



MEETING DATE: October 28, 2026

PRESENTED BY: Xavier Cervantes, ACIP, CPM – Director of Planning

AGENDA ITEM: Public hearing and consideration of a special exception request to allow a 5' front setback instead of the required 20' for a 20' x 20' proposed carport, being Lot 77, Taurus Estates No.3 Subdivision, located at 3109 Crisantema Street, Applicant: Ramiro Flores – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 30, 2026 – Application for Special Exception Request submitted to the City.
- October 7, 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 hearings was published in the Progress Times.
- October 28, 2026 – Public hearing and consideration of the requested Special Exception by the Zoning Board of Adjustments (ZBA).

Summary:

- The property is located along the west side of Crisantema Street, approximately 350 feet south of West Mile 2 Road.
- The applicant is proposing to construct a 20' x 20' carport at the 5' front setback instead of the required 20'.
- The City Council recently adopted Special Exception Ordinance No. 5883, which authorizes a carport accessory to an existing single-family or two-family residence to encroach into the required front setback as long as the construction does not have a detrimental impact on surrounding properties.
- The proposed carport front elevation plan submitted by the applicant appears to be in line with the character of the home.
- Taurus Estates No. 3 Subdivision was recorded on February 18, 1999.
- The regular lot measures 62' in width by 100' in length for a total of 6,200 square feet.
- The property currently has a single-family home. The lots to the east, west, south have single-family homes, and the lot to north has a commercial plaza.
- Staff mailed out 35 notices to the surrounding property owners. Staff has not received any calls regarding this special exception request.

STAFF RECOMMENDATION:

Staff recommends approval of the special exception request based on the newly adopted special exception ordinance.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

200' RADIUS MAILOUT

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

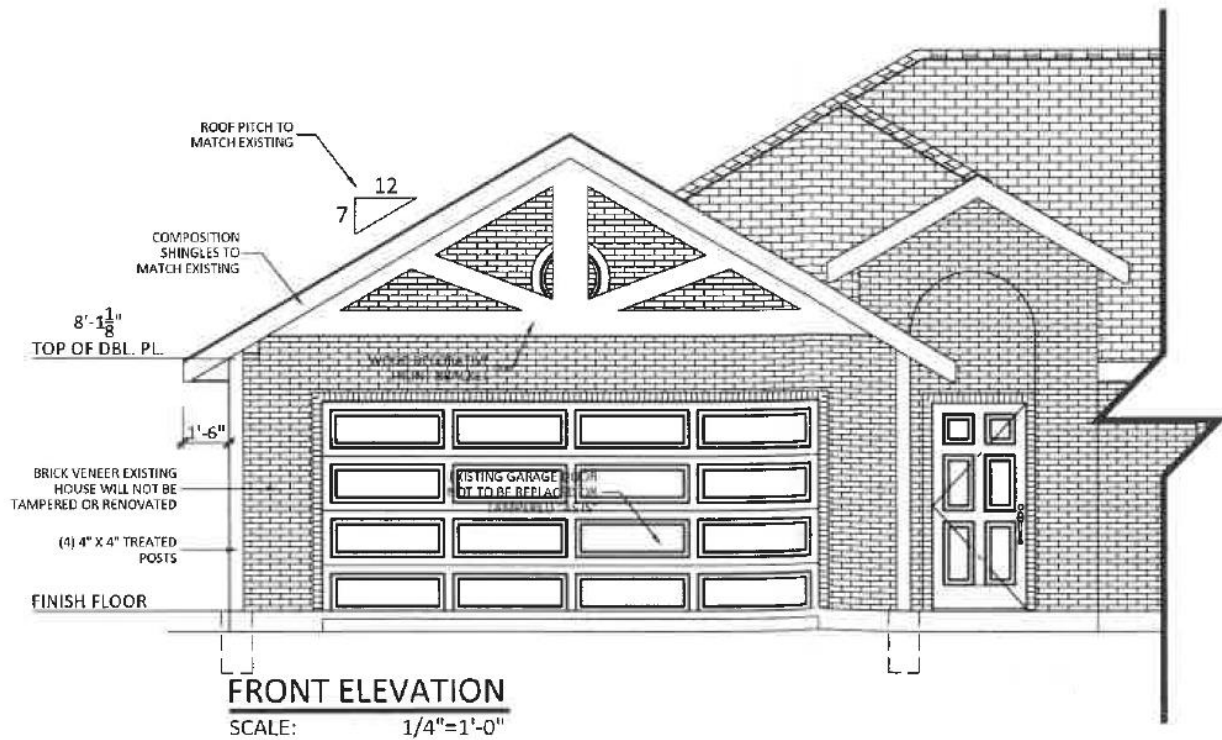
ARIEL MAP



FRONT VIEW PICTURE

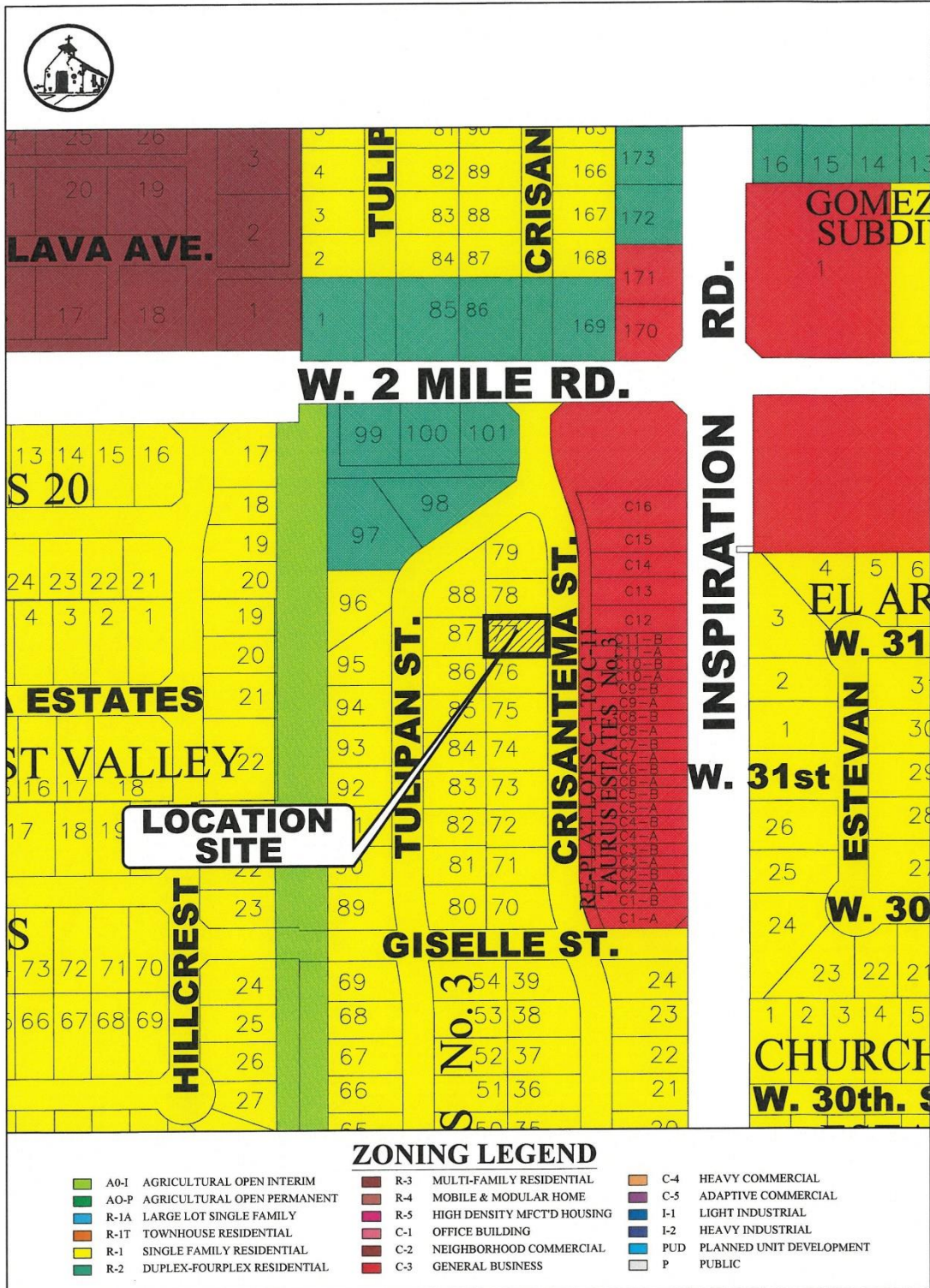


FRONT ELEVATION OF PROPOSED CARPORT

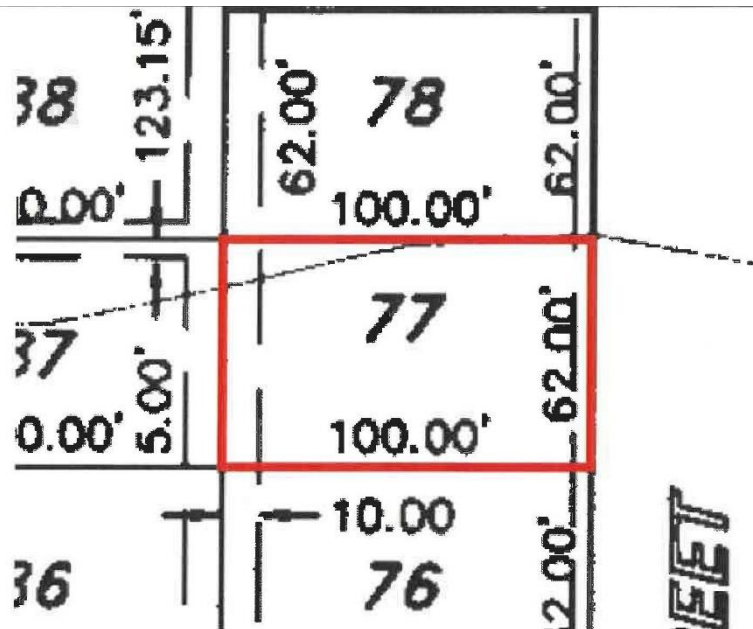
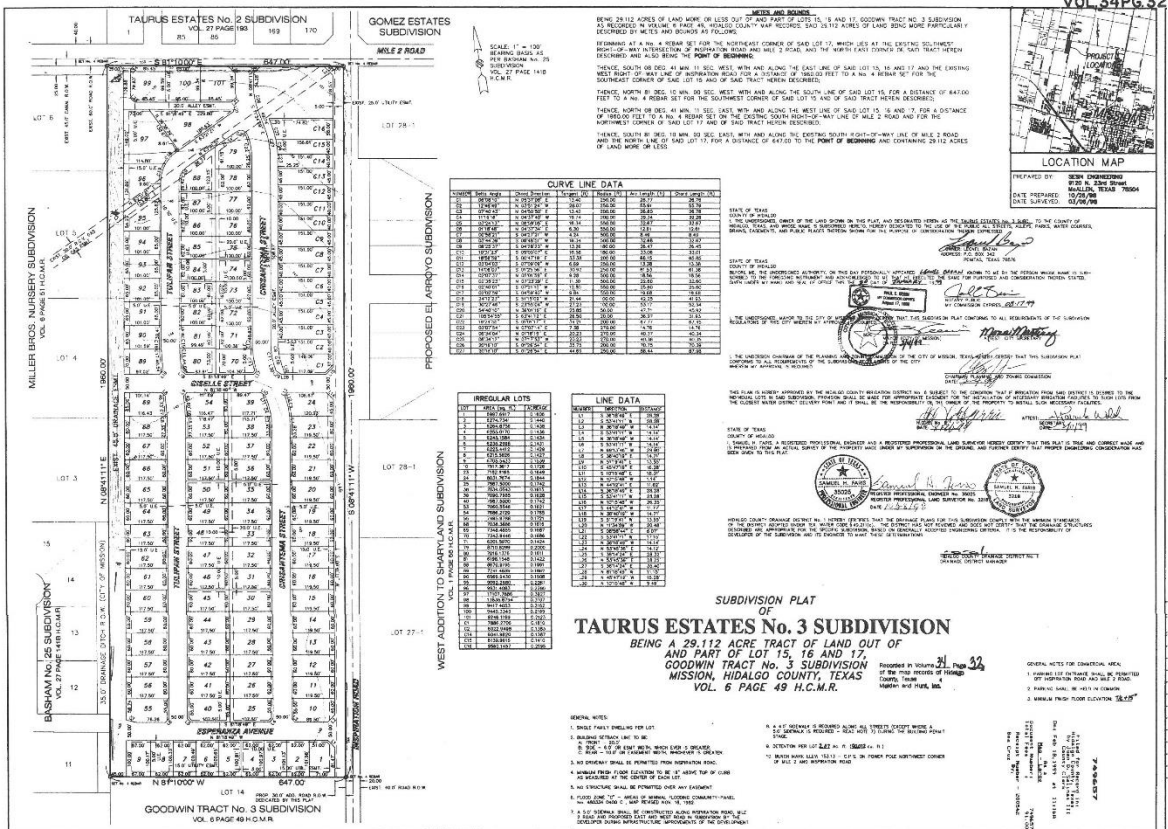


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ZONING MAP



SUBDIVISION PLAT

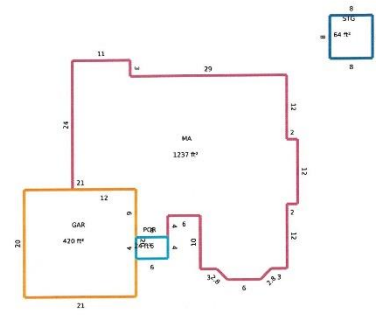


SUBDIVISION PLAT NOTES

GENERAL NOTES:

1. SINGLE FAMILY DWELLING PER LOT.
2. BUILDING SETBACK LINE TO BE:
A: FRONT - 20.0'
B: SIDE - 6.0' OR ESMT WIDTH, WHICH EVER IS GREATER.
C: REAR - 10.0' OR EASEMENT WIDTH, WHICHEVER IS GREATER.
3. NO DRIVEWAY SHALL BE PERMITTED FROM INSPIRATION ROAD.
4. MINIMUM FINISH FLOOR ELEVATION TO BE 16" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
6. FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING COMMUNITY-PANEL No. 480334 0400 C , MAP REVISED NOV. 16, 1982.
7. A 5.0' SIDEWALK SHALL BE CONSTRUCTED ALONG INSPIRATION ROAD, MILE 2 ROAD AND PROPOSED EAST AND WEST ROAD IN SUBDIVISION BY THE DEVELOPER DURING INFRASTRUCTURE IMPROVEMENTS OF THE DEVELOPMENT.
8. A 4.0' SIDEWALK IS REQUIRED ALONG ALL STREETS (EXCEPT WHERE A 5.0' SIDEWALK IS REQUIRED - READ NOTE 7) DURING THE BUILDING PERMIT STAGE.
9. DETENTION PER LOT 2.07 Ac. ft. (90,072 cu. ft.)
10. BENCH MARK ELEV: 153.13 - C.P.S. ON POWER POLE NORTHWEST CORNER OF MILE 2 AND INSPIRATION ROAD.

HIDALGO COUNTY APPRAISAL DISTRICT INFORMATION

PUBLIC CARD WITH SKETCH 2027-0-0										Valuation Method: cost/local		October 02, 2026																																																																																																																																																																																																																																																																																																																																																																																																																																			
Hidalgo County Appraisal District PROPERTY ID AND LEGAL DESCRIPTION 592382 3109 CRISANTEMA ST TAURUS ESTATES NO. 3 LOT 77 TYPE: R DBA: GEO ID: T09403-000-0077-00 Ref ID1: 425779 AS CODE: T094003 MIPSCO: MIP ID: CMS VOL 34 Ref ID2: R592382 MKT AREA: SLJA006 TIF: EFF SIZE: SUBTYPE: RES SUB MNT: APPR VAL METHOD: cost/local LEGAL ACREAGE:				OWNER ID, NAME, AND ADDRESS FLORES MARIA DEL ROSARIO 3109 CRISANTEMA ST MISSION TX 78574-8239 OWNER ID: 1074098 100.00000 AGENT: EXP DATE:				EXEMPTIONS HS TAXING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SLJ 100.00 SST 100.00		VALUES 2026 2027 IMPROVEMENTS 148,223 147,267 LAND MARKET + 37,289 37,289 MARKET VALUE = 186,423 184,467 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 186,423 184,467 HS VALUE LIMIT = 3,796 0 CIRCUIT BRKR LIMIT = 0 0 NET APPRAISED = 182,627 184,467																																																																																																																																																																																																																																																																																																																																																																																																																																					
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MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
592400	GUAJARDO ANAYA ERICK	3107 TULIPAN ST	MISSION	TX	78574-8299
592399	GONZALEZ MANUEL GONZALEZ	3105 TULIPAN ST	MISSION	TX	78574
592382	FLORES MARIA DEL ROSARIO	3109 CRISANTEMA ST	MISSION	TX	78574-8239
592383	PEREZ ROBERT	3111 CRISANTEMA ST	MISSION	TX	78574-8239
592384	CAMARILLO ARTURO	3113 CRISANTEMA ST	MISSION	TX	78574-8239
592381	GARCIA LENIN	2108 W 30TH ST	MISSION	TX	78574-7111
592403	PREXOT SERVICES LLC	3726 TREASURE ISLAND DR	MONTGOMERY	TX	77356
592393	GARZA VIVIANA GARCIA	3110 TULIPAN ST	MISSION	TX	78574-8299
592392	TOVAR VICTOR A	3108 TULIPAN ST	MISSION	TX	78574-8299
592390	OLIVAREZ RAMIRO E & EUNICE	3104 TULIPAN ST	MISSION	TX	78574-8299
592402	PREXOT SERVICES LLC	3726 TREASURE ISLAND DR	MONTGOMERY	TX	77356
592412	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
592398	LARA HUMBERTO & MARIA SILVIA RAMOS	3103 TULIPAN ST	MISSION	TX	78574
592301	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592305	AREVALO ADELITA Y	1344 E 4 MILE RD	PALMHURST	TX	78573
592304	AREVALO ADELITA Y	1344 E 4 MILE RD	PALMHURST	TX	78573
592303	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592302	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592378	DOMINGUEZ MARIA DEL CARMEN MUNOZ	3101 CRISANTEMA ST	MISSION	TX	78574-8239
592379	ALVARADO JESUS & ABIGAIL CORTINA	3103 CRISAMTEMA ST	MISSION	TX	78574-8239
592389	TREVINO DANIEL & MARCELA E VASQUEZ	3102 TULIPAN ST	MISSION	TX	78574-8299
592388	JARAMILLO GERARDO	1525 RIVER BEND DR	MISSION	TX	78572-7770
592401	RODRIGUEZ EUGENIA	3111 TULIPAN ST	MISSION	TX	78574-8299
592391	CORTINA HUMBERTO VELA	3106 TULIPAN ST	MISSION	TX	78574-8299
1123435	CANTU HILDA	2207 PERKINS AVE	MISSION	TX	78572-2841
1123436	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123437	CARRILLO KASSANDRA NAHYELI	6220 N MINNESOTA RD	MISSION	TX	78574-4385
1123438	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
1123439	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
1123428	HEREDIA ISAAC CAMPOS & YARA MAITE CORBITT	3149 A CENTER POINTE	EDINBURG	TX	78539-8433
1123429	HEREDIA ISAAC CAMPOS & YARA MAITE CORBITT	3149 A CENTER POINTE	EDINBURG	TX	78539-8433
1123430	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123431	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123440	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123441	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965