



- 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 0' garage setback instead of the required 18' for a 14' x 24' proposed carport, being Lot 37, Block 16, Fiesta Village Phase I Subdivision, located at 1703 Mercedes Avenue, Applicant: Garry Wood – Cervantes
- 

**NATURE OF REQUEST:**

Project Timeline:

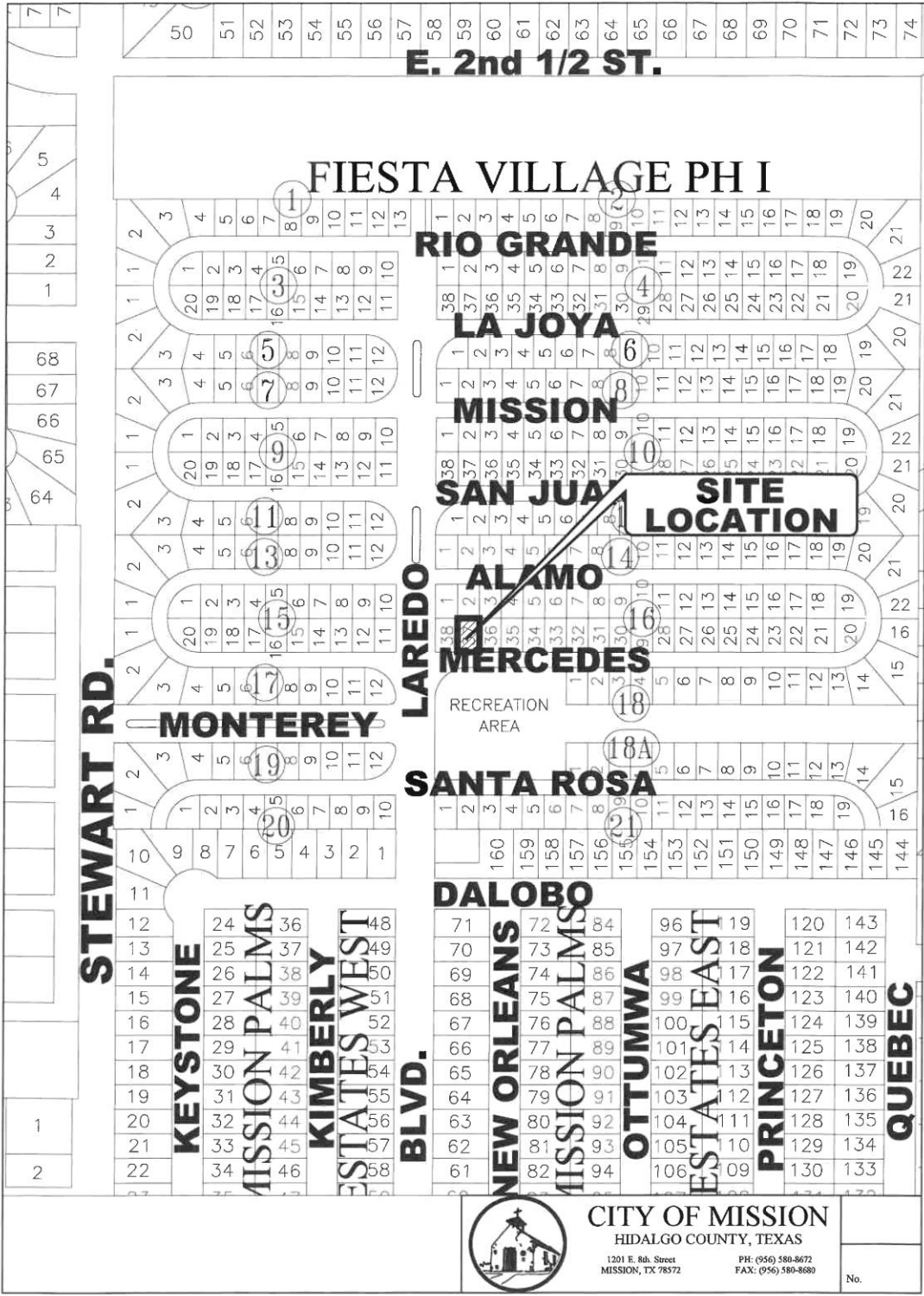
- November 14, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with Section 1.40(5)(e & i) of the Mission Code of Ordinances, which states:
  - Minimum depth of front setback: 20 feet, and
  - Minimum width of side setback:
    1. Internal lot: 6 feet
    2. Corner lot: 10 feet
  - Minimum distance from the public right-of-way to the entrance to a garage or enclosed 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 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 applicant is requesting a variance for a proposed 14' x 24' carport in front of the property.
- Fiesta Subdivision was recorded on January 23, 1978. The regular lot measures 35 feet in width by 55 feet in length for a total of 1,925 square feet. The site is located 35' from the northeast corner of Laredo Blvd. and Mercedes Avenue.
- There is currently an existing 981 square foot mobile home on the property.
- The lots to the east, west, north, and south are developed as Mobile & Modular Homes.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 47 legal notices to surrounding property owners.
- Staff notes that ZBA has considered the following variance within this subdivision.



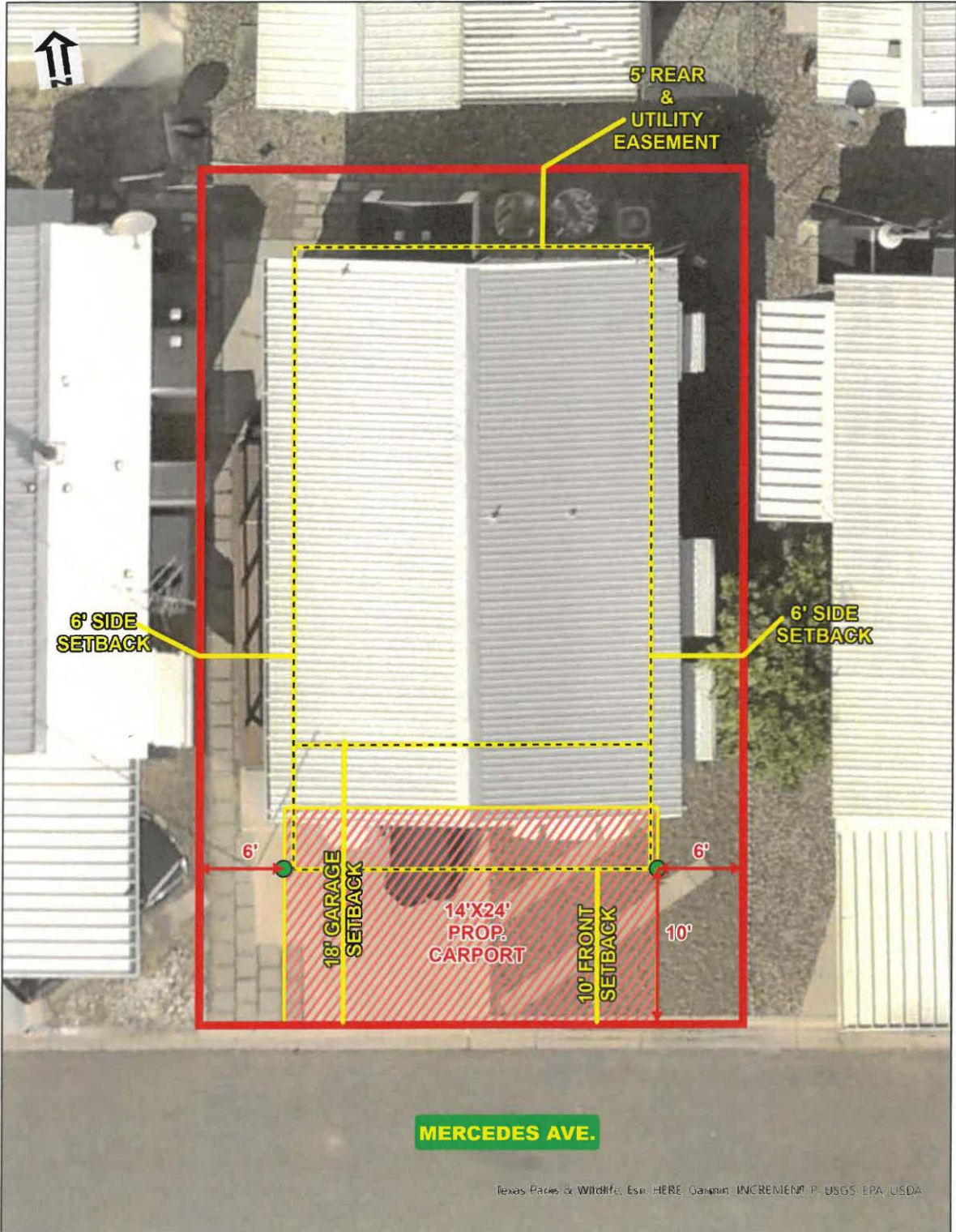
VICINITY MAP



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

No.

# ARIEL MAP



ATTACHMENTS





# ATTACHMENTS

Hidalgo County Appraisal District				PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost-local				December 22, 2025																	
PROPERTY ID AND LEGAL DESCRIPTION				OWNER ID, NAME, AND ADDRESS		OWNER ID / %		EXEMPTIONS		VALUES		2025		2026															
<b>174684</b> 1703 MERCEDES AVE, MISSION TX FIESTA VILLAGE BLK 16 LT 37 TYPE: R DBA: GEO ID: F300000016-0037-00 Ref ID: 205645 AS CODE: F300000 NRPSCO: Ref ID: R174684 WRT AREA: SSLA007 TIF: SUBTYPE: RES SUB MKT: EFF SIZE: LEGAL ACREAGE: APPR VAL METHOD: cost-local				WOOD GARY L & DORIS M 1226521 100.0000		205 S STEWART RD NO 78 MISSION TX 78572-6332				IMPROVEMENTS LAND MARKET = 7,520 6,167 MARKET VALUE = 28,501 28,001 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 28,421 28,668 HS VALUE LIMIT = 0 0 CIRCUIT BRKR LIMIT = 0 0 NET APPRAISED = 28,421 28,668																			
<b>GENERAL</b> UTILITIES: WR,SR,EL, GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCD UNITS: 0 ZONING: MH RENT: 0				<b>REMARKS</b> ADJ % (2019) ADJ ADDN CL (2016) NEW DECK (2013) N/C: HB 1928 (2010) SOME IMPS @ N/A 09- 2010 COMIMPS @ N/A DUE TO HB 1928 (2009) SOME IMPS @ N/A 09-2010 COMIMPS @ N/A DUE TO HB 1928 (2009) R/W/D STGV 07:RECH 09 (2007) R/W/D STGV 07:RECH 09				<b>SKETCH</b> 				<b>PICTURE</b> 																	
<b>TAXING UNIT CD TAXING UNIT NAME PCT</b> CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GH4 HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SSL SHARYLAND ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%				<b>DEED HISTORY</b> DATE TYPE BOOK PG INST # BUYER SELLER 2022-02-17 WD null null 3311955 WOOD GARY L & WENDT DAVID J & 2019-11-01 WD null null 3060524 WENDT DAVID J & BLITZ ARTHUR G 2017-04-25 WD null null 2806675 BLITZ ARTHUR G HOBBS GARLAND																									
<b>IMPROVEMENT VALUATION</b>												<b>IMPROVEMENT DETAIL ADJ</b>		<b>IMPROVEMENT FEATURES</b>															
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	LN	PRC	UNITS	STY	BUILT	EF	YR	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	
		ADJN	MH ADDITION	288	34.15	-1	1	2003	2008	*				0	8,847	61.00	100.00	100.00	100.00	100.00	0.01	6,007							
		DECK	MH DECK	80	22.79	-1	1	2003	2008	*				0	1,823	50.00	100.00	100.00	100.00	100.00	0.50	0							
		PKM	PARK MODEL	403.5	45.58	-1	1	1993	1998	AV				0	18,392	39.00	100.00	100.00	100.00	100.00	0.39	0							
		CANA	SLAB ALM CAN	120	11.39	-1	1	1983	1988	AV				0	1,367	38.00	100.00	100.00	100.00	100.00	0.39	0							
		SKRT	MH SKIRTING	90	0.45	-1	1	1983	1983	*				0	41	35.00	100.00	100.00	100.00	100.00	0.35	0							
1			MOBILE HOME	5TCD: M3	981.5			Area: 601							31,470		AS Code: 100.00%	Market Area: 106.00%				6,367							
			Style:	Finish Outc 100				Quality: AV																					
				CREE TTR: TAG#4142001																									
<b>LAND VALUATION</b>												<b>LAND ADJUSTMENTS</b>				<b>PRODUCTIVITY VALUATION</b>													
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			F300000	A2	No	SF			1825.00	#f	1.00		A	28,501					No			0.00	0				
												AS Code: 100.00%				28,501									0				

# ATTACHMENTS



## BUILDING INSPECTIONS DIVISION RESIDENTIAL PERMIT APPLICATION AND SUBMITTAL CHECKLIST

**PROPERTY INFORMATION:** ZONE R-4 DATE 12-4-25 STAFF A TXDOT PERMIT \_\_\_\_\_  
Project Address 1703 Mercedes GEO ID# \_\_\_\_\_  
Lot 37 Block 16 Subdivision Name Fiesta Village  
Description of Work Attached Carport  
(example: new single family dwelling, remodel existing dwelling, addition to existing dwelling, new porch/garage, solar panels)  
Square Footage of Living Area \_\_\_\_\_ Patio/Porch \_\_\_\_\_ Garage/Carport X Total \_\_\_\_\_

**OWNER/CONTRACTOR INFORMATION:**  
General Contractor: JPC Construction Contact Name: Joe Cervantes Phone: 956-655-1548  
Owner's Name: Gary & Doris Wood  
Property Address: 1703 Mercedes Owner's Phone#: 314-239-3374  
(THE ABOVE INFORMATION MUST BE CORRECT. IT IS REQUIRED THAT THE CERTIFICATE OF OCCUPANCY HAVE THIS INFORMATION)  
Estimated Project Cost: \$ 6,000 Email Address: Bt3 Woody@gmail.com

### SUBMITTAL CHECKLIST

Please submit the following items along with the completed application above.

**UNDER NO CIRCUMSTANCES WILL AN INCOMPLETE AND/OR PARTIAL SUBMITTAL BE ACCEPTED.**

Effective immediately, **NO** application will be accepted without a 2024 REScheck Compliance Report ([www.energycodes.gov](http://www.energycodes.gov)), Manual J (A/C Report), an engineered sealed Windstorm Plan and a complete set of plans in the size of 11x17.

Complete set of plans is to include the following:

- Site Plan
- Foundation Plan
- Floor Plan
- Mechanical, Electrical and Plumbing Plans
- Elevation Plan
- Driveway and Sidewalk

**SPECIAL CONDITIONS:** Must comply with all 2024 IBC, IRC, IFC, IPC, IMC, IFGG, IECC, ISPSC, IPMC, 2023 NEC Code Requirements, State Law, Local Ordinances & Setback Requirements

#### FOR OFFICE NOTES ONLY

Denied  
- No overhang onto the setbacks.

*JD*

A pre-pour survey by a licensed surveyor and/or civil engineer will be required to ensure setback/easement compliance on any cul-de-sac lots and/or irregular lots, if the house is placed on the exact setback allowed on a regular lot.

Please allow 3-5 business days to pick up permit or you may inquire at (956) 580-8691 or (956) 580-8687.

**NO BUILDING SHOULD COMMENCE WITHOUT A BUILDING PERMIT.**



ATTACHMENTS

# Building Permit Request



Fiesta Village 205 S Stewart Rd Mission, TX 78572 Phone: 956.585.9264

Date: 11/24/2025

**Location of work:**

Block: 16 Lot: 37 Park Street Address: 1703 Mercedes

City Building Permit # \_\_\_\_\_

City final inspection date: \_\_\_\_\_ City Inspector: \_\_\_\_\_

Description of Work (Circle Choice)	Canopy	Awning	Siding
	Windows/Doors	Shed	Trailer
	Rock	Addition	Cement
	Other: <u>Attached Carport</u>		

Brief description of what you want to do: (See attached drawing)

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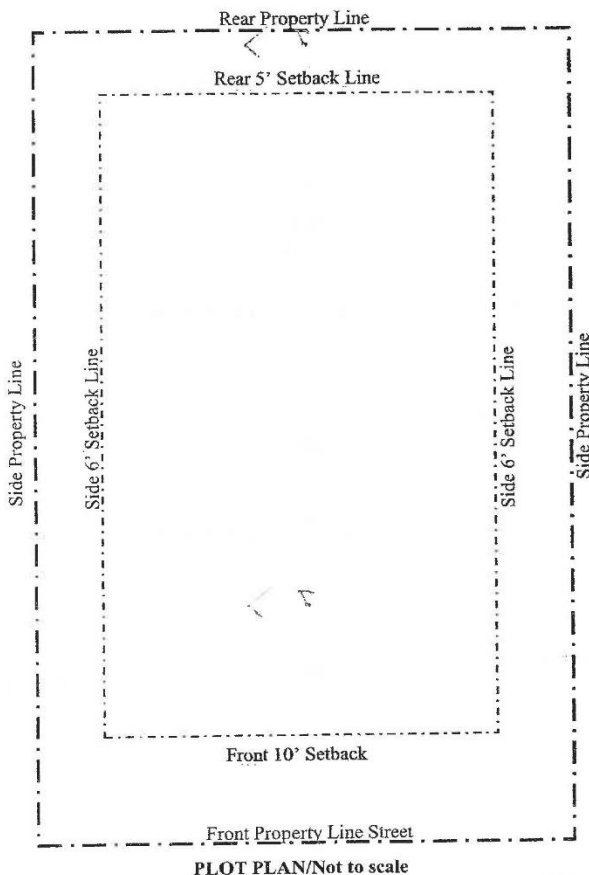
Owner: Gary & Doris Wood Address: 1703 Mercedes Phone: (319) 239-3374

Contractor: JP Construction Address: \_\_\_\_\_ Phone: (956) 655-1548

Lot Size: Front: 39' Side: 57' Rear: 39' Lot Area (Sq. Ft.): 2,223

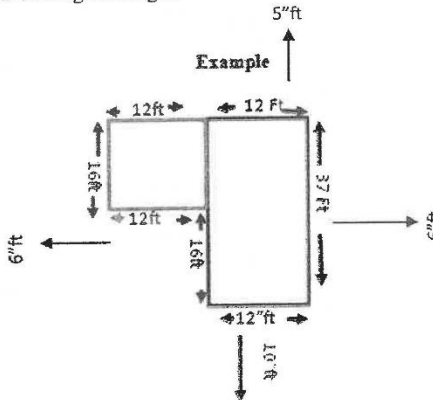
Proposed Design Building Distance from Property Line:  
Front: 10' Side: 6' Rear: \_\_\_\_\_ Side: 6'

# ATTACHMENTS



Show existing structures (trailer, park model, shed, canopies and posts, all concrete areas). Drawing must show dimensions of the current structure.

Show proposed construction. Drawing must also show all dimensions of proposed construction including the height.



**Note: If you have a irregular shaped lot ... use page 5 to sketch it out showing all dimensions and info.**

## REQUIRED PROCEDURE FOR OBTAINING PERMIT FOR ACTUAL CONSTRUCTION

**Step 1.** Three current Rules Committee member signatures required for approval. (Current FV board member signatures can be substituted if necessary.) Each signature attests a good faith effort to inform the applicant (FV resident) of pertinent FV building rules and a good faith assessment of conformance with these rules based upon the description and drawings provided. It remains the sole responsibility of the applicant (FV resident) to ensure this conformance throughout the construction process."

1. [Signature]      2. [Signature]      3. [Signature]  
 Date 3/11/25      Date Nov 30/25      Date 12/1/25

**Step 2** Presentation of this application to the City of Mission for construction permit.

**Step 3.** No work will start until the city permit has been granted and a copy is presented to a committee member and has signed that a permit is granted and a copy.

**Step 4.** When the work is underway, display the Building Request and the City of Mission permit on the property and in plain view from the street.

**Step 5.** The owner will need to provide any in-progress inspections and call for final city inspection.

**Step 6.** Return page 1 to a FV Committee member with a (legible) signature of the inspector name and the date of inspection.



## ATTACHMENTS

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
174684	F3000-00-016-0037-00	WOOD GARY L & DORIS M	205 S STEWART RD NO 78	MISSION TX		78572-6332
174649	F3000-00-016-0001-00	HARRISON PATRICIA F	205 S STEWART RD UNIT 111	MISSION TX		78572-6333
174349	F3000-00-000-0000-00	FIESTA VILLAGE INC	205 S STEWART RD UNIT 109	MISSION TX		78572-6333
174682	F3000-00-016-0035-00	EDRINGTON MARGARET	19661 STATE ROAD 13 N	NOBLESVIL IN		46060-9639
174698	F3000-00-018-0002-00	GUERRA BERNARDO R & MIRNA T	2317 LINDBERG AVE	MCALLEN TX		78501-7778
174609	F3000-00-014-0002-00	TEAGUE DIXIE J	205 S STEWART RD NO 47	MISSION TX		78572-6331
174613	F3000-00-014-0006-00	NEWELL WILLIAM R AND RITA CO TRUSTEES	205 S STEWART RD UNIT 51	MISSION TX		78572-6331
174574	F3000-00-011-0012-00	KVERNO JAY A & CARROLLE VINCENT	205 S STEWART RD	MISSION TX		78572
174577	F3000-00-012-0003-00	GASTON LARRY D & JEAN C	28165 W 183RD ST	GARDNER KS		66030-9619
174576	F3000-00-012-0002-00	LEONARD PAULA	1315 ASPACIA ST	MUSKEGON MI		49445-2005
174575	F3000-00-012-0001-00	CARVER JOHN MARK & BRADLEY A	401 S OLIVE ST	HOLDEN MO		64040-1824
174578	F3000-00-012-0004-00	GASTON LARRY D & JEAN C	28165 W 183RD ST	GARDNER KS		66030-9619
174606	F3000-00-013-0011-00	NYGREN SHIRLEY ANN TRUSTEE	205 S STEWART RD NO 74	MISSION TX		78572-6332
174655	F3000-00-016-0007-00	STRUM SUSAN	205 S STEWART RD UNIT 87	MISSION TX		78572-6332
174656	F3000-00-016-0008-00	RAUDL LAURA & DUWAYNE	14391 160TH ST	VILLARD MN		56385
174607	F3000-00-013-0012-00	NELSON ALBERT N & DOROTHY A	1333 ARTHUR LN NW APT 229	ROCHESTER MN		55901-2095
174652	F3000-00-016-0004-00	KAHLER PATRICK STUART & CARA LYNNE	205 S STEWART RD UNIT 114	MISSION TX		78572-6333
174679	F3000-00-016-0032-00	DETURK JERRY A	294 E 350 N	WARSAW IN		46582-7707
174695	F3000-00-017-0011-00	KREMER LLOYD J	5408 N 30TH ST	MCALLEN TX		78504-5107
174612	F3000-00-014-0005-00	CARMEAN FAMILY TRUST	1295 ASPACIA ST	MUSKEGON MI		49445-2003
174615	F3000-00-014-0008-00	PETERSON MICHAEL L & DONNA	205 S STEWART RD NO 278	MISSION TX		78572-6338
174683	F3000-00-016-0036-00	MCBRIDE JAMES R & ABBY JO CO TRUSTEES	205 S STEWART RD UNIT 106	MISSION TX		78572-6333
174697	F3000-00-018-0001-00	CONGDON JOYCE M & BONNIE SCHOFF	40941 COUNTY ROAD 669	DECATUR MI		49045-8911
174608	F3000-00-014-0001-00	MUSSER ALFERD F & DIANE R	53 CHURCH ST	HOULTON WI		54082
174614	F3000-00-014-0007-00	PETERSON MICHAEL L & DONNA K	205 S STEWART RD NO 321	MISSION TX		78572-6339
174653	F3000-00-016-0005-00	KLUTMAN LANCE M & DENNIE G	1813 E SYLVAN CIRCLE	BRANDON SD		57005-1517
174678	F3000-00-016-0031-00	DETURK JERRY & DARLENE	294 E 350 N	WARSAW IN		46582-7707
174696	F3000-00-017-0012-00	BLASINGAME JOHN D & MARILYN S	205 S STEWART RD UNIT 186	MISSION TX		78572-6335
174694	F3000-00-017-0010-00	REVIS TONI MARIA	205 S STEWART RD NO 416	MISSION TX		78572-6515
174605	F3000-00-013-0010-00	MILLER DEBRA SUE	205 S STEWART RD UNIT 375	MISSION TX		78572-6326
174610	F3000-00-014-0003-00	BECKER JOSEPH W & SUSAN B	17500 LILLEHEI AVE	HASTINGS MN		55033
174611	F3000-00-014-0004-00	BECKER JOSEPH W & SUSAN B	17500 LILLEHEI AVE	HASTINGS MN		55033
174573	F3000-00-011-0011-00	ZELINSKY LINDY	3912 LAKEVIEW DR	CUSHING MN		56443-2085
174650	F3000-00-016-0002-00	UMBRIGHT DONALD & BETTY	205 S STEWART RD NO 143	MISSION TX		78572-6334
174651	F3000-00-016-0003-00	BOWERS STEVE L & STACIE R	3940 HIGHWAY 130	TULLAHOV TN		37388
174681	F3000-00-016-0034-00	BAKER CARL	2434 SHULTZ RD	HASTINGS MI		49058-8670
174680	F3000-00-016-0033-00	HORNE JEFFREY THOMAS	205 S STEWART RD UNIT 107	MISSION TX		78572
174654	F3000-00-016-0006-00	BERG DAVID MYRON & BARBARA ANN	205 S STEWART RD NO 386	MISSION TX		78572-6360
174638	F3000-00-015-0009-00	MEISSNER BERNICE	205 S STEWART RD UNIT 9	MISSION TX		78572-6630
174639	F3000-00-015-0010-00	GEERDES HOLLY ET AL TRUSTEES	1100 CAMBRIDGE SQ STE B	ALPHARETTA GA		30009-1876
174637	F3000-00-015-0008-00	NYGREN SHIRLEY ANN TRUSTEE	205 S STEWART RD NO 74	MISSION TX		78572-6332
174724	F3000-00-019-0012-00	WENDT STEPHEN M & BARBARA E	75744 BOONE RD	ANITA IA		50020-8966
174641	F3000-00-015-0012-00	CLARK KENT L	24481 DUTCHSETTLEMENT ST	CASSOPOLI MI		49031-9763
174642	F3000-00-015-0013-00	INGRAHAM TERRY RAY & CHARDELL A STIFFLER	205 S STEWART RD NO 13	MISSION TX		78572-6330
174685	F3000-00-016-0038-00	GARSKIE MARSHA	205 S STEWARD RD #408	MISSION TX		78572-6360
174579	F3000-00-012-0005-00	KOSHATKA DAVID & KAREN	205 S STEWART RD NO 222	MISSION TX		78572-6336
174640	F3000-00-015-0011-00	RUDOLPH ROMAINE & WILMA	518 AQUARIUS ST	MISSION TX		78572-6314