



MEETING DATE: October 22, 2025

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 0-foot front setback instead of the required 18 feet for a carport, being Lot 8, The Palms at Meadow Creek Subdivision, located at 1628 West "B" Street, Applicant – Sandra Martinez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 17, 2025 – Application for Variance Request submitted to the City
- October 09, 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.
- October 22, 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 1.372 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum depth of the Garage/Carport 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 Garage/Carport 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.
 - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
- The site is located along the north side of West B Street, approximately 231 feet East of Scenic Way.
- The applicant is requesting a variance to construct a carport within the 18-foot Garage/Carport setback.
- The Palms at Meadow Creek Subdivision was recorded on May 10, 2019. The subject property is a regular lot.
- The subject lot has a total area of 2,005.90 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 32 legal notices to surrounding property owners.

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 the structure is ever removed, the prevailing setbacks shall be complied with thereafter, and 2) obtain a building permit fee.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

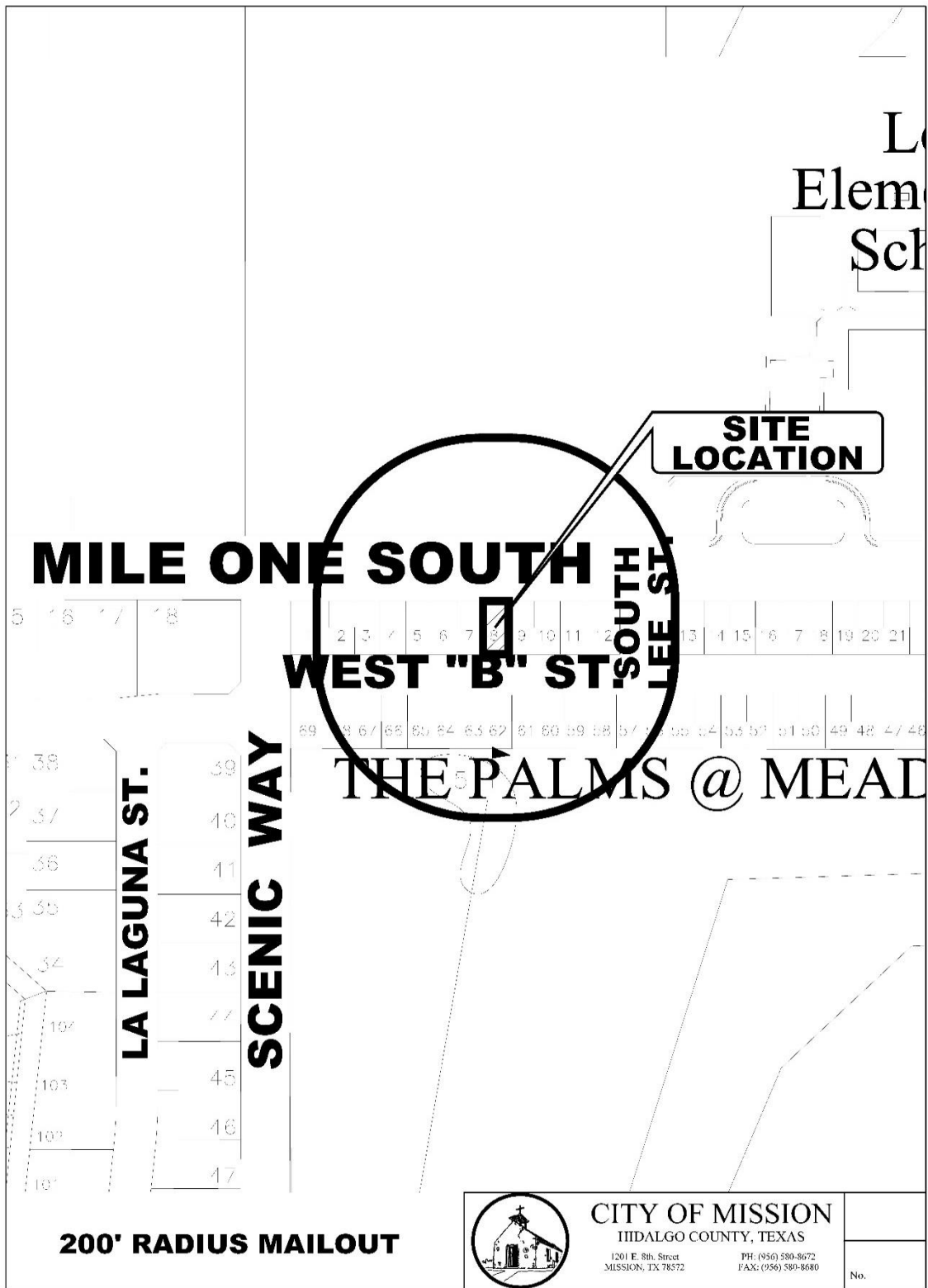
TABLED:

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

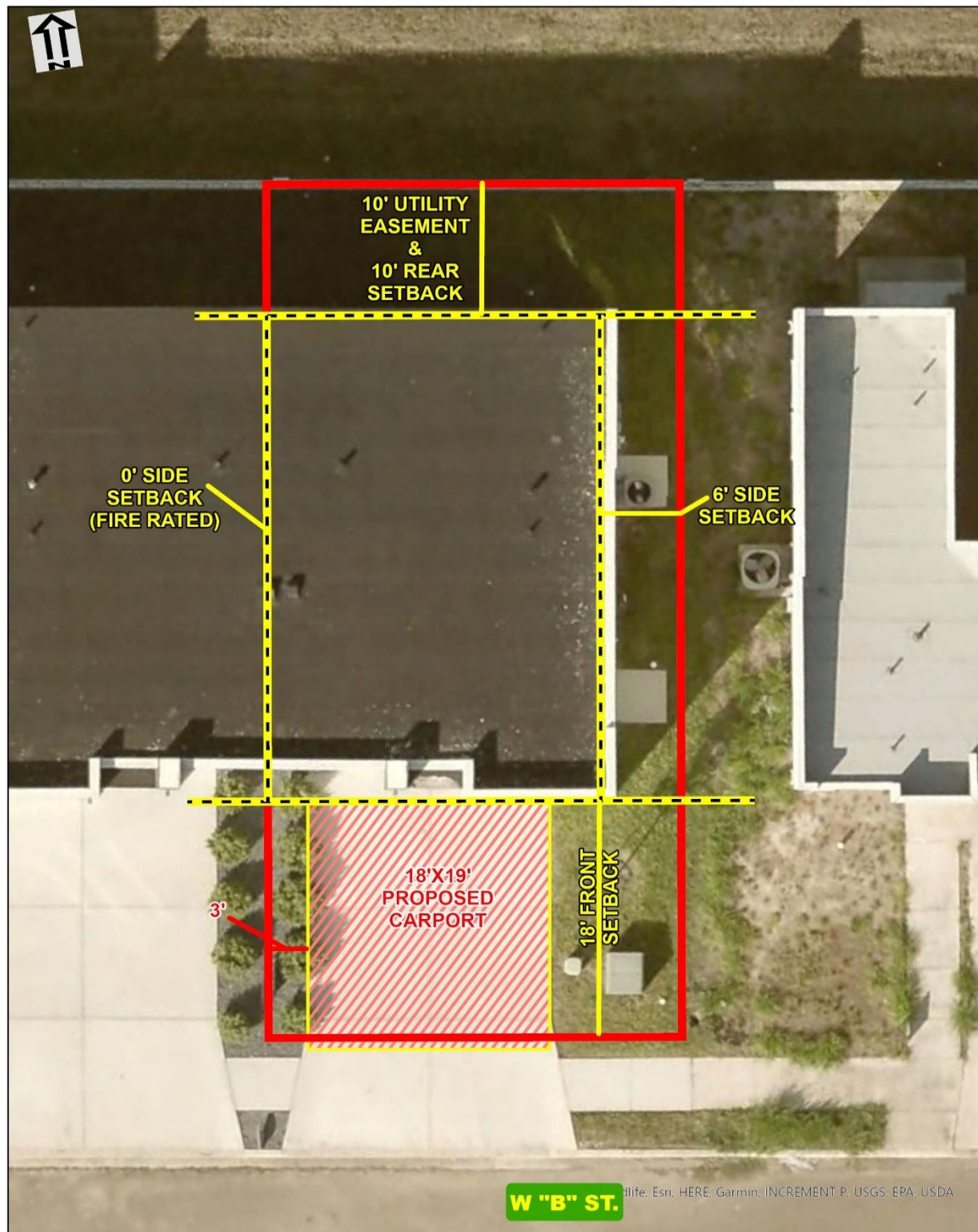
LEGAL NOTICE MAP



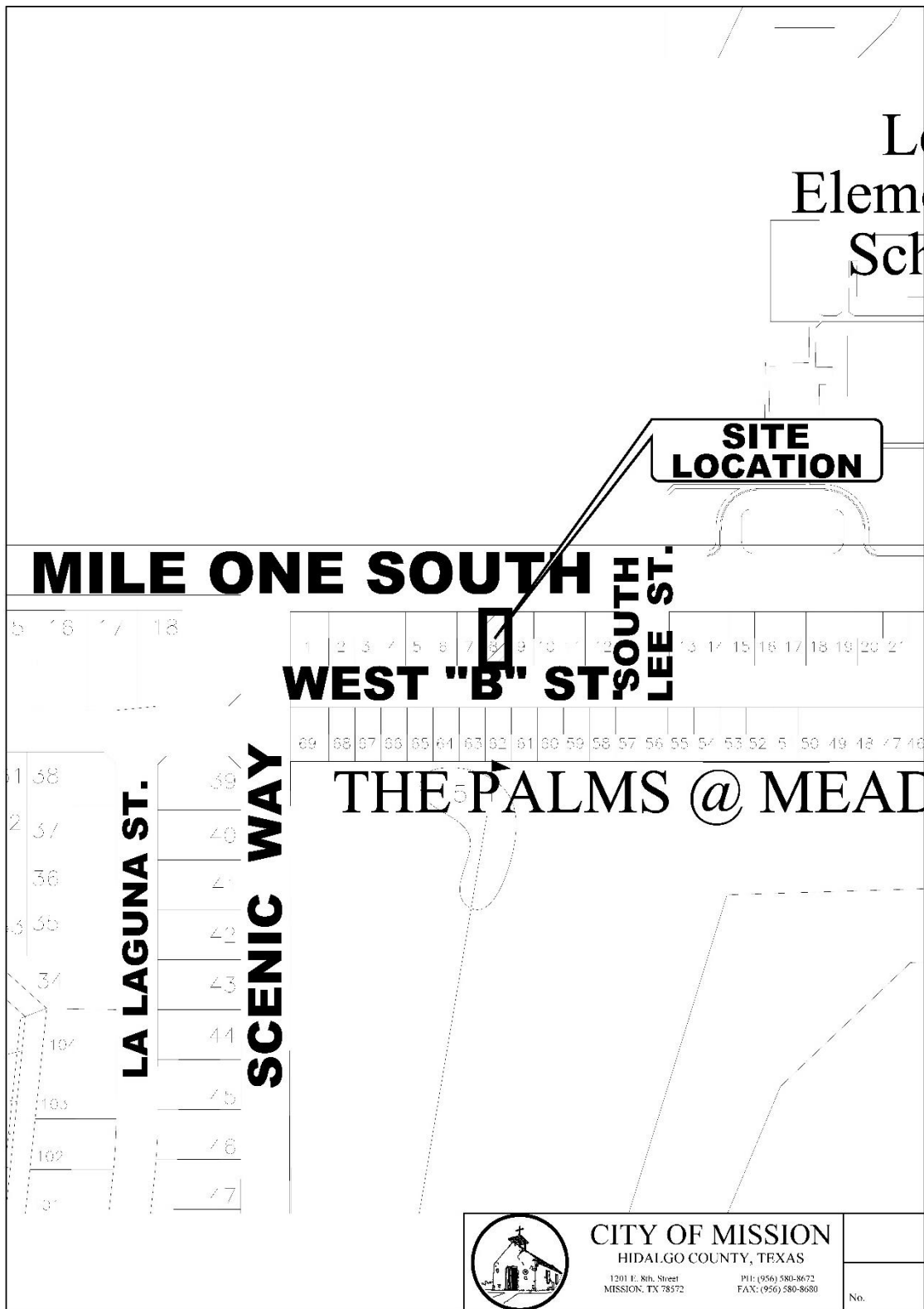
AERIAL MAP



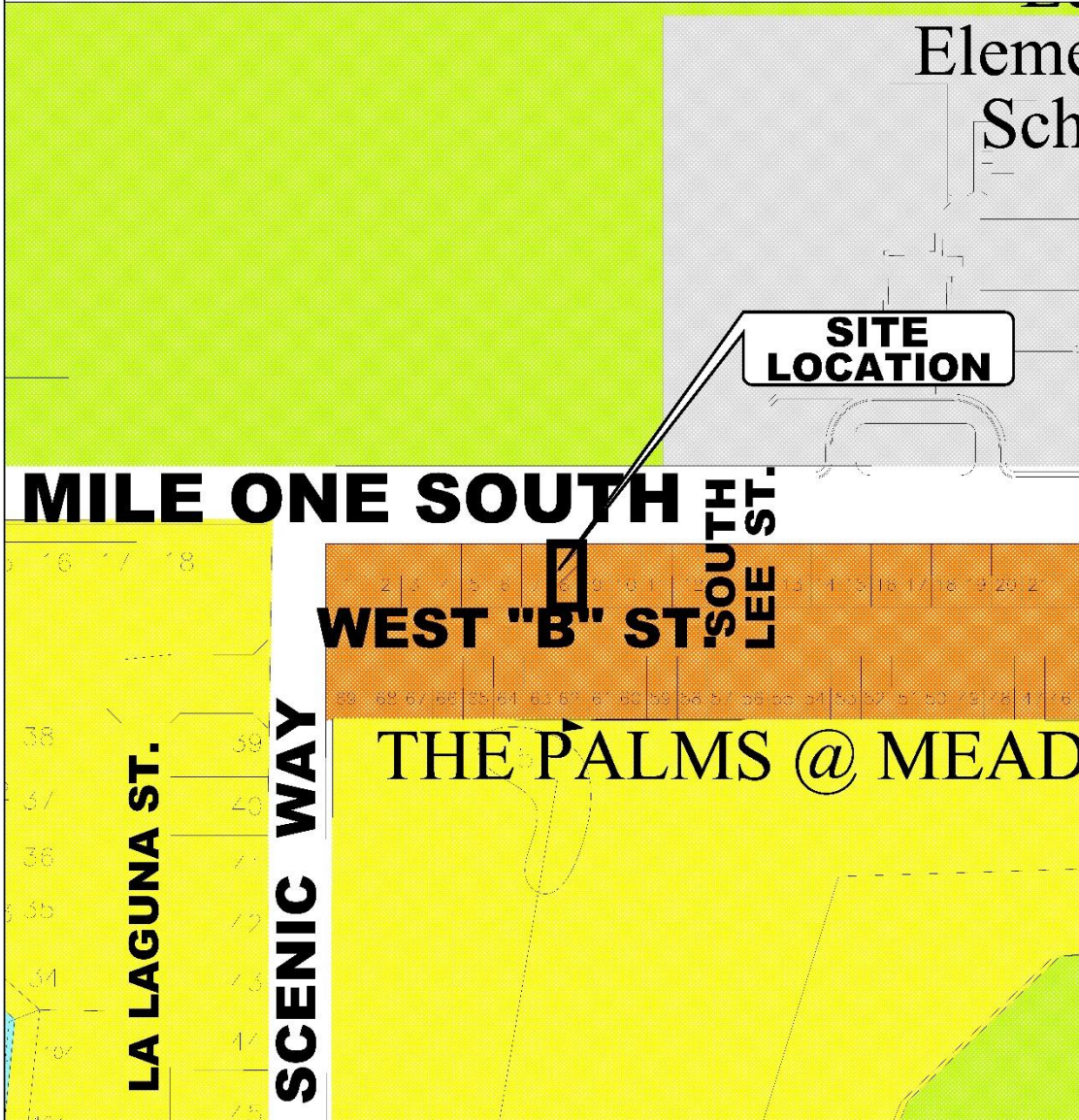
AREIAL MAP SETBACKS



SITE LOCATION



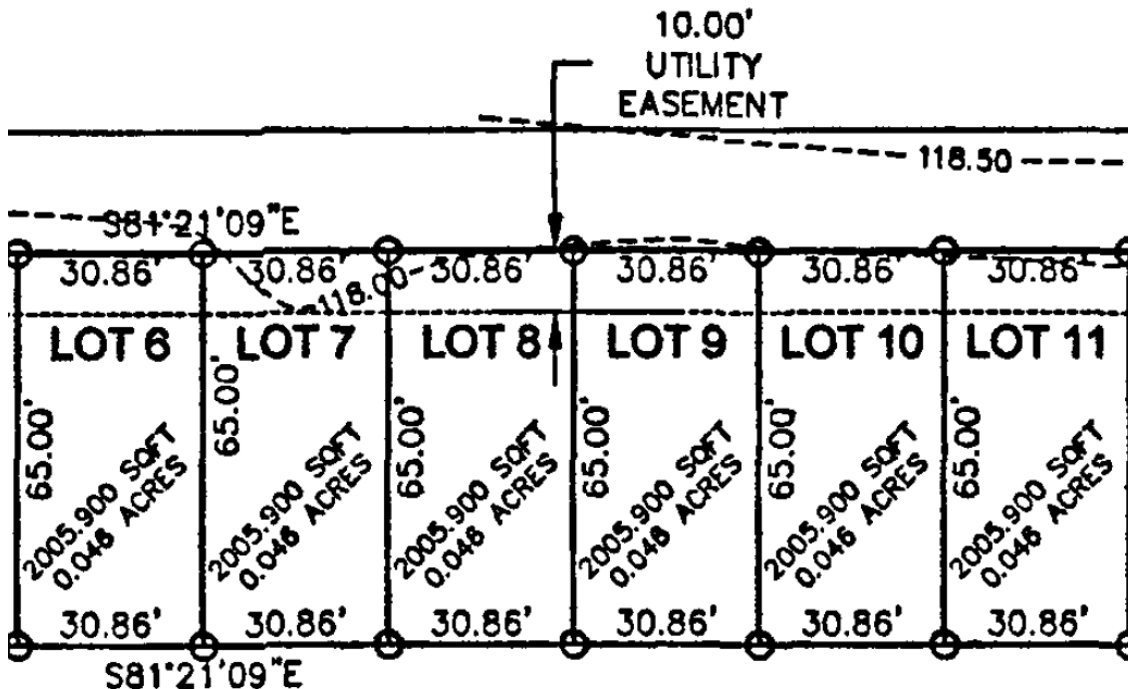
ZONING MAP



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

RECORDED LOT



PICTURES



APPRAISAL DISTRICT INFORMATION	
Appraisal District	
County	
City	
Address	
State	
Zip	
Phone	
Fax	
E-mail	
Website	
Other	

Hidalgo County Appraisal District				SUBSALARY AND SKETCH 2025-1-0										Valuation Method: cost-local				October 06, 2025			
PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME, AND ADDRESS				OWNER ID / %				EXEMPTIONS				VALUES					
1237394 1628 W B ST, TX				MARTINEZ SANDRA				1300231 100.00000				HS				2024					
PALMS AT MEADOW CREEK LOT 8				1628 W B ST				MISSION TX 78572				TAXING UNITS				2025					
TYPE: R DBA:				PROP USE: NARB				MAP ID: CMS DOCH				CAD 100.00 CMS 100.00 DR1 100.00				IMPROVEMENTS					
GEO ID: P26500-00-000-0005-00				AS CODE: P265000				MAPSCO:				GHD 100.00 JCC 100.00 SMS 100.00				LAND MARKET					
Ref ID:				MKT AREA: SMSA021				TIF:								MARKET VALUE					
SUBTYPE: RES				SUB MKT:				EFF SIZE:								SPECIAL USE EXCL					
LEGAL ACREAGE:				APPR VAL METHOD: cost-local				AGENT:								APPRAISED VALUE					
								EFF DATE:								HS VALUE LIMIT					
																CIRCUIT BRKR LIMIT					
																NET APPRAISED					
UTILITIES: EG,WR,SR, GBA: 0				(2025) ADJ CL												SKETCH					
TOPOGRAPHY: LV NRA: 0				(2025) NEW IMPS																	
ROAD ACCESS: PCG UNITS: 0																					
ZONING: RENT: 0																					
TAXING UNIT CD TAXING UNIT NAME				PCT																	

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
544769	MISSION CONSOLIDATED ISD	1116 N CONWAY AVE	MISSION	TX	78572-4103
316626	WALSH J PATRICK JR INVESTMENTS	210 LAKEWOOD DR	KERRVILLE	TX	78028-6517
316627	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
316512	CAFA REAL ESTATE LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835
1237386	AMMO CONSTRUCTION LLC	101 E EXPY 83	MCALLEN	TX	78501-1163
1237442	GARCIA MARCUS & TABITHA LOPEZ	1615 W B ST	MISSION	TX	78572-0075
1237443	TORRES SARAH SALAS & MICHAEL ANDREW OCHOA	1617 W B ST	MISSION	TX	78572-0075
1237444	TREVINO IANELLY	1619 W B ST	MISSION	TX	78572-0075
1237445	VALLE HERMINIA AIDE CARMONA & YADIRA CANTU	1621 W B ST	MISSION	TX	78572-0075
1237446	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237447	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237448	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237449	CARRILLO PROPERTIES I LTD	610 E INTERSTATE 2	PHARR	TX	78577-6520
1237450	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237451	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237452	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237453	GUTIERREZ ESCAMILLA LLC	1705 W B ST	MISSION	TX	78572
1237454	KING ANSON	2025 UMAR AVE	MCALLEN	TX	78504-5602
1237455	VAZQUEZ EDEN R CANCHOLA	1711 W B ST	MISSION	TX	78572
1237456	GUTIERREZ BRANDON A	2701 EBANO ST	HIDALGO	TX	78557-3631
1237398	GUTIERREZ ALEXIA & CARLOS ALFREDO ARCEO MARTINEZ	1316 E CAMELLIA AVE UNIT 1	MCALLEN	TX	78501-2189
1237397	SANCHEZ JUAN CARLOS SALAS	1622 WEST B ST	MISSION	TX	78572
1237396	FORMOSA CUSTOM HOMES LLC	4821 SHEFFIELD ST	EDINBURG	TX	78539
1237395	HARRINGTON YELENA	8320 E CRESTWOOD CIR	TUCSON	AZ	85750
1237394	MARTINEZ SANDRA	1628 W B ST	MISSION	TX	78572
1237393	ARJONA NOEMI	1700 W B ST	MISSION	TX	78572
1237392	VILLARREAL TOMAS JR	1702 W B ST	MISSION	TX	78572
1237391	AZE GROUP LLC	4524 ESTANCIA PKWY	MCALLEN	TX	78504
1237390	GONZALEZ SANDRA ARLETTE	1706 W B ST	MISSION	TX	78572-0076
1237389	HINOJOSA STEVEN	1708 W B ST	MISSION	TX	78572
1237387	CARRILLO PROPERTIES I LTD	610 E EXPRESSWAY 83	PHARR	TX	78577-6520
1237385	AMMO CONSTRUCTION LLC	101 E EXPY 83	MCALLEN	TX	78501-1163