



MEETING DATE: September 2, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article IV, Section 1.17, Powers of Board of Adjustment, to authorize the Zoning Board of Adjustment to hear and decide Special Exceptions expressly authorized by Appendix A; Amending Article XIII, Exceptions and Modifications, Section 1.59, General, by adding a Special Exception authorizing a carport accessory to an existing single-family or two-family residence to encroach into the required front setback; Establishing standards, procedures and conditions for such Special Exceptions. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 2, 2026 – Ordinance reviewed and approved by the Planning and Zoning Commission
- September 22, 2026 – Consideration of the adoption of the ordinance by the City Council.

Summary:

- This ordinance will streamline the process for the issuance of building permits by allowing the construction of carports within the 20-foot front setback, limited to no more than 400 square feet in size, with a Special Exception granted by the Zoning Board of Adjustment.
- Section 211.009(a)(2) allows for special exceptions to the zoning ordinance if the proposed construction will not have detrimental impact on surrounding properties.
- The applicant will be required to submit preliminary architectural plans or renderings of the proposed carport and notices to the surrounding property owners within 200 feet will be mailed along with a sign in the property with the information of the public hearing.
- The board must find that the proposed carport, including its size, location, and construction materials, is compatible with the character of the neighborhood and will not adversely affect the value of surrounding properties.

STAFF RECOMMENDATION:

Staff recommends the adoption of the ordinance.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

EXAMPLE OF A CARPORT WITHIN THE FRONT SETBACK



EXISTING HOUSE ALONG LAS BRISAS STREET



RENDERING OF A CARPORT THAT MATCHES ARCHITECTURALLY WITH THE HOUSE

