



MEETING DATE: October 1, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a 0.3244 of one acre out of Lot 19, Los Ebanos Village Subdivision, in a property zoned for Single Family Residential (R-1), located at 1500 Esperanza Avenue. Applicant: Victoria M. Bazan – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 19, 2025 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- October 1, 2025 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located at the Northwest corner of N. Los Ebanos Road and Esperanza Avenue.
- The land measures 154.00 feet by 92.50 feet, being a .03244 acre tract of land out of Lot 19, Los Ebanos Village, per map records.
- Lot 19 got split into two separate tracts of land by metes and bounds description on February 28, 2025.
- The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request.
- This site has double frontage to N. Los Ebanos Road and Esperanza Ave, both being public streets, and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b).
- A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will be imposed as a condition for approval.

STAFF RECOMMENDATION:

There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

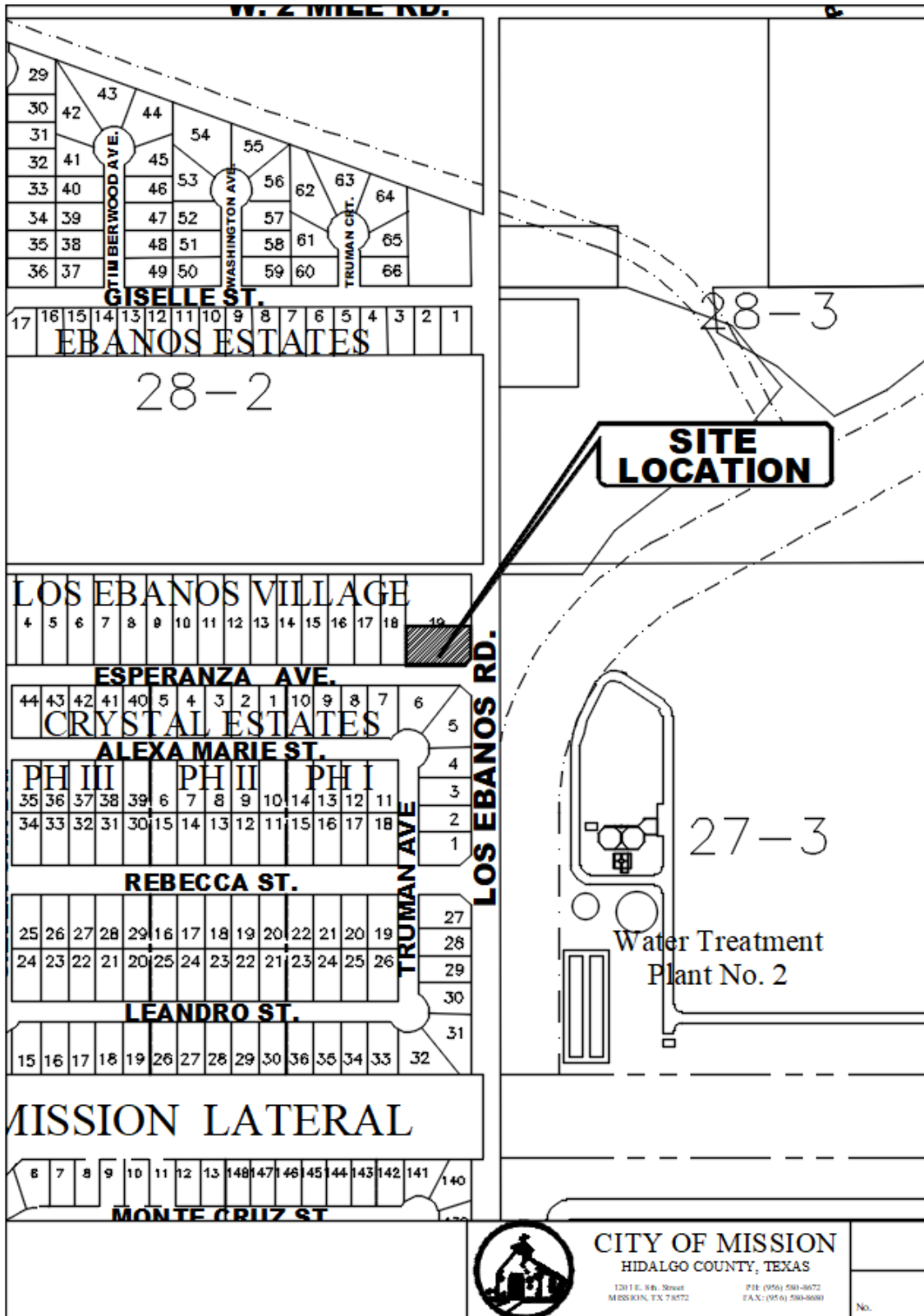
TABLED:

_____ **AYES**

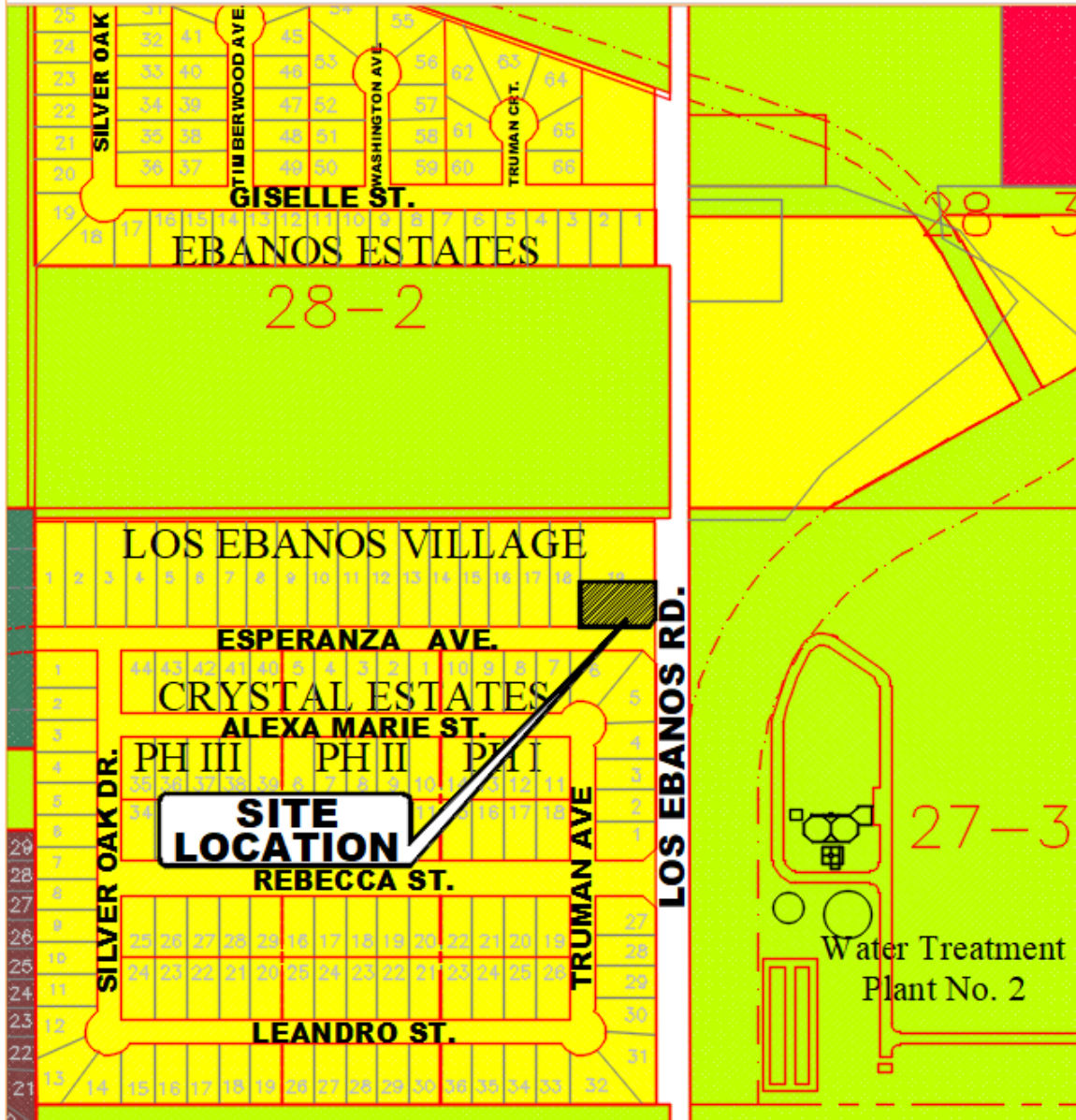
_____ **NAYS**

_____ **DISSENTING** _____

VICINITY MAP



ZONING MAP



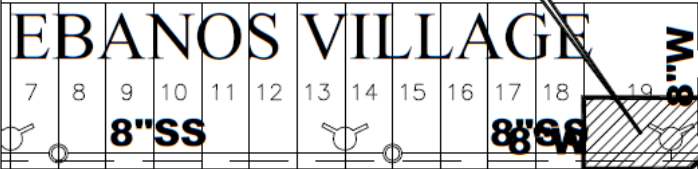
ZONING LEGEND

	A04 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD 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

UTILITY MAP

28-2

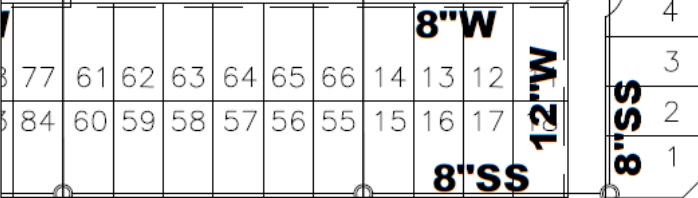
**SITE
LOCATION**



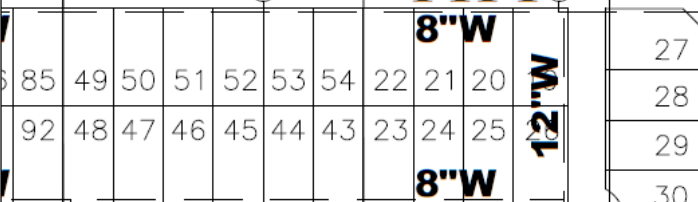
ESPERANZA AVE.



ALEXA MARIE ST.



REBECCA ST.



CLEANDRO ST.

15"SS

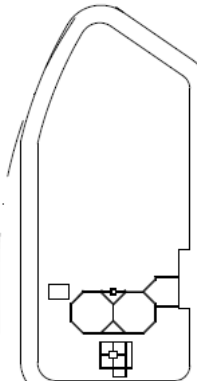
LOS EBANOS RD.

16" W

15"SS

8"SS

SS



Water Treatment Plant



CITY OF MISSION
HIDALGO COUNTY, TEXAS

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No.

AERIAL PHOTO

