



MEETING DATE: September 17, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a tract of land being the East ½ of 1.00 gross acre of land out of Lot 23-4, West Addition to Sharyland Subdivision, in a property zoned for Single Family Residential (R-1), located at 1003 W. 20th Street. Applicant: Javier Cedillo – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 18, 2025 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- September 17, 2025 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located along the South side of W. 20th Street approximately 580 feet West of N. Holland Road.
- The land measures 163.70 feet by 104.35 feet being a .5 acre tract of land out of the East half of an acre 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. 20th Street, being a public 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 (\$1500) will be imposed as a condition for approval.

STAFF RECOMMENDATION:

Staff recommends approval of the Single Lot Variance

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

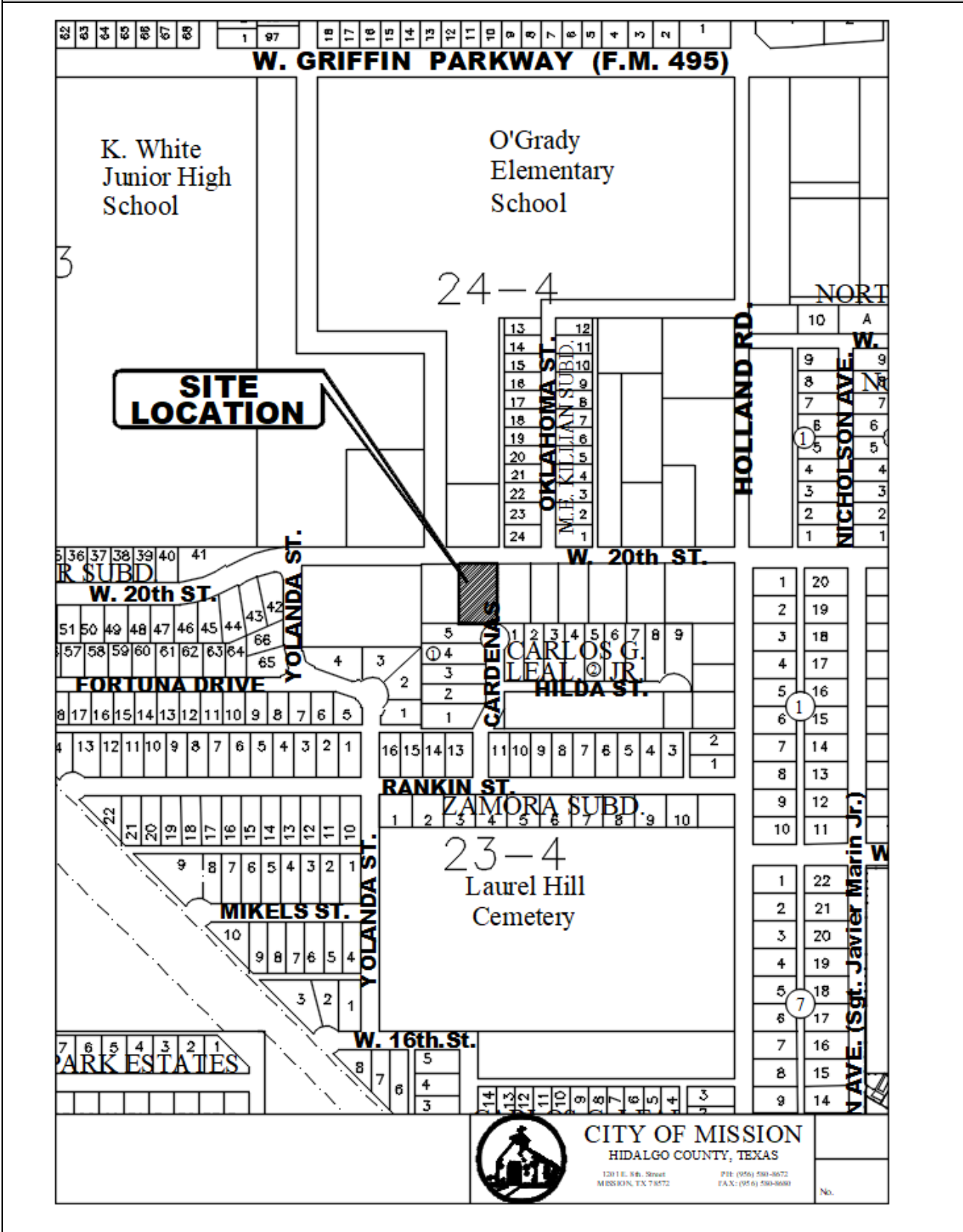
TABLED: _____

_____ AYES

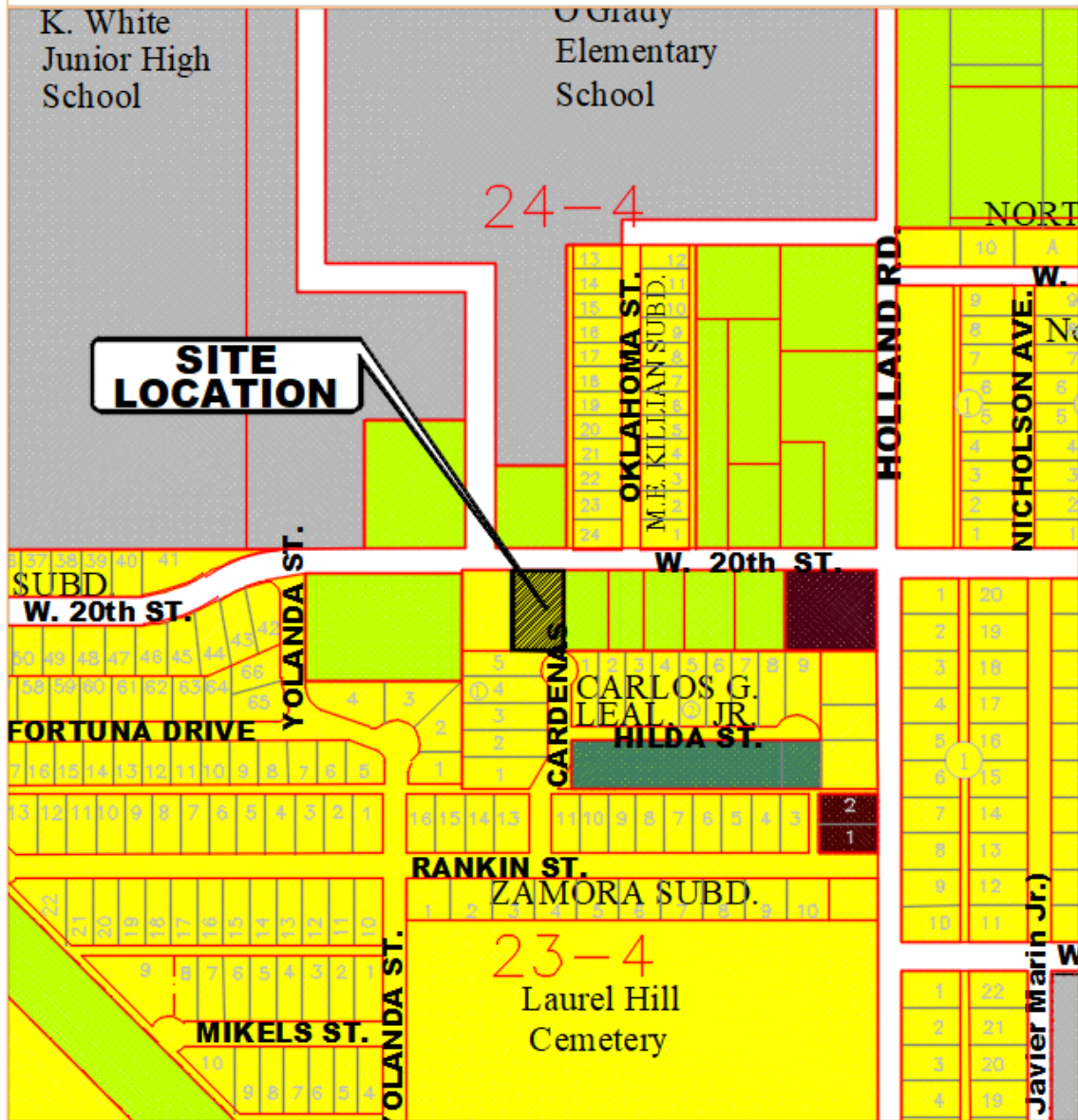
_____ NAYS

_____ DISSENTING _____

VICINITY MAP



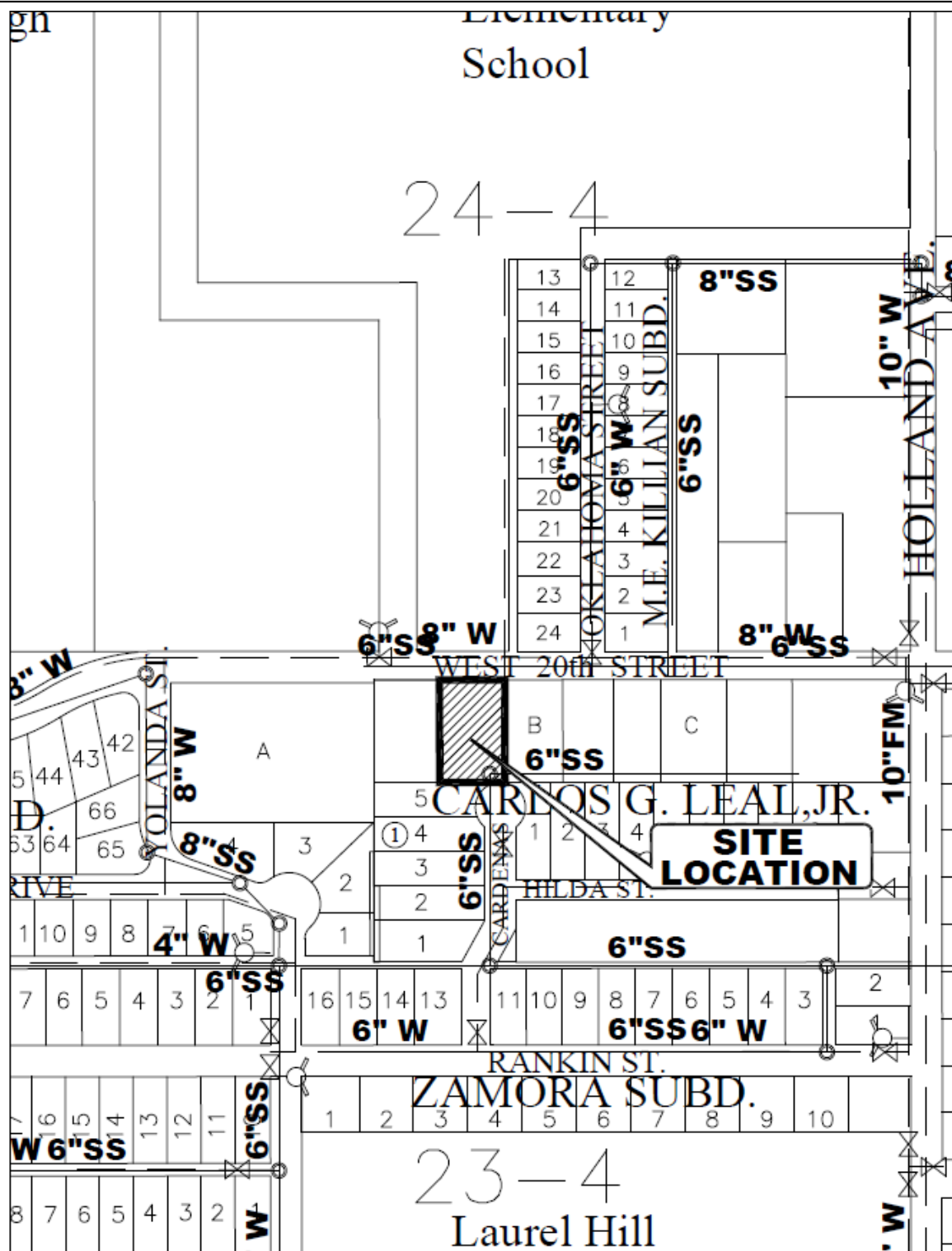
ZONING MAP



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



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No.

AERIAL PHOTO

