



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 1'-9" front setback instead of the required 18' front setback for a 20'x 21'-2" existing carport, being Lot 34, Villa Escondida Subdivision, located at 1207 Sonora Street, Applicant – Maximo Campuzano - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 18, 2026 – Application for Variance Request submitted to the City
- 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 along the North side of Sonora Street, approximately 200 feet East of Highland Park Avenue.
- The applicant is requesting a variance to keep a 20' by 21'-2" carport within the 18' front setback.
- The Villa Escondida Subdivision was recorded on July 20, 2006. The subject property is a regular lot with a depth of 110.00 feet and a width of 62 feet along Sonora Street.
- The subject lot has a total area of 6,820 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 33 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

STAFF RECOMMENDATION:

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

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

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

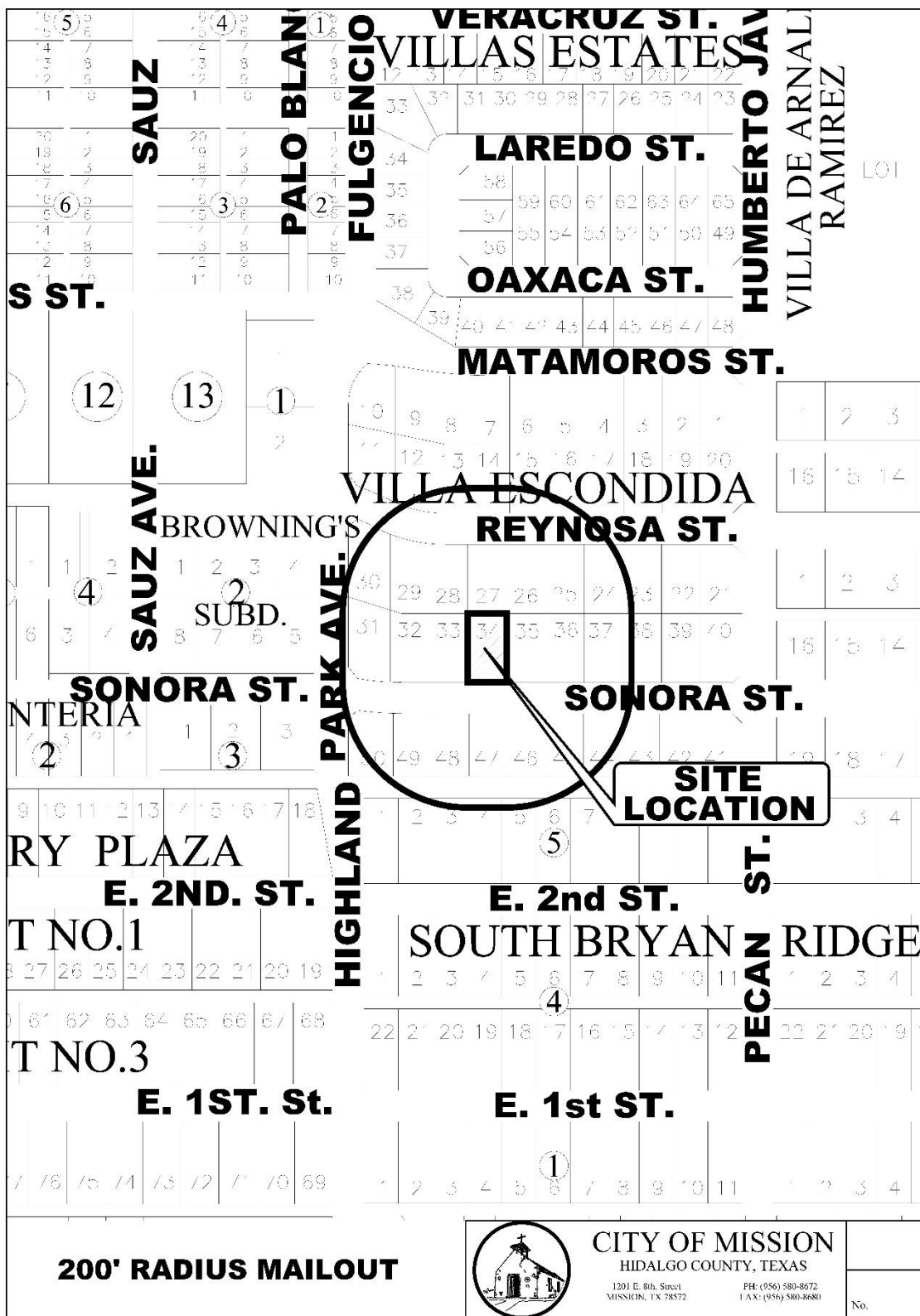
TABLED:

_____ **AYES**

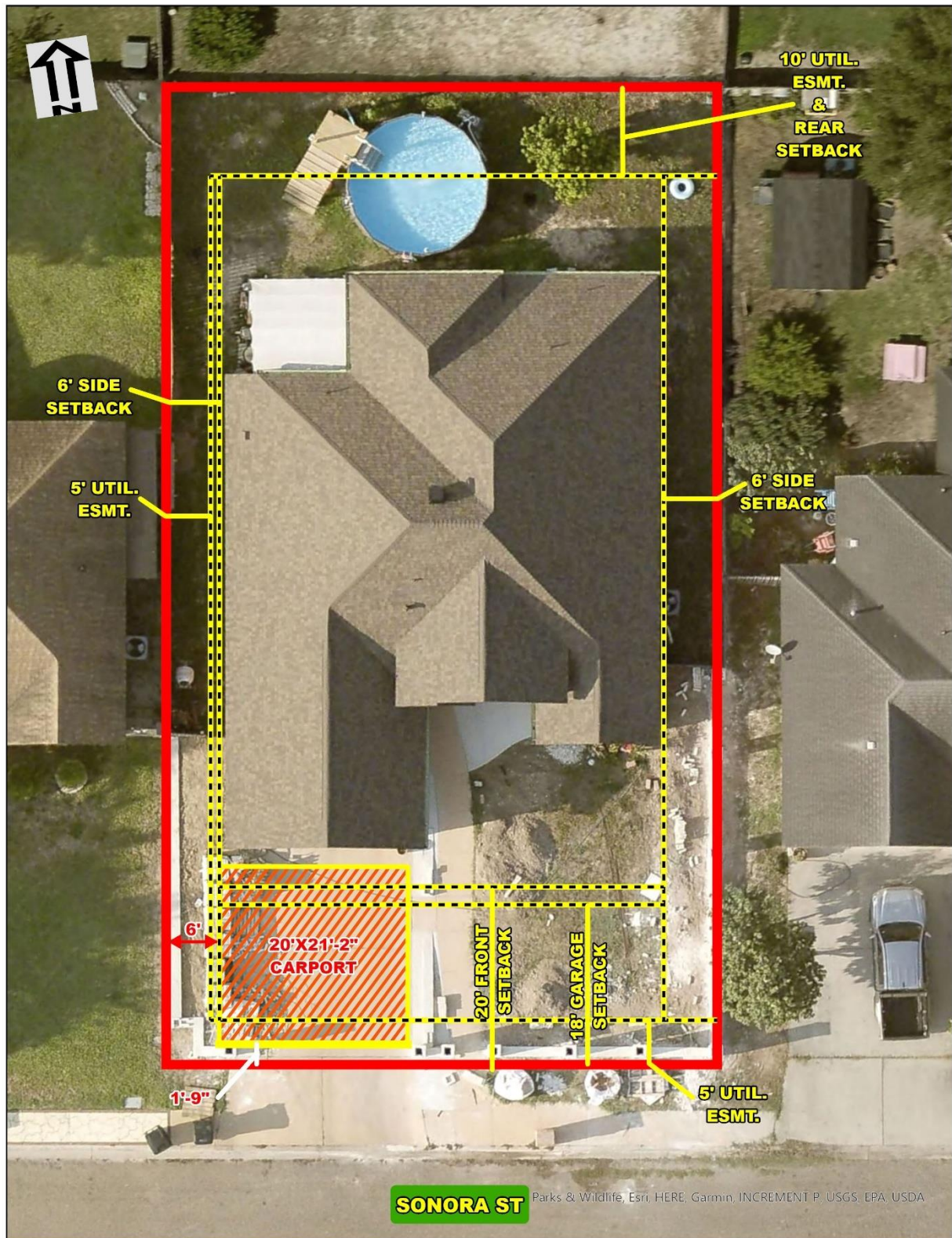
_____ **NAYS**

_____ **DISSENTING** _____

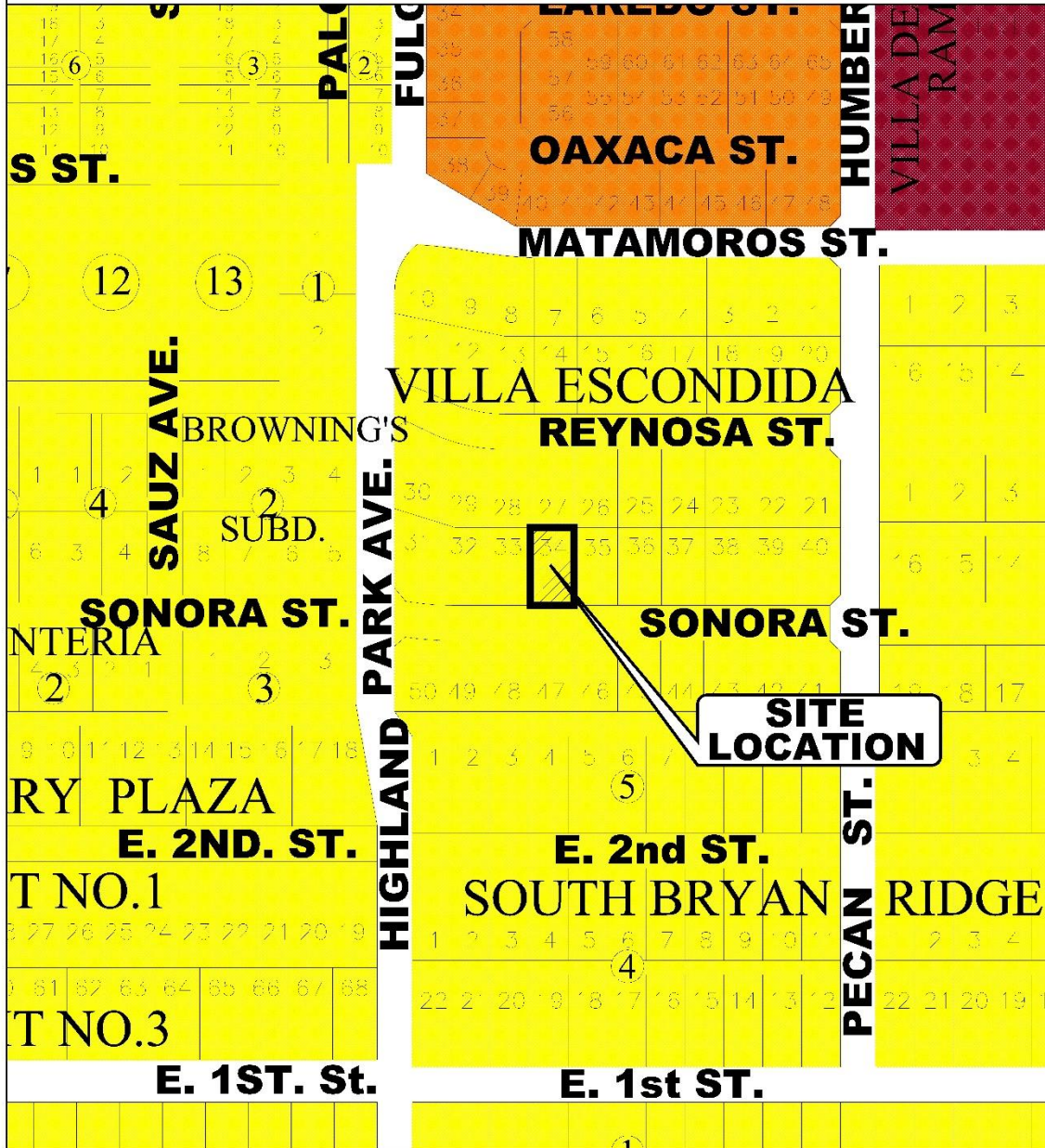
LEGAL NOTICE MAP



AERIAL MAP



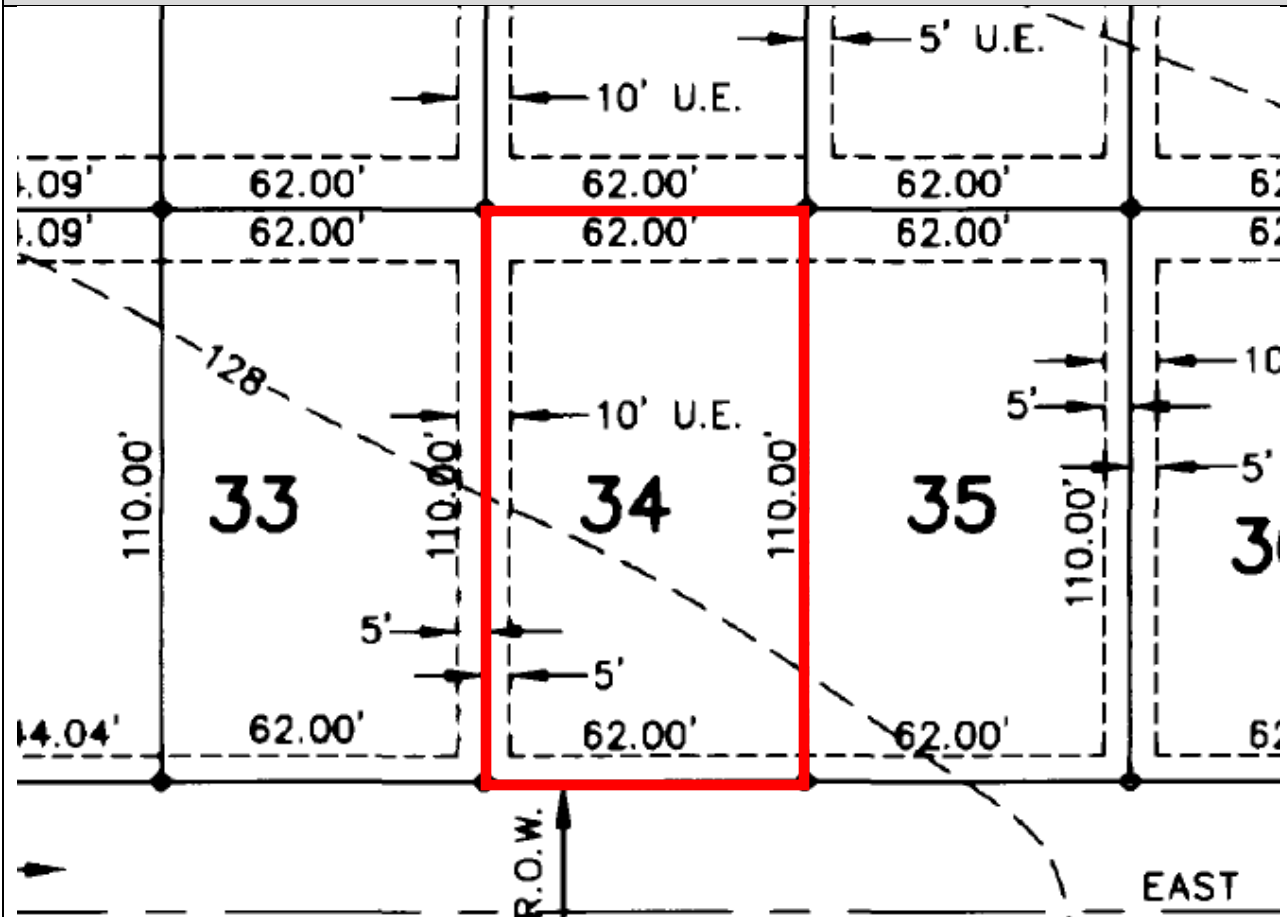
ZONING MAP



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 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 LOT



PLAT NOTES

GENERAL NOTES:

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

PICTURES



PICTURES



PICTURES



APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District				PUBLIC CARD WITH SKETCH 2026-0-0										Valuation Method: cost+local				June 1Q, 2026			
PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME, AND ADDRESS				OWNER ID, %				EXEMPTIONS				VALUES					
710067 1207 SONORA ST, MISSION TX				CAMPUZANO MAXIMO SANDOVAL & DIANA				1210102 100.00000				HS				IMPROVEMENTS 168,863 168,870					
VILLA ESCONDIDA LOT 34				1207 SONORA ST				MISSION TX 78572-9926				TAXING UNITS				LAND MARKET 51,150 51,150					
TYPE: R DBA:				PROP USE:				MAP ID: CMS VOL 51				CAD 100.00 CMS 100.00 DR1 100.00				SPECIAL USE EXCL 219,953 217,826					
GEO ID: V3995-00-000-0034-00				AS CODE: V399600				MAPSCO:				GHD 100.00 JCC 100.00 SBT 100.00				APPRAISED VALUE 219,953 217,826					
Ref ID: 515650				MKT AREA: 516600				TIF:				HS VALUE LIMIT				CIRCUIT BRKR LIMIT 0 0					
Ref ID: R710067				SUB MKT:				EFF SIZE:				NET APPRAISED 219,953 217,826									
SUBTYPE: RES				APPR VAL METHOD: cost+local				AGENT:													
LEGAL ACREAGE:								EXP DATE:													
GENERAL				REMARKS				SKETCH													
UTILITIES: WR, BR, EL, GBA: 0				(2019) ADJ CL (2016) ADJ POR TO PAT (2013) CHANGE SPO TO POR 2013 (2019) NEW IMP'S 2010 (2009) VAC: 2/7/07; DR (2009) VAC: 2/7/07; DR (2007) VAC: 2/7/07; DR																	
TOPOGRAPHY: LV																					
ROAD ACCESS: PCG																					
ZONING: RS																					
FAXING UNIT CD TAXING UNIT NAME PCT				PICTURE																	
CAD APPRAISAL DISTRICT 100.00%																					

MAILOUT LIST

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