



MEETING DATE: January 28, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning
AGENDA ITEM: Public hearing and take action to consider a special accommodation request to allow a 0' front setback instead of the required 20' for an existing carport, being Lot 55, Las Misiones Estates Phase II Subdivision, located at 1717 Salinas Street, as requested by Maria Gloria Sanchez, c/o Diana V. Sanchez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 14, 2025 – Application for Accommodations Review Board submitted to the City.
- January 15, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to the property owner of the subject tract.
- January 28, 2026 – Public hearing and consideration of the requested special accommodation by the Accommodations Review Board.

Summary:

- The request is for a variance not to comply with Section 1.371 – R-1 (Single Family Residential District), which states:
 - Minimum Front Setback: 20 feet
 - Minimum Side Setback: 6 feet
 - Minimum Rear Setback: 10 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 site is located along the west of Salinas Drive at the intersection with 18th Street.
- The applicant is seeking the Board's consideration to keep a 20' x 20' carport within the 20' front setback. The carport was constructed without obtaining a building permit.
- The carport was constructed to help keep her mother and vehicle safe during inclement weather. Mrs. Gloria Sanchez is a 77-year old lady who suffers from the following conditions: osteopenia, hypertension, hypothyroidism, hyperlipidemia, osteoporosis, among others. Over the past 10 years, she has suffered several falls that have led to bone fractures and surgeries.
- Las Misiones Estates Phase II Subdivision was recorded on January 28, 1999. The lot measures 60' in width by 113' in depth for a total of 6,780 square feet.
- The lots to the north, south, east, and west are developed as single-family residential.
- Staff notes that the Code Enforcement Department has an ongoing case in this property for construction without a permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed a notice to the property owner.
- No variances have been processed in this subdivision.
- There is a 5' utility easement along the front of the property.

- The Zoning Board of Adjustments considered this variance request on October 22, 2025, and denied the request.
- Since then, staff has been made aware there is a medical condition and offered consideration through the Accommodations Review Board.
- The Accommodation Review Board may review the application and issue a ruling that grants the variance, grants the variance with conditions, or denies the application. If the application is approved, it is only for the person with the medical condition. Once the need is no longer there, the carport would need to be removed.

STAFF RECOMMENDATION:

Staff recommends approval subject to: 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 or the need is no longer there, the prevailing setbacks shall be complied with thereafter, 2) obtaining a building permit and assessing a double permit fee, 3) if the property is sold in the future, the applicant must disclose to the buyer that the carport structure must be removed prior to the sale.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8580

No.

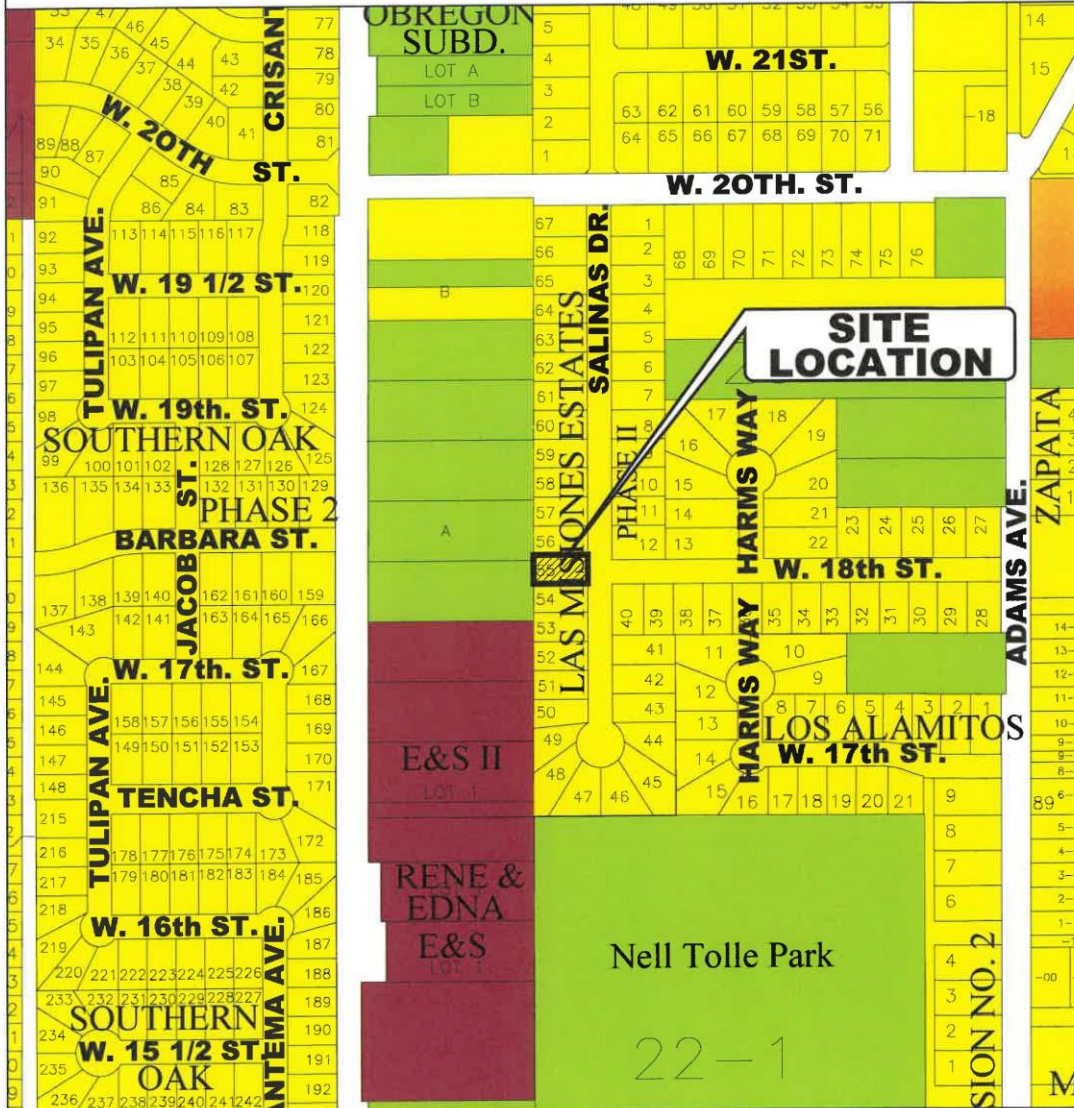
ARIEL MAP



ATTACHMENTS



ZONING MAP



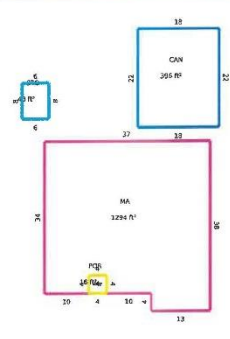

ZONING LEGEND

■ A0-I	AGRICULTURAL OPEN INTERIM	■ R-3	MULTI-FAMILY RESIDENTIAL	■ C-4	HEAVY COMMERCIAL
■ AO-P	AGRICULTURAL OPEN PERMANENT	■ R-4	MOBILE & MODULAR HOME	■ C-5	ADAPTIVE COMMERCIAL
■ R-1A	LARGE LOT SINGLE FAMILY	■ R-5	HIGH DENSITY MFCT'D HOUSING	■ I-1	LIGHT INDUSTRIAL
■ R-I	TOWNHOUSE RESIDENTIAL	■ C-1	OFFICE BUILDING	■ I-2	HEAVY INDUSTRIAL
■ R-1	SINGLE FAMILY RESIDENTIAL	■ C-2	NEIGHBORHOOD COMMERCIAL	■ PUD	PLANNED UNIT DEVELOPMENT
■ R-2	DUPLEX-FOURPLEX RESIDENTIAL	■ C-3	GENERAL BUSINESS	■ P	PUBLIC

ATTACHMENTS (PICTURES)



ATTACHMENTS

PUBLIC CARD WITH SKETCH 2025-1-0										Valuation Method: cost-basis		October 06, 2025																				
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %		EXEMPTIONS		VALUES		2024		2025																				
599414 1717 SALINAS DR, MISSION TX		SANCHEZ DIANA V & MARIA G		419542 100.00000		HS		IMPROVEMENTS		91,839		95,777																				
LAS MISIONES ESTATES PH 2 LOT 55 TYPE: R DBA: GEO ID: L3340-02-000-0955-00 Ref ID: 429599 Ref ID: R599414 SUBTYPE: RES LEGAL ACREAGE:		1717 SALINAS ST MISSION TX 7572-7339				TAXING UNITS		LAND MARKET		+		95,129																				
AS CODE: L334002 MKT AREA: SMSA014 SUB MKT: APPR VAL METHOD: cost-basis		MAP ID: CMS VOL 34 MSPCD: TIF: EFF SIZE:		AGENT: EFF DATE:		CAD 100.00 CMS 100.00 DR1 100.00 GND 100.00 JCC 100.00 SMS 100.00 SST 100.00		MARKET VALUE		=		196,768																				
GENERAL		REMARKS		SKETCH		SPECIAL USE EXCL		APPRaised VALUE		-		0																				
UTILITIES: AL_NY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PCG UNITS: 0 ZONING: RS RENT: 0		(2019) ADJ S/R & % (2016) NEW CAN(2013) NIC(2010) NIC(2009) NEW STG 07(2009) NEW STG 07(2007) NEW STG 07(2006) NIC(2005) NIC				HS VALUE LIMIT		CIRCUIT BRKR LIMIT		-		0		0																		
TAXING UNIT CD TAXING UNIT NAME PCT		PICTURE				NET APPRAISED		=		115,847		127,432																				
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%																																
DEED HISTORY																																
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																											
1999-09-29	WDV	null/null	810977	SANCHEZ DIANA S & F	CACERES CIRO &																											
	CCNV	null/null																														
IMPROVEMENT VALUATION										IMPROVEMENT DETAIL ADJ		IMPROVEMENT FEATURES																				
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EE	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ	TYPE	ADJ	AMT	ADJ	%	DESC	CODE		
MA	RES	Residential Main	BRKFA	1,294	85.39	1	1	1929	2002	AV			0	110,495	73.00	100.00	100.00	100.00	100.00	0.73	80,651										Construction	RES
POR	RES	PORCH	BRKFA	16	21.35	1	1	1999	2002	AV			0	342	73.00	100.00	100.00	100.00	100.00	0.73	250										Foundation	SLB
STG	RES	STORAGE	BRKFA	48	8.0	1	1	2006	2006	*			0	364	70.00	100.00	100.00	100.00	100.00	0.70	269									Exterior Wall	DBRK	
CAN	RES	CANOPY	BRKFA	396	5.0	1	1	2016	2016	*			0	1,360	70.00	100.00	100.00	100.00	100.00	0.70	1,368									Interior Finish	BRK	
1	RESIDENTIAL		STCD: A1	1,754	Area: 1,294			Homestead	Y (100.00%)				113,201	AS Code: 100.00%	Market Area: 116.00%						95,777									Roof Style	HP	
		Style:	Finish Out: 100		Quality: FA			Structure:																						Roof Covering	CmpS	
																														ROOF HEIGHT	MP	
																														Heating/Cooling	AND	
																														Plumbing	TL	
																														WALL HEIGHT	#	
																														Number of	3.00	
																														Plumbing	2	
																														BATH	1	
																														Custom	0	
LAND VALUATION										LAND ADJUSTMENTS					PRODUCTIVITY VALUATION																	
LF	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M	ADJ	VAL	SRC	SEQ	ADJ	TYPE	ADJ	AMT	ADJ	%	AG	USE	TABLE	UNIT	AG	VAL			
1	LOT	L			L334002	A1	Yes	SF	8566.00	sf	5.10	1.00			55,129	A								No				0.00	0			
									AS Code: 100.00%						Market Area: 100.00%																	

ATTACHMENTS



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Norie Gonzalez Garza, Mayor
Ruben Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega Gerlach, Councilwoman
Alberto Vela, Councilman
Andy Garcia, Co-Interim City Manager
Juan Pablo Terrazas, P.E., Co-Interim City Manager

October 23, 2025

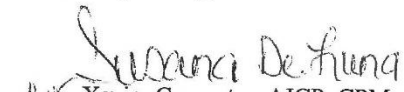
Ms. Diana V. Sanchez
1717 Salinas Street
Mission, Texas 78572-7339

Dear Ms. Sanchez:

The Zoning Board of Adjustments convened on October 22, 2025 in order to consider a variance request to allow a 0' front setback instead of the required 20' for an existing carport at 1717 Salinas Street, being Lot 55, Las Misiones Estates Phase II Subdivision. Please be advised that the Zoning Board of Adjustments voted to deny the variance request as presented. The carport must be removed or modified to comply with the required setbacks within 45 days.

If you have any questions, please feel free to call me at your convenience at (956) 580-8672.

Respectfully,


Xavier Cervantes, AICP, CPM
Director of Planning

CC.: ZBA File
Las Misiones Estates Phase II Subdivision

ATTACHMENTS

Diana V. Sanchez
1717 Salinas Dr
Mission, TX 78572
(956) 780-1762
joyfuldvs@gmail.com

November 07, 2025

City of Mission Appeals Board or Director
1201 E 8th Street
Mission, TX 78572

Subject: Appeal of Variance Denial for Carport at 1717 Salinas Dr, Mission, TX 78572

To whom it may concern,

I am writing to formally appeal the variance denial for a carport at 1717 Salinas Dr, Mission, TX 78572, which was dated October 23, 2025. The reason provided for the denial was "The proposed structure did not meet the required setback of 20 feet from the front property line".

I am requesting that the City of Mission Board of Appeals/Director reconsider this decision based on the following grounds:

1. The denial of the variance was based on the setback requirements, but a strict interpretation of this rule creates an undue hardship for me and my mother, Maria Gloria Sanchez, as residents. The proposed placement is the only feasible option to address this issue.

- **Personal need or Hardship:** As I stated at the Zoning Adjustment Board meeting held on October 22, 2025, my mother lives with me. She is 77 years old. The carport was built for her benefit. The carport is essential for protecting my mother's vehicle. It prevents her car from overheating and keeps her safe when she uses her car to go to her doctor's appointments. Without the carport, her car has to be parked on the sidewalk since it's the only place that offers shade, forcing her to walk more than 30 feet round trip, causing her pain and discomfort in her knee and ankle. The carport helps maintain a tolerable temperature inside the car, since parking in direct sunlight can lead to dangerous temperatures. In South Texas, a car's interior could exceed 130 degrees Fahrenheit.
- My mother's primary care physician is Dr. Brenda Salinas. NPI 1861436263, 201 S Shary Rd, Suite 100, Mission, TX, (956) 583-0300. Her diagnoses include osteopenia, hypertension, hypothyroidism, hyperlipidemia, osteoporosis, overactive bladder, dysuria, recurrent (chronic) UTI, cystitis, urinary incontinence, leukocytosis, and hyperlipidemia.
- Over the past ten years, my mother has suffered several falls, all of which resulted in bone fractures that required medical attention, including three surgeries, physical and occupational therapy, and a 21-day stay in a rehabilitation facility.

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Medical Records for my mother, Maria Gloria Sanchez, ranging from 11/07/2015 through 02/27/2025 from STHS – McAllen Medical Center, Primary Care Provider Brenda Salinas, M.D. and Guillermo Lazo, M.D. Hematology and Medical Oncology:

1. **02/27/2025:** Outpatient: BD DXA Study: T-score puts the patient in the WHO classification of osteopenia and mild increased risk for compression fractures.
2. **07/19/2024:** STHS ER Visit due to a fall at home. Diagnosis: Closed nondisplaced fracture of right ankle. Follow up with Dr. Ross Chapel, ORT, Michael Farris, NP Acute Care, McAllen Comp Upper Extremity, 3330 N McColl Rd, McAllen, TX 78501, (956) 992-0404 (Initial visit: 07/22/2024, Discharge date: 10/02/2024) and Dr. Brenda Salinas.
3. **06/18/2023:** STHS ER Visit due to motor vehicle collision: Impression and Plan: Neck sprain, Closed head injury without loss of consciousness, medical chest wall contusion, Abdominal wall contusion. Follow up with Dr. Brenda Salinas.
4. **03/28/2023:** STHS ER Visit due to UTI. Follow up with Dr. Brenda Salinas.
5. **06/08/2019:** STHS ER Visit due to Dizziness, vertigo, generalized weakness, dehydration, UTI, heat exhaustion. Follow up with Dr. Brenda Salinas.
6. **06/07/2018:** Outpatient: Procedure: XR Wrist Complete Bilateral and XR Ankle Complete Right.
7. **03/01/2018:** Outpatient: Procedure: XR Wrist Complete Right. Impression: Chronic right distal radial and ulnar fracture deformities are again evident, with degenerative findings of the right wrist apparent.
8. **01/18/2018:** Outpatient: Procedure: XR Wrist Complete Right: Impression: Fractures of distal radius and ulna styloid.
9. **12/28/2017:** Outpatient: Procedure: XR Wrist Complete Right. Impression: Fractures of the right distal radius and right distal ulna are stable since the previous 12/19/2017 study.
10. **12/19/2017:** Outpatient: Procedure: XR Wrist Complete Right. Impression: Stable position of the uniting fracture fragments of the distal right radius and ulnar styloid process.
11. **12/12/2017:** Outpatient: Procedure: XR Wrist Complete Right. Impression: Stable alignment and position of fracture fragments of the distal right radius and ulna status post casting.
12. **12/06/2017:** STHS ER Visit due to a fall at home. Impression and Plan: Closed displaced comminuted fracture of right ulna, Closed displaced comminuted fracture of right radius. Follow up with Frank Gerold, ORT. Four weeks of

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Occupational Therapy at Certified Hand Therapy (Dorinda Rodriguez, OT, 5119 S McColl Rd, Edinburg, TX 78539).

13. **04/28/2017:** Surgical Procedures: ORIF to left radius/Removal Hardware Extremity Upper/Removal Hardware Left Distal Radius.
14. **03/30/2017:** Outpatient: Procedure: CT Wrist w/o Contrast Left and XR Wrist Complete Left.
15. **03/09/2017:** Outpatient Procedure: XR Wrist Complete Left and XR Ankle Complete Right.
16. **01/20/2017:** Surgical Procedure: ORIF Radius and Ulna/Open reduction internal fixation left distal radius: closed reduction with splint to right ankle. Hospital Discharge: 01/24/2017

Followed by a 21-day stay (01/24/2017 – 02/13/2017) at Mission Nursing & Rehabilitation Center located at 1013 S Bryan Rd., Mission, TX 78572, (956) 580-1200.
17. **01/17/2017:** MMC-STHS Inpatient Admission due to a fall at home while watering plants. Severely comminuted intra-articular distal radius fracture (left wrist) and right distal tibia nondisplaced fracture (right ankle).
18. **11/10/2015:** Surgical Procedure: ORIF Patella. Hospital Discharge: 11/12/2015.
19. **11/07/2015:** MMC-STHS Inpatient Admission due to a fall at home. Assessment/Plan Diagnoses: Closed comminuted fracture of right patella, Mechanical Fall, Benign essential HTN.

- **Comparable Precedent:** Similar carport structures have been approved in the area. I have observed that several other properties in the immediate neighborhood have carports of a similar size and design. The carport at {**1804 Salinas Dr, Mission, TX, 2103 Salinas Dr, Mission, TX, 2105 Salinas Drive, Mission, TX, 1721 W. 18th St, Mission, TX**}, for example, has an identical footprint and is located within a comparable distance to the property line. The approval of this appeal would be consistent with prior decisions.
- **Benefit to the Property and Neighborhood:** The carport will benefit my mother by providing her with a functional and aesthetically pleasing covered parking solution, and will not negatively impact the views, property values or public safety of my neighbors, which is in line with the City of Mission's beautification initiative.
- **It's beyond my financial capabilities:** The installation of the carport on August 5, 2025 cost us \$2,250. We do not have the financial means to remove or modify it to comply with the required setbacks within 45 days.
- **It was not done with negative intentions:** I didn't know that a permit was required to install the carport. My neighbor installed a carport at his house {**1721 W 18th St, Mission, TX**}, so I went over to ask him if he had obtained a permit to install it. He told

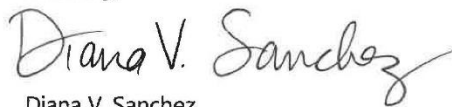
ATTACHMENTS

me he didn't need one. I asked the staff at Dark Monkey Metal Erectors, {Owner: Gerardo Silva (956) 867-0984 and Installer: Salvador (956) 874-1868} if we needed a permit, and they assured me we didn't. They told me, "We have installed carports in every city in the RGV and have never needed a permit."

I have attached all relevant documents, including photographs, and a copy of the denial letter, for your review. I am available to meet with the Appeals Board/Director or provide further information as needed. I can be reached at (956) 780-1762 or joyfuldvs@gmail.com.

Thank you for your time and reconsideration of my appeal.

Sincerely,

A handwritten signature in black ink that reads "Diana V. Sanchez". The signature is written in a cursive, flowing style.

Diana V. Sanchez

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CITY OF
MISSION

*Irasema Lopez, Code Enforcement Supervisor
Arturo Letma, 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*

August 13, 2025

Case# 25-08-G-013

Diana V. Sanchez
1717 Salinas St.
Mission, TX 78572-7339

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **1717 Salinas Dr. Mission, TX**, bearing a legal description of **Las Misiones Estates Ph 2 Lot 55**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that **the construction taking 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