



MEETING DATE: June 30, 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
- June 19, 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.
- June 30, 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

OFFICE USE ONLY

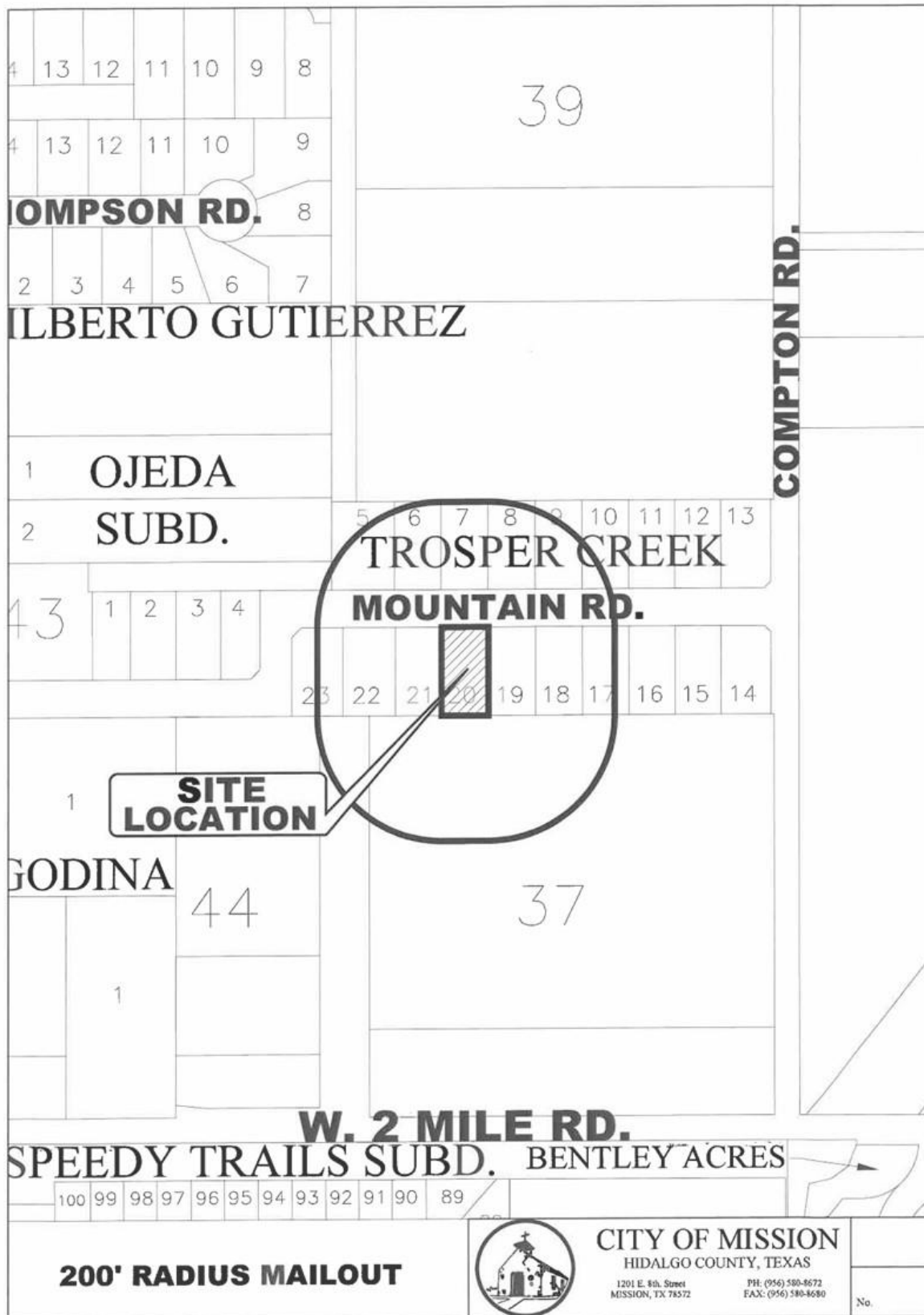
ZBA ACTION: _____ PASSED _____ TABLED _____ FAILED DATE: _____

COMMENTS: _____

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

APPLICANT'S SIGNATURE: Raymundo P. Platas

LEGAL NOTICE MAP



LINE TABLE

LINE	BEARING AND DISTANCE
1	S 87° 00' 00" E 11.11'
2	N 75° 00' 00" E 11.11'

LEGEND

- 1. EASEMENT
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- 100. EASEMENT

GENERAL PLAT NOTES:

1. MINIMUM SE EASEMENTS: FRONT: 25.0 FT. OR TO THE EASEMENT LINE, WHICHEVER IS GREATER. REAR: 25.0 FT. OR TO THE EASEMENT LINE, WHICHEVER IS GREATER. INTERIOR CORN: 5.0 FT. OR TO THE EASEMENT LINE, WHICHEVER IS GREATER. CORNER CORN: 10.0 FT. OR TO THE EASEMENT LINE, WHICHEVER IS GREATER. REAR: 10.0 FT. OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
2. MINIMUM PERMANENT FLOOR ELEVATION - 18 INCHES ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF EACH RESPECTIVE LOT.
3. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT NO. 1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OF USE WITHOUT EXPRESS WRITTEN APPROVAL.
4. NO UTILITY EASEMENTS, PUBLIC UTILITY, PARTY OR PERSON, IS ALLOWED ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT, DISTRICT RIGHT OF WAY WITH LINES, POLES, OR OTHERS OR OTHERS FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT NO. 1.
5. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, OR OTHER STRUCTURE, SHALL BE PLACED ON ANY LOT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF MISSION.

STATE OF TEXAS
CITY OF MISSION

TROSPER CREEK SUBDIVISION
 AN ADDITION TO THE CITY OF MISSION,
 HIDALGO COUNTY, TEXAS.

BEING A SIX (6) ACRES MORE OR LESS, OR A PORTION OF LOTS 28, 43, AND 44, PORTION OF A 64.00 ACRES TRACT OF LAND, BEING THE TRACT KNOWN AS THE "TROSPER CREEK SUBDIVISION" LOCATED BETWEEN LOTS 28 AND 43, ALL OUT OF THE "TROPIC CREEK SUBDIVISION", HIDALGO COUNTY, TEXAS, AS PER THE MAP ON PLAT 100, RECORDED IN VOLUME 60, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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PROPERTY SURVEY

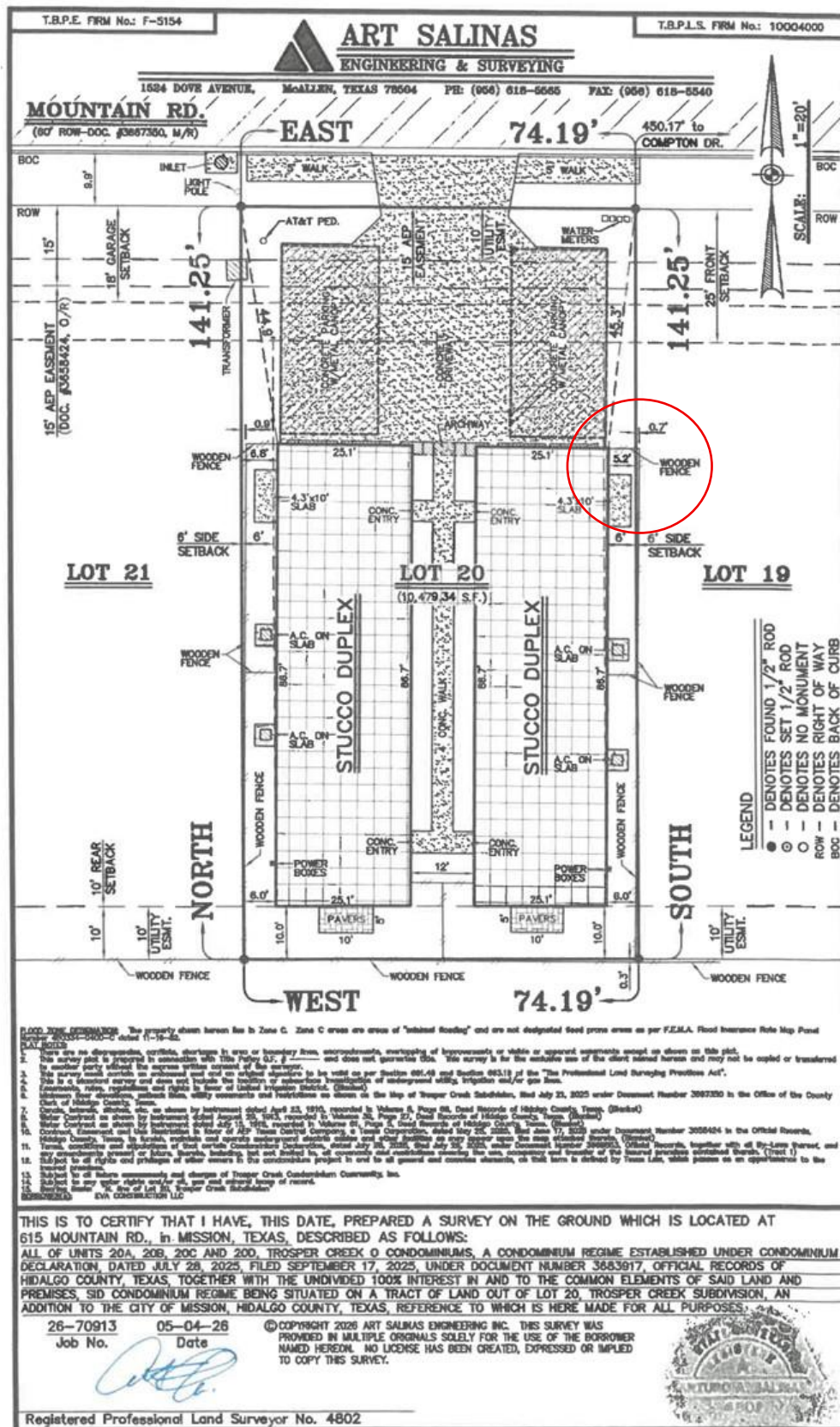


PHOTO OF THE TWO DUPLEXES IN THE LOT



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