



MEETING DATE: January 28, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance request to allow a 2’ 5” rear setback instead of the required 15-foot and a 2’ 5” side setback instead of the required 6’ for a 67’x19’ existing batting cage, being Lot 18, Girasol Estates Subdivision, located at 1701 Liz Drive, Applicant: Manuel Cardoza – Cervantes

NATURE OF REQUEST:

Project Timeline:

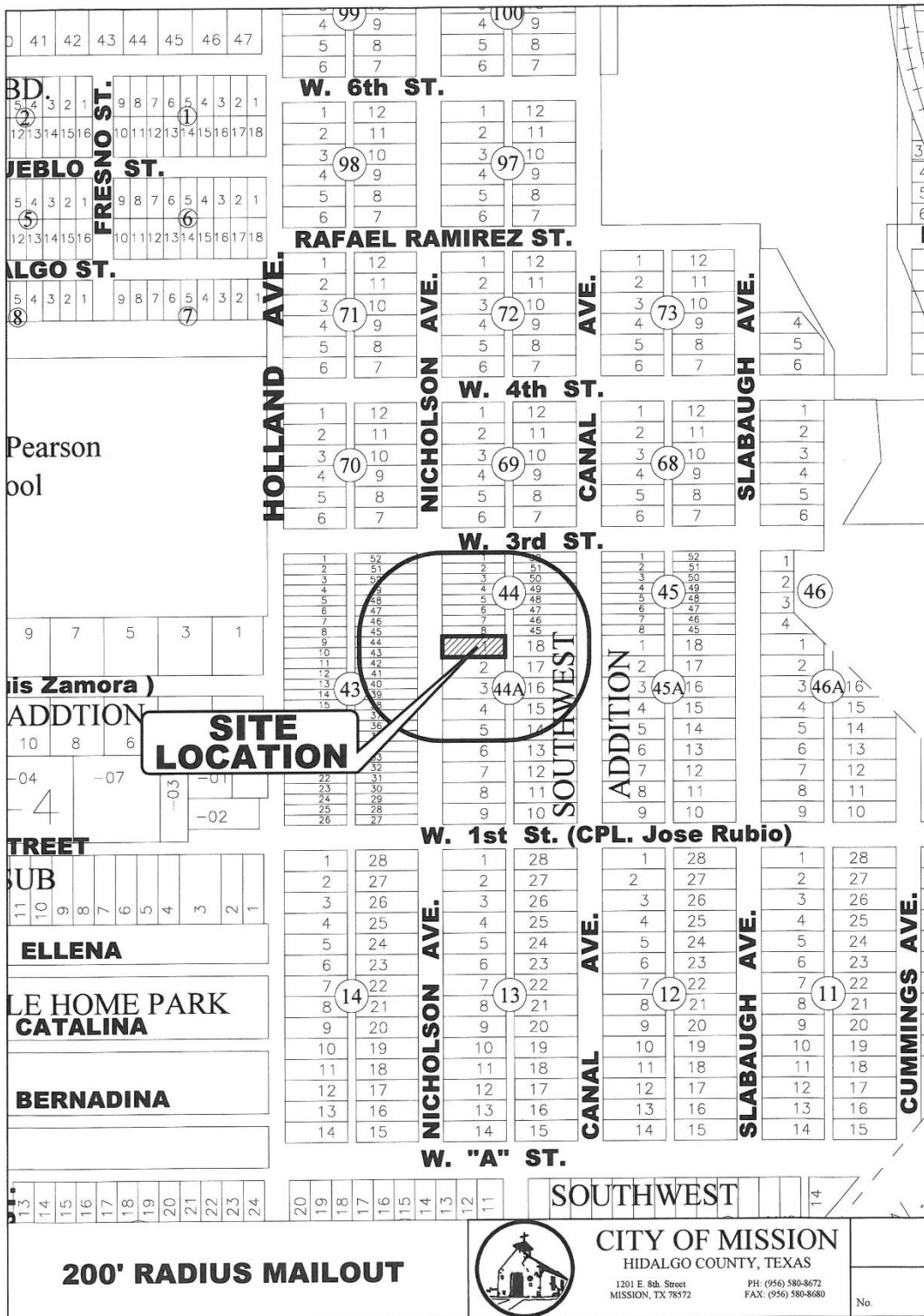
- November 13, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and reconsideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
 - Minimum Side Setback: 6 feet
 - Minimum Rear Setback: 15 feet
 - 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 on Lot 18, Girasol Estates Subdivision, at the intersection of Liz Drive and Beto Drive
- There is currently an existing 2,039 square foot single-family residential home. The applicant is requesting a variance to keep an already constructed 67’ x 19’ batting cage within the 15’ rear setback and the 6-foot side setback. The batting cage was built without obtaining a building permit.
- Las Misiones Estates Phase II Subdivision was recorded on June 11, 1996. The irregular lot measures 100’ in width by 114 in depth for a total area of 14,387 square feet, located in a cul-de-sac.
- The lots to the north, south, east, and west are developed as Single-Family Residences.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 28 legal notices to surrounding property owners.
- Staff notes that ZBA has considered the following variances within this subdivision.

<u>Subdivision</u>	<u>Variance</u>	<u>Date</u>	<u>Recommendation</u>
Lot 1	10’ rear setback instead of the required 15.’	6/20/14	Approved

VICINITY MAP



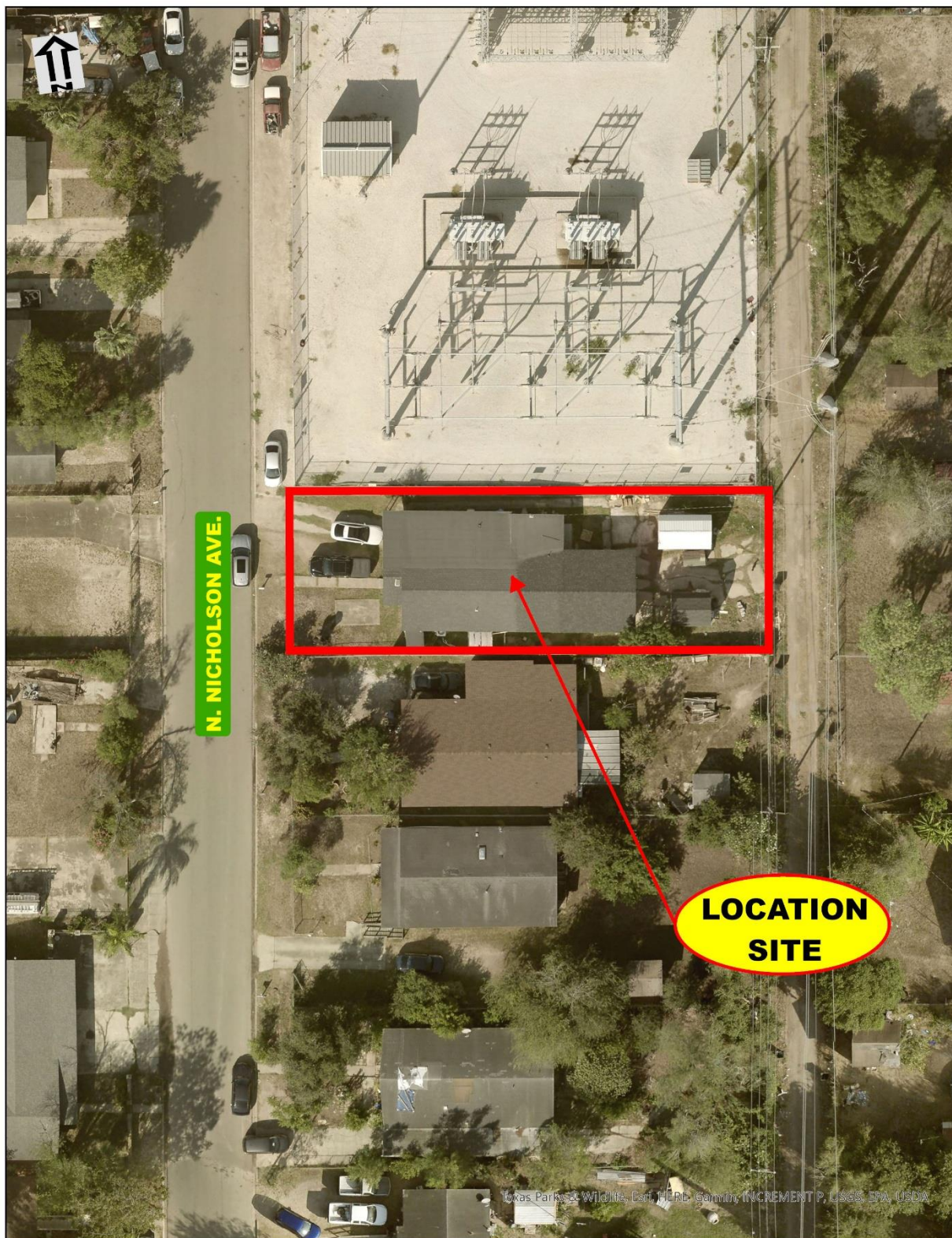
200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH. (956) 580-8672
 FAX. (956) 580-8680

No.

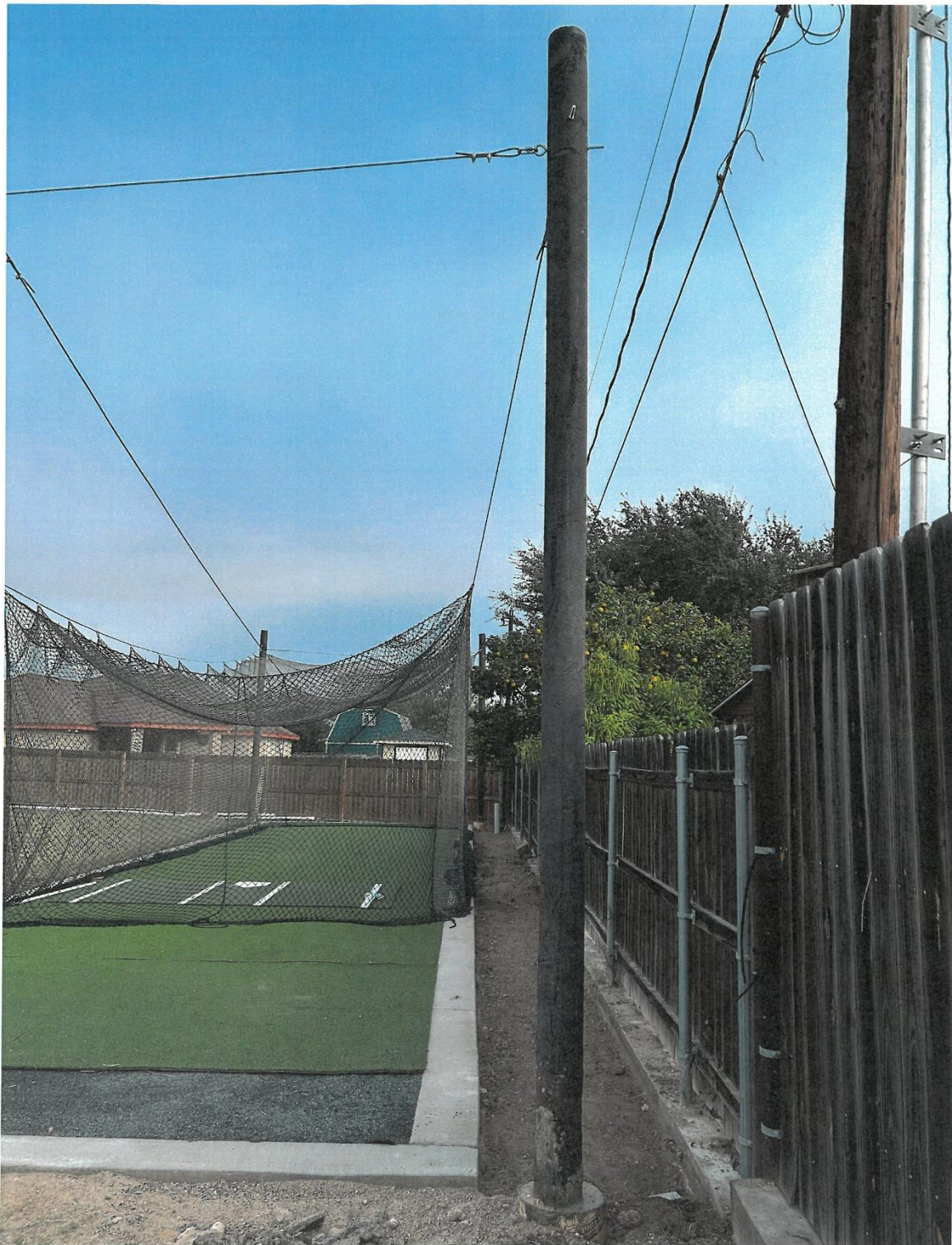
ARIEL MAP



PICTURES



PICTURES



ATTACHMENTS

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local		November 19, 2025	
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME AND ADDRESS		OWNER ID %	EXEMPTIONS		VALUES		
560319 1701 LIZ DR, MSSION TX		BERNAL PAULINA & MANUEL CARDOZA		100.0000	HS		2025: 204,328 2026: 201,985 IMPROVEMENTS LAND MARKET = 107,903 107,903 MARKET VALUE = 312,131 305,888 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 312,131 309,888 HS VALUE LIMIT = 0 0 CIRCUIT BRKR LIMIT = 0 0 NET APPRAISED = 312,131 309,888		
CIRASOL ESTATES LOT 18 TYPE: R DBA: GEO ID: G:395000000001800 REF ID: 409913 AS CODE: G:395000 MAP ID: CMS VOL 31 REF ID: R:560319 AS CODE: S:395000 MPTSC: TIE SUBTYPE: RES SUB MKT: S:395000 TIE LEGAL ACREAGE: APPR VAL METHOD: cost/local		1701 LIZ DR MISSION TX 78574			TAXING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JDC 100.00 SMS 100.00 SST 100.00				
UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PC UNITS: 0 ZONING: RS RENT: 0		REMARKS (2018) ADJ A.C. & RMVD % COMP (2017) NE W (MPS); RECH % COMP & A.C. 2018(2013) VAC (2013) VAC (2005) VAC (2008) VAC (2007) VAC (2003) VAC (2005) VAC		SKETCH 					
GENERAL UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PC UNITS: 0 ZONING: RS RENT: 0		REMARKS (2018) ADJ A.C. & RMVD % COMP (2017) NE W (MPS); RECH % COMP & A.C. 2018(2013) VAC (2013) VAC (2005) VAC (2008) VAC (2007) VAC (2003) VAC (2005) VAC		PICTURE 					
TAXING UNIT CD TAXING UNIT NAME PCT CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SMS MISSION ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%		DEED HISTORY DATE TYPE BOOK PG INST # BUYER SELLER 2017-01-17 WDV null null 2779123 BERNAL PAULINA MUNIZ JUAN 2016-09-01 WDV null null 2745130 MENIZ JUAN CASTANEDA 2009-05-17 DIV null null 1619656 CASTANEDA VILLA VICTOR							
		IMPROVEMENT VALUATION # TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EF YR COND FEAT AMF VALUE DEP PHYS ECON FUNC COMP ADJ VALUE MA Residential Man RES STUAV 2,039 65.41 1 1 2016 2016 AV O 174,151 90.00 100.00 100.00 100.00 0.90 156,736 OPT CARPORT RES STUAV 624 28.19 1 1 2016 2016 AV O 17,591 90.00 100.00 100.00 100.00 0.90 15,822 POR PORCH RES STUAV 53 21.35 1 1 2016 2016 AV O 1,132 90.00 100.00 100.00 100.00 0.90 1,019 CAN CANOPY RES STUAV 14 21.35 1 1 2016 2016 AV O 299 90.00 100.00 100.00 100.00 0.90 269 CAN CANOPY RES STUAV 14 21.35 1 1 2016 2016 AV O 299 90.00 100.00 100.00 100.00 0.90 269 1 RESIDENTIAL STCD: A1 Area: 2,039 Homesite: Y (100.00%) 193,472 AS Code: 100.00% Market Area: 116.00% 201,985 Style: Finish Qc: 100 Quality: AV Structure: Ext Wall: STU				IMPROVEMENT DETAIL ADJ # ADJ TYPE ADJ AMT ADJ % Roof Style HSP Heating/Cooling AND Gasline 1 Plumbing 2 Roof Covering 2 Cmp5 Bath 2 WALL HEIGHT B Number of 3.00 ROOF HEIGHT HSP Flooring TLE Interior Finish SRK Construction RES Exterior Wall DSTU Foundation SLB			
LAND VALUATION L# DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIV UNIT PRC ADJ MADJ VAL SRC MKT VAL 1 LOT L G395000 A1 Yes SF 14,387.00 sf 7.50 1,000 107,903 AS Code: 100.00% Market Area: 100.00%		LAND ADJUSTMENTS SEQ ADJ TYPE ADJ AMT ADJ % No		PRODUCTIVITY VALUATION AG USE TABLE UNIT AG VALUE No 0 0					

ATTACHMENTS

Xavier Cervantes*
Director of Planning
Susana De Luna
Assistant Planning Director
J.D. Vela
Chief Building Inspector



Alex Hernandez
Assistant Planning Director
Jessica Munoz
City Planner
Elisa Zurita
Administrative Assistant

October 30, 2025

Case# 10-30P-25

Bernal Paulina & Manuel Cardoza
1701 Liz Drive
Mission, TX 78574

Address Referenced:
1701 Liz Drive
Mission, Texas
Lot 18, Girasol Estates
G3950-00-000-0018-00

Subject:

Dear,

The City of Mission Building and Inspections Division of the Planning Department has recently been made aware that the provisions of the **2024 International Residential Code** were violated at the above-referenced location.

105 PERMITS

R105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, **move**, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit(s).

You have **ten (10) calendar days** from the date of notice to make contact with the Building and Inspections Division or to comply. Should no response to this notice be evident after this tenure, a case will be filed at Municipal Court, and you will be liable for court costs and possibly fines.

Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning Department.

We thank you for your understanding and prompt attention to this matter. Should you have any questions, feel free to call the Building and Inspection Division at (956)580-8687.

Respectfully,


Xavier Cervantes
Director of Planning, CPM, AICP

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
560369	G3950-00-000-000D-00	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
250452	O0900-02-004-0023-00	LOPEZ DOLORES L	1602 CHERIL RD	MISSION	TX	78573-9123
250453	O0900-02-004-0024-00	SALINAS BLANCA A	2503 SEQUOIA DR	MISSION	TX	78572-4712
250454	O0900-02-004-0025-00	CARMONA RAUL ZEPEDA ET AL	3512 TORONTO AVE	MCALLEN	TX	78503
560372	G3950-00-000-000F-00	GARZA JESUS ESPINO ET AL	9551 N MOOREFIELD RD	MISSION	TX	78574
560341	G3950-00-000-0040-00	PINON TEODORO & MARIBEL	2303 BETO DRIVE	MISSION	TX	78574-7319
560319	G3950-00-000-0018-00	BERNAL PAULINA & MANUEL CARDOZA	1701 LIZ DR	MISSION	TX	78574
560343	G3950-00-000-0042-00	CHAPA MARIA A	2307 BETO DR	MISSION	TX	78574-7319
250445	O0900-02-004-0016-00	SEGOVIA GERARDO	1719 KRISTI LN	MISSION	TX	78574-7310
250447	O0900-02-004-0018-00	CANTU GUADALUPE JR & SANJUANITA	1715 KRISTI LN	MISSION	TX	78574-7310
560321	G3950-00-000-0020-00	RAMOS HILARIO JR & ARSELIA G	1705 LIZ DR	MISSION	TX	78574-7321
560342	G3950-00-000-0041-00	GONZALEZ JUAN A	2305 BETO DR	MISSION	TX	78574-7319
250448	O0900-02-004-0019-00	VELA CONSUELO MARIA	1197 W BROAD ST APT #1135	MANSFIELD	TX	76063-4520
560368	G3950-00-000-000C-00	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
560320	G3950-00-000-0019-00	VENECIA JOHN & NORMA	1703 LIZ DR	MISSION	TX	78574-7321
250444	O0900-02-004-0015-00	RAUDY CANDELARIO & VERONICA	2301 KIM MARIE AVE	MISSION	TX	78574-7314
250443	O0900-02-004-0014-00	GARZA JUAN J & CORINA	2303 KIM MARIE AVE	MISSION	TX	78574-7314
250442	O0900-02-004-0013-00	GUZMAN ERICK RAMIREZ	2305 KIM MARIE AVE	MISSION	TX	78572
560318	G3950-00-000-0017-00	PLASCENCIA ELBA G	2302 BETO DR	MISSION	TX	78574-7316
560340	G3950-00-000-0039-00	NEAVE LEODEGARIO & ELIZABETH	2304 FLORES DR	MISSION	TX	78574-7315
560322	G3950-00-000-0021-00	GUZMAN PABLO JR	2309 BETO DR	MISSION	TX	78574-7319
250441	O0900-02-004-0012-00	GARCIA JUANITA BOTELLO	2307 KIM MARIE AVE	MISSION	TX	78574-7314
560317	G3950-00-000-0016-00	ANZALDUA ARTURO JR & ELIA	2304 BETO DR	MISSION	TX	78574-7316
250440	O0900-02-004-0011-00	CABRERA ALMA ROSA	2309 KIM MARIE AVE	MISSION	TX	78574-7314
560316	G3950-00-000-0015-00	BOCANEGRA CARMEN DE LA FUENTE	21604 N VALVERDE RD	EDINBURG	TX	78542
560315	G3950-00-000-0014-00	MUNOZ ELIDA & MIGUEL JR	2308 BETO DR	MISSION	TX	78574-7316
250446	O0900-02-004-0017-00	SHEPPARD TONY R & RUTH	1717 KRISTI LN	MISSION	TX	78574-7310
250464	O0900-02-005-0010-00	GONZALEZ JOSE A & JUANITA M	2300 KIM MARIE AVE	MISSION	TX	78574-7313