



MEETING DATE: June 30, 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. 30th Street, Applicant: Arturo Gonzalez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 23, 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 and notice of public hearing was published in the Progress Times.
- June 30, 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. 30th and was denied twice. Subsequently the applicant tore down the carport.
- The Special Accommodations Board approved a similar carport at 611 W. 30th due to health reasons
- The Tabasco Subdivision was recorded on May 14, 2003. The regular lot measures 60 feet in width by 107.50 feet in length for a total of 6,450 square feet. The site is located along the South side of W. 30th Street approximately 120 feet West of Peace Avenue.
- There is currently an existing 1,500 square foot single-family residence on the property. The applicant constructed the carport without obtaining the proper permits.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- City officials from the Code Enforcement Division noticed the carport and gave the property owner a notice of violation for the construction of the structure without a building permit.

- 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: _____

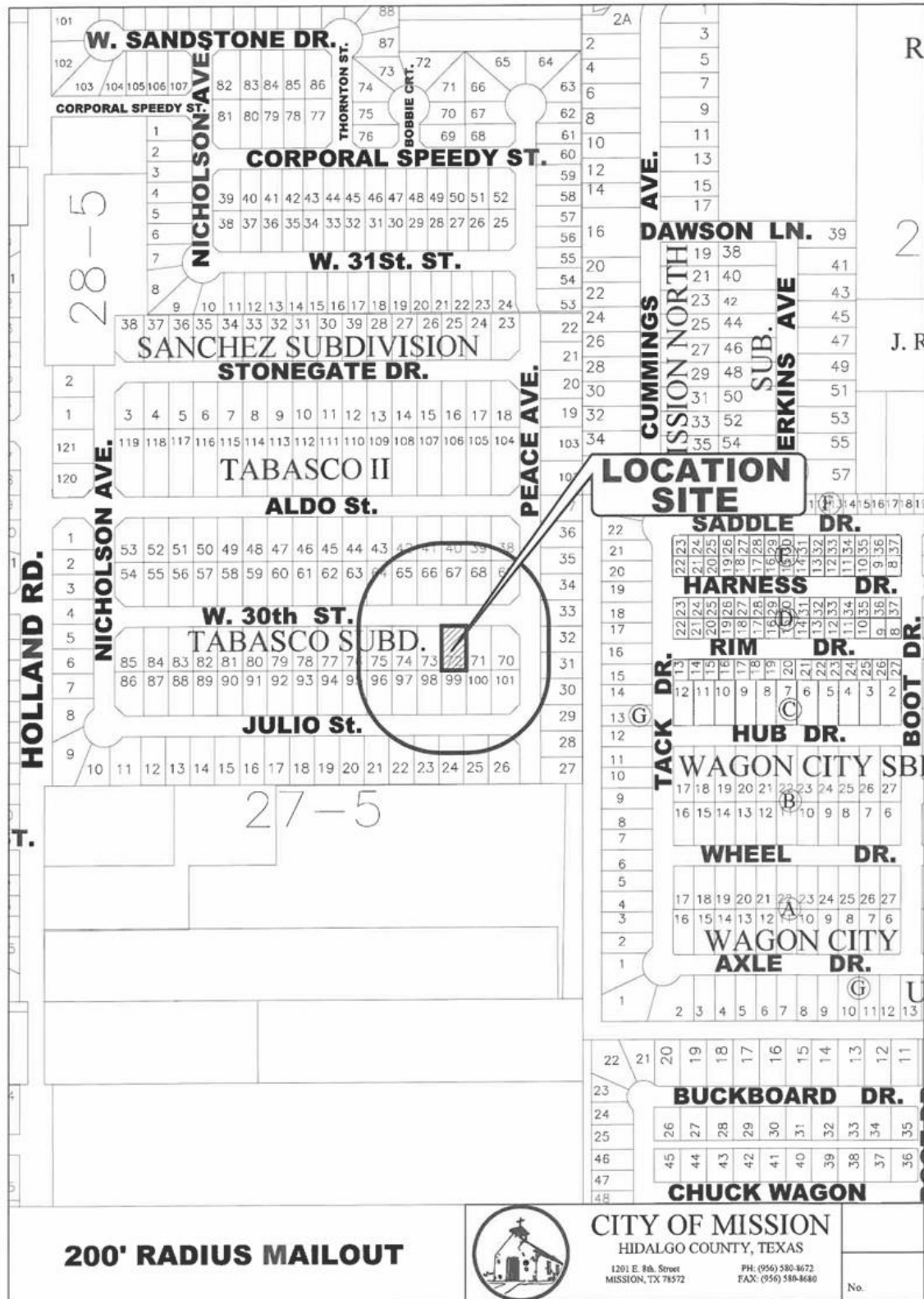
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_____ AYES

_____ NAYS

_____ DISSENTING _____

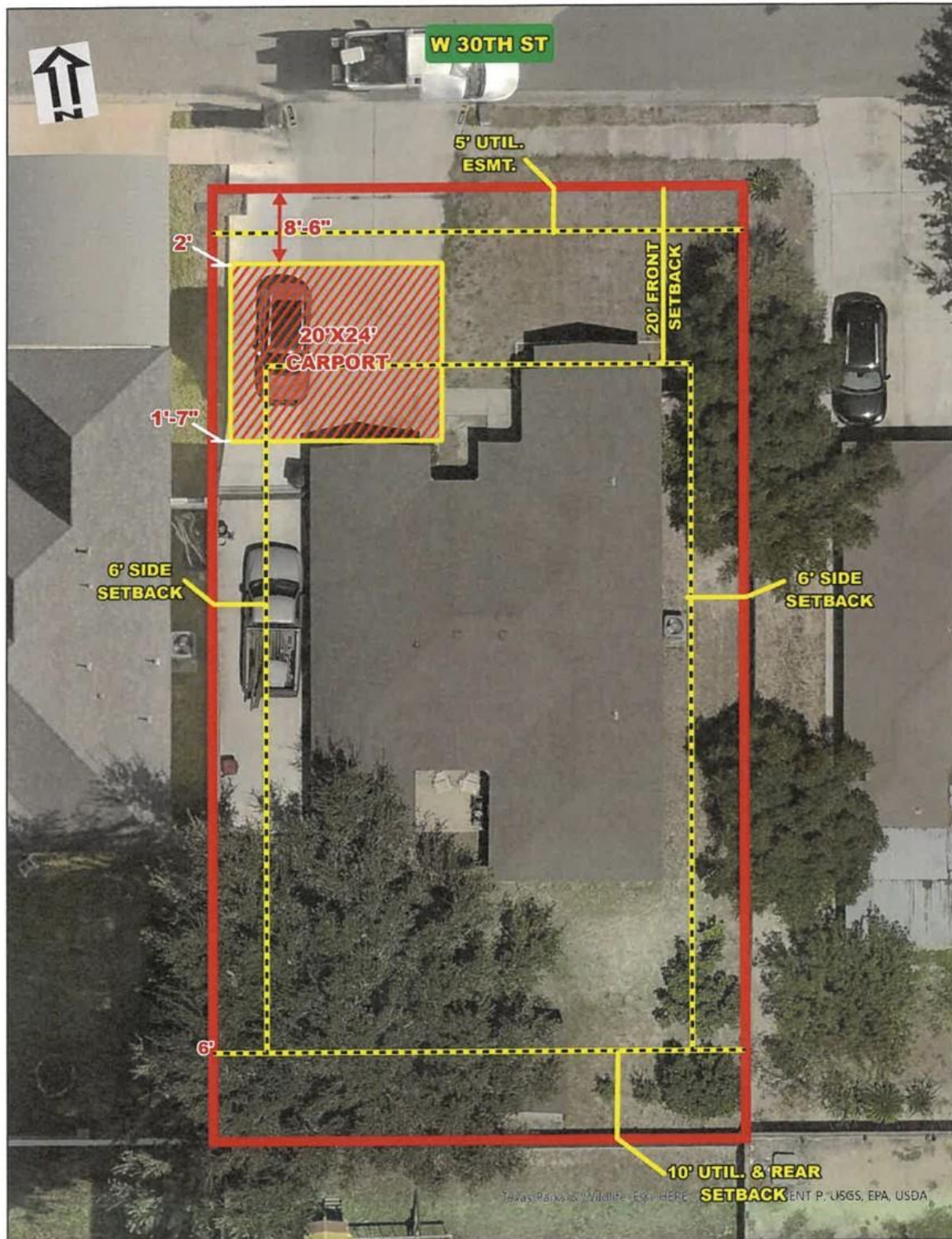
LEGAL NOTICE MAP



AERIAL MAP



AERIAL WITH GRAPHICS



PHOTO



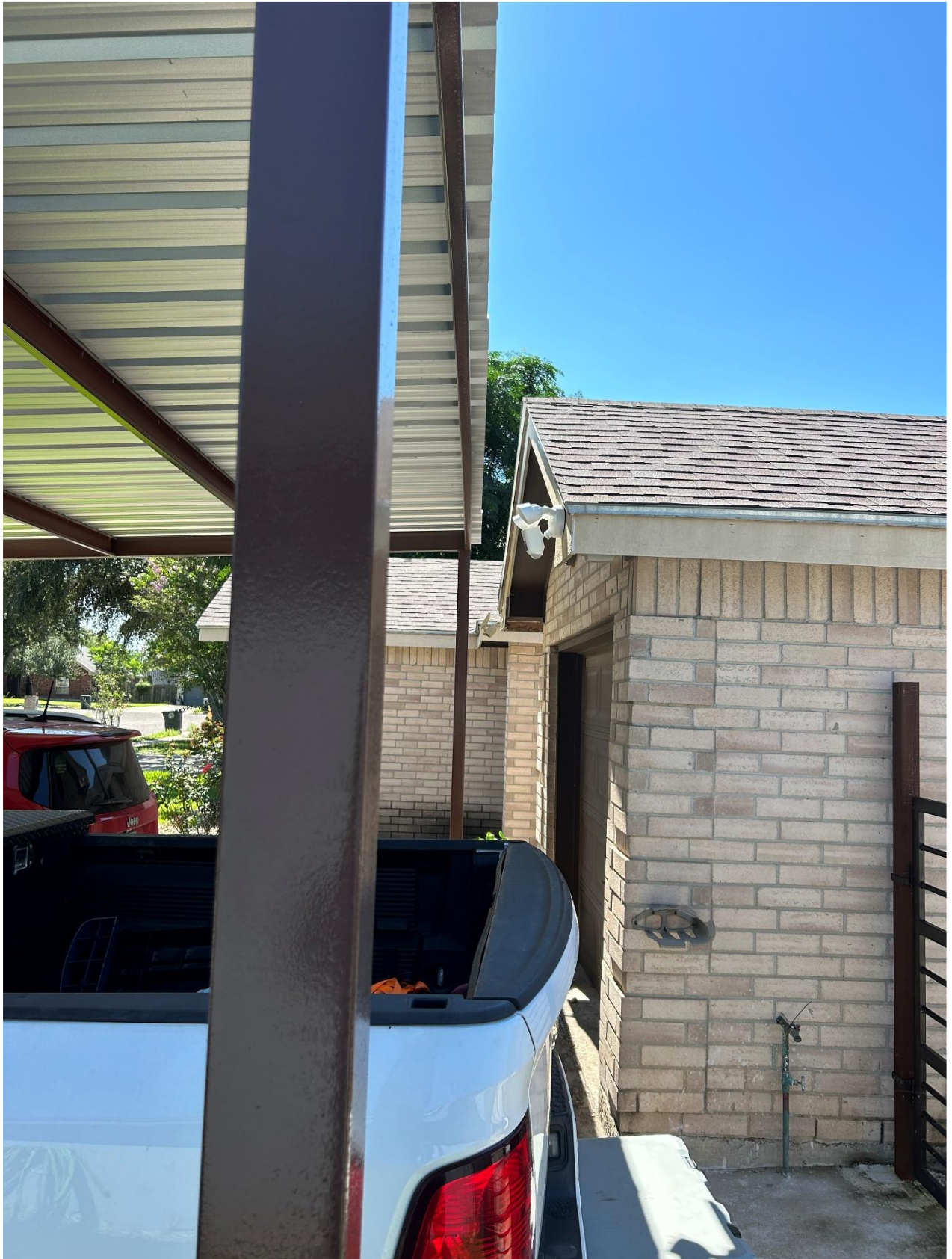
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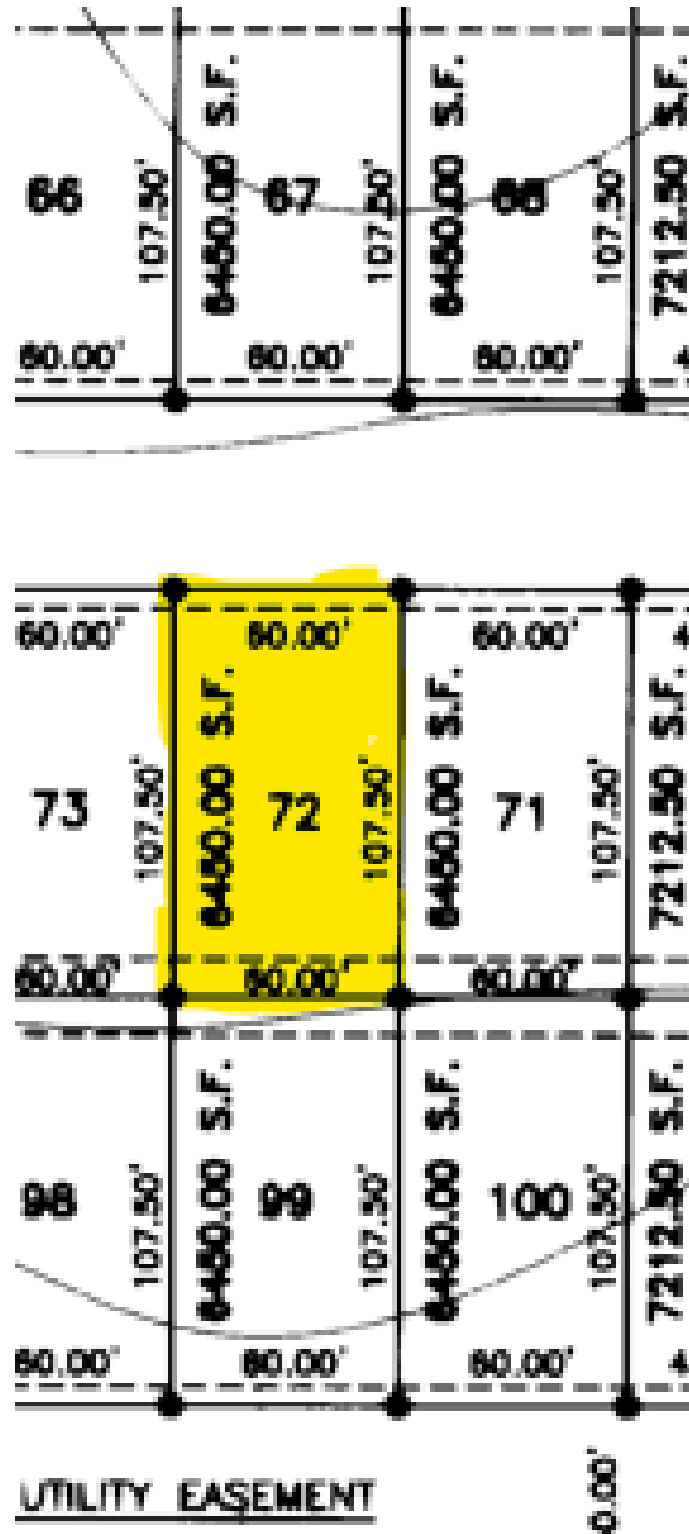
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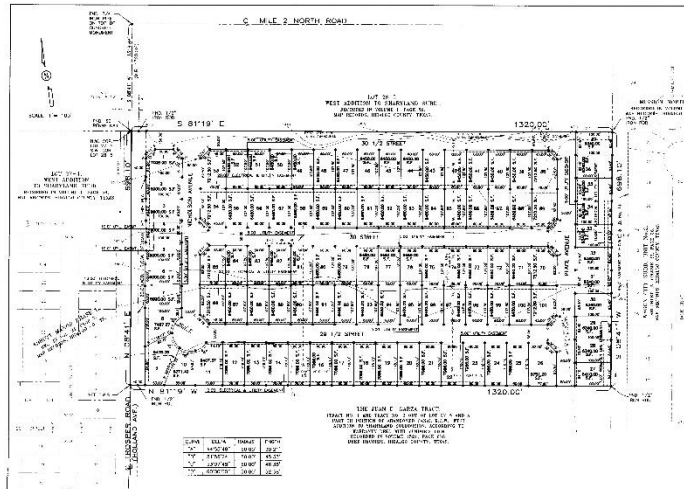
ATTACHMENTS

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0		Valuation Method: cost/local		June 1Q 2026																																																																																																																																																																									
PROPERTY ID AND LEGAL DESCRIPTION 658618 609 30TH ST, MSSION TX TABASCO LOT 72 TYPE: R DBA: GEO ID: T0108-00-000-0072-00 Ref ID: 457716 Ref ID: R658618 SUBTYPE: RES LEGAL ACRES:		OWNER ID, NAME, AND ADDRESS GONZALEZ ARTURO 609 WEST 30TH STREET MSSION TX 78574-4044 OWNER ID: 1178060 100.00000 AGENT: EFF DATE:		EXEMPTIONS HS TAXING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00		VALUES IMPROVEMENTS 116,635 112,024 LAND MARKET 52,245 52,245 MARKET VALUE 168,880 164,269 SPECIAL USE EXCL 0 0 APPRAISED VALUE 168,880 164,269 HS VALUE LIMIT 12,138 0 CIRCUIT BRKR LIMIT 0 0 NET APPRAISED 156,742 164,269																																																																																																																																																																									
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PLAT WITH LOT HIGHLIGHTED



RECORDED PLAT



Σ ₁ PM	Σ ₂ LA	IMMUT	F _{100%}
Σ ₁	44°52'40"	10.92%	29.22°
Σ ₂	51°55'74"	76.67%	45.53°
Σ ₃	23°37'49"	10.90%	48.33°
Σ ₄	60°36'15"	10.91%	52.35°

FLAT NOTES AND RESTRICTIONS.

1. **QUESTION** *What is the difference between a variable and a constant?*
 ANSWER: A variable is a value that can change, while a constant is a value that remains the same.
2. **QUESTION** *What is the difference between a local variable and a global variable?*
 ANSWER: A local variable is only accessible within the scope of the function or block it is defined in, while a global variable is accessible throughout the entire program.
3. **QUESTION** *What is the difference between a string and a character?*
 ANSWER: A string is a sequence of characters, while a character is a single letter or symbol.
4. **QUESTION** *What is the difference between a pointer and a reference?*
 ANSWER: A pointer is a variable that stores the memory address of another variable, while a reference is an alias for another variable.
5. **QUESTION** *What is the difference between a function and a procedure?*
 ANSWER: A function is a block of code that performs a task and returns a value, while a procedure is a block of code that performs a task but does not return a value.
6. **QUESTION** *What is the difference between a loop and a conditional statement?*
 ANSWER: A loop is a statement that repeats a block of code multiple times, while a conditional statement is a statement that executes a block of code only if a certain condition is met.
7. **QUESTION** *What is the difference between a class and a struct?*
 ANSWER: A class is a blueprint for creating objects, while a struct is a data structure that groups related data together.
8. **QUESTION** *What is the difference between a macro and a function?*
 ANSWER: A macro is a preprocessor directive that replaces a sequence of characters with another sequence of characters, while a function is a block of code that performs a task and returns a value.
9. **QUESTION** *What is the difference between a header file and a source file?*
 ANSWER: A header file contains declarations of variables, functions, and macros, while a source file contains the implementation of these declarations.
10. **QUESTION** *What is the difference between a compiler and an interpreter?*
 ANSWER: A compiler translates the entire source code into machine code before execution, while an interpreter translates the source code line by line as it is executed.
11. **QUESTION** *What is the difference between a static variable and a non-static variable?*
 ANSWER: A static variable is shared across all instances of a class, while a non-static variable is unique to each instance.
12. **QUESTION** *What is the difference between a static method and a non-static method?*
 ANSWER: A static method belongs to the class itself, while a non-static method belongs to an instance of the class.
13. **QUESTION** *What is the difference between a virtual function and a pure virtual function?*
 ANSWER: A virtual function is a function that is declared in a base class and overridden in a derived class, while a pure virtual function is a function that is declared in a base class but has no implementation.
14. **QUESTION** *What is the difference between a friend function and a member function?*
 ANSWER: A friend function is a function that is not a member of a class but has access to the private and protected members of the class, while a member function is a function that is a member of a class.
15. **QUESTION** *What is the difference between a const variable and a volatile variable?*
 ANSWER: A const variable is a variable whose value cannot be changed, while a volatile variable is a variable whose value can change unexpectedly.
16. **QUESTION** *What is the difference between a typedef and a struct?*
 ANSWER: A typedef is a keyword used to create a new name for an existing data type, while a struct is a data structure that groups related data together.
17. **QUESTION** *What is the difference between a union and a struct?*
 ANSWER: A union is a data structure that allows storing different data types in the same memory location, while a struct is a data structure that groups related data together.
18. **QUESTION** *What is the difference between a enum and a struct?*
 ANSWER: An enum is a data structure that allows storing a set of named values, while a struct is a data structure that groups related data together.
19. **QUESTION** *What is the difference between a pointer to a function and a function pointer?*
 ANSWER: A pointer to a function is a variable that stores the memory address of a function, while a function pointer is a pointer that points to a function.
20. **QUESTION** *What is the difference between a macro and a function macro?*
 ANSWER: A macro is a preprocessor directive that replaces a sequence of characters with another sequence of characters, while a function macro is a macro that is used to define a function.
21. **QUESTION** *What is the difference between a inline function and a macro?*
 ANSWER: An inline function is a function that is declared inline, while a macro is a preprocessor directive that replaces a sequence of characters with another sequence of characters.
22. **QUESTION** *What is the difference between a static inline function and a non-static inline function?*
 ANSWER: A static inline function is a function that is declared static and inline, while a non-static inline function is a function that is declared inline but not static.
23. **QUESTION** *What is the difference between a const static variable and a non-static variable?*
 ANSWER: A const static variable is a variable that is declared const and static, while a non-static variable is a variable that is not declared static.
24. **QUESTION** *What is the difference between a const static method and a non-static method?*
 ANSWER: A const static method is a method that is declared const and static, while a non-static method is a method that is not declared static.
25. **QUESTION** *What is the difference between a virtual const method and a non-virtual method?*
 ANSWER: A virtual const method is a method that is declared virtual and const, while a non-virtual method is a method that is not declared virtual.
26. **QUESTION** *What is the difference between a virtual const static method and a non-static method?*
 ANSWER: A virtual const static method is a method that is declared virtual, const, and static, while a non-static method is a method that is not declared static.
27. **QUESTION** *What is the difference between a virtual const static method and a virtual static method?*
 ANSWER: A virtual const static method is a method that is declared virtual, const, and static, while a virtual static method is a method that is declared virtual and static.
28. **QUESTION** *What is the difference between a virtual const static method and a virtual const method?*
 ANSWER: A virtual const static method is a method that is declared virtual, const, and static, while a virtual const method is a method that is declared virtual and const.
29. **QUESTION** *What is the difference between a virtual const static method and a virtual const static method?*
 ANSWER: A virtual const static method is a method that is declared virtual, const, and static, while a virtual const static method is a method that is declared virtual, const, and static.
30. **QUESTION** *What is the difference between a virtual const static method and a virtual const static method?*
 ANSWER: A virtual const static method is a method that is declared virtual, const, and static, while a virtual const static method is a method that is declared virtual, const, and static.

9. 807.3 (2) *Intermittent* means a condition that occurs or is expected to occur at irregular intervals or for brief periods of time.

- [illegible]

TABASCO SUBDIVISION

A SUBDIVISION OF 211.50 ACRES, TRACT (DEED RECORDED 21154 ACRES) OF LAND BEING THE NORTH 1/4 OF 311.50 ACRES, IN T.112.24-N. AND R.121.24-W. OF UNINCORPORATED CROWN BLOW, TOWNSHIP SOUTH OF AND EAST OF LOT 32-5, WEST ADJACENT TO SHARPLESS CREEK, INDEALGO COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF SUBSCRIBED BY INDEALGO COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 1, PAGE 58, MAP RECEIVED INDEALGO COUNTY, TEXAS, AND ACCORDING TO INDEALGO COUNTY, WEST VIRGINIA, TEXAS, AND VARIOUS OTHER RECORDS, AND ACCORDING TO THE RECORDS OF THE COUNTY CLERK'S OFFICE, DOCUMENT NUMBER 378189, 681881, 784286 AND 801368, OFFICIAL RECORDS, INDEALGO COUNTY, TEXAS.

LETTERS AND REVIEWS

[illegible][illegible][illegible]

THEY'RE IN BUILT-UP AREAS. THE NORTH END OF THE ROAD IS DARKLY WOODED, FORESTED & 1/2" MORE HIGH-GROWN IN JUNGLE HILLS. THE EXISTING CASE TO A LINE OF TREES FORMS A TOTAL OBSTACLE OF 120' ALTHOUGH THE 120' HIGH-ROCK-ROCK IS 20' ON THE WEST END OF THE 20' S. AND THE 120' CEMENTING OF THE ROAD FORMS THE 20' HIGH-ROCK-ROCK ON THE 20' S. AND THE 120' HIGH-ROCK-ROCK ON THE 20' S.

THESE RESULTS ARE IN ACCORDANCE WITH OTHERS.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-04-2009 BY 60322 UCBAW

STATE OF TEXAS
COUNTY OF HALL

NOTES: JOURNAL OF A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS. HERE
CERTIFY THAT THE ABOVE LIST AND DESCRIPTION OF AWARDED SURVEYING
AND INSTRUMENTS FROM A SURVEY OF THE PROPERTY MADE IN THE FOREGOING



4-17-0

[illegible]

1

STATE OF TEXAS
COUNTY OF HEDALGO

ONE OF THE FOLLOWING COUNTRIES IS THE ONE WHICH ON THE 1ST, AND 22ND MAY 1945, WAS THE
 1ST TO SIGN THE UNLAWFUL AGREEMENT TO SURRENDER TO THE ALLIED FORCES.
 ONE OF THE COUNTRIES WHICH WAS THE FIRST TO SIGN THE UNLAWFUL AGREEMENT TO SURRENDER TO THE ALLIED FORCES WAS THE
 1ST TO SIGN THE UNLAWFUL AGREEMENT TO SURRENDER TO THE ALLIED FORCES.

STATE OF TEXAS
COUNTY OF HORN

[illegible]

EVERY UNITARY WILL HAVE AID SEX. OF OFFER. THIS *Handwritten signature* 10/10/10



THIS STATE INFORMATION IS UNCLASSIFIED BY 60321 JAC/ANL ON 08-04-2010. INFORMATION IS RELEASED ON REQUEST TO THE PUBLIC UNDER E.O. 13526. INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE. AUTHORITY: 50 USC 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691,

DATE OF THE LAST EFFECT 8th DAY OF August 2002
ATTEST:
Laurie R. Rice J. S. L. [Signature]
SECRETARY ATTORNEY AT LAW

[illegible]

THE UNIVERSITY OF MICHIGAN LIBRARY



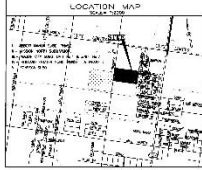
THE UNDERSIGNED, CLERK OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
MILWAUKEE, WISCONSIN, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND
CORRECT COPY OF THE RECORDS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
MILWAUKEE, WISCONSIN.

STATE OF TEXAS
COUNTY OF HIDALGO

THE SACRAMENTO & ALLEGATO PROFESSIONAL ENGINEERS & THE STATE OF TEXAS DO
CERTIFY THAT THE ABOVE ENROLLMENT CONTINUOUSLY MEET WITH THE
REQUIREMENTS



- 1972 944-182
 - 1972 944-182



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEER
134 E. 37th St., N.Y.C. 18

LAND SURVEYING
P.O. BOX 855-561-648

FILED FOR RECORD IN
HILLSBORO COUNTY
BY J. D. SALVENDY, JR.

ON: 3-22-83 AT 7:38 AM
IN A RECORDING NUMBER 1298

Received on May 14, 1992

of the map records of Michigan
County, Iowa
J.D. Bellows is

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. 30th Street
Mission, TX. 78574-4044

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **609 W. 30th 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