



**MEETING DATE:** April 23, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Variance Request to allow a total of 4,428 square feet instead of the maximum 2,802 square feet, which equals 40 percent allowed for an accessory structure for an enclosed Storage/Garage building, being Lot 33B, Southwind Estates Unit II Subdivision, located at 1907 Royal Palm Drive. Applicant: – Carlos Lerma

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**NATURE OF REQUEST:**

Project Timeline:

- March 26, 2025 – Application for Variance Request submitted to the City.
- April 11, 2025 - Under state and local law, a notice of required public hearings was mailed to all property owners within 200 feet of the subject tract.
- April 23, 2025 - Public hearing and consideration of requested variance by the Zoning Board of Adjustments.

Summary:

- The request is for a variance not to comply with Section 1.371 (2)(d) of the Mission Code of Ordinances, which states:
- Any non-living accessory structures, such as a carport or a garage, whether as an addition or as a detached building, shall not exceed a maximum size equal to 40% of the primary structure's living area; and shall not exceed the primary structure's total height, as measured to the top of its roof. However, if the primary structure's living area totals less than 2,000 square feet, the accessory structure may be constructed to a maximum size of 800 square feet. No carport, whether temporary or not, shall have a roof composed of tarp, canvas, or other similar fabric-like material.
- The site is located at the Northwest corner of Terrace Drive and Royal Palm Drive.
- The applicant is requesting a variance to construct a Garage/Storage Building for a total of 4,428.00 square feet instead of the maximum allowed of 2,802 square feet.
- There is currently an existing 7,005-square-foot single-family residence on the property. The applicant is proposing to build a garage and a storage building.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (30) legal notices to surrounding property owners.
- The applicant would like the Board to consider the above-mentioned variance to allow the construction of the accessory structure.
- 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 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 denial of the request, subject to compliance with the following conditions:

Must comply with the required maximum of 40 percent, 2,125.60 square feet.

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**RECORD OF VOTE:**

**APPROVED:**

\_\_\_\_\_

**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

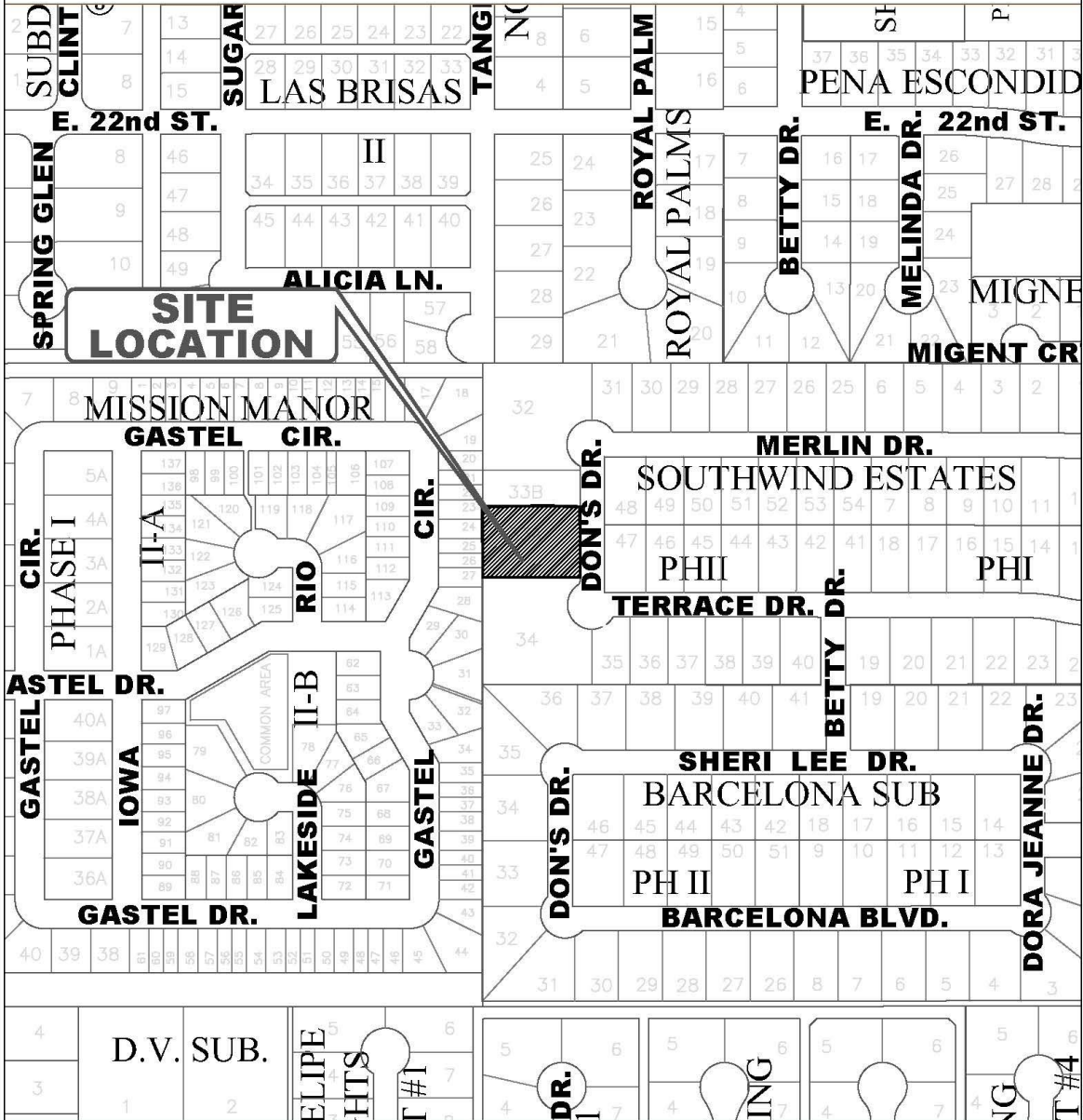
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\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING\_\_\_\_\_

# VICINITY MAP

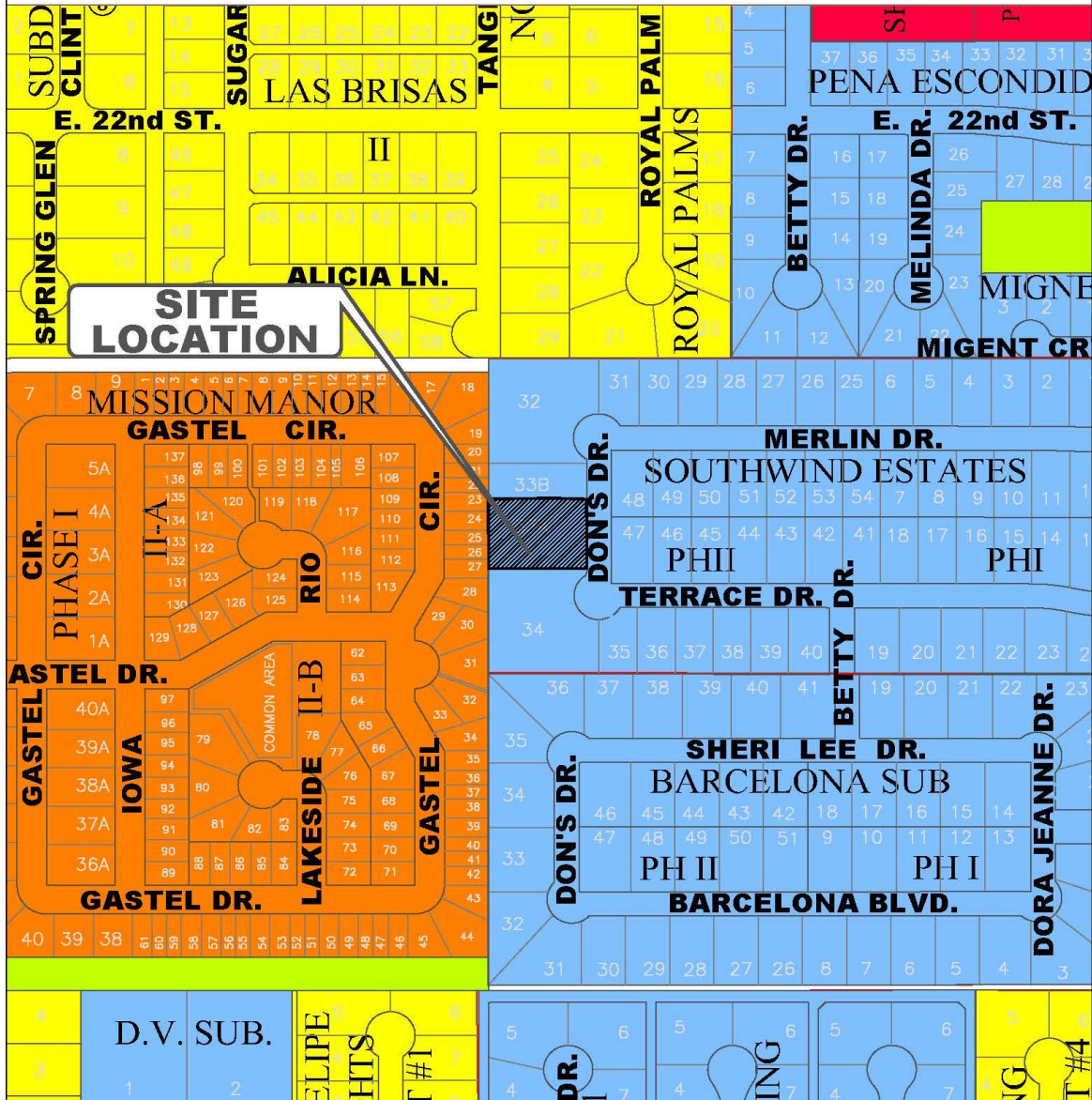


## ARIEL MAP





# ZONING MAP



## ZONING LEGEND

- A0-I AGRICULTURAL OPEN INTERIM
- A0-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

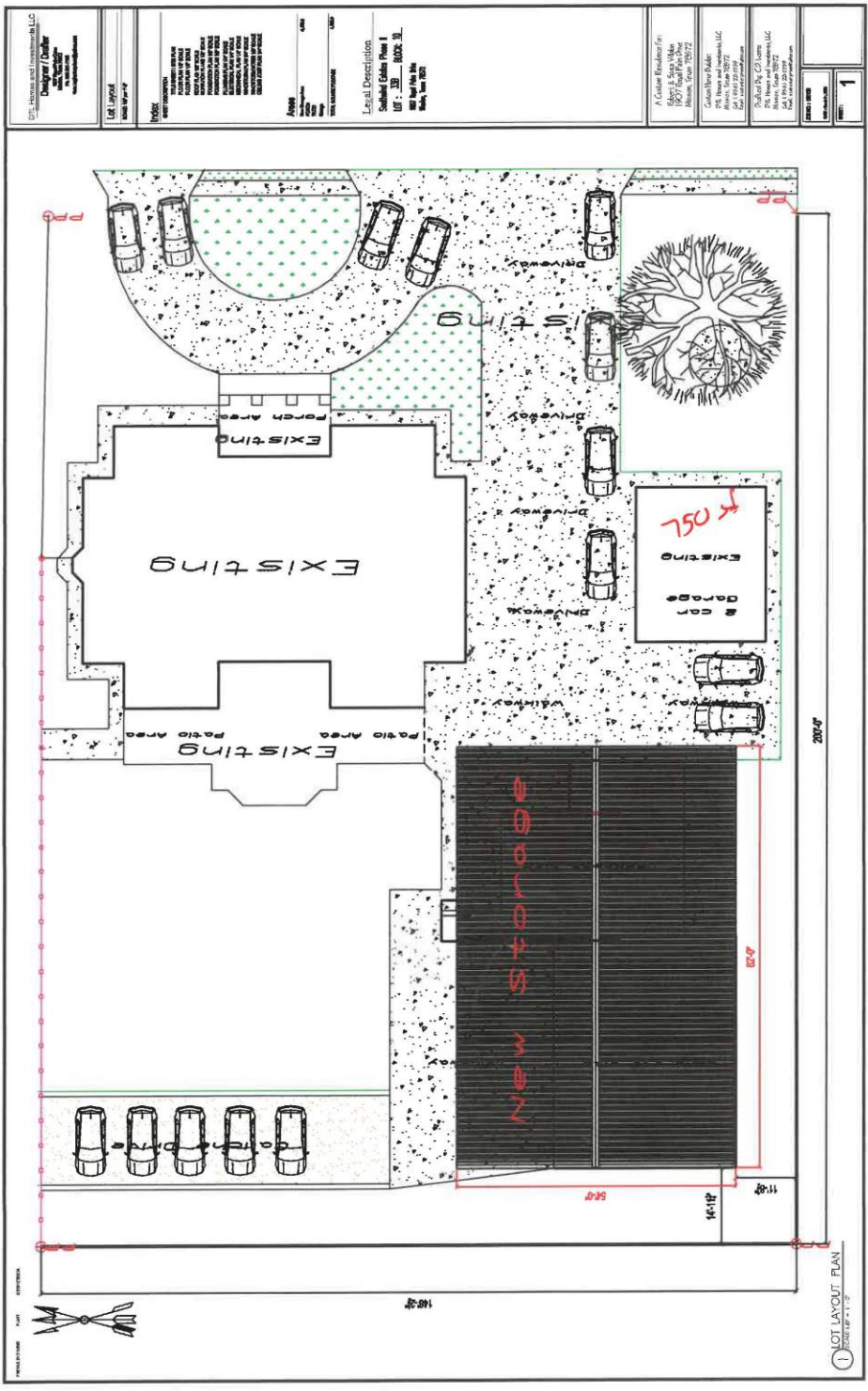
- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFCTD HOUSING
- C-1 OFFICE BUILDING
- C-2 NEIGHBORHOOD COMMERCIAL
- C-3 GENERAL BUSINESS

- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC





ATTACHEMENTS (PICTURES)



DESIGNER / OWNER 1234 Main Street Anytown, CA 90210 Phone: (555) 123-4567 Email: info@1234main.com		DATE: 08/11/2023 BY: [Signature] CHECKED: [Signature]	
PROJECT DESCRIPTION 1234 Main Street Anytown, CA 90210 Phone: (555) 123-4567 Email: info@1234main.com		SHEET NO. 1 OF 1	
PROJECT LOCATION 1234 Main Street Anytown, CA 90210 Phone: (555) 123-4567 Email: info@1234main.com		SHEET NO. 1 OF 1	
PROJECT DESCRIPTION 1234 Main Street Anytown, CA 90210 Phone: (555) 123-4567 Email: info@1234main.com		SHEET NO. 1 OF 1	

**DTL Jones and Investments LLC**  
**Owner/Client:**  
 10000 1st Ave  
 Suite 100  
 San Diego, CA 92121  
 (619) 594-1234

**Site:**  
 10000 1st Ave  
 San Diego, CA 92121  
 (619) 594-1234

**Drawn by:**  
 J. Smith

**Check by:**  
 M. Jones

**Scale:**  
 1/8" = 1'-0"

**Notes:**  
 1. All dimensions are in feet and inches.  
 2. All materials are to be of the highest quality.  
 3. All work is to be completed within the specified time frame.  
 4. All work is to be done in accordance with the local building codes.  
 5. All work is to be done in accordance with the local zoning ordinances.  
 6. All work is to be done in accordance with the local fire codes.  
 7. All work is to be done in accordance with the local health and safety codes.  
 8. All work is to be done in accordance with the local environmental codes.  
 9. All work is to be done in accordance with the local utility codes.  
 10. All work is to be done in accordance with the local transportation codes.

**Project Name:**  
 10000 1st Ave

**Address:**  
 10000 1st Ave  
 San Diego, CA 92121  
 (619) 594-1234

**Legal Description:**  
 Section 16, T1N, R1E, S4E  
 Lot 1, Block 1, Subdivision 1, City of San Diego

**Survey:**  
 10000 1st Ave  
 San Diego, CA 92121  
 (619) 594-1234

**Map:**  
 10000 1st Ave  
 San Diego, CA 92121  
 (619) 594-1234

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**1 FRONT/EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**2 BACK/WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

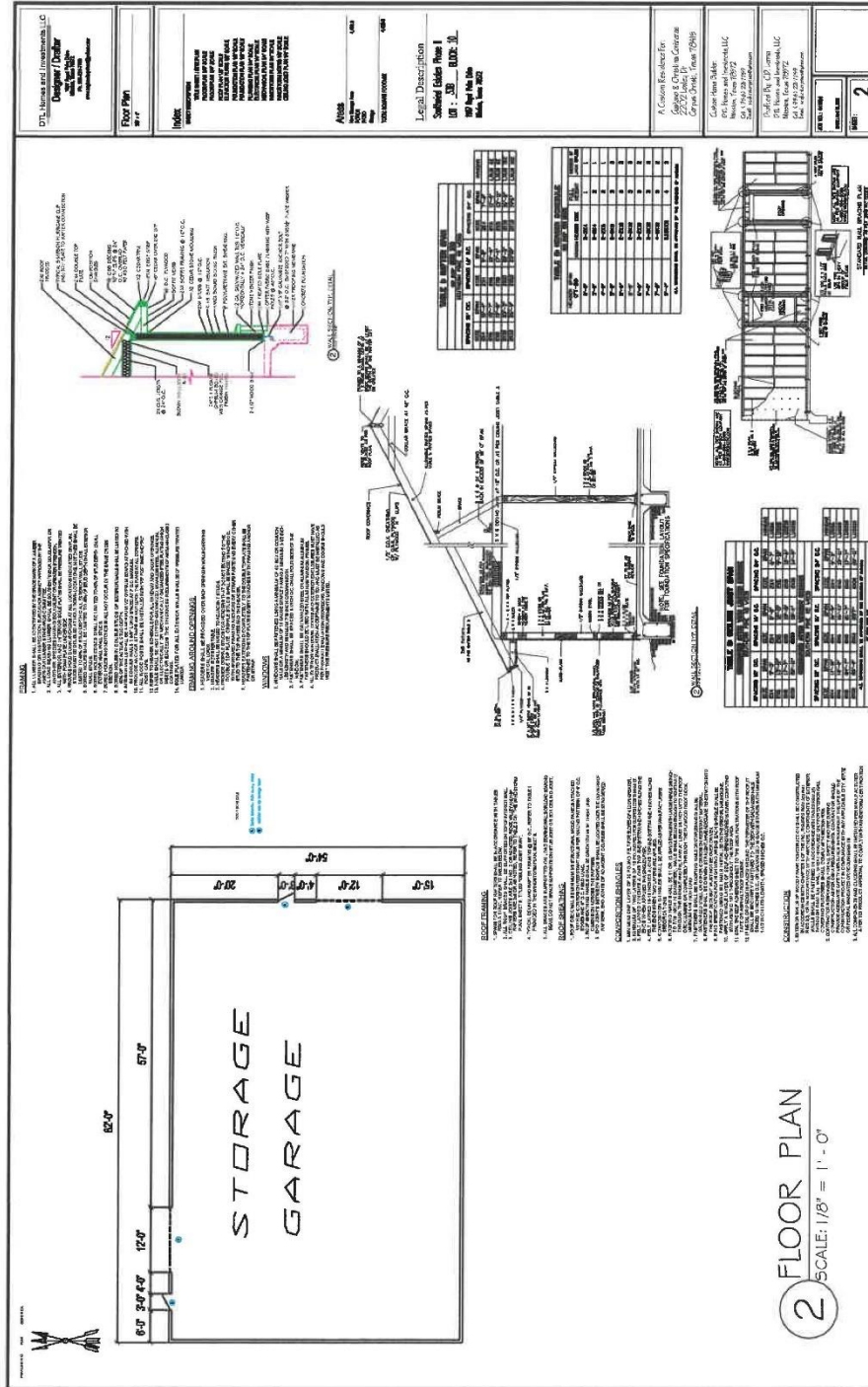
**3 RIGHT/NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**4 LEFT/SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**ELEVATION PLANS**  
 SCALE: 1/8" = 1'-0"

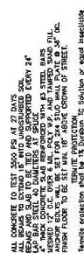


### ATTACHEMENTS (PICTURES)



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A diagram of a bow with arrows. The word 'RIGHT' is written vertically on the left side, 'LEFT' is written vertically on the right side, and 'BOW' is written vertically in the center. The bow is shown in a side profile, with arrows attached to the string.



## ATTACHEMENTS (PICTURES)



900 W Expressway 83 La Feria TX 78559 Phone: (866) 613-3483

**CUSTOMER:** Carlos Lerma  
**ADDRESS:** 1907 Royal Palm Dr  
Mission, TX 78572

**DATE** 3/12/2025  
**QUOTE #** 99890507  
**SALES** Loida Leal

### BUILDING TYPE

52' - 0" wide x 84' - 0" long x 16' - 0" high building  
with roof pitch of 3:12

### BUILDING OPTIONS

(2) Roll up door openings  
(2) Personnel door openings  
Frame Finish: Galvanized  
Roof Finish: 26G Galvalume  
Wall Finish: 26G painted

### STAMPED ENGINEERING PLANS

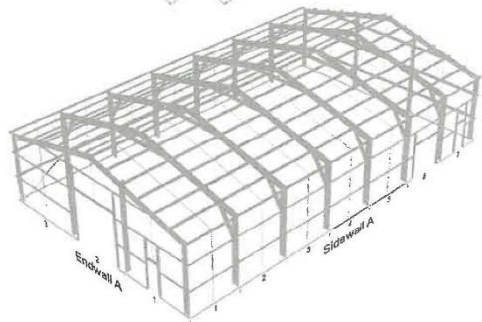
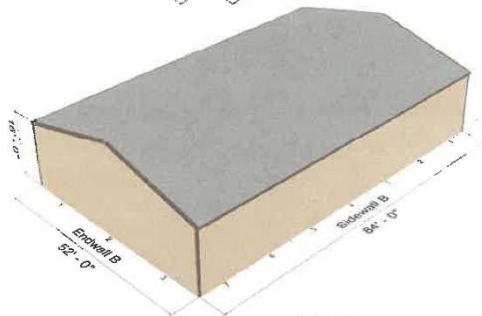
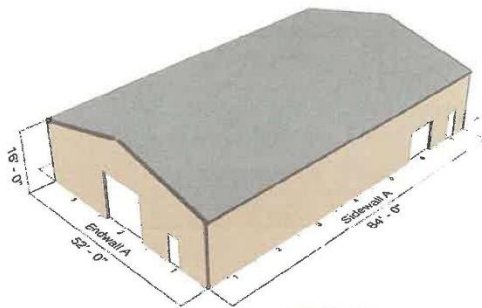
Building Layout Plans  
No snow load  
126 mph wind speed, exposure 'C'  
2018 IBC

### TOTAL PRICE

**\$50,424.47**

Tax and Delivery NOT Included

- Quoted prices will be honored for 14 days unless specified otherwise by Mueller.
- Any Change Orders issued or incurred by Customer may delay Mueller's performance and will incur price adjustments.
- Order pricing will be subject to price of steel increases if Customer delays Mueller's performance by 30 days or if Customer does not take receipt of the materials within 30 days of the ready-to-ship or pick-up date.
- Pricing will not be affected if delivery schedule cannot be met by Mueller.
- Concrete slab & foundation engineering are the customer's responsibility; please check local codes and/or ordinances for project requirements, if any.





## ATTACHEMENTS (PICTURES)



### BUILDING SPECIFICATIONS

**Building Site Address:**

1907 Royal Palm Dr, Mission, TX, 78572

**Building Site Details:**

Ground Snow Load: N/A  
Wind Load/Exposure: 126 mph C  
Building Code: 2018 IBC  
Building Occupancy Category: II

**Building Dimensions:**

Width: 52' - 0"      Length: 84' - 0"  
Eave Height: 16' - 0"      Roof Pitch: 3:12  
# Sidewall Bays: 7      # Endwall Bays: 3

**Leanto A Details:**

Span: N/A      Bays: N/A  
Drop: N/A      Roof Pitch: N/A  
Eave Height: N/A

**Leanto B Details:**

Span: N/A      Bays: N/A  
Drop: N/A      Roof Pitch: N/A  
Eave Height: N/A

**Mezzanine Details:**

Floor Height: N/A      Bays: N/A  
Live Load: N/A      Joist Spacing: N/A

**Sheeting and Trim Details:**

Roof Type: PBR 26GA GVL PLUS #1 3.22' RUN  
Roof Color: Galvalume Plus  
Wall Type: RPN 26GA LST AK #1 3.22' RUN  
Wall Color: Lt. Stone  
Eave Trim/Gutter Type: Sculptured Eave #0810  
Trim Color: Cocoa Brown

**Opening Details:**

*Personnel doors:* (2) Two - 3'x7' Wind rated Walk Doors

*Drive Doors:* (1) One - 12'x12' Wind rated RUD W350 BWH  
(1) One - 8'x8' Wind rated RUD W350 BWII

*Windows:* None

*Framed Openings:* (1) One - 12'x12' framed opening Roll Up Door  
(1) One - 8'x8' framed opening Roll Up Door  
(2) Two - 3'x7' framed openings Personnel Door

*Open Bays:* None

*Skylights:* None

**Insulation Details:**

None

**Extra Options:**

N/A

**Purchaser: Carlos Lerma**

Mailing Address: 1907 Royal Palm Dr  
Mission, TX, 78572  
Phone: 956-221-7759  
Email: scgkenterprises@yahoo.com

Total Building Price: \$50,424.47

Accessories: \$5,621.00

Estimated Delivery: \$350.00

Estimated Tax: \$4,652.63

FINAL Total Price: \$61,048.10

Down Payment: \$15,262.02 (due at signing)

Final Balance: \$45,786.08 (due at or prior to delivery)

**Purchaser approves the Design Specifications contained in this Purchase Agreement and the Construction Package drawings provided:**

\_\_\_\_\_  
Signature & Date

## STAFF RECOMMENDATION

Staff recommends denial of the request, subject to compliance with the following conditions:

Must comply with the required maximum of 40 percent, 2,125.60 square feet.

## MAILOUT LIST

PROP_ID	Property Owner	addrDeliveryLine	addrCity	addrState	addrZip
238488	FARRELL CHRISTIAN & DEBBIE	1710 E GASTEL CIR	MISSION	TX	78572
238491	SOLIS DAVID RENE	1702 EAST GASTEL CIRCLE	MISSION	TX	78572-3054
644234	RODRIGUEZ IRENE A	1910 W 42 1/2 ST	MISSION	TX	78573-5006
644235	IBARRA ADRIAN & LETICIA	1913 ROYAL PALM DR	MISSION	TX	78572-3243
644237	HOWELL MICHAEL & SONIA M TREVINO	1901 ROYAL PALM DR	MISSION	TX	78572-3243
644238	GARCIA MONETTE	1400 TERRACE DRIVE	MISSION	TX	78572-3203
644251	GAMEZ FATIMA	716 DIPPER AVE	PHARR	TX	78577-9096
644252	OMOSO MARQUITA S & LEOPOLDO JR	1402 MERLIN DR	MISSION	TX	78572-3362
644233	URIBE CARLOS & DEBORAH	1403 MERLIN DR	MISSION	TX	78572-3215
644240	MARTINEZ ISAAC J & DIANA L	1404 TERRACE DR	MISSION	TX	78572-3203
644249	MUNIZ LUZ ELENA	1403 TERRACE DR	MISSION	TX	78572-3204
238485	ROSENBLUM MICHAEL S & ANTOINE KHOURI	1716 E GASTEL CIR	MISSION	TX	78572
238486	MYERS CLIFFORD S	1712 GASTEL CIR	MISSION	TX	78572
644239	GONZALEZ MARCELA	1402 TERRACE DR	MISSION	TX	78572-3203
644250	ZAMORA RENE JAVIER	1401 TERRACE DR	MISSION	TX	78572-3204
238490	LUJAN RENE MEDINA & SAN JUANA E MORALES	1705 E GASTEL CIR	MISSION	TX	78572-3055
238492	GARZA ANABELIA	1700 E GASTEL CIR	MISSION	TX	78572-3054
238483	WRIGHT C GORDON & LOUISE S	1720 E GASTEL CIR	MISSION	TX	78572-3054
238484	MORENO ANGELINA CRISTINA	1718 E GASTEL CIRCLE	MISSION	TX	78572-3054
238493	RODRIGUEZ MANUEL & BEATRIZ P	1624 GASTEL CIR	MISSION	TX	78572
238495	RETKA THOMAS & SALLY RETKA LIVING TRUST	1622 E GASTEL CIR	MISSION	TX	78572-3052
238562	GUERRA ERNESTO	PO BOX 1231	KALAHEO	HI	96741-1231
238563	VILLARREAL RUBEN	PO BOX 4106	MCALLEN	TX	78502-4106
238564	BRINGAS MARGARITA	1709 GASTEL CIR	MISSION	TX	78572
238565	SALINAS JESUS G & BEATRIZ A	1707 E GASTEL CIR	MISSION	TX	78572-3055
238566	QUINTANILLA SONIA LOPEZ	1705 E GASTEL CIR	MISSION	TX	78572-3055
238567	ALMAGUER CHRISTINA & MARIA GUADALUPE	1703 E GASTEL CIR	MISSION	TX	78572-3055
1641225		1907 ROYAL PALM ST	MISSION	TX	78572-3243
1641224		1907 ROYAL PALM ST	MISSION	TX	78572-3243