



MEETING DATE: July 22, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 0' front setback instead of the required 18' and a 0' side setback instead of the required 6' for a 17' x 20' existing carport, being the West 58' of Lot 1, Block 175, Mission Original Townsite Subdivision, located at 1022 Perkins Avenue, Applicant – Cecilia Maria Maldonado - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 11, 2026 – Application for Variance Request submitted to the City
- July 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.
- July 22, 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 Southeast corner of N. Perkins Avenue and W. 11th. Street.
- The applicant is requesting a variance to keep a 17' by 20' carport within 0' front setback instead of the required 18' and 0' side setback instead of the required 6' and to be 10' within the City Right of Way.
- The Mission Original Townsite Subdivision was recorded in 1908. The subject property is an irregular lot with a depth of 58.00 feet and a width of 50.00 feet along Pekins Avenue.
- The subject lot has a total area of 2,900.00 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 18 legal notices to surrounding property owners.
- Numerous 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.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

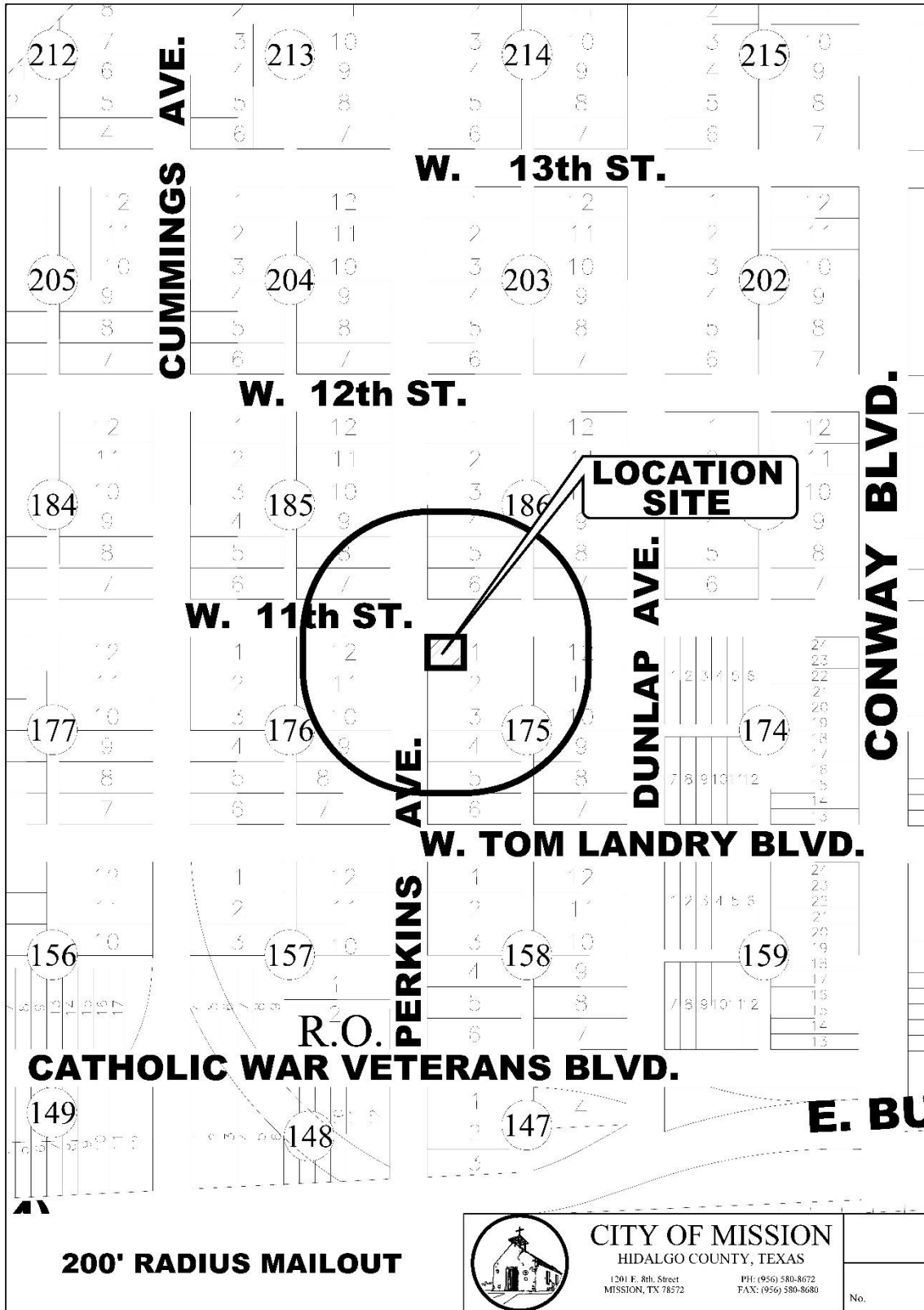
TABLED:

_____ AYES

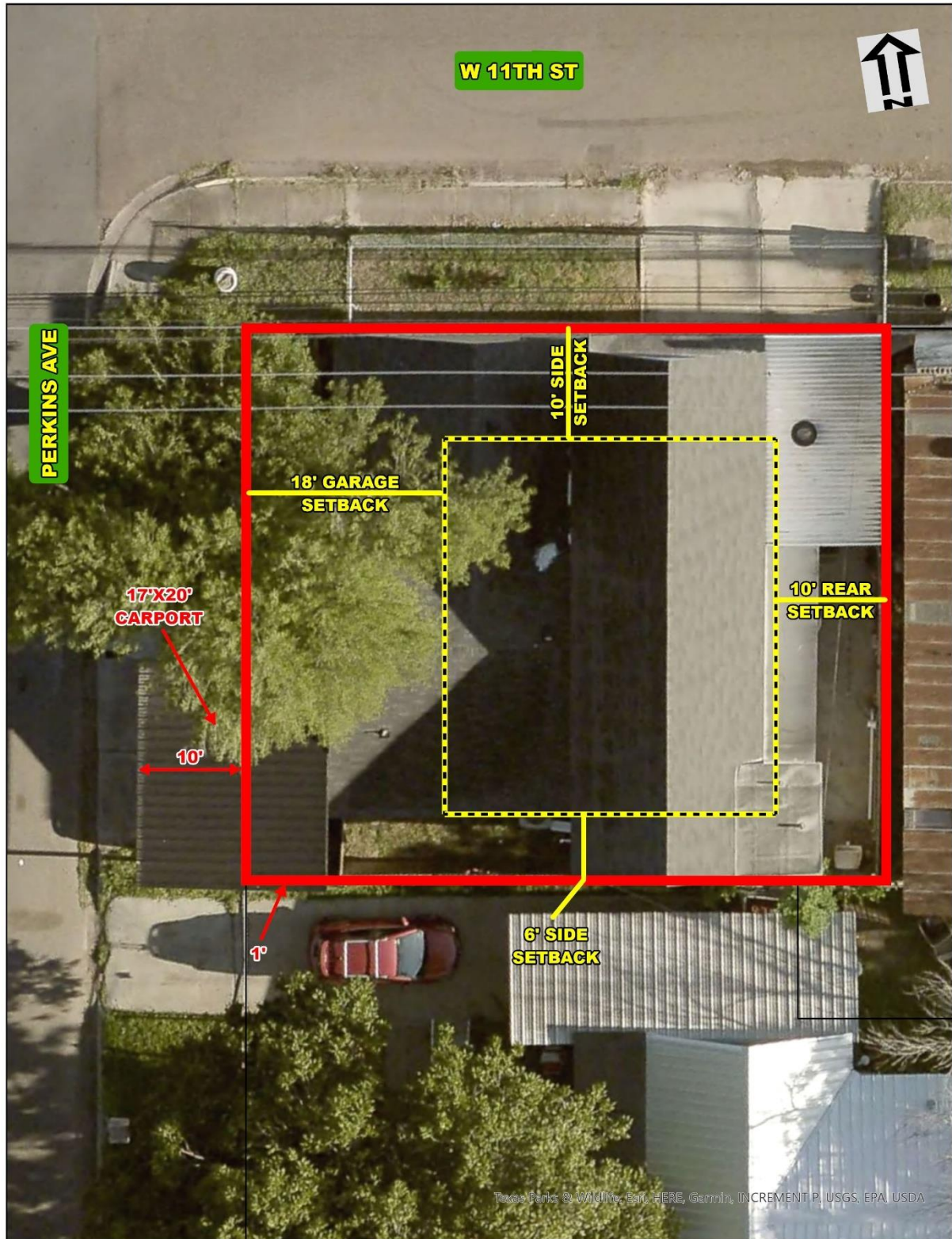
_____ NAYS

_____ DISSENTING _____

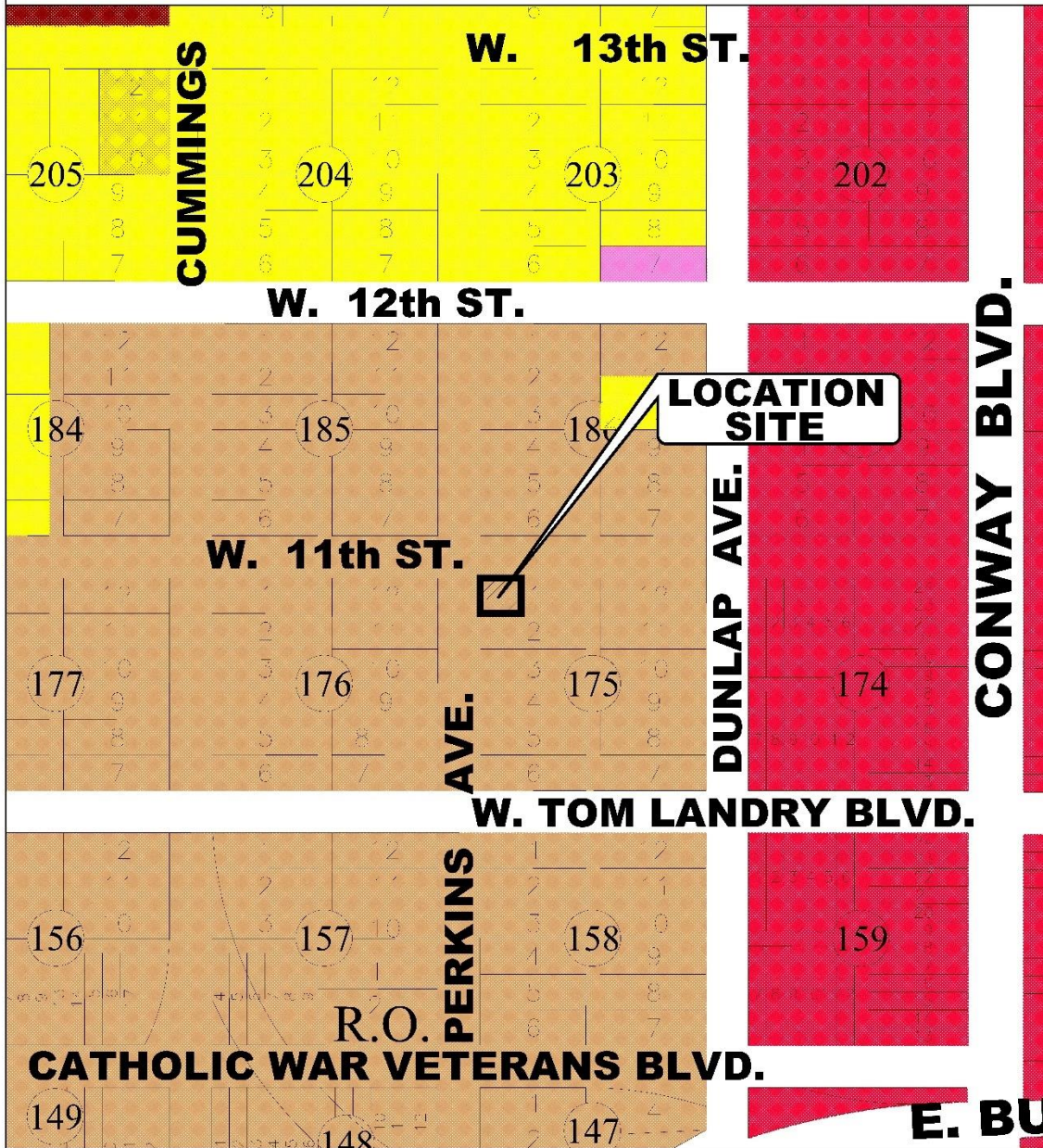
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-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

RECORDED PLAT



RECORDED LOT

8
7

5
6

8
7

12
11
10
9

	1
	2
	3
	4

12	8
11	1
10	2
9	3

175

PICTURE

10 The amount and the frequency

PICTURE



PICTURES



PICTURES



APPRAISAL DISTRICT INFORMATION

PROPERTY ID AND LEGAL DESCRIPTION

2398501022 PERKINS AVE, MISSION TX

MISSION ORIGINAL TOWNSITE W58' LOT 1 BLK 175

TYPE: R DBA:

GEOID: M520D-00175-0001-00

RefID1: Z55375

RefID2: RZ39850

SUBTYPE: RES

LEGAL ACRES:

OWNER ID NAME AND ADDRESS

MALDONADO CECILIA MARIA

1022 PERKINS AVE

MISSION TX 78752

OWNER ID %

1260717

100.00000

EXEMPTIONS

HS, OV65

VALUES

%3%

%06

IMPROVEMENTS LAND MARKET

+

145,951

146,877

MARKET VALUE

-

21,750

168,627

SPECIAL USE EXCL

-

0

0

APPRAISED VALUE

-

166,801

168,627

HS VALUE LIMIT

-

0

0

CIRCUIT BRKR LIMIT

-

0

0

NET APPRAISED

=

166,801

169,827

TAXING UNITS

CAD100%CM5100%GHD100%JCC100%SST100%THMS1100%TMS1100%

AGENT:

EFF DATE:

EXP DATE:

GENERAL

UTILITIES:ALGBA:0

TOPOGRAPHY:LVNRA:0

ROAD ACCESS:PCGUNITS:0

FONING:RSRENT:0

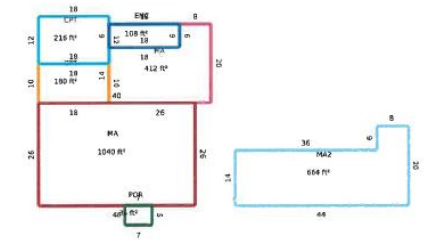
REMARKS

(2019) ADJ CPT % (2016) ADJ % (2013) ADJ %

2013(2013) N.C.(2003) N.C. 07(2009) N.C. 07(2007)

N.C.(2006) N.C.(2009) N.C.

SKEETCH



PICTURE



FAXING UNIT CD TAXING UNIT NAME PCT

CADAPPRAISAL DISTRICT100.00%

CM5CITY OF MISSION100.00%

DR1DRAINAGE DISTRICT #1100.00%

GHDHIDALGO COUNTY100.00%

JCCSOUTH TEXAS COLLEGE100.00%

SMSMISSION ISD100.00%

SSTSOUTH TEXAS SCHOOL100.00%

THMS1MISSION TAX INCREMENT ZONE 1100.00%

TMS1MISSION TAX INCREMENT ZONE 1100.00%

DEED HISTORY

DATE

TYPE

BOOK/Pg

INST #

BUYER

SELLER

2024-02-14 WD

null/null

3522483

MALDONADO

RICH ADLEYM

2024-02-14 DEED

null/null

3522482

RICH ADLEYM

RICH BARBRA

2023-07-25 LFE

null/null

2433819

RICH BARBRA

RICH ADLEYM G

IMPROVEMENT VALUATION

TYPE DESCRIPTION MODEL CLASS AREA UN PRG UNITS SY BUILT EF YR COND FEAT AME VALUE DEP PHYS ECON FUNC COMP ADJ VALUE

MA Residential Main RES BKRFKA 412 75.91 1 1 1967 2014 AV O 3,276 87.00 100.00 100.00 100.00 100.00 0.87 27,209

CPT CARPORT RES BKRFKA 180 25.05 1 1 1967 2014 AV O 4,509 87.00 100.00 100.00 100.00 100.00 0.87 3,923

CPT CARPORT RES BKRFKA 216 4.5 1 1 1967 2014 AV O 972 50.00 100.00 100.00 100.00 100.00 0.50 496

ENC ENCLOSED ADD RES BKRFKA 108 68.32 1 1 1967 2014 AV O 7,379 87.00 100.00 100.00 100.00 100.00 0.87 6,420

MA2 MAIN 2ND FL RES BKRFKA 654 60.73 1 1 1967 2014 AV O 40,325 87.00 100.00 100.00 100.00 100.00 0.87 35,083

MA Residential Main RES BKRFKA 1,040 75.91 1 1 1967 2014 AV O 78,946 87.00 100.00 100.00 100.00 100.00 0.87 68,683

POR PORCH RES BKRFKA 35 18.98 1 1 1967 2014 AV O 864 87.00 100.00 100.00 100.00 100.00 0.87 578

1

Style:

STD: A1

Finish Out 100

Area: 2,224

Quality: FA

Homesite Structure:

Y (100.00%)

164,070 AS Code: 100.00%

Ext Wall: BRK

Market Area: 104.00%

148,077

IMPROVEMENT DETAIL ADJ

ADJ TYPE ADJ AMT ADJ %

27,209

3,923

496

6,420

35,083

68,683

578

148,077

IMPROVEMENT FEATURES

DESC

CODE

Heating/Cooling

AND

Plumbing

Z

Roof Covering

EmpS

BATH

2

WALL HEIGHT

GAB

Roof Style

AZO

Number of ROOF HEIGHT

MP

Flooring

TIL

Interior Finish

SRK

Construction

RES

Exterior Wall

DBRK

Foundation

SLB

Heating/Cooling

AND

Plumbing

2

LAND VALUATION

L# DESCRIPTION TYPE SOL CLS TABLE SC HS METH D/M UNIT PRC ADJ MAJD VAL SRC

1 LOT L

SMS1WN

A1

Yes

SF

2900.00

sf

7.50

1.000

AS Code: 100.00%

Market Area: 100.00%

21,750

21,750

LAND ADJUSTMENTS

SEQ ADJ TYPE ADJ AMT ADJ %

PRODUCTIVITY VALUATION

AG USE TABLE UNIT AG VALUE

No

0.00

0

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239841	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239951	TOVIAS EDUARDO	3900 SAN GERARDO	MISSION	TX	78572-7557
239940	PAPERMAN LLC	1103 PERKINS AVE	MISSION	TX	78572-3937
239948	BARRERA JOSE GUADALUPE & EMMA	1112 PERKINS AVE	MISSION	TX	78572-3936
239950	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399
239941	GARZA GERARDO	2722 ALAMEDA CIR	MISSION	TX	78574
239939	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239949	DUNN ROBERT L	216 W 11TH ST	MISSION	TX	78572-3916
239868	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239852	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239851	VELA JOSE ANTONIO & JOSE LUIS	217 W 11TH ST	MISSION	TX	78572-3915
239850	MALDONADO CECILIA MARIA	1022 PERKINS AVE	MISSION	TX	78572
239867	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239870	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935