



**MEETING DATE:** August 27, 2025

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

**AGENDA ITEM:** Public hearing and consideration of a variance to allow a 6' 2" rear setback instead of the required 18' and a 5' 9" corner side setback instead of the required 10' for a 30' x 20' 2" carport, being Lot 6, Georgeanna Estates Subdivision, located at 101 Alberto Trevino Drive, Applicant – Javier Salinas - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- June 1, 2025 – Application for Variance Request submitted to the City
- August 15, 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.
- August 27, 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 site is located at the Northwest corner of Alberto Trevino Drive and Paseo Encantado.
- The applicant is requesting a variance to keep an already-constructed carport in the property's backyard.
- The Georgeanna Subdivision was recorded on January 18, 1994. The subject property is an irregular-shaped lot that has a depth of 120.92 feet and a width of 96.6 feet along Alberto Trevino Drive and 81.67 feet along the back alley.
- 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.
- 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.

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

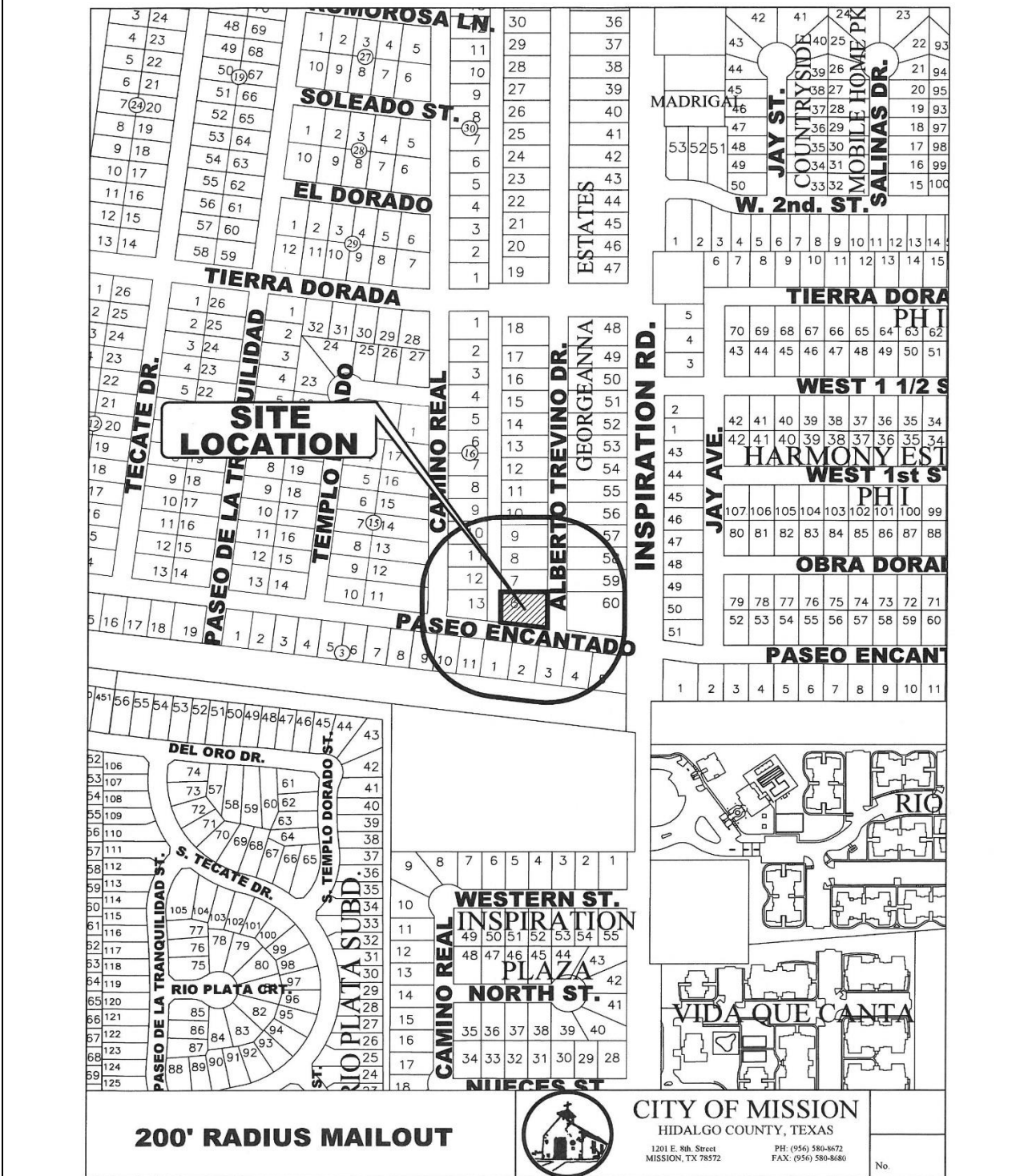
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\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

## LEGAL NOTICE MAP

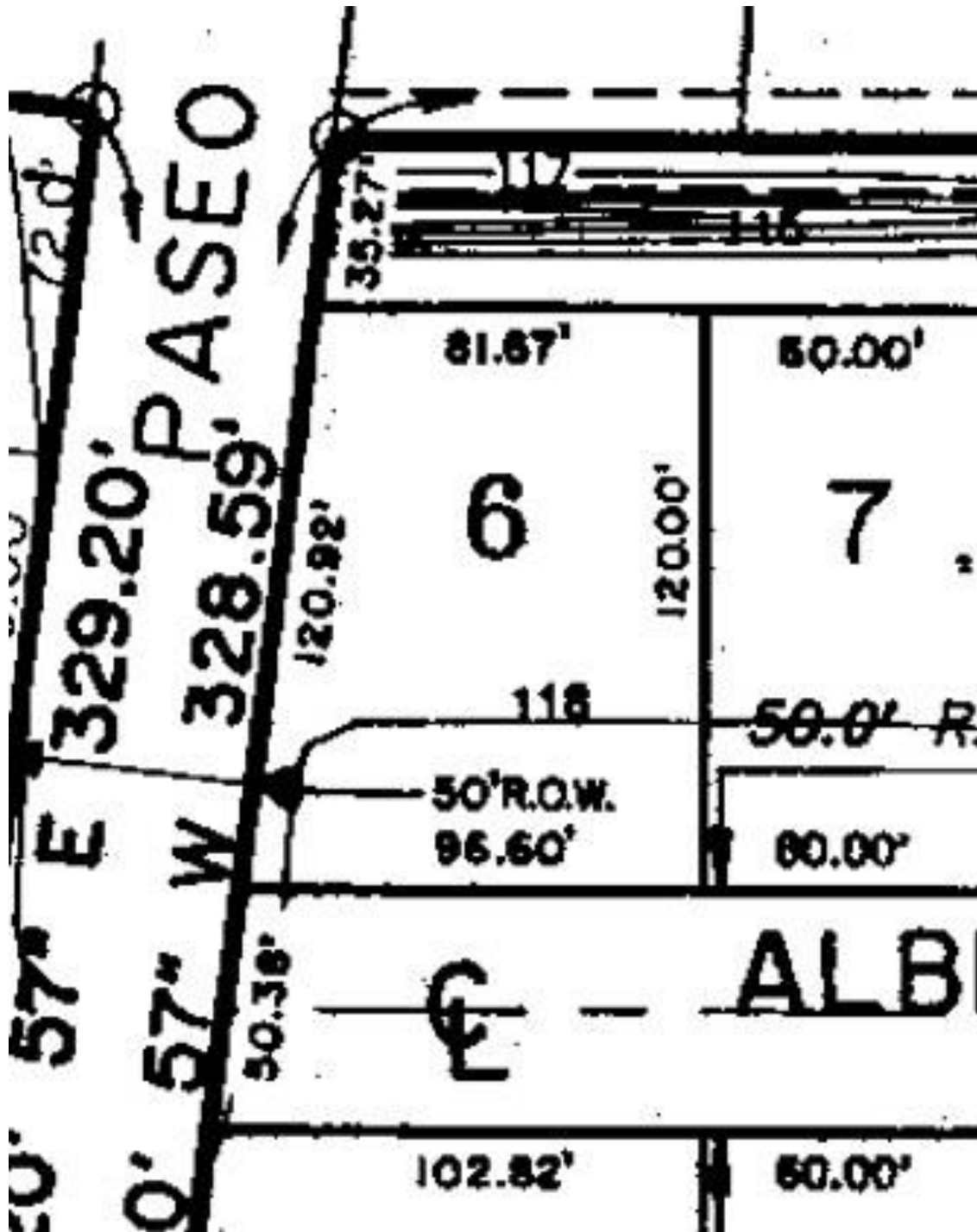


## AERIAL WITH STRUCTURE ENCROACHMENTS





LOT 6 FROM THE SUBDIVISION PLAT



CARPORT PHOTO





## CARPORT PHOTO





**CARPORT PHOTO**





## MAILOUT LIST

PROP_ID	geoid	name	addrDelive	addrCity	addrState	addrZip
303382	T5250-00-003-0009-00	PEREZ EDGAR A ETAL	200 N TECATE DR	MISSION	TX	78572-6722
303384	T5250-00-003-0011-00	GARZA ISABEL & JUAN DAVID	11855 N MAYBERRY AVE	MISSION	TX	78573-4191
303575	T5250-00-016-0012-00	CANTU CANDELARIO C & ENEDELIA R	102 CAMINO REAL	MISSION	TX	78572-6701
303573	T5250-00-016-0010-00	GONZALEZ SANDRA	106 N CAMINO ST	MISSION	TX	78572
303574	T5250-00-016-0011-00	VILLARREAL ONORIO G & GABRIELA	104 CAMINO REAL	MISSION	TX	78572-6701
303576	T5250-00-016-0013-00	GUERRA RUBEN & ANGELA BURCIAGA	100 CAMINO REAL	MISSION	TX	78572-6701
534557	G3185-00-000-0056-00	TORRES DAFNE	PO BOX 1193	ALAMO	TX	78516-1193
534559	G3185-00-000-0058-00	GONZALEZ JESUS JR & NORMA	104 ALBERTO TREVINO ST	MISSION	TX	78572-6785
534499	G3185-00-000-0007-00	PEREZ RENE & ERICA VERONICA Q	103 ALBERTO TREVINO ST	MISSION	TX	78572-6788
534498	G3185-00-000-0006-00	SALINAS JAVIER JR	101 ALBERTO TREVINO ST	MISSION	TX	78572
534560	G3185-00-000-0059-00	DELGADILLO MIGUEL & LYDIA	102 ALBERTO TREVINO ST	MISSION	TX	78572-6785
534561	G3185-00-000-0060-00	VEGA MARTIN & MINERVA	100 ALBERTO TREVINO ST	MISSION	TX	78572-6785
534501	G3185-00-000-0009-00	MALDONADO RODOLFO & MIRTA C	107 ALBERTO TREVINO ST	MISSION	TX	78572-6788
534502	G3185-00-000-0010-00	PENA GRISEL	PO BOX 635	MISSION	TX	78573-0011
303572	T5250-00-016-0009-00	GARCIA VALDEMAR JR & ELIA	108 CAMINO REAL	MISSION	TX	78572-6701
534497	G3185-00-000-0005-00	CANO LUIS CLEMENTE	2201 PASEO ENCANTADO ST	MISSION	TX	78572-6789
534558	G3185-00-000-0057-00	RIOS LUIS ANGEL & ANDREA Z	106 ALBERTO TREVINO ST	MISSION	TX	78572-6785
534500	G3185-00-000-0008-00	RAMIREZ MARIANA & MELINDA MARIE RAMIREZ BAUTISTA	105 ALBERTO TREVINO DR	MISSION	TX	78572-6788
534493	G3185-00-000-0001-00	BARBOSA LEONARDO & NORMA L	2209 PASEO ENCANTADO ST	MISSION	TX	78572-6789
534494	G3185-00-000-0002-00	FLORES-ZAEDOW ESMERALDA	2000 S 39TH ST	MCALLEN	TX	78503-8413
534495	G3185-00-000-0003-00	SEGOVIA ELLIANA J	2514 PASEO ENCANTADO ST	MISSION	TX	78572-6784
534496	G3185-00-000-0004-00	GAMEZ JOSE & MA DEL CARMEN	2203 PASEO ENCANTADO ST	MISSION	TX	78572-6789
795712	T5250-00-000-0000-01	HIDALGO CO DRAIN DIST #1	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
303383	T5250-00-003-0010-00	PEREZ HERMINA	2303 PASEO ENCANTADO ST	MISSION	TX	78572-6712
303557	T5250-00-015-0011-00	RIOS REYNALDO & NOELIA	101 CAMINO REAL	MISSION	TX	78572-6702
303558	T5250-00-015-0012-00	LOPEZ EDGARDO & DALILA	103 CAMINO REAL	MISSION	TX	78572-6702
303559	T5250-00-015-0013-00	PENA NEYDA & JORGE A	105 N CAMINO REAL	MISSION	TX	78572-6702