



**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 7' garage/carport setback instead of the required 18' for a proposed 22' x 24' carport, being Lot 41, Crystal Estates Phase III Subdivision, located at 1608 Alexa Marie Street, Applicant – Antonio Tomas Martinez Jr. - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- July 22, 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 approximately 200 linear feet east of Silver Oak Drive along the north side of Alexa Marie Street.
- The applicant is requesting a variance to allow a 7' Garage/carport setback instead of the required 18' for a proposed 22ft by 24 ft carport.
- The Crystal Estates Phase III Subdivision was recorded on February 01 2019. The subject property is a regular lot with a depth of 126.50 feet and a width of 65.00 feet along Pekins Avenue.
- The subject lot has a total area of 8,222.50 square feet.
- The lot has a double frontage to Alexa Marie Street and Esperanza Avenue. The proposed carport will face Esperanza Avenue.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 29 legal notices to surrounding property owners.
- No variances have been processed in this subdivision.

**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.

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**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

**STREETS:** TERESA ST., DAVID ST., SILVER OAK DR., TRUMAN AVE., LOS EBANOS RD., GISELLE ST., ESPERANZA AVE., ALEXA MARIE ST., REBECCA ST., LEANDRO ST., MONTE CRUZ ST.

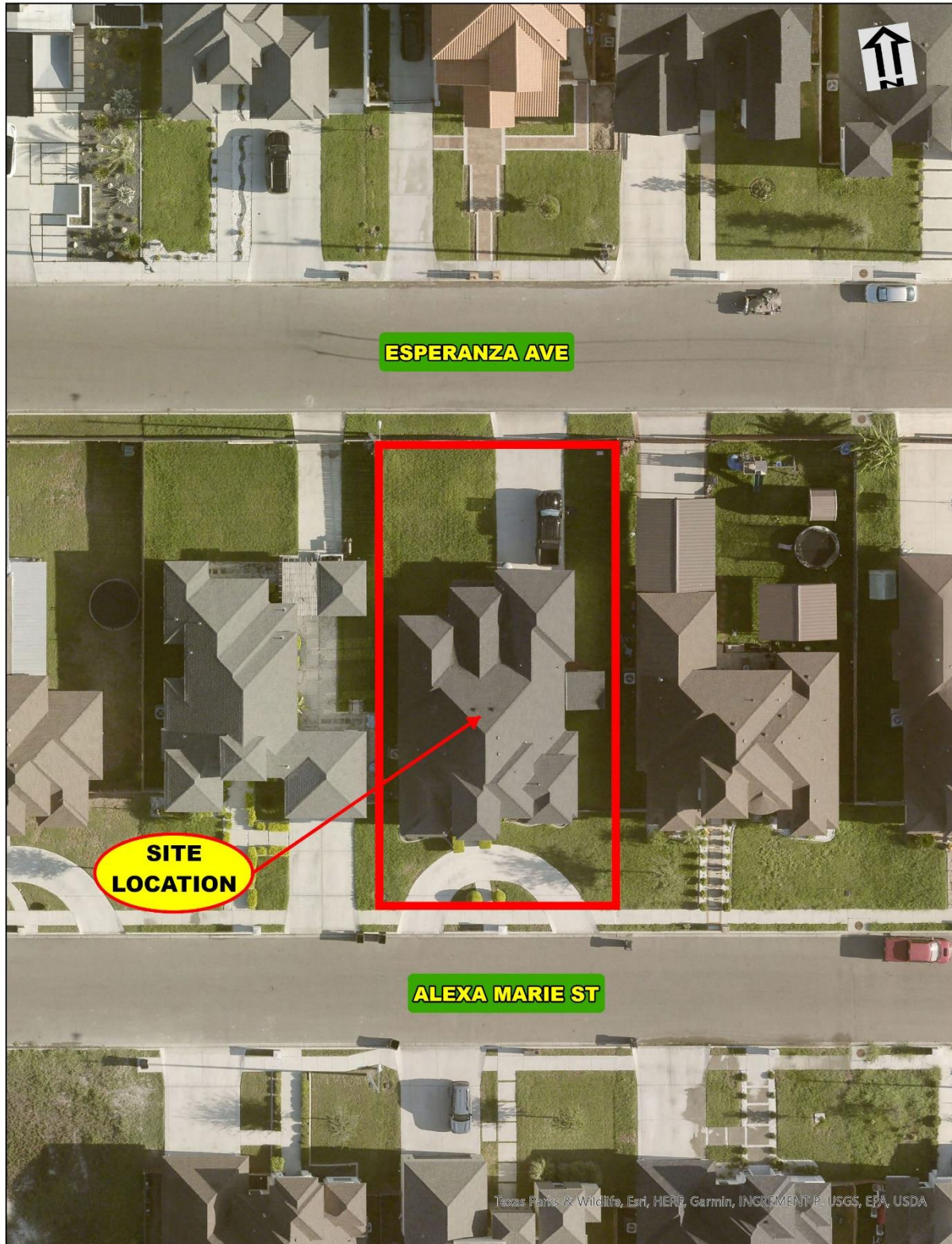
**PHASES:** PH I, PH II, PH III

**ESTATES:** EBANOS ESTATES, CRYSTAL ESTATES

**LOT NUMBERS:** 1-66 (top), 1-19 (left), 1-19 (right), 1-32 (bottom), 1-140 (bottom right)

**Site Location:** A specific lot within the CRYSTAL ESTATES PH III area is highlighted with a circle and labeled "SITE LOCATION".

## AERIAL MAP





# ZONING MAP



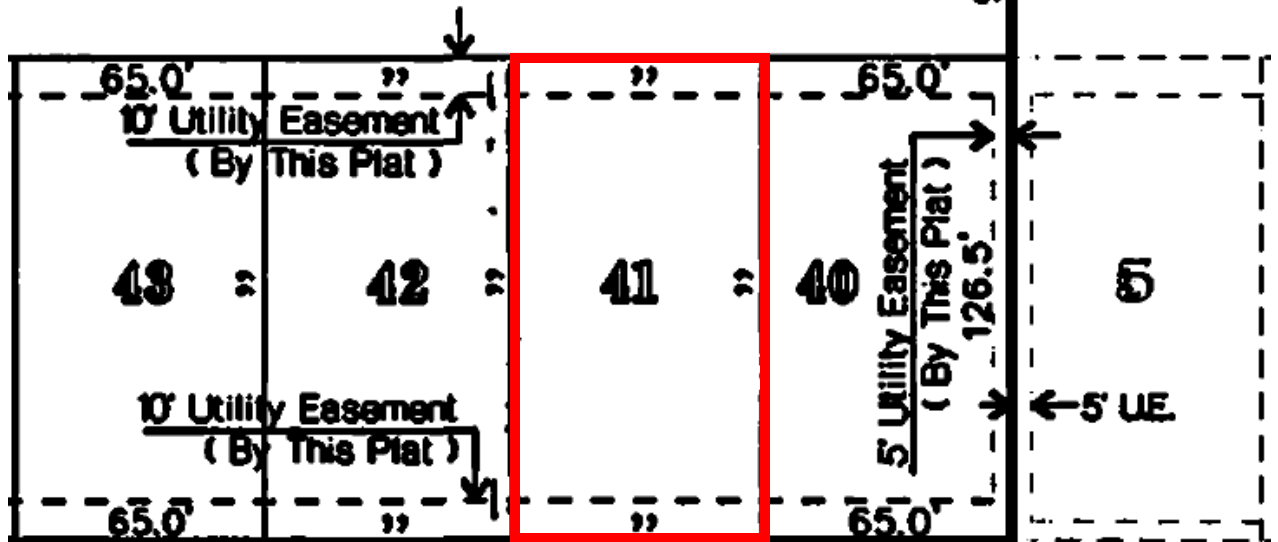
## ZONING LEGEND

|                                                                       |                                                                    |                                                                  |
|-----------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------|
| <span style="color: green;">■</span> A0-I AGRICULTURAL OPEN INTERIM   | <span style="color: red;">■</span> R-3 MULTI-FAMILY RESIDENTIAL    | <span style="color: orange;">■</span> C-4 HEAVY COMMERCIAL       |
| <span style="color: green;">■</span> AO-P AGRICULTURAL OPEN PERMANENT | <span style="color: red;">■</span> R-4 MOBILE & MODULAR HOME       | <span style="color: orange;">■</span> C-5 ADAPTIVE COMMERCIAL    |
| <span style="color: blue;">■</span> R-1A LARGE LOT SINGLE FAMILY      | <span style="color: red;">■</span> R-5 HIGH DENSITY MFCT'D HOUSING | <span style="color: blue;">■</span> I-1 LIGHT INDUSTRIAL         |
| <span style="color: orange;">■</span> R-1T TOWNHOUSE RESIDENTIAL      | <span style="color: red;">■</span> C-1 OFFICE BUILDING             | <span style="color: blue;">■</span> I-2 HEAVY INDUSTRIAL         |
| <span style="color: yellow;">■</span> R-1 SINGLE FAMILY RESIDENTIAL   | <span style="color: red;">■</span> C-2 NEIGHBORHOOD COMMERCIAL     | <span style="color: blue;">■</span> PUD PLANNED UNIT DEVELOPMENT |
| <span style="color: green;">■</span> R-2 DUPLEX-FOURPLEX RESIDENTIAL  | <span style="color: red;">■</span> C-3 GENERAL BUSINESS            | <span style="color: grey;">■</span> P PUBLIC                     |

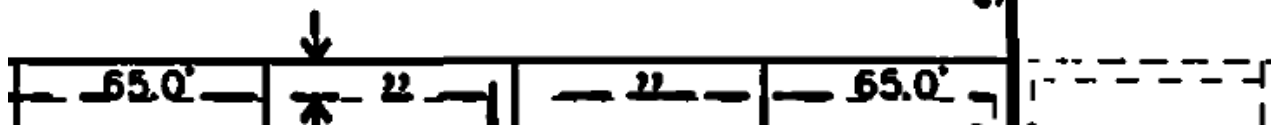


RECORDED LOT

50' ESPERANZA ST.



50' ALEXA MARIE ST.



## PLAT NOTES

### **NOTES:**

**1. FLOOD ZONE STATEMENT:**

FLOOD ZONE DESIGNATION: ZONE "C" AREA OF MINIMAL FLOODING - COMMUNITY PANEL NUMBER 480 334 0400C MAP REVISED NOVEMBER 16, 1982.

**2. SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF MISSION ORDINANCE REQUIREMENTS.**

**3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB, AS MEASURED AT FRONT AND CENTER OF EACH LOT.**

**4. BENCHMARK IS "■" CHISEL MARK ON TOP OF DRAINAGE INLET, SOUTH SIDE OF LEANDRO STREET AT EAST LINE OF SUBDIVISION - ELEVATION=136.0**

**5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 1.35 ACRE-FEET.**

**6. A 4 FOOT SIDEWALK IS REQUIRE ALONG BOTH SIDES OF LEANDRO ST., REBECCA ST., ALEX MARIE ST., MARYLU ST., AND ALONG SOUTH SIDE OF ESPERANZA ST., TO BE CONSTRUCTED DURING THE BUILDING PERMIT STAGE.**

**7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.**

**8. 5' U.E. IS 5' WIDE UTILITY EASEMENT FOR MAGIC VALLEY ELECTRIC COOP UNDERGROUND STREET LIGHT CABLE.**

5. *Area requirements:*

a. Minimum lot area:

- (1) Internal lot: 5,000 square feet.
- (2) Corner lot: 5,500 square feet.

b. Maximum number of single-family dwellings per lot: one.

c. Minimum lot frontage on a public street:

- (1) Internal lot: 50 feet.
- (2) Corner lot: 55 feet.

d. Minimum lot depth: 100 feet.

e. Minimum depth of front setback: 20 feet.

f. Minimum depth of rear setback: ten feet.

g. Minimum width of side setback:

- (1) Internal lot: six feet.
- (2) Corner lot: ten feet.

h. 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.

i. Maximum building coverage as a percentage of lot area: N/A.

j. Maximum height of structures: 35 feet.\*

\*Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.

k. Minimum number of off-street parking spaces required for:

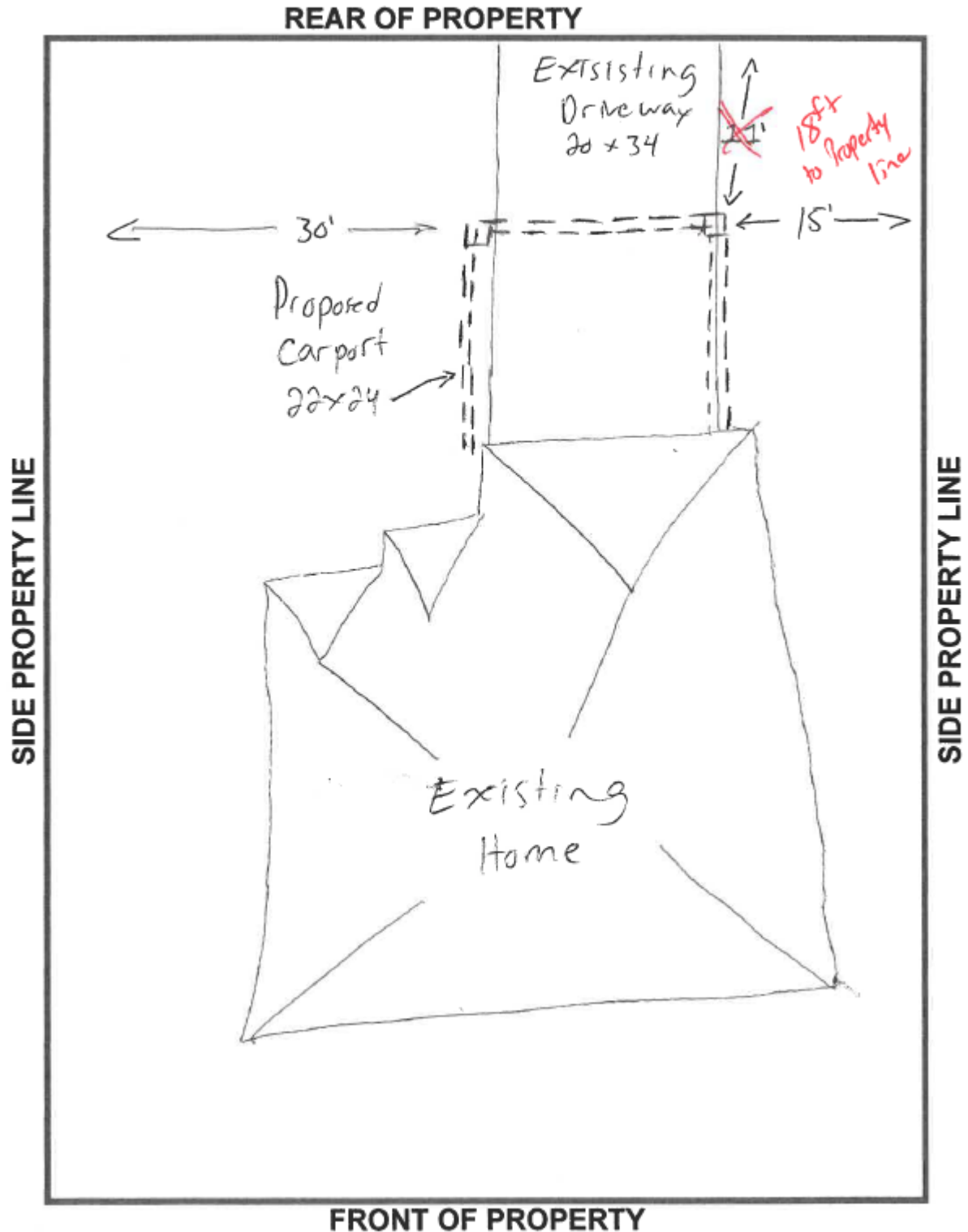
- (1) One single-family dwelling unit: two.
- (2) All other uses: see off-street parking ordinance.

l. See article XIII, [section 1.59](#), for further clarification, and exceptions and modifications. See contingency protocol policy in the exceptions and modifications provision for possible situational setback adjustment(s).



**SITE PLAN  
PLOT PLAN**

**SHOW ALL EXISTING BUILDINGS AND STRUCTURES SHOW  
NEW WORK AND DISTANCE TO PROPERTIES**





## APPRAISAL DISTRICT INFORMATION

[illegible]

## MAILOUT LIST

| PROP_ID | name                                                 | addrDelive                     | addrCity | addrState | addrZip    |
|---------|------------------------------------------------------|--------------------------------|----------|-----------|------------|
| 1074462 | PENA SONIA & JOSE LUMBRERAS                          | 1604 REBECCA ST                | MISSION  | TX        | 78574-0097 |
| 1074453 | RAMIREZ JORGE ANTONIO TRUJANO                        | 1605 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1074454 | MONTOYA EMILIO J & ARIANA G LOPEZ                    | 1603 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1074450 | GARCIA JOEL JR & MELISSA CASAS                       | 1600 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1074451 | GARCIA INES & TANYA CONTRERAS                        | PO BOX 1056                    | PENITAS  | TX        | 78576-1056 |
| 1074452 | NACIONSANO JOSE DESIDERIO JR                         | 1604 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237958 | HERNANDEZ JUAN                                       | 1606 REBECCA ST                | MISSION  | TX        | 78574-0097 |
| 1237959 | LANDOIS ORLANDO                                      | 1608 REBECCA ST                | MISSION  | TX        | 78574-0097 |
| 1237960 | GRIFE JOSE EMMANUEL                                  | 1610 REBECCA ST                | MISSION  | TX        | 78574-0097 |
| 1237961 | GIBERT DANIEL JR                                     | 1612 REBECCA ST                | MISSION  | TX        | 78574-0097 |
| 1237963 | MOLINA GABRIEL ALEJANDRO & KATIA LIZETH MARTINEZ     | 1615 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237964 | LESTRADE EDWIN JUAN                                  | 118 N PASEO DE LA TRANQUILIDAD | MISSION  | TX        | 78572      |
| 1237965 | LOPEZ RODOLFO ALEJANDRO & ALEJANDRA LETICIA RETA     | 1611 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237966 | RUIZSORIANO EMILIO & TINA                            | 1609 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237967 | RUIZ SERGIO JAIR ORTA & SONIA YVETTE GARCIA          | 1607 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237968 | GARZA ISLA ITZEL                                     | 1606 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237969 | MARTINEZ ANTONIO TOMAS JR & YOVANA K GARZA RODRIGUEZ | 1608 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237970 | MONTONGO PEDRO & DIANA T                             | 1610 ALEXA MARIE ST            | MISSION  | TX        | 78574      |
| 1237971 | CABRERA FABIOLA                                      | 1612 ALEXA MARIE ST            | MISSION  | TX        | 78574-0096 |
| 1237972 | GARZA BOBBIE J & JORGE A FUENTES JR                  | 1614 ALEXA MARIE ST            | MISSION  | TX        | 78574      |
| 1307508 | GUERRERO ALBERTO                                     | 1614 ESPERANZA AVE             | MISSION  | TX        | 78574      |
| 1307509 | ROMERO ANTHONY LEE & KASANDRA                        | 1612 ESPERANZA AVE             | MISSION  | TX        | 78574-0128 |
| 1307510 | TREVINO JOSE CARLOS & ELIZABETH CHARLES              | 2110 CARIOCA DR                | MISSION  | TX        | 78572-7744 |
| 1307511 | CANTU RICARDO JR                                     | 1608 ESPERANZA AVE             | MISSION  | TX        | 78574      |
| 1307512 | DE LEON GABRIELA                                     | PO BOX 720743                  | MCALLEN  | TX        | 78504      |
| 1307514 | BENAVIDES GRECIA MARIEL & EDUARDO VASQUEZ            | 1602 ESPERANZA AVE             | MISSION  | TX        | 78574-0128 |
| 1307515 | BOCANEGRA ROEL JR & OLGA NELLY HUERTA-BOCANEGRA      | 1600 ESPERANZA AVE             | MISSION  | TX        | 78574      |
| 1307516 | RAMIREZ GREGORIO GARAY                               | 1720 W 27TH ST                 | MISSION  | TX        | 78574-8690 |
| 1307513 | PROPERTY OWNERS                                      | 1604 ESPERANZA AVE             | MISSION  | TX        | 78574      |