



MEETING DATE: April 23, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Consider a variance request to allow a 2.3' side setback instead of the required 6' and a 4' front/garage setback instead of the required 18' for a proposed replacement of a carport at 1601 Mission Avenue, being Lot 1, Block 7, Fiesta Village. Applicant: Jeffrey Horne – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2025 – Application for Variance Request submitted to the City.
- April 11, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract and notice of public hearings was published in the Progress Times.
- April 23, 2025 – Public hearing and consideration of requested Variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with Section 1.40(5)(g)(1) of the Mission Code of Ordinances, which states:
 - Minimum width of side setback:
 - (1) Internal: 6 ft.
 - (2) Corner: 10 ft.;
 - & Section 1.40(5)(i) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the Zoning Board of Adjustments: 18 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 applicant is requesting a variance to allow a 2.3' side setback instead of the required 6' and a 4' front setback instead of the required 18' to replace a 10'x31' aluminum carport along the southside of the manufactured home. The purpose of the carport is for protection of his vehicles during inclement weather.

- Fiesta Village Subdivision was recorded on January 23, 1978. The property is located on the cul-de-sac of Mission Avenue and Laredo Boulevard. The irregular lot measures 3,050 sq. ft.
- There is currently an existing manufactured home on the property. On March 18th the applicant applied for a building permit with the Fiesta Village HOA. Fiesta Village HOA approved the permit as submitted. According to the contractor's letter attached they had been told that no other permit was needed. The contractor proceeded to start the work and removed the existing carport to later learn that a permit from the city was required. The applicant applied for a permit, however, it was denied due to not meeting the setbacks. The applicant did explain that he was only trying to replace the existing carport. Staff did some research and found no construction permits for that property.
- The applicant submitted a letter of support from the adjoining manufactured home owner who resides at 1600 San Juan.
- Staff has not received any calls regarding the variance request. Staff mailed out 46 notices to the surrounding property owners.
- Staff notes that ZBA has considered and approved other variances within this subdivision shown on the attachments.
- The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may:
 - “Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
 - “Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”

STAFF RECOMMENDATION:

Staff recommends disapproval of the variance request as:

1. The carport that was built prior to being removed was built without any permits nor meeting the setbacks.
2. The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

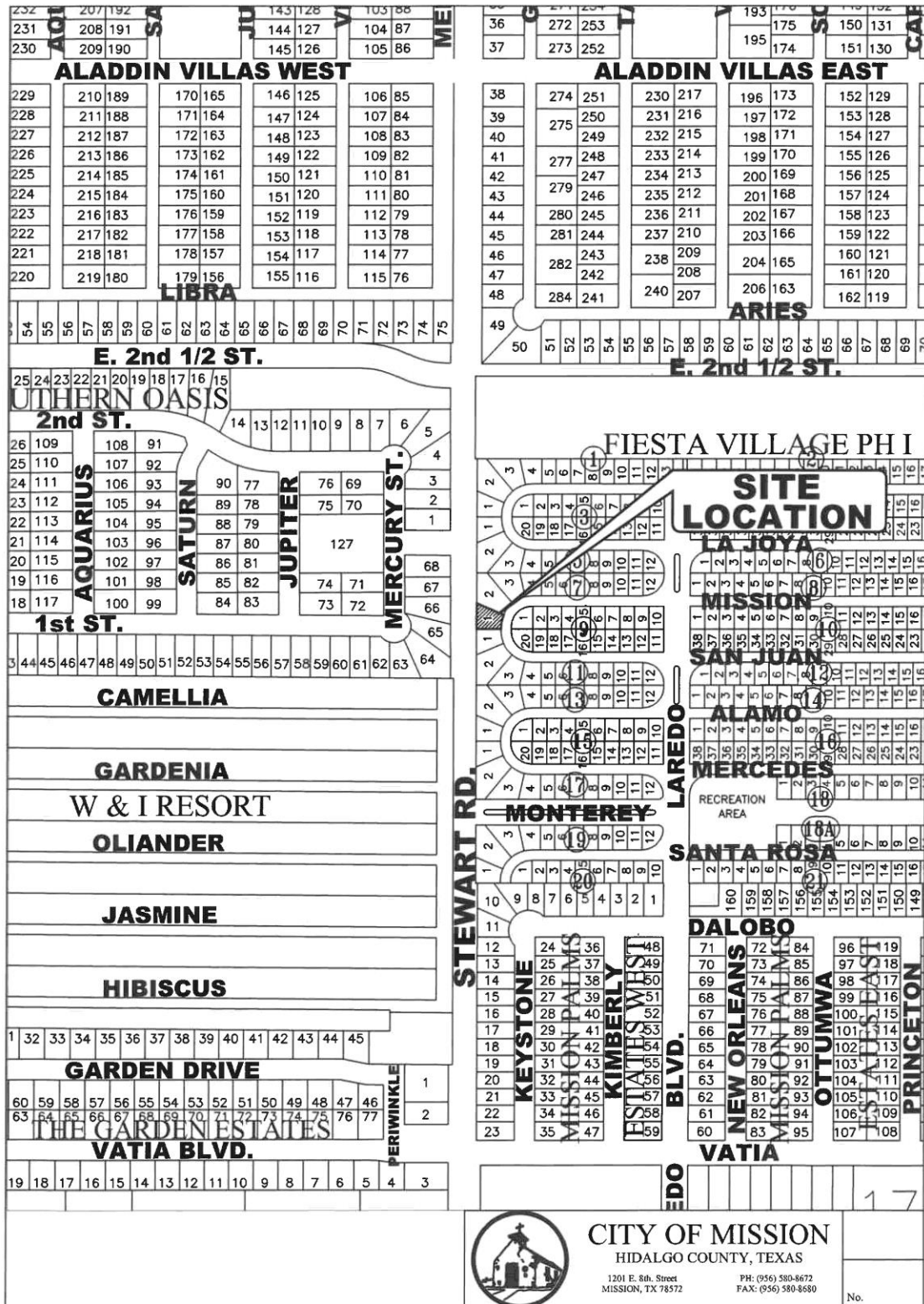
TABLED: _____

_____ AYES

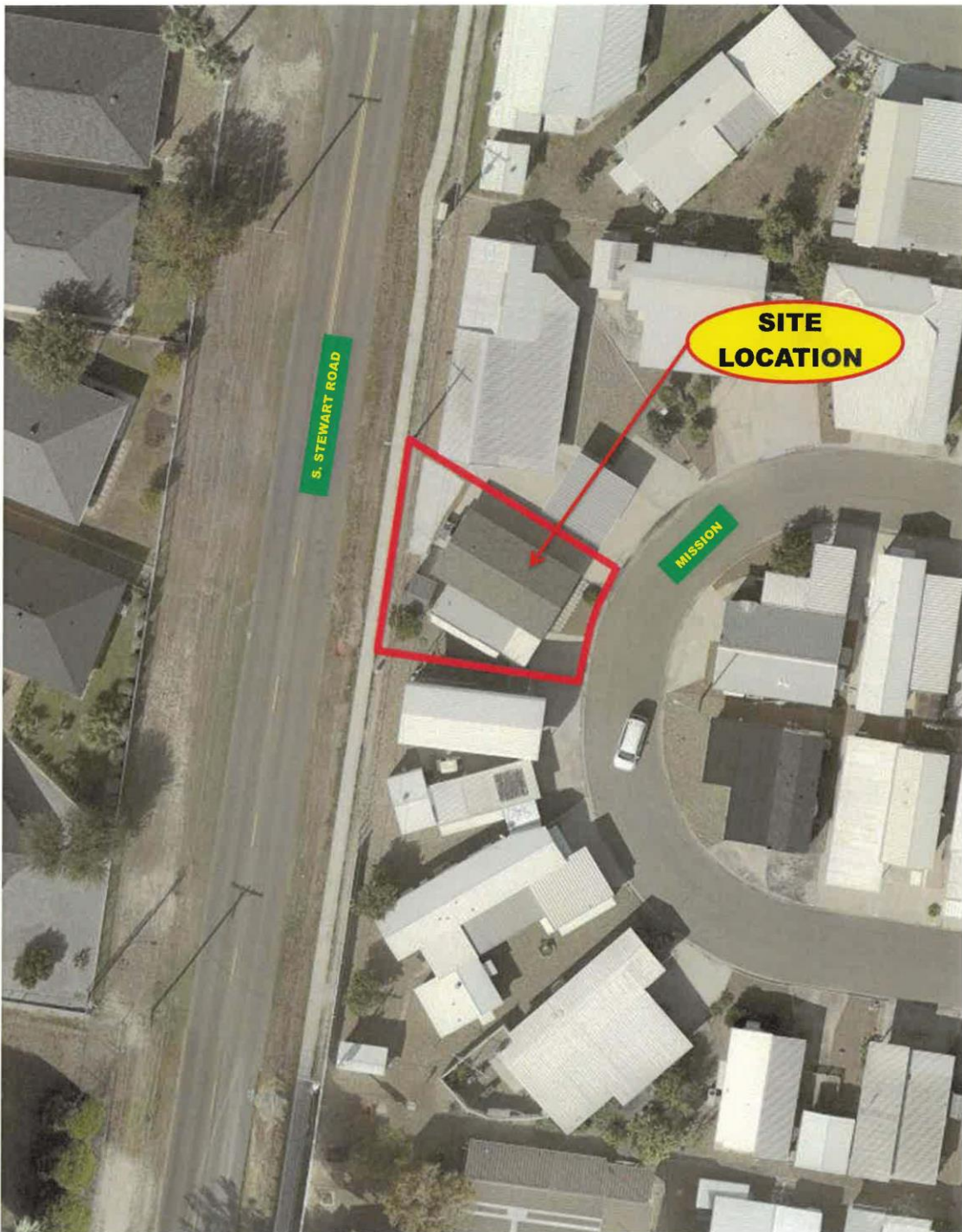
_____ NAYS

_____ DISSENTING _____

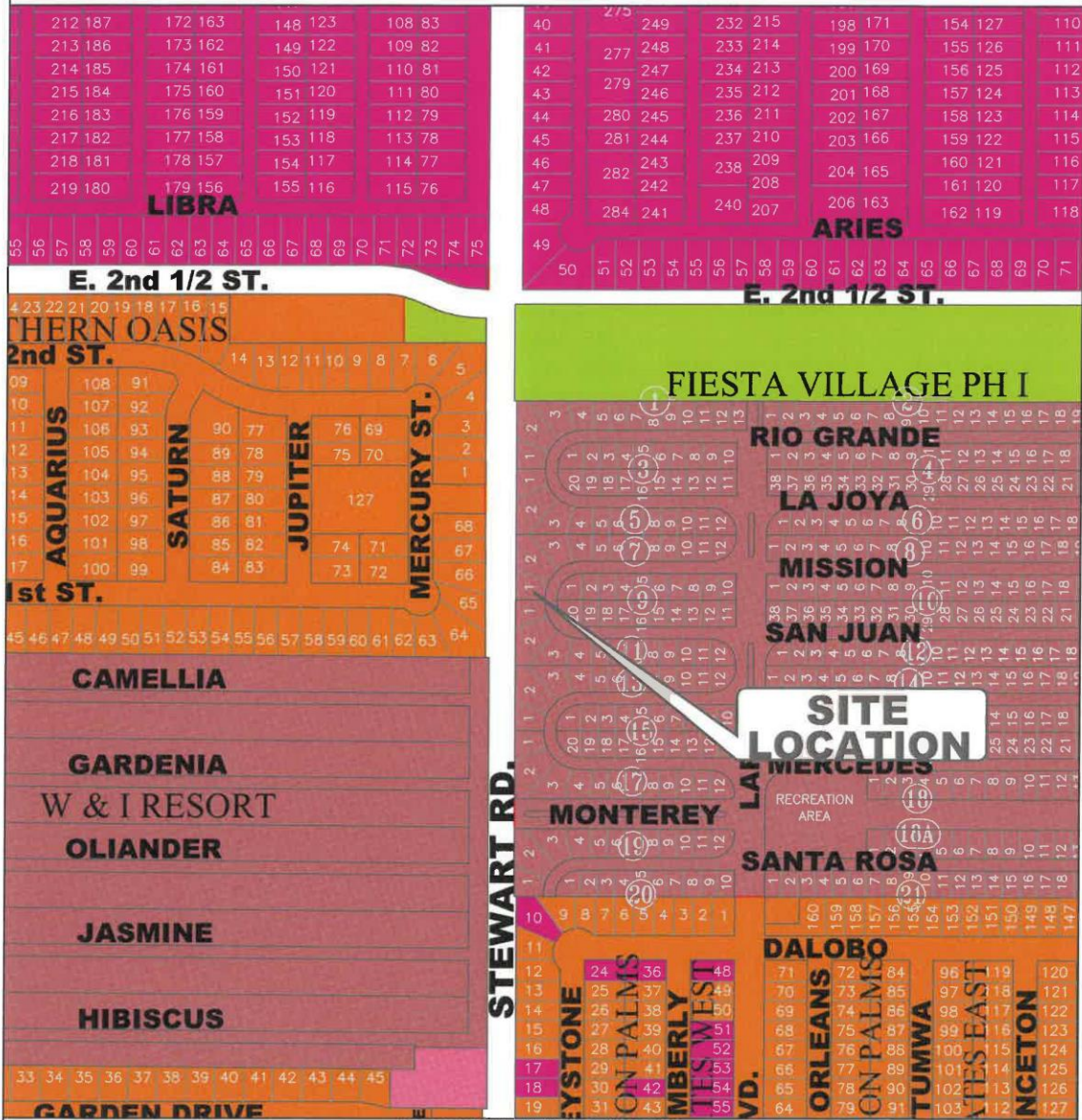
VICINITY MAP



ARIEL 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 MFC'T'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 |



ATTACHMENTS



ZONING BOARD OF ADJUSTMENTS
APPLICATION

NAME: JEFFREY HORNE PHONE: 909-569-2604
ADDRESS: 1205 S. Stewart Rd. RECEIVED BY: _____
CITY: MISSION DATE: 3-20-25

SUBDIVISION: Fiesta Village LOT: 1 BLOCK: 7

APPROX. LOCATION: _____

ZONE: _____

PURPOSE: VARIANCE

OFFICE USE ONLY

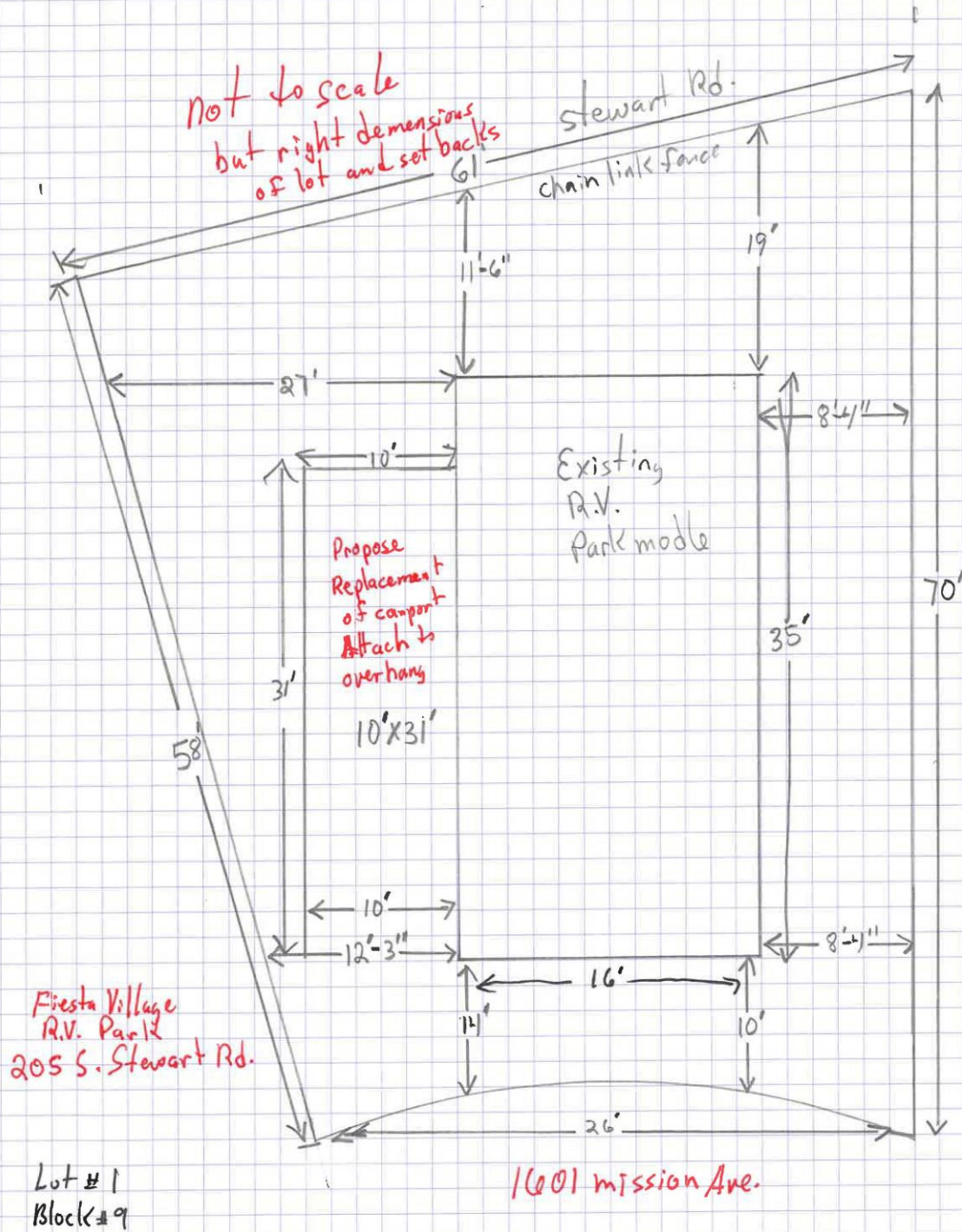
ZBA ACTION: _____ PASSED _____ TABLED _____ FAILED DATE: _____

COMMENTS: _____

LETTERS MAILED: _____ FILING FEE: \$250.00 RECEIPT NO.: 20250236

APPLICANT'S SIGNATURE: [Signature]

SITE PLAN



PICTURES



ATTACHMENTS

Building Permit Request



Fiesta Village 205 S Stewart Rd Mission, TX 78572 Phone: 956.585.9264

Date: 3-18-2025

Location of work:

Block: _____ Lot: _____ Park Street Address: _____

City Building Permit # _____

City final inspection date: _____ City Inspector: _____

Description of Work (Circle Choice) ☒ Canopy ☐ Replace ☐ Awning ☐ Siding
☐ Windows/Doors ☐ Shed ☐ Trailer
☐ Rock ☐ Addition ☐ Cement
Other: _____

Brief description of what you want to do:

Replace attach carport aluminium on south side of RV.
approximately size 10'x31'

Owner: Jeff Horne Address: _____ Phone: _____

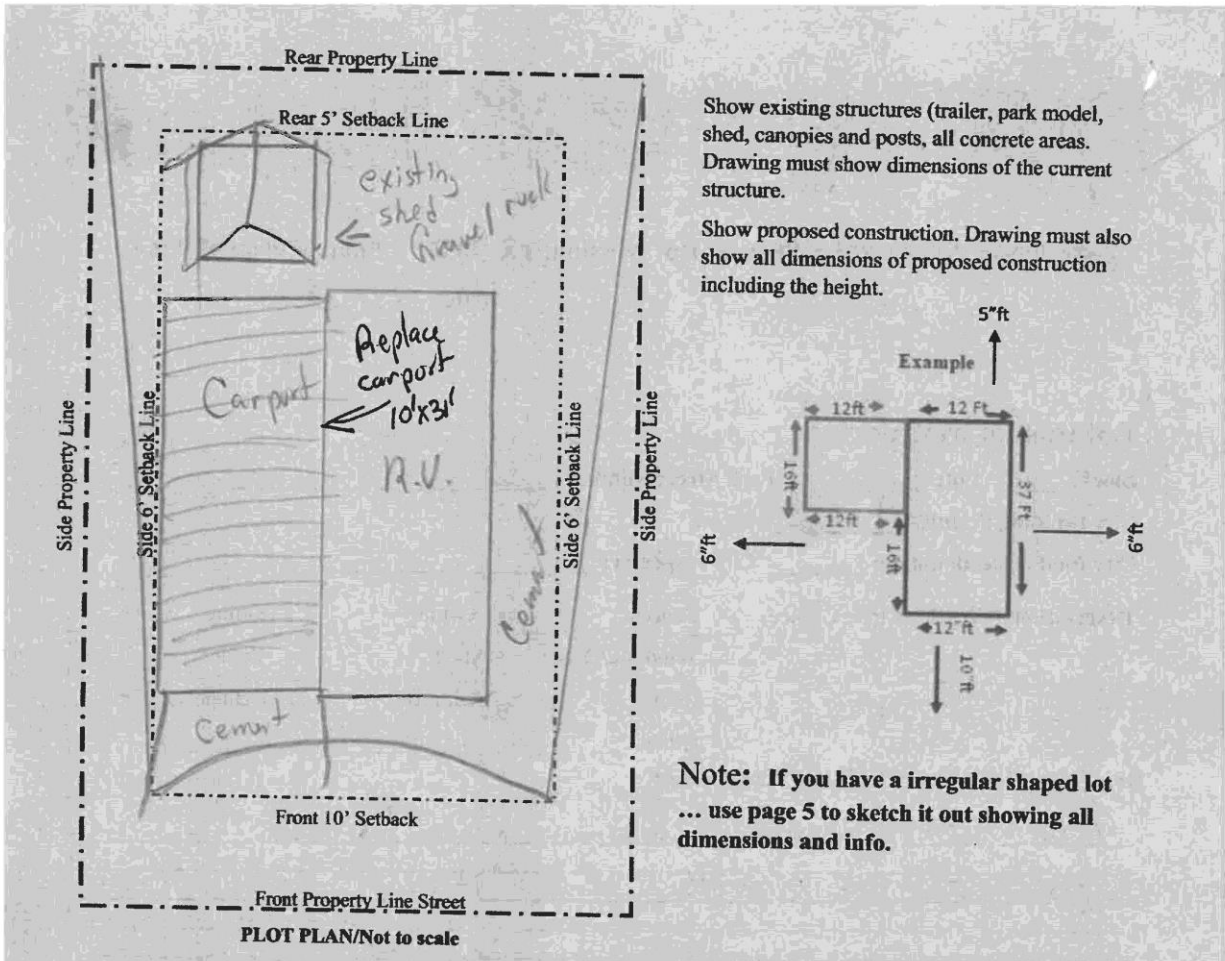
Contractor: J.P. Construction Address: 2815 melania dr. Phone: (956) 655-1548
Jose P. Cervantes Mission, TX 78577

Lot Size: Front: _____ Side: _____ Rear: _____ Lot Area (Sq. Ft.): _____

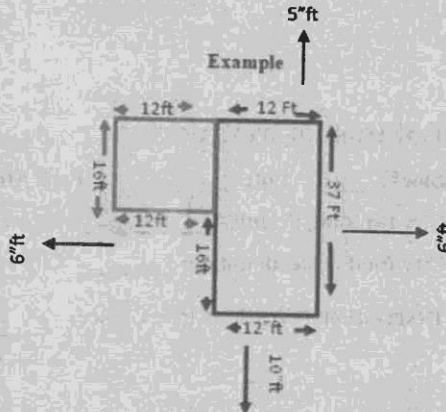
Proposed Design Building Distance from Property Line:

Front: _____ Side: _____ Rear: _____ Side: _____

ATTACHMENTS



Show proposed construction. Drawing must also show all dimensions of proposed construction including the height.



Note: If you have a irregular shaped lot ... use page 5 to sketch it out showing all dimensions and info.

REQUIRED PROCEDURE FOR OBTAINING PERMIT FOR ACTUAL CONSTRUCTION

Step 1. Three current Rules Committee member signatures required for approval. (Current FV board member signatures can be substituted if necessary.) Each signature attests a good faith effort to inform the applicant (FV resident) of pertinent FV building rules and a good faith assessment of conformance with these rules based upon the description and drawings provided. It remains the sole responsibility of the applicant (FV resident) to ensure this conformance throughout the construction process."

1. Jim Rung Date 3-18-25 2. Lynn Bell Date 3-18-25 3. 3-18-25 Rayne Date 3-18-25

Step 2 Presentation of this application to the City of Mission for construction permit.

Step 3. No work will start until the city permit has been granted and a copy is presented to a committee member and has signed that a permit is granted and a copy.

Step 4. When the work is underway, display the Building Request and the City of Mission permit on the property and in plain view from the street.

Step 5. The owner will need to provide any in-progress inspections and call for final city inspection.

Step 6. Return page 1 to a FV Committee member with a (legible) signature of the inspector name and the date of inspection.

ATTACHMENTS

Agreement for Resident

Page 1

CONSTRUCTION AND APPROVALS from FV Covenants Documents

4.07 APPROVAL OF SPECIFICATIONS OF CONSTRUCTION AND IMPROVEMENTS PLANS-
-Prior to any construction of improvements on any Lot, the Park Rules Committee must review and approve in writing all of the following projects on the Property:

- a. Construction of any building, fence, wall, or other structure.
- b. Change in orientation of an existing structure where the structure is moved within the Lot.
- c. Installation of an existing structure moved from another Lot within the park, or from outside the park. (Copies of the City of Mission permit, inspection report, and approval are required if the structure is a park model trailer.)
- d. Any notable exterior addition, change, or alteration in any building, fence, wall or other permanent structure.
- e. Lot landscaping or grading that involves concrete, concrete block, or stone work on the Lot or any easement area on the Lot.
- f. Nothing herein is to be considered as a waiver or change in the stated purpose of this Subdivision as a motor home, travel trailer, recreational vehicle, or park model subdivision. Any additions or similar improvements must only be made to a travel trailer, recreational vehicle, or park model, and the structural integrity of such must be maintained. The construction of improvements around a bare chassis or axles is not permitted. The Park Rules Committee is the sole arbiter of compliance with this Section, subject to appeal to the Board.

LOT USE RESTRICTIONS AND STANDARDS

5.01. No Owner shall occupy or use his lot or residence and such outbuildings as are customarily appurtenant thereto or permit the same or any part thereof to be occupied or used for any purpose other than as a Private Residence of the Owner, his family, guest, and tenants.

5.02. All Lots may be used only for travel trailers, motor homes, recreational vehicles or park model trailers.

- a. No more than one travel trailer, motor home, recreational vehicle, or park model trailer may be placed on a Lot, whether such is occupied or not, except if one is used as the sole means of transportation.
- b. Travel trailers, motor homes, park model trailers, recreational vehicles, storage sheds, and room additions must at the time of installation be situated on the Lot as required by the ordinances and regulations of the City of Mission, Texas this Declaration, and the By-Laws and regulations of Fiesta Village, Inc.
- c. Travel trailers, motor homes, recreational vehicles, and park model trailers must be self-contained when used as a residence.
- d. Two-story sheds or additions are not allowed on any Lot.
- e. The maximum size for a detached storage shed or building on a Lot is twelve (12) feet by twelve (12) feet (or a total of 144 square feet total floor area) by nine (9) feet in height.
- f. Structural additions or sheds must not extend into the space required for a travel trailer, motor home, recreational vehicle, or park model trailer and one off-street automobile parking space on the Lot.
- g. Canopies must not extend beyond the lot lines. Canopy posts must not be positioned inside the required setback area as described in Section 5.04 below. Canopy overhangs must not extend over the utility and drainage easement areas.

Revised Covenant Plan 2022

Page 3

ATTACHMENTS

Agreement for Resident

Page 2

5.03 All permanent driveways, car parking spaces and patios must be of concrete. When developing or redeveloping a Lot, all required driveways, car parking spaces, patios and utilities must be installed prior to the installation of any recreation vehicle or park model on a Lot.

5.04 **SETBACKS**—No motor home, travel trailer, recreational vehicle, or park model trailer, shed, or permanent improvement of any kind is to be located on any Lot nearer to the front lot line, the side lot line, or the rear lot line than the minimum building setback lines as defined as follows:

- a. Side building setback lines must be located at least Six (6) feet from the lot line as measured from the side lot line. Front building setback lines must be located at least Ten (10) feet from the front lot line as measured from the front lot line. Setbacks are as shown on the plat of Fiesta Village, recorded in Hidalgo County Map Records Book Vol. 20, Page 64 on January 23, 1978. (Information: The front lot line in Fiesta Village is typically the edge of the street curb.)
- b. The rear setback line and some side setback lines are established by the total depth of the utility easement and drainage easement areas as they affect each lot, as shown on the plat of Fiesta Village, recorded in Hidalgo County Map Records Book Vol. 20, Page 64 on January 23, 1978. (Information: Required rear setbacks could be either five feet, ten feet, or twenty feet depending on the location of the property within the Fiesta Village Subdivision.) Permanent structures must not be constructed on any utility easement, or drainage easement area. These easements are recorded and benefit the utility companies serving Fiesta Village and the City of Mission and are subject to construction and maintenance activities without notice. (Information: All improvements, including patios, flower beds, shrubs, trees, buildings and building additions, sheds, canopies, etc., located in utility easement and drainage easement areas are subject to removal without notice or recompense when it is necessary to clear the easement area for maintenance or construction activity.) (Information: Utility and drainage easement areas are not subject to abrogation through
- c. For purposes of this covenant, eaves are not considered to be a part of the building; provided, however, that this is not to be construed to permit any portion of a building or eve on any Lot to extend over another Lot or the street. Also, building eaves must not extend over the utility or drainage easement areas.

ATTACHMENTS

Agreement for Contractor

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CONSTRUCTION AND APPROVALS

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Agreement for Contractor

Page 2

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ZONING SETBACK REQUIREMENTS

	FRONT	REAR	SIDE INTERNAL	SIDE CORNER	LOT SIZE (IN SQUARE FEET)
R-4 Mobile & Modular Homes					
Spaces in park for Mobile Homes	10'	5'	6'	10'	(INNER CORNER)
Lots for M.H. & RV's	15'	5'	6'	10'	5000/6000

246
REQUIRED

JUL 13 1988

Zone	Minimum Lot Size (Square Ft)	Exist. Ord. Max. Bldg. Coverage (% of lot area)	Permitted Maximum Imp. Area (% of lot area)	Resulting Required Open Space (% of lot area)
8. R-4	mh spaces-2450	50%	60	40
	rv spaces-1500	50%	60	40
	mh lots-5000	40%	60	40
	common areas thereto	N/A	90	10

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Agreement for Contractor

Page 3

City of Mission, Texas and Hidalgo County building codes and or restriction take precedence over Fiesta Village Covenants, Rules or Restrictions unless Fiesta Village is more stringent in which case Fiesta Village will take precedence.

Contractors who do not abide by the City of Mission, Hidalgo County or the Fiesta Village covenants and or restriction will make all changes to bring such work into compliance at contractors expense and could lose the privilege of contracting work within the Fiesta Village Park.

Contractor: I have read and understand and agree to the statement standards and restriction above.

Company Name _____

Signature: _____

Printed Name _____

Phone Number _____

Date: _____

Witness:

Signature: _____

Printed Signature: _____

Date: _____

Signature: _____

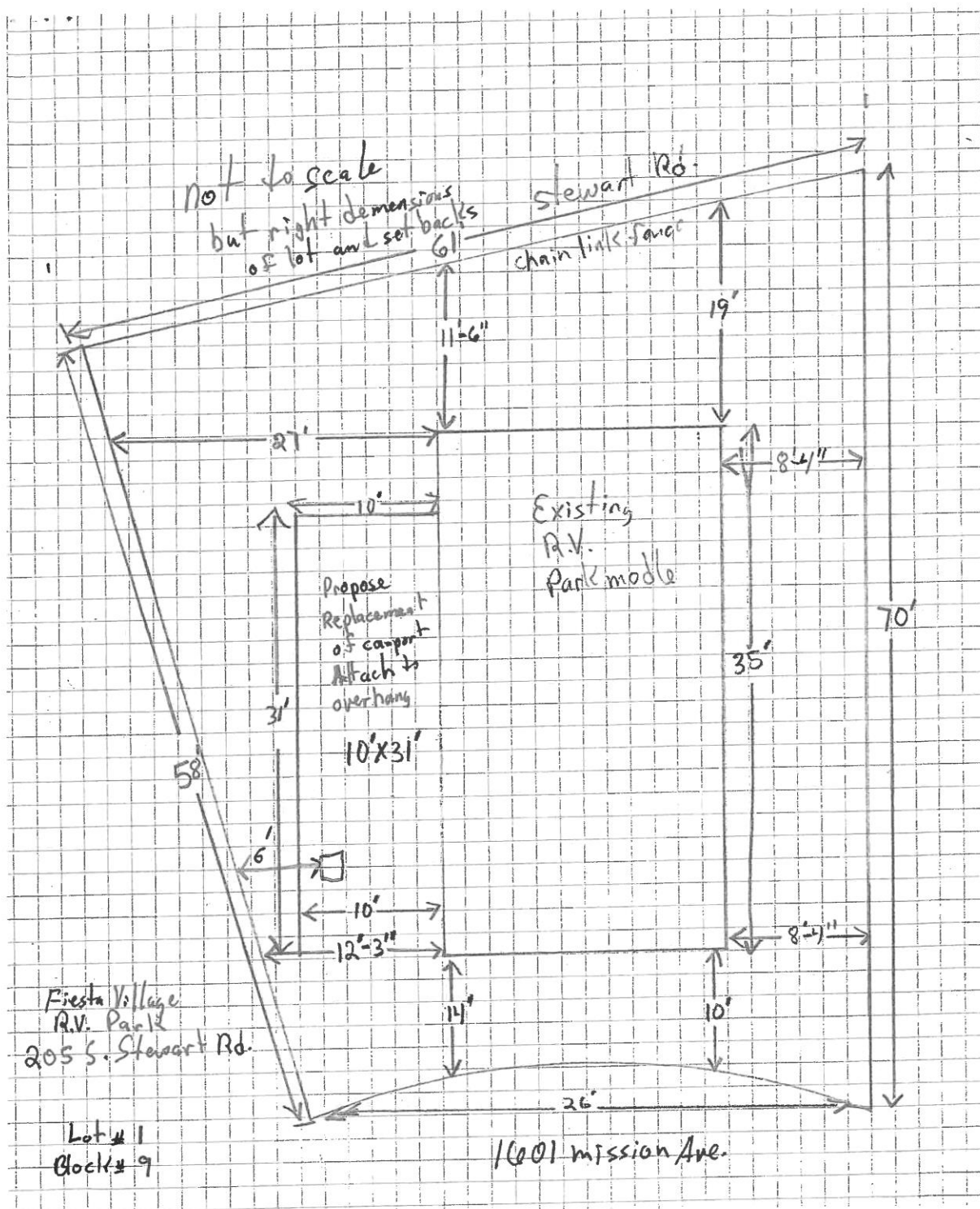
Printed Signature: _____

Date: _____

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Revision 1 March 22, 2022

ATTACHMENTS



ATTACHMENTS

03/21/2025

Phillip L Martin

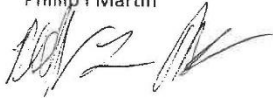
205 S Stewart Rd # 164

Mission TX 78572

To whom it may concern

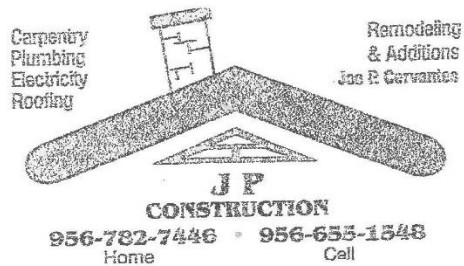
I have no objections to Jeffery Horne at 1601 Mission, Mission Texas rebuilding his carport in its original location which joins my property at 1600 San Juan Mission Texas.

Phillip L Martin



RECEIVED
3/26/25

ATTACHMENTS



3-20-2025

To whom it may concern, customer Mr. Jeff Horne, would like to apply for a variance, because of a misunderstanding, of the board at Fiesta Village, 205 S. Stewart Rd. They said he didn't need a permit to replace a carport that was attached approximately 10'x31', all we needed was a blue sheet with three signatures, which he got. So we started to take it out completely, and then they said, that now the posts needed to be moved 6' towards the inside, so now there will not be a parking space, because of the shape of the lot, I have attached a drawing of setbacks of lot and structures in it.

There's a lot of misunderstanding in Fiesta Village, people apply for the board, without any knowledge of the rules and regulations, and one person will say one thing and others, a different one, so there's a lot of confusion in the park.

J.P. Construction
Joe R. Cervantes
(956) 655-1548

ATTACHMENTS

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2025-0-0		VALUES		VALUES		VALUES	
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		EXEMPTIONS		VALUATION METHOD: cost-local		APRIL 08, 2025	
174472 1601 MISSION AVE, MISSION TX		HORNE JEFFREY THOMAS 1711 MERCEDES AVE MISSION TX 78572		1298042 100.00000				2024 2025	
FIESTA VILLAGE BLK 7 LOT 1 LEGAL ACREAGE: 0.00000 GEO ID: F300040-001-0001-00 Ref ID: R174472 SUBTYPE: RES LEGAL ACREAGE: 0.00000 APPR VAL METHOD: cost-local PROP USE: F300000 AS CODE: F300000 MAP ID: F300000 MAPSCO: F300000 TIF: F300000 EFF SIZE: 0.00000		AGENT: EXP DATE: EFF DATE:		TAXING UNITS CAD 100.00 CMS 100.00 DBT 100.00 GND 100.00 JCC 100.00 SSI 100.00 SST 100.00		IMPROVEMENTS LAND MARKET 4,891 MARKET VALUE 30,536 SPECIAL USE EXCL 35,427 APPRAISED VALUE 35,427 HS VALUE LIMIT 40,900 CIRCUIT BRKR LIMIT 0 NET APPRAISED 35,427		10,364 30,536 40,900 40,900 0 0	
UTILITIES: WRS,LEL, GBA: TOPOGRAPHY: LV NRA: ROAD ACCESS: PCG UNITS: ZONING: MH RENT:		REMARKS (2025) ADJ % EFF YR, RE ROOF (2023) ADJ % (2019) ADJ ADDN & UTLY CL-HB1928(2013) NC-HB1928(2010) SOME IMPS @ NV 2010-HB1928(2009) ADJ IMPS @ NV 2009- 2010-HB1928(2008) NEW CANA 07(2007) NEW CANA 07(2006) NEW STGV 04(2005) NEW STGV 04HOLIDAY-PD \$16,500 IN		SKETCH 		PICTURE 			
TAXING UNIT CD TAXING UNIT NAME CAD APPRAISAL DISTRICT CMS CITY OF MISSION DR1 DRAINAGE DISTRICT #1 HDLGO COUNTY JCC SOUTH TEXAS COLLEGE SSL SHARYLAND ISD SST SOUTH TEXAS SCHOOL		PCT 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%		DEED HISTORY DATE TYPE BOOK/PG INST # BUYER SELLER 2024-11-25 GWD null/null 3600960 HORNE JEFFREY HACKBARTH 2022-03-08 WD null/null 3318462 HACKBARTH BURGE CLINTON 2012-05-09 SWD null/null 2306781 BURGE CLINTON BURGE CLINTON		IMPROVEMENT VALUATION # TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EF YR COND VALUE DEP PHYS ECON FUNC COMP ADJ VALUE 1 TTR TRAVEL TRAILER MFF MHAV 192 54.53 1 1 1989 2002 AV 10,470 58.00 100.00 100.00 100.00 0.58 0 ADDN MH ADDITION MFF MHAV 288 40.90 1 1 1989 2002 AV 11,779 58.00 100.00 100.00 100.00 0.58 6,832 CANA SLAB ALM CAN MFF MHAV 316 13.63 1 1 1989 1987 * 4,307 49.00 100.00 100.00 100.00 0.49 0 UTLY UTILITY MFF MHAV 240 27.27 1 1 1989 1989 * 6,545 45.00 100.00 100.00 100.00 0.45 2,945 SKRT MH SKIRTING MFF MHAV 112 0.55 1 1 1989 1989 * 62 45.00 100.00 100.00 100.00 0.45 0 STOR MH STORAGE MFF MHAV 50 27.27 1 1 2003 2003 * 1,586 60.00 100.00 100.00 100.00 0.60 0 CANA SLAB ALM CAN MFF MHAV 56 13.63 1 1 2006 2006 * 783 65.00 100.00 100.00 100.00 0.65 0 STCD: A2 Area: 450 Homelife N (0.00%) Finish Out: 100 Quality: AV Structure: 35,562 AS Code: 100.00% Market Area: 106.00% Ext. Wall: 10,364			
LAND VALUATION TYPE SOIL CLS TABLE SC HS METH L F300000 A2 No SF 2867.27 sf 10.95 1,000 AS Code: 100.00% Market Area: 100.00%		LAND ADJUSTMENTS SEQ ADJ TYPE ADJ AMT ADJ % No		PRODUCTIVITY VALUATION UNIT AG VALUE 0.00 0					

ATTACHMENTS



ATTACHMENTS

Database of Variances

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 5, Blk. 5	4' inner side setback	1/14/97	Approved
Lot 13, Blk. 1, Lot 1, Blk. 2, Lots 10 & 11, Blk. 3, Lots 1 & 38-39, Blk. 4, Lot 12, Blk. 5, Lot 1, Blk. 6, Lot 12, Blk. 7, Lot 1, Blk. 8, Lots 10 & 11, Blk. 9, Lots 1 & 38- 39, Blk. 10, Lot 12, Blk. 11, Lot 12, Blk. 13, Lot 1, Blk. 12, Lot 12, Blk. 13, Lot 1, Blk. 14, Lots 10 & 11, Blk. 15, Lots 1 & 38, Blk. 16, Lot 12, Blk. 17, Lot 12, Blk. 19, Lot 10, Blk. 20, Lot 1, Blk. 21,	5' corner setbacks	4/10/01	Approved
Lot 13, Block 18 ^a	3' side setback	1/19/05	Approved

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
613884	SILVANOVICH GLEN	1524 E 1ST ST	MISSION	TX	78572-6416
613885	JONES KENNETH R & CAROLE J	101 MERCURY ST	MISSION	TX	78572-6395
613886	RUPPLE JUDITH A & DIANNA L SMITH	103 MERCURY ST	MISSION	TX	78572-6395
613887	SOSBEE GERALD & MARISOL	PO BOX 3834	MCALLEN	TX	78502-3834
613817	GERARDY ARMINDA	109 MERCURY	MISSION	TX	78572-6395
174525	OLSON JUDY & DENNIS L	2272 500TH ST	NORTHWOOD	IA	50459-8635
174477	DALLMANN GERALD TRUSTEE	10840 RIVERBEND LN NW	ORONOCO	MN	55960-2038
174524	LOWREY GUY ROY & MARY KATHRYN CO TRUSTEES	52939 740TH ST	ANITA	IA	50020-8904
174507	KREMER LLOYD J	5408 N 30TH ST	MCALLEN	TX	78504-5107
174508	HOFF VANE & SHERYL	6672 HIGHWAY 61	SILVER BAY	MN	55614-4222
174478	DALLMANN GERALD L TRUSTEE REVOCABLE LIVING TRUST	10804 RIVERBEND LN NW	ORONOCO	MN	55960-2038
174442	SCHAAP RODGER E JR	4373 WEATHERBY LN	TRAVERSE CITY	MI	49685-9628
174444	BERG RICHARD L & LOIS K & SHELLEY ANN GABLE	3120 DALE RD	EAU CLAIRE	WI	54703-1105
174445	CLARK KENT LEROY	24481 DUTCHSETTLEMENT ST	CASSOPOLIS	MI	49031-9763
174563	MARTIN PHILLIP & CHERYL A	205 S STEWART RD UNIT 164	MISSION	TX	78572-6348
174566	RUSSMANN JERALDINE TRUSTEE GRAMMA JERRY LIVING TRUST	205 S STEWART RD UNIT 259	MISSION	TX	78572-6337
174599	KLOSSNER HARVEY	6871 220TH ST	SILVER LAKE	MN	55381-6400
174601	HENDEL ROBERT L & KATHLEEN A	205 S STEWART RD UNIT 244	MISSION	TX	78572-6337
174600	SWARTZ DELILA	431 S E GOSNELL LN	SHELTON	WA	98584-8384
174598	GONZALEZ VICENTE & SHERYL TRSTS	123 MAIN ST N	SAUK CENTRE	MN	56378-1109
174441	LOWREY GUY ROY & KATHRYN CO-TRUSTEES FAMILY REVOCABLE LIVING TRUST	52939 740TH ST	ANITA	IA	50020-8904
174443	RANNEY JOSEPH W III & PAULA J	21218 FEATHER RIDGE LN NE	POULSBO	WA	98370-8927
174506	HUDDLESTUN MONTE & RHEA	205 S STEWART RD	MISSION	TX	78572
174472	HACKBARTH ELIZABETH J	1711 MERCEDES AVE	MISSION	TX	78572
174564	MARTIN PHILLIP L & CHERYL A CO TRUSTEES	205 S STEWART RD UNIT 164	MISSION	TX	78572-6348
174565	MITCHELL DAVID W & TRACY L MITCHELL	205 S STEWART RD UNIT 228	MISSION	TX	78572-6336
174569	FURST MARTIN A II & RITA J	845 W 3RD ST	GARNER	IA	50438-1206
174597	ADAMS GEOFFREY J & SANDRA J LIVING TRUST	205 S STEWART RD NO 336	MISSION	TX	78572-6386
174510	FINER EUNICE M IRRVCBL TRST	602 UNION ST	EMMETSBURG	IA	50536-2451
174521	LOLAND DENNIS W & GERALDINE RUSSMANN	29270 330TH ST	NEOLA	IA	51559-6036
174473	MELAND JAMES R & BRENDA L & MARK A &	4885 PARTRIDGE AVE	NORTHWOOD	IA	50459-8628
174474	SCOTT FLORENCE M	205 S STEWART RD NO 338	MISSION	TX	78572-6386
174475	BARBER MARY ANN	205 S STEWART RD UNIT 365	MISSION	TX	78572-6329
174476	EBNET LAVOY G & MARY A EBNET	219 1ST ST N W	NEW RICHLAND	MN	56072
174439	BARBEE IRENE N & JANE B CROWLEY	205 S STEWART RD UNIT 76	MISSION	TX	78572-6332
174440	CODDINGTON CURTIS K TRUSTEE	21218 FEATHER RIDGE LN NE	POULSBO	WA	98370
174568	DE NOON ROGER EDWARD	7310 CORONADO AVE	DALLAS	TX	75214-4213
174567	VALDEZ ARTURO JR	PO BOX 279	HIDALGO	TX	78557-0279
174509	RUSSMANN GERALDINE TRUSTEE	29270 300TH ST	NEOLA	IA	51559
174522	THOENNES RALPH & JOYCE	811 4TH AVE NE	BARNESVILLE	MN	56514-3327
174400	LAMBERT DELORES & MARK	205 S STEWART RD # 133	MISSION	TX	78572-6345
174523	THOENNES MARK C & SHARON M	525 WEST ST SOUTH	MILTONA	MN	56354-8188
174401	LOWREY GUY ROY & MARY K CO TRSTS	52939 740TH ST	ANITA	IA	50020-8904
613881	PENA FERNANDO XAVIER & ALICIA CASAS PENAS	1518 E 1ST ST	MISSION	TX	78572-6416
613882	SCHRIEVER MARK ALAN & Wantha L	1522 E 1ST ST	MISSION	TX	78572-6416
316674	W & I LEASEHOLDERS ASSOC	206 S STEWART RD #234	MISSION	TX	78572-6392

STAFF RECOMMENDATION

Staff recommends disapproval of the variance request as:

1. The carport that was built prior to being removed was built without any permits nor meeting the setbacks.
2. The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances.