



**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 7-foot rear setback instead of the required 15 feet for a 17'x17' existing detached patio, and to allow a 0' side setback instead of the required 6' for a 11'x7' existing storage shed being Lot 7, The Oaks at Holland Subdivision, located at 708 Stacie Lane, Applicant: Ricardo Reyna – Cervantes

---

**NATURE OF REQUEST:**

Project Timeline:

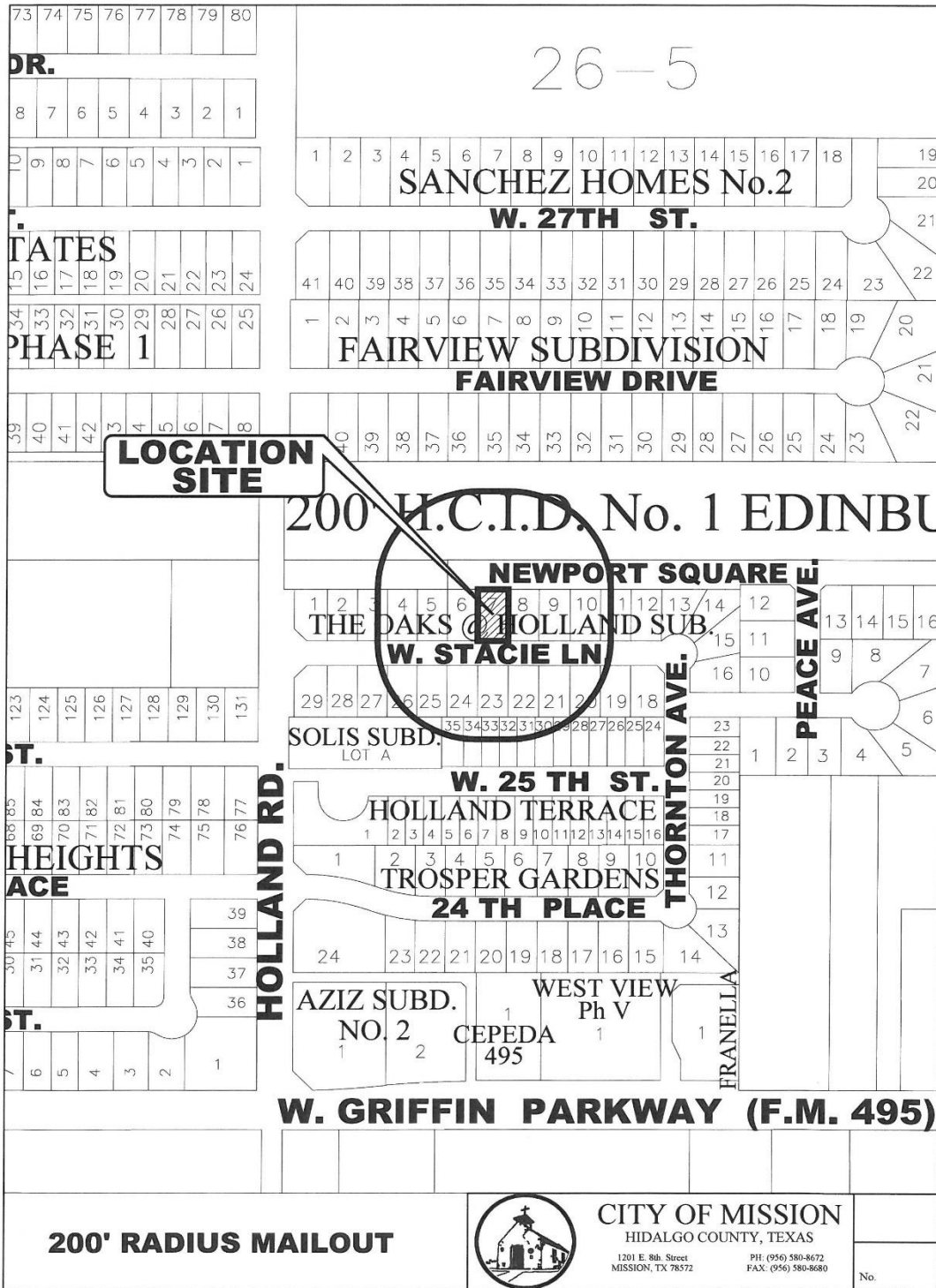
- October 27, 2025 – Application for Variance Request submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- January 28, 2026 – Public hearing and 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.- 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 property is located along the North side of Stacie Lane, approximately 300 feet East of Holland Avenue
- The applicant is requesting a variance to keep a 17'x17' Patio within the rear setback and an 11'x7' storage shed within the side setback.
- The Oaks at Holland Subdivision was recorded on February 22, 2006. The regular lot measures 60 feet in width by 105.00 feet in length, totaling 6,300 square feet. The site is
- There is currently an existing 1,402 square foot single-family residence on the property. The applicant constructed the shed 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 shed and gave the property owner a notice of violation for the construction of the structure without a building permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 20 legal notices to surrounding property owners.



**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**



**LOCATION  
SITE**

**STACIE LN.**

PICTURES



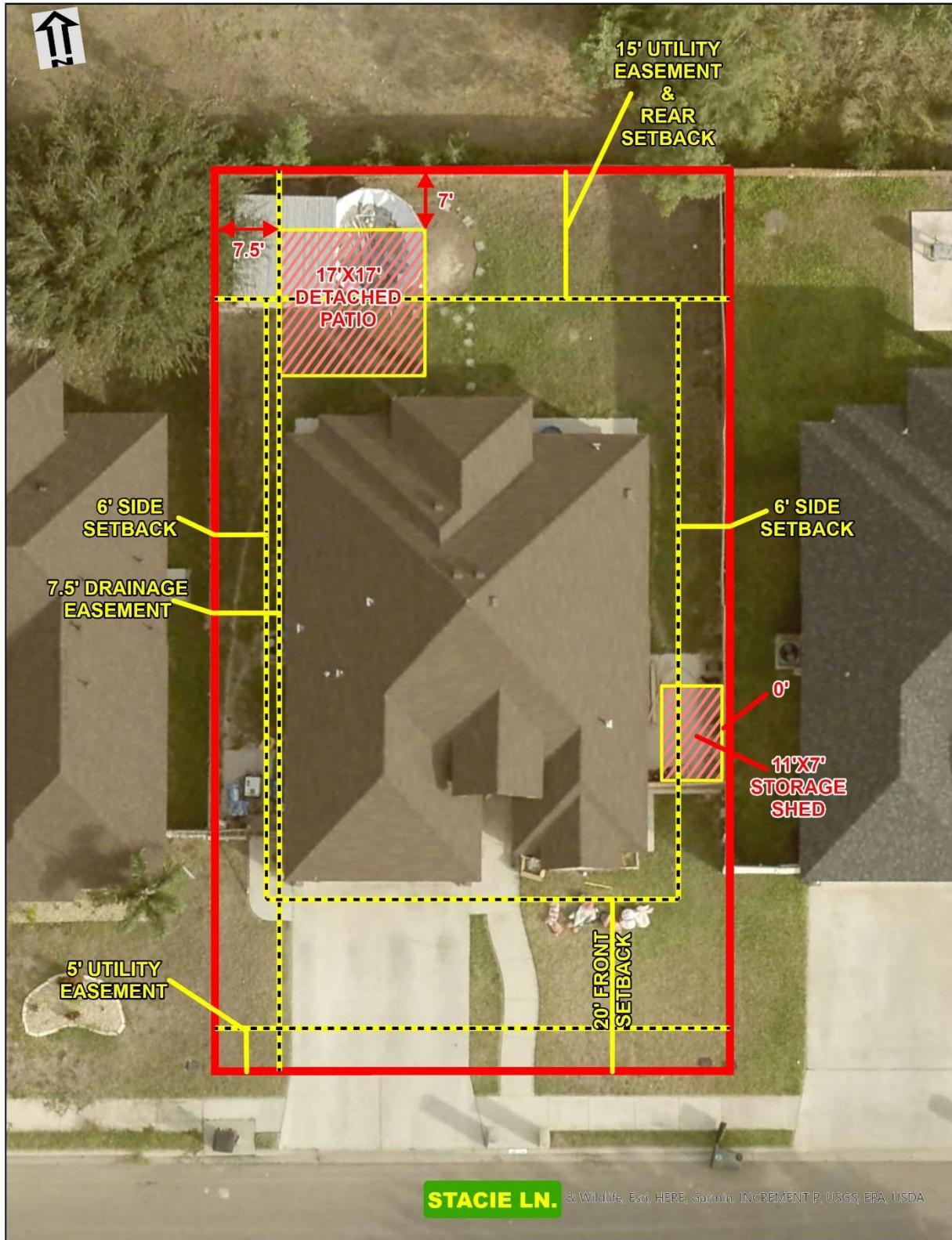
PICTURES



PICTURES



# ARIEL WITH SETBACKS



# ATTACHMENTS



THIS SUBDIVISION IS IN FLOOD ZONE "A" & "X" SHADED.  
 ZONE "A" IS DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED". ZONE "X" SHADED IS DEFINED AS "AREA OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD  
 BFE FOR ZONE "A" IS ELEV. 135.00  
 FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480345 0005 C. MAP REVISED NOVEMBER 20, 1991. FEMA LETTER OF MAP AMENDMENT CASE # 05-06-1335A, DATE JULY 12, 2005 FOR ZONE A.  
 MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT AND ABOVE THE 100-YEAR WATER SURFACE, WHICHEVER IS GREATER.

MINIMUM SETBACKS SHALL BE AS FOLLOWS :

FRONT:	20' CUL-DE-SAC	10 FEET
REAR:	15'	
SIDE:	6' OR GREATER FOR EASEMENT	
SIDE CORNER ALONG HOLLAND AVENUE	15'	
SIDE CORNER	10'	
GARAGE	18' EXCEPT WHERE GREATER SETBACK REQUIRED	

EACH LOT SHALL BE REQUIRED TO RETAIN 620 C.F. OF STORM SEWER RUNOFF  
 BENCH MARK 1: SQUARE CUT FOUND ON THE NORTHWEST CORNER OF BRIDGE LOCATED APPROXIMATELY 208.00 FEET NORTH OF THIS SUBDIVISION. ELEV. 133.03  
 BENCH MARK 2: TOP OF TYPE "A" INLET LOCATION ALONG THE EAST SIDE OF TROSPER AVENUE APPROXIMATELY 81.30 FEET NORTH OF THIS SUBDIVISION. ELEV. 134.53

NO BUILDING ALLOWED OVER ANY EASEMENT

UNITED IRRIGATION DISTRICT NOTES:

- A. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

## 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 8, 2025

Ricardo Reyna Jr. & Itzel  
708 Stacie Lane  
Mission, TX 78574-2746

**Case# 10-6P-25**

**Address Referenced:**  
708 Stacie Lane  
Mission, Texas  
Lot 6, The Oaks at  
Holland  
T3638-00-000-0006-00

**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.

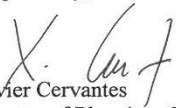
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, **move**, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation 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
316980	W0100-00-025-0005-04	JJAB FAMILY LIMITED PARTNERSHIP	PO BOX 279	MISSION	TX	78573-0005
709954	T3638-00-000-0020-00	LOPEZ JOSE A	909 BLAKE ST	MISSION	TX	78572-3535
709943	T3638-00-000-0009-00	ZAMORA ABELARDO EDELMIRO	702 STACIE LN	MISSION	TX	78574-2746
709938	T3638-00-000-0004-00	RAMON MYRNA	712 STACIE LN	MISSION	TX	78574-2746
709955	T3638-00-000-0021-00	GARCIA ADRIAN & SORAIDA	PO BOX 1326	ROMA	TX	78584-1326
709953	T3638-00-000-0019-00	GALEAS CECILIA VERONICA	619 STACIE LN	MISSION	TX	78574-2744
709944	T3638-00-000-0010-00	CHAIRESZ STEVE	702 N OAXACA ST	ALTON	TX	78573-0663
709942	T3638-00-000-0008-00	BLANCO ELIAS	215 S 2ND ST	HIDALGO	TX	78557
709941	T3638-00-000-0007-00	PEREZ ELISA A	706 STACIE LANE	MISSION	TX	78574
709939	T3638-00-000-0005-00	LUNA OMAR	710 STACIE LN	MISSION	TX	78574-2746
709945	T3638-00-000-0011-00	VELA MARIA AMELIA & MARISOL	618 STACIE LN	MISSION	TX	78574-2747
709960	T3638-00-000-0026-00	SOLIS JOSE L & CYNTHIA E	713 STACIE LN	MISSION	TX	78574-2745
709937	T3638-00-000-0003-00	HERRERA ESTHER MARTINEZ	714 STACIE LN	MISSION	TX	78574-2746
286037	S3990-00-000-000A-05	PEREZ CORNELIO JR & SANDRA	2404 N HOLLAND AVE	MISSION	TX	78574-2249
709959	T3638-00-000-0025-00	OZUNA MARIA	711 STACIE LN	MISSION	TX	78574-2745
709958	T3638-00-000-0024-00	LABOY CARMEN	709 W STACIE LN	MISSION	TX	78574-2745
709957	T3638-00-000-0023-00	ALFARO HUGO & ELSA	707 STACIE LN	MISSION	TX	78574-2745
709956	T3638-00-000-0022-00	CEPEDA YEIMI C	705 W STACIE LN	MISSION	TX	78574
709940	T3638-00-000-0006-00	REYNA RICARDO J JR & ITZEL	708 STACIE LN	MISSION	TX	78574-2746
514076	W0100-00-025-0005-16	VARGAS LEROY & REBECCA SAENZ	518 E CLINTON AVE	ALTON	TX	78573-3812