



MEETING DATE: January 28, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 10-foot side setback instead of the required 20-foot setback, being Lot 16, Sharyland Plantation Village San Miguel Phase VI Subdivision, located at 2601 San Lorenzo Street, Applicant – Rosana Ramirez and Jose A. Cantu - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 17, 2025 – Application for Variance Request submitted to the City
- January 15, 2026 – 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.
- January 28, 2026 – 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 1.46 (3) (b) of the Mission Code of Ordinances, which states:
 - Any use of property that does not meet the required minimum lot size; front, side, and rear yard dimensions, and or lot width; or exceeds the maximum height, building coverage, or density per gross acre as shown in the recorded development plan, and approved by the planning and zoning commission.
- The site is located on the North side of San Lorenzo Street, approximately 460 feet West of Santa Monica Street.
- The applicant is requesting a variance to construct a new dwelling with a 10-foot side setback instead of the required 20-foot side setback.
- Sharyland Plantation Village San Miguel Phase VI Subdivision was recorded on December 17, 2021.
- The subject lot has a total area of 32,286.34 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 13 legal notices to surrounding property owners.
- The proposed house has a total of 8,152.27 square feet.
- Staff notes that Z.B.A. has considered the following variances in this subdivision.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lots 23-32, Phase I	30-foot rear	11-16-05	Approved
Lot 40, Phase II	33.9-foot rear	11-08-06	Approved
Lot 8, Phase II	45-foot front	02-06-07	Denied

STAFF RECOMMENDATION:

Staff recommends approval.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

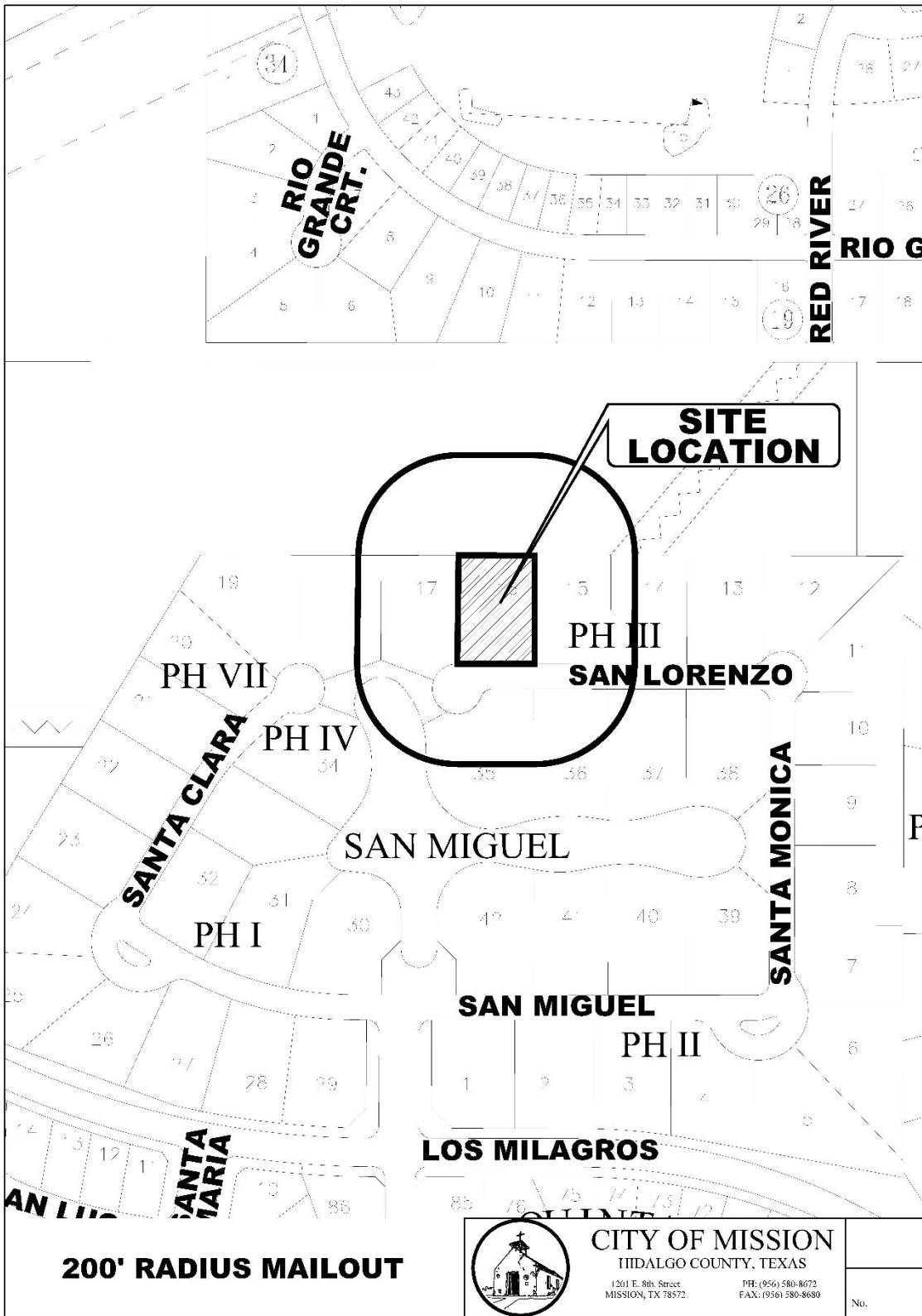
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

AREIAL MAP



LOCATION SITE



SAN LORENZO

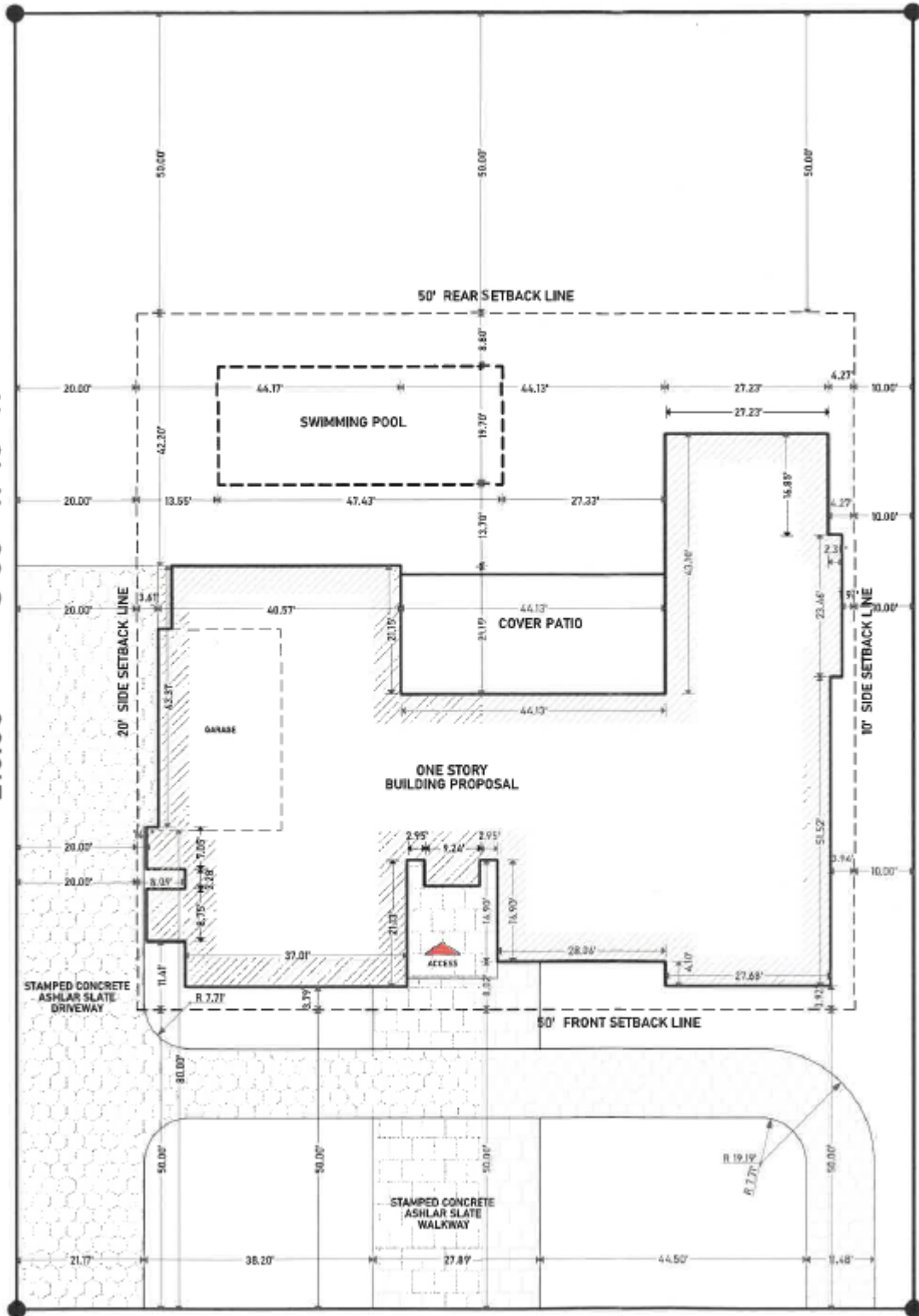
SITE PLAN

149.80' S 81° 18' 50" E

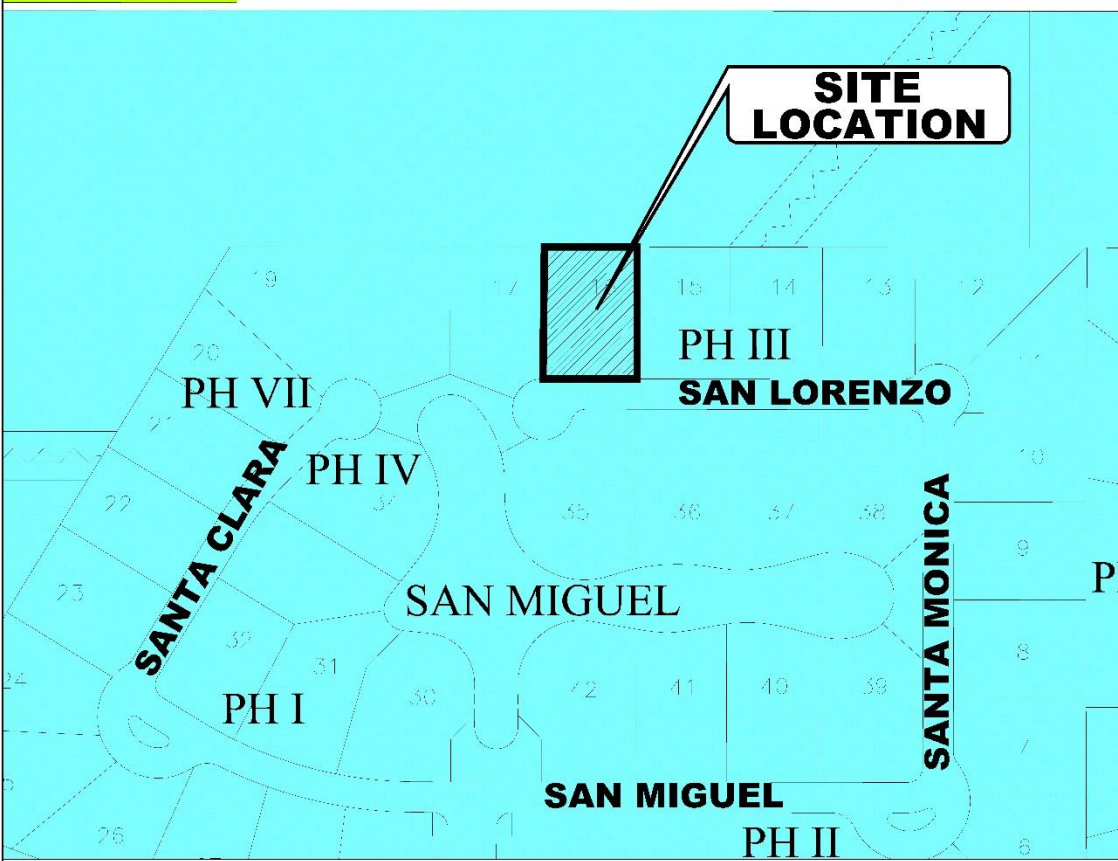
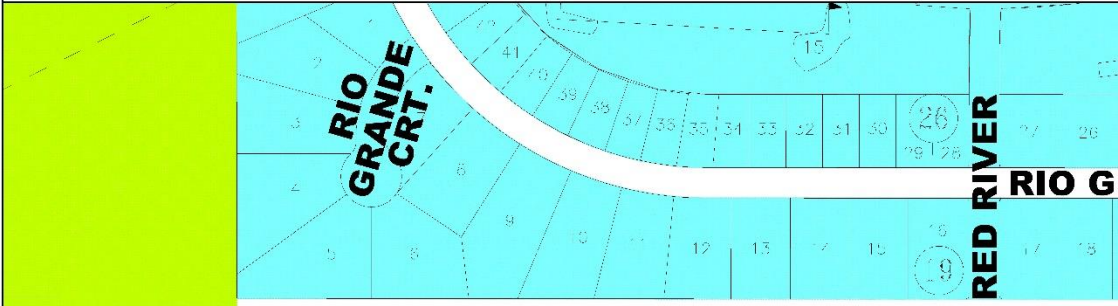
216.00' S 08° 41' 10" W

216.00' N 08° 41' 10" E

149.80' N 81° 18' 50" W



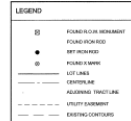
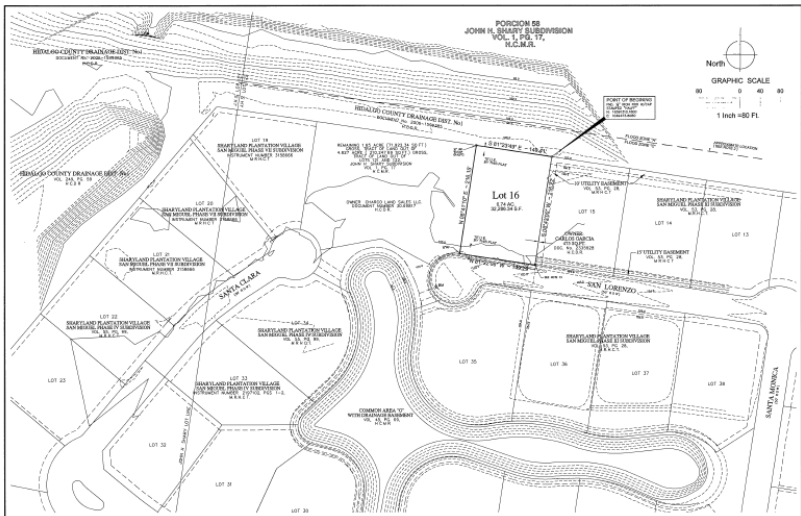
ZONING MAP



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		T-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 PLAT



LOT AREA

Lot 16	32,286.34 SQ. FT.
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- GENERAL NOTES**
1. THIS PLAT IS BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83, STATE PLANE, SOUTH ZONE.
 2. THE PROPOSED SUBDIVISION IS SITUATED IN PLAZA ZONE "D" OF HIDALGO COUNTY, TEXAS, AS SHOWN ON THE PLAT. THE PLAT IS SUBJECT TO THE CITY OF MISSION, TEXAS, ZONING ORDINANCE, CHAPTER 17, ARTICLE 17.01, SECTION 17.01.01, WHICH PERMITS THE PROPOSED SUBDIVISION TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL.
 3. WATER RIGHTS AND EASEMENTS SHALL BE:
 - a. AS SHOWN ON THE PLAT.
 - b. AS SHOWN ON THE PLAT.
 - c. AS SHOWN ON THE PLAT.
 - d. AS SHOWN ON THE PLAT.
 - e. AS SHOWN ON THE PLAT.
 - f. AS SHOWN ON THE PLAT.
 - g. AS SHOWN ON THE PLAT.
 - h. AS SHOWN ON THE PLAT.
 - i. AS SHOWN ON THE PLAT.
 - j. AS SHOWN ON THE PLAT.
 - k. AS SHOWN ON THE PLAT.
 - l. AS SHOWN ON THE PLAT.
 - m. AS SHOWN ON THE PLAT.
 - n. AS SHOWN ON THE PLAT.
 - o. AS SHOWN ON THE PLAT.
 - p. AS SHOWN ON THE PLAT.
 - q. AS SHOWN ON THE PLAT.
 - r. AS SHOWN ON THE PLAT.
 - s. AS SHOWN ON THE PLAT.
 - t. AS SHOWN ON THE PLAT.
 - u. AS SHOWN ON THE PLAT.
 - v. AS SHOWN ON THE PLAT.
 - w. AS SHOWN ON THE PLAT.
 - x. AS SHOWN ON THE PLAT.
 - y. AS SHOWN ON THE PLAT.
 - z. AS SHOWN ON THE PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Texas, do hereby certify that the engineering information herein has been prepared by me.

Alfonso Garcia
Professional Engineer, No. 12345
Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO

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METES & BOUNDS DESCRIPTION

A 0.74 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND OUT OF LOT 12, JOHN H. SHARY SUBDIVISION, SAME BEING OUT OF A 87.2 ACRE (3,820,493.50 SQ. FT.) GROSS TRACT OF LAND OUT OF LOTS 121 AND 122, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDED IN VOLUME 1, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

AS TO A 0.74 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND OUT OF LOT 12, JOHN H. SHARY SUBDIVISION, SAME BEING OUT OF A 87.2 ACRE (3,820,493.50 SQ. FT.) GROSS TRACT OF LAND OUT OF LOTS 121 AND 122, JOHN H. SHARY SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDED IN VOLUME 1, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND MORE HEREIN PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

STATE OF TEXAS
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BEGINNING, AT A POINT 1/2 (HALF) INCH IRON ROD WITH PLASTIC CAP STAMPED "H4117", 1766.47' FROM THE NORTHWEST CORNER OF SAID 1/2 (HALF) INCH IRON ROD, CORNERED TO CHARLES GARDNER, AS PER DEED RECORDED THEREOF RECORDED IN DOCUMENT 333508, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF X=108473.8961, Y=1059125.1063, ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°43'00" WEST, ALONG THE WEST LINE OF SAID 425' TRACT OF LAND, A DISTANCE OF 236.22 FEET TO A SET 1/2 (HALF) INCH IRON ROD WITH PLASTIC CAP STAMPED "H4117" ON THE NORTH RIGHT OF WAY OF SAN LORENZO, FOR THE SOUTHWEST CORNER OF THIS HEREIN TRACT OF LAND;

THENCE, NORTH 82°22'00" WEST, ALONG THE SAID NORTH RIGHT OF WAY OF SAN LORENZO, A DISTANCE OF 349.29 FEET TO A FOUND 1/2 (HALF) INCH IRON ROD, FOR THE SOUTHWEST CORNER OF THIS HEREIN TRACT OF LAND;

THENCE, NORTH 08°43'00" EAST, A DISTANCE OF 236.22 FEET TO A FOUND 1/2 (HALF) INCH IRON ROD WITH PLASTIC CAP STAMPED "H4117", BEING THE NORTHWEST CORNER OF THIS HEREIN TRACT OF LAND;

THENCE, SOUTH 82°22'00" EAST, ALONG THE NORTH LINE OF SAID 425' TRACT OF LAND, A DISTANCE OF 349.29 FEET TO THE POINT OF BEGINNING, CONTAINING A 0.74 ACRE (32,286.34 SQ. FT.) GROSS TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANE, SOUTH ZONE, I.E., SURVEY PAST, GRID, BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED PLAT OR DOCUMENT.



RECORDED LOT

POINT OF BEGINNING
FND. 1/2" IRON ROD W/CAP
STAMPED "HALFF"
N: 16591310.1800
E: 1049473.8080

DALGO COUNTY DRAINAGE DIST. No 1
DOCUMENT No. 2006-1599385
H.C.D.R.

1.65 ACRE (71,922.34 SQ FT)
TRACT OF LAND OUT OF
E (210,247.69 SQ FT.) GROSS,
CT OF LAND OUT OF
OTS 121 AND 122,
H. SHARY SUBDIVISION
VOL 1, PG. 17
H.C.M.R.

CHARCO LAND SALES LLC.
UMENT NUMBER 30.69817
H.C.D.R.

S 81°23'49" E ~ 149.41'

N 08°41'10" E ~ 216.15'

S 08°43'00" W ~ 216.02'

15' U.E.
BY THIS PLAT

N 81°22'06" W ~ 149.29'

Lot 16
0.74 AC.
32,286.34 S.F.

OWNER:
CARLOS GARCIA
475 SQ.FT.
DOC. No. 2335928
H.C.D.R.

10' UTILITY EASEMENT
VOL. 53, PG. 28,
M.R.H.C.T

FLOOD ZONE "A"
FLOOD ZONE "C"

SHARYL
SAN MIC

LOT 15

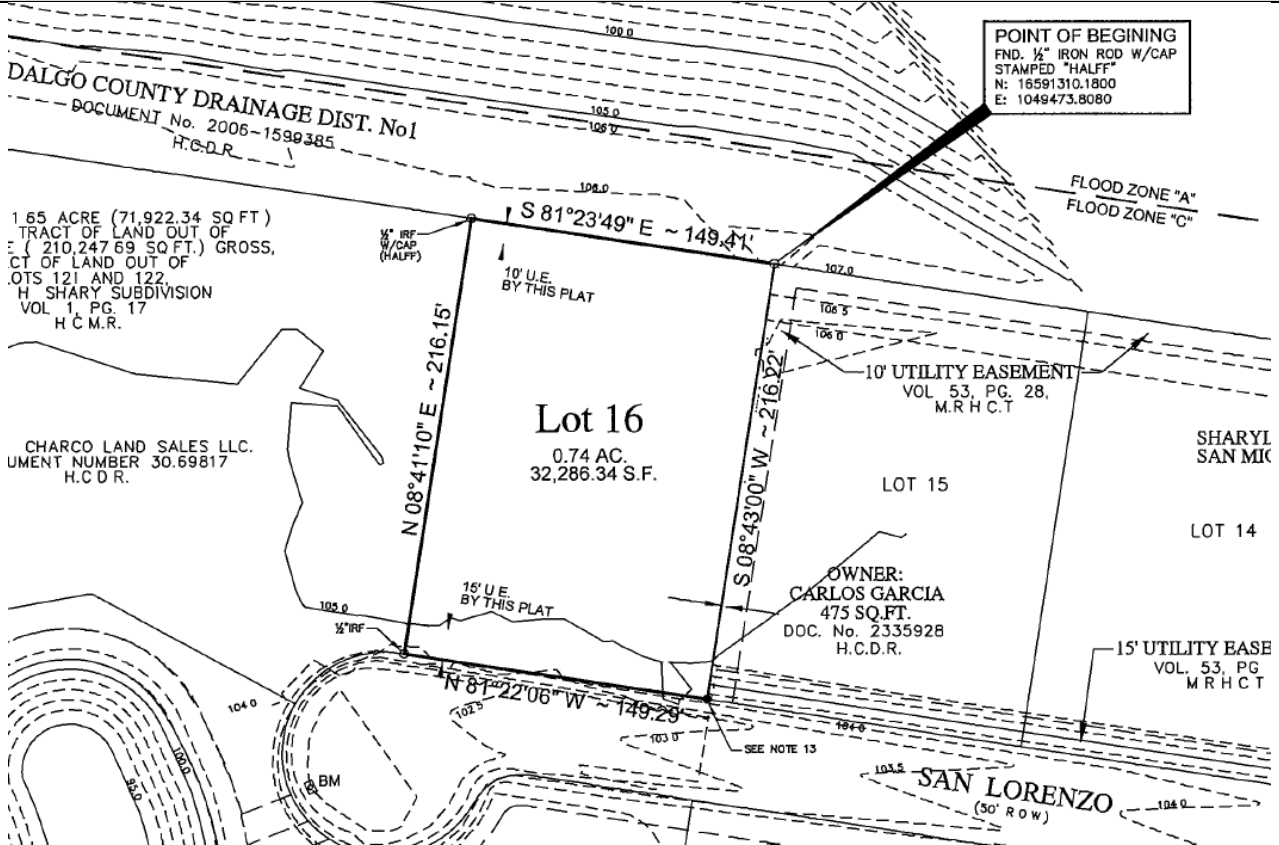
LOT 14

15' UTILITY BASE
VOL. 53, PG.
M R H C T

SAN LORENZO
(30' ROW)

BM

SEE NOTE 13



PLAT NOTES

GENERAL NOTES

- 1.- BASIS OF BEARING: TEXAS COODINATE SYSTEM (NAD83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID.
- 2.- THE PROPOSED SUBDIVISION IS SITUATED IN FLOOD ZONE "C" OF HIDALGO COUNTY UNINCORPORATED AREA PER FEMA FLOODINSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480334 0400C, MAP REVISED DATE NOVEMBER 16, 1982, PANEL 400 OF 525, AS FUTHER REVISED TO REFLECT LOMR WITH AN EFFECTIVE DATE OF AUGUST 31, 2011. ZONE "C" IS DEFINED AS AREAS OF MINIMUM FLOODING (NO SHADING).
- 3.- MINIMUM BUILDING SETBACK LINES SHALL BE:
FRONT: 50 FEET
REAR: 50 FEET
SIDE: 20 FEET
- 4.- MINIMUM FINISH FLOOR ELEVATION : 105.50 FEET (N.A.V.D. 88) OR 18" ABOVE TOP OF CURB AT CENTER OF LOT , WHICHEVER IS HIGHER.
- 5.- STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT SHALL BE ON A REGIONAL BASIS. 0.050 AC-FT SHALL BE DETAINED WITHIN THE DRAINAGE R.O.W.
- 6.- BENCHMARK INFORMATION:
CENTER OF CURB INLET LOCATED AT THE END OF THE LORENZO RD. CUL-DE-SAC.
ELEVATION = 103.23 FEET (N.A.V.D.88)
- 7.- 4 FT. SIDEWALK SHALL BE PROVIDED WITHIN THE STREET FRONTAGE ON THE INTERIOR STREET SIDE OF EACH LOT AT THE TIME OF BUILDING PERMIT.
- 8.- NO BUILDING STRUCTURE PERMITTED OVER ANY EASEMENT.
- 9.- ALL LOT CORNERS ARE A 1/2-INCH SET IRON ROD WITH A CAP STAMPED "SAMES" UNLESS OTHERWISE NOTED.
- 10.- ALL UTILITIES SHALL BE LOCATED WITHIN UTILITY EASEMENTS AND NO TREES SHALL BE PLANTED OVER UTILITY LINES.
- 11.- EACH PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE ANY IMPROVEMENTS (INCLUDING FENCES) THAT MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS SYSTEMS LOCATED ON OR WITHIN THE EASEMENT,AND SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO, FROM AND UPON THE EASEMENTS AND PRIVATE PROPERTY (NOT TO INCLUDE RESIDENCES) WITHIN THE SUBDIVISION FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, READING METERS, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS SYSTEMS, WITHOUT NECESSITY OF PROCURING THE PERMISSION OF ANYONE.
- 12.- SAN LORENZO IS PRIVATE STREET, AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 13.- A 5/8" IRON ROD FOUND BEARS S03°26'47"E - 3.28' FROM THE ACTUAL SOUTHEAST CORNER.

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
724668	S1092-03-000-000A-00	SHARYLAND RESIDENTIAL COMMUNITY	3500 LOS MILAGROS	MISSION	TX	78572-7905
702767	S2950-00-000-0121-10	HIDALGO COUNTY DRAINAGE DIST NO. 1	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
689910	S1092-01-000-000A-00	SHARYLAND RESIDENTIAL COMMUNITY	3500 LOS MILAGROS	MISSION	TX	78572-7905
689917	S1092-01-000-000G-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
722708	S1092-03-000-0014-00	AGARWALA SANJAY KUMAR & JASPREET KAUR	2701 SAN LORENZO ST	MISSION	TX	78572-6487
722709	S1092-03-000-0015-00	GARCIA CARLOS	2605 SAN LORENZO	MISSION	TX	78572-6492
722711	S1092-03-000-0036-00	MORA FRANK A & ROSA	2604 SAN LORENZO	MISSION	TX	78572-6488
722710	S1092-03-000-0035-00	ROHEMA LLC	4202 SAN EFRAIN	MISSION	TX	78572-3819
722712	S1092-03-000-0037-00	HEREDIA MANUEL & ALBESA	2700 SAN LORENZO	MISSION	TX	78572
841622	S2950-00-000-0122-05	GARCIA CARLOS	2605 SAN LORENZO	MISSION	TX	78572-6492
1379467	S1092-06-000-0016-00	CANTU JOSE ANGEL & ROSANA RAMIREZ	3503 SANTA OLIVIA	MISSION	TX	78572-8632
1463230	S1092-08-000-0018-00	WALDBUSSER JAKOB ROBERT & ANDREA	2301 SANTA CLARA	MISSION	TX	78572
1463229	S1092-08-000-0017-00	ACHIRICA ARNULFO & ARACELY	2505 SAN LORENZO	MISSION	TX	78572