



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 1'- 6" side setback instead of the required 6' and a 4' rear setback instead of the required 10' setback/utility easement for a proposed 12'x 36' carport, being Lot 25, Mission Valley Subdivision, located at 3405 Driftwood Court, Applicant – Robert Acosta - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 08, 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) (f) (g) of the Mission Code of Ordinances, which states:
 - Minimum depth of the rear setback: 10 feet
 - Minimum depth of the side setback: 6 feet
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser rear and side 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 East side of Driftwood Court, approximately 110 feet South of Thompson Street.
- The applicant is requesting a variance to allow a 12' by 36' carport within the side and rear setbacks.
- The Mission Valley Subdivision was recorded on January 16, 2016. The subject property is an irregular shaped lot.
- The subject lot has a total area of 11,069 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 approval of the proposed side setback but denial of the proposed rear utility setback. This request does qualify as an undue hardship due to the irregular shape of the Lot.

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) obtaining a building permit fee.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

**VALLEY MEMORIAL
GARDENS WEST**

DURANGO DR.

**MISSION VALLEY
THOMPSON ST.**

**SITE
LOCATION**

**SUMMERS ESTATES
EAST BLUEBONNET**

MELODY LN.

TAYLOR ROAD

296

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.

AERIAL MAP

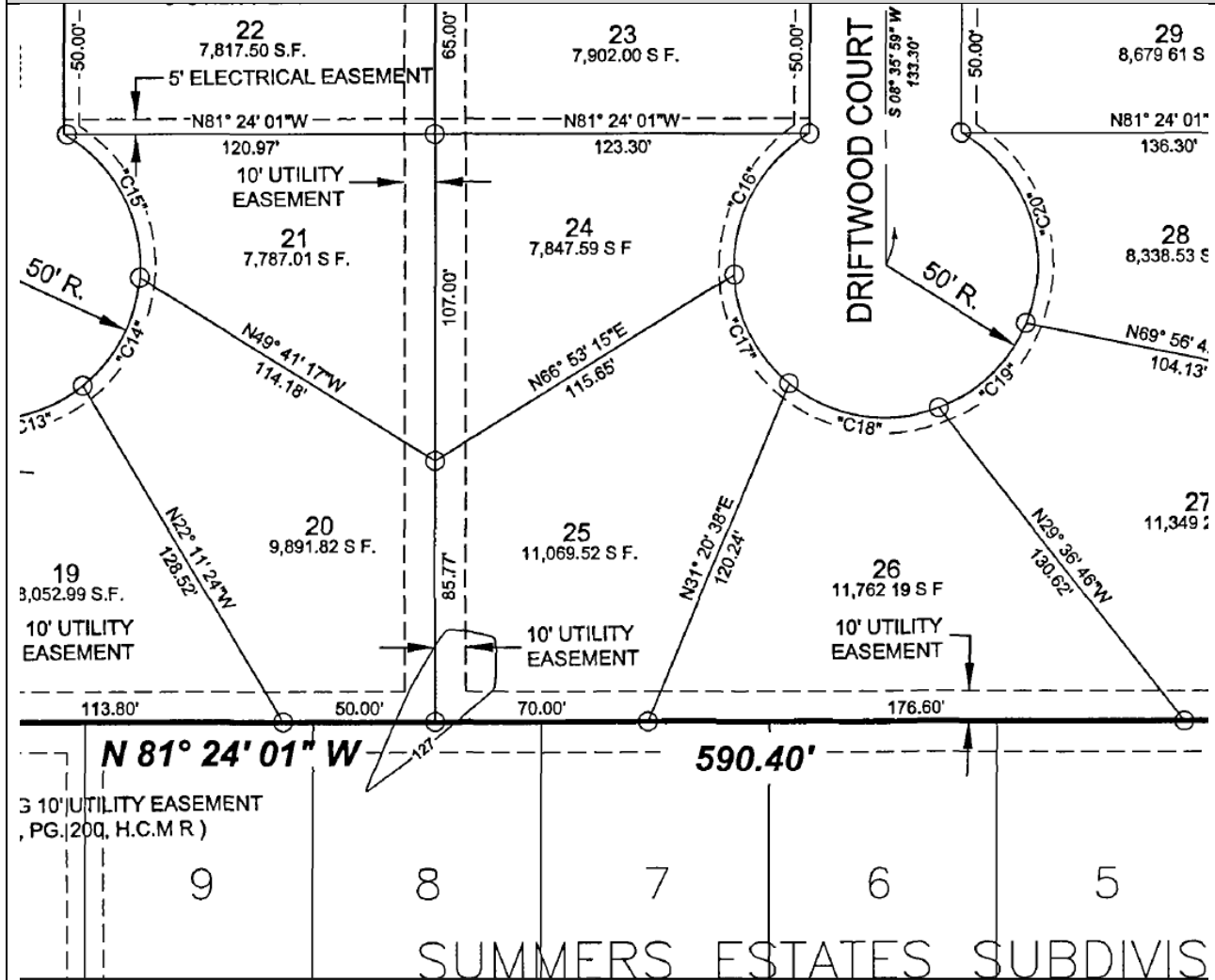


Texas Parks & Wildlife, East, HERE, Garmin, INCREMENT P, USGS, EPA, USGS

SITE PLAN



RECORDED LOT



PLAT NOTES

GENERAL NOTES

- 1 SETBACK AS FOLLOWS (EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)
FRONT 25 FEET
CUL-DE-SAC FRONT 15 FEET
REAR 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES 6 FEET OR GREATER FOR EASEMENTS
CORNER SIDES 10 FEET OR GREATER FOR EASEMENTS
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK REQUIRED

- 2 MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT THE MID POINT OF THE LOT

- 3 BENCH MARK #1 BENCHMARK SET DISK IN CONCRETE APPROXIMATELY 152 FEET SOUTH OF THE NORTH PROPERTY LINE OF THIS SUBDIVISION AND 34 FEET WEST OF TAYLOR ROAD CENTERLINE ELEV =125 93 .

BENCH MARK #2 TOP OF SANITARY SEWER MH ON THE SOUTH PROPERTY LINE OF THIS SUBDIVISION AND 24 FEET WEST OF TAYLOR ROAD CENTERLINE.
GEODETIC G P S TEXAS STATE PLANE GRID COORDINATE SYSTEM
NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003)
N=16612726 0120 E=1058730 7050 ELEV =124 78

- 4 THIS SUBDIVISION IS LOCATED IN ZONE "C" ON FEMA'S FLOOD INSURANCE AREAS OF MINIMAL FLOODING COMMUNITY PANEL No 480334 0400 C, MAP REVISED NOV 16, 1982
- 5 STORM RUNOFF DETENTION REQUIRED FOR THIS SUBDIVISION 18,259 C F (0 419 AC.-FT./FT.).
- 6 DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT
7. NO BUILDING PERMITTED OVER ANY EASEMENT
- 8 NO ENTRANCE TO LOTS 1 & 33 FROM TAYLOR ROAD
- 9 NO ENTRANCE TO LOTS 13 THRU 18 FROM EAST JOHNSON LANE (25' PRIVATE DRIVE)
- 10 NO FENCES SHALL BE PLACED WITHIN UNITED IRRIGATION EASEMENT.

PICTURES

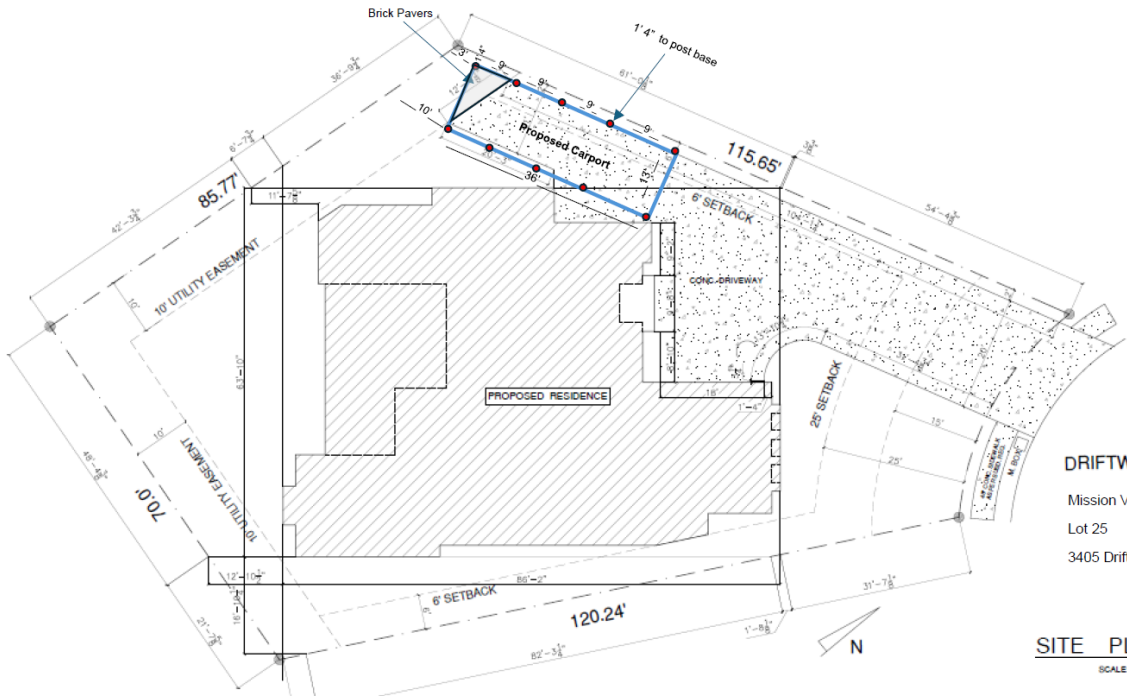


PICTURES



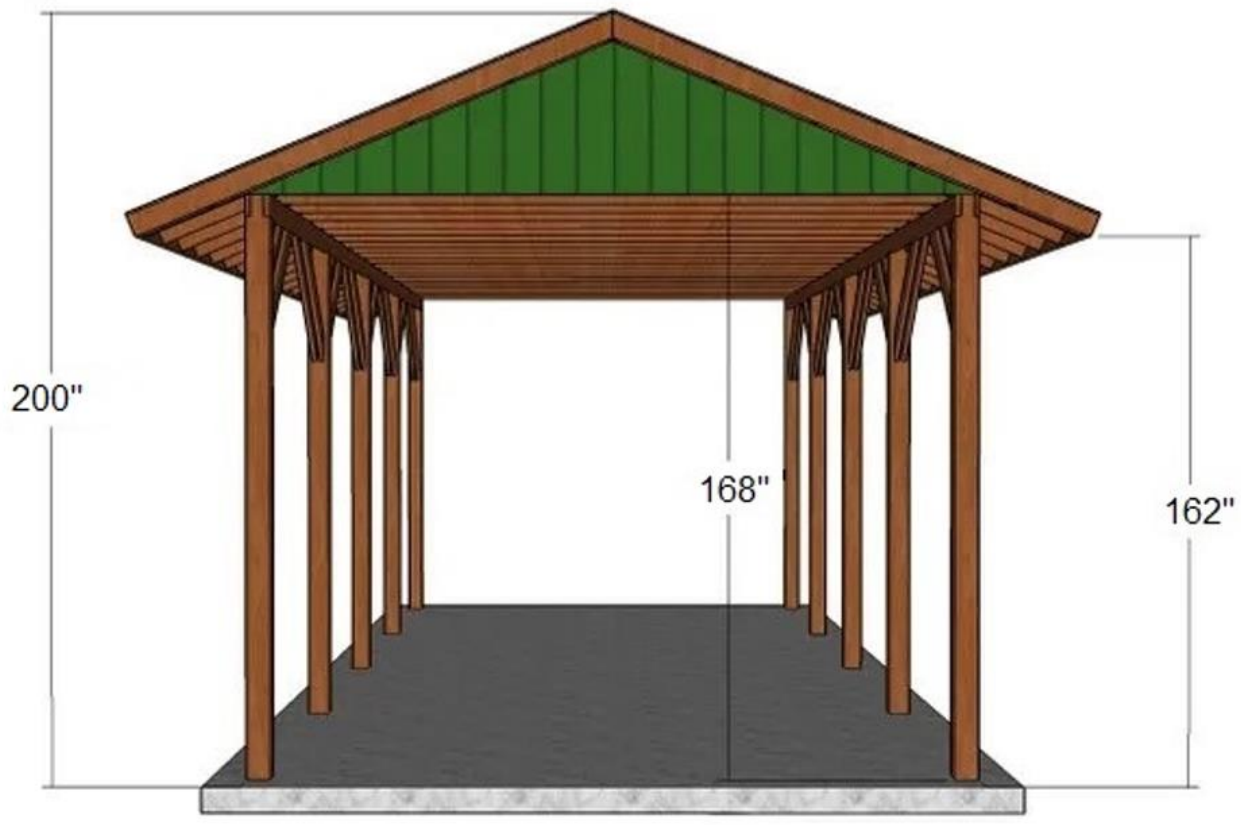


PICTURES



DRIFTWOOD COURT
Mission Valley Subdivision
Lot 25
3405 Driftwood Ct

SITE PLAN
SCALE: 1/8" = 1'



APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: flat		December 22, 2025																				
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID %	EXEMPTIONS	VALUES		2025	2026																			
1068097 3405 DRIFTWOOD CT, MISSION TX		ACOSTA ROBERT LEE & CYNTHIA ANN		1225060 100.0000	HS	IMPROVEMENTS	279,804	270,804																				
MISSION VALLEY LOT 25 TYPE: R DBA: GEO ID: M5255-00-000-0025-00 Ref ID: M525500 Ref ID: M525500 SUB TYP: RES LEGAL ACREAGE:		3405 DRIFTWOOD CT MISSION TX 78573				LAND MARKET	108,592	108,592																				
PROP USE: AS CODE: M525500 MWP ID: CMS DOC# MPT AR: S5LA014 SUB MKT: TIF: APPR VAL METHOD: flat		ACENT: EFF DATE: EXP DATE:				TAKING UNITS																						
GENERAL		REMARKS		SKETCH																								
UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PGB UNITS: 0 ZONING: RB RENT: 0		(2024) NEW IMPS: COM EST DIMS: PICTO(2017) VAC																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TAXING UNIT CD</th> <th>TAXING UNIT NAME</th> <th>PCT</th> </tr> </thead> <tbody> <tr><td>CAD</td><td>APPRAISAL DISTRICT</td><td>100.00%</td></tr> <tr><td>CMS</td><td>CITY OF MISSION</td><td>100.00%</td></tr> <tr><td>DR1</td><td>DRAINAGE DISTRICT #1</td><td>100.00%</td></tr> <tr><td>GHD</td><td>HIDALGO COUNTY</td><td>100.00%</td></tr> <tr><td>JCC</td><td>SOUTH TEXAS COLLEGE</td><td>100.00%</td></tr> <tr><td>SSL</td><td>SHARPLAND ISD</td><td>100.00%</td></tr> <tr><td>SST</td><td>SOUTH TEXAS SCHOOL</td><td>100.00%</td></tr> </tbody> </table>		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%	SSL	SHARPLAND ISD	100.00%
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DEED HISTORY																												
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																							
2022-01-28	WD	null/null	3304904	ACOSTA ROBERT	DUO REAL																							
IMPROVEMENT VALUATION																												
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	YR	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
1	CAN	CANOPY	RES	20	27.65	1	1	1	2023	2023	AV	0	0	553	97.00	100.00	100.00	100.00	100.00	100.00	0.97	536				Heating/Cooling	AND	
	CAN	CANOPY	RES	14	27.65	1	1	1	2023	2023	AV	0	0	381	97.00	100.00	100.00	100.00	100.00	100.00	0.97	375				Roof Style	MX	
	STG	STORAGE	RES	48	10.00	1	1	1	2023	2023	AV	0	0	480	99.00	100.00	100.00	100.00	100.00	100.00	0.99	475				Plumbing	2	
	MA	Residential Main	RES	2,250	110.61	1	1	1	2023	2023	AV	0	0	248,873	97.00	100.00	100.00	100.00	100.00	100.00	0.97	241,407				Roof Covering	Cmp5	
	GAR	GARAGE	RES	420	55.30	1	1	1	2023	2023	AV	0	0	23,226	97.00	100.00	100.00	100.00	100.00	100.00	0.97	22,529				Custom	0	
	POR	PORCH	RES	56	27.65	1	1	1	2023	2023	AV	0	0	1,548	97.00	100.00	100.00	100.00	100.00	100.00	0.97	1,502				BATH	2	
	PAT	PATH	RES	290	27.65	1	1	1	2023	2023	AV	0	0	7,742	97.00	100.00	100.00	100.00	100.00	100.00	0.97	7,510				WALL HEIGHT	8	
1			STCD: A1	3,088	Area: 2,250				HomeSite	Y (100.00%)				282,809	AS Code: 100.00%	Market Area: 102.00%							270,821				Number of	3.00
		Style:	Finish Out: 100		Quality: GD				Structure:						Ext Wall: STU												ROOF HEIGHT	MP
																										Floors	TIL	
																										Interior Finish	SRK	
																										Construction	RES	
																										Exterior Work	DSTU	
																											Foundation	SLB
LAND VALUATION										LAND ADJUSTMENTS					PRODUCTIVITY VALUATION													
LF DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT	PRC	ADJ	MADJ	VAL	SRC	MKT	VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE			
1 LOT	L			M525500	A1	Yes	SF	11069	52	sf	10.90	0.900		A	108,592		1	FUNC	0	90.00	No			0.00	0	0	0	

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
1131914						
716960	S6868-00-000-0007-00	GARCIA ELIZABETH TREVINO	2703 E BLUEBONNET LN	MISSION	TX	78573-9320
716964	S6868-00-000-0011-00	GARCIA ADRIAN A	2601 E BLUEBONNET LN	MISSION	TX	78573-9301
716959	S6868-00-000-0006-00	SILVA GILBERTO JR & LAURA M MCDONALD	2705 E BLUEBONNET LN	MISSION	TX	78573-9320
716970	S6868-00-000-0017-00	RICHARDSON DONALD R & ROSALINA V	2702 E BLUEBONNET LN	MISSION	TX	78573-9306
716968	S6868-00-000-0015-00	OLACIO RAFAEL	2606 E BLUEBONNET LN	MISSION	TX	78573-9319
716963	S6868-00-000-0010-00	BHATT DAVID	2603 BLUEBONNET LN	MISSION	TX	78573-9301
716961	S6868-00-000-0008-00	THOMPSON CHRISTOPHER & IRENE	2701 E BLUEBONNET LN	MISSION	TX	78573-9320
716958	S6868-00-000-0005-00	DEL CANTO PROPERTIES LLC	2536 E GRIFFIN PKWY	MISSION	TX	78572
716969	S6868-00-000-0016-00	FOWLER DOUGLAS WADE & LIZAN DENICE	2700 E BLUEBONNET LN	MISSION	TX	78573-9306
716962	S6868-00-000-0009-00	BHATT DAVID YOGESH	2603 E BLUEBONNET LN	MISSION	TX	78573-9301
716977	S6868-00-000-00A1-00	RICHARDS MARK V II & LINDSEY B	3503 N TAYLOR RD	MISSION	TX	78573-9335
1068078	M5255-00-000-0006-00	PONCE LUZ MARIA DOMINGUEZ	2717 THOMPSON ST	MISSION	TX	78573-0281
1068079	M5255-00-000-0007-00	ADG HOMEOWNER'S ASSOCIATION INC	3405 DRIFTWOOD CT	MISSION	TX	78573
1068081	M5255-00-000-0009-00	SMITH ANDREW H IV & SHELLIE E	2701 THOMPSON DR	MISSION	TX	78573-0281
1068089	M5255-00-000-0017-00	PRECIADO CUAHUTEMOC	315 S 48TH LN APT 1	MCALLEN	TX	78501-3572
1068090	M5255-00-000-0018-00	ALANIZ KIMBERLY ISELY & ALEJO BANDA ACOSTA	1900 W VENTURA ST	PHARR	TX	78577-6034
1068091	M5255-00-000-0019-00	GARCIA ALFREDO JR & ANNETTE	3400 GABRIELA CT	MISSION	TX	78573-0278
1068092	M5255-00-000-0020-00	CADENA RAUL & MONICA ELIZABETH NELSON	3513 N 38TH ST	MCALLEN	TX	78501-3308
1068093	M5255-00-000-0021-00	AGUILERA AGUSTIN	4838 N MARLO WAY UNIT 30	APPLETON	WI	54913-1818
1068094	M5255-00-000-0022-00	RAMOS SYLVIA & ROLANDO	3412 GABRIELA CT	MISSION	TX	78573-0278
1068095	M5255-00-000-0023-00	SANCHEZ ANA KAREN SALINAS	3413 DRIFTWOOD CT	MISSION	TX	78573-0279
1068096	M5255-00-000-0024-00	RIOS HERNAN VELA	3409 DRIFTWOOD CT	MISSION	TX	78573
1068097	M5255-00-000-0025-00	ACOSTA ROBERT LEE & CYNTHIA ANN	3405 DRIFTWOOD CT	MISSION	TX	78573
1068098	M5255-00-000-0026-00	CASTILLO ENRIQUE & MARIA DEL ROSARIO	2709 SELENA ST	MISSION	TX	78572-6425
1068099	M5255-00-000-0027-00	RODRIGUEZ CESAR & SHARON	3404 DRIFTWOOD CT	MISSION	TX	78573-0279
1068100	M5255-00-000-0028-00	SALDANA SERGIO T & MARIA O SALCIDO URIARTE	1609 JOHNATHON DR	MISSION	TX	78572-8561
1068101	M5255-00-000-0029-00	ARREZOLA KARINA GISELLE	3412 DRIFTWOOD CT	MISSION	TX	78573
1068102	M5255-00-000-0030-00	GONZALEZ JAIME & ANA M	2808 THOMPSON ST	MISSION	TX	78573-0280
1068071	M5255-00-000-0000-00	ADG HOMEOWNER'S ASSOCIATION INC	3405 DRIFTWOOD CT	MISSION	TX	78573
1068080	M5255-00-000-0008-00	MUNOZ CESAR H CABALLERO & DEBORAH GONZALEZ	2709 THOMPSON ST	MISSION	TX	78573-0281
716953	S6868-00-000-0000-00	SUMMERS ESTATE ASSOC INC	2701 E BLUEBONNET LN	MISSION	TX	78573-9320