



**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, April 22, 2026 at 4:30 p.m.** in the **City Hall’s Council Chamber, 1201 E. 8th Street** to consider the following matters:

**REGULAR MEETING**

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

**APPROVAL OF MINUTES**

1. Approval of Minutes for ZBA Meeting - March 25, 2026

**PUBLIC HEARING**

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, Applicant: Jose De Leon – Cervantes
3. 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
4. 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 - Cervantes
5. 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 - Cervantes

**ADJOURNMENT**

Signed this the 16th day of April, 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 April, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

\_\_\_\_\_  
Anna Carrillo, City Secretary

**ZONING BOARD OF ADJUSTMENTS  
MARCH 25, 2026  
CITY HALL'S COUNCIL CHAMBERS**

**ZBA PRESENT**

Alberto Salazar  
Humberto Garza  
Heraclio Flores  
Dolly Elizondo

**ZBA ABSENT**

William Ueckert Jr.

**STAFF PRESENT**

Xavier Cervantes  
Susie De Luna  
Jessica Munoz  
Alex Hernandez  
Elisa Zurita  
Ana Bazaldua

**GUESTS PRESENT**

Adrian Hernandez  
Maria Elizabeth M.  
Eddie Tapuro  
Leonel Perez

**CALL TO ORDER**

Chairman Salazar called the meeting to order at 4:34 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 FEBRUARY 25, 2026**

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

**ITEM # 1**

**TO ALLOW A 35' AND 10" REAR SETBACK INSTEAD OF THE REQUIRED 10' REAR SETBACK FOR A PROPOSED SWIMMING POOL, BEING LOT 24, AT SHARYLAND PLANTATION VILLAGE SAN MIGUEL PHASE I SUBDIVISION, LOCATED AT 2402 SANTA CLARA STREET, REQUESTED BY ADRIAN HERNANDEZ AND JOSE A. CANTU**

Mr. Hernandez the request is for a variance not to comply with Section 1.46 (3) (b) of the Mission Code of Ordinances, which states:

Any use of property that does not meet the required minimum lot size, front, side, and rear yard dimensions, and or lot width; or exceeds the maximum height, building coverage, or density per gross acre as shown in the recorded development plan, and approved by the planning and zoning commission.

The site is located at the Cul-De-Sac of Santa Clara Street and San Miguel Street.

The applicant is requesting a variance to construct a swimming pool with a 35-foot and 10-inch rear setback instead of the required 50-foot side setback. Sharyland Plantation Village San Miguel Phase I Subdivision was recorded on May 28, 2004. The subject lot has a total area of 33,807.46 square feet. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 11 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

Lots 23-32, Phase I 30-foot rear 11-16-05 Approved  
Lot 40, Phase II 33.9-foot rear 11-08-06 Approved  
Lot 8, Phase II 45-foot front 02-06-07 Denied  
Lot 16, Phase VI 10-foot side 01-28-26 Approved

**STAFF RECOMMENDATION:**

Staff recommends approval.

Chairman Salazar asked Mr. Hernandez is this was a proposed construction?

Mr. Hernandez replied Yes

Ms. Elizondo asked if this property was under HOA?

Mr. Hernandez replies Yes

Ms. Elizondo asked if the HOA has been notified?

Mr. Hernandez replied Yes and stated reply from HOA is pending.

Mr. Flores asked if the HOA had previously approved similar proposals.

Mr. Hernandez replied yes, for pools.

Chairman Salazar asked if there was an idea of why at the time of recording in 2004 there was a request for a 50' setback.

Mr. Hernandez replied the size of the lots is pretty substantial at measuring over 33,000 sq. ft. but due to the uniqueness of the shape of the lots it limits the space to construct in the rear area of the property, closing with the statement that other than the variance request everything else is in compliance.

Ms. Elizondo stated that proper supporting documentation must be turned in, pending approval from HOA, since the board can override any regulation set by the HOA.

Chairman Salazar asked if the applicant was present. the board if there were any question for the applicant.

Mr. Adrian Hernandez stated his name for the record and address to be 2402 Santa Clara Street.

Ms. Elizondo asked if Mr. A. Hernandez had contacted his HOA.

Mr. A. Hernandez stated his construction company did on his behalf.

Ms. Elizondo asked if he had a meeting set up.

Mr. A. Hernandez replied no and asked his construction company representatives that were present in the meeting for the status of the HOA request.

Chairman Salazar asked if M. A. Hernandez was the owner of the property.

Mr. A. Hernandez replied yes.

Chairman Salazar asked if the subdivision was pretty developed.

Mr. A Hernandez replied yes, only a few lots left.

Chairman Salazar requested the construction company representative to step to the podium and his name and address for the record.

Mr. Tapuro stated his name as Eddie Tapuro and noted they were the ones handling the construction of the pool; adding that their previous project was also located within the same vicinity and it was a pool with a pool house.

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

There being no further discussion. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the variance request with the condition that there must be an approval from the HOA before releasing the permit. Mr. Flores 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. Garza seconded the motion. Upon a vote, the motion passed unanimously at 4:43 p.m.

---

Alberto Salazar, Chairman  
Zoning Board of Adjustments



**MEETING DATE:** April 22, 2026

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

**AGENDA ITEM:** 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, Applicant: Jose De Leon – Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- March 25, 2026 – Application for Variance Request submitted to the City.
- April 8, 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.
- April 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 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.

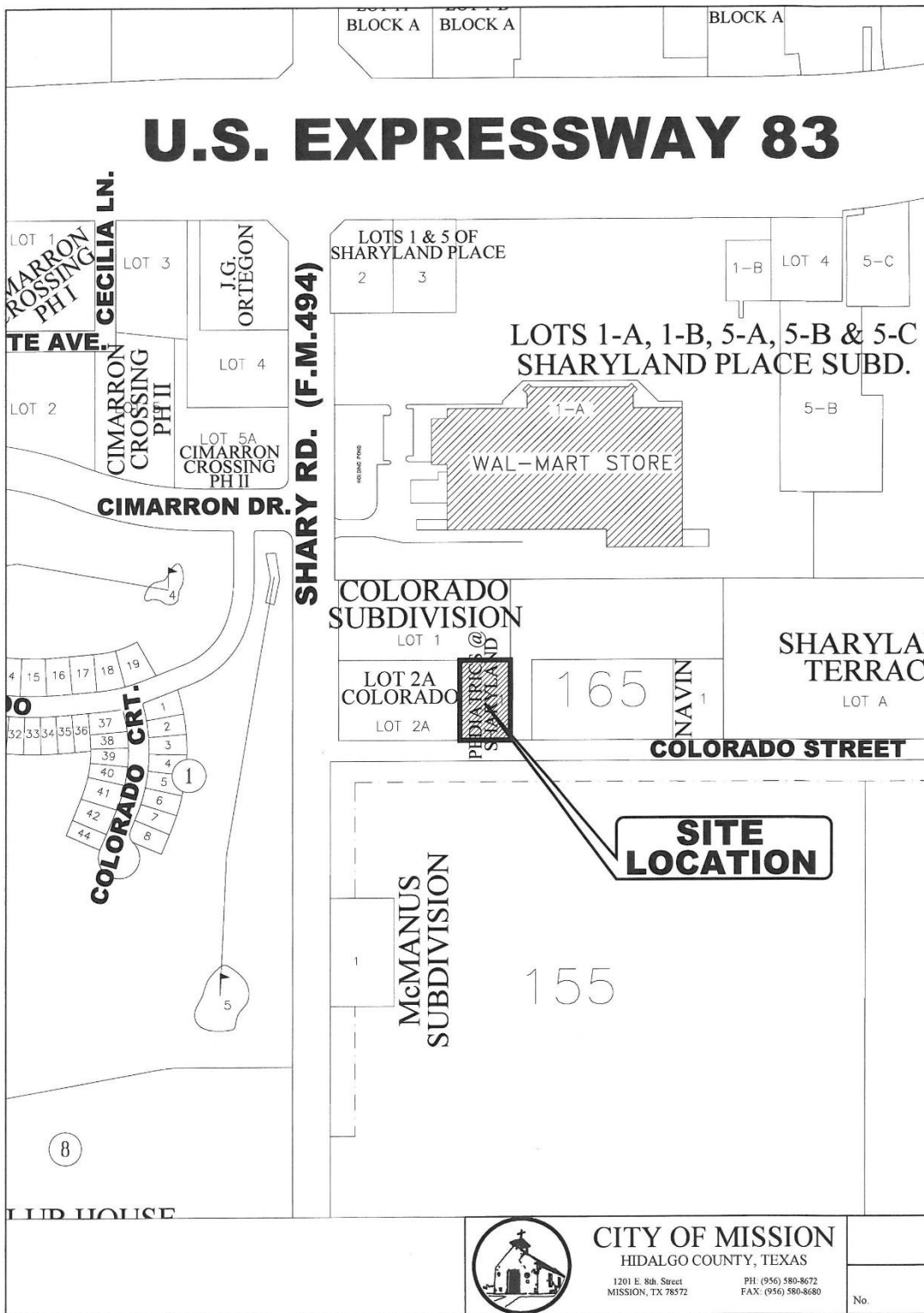
---

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

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

VICINITY MAP

# U.S. EXPRESSWAY 83



**CITY OF MISSION**

HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.

ARIEL MAP



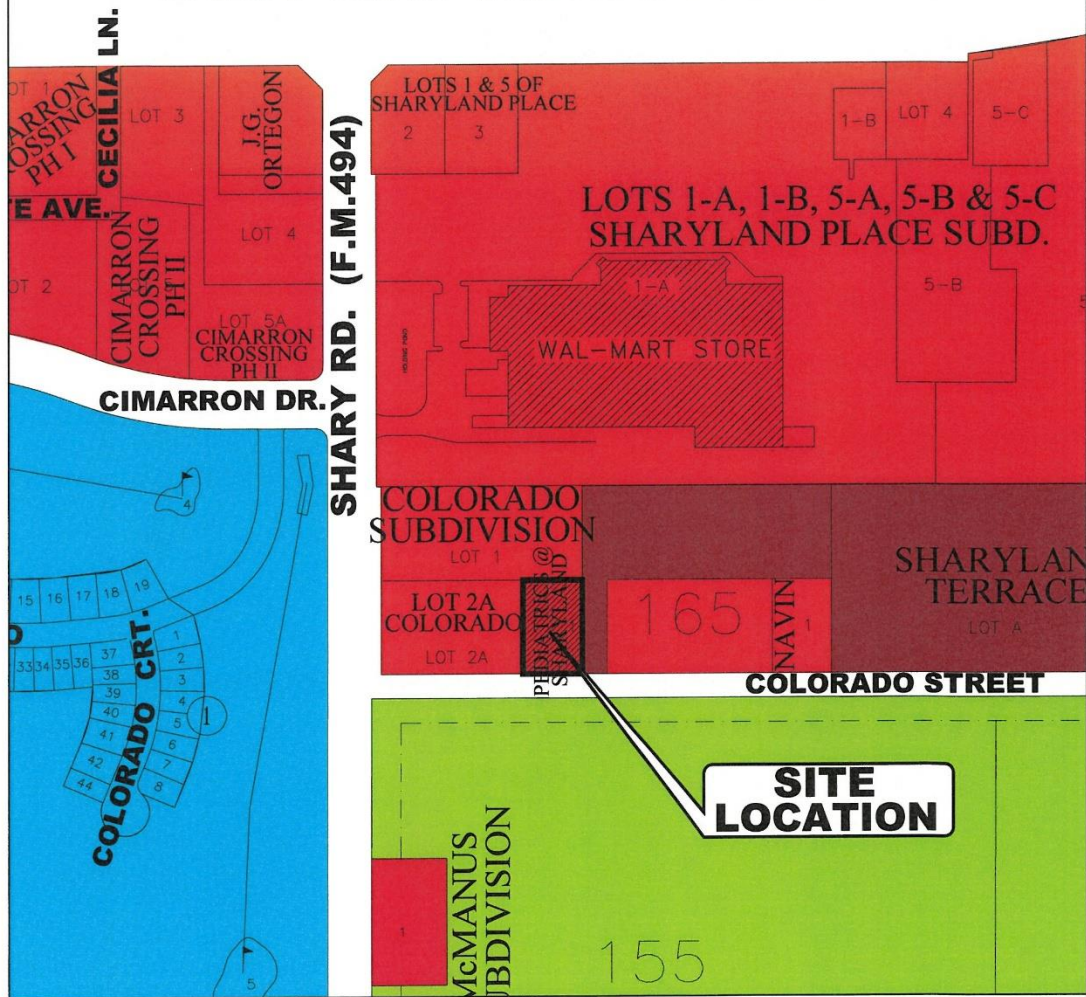
# AERIAL MAP



ZONING MAP



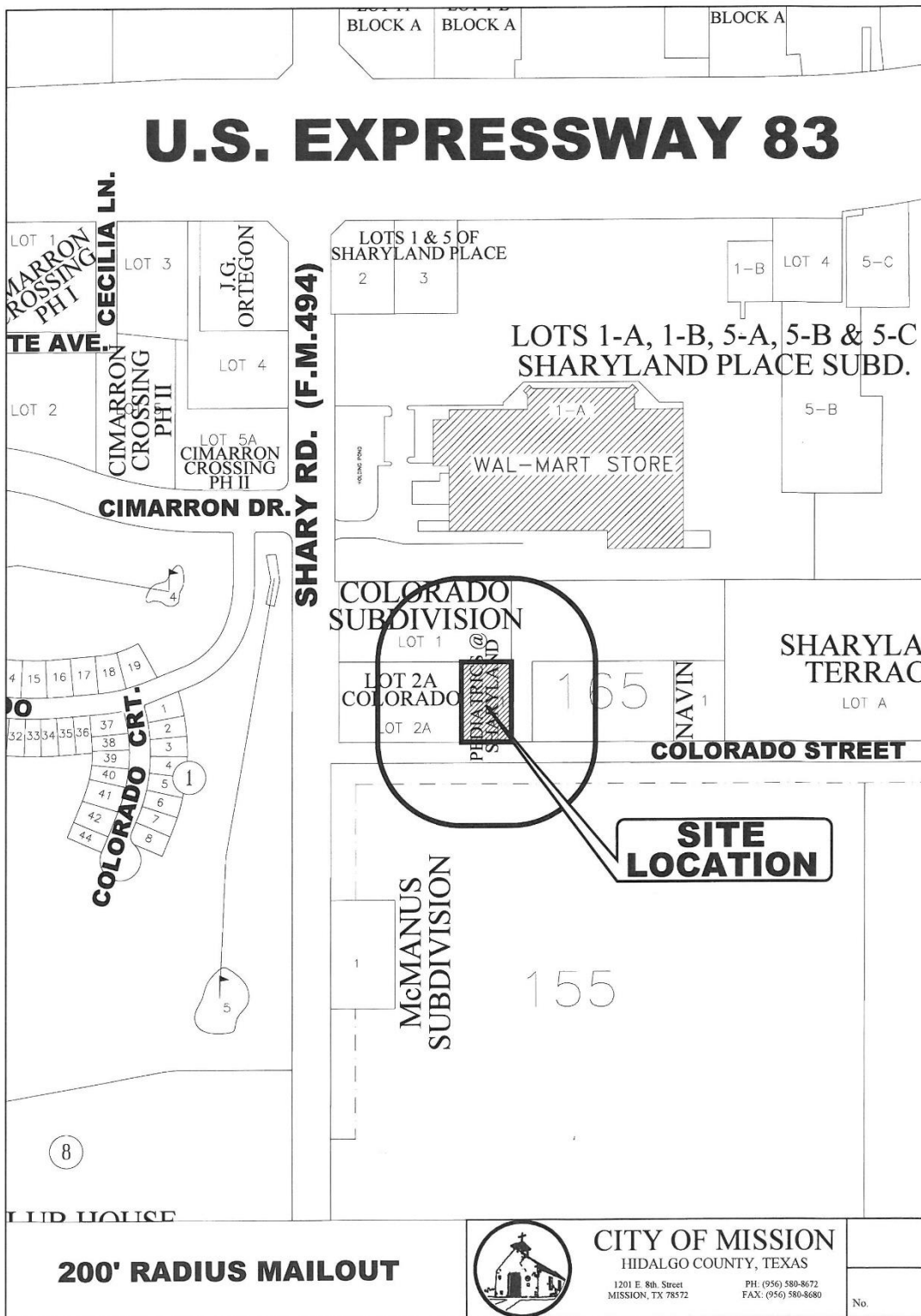
# U.S. EXPRESSWAY 83



## ZONING LEGEND

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

ATTACHMENTS







**ATTACHMENTS**

**Jose De Leon**

Owner, La Ganadera Meat Market  
2515 Colorado St., Suite 8  
Mission, TX  
Phone: 956-340-7397

Mar 25, 2026

**City of Mission Zoning Board of Adjustments**  
Mission, TX

**Re: Variance Request for Rear Setback Reduction**

To the Honorable Members of the Zoning Board of Adjustments,

My name is Jose De Leon, owner of La Ganadera Meat Market, and I respectfully submit this request to reduce the required rear setback from 15 feet to 10 feet for the subject property. This adjustment is needed to provide sufficient space for the required site operations and to allow for a functional and efficient site layout.

The requested reduction is limited in scope and is intended only to accommodate the operational needs of the property. I also hereby authorize **Tomas Gutierrez** to act as my representative in connection with this variance request and to communicate with the City of Mission and the Zoning Board of Adjustments on my behalf regarding this matter.

**Authorized Representative:**

Tomas Gutierrez  
Email: [tgtz@mdmco.net](mailto:tgtz@mdmco.net)  
Phone: 956-445-7631

Thank you for your time and consideration of this request.

Sincerely,



**Jose De Leon**  
Owner  
**La Ganadera Meat Market**

## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
722791	S3003-00-000-001A-00	WAL-MART REAL ESTATE BUSINESS	PO BOX 8050	BENTONVILLE	AR	72712-8055
280827	S2950-00-000-0155-00	SHIN FOUNDATION INC	410 S MAIN ST	MCALLEN	TX	78503-7339
280828	S2950-00-000-0155-10	SHIN FOUNDATION INC	410 S MAIN ST	MCALLEN	TX	78503-7339
280845	S2950-00-000-0165-20	SUSTAITA EVERARDO M	9100 S AUSTIN DR	PHARR	TX	78577-9775
816067	S2950-00-000-0165-15 0	SUSTAITA EVERARDO PICENO	9100 S AUSTIN DR	PHARR	TX	78577-9775
816344	P5327-00-000-0001-00	ORFANOS G ATHANASI MD & RICARDO OCHOA MD	3013 LAKE SHORE DR	EDINBURG	TX	78539-7715
790017	C7860-00-000-002A-00	CARMANT LLC	1522 WOODS ST	MISSION	TX	78572-1440
629938	C7860-00-000-0001-00	SIMRAN HOSPITALITY LLC	901 S SHARY RD	MISSION	TX	78572-9106
280843	S2950-00-000-0165-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812



**AGENDA ITEM & RECOMMENDATION  
SUMMARY**

**MEETING DATE:** April 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.
- April 8, 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.
- April 22, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

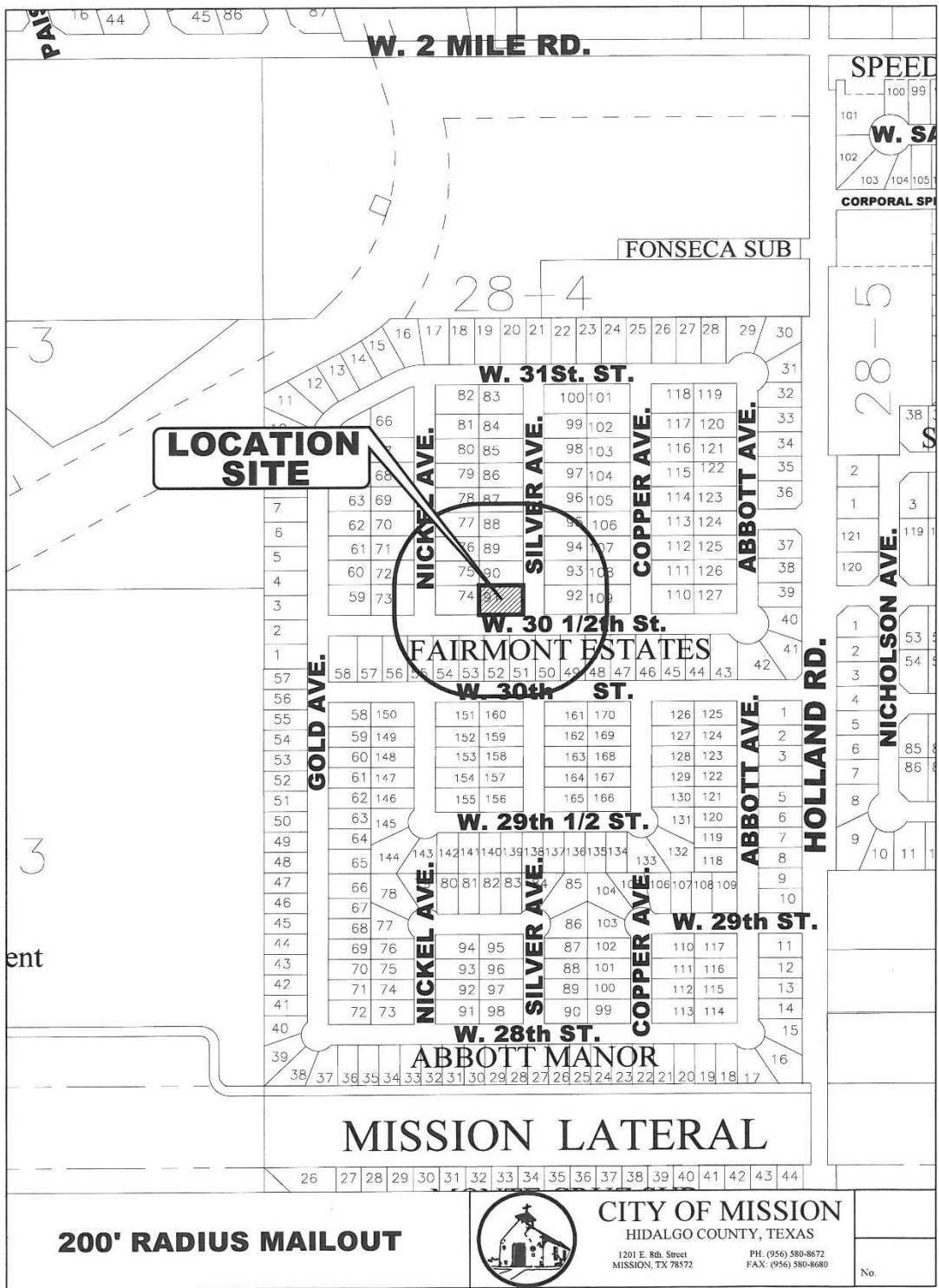
Summary:

- 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 AND 5’ REAR	6/26/2024	DENIED



VICINITY MAP

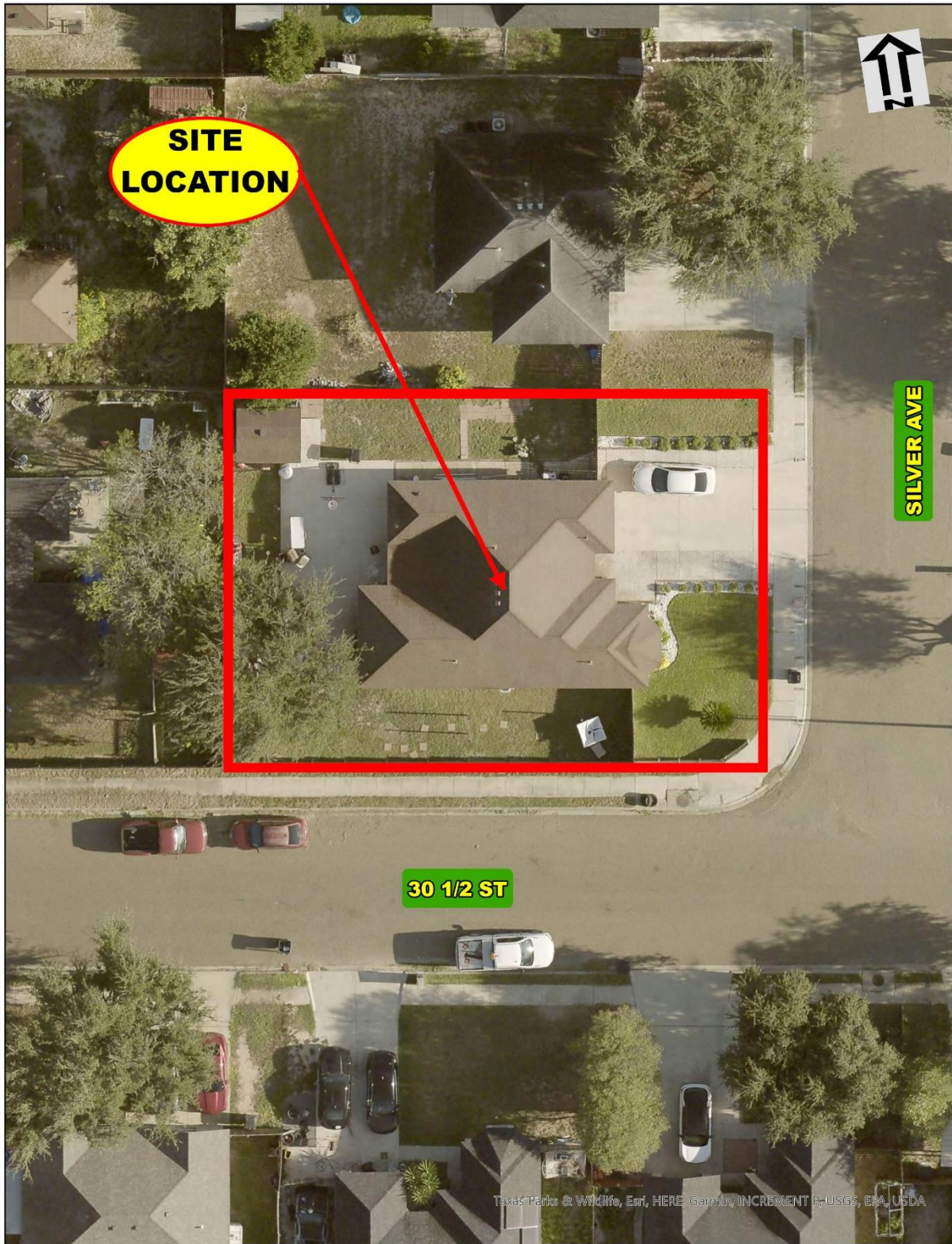


**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

**200' RADIUS MAILOUT**

No.

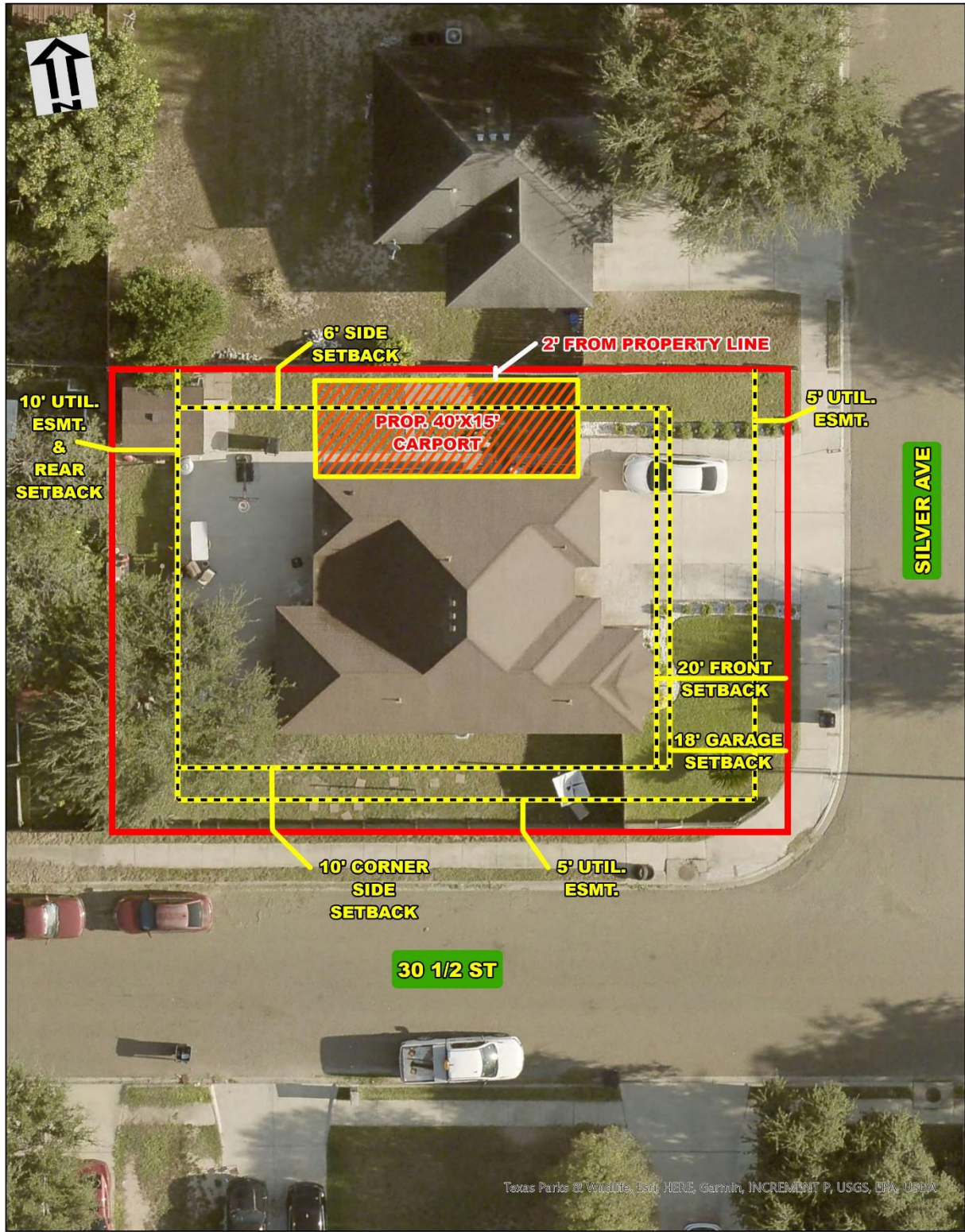
ARIEL MAP



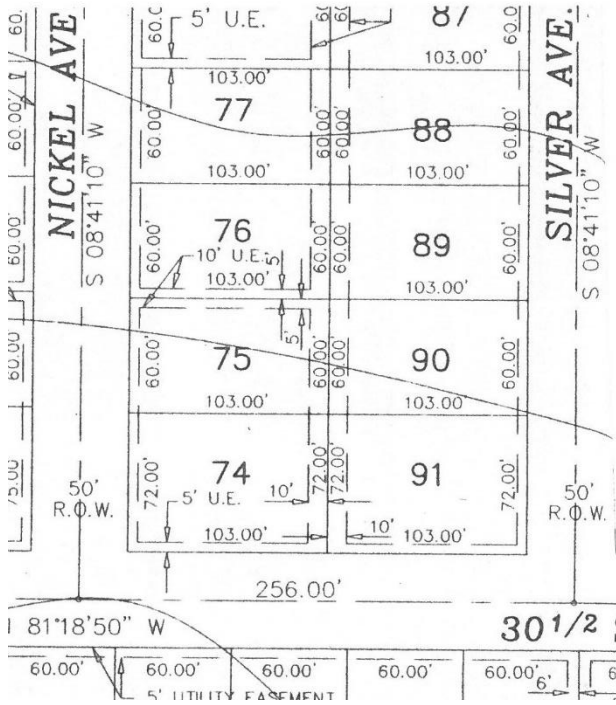
PICTURES



### ARIEL WITH SETBACKS



**ATTACHMENTS**



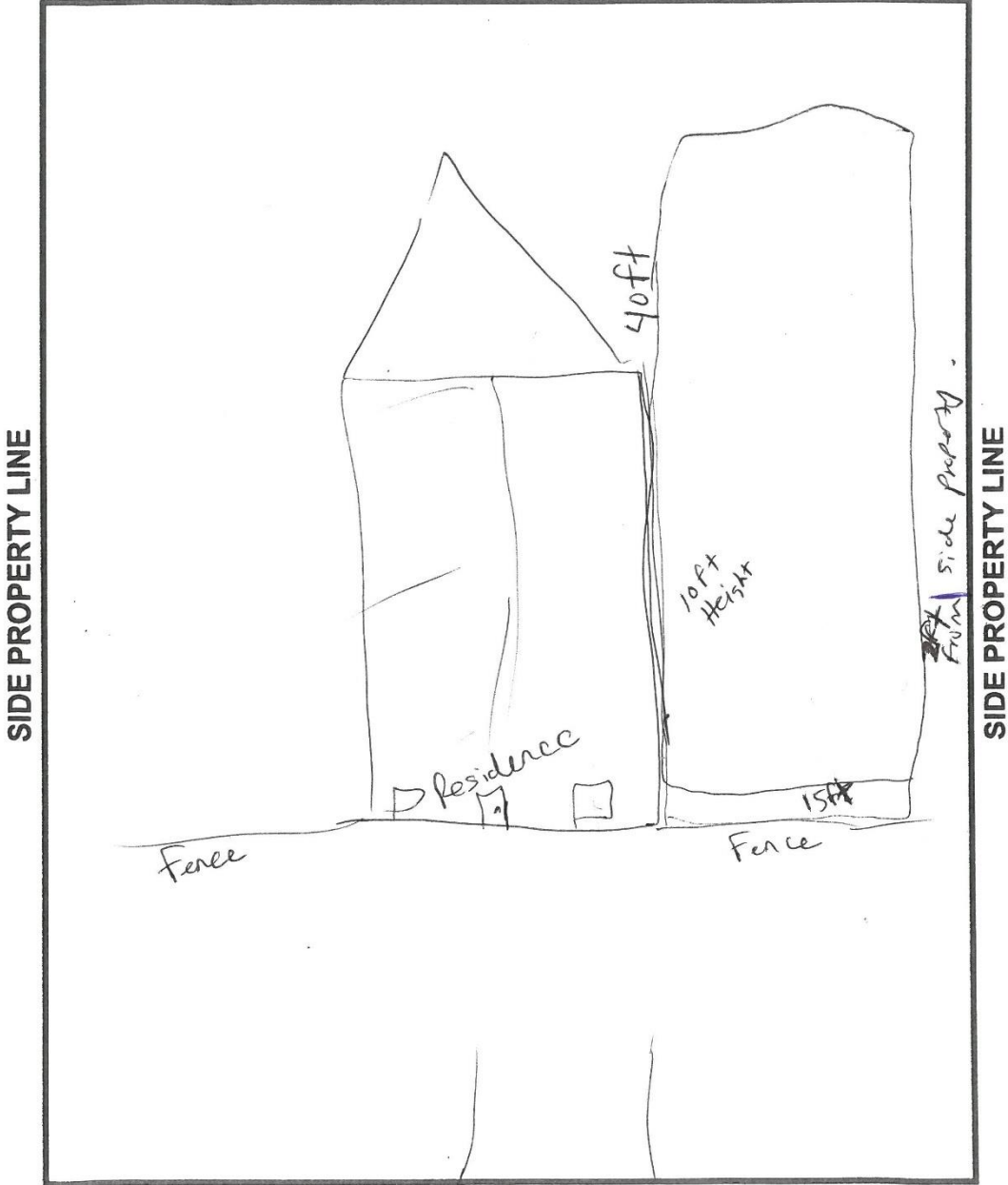
GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONES "C" ON A FLOOD INSURANCE R.A. 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**



**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		OWNER ID / %		EXEMPTIONS		VALUES																									
635386 3007 SILVER AVE, MSSION TX		RODRIGUEZ ERIK		1072759 100.0000		HS		IMPROVEMENTS = 118,371 115,261 LAND MARKET = 60,870 60,870 MARKET VALUE = 178,841 175,331 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 178,841 175,331 HIS VALUE LIMIT = 457 0 CIRCUIT BREAK LIMIT = 0 0 NET APPRAISED = 178,384 175,331																									
FAIRMONT ESTATES LOT 91 TYPE: R DBA: GEO ID: F0457-00-000-0091-00 Ref ID1: 446233 AS CODE: F045700 MIP ID: CMS VOL 38 Ref ID2: R035388 MKT AREA: SV6A011 MIPSCO: SUBTYPE: RES SUB MKT: EFF SIZE: LEGAL ACREAGE: APPR VAL METHOD: cost/local		3007 SILVER AVE MISSION TX 78574-1547  AGENT: 1204109   OWNWELL, INC EFF DATE: 2025-04-26 EXP DATE:		TAXING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 BMB 100.00 SST 100.00		SKETCH 																											
UTILITIES: AL, HY, GBA: 0 TOPOGRAPHY: LV, NRA: 0 ROAD ACCESS: PG, UNITS: 0 ZONING: RMH, RENT: 0		REMARKS (2025) NEW STG; ENC GAR (2022) AJD %, RE ROOF (2020) ADJ NBHD CODE (2016) ADJ DEPR & NEW CAN; ALLW; FEE APPR (2013) N/C; (2013) N/C; (2008) ADJ CL 07(2008) ADJ CL 07(2007) ADJ CL 07(2005) N/C(2005) N/C		PICTURE 																													
TAXING UNIT CD TAXING UNIT NAME PCT CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SMC MISSION ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%		DEED HISTORY <table border="1" style="width: 100%; border-collapse: collapse;"> <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>2016-03-30</td> <td>SVD</td> <td>null/full</td> <td>2859147</td> <td>RODRIGUEZ ERIK</td> <td>PANIAGUA MARRIA</td> </tr> <tr> <td>2008-08-15</td> <td>WD</td> <td>null/full</td> <td>1919527</td> <td>PANIAGUA MARRIA</td> <td>PANIAGUA MARRIA</td> </tr> <tr> <td>2003-05-22</td> <td>SVD</td> <td>null/full</td> <td>1201748</td> <td>PANIAGUA MARRIA</td> <td>GRANDE VALLEY</td> </tr> </tbody> </table>								DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER	2016-03-30	SVD	null/full	2859147	RODRIGUEZ ERIK	PANIAGUA MARRIA	2008-08-15	WD	null/full	1919527	PANIAGUA MARRIA	PANIAGUA MARRIA	2003-05-22	SVD	null/full	1201748	PANIAGUA MARRIA	GRANDE VALLEY
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																												
2016-03-30	SVD	null/full	2859147	RODRIGUEZ ERIK	PANIAGUA MARRIA																												
2008-08-15	WD	null/full	1919527	PANIAGUA MARRIA	PANIAGUA MARRIA																												
2003-05-22	SVD	null/full	1201748	PANIAGUA MARRIA	GRANDE VALLEY																												
# TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EF YR COND FEAT AMR MA Residential Main RES BRKFA 1,348 61.45 1 1 2003 2007 AV O 100,795 77.00 100.00 100.00 100.00 0.77 84,542 ENC ENCLOSED ADD RES BRKFA 252 73.31 1 1 2003 2007 AV O 18,474 77.00 100.00 100.00 100.00 0.77 14,225 POR PORCH RES BRKFA 20 20.36 1 1 2003 2007 AV O 407 77.00 100.00 100.00 100.00 0.77 313 CAN CANOPY RES BRKFA 70 3.5 1 1 2014 2014 * O 245 95.00 100.00 100.00 100.00 0.96 235 STG STORAGE RES BRKFA 120 8.0 1 1 2020 2020 00 O 960 95.00 100.00 100.00 100.00 0.95 912 1 Style: STCD: A1 Finish Out: 100 Area: 1,600 Quality: FA Homesite: Y (100.00%) Structure: C 129,881 AS Code: 100.00% Market Area: 115.00% Ext Wall: BRK		IMPROVEMENT OF TAW ADJ # ADJ TYPE ADJ AMT ADJ 115,261		IMPROVEMENT FEATURES Roof Style HIP Heating/Cooling AND Plumbing 1 Roof Covering CmpS Custom 0 BATH 2 WALL HEIGHT 8 Number of 3.00 ROOF HEIGHT NP Flooring TL Interior Finish SRK Construction RES Exterior Wall DBRK Foundation SLB																													
LAND VALUATION LP DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIV UNIT PRC ADJ MADJ VAL SRC 1 LOT L F045700 A1 Yes SF 7416.00 sf 8.10 1.000 A 60,870 AS Code: 100.00% Market Area: 100.00% 60,870		LAND ADJUSTMENTS SEQ ADJ TYPE ADJ AMT ADJ % No		PRODUCTIVITY VALUATION AG USE TABLE UNIT AG VALUE No 0.00 0																													

## MAILOUT LIST

PROP_ID	geoID	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



**AGENDA ITEM & RECOMMENDATION  
SUMMARY**

**MEETING DATE:** April 22, 2026

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

**AGENDA ITEM:** 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 - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- March 06, 2026 – Application for Variance Request submitted to the City
- April 08, 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.
- April 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 1.37 (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.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
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.

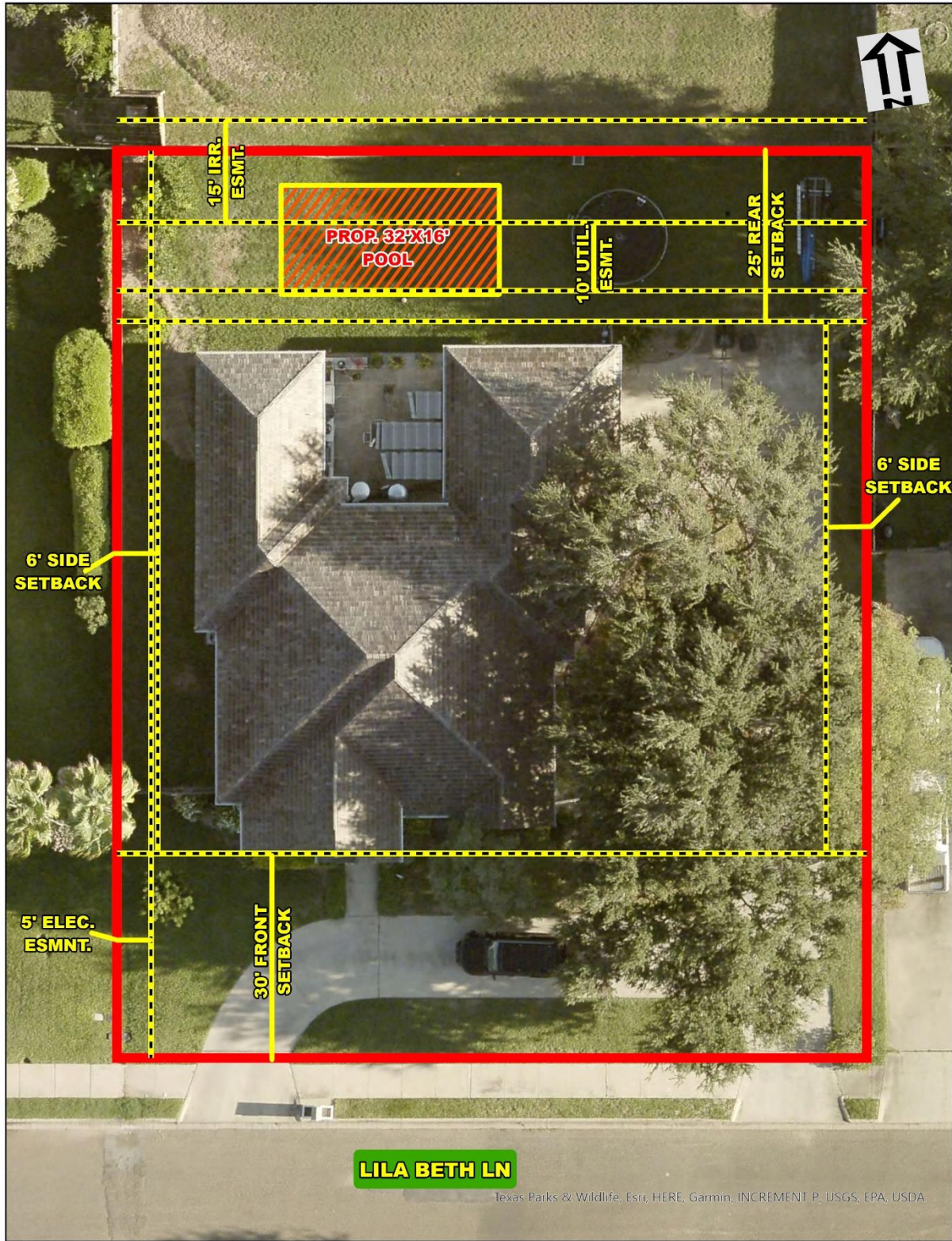
---

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

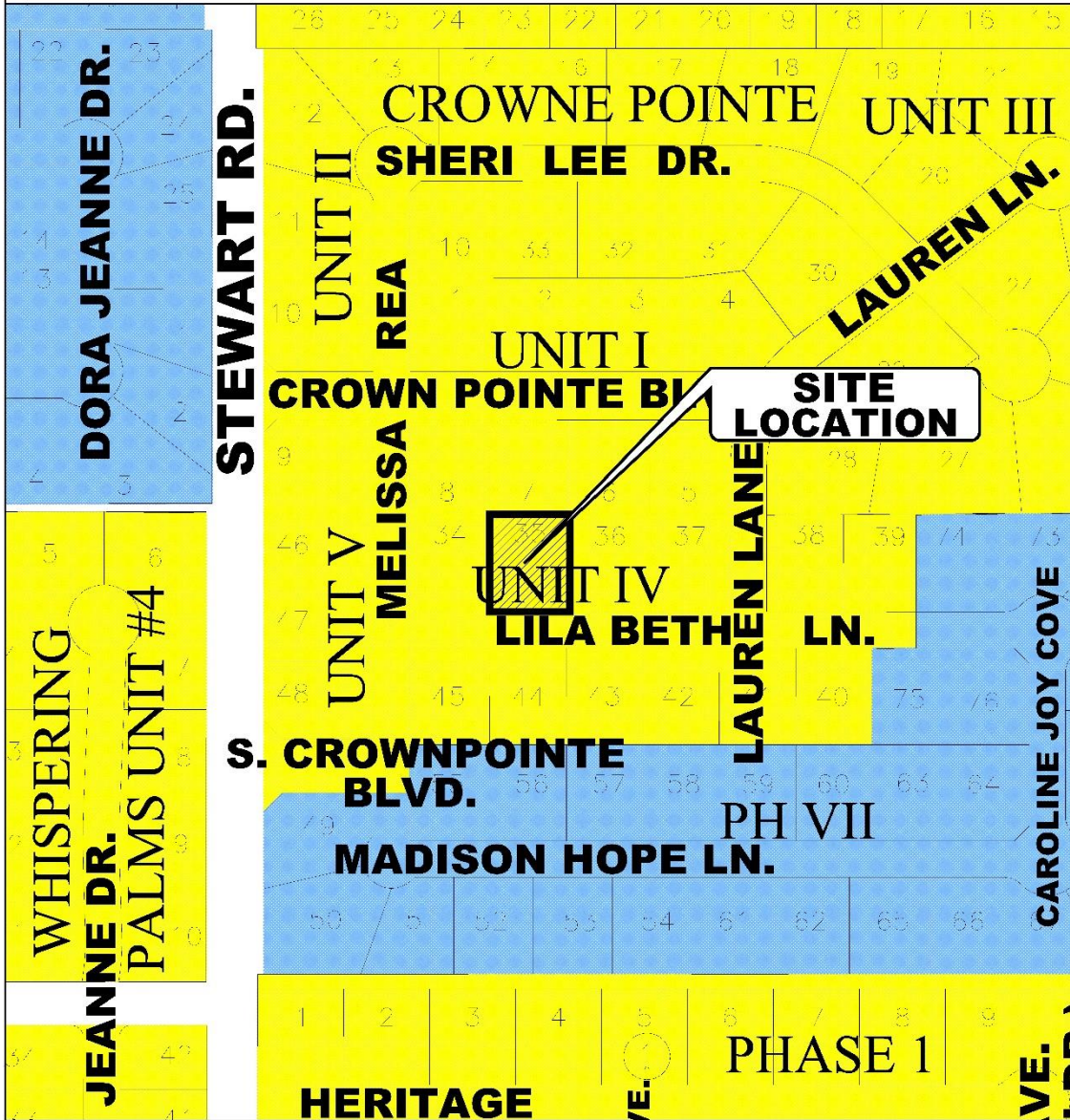
\_\_\_\_\_ AYES  
\_\_\_\_\_ NAYS  
\_\_\_\_\_ DISSENTING \_\_\_\_\_



AREIAL MAP



ZONING MAP

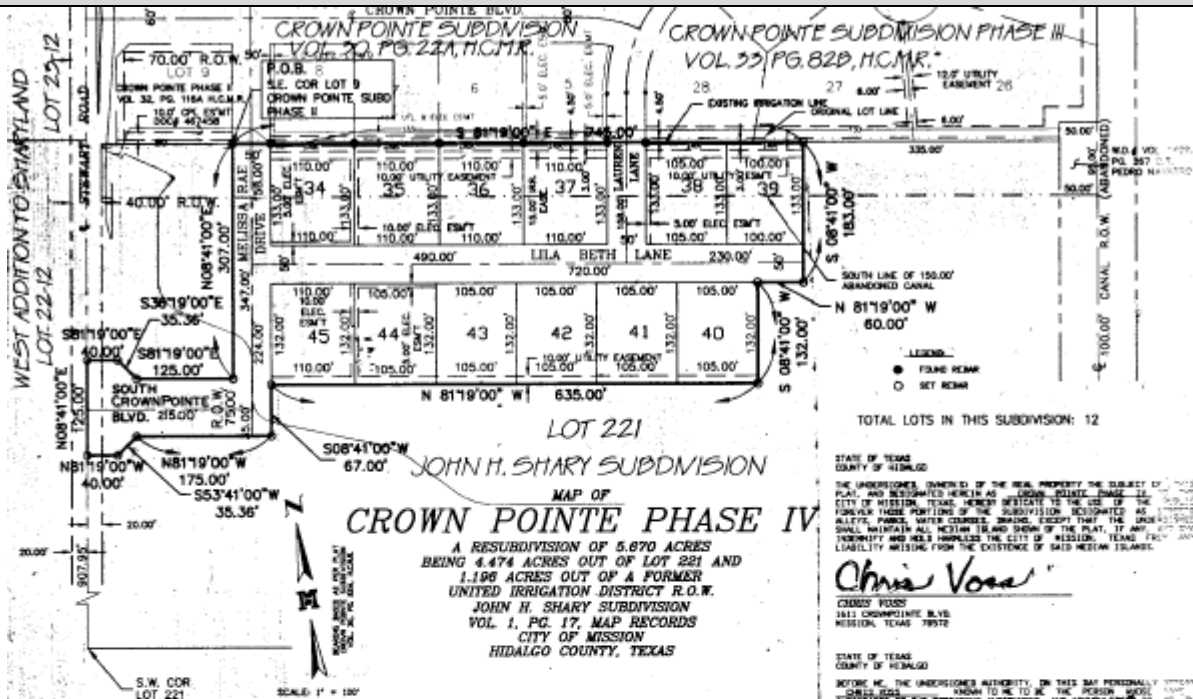


ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'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



LOT 221  
 JOHN H. SHARY SUBDIVISION  
 MAP OF  
**CROWN POINTE PHASE IV**  
 A RESUBDIVISION OF 5.870 ACRES  
 BEING 4.474 ACRES OUT OF LOT 221 AND  
 1.196 ACRES OUT OF A FORMER  
 UNITED IRRIGATION DISTRICT R.O.W.  
 JOHN H. SHARY SUBDIVISION  
 VOL. 1, PG. 17, MAP RECORDS  
 HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.870 ACRES SITUATED IN THE CITY OF MISSION, HIDALGO COUNTY TEXAS, BEING 4.474 ACRES OUT OF LOT 221, JOHN H. SHARY SUBDIVISION AND 1.196 ACRES OUT OF A FORMER UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 5.870 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL THE SOUTHWEST CORNER OF LOT 8, CROWN POINTE SUBDIVISION PHASE I (VOLUME 30, PAGE 22A, HIDALGO COUNTY MAP RECORDS), FOR THE NORTHERMOST NORTHWEST CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E ALONG THE SOUTH LINE OF CROWN POINTE SUBDIVISION (VOLUME 30, PAGE 22A, HIDALGO COUNTY MAP RECORDS) AND CROWN POINTE SUBDIVISION II (VOLUME 33, PAGE 82B, HIDALGO COUNTY MAP RECORDS), A DISTANCE OF 1745.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E A DISTANCE OF 183.00 FEET TO THE NORTHEAST-SOUTHEAST CORNER OF THIS TRACT.

THENCE N 81° 19' 00" W AT A DISTANCE OF 60.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 07' 00" E AT A DISTANCE OF 153.00 FEET TO THE SOUTHWEST-SOUTHEAST CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 63.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 87.00 FEET TO AN OUTSIDE CORNER OF THIS TRACT.

THENCE N 81° 19' 00" W AT A DISTANCE OF 175.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 175.00 FEET TO AN INSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 35.36 FEET TO AN OUTSIDE CORNER OF THIS TRACT.

THENCE S 87° 18' 00" E AT A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.870 ACRES OF LAND, OF WHICH 0.057 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF SAID STEWART ROAD, LEAVING A NET OF 5.813 ACRES OF LAND, MORE OR LESS.

### NOTES

1. FLEED ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLEED PLAIN, COMMUNITY-PANEL No. 480345 0003 C MAP REVISED NOVEMBER 20, 1993
2. SETBACKS ARE AS FOLLOWS:  
 FRONT- 30 FEET  
 REAR- 10 FEET (LOTS 40-43) 25 FEET (LOTS 34-39)  
 SIDE- 5 FEET OR GREATER FOR CASEMENT  
 SIDE CORNER- 10 FEET (EXCEPT WHERE GREATER CASEMENT OR SETBACK APPLIES)
3. BENCH MARK: NAIL SET ON THE FIRST POWER POLE ON THE NORTH SIDE OF CROWN POINTE BLVD. AND EAST OF STEWART ROAD ELEV. = 132.13
4. EACH LOT SHALL BE REQUIRED TO RETAIN 3% OF ON SITE.
5. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR BUILDING IMPROVEMENTS IS 14' ABOVE TOP OF CURB.
7. SIDEWALK REQUIRED AT THE FRONT AND SIDES OF ALL LOTS.
8. THE MAINTENANCE OF ALL MEDIAN ISLANDS ON THIS PLAT SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THE OWNER OR THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT, HIS HEIRS AND ASSIGNS.

Filed for Record in:  
 Hidalgo County  
 by Susan G. Selinas III  
 County Clerk  
 On: Feb 22, 2000, at 11:25A.  
 As a  
 Paid - \$111  
 Document Number: 847940  
 Total Fees: 48.50  
 Receipt Number - 266180  
 By: Flo Chavez

STATE OF TEXAS  
 COUNTY OF HIDALGO

THE UNDERSIGNED (OWNER) OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND REASSIGNED HEREIN AS CROWN POINTE PHASE IV, CITY OF MISSION, TEXAS, HEREBY INDICATE TO THE USE OF THE CITY OF MISSION, TEXAS, THE CITY ENGINEER, THE CITY CLERK, THE CITY ALLEY, PARKS, WATER COURSES, BRIDGES, EXCEPT THAT THE UNDERSIGNED SHALL MAINTAIN ALL NEIGHBORING AND SHOW OF THIS PLAT, IF ANY, ACCURACY, INTEGRITY AND WELL HONORABLE THE CITY OF MISSION, TEXAS, ANY LIABILITY ARISING FROM THE DISTORTION OF SAID NEIGHBORING ISLANDS.

*Chris Voss*  
 CHRIS VOSS  
 1813 CROWN POINTE BLVD.  
 MISSION, TEXAS 79702

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY PRESENTED TO ME THE ABOVE SIGNED INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE REAL PROPERTY THE SUBJECT OF THE INSTRUMENT, AND THAT HE HAS NOT BEEN DECEASED, INTERDICTED, OR OTHERWISE INCAPACITATED, AND THAT HE HAS NOT BEEN CONVICTED OF A CRIME INVOLVING MORAL TURPITUDE, AND THAT HE IS NOT A FUGITIVE FROM JUSTICE, AND THAT HE IS NOT A MINOR, AND THAT HE IS NOT A PERSON WHOSE RIGHTS ARE RESTRICTED BY A COURT ORDER, AND THAT HE IS NOT A PERSON WHOSE RIGHTS ARE RESTRICTED BY A COURT ORDER, AND THAT HE IS NOT A PERSON WHOSE RIGHTS ARE RESTRICTED BY A COURT ORDER.

*Johnnie D. D.*  
*Johnnie D. D.*  
 JOHNIE D. D.  
 COUNTY CLERK, HIDALGO COUNTY, TEXAS  
 MY COMMISSION EXPIRES:

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KORTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CALCULATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

*Fred L. Korth*  
 FRED L. KORTH, P.E. & S.D.S. 1101 W. 4700  
 SUITE 300-04  
 MISSION, TEXAS 79702  
 T-360, 389, PG. 77, 89-82 JOB NO. 19104

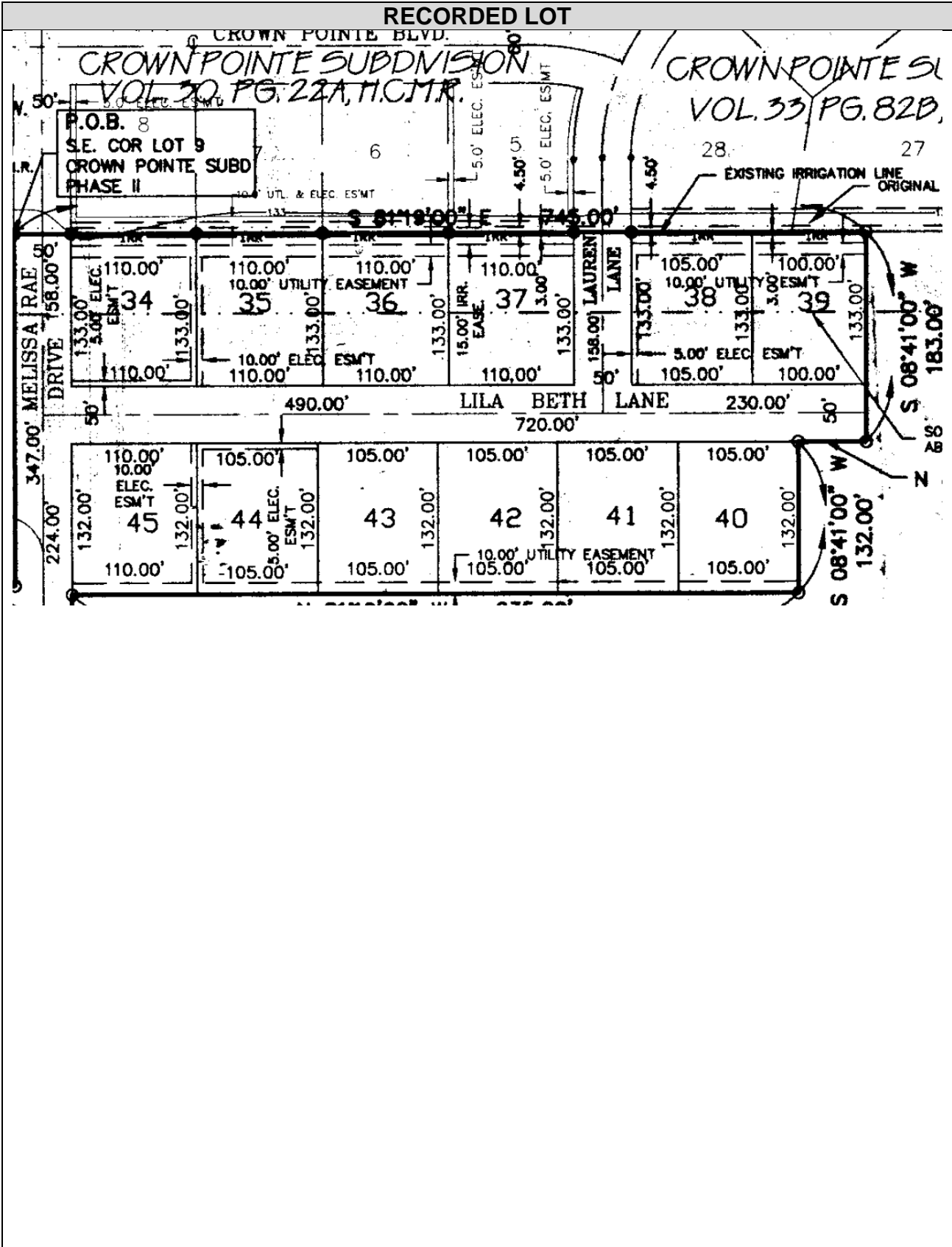
1. ALL EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, LOT 221, OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL OF THE DISTRICT.

2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ANY OF OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY LINE, HOLE, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.

3. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL OF THE DISTRICT, AND UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL WITHIN THE 10 DAY OF FEBRUARY 2000.

ATTEST  
*Johnnie D. D.*  
 JOHNIE D. D.  
 COUNTY CLERK

PREPARED  
 DATE: 2/20/00



## PLAT NOTES

## NOTES:

1. FLOOD ZONE 'X' AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL No. 480345 0005 C  
MAP REVISED: NOVEMBER 20, 1991
2. SETBACKS ARE AS FOLLOWS:  
FRONT- 30 FEET  
REAR- 10 FEET (LOTS 40-45); 25 FEET (LOTS 34-39)  
SIDE- 6 FEET OR GREATER FOR EASEMENT  
SIDE CORNER- 10 FEET  
GARAGE 18 FEET; EXCEPT WHERE GREATER EASEMENT OR  
SETBACK APPLIES
3. BENCH MARK: NAIL SET ON THE FIRST POWER POLE ON THE  
NORTH SIDE OF CROWN POINTE BLVD. AND EAST OF STEWART  
ROAD ELEV. = 131.13
4. EACH LOT SHALL BE REQUIRED TO RETAIN 931 CF ON SITE.
5. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR  
BUILDING IMPROVEMENTS IS 14' ABOVE TOP OF CURB.
7. SIDEWALK REQUIRED AT THE FRONT AND SIDES OF ALL LOTS.
8. THE MAINTENANCE OF ALL MEDIAN ISLANDS ON THIS PLAT  
SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THE OWNER OR  
THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT,  
HIS HEIRS AND ASSIGNS.

## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
545398	C9525-00-000-0001-00	ZAVALA KATIA NICOLE	1605 CROWN POINTE BLVD	MISSION	TX	78572-3100
613468	C9525-04-000-0037-00	GONZALEZ GILBERTO JR & IRASEMA	1611 LILA BETH LN	MISSION	TX	78572-3184
654926	C9525-05-000-0048-00	CAVAZOS GEORGE L & ROSA M	554 LONG HILL RD	GURNEE	IL	60031-3259
569533	C9525-02-000-0009-00	LEONARD TERRY L & KAREN E	1701 MELISSA RAE DR	MISSION	TX	78572-3365
613476	C9525-04-000-0045-00	QUESADA REYNALDA	1604 LILABETH LN	MISSION	TX	78572-3188
613474	C9525-04-000-0043-00	SPARKS KEVIN DR & RENE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
613473	C9525-04-000-0042-00	SEARS GARY & GINA	1610 LILA BETH LN	MISSION	TX	78572-3188
545406	C9525-00-000-0005-00	WILSON HILTON & SHEILA	PO BOX 3327	MCALLEN	TX	78502-3327
545403	C9525-00-000-0002-00	VARELA JOSE JUAN DE LA MORA & MARIA FERNANDA ET AL	1607 CROWN POINTE	MISSION	TX	78572-3100
654925	C9525-05-000-0047-00	TYKHE DEVELOPMENT LLC	6400 N 10TH	MCALLEN	TX	78504-3385
613466	C9525-04-000-0035-00	CASTILLO REBECCA & JUAN CARLOS	1607 LILI BETH LN	MISSION	TX	78572-3184
613467	C9525-04-000-0036-00	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION	TX	78572-3144
613475	C9525-04-000-0044-00	GARZA CARLO MARIO & LORI ANN GARZA	1606 LILA BETH LANE	MISSION	TX	78572-3188
545408	C9525-00-000-0007-00	DAMON MALLARIE MARIE & DERYK JAMES DAMON	1606 CROWN POINTE BLVD	MISSION	TX	78572
545409	C9525-00-000-0008-00	HERNANDEZ ADRIAN	1604 CROWN POINTE BLVD	MISSION	TX	78572-3144
545407	C9525-00-000-0006-00	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION	TX	78572-3144
545404	C9525-00-000-0003-00	GONZALEZ JOSE CAMPOS	1609 CROWN POINTE BLVD	MISSION	TX	78572-3100
654924	C9525-05-000-0046-00	BE READY INVESTMENTS LLC	1605 MELISSA RAE DR	MISSION	TX	78572-3366
613463	C9525-04-000-0034-00	ROBERSON CHARLES A & SUSAN S	1605 LILA BETH LN	MISSION	TX	78572-3184
696007	C9525-06-000-0055-00	GARCIA ALBERTO & RUBY	124 DARLENE DR	PHARR	TX	78577-9401
696008	C9525-06-000-0056-00	GARCIA JORGE H & MARY LU W HARRIS	1607 MADISON HOPE DR	MISSION	TX	78572-3474
696009	C9525-06-000-0057-00	OHDEN NORMAN L	1609 MADISON HOPE DR	MISSION	TX	78572-3474

# HCAD

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-				Valuation Method: cost/local		April 06, 2026	
<b>613466</b> 1607 LILA BETH LN, MISSION TX CROWN POINTE PH 4 LOT 35 TYPE: R DBA: GEO ID: C9825-04-000-0085-00 Ref ID1: 494989 AS CODE: C982504 MAP ID: CMS VOL 35 Ref ID2: R613466 AS CODE: S982504 MRPSCD: SUBTYPE: RES SUB MKT: MKT AREA: S982504 TIF: LEGAL ACREAGE: APPR VAL METHOD: cost/local		OWNER ID, NAME, AND ADDRESS <b>CARLOS</b> 1607 LILA BETH LN MISSION TX 78972-3184		OWNER ID % 1120950 100.00000		EXEMPTIONS <b>HS</b>		VALUES 2025 2026 IMPROVEMENTS 279,463 273,916 LAND MARKET + 191,653 191,653 MARKET VALUE = 470,116 465,569 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 470,116 465,569 HS VALUE LIMIT = 926,168 88,126 CIRCUIT BRKR LIMIT = 0 0 NET APPRAISED = 344,948 379,443	
UTILITIES: ALHY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: POB UNITS: 0 ZONING: RS RENT: 0		REMARKS (2020) ADJ DEPR & RMVD ARB; ALLW: NP20(2019) ADJ DEPR; ALLW-SALES CONTRACT (2018) ADJ CL & % (2017) ADJ DEPR 17; ALLW:COND(2019) ADJ DEPR & RMVD ARB CODE 16; ALLW:COND(2014) ADJ DEPR 14; ALLW:COND(2013) ADJ DEPR 2013; ALLW:CONDADJ DEPR 16; ALLW:COND		SKETCH 					
TAXING UNIT CD TAXING UNIT NAME PCT CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SSL SHARYLAND ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%		PICTURE 							
DEED HISTORY DATE TYPE BOOK:PG INST # BUYER SELLER 2019-03-01 WDV null/full 2893216 CASTILLO GOMEZ EUNICE 2008-12-17 WDV null/full 1955364 GOMEZ EUNICE GOMEZ EUNICE 2007-08-27 SVD null/full 1799121 GOMEZ EUNICE FANNIE MME									
IMPROVEMENT VALUATION # TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EFF YR COND FEAT AMT VALUE DEP PHYS ECGN FJUNC COMP ADJ VALUE # ADJ TYPE ADJ AMT ADJ % MA Residential Main RES BRKGD 2,353 123.52 1 1 2000 2004 AV O 290,643 78.00 100.00 100.00 100.00 0.78 226,702 GAR GARAGE RES BRKGD 690 61.76 1 1 2000 2004 AV O 42,614 78.00 100.00 100.00 100.00 0.78 33,239 PAT PATIO RES BRKGD 166 30.88 1 1 2000 2004 AV O 5,095 78.00 100.00 100.00 100.00 0.78 3,674 POR PORCH RES BRKGD 84 30.88 1 1 2000 2004 AV O 2,594 78.00 100.00 100.00 100.00 0.78 2,052 1 STCD: A1 Area: 2,353 Homesite: Y (100.00%) 340,946 AS Code: 100.00% Market Area: 103.00% 273,916 Style: Finish Out: 100 Quality: GD Structure:		IMPROVEMENT DETAIL ADJ # ADJ TYPE ADJ AMT ADJ % Heating/Cooling Roof Style WALL HEIGHT Custom Number of BATH ROOF HEIGHT NP Flooring Interior Finish SRK Construction RES Plumbing 3 Exterior Wall DBRK Foundation SLB Roof Covering WDS							
LAND VALUATION L# DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIV UNIT PRC ADJ MADJ VAL SRC MKT VAL SEQ ADJ TYPE ADJ AMT ADJ % AG USE TABLE UNIT AG VALUE 1 LOT L C982504 A1 Yes SF 14630.00 SF 13.10 1.00 191,653 A 191,653 No 0 0 0									

## AEP LETTER



February 27, 2026

Rebecca Castillo and husband, Juan Carlos Castillo  
1607 Lila Beth Ln  
Mission, TX 78572

Re: Variance - 10' Utility Easements on Lot 35, Crown Pointe Ph IV Subdivision

To Whom It May Concern,

AEP Texas Inc (AEP) has reviewed your request regarding a variance on a dedicated 10' foot utility easements located along the North property line of Lot 35, Crown Pointe Ph IV Subdivision, according to the plat or map recorded in Volume 35, Page 131A, Map Records of Hidalgo County, Texas.  
Address: 1607 Lila Beth Ln., Mission, Tx 78572

AEP has determined to grant a variance and allow for the construction of a pool inside a portion of the 10' Utility Easement as depicted on the attached Exhibit "A." Landowner and its assigns agree to maintain a safe clearance as per NESC standards away from any AEP owned electrical facilities located within said lot. AEP will continue to maintain its easement rights along the West property line of said Lot 35 of the Crown Pointe Subdivision, Phase IV.

AEP Texas Inc does not hereby abandon or release any other easements on the property it might have obtained through plats, prescriptive rights, or easements whether of record or not.

Please do not hesitate to contact AEP if you have further questions at (956) 502-3589.

Sincerely,  
AEP TEXAS INC

A handwritten signature in black ink, appearing to read "Mario G. Campos", is written over a light blue horizontal line.

Mario G. Campos  
Right-of-Way Agent  
Rio Grande Valley District



## AGENDA ITEM & RECOMMENDATION SUMMARY

**MEETING DATE:** April 22, 2026

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

**AGENDA ITEM:** 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 - Cervantes

### NATURE OF REQUEST:

#### Project Timeline:

- March 27, 2026 – Application for Variance Request submitted to the City
- April 08, 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.
- April 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 1.37 (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.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
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/ 6' rear & 3' side	7-20-2022	Approved
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

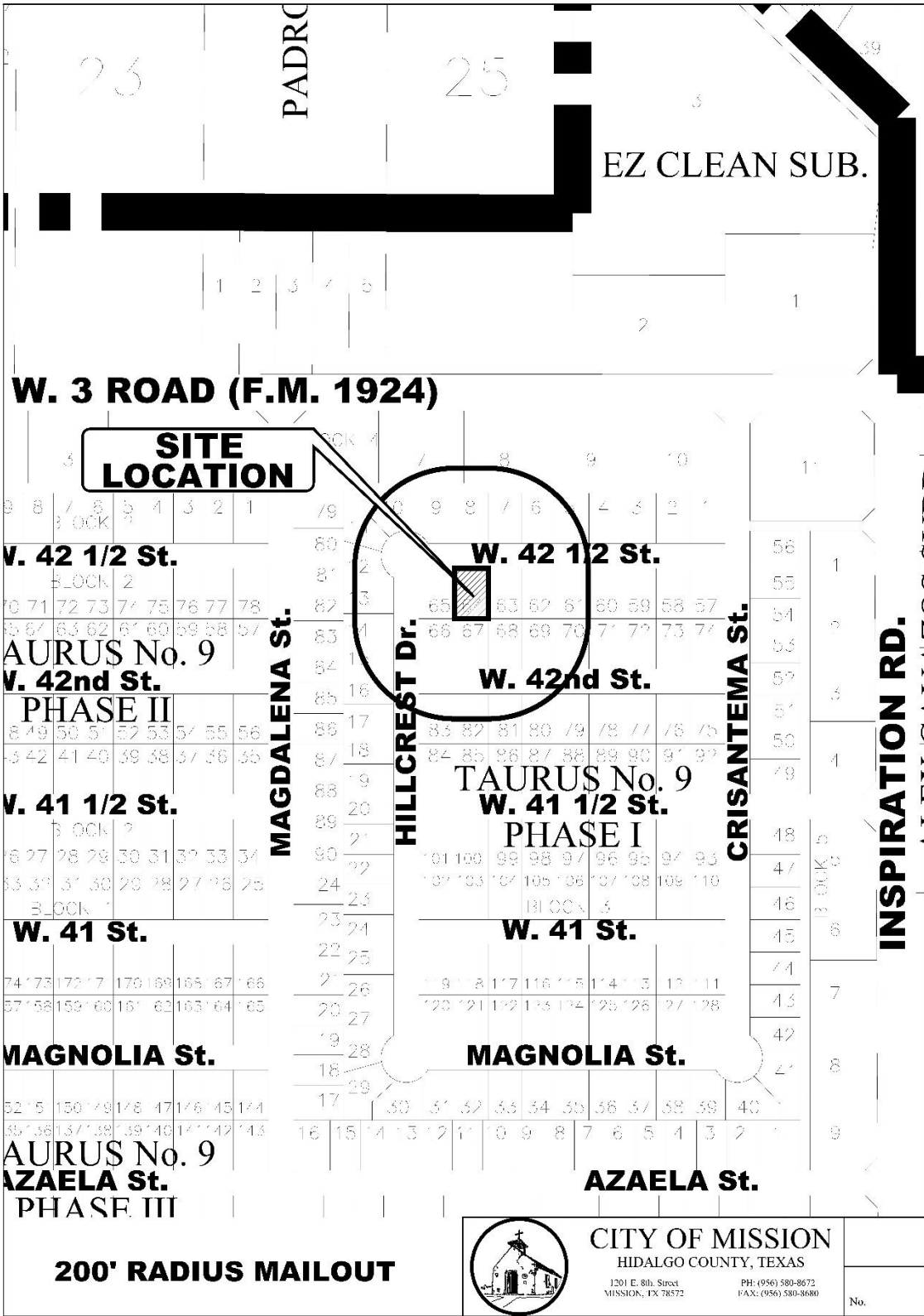
“open and to its footprint,” and if the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit fee.



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

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

LEGAL NOTICE MAP



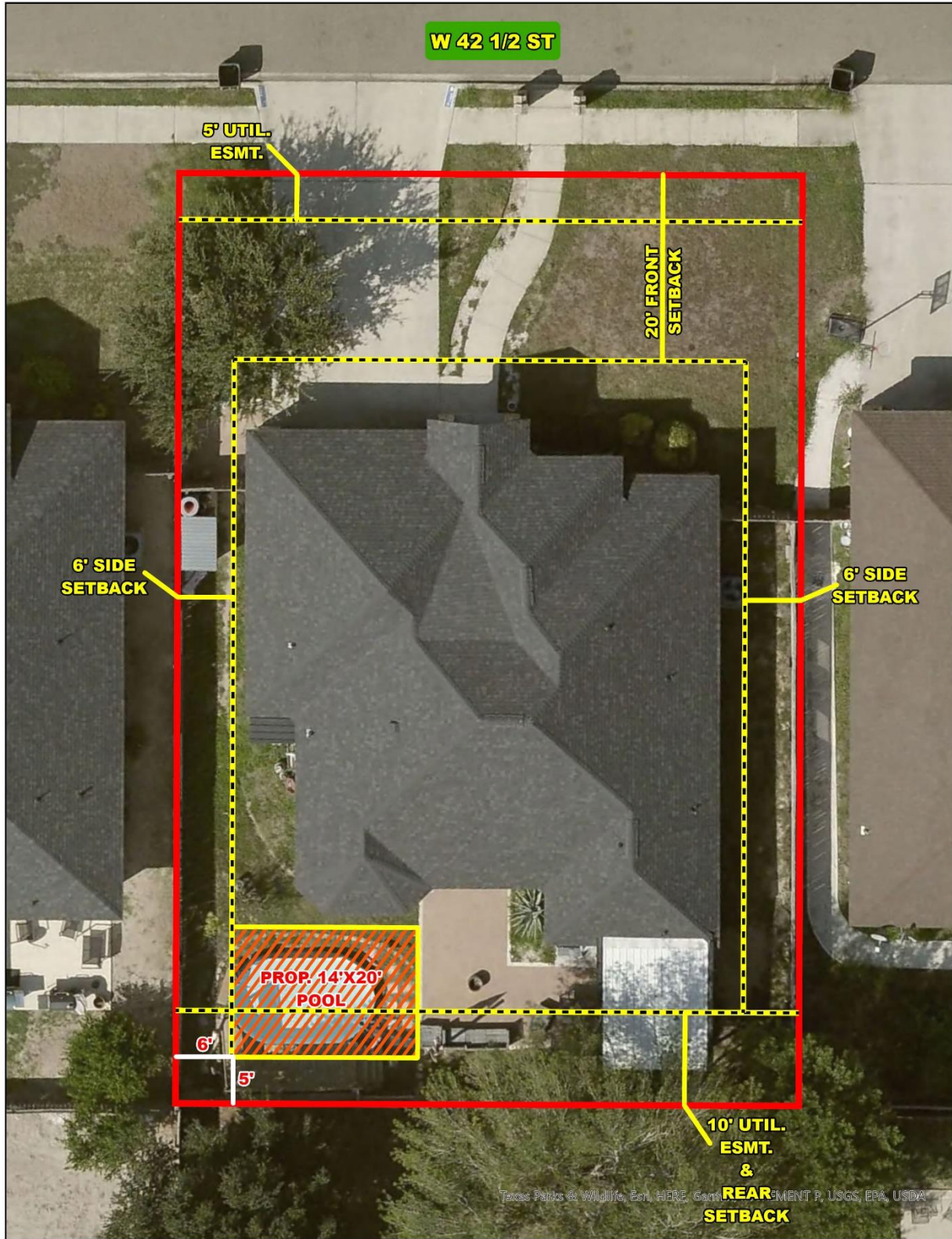
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
 MISSION, TX 78572

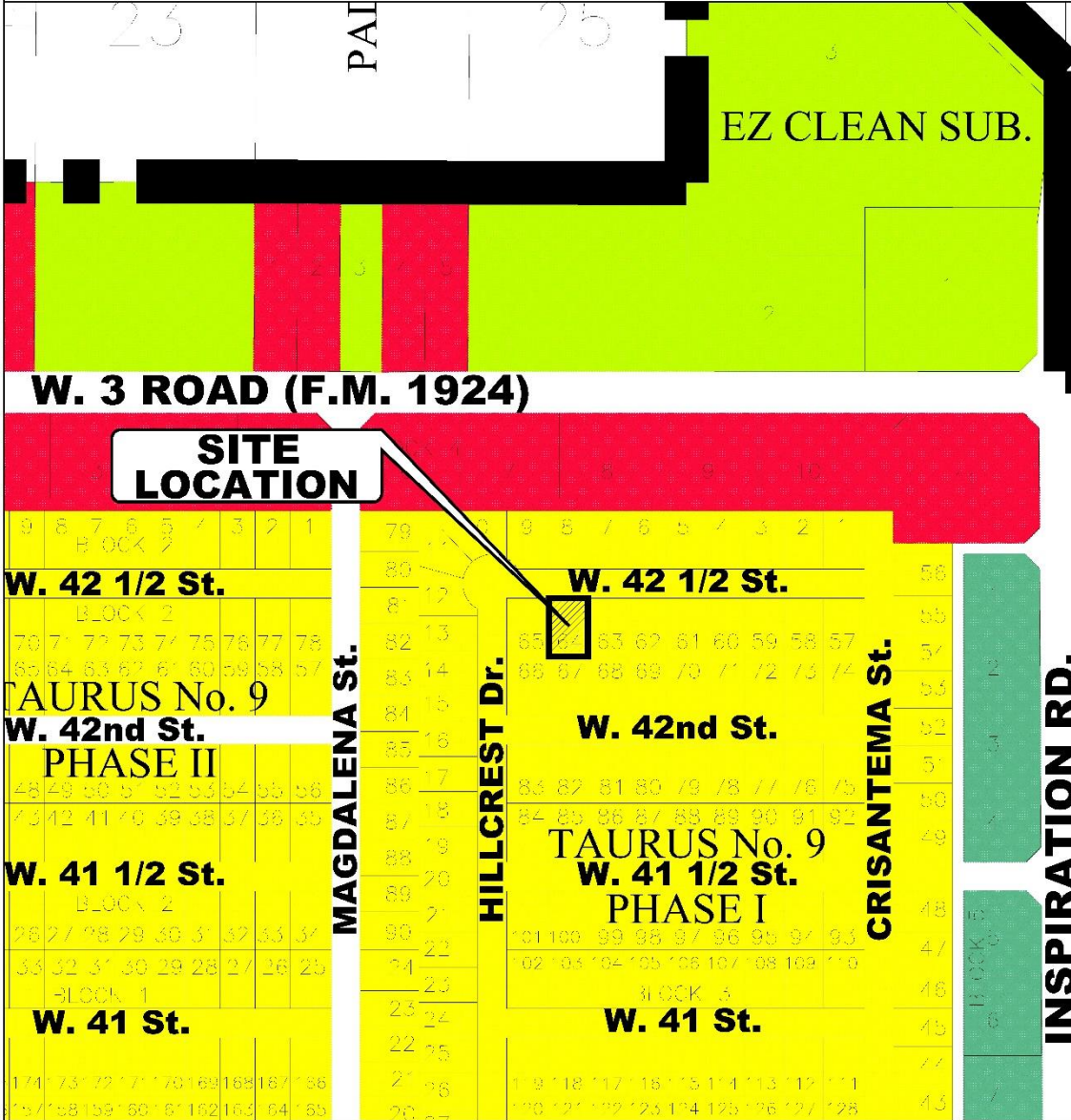
PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

AREIAL MAP



### ZONING MAP

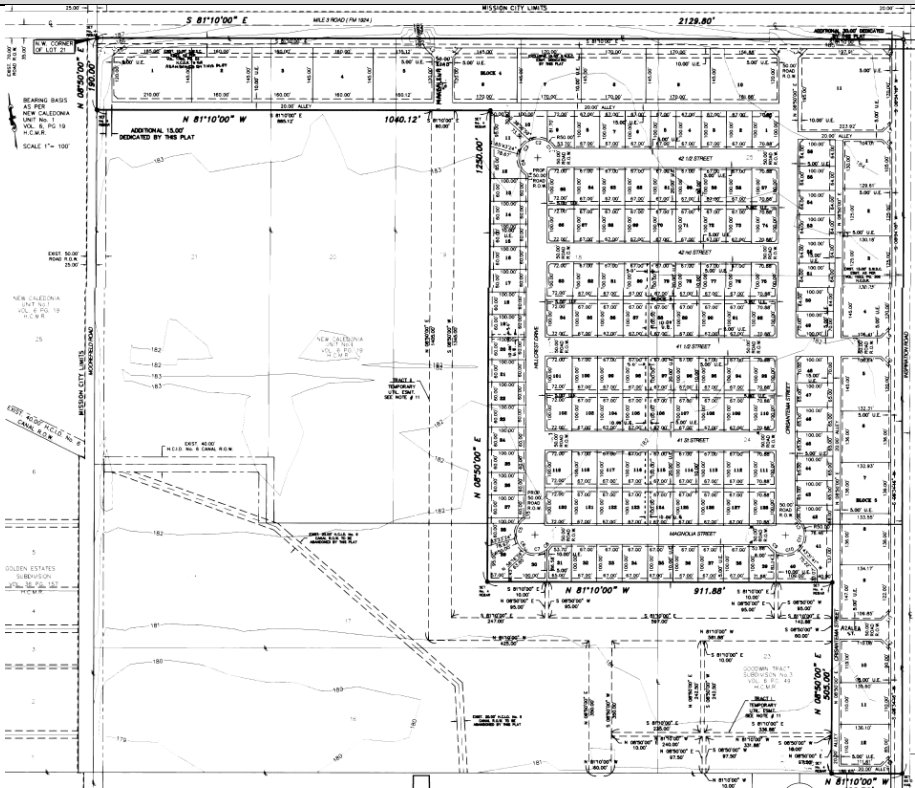


### ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCTD 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



**LOCATION MAP**

**LOCATION MAP**

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.  
317 E. PARK AVENUE  
PHARR, TEXAS 78777

DATE PREPARED: 06/18/05  
DATE SUBMITTED: 04/12/05

**SUBDIVISION PLAT OF TAURUS ESTATES No. 9 SUBDIVISION PHASE I**  
A 42.819 ACRE TRACT OF LAND COMPRISING OF 27,023 ACRES OUT OF LOTS 17, 18, 19, 20 & 21 NEW CALEDONIA UNIT No. 1 VOL. 8 PG. 19

15,788 ACRES OUT OF LOTS 23, 24 & 25 GOODWIN TRACT SUBDIVISION No. 3 HIDALGO COUNTY, TEXAS VOL. 8 PG. 48 H.C.M.R.

APPROVED BY: [Signature]  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

**FILED FOR RECORD:**  
HIDALGO COUNTY  
COUNTY CLERK  
DATE: 6/18/05  
BY: [Signature]

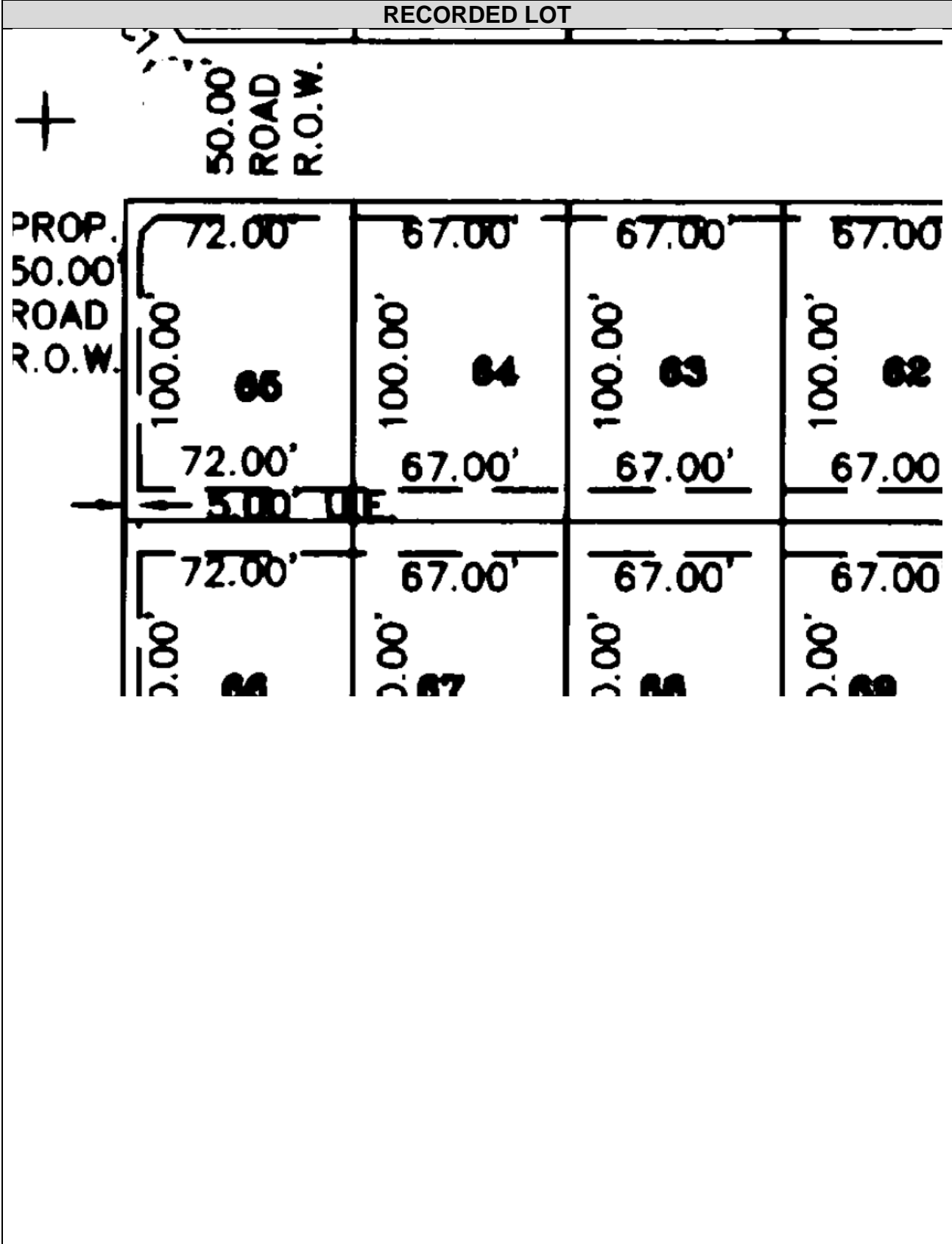
**NOTARY PUBLIC:**  
[Signature]  
NOTARY PUBLIC  
STATE OF TEXAS

BLOCK	LOT DATA	
	LOT NO.	ACRES
BLOCK 4	1	1.0000
	2	1.0000
	3	1.0000
	4	1.0000
	5	1.0000
BLOCK 3	1	1.0000
	2	1.0000
	3	1.0000
	4	1.0000
	5	1.0000

CURVE	CURVE DATA	
	CHORD	ARC LENGTH
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00

NO.	REVISION	DATE	APPROVED
1	INIT. DATE	06/18/05	[Signature]

**R. Gutierrez Engineering Corporation**  
317 E. PARK AVENUE • PHARR, TEXAS 78777  
(TEL) 956 782-2557 • (FAX) 956 782-2558



## PLAT NOTES

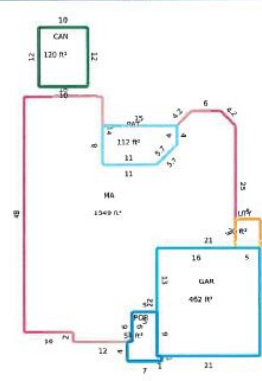

### GENERAL NOTES:

1. BUILDING SETBACK LINES AS PER BLOCKS 4 & 5 TO BE:
  - A: FRONT MILE 3 NORTH: 65.00'
  - B: FRONT INSPIRATION ROAD: 40.00'
  - C: SIDE-BUILDING CODE FOR BLK 4, CORNERSIDE-10.0'
  - D: SIDE: 6.00' OR EASEMENT WIDTH; WHICHEVER IS GREATER. FOR BLK 5.
  - E: REAR: 10.00' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
  - F: CORNER SIDE YARD SETBACK: 15.00'
 WHEN BUFFER EXIST. IF NO BUFFER EXIST THEN 20.00' SHALL BE IMPOSED FOR LOT 1, BLK 4
2. BUILDING SETBACK LINES AS PER BLOCK 3 TO BE:
  - A: FRONT AND GARAGE: 20.00'
  - B: SIDE: 6.0' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
  - C: REAR: 10.0' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
  - D: CORNER SIDE - 10.0'
3. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
4. FLOOD ZONE "C"- AREAS OF MINIMAL FLOODING.  
COMMUNITY-PANEL No. 480334 0400 C  
MAP REVISED NOV. 16, 1982
5. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB
6. BENCHMARK DESCRIPTION: ELE: 187.84  
LOCATION: A No. 4 REBAR FOUND IN THE INTERSECTION OF MILE 3 NORTH AND MOORE FIELD ROAD.
7. PARKING FOR COMMERCIAL LOTS SHALL BE HELD IN COMMON FOR USE AMONGST ALL PROPRIETORS.
8. LOTS IN BLOCK 5 SHALL ONLY HAVE REAR PARKING- ANY DRIVEWAYS ONTO INSPIRATION ROAD MUST HAVE PRIOR APPROVAL BY THE MISSION PLANNING AND ZONING COMMISSION. NO DRIVEWAYS FROM ANY RESIDENTIAL LOT ONTO MOOREFIELD SHALL BE PERMITTED.
9. 5.0' SIDEWALK REQUIRED BY DEVELOPER ALONG MOOREFIELD AND ALONG MILE 3 ROAD TO LOTS 1-10 (BLOCK 4).  
5.0' SIDEWALK REQUIRED AT PERMIT STAGE FOR LOT 11 (BLOCK 4) ALONG MILE 3 NORTH AND INSPIRATION ROAD, AS WELL AS ALL LOTS IN BLOCK 5 ALONG INSPIRATION ROAD.  
4.0' SIDEWALK REQUIRED ALONG ALL OTHER STREET SIDES DURING THEIR PERMIT STAGE.
10. BUFFER REQUIRED FROM COMMERCIAL PROPERTY TO RESIDENTIAL.
1. ALL TEMPORARY EASEMENTS ARE DEDICATED BY THIS PLAT UNTIL ADJACENT PROPERTY IS DEVELOPED.
2. ALL INTERNAL STREET INTERSECTION SHALL HAVE A 15.0' X 15.0' CORNER CLIP EASEMENT.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #6 AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
14. COMPLIANCE BY LOTS IN BLOCKS 4 & 5 TO LANDSCAPING ORDINANCE #2175 SHALL BE IMPOSED AT THE BUILDING PERMIT STAGE.
15. CONSTRUCTION OF THE COMMON PARKING LOTS FOR LOTS 1-5 AND LOTS 6-10 SHALL BE DONE AT OR PRIOR TO THE 1st BUILDING PERMIT FOR SAID SERIES OF LOTS; SAID PARKING LOT SHALL FIRST BE APPROVED BY THE MISSION PLANNING AND ZONING COMMISSION.
16. MISSION PLANNING AND ZONING SHALL ALSO APPROVE THE SITE PLANS FOR THE COMMERCIAL LOTS WITH SPECIAL REGARD TO ACCESS MANAGEMENT, COMMON PARKING, INGRESS MANEUVERABILITY, AND LANDSCAPING.
17. PC'S, PT'S AND LOT CORNERS ARE 1/2" SET IRON ROBS WITH A CUP STAMPED 12 PLS F 3218.

## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
649583	T0941-09-003-0066-00	SERRANO ALFREDO	2002 W 42ND ST	MISSION	TX	78573-5008
649587	T0941-09-003-0070-00	GONZALEZ JAVIER VENTURA	2506 TIERRA DORADA BLVD	MISSION	TX	78572-6777
649578	T0941-09-003-0061-00	GARZA EDUARDO & MARIA M	1909 W 42 1/2 ST	MISSION	TX	78573-5006
649580	T0941-09-003-0063-00	GONZALEZ CLAUDIA ALONSO	1913 W 42 1/2 ST	MISSION	TX	78573-5006
649527	T0941-09-003-0010-00	FERNANDEZ ASHLEY	2004 W 42 1/2 ST	MISSION	TX	78573-5005
649523	T0941-09-003-0006-00	MARTINEZ NORA MARIBEL	1910 W 42 1/2 ST	MISSION	TX	78573-5006
649525	T0941-09-003-0008-00	BARRERA JORGE & MIGDALIA	2000 W 42 1/2 ST	MISSION	TX	78573-5005
649529	T0941-09-003-0012-00	CARRILLO JOSE J	4209 HILL CREST DR	MISSION	TX	78573-6736
649530	T0941-09-003-0013-00	RILEY FREDDIE EARL & CAROLYN GENE	5211 80TH SW	LAKEWOOD	WA	98499-4079
649531	T0941-09-003-0014-00	LUNA JESSE & LETICIA RODRIGUEZ	4205 HILL CREST DR	MISSION	TX	78573-6736
649532	T0941-09-003-0015-00	ESCOBEDO ERICA	4203 HILL CREST DR	MISSION	TX	78573-6736
649533	T0941-09-003-0016-00	VELA MODESTO JR & LUZ M VELA	4201 HILL CREST DR	MISSION	TX	78573-6736
649653	T0941-09-004-0008-00	SOLIS PERFECTO	2005 W 3 MILE RD STE NO 900	MISSION	TX	78572
649652	T0941-09-004-0007-00	SOL GUZ 2 LLC	2005 W 3 MILE RD STE 900	MISSION	TX	78572
649528	T0941-09-003-0011-00	MERCADO CYNTHIA	4211 HILL CREST DR	MISSION	TX	78573-6736
649597	T0941-09-003-0080-00	VILLARREAL ALEJANDRO & LAURA	1911 W 42ND ST	MISSION	TX	78573-5030
649598	T0941-09-003-0081-00	RAMIREZ JOSE D	1913 W 42ND ST	MISSION	TX	78573-5030
649599	T0941-09-003-0082-00	FERNANDEZ FRANCISCO J	2001 W 42ND ST	MISSION	TX	78573
649600	T0941-09-003-0083-00	MARTINEZ ALPHONSO & MARIA	2003 W 42ND ST	MISSION	TX	78573-5008
649524	T0941-09-003-0007-00	REYNA GERMAN	1912 W 42 1/2 ST	MISSION	TX	78573-5006
649526	T0941-09-003-0009-00	TUERINA DORA ELIA	2002 W 42 1/2 ST	MISSION	TX	78573-5005
649522	T0941-09-003-0005-00	GARCIA ALEJANDRO A JR & PERLA S RUIZ NAVARRO	1908 W 42 1/2 ST	MISSION	TX	78573-5006
649581	T0941-09-003-0064-00	PENA VICTOR ALI & MELISSA JUDITH ALMENDAREZ DE PENA	3303 FRESNO AVE BLDG 1	HIDALGO	TX	78557-3772
649582	T0941-09-003-0065-00	ACEVEDO RODOLFO J & AURORA	2003 W 42 1/2 ST	MISSION	TX	78573-5005
649586	T0941-09-003-0069-00	URIBE FREDY & BARBARITA LUCIO GONZALEZ	1910 W 42ND ST	MISSION	TX	78573-5030
649585	T0941-09-003-0068-00	FLORES JOSE ANTONIO JR & LORENA B	1912 W 42ND ST	MISSION	TX	78573-5030
649584	T0941-09-003-0067-00	ORTIZ GONZALO III & ADRIANA NICOLE GONZALEZ	2000 WEST 42ND STREET	MISSION	TX	78573
649579	T0941-09-003-0062-00	MARTINEZ JUAN J & KARLA	1911 W 42 1/2 ST	MISSION	TX	78573-5006

# HCAD

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: costlocal		April 06, 2026																				
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME AND ADDRESS		OWNER ID, %	EXEMPTIONS		VALUES		2025	2026																		
649581 2001 42 1/2 ST, TX		PENA VICTOR ALI & MELISSA JUDITH ALMENDAREZ DE PENNA		1208619 100.00000	HS		IMPROVEMENTS		174,372	171,397																		
TAURUS ESTATES NO. 9PH 1 LOT 64 BLK 3 TYPE: R DBA: GEO ID: T0941-09-033-0064-00 Ref ID: 453456 Ref ID: R649581 SUBTYPE: RES LEGAL ACREAGE:		3303 FRESNO AVE BLDG 1 HIDALGO TX 78557-3772			TAXING UNITS		LAND MARKET		55,275	55,275																		
PROP USE: MIP ID: CMS VOL 39 AS CODE: T094109 MIPSCO: MKT AREA: SLJAGS TIF: SUB MKT: EFF SIZE: APPR VAL METHOD: costlocal		AGENT: EXP DATE:			CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JGC 100.00 BLJ 100.00 SST 100.00		MARKET VALUE		229,647	226,672																		
GENERAL		REMARKS		SKETCH		SPECIAL USE EXCL		0	0																			
UTILITIES: ALHY CBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0		(2024) RIMV SWP & CAN (2023) RIMV ADJ %(2023) RIMV STG (2012) SB-ADJ RATE 2012(2010) ADJ CL & NEW STG 09(2009) ADJ CL & NEW STG 09(2008) NEW IMPS 04(2007) NEW IMPS 04(2006) NEW IMPS 04(2005) NEW IMPS 04				APPRAISED VALUE		229,647	226,672																			
TAXING UNIT CD TAXING UNIT NAME PCT		PICTURE				HS VALUE LIMIT		0	0																			
CAD APPRAISAL DISTRICT 100.00%						CIRCUIT BRKR LIMIT		0	0																			
CMS CITY OF MISSION 100.00%						NET APPRAISED		229,647	226,672																			
DR1 DRAINAGE DISTRICT #1 100.00%																												
GHD HIDALGO COUNTY 100.00%																												
JGC SOUTH TEXAS COLLEGE 100.00%																												
SLJ LA JOYA ISD 100.00%																												
SST SOUTH TEXAS SCHOOL 100.00%																												
DEED HISTORY																												
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																							
2021-07-08	MDV	null/null	3241110	PENA VICTOR ALI HOLLYWOOD																								
2021-02-05	FCL	null/null	3191034	HOLLYWOOD	AVILA LEONARDO																							
2019-05-28	CSV	null/null	3071155	AVILA LEONARDO	AVILA LEONARDO																							
IMPROVEMENT VALUATION																												
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	
1M	Residential Mbn	RES	BRKAV	1,549	97.35	1	1	2003	2007	AV	0		190,795	81.00	100.00	100.00	100.00	100.00	100.00	0.81	122,144					Heating/Cooling	AND	
UTY	UTILITY ROOM	RES	BRKAV	30	73.01	1	1	2003	2007	AV	0		2,190	81.00	100.00	100.00	100.00	100.00	100.00	0.81	1,774					Roof Style	MX	
GAR	GARAGE	RES	BRKAV	462	48.67	1	1	2003	2007	AV	0		22,496	81.00	100.00	100.00	100.00	100.00	100.00	0.81	18,214					Plumbing	1	
POR	PORCH	RES	BRKAV	55	24.34	1	1	2003	2007	AV	0		1,339	81.00	100.00	100.00	100.00	100.00	100.00	0.81	1,065					Roof Covering	CmpS	
PAT	PATIO	RES	BRKAV	112	24.34	1	1	2003	2007	AV	0		2,726	81.00	100.00	100.00	100.00	100.00	100.00	0.81	2,208					BATH	2	
SWP	SWIMMING POOL	RES	BRKAV	42	243.38	1	1	2023	2023	*	0		10,222	97.00	100.00	100.00	100.00	100.00	0.97	8,915					Number of	3.00		
CAN	CANOPY	RES	BRKAV	120	4.0	1	1	2023	2023	*	0		490	99.00	100.00	100.00	100.00	100.00	0.99	475					ROOF HEIGHT	MP		
1				STCD: A1	2,370	Area:	1,549	Homestead:	Y (100.00%)				190,238	AS Code:	100.00%	Market Area:	110.00%					171,397					Flooring	TIL
	Style:			Finish Out:	100	Quality:	AV	Structure:						Ext. Wall:	BRK												Interior Finish	SRK
	MOD																									Construction	RES	
																										WALL HEIGHT	10	
																											Exterior Wall	CBRK
																											Foundation	SLB
																											WALL HEIGHT	10
LAND VALUATION											LAND ADJUSTMENTS				PRODUCTIVITY VALUATION													
LP DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	NETH	DIN	UNIT	PRC	ADJ	MADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE					
1 LOT	L			T094103R	A1	Yes	SF	67000	SF	8.25	1.000		A	55,275					No				0					
								AS Code:	100.00%	Market Area:	100.00%												0					