



MEETING DATE: August 26, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 5' 6" garage/carport setback instead of the required 18' and a 0' side setback instead of the required 6' for an 18' x 29' existing carport, being Lot 168, Frontier Estates Subdivision, located at 1011 E. Sandstone Drive, Applicant – Mary K. & Roque Longoria - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 20, 2026 – Application for Variance Request submitted to the City
- August 10, 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.
- August 26, 2026 – 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 Section 1.371 (5) (h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or 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 garage/carport yard setback than is prescribed by this article for the district in which the building is located, the required setback shall comply with the building line so established by such plat or ordinance.
- The site is located at the Northwest corner of Highland Park Avenue and E. Sandstone Drive.
- The applicant is requesting a variance to keep a 18' by 29' carport within a 5' 6" front setback instead of the required 18' and a 0' side setback instead of the required 6' side setback
- The Frontier Estates Phase III Subdivision was recorded on July 26, 2001. The subject property is a regular lot with a depth of 106.69 feet and a width of 60.00 feet along E. Sandstone Drive.
- The subject lot has a total area of 6,401.40 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 19 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has considered the following variance in this subdivision.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 78	3' corner setback 10' required 3' rear setback 10' required (Shed)	06-13-2001	Denied
Lot 13	20' front instead/25' required	03-12-2002	Denied

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) obtaining a building permit fee.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

200' RADIUS MAILOUT

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

No. _____

AERIAL MAP

10' REAR SETBACK & UTILITY, ELEC. EASEMENT

6' SIDE SETBACK

6' SIDE SETBACK

6' SIDE SETBACK

25' FRONT SETBACK

18' GARAGE SETBACK

18'X29' CARPORT

5'-6"

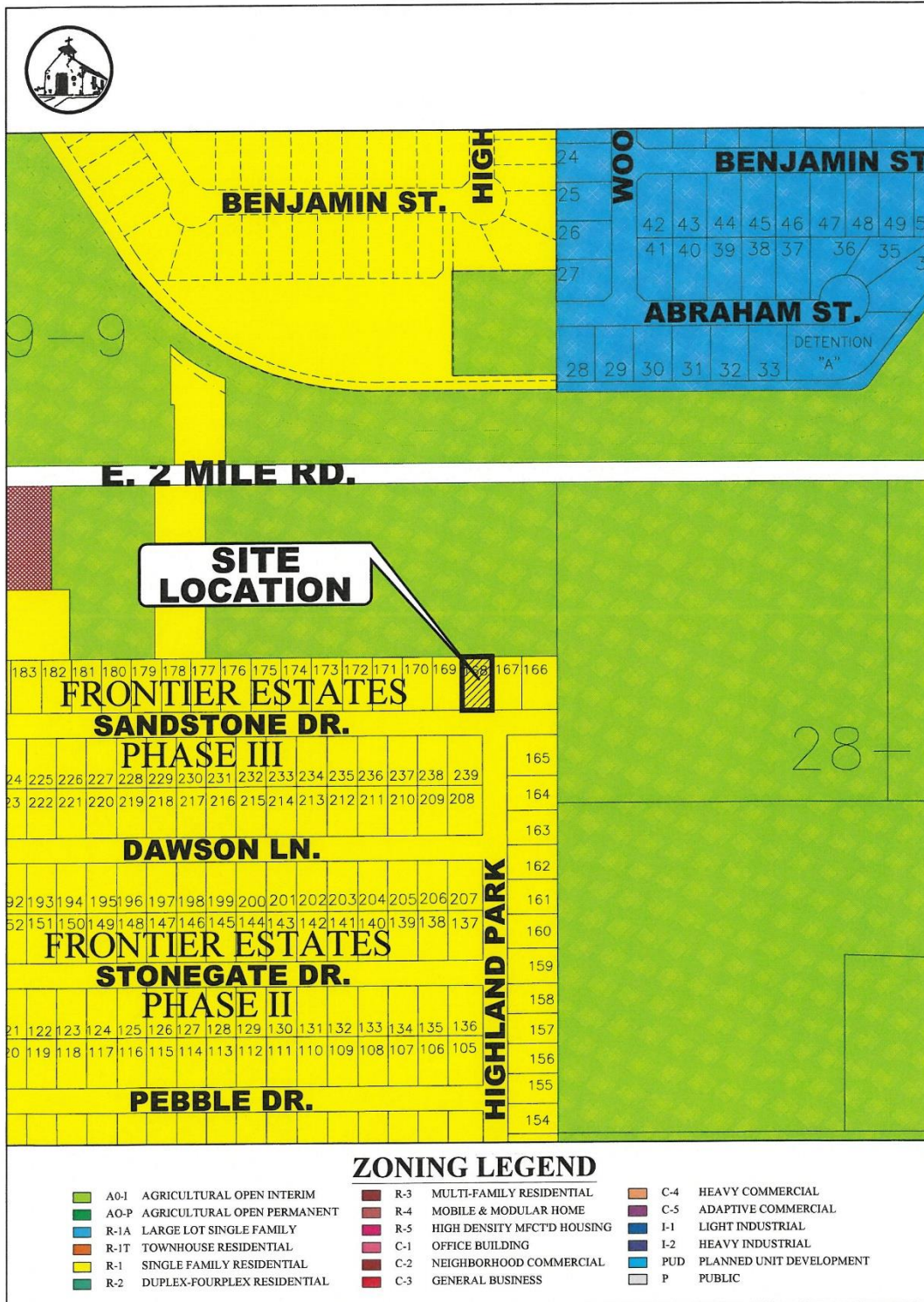
0'

E SANDSTONE DR

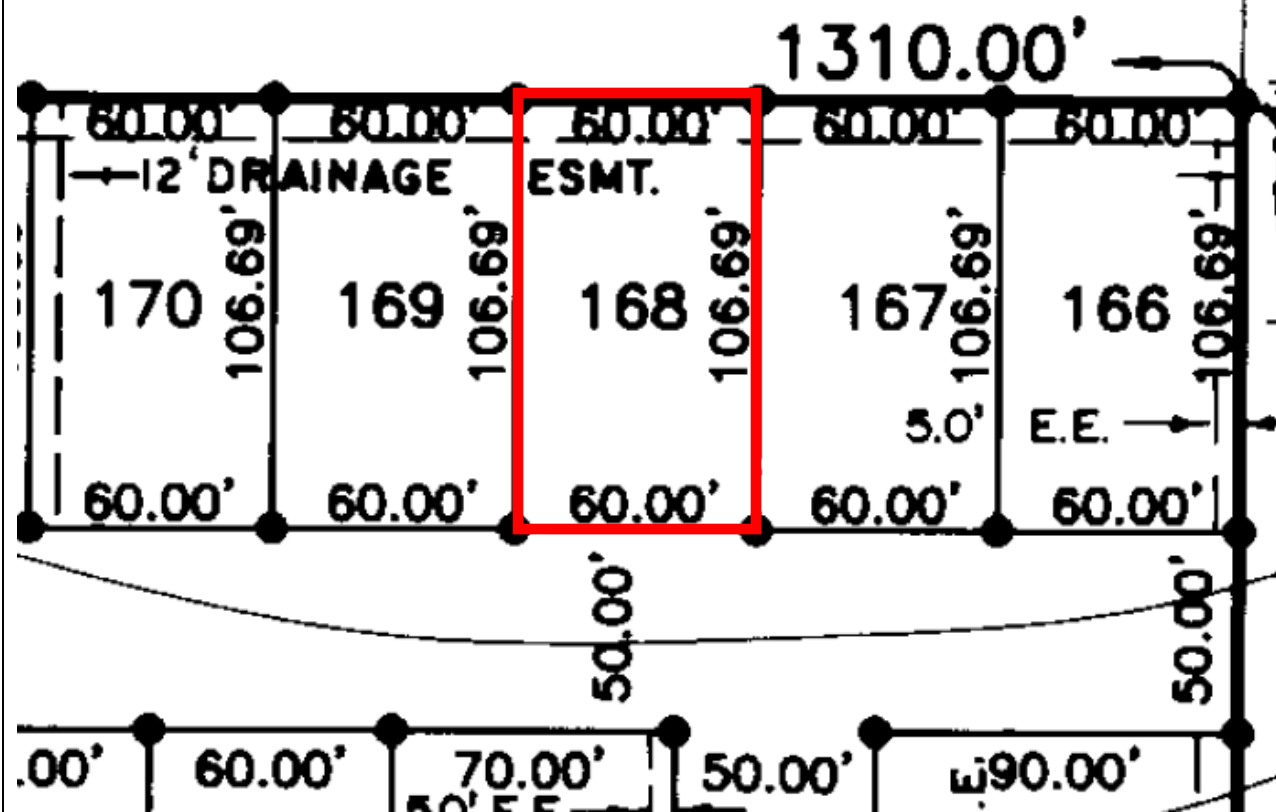
Source: Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

E SANDSTONE DR

ZONING MAP



RECORDED LOT



PLAT NOTES

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING
COMMUNITY-PANEL NUMBER 480334 0400 C
EFFECTIVE DATE: NOVEMBER 16, 1982
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROP. STREET
RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOODPLAIN. COMMUNITY
PANEL No. 480334 0400 C (NOVEMBER 16, 1982) OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY SHOWS
NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE IN THE 100-
YEAR FLOODPLAIN. CONSTRUCTION OF RESIDENCIAL HOUSING WITHIN ANY
ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS
PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE
NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001
THROUGH 4127).
- 2.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE
LOCATED ON EACH LOT. (THERE SHALL BE NO OTHER USE, OTHER
THAN A SINGLE FAMILY DWELLING UNLESS IT IS SPECIFIED ON THE PLAT
THAT A LOT CAN BE USED FOR SOMETHING OTHER THAN A RESIDENCE
- 3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF
CURB MEASURED AT THE FRONT CENTER OF EACH LOT.
- 4.- LEGEND ● - DENOTES 1/2" IRON ROD SET
UNLESS OTHERWISE NOTED. E.E DENOTES ELECTRICAL EASEMENT
- 5.- THERE ARE NO WATER WELLS WITHIN 150 FEET
FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 6.- MINIMUM BUILDING SETBACK LINES:

FRONT	25.00'
REAR FOR LOTS 187-191 TO PRIMARY RESIDENCE	20.00'
REAR	10.00'
SIDE	6.00'
GARAGE	18.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER	
CORNER SIDE SETBACK	10.00'
- 7.- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY
EASEMENT OR LOT LINE.
- 8.- DRAINAGE RETENTION PER LOT IS: 672.95 C.F.
- 9.- NO FILL OR PERMANENT STRUCTURES SHALL BE
ALLOWED WITHIN ANY UTILITY EASEMENTS.
EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES,
BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT
WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE
OF THE DRAINAGE EASEMENTS.
- 10.- BENCHMARK: 133.47 TOP OF DISC AT N.W.C. OF BRIDGE
- 11.- NO DRIVEWAY WILL BE PERMITTED INTO OR OUT OF ANY LOTS FROM OR ONTO MAYBERRY RD.
- 12.- A 6.0' FENCE BUFFER IS REQUIRED ALONG THE WEST SIDE OF LOTS 186-191
- 13.- DEVELOPER NEEDS TO PROVIDE A 5.0' SIDEWALK ON MAYBERRY RD.
- 14.- ALL EASEMENT ARE EXCLUSIVE TO UNITED IRRIGATION
DISTRICT, AND NO OTHER UTILITIES OR USE ALLOWED
WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- 15.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO
CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR
RIGHT OF WAY LINES, POLES, OPEN DICHES OR OTHER USE
WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE
DISTRICT.
- 16.- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OF ANY
CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR
EXIST ON ANY DISTRICT EASEMENT OR RIGHT OR WAY WITHOUT
WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED
STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- 17.- 4' SIDEWALK REQUIRED AT BUILDING PERMIT STAGE.
- 18.- 15'X 15' CORNER CLIP EASEMENT ON ALL CORNER LOTS.

PICTURE



PICTURE



APPRAISAL DISTRICT INFORMATION

[illegible]

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
626359	OLVERA JUAN JOSE & VANESSA H	1007 E SANDSTONE DR	MISSION	TX	78574-1747
626361	YANEZ JOSE L & ROSA M MOYA	1003 E SANDSTONE DR	MISSION	TX	78574-1747
626428	AGUAYO MARTIN & EVA C	1010 E SANDSTONE DR	MISSION	TX	78574-1718
626426	OLIVAREZ JAMES E II & MARCELA M MARTINEZ	1006 E SANDSTONE DR	MISSION	TX	78574-1718
626360	MAGANA MAGDA E	1005 E SANDSTONE DR	MISSION	TX	78574-1747
626427	DE LA ROSA JIMMY & CAROLINA L	1008 E SANDSTONE DR	MISSION	TX	78574-1718
626355	ARAGON JOSE M III	2022 E SAINT JUDE AVE	ALTON	TX	78573-4178
626356	MAYHUGH SONIA LEIGH	1013 E SANDSTONE DR	MISSION	TX	78574
626357	MARY KARLA & ROQUE LONGORIA	1011 E SANDSTONE DR	MISSION	TX	78574-1747
626358	LOZANO NANCY E GUERRA	1009 E SANDSTONE DR	MISSION	TX	78574-1747
626425	DINGER ROBERTO	1004 E SANDSTONE DR	MISSION	TX	78574-1718
626354	CARDONA RODRIGO JR	7420 N MOOREFIELD RD	MISSION	TX	78574-5127
626353	ALONZO MARIA LAURA	3124 HIGHLAND PARK AVE	MISSION	TX	78574-1712
626399	MUNOZ JAVIER	1007 E DAWSON LN	MISSION	TX	78574-1750
626398	SUAREZ SALOMON & JACQUELINE M	1009 E DAWSON LN	MISSION	TX	78574-1750
626397	GONZALEZ EVA IDALIA	1513 GARDEN DR	MISSION	TX	78572-6554
317205	VILLARREAL FERMIN & M A	916 EAST MILE 2 RD	MISSION	TX	78574-1715
317218	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752
317213	GONZALEZ JULIAN J & SELMA	1204 E MILE 2 RD	MISSION	TX	78574-1752