



**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 0' front setback instead of the required 20' front setback for a 21'x18'-5" carport, being Lot 73, Tabasco Subdivision, located at 611 W. 30<sup>th</sup> Street, Applicant – Juana Rodriguez - 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) (e) of the Mission Code of Ordinances, which states:
  - Minimum depth of front setback: 20 feet.
  - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located along the South side of W. 30<sup>th</sup> Street approximately 190 feet West of Peace Avenue.
- The applicant is requesting a variance to keep a 21' by 18'-5" carport within the 20' front setback.
- The Tabasco Subdivision was recorded on May 14, 2003. The subject property is a regular lot with a depth of 107.50 feet and a width of 60 feet along West 30<sup>th</sup> Street.
- The subject lot has a total area of 6,450 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 36 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

**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 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:**

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**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

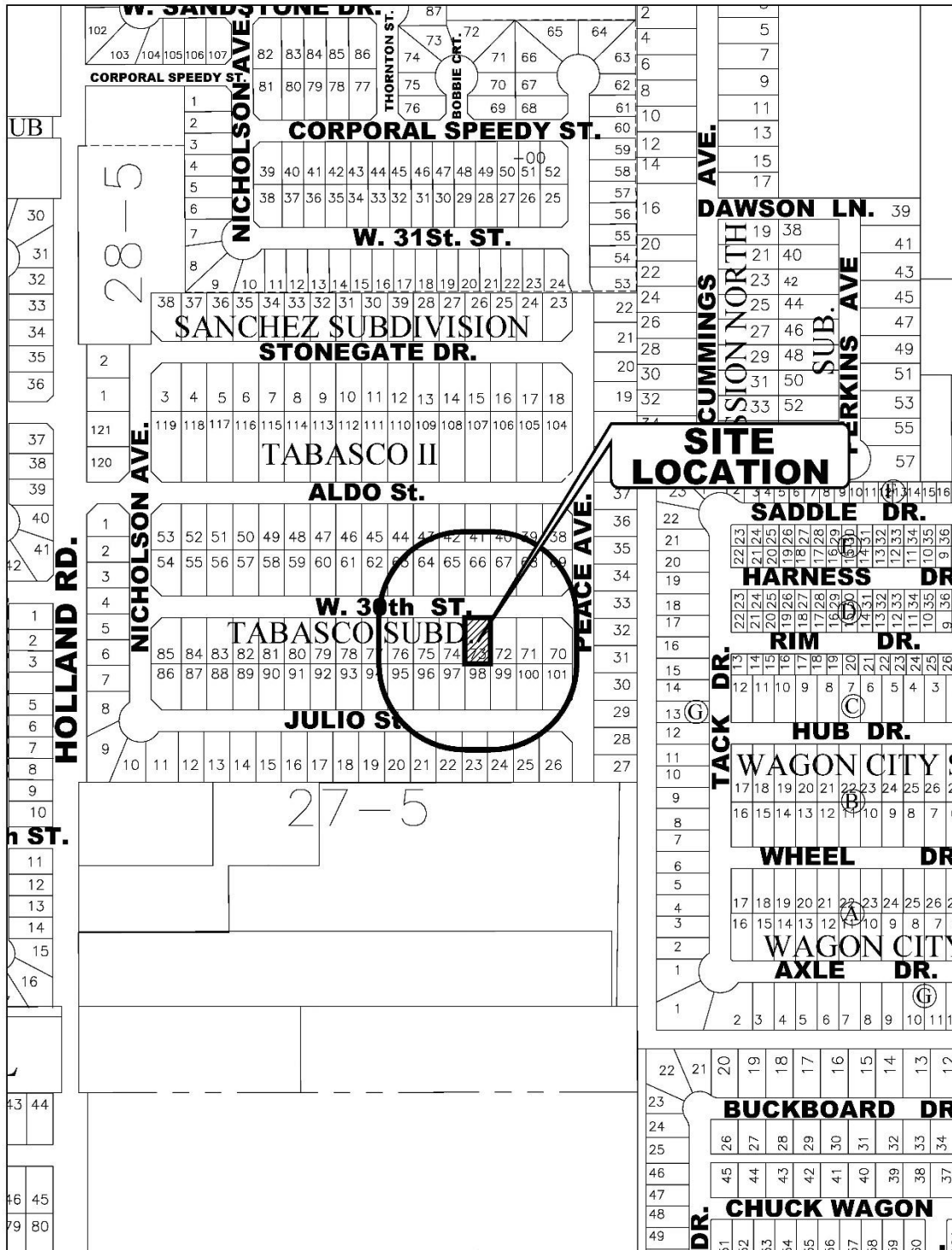
\_\_\_\_\_

\_\_\_\_\_ **AYES**

\_\_\_\_\_ **NAYS**

\_\_\_\_\_ **DISSENTING** \_\_\_\_\_

# LEGAL NOTICE MAP



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

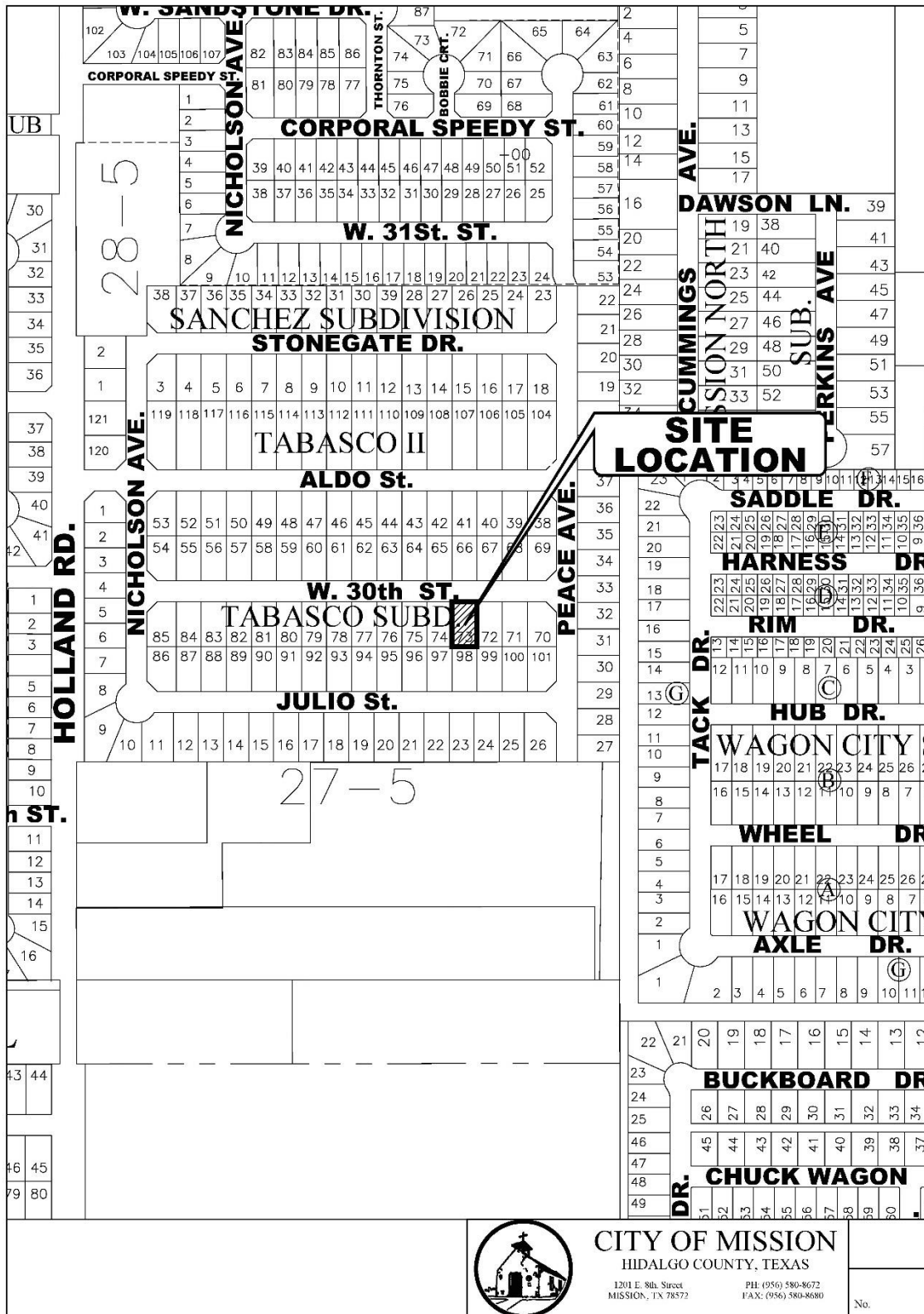
PH: (956) 580-8672  
FAX: (956) 580-8680

No.

## AERIAL MAP



# SITE PLAN



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

PH: (956) 580-8672  
FAX: (956) 580-8680

No.



# RECORDED PLAT

WEST ADDITION TO SHARYLAND SUBD.,  
RECORDED IN VOLUME 1, PAGE 56,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

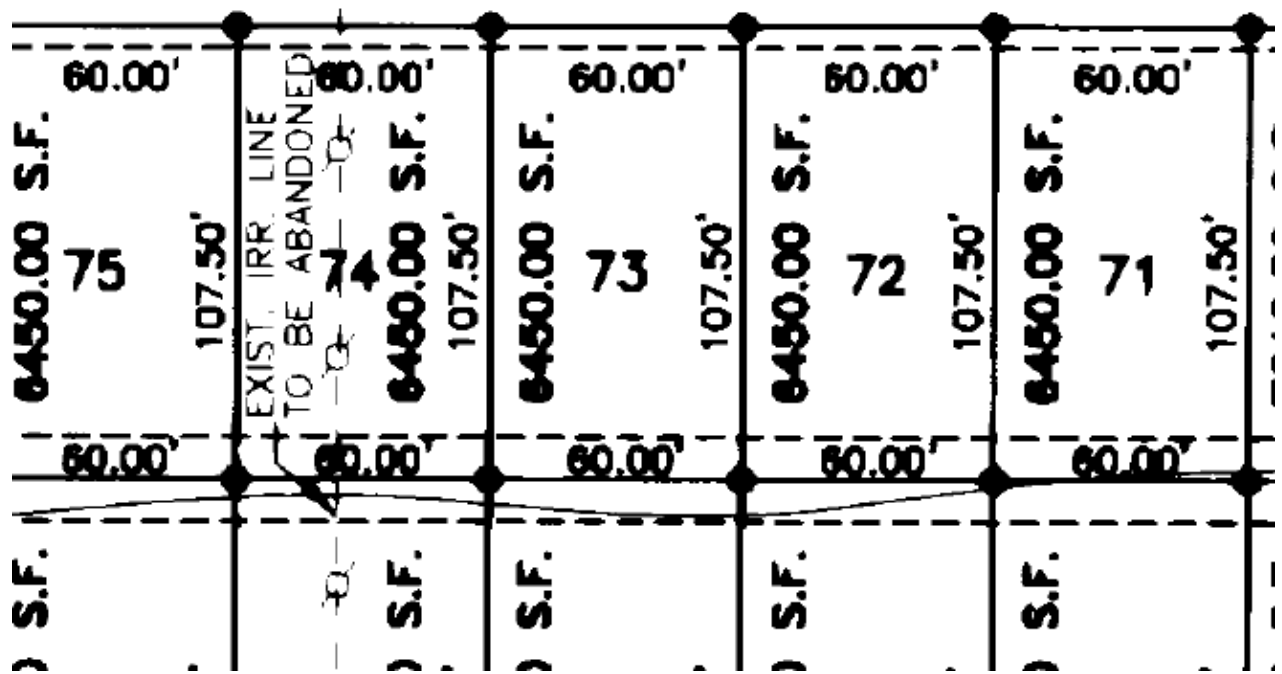
MISSION NORTH SUBD.,  
RECORDED IN VOLUME 14, PAGE 2,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

WAGON CITY SUBD. UNIT No. 2,  
RECORDED IN VOLUME 62, PAGE 28,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE JUAN D. GARZA TRACT:

RECORDED LOT

EASEMENT



## PLAT NOTES

### PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS OF MINIMAL FLOODING. (NO SHADING)  
COMMUNITY-PANEL NUMBER 480334 0400 C  
EFFECTIVE DATE: NOV. 16, 1982.  
  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOODPLAIN. COMMUNITY PANEL No.480334 0400 C (NOV. 16, 1982) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY SHOWS NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE IN THE 100-YEAR FLOODPLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT (THERE SHALL BE NO OTHER USE, OTHER THAN A SINGLE FAMILY DWELLING UNLESS IT IS SPECIFIED ON THE PLAT THAT A LOT CAN BE USED FOR SOMETHING OTHER THAN A RESIDENCE.)
- 3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE CENTERLINE OF THE STREET.
- 4.- LEGEND ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 6.- MINIMUM BUILDING SETBACK LINES:

FRONT	20.00'
GARAGE DOOR	20.00'
SIDE	6.00'
CORNER SIDE	10.00'
SIDE ABUTTING TROSPER RD.	15.00' WITH BUFFER FENCE
REAR	10.00'


OR TO GREATER EASEMENT BOUNDARY
- 7.- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 8.- DRAINAGE RETENTION PER LOT IS: 628.85 C.F.
- 9.- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES.
- 10.- BENCH MARK= 60 PENNY NAIL FOUND AT NORTHWEST CORNER OF PROPOSED SUBDIVISION. ELEV. 141.00 (NAVD 88 DATUM)
- 11.- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN DRAINAGE SWALE EASEMENT AND LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SWALE.
- 12.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- 13.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT
- 14.- NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- 15.- THE FRONT YARD SETBACK SHALL NOT BE FENCED.
- 16.- 5.0' SIDEWALK IS REQUIRED ALONG TROSPER BY THE DEVELOPER.  
4.0' SIDEWALKS ALONG ALL OTHER STREETS SHALL BE REQUIRED DURING THE BUILDING PERMIT.
- 17.- NO DRIVEWAYS INTO OR OUT OF TROSPER ROAD INTO ANY LOT SHALL BE PERMITTED.
- 18.- 6.0' FENCE BUFFER SHALL BE REQUIRED OF THE DEVELOPER ALONG TROSPER AND ALONG THE WEST LINE OF THE UNITED IRRIGATION DIST. EASEMENT.



## PICTURES



# APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District										PUBLIC CARD WITH SKETCH 2025-2-0									
PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME, AND ADDRESS									
<b>656619</b> <b>611 W 30TH ST</b> TABASCO LOT 73 TYPE: R DBA: GEO ID: 70108-00-000-0013-00 PAR ID: 457717 PAR ID: 457717 PAR ID: 457717 SUBTYPE: RES LEGAL ACRES: 0.000000										<b>RODRIGUEZ FRANK S &amp; JUANA</b> <b>1034221</b> 611 W 30TH ST MISSION TX US 78374-4004 100.000000 OWNER C/U % 100.000000									
UTILITIES: AL, NW, GBL, 0 TOC/GRAPY: LV, 0 ROAD ACCESS: PCG, 0 ZONING: RS, REUT: 0										(2025) ADJ % & NEW CPT NEW ROOF (2022) ADJ %; NEW ROOF (2013) NIC(2010) NIC(2009) NIC(2008) NIC(2007) NIC(2006) NIC 06(2006) NEW MAPS 05									
TAXING UNIT CD: TAXING UNIT NAME CAD APPRAISAL DISTRICT CAD CITY OF MISSION DRI DRAINAGE DISTRICT #1 GRID HIDALGO COUNTY JCC SOUTH TEXAS COLLEGE SMS MISSION ISD SST SOUTH TEXAS SCHOOL										DEED HISTORY DATE TYPE BOOK PG INST # BUYER SELLER 2014-09-07 WD null null 237938 RODRIGUEZ VALENCIA MARIA 2004-10-06 SVD null null 1389568 VALENCIA MARIA GRANDE VALLEY 2004-01-08 WTN null null 1263926 GRANDE VALLEY FRONTIERA									
# TYPE DESCRIPTION MODEL CLASS AREA UN PRG UNITS STY BUILT YR COND FEAT ADJ VALUE DEF PRVS ECON FINE COMP ADJ VALUE # ADJ TYPE ADJ AMT ADJ % DISC CODE MA Residential Bltn RES STUAV 1,744 87.77 1 1 2004 2009 AV 0 153,071 84.00 100.00 100.00 100.00 100.00 0.84 128,590 GAR GARAGE RES STUAV 440 43.88 1 1 2004 2009 AV 0 19,387 84.00 100.00 100.00 100.00 100.00 0.84 16,216 POR PORCH RES STUAV 81 21.94 1 1 2004 2009 AV 0 1,777 84.00 100.00 100.00 100.00 100.00 0.84 1,493 CPT CARPORT RES STUAV 380 6.0 1 1 2004 2024 0 2,160 89.00 100.00 100.00 100.00 100.00 0.99 2,136 STY: STCO: AT 2,525 Area: 1,744 Perim: 173,662 Fresh Out: 100 Quality: AV Structure:										IMPROVEMENT VALUATION VALUE DEF PRVS ECON FINE COMP ADJ VALUE 153,071 84.00 100.00 100.00 100.00 100.00 0.84 128,590 19,387 84.00 100.00 100.00 100.00 100.00 0.84 16,216 1,777 84.00 100.00 100.00 100.00 100.00 0.84 1,493 2,160 89.00 100.00 100.00 100.00 100.00 0.99 2,136 176,315 AS Code: 100.00% Market Area: 117.00% EX. VAL: STU									
LAND VALUATION L# DESCRIPTION TYPE SOL CLS TABLE SC HS METH QM UNIT PRG ADJ MAAD VAL SRC A MKT VAL SEQ ADJ TYPE ADJ AMT ADJ % AG USE TABLE UNIT AG VALUE 1 LOT L 7010800 AI Yes 3P AS Code: 100.00% Market Area: 100.00% 52,245 52,245 No 0.00 0										VALUATION IMPROVEMENTS 148,195 173,662 LAND MARKET 82,245 82,245 MARKET VALUE 207,440 255,907 SPECIAL USE EXCL 0 APPRAISED VALUE 207,440 255,907 HS VALUE LIMIT 24,998 24,972 CIRCUIT BREAK LIMIT 0 NET APPRAISED 182,442 230,935									
LAND ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % No 0										SKETCH 									
IMPROVEMENT DETAIL ADJ ADJ TYPE ADJ AMT ADJ % DISC CODE Porch 16,216 Roof 1,493 Windows 2,136 Walls 173,662 Bath 4 Kitchen 2 Bedroom 1 Foundation 1 Exterior 1 Other 0										IMPROVEMENT FEATURES Porch 16,216 Roof 1,493 Windows 2,136 Walls 173,662 Bath 4 Kitchen 2 Bedroom 1 Foundation 1 Exterior 1 Other 0									



## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
658567	T0108-00-000-0021-00	MARTINEZ JUAN & MARIA	615 JULIO ST	MISSION	TX	78574
658568	T0108-00-000-0022-00	RIVERA JUAN JR	2703 E MILE 3 RD	PALMHURST	TX	78573-0731
658584	T0108-00-000-0038-00	FERRO KARLA JACQUELINE	1405 DONS DR	MISSION	TX	78572
658615	T0108-00-000-0069-00	AVILA IRMA R	604 W 30TH ST	MISSION	TX	78574-4009
658616	T0108-00-000-0070-00	ROSALES STEPHANIE SCARLLET & BRYAN K	605 W 30TH ST	MISSION	TX	78574-4044
658617	T0108-00-000-0071-00	RODRIGUEZ RODOLFO B & MARIA T	607 W 30TH ST	MISSION	TX	78574-4044
658618	T0108-00-000-0072-00	GONZALEZ ARTURO	609 WEST 30TH STREET	MISSION	TX	78574-4044
658569	T0108-00-000-0023-00	ZENDEJAS MYRNA	9932 VIRGINIA AVE APT L	SOUTH GATE	CA	90280-6068
658571	T0108-00-000-0025-00	CORTINAS GUILLERMO GUADALUPE II & EGLAEN LERMA	607 JULIO ST	MISSION	TX	78574-4011
658585	T0108-00-000-0039-00	GONZALEZ ALFREDO	1003 GRANITE ST	PENITAS	TX	78576-7224
658587	T0108-00-000-0041-00	FLORES JANETTE FKA JANETTE GUERRERO	611 ALDO DR	MISSION	TX	78574-4043
658589	T0108-00-000-0043-00	OROZCO BENJAMIN MIRAMONTES & GRACIELA	615 ALDO ST	MISSION	TX	78574-4043
658610	T0108-00-000-0064-00	GALVAN OSVALDO & CLAUDIA Y	614 W 30TH ST	MISSION	TX	78574-4009
658612	T0108-00-000-0066-00	CARAVEO ANDREA	610 W 30TH ST	MISSION	TX	78574-4009
658619	T0108-00-000-0073-00	RODRIGUEZ FRANK S & JUANA	611 W 30TH ST	MISSION	TX	78574-4044
658621	T0108-00-000-0075-00	GUERRA ORLANDO	615 W 30TH	MISSION	TX	78574-4044
658644	T0108-00-000-0098-00	ZENDEJAS MYRNA	2221 HACKBERRY AVE	MISSION	TX	78572-3395
658646	T0108-00-000-0100-00	VASQUEZ LUCIA	1702 N OAK ST	ALTON	TX	78573-4051
658570	T0108-00-000-0024-00	FUENTES ARTURO & FLORENCIA T	609 JULIO ST	MISSION	TX	78574-4011
658572	T0108-00-000-0026-00	FLORES ROBERTO Q	605 JULIO ST	MISSION	TX	78574-4011
658586	T0108-00-000-0040-00	RADA JOSE JR & MELISSA ANN	609 ALDO DR	MISSION	TX	78574-4043
658588	T0108-00-000-0042-00	BARBA ANA C GUERRA	613 ALDO DR	MISSION	TX	78574-4043
658611	T0108-00-000-0065-00	GARCIA JOSE ESTEBAN	612 W 30TH ST	MISSION	TX	78574-4009
658613	T0108-00-000-0067-00	CAZARES JOSE G & ANA MARIA	606 W 30TH ST	MISSION	TX	78574-4009
658620	T0108-00-000-0074-00	RIOS BERNICE N & ABEL M	613 W 30TH ST	MISSION	TX	78574-4044
658622	T0108-00-000-0076-00	ESPINOZA ONEIDA P	617 W 30TH STREET	MISSION	TX	78574-4044
658645	T0108-00-000-0099-00	FERNANDEZ ANGEL ERNESTO	608 JULIO ST	MISSION	TX	78574-4008
658647	T0108-00-000-0101-00	HERRERA JAZMIN & MARTIN	2105 WESTWAY AVE	MCALLEN	TX	78501-6169
658590	T0108-00-000-0044-00	ENRIQUEZ JOSE ANTONIO Jr	617 ALDO DR	MISSION	TX	78574-4043
658608	T0108-00-000-0062-00	VILLARREAL CECILIA H	618 W 30TH ST	MISSION	TX	78574-4009
658609	T0108-00-000-0063-00	ORTIZ LAURA LYNN	616 W 30TH ST	MISSION	TX	78574-4009
658623	T0108-00-000-0077-00	CANTU RUPERTO O	619 W 30TH ST	MISSION	TX	78574-4044
658640	T0108-00-000-0094-00	MARTINEZ NANCY	618 JULIO ST	MISSION	TX	78574-4008
658641	T0108-00-000-0095-00	RAMIREZ MARIA T	616 JULIO ST	MISSION	TX	78574-4008
658642	T0108-00-000-0096-00	APARICIO MOISES R & ENEREYDA R	1404 TIFFANY DR	MISSION	TX	78573-0175
658643	T0108-00-000-0097-00	ZENDEJAS MYRNA	2221 HACKBERRY AVE	MISSION	TX	78572-3395