



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 7-foot front setback instead of the required 10 feet for a new dwelling, being Lot 4, Palm Village Subdivision Unit No. 1, located at 1804 Village Square, Applicant – Ricardo Rodriguez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 25, 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) (e) of the Mission Code of Ordinances, which states:
 - Minimum depth of the front 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 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 at the northwest corner of Village Square Circle.
- The applicant is requesting a variance to construct a new dwelling (house) within the 10' front setback.
- The Palm Village Subdivision Unit No. 1 was recorded on October 3, 1977. The subject property is a regular lot.
- The subject lot has a total area of 1,292 square feet.
- The applicant submitted a letter from American Electric Power (A.E.P.) requesting a buffer between the electrical infrastructure and the proposed building.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 24 legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval. This request does qualify as an undue hardship.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

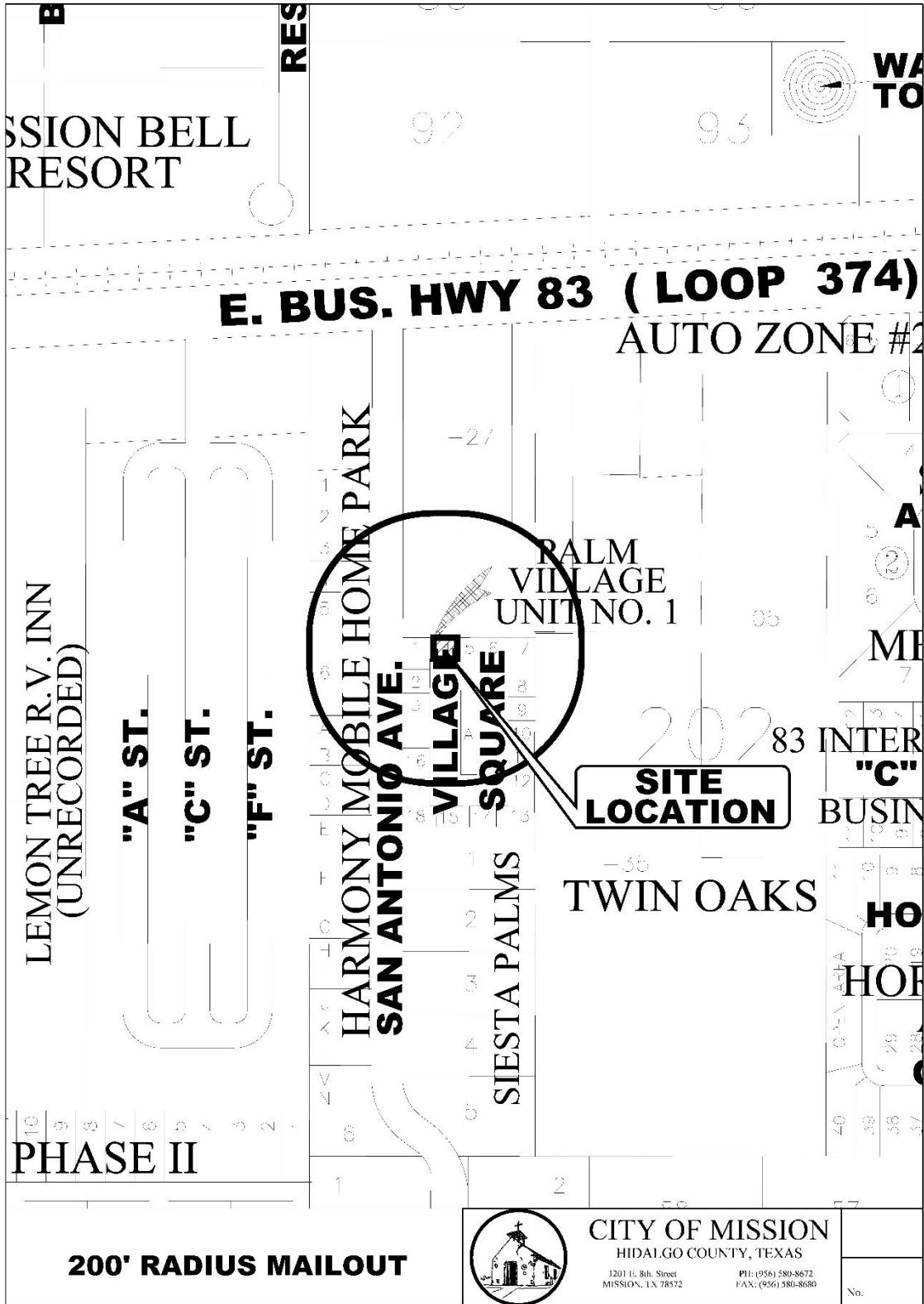
TABLED:

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

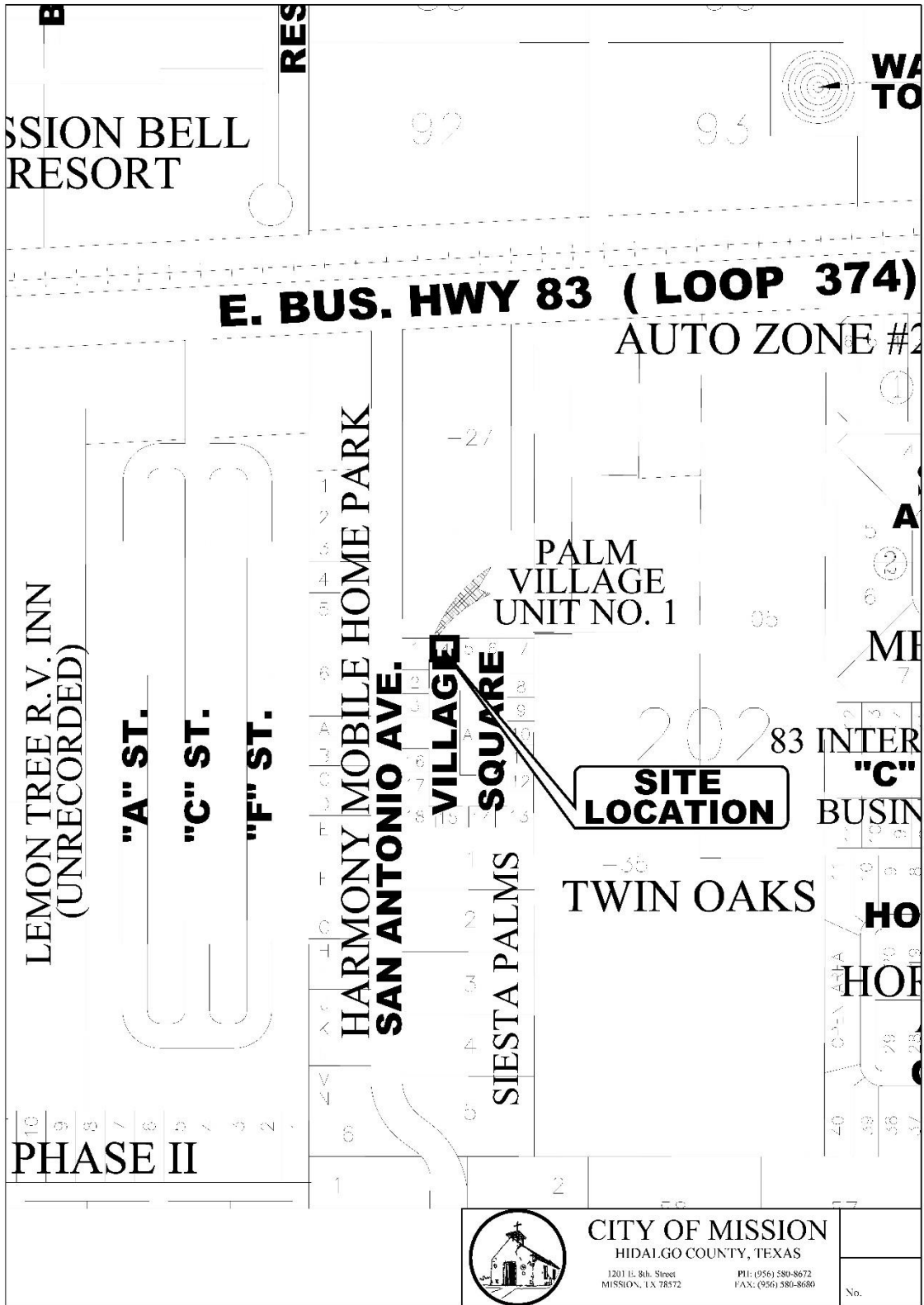
LEGAL NOTICE MAP



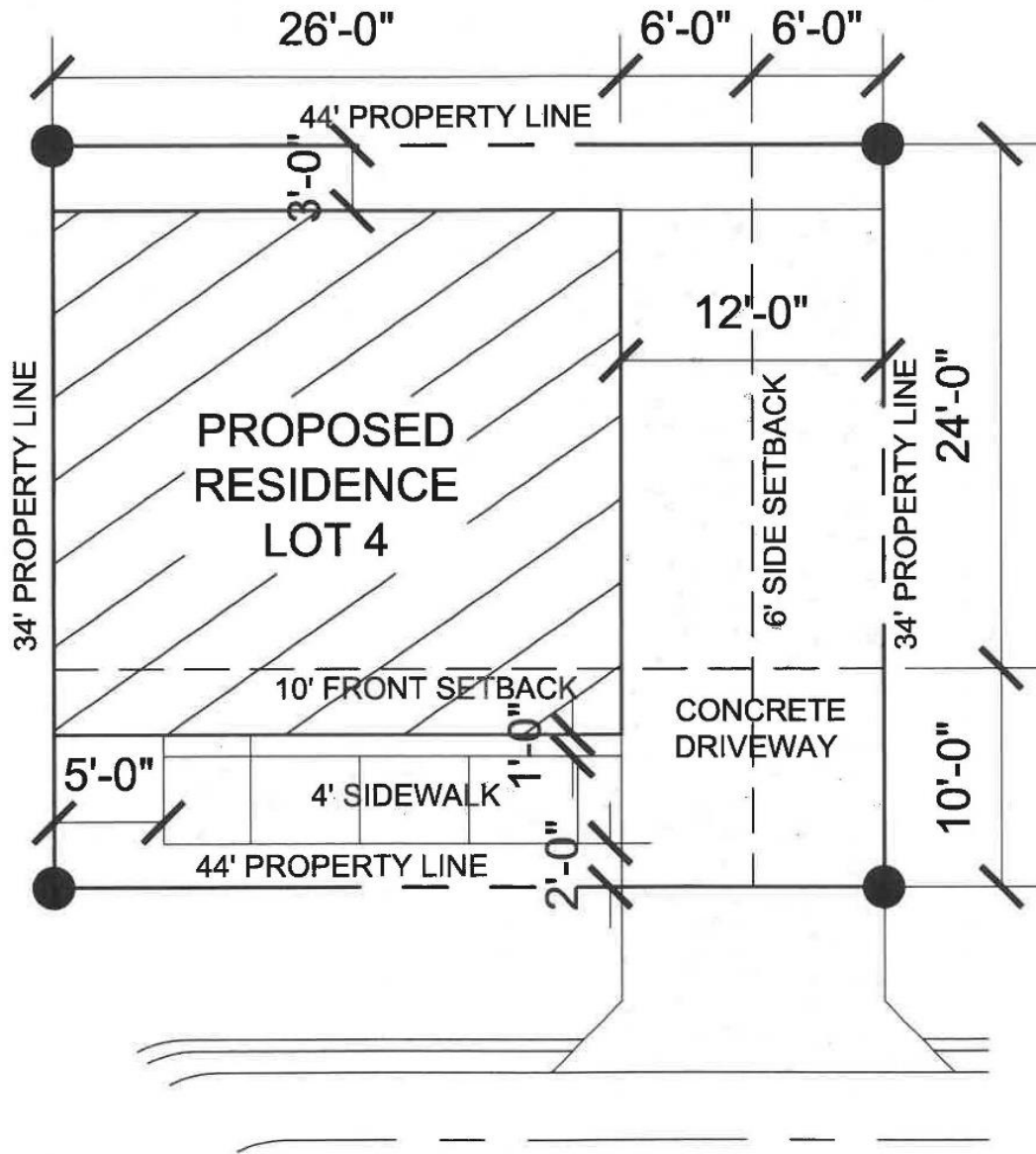
AERIAL MAP



SITE LOCATION MAP



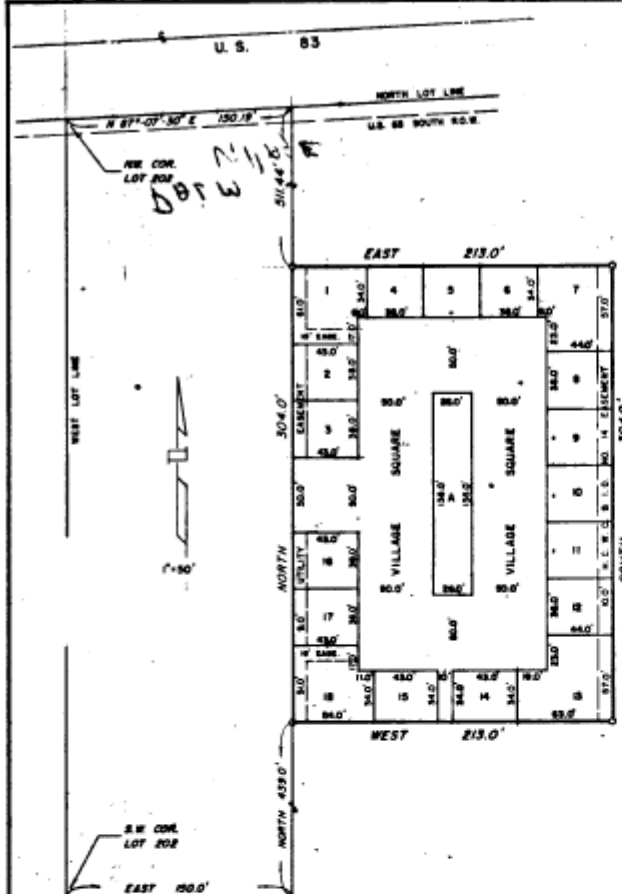
SITE PLAN



VILLAGE SQUARE

VOL. 20

PAGE 40



MAP OF
PALM VILLAGE
SUBDIVISION
UNIT NO. 1

MISSION, TEXAS

BEING A RESUBDIVISION OF 1.49 ACRES OUT OF
LOT 208, JOHN H. SHAW SUBDIVISION,
HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDEN, CIVIL ENGINEER AND SURVEYOR, CERTIFY THE
FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE
LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY
DIRECTION.

CHARLES L. MELDEN
CIVIL ENGINEER AND SURVEYOR
EDINBURG, TEXAS
JUNE 15, 1977
JOB NO. 770236



STATE OF TEXAS
COUNTY OF HIDALGO

I, T. J. HUNTER, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON
THIS PLAT AND DESIGNATED AS THE PALM VILLAGE SUBDIVISION UNIT
NO. 1, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO
THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER
COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN
FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

T. J. Hunter
T. J. HUNTER

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. J. HUNTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF September, A.D., 19 77.



THIS PLAT APPROVED BY THE CITY OF MISSION PLANNING AND ZONING COMMISSION, ON THIS THE 7 DAY OF Sept, A.D., 19 77.

Barbara K. Hartman
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

W. J. Anderson
EXAMINER

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MISSION ON THIS THE 12 DAY OF Sept, A.D., 19 77.

Mayor
MAYOR

ATTEST:
Debbie Dring
CITY SECRETARY

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 14, SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM
SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF
NECESSARY IRRIGATION DELIVERY FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS
OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.
DATED THIS 21 DAY OF September, A.D., 19 77.

HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT
DISTRICT NO. 14

By: *John J. Thompson*

ATTEST:
John J. Thompson
SECRETARY

20260

APPROVED FOR RECORDING

COMMISSIONERS' COURT

Sept 8 1977

By: *James L. Anderson*, County Clerk

Hidalgo County, Texas

By: *David Allen*, Deputy



SURVEY

T.B.P.E. FIRM No.: F-5154



ART SALINAS
ENGINEERING & SURVEYING

T.B.P.L.S. FIRM No.: 10004000

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540

LEGEND

- - DENOTES FOUND 1/2" PIPE
- ⊙ - DENOTES FOUND 3/4" PIPE
- ⊗ - DENOTES FOUND 5/8" PIPE
- - DENOTES NO MONUMENT
- ROW - DENOTES RIGHT OF WAY
- BOC - DENOTES BACK OF CURB



SAN ANTONIO AVE

NORTH 51.0'

EAST

LOT 2
(UNIT No. 2)

87.0'

49.0'

LOT 1
(2,397 S.F.)

(VACANT)

LOT 4
(1,292 S.F.)

LOT 5

SOUTH

34.0'

WEST 44.0'

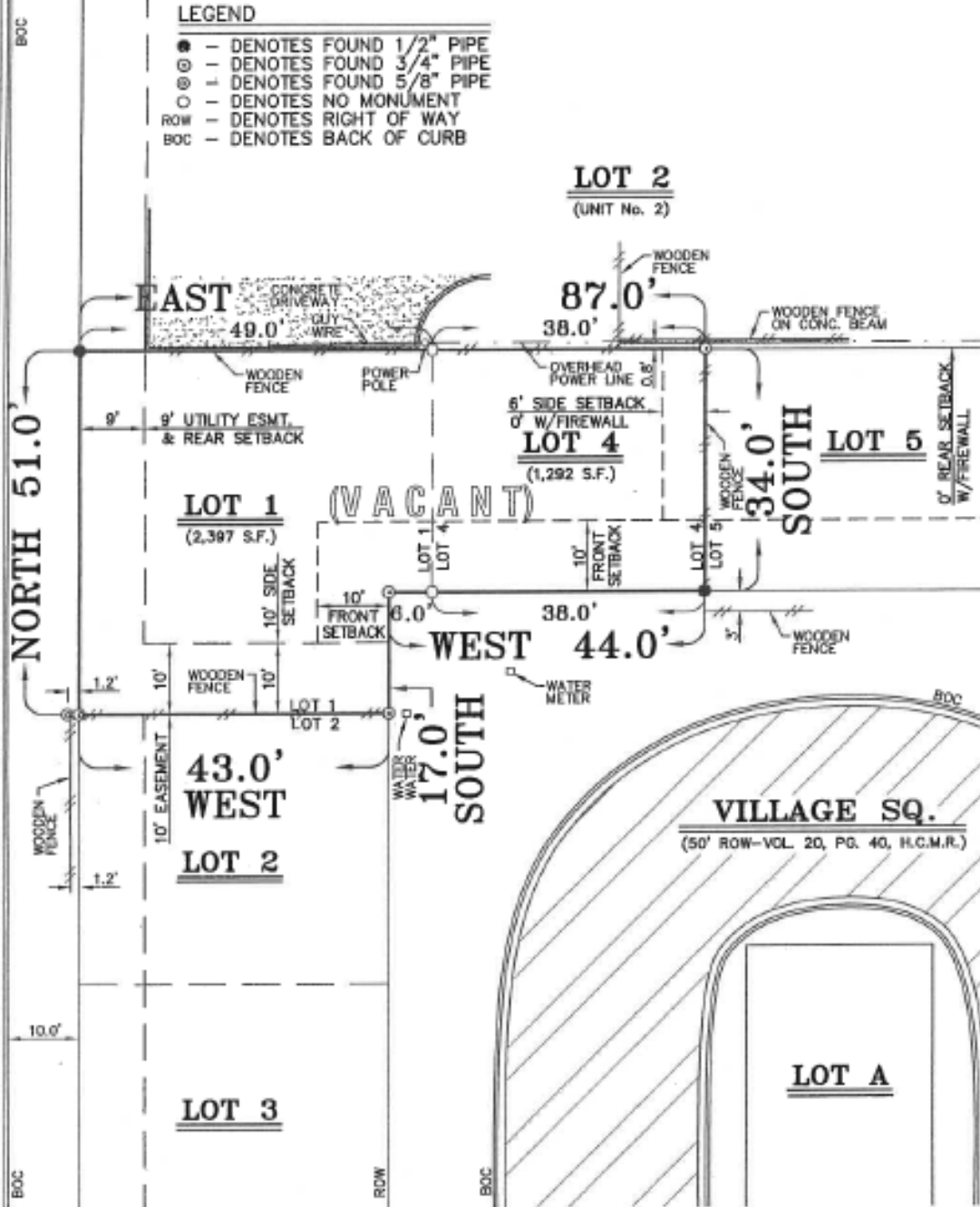
SOUTH 17.0'

LOT 2
WEST 43.0'

LOT 3

VILLAGE SQ.
(50' ROW-VOL. 20, PG. 40, H.C.M.R.)

LOT A



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
281100	PATRIOT POINTE 168 LLC	3333 N DIGITAL DR STE 260	LEHI	UT	84043-6693
254477	CHOW OSCAR R & YADIRA H	1801 VILLAGE SQ	MISSION	TX	78572-9211
254487	GARZA HEIDI	1812 VILLAGE SQ	MISSION	TX	78572
254485	ACOSTA ANDRES DAVID	1810 VILLAGE SQUARE	MISSION	TX	78572
254476	MARROQUIN PALOMA	1802 VILLAGE SQUARE	MISSION	TX	78572-9211
254492	GARCIA MARTINE H & DAVID	1816 VILLAGE SQ	MISSION	TX	78572-9211
254480	BARRERA RICARDO R & BARBARA ROBERTO & LAURA	33 CAPILANO DR	VALLEJO	CA	94590-3947
254491	GARZA ROMEO G & MIRTHALA G RIOS	1818 VILLAGE SQUARE	MISSION	TX	78572-9211
254484	LEON JOSE R & ABIGAIL	1808 VILLAGE SQ	MISSION	TX	78572-9211
254483	LEON JOSE R & ABIGAIL	1808 VILLAGE SQ	MISSION	TX	78572-9211
254482	MARTINEZ ROSA	599 SCOTTS CREEK RD	STATESVILLE	NC	28625-2343
187215	STRENK GERALD & MARY CARMEN	1513 W 20TH ST	MISSION	TX	78572-2633
187216	GRUTZMACHER MARIA OLIVIA	PO BOX 1134	MISSION	TX	78573-0018
187214	IGLESIAS INVESTMENT GROUP LLC	2112 S SHARY RD	MISSION	TX	78572
254496	LICON ALMADA FAMILY LIMITED PARTNERSHIP	3530 PLAZAS DEL LAGO DR	EDINBURG	TX	78539-7700
281105	LICON ALMADA FAMILY LIMITED PARTNERSHIP	3530 PLAZAS DEL LAGO DR	EDINBURG	TX	78539-7700
1314467	GRUTZMACHER MARIA OLIVIA	PO BOX 1134	MISSION	TX	78573-0018
254495	GARCIA JUAN ANTONIO	1708 SOLAR DR	MISSION	TX	78574-3369
254494	REYPRES PROPERTIES THREE LLC	826 CROCKETT RD	HARLINGEN	TX	78552-5114
254475	RODRIGUEZ RICARDO & JUANITA	4001 HICKORY AVE	MCALLEN	TX	78501-8113
254479	MARROQUIN ERICK R	2106 E 21ST ST	MISSION	TX	78572-3547
281107	LICON ALMADA FAMILY LMTD PTN	3530 PLAZAS DEL LAGO DR	EDINBURG	TX	78539-7700
1238477	MISSION TWIN OAKS LP	15 LAKE DRIVE	ROUND ROCK	TX	78665-9415
254486	GUZMAN JORGE JUAN & ROSARIO RANGEL-CEPEDA	1811 VILLAGE SQUARE	MISSION	TX	78572