



**MEETING DATE:** May 27, 2026

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

**AGENDA ITEM:** Public hearing and consideration of a variance to allow a 5-foot rear setback instead of the required 25-foot rear setback/utility and irrigation easement for a proposed swimming pool, being Lot 35, Crown Pointe Phase 4 Subdivision, located at 1607 Lila Beth Lane, Applicant – Rebecca Castillo - Cervantes

**NATURE OF REQUEST:**

Project Timeline:

- March 06, 2026 – Application for Variance Request submitted to the City
- May 14, 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.
- May 27, 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 1.37 (5) (f) of the Mission Code of Ordinances, which states:
  - Minimum depth of rear setback: 10 feet.
- The site is located 110 feet East of Melissa Rea Street along the North side of Lila Beth Lane.
- The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 25-foot rear setback/utility, and irrigation easement.
- Crown Pointe Phase 4 Subdivision was recorded on February 22, 2000.
- The subject lot has a total area of 14,630.00 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 22 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has considered the following variances in this subdivision.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 34, Phase IV	18'-8" rear setback	09-21-2000	Approved

**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.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

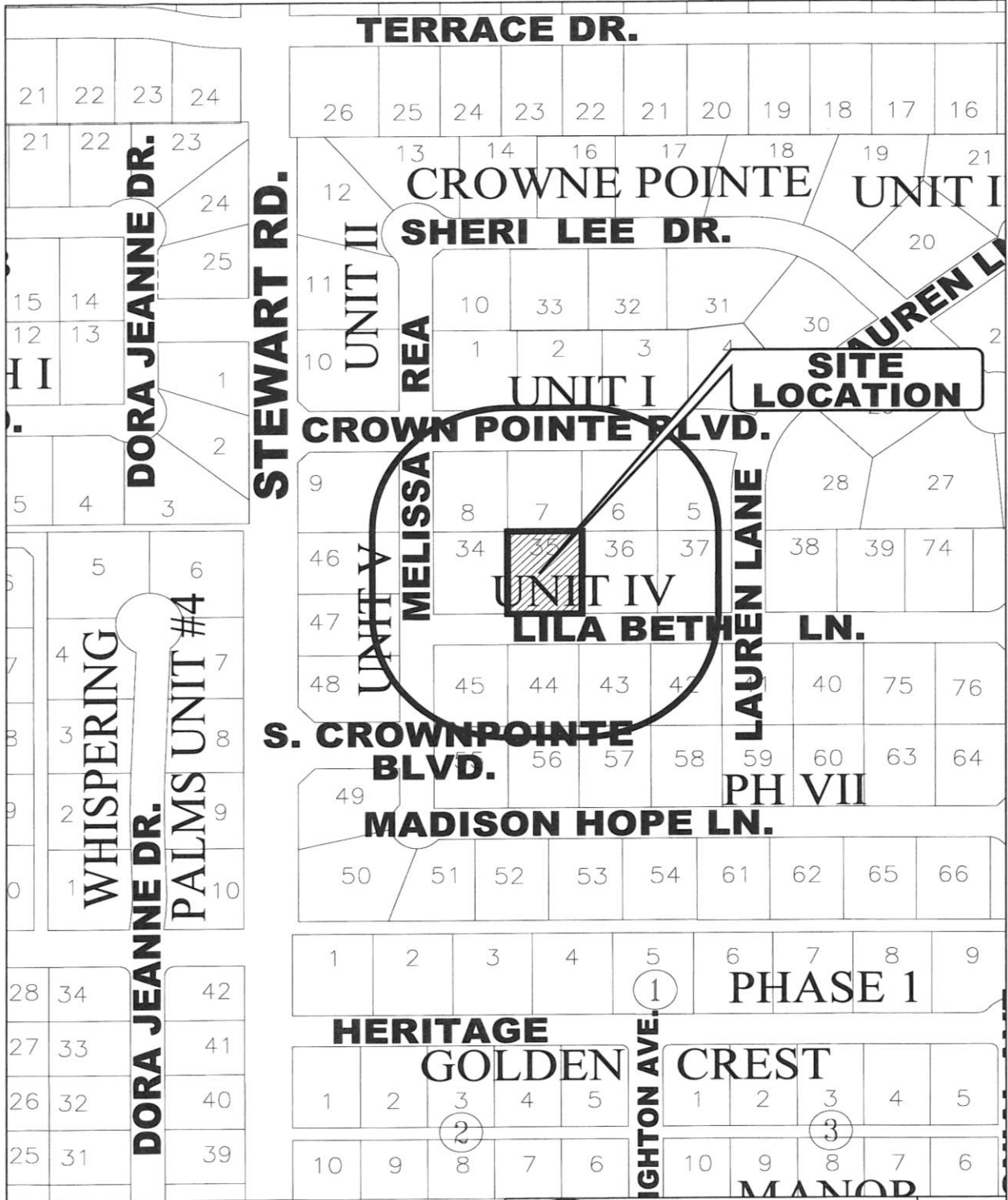
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

**LEGAL NOTICE MAP**



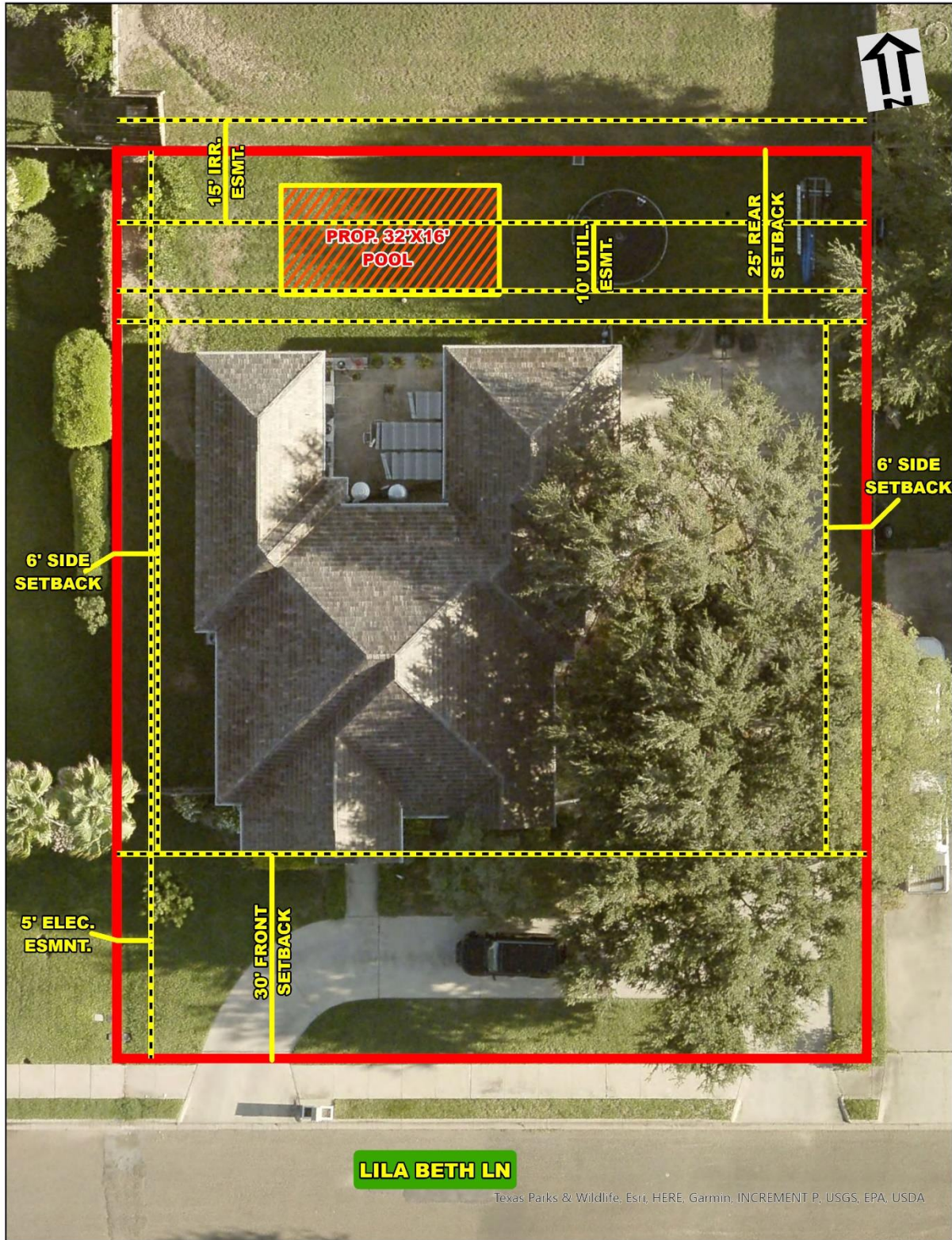
**200' RADIUS MAILOUT**



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH. (956) 580-8672  
 FAX. (956) 580-8680

No.

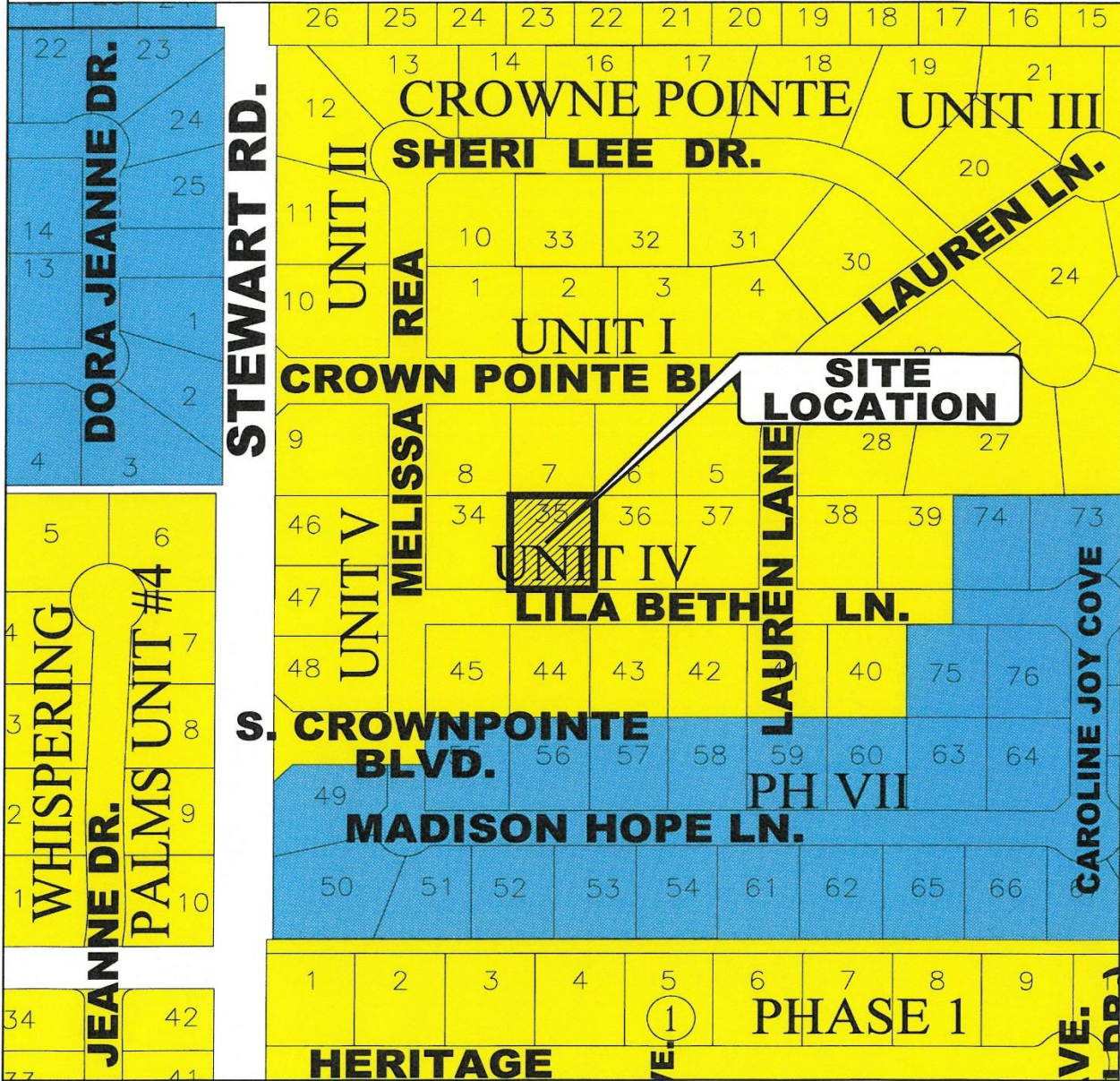
AREIAL MAP



LILA BETH LN

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# ZONING MAP



## ZONING LEGEND

<span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM	<span style="color: brown;">■</span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="color: orange;">■</span> C-4 HEAVY COMMERCIAL
<span style="color: green;">■</span> A0-P AGRICULTURAL OPEN PERMANENT	<span style="color: brown;">■</span> R-4 MOBILE & MODULAR HOME	<span style="color: purple;">■</span> C-5 ADAPTIVE COMMERCIAL
<span style="color: blue;">■</span> R-1A LARGE LOT SINGLE FAMILY	<span style="color: pink;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL
<span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL	<span style="color: red;">■</span> C-1 OFFICE BUILDING	<span style="color: blue;">■</span> I-2 HEAVY INDUSTRIAL
<span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="color: blue;">■</span> PUD PLANNED UNIT DEVELOPMENT
<span style="color: green;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="color: red;">■</span> C-3 GENERAL BUSINESS	<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> P PUBLIC







PLAT NOTES

NOTES:

1. FLOOD ZONE 'X' AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL No. 480345 0005 C  
MAP REVISED: NOVEMBER 20, 1991
2. SETBACKS ARE AS FOLLOWS:  
FRONT- 30 FEET  
REAR- 10 FEET (LOTS 40-45); 25 FEET (LOTS 34-39)  
SIDE- 6 FEET OR GREATER FOR EASEMENT  
SIDE CORNER- 10 FEET  
GARAGE 18 FEET; EXCEPT WHERE GREATER EASEMENT OR  
SETBACK APPLIES
3. BENCH MARK: NAIL SET ON THE FIRST POWER POLE ON THE  
NORTH SIDE OF CROWN POINTE BLVD. AND EAST OF STEWART  
ROAD ELEV. = 131.13
4. EACH LOT SHALL BE REQUIRED TO RETAIN 931 CF ON SITE.
5. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR  
BUILDING IMPROVEMENTS IS 14' ABOVE TOP OF CURB.
7. SIDEWALK REQUIRED AT THE FRONT AND SIDES OF ALL LOTS.
8. THE MAINTENANCE OF ALL MEDIAN ISLANDS ON THIS PLAT  
SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THE OWNER OR  
THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT,  
HIS HEIRS AND ASSIGNS.

## MAILOUT LIST

PROP_ID	legalDescr	name_1	addrDelive	addrCity	addrState	addrZip
545398	CROWN POINTE LOT 1	ZAVALA KATIA NICOLE	1605 CROWN POINTE BLVD	MISSION TX		78572-3100
613468	CROWN POINTE PH 4 LOT 37	GONZALEZ GILBERTO JR & IRASEMA	1611 LILA BETH LN	MISSION TX		78572-3184
654926	CROWN POINTE PH 5 LOT 48	CAVAZOS GEORGE L & ROSA M	554 LONG HILL RD	GURNEE IL		60031-3259
569533	CROWN POINTE PH 2 LOT 9	LEONARD TERRY L & KAREN E	1701 MELISSA RAE DR	MISSION TX		78572-3365
613476	CROWN POINTE PH 4 LOT 45	QUESADA REYNALDA	1604 LILABETH LN	MISSION TX		78572-3188
613474	CROWN POINTE PH 4 LOT 43	SPARKS KEVIN DR & RENE	2417 E GRIFFIN PKWY	MISSION TX		78572-3301
613473	CROWN POINTE PH 4 LOT 42	SEARS GARY & GINA	1610 LILA BETH LN	MISSION TX		78572-3188
545406	CROWN POINTE LOT 5	WILSON HILTON & SHEILA	PO BOX 3327	MCALLEN TX		78502-3327
545403	CROWN POINTE LOT 2	VARELA JOSE JUAN DE LA MORA & MARIA FERNANDA ET AL	1607 CROWN POINTE	MISSION TX		78572-3100
654925	CROWN POINTE PH 5 LOT 47	TYKHE DEVELOPMENT LLC	6400 N 10TH	MCALLEN TX		78504-3385
613466	CROWN POINTE PH 4 LOT 35	CASTILLO REBECCA & JUAN CARLOS	1607 LILI BETH LN	MISSION TX		78572-3184
613467	CROWN POINTE PH 4 LOT 36	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION TX		78572-3144
613475	CROWN POINTE PH 4 LOT 44	GARZA CARLO MARIO & LORI ANN GARZA	1606 LILA BETH LANE	MISSION TX		78572-3188
545408	CROWN POINTE LOT 7	DAMON MALLARIE MARIE & DERYK JAMES DAMON	1606 CROWN POINTE BLVD	MISSION TX		78572
545409	CROWN POINTE LOT 8	HERNANDEZ ADRIAN	1604 CROWN POINTE BLVD	MISSION TX		78572-3144
545407	CROWN POINTE LOT 6	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION TX		78572-3144
545404	CROWN POINTE LOT 3	VALDIVIA CANDELARIO	1609 CROWN POINTE BLVD	MISSION TX		78572
654924	CROWN POINTE PH 5 LOT 46	BE READY INVESTMENTS LLC	1605 MELISSA RAE DR	MISSION TX		78572-3366
613463	CROWN POINTE PH 4 LOT 34	ROBERSON CHARLES A & SUSAN S	1605 LILA BETH LN	MISSION TX		78572-3184
696007	CROWN POINTE PH 6 LOT 55	GARCIA ALBERTO & RUBY	124 DARLENE DR	PHARR TX		78577-9401
696008	CROWN POINTE PH 6 LOT 56	GARCIA JORGE H & MARY LU W HARRIS	1607 MADISON HOPE DR	MISSION TX		78572-3474
696009	CROWN POINTE PH 6 LOT 57	OHDEN NORMAN L	1609 MADISON HOPE DR	MISSION TX		78572-3474

# HCAD

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local		April 06, 2026																						
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID %	EXEMPTIONS	VALUES		2025	2026																					
613466 1607 LILA BETH LN, MISSION TX		CASTILLO REBECCA & JUAN CARLOS		1120990 100.0000	MS	IMPROVEMENTS	275,463	275,463	275,463																					
CROWN POINTE PH 4 LOT 35 TYPE: R DBA: GEO ID: C9625-04-000-0035-00 REF ID: 434966 REF ID: R813466 SUBTYPE: RES LEGAL ACREAGE:		1607 LILA BETH LN MISSION TX 78572-3184				LAND MARKET	191,653	191,653	191,653																					
PROP USE: MIP ID: CMS VOL 35 AS CODE: C962504 MKT AREA: S3UADR SUB MKT: TIF: APPR VAL METHOD: cost/local						MARKET VALUE	470,116	466,569	466,569																					
						SPECIAL USE EXCL	0	0	0																					
						APPRAISED VALUE	470,116	466,569	466,569																					
						HS VALUE LIMIT	125,168	88,128	88,128																					
						CIRCUIT BRKR LIMIT	0	0	0																					
						<b>NET APPRAISED</b>	<b>344,948</b>	<b>379,443</b>	<b>379,443</b>																					
GENERAL		REMARKS		SKETCH																										
UTILITIES: ALHY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0		(2020) ADJ DEPR & RM/D ARB: ALLW: NP 20(2019) ADJ DEPR: ALLW: SALES CONTRACT (2018) ADJ CL & % (2017) ADJ DEPR 17: ALLW: COND (2016) ADJ DEPR & RM/D ARB CODE 16: ALLW: COND (2014) ADJ DEPR 14: ALLW: COND (2013) ADJ DEPR 2013: ALLW: COND ADJ DEPR 10: ALLW: COND																												
TAXING UNIT CD TAXING UNIT NAME PCT		PICTURE																												
CAD APPRAISAL DISTRICT 100.00%																														
CMS CITY OF MISSION 100.00%																														
DR1 DRAINAGE DISTRICT #1 100.00%																														
GHD HIDALGO COUNTY 100.00%																														
JCC SOUTH TEXAS COLLEGE 100.00%																														
SSL SHARYLAND ISD 100.00%																														
SST SOUTH TEXAS SCHOOL 100.00%																														
DEED HISTORY																														
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																									
2018-03-01	WDV	nul/nul	2693216	CASTILLO	GOMEZ EUNICE																									
2009-12-17	WD	nul/nul	1865364	GOMEZ EUNICE	GOMEZ EUNICE																									
2007-08-27	SVD	nul/nul	1709121	GOMEZ EUNICE	FANNIE MAE																									
IMPROVEMENT VALUATION																														
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE			
1	MA	Residential Main	RES BRKGD	2,353	128.52	1	1	2000	2004	AV	0	290,643	78,000	100.00	100.00	100.00	100.00	100.00	0.78	226,702						Heating/Cooling	AKD			
	GAR	GARAGE	RES BRKGD	690	61.76	1	1	2000	2004	AV	0	42,614	78,000	100.00	100.00	100.00	100.00	0.78	33,239						Roof Style	MR				
	PAT	PATIO	RES BRKGD	165	30.88	1	1	2000	2004	AV	0	5,095	78,000	100.00	100.00	100.00	100.00	0.78	3,974						WALL HEIGHT	8				
	POR	PORCH	RES BRKGD	54	30.88	1	1	2000	2004	AV	0	2,594	78,000	100.00	100.00	100.00	100.00	0.78	2,023						Custom	2				
			STCD: A1	3,292	Area:	2,353	HomeSite	Y (100.00%)					340,946	AS Code: 100.00%	Market Area:	100.00%				0.78	273,916					Number of	4.00			
			Finish Out: 100		Qualty:	GD	Structure:																			BATH	3			
																										ROOF HEIGHT	MP			
																										Flooring	TL			
																										Interior Finish	SRK			
																										Construction	RES			
																										Planting	3			
																										Exterior Wall	DBRK			
																										Foundation	SLB			
																										Roof Covering	WDS			
LAND VALUATION										LAND ADJUSTMENTS					PRODUCTIVITY VALUATION															
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT	PRC	ADJ	MADJ	VAL	SRC	MKT	VAL	SEQ	ADJ	TYPE	ADJ	AMT	ADJ	%	AG	USE	TABLE	UNIT	AG	VALUE
1	LOT	L			C962504	A1	Yes	SF	1463000	sf	13.10	1.000			A	191,653									No				0.00	0
																														0

## AEP LETTER



February 27, 2026

Rebecca Castillo and husband, Juan Carlos Castillo  
1607 Lila Beth Ln  
Mission, TX 78572

Re: Variance - 10' Utility Easements on Lot 35, Crown Pointe Ph IV Subdivision

To Whom It May Concern,

AEP Texas Inc (AEP) has reviewed your request regarding a variance on a dedicated 10' foot utility easements located along the North property line of Lot 35, Crown Pointe Ph IV Subdivision, according to the plat or map recorded in Volume 35, Page 131A, Map Records of Hidalgo County, Texas.  
Address: 1607 Lila Beth Ln., Mission, Tx 78572

AEP has determined to grant a variance and allow for the construction of a pool inside a portion of the 10' Utility Easement as depicted on the attached Exhibit "A." Landowner and its assigns agree to maintain a safe clearance as per NESC standards away from any AEP owned electrical facilities located within said lot. AEP will continue to maintain its easement rights along the West property line of said Lot 35 of the Crown Pointe Subdivision, Phase IV.

AEP Texas Inc does not hereby abandon or release any other easements on the property it might have obtained through plats, prescriptive rights, or easements whether of record or not.

Please do not hesitate to contact AEP if you have further questions at (956) 502-3589.

Sincerely,  
AEP TEXAS INC

A handwritten signature in black ink, appearing to read "Mario G. Campos", is written over a light blue horizontal line.

Mario G. Campos  
Right-of-Way Agent  
Rio Grande Valley District