



MEETING DATE: October 28, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Public hearing and consideration of a variance to allow a 3' 10" side setback instead of the required 6' for an existing house addition and to allow a 1' 8" rear setback instead of the required 10' for a 7' x 9' existing shed, being Lot 63, Harmony Estates Phase 2 Subdivision, located at 2001 Tierra Dorada Boulevard, Applicant – Marcela Garza - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 31, 2026 – Application for Variance Request submitted to the city
- October 16, 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.
- October 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) (h) of the Mission Code of Ordinances, which states:
- 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 side/rear 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 at 2001 Tierra Dorada Boulevard, being Lot 63, Harmony Estates Phase 2 Subdivision
- The applicant is requesting a variance to allow a 3' 10" side setback instead of the required 6' for an existing house addition and to allow a 1' 8" rear setback instead of the required 10' for an existing shed.
- The house addition was constructed without the required building permits. As a result, a building inspector issued a stop-work order, and all construction activities were halted.
- The Harmony Estates Phase 2 Subdivision was recorded on August 20, 2002. The subject property is a regular lot with a depth of 80 feet and a width of 63.5 feet along Tierra Dorada Road.
- The subject lot has a total area of 5,080 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 42 legal notices to surrounding property owners.
- ZBA has considered the following variance within the subdivision

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 60	2'6" side setback	8-16-17	Approved

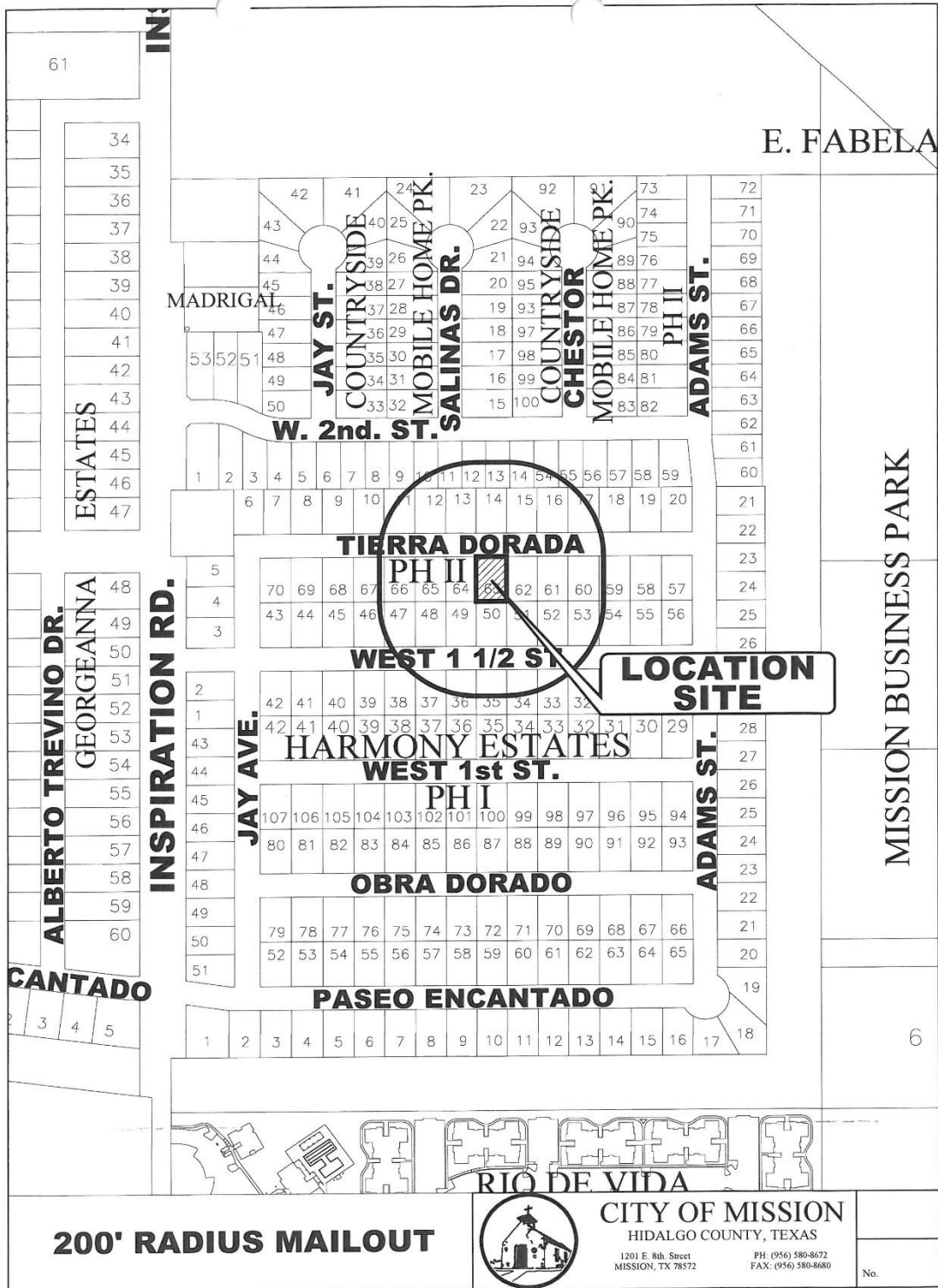
STAFF RECOMMENDATION:

Staff recommends denial.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



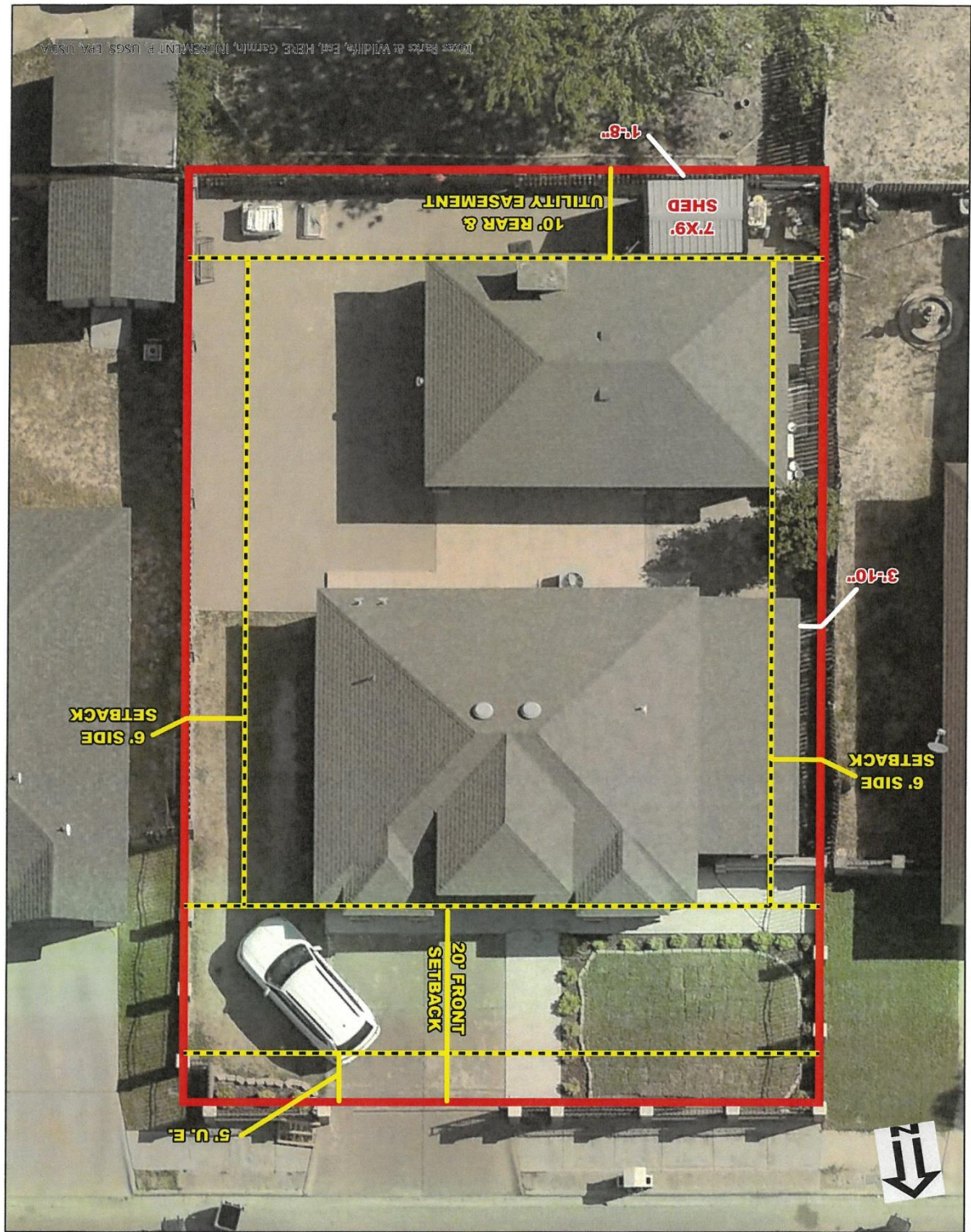
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

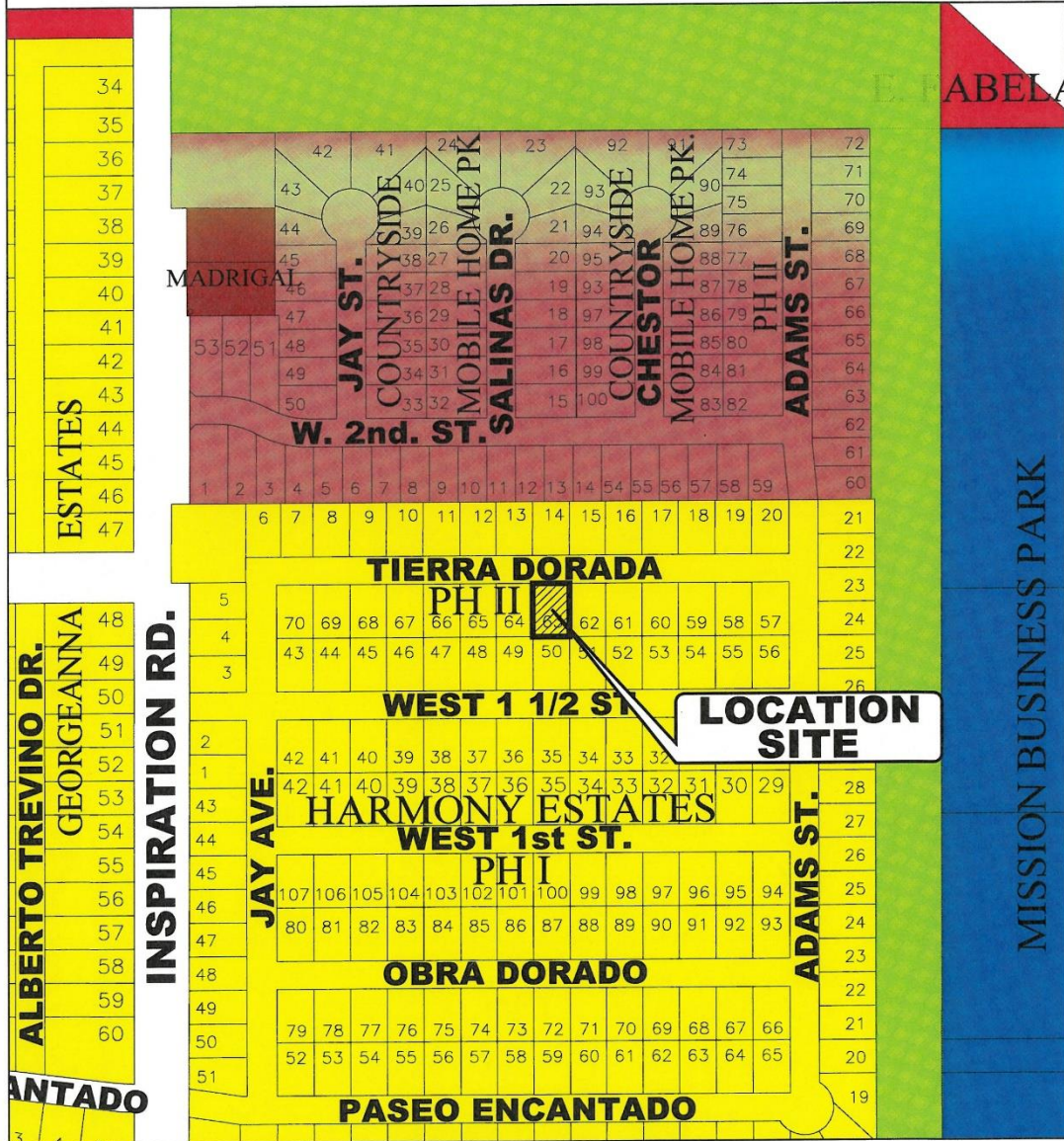
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP

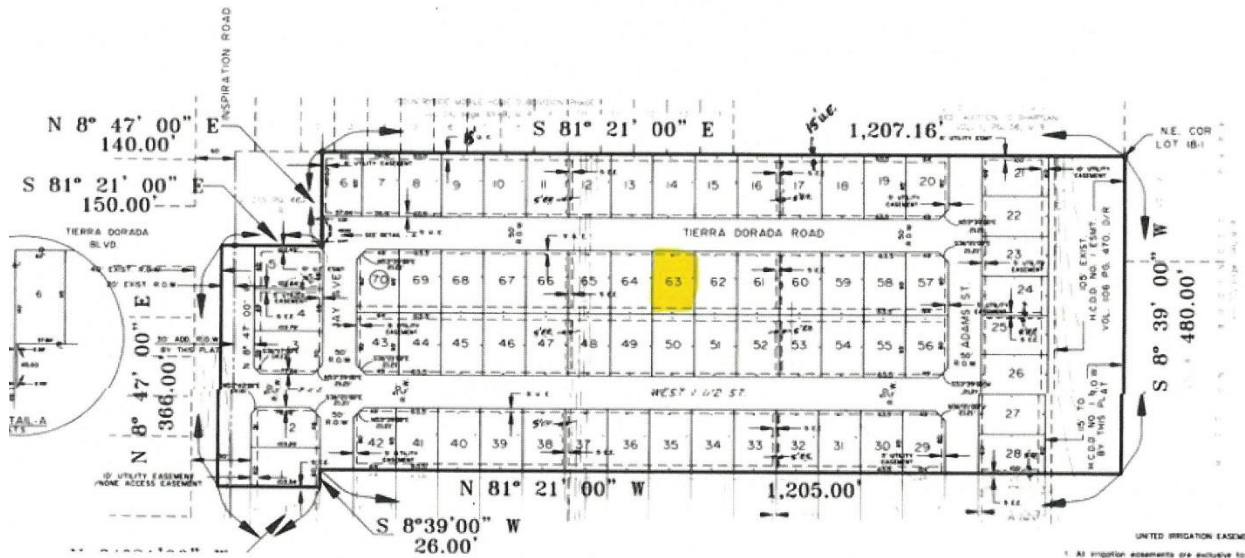


ZONING LEGEND

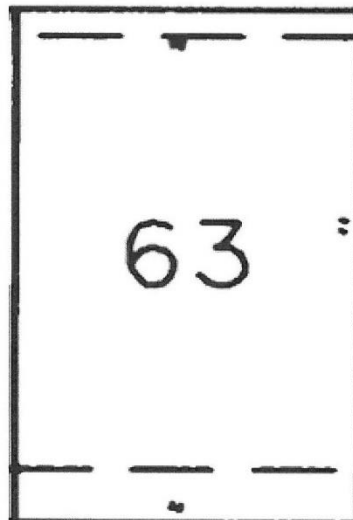
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		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

SUBDIVISION PLAT OF HARMONY ESTATES PHASE 2

A 14.57 ACRE TRACT OF LAND OUT OF LOT 18-1 WEST ADDITION OF SHARYLAND, OF
PORCIONES 53, 54, 55, 56 AND 57, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 1 PG. 56
MAP RECORDS OF HIDALGO COUNTY, TEXAS.



RECORDED LOT



PLAT NOTES

GENERAL PLAT NOTES:

I. MINIMUM BUILDING SETBACK:

FRONT: 20.0' CUL-DE-SAC: 10.0'

REAR: 10.00'

SIDE: 6.0'

SIDE CORNER LOT: 10.00'

GARAGE SETBACK 18' EXCEPT WHERE GREATER SETBACK REQUIRED.

REAR & SIDE INSPIRATION RD. 20.0'

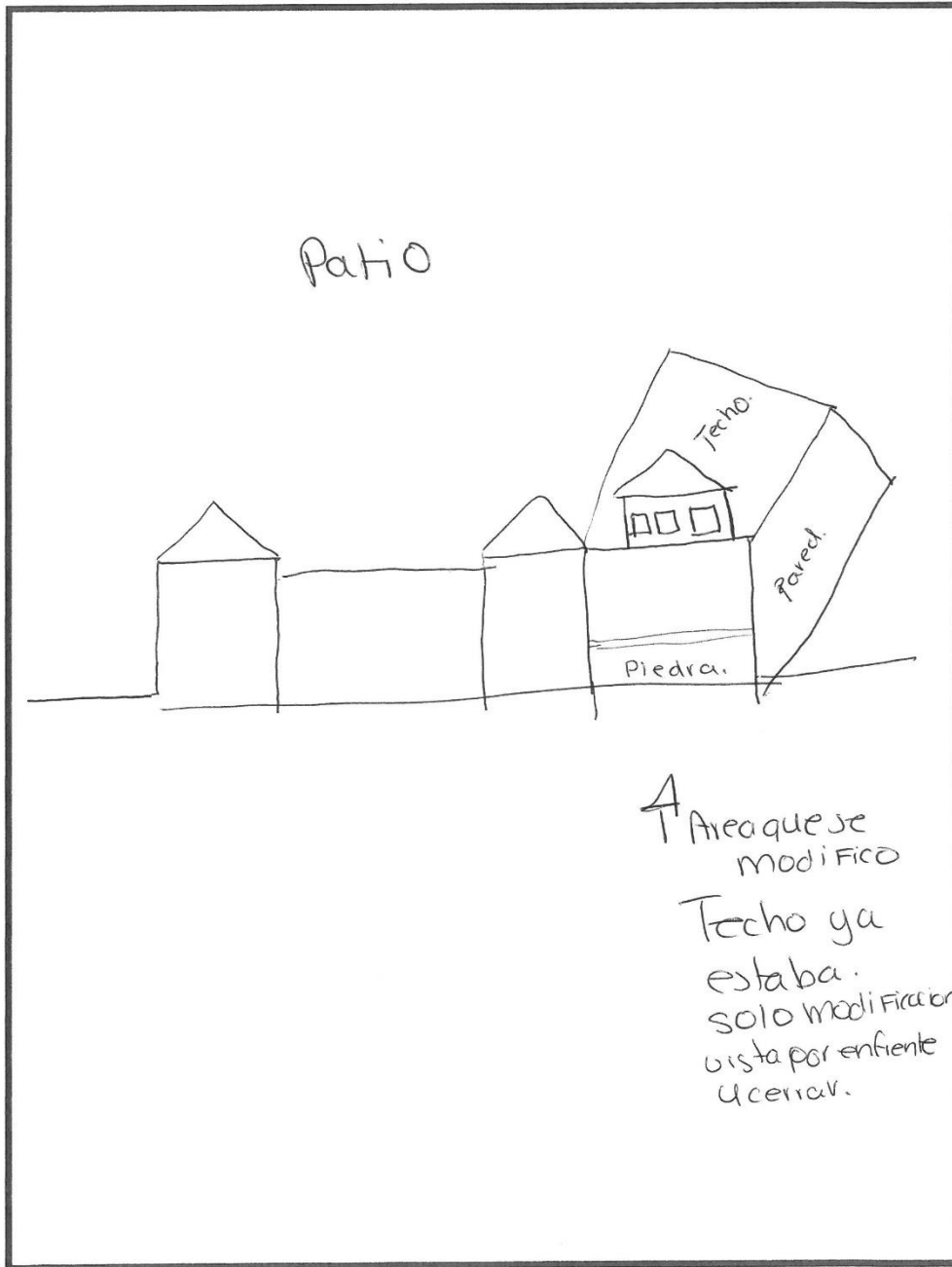
SITE PLAN

PLOT PLAN

**SHOW ALL EXISTING BUILDINGS AND STRUCTURES SHOW
NEW WORK AND DISTANCE TO PROPERTIES**

REAR OF PROPERTY

SIDE PROPERTY LINE



SIDE PROPERTY LINE

FRONT OF PROPERTY

APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2027-0-0		Valuation Method: cost/total		August 04, 2026																									
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		EXEMPTIONS		VALUES																									
647127 2001 TIERRA DORADA BLVD, MISSION TX		GARZA FELIPE R JR & MARCELA 729096 100.000000		HS		<table border="1"> <tr> <td>IMPROVEMENTS</td> <td>135,460</td> <td>134,832</td> </tr> <tr> <td>LAND MARKET</td> <td>63,336</td> <td>63,336</td> </tr> <tr> <td>MARKET VALUE</td> <td>198,796</td> <td>197,368</td> </tr> <tr> <td>SPECIAL USE EXCL</td> <td>0</td> <td>0</td> </tr> <tr> <td>APPRAISED VALUE</td> <td>198,796</td> <td>197,368</td> </tr> <tr> <td>HS VALUE LIMIT</td> <td>95,158</td> <td>43,590</td> </tr> <tr> <td>CIRCUIT BRKR LIMIT</td> <td>0</td> <td>0</td> </tr> <tr> <td>NET APPRAISED</td> <td>133,788</td> <td>153,778</td> </tr> </table>		IMPROVEMENTS	135,460	134,832	LAND MARKET	63,336	63,336	MARKET VALUE	198,796	197,368	SPECIAL USE EXCL	0	0	APPRAISED VALUE	198,796	197,368	HS VALUE LIMIT	95,158	43,590	CIRCUIT BRKR LIMIT	0	0	NET APPRAISED	133,788	153,778
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HARMONY ESTATES PH 2 LOT G3 TYPE: R DBA: GEO ID: H1230/02-000-0063-00 Ref ID: 45774 Ref ID: 647127 SUBTYPE: RES LEGAL ACREAGE:		2001 TIERRA DORADA BLVD MISSION TX 78572-7351 AS CODE: H123002 MPTSCD: MPTSCD TIF: EFF SIZE: APPR VAL METHOD: cost/total		TAXING UNITS CAD 100.00 CMB 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SMS 100.00 SST 100.00																											
GENERAL UTILITIES: AL GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: POG UNITS: 0 ZONING: RS RENT: 0		REMARKS (2025) NEW CAN'S (2022) ADJ EFF YR (2019) ADJ CL & % (2016) NEW CAN, ROBL & PAT (2013) N/C: ALLW/COND/STLMNT STMT (2019) ADJ CL & DEPR 2010/ALLW/COND/STLMNT STMT (2008) N/C (2008) N/C (2007) N/C (2006) NEW IMPS 04/11/12(2005) NEW IMPS 04		SKETCH 																											
TAXING UNIT CD TAXING UNIT NAME PCT CAD APPRAISAL DISTRICT 100.00% CMB 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 2009-11-03 WD null null 2048562 GARZA FELIPE R HERNANDEZ 2006-06-07 SWD null null 1624718 HERNANDEZ THE SECRETARY 2006-07-18 GWD null null 1468078 THE SECRETARY MORTGAGE																															
# TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EFF YR COND FEAT AMT MA Residential Main RES BRKAV 948 101.21 1 1 2003 2007 AV O 96,947 80.00 100.00 100.00 98.00% 100.00 0.78 75,222 POR PORCH RES BRKAV 60 25.30 1 1 2003 2007 AV O 1,518 80.00 100.00 100.00 98.00% 100.00 0.78 1,190 CAN CANOPY RES BRKAV 462 25.30 1 1 2015 2015 * O 11,689 80.00 100.00 100.00 100.00 0.88 10,266 OBL OUT BUILDING RES BRKAV 286 75.91 1 1 2015 2015 * O 21,710 88.00 100.00 100.00 100.00 0.88 19,106 PAT PATIO RES BRKAV 250 25.30 1 1 2015 2015 * O 6,325 88.00 100.00 100.00 100.00 0.88 5,566 CAN CANOPY RES BRKAV 8 25.30 1 1 2007 2007 * O 202 80.00 100.00 100.00 100.00 0.80 162 CAN CANOPY RES BRKAV 8 25.30 1 1 2007 2007 * O 202 80.00 100.00 100.00 100.00 0.80 162 1 Style: STCD: A1 2,022 Area: 1,234 Homesite: Y (100.00%) 137,593 AS Code: 100.00% Market Area: 120.00% 134,032 Finish Out: 100 Quality: AV Structure: Ext. Wall: BRK		IMPROVEMENT DETAIL ADJ # ADJ TYPE ADJ AMT ADJ % 1 Heating/Coating AND 75,222 2 Roof Style MK 1,190 3 Plumbing 2- 4 Roof Covering CmpS 19,106 5 Custom 0 6 WALL HEIGHT 8 7 Number of ROOF HEIGHT 3.00 8 MP 9 Flooring TIL 19,106 10 Interior Finish SRK 5,566 11 Construction RES 162 12 Exterior Wall DBRK 162 13 Foundation SLB 162 14 BATH 1.5		IMPROVEMENT FEATURES CODE Heating/Coating AND Roof Style MK Plumbing 2- Roof Covering CmpS Custom 0 WALL HEIGHT 8 Number of ROOF HEIGHT 3.00 MP Flooring TIL Interior Finish SRK Construction RES Exterior Wall DBRK Foundation SLB BATH 1.5																											
LAND VALUATION L# DESCRIPTION TYPE SOIL CLS TABLE SC HS VETH DIV UNIT PRC ADJ MADJ VAL SRC M1 VAL 1 LOT L H123002 A1 Yes SF 6032.00 SF 10.50 1.00 63,336 AS Code: 100.00% Market Area: 100.00%		LAND ADJUSTMENTS SEQ ADJ TYPE ADJ AMT ADJ % No		PRODUCTIVITY VALUATION AG USE TABLE UNIT AG VALUE No 0.00 0																											

MAILOUT LIST

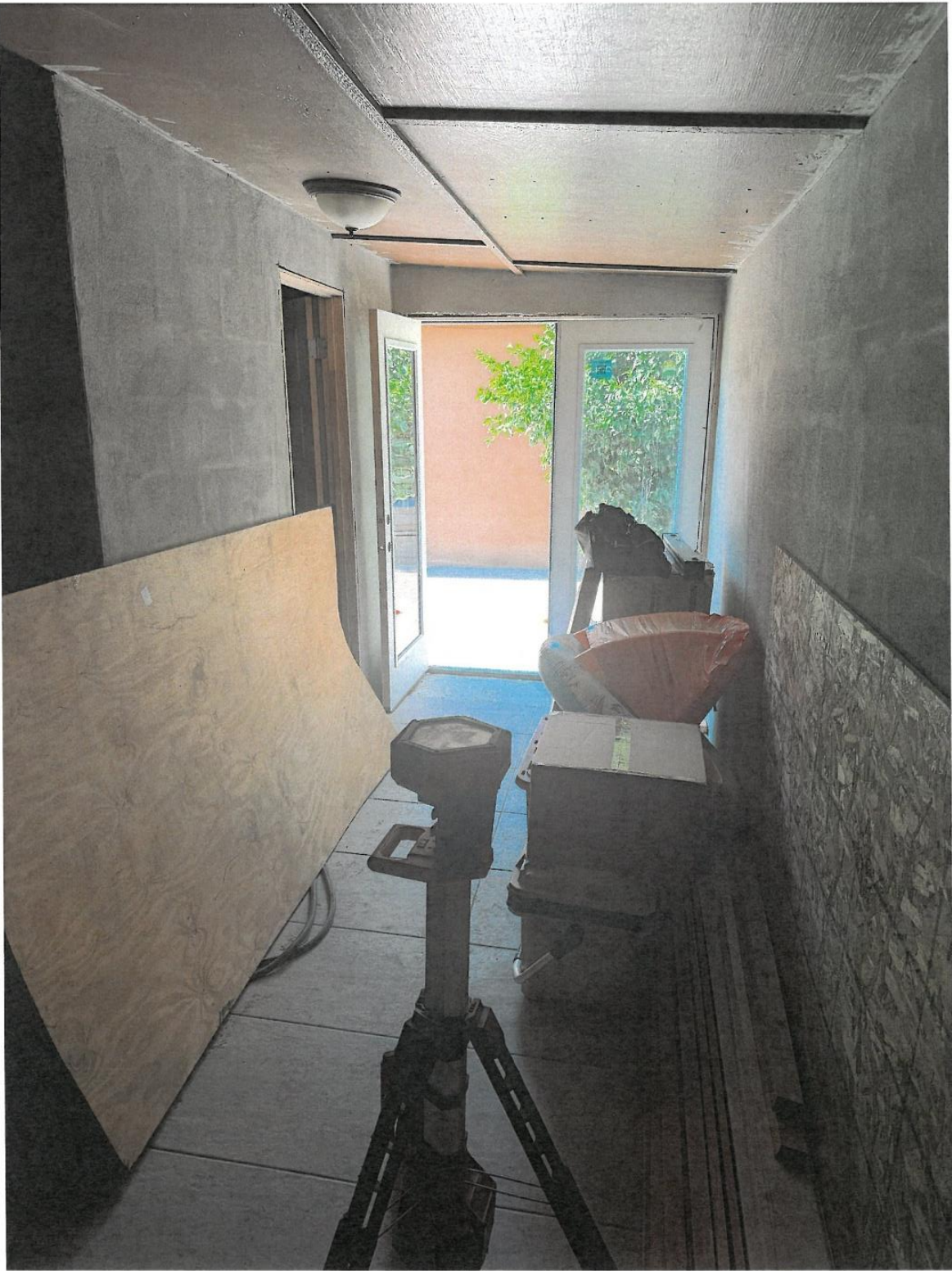
PROP_ID	name	addrDelive	addrCity	addrState	addrZip
647129	ORTEGA JOSE LUIS	2005 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647130	SILVA DOLORES ELVIRA	2007 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647076	CANTU MARIA G	2004 TIERRA DORADA BLVD	MISSION	TX	78572-7389
647113	GRACIA VICTOR R & MARIA L	2002 W 1ST 1/2 ST	MISSION	TX	78572-6875
647101	TOVAR JESUS A TORRES & CYNTHIA A CARPIO RAMOS	2005 W 1 1/2 ST	MISSION	TX	78572-6876
647074	RODRIGUEZ MARIA D & ARDY A	2008 TIERRA DORADA BLVD	MISSION	TX	78572-7389
647112	CASTRO JOSE L & MA ISABEL GARCIA	2004 W 1 1/2 ST	MISSION	TX	78572-6875
647075	SALINAS ANA LAURA	2006 TIERRA DORADA BLVD	MISSION	TX	78572
647102	CAVAZOS CARLOS	2007 W 1 1/2 ST	MISSION	TX	78572
647080	RIVAS JORGE	26 SAN EULOGIO RD	RIO GRANDE CITY	TX	78582-9498
647082	IBANEZ LEONARDO & MONICA	1808 TIERRA DORADA BLVD	MISSION	TX	78572-7321
647126	RESENDEZ ARMANDO	1907 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647114	CHAPA ADALBERTO & VIVIANA ARELI SALINAS GALLEGOS	2000 W 1ST 1/2 ST	MISSION	TX	78572
647096	BIRAGHI FLORENTINO C & MARIA E	1903 W 1ST 1/2 ST	MISSION	TX	78572-6874
647098	OBREGON NANCY	1907 W 1ST 1/2 ST	MISSION	TX	78572-6874
647099	GARZA MARITZA G	2001 W 1/2 ST	MISSION	TX	78572
647115	GALLETTA ANGEL	2410 NICOLE DR	MISSION	TX	78574-2755
647118	ESCAMILLA ABEL FRANCO	1900 W 1ST 1/2 ST	MISSION	TX	78572-6873
647117	GARZA JOSE F & BRENDA D	1902 W 1ST 1/2 ST	MISSION	TX	78572-6873
647116	VARGAS GERARDO ETAL	1904 WEST 1 1/2 ST	MISSION	TX	78572-6873
647079	SANTIAGO SATURNINO RUANO	1906 TIERRA DORADA BLVD	MISSION	TX	78572-7380
647081	MNS BUY, SELL & RENT MACHINERY & EQUIPMENT LLC	1500 INDUSTRIAL WAY	MISSION	TX	78572-4867
647125	SANCHEZ GERARDO	1905 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647127	GARZA FELIPE R JR & MARCELA	2001 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647097	FRANCO JOSE G & CRISTINA	1905 W 1ST 1/2 ST	MISSION	TX	78572-6874
647100	ZEPEDA LILLIAN ET AL	2603 SELENAS	MISSION	TX	78572-6427
647123	MEDELES OLGA LIDIA CAVAZOS	1901 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647124	HINOJOSA OMAR A	1903 TIERRA DORADA BLVD	MISSION	TX	78572-7347
647078	TORRES JESUS & MICHEL RAMOS	2000 TIERRA DORADA BLVD	MISSION	TX	78572-7389
647110	RUIZ AGUSTIN	2008 W 1ST 1/2 ST	MISSION	TX	78572-6875
647111	MURILLO CARLOS J	2006 W 1ST 1/2 ST	MISSION	TX	78572-6875
647131	GONZALEZ ALAIN ADALBERTO	2009 TIERRA DORADA BLVD	MISSION	TX	78572-7351
647128	LEWIS NORA E	2003 TIERRA DORADA BLVD	MISSION	TX	78572-7351

728794	CANTU ROBERTO & MIRNA Y	1907 2ND ST	MISSION	TX	78572-9336
728795	CANTU ROBERTO & MIRNA YADIRA CANTU	1907 W 2ND ST	MISSION	TX	78572-9336
599023	MELENDEZ HERON M	2108 W BUCHANAN AVE	ALTON	TX	78573-4101
599021	BOWYER INVESTMENTS	PO BOX 1269	MCALLEN	TX	78505-1269
599022	CANTU LAURA MYRELLA	1011 W 2ND ST	MISSION	TX	78572-6860
599019	HERNANDEZ ANGELICA	1805 W 2ND ST	MISSION	TX	78572
599018	BERNAL ENRIQUE JR & ALEJANDRO	2007 W 2ND ST	MISSION	TX	78572-6859
599020	SALDANA RAPHAEL I	2003 W 2ND ST	MISSION	TX	78572-6859
647077	GARZA ARMANDO & MARIA G	2002 TIERRA DORADA BLVD	MISSION	TX	78572-7389

PHOTOS



PHOTOS



PHOTOS



PHOTOS



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PHOTOS



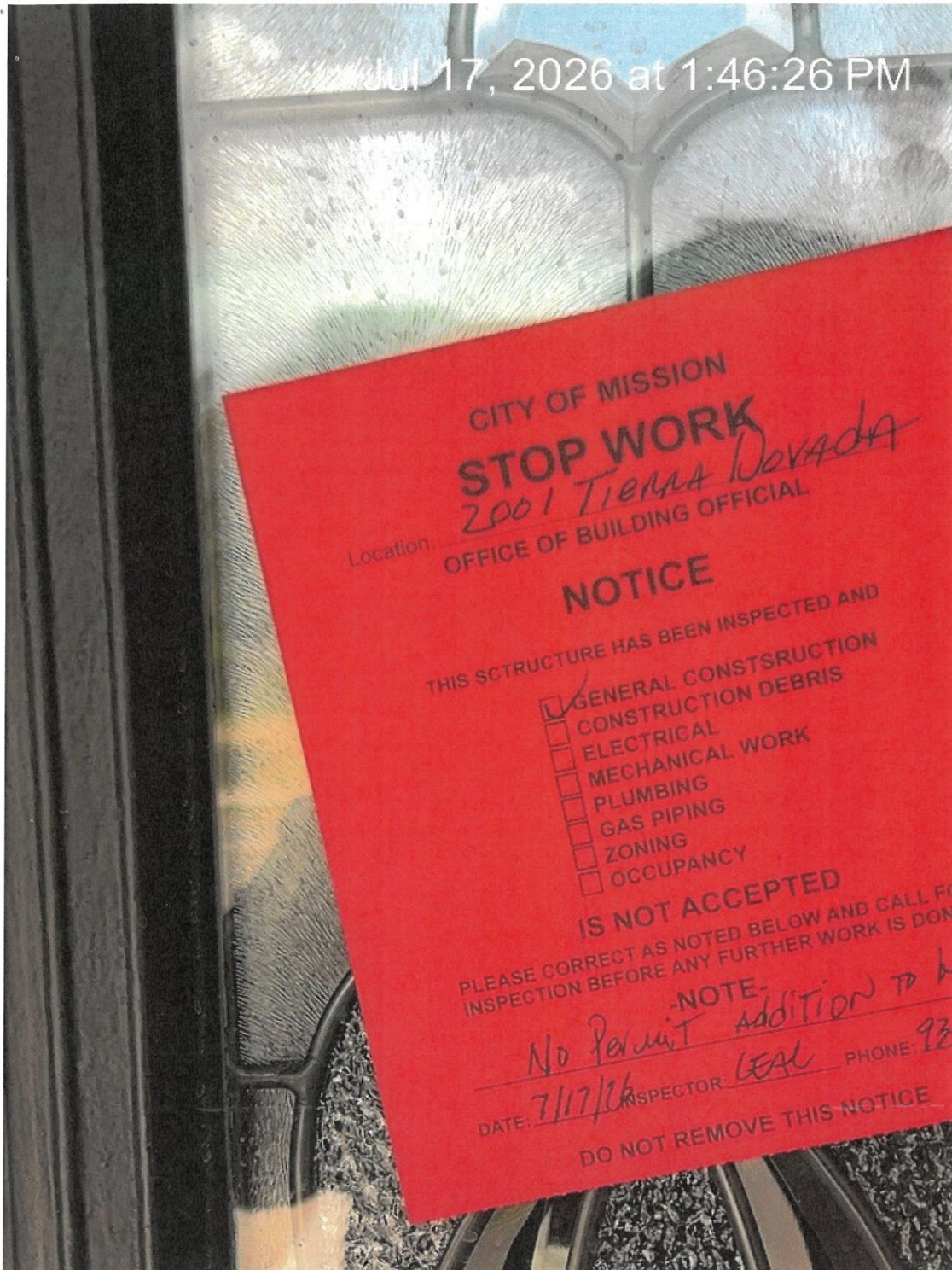
PHOTOS



PHOTOS



PHOTOS



Jul 17, 2026 at 1:46:26 PM

CITY OF MISSION
STOP WORK

Location: 2001 Tierra Nevada
OFFICE OF BUILDING OFFICIAL

NOTICE

THIS STRUCTURE HAS BEEN INSPECTED AND

- ☒ GENERAL CONSTRUCTION
- ☐ CONSTRUCTION DEBRIS
- ☐ ELECTRICAL
- ☐ MECHANICAL WORK
- ☐ PLUMBING
- ☐ GAS PIPING
- ☐ ZONING
- ☐ OCCUPANCY

IS NOT ACCEPTED

PLEASE CORRECT AS NOTED BELOW AND CALL FOR
INSPECTION BEFORE ANY FURTHER WORK IS DONE

NOTE:

No Permit Addition to
DATE: 7/17/26 INSPECTOR: LEAL PHONE: 93

DO NOT REMOVE THIS NOTICE