIER A                      | 3007 NICKEL AVE        | MISSION   | TX        | 78574-7850 |
| 635365  | F0457-00-000-0070-00 | HERNANDEZ JOSE A & MARGARITA               | 3013 NICKEL AVE        | MISSION   | TX        | 78574-7850 |
| 635404  | F0457-00-000-0109-00 | VASQUEZ MONICA                             | 3007 COPPER AVE        | MISSION   | TX        | 78574-7790 |
| 635372  | F0457-00-000-0077-00 | PEREZ JOEL                                 | 3012 NICKEL AVE        | MISSION   | TX        | 78574-1543 |
| 635383  | F0457-00-000-0088-00 | RODRIGUEZ JUAN M & DALIA J                 | 3013 SILVER AVE        | MISSION   | TX        | 78574-1547 |
| 635370  | F0457-00-000-0075-00 | OCANAS ERIK H & VERONICA C                 | 3008 NICKEL AVE        | MISSION   | TX        | 78574-1543 |
| 635371  | F0457-00-000-0076-00 | MORENO RENE LEAL                           | 3010 NICKEL AVE        | MISSION   | TX        | 78574-1543 |
| 635369  | F0457-00-000-0074-00 | GONZALEZ STEPHANIE M & JORGE L COLUNGA JR  | 3006 NICKEL AVE        | MISSION   | TX        | 78574-1543 |





# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

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

**AGENDA ITEM:** 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. 30<sup>th</sup> Street, Applicant: Arturo Gonzalez – Cervantes

### **NATURE OF REQUEST:**

#### Project Timeline:

- April 23, 2026 – Application for Variance Request submitted to the City.
- July 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 and notice of public hearing was published in the Progress Times.
- July 22, 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 20'x 24' existing carport within the front and side setback.
- The board entertained a similar request at 707 W. 30<sup>th</sup> and was denied twice. Subsequently the applicant tore down the carport.
- The Special Accommodations Board approved a similar carport at 611 W. 30<sup>th</sup> 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. 30<sup>th</sup> 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.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 40 legal notices to surrounding property owners.
- Staff notes that ZBA has considered the following variance within this subdivision.

| Subdivision | Variance                           | Date    | Recommendation |
|-------------|------------------------------------|---------|----------------|
| Lot 26      | 1.9' Corner side setback           | 7/18/18 | Approval       |
| Lot 81      | 8' front setback & 1' side setback | 1/28/26 | Disapproval    |

- 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:** \_\_\_\_\_

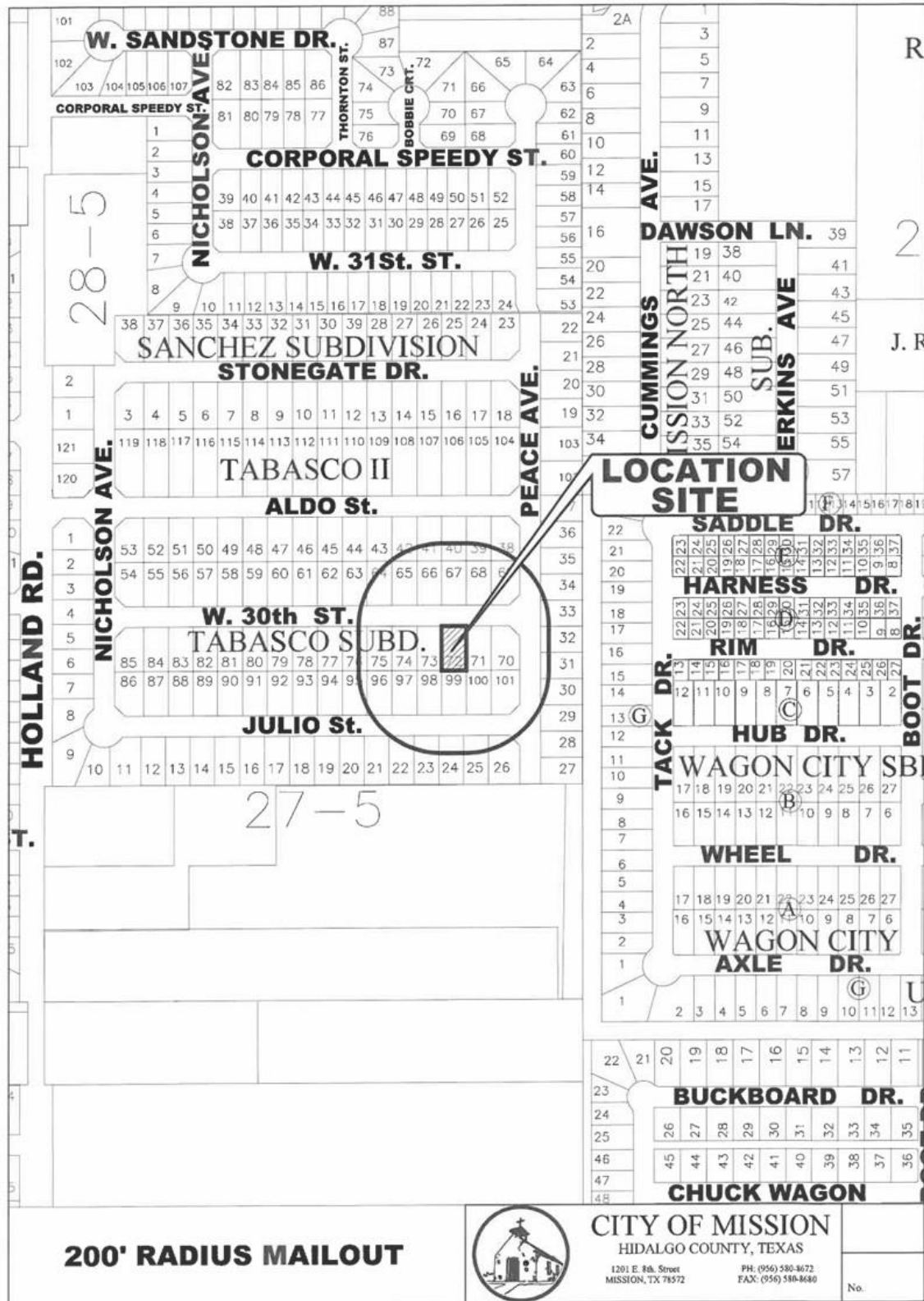
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

# LEGAL NOTICE MAP

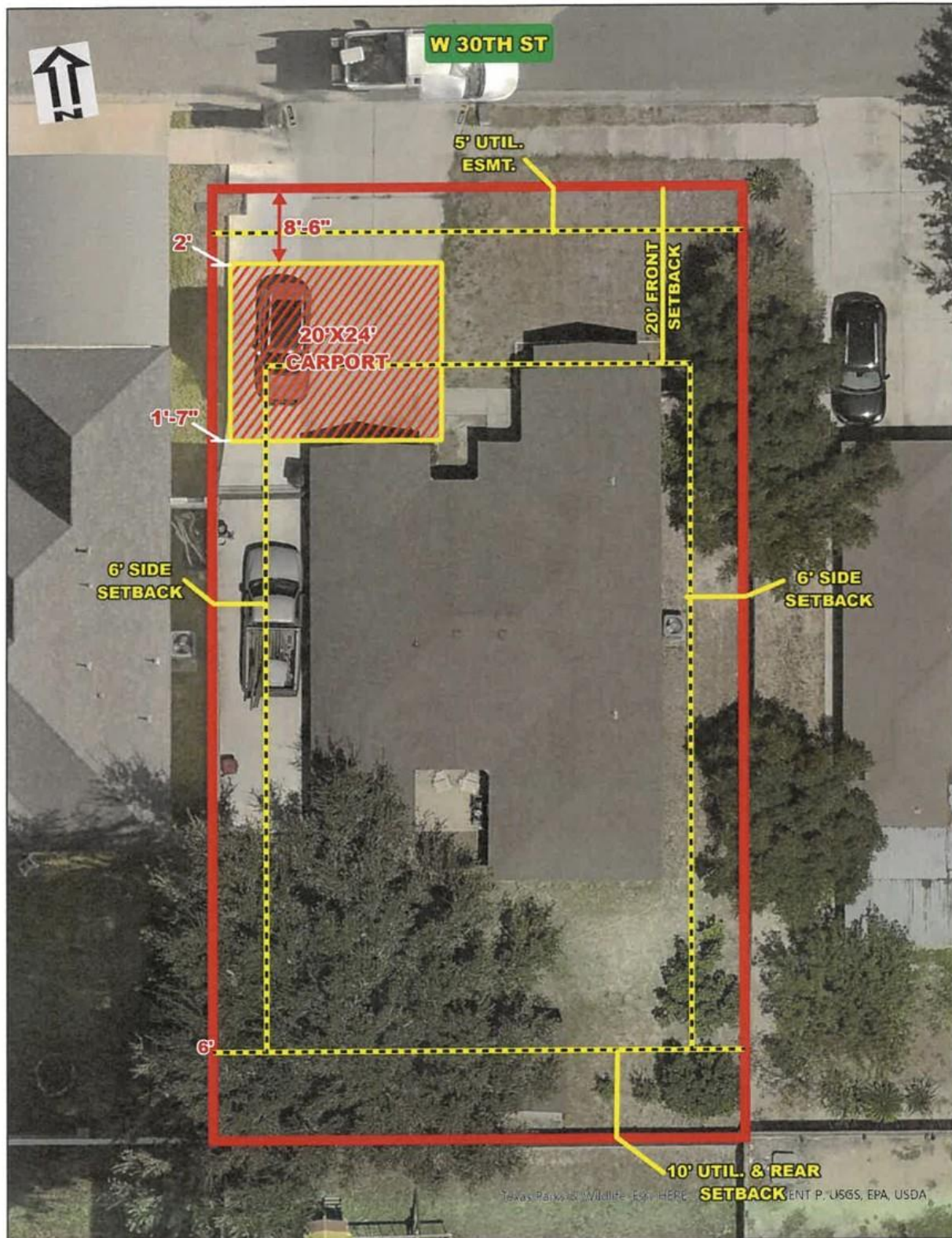


**AERIAL MAP**





# AERIAL WITH GRAPHICS





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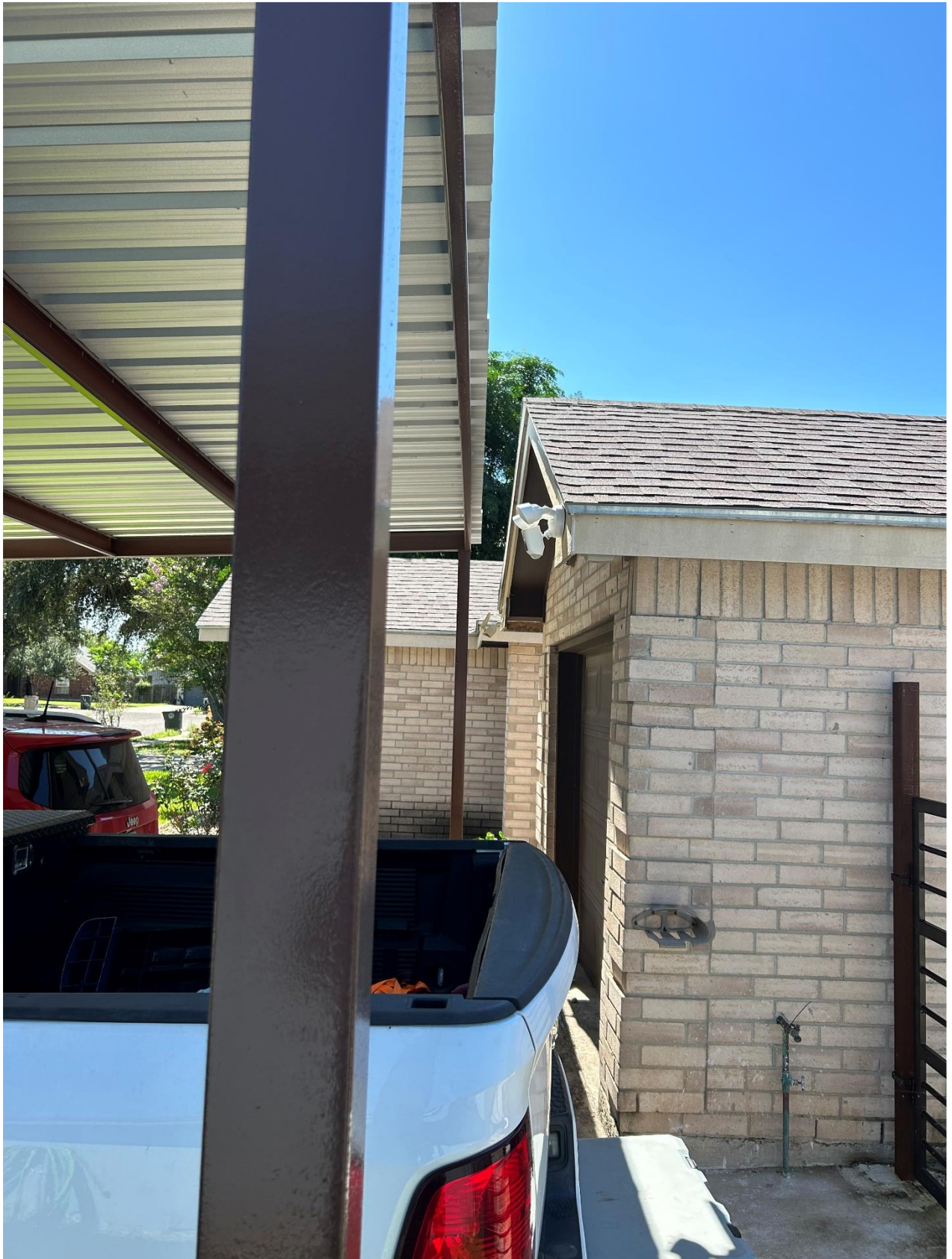


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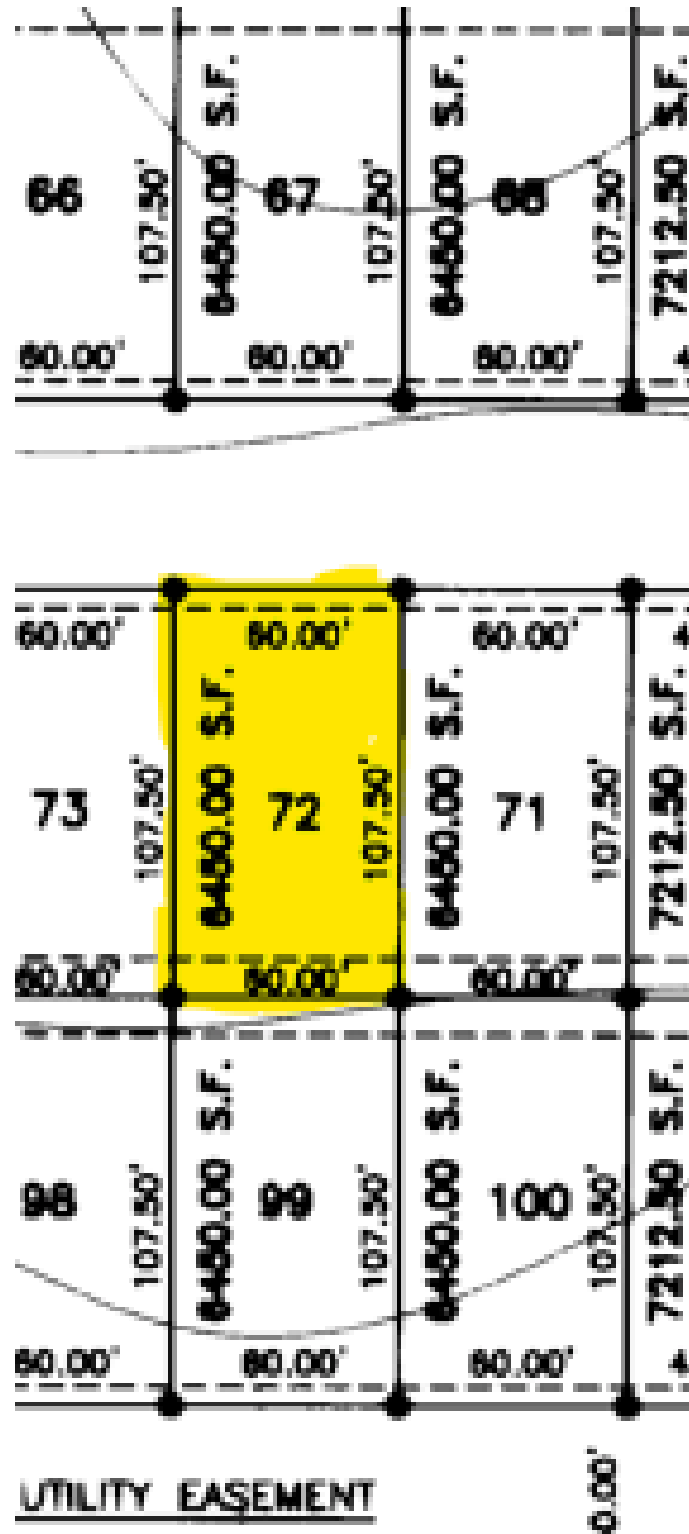
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# ATTACHMENTS

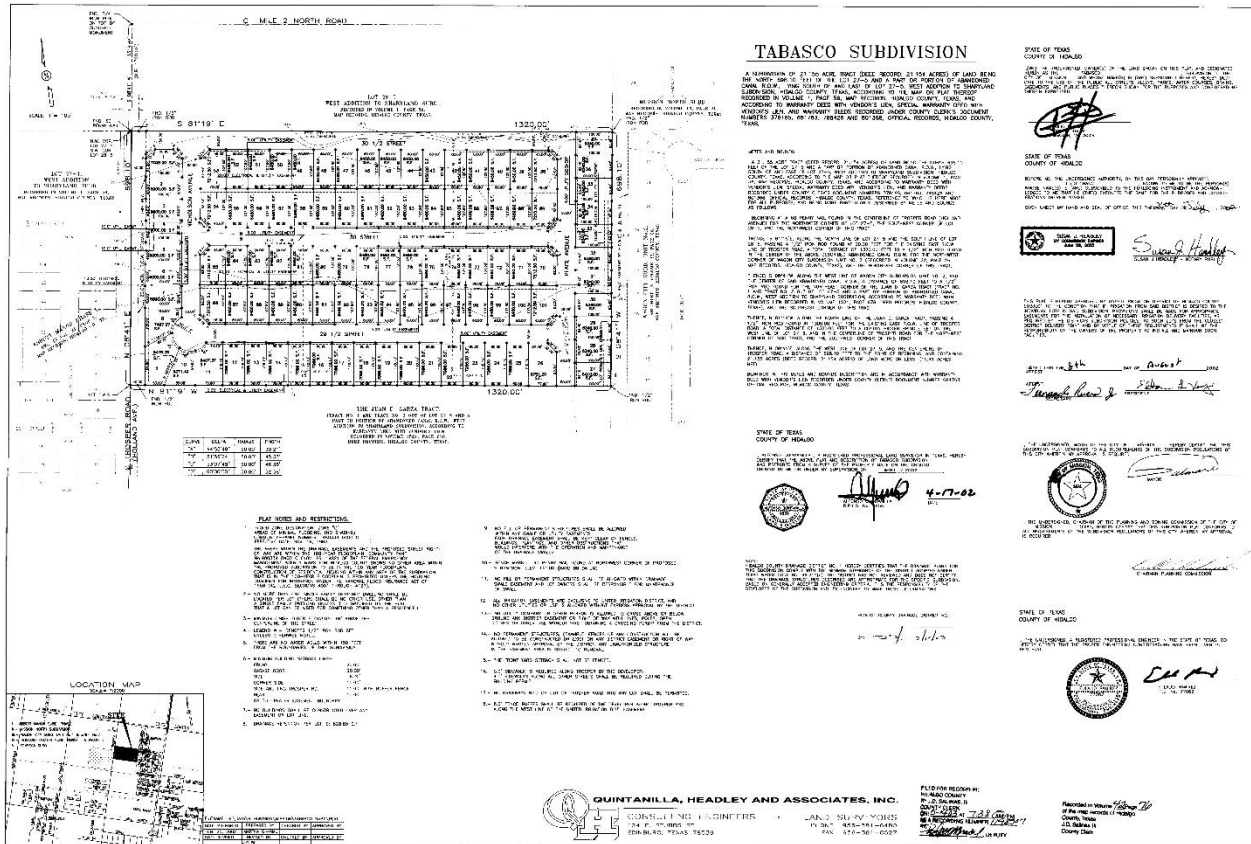
| Hidalgo County Appraisal District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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                                                                                                                                                                                                                                                                                                                                                 |             | Valuation Method: costLocal                                                                                                          |             | June 1Q 2026                                                                                                                                                                                                                                                       |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |             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------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|----------|---------|-------|---|-----------------|-----|--|---|------------|----|--|---|--------|---|--|---|---------------|------|--|---|------|---|--|---|-------------|---|--|---|-----------|------|--|---|-------------|----|--|---|----------|-----|--|----|-----------------|-----|--|----|--------------|-----|--|----|----------|---|--|----|---------------|------|--|----|------------|-----|--|
| <b>PROPERTY ID AND LEGAL DESCRIPTION</b><br><b>658618 609 30TH ST, MISSION TX</b><br>TABASCO LOT 72<br>TYPE: R DBA:<br>GEO ID: T0108-00-000-0072-00<br>Ref ID: 457716<br>Ref ID: R658618<br>SUBTYPE: RES<br>LEGAL ACRES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  | <b>OWNER ID, NAME, AND ADDRESS</b><br><b>GONZALEZ ARTURO</b><br>609 WEST 30TH STREET<br>MISSION TX 78574-4044<br>OWNER ID: 1178060<br>100.00000<br>AGENT:<br>EFF DATE:                                                                                                                                                                                                                                                                                                                                                                                           |             | <b>EXEMPTIONS</b><br>HS<br><b>TAXING UNITS</b><br>CAD 100.00 CMS 100.00 DR1 100.00<br>GHD 100.00 JCC 100.00 SMS 100.00<br>SST 100.00 |             | <b>VALUES</b><br>IMPROVEMENTS 116,635 112,024<br>LAND MARKET 52,245 52,245<br>MARKET VALUE 168,880 164,269<br>SPECIAL USE EXCL 0 0<br>APPRAISED VALUE 168,880 164,269<br>HS VALUE LIMIT 12,138 0<br>CIRCUIT BRKR LIMIT 0 0<br><b>NET APPRAISED 156,742 164,269</b> |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |             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| <b>GENERAL</b><br>UTILITIES: ALHY GBA: 0<br>TOPOGRAPHY: LV NRA: 0<br>ROAD ACCESS: PCG UNITS: 0<br>ZONING: RS RENT: 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  | <b>REMARKS</b><br>(2025) ADJ %: NEW ROOF<br>(2022) ADJ %: NEW ROOF (2013) N/C (2010)<br>N/C (2009) ADJ CL 07 (2008) ADJ CL 07 (2007) ADJ<br>CL 07 (2006) NEW IMPS 05 (2005) NEW IMPS 05                                                                                                                                                                                                                                                                                                                                                                          |             | <b>SKETCH</b><br>                                                                                                                    |             |                                                                                                                                                                                                                                                                    |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |             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| <b>TAXING UNIT CD: TAXING UNIT NAME</b><br>CAD APPRAISAL DISTRICT 100.00%<br>CMS CITY OF MISSION 100.00%<br>DR1 DRAINAGE DISTRICT #1 100.00%<br>GHD HIDALGO COUNTY 100.00%<br>JCC SOUTH TEXAS COLLEGE 100.00%<br>SMS MISSION ISD 100.00%<br>SST SOUTH TEXAS SCHOOL 100.00%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  | <b>DEED HISTORY</b><br><table border="1"> <thead> <tr> <th>DATE</th> <th>TYPE</th> <th>BOOK/PG</th> <th>INST #</th> <th>BUYER</th> <th>SELLER</th> </tr> </thead> <tbody> <tr> <td>2000-05-29</td> <td>SWD</td> <td>null/null</td> <td>3116400</td> <td>GONZALEZ</td> <td>GONZALEZ</td> </tr> <tr> <td>2018-06-25</td> <td>WDV</td> <td>null/null</td> <td>2506949</td> <td>GONZALEZ</td> <td>ORTIZ ANGEL</td> </tr> <tr> <td>2006-03-27</td> <td>SVD</td> <td>null/null</td> <td>1668079</td> <td>ORTIZ ANGEL</td> <td>1B PROPERTY</td> </tr> </tbody> </table> |             | DATE                                                                                                                                 | TYPE        | BOOK/PG                                                                                                                                                                                                                                                            | INST #      | BUYER      | SELLER    | 2000-05-29 | SWD          | null/null | 3116400  | GONZALEZ | GONZALEZ     | 2018-06-25 | WDV    | null/null | 2506949 | GONZALEZ | ORTIZ ANGEL | 2006-03-27 | SVD | null/null | 1668079 | ORTIZ ANGEL      | 1B PROPERTY | <b>PICTURE</b><br> |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |            |     |       |       |          |             |            |           |     |  |         |          |         |              |         |  |  |  |  |  |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |   |          |         |       |   |                 |     |  |   |            |    |  |   |        |   |  |   |               |      |  |   |      |   |  |   |             |   |  |   |           |      |  |   |             |    |  |   |          |     |  |    |                 |     |  |    |              |     |  |    |          |   |  |    |               |      |  |    |            |     |  |
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| 2000-05-29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             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                                                                                                                                                                                                                                                                                                                                                 | 3116400     | GONZALEZ                                                                                                                             | GONZALEZ    |                                                                                                                                                                                                                                                                    |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| 2018-06-25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | WDV              | null/null                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2506949     | GONZALEZ                                                                                                                             | ORTIZ ANGEL |                                                                                                                                                                                                                                                                    |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| 2006-03-27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SVD              | null/null                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1668079     | ORTIZ ANGEL                                                                                                                          | 1B PROPERTY |                                                                                                                                                                                                                                                                    |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| <b>IMPROVEMENT VALUATION</b><br><table border="1"> <thead> <tr> <th>#</th> <th>TYPE</th> <th>DESCRIPTION</th> <th>MODEL CLASS</th> <th>AREA</th> <th>UN</th> <th>PRC</th> <th>UNITS</th> <th>STY</th> <th>BUILT</th> <th>EF</th> <th>YR</th> <th>COND</th> <th>FEAT</th> <th>AMT</th> <th>VALUE</th> <th>DEP</th> <th>PHYS</th> <th>ECON</th> <th>FUNC</th> <th>COMP</th> <th>ADJ</th> <th>VALUE</th> </tr> </thead> <tbody> <tr> <td>MA</td> <td>Residential Main</td> <td>RES</td> <td>BRKFA</td> <td>1,338</td> <td>83.86</td> <td>1</td> <td>1</td> <td>2004</td> <td>2009</td> <td>AV</td> <td>0</td> <td>112,205</td> <td>80.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>0.80</td> <td>89,764</td> </tr> <tr> <td>GAR</td> <td>GARAGE</td> <td>RES</td> <td>BRKFA</td> <td>220</td> <td>41.93</td> <td>1</td> <td>1</td> <td>2004</td> <td>2009</td> <td>AV</td> <td>0</td> <td>9,225</td> <td>80.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>0.80</td> <td>7,380</td> </tr> <tr> <td>POR</td> <td>PORCH</td> <td>RES</td> <td>BRKFA</td> <td>16</td> <td>20.96</td> <td>1</td> <td>1</td> <td>2004</td> <td>2009</td> <td>AV</td> <td>0</td> <td>335</td> <td>80.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>100.00</td> <td>0.80</td> <td>268</td> </tr> <tr> <td>1</td> <td>Style:</td> <td>Finish Out</td> <td>100</td> <td>Area:</td> <td>1,338</td> <td>HomeSite</td> <td>Y (100.00%)</td> <td>Structure:</td> <td>Ext Wall:</td> <td>BRK</td> <td></td> <td>121,766</td> <td>AS Code:</td> <td>100.00%</td> <td>Market Area:</td> <td>115.00%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>112,024</td> </tr> </tbody> </table> |                  | #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TYPE        | DESCRIPTION                                                                                                                          | MODEL CLASS | AREA                                                                                                                                                                                                                                                               | UN          | PRC        | UNITS     | STY        | BUILT        | EF        | YR       | COND     | FEAT         | AMT        | VALUE  | DEP       | PHYS    | ECON     | FUNC        | COMP       | ADJ | VALUE     | MA      | Residential Main | RES         | BRKFA              | 1,338 | 83.86 | 1     | 1 | 2004 | 2009 | AV     | 0 | 112,205 | 80.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 0.80     | 89,764  | GAR          | GARAGE  | RES | BRKFA | 220 | 41.93  | 1                                                                                                                                                                                                                        | 1 | 2004 | 2009     | AV      | 0     | 9,225 | 80.00 | 100.00 | 100.00 | 100.00                                                                                                                                                                                                                                             | 100.00 | 100.00 | 100.00 | 0.80  | 7,380 | POR    | PORCH | RES | BRKFA | 16 | 20.96 | 1 | 1 | 2004 | 2009 | AV | 0 | 335 | 80.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 0.80 | 268 | 1 | Style: | Finish Out | 100 | Area: | 1,338 | HomeSite | Y (100.00%) | Structure: | Ext Wall: | BRK |  | 121,766 | AS Code: | 100.00% | Market Area: | 115.00% |  |  |  |  |  | 112,024 | <b>IMPROVEMENT DETAIL ADJ</b><br><table border="1"> <thead> <tr> <th>#</th> <th>ADJ TYPE</th> <th>ADJ AMT</th> <th>ADJ %</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Heating/Cooling</td> <td>AND</td> <td></td> </tr> <tr> <td>2</td> <td>Roof Style</td> <td>MX</td> <td></td> </tr> <tr> <td>3</td> <td>Custom</td> <td>1</td> <td></td> </tr> <tr> <td>4</td> <td>Roof Covering</td> <td>Cmp5</td> <td></td> </tr> <tr> <td>5</td> <td>BATH</td> <td>2</td> <td></td> </tr> <tr> <td>6</td> <td>WALL HEIGHT</td> <td>8</td> <td></td> </tr> <tr> <td>7</td> <td>Number of</td> <td>3.00</td> <td></td> </tr> <tr> <td>8</td> <td>ROOF HEIGHT</td> <td>MP</td> <td></td> </tr> <tr> <td>9</td> <td>Flooring</td> <td>TIL</td> <td></td> </tr> <tr> <td>10</td> <td>Interior Finish</td> <td>SRK</td> <td></td> </tr> <tr> <td>11</td> <td>Construction</td> <td>RES</td> <td></td> </tr> <tr> <td>12</td> <td>Plumbing</td> <td>4</td> <td></td> </tr> <tr> <td>13</td> <td>Exterior Wall</td> <td>DBRK</td> <td></td> </tr> <tr> <td>14</td> <td>Foundation</td> <td>SLB</td> <td></td> </tr> </tbody> </table> |  | # | ADJ TYPE | ADJ AMT | ADJ % | 1 | Heating/Cooling | AND |  | 2 | Roof Style | MX |  | 3 | Custom | 1 |  | 4 | Roof Covering | Cmp5 |  | 5 | BATH | 2 |  | 6 | WALL HEIGHT | 8 |  | 7 | Number of | 3.00 |  | 8 | ROOF HEIGHT | MP |  | 9 | Flooring | TIL |  | 10 | Interior Finish | SRK |  | 11 | Construction | RES |  | 12 | Plumbing | 4 |  | 13 | Exterior Wall | DBRK |  | 14 | Foundation | SLB |  |
| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | TYPE             | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MODEL CLASS | AREA                                                                                                                                 | UN          | PRC                                                                                                                                                                                                                                                                | UNITS       | STY        | BUILT     | EF         | YR           | COND      | FEAT     | AMT      | VALUE        | DEP        | PHYS   | ECON      | FUNC    | COMP     | ADJ         | VALUE      |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| MA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Residential Main | RES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BRKFA       | 1,338                                                                                                                                | 83.86       | 1                                                                                                                                                                                                                                                                  | 1           | 2004       | 2009      | AV         | 0            | 112,205   | 80.00    | 100.00   | 100.00       | 100.00     | 100.00 | 100.00    | 100.00  | 0.80     | 89,764      |            |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| GAR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | GARAGE           | RES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BRKFA       | 220                                                                                                                                  | 41.93       | 1                                                                                                                                                                                                                                                                  | 1           | 2004       | 2009      | AV         | 0            | 9,225     | 80.00    | 100.00   | 100.00       | 100.00     | 100.00 | 100.00    | 100.00  | 0.80     | 7,380       |            |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| POR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PORCH            | RES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BRKFA       | 16                                                                                                                                   | 20.96       | 1                                                                                                                                                                                                                                                                  | 1           | 2004       | 2009      | AV         | 0            | 335       | 80.00    | 100.00   | 100.00       | 100.00     | 100.00 | 100.00    | 100.00  | 0.80     | 268         |            |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Style:           | Finish Out                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100         | Area:                                                                                                                                | 1,338       | HomeSite                                                                                                                                                                                                                                                           | Y (100.00%) | Structure: | Ext Wall: | BRK        |              | 121,766   | AS Code: | 100.00%  | Market Area: | 115.00%    |        |           |         |          |             | 112,024    |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ADJ TYPE         | ADJ AMT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ADJ %       |                                                                                                                                      |             |                                                                                                                                                                                                                                                                    |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |                  |             |                    |       |       |       |   |      |      |        |   |         |       |        |        |        |        |        |        |          |         |              |         |     |       |     |        |                                                                                                                                                                                                                          |   |      |          |         |       |       |       |        |        |                                                                                                                                                                                                                                                    |        |        |        |       |       |        |       |     |       |    |       |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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                                                                                                                                                                                                                                                                                                                                                 |             |                                                                                                                                      |             |                                                                                                                                                                                                                                                                    |             |            |           |            |              |           |          |          |              |            |        |           |         |          |             |            |     |           |         |             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| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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| <b>LAND VALUATION</b><br><table border="1"> <thead> <tr> <th>LP</th> <th>DESCRIPTION</th> <th>TYPE</th> <th>SOIL</th> <th>CLS</th> <th>TABLE</th> <th>SC</th> <th>HS</th> <th>METH</th> <th>DIV</th> <th>UNIT</th> <th>PRC</th> <th>ADJ</th> <th>MADJ</th> <th>VAL</th> <th>SRC</th> <th>MKT VAL</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>LOT</td> <td>L</td> <td></td> <td></td> <td>T010800</td> <td>A1</td> <td>Yes</td> <td>SF</td> <td>6450.00</td> <td>sf</td> <td>8.10</td> <td>1.000</td> <td></td> <td>A</td> <td></td> <td>52,245</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>AS Code:</td> <td>100.00%</td> <td>Market Area:</td> <td>100.00%</td> <td></td> <td></td> <td></td> <td>52,245</td> </tr> </tbody> </table>                                                                                                                                                                                                                           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     | SF          | 6450.00            | sf    | 8.10  | 1.000 |   | A    |      | 52,245 |   |         |       |        |        |        |        |        |        | AS Code: | 100.00% | Market Area: | 100.00% |     |       |     | 52,245 | <b>LAND ADJUSTMENTS</b><br><table border="1"> <thead> <tr> <th>SEQ</th> <th>ADJ TYPE</th> <th>ADJ AMT</th> <th>ADJ %</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>No</td> <td></td> <td></td> </tr> </tbody> </table> |   | SEQ  | ADJ TYPE | ADJ AMT | ADJ % | 1     | No    |        |        | <b>PRODUCTIVITY VALUATION</b><br><table border="1"> <thead> <tr> <th>AG</th> <th>USE</th> <th>TABLE</th> <th>UNIT</th> <th>AG VAL</th> </tr> </thead> <tbody> <tr> <td>No</td> <td></td> <td></td> <td></td> <td>0.00</td> </tr> </tbody> </table> |        | AG     | USE    | TABLE | UNIT  | AG VAL | No    |     |       |    | 0.00  |   |   |      |      |    |   |     |       |        |        |        |        |        |        |      |     |   |        |        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PLAT WITH LOT HIGHLIGHTED





## RECORDED PLAT



## NOTICE OF VIOLATION LETTER



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*

April 20, 2025

Arturo Gonzalez  
 609 W. 30<sup>th</sup> Street  
 Mission, TX. 78574-4044

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **609 W. 30<sup>th</sup> Street, Mission, TX**, bearing a legal description of **Lot 72, Tabasco** which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that construction has taken 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; 2024 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.

You have ten (10) calendar days from the date of notice to make contact with the **Planning Department** at (956) 580-8672 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.

Respectfully,

Xavier Cervantes  
 Director of Planning, AICP, CPM

## MAIL OUT LIST

| PROP_ID | name                                           | addrDelive              | addrCity   | addrState | legalDes_1          |
|---------|------------------------------------------------|-------------------------|------------|-----------|---------------------|
| 658568  | RIVERA JUAN JR                                 | 2703 E MILE 3 RD        | PALMHURST  | TX        | TABASCO LOT 22      |
| 658584  | FERRO KARLA JACQUELINE                         | 1405 DONS DR            | MISSION    | TX        | TABASCO LOT 38      |
| 658615  | AVILA IRMA R                                   | 604 W 30TH ST           | MISSION    | TX        | TABASCO LOT 69      |
| 658616  | ROSALES STEPHANIE SCARLLET & BRYAN K           | 605 W 30TH ST           | MISSION    | TX        | TABASCO LOT 70      |
| 658617  | RODRIGUEZ RODOLFO B & MARIA T                  | 607 W 30TH ST           | MISSION    | TX        | TABASCO LOT 71      |
| 658618  | GONZALEZ ARTURO                                | 609 WEST 30TH STREET    | MISSION    | TX        | TABASCO LOT 72      |
| 658569  | ZENDEJAS MYRNA                                 | 9932 VIRGINIA AVE APT L | SOUTH GATE | CA        | TABASCO LOT 23      |
| 658571  | CORTINAS GUILLERMO GUADALUPE II & EGLAEN LERMA | 607 JULIO ST            | MISSION    | TX        | TABASCO LOT 25      |
| 658578  | GUTIERREZ YSELA & ANDRES MARTINEZ              | 5708 N 28TH ST          | MCALLEN    | TX        | TABASCO LOT 32      |
| 658580  | REYNA MARIA                                    | 3002 PEACE AVE          | MISSION    | TX        | TABASCO LOT 34      |
| 658585  | GONZALEZ ALFREDO                               | 1003 GRANITE ST         | PENITAS    | TX        | TABASCO LOT 39      |
| 658587  | FLORES JANETTE FKA JANETTE GUERRERO            | 611 ALDO DR             | MISSION    | TX        | TABASCO LOT 41      |
| 658589  | OROZCO BENJAMIN MIRAMONTES & GRACIELA          | 615 ALDO ST             | MISSION    | TX        | TABASCO LOT 43      |
| 658610  | GALVAN OSVALDO & CLAUDIA Y                     | 614 W 30TH ST           | MISSION    | TX        | TABASCO LOT 64      |
| 658612  | CARAVEO ANDREA                                 | 610 W 30TH ST           | MISSION    | TX        | TABASCO LOT 66      |
| 658619  | RODRIGUEZ FRANK S & JUANA                      | 611 W 30TH ST           | MISSION    | TX        | TABASCO LOT 73      |
| 658621  | GUERRA ORLANDO                                 | 615 W 30TH              | MISSION    | TX        | TABASCO LOT 75      |
| 658644  | ZENDEJAS MYRNA                                 | 2221 HACKBERRY AVE      | MISSION    | TX        | TABASCO LOT 98      |
| 658646  | VASQUEZ LUCIA                                  | 1702 N OAK ST           | ALTON      | TX        | TABASCO LOT 100     |
| 658570  | FUENTES ARTURO & FLORENCIA T                   | 609 JULIO ST            | MISSION    | TX        | TABASCO LOT 24      |
| 658572  | FLORES ROBERTO Q                               | 605 JULIO ST            | MISSION    | TX        | TABASCO LOT 26      |
| 658577  | SANCHEZ ROGELIO & ANA DELIA MENDOZA            | 2914 PEACE AVE          | MISSION    | TX        | TABASCO LOT 31      |
| 658579  | GUERRA ERIKA                                   | 3000 PEACE AVE          | MISSION    | TX        | TABASCO LOT 33      |
| 658586  | RADA JOSE JR & MELISSA ANN                     | 609 ALDO DR             | MISSION    | TX        | TABASCO LOT 40      |
| 658588  | BARBA ANA C GUERRA                             | 613 ALDO DR             | MISSION    | TX        | TABASCO LOT 42      |
| 658611  | GARCIA JOSE ESTEBAN                            | 612 W 30TH ST           | MISSION    | TX        | TABASCO LOT 65      |
| 658613  | CAZARES JOSE G & ANA MARIA                     | 606 W 30TH ST           | MISSION    | TX        | TABASCO LOT 67 & 68 |
| 658620  | RIOS BERNICE N & ABEL M                        | 613 W 30TH ST           | MISSION    | TX        | TABASCO LOT 74      |
| 658622  | ESPINOZA ONEIDA P                              | 617 W 30TH STREET       | MISSION    | TX        | TABASCO LOT 76      |
| 658645  | FERNANDEZ ANGEL ERNESTO                        | 608 JULIO ST            | MISSION    | TX        | TABASCO LOT 99      |
| 658647  | HERRERA JAZMIN & MARTIN                        | 2105 WESTWAY AVE        | MCALLEN    | TX        | TABASCO LOT 101     |
| 658575  | MATIAS HERSON & YOLANDA                        | 2910 PEACE AVE          | MISSION    | TX        | TABASCO LOT 29      |
| 658576  | LOPEZ AMY D                                    | 2912 PEACE AVE          | MISSION    | TX        | TABASCO LOT 30      |





## CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

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

**AGENDA ITEM:** 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 - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 18, 2026 – Application for Variance Request submitted to the City
- July 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.
- July 22, 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 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 regular 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.

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:**

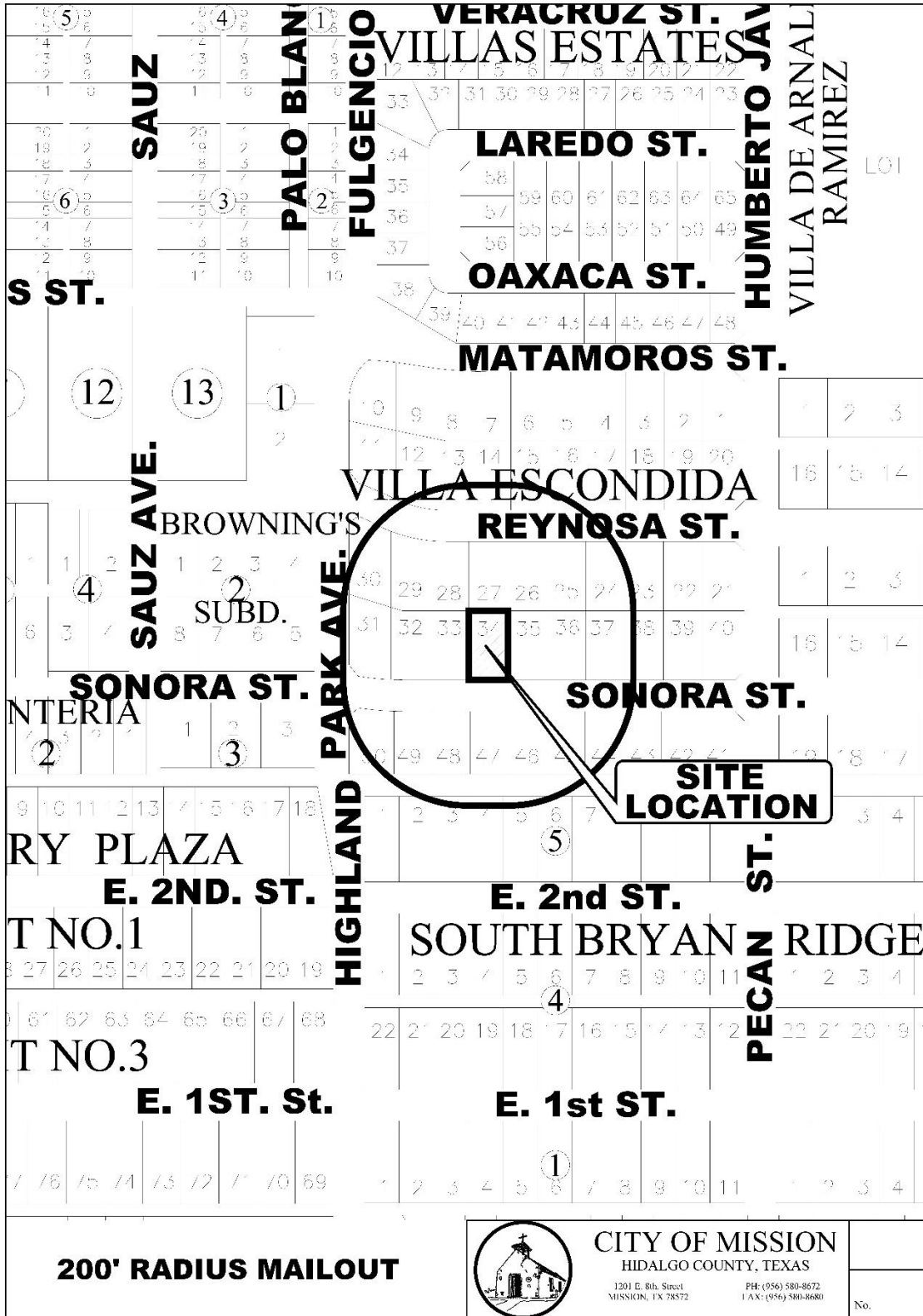
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\_\_\_\_\_ **NAYS**

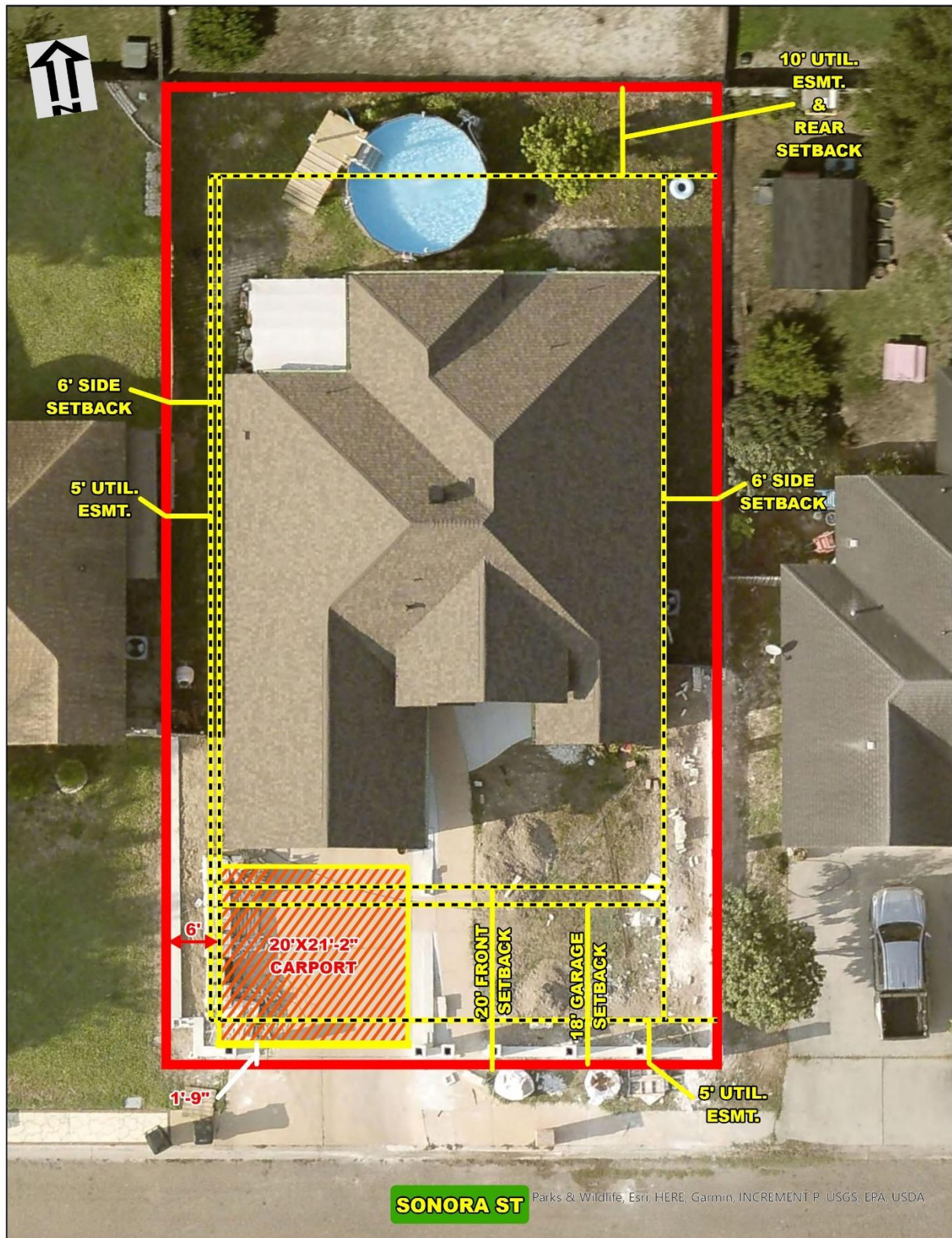
\_\_\_\_\_ **DISSENTING** \_\_\_\_\_

LEGAL NOTICE MAP



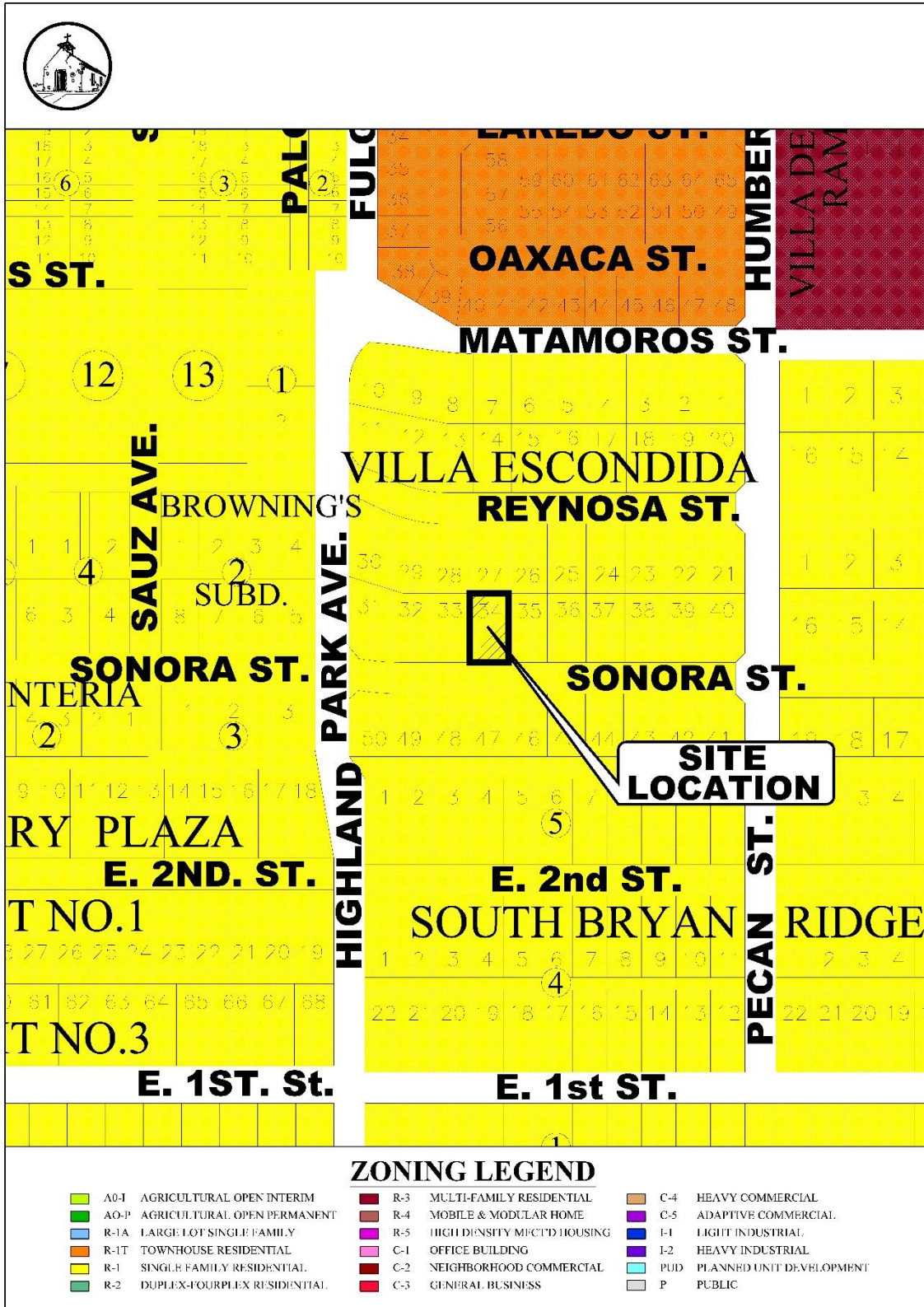


# AERIAL MAP

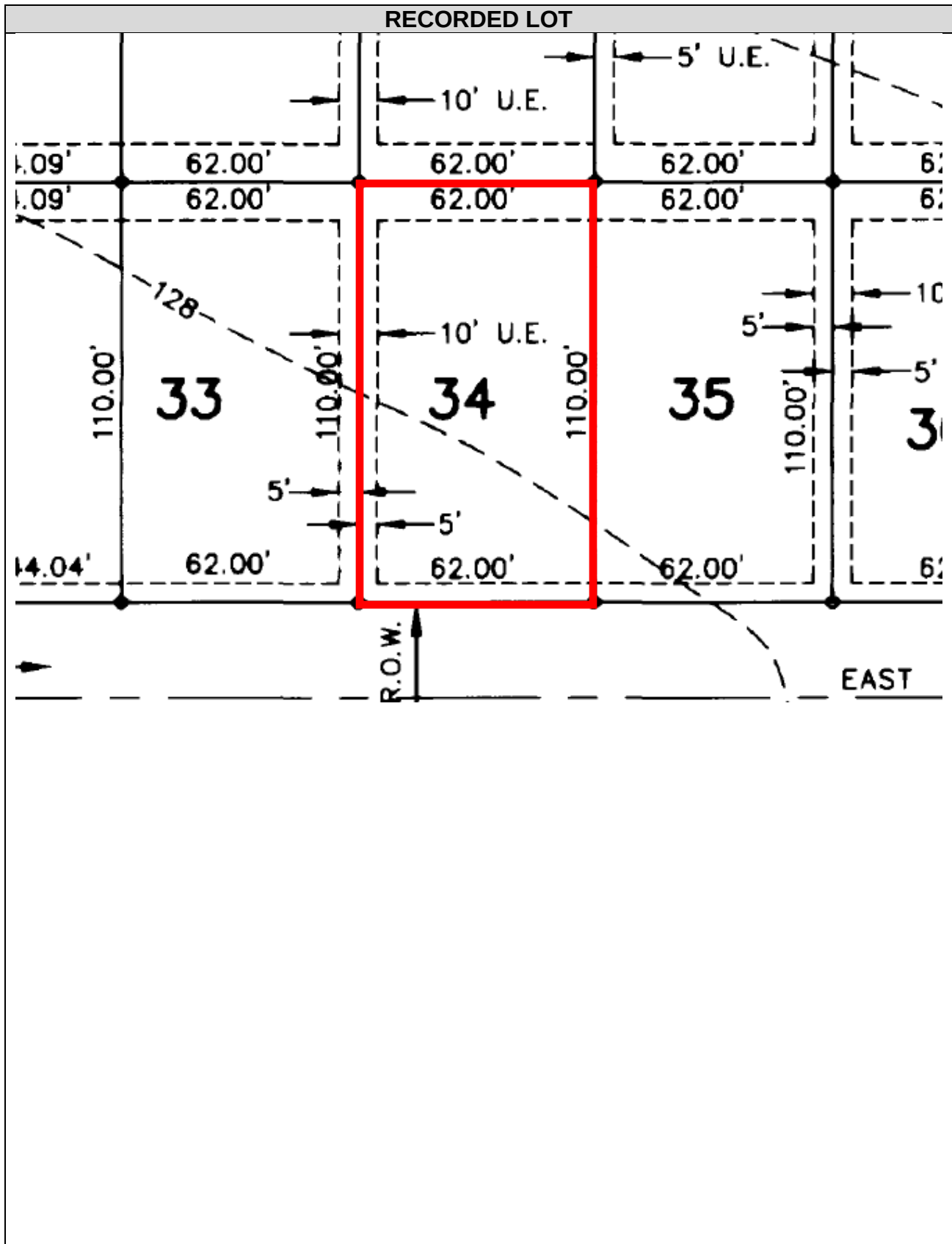




# ZONING MAP









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

1. THIS PROPERTY IS LOCATED IN ZONES "X" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No. 480345 005 C; REVISED NOV. 20, 1991.
2. FINISHED FLOOR ELEVATION SHALL BE T/C + 18" AS MEASURED FROM THE CENTER OF EACH LOT.
3. A TOTAL OF 0.54 ACRE FEET ( 23,439 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
4. NO BUILDINGS SHALL BE CONSTRUCTED ON ANY EASEMENTS.
5. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MISSION ZONING ORDINANCE.
6. ONLY LOT 10 SHALL HAVE DRIVEWAY ACCESS TO HIGHLAND PARK AVE.
7. ONLY LOT 1 SHALL HAVE DRIVEWAY ACCESS TO PECAN STREET.
7. THE CITY OF MISSION SHALL HAVE A 15' x 15' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS.
8. A 5' WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF HIGHLAND PARK AVE. THE WEST SIDE OF PECAN STREET AND ON BOTH SIDES OF ALL INTERIOR STREETS AT THE BUILDING PERMIT STAGE.
9. BENCH MARK: TOP OF RIM OF SEWER MANHOLE ELEVATION=136.29 LOCATED 135.00' SOUTH OF THE NORTHEAST CORNER OF THIS SUBDIVISION ALONG THE CENTER LINE OF PECAN STREET
10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
11. 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.
12. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED 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.
13. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

PICTURES



PICTURES





PICTURES





# APPRAISAL DISTRICT INFORMATION

| Hidalgo County Appraisal District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | PUBLIC CARD WITH SKETCH 2026-0-0                                                                                                                                                                                                                                                                               |  | Valuation Method: cost-local                                                                                                                                                                                                                                                             |  | June 10, 2026                                                                                                                                                                                                                         |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROPERTY ID AND LEGAL DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | OWNER ID, NAME, AND ADDRESS                                                                                                                                                                                                                                                                                    |  | EXEMPTIONS                                                                                                                                                                                                                                                                               |  | VALUES                                                                                                                                                                                                                                |  |
| 710067 1207 SONORA ST, MISSION TX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | CAMPUZANO MAXIMO SANDOVAL & DIANA 1210102 100.00000                                                                                                                                                                                                                                                            |  | HS                                                                                                                                                                                                                                                                                       |  | IMPROVEMENTS 168,803 168,870<br>LAND MARKET 51,150 51,150<br>MARKET VALUE 219,953 217,820<br>SPECIAL USE EXCL 0 0<br>APPRAISED VALUE 219,953 217,820<br>HS VALUE LIMIT 0 0<br>CIRCUIT BRKR LIMIT 0 0<br>NET APPRAISED 219,953 217,820 |  |
| VILLA ESCONDIDA LOT 34<br>TYPE: R DBA:<br>GEO ID: V3595-000000034-00<br>Ref ID1: S15650<br>Ref ID2: R710067<br>SUBTYPE: RES<br>LEGAL ACREAGE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | PROP USE: MAP ID: CMS VOL 51<br>AS CODE: V359500<br>MAPSCO:<br>MKT AREA: SMSA020<br>TIF:<br>SUB MKT: EFF SIZE:<br>APPR VAL METHOD: cost-local                                                                                                                                                                  |  | CAD 100.00 CMS 100.00 DR1 100.00<br>GHD 100.00 JCC 100.00 SMS 100.00<br>SST 100.00                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                       |  |
| UTILITIES: WR, SREL, GBA: 0<br>TOPOGRAPHY: LV NRA: 0<br>ROAD ACCESS: PCG UNITS: 0<br>ZONING: RS RENT: 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | AGENT: EFF DATE: EXP DATE:                                                                                                                                                                                                                                                                                     |  | REMARKS:<br>(2019) ADJ CL (2019) ADJ POR TO PAT (2013)<br>CHANGE SPO TO POR 2013 (2019) NEW IMP<br>2019 (2009) VAC: 2/7/07; DB (2008)<br>VAC: 2/7/07; DB (2007) VAC: 2/7/07; DB                                                                                                          |  | SKETCH<br>                                                                                                                                                                                                                            |  |
| TAXING UNIT CD TAXING UNIT NAME PCT<br>CAD APPRAISAL DISTRICT 100.00%<br>CMS CITY OF MISSION 100.00%<br>DR1 DRAINAGE DISTRICT #1 100.00%<br>GHD HIDALGO COUNTY 100.00%<br>JCC SOUTH TEXAS COLLEGE 100.00%<br>SMS MISSION ISD 100.00%<br>SST SOUTH TEXAS SCHOOL 100.00%                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | PICTURE<br>                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                       |  |
| DEED HISTORY<br>DATE TYPE BOOK PG INST # BUYER SELLER<br>2021-08-02 WDV null null 3249551 CAMPUZANO SHULTZ DENNIS L<br>2009-09-02 WDV null null 2030799 SHULTZ DENNIS L ORNELAS<br>2005-08-14 WDV null null 1650814 ORNELAS DECO                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                       |  |
| # TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EFF YR COND FEAT AMT VALUE DEP PHYS ECON FUNC COMP ADJ VALUE<br>MA Residential Main RES BRKAV 1,695 95.91 1 1 2009 2009 00 0 162,967 83.00 100.00 100.00 100.00 0.83 134,931<br>GAR GARAGE RES BRKAV 440 47.95 1 1 2009 2009 * 0 21,098 83.00 100.00 100.00 100.00 0.83 17,511<br>PAT PATIO RES BRKAV 143 23.98 1 1 2009 2009 * 0 3,429 83.00 100.00 100.00 100.00 0.83 2,846<br>POR PORCH RES BRKAV 24 23.98 1 1 2009 2009 * 0 576 83.00 100.00 100.00 100.00 0.83 478<br>1 Style: STCD: A1 2,302 Area: 1,695 Homesite Y (100.00%) 187,670 AS Code: 100.00% Market Area: 107.00% 166,670<br>Finish Out: 100 Quality: AV Structure: Ext Wall: BRK |  | IMPROVEMENT DETAIL ADJ<br># ADJ TYPE ADJ AMT ADJ %<br>Heating/Cooling AND<br>Roof Style MIX<br>Carport 1<br>Plumbing 2<br>Roof Covering CmpS<br>BATH 2<br>WALL HEIGHT 8<br>Number of ROOF HEIGHT 3.00<br>MP<br>Flooring TIL<br>Interior Finish SRK<br>Construction RES<br>Exterior Wall DBRK<br>Foundation SLB |  | IMPROVEMENT FEATURES<br>CODE<br>Heating/Cooling AND<br>Roof Style MIX<br>Carport 1<br>Plumbing 2<br>Roof Covering CmpS<br>BATH 2<br>WALL HEIGHT 8<br>Number of ROOF HEIGHT 3.00<br>MP<br>Flooring TIL<br>Interior Finish SRK<br>Construction RES<br>Exterior Wall DBRK<br>Foundation SLB |  |                                                                                                                                                                                                                                       |  |
| LAND VALUATION<br>LP DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIV UNIT PRC ADJ MADJ VAL SRC MKT VAL<br>1 LOT L V359500 A1 Yes SF 6820.00 sf 7.50 1.000 A 51,150<br>AS Code: 100.00% Market Area: 100.00%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | LAND ADJUSTMENTS<br>SEQ ADJ TYPE ADJ AMT ADJ %<br>AG No                                                                                                                                                                                                                                                        |  | PRODUCTIVITY VALUATION<br>AG USE TABLE UNIT AG VALUE<br>0.00 0 0                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                       |  |

# MAILOUT LIST

| PROP_ID | name                                                | addrDelive              | addrCity | addrState | addrZip   | legalDes_1                         |
|---------|-----------------------------------------------------|-------------------------|----------|-----------|-----------|------------------------------------|
| 286431  | GUERRA MARIA DE LOS ANGELES                         | 1205 E 2ND ST           | MISSION  | TX        | 8572-5921 | SOUTH BRYAN RIDGE LOT 3 BLK 5      |
| 286430  | GAONA ARIANA M                                      | 1203 E 2ND ST           | MISSION  | TX        | 8572-5921 | SOUTH BRYAN RIDGE LOT 2 BLK 5      |
| 710076  | OGUNNAIKE ABIMBOLA TITILAYO & OYEWOLE GBENGA        | 1214 SONORA ST          | MISSION  | TX        | 8572-5925 | VILLA ESCONDIDA LOT 43             |
| 710078  | GARCIA VIVIAN GANDARA                               | 1210 SONORA ST          | MISSION  | TX        | 8572-5925 | VILLA ESCONDIDA LOT 45             |
| 710069  | GONZALEZ VIRGINIA MARIA                             | 1211 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 36             |
| 710071  | SALAZAR MERCEDES GUZMAN                             | 1215 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 38             |
| 710058  | SALINAS CARLOS O & MELIDA PEQUENO                   | 1210 REYNOSA ST         | MISSION  | TX        | 8572-5948 | VILLA ESCONDIDA LOT 25             |
| 710068  | VALDEZ RUDY J & CECILIA M                           | 1209 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 35             |
| 710063  | HERRERA BLANCA L ARZAMENDI                          | 1200 REYNOSA ST         | MISSION  | TX        | 8572-5948 | VILLA ESCONDIDA LOT 30             |
| 710046  | CARDENAS HECTOR GONZALEZ & MARTHA REYNA DE GONZALEZ | 2817 TYLER AVE          | MCALLEN  | TX        | 8503-7990 | VILLA ESCONDIDA LOT 13             |
| 710062  | LUENGO JESSICA C & JOSE A RODRIGUEZ                 | 1202 REYNOSA ST         | MISSION  | TX        | 8572-5948 | VILLA ESCONDIDA LOT 29             |
| 710082  | RAMIREZ ALANA RAE & ROLANDO MENDOZA                 | 911 SOUTH MAIN ST       | PENITAS  | TX        | 8576-7359 | VILLA ESCONDIDA LOT 49             |
| 710080  | IBARRA MANLIO C & VIVIAN G GARCIA                   | 1206 SONORA ST          | MISSION  | TX        | 78572     | VILLA ESCONDIDA LOT 47             |
| 710081  | CHIU CRYSTAL                                        | 1204 SONORA ST          | MISSION  | TX        | 8572-5925 | VILLA ESCONDIDA LOT 48             |
| 710083  | TREVINO CASSANDRA LEIGH                             | 1200 SONORA ST          | MISSION  | TX        | 8572-5925 | VILLA ESCONDIDA LOT 50             |
| 710061  | FERNANDEZ IRENE                                     | 1204 REYNOSA ST         | MISSION  | TX        | 8572-5948 | VILLA ESCONDIDA LOT 28             |
| 710066  | DE LEON ARNOLDO ROMAN                               | 1205 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 33             |
| 710065  | RIOS SANDRA LEDESMA                                 | 1203 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 32             |
| 710077  | BRIONES HENRY                                       | 1212 SONORA ST          | MISSION  | TX        | 78572     | VILLA ESCONDIDA LOT 44             |
| 710070  | SALINAS PRISCILLA                                   | 1213 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 37             |
| 710059  | TELLEZ JOSE ANTONIO & MARIA GUADALUPE SALINAS       | 1208 REYNOSA ST         | MISSION  | TX        | 8572-5948 | VILLA ESCONDIDA LOT 26             |
| 710067  | CAMPUZANO MAXIMO SANDOVAL & DIANA                   | 1207 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 34             |
| 710064  | SUAREZ SERGIO R & MONICA RUTH                       | 1201 SONORA ST          | MISSION  | TX        | 8572-5926 | VILLA ESCONDIDA LOT 31             |
| 710045  | PEREZ PABLO JR                                      | 1203 REYNOSA ST         | MISSION  | TX        | 8572-5952 | VILLA ESCONDIDA LOT 12             |
| 710056  | GONZALEZ LINDA & ERNESTO CAMPOS                     | 1214 REYNOSA ST         | MISSION  | TX        | 8572-5948 | VILLA ESCONDIDA LOT 23             |
| 710057  | HILARIO AGUSTIN JR & YURITZI GONZALEZ               | 1212 REYNOSA ST         | MISSION  | TX        | 8572-5948 | VILLA ESCONDIDA LOT 24             |
| 710047  | GUTIERREZ MIREYA                                    | 1207 REYNOSA ST         | MISSION  | TX        | 8572-5952 | VILLA ESCONDIDA LOT 14             |
| 710048  | MONTALVO ALBERTO GUTIERREZ                          | 919 GILLETTE ST NO 1059 | HOUSTON  | TX        | 7019-2733 | VILLA ESCONDIDA LOT 15             |
| 710049  | TRONCOSO LILIA & JAVIER                             | 1211 REYNOSA ST         | MISSION  | TX        | 8572-5952 | VILLA ESCONDIDA LOT 16             |
| 286433  | GUERRA CINDY                                        | 1209 E 2ND ST           | MISSION  | TX        | 8572-5921 | SOUTH BRYAN RIDGE LOTS 4 & 5 BLK 5 |
| 710079  | CONFIDENTIAL                                        |                         |          |           |           |                                    |
| 710060  | CONFIDENTIAL                                        |                         |          |           |           |                                    |
| 286434  | BARBOSA EVANGELINA A                                | 1211 E 2ND ST           | MISSION  | TX        | 8572-5921 | SOUTH BRYAN RIDGE LOT 6 BLK 5      |



## CITY OF MISSION

### AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

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

**AGENDA ITEM:** 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 - Cervantes

#### NATURE OF REQUEST:

##### Project Timeline:

- May 11, 2026 – Application for Variance Request submitted to the City
- July 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.
- July 22, 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 Southeast corner of N. Perkins Avenue and W. 11<sup>th</sup>. Street.
- The applicant is requesting a variance to keep a 17' by 20' carport within 0' front setback 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.

#### STAFF RECOMMENDATION:

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



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

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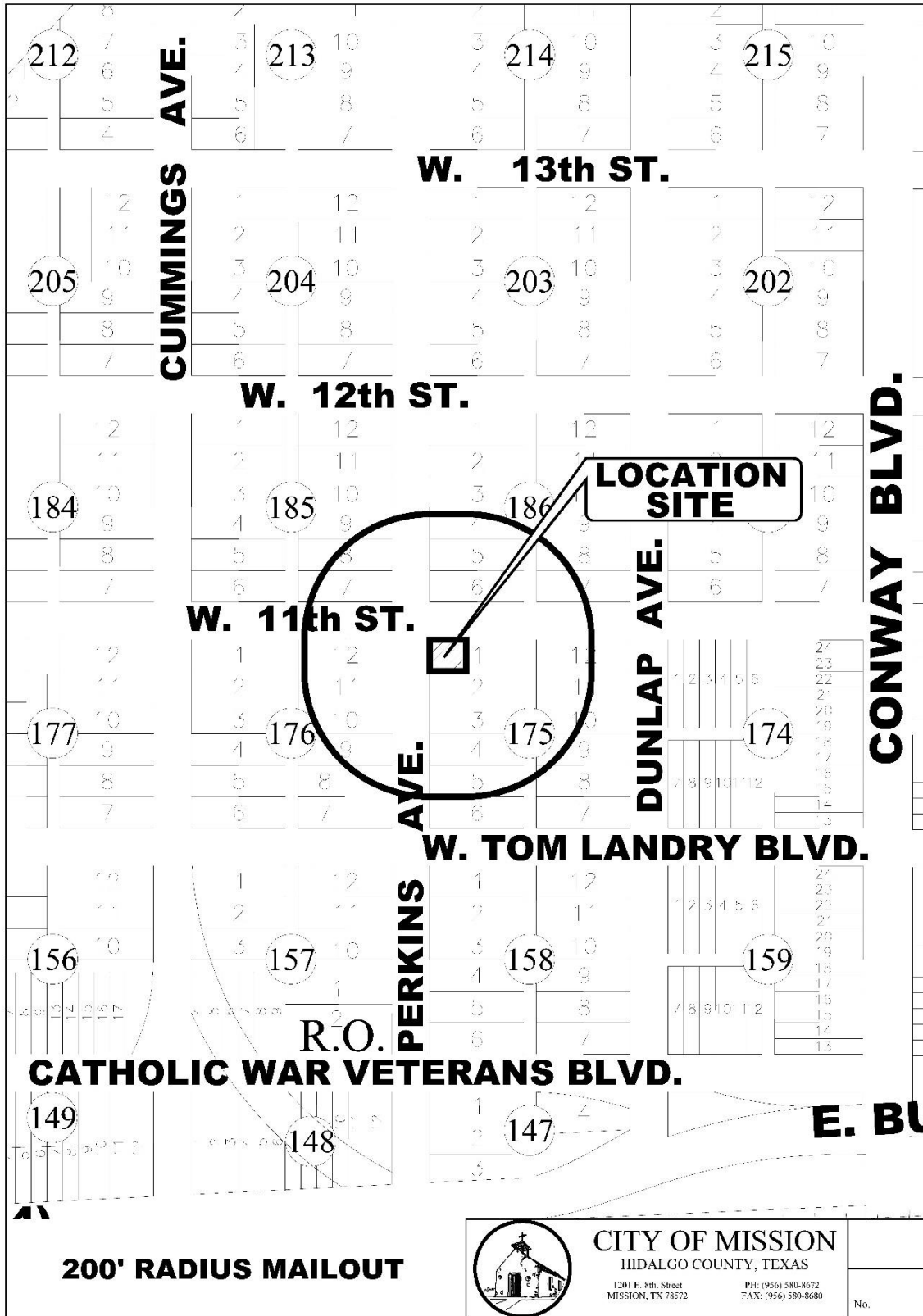
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

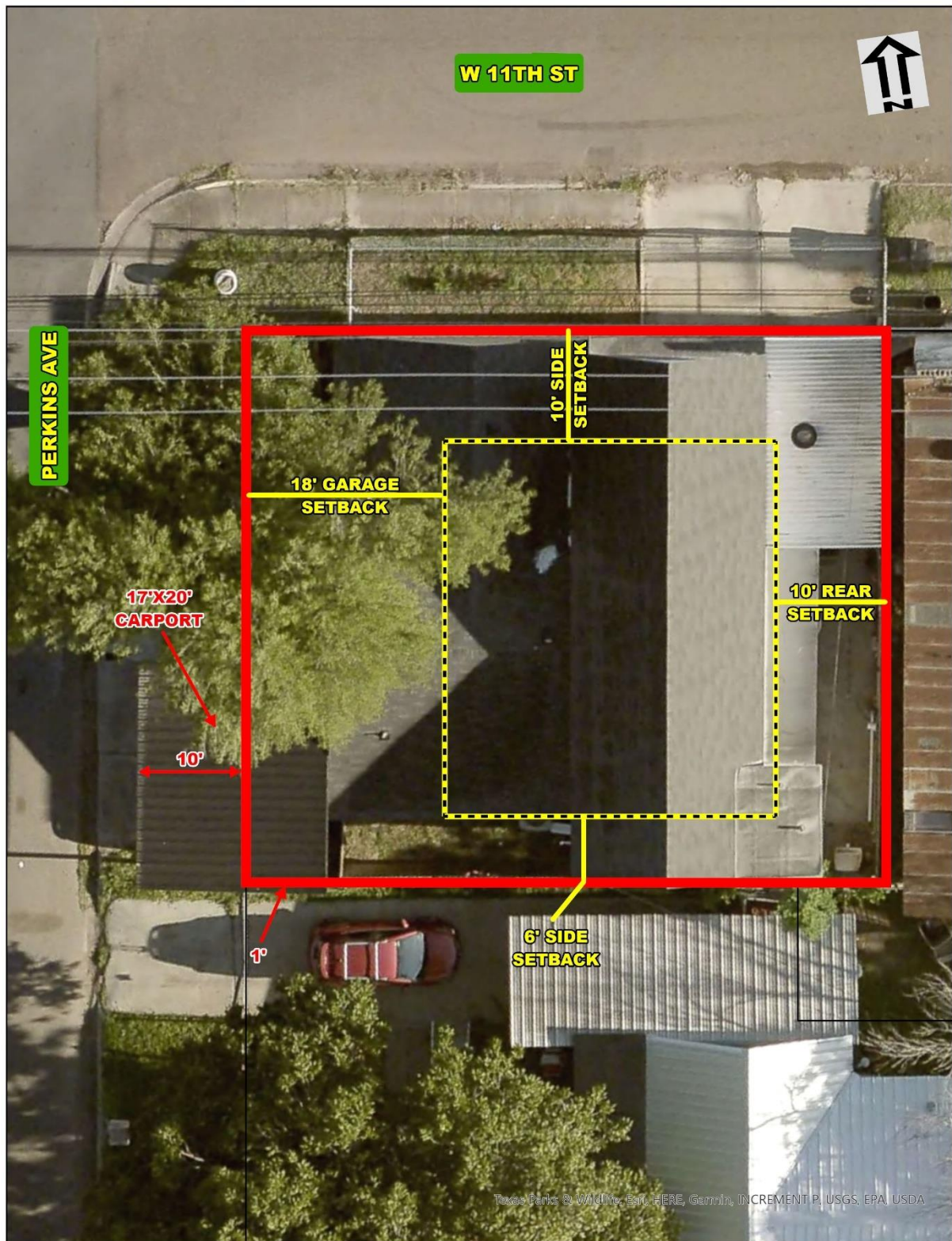
\_\_\_\_\_ NAYS

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

**LEGAL NOTICE MAP**

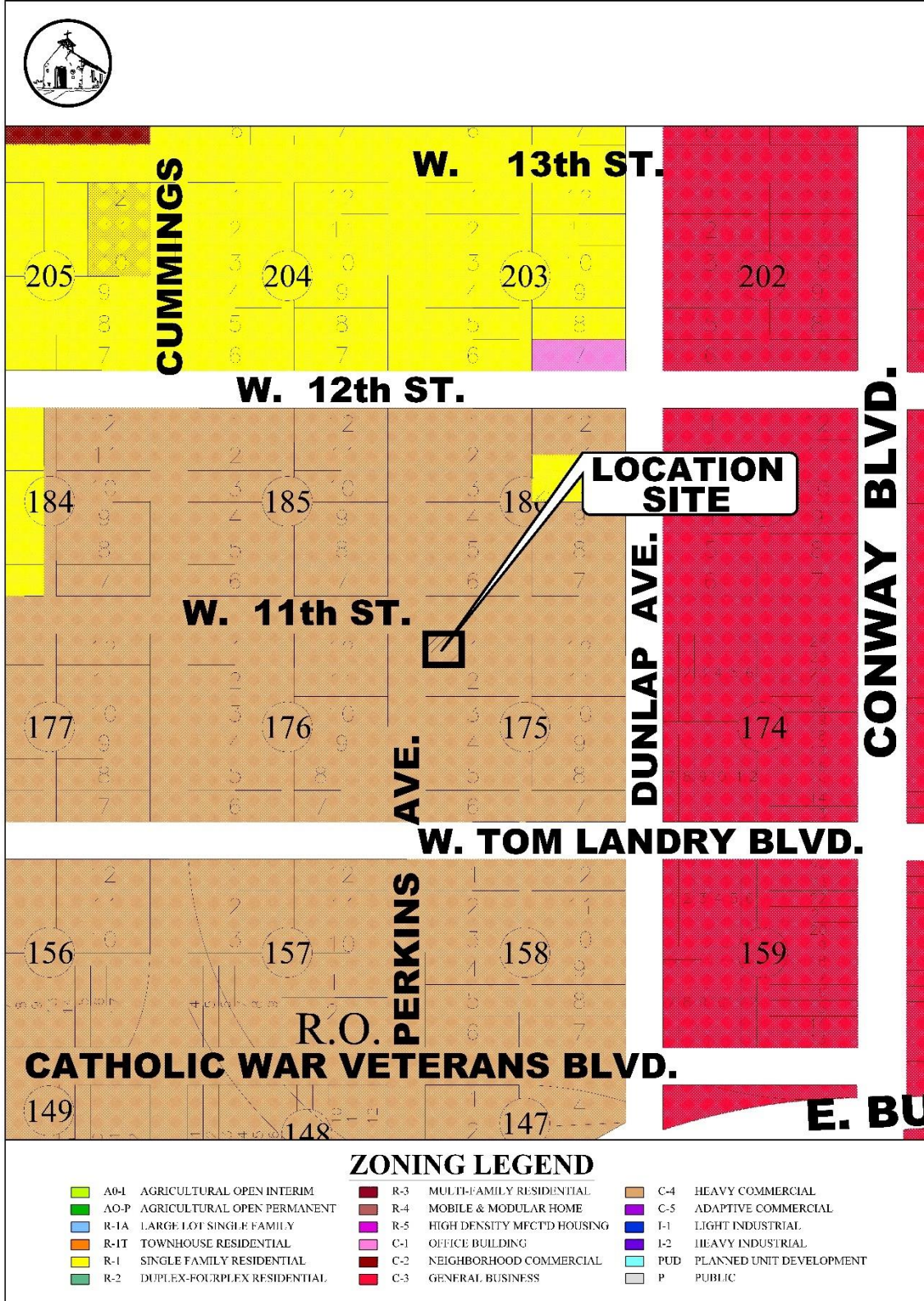


# AERIAL MAP





# ZONING MAP



## RECORDED PLAT



| RECORDED LOT |   |    |
|--------------|---|----|
| 8            | 5 | 8  |
| 7            | 6 | 7  |
| 12           |   | 12 |
| 11           | 1 | 11 |
| 10           | 2 | 10 |
| 9            | 3 | 9  |
|              | 4 |    |



**PICTURE**

10 The amount and the frequency

PICTURE





PICTURES





PICTURES



# APPRAISAL DISTRICT INFORMATION

| PROPERTY ID AND LEGAL DESCRIPTION                                                                                                                                                                                                                                                                                                                                   |      | OWNER ID, NAME, AND ADDRESS                                                                                                               |                 | OWNER ID %           | EXEMPTIONS                                                                                                                                                | VALUES                                                                                                                                            |                                                              | 2025                                                         | 2026    |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|---------|-------------------------|------|---------|------------------|----------------------|--------|----------|---------|--------|--------|-------------------------------|--------|---------|----------|----------|---------|-------|------|------|--|
| <b>239850</b><br>1022 PERKINS AVE, MSSION TX<br>MISSION ORIGINAL TOWNSITE W58 LOT 1 BLK 175<br>TYPE: R GBA<br>GEO ID: M5300-00-175-0001-00<br>Ref ID 1: 256373<br>Ref ID 2: R239850<br>SUBTYPE: RES<br>LEGAL ACREAGE:                                                                                                                                               |      | MALDONADO CECILIA MARIA<br>1022 PERKINS AVE<br>MSSION TX 78572                                                                            |                 | 1.280717<br>100.0000 | <b>HS, OV05</b><br><br><b>TAKING UNITS</b><br>CAD 100.00 CMB 103.00 DR1 100.00<br>GHD 100.00 JCC 103.00 SMS 100.00<br>SST 100.00 THW51 103.00 TMS1 100.00 | IMPROVEMENTS<br>LAND MARKET<br>MARKET VALUE<br>SPECIAL USE EXCL<br>APPRAISED VALUE<br>HS VALUE LIMIT<br>CIRCUIT BRKR UNIT<br><b>NET APPRAISED</b> | 145,951<br>21,750<br>166,801<br>0<br>166,801<br>0<br>166,801 | 148,677<br>21,750<br>169,827<br>0<br>169,827<br>0<br>169,827 |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
| <b>GENERAL</b><br>UTILITIES: AL GBA: 0<br>TOPOGRAPHY: LV NRA: 0<br>ROAD ACCESS: PCG UNITS: 0<br>ZONING: RS RENT: 0                                                                                                                                                                                                                                                  |      | <b>REMARKS</b><br>(2019) ADJ CPT % (2016) ADJ % (2013) ADJ %<br>2013/2013 N/C (2009) N/C 07/2009 N/C 07/2007<br>N/C (2009) N/C (2009) N/C |                 | <b>SKETCH</b><br>    |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
| <b>TAKING UNIT CD TAKING UNIT NAME</b><br>CAD APPRAISAL DISTRICT 100.00%<br>CMB CITY OF MISSION 100.00%<br>DR1 DRAINAGE DISTRICT #1 100.00%<br>GHD HIDALGO COUNTY 100.00%<br>JCC SOUTH TEXAS COLLEGE 100.00%<br>SMS MISSION SD 100.00%<br>SST SOUTH TEXAS SCHOOL 100.00%<br>THW51 MISSION TAX INCREMENT ZONE 1 100.00%<br>TMS1 MISSION TAX INCREMENT ZONE 1 100.00% |      | <b>PICTURE</b><br>                                                                                                                        |                 |                      |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
| <b>DEED HISTORY</b><br>DATE TYPE BOOK PG INST # BUYER SELLER<br>2024-02-14 WD null null 3522483 MALDONADO RICH ADLEMY<br>2024-02-14 DEED null null 3522482 RICH ADLEMY RICH BARBRA<br>2013-07-25 LFE null null 2433919 RICH BARBRA RICH ADLEMY G                                                                                                                    |      |                                                                                                                                           |                 |                      |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
| <b>IMPROVEMENT VALUATION</b>                                                                                                                                                                                                                                                                                                                                        |      |                                                                                                                                           |                 |                      |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
| #                                                                                                                                                                                                                                                                                                                                                                   | TYPE | DESCRIPTION                                                                                                                               | MODEL CLASS     | AREA                 | UN                                                                                                                                                        | PRC                                                                                                                                               | UNITS                                                        | STY                                                          | BUILT   | EF                      | YR   | COND    | FEAT             | AMT                  | VALUE  | DEP      | PHYS    | ECON   | FUNC   | COMP                          | ADJ    | VALUE   | #        | ADJ TYPE | ADJ AMT | ADJ % | DESC | CODE |  |
| 1                                                                                                                                                                                                                                                                                                                                                                   | MA   | Residential Main                                                                                                                          | RES BRKFA       | 412                  | 75.91                                                                                                                                                     | 1                                                                                                                                                 | 1                                                            | 1967                                                         | 2014    | AV                      | 0    | 31,276  | 87.00            | 100.00               | 100.00 | 100.00   | 100.00  | 100.00 | 100.00 | 0.87                          | 27,209 |         |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     | CPT  | CARPORT                                                                                                                                   | RES BRKFA       | 180                  | 25.05                                                                                                                                                     | 1                                                                                                                                                 | 1                                                            | 1967                                                         | 2014    | AV                      | 0    | 4,500   | 87.00            | 100.00               | 100.00 | 100.00   | 100.00  | 100.00 | 100.00 | 0.87                          | 3,923  |         |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     | CPT  | CARPORT                                                                                                                                   | RES BRKFA       | 216                  | 4.5                                                                                                                                                       | 1                                                                                                                                                 | 1                                                            | 1967                                                         | 2014    | AV                      | 0    | 972     | 80.00            | 100.00               | 100.00 | 100.00   | 100.00  | 100.00 | 100.00 | 0.90                          | 496    |         |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     | ENC  | ENCLOSED ADD                                                                                                                              | RES BRKFA       | 108                  | 68.32                                                                                                                                                     | 1                                                                                                                                                 | 1                                                            | 1967                                                         | 2014    | AV                      | 0    | 7,379   | 87.00            | 100.00               | 100.00 | 100.00   | 100.00  | 100.00 | 100.00 | 0.87                          | 6,420  |         |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     | MA2  | MAIN 2ND FL                                                                                                                               | RES BRKFA       | 664                  | 60.73                                                                                                                                                     | 1                                                                                                                                                 | 1                                                            | 1967                                                         | 2014    | AV                      | 0    | 40,325  | 87.00            | 100.00               | 100.00 | 100.00   | 100.00  | 100.00 | 100.00 | 0.87                          | 35,083 |         |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     | MA   | Residential Main                                                                                                                          | RES BRKFA       | 1,040                | 75.91                                                                                                                                                     | 1                                                                                                                                                 | 1                                                            | 1967                                                         | 2014    | AV                      | 0    | 78,946  | 87.00            | 100.00               | 100.00 | 100.00   | 100.00  | 100.00 | 100.00 | 0.87                          | 68,663 |         |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     | POR  | PORCH                                                                                                                                     | RES BRKFA       | 35                   | 18.98                                                                                                                                                     | 1                                                                                                                                                 | 1                                                            | 1967                                                         | 2014    | AV                      | 0    | 864     | 87.00            | 100.00               | 100.00 | 100.00   | 100.00  | 100.00 | 100.00 | 0.87                          | 578    |         |          |          |         |       |      |      |  |
| 1                                                                                                                                                                                                                                                                                                                                                                   |      |                                                                                                                                           | STCD: A1        | 2,655                |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      | 164,070 | AS Code: 100.00% | Market Area: 104.00% |        |          |         |        |        |                               |        | 148,077 |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     |      | Style:                                                                                                                                    | Finish Out: 100 |                      |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     |      |                                                                                                                                           |                 |                      |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |
| <b>LAND VALUATION</b>                                                                                                                                                                                                                                                                                                                                               |      |                                                                                                                                           |                 |                      |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         | <b>LAND ADJUSTMENTS</b> |      |         |                  |                      |        |          |         |        |        | <b>PRODUCTIVITY VALUATION</b> |        |         |          |          |         |       |      |      |  |
| LA DESCRIPTION                                                                                                                                                                                                                                                                                                                                                      | TYPE | SOIL                                                                                                                                      | CLS             | TABLE                | SC                                                                                                                                                        | HS                                                                                                                                                | METH                                                         | DIR                                                          | UNIT    | PRG                     | ADJ  | MADJ    | VAL SRC          | MT VAL               | SEQ    | ADJ TYPE | ADJ AMT | ADJ %  | AG     | USE                           | TABLE  | UNIT    | AG VALUE |          |         |       |      |      |  |
| 1 LOT                                                                                                                                                                                                                                                                                                                                                               | L    |                                                                                                                                           |                 | SMS1WN               | A1                                                                                                                                                        | Yes                                                                                                                                               | SF                                                           |                                                              | 2900.00 | sf                      | 7.50 | 1.000   |                  | 21,750               |        |          |         |        | No     |                               |        |         | 0.00     |          |         |       |      |      |  |
|                                                                                                                                                                                                                                                                                                                                                                     |      |                                                                                                                                           |                 |                      |                                                                                                                                                           |                                                                                                                                                   |                                                              |                                                              |         |                         |      |         |                  |                      |        |          |         |        |        |                               |        |         |          |          |         |       |      |      |  |

## MAILOUT LIST

| PROP_ID | name                                                    | addrDelive        | addrCity  | addrState | addrZip    |
|---------|---------------------------------------------------------|-------------------|-----------|-----------|------------|
| 239841  | CITY OF MISSION                                         | 1201 E 8TH ST     | MISSION   | TX        | 78572-5812 |
| 239951  | TOVIAS EDUARDO                                          | 3900 SAN GERARDO  | MISSION   | TX        | 78572-7557 |
| 239940  | PAPERMAN LLC                                            | 1103 PERKINS AVE  | MISSION   | TX        | 78572-3937 |
| 239948  | BARRERA JOSE GUADALUPE & EMMA                           | 1112 PERKINS AVE  | MISSION   | TX        | 78572-3936 |
| 239950  | MISSION IND SCHOOL DISTRICT                             | 1201 BRYCE DR     | MISSION   | TX        | 78572-4399 |
| 239941  | GARZA GERARDO                                           | 2722 ALAMEDA CIR  | MISSION   | TX        | 78574      |
| 239939  | BECHO IMELDA R                                          | 1101 PERKINS ST   | MISSION   | TX        | 78572      |
| 239949  | DUNN ROBERT L                                           | 216 W 11TH ST     | MISSION   | TX        | 78572-3916 |
| 239868  | GUERRA LITA ANNE                                        | 2214 REBEL RD     | AUSTIN    | TX        | 78704-5245 |
| 239853  | PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS | 4109 SAN GERARDO  | MISSION   | TX        | 78572-7377 |
| 239852  | MARTINEZ CARLOS & CRUZ OLIVIA                           | 1016 PERKINS AVE  | MISSION   | TX        | 78572-3934 |
| 239851  | VELA JOSE ANTONIO & JOSE LUIS                           | 217 W 11TH ST     | MISSION   | TX        | 78572-3915 |
| 239850  | MALDONADO CECILIA MARIA                                 | 1022 PERKINS AVE  | MISSION   | TX        | 78572      |
| 239867  | TIME WARNER COMMUNICATIONS RGV                          | PO BOX 7467       | CHARLOTTE | NC        | 28241-7467 |
| 239872  | GARCIA FRANKE                                           | 2119 LIBERTY ST   | MISSION   | TX        | 78573-9862 |
| 239871  | HERNANDEZ JAVIER                                        | 1111 W NOLANA AVE | MCALLEN   | TX        | 78504-3747 |
| 239870  | ROCHA ESTEVAN GABRIEL                                   | 1015 PERKINS      | MISSION   | TX        | 78572-3935 |
| 239869  | CANTU ROSA SALINAS                                      | 1015 PERKINS AVE  | MISSION   | TX        | 78572-3935 |





## CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

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

**AGENDA ITEM:** 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 - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- May 29, 2026 – Application for Variance Request submitted to the City
- July 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.
- July 22, 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) 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 Trosper 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.

---

**RECORD OF VOTE:**

**APPROVED:**

\_\_\_\_\_

**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

## APPLICATION FORM



# ZONING BOARD OF ADJUSTMENTS APPLICATION

NAME: Raymundo Platas PHONE: 956-258-4656

ADDRESS: 613 Mountain Rd RECEIVED BY: \_\_\_\_\_

CITY: Mission TX DATE: \_\_\_\_\_

SUBDIVISION: Trospic Creek LOT: 20 BLOCK: \_\_\_\_\_

APPROX. LOCATION: \_\_\_\_\_

ZONE: \_\_\_\_\_

PURPOSE: Variance for side setback

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## \*OFFICE USE ONLY\*

\*\*\*\*\*

ZBA ACTION: \_\_\_\_\_ PASSED \_\_\_\_\_ TABLED \_\_\_\_\_ FAILED DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

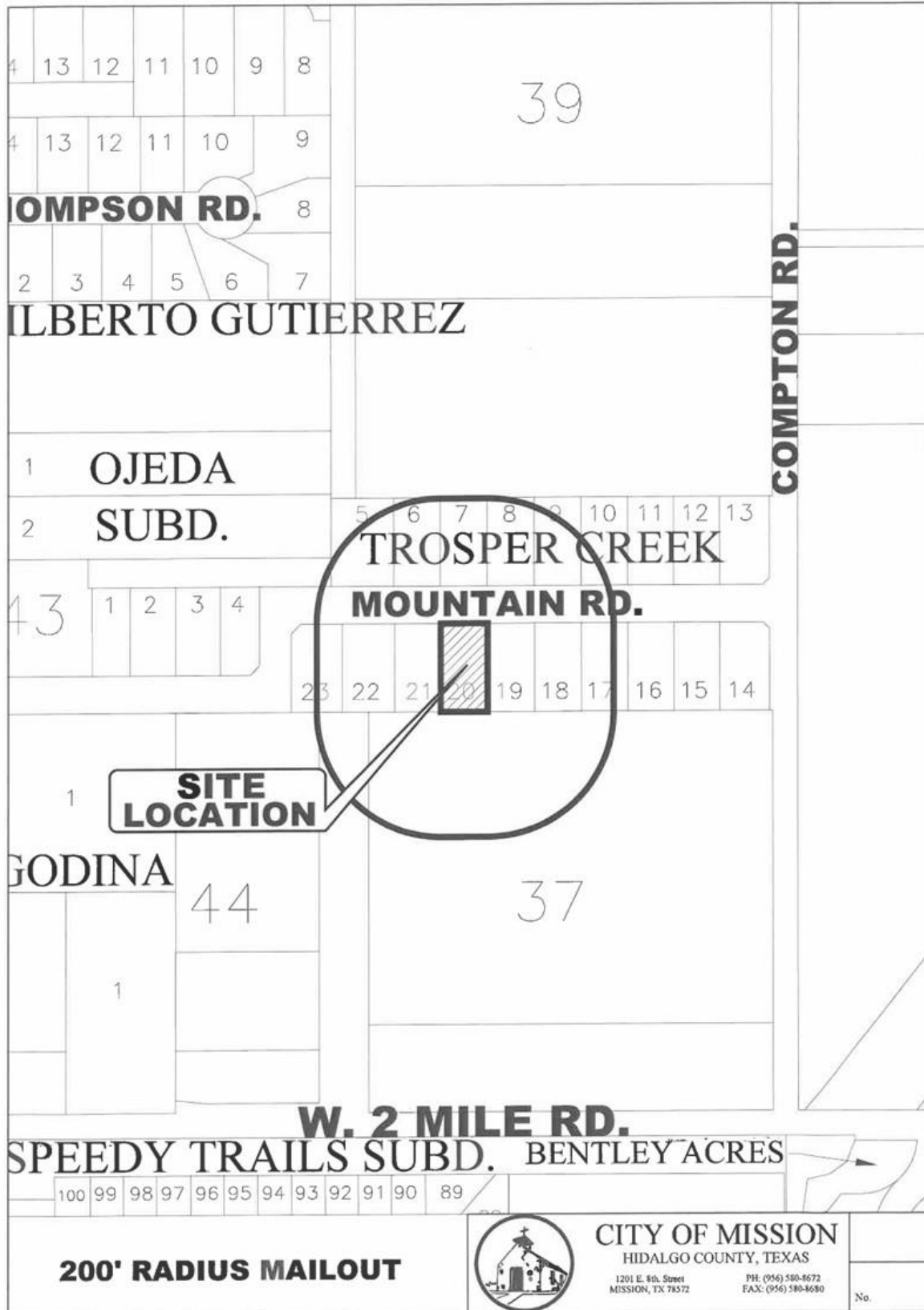
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LETTERS MAILED: \_\_\_\_\_ FILING FEE: \$250.00 RECEIPT NO.: 20260483

APPLICANT'S SIGNATURE: Raymundo P. Platas



**LEGAL NOTICE MAP**



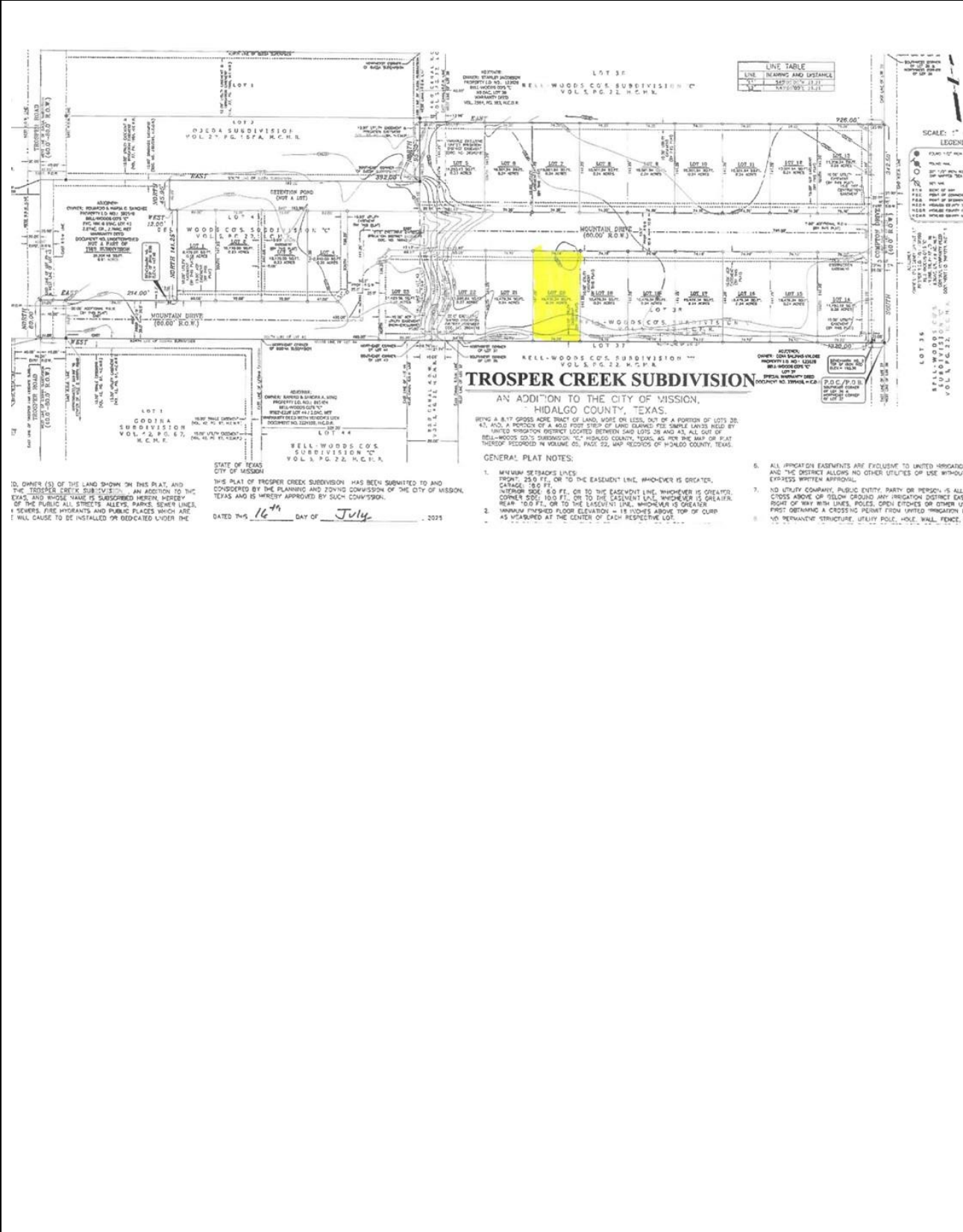
**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-6672  
FAX: (956) 580-6680

No.

**RECORDED PLAT WITH SUBJECT PROPERTY HIGHLIGHTED**



## PROPERTY SURVEY





PHOTO OF THE TWO DUPLEXES IN THE LOT





PHOTO OF THE ENCROACHMENT





PHOTO OF THE ENCROACHMENT





## MAILOUT LIST

| PROP_ID | name                   | addrDelive             | addrCity   | addrState | addrZip    |
|---------|------------------------|------------------------|------------|-----------|------------|
| 123518  | SALINAS-VALDEZ DINA    | 3608 COMPTON DR        | MISSION    | TX        | 78573-3562 |
| 815404  | NINO RAMIRO & SANDRA A | 3300 N TROSPER RD      | MISSION    | TX        | 78573-1495 |
| 349872  | TROSPER CREEK LP       | PO BOX 2601            | MCALLEN    | TX        | 78502      |
| 349867  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349862  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349856  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349850  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349844  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349804  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349799  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349794  | TROSPER CREEK LP       | 282 ED ENGLISH DR      | SHENANDOAH | TX        | 77385      |
| 349789  | TROSPER CREEK LP       | 282 ED ENGLISH DR      | SHENANDOAH | TX        | 77385      |
| 349784  | TROSPER CREEK LP       | 614 MOUNTAIN RD        | MISSION    | TX        | 78573      |
| 349873  | TROSPER CREEK LP       | PO BOX 2601            | MCALLEN    | TX        | 78502      |
| 349868  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349863  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349857  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349851  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349845  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349805  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349800  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349795  | TROSPER CREEK LP       | 282 ED ENGLISH DR      | SHENANDOAH | TX        | 77385      |
| 349790  | TROSPER CREEK LP       | 282 ED ENGLISH DR      | SHENANDOAH | TX        | 77385      |
| 349785  | TROSPER CREEK LP       | 614 MOUNTAIN RD        | MISSION    | TX        | 78573      |
| 349874  | TROSPER CREEK LP       | PO BOX 2601            | MCALLEN •  | TX        | 78502      |
| 349869  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349864  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349858  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349852  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349846  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349806  | EVA CONSTRUCTION LLC   | 2112 S SHARY RD STE 10 | MISSION    | TX        | 78572      |
| 349801  | TROSPER CREEK LP       | 4405 S SHARY RD        | MISSION    | TX        | 78572      |
| 349796  | TROSPER CREEK LP       | 282 ED ENGLISH DR      | SHENANDOAH | TX        | 77385      |



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

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

**AGENDA ITEM:** 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 - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 09, 2026 – Application for Variance Request submitted to the City
- July 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.
- July 22, 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 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.

| <u>Legal Description</u> | <u>Variance Request</u>                 | <u>Date of Meeting</u> | <u>Recommendation</u> |
|--------------------------|-----------------------------------------|------------------------|-----------------------|
| Lot 44                   | To allow 400ft shed<br>Instead of 269ft | 09-21-16               | Denied                |

Lot 62

To have a 10.8ft rear

04-20-16

Approved

Instead of the required 15ft

- 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.

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

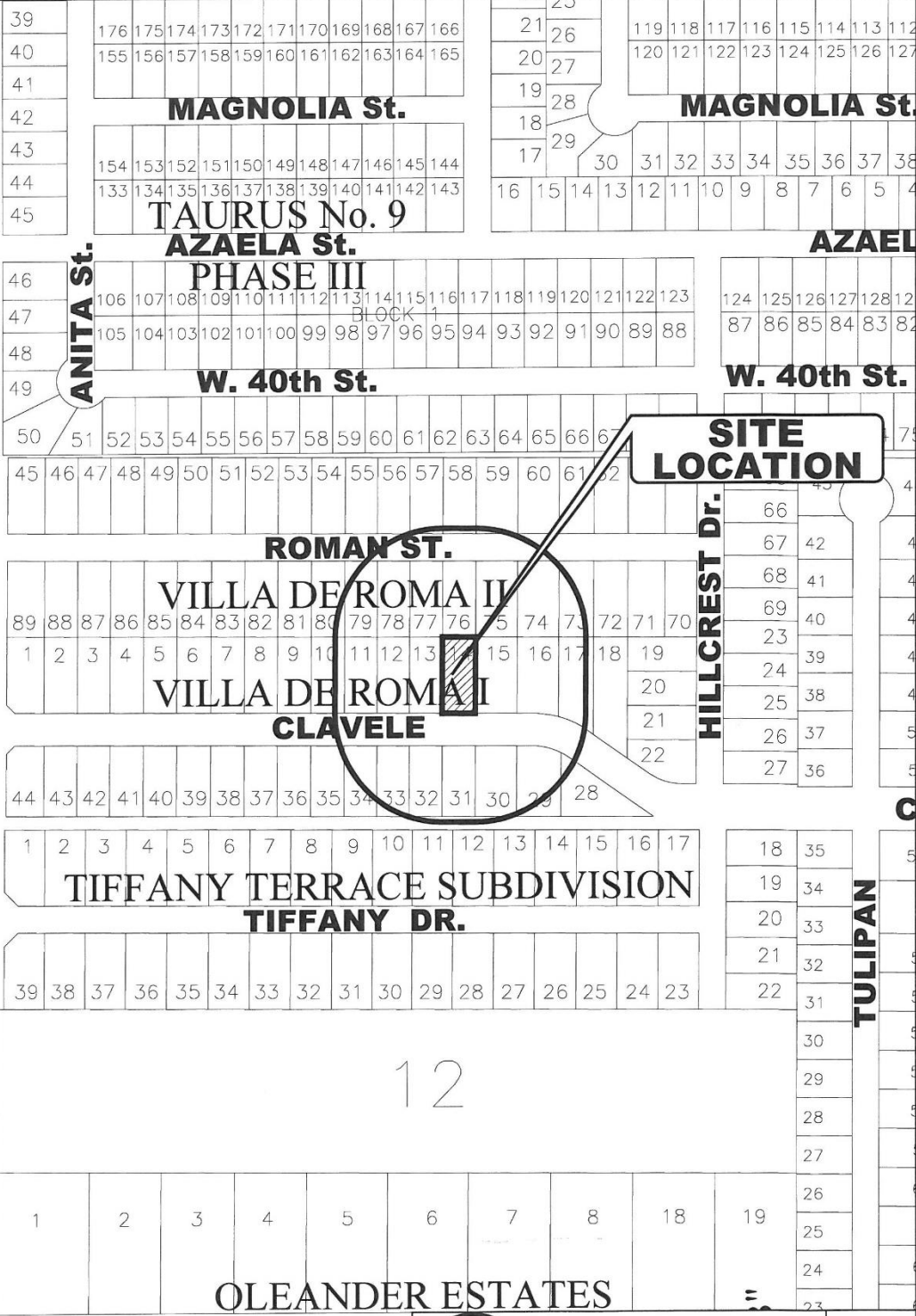
\_\_\_\_\_ NAYS

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



# LEGAL NOTICE MAP

**MOOREFIELD ROAD.**



**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.

# AERIAL MAP

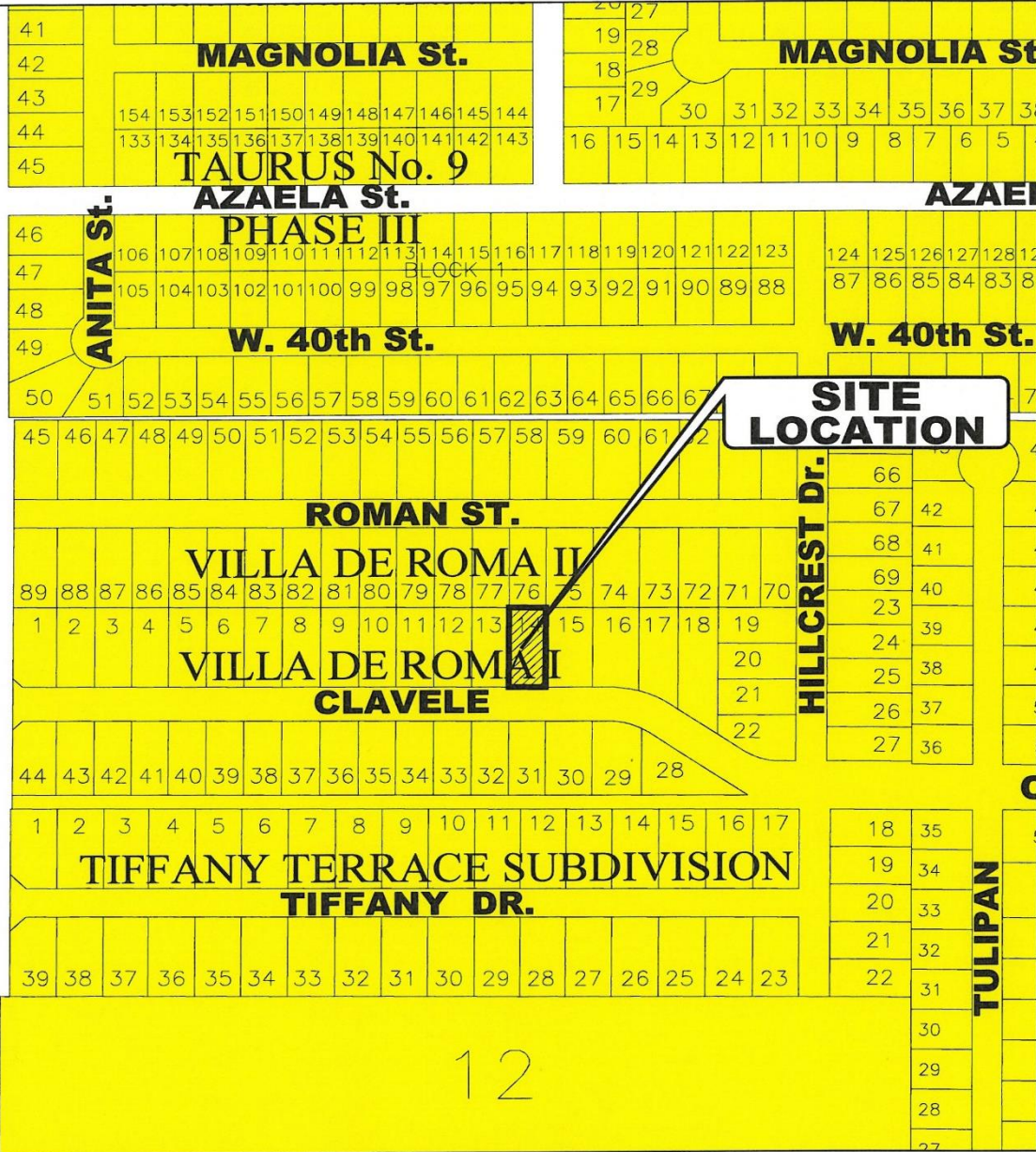




# ZONING MAP



**MOOREFIELD ROAD.**

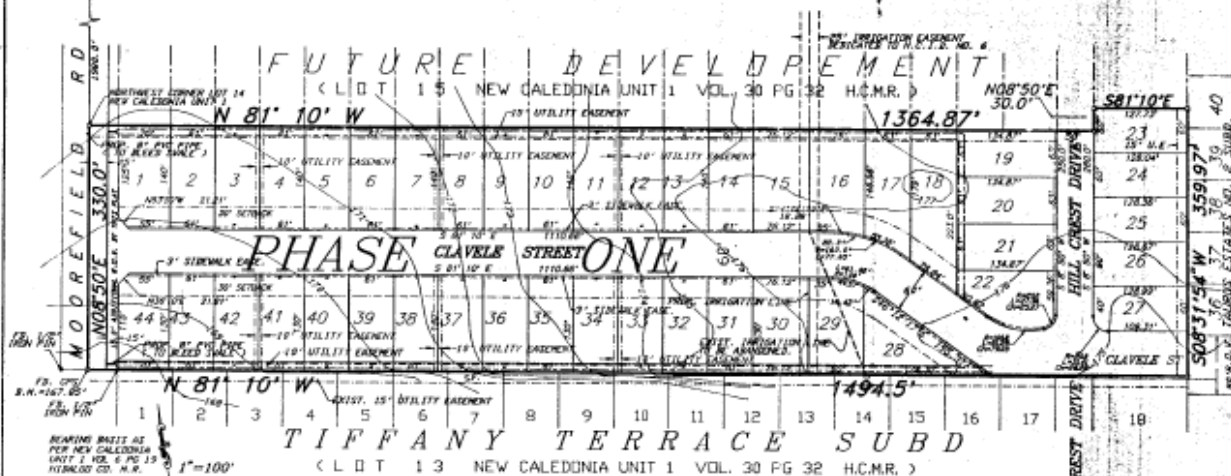


## ZONING LEGEND

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



## RECORDED PLAT



DATE OF PREPARATION OF PLAT  
JULY 10, 1997  
ARTYDSD JAN. 26, 1998

THE STATE OF TEXAS,  
COUNTY OF STARR.

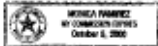
WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "VILLA DE ROMA" SUBDIVISION TO THE CITY OF MISSION, TEXAS, AND WHOLE NAMES ARE SUBSCRIBED HEREON, HEREBY INDICATE TO THE USE OF THE PUBLIC FOR THE ALL STREETS, ALLEYS, EASEMENTS, WATER COURSES AND DRAINAGE.

*Eloy Vera - PRAC*  
ELOY VERA - PRAC

THE STATE OF TEXAS,  
COUNTY OF STARR.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY OF JULY, 1997, ELOY VERA AND FELIX VERA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF JULY, 1997.



MONICA RAMIREZ  
MONICA RAMIREZ NOTARY PUBLIC, STATE OF TEXAS  
EXP. DATE 10 - 6 - 2000

CERTIFICATION BY THE CHAIRMAN OF THE CONSTITUTED COMMISSION OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

THE STATE OF TEXAS,  
COUNTY OF STARR.

I, THE UNDERSIGNED (A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR), ELOY VERA 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 ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



ELOY VERA  
PROFESSIONAL ENGINEER # 40794  
REG. PROF. LAND SURVEYOR # 2948  
P.O. BOX 880  
RIO GRANDE, TEXAS 78066

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

*Monica Ramirez*  
AT CITY CLERK'S OFFICE

THIS PLAT APPROVED THIS 10th DAY OF JULY, 1997.

*Monica Ramirez*  
AT CITY CLERK'S OFFICE

HIDALGO CO. REGISTRATION DIST NO. 6

FILED FOR RECORD THIS 10th DAY OF JULY, 1998.

VOL. PAGE

COUNTY CLERK  
HIDALGO COUNTY, TEXAS

33 1200  
Page 1 of 1200  
Hidalgo County, Texas  
Mission and Hark, Inc.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM WITH THE DRAINAGE DISTRICT OF THE DISTRICT ADOPTED UNDER THE WATER CODE ACTING. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE DRAINAGE SURFACE, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS SUCCESSORS TO MAKE THEIR OWN DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

EX. 1/1/97

- GENERAL NOTES:
1. ANTICIPATED WATER CREATED BY A 100 YEAR STORM WILL NOT FLOOD IN THIS SUBDIVISION. THIS SUBD. IS IN ZONE "C" OF FEMA'S FLOOD INSURANCE RATE - COMM. FLOOD NO. 10000A DATED AND REVISED SEPTEMBER 24, 1986.
  2. SETBACK LINES ARE AS FOLLOWS:  
FRONT: 40' SIDE: 10' REAR: 10' CORNER: 10'
  3. SETBACK ADJACENT TO ARTERIAL IS 20' CORNER SETBACK.
  4. MINIMUM FINISHED FLOOR ELEV. IS 18" ABOVE TOP OF CURB.
  5. BENCH MARK: TOP OF C.P.S. AT SOUTHWEST CORNER OF LOT 14 ELEV. = 167.05
  6. NO BUILDINGS OR STRUCTURES PERMITTED OVER AND ON ANY EASEMENTS.
  7. EACH LOT SHALL BE ASSIGNED TO RETAIN 300 CF.
  8. ONLY ONE FAMILY DWELLING PER LOT.
  9. NO ACCESS TO OR FROM MISSION ROAD FROM LOT NOS. 1 AND 43.
  10. A 5' FURNACE IS REQUIRED ALONG MISSION ROAD AND CLAYVILLE AND 4' SIDEWALKS ON HOLLANDS. SIDEWALKS ON CLAYVILLE & HOLLANDS TO BE PAVED AT BUILDING PERMIT STAGE.

## METERS AND BOUNDS DESCRIPTION

AP. 63 ACRES OF LAND MORE OR LESS OUT OF AND FORMING A PART OF PORTION OF LOT NOS. 14 AND 15, NEW CALEDONIA, UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER PLAT RECORDED IN VOL. 6, PG. 19 IN THE COUNTY CLERK'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON PIN AT CORNER OF FENCE, FOR THE NORTHEAST CORNER HEREIN, THE INTERVISED NORTHEAST CORNER OF LOT NO. 15 AND THE SOUTHWEST CORNER OF LOT NO. 14, NEW CALEDONIA, UNIT NO. 1 AS PER MAP RECORDED IN VOL. 6, PG. 19 OF THE HIDALGO COUNTY MAP RECORDS, THENCE, 120' 4" 1/4" N 88° 12' 0" E TO A 1/2" IRON PIN, FOR THE SOUTHWEST CORNER HEREIN, THENCE WITH THE SOUTH LINE OF SAID LOT NO. 14, N 88° 12' 0" E, 1494.58 FEET TO A 1/2" IRON PIN, FOR THE SOUTHWEST CORNER HEREIN, THENCE, 120' 4" 1/4" N 88° 12' 0" E, 1494.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 63 ACRES OF LAND MORE OR LESS.



| LOT # | ACRES | TOTAL ACRES |
|-------|-------|-------------|
| 1     | 1.00  | 63.00       |
| 2     | 1.00  | 64.00       |
| 3     | 1.00  | 65.00       |
| 4     | 1.00  | 66.00       |
| 5     | 1.00  | 67.00       |
| 6     | 1.00  | 68.00       |
| 7     | 1.00  | 69.00       |
| 8     | 1.00  | 70.00       |
| 9     | 1.00  | 71.00       |
| 10    | 1.00  | 72.00       |
| 11    | 1.00  | 73.00       |
| 12    | 1.00  | 74.00       |
| 13    | 1.00  | 75.00       |
| 14    | 1.00  | 76.00       |
| 15    | 1.00  | 77.00       |
| 16    | 1.00  | 78.00       |
| 17    | 1.00  | 79.00       |
| 18    | 1.00  | 80.00       |
| 19    | 1.00  | 81.00       |
| 20    | 1.00  | 82.00       |
| 21    | 1.00  | 83.00       |
| 22    | 1.00  | 84.00       |
| 23    | 1.00  | 85.00       |
| 24    | 1.00  | 86.00       |
| 25    | 1.00  | 87.00       |
| 26    | 1.00  | 88.00       |
| 27    | 1.00  | 89.00       |
| 28    | 1.00  | 90.00       |
| 29    | 1.00  | 91.00       |
| 30    | 1.00  | 92.00       |
| 31    | 1.00  | 93.00       |
| 32    | 1.00  | 94.00       |
| 33    | 1.00  | 95.00       |
| 34    | 1.00  | 96.00       |
| 35    | 1.00  | 97.00       |
| 36    | 1.00  | 98.00       |
| 37    | 1.00  | 99.00       |
| 38    | 1.00  | 100.00      |
| 39    | 1.00  | 101.00      |
| 40    | 1.00  | 102.00      |

LOCATION MAP



## VERA ENGINEERING

Rio Grande City, Tex.

6 1/2 MILES EAST HWY. 83  
P.O. BOX 880 RIO GRANDE, TEXAS 78064  
PHONE (956) 487-3717  
FAX (956) 487-1121

| No. | DATE | BY |
|-----|------|----|
| 1   |      |    |
| 2   |      |    |
| 3   |      |    |
| 4   |      |    |
| 5   |      |    |

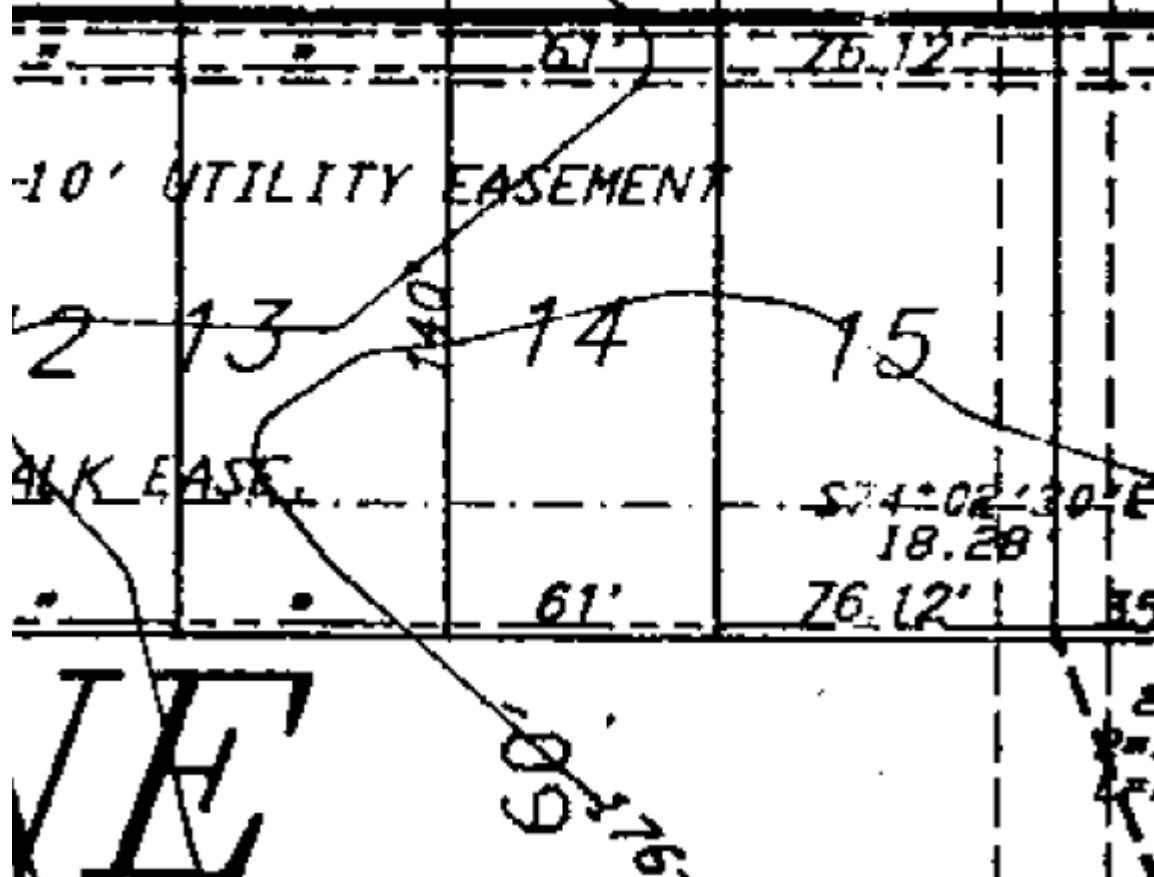
## VILLA DE ROMA SUBD

to the CITY of MISSION, TEXAS

|          |          |       |              |                 |
|----------|----------|-------|--------------|-----------------|
| DRAWN BY | minojana | SCALE | 1"=100'      | MATERIAL        |
| CHK'D    | vera     | DATE  | Jan 26, 1998 | DRAWING NUMBER  |
| TRACED   |          | SHEET | 1 OF 13      | C: Landstar Inc |

RECORDED LOT

NIT 1 VOL. 30 PG 32



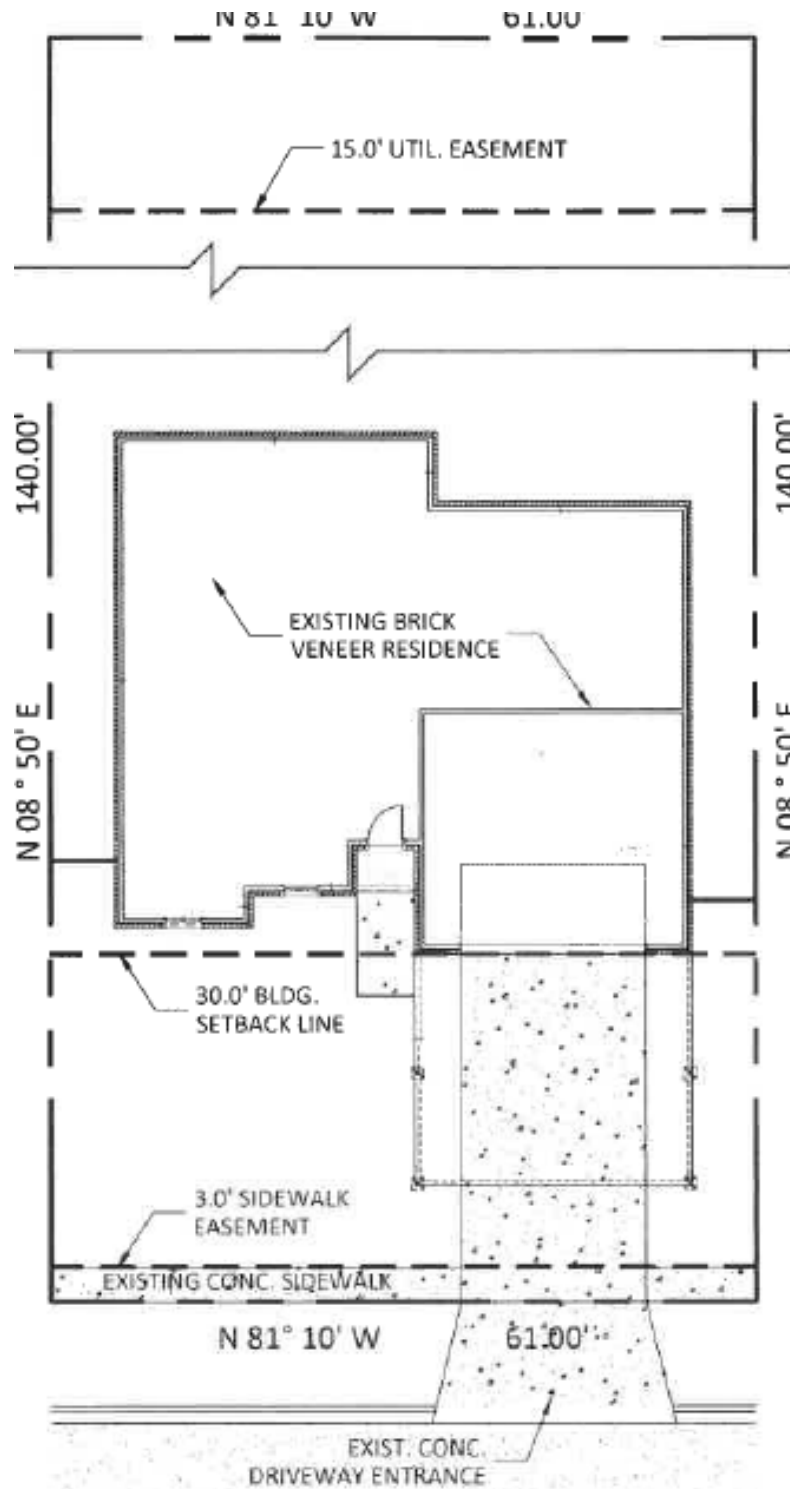
## PLAT NOTES

## GENERAL NOTES:

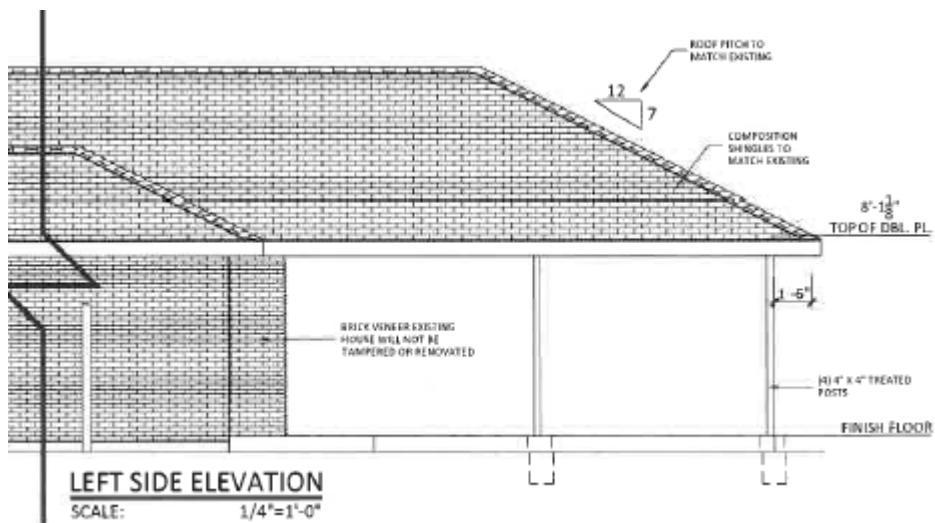
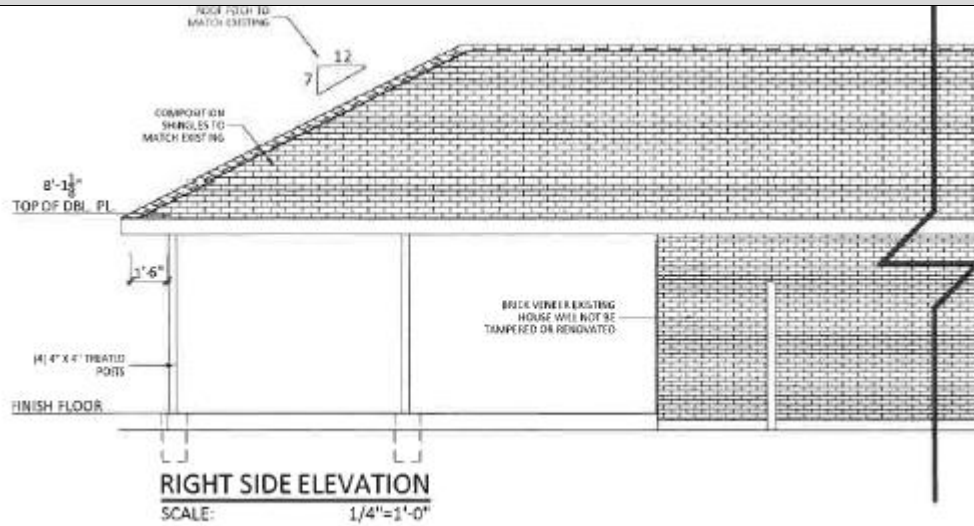
1. ANTICIPATED WATER CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBD. IS IN ZONE "C" OF FEMA'S FLOOD INSURANCE MAP - COMM. PANEL NO. 480334 0400 MAP REVISED NOVEMBER 16, 1982.
2. SETBACK LINES ARE AS FOLLOWS:  
 FRONT: AS SHOWN  
 REAR: 10'  
 SIDE: 6'  
 CORNER: 10'  
 MOOREFIELD ROAD 20'  
 SETBACK ADJACENT TO ARTERIAL IS 20' CORNER SETBACK.
3. MINIMUM FINISHED FLOOR ELEV. IS 18" ABOVE TOP OF CURB.
4. BENCH MARK: TOP OF C.P.S. AT SOUTHWEST CORNER OF LOT 14  
 ELEV. = 167.85'
5. NO BUILDINGS OR STRUCTURES PERMITTED OVER AND ON ANY EASEMENTS.
6. EACH LOT SHALL BE REQUIRED TO RETAIN 308 CF.
7. ONLY ONE FAMILY DWELLING PER LOT.
8. NO ACCESS ON TO MOOREFIELD ROAD FROM LOT NOS. 1 AND 43.
9. A 5' SIDEWALK IS REQUIRED ALONG MOOREFIELD AND CLAVELE AND 4' SIDEWALKS ON HILLCREST. SIDEWALKS ON CLAVELE & HILLCREST TO BE PAVED AT BUILDING PERMIT STAGE.



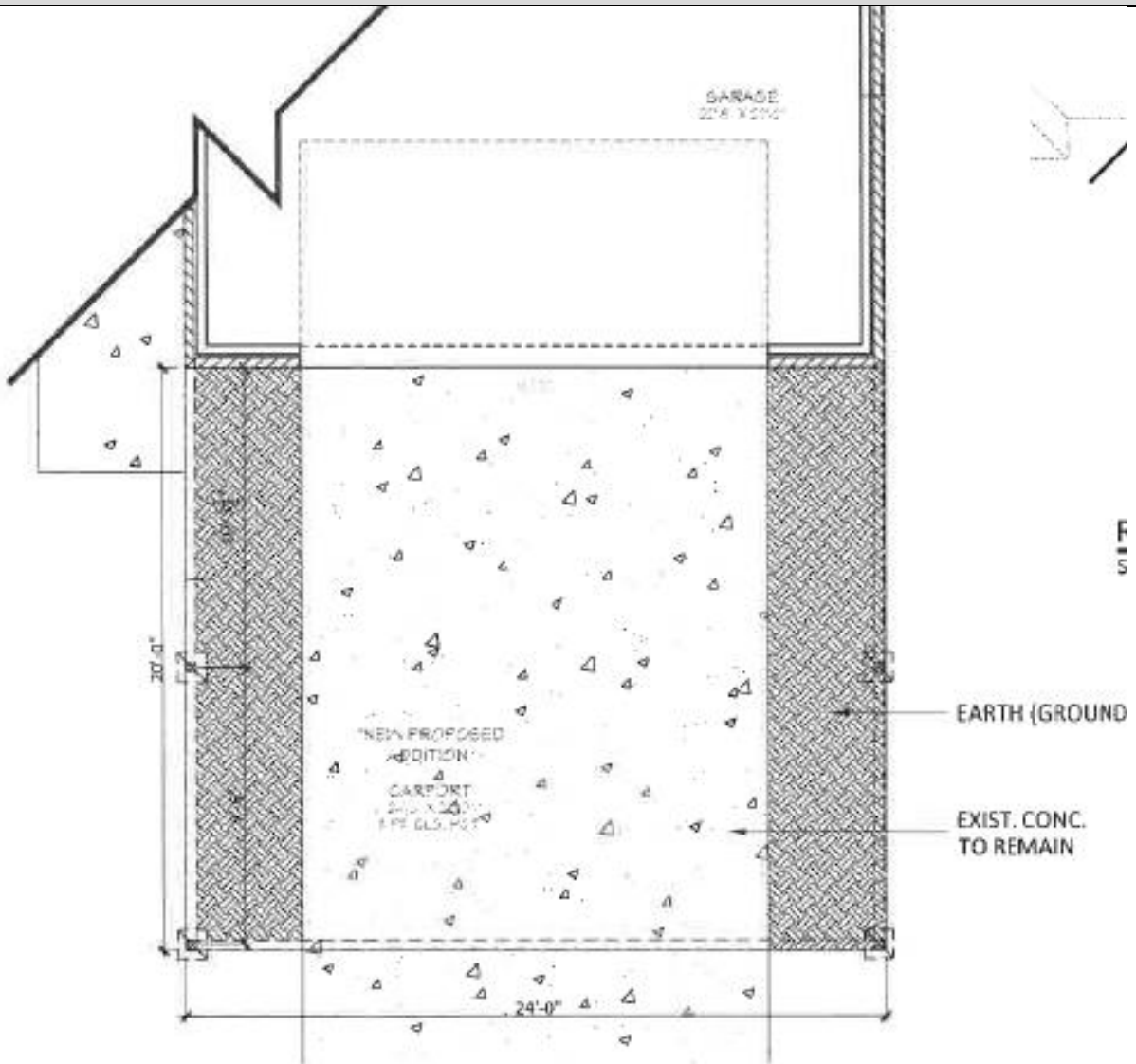
PLANS



## PLANS



## PLANS



### FLOOR PLAN

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



## MAILOUT LIST

| PROP_ID | name                                             | addrDelive        | addrCity   | addrState | addrZip    |
|---------|--------------------------------------------------|-------------------|------------|-----------|------------|
| 637118  | PEREZ MAURO E & FELICITA                         | 2010 ROMAN ST     | MISSION    | TX        | 78573-8203 |
| 637134  | CORONADO JUANITA                                 | 2011 ROMAN ST     | MISSION    | TX        | 78573-8203 |
| 637135  | ESPINOSA OSCAR                                   | 2413 PEBBLE ST    | MISSION    | TX        | 78574      |
| 637136  | MUNOZ ELIAS & JANETTE GARCIA                     | 2015 ROMAN ST     | MISSION    | TX        | 78573-8203 |
| 583037  | GARZA JOSE GUSTAVO & BLANCA E                    | 2008 CLAVEL DR    | MISSION    | TX        | 78573-8500 |
| 583051  | GUERRA DAVID GUAJARDO & ROCIO DEL CARMEN         | 2005 CLAVEL DR    | MISSION    | TX        | 78573-8501 |
| 637133  | CONFIDENTIAL                                     |                   |            |           |            |
| 545940  | PENA ENRIQUE RAFAEL & RITA B                     | 2008 TIFFANY DR   | MISSION    | TX        | 78573-3984 |
| 637116  | ORTIZ JOSE S & PENELOPE A                        | 2014 ROMAN ST     | MISSION    | TX        | 78573-8203 |
| 637117  | PEREZ MAURO E & FELICITA E                       | 2010 ROMAN ST     | MISSION    | TX        | 78573-8203 |
| 637138  | RODRIGUEZ PEDRO BURGOS & ONEIDA ZAMARRIPA PELAYO | 2101 ROMAN STREET | MISSION    | TX        | 78573-8204 |
| 637132  | SALINAS CYNTHIA & JESUS MANUEL TREVINO           | 2007 ROMAN ST     | MISSION    | TX        | 78573-8203 |
| 637137  | GONZALEZ BELEN HERNANDEZ                         | 2017 ROMAN ST     | MISSION    | TX        | 78573-8203 |
| 583035  | MATA PAMELA                                      | 2012 CLAVEL DR    | MISSION    | TX        | 78573-8500 |
| 583039  | HINOJOSA ROSALBA BARRERA                         | 2004 CLAVEL DR    | MISSION    | TX        | 78573-8500 |
| 583057  | VILLALOBOS EUGENIO & FRANCISCA                   | 2103 CLAVEL DR    | MISSION    | TX        | 78573-8503 |
| 583055  | HERNANDEZ JUAN S JR & ANA E                      | 2013 CLAVEL ST    | MISSION    | TX        | 78573-8501 |
| 583052  | DE LA GARZA LAURIE ANN                           | 2007 CLAVEL ST    | MISSION    | TX        | 78573-8501 |
| 545938  | MARTINEZ LOURDES                                 | 2012 TIFFANY DR   | MISSION    | TX        | 78573      |
| 637139  | ARRATIA ARNULFO & LAURA                          | 12510 BRITTA LN   | TEXAS CITY | TX        | 77568-2536 |
| 583036  | VALDEZ LINA V & RAMIRO E FLORES III              | 2010 CLAVELE ST   | MISSION    | TX        | 78573-8500 |
| 583038  | LOPEZ ELIZABETH                                  | 2006 CLAVEL DR    | MISSION    | TX        | 78573      |
| 583056  | AREVALO GONZALO & MARIA ELENA                    | 2101 CLAVEL DR    | MISSION    | TX        | 78573-8503 |
| 583050  | LUCIO JOSE MANUEL & MARTHA O                     | 2001 CLAVEL DR    | MISSION    | TX        | 78573-8501 |
| 545937  | RIZO FIDEL & MARIA ELVA                          | 2014 TIFFANY ST   | MISSION    | TX        | 78573-3984 |
| 583034  | HAMBY VALERIE A                                  | 2014 CLAVEL DR    | MISSION    | TX        | 78573-8500 |
| 583033  | TIJERINA IRMA                                    | 2100 CLAVEL DR    | MISSION    | TX        | 78573-8502 |
| 583032  | MONTALVO SYLVIA                                  | 2102 CLAVEL DR    | MISSION    | TX        | 78573-8502 |
| 583054  | HINOJOSA ALVARO AMERICO & MARIA C HINOJOSA       | 2011 CLAVELE DR   | MISSION    | TX        | 78573-8501 |
| 583053  | LUGO HECTOR & MARIA E                            | 1009 JOSHUA DR    | MISSION    | TX        | 78574      |
| 545939  | GARCIA MARTHA & ESTEBAN                          | 2010 TIFFANY ST   | MISSION    | TX        | 78573-3984 |



# CITY OF MISSION

## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

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

**AGENDA ITEM:** 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 - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- June 09, 2026 – Application for Variance Request submitted to the City
- July 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.
- July 22, 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 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.

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

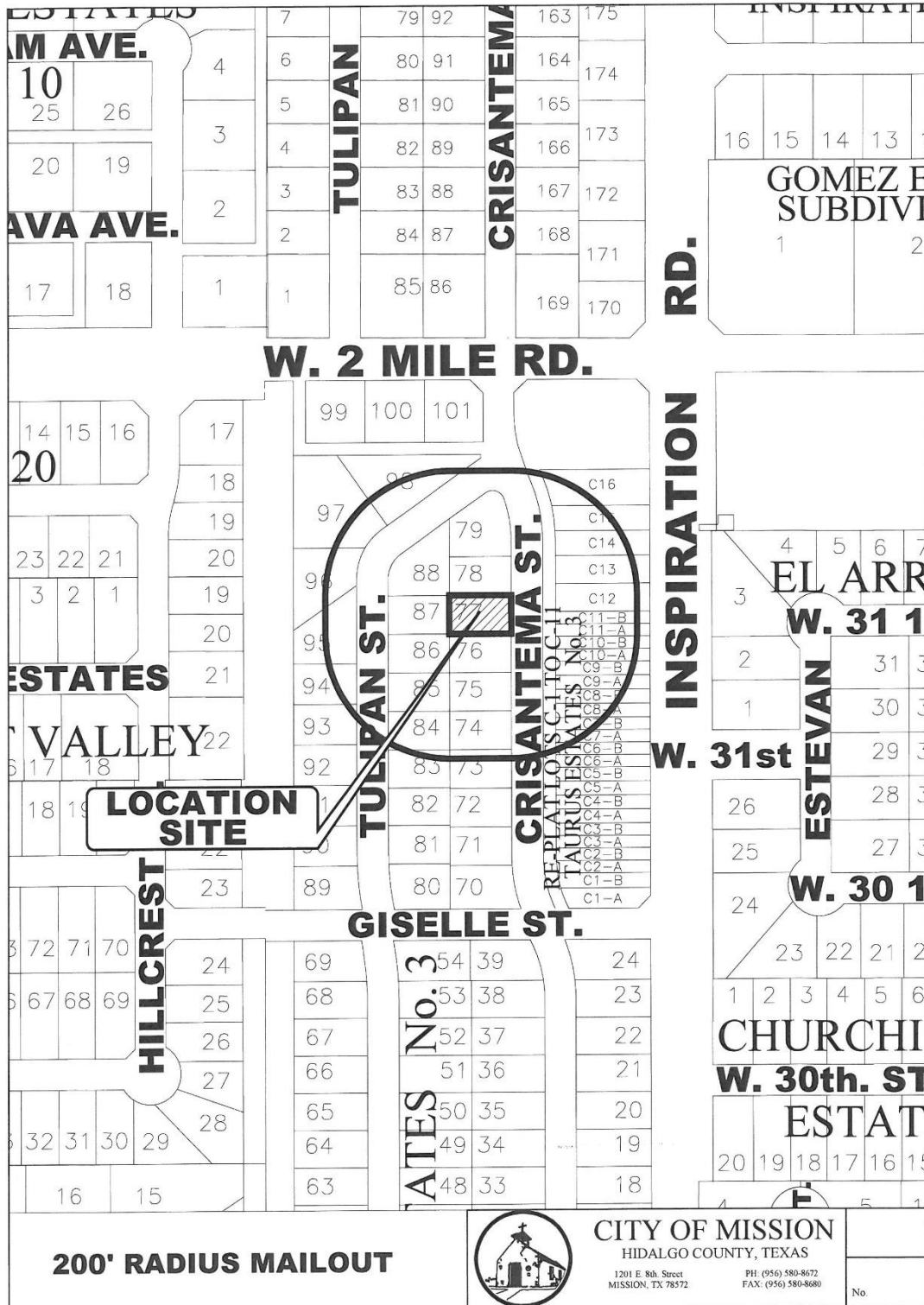
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

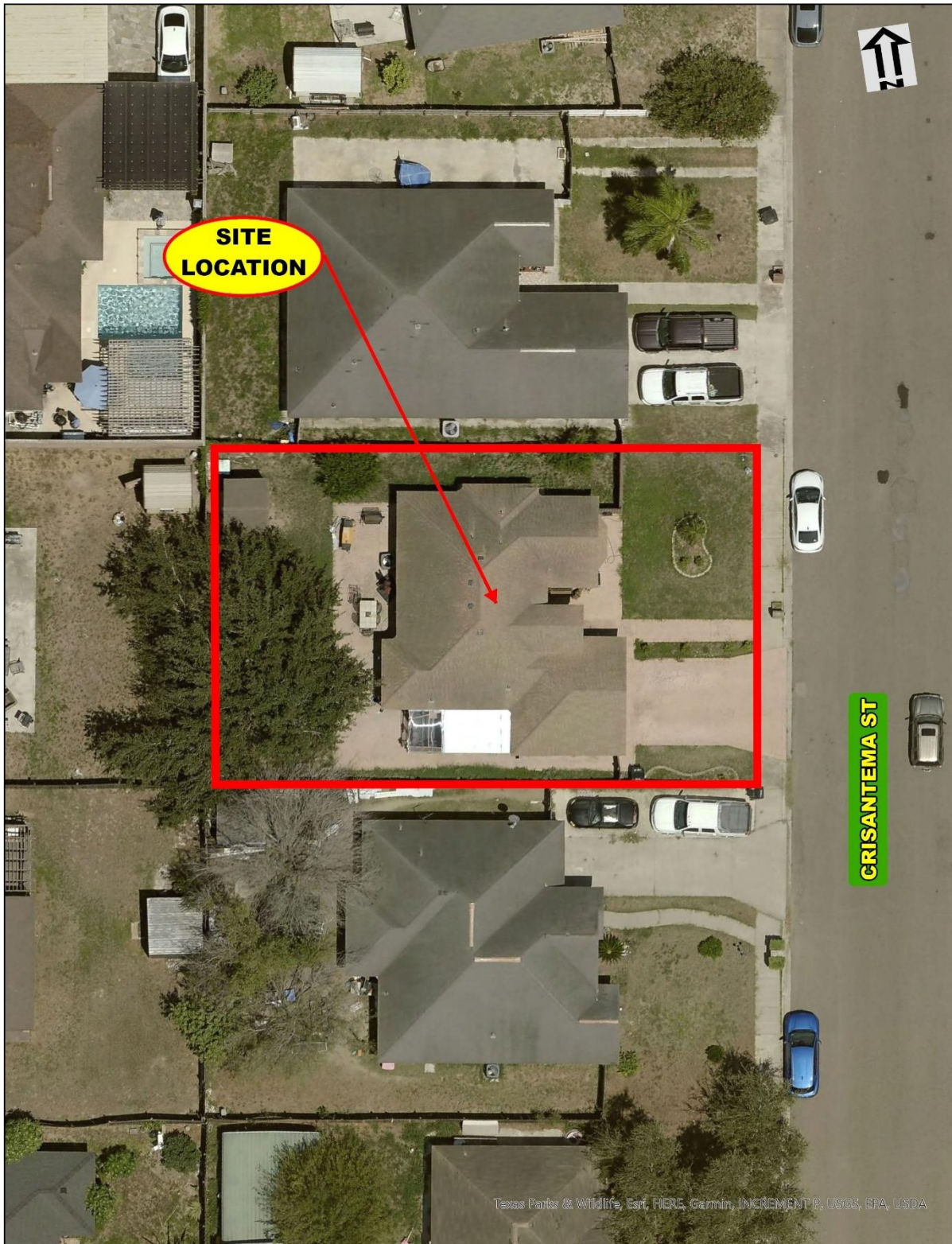
\_\_\_\_\_ DISSENTING \_\_\_\_\_



**LEGAL NOTICE MAP**

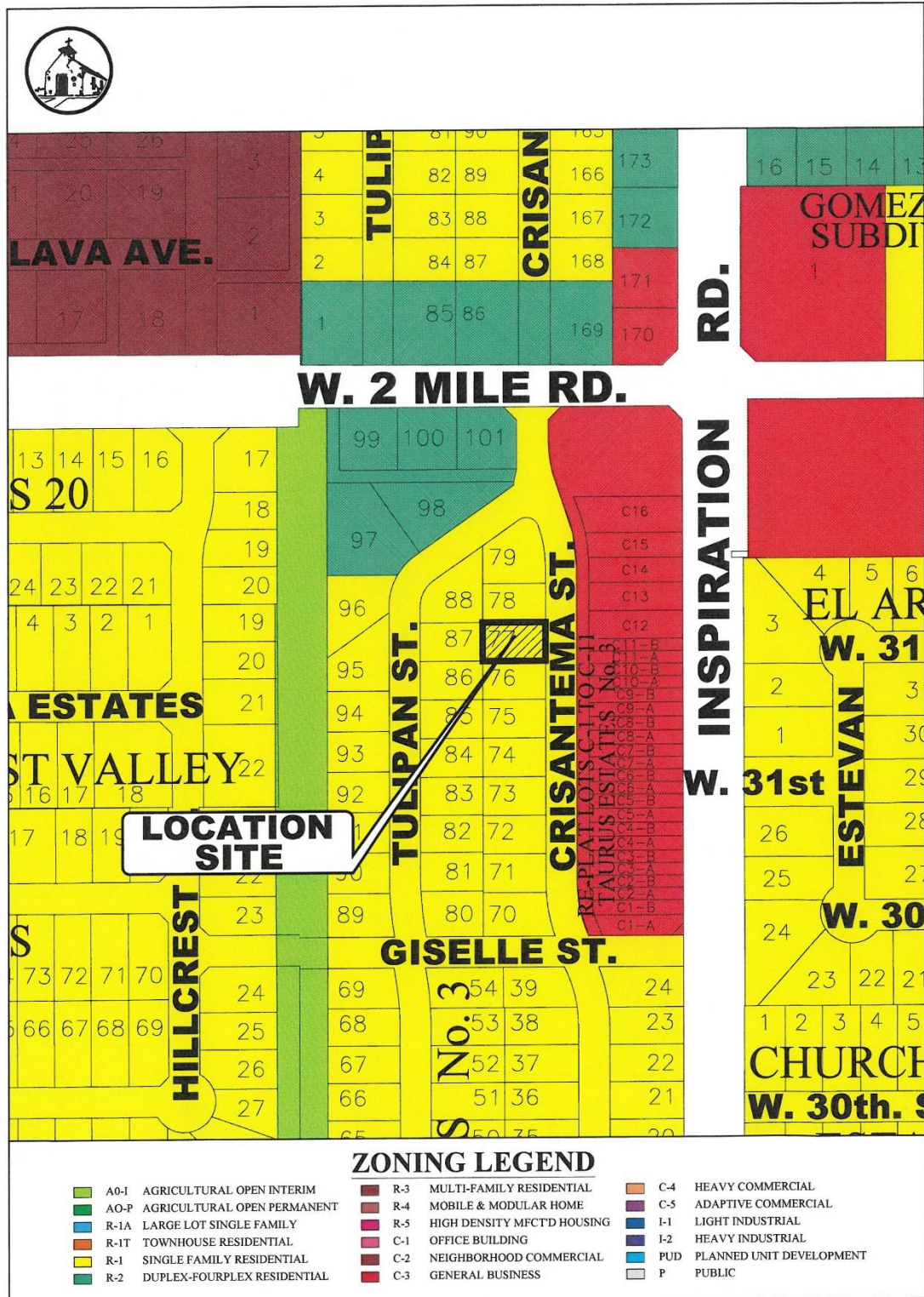


## AERIAL MAP



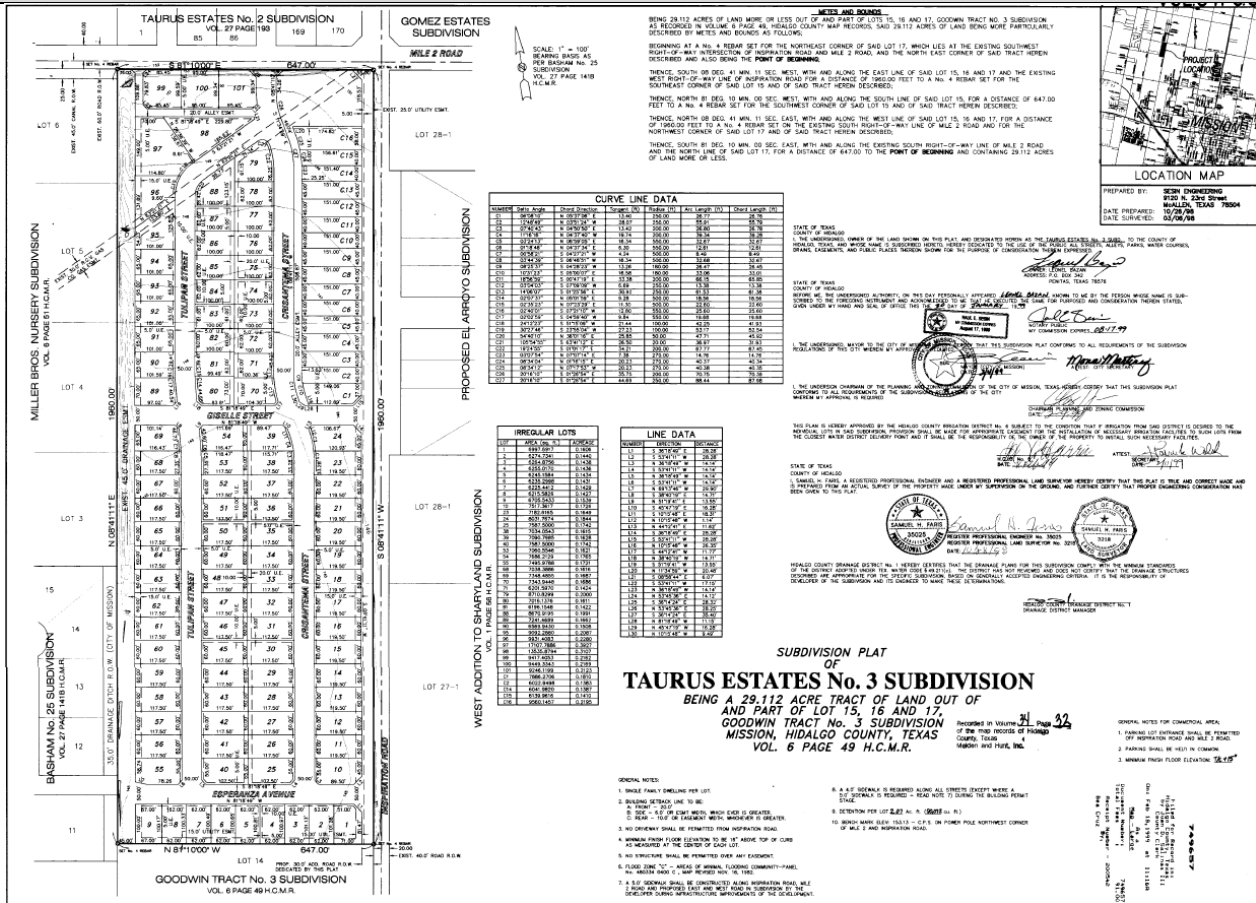


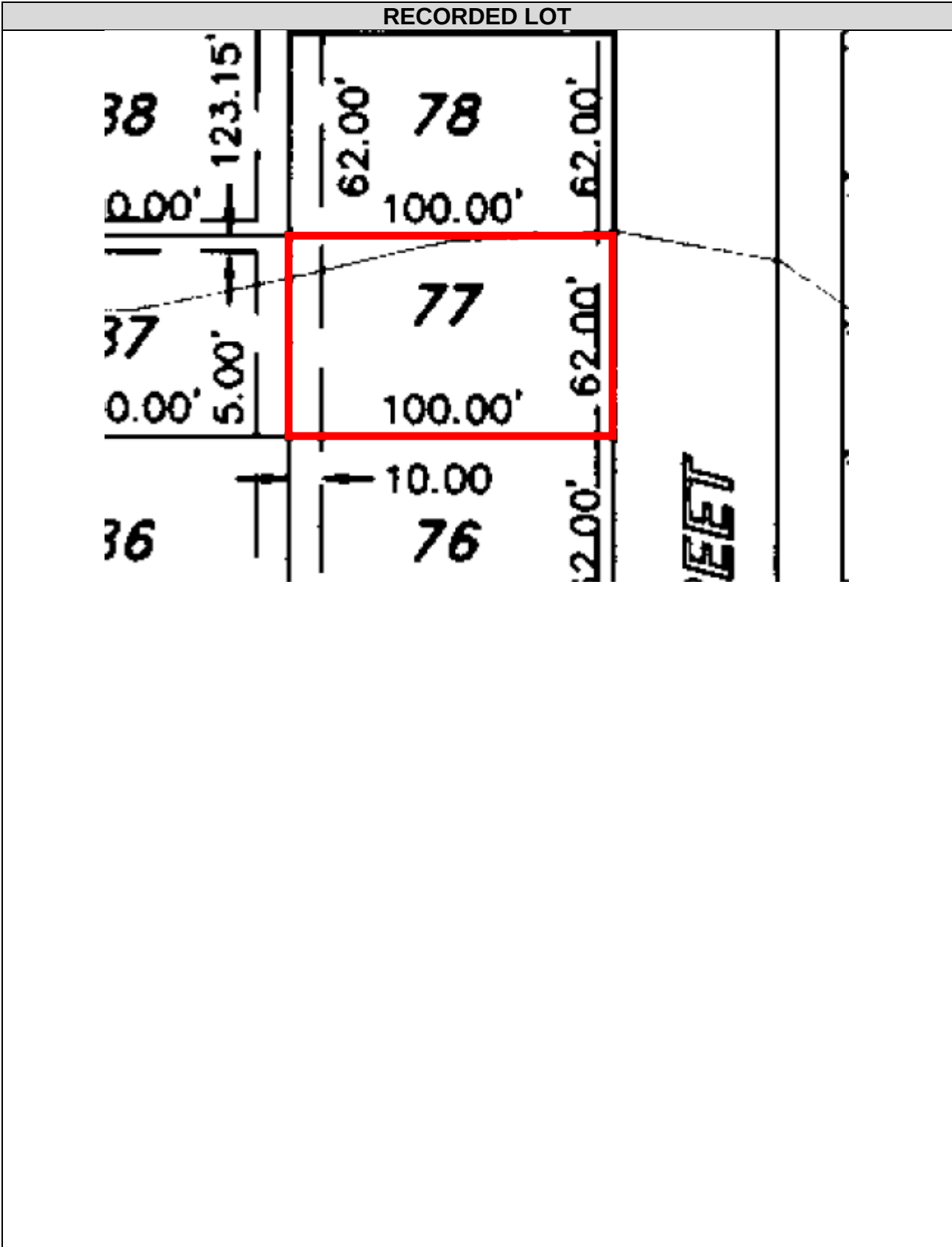
# ZONING MAP





## RECORDED PLAT





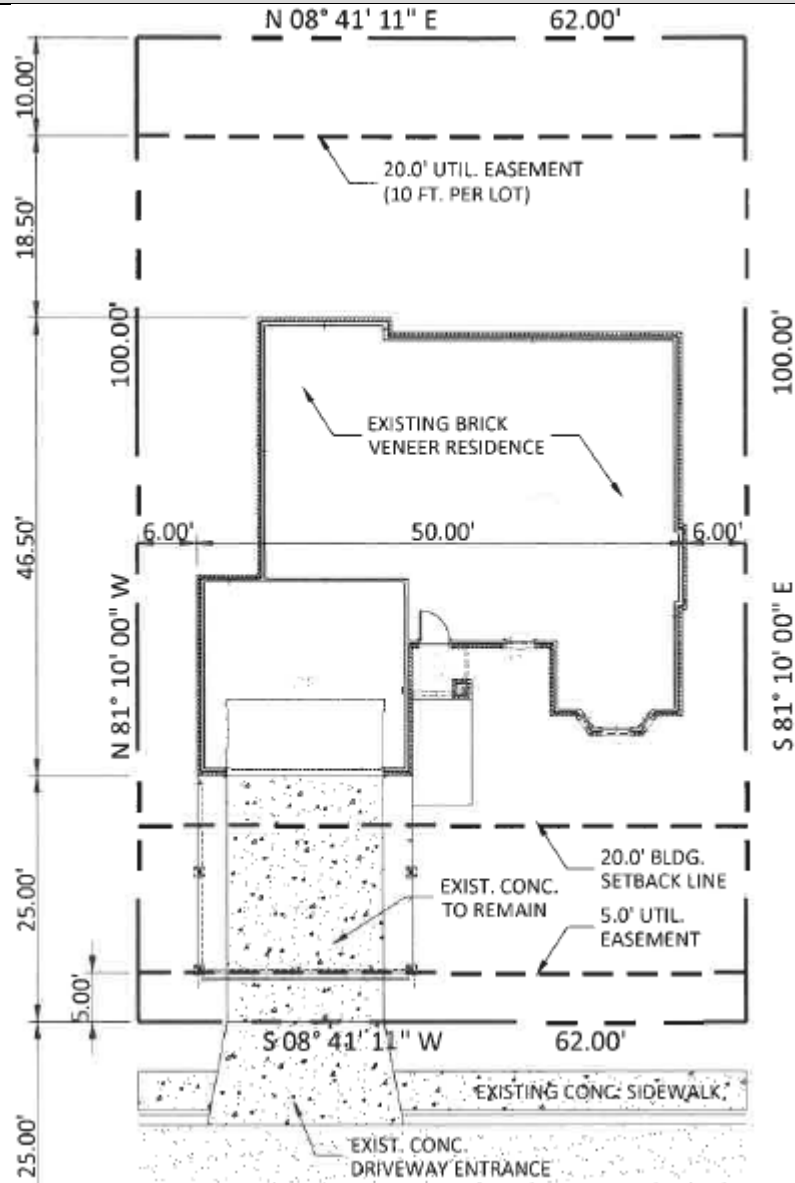
## PLAT NOTES

## GENERAL NOTES:

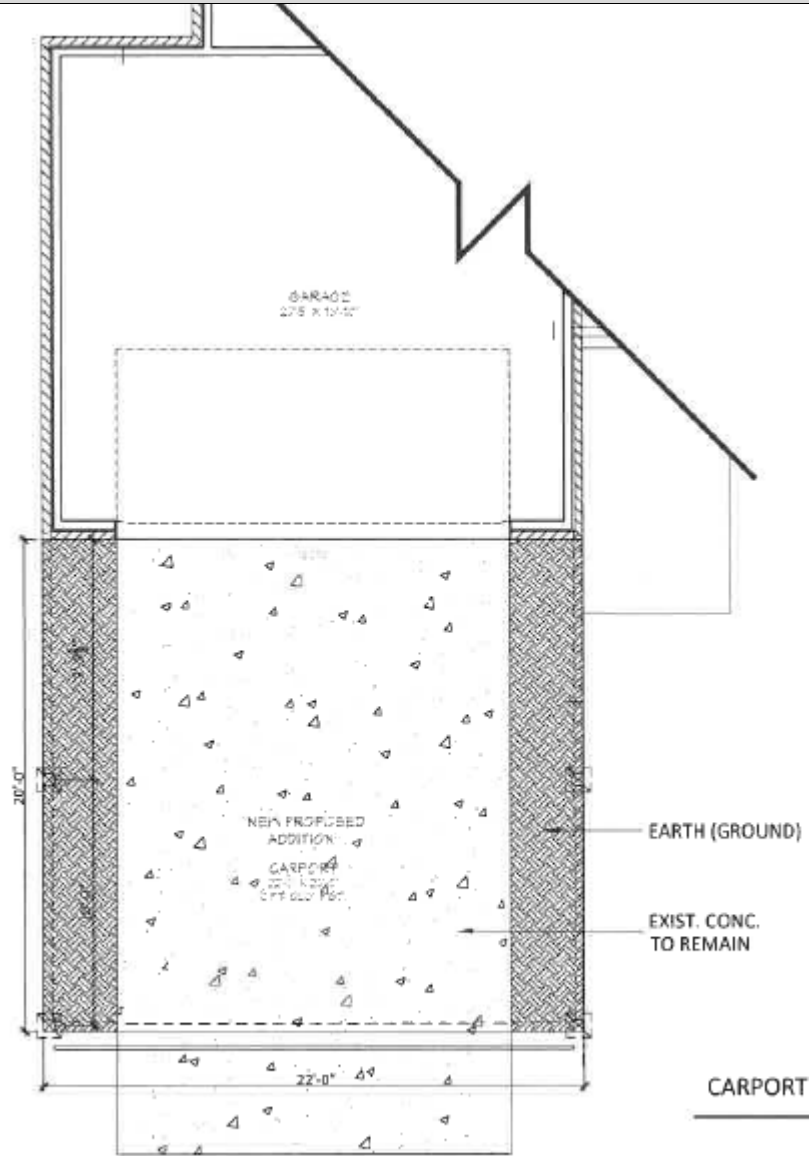
1. SINGLE FAMILY DWELLING PER LOT.
2. BUILDING SETBACK LINE TO BE:
  - A: FRONT - 20.0'
  - B: SIDE - 6.0' OR ESMT WIDTH, WHICH EVER IS GREATER.
  - C: REAR - 10.0' OR EASEMENT WIDTH, WHICHEVER IS GREATER.
3. NO DRIVEWAY SHALL BE PERMITTED FROM INSPIRATION ROAD.
4. MINIMUM FINISH FLOOR ELEVATION TO BE 16" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
6. FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING COMMUNITY-PANEL No. 480334 0400 C , MAP REVISED NOV. 16, 1982.
7. A 5.0' SIDEWALK SHALL BE CONSTRUCTED ALONG INSPIRATION ROAD, MILE 2 ROAD AND PROPOSED EAST AND WEST ROAD IN SUBDIVISION BY THE DEVELOPER DURING INFRASTRUCTURE IMPROVEMENTS OF THE DEVELOPMENT.
8. A 4.0' SIDEWALK IS REQUIRED ALONG ALL STREETS (EXCEPT WHERE A 5.0' SIDEWALK IS REQUIRED - READ NOTE 7) DURING THE BUILDING PERMIT STAGE.
9. DETENTION PER LOT 2.07 Ac. ft. (90,072 cu. ft.)
10. BENCH MARK ELEV: 153.13 - C.P.S. ON POWER POLE NORTHWEST CORNER OF MILE 2 AND INSPIRATION ROAD.



PLANS



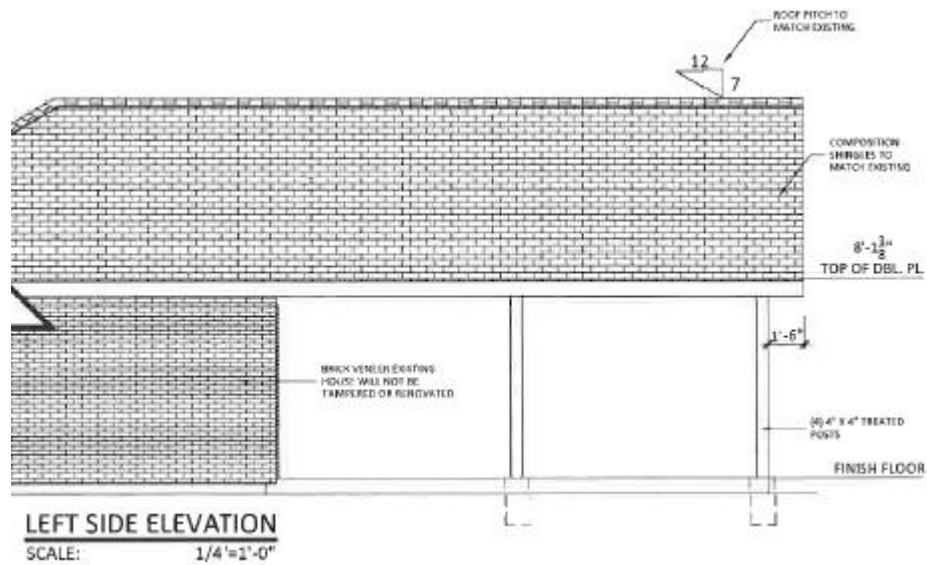
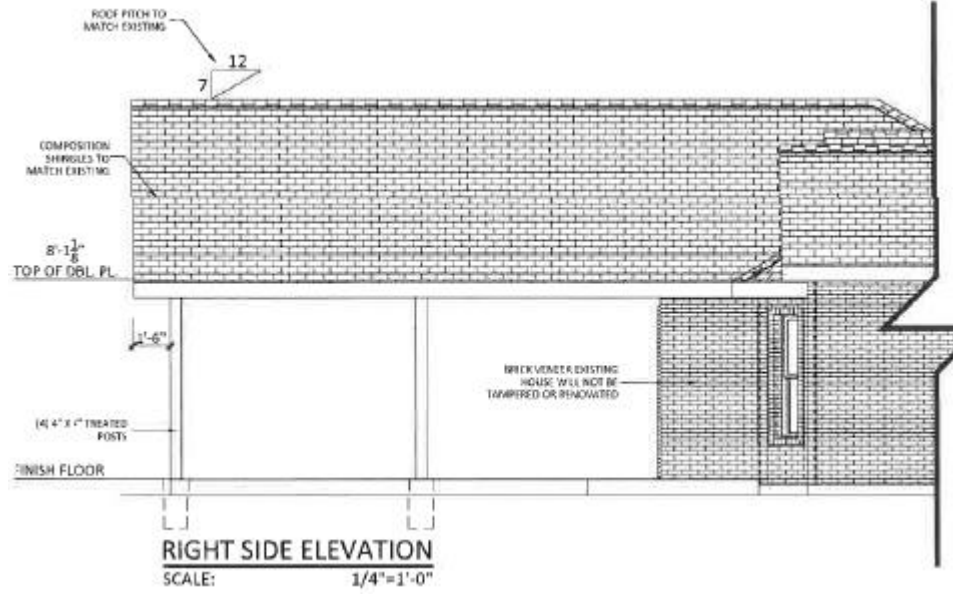
# PLANS



## FLOOR PLAN

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

# PLANS





# MAILOUT LIST

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



## CITY OF MISSION

### AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** July 22, 2026

**PRESENTED BY:** Xavier Cervantes, ACIP, 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 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

#### NATURE OF REQUEST:

##### Project Timeline:

- June 25, 2026 – Application for Variance Request submitted to the City.
- July 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, and notice of public hearings was published in the Progress Times.
- July 22, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

##### 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
  - 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 a requirement of a municipal ordinance, building code, or other department;
  - Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - The municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

Staff recommends denial of the variance request.

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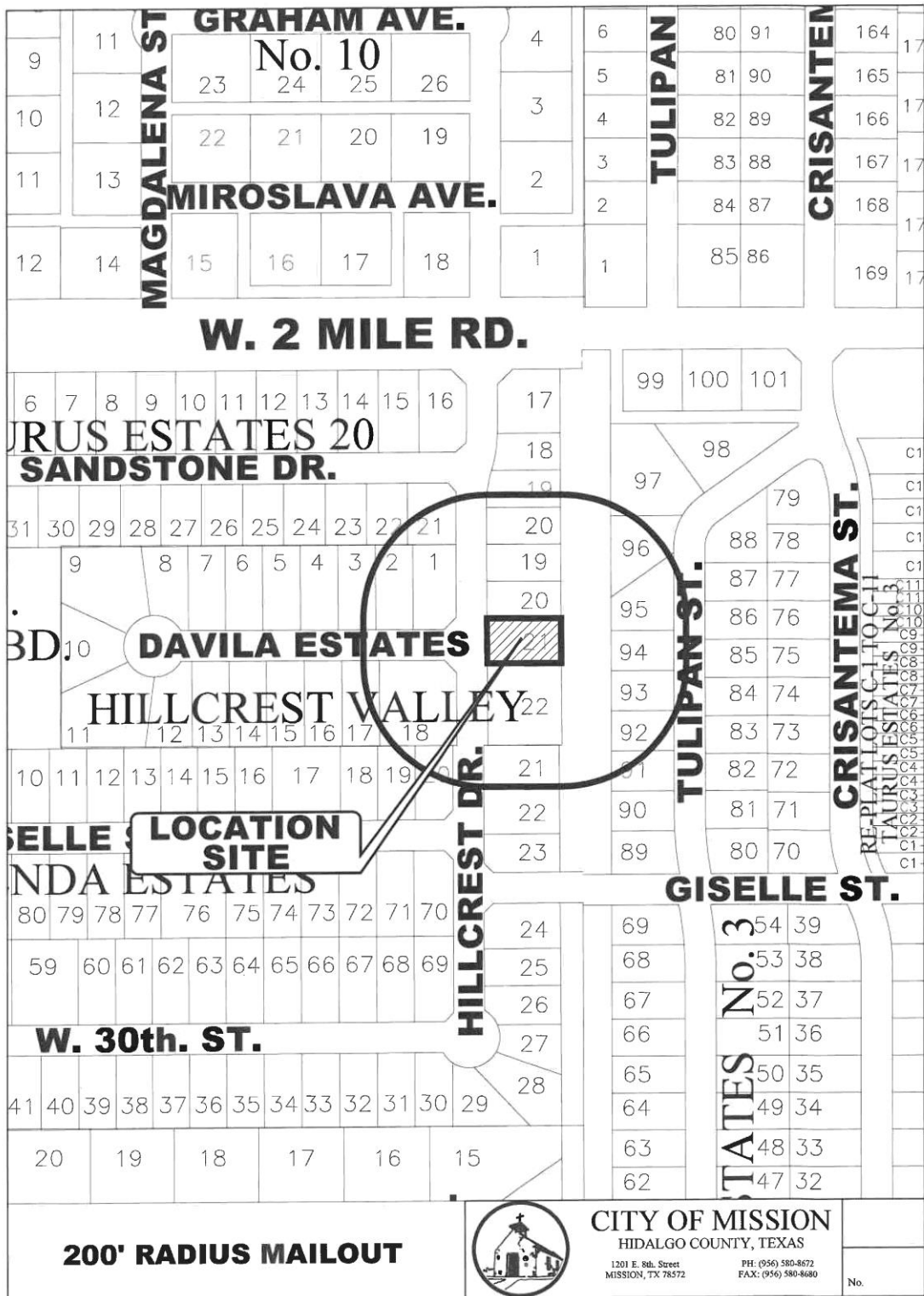
|                        |                     |       |
|------------------------|---------------------|-------|
| <b>RECORD OF VOTE:</b> | <b>APPROVED:</b>    | _____ |
|                        | <b>DISAPPROVED:</b> | _____ |
|                        | <b>TABLED:</b>      | _____ |

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

VICINITY MAP

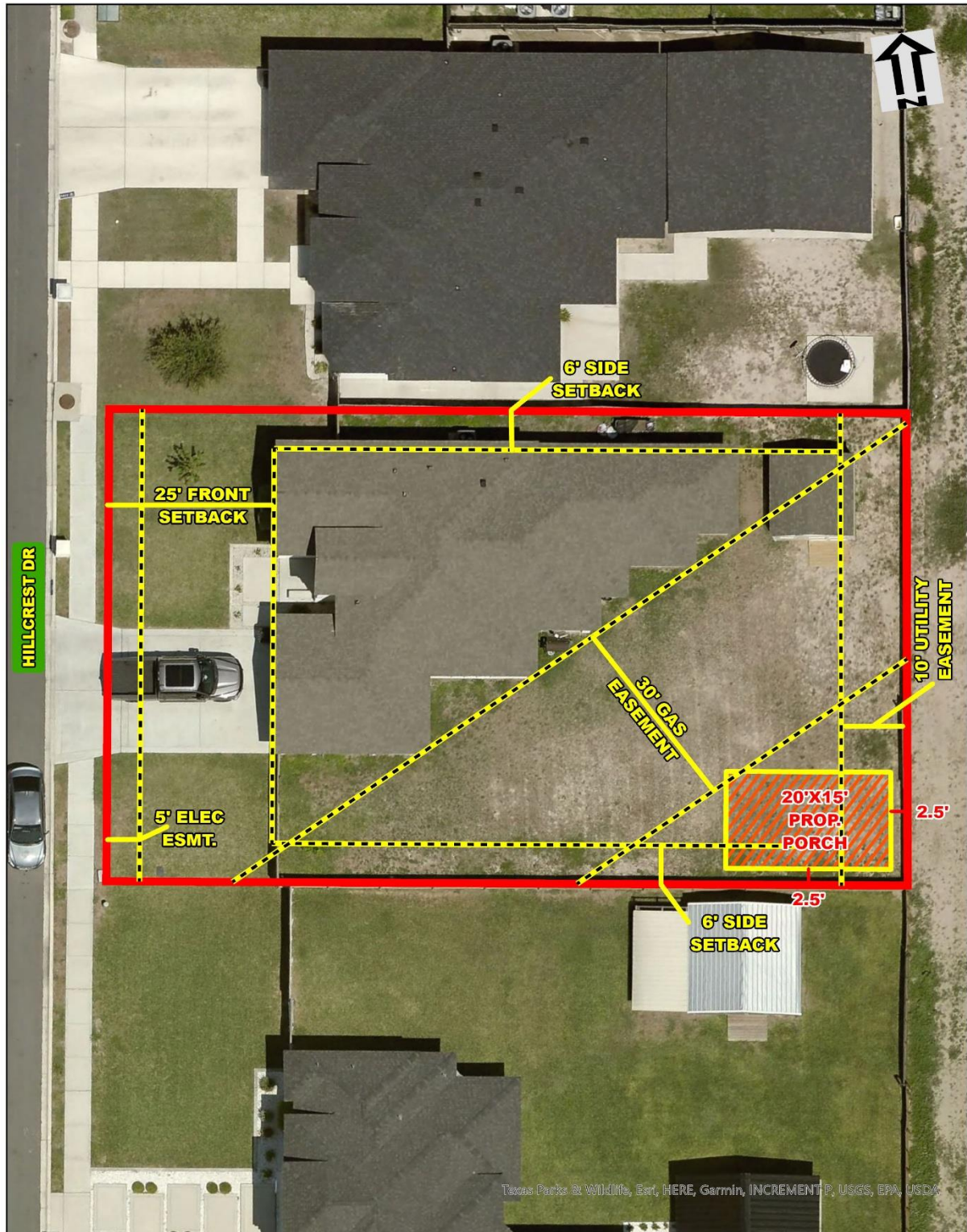




AERIAL MAP

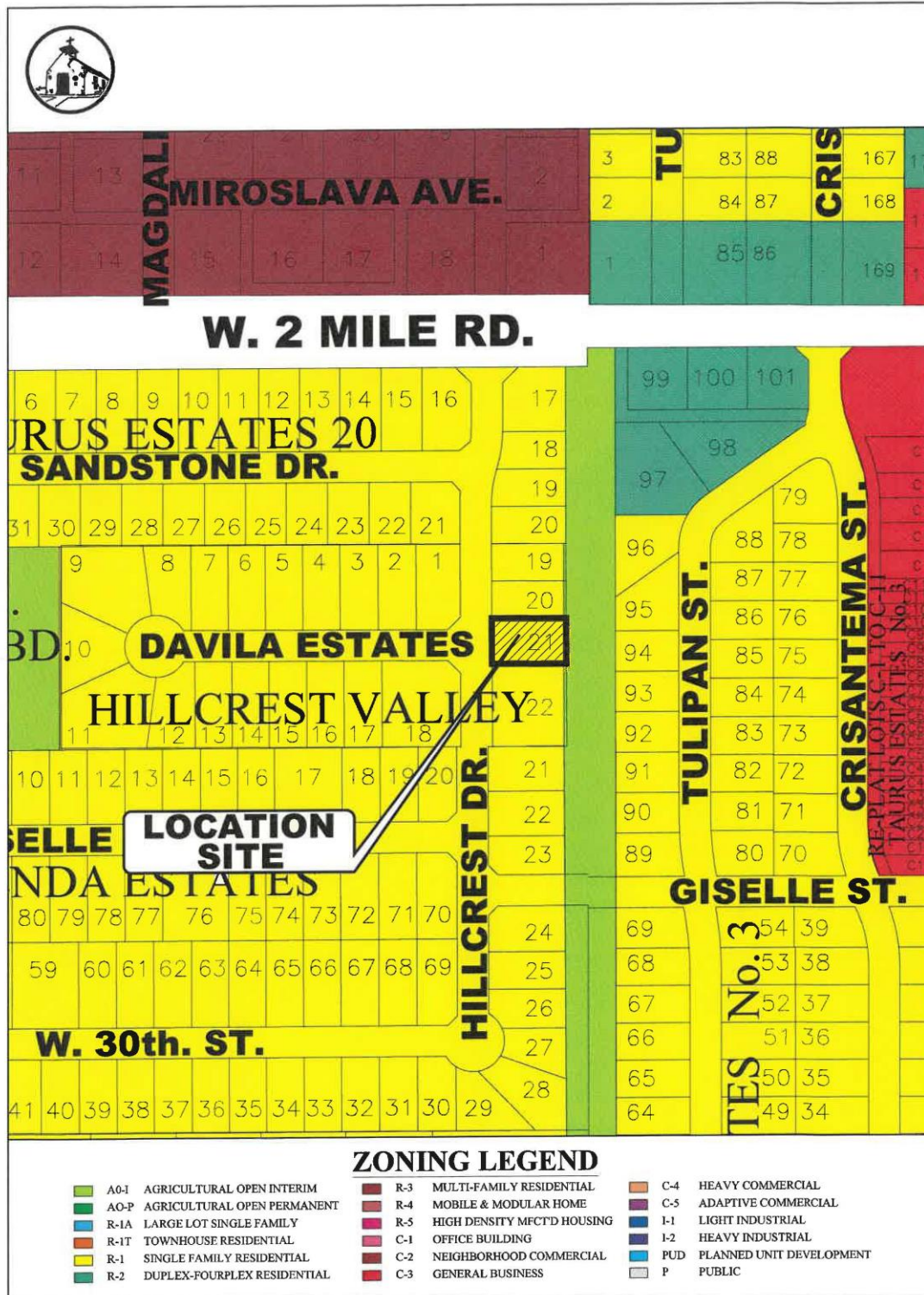


# AERIAL MAP





# ZONING MAP

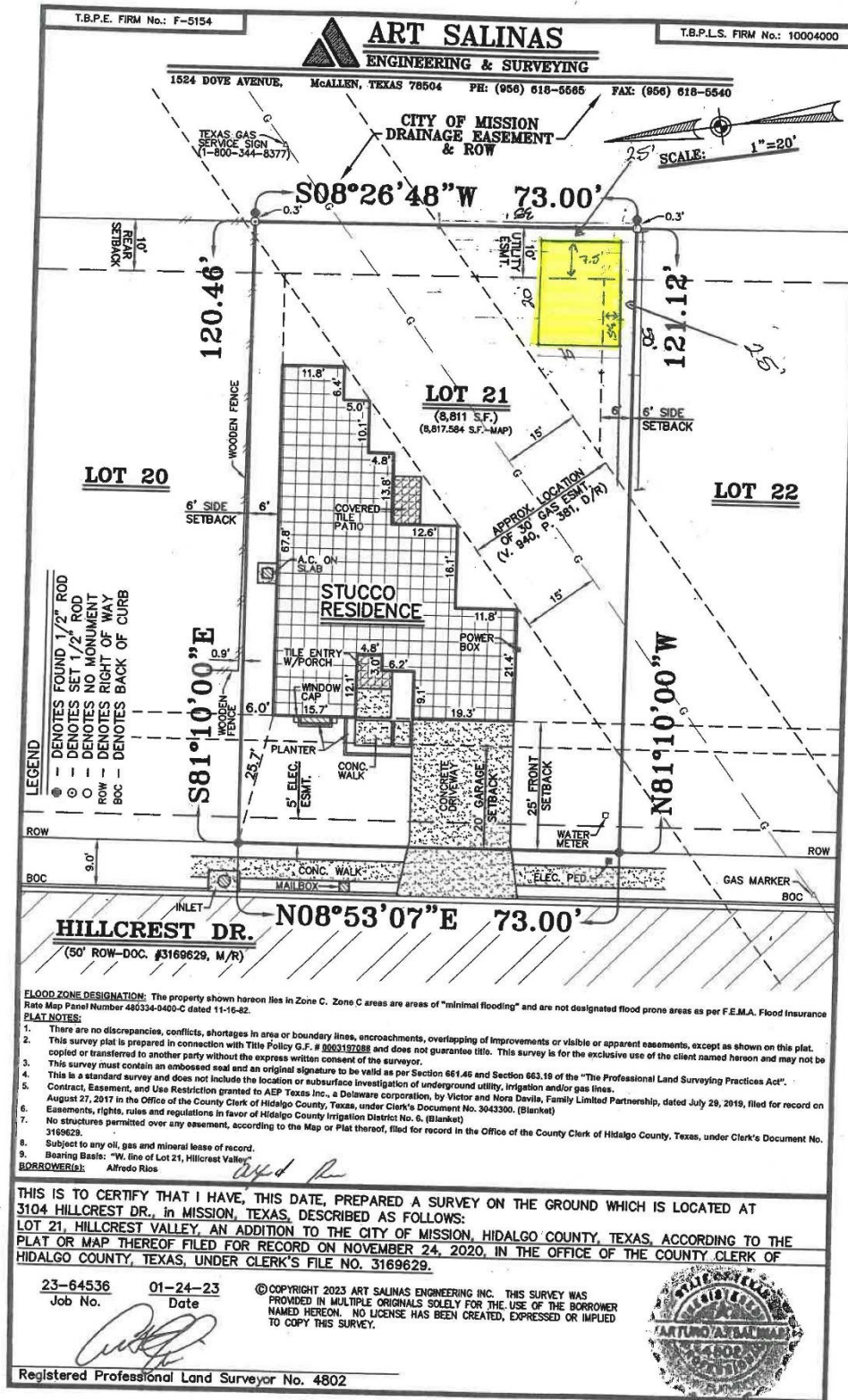


## ATTACHMENTS





## ATTACHMENTS



# ATTACHMENTS

DATE: 12-09-2020 10:00 AM

| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
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| 3   | 12-09-2020 | 1.0000      |
| 4   | 12-09-2020 | 1.0000      |
| 5   | 12-09-2020 | 1.0000      |
| 6   | 12-09-2020 | 1.0000      |
| 7   | 12-09-2020 | 1.0000      |
| 8   | 12-09-2020 | 1.0000      |
| 9   | 12-09-2020 | 1.0000      |
| 10  | 12-09-2020 | 1.0000      |

| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 12-09-2020 | 1.0000      |
| 2   | 12-09-2020 | 1.0000      |
| 3   | 12-09-2020 | 1.0000      |
| 4   | 12-09-2020 | 1.0000      |
| 5   | 12-09-2020 | 1.0000      |
| 6   | 12-09-2020 | 1.0000      |
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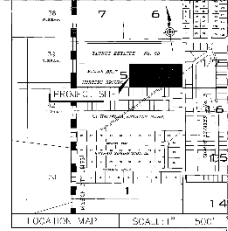
## HILLCREST VALLEY

10000 S. 100TH STREET, SUITE 100, DALLAS, TEXAS 75243  
10000 S. 100TH STREET, SUITE 100, DALLAS, TEXAS 75243  
10000 S. 100TH STREET, SUITE 100, DALLAS, TEXAS 75243

STATE OF TEXAS  
COUNTY OF DALLAS

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Dallas, State of Texas.

*Nonna D. Davis*  
COUNTY CLERK



STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared *Nonna D. Davis*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of December, 2020.

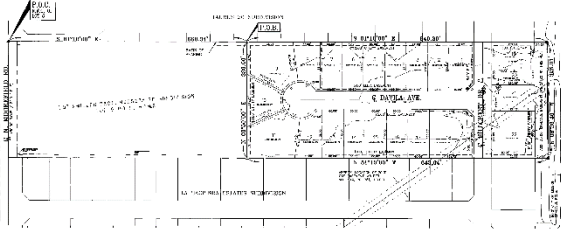
*Nonna D. Davis*  
COUNTY CLERK



IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 12th day of December, 2020.

*Nonna D. Davis*  
COUNTY CLERK

- NOTES AND COMMENTS:
1. THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THE COUNTY OF DALLAS, STATE OF TEXAS.
  2. THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THE COUNTY OF DALLAS, STATE OF TEXAS.
  3. THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THE COUNTY OF DALLAS, STATE OF TEXAS.
  4. THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THE COUNTY OF DALLAS, STATE OF TEXAS.
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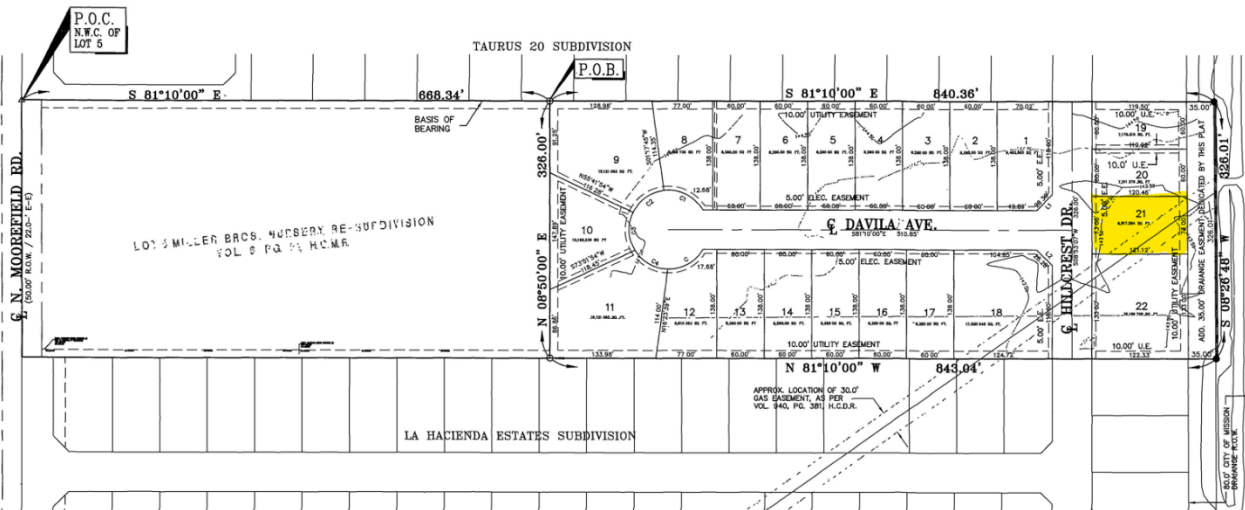
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RODRIGUEZ ENGINEERING  
CONSULTING ENGINEER - SURVEYOR  
P.O. BOX 1000, DALLAS, TEXAS 75201  
PHONE: (214) 343-1111 • FAX: (214) 343-1112  
WWW.RODRIGUEZENGINEERING.COM

## ATTACHMENTS

SCALE: 1"= 100'



## PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING)  
COMMUNITY PANEL NUMBER: 4800334 0400 C.  
MAP REVISED: NOVEMBER 16, 1982.
2. **MINIMUM SETBACKS SHALL BE AS FOLLOWS**  
FRONT: 25 FT.  
REAR: 10 FT. OR GREATER FOR EASEMENT  
INTERIOR SIDE: 6 FT. OR GREATER FOR EASEMENT  
SIDE CORNER: 10 FT.  
GARAGE: 20 FT.
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF DAVILA AVE.
4. LEGEND - ○ DENOTES 1/2 " IRON ROD SET UNLESS OTHERWISE NOTED.
5. MINIMUM BUILDING SETBACKS LINES SHALL COMPLY WITH CITY OF MISSION ZONING ORDINANCE.
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.  
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.46 ACRES AND A VOLUME OF APPROXIMATELY 19,998 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATED ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.  
  
NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF MISSION FOR THIS RESIDENTIAL DEVELOPMENT.
8. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION.
9. A 5.0' SIDEWALK WILL BE REQUIRED ALONG DAVILA AVE. AND HILLCREST DR. AT BUILDING PERMIT STAGE.
10. WHEELCHAIR RAMPS AND LANDING PER ADA REQUIREMENTS TO BE CONSTRUCTED AT SUBDIVISION CONSTRUCTION STAGE.
11. ALL DETENTION AREAS TO BE MAINTAINED BY OWNERS.

## ATTACHMENTS

### 3104 Hillcrest Drive (Lot 21, Hillcrest Valley Subdivision)

**Building Projects Selection**

**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 |
|-----------|------|-----------------|-----------|--------|--------|--------------|------|--------------|
| 22003737  | R    | ELIZONDO, JULIO | 2/13/2023 | Open   | 3104   | HILLCREST DR |      | ND           |
| 22003926  | R    | ELIZONDO, JULIO | 2/22/2023 | Open   | 3104   | HILLCREST DR |      | PL           |
| 22004505  | R    | ELIZONDO, JULIO | 4/01/2023 | Open   | 3104   | HILLCREST DR |      | ME           |
| 22004583  | R    | ELIZONDO, JULIO | 4/04/2023 | Open   | 3104   | HILLCREST DR |      | EL           |
| 22005011  | R    | ELIZONDO, JULIO | 5/01/2023 | Open   | 3104   | HILLCREST DR |      | TC           |
| 22005601  | R    | ELIZONDO, JULIO | 6/12/2023 | Open   | 3104   | HILLCREST DR |      | SS           |

Display: ☒ Name ☐ Project Description

OK Cancel

**Building Projects Selection**

**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 |
|-----------|------|---------------------|-----------|--------|--------|--------------|------|--------------|
| 22003737  | R    | NEW DWELLING        | 2/13/2023 | Open   | 3104   | HILLCREST DR |      | ND           |
| 22003926  | R    | PLUMBING            | 2/22/2023 | Open   | 3104   | HILLCREST DR |      | PL           |
| 22004505  | R    | MECHANICAL          | 4/01/2023 | Open   | 3104   | HILLCREST DR |      | ME           |
| 22004583  | R    | ELECTRICAL          | 4/04/2023 | Open   | 3104   | HILLCREST DR |      | EL           |
| 22005011  | R    | TEMPORARY CLEARANCE | 5/01/2023 | Open   | 3104   | HILLCREST DR |      | TC           |
| 22005601  | R    | SPRINKLER SYSTEM    | 6/12/2023 | Open   | 3104   | HILLCREST DR |      | SS           |

Display: ☐ Name ☒ Project Description

OK Cancel



## MAILOUT LIST

| PROP_ID | name                                               | addrDelive              | addrCity   | addrState | addrZip    |
|---------|----------------------------------------------------|-------------------------|------------|-----------|------------|
| 817090  | RODRIGUEZ DAVID                                    | 2009 W SANDSTONE DR     | MISSION    | TX        | 78574-0090 |
| 817087  | DE LA CRUZ JOSE & MICHELE MARROQUIN                | 3114 HILLCREST DR       | MISSION    | TX        | 78574-4328 |
| 817089  | RODRIGUEZ MOISES & MELISSA CANO                    | 2102 RAMIREZ LN         | MISSION    | TX        | 78573-3978 |
| 817107  | CITY OF MISSION                                    | 1201 E 8TH ST           | MISSION    | TX        | 78572-5812 |
| 592400  | GUAJARDO ANAYA ERICK                               | 3107 TULIPAN ST         | MISSION    | TX        | 78574-8299 |
| 592399  | GONZALEZ MANUEL GONZALEZ                           | 3105 TULIPAN ST         | MISSION    | TX        | 78574      |
| 592402  | PREXOT SERVICES LLC                                | 3726 TREASURE ISLAND DR | MONTGOMERY | TX        | 77356      |
| 592396  | PENA ALEJANDRO                                     | 3013 TULIPAN ST         | MISSION    | TX        | 78574-7842 |
| 592398  | LARA HUMBERTO & MARIA SILVIA RAMOS                 | 3103 TULIPAN ST         | MISSION    | TX        | 78574      |
| 592397  | PONCE JORGE A GUTIERREZ &                          | 3101 TULIPAN ST         | MISSION    | TX        | 78574-8299 |
| 700263  | GARCIA VICKY                                       | 2004 GISELLE ST         | MISSION    | TX        | 78574-6706 |
| 700264  | ZUNIGA JOSE H                                      | 3012 HILLCREST DR       | MISSION    | TX        | 78574-5779 |
| 700262  | MALDONADO AGUSTIN JR & GABRIELA G MALDONADO        | 2006 GISELLE ST         | MISSION    | TX        | 78574-6706 |
| 592401  | RODRIGUEZ EUGENIA                                  | 3111 TULIPAN ST         | MISSION    | TX        | 78574-8299 |
| 1313105 | ESPINOZA MARCO A & SANDRA VALDEZ                   | 1200 REFUGIO ST         | ALTON      | TX        | 78573-0487 |
| 1313104 | GONZALEZ ALAN ISAI & GRECIA EVELYN SANCHEZ         | 2007 DAVILA AVE         | MISSION    | TX        | 78574-5704 |
| 1313090 | GRIMALDO UBALDO RODRIGUEZ & BLANCA ALICIA OZUNA    | 2008 DAVILA AVE         | MISSION    | TX        | 78574-5704 |
| 1313089 | RAMIREZ AALIYAH NICOLE                             | 2004 DAVILA AVE         | MISSION    | TX        | 78574-5704 |
| 1313088 | OCHOA GUILLERMO III & ARACELI RAMIREZ              | 2004 DAVILA AVENUE      | MISSION    | TX        | 78574-5704 |
| 1313106 | MARTINEZ SANDY M HERREJON & ALEJANDRO DURAN TELLEZ | 3108 HILLCREST DR       | MISSION    | TX        | 78574-5710 |
| 1313107 | MORIN BLANCA ESTELA & RAUL HERNANDEZ III           | 3106 HILLCREST DR       | MISSION    | TX        | 78574-5710 |
| 1313108 | RIOS ALFREDO                                       | 3104 HILLCREST DR       | MISSION    | TX        | 78574-5710 |
| 1313109 | MARROQUIN JUAN ANTONIO                             | 3100 HILLCREST DR       | MISSION    | TX        | 78574      |
| 1313087 | CITY OF MISSION                                    | 1201 E 8TH ST           | MISSION    | TX        | 78572-5812 |
| 592414  | BAZAN LEONEL                                       | 1108 LA PALMA DR        | PALMVIEW   | TX        | 78572-7611 |