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June 26, 2024

City of Mission
1201 E. 8th St.
Mission, Texas 78572

Re: Bryan Landing – Variance Request (Lot Minimum Square Footage)

Dear Mr. Perez,

This letter is to request a variance for Bryan Landing Subdivision. This property has been re-zoned for R1A use, and we have submitted the approved drainage report by Hidalgo County Drainage District No. 1 and the approval letter from United Irrigation District. Given the unconventional dimensions of the tract, we would like to request a variance on some lot square foot area requirements. Given that it is not a perfect rectangle, it is challenging to meet the exact square footage on all the lots of the development. This variance is necessary after making all the requested adjustments to meet the City of Mission, United Irrigation, and HCDD1 requirements and accommodate the property's irregular shape. We would like to note that the average lot square footage of the entire development is 8,795.77 S.F., exceeding the minimum 8,500 square footage requirement.

We respectfully request a variance on the square foot area requirements on Lot 78. The developer is proposing a private gated development with an HOA and restrictions. This variance is a result of the geometry of the property as well as the requirement to sell 20 feet to United Irrigation District.

Please consider this our formal request to approve a variance of the above mentioned lot because the average lot square footage is 8,795.77 SF, exceeding the minimum requirement.

Should you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'O' followed by a horizontal line that curves upwards at the end.

Oscar Longoria
Attorney at Law