



MEETING DATE: January 28, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM Director of Planning
AGENDA ITEM: Public hearing and consideration of a variance to keep a 1' front setback instead of the required 18' front setback for a 20'x 20' carport, being Lot 33, Sunrise Meadows Subdivision, located at 2016 E. 21st Street, Applicant – Robert Ramones - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 11, 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:

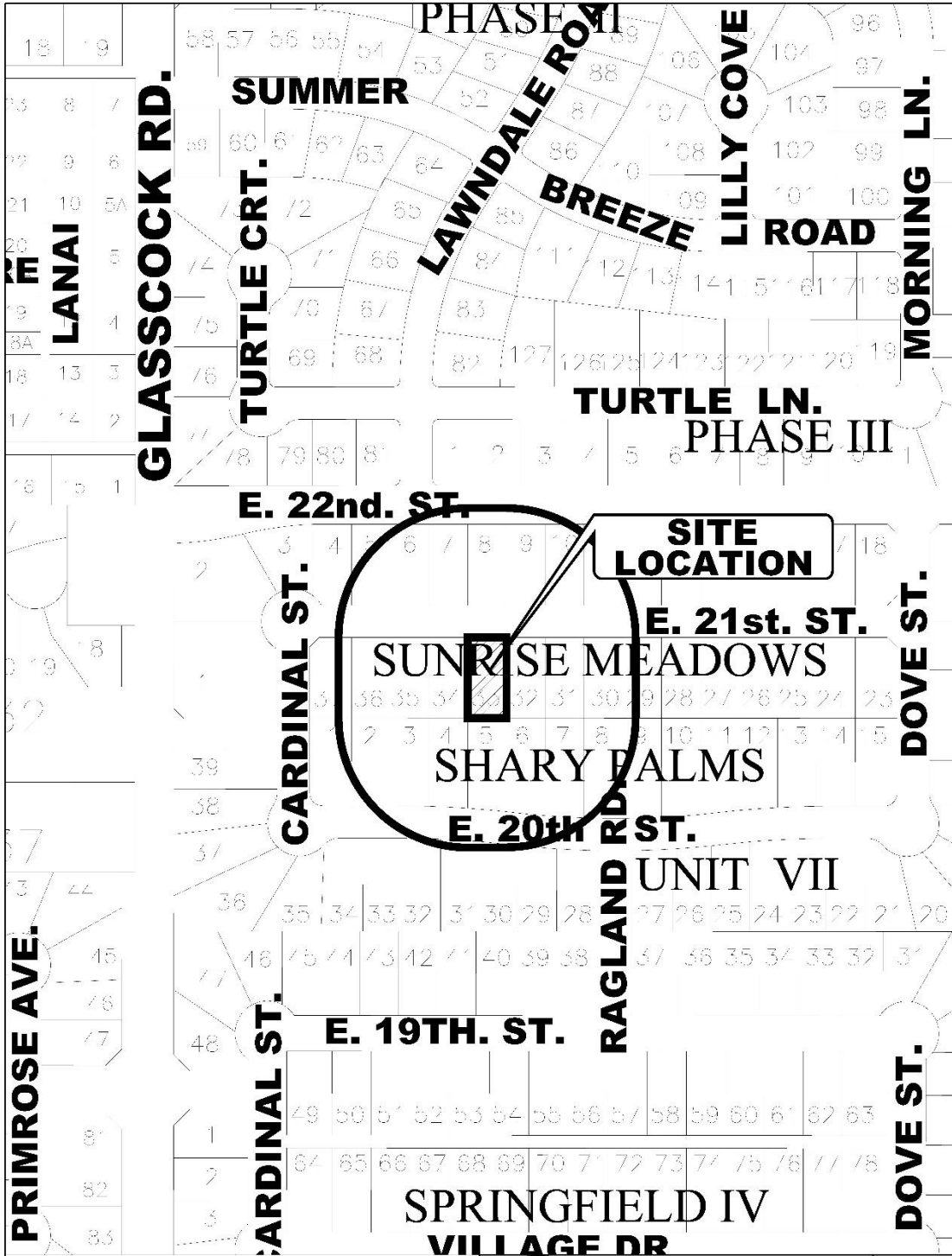
- The request is for a variance not to comply with Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located along the South side of E. 21st Street, approximately 245 feet East of Cardinal Street.
- The applicant is requesting a variance to keep a 20' by 22' carport within the 18' front setback.
- The Sunrise Meadows Subdivision was recorded on August 24, 2004. The subject property is a regular lot with a depth of 125.00 feet and a width of 60 feet along East 21st Street.
- The subject lot has a total area of 7,500 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 31 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

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

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 9th Street
MISSION, TX 78572

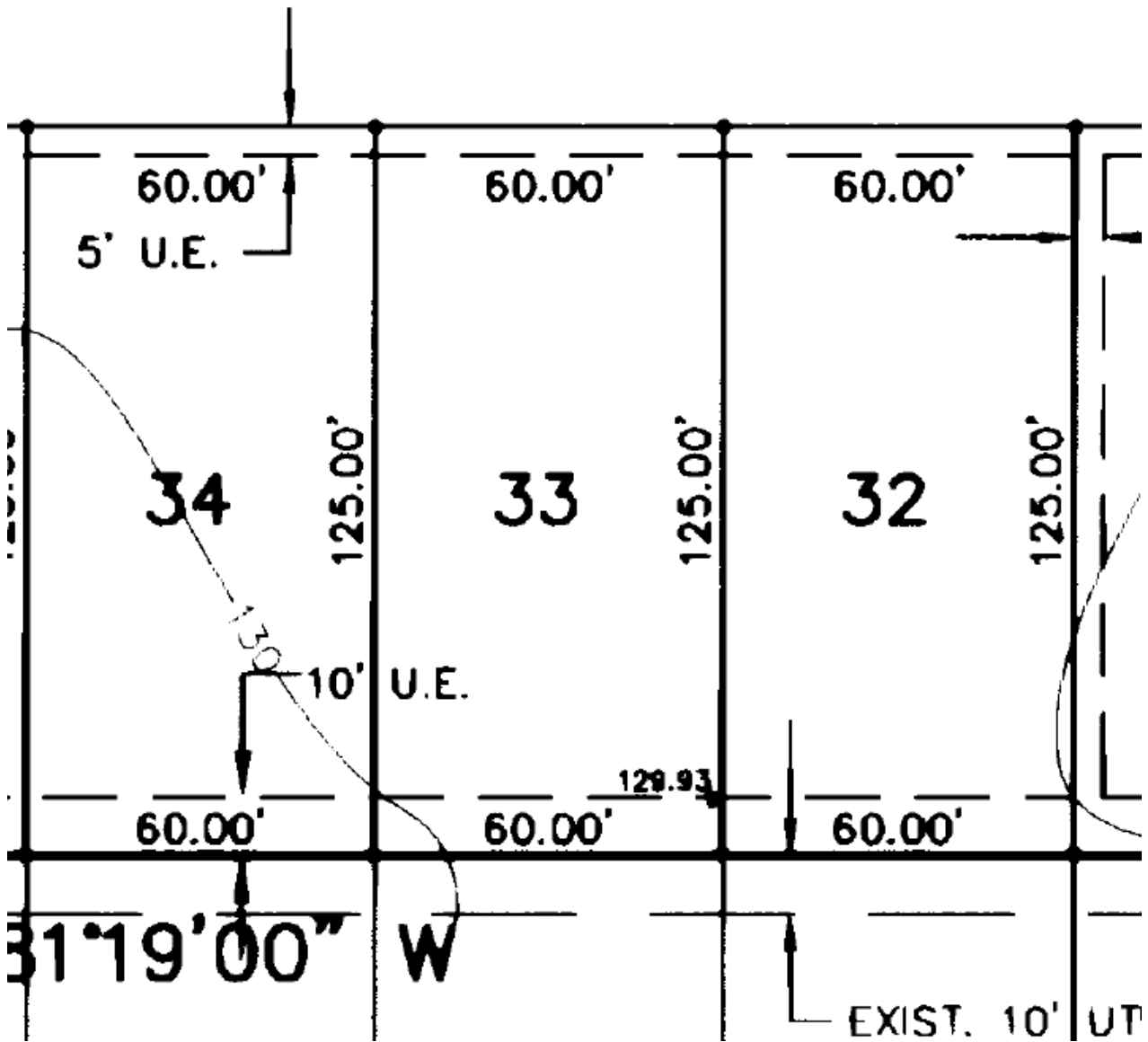
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



RECORDED LOT



PLAT NOTES

GENERAL NOTES

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. MINIMUM BUILDING SETBACK LINES SHALL BE AS PER CITY ZONING ORDINANCES OF THE CITY OF MISSION.
3. THIS PROPERTY IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480345 0005 C; REVISED NOVEMBER 20, 1991.
4. DRAINAGE DETENTION REQUIRED OF 0.67 ACRE FEET OR 766 CUBIC FEET PER LOT.
5. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB WHEN MEASURED FROM THE CENTER OF EACH LOT.
6. BENCHMARK: NORTHEAST BOLT ON THE TOP FLANGE OF A FIRE HYDRANT LOCATED APPROXIMATELY 55' NORTH OF THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION, AND ON THE WEST SIDE OF GLASSCOCK ROAD.
ELEVATION= 132.71
7. A 15 x 15 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
8. A 5 FT. SIDEWALK IS REQUIRED OF DEVELOPER ALONG GLASSCOCK ROAD AND E. 22nd STREET. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL OTHER STREETS DURING THE BUILDING PERMIT STAGE AND PRIOR TO OCCUPANCY.
9. SET $\frac{1}{2}$ " DIAMETER IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. A 6' BUFFER IS REQUIRED ALONG GLASSCOCK ROAD & E. 22nd STREET BY DEVELOPER.
11. NO CURB CUTS OR DRIVEWAY PERMITTED ONTO GLASSCOCK ROAD OR E. 22nd STREET.
12. LOT 18 SHALL HAVE A DRIVEWAY ACCESS FROM E. 21st STREET AND LOT 19 SHALL ONLY HAVE DRIVEWAY ACCESS FROM ITS SOUTHWEST CORNER AREA.
13. THE 5' UTILITY EASEMENT ABUTTING THE PUBLIC STREET AT THE LOTS FROM (METER) SIDE WILL NOT BE FENCED AND SHALL REMAIN UNOBSTRUCTED.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
16. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
17. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

PICTURES



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
582180	S2973-07-000-0030-00	RODRIGUEZ RODOLFO	2016 E 20TH ST	MISSION	TX	78572-3201
684256	S7355-00-000-0035-00	RAMOS ARNOLDO & DIANA G	2012 E 21ST ST	MISSION	TX	78572-3545
684225	S7355-00-000-0004-00	GUTIERREZ MANUEL	2007 E 21ST STREET	MISSION	TX	78572-3546
582152	S2973-07-000-0002-00	DREUMONT GLADYS CARLA	2009 E 20TH ST	MISSION	TX	78572-3224
582153	S2973-07-000-0003-00	LEVECK MATTHEW	2011 E 20TH ST	MISSION	TX	78572-3224
582151	S2973-07-000-0001-00	AYALA MINERVA	2007 E 20TH ST	MISSION	TX	78572-3224
582158	S2973-07-000-0008-00	LOPEZ ANGEL M & BERTHA GARCIA	2021 E 20TH ST	MISSION	TX	78572-3224
684226	S7355-00-000-0005-00	ALANIS RAMIRO	2009 E 21ST ST	MISSION	TX	78572-3546
684228	S7355-00-000-0007-00	PEREZ NARCISO FERNANDEZ	112 N 6TH ST	DONNA	TX	78537-2602
684250	S7355-00-000-0029-00	ORTEGA CARLOS	2447 OAK ST APT 2	BLUE ISLAND	IL	60406-2032
684255	S7355-00-000-0034-00	DE ANDA JOSE ANTONIO & ILEANNA	2014 E 21ST ST	MISSION	TX	78572-3545
684227	S7355-00-000-0006-00	PALACIOS ALEJANDRO	2011 E 21ST ST	MISSION	TX	78572-3546
582154	S2973-07-000-0004-00	CASTANEDA EDUARDO	2013 E 20TH ST	MISSION	TX	78572-3224
582155	S2973-07-000-0005-00	SETIEN MARCO ANTONIO CASTILLO & SAN JUANITA	2015 E 20TH ST	MISSION	TX	78572-3224
582159	S2973-07-000-0009-00	ROSALES IRMA M	2101 E 20TH ST	MISSION	TX	78572-3220
582181	S2973-07-000-0031-00	SOLIS VICKY	2014 E 20TH ST	MISSION	TX	78572-3201
684232	S7355-00-000-0011-00	VALDES ERIK E ALEMAN	2021 E 21ST ST	MISSION	TX	78572-3546
684233	S7355-00-000-0012-00	SOLIS ROEL & ROSA E ALEMAN	2023 E 21ST ST	MISSION	TX	78572-3546
684251	S7355-00-000-0030-00	LOPEZ NICOLAS JR & ANNA K MORALES	2022 E 21ST ST	MISSION	TX	78572-3545
684252	S7355-00-000-0031-00	HARRIS ANTHONY CHARLES	2020 E 21ST ST	MISSION	TX	78572-3545
684253	S7355-00-000-0032-00	TEZCUCANO JEREMIAS & KAYLA	2018 E 21ST ST	MISSION	TX	78572-3545
684254	S7355-00-000-0033-00	RAMONES ROBERTO CARLOS	2016 E 21ST ST	MISSION	TX	78572-3545
582156	S2973-07-000-0006-00	TREVINO SAMUEL & YVETTE M	2017 E 20TH ST	MISSION	TX	78572-3224
582157	S2973-07-000-0007-00	KILLBY MARK A & SARAI	2019 E 20TH ST	MISSION	TX	78572-3224
582179	S2973-07-000-0029-00	PENALOZA MARIA THERESA	2018 E 20TH ST	MISSION	TX	78572-3201
582182	S2973-07-000-0032-00	GARZA JESUS J J R & CRISELDA C	2012 E 20TH ST	MISSION	TX	78572-3201
684229	S7355-00-000-0008-00	GARCIA SANTA HERNANDEZ	2015 E 21ST ST	MISSION	TX	78572-3546
684230	S7355-00-000-0009-00	PEDRAZA ALEJANDRO HERNANDEZ & KEREN	2017 E 21ST ST	MISSION	TX	78572-3546
684258	S7355-00-000-0037-00	BENAVIDES GUADALUPE & ALBERTO ALLAN	2008 E 21ST ST	MISSION	TX	78572-3545
684257	S7355-00-000-0036-00	PEREZ MYRA M	2010 E 21ST ST	MISSION	TX	78572-3545
684231	S7355-00-000-0010-00	SILVA MELISSA YVETTE	2019 E 21ST ST	MISSION	TX	78572-3546