



MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a 0.316 of one acre out of Lot 93, Mission Acres Subdivision, in a property zoned for Single Family Residential (R-1), located at 1508 W. 18th Street. Applicant: CV Star Builders – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 1, 2025 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- January 7, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located along the South side of W. 18th Street approximately 180 feet West of Los Ebanos Road.
- The land measures 51 feet wide by 270 feet in depth being a 0.316-acre tract of land out of Lot 93, Mission Acres Subdivision per map records.
- The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request.
- This site has frontage to W. 18th Street and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b).
- A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$948) will be imposed as a condition for approval.

STAFF RECOMMENDATION:

There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

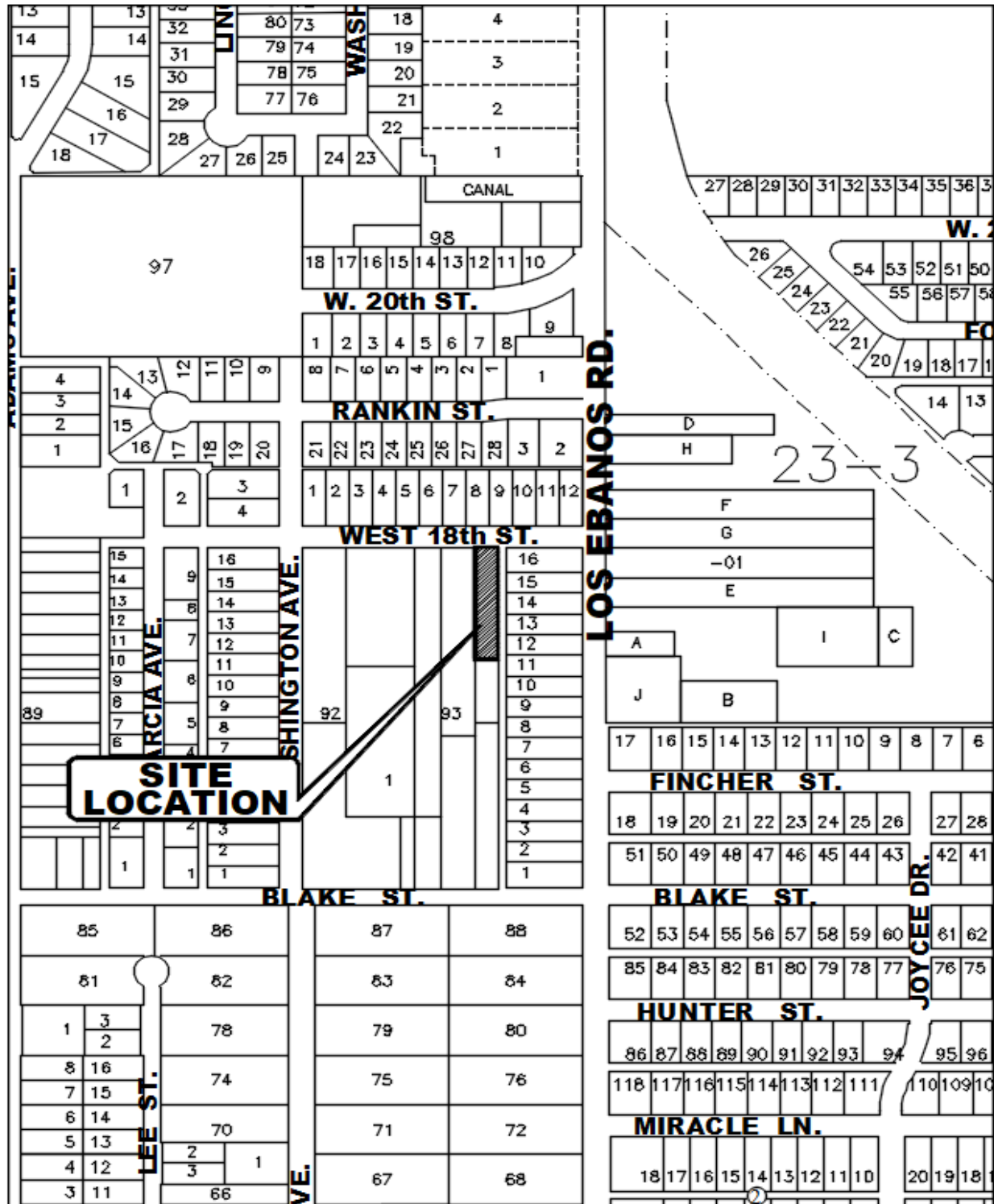
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



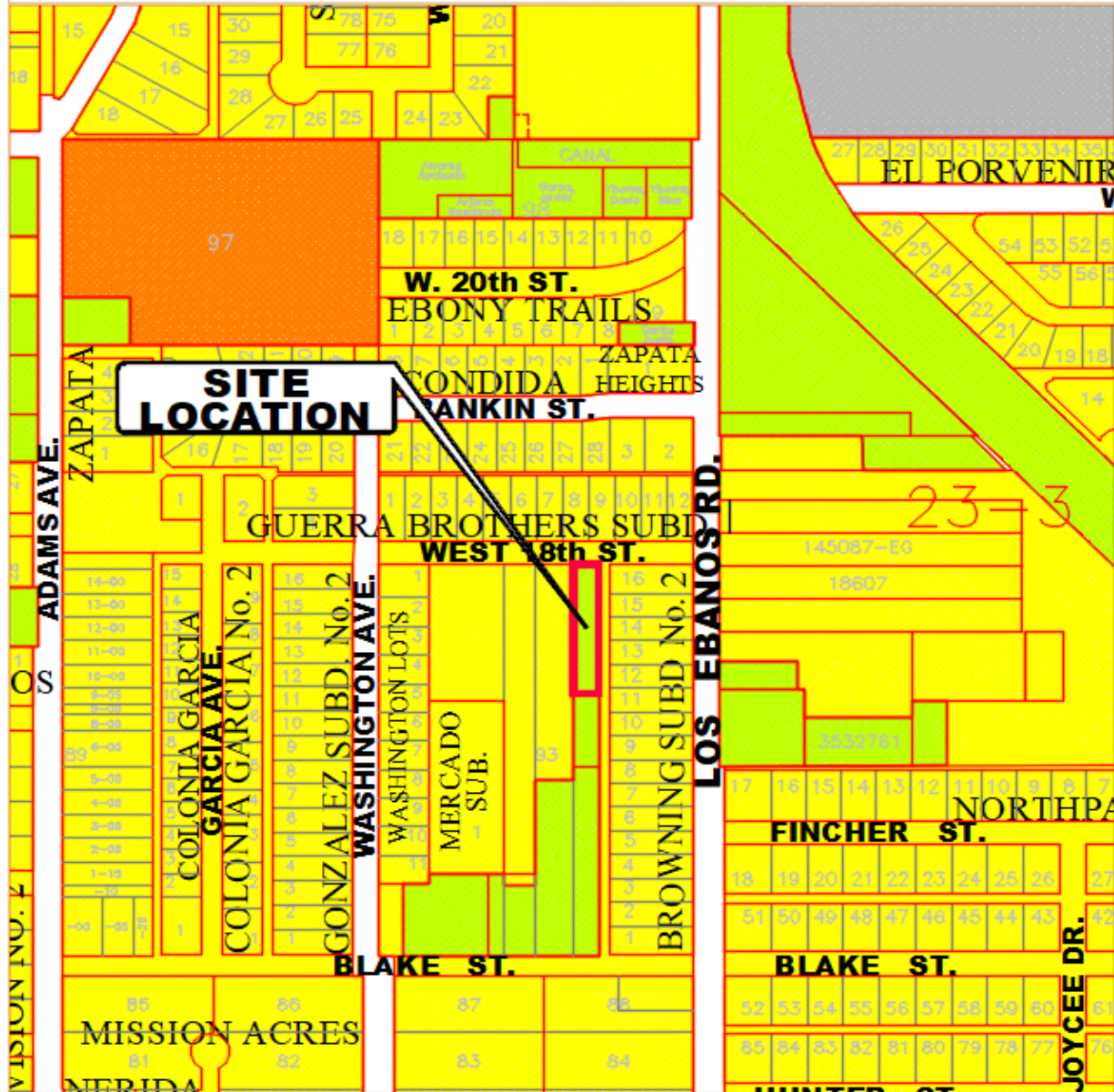
CITY OF MISSION
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No.

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 MFCT'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

UTILITY MAP



AERIAL PHOTO

