



MEETING DATE: August 20, 2025

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

AGENDA ITEM: Consideration and possible action to approve a variance to not require off-street parking for a development in a property legally described as a 0.27-acre tract out of the North ½ of Lot 5, Block K, Wright Addition Subdivision, located at 1009 Highland Park Avenue. Applicant – Izaguirre Engineering Group, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 8, 2025 – Letter with variance request submitted to the City.
- August 20, 2025 – Consideration of the requested variance by the Planning and Zoning Commission.
- August 25, 2025 – Consideration of the requested variance by the City Council.

Summary:

- The request is for a variance not to comply with Chapter 110, Traffic and Vehicles, Division 4 Off-street parking, Sec. 110-461 of the Mission Code of Ordinances, which states:
In all districts there shall be provided at the time any building or structure is erected paved off-street parking spaces and accompanying maneuvering lanes in accordance with the minimum requirements.
- As mentioned in the variance letter there are other nearby examples of projects that have off-street parking for the development's parking.
- The property owner is proposing to continue the same parking situation compared to the property to the south.

STAFF RECOMMENDATION:

Staff recommends approval.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

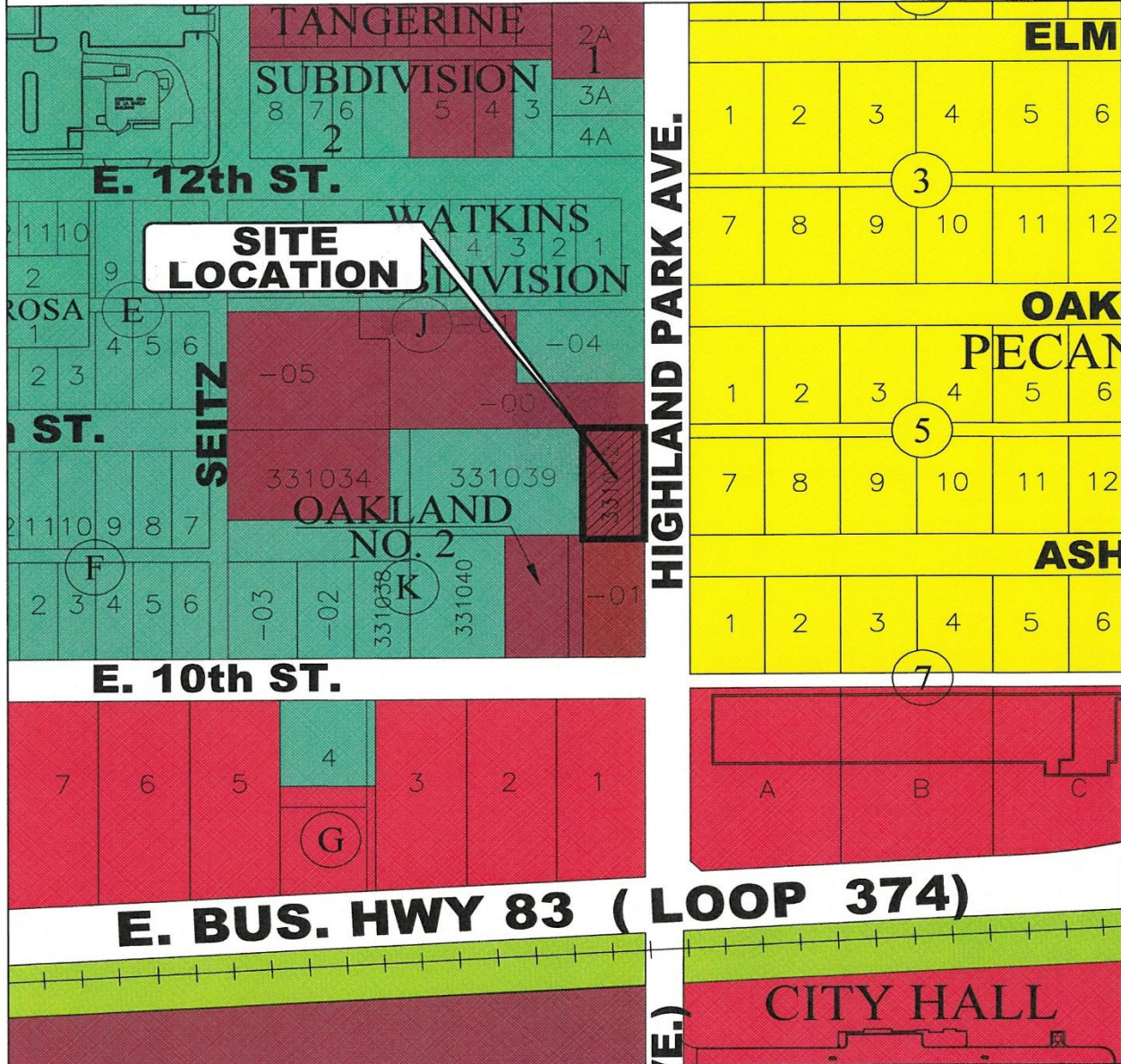
_____ NAYS

_____ DISSENTING _____

AERIAL MAP



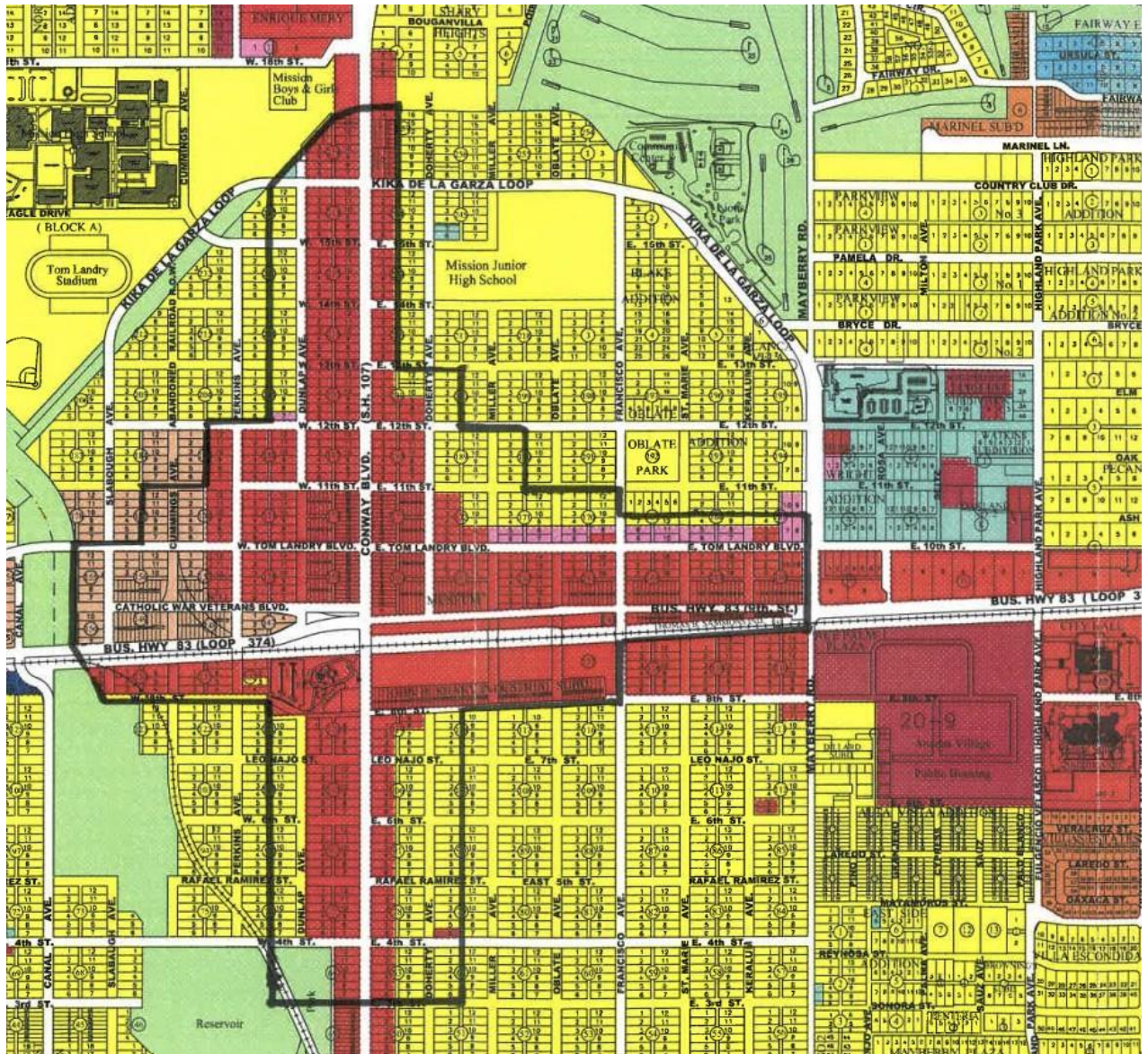
ZONING MAP



ZONING LEGEND

| | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

CBD PARKING MAP



VARIANCE LETTER



August 8, 2025

Xavier Cervantes, AICP, CPM
Planning Director
City of Mission
1201 E 8th St, Mission, TX 78572
Mission, TX 78572

RE: Variance Request for Off-Street Parking – 1009 Highland Park Ave, Mission, TX

Dear Mr. Cervantes,

We respectfully submit this variance request for the development of a proposed multi-family apartment complex on a 0.27-acre tract located at 1009 Highland Park Ave, Mission, TX. The property is legally described as a 0.27-acre tract out of WRIGHT ADDITION NW.27AC-N1/2 LOT 5 BLK K Hidalgo County map records.

As part of the proposed site design, we are requesting a variance to allow off-street parking. After evaluating the site and surrounding area, we respectfully present the following points in support of the variance.

1. Historical Use of Off-Street Parking:

The subject tract, along with other nearby lots, has historically been used with off-street parking. Previous developments on this site utilized similar layouts, and this approach aligns with the long-established pattern of development in the surrounding area.

2. Consistency with Surrounding Developments:

Several nearby apartment complexes in the vicinity currently utilize off-street parking. This includes developments such as:

- **1115 Highland Park Ave.**
- **1201 Highland Park Ave.**
- **1217 Highland Park Ave.**

Please see attached exhibit.

3. Site Constraints and Feasibility:

Given the small size and configuration of the lot, accommodating all parking fully on-site while complying with setbacks and landscape requirements poses significant design challenges. Permitting off-street parking within the front area allows for a more efficient and practical site layout.

VARIANCE LETTER



4. Public Benefit and Revitalization:

The proposed apartment development will enhance the appearance of a currently vacant. It will improve the urban streetscape and reflect positively on the city, particularly given its proximity to City Hall.

In summary, we respectfully request that the City of Mission consider this variance to allow off-street parking for the proposed development. The variance will enable the productive and compatible use of the property, contribute to the overall improvement of the area, and maintain consistency with the existing neighborhood pattern.

Should you have any questions or need additional information, please feel free to contact me at (956) 240-3246 or diana.izaguirre@yahoo.com.

Respectfully,

A handwritten signature in blue ink, appearing to be "Diana Izaguirre".

**Diana Izaguirre, President
Izaguirre Engineering Group LLC.**

LETTER EXHIBIT



