



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 13'-11" rear setback instead of the required 20' rear setback for a swimming pool, being Lot 3, Concho Estates Subdivision, located at 1102 Kickapoo Creek Street, Applicant – George & Sylvia Padilla - Cervantes

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 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 corner of Kickapoo Creek and Warjebo Street.
- The applicant is requesting a variance to construct a 14' x 30' Swimming Pool within the 20' rear setback.
- The Concho Estates Subdivision was recorded on January 6, 1994. The subject property is a regular lot.
- The subject lot has a total area of 15,798 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 12 legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends denial.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

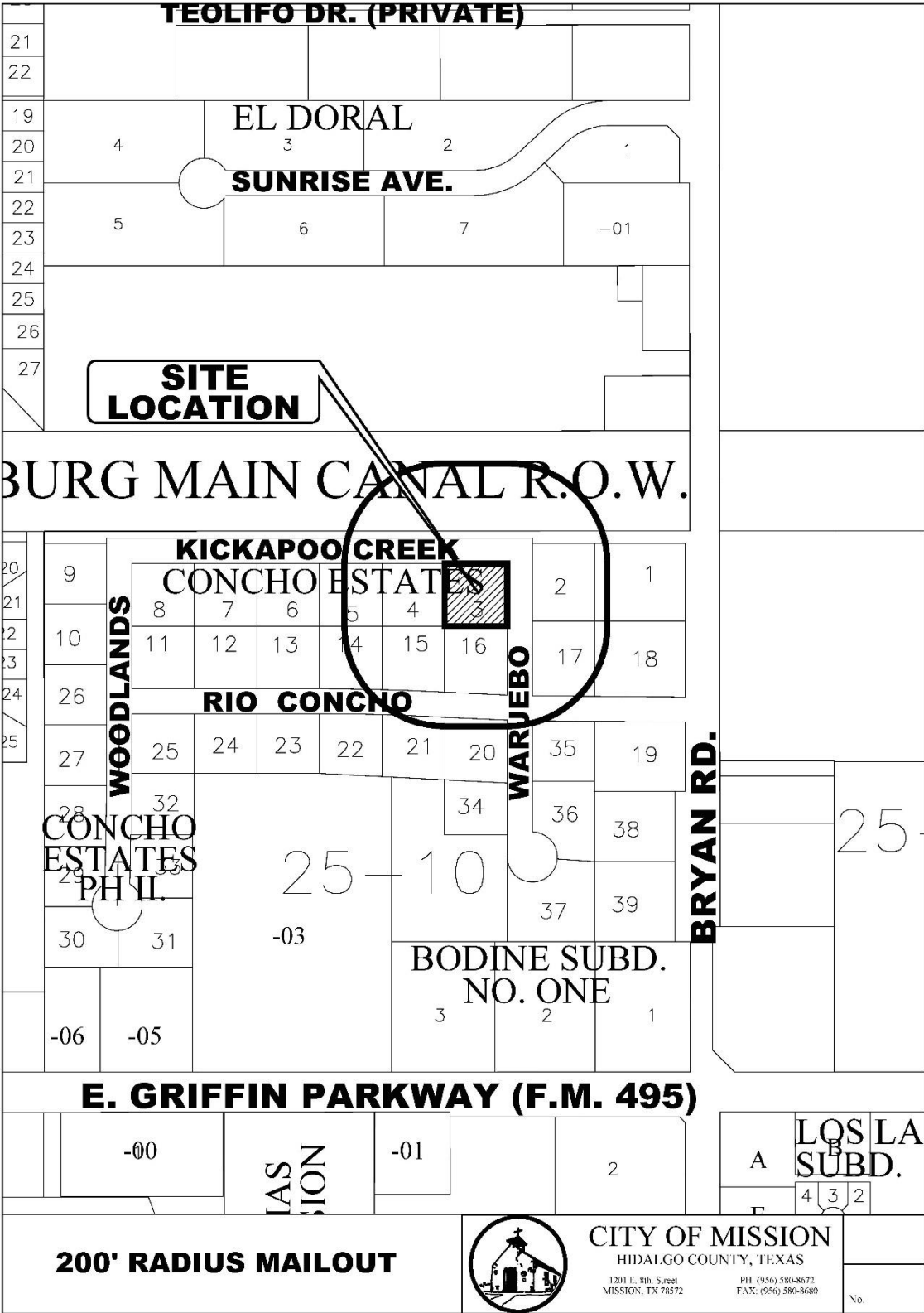
TABLED:

_____ AYES

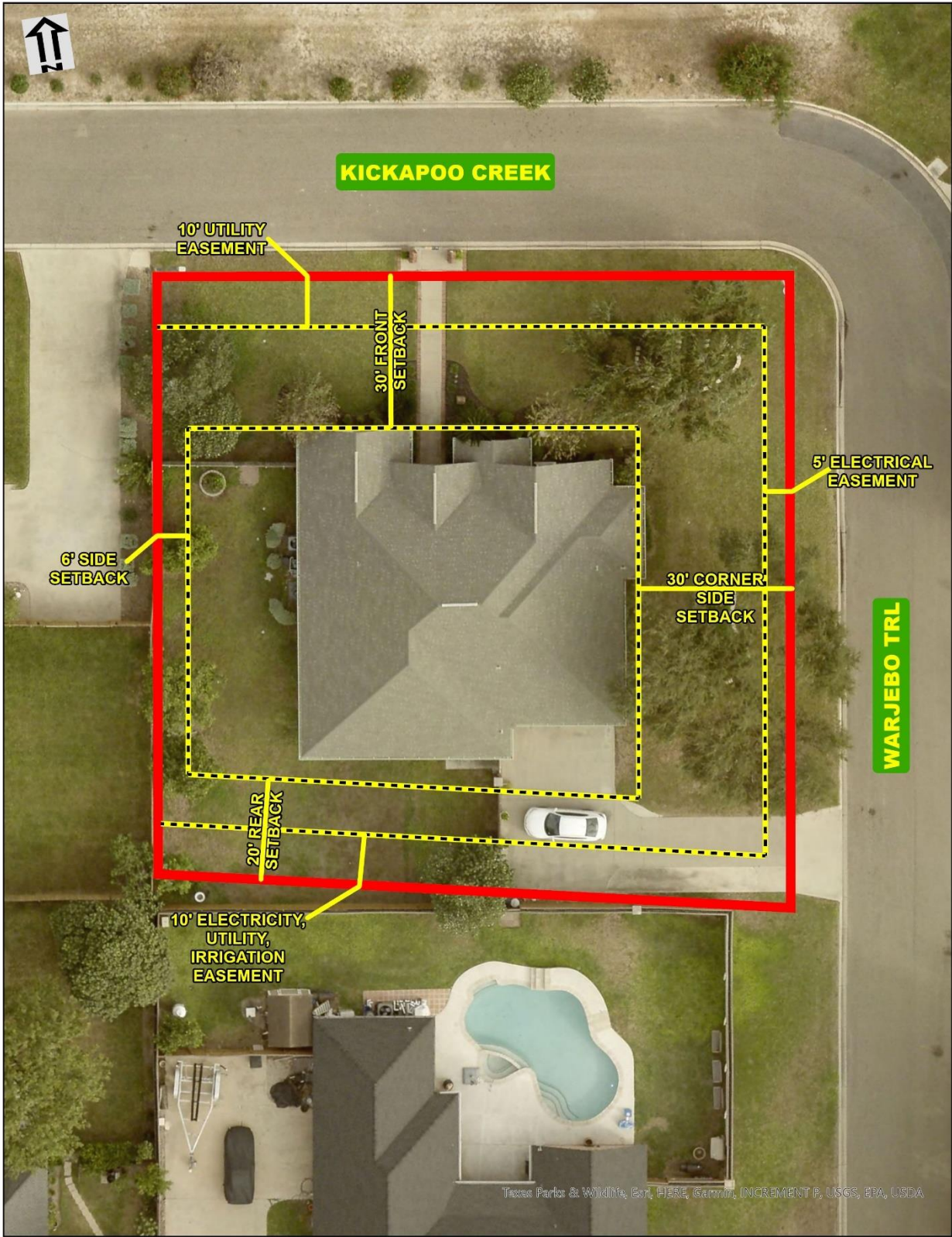
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

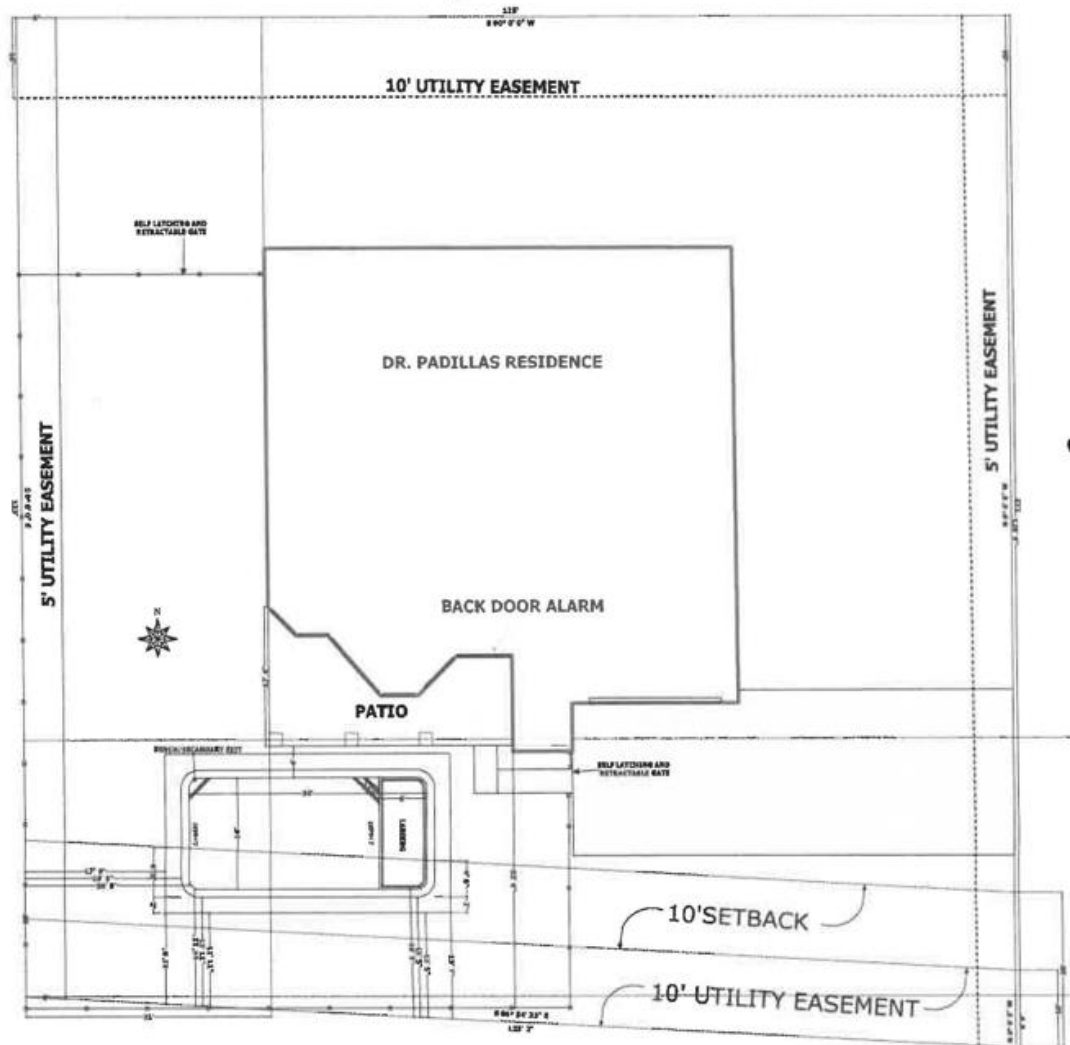


AERIAL MAP



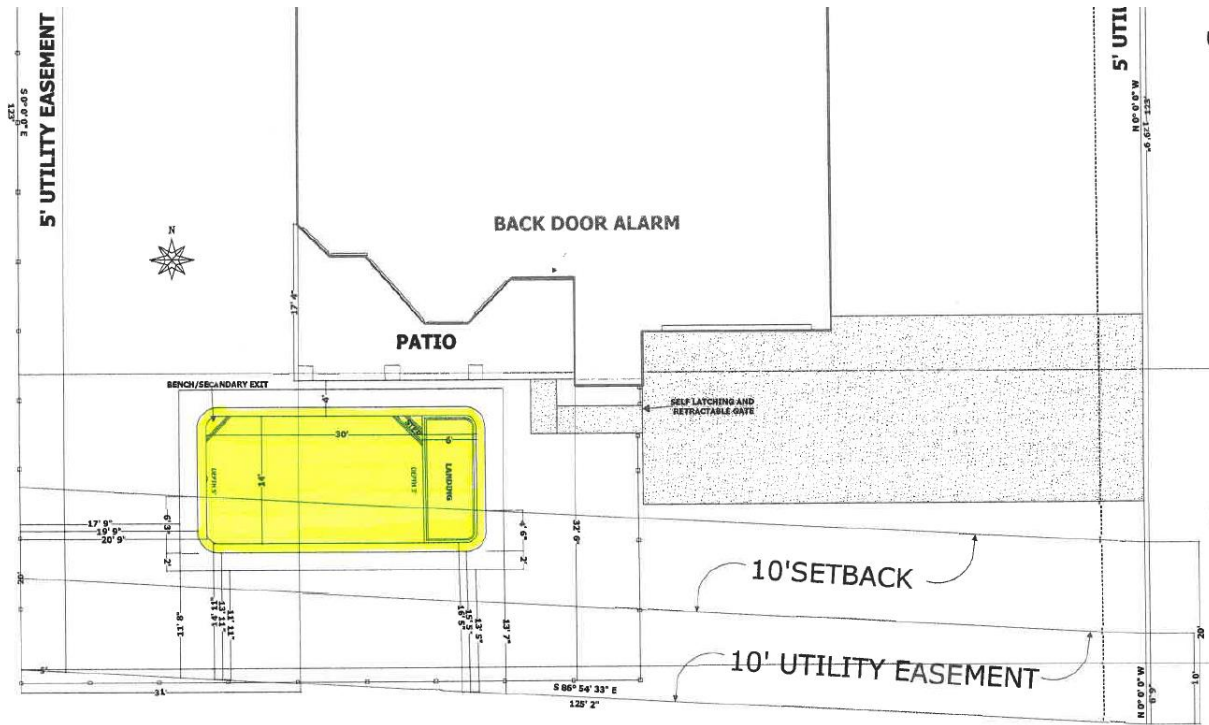
SITE PLAN

Kickapoo Creek



Warjebo Trail

njebo Trail



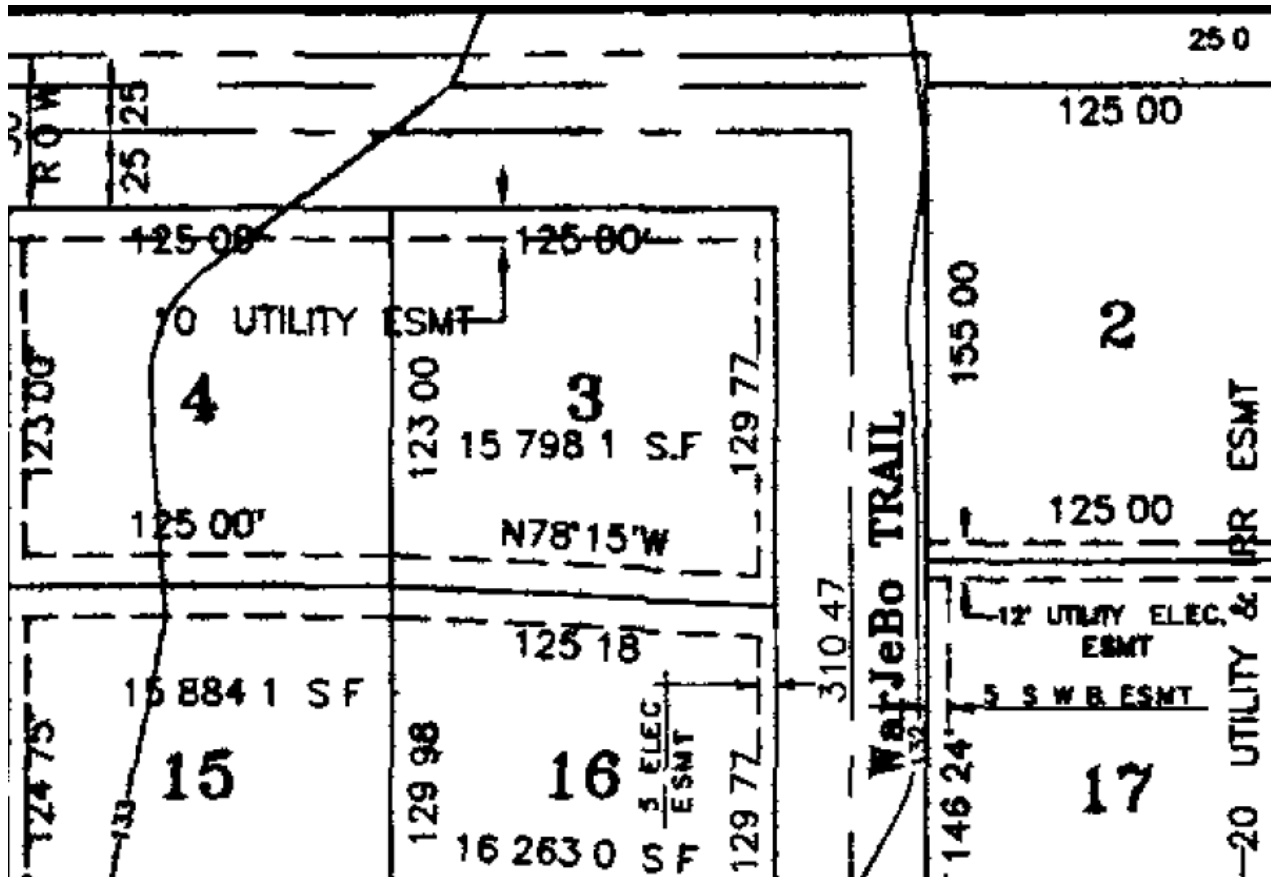
[illegible]

RECORDED PLAT NOTES

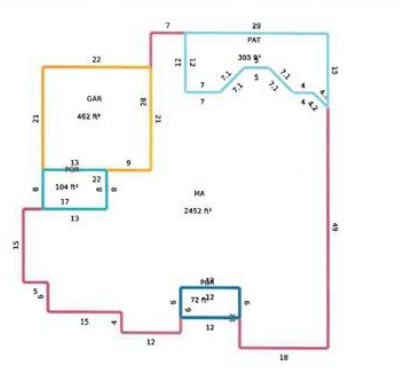

NOTES:

- 1 PROPOSED SETBACKS
FRONT 30 FEET
REAR 20 FEET
SIDE 6 FEET
SIDE CORNER 30 FEET
BRYAN ROAD 35 FEET
GARAGE DOOR 18 EXCEPT WHERE GREATER REQUIRED
- 2 MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS
FOR ALL BUILDING IMPROVEMENTS IS 16" ABOVE TOP OF CURB
- 3 ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM WILL NOT
POND IN THIS SUBDIVISION THE SUBDIVISION IS IN ZONE "C"
ON FEMA'S FLOOD INSURANCE RATE MAP COMM PANEL NO 480345 0005C
NOV 20, 1991
- 4 BENCH MARK SQUARE CUT AT S W COR
OF BRIDGE ELEVATION= 134.67
- 5 THIS SUBDIVISION SHALL BE REQUIRED TO RETAIN 1323 CF PER LOT
- 6 NO SIDEWALKS WILL BE REQUIRED
- 7 NO BUILDING PERMITTED OVER ANY EASEMENT
- 8 6' BUFFER FENCE REQUIRED ALONG THE NORTH SIDE OF LOTS 1 2 & 9
- 9 DITCH EASEMENT SHALL NOT BE FENCED OR HAVE OTHER
IMPEDING STRUCTURES/IMPROVEMENTS
- 10 NO STRUCTURES OR FENCES BEYOND STREET SIDE SETBACK
LINES ON ALL LOTS

RECORDED LOT



APPRAISAL DISTRICT INFORMATION

| Hidalgo County Appraisal District | | | | | | | | | | PUBLIC CARD WITH SKETCH 2025-2-0 | | | | | | | | | | Valuation Method: appeals | | | | | | | | | | August 11, 2025 | | | | | | | | | | | |
|--|------------------|-----------------|-------------|---------|-------------|-------------|-------|-----------------------|-------|---|-------|------|---------|------------------|----------------------|--------|----------|---------|--------|--|---------|-------|------|----------|---------|-------|------|------|--|-----------------|--|--|--|--|--|--|--|--|--|-----------------|--|
| PROPERTY ID AND LEGAL DESCRIPTION | | | | | | | | | | OWNER ID, NAME, AND ADDRESS | | | | | | | | | | EXEMPTIONS | | | | | | | | | | VALUES | | | | | | | | | | | |
| 540657 1102 KICKAPOO CREEK, MISSION TX | | | | | | | | | | PADILLA GEORGE & SYLVIA 320364 100.0000 | | | | | | | | | | HS, OVMS | | | | | | | | | | IMPROVEMENTS | | | | | | | | | | 197,565 197,565 | |
| CONCHO ESTATES LOT 3 | | | | | | | | | | 1102 KICKAPOO CRK MISSION TX US 78574-3576 | | | | | | | | | | TAXING UNITS | | | | | | | | | | LAND MARKET | | | | | | | | | | 122,435 122,435 | |
| TYPE: R DBL GEO ID: C7882-00-000-0003-00 Ref ID1: 395652 Ref ID2: R540657 SUBTYPE: RES LEGAL ACREAGE: | | | | | | | | | | PROP USE: MRP ID: CMS VOL 29 AS CODE: C788200 MAPSCO: MKT AREA: SMSA013 TIF: SUB MKT: EFF SIZE: APPR VAL METHOD: appeals | | | | | | | | | | CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00 | | | | | | | | | | MARKET VALUE | | | | | | | | | | 230,000 230,000 | |
| GENERAL | | | | | | | | | | REMARKS | | | | | | | | | | SKETCH | | | | | | | | | | | | | | | | | | | | | |
| UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0 | | | | | | | | | | (2022) ADJ % & DEPR; ALLW: SALES, COND; NEW ROOF (2021) ADJ DEPR ALLW: SALES (2020) ADJ DEPR ALLW: NP 20(2019) ADJ CL & %; COM NEW ROOF (2018) ADJ DEPR; ALLW: COND (2016) ADJ DEPR & RMVD ARB CODE; ALLW: SALES (2015) ADJ DEPR; ALLW: SALES (2013) N/C (2010) N/C (2009) N/C (2008) N/C | | | | | | | | | |  | | | | | | | | | | | | | | | | | | | | | |
| 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% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SMS MISSION ISD 100.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SST SOUTH TEXAS SCHOOL 100.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEED HISTORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE TYPE BOOK PG INST # BUYER SELLER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1994-08-19 CONV null/full 405085 PADILLA GEORGE HAVANA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONV null/full HAVANA CACERES CIRO & | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IMPROVEMENT VALUATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # | TYPE | DESCRIPTION | MODEL CLASS | AREA | UN | PRC | UNITS | STY | BUILT | EF | YR | COND | FEAT | AMT | VALUE | DEP | PHYS | ECON | FUNC | COMP | ADJ | VALUE | # | ADJ TYPE | ADJ AMT | ADJ % | DESC | CODE | | | | | | | | | | | | | |
| MA | Residential Main | RES | BRKAV | 2,451 | 88.79 | 1 | 1 | 1994 | 1999 | AV | O | | 217,624 | 74.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 0.74 | 161,042 | | | | | | | | | | | | | | | | | | | | |
| GAR | GARAGE | RES | BRKAV | 462 | 44.40 | 1 | 1 | 1994 | 1999 | AV | O | | 20,513 | 74.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 0.74 | 15,180 | | | | | | | | | | | | | | | | | | | | |
| POR | PORCH | RES | BRKAV | 104 | 22.20 | 1 | 1 | 1994 | 1999 | AV | O | | 2,309 | 74.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 0.74 | 1,709 | | | | | | | | | | | | | | | | | | | | |
| POR | PORCH | RES | BRKAV | 72 | 22.20 | 1 | 1 | 1994 | 1999 | AV | O | | 1,596 | 74.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 0.74 | 1,163 | | | | | | | | | | | | | | | | | | | | |
| PAT | PATIO | RES | BRKAV | 302 | 22.20 | 1 | 1 | 1994 | 1999 | AV | O | | 6,704 | 74.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 0.74 | 4,961 | | | | | | | | | | | | | | | | | | | | |
| 1 | Style: | Finish Out: 100 | | 3,391 | Area: 2,451 | Quality: AV | | Homesite: Y (100.00%) | | | | | 248,748 | AS Code: 100.00% | Market Area: 114.00% | | | | | | 208,845 | | | | | | | | | | | | | | | | | | | | |
| LAND VALUATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LP 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 | | | C788200 | A1 | Yes | SF | 15790.00 | SF | 7.75 | 1.000 | | | | 122,435 | | | | | No | | | 0.00 | 0 | | | | | | | | | | | | | | | | | |
| AS Code: 100.00% | | | | | | | | | | Market Area: 100.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PRODUCTIVITY VALUATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

MAILOUT LIST

| PROP_ID | geolD | name | addrDelive | addrCity | addrState | addrZip |
|---------|----------------------|--------------------------------|--------------------|----------|-----------|------------|
| 540676 | C7882-00-000-0018-00 | GARZA MIRIAM LIZETH | 2175 E ADAM ST | ROMA | TX | 78584-8779 |
| 540655 | C7882-00-000-0001-00 | SOTELO GILBERTO X & JESSICA A | 2322 WARJEBO TRL | MISSION | TX | 78574-2435 |
| 540680 | C7882-00-000-0021-00 | CARRILLO APOLINAR & MARIA E | 1100 RIO CONCHO | MISSION | TX | 78574-3514 |
| 540679 | C7882-00-000-0020-00 | SEPULVEDA MIREYA & HERIBERTO | 1102 RIO CONCHO | MISSION | TX | 78574-3514 |
| 674244 | C7882-02-000-0035-00 | CANALES EDMUNDO & ANN M | 1106 RIO CONCHO | MISSION | TX | 78574-3514 |
| 540675 | C7882-00-000-0017-00 | NUNEZ JUAN JOSE & MELISSA KING | 2320 WARJEBO TRAIL | MISSION | TX | 78574-2435 |
| 540673 | C7882-00-000-0015-00 | OLIVARES RICARDO R | 1101 RIO CONCHO | MISSION | TX | 78574-3575 |
| 540657 | C7882-00-000-0003-00 | PADILLA GEORGE & SYLVIA | 1102 KICKAPOO CRK | MISSION | TX | 78574-3576 |
| 540672 | C7882-00-000-0014-00 | LOZANO EDUARDO & MELBA | 1011 RIO CONCHO | MISSION | TX | 78574-2433 |
| 540659 | C7882-00-000-0005-00 | GUTIERREZ MARIA M | 1010 KICKAPOO CRK | MISSION | TX | 78574-2400 |
| 540658 | C7882-00-000-0004-00 | VELA EDUARDO G & IDA | PO BOX 1993 | MISSION | TX | 78573-0032 |
| 540674 | C7882-00-000-0016-00 | AREVALO JOSE LUIS & DIANA L | 1103 RIO CONCHO | MISSION | TX | 78574-3575 |