

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: September 24, 2025

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 1-foot rear setback instead

of the required 10-foot and a 4-foot side setback instead of the required 5-foot for a 14'-4"x14'-4" purgula, being Lot 54, Sharyland Plantation Village Los Cabos Phase 2 Subdivision, located at 2503 San Esteban Street, Applicant – Moulay Omar

Hadroune - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 27, 2025 Application for Variance Request submitted to the City
- <u>September 11, 2025</u> 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.
- <u>September 24, 2025</u> Public hearing and consideration of the requested variance by the Zoning Board of Adjustments.

Summary:

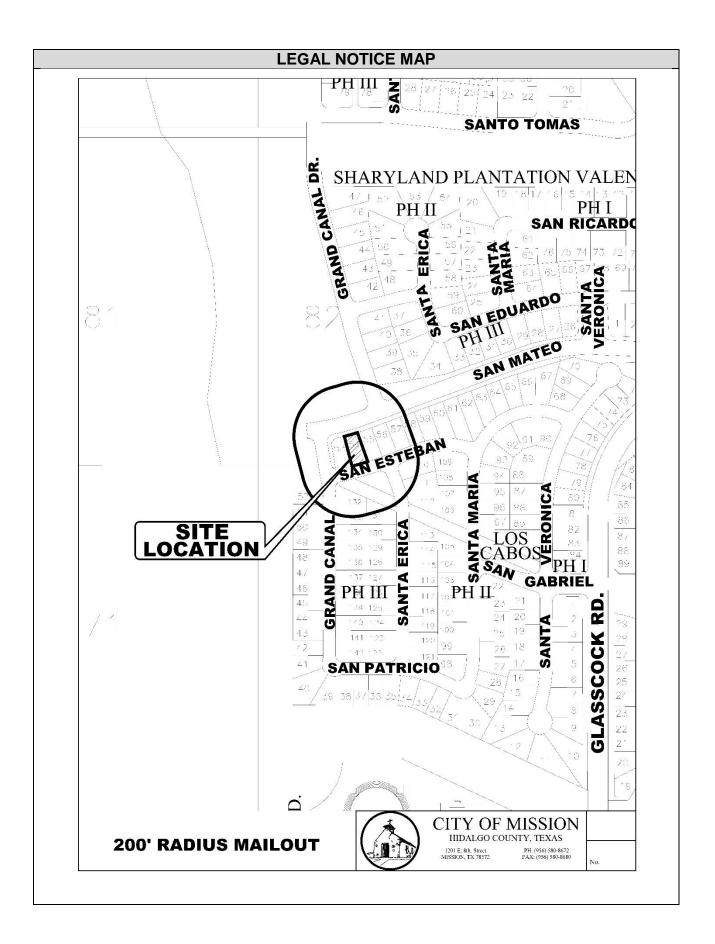
- The request is for a variance not to comply with subdivision plat general notes (3), which states:
 - Minimum depth of rear setback: 10 feet.
 - Minimum depth of side setback: 5 feet
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser 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 North side of San Esteban Street, approximately 65 feet East of Grand Canal.
- The applicant is requesting a variance to keep a 14'-4" by 14'-4" purgula within the 10' rear setback and 5' side setback. The purgula was constructed without a building permits.
- The Sharyland Village Los Cabos Phase 2 Subdivision was recorded on November 12, 2012. The subject property is an irregular shaped lot with a depth of 127.00 feet, a front width of 60.58 feet, and a rear width of 54.00 feet.
- The subject lot has a total area of 7,276 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 17 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.
- There is a 10-foot utility easement along the rear of the property.
- Colored and flags mean: Red; electrical power, and Orange; cable, and telephone.

STAFF RECOMMENDATION:

Staff recommends denial. this request does not qualify as an undue hardship.

However, if ZBA is inclined to approve this variance request then the applicant would need to comply with the following: 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, the prevailing setbacks shall be complied with thereafter, and 2) obtain a building permit fee.

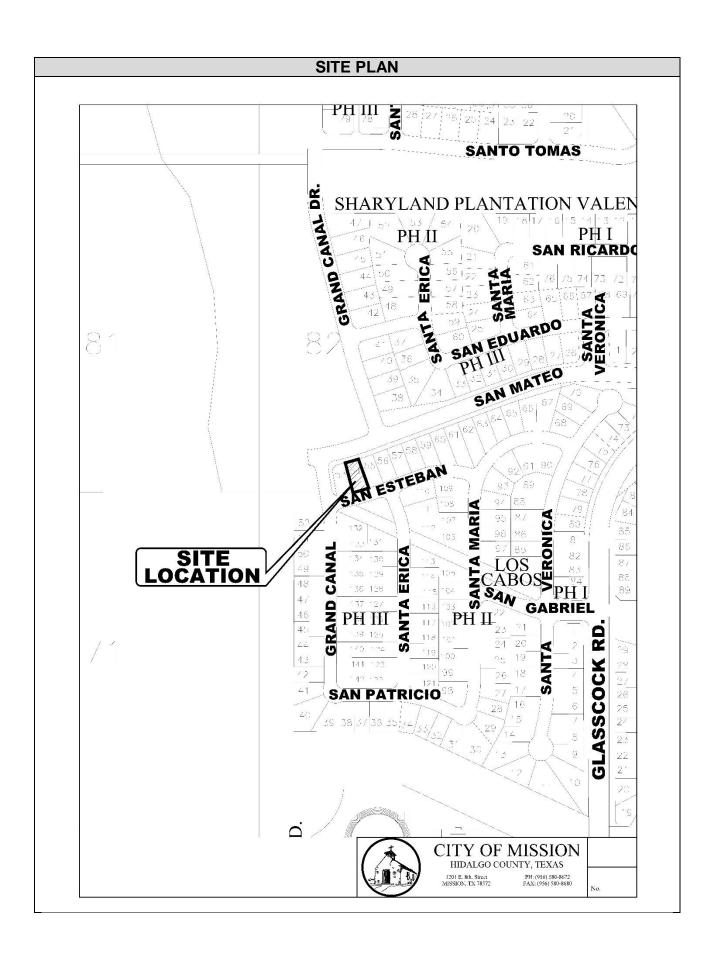
RECORD OF VOTE:	APPROVED: DISAPPROVED: TABLED:	
AYES		
NAYS		
DISSENTING_		



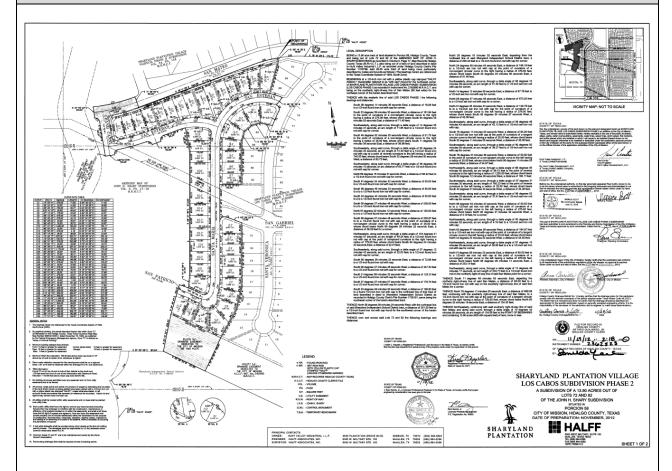
AERIAL MAP

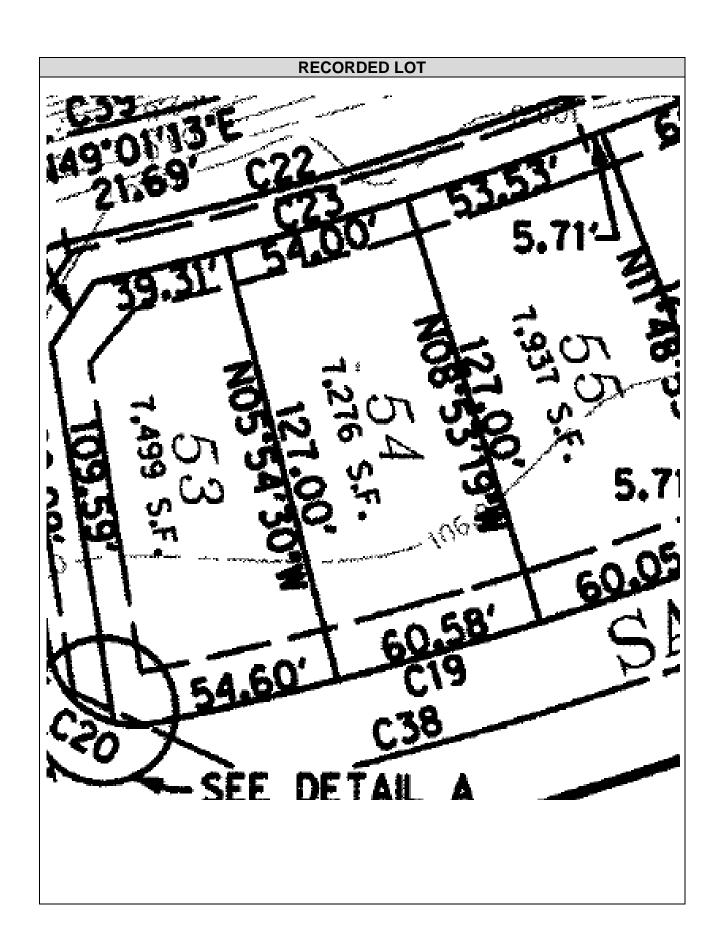


AERIAL OF LOT 10' UTILITY EASEMENT & 10' REAR SETBACK 5" SIDE SETBACK 5' SIDE SETBACK Texas Parks & Wild SAN ESTEBAN ST



RECORDED PLAT





PLAT NOTES

GENERAL NOTES

- The bearings herein are referenced to the Texas Coordinate System of 1983, South Zone (4205).
- By graphical plotting, the parcel described hereon lies within Zone "C" as delineated on the Hidalgo County, Texas Flood Insurance Rate Map, Map Number 480334 0400 C, dated November 16, 1982, as published by the Federal Emergency Management Agency. Zone "C" is defined as "areas of minimal flooding."
- 3. Minimum building setback lines shall be:

Front: 15 feet or greater for easement

Corner (street side): 10 feet or greater for easement 18 feet or greater for easement

Rear: 10 feet or greater for easement Side: 5 feet or greater for easement

 Minimum finish floor elevation: 105.50 feet above mean sea level or 18" above top of curb at center of lot, whichever is higher.

- Storm water detention required for this development shall be on a regional basis. 0.91 ac-ft shall be detained within the drainage R.O.W. and easements.
- TBM Information:

Found 'X' cut on top of end of curb of San Gabriel to the south and 1.50 feet east from end of curb at the intersection with Glasscock Road. Elevation = 103.65 feet above mean sea level (NAVD 88).

- No building structures permitted over any easement and no front utility easements are to be fenced.
- 8. All corners, angle points and points of curvature or tangency delineating the boundary of the land shown herein as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF", unless otherwise stated, or left as found those monuments that represent or reference the boundary. Interior lot and right-of-way corners have not been set.
- All utilities shall be located within utility easements and no trees shall be planted over utility lines.
- 10. Each public utility shall have the right to remove any improvements (including fences) that may endanger or interfere with the construction, maintenance or efficiency of its systems located on or within the easements, and shall at all times have the full right of ingress and egress to, from and upon the easements and private property (not to include residences) within the subdivision for the purpose of constructing, reconstructing, inspecting, patrolling, reading meters, maintaining and adding to or removing all or parts of its systems, without necessity of procuring the permission of anyone.
- 4 foot wide sidewalks shall be provided along minor streets at the time of building permit process. The developer shall be responsible for a 5 foot sidewalk where common areas abut street R.O.W.
- Common Areas 'C' and 'D' are to be maintained and owned by the Home Owner's Association.
- 13. Fence along drainage ditch shall be required at time of building permit.

PICTURES

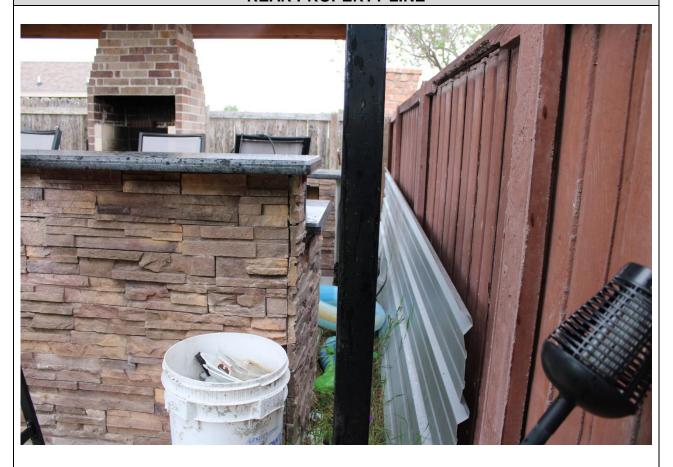




SIDE PROPERTY LINE



REAR PROPERTY LINE



REAR PROPERTY LINE



REAR PROPERTY LINE



APPRAISAL DISTRICT INFORMATION PUBLIC CARD WITH SKETCH 2026-0-0 Hidalgo County Appraisal District Valuation Method: cost-local er 10, 2025 PROPERTY ID AND LEGAL DESCRIPTION 2026 HADROUNE MOULAY OMAR 1241744 HS IMPROVEMENTS 2503 SAN ESTEBAN, MISSION TX 261,056 258,188 846492 LAND MARKET 2503 SAN ESTEBAN ST MISSION TX US 78572 MARKET VALUE SPECIAL USE EXCL 100.00 CMS 100.00 DR1 100.00 JCC 100.00 SSL 100.00 330,948 APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT 333.816 PROP USE: MAP ID: 2362523 AS CODE: L581302 MAPSCO: MKT AREA: SSLAOO! TIF: SUB MKT: APPR VAL METHOD: cost-local AGENT: EFF DATE: EXP DATE: NET APPRAISED 333,816 330.948 GENERA REMARKS (2023) ADJ DEPR-ALLW-COND (2022) RM/D DEPR (2023) ADJ NBHD CODE (2019) ADJ MA & ENC DIMS;E&C(2018) ADJ DEPR. ENC GAR & RM/D % COMP-ALLW-COND (2017) NEW IMPS; RECH % COMP 2018(2013) VAC UTILITIES: AL TOPOGRAPHY: LV ROAD ACCESS: PCG ANNG: RS NRA: UNITS: RENT: TAXING UNIT CD TAXING UNIT NAME CAD APPRAISAL DISTRICT CMS CITY OF MSSION DR1 DRAINAGE DISTRICT #1 GHD HDALGO COUNTY 100.00% 100.00% 100.00% CAD CMS DR1 GHD JCC SSL SST 100.00% SOUTH TEXAS COLLEGE 100,00% SHARYLAND ISD 100,00% SOUTH TEXAS SCHOOL 100.00% DATE TYPE BOOK/PG SELLER 3461277 3114667 CHIA ANDREW W 2023-06-29 WDV null/hull HADROUNE 2020-05-22 SVD null/hull null/hull CHIA ANDREW W BRITO 2016-04-06 DWW 2701406 BRITO MVMLTD IMPROVEMENT DETAIL ADJ IMPROVEMENT FEATURES # ADJ TYPE ADJ AMT ADJ % DESC CODE # TYPE DESCRIPTION MA Residential Main ENC ENCLOSED ADD POR PORCH PAT PATIO CAN CANOPY AREA UN PRC UNITS STY 2,324.5 86.37 1 1 462 77.73 1 1 66 21.59 1 1 131.5 21.59 1 1 6 22.59 1 1 2,990 Area: 2,786 H Quality: AV S1 MODEL CLASS VALUE MODEL CLASS RES BRKAV RES BRKAV RES BRKAV RES BRKAV RES BRKAV STCD: A1 Finish Out 100 9000 100.00 1 9000 100.00 1 9000 100.00 1 9000 100.00 1 9000 100.00 1 9000 100.00 1 AS Code: 100.00% Ext Wall: BRK 100.00 100.00 100.00 100.00 100.00 119.00% 100.00 100 100.00 100 100.00 100 100.00 100 100.00 100 100.00 100.00 100.00 100.00 100.00 180,690 32,320 1,283 2,555 117 258,188 Style: SEQ ADJ TYPE ADJ AMI PRODUCTIVITY VALUATION AG USE TABLE UNIT AG VALUE ON ETH DIN UNIT PRC 7276.00 sf 10.00 1. AS Code: 100.00% Market Area ADJ MADJ VAL SRC 1,000 A Area: 100,00% MKT VAL 72,760 72,760 TYPE SOIL CLS

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState
640280	S2950-00-000-0072-10	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX
730482	V0515-02-000-000B-00	SHARYLAND RESIDENTIAL COMMUNITY PROPERTY	3500 LOS MILAGROS	MISSION	TX
638523	S2950-00-000-0082-10	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX
846491	L5813-02-000-0053-00	ESCAMILLA JAVIER	2501 SAN ESTEBAN ST	MISSION	TX
846493	L5813-02-000-0055-00	ORTIZ RIVERA IRIAM A	3309 SAN SEBASTIAN ST	MISSION	TX
846494	L5813-02-000-0056-00	HWANG HEUI	2507 SAN ESTEBAN	MISSION	TX
846495	L5813-02-000-0057-00	VILLEGAS DANIELA GARCIA	1008 E PECAN BLVD # D- 570	MCALLEN	TX
846496	L5813-02-000-0058-00	ALANIS GENARO MAURICO FLORES & CHANEZ DIAZ	2511 SAN ESTEBAN	MISSION	TX
846527	L5813-02-000-000A-00	SHARYLAND RESIDENTAL COMMUNITY PROPERTY	3500 LOS MILAGROS	MISSION	TX
846492	L5813-02-000-0054-00	HADROUNE MOULAY OMAR	2503 SAN ESTEBAN ST	MISSION	TX
1129357	L5813-03-000-0131-00	REYNA EFRAIN JR & KELLY ANN	3904 SANTA ERICA	MISSION	TX
1129359	L5813-03-000-0133-00	VIGAR PROPERTIES LLC	1008 E PECAN BLVD D-570	MCALLEN	TX
1129358	L5813-03-000-0132-00	DE LA PAZ DANIEL RICARDO MARTINEZ &	3901 GRAND CANAL DR	MISSION	TX
1129370	L5813-03-000-000F-00	SHARYLAND RESIDENTIAL COMMUNITY PROPERTY OWNER ASSOCIATION INC	3500 LOS MILAGROS	MISSION	TX
1129338	L5813-03-000-0112-00	CARRARA JOAO LUIS & MARIANA COELHO	3903 SANTA ERICA ST	MISSION	TX
1129337	L5813-03-000-0111-00	MIERS TRUMAN WINSTON & ANNIE LOUISE COAN	3901 SANTA ERICA ST	MISSION	TX
1129336	L5813-03-000-0110-00	CHEZ EDDY E BERGES & SAMIA J DIAZ	3815 SANTA ERICA	MISSION	TX