



MEETING DATE: August 20, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance: A 1.0 ac. of land out of the South one-half (S. ½) of the North one-half (N ½) of Lot 26-10, West Addition to Sharyland Subdivision of Porciones 53,54,55,56, & 57, in a property zoned Agricultural Open Interim, located at 1106 Teofilo Drive, Applicant: Angel Antonio Guzman – Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 23, 2022 – First Single Lot Variance application submitted and approved with conditions by the Planning and Zoning Commission. (expired)
- February 24, 2024 – Second Single Lot Variance application submitted and approved with conditions by the Planning and Zoning Commission. (expired)
- August 20, 2025 – Consideration of the Single Lot Variance by Planning and Zoning Commission.

Summary:

- The site is located on Teolifo Dr., a private street that intersects with Bryan Road. The property measures 264' X 153.33' in which the owner is proposing to build a residential home. Currently, the property is vacant.
- This is an unrecorded subdivision and will require a 10 feet utility easement dedication along the western and southern most boundaries and an additional 10' front public roadway easement to be use for road right-of-way.
- There is no city sewer available in this area. An OSSF would be required for this property. The applicant shall request a variance for the installation of on-site sewer facility (septic tank)
- The applicant will be required to Install a water service line from the site to an existing 8" main line on Bryan Rd. and the installation of a street light within 150 feet from the site.
- A Capital Sewer Recovery fee (\$200.00), Payment of the Park fee (\$650) will be imposed as a condition of approval.

STAFF RECOMMENDATION:

Staff recommends approval of the Single Lot Variance subject to conditions:

1. Dedication of an additional 10' front public roadway easement to be use for road right-of-way
2. Provide proof of water district exclusion
3. Install a water service line from Bryan Rd.
4. Dedication of a 10' utility easement along the western most and southern boundary of the property
5. Payment of Park fee

6. Installation of a street light within 150' from the site
7. Request variance for the installation of on-site sewer facility (septic tank)

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

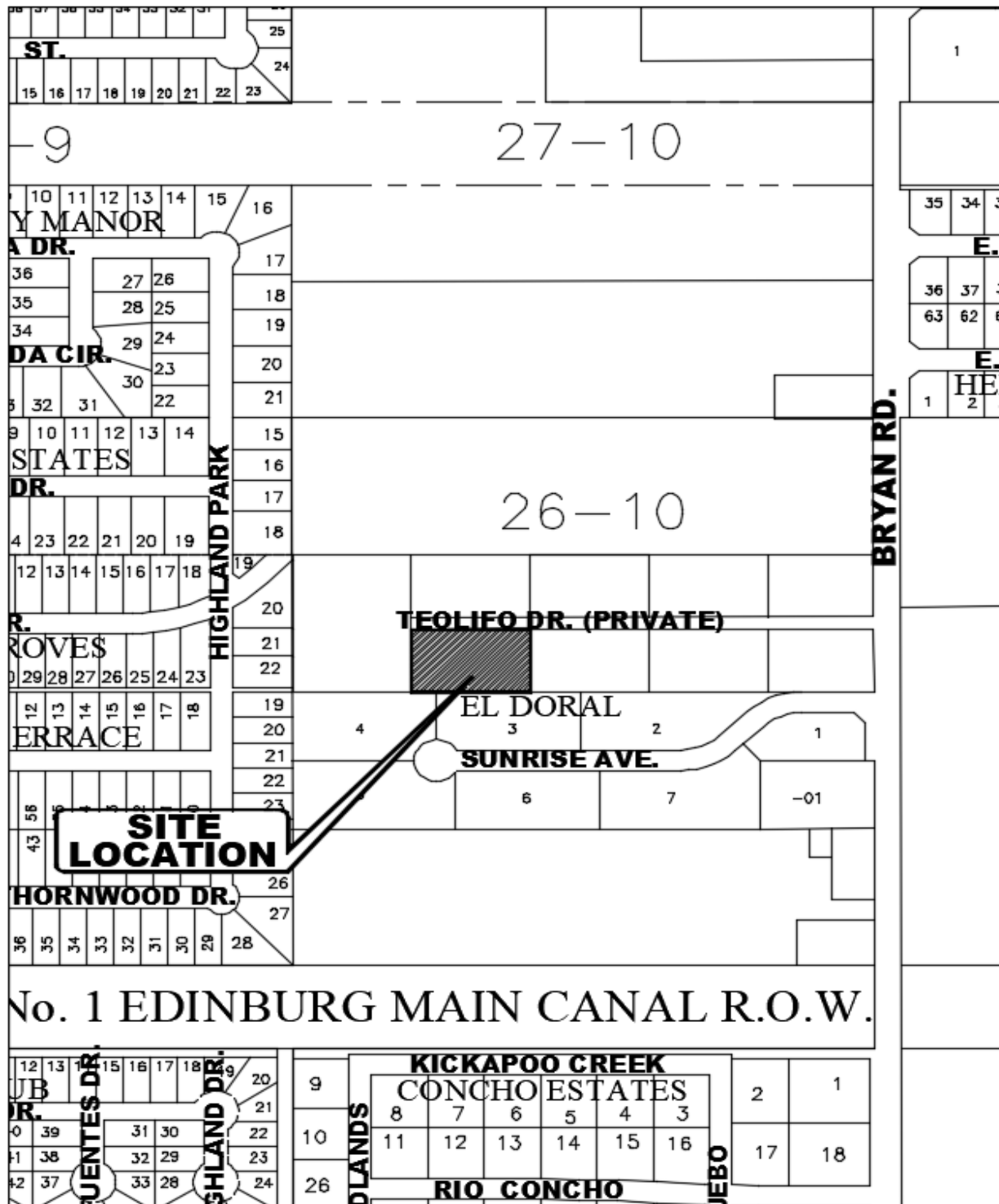
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE PLAN



No. 1 EDINBURG MAIN CANAL R.O.W.



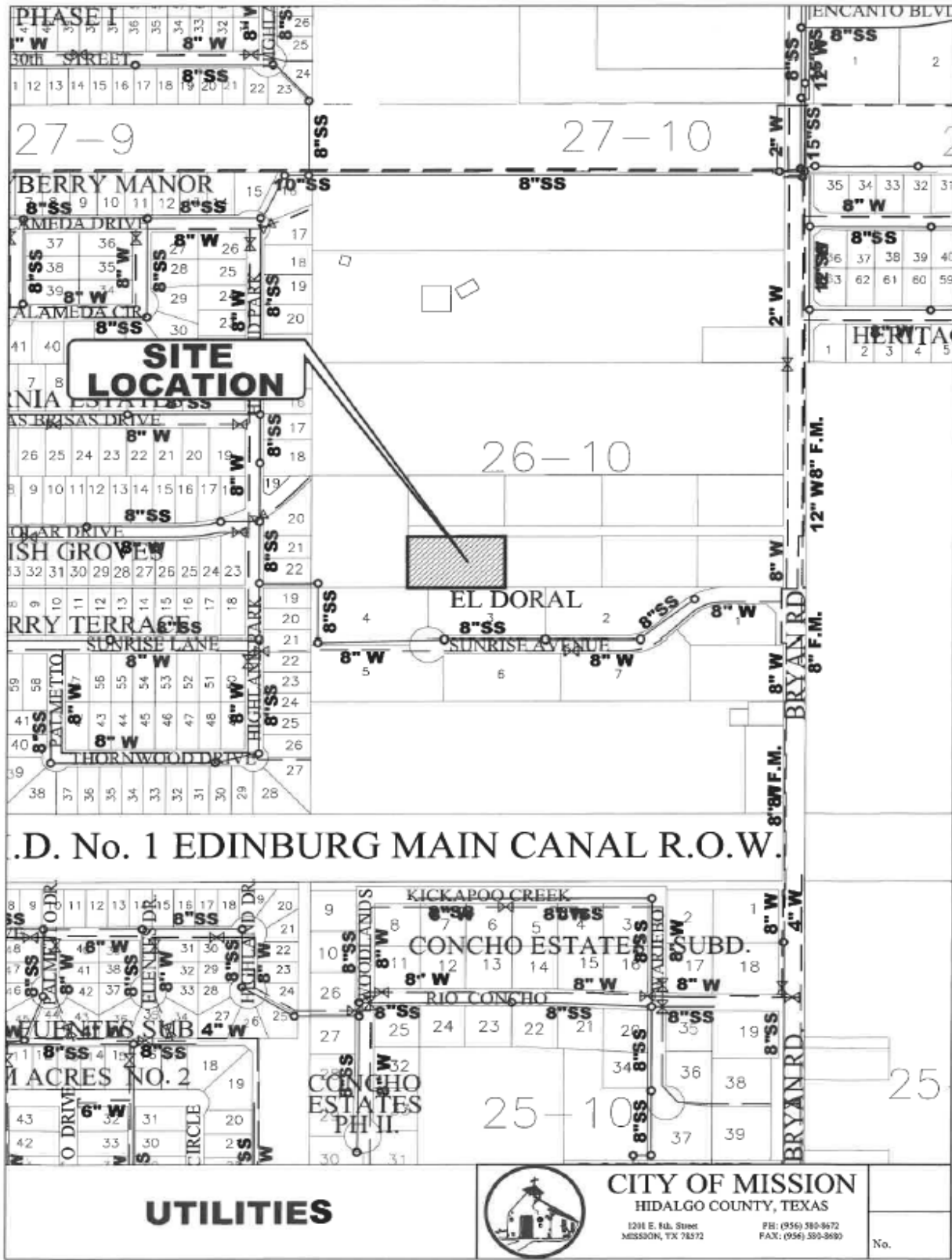
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PHONE: (956) 580-6673
FAX: (956) 580-6660

No

UTILITY LAYOUT PLAN



AERIAL PHOTO

