



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 0' front setback instead of the required 18' and a 0' side setback instead of the required 6' for a 17' x 20' existing carport, being the West 58' of Lot 1, Block 175, Mission Original Townsite Subdivision, located at 1022 Perkins Avenue, Applicant – Cecilia Maria Maldonado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 11, 2026 – Application for Variance Request submitted to the City
- 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) (h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located at the Southeast corner of N. Perkins Avenue and W. 11th. Street.
- The applicant is requesting a variance to keep a 17' by 20' carport within 0' front setback instead of the required 18' and 0' side setback instead of the required 6' and to be 10' within the City Right of Way.
- The Mission Original Townsite Subdivision was recorded in 1908. The subject property is an irregular lot with a depth of 58.00 feet and a width of 50.00 feet along Pekins Avenue.
- The subject lot has a total area of 2,900.00 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 18 legal notices to surrounding property owners.
- Numerous variances have been processed in this subdivision.

STAFF RECOMMENDATION:

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

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

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

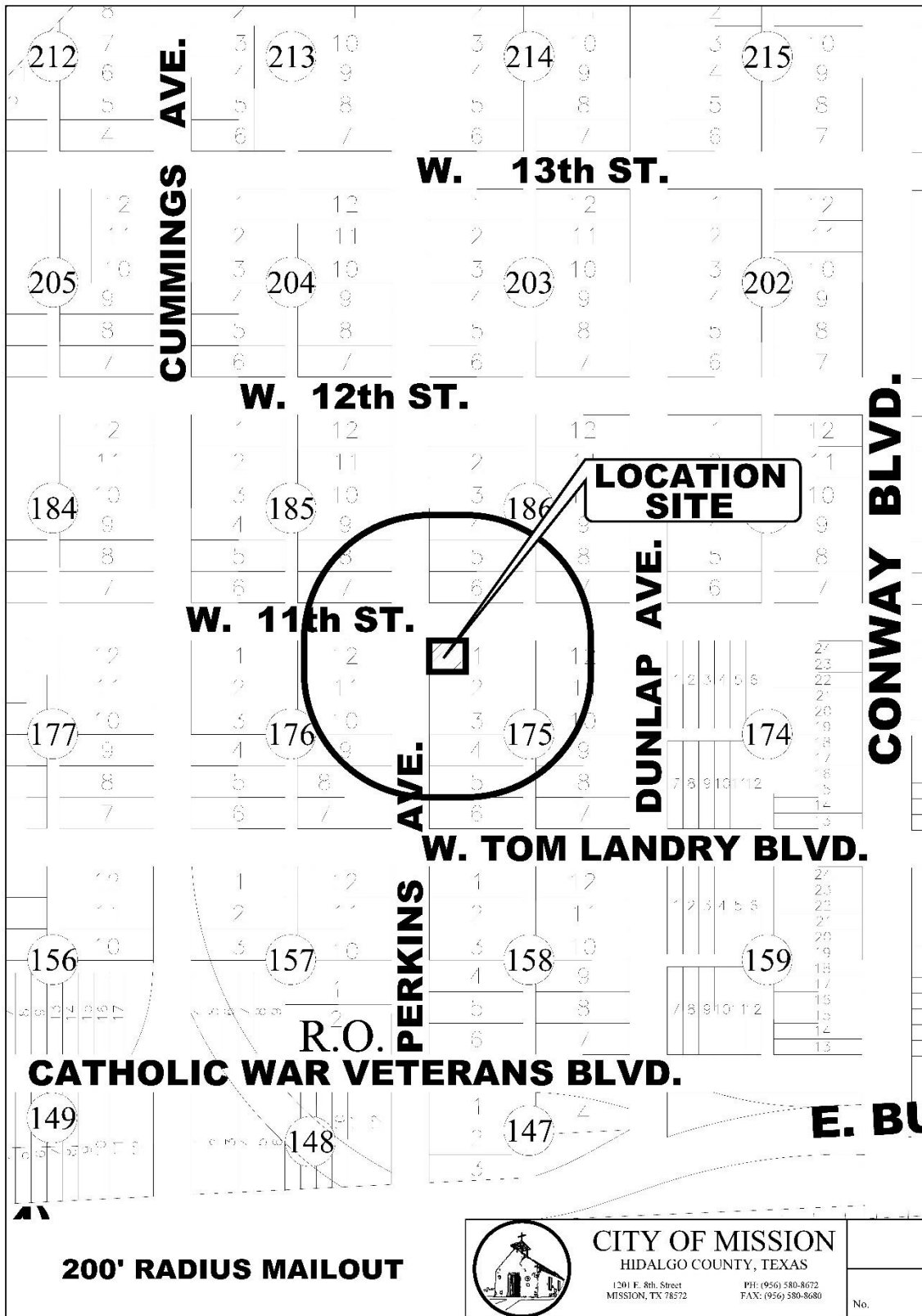
TABLED:

_____ AYES

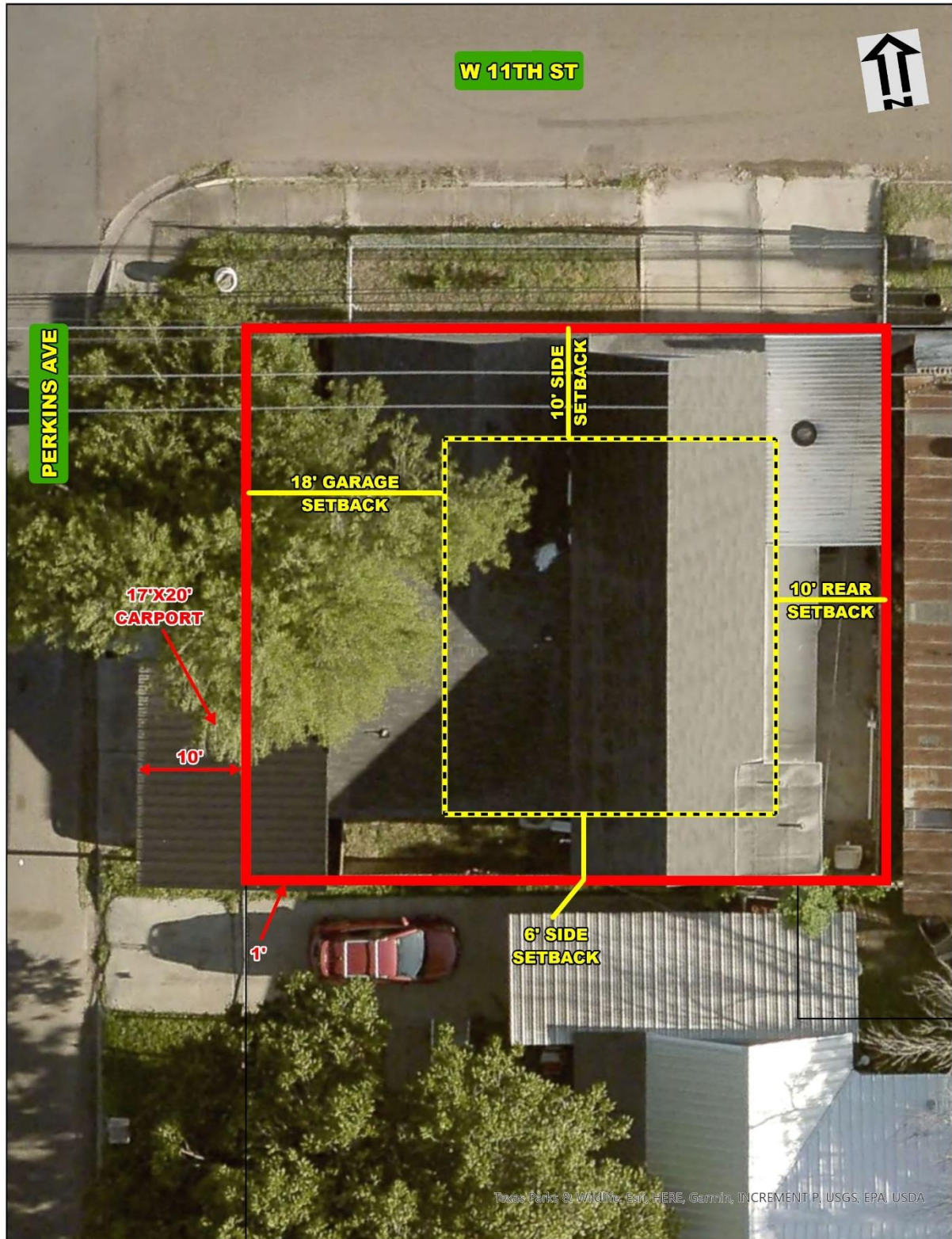
_____ NAYS

_____ DISSENTING _____

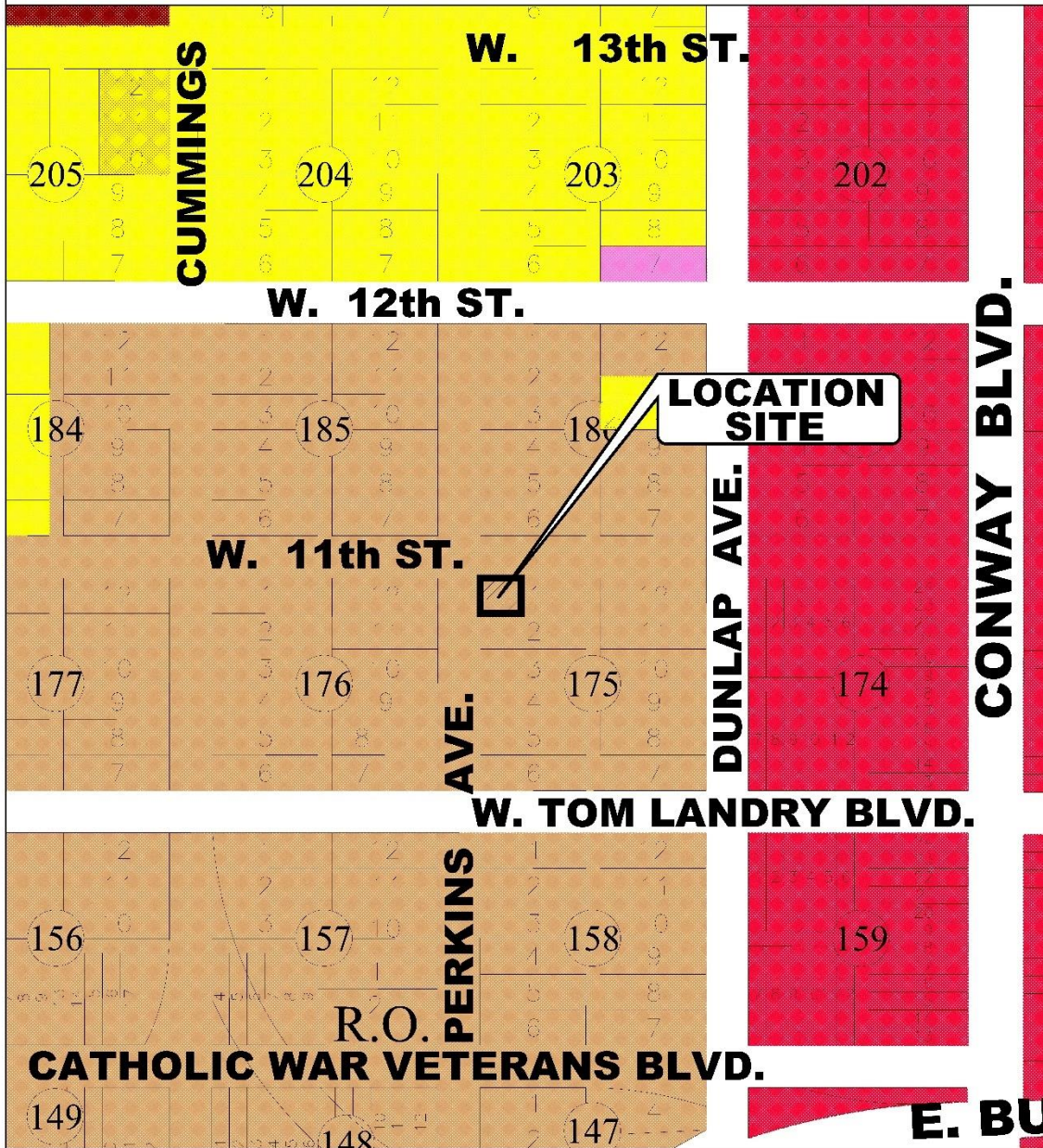
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



ZONING LEGEND

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

RECORDED PLAT



RECORDED LOT

8
7

5
6

8
7

12
11
10
9

	1
	2
	3
	4

12	8
11	1
10	2
9	3

175

PICTURE

10 The amount and the frequency

PICTURE



PICTURES



PICTURES



APPRAISAL DISTRICT INFORMATION

PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		EXEMPTIONS		VALUES																
239850 1022 PERKINS AVE, MSSION TX MISSION ORIGINAL TOWNSITE W58 LOT 1 BLK 175 TYPE: R GBA GEO ID: M5300-00-175-0001-00 Ref ID 1: 256373 Ref ID 2: R239850 SUBTYPE: RES LEGAL ACREAGE:		MALDONADO CECILIA MARIA 1.280717 100.0000 1022 PERKINS AVE MSSION TX 78572 AGENT: EFF DATE: EXP DATE:		HS, OV05 TAKING UNITS CAD 100.00 CMB 103.00 DR1 100.00 GHD 100.00 JCC 103.00 SMS 100.00 SST 100.00 THMS1 103.00 TMS1 100.00		IMPROVEMENTS 145,051 148,077 LAND MARKET + 21,750 21,750 MARKET VALUE = 166,801 169,827 SPECIAL USE EXCL - 0 0 APPRAISED VALUE = 166,801 169,827 HS VALUE LIMIT - 0 0 CIRCUIT BRKR LIMIT - 0 0 NET APPRAISED = 166,801 169,827																
GENERAL		REMARKS		SKETCH																		
UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0		(2019) ADJ CPT % (2016) ADJ % (2013) ADJ % 2013(2013) N/C (2009) N/C 07(2009) N/C 07(2007) N/C (2009) N/C (2009) N/C																				
TAKING UNIT CD TAKING UNIT NAME		PICTURE																				
CAD APPRAISAL DISTRICT 100.00% CMB CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SMS MISSION SD 100.00% SST SOUTH TEXAS SCHOOL 100.00% THMS1 MISSION TAX INCREMENT ZONE 1 100.00% TMS1 MISSION TAX INCREMENT ZONE 1 100.00%																						
DEED HISTORY																						
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																	
2024-02-14	WD	null/null	3522483	MALDONADO	RICH ADLEMY																	
2024-02-14	DEED	null/null	3522482	RICH ADLEMY	RICH BARBRA																	
2013-07-25	LFE	null/null	2433919	RICH BARBRA	RICH ADLEMY G																	
IMPROVEMENT VALUATION																						
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN PRC	UNITS	STY	BUILT EF YR	COND	FEAT AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE				
1	MA	Residential Main	RES BRKFA	412	75.91	1	1	1967	2014	AV	0	31,276	87.00	100.00	100.00	100.00	0.87	27,209				
	CPT	CARPORT	RES BRKFA	180	25.05	1	1	1967	2014	AV	0	4,500	87.00	100.00	100.00	100.00	0.87	3,923				
	CPT	CARPORT	RES BRKFA	216	4.5	1	1	1967	2014	AV	0	972	80.00	100.00	100.00	100.00	0.90	496				
	ENC	ENCLOSED ADD	RES BRKFA	108	68.32	1	1	1967	2014	AV	0	7,379	87.00	100.00	100.00	100.00	0.87	6,420				
	MA2	MAIN 2ND FL	RES BRKFA	664	60.73	1	1	1967	2014	AV	0	40,325	87.00	100.00	100.00	100.00	0.87	35,083				
	MA	Residential Main	RES BRKFA	1,040	75.91	1	1	1967	2014	AV	0	78,946	87.00	100.00	100.00	100.00	0.87	68,663				
	POR	PORCH	RES BRKFA	35	18.98	1	1	1967	2014	AV	0	864	87.00	100.00	100.00	100.00	0.87	578				
1			STCD: A1	2,655				2,224	Homesite: Y (100.00%)		164,070	AS Code: 100.00%			Market Area: 104.00%			148,077				
		Style:	Finish Out: 100			Quality: FA			Structure:			Ext Wall: BRK										
LAND VALUATION								LAND ADJUSTMENTS								PRODUCTIVITY VALUATION						
LA DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIR	UNIT PRC	ADJ	MADJ	VAL SRC	MT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1 LOT	L			SMS1WN	A1	Yes	SF		2900.00 sf	7.50	1.000	A	21,750					No			0.00	0
													AS Code: 100.00%		Market Area: 100.00%							

MAILOUT LIST

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