



**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 15' rear setback instead of the required 20' off Glasscock Road for a pool house structure, being Lot 36, Shary Palms Unit No. 7 Subdivision, located at 2004 E. 20<sup>th</sup> Street, Applicant – Guillermo Guerrero - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- August 07, 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) (f) of the Mission Code of Ordinances, which states:
  - Minimum depth of the rear setback off Glasscock Road: 20 feet or to the easement line, whichever is greater.
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser rear yard setback than is prescribed by this article for the district in which the building is located, the required rear yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located at the cul-de-sac of Cardinal Street and E. 20<sup>th</sup> Street..
- The applicant is requesting a variance to construct a 790 square feet pool house within the 20' rear setback off Glasscock Road.
- The Shary Palms Unit 7 Subdivision was recorded on August 17, 1998. The subject property is irregular.
- The subject lot has a total area of 14,493 square feet.
- Section 1.37-2 (d), 1.371-2 (d), 1.372-2 (d), and 1.38-2 (h) of Appendix A of the Code of Ordinance of the City of Mission, Texas,
  - An accessory use customarily related to a principal use authorized in this district. Any non-living accessory structure, such as a carport or a garage, whether as an addition or as a detached building, shall not exceed a maximum size equal to 40% of the primary structure's living area; and shall not exceed the primary structure's total height, as measured to the top of its roof. However, if the primary structure's living area totals less than 2,000 square feet, the accessory structure may be constructed to a maximum size of 800 square feet.
  - The applicant's main living space is 2,780 square feet, with 40% of 1,112 square feet for non-living accessory structures.
  - The applicant's existing non-living area is 956 square feet

- The applicant is proposing a non-living structure of 790 square feet, which the total for non-living structure will be 1,746 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 27 legal notices to surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends denial.

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**RECORD OF VOTE:**

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

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

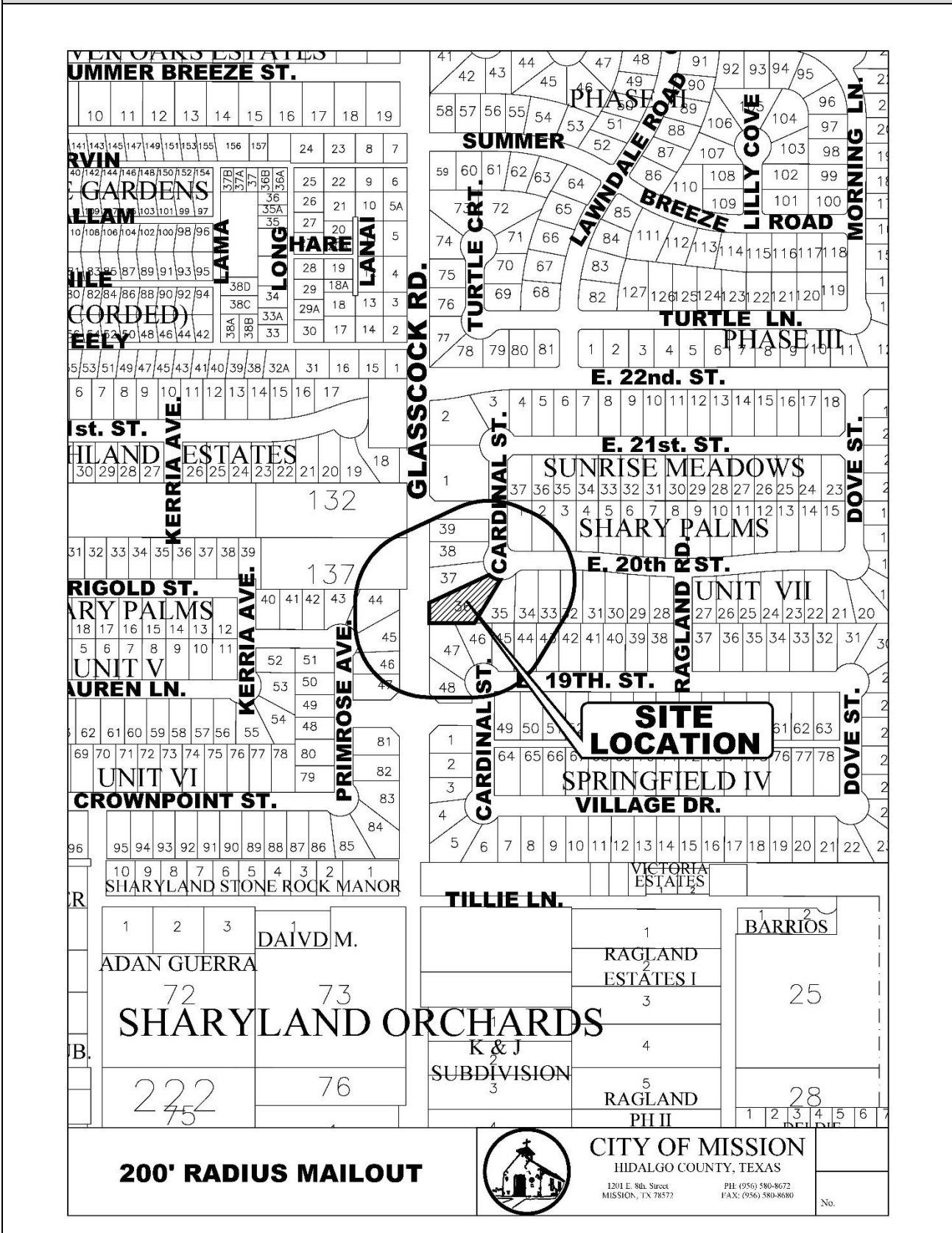
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

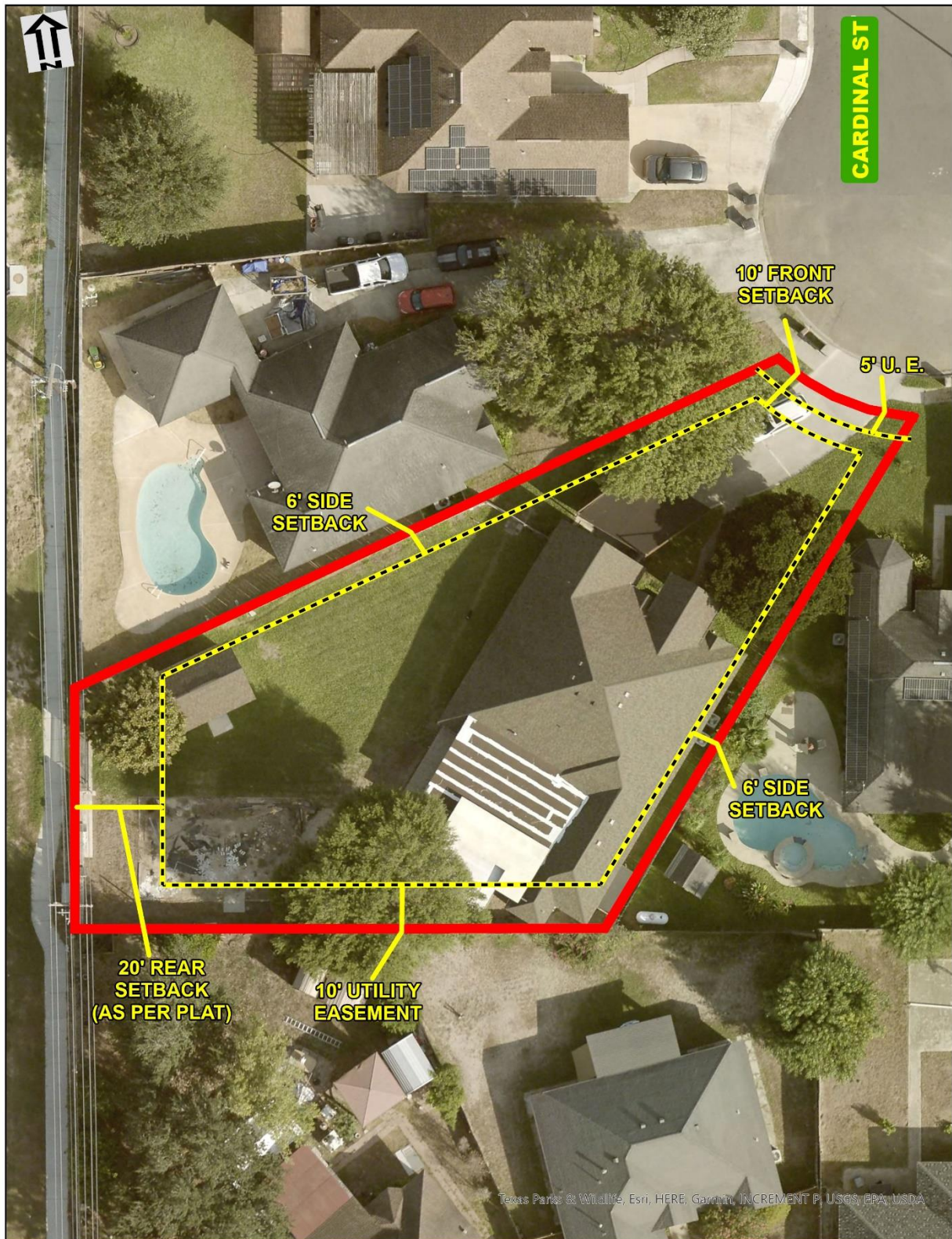
\_\_\_\_\_ DISSENTING \_\_\_\_\_

## LEGAL NOTICE MAP

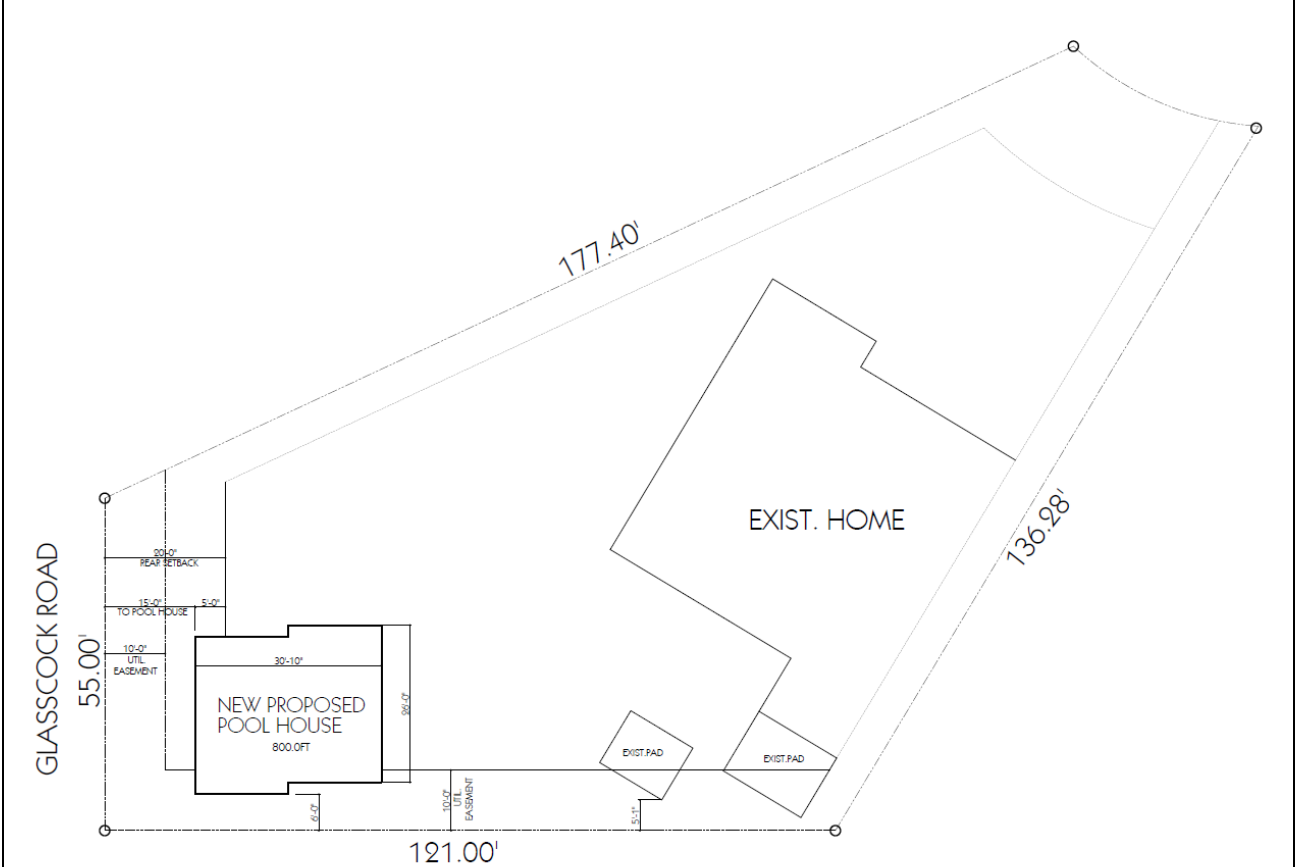




# AERIAL MAP



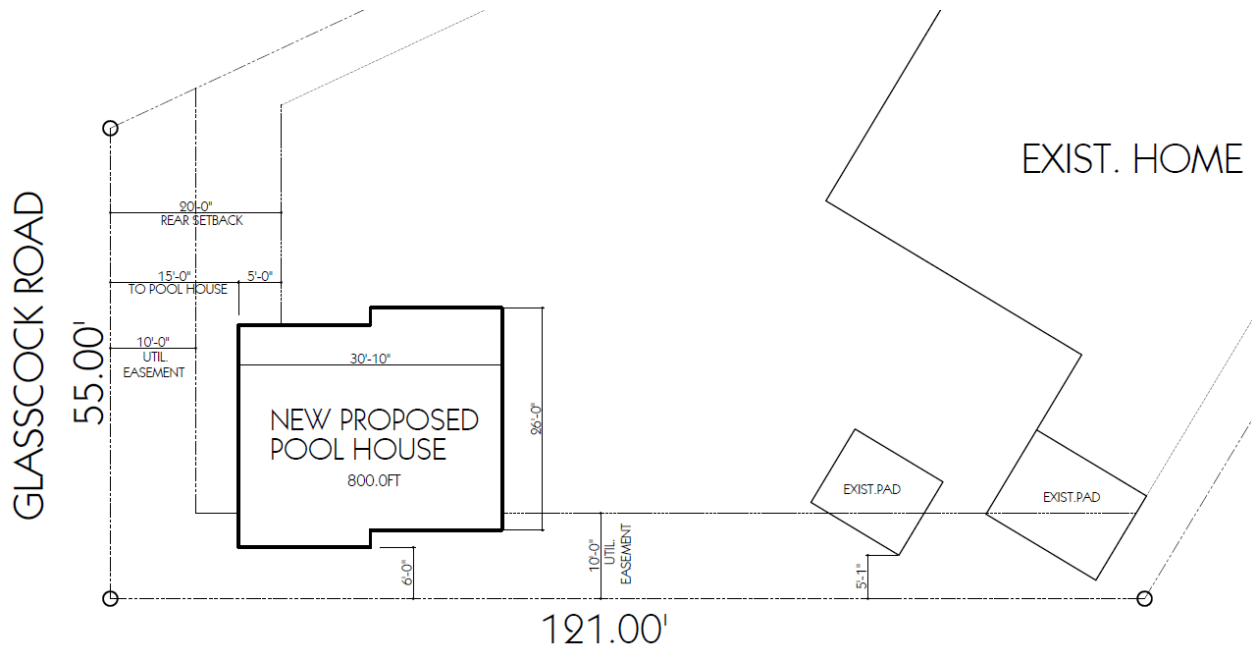
## SITE PLAN



## PROPOSED SITE PLAN

LOT - 36  
SHARY PALMS SUB.  
HIDALGO COUNTY.

# SITE PLAN



## PROPOSED SITE PLAN

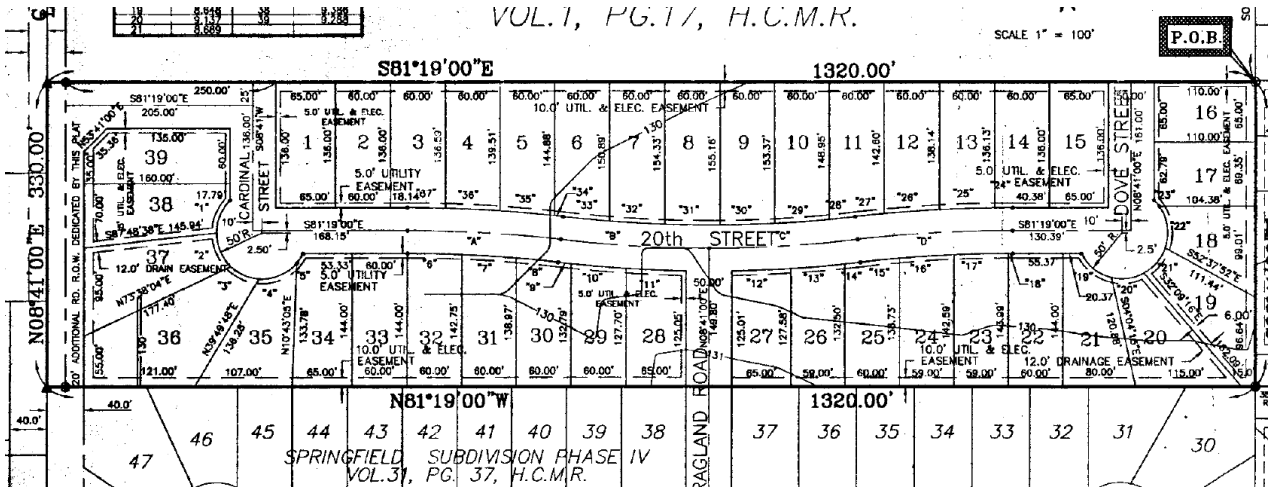
LOT - 36  
SHARY PALMS SUB.  
HIDALGO COUNTY.

RECORDED PLAT

VOL. 1, PG. 17, H.C.M.R.

SCALE 1" = 100'

P.O.B.



# RECORDED PLAT NOTES

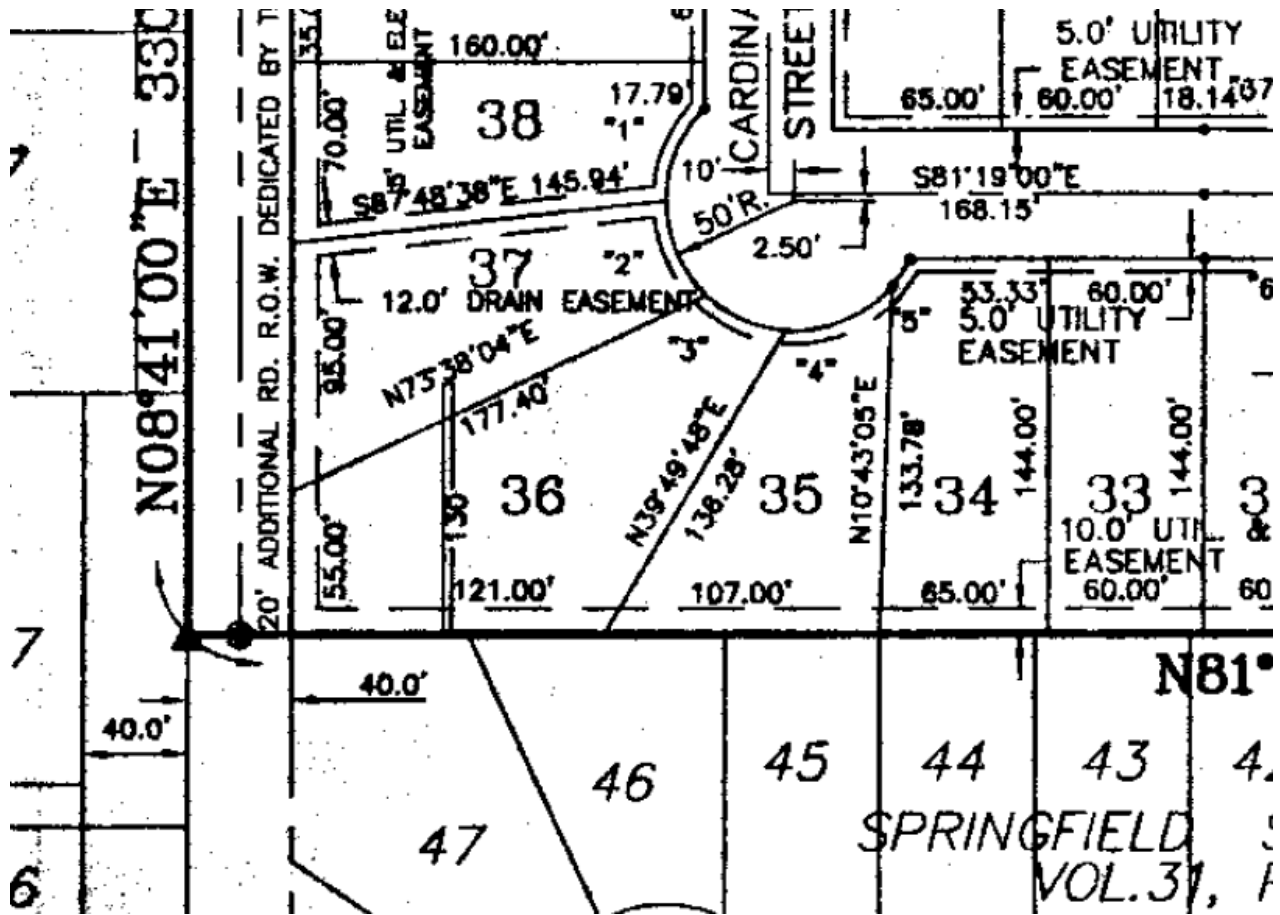
## GENERAL NOTES:

1. ANTICIPATED WATER CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "X" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480345 0005C MAP REVISED NOVEMBER 20, 1991.  
ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
2. SETBACKS ARE AS FOLLOWS:  
GLASSCOCK: 20'  
FRONT: 20 FEET; 10 FEET AT CUL-DE-SAC,  
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED  
REAR: 10 FEET  
SIDE: 8 FEET, AT STREET SHALL BE 10 FEET.
3. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR ALL BUILDING IMPROVEMENTS IS 18" ABOVE NATURAL GROUND.
4. BENCH MARK: "X" CUT SET ON TOP OF THE EAST SIDE BULT OF FIRE HYDRANT. FIRE HYDRANT LOCATED 20.50' WEST, & 55.00' NORTH OF THIS SUBDIVISION ELEV. = 133.18
5. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
6. EACH LOT SHALL BE REQUIRED TO RETAIN 1071 CF.
7. 5.0' SIDEWALK REQUIRED ALONG GLASSCOCK RD. BY DEVELOPER AND ALL OTHERS DURING PERMIT STAGE.
8. NO ENTRY TO LOTS 38-39 FROM GLASSCOCK ROAD.
9. 6.0' FENCE BUFFER REQUIRED ALONG THE WEST SIDE OF LOTS 38-39.
10. ONLY ONE RESIDENCE PER LOT.

On: Aug 17, 1991  
 By: Jose L. Hidalgo  
 County: Hidalgo  
 Received  
 Felix Rod



RECORDED LOT



APPRAISAL DISTRICT INFORMATION	
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Valuation Method cost-Local										August 11, 2025																																																																																																																																																																																							
PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME AND ADDRESS				EXEMPTIONS																																																																																																																																																																																									
<b>582186</b> 2004 E 20TH ST, MISSION TX 78572  SHARY PALMS UT 7 LOT 38 TYPE: R      DBA: GEO ID: 52973-07-000-0036-00      PROP USE: Ref ID: A19699      AS CODE: S297307      MAP ID: CMS VOL 33 Ref ID: R582186      MKT AREA: S5LA010      MAPSCO: SUBTYPE: RES      SUB MKT:      TIF: LEGAL ACREAGE:      APPR VAL METHOD: cost-Local      EFF SIZE:				<b>GUERRERO GUILLERMO &amp; REBECCA</b> 475154 100.0000  2004 E 20TH ST MISSION TX US 78572-3201  AGENT: EFF DATE:      EXP DATE:				<b>HS</b>  <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">TAKING LIMITS</th> </tr> </thead> <tbody> <tr> <td>CAD</td> <td>100.00</td> <td>CMS</td> <td>100.00</td> </tr> <tr> <td>GND</td> <td>100.00</td> <td>JCC</td> <td>100.00</td> </tr> <tr> <td>SST</td> <td>100.00</td> <td>SSL</td> <td>100.00</td> </tr> </tbody> </table>				TAKING LIMITS				CAD	100.00	CMS	100.00	GND	100.00	JCC	100.00	SST	100.00	SSL	100.00																																																																																																																																																																						
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## MAILOUT LIST

PROP_ID	geoid	name	addrDelive	addrCity	addrState	addrZip
684222	S7355-00-000-0001-00	RAMIREZ JAIME & ANGELICA	1822 N GLASSCOCK RD	MISSION	TX	78572-3127
582152	S2973-07-000-0002-00	DREUMONT GLADYS CARLA	2009 E 20TH ST	MISSION	TX	78572-3224
582153	S2973-07-000-0003-00	LEVECK MATTHEW	2011 E 20TH ST	MISSION	TX	78572-3224
582151	S2973-07-000-0001-00	AYALA MINERVA	2007 E 20TH ST	MISSION	TX	78572-3224
582188	S2973-07-000-0038-00	ESPARZA FERNANDA	2001 CARDINAL ST	MISSION	TX	78572-3459
556895	S5451-04-000-0049-00	GALLOSO LILLIE MARIE	2006 E 19TH	MISSION	TX	78572-3285
582189	S2973-07-000-0039-00	GUZMAN JUAN F	2003 CARDINAL ST	MISSION	TX	78572-3459
556889	S5451-04-000-0043-00	BERRONES VICTOR A & SYLVIA A	2011 E 19TH ST	MISSION	TX	78572-3286
556890	S5451-04-000-0044-00	WESTON ROBERT H & CRISTA A	2009 E 19TH ST	MISSION	TX	78572-3286
582187	S2973-07-000-0037-00	PEREZ EVANGELINA SALDANA	2002 EAST 20TH STREET	MISSION	TX	78572-3201
563559	S2973-05-000-0044-00	VERA MARIA G DE HURTADO	1823 LAUREN LN	MISSION	TX	78572-3158
563561	S2973-05-000-0046-00	VILLANUEVA ERICK A ALONSO	1704 PRIMROSE AVE	MISSION	TX	78572-3149
563560	S2973-05-000-0045-00	CHAVEZ FIDEL JR & IRMA	1706 PRIMROSE AVE	MISSION	TX	78572
563558	S2973-05-000-0043-00	HICKS THOMAS A & LORI M	3045 LADOGA AVE	LONG BEACH	CA	90808-4017
563562	S2973-05-000-0047-00	RODRIGUEZ CASEY JEREMIAH	13919 N 34TH LN	MCCALLEN	TX	78504-6717
283535	S3000-00-000-0137-00	BON GEORGE & SUE	1811 N GLASSCOCK RD	MISSION	TX	78572-3128
556894	S5451-04-000-0048-00	MARTINEZ JENNY G & LAZARO	PO BOX 720189	MCCALLEN	TX	78504-0189
556893	S5451-04-000-0047-00	GALVAN CLAUDIO ALEJANDRO	1903 CARDINAL ST	MISSION	TX	78572-3472
556892	S5451-04-000-0046-00	VARELA ALEJANDRO	2005 E 19TH ST	MISSION	TX	78572-3286
556891	S5451-04-000-0045-00	SALINAS FERNANDO & BRIANA RODRIGUEZ	2007 E. 19TH ST.	MISSION	TX	78572
556888	S5451-04-000-0042-00	PENA SERGIO & BEATRIZ GONZALEZ	2013 E 19TH ST	MISSION	TX	78572-3286
582184	S2973-07-000-0034-00	MALDONADO JESUS E LEAL	2008 E 20TH ST	MISSION	TX	78572-3201
582183	S2973-07-000-0033-00	MAYORGA GUADALUPE A LEAL & SILVIA TREVINO E	2010 E 20TH ST	MISSION	TX	78572-3201
582185	S2973-07-000-0035-00	MARTINEZ MOISES & PAULA	2006 E 20TH ST	MISSION	TX	78572-3201
582186	S2973-07-000-0036-00	GUERRERO GUILLERMO & REBECCA	2004 E 20TH ST	MISSION	TX	78572-3201
582182	S2973-07-000-0032-00	GARZA JESUS J J R & CRISELDA C	2012 E 20TH ST	MISSION	TX	78572-3201
283532	S3000-00-000-0132-00	BORREGO ELIBORIO JR & MARIA MAGDALENA	1815 N GLASSCOCK RD	MISSION	TX	78572-3128