



- 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 an 8' front setback instead of the required 20 feet, and a 1' side setback instead of the required 6' for a 21' x 30' existing carport, being Lot 81, Tabasco Subdivision, located at 707 W. 30th Street, Applicant: Roberto Gamez – Cervantes
-

NATURE OF REQUEST:

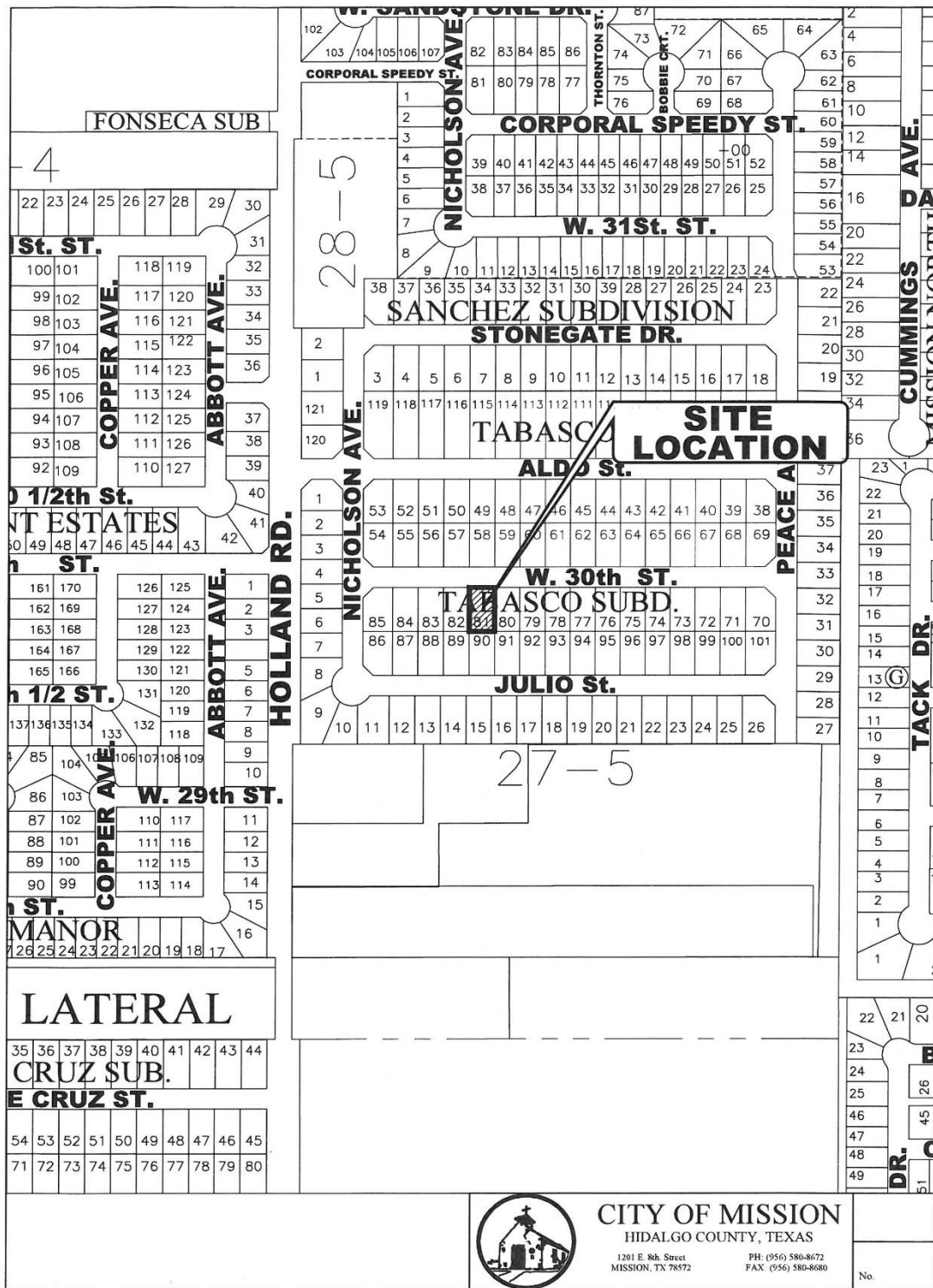
Project Timeline:

- 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 1.371(5)(e & g) 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 to keep a 21'x30' existing carport within the front and side setback.
- The Zoning Board of Adjustments previously considered this item on August 27, 2025 and it was denied. The request at that time was to allow a 4' front setback and a 1' side setback. Since the item was denied, he was asked to remove the structures within 30 days.
- The applicant would like the board to consider allowing him to reduce the existing carport by 4'.
- Tabasco Subdivision was recorded on May 14, 2003. The regular lot measures 60 feet in width by 107.50 feet in length for a total of 6,450 square feet. The site is located approximately 260 feet east of Nicholson Avenue along the south side of W. 30th Street.
- There is currently an existing 1,021 square foot single-family residence on the property. The applicant constructed the carport without obtaining the proper permits.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- City officials from the Code Enforcement Division noticed the carport and gave the property owner a notice of violation for the construction of the structure without a building permit.

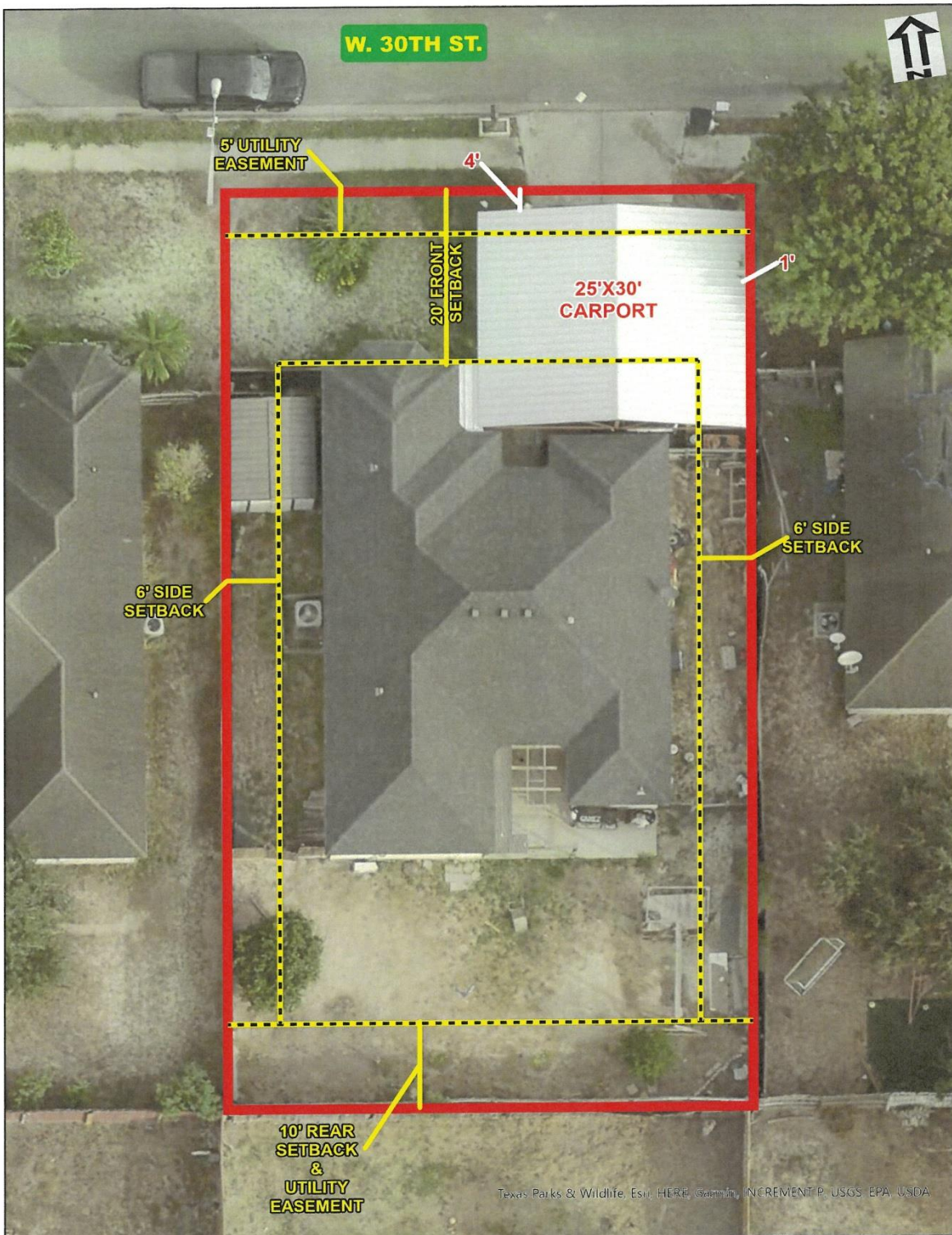
VICINITY MAP



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



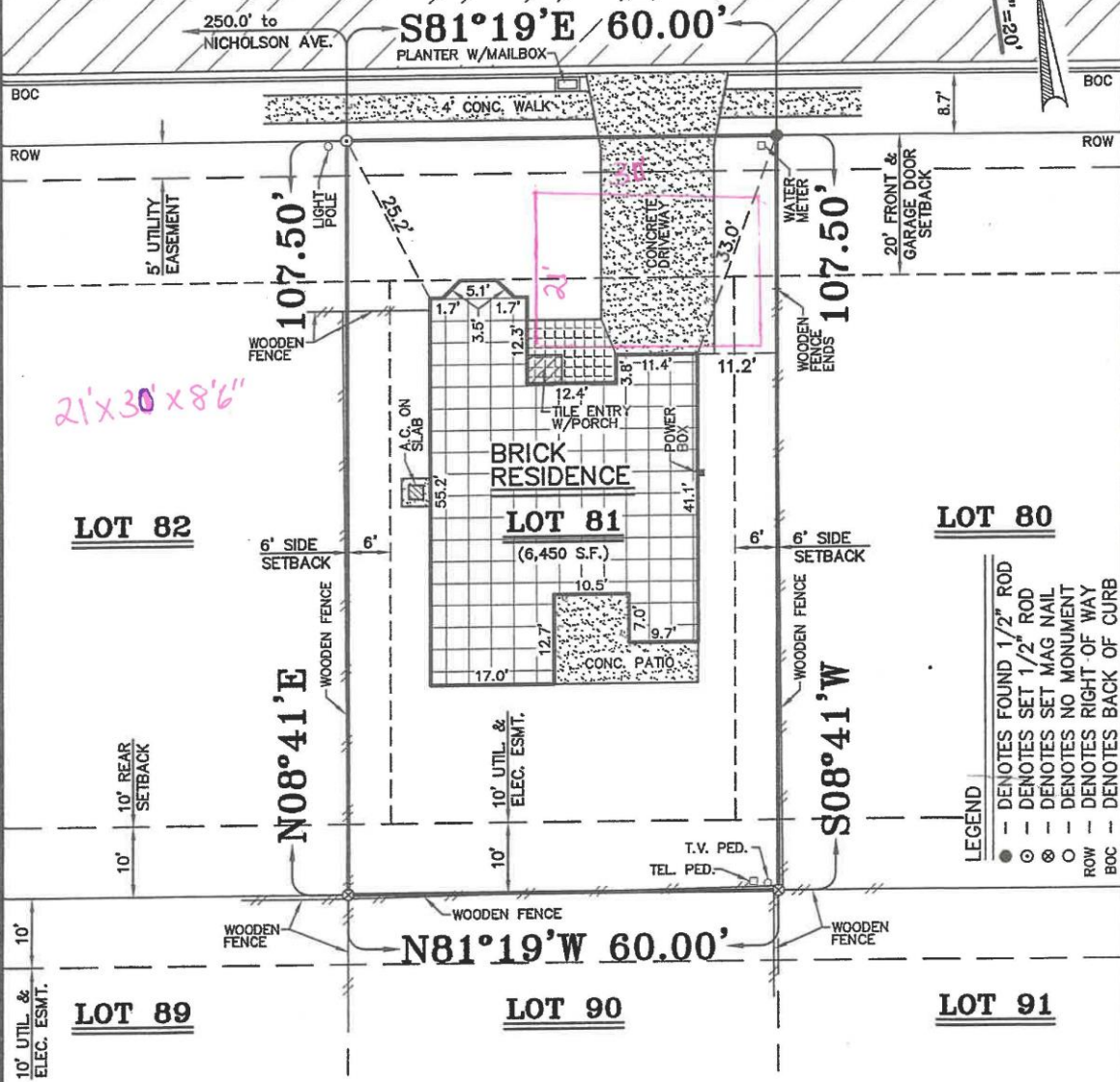
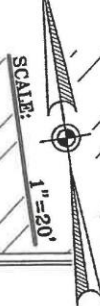
SURVEY

ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5585 FAX: (956) 618-5540

W. 30th ST.

(50' ROW-VOL. 42, PG. 76, H.C.M.R.)



- LEGEND**
- DENOTES FOUND 1/2" ROD
 - - - DENOTES SET 1/2" ROD
 - DENOTES SET MAG NAIL
 - ⊗ DENOTES NO MONUMENT
 - DENOTES RIGHT OF WAY
 - DENOTES BACK OF CURB

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480334-0409-C dated 11-16-82.

- PLAT NOTES:**
1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
 2. This survey plat is prepared in connection with Title Policy G.F. # 172432653 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 653.19 of the "The Professional Land Surveying Practices Act".
 4. This is a standard survey and does not include a subsurface utility or topographic investigation.
 5. Statutory rights, rules, regulations, easements and liens in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code. (Blanket)
 6. Easement reserved in Deed dated July 4, 1945, recorded in Volume 563, Page 540, Deed Records, Hidalgo County, Texas. (Blanket)
 7. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Mission and/or other Governmental Authority.
 8. Subject to any oil, gas and mineral lease of record.
 9. Bearing Basis: "N. line of Lot 81, Tabasco Subdivision"
- BORROWERS:** Roberto Gamez, Jr. and Alejandra H. Gonzalez

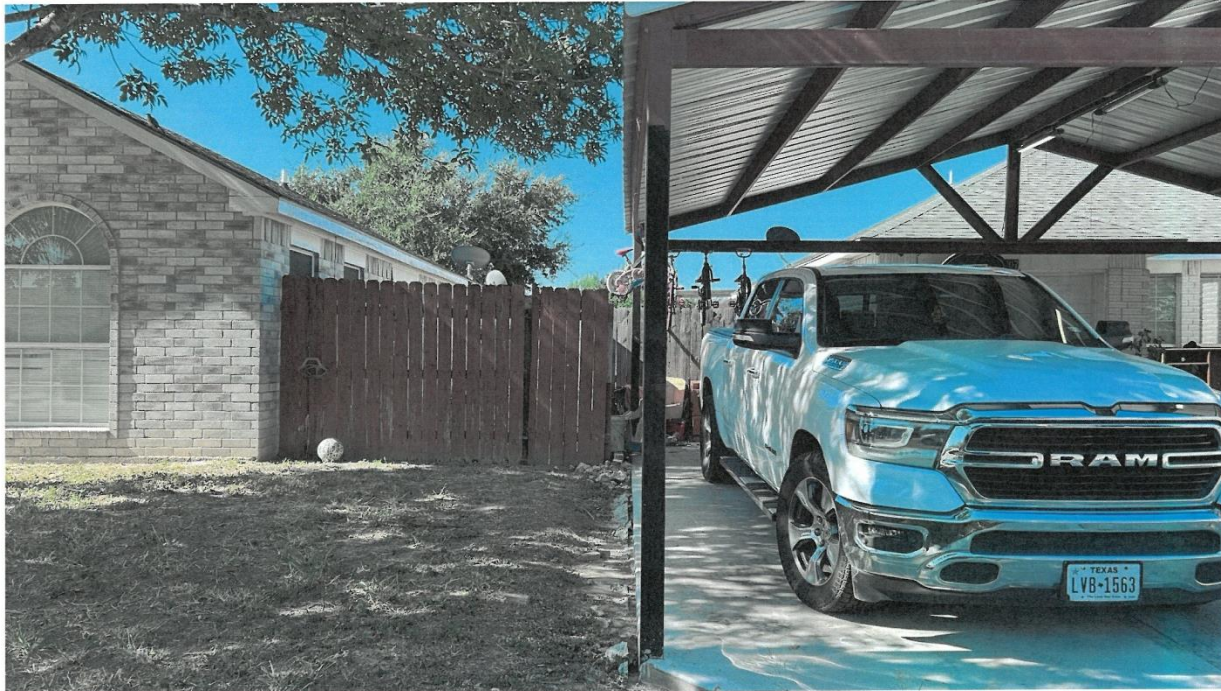
PICTURES



ATTACHMENTS

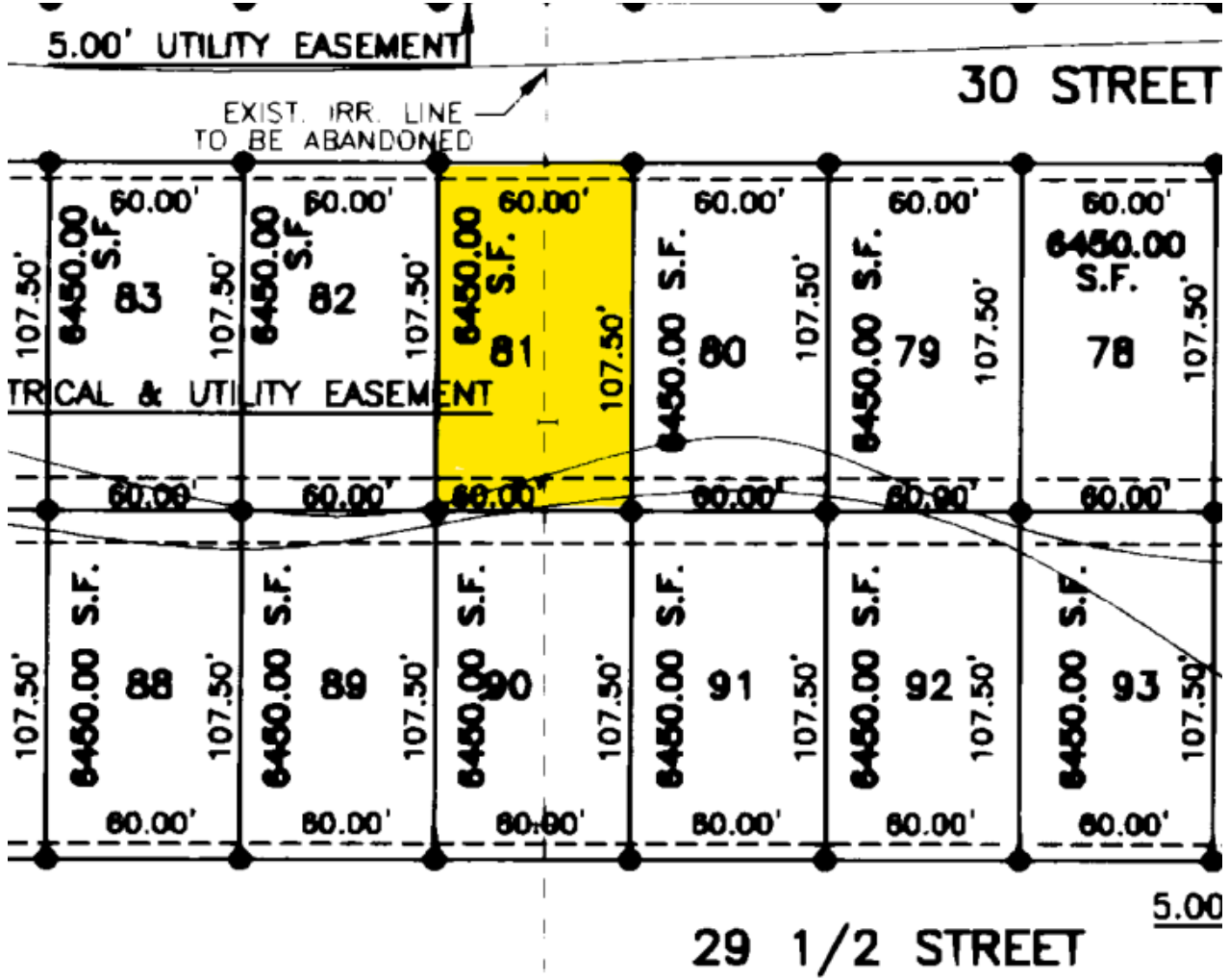


ATTACHMENTS



Hidalgo County Appraisal District										PUBLIC CARD WITH SKETCH 2025-0-0										Valuation Method: cost-local		August 11, 2025	
PROPERTY ID AND LEGAL DESCRIPTION										OWNER ID, NAME, AND ADDRESS										EXEMPTIONS		VALUES	
658627 707 30TH ST, TX										GAMEZ ROBERTO JR & ALEJANDRA H GONZALEZ 1111260 100.00000												2024 2025	
TABASCO LOT 81 TYPE: R DBA: GEO ID: T0108-00-000-0081-00 Ref ID: 487725 Ref ID2: R658627 SUBTYPE: RES LEGAL ACREAGE:										PROP USE: AS CODE: T010800 MKT AREA: SMSA011 SUB MKT: APPR VAL METHOD: cost-local MAP ID: CMS VOL 42 MAPSCO: TIF: EFF SIZE:										CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00		IMPROVEMENTS 87,306 194,465 LAND MARKET + 62,245 82,245 MARKET VALUE = 139,601 156,711 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 139,601 156,711 HS VALUE LIMIT = 0 0 CIRCUIT BRKR LIMIT = 0 0 NET APPRAISED = 139,601 156,711	
UTILITIES: ALHY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0										REMARKS (2025) ADJ % & SOME NEW IMPS. NEW ROOF (2022) NEW STG (2010) N/C(2009) ADJ CL 07(2008) ADJ CL 07(2007) ADJ CL 07(2006) NEW IMPS 05(2005) NEW IMPS 05										SKETCH 			
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%										PICTURE 													
DEED HISTORY DATE TYPE BOOK/PG INST # BUYER SELLER 2017-10-10 WDV null/null 2856557 GAMEZ ROBERTO HOLLYWOOD 2017-03-29 STD null/null 2800967 HOLLYWOOD THERINA MARIA 2007-10-01 SVD null/null 1811400 THERINA MARIA MUNIZ										IMPROVEMENT VALUATION # TYPE DESCRIPTION MODEL CLASS AREA UN PRG UNITS STY BUILT EF YR COND FEAT AMT VALUE DEF PHYS ECON FUNC COMP ADJ VALUE # ADJ TYPE ADJ AMT ADJ DESC CODE MA Residential Main RES BRKFA 1,021 89.34 1 1 2004 2009 AV 0 91,216 81.00 100.00 100.00 100.00 0.81 73,885 GAR GARAGE RES BRKFA 260 44.67 1 1 2004 2009 AV 0 11,614 81.00 100.00 100.00 100.00 0.81 9,407 POR PORCH RES BRKFA 16 22.34 1 1 2004 2009 AV 0 357 81.00 100.00 100.00 100.00 0.81 289 STG STORAGE RES BRKFA 120 10.0 1 1 2021 2021 * 0 1,200 99.00 100.00 100.00 100.00 0.99 1,188 CPT CARPORT RES BRKFA 750 6.0 1 1 2024 2024 00 0 4,500 99.00 100.00 100.00 100.00 0.99 4,455 CAN CANOPY RES BRKFA 16 4.0 1 1 2024 2024 00 0 64 99.00 100.00 100.00 100.00 0.99 63 1 STCD: A1 Area: 1,021 Homestead: N (0.00%) 108,951 AS Code: 100.00% Market Area: 117.00% Style: Finish Out: 100 Quality: FA Structure: Ext Wall: BRK													
LAND VALUATION LF DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIM UNIT PRG ADJ M ADJ VAL SRC MKT VAL SEQ ADJ TYPE ADJ AMT ADJ % AG USE TABLE UNIT AG VALUE 1 LOT L T010800 A1 No SF 6450.00 sf 8.10 1,000 A 52,245 AS Code: 100.00% Market Area: 100.00%										PRODUCTIVITY VALUATION No 0.00 0 0													

ATTACHMENTS



ATTACHMENTS

BUILDING PERMITS

707 W. 30th Street (Lot 81, Tabasco Subdivision)

Project Management - (View)

File Edit Options Functions Help Chat

Building Projects Selection

Name Information

Individual Entity Both

Name

Address

Street No#

Street

Unit

Advanced

Project Number

Contractor

Code

Selection

Status

Project Type

Project #	Type	Name	Exp. Date	Status	St No#	Street	Unit	Project Type
04003812	N	CASA LINDA	11/03/2004	Open	707	W 30TH ST		ND
04004122	N	CASA LINDA HOMES	11/15/2004	Open	707	W 30TH ST		PL
04007232	N	CASA LINDA HOMES	3/22/2005	Open	707	W 30TH ST		ME
04007293	N	CASA LINDA HOMES	3/26/2005	Open	707	W 30TH ST		EL
04007294	N	CASA LINDA HOMES	3/26/2005	Open	707	W 30TH ST		TC

Display Name Project Description

OK Cancel

Project Management - (View)

File Edit Options Functions Help Chat

Building Projects Selection

Name Information

Individual Entity Both

Name

Address

Street No#

Street

Unit

Advanced

Project Number

Contractor

Code

Selection

Status

Project Type

Project #	Type	Project Description	Exp. Date	Status	St No#	Street	Unit	Project Type
04003812	N	NEW DWELLING	11/03/2004	Open	707	W 30TH ST		ND
04004122	N	PLUMBING	11/15/2004	Open	707	W 30TH ST		PL
04007232	N	MECHANICAL	3/22/2005	Open	707	W 30TH ST		ME
04007293	N	ELECTRICAL	3/26/2005	Open	707	W 30TH ST		EL
04007294	N	TEMPORARY CLEARANCE	3/26/2005	Open	707	W 30TH ST		TC

Display Name Project Description

OK Cancel

ATTACHMENTS



CITY OF
MISSION

Irasema Dimas, Code Enforcement Supervisor
Arturo Lerma, Senior Code Enforcement Officer
Nancy Chavira, Code Enforcement Officer
Joseph Flores, Code Enforcement Officer
Angel Garcia Jr., Code Enforcement Officer
Yvette Villarreal, Code Enforcement Clerk

June 27, 2025

Case# 25-06-G-007

Roberto Gamez Jr.
707 W. 30th St.
Mission, TX 78574-4099

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **707 W. 30th St. Mission, TX**, bearing a legal description of **Tabasco Lot 81**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that **the construction that took place on the property without first obtaining the required permits.** This is a violation of **City of Mission Code of Ordinance; Chapter 18 – Buildings and Building Regulations.**

Under the provisions of City of Mission Code of Ordinance; **Chapter 18 – Building and Building Regulations – Section 18-32 – Residential Code adopted; 2021 International Residential Code (IRC). Section 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. Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning and Inspection Department.

You have **(10) calendar days** from date of notice to make contact with the **Code Enforcement Department at (956) 580-8697** to discuss the options available to comply. If you fail to make contact within the timeframe provided herein then other enforcement measures may be taken, including but not limited to, the assessment of fines and court costs.

As a property owner, you may file an application for a variance with the Zoning Board of Adjustments. We thank you for your understanding and prompt attention to this matter.

Respectfully,

Angel Garcia Jr.
Code Enforcement Officer

ATTACHMENTS



RECEIVED
7/11/25

BUILDING INSPECTIONS DIVISION
RESIDENTIAL PERMIT APPLICATION AND SUBMITTAL CHECKLIST

PROPERTY INFORMATION: ZONE R-1 DATE 7/11/25 STAFF GR TXDOT PERMIT _____

Project Address 707 W 30th St Mission Tx 78574 GEO ID# _____

Lot _____ Block _____ Subdivision Name _____

Description of Work Porch

(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 _____ Total _____

OWNER/CONTRACTOR INFORMATION:

General Contractor _____ Contact Name _____ Phone _____

Email Address (for project correspondence only): _____

Property Owners Name Roberto Gomez + Alejandra Gonzalez Property Owners Address 707 W 30th St Mission TX

(THE ABOVE INFORMATION MUST BE CORRECT. IT IS REQUIRED THAT THE CERTIFICATE OF OCCUPANCY HAVE THIS INFORMATION)

Estimated Project Cost: \$ 0

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), 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, IFB, IPC, IMC, IFGG, IECC, ISPSC, IPMC, 2023 NEC Code Requirements, State Law, Local Ordinances & Setback Requirements

FOR OFFICE NOTES ONLY

DENIED
NEW CONSTRUCTION

- * ~~MFP PERMIT REQUIRED~~
- * COMPLY WITH ALL SETBACKS NOTED
- * COMPLY WITH ALL NOTES AND ATTACHMENTS
- * CALL IN ALL NECESSARY INSPECTIONS
- * CALL IN A FINAL INSPECTION
- * PF: 0

106

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.

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
658564	T0108-00-000-0018-00	SANTIAGO MIRNA E & LUIS C PEREZ NARRO	701 JULIO ST	MISSION	TX	78574-4007
658598	T0108-00-000-0052-00	SACKEY-WALKER EVELYN NAA & ELIAS KOJJO	713 ALDO DR	MISSION	TX	78574-4098
658600	T0108-00-000-0054-00	SANCHEZ REYNDALDO JR & ZAIDA RUBI	601 S 6TH ST APT B	MCALLEN	TX	78501-2878
658601	T0108-00-000-0055-00	FLORES MINU E	712 W 30TH ST	MISSION	TX	78574-4010
658561	T0108-00-000-0015-00	RODRIGUEZ JOSE JR	707 JULIO ST	MISSION	TX	78574-4007
658631	T0108-00-000-0085-00	GONZALEZ CONSTANTINO P & OLGA	715 W 30TH ST	MISSION	TX	78574-4099
658632	T0108-00-000-0086-00	CHAVEZ JESUS A	714 JULIO ST	MISSION	TX	78574-4006
658633	T0108-00-000-0087-00	RODRIGUEZ MARISSA	3912 W HACKBERRY AVE	MCALLEN	TX	78501-8181
658634	T0108-00-000-0088-00	WADE LORON TALBOTT & RUTH ANN	1101 E PECAN BLVD NO 87	MCALLEN	TX	78501-5716
658560	T0108-00-000-0014-00	SANCHEZ JUAN JOSE	709 JULIO ST	MISSION	TX	78574-4007
658562	T0108-00-000-0016-00	RICHARDS ELMA A & BRADLEY	705 JULIO ST	MISSION	TX	78574-4007
658594	T0108-00-000-0048-00	SEPULVEDA JUAN A & ROSALBA GARCIA	705 ALDO DR	MISSION	TX	78574-4098
658596	T0108-00-000-0050-00	GONZALEZ GERARDO	709 ALDO DR	MISSION	TX	78574-4098
658603	T0108-00-000-0057-00	GUTIERREZ ESEQUIEL Jr	708 W 30TH ST	MISSION	TX	78574-4010
658605	T0108-00-000-0059-00	DOMINGUEZ FELICIANO V	704 W 30TH ST	MISSION	TX	78574-4010
658628	T0108-00-000-0082-00	MORALES JESUS IVAN	709 W 30TH ST	MISSION	TX	78574-4099
658630	T0108-00-000-0084-00	LUENGAS DIEGO J & DANIA M LOPEZ MELGAR	713 W 30TH ST	MISSION	TX	78574-4099
658635	T0108-00-000-0089-00	SALINAS JUAN JR & LETICIA C	708 JULIO ST	MISSION	TX	78574-4006
658637	T0108-00-000-0091-00	DICKINSON LYUDMYLA	1908 W 41 1/2 ST	MISSION	TX	78573-5001
658639	T0108-00-000-0093-00	RODRIGUEZ ROSA ELVIA	700 JULIO ST	MISSION	TX	78574-4006
658563	T0108-00-000-0017-00	PERALTA ANNE	703 JULIO ST	MISSION	TX	78574-4007
658595	T0108-00-000-0049-00	GARCIA BELINDA	707 ALDO DR	MISSION	TX	78574-4098
658597	T0108-00-000-0051-00	AVILA VANESSA SANCHEZ & OLGA SANCHEZ BRAGA	711 ALDO ST	MISSION	TX	78574-4098
658602	T0108-00-000-0056-00	CANTU LUCIANO	710 W 30TH ST	MISSION	TX	78574-4010
658604	T0108-00-000-0058-00	CANTU JOEL M & LAURA M	706 W 30TH ST	MISSION	TX	78574-4010
658627	T0108-00-000-0081-00	GAMEZ ROBERTO JR & ALEJANDRA H GONZALEZ	707 30TH ST	MISSION	TX	78574-4099
658629	T0108-00-000-0083-00	COHAB LLC	6114 N 3RD LANE	MCALLEN	TX	78504-2855
658636	T0108-00-000-0090-00	TUERINA STEPHANY LISSBETH	706 JULIO ST	MISSION	TX	78574-4006
658638	T0108-00-000-0092-00	MORFIN CHRISTIAN	702 JULIO ST	MISSION	TX	78574-4006
658559	T0108-00-000-0013-00	CASTRO BEATRIZ & JORGE ANTONIO	711 JULIO ST	MISSION	TX	78574-4007
658592	T0108-00-000-0046-00	SOLIS GERARDO G & MAYRA V CRUZ PADRON	701 ALDO DR	MISSION	TX	78574-4098
658593	T0108-00-000-0047-00	SOLIS ALYSSA	703 ALDO DR	MISSION	TX	78574-4098
658606	T0108-00-000-0060-00	NARVAEZ MELISSA BECHO & RICARDO NARVAEZ AGUAYO	702 W 30TH ST	MISSION	TX	78574-4010
658607	T0108-00-000-0061-00	TJERINA YOLANDA	2106 SUNRISE LN	MISSION	TX	78574-8384
658608	T0108-00-000-0062-00	VILLARREAL CECILIA H	618 W 30TH ST	MISSION	TX	78574-4009
658623	T0108-00-000-0077-00	CANTU RUPERTO O	619 W 30TH ST	MISSION	TX	78574-4044
658624	T0108-00-000-0078-00	AVENDANO JOSE CORTEZ & MARISSA	701 W 30TH ST	MISSION	TX	78574-4099
658625	T0108-00-000-0079-00	GARCIA JOSE L JR & ERICA G	703 W 30TH ST	MISSION	TX	78574-4099
658626	T0108-00-000-0080-00	MORALES MARIA O MARTINEZ	705 W 30TH ST	MISSION	TX	78574-4099
658640	T0108-00-000-0094-00	MARTINEZ NANCY	618 JULIO ST	MISSION	TX	78574-4008