



MEETING DATE: July 23, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Public hearing and take action to consider a variance to allow a 2' rear setback instead of the required 10' and a 4' side setback instead of the required 6' for a 27' by 19' Patio Structure and to allow a 1' rear setback instead of the required 10' and a 1' side setback instead of the required 6' for a 10' by 8' Shed and to allow a 0' garage setback instead of the required 18' for a 18' by 21' Carport, being Lot 37, Montecristo Subdivision, located at 1909 W. 26th Street, Applicant: Craig King - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 1, 2025 – Application for Variance Request submitted to the City
- July 9, 2025 – 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.
- July 23, 2025 – 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 enclosed carport, unless otherwise approved by the Zoning Board of adjustments: 18 feet.
- The request is for a variance not to comply with Section 1.371 (5) (g) of the Mission Code of Ordinances, which states: Minimum width of side setback: (1) Internal lot: 6 feet
- 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 rear setback: 10 feet or to the easement line, whichever is greater.
- The site is located along the South side of 26th Street approximately 230 feet West of Inspiration Road.
- The applicant is requesting a variance to keep an already-constructed carport, patio structure and shed.
- The Montecristo Subdivision was recorded on May 30, 2018. The subject property is a rectangular-shaped lot that has a depth of 100 feet and a width of 60 feet.
- City officials from the Code Enforcement Division noticed the carport structure and gave the property owner notice of violation for the construction of the structure without a building permit.
- 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 27 legal notices to the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends denial. The structures need to be modified or removed to comply with the required setbacks.

However, if the 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 structures will remain perpetually “open and to its footprint” and if the structures are ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtaining a building permit and paying a double fee.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



#19 SUBD.

16 17 18 19 20 21 22 23 24 25

1 2 3 4 5 6 7 8 9 10 11

INSPIRATION HEIGHTS

16 17 18 19 20 21 22 23 24

MONTE CRUZ St.

TULIPAN AVE.

W. 27th St.

MONTECRISTO

W. 26 1/2 ST.

W. 26th ST.

W. 25 1/2 ST.

TULIPAN AVE.

16 17 18 19 20 21 22 23 24 25 26

1 2 3 4 5 6 7 8 9 10 11 12

W. 27th ST.

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

W. 26 1/2 ST.

1 2 3 4 5 6 7 8 9 10 11 12

EL VALLE

W. 26th ST.

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

48 47 46 45 44 43 42 41 40 39 38 37

1 2 3 4 5 6 7 8 9 10 11 12

N LATERAL
SITE
LOCATION

DOL #4 SUBD.

LOT 1

le School

ER RESUB.

C

D

GIRASOL DR.

LOS ALTOS

SUB.

W. 25th. ST.

19 20 21 22 23 24 25 26

18 17 16 15 14 13 12 11 10

33 32 31 30 29 28

34 35 36 37 38 39 40

47 46 45 44 43 42 41

48 49 50 51 52 53 54

19 20 21 22 23 24 25 26

18 17 16 15 14 13 12 11 10

33 32 31 30 29 28

34 35 36 37 38 39 40

47 46 45 44 43 42 41

48 49 50 51 52 53 54

19 20 21 22 23 24 25 26

18 17 16 15 14 13 12 11 10

33 32 31 30 29 28

34 35 36 37 38 39 40

47 46 45 44 43 42 41

48 49 50 51 52 53 54

19 20 21 22 23 24 25 26

18 17 16 15 14 13 12 11 10

33 32 31 30 29 28

INSPIRATION RD.

200' H.C.I.D. N

GIRASOL SUBD.

GIRASOL DR.

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

31 30 29 28 27 26 25 24

32 47 33 46 34 45 35 44 36 43 37 42 38 41 39 40

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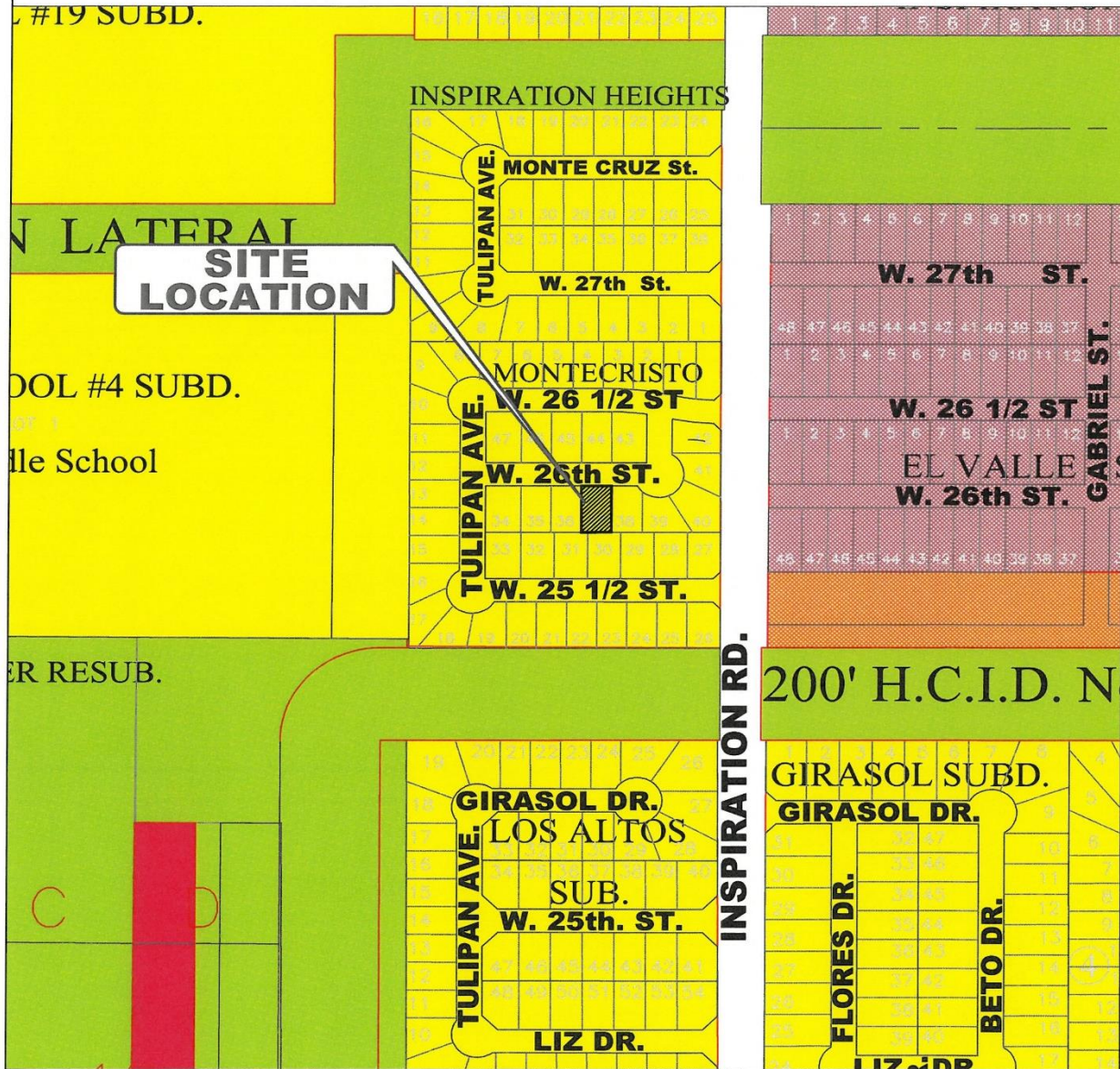
200' RADIUS MAILOUT



AERIAL MAP



ZONING MAP



ZONING LEGEND

- A0-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFCT'D HOUSING
- C-1 OFFICE BUILDING
- C-2 NEIGHBORHOOD COMMERCIAL
- C-3 GENERAL BUSINESS

- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC



CARPORT PHOTO



CARPORT PHOTO



CARPORT PHOTO





PATIO STRUCTURE PHOTO



PATIO STRUCTURE PHOTO



SHED PHOTO



SHED PHOTO



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
1180718	PORTILLO ALEJANDRO	4105 HILLCREST DR	MISSION	TX	78573-6737
1180716	CERVANTES ARTURO	1908 W 26TH ST	MISSION	TX	78574
1180714	TARBUTTON CHRISTOPHER LEE	1904 W 26TH ST	MISSION	TX	78574-8300
1180713	LUCERO ERIKA	2316 PARIS ST	MISSION	TX	78574-5729
1180712	HINOJOSA JESUS E JR	2600 CRISANTEMA ST	MISSION	TX	78574
1180711	AYALA JORGE JR & YTZEL HINOJOSA	1903 W 26TH ST	MISSION	TX	78574-8300
1180710	SALINAS CLAUDIA JEANNETTE	2508 E BUSINESS HWY 83 APT #10	MISSION	TX	78572-9120
1180709	BALDERAS CYNTHIA LORENA	1907 W 26TH ST	MISSION	TX	78574-8300
1180708	KING CRAIG DAVID & OLGA TERESITA	1909 W 26TH ST	MISSION	TX	78574-8300
1180707	MARRERO RAMSEY	1911 W 26ST	MISSION	TX	78574
1180706	GARCIA ADRIAN & LAURA PRADO	1913 W 26TH ST	MISSION	TX	78574-8300
1180705	ALAFFA NANCY	1915 W 26TH ST	MISSION	TX	78574-8300
1180704	GONZALEZ JUAN A & KARINA Y	1912 W 25TH 1/2 ST	MISSION	TX	78574
1180703	CASTILLO ANGEL E & ALEJANDRO MUNIZ	1910 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180702	CHAPA SERGIO ALBERTHO	1908 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180701	CANTU KAREN LILIANA	1726 W 20TH ST	MISSION	TX	78572-7327
1180700	MARTINEZ ABRAN	1726 W 20TH ST	MISSION	TX	78572-7327
1180699	MISKIN ALAN STEPHEN & ROSIO TANGUMA	1902 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180698	GALLARDO PRISCILLA & JOSE EDUARDO HERNANDEZ	1900 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180696	GAYTAN ERIK & ASHLEY M FLORES	2610 LINCOLN AVE	MISSION	TX	78574-0505
1180695	CORTEZ KEVIN & SHEILA SAENZ	4624 N TROSPER RD	PALMHURST	TX	78573-0850
1180694	URTEAGA JOAQUIN JACOB	1907 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180693	VASQUEZ ROBERT	1909 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180692	GUZMAN LINDSEY IMELDA & CHRISTIAN ARMANDO	1911 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180691	BARBOZA JAIME ROEL & NORIE GARZA	1913 W 25TH 1/2 ST	MISSION	TX	78574-7619
1180715	CANTU MIRTHALA FLORES & MANUEL	3211 AMETHYST AVE	MISSION	TX	78573-2119
1180717	CANTU ARNOLD DAVID	<Null>	<Null>	<Null>	<Null>
1180668		<Null>	<Null>	<Null>	<Null>