



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 5' front setback instead of the required 20' front setback for a 20' x 22' proposed carport, being Lot 77, Taurus Estates No. 3 Subdivision, located at 3109 Crisantema Street, Applicant – Maria Flores - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 09, 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 along the West side of Crisantema Street, approximately 350 feet South of West Mile 2 Road.
- The applicant is requesting a variance to allow a 5' front setback instead of the required 20' front setback for a 20' by 22' carport.
- The Taurus Estates No 3 Subdivision was recorded on February 18, 1999. The subject property is a regular lot with a depth of 100.00 feet and a width of 62 feet along Clavele Street.
- The subject lot has a total area of 6,200.00 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has considered the following variance in this subdivision.

Legal Description

Variance Request

Date of Meeting

Recommendation

Lot 3

19.5' front setback

09-11-01

Approved

- There are three (3) carports in the subdivision that were built without a building permit. The carports are located at 3000 Tulipan Avenue, 2916 Crisantema Street and 3003 Crisantema Street.

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:

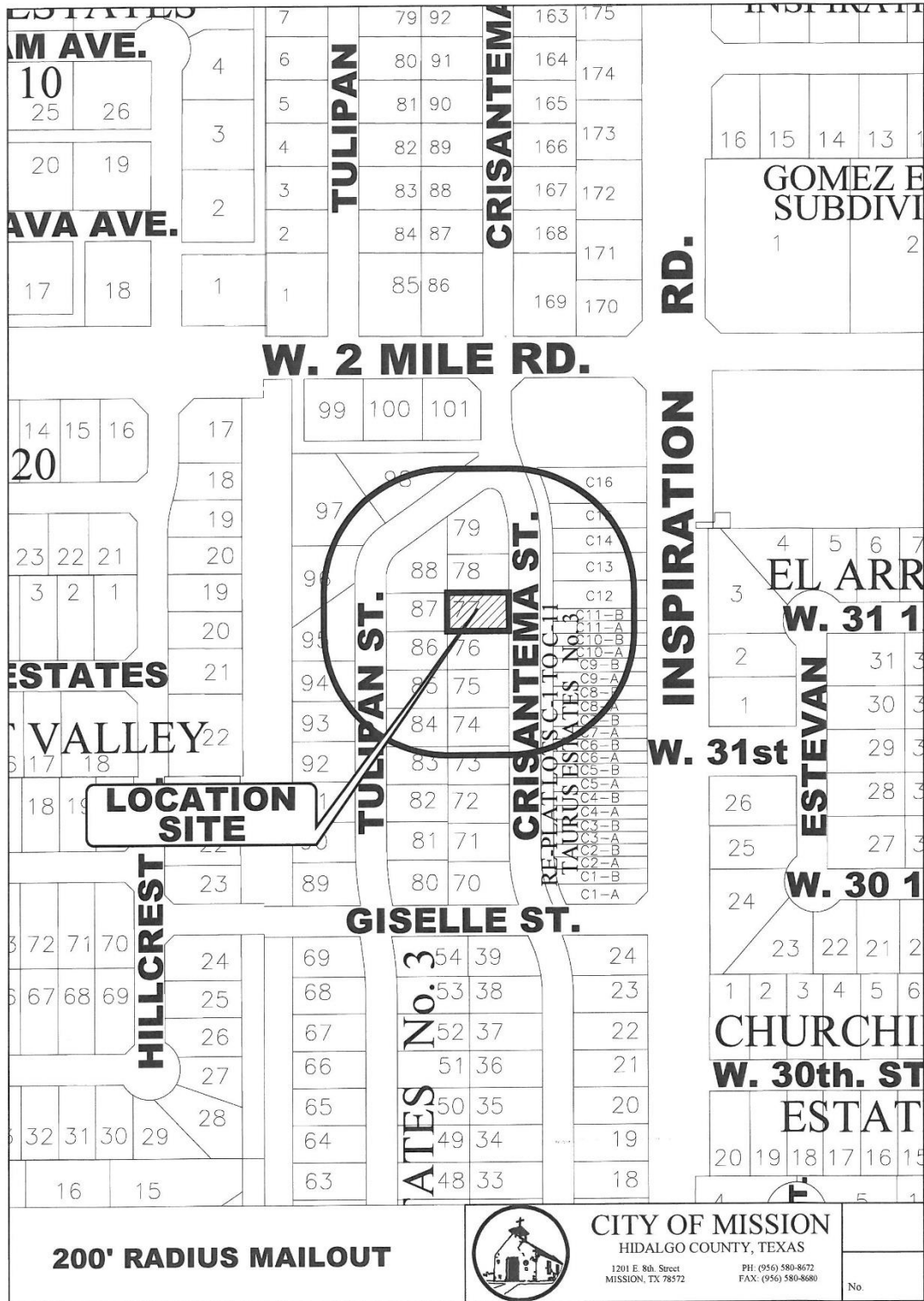
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

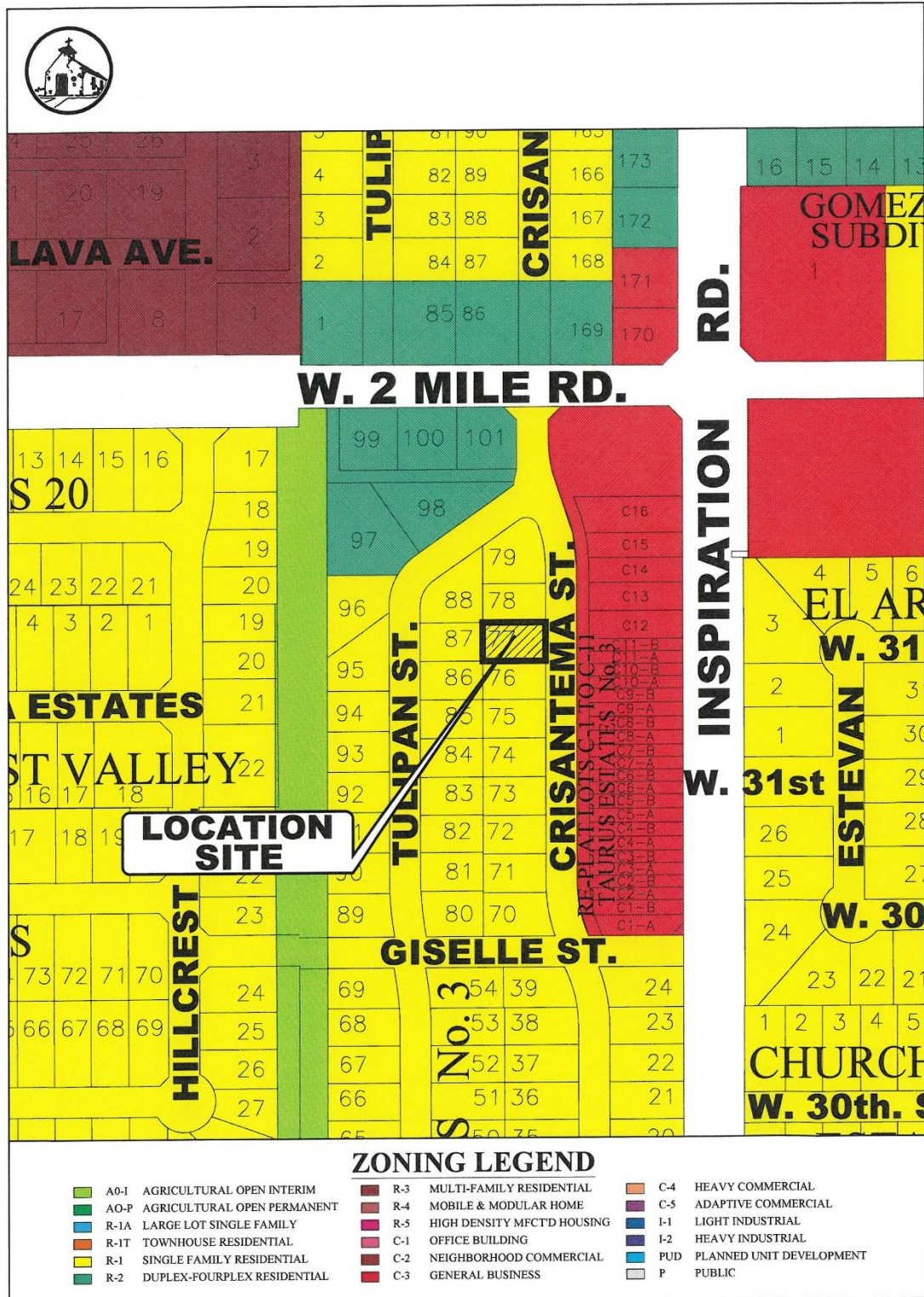
LEGAL NOTICE MAP



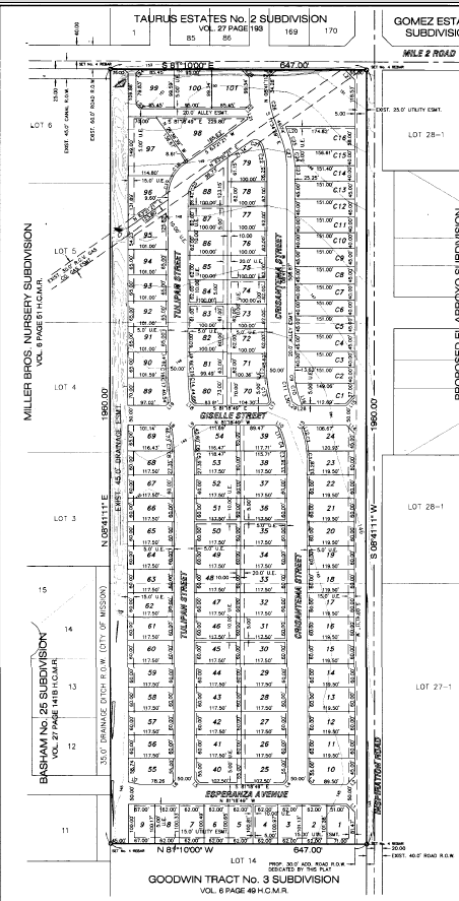
AERIAL MAP



ZONING MAP



RECORDED PLAT



WITH ALL BORNS

BEING 28.112 ACRES OF LAND MORE OR LESS OUT OF AND PART OF LOTS 15, 16 AND 17, GOODWIN TRACT No. 3 SUBDIVISION AS RECORDED IN VOLUME 6 PAGE 49, HERRING COUNTY MAP RECORDS, SAID 28.112 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

BEING AT A RESERVE SET FOR THE NORTHWEST CORNER OF SAID LOT 17, WHICH LIES AT THE EXISTING SOUTHWEST RIGHT-OF-WAY INTERSECTION OF MULE 2 ROAD AND MULE 2 ROAD, AND THE NORTH EAST CORNER OF SAID TRACT HEREIN DESCRIBED AND ALSO DESCRIBED AS FOLLOWS:

THENCE, SOUTH 89 DEGS. 41 MIN. 11 SEC. WEST, WITH AND ALONG THE EAST LINE OF SAID LOT 15, 16 AND 17 AND THE EXISTING RIGHT-OF-WAY LINE OF INSPIRATION ROAD FOR A DISTANCE OF 2862.00 FEET TO A NO. 4 RESERVE SET FOR THE SOUTHWEST CORNER OF SAID LOT 15 AND OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGS. 10 MIN. 05 SEC. WEST, WITH AND ALONG THE SOUTH LINE OF SAID LOT 15, FOR A DISTANCE OF 647.00 FEET TO A NO. 4 RESERVE SET FOR THE SOUTHWEST CORNER OF SAID LOT 15 AND OF SAID TRACT HEREIN DESCRIBED;

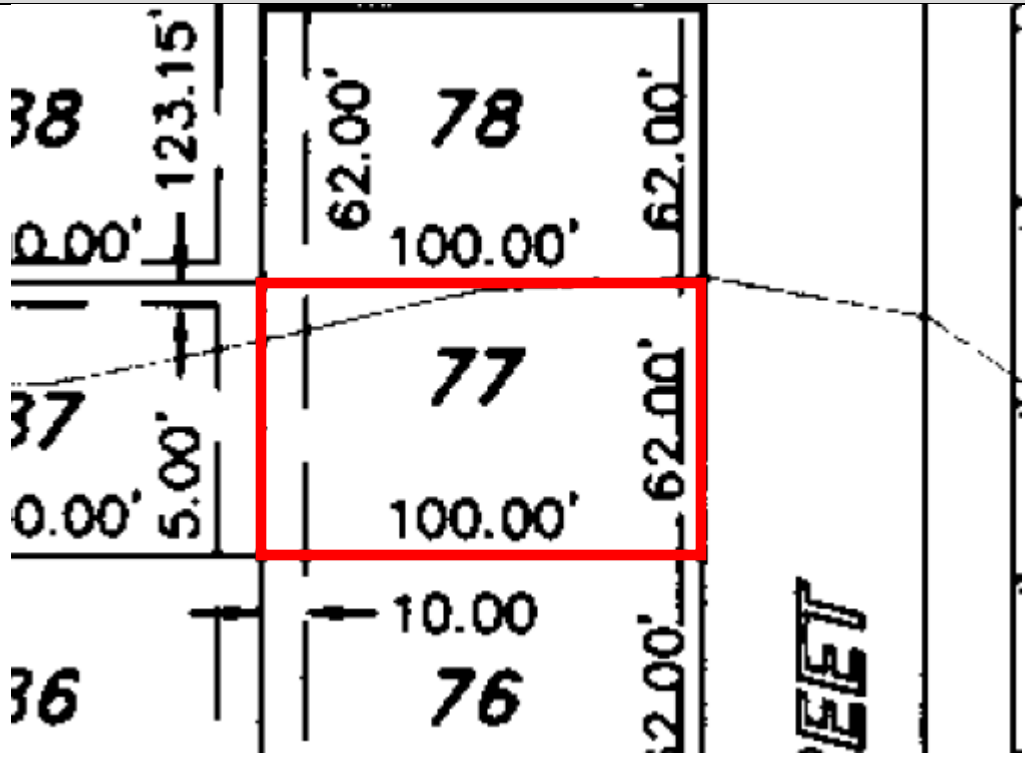
THENCE, NORTH 08 DEGS. 41 MIN. 11 SEC. EAST, WITH AND ALONG THE WEST LINE OF SAID LOT 15, 16 AND 17, FOR A DISTANCE OF 647.00 FEET TO A NO. 4 RESERVE SET FOR THE SOUTHWEST CORNER OF SAID LOT 15 AND OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGS. 10 MIN. 05 SEC. EAST, WITH AND ALONG THE EXISTING SOUTHWEST RIGHT-OF-WAY LINE OF MULE 2 ROAD, AND THE NORTH LINE OF SAID LOT 17, FOR A DISTANCE OF 647.00 TO THE POINT OF BEGINNING AND CONTAINING 28.112 ACRES OF LAND MORE OR LESS.

CURVE LINE DATA

Station	Chord	Bearing	Angle	Radius	Chord	Bearing	Angle	Radius
1	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
2	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
3	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
4	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
5	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
6	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
7	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
8	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
9	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
10	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
11	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
12	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
13	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
14	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
15	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
16	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
17	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
18	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
19	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
20	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
21	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
22	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
23	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
24	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
25	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
26	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
27	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
28	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
29	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
30	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
31	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
32	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
33	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
34	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
35	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
36	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
37	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
38	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
39	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
40	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
41	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
42	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
43	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
44	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
45	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
46	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
47	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
48	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
49	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
50	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
51	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
52	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
53	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
54	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
55	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
56	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
57	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
58	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
59	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
60	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
61	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
62	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
63	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
64	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
65	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
66	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
67	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
68	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
69	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
70	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
71	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
72	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
73	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
74	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
75	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
76	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
77	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
78	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
79	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
80	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
81	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
82	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
83	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
84	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
85	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
86	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
87	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
88	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
89	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
90	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
91	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
92	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.00
93	100.00	S 89° 41' 11" W	90°	100.00	100.00	S 89° 41' 11" W	90°	100.

RECORDED LOT

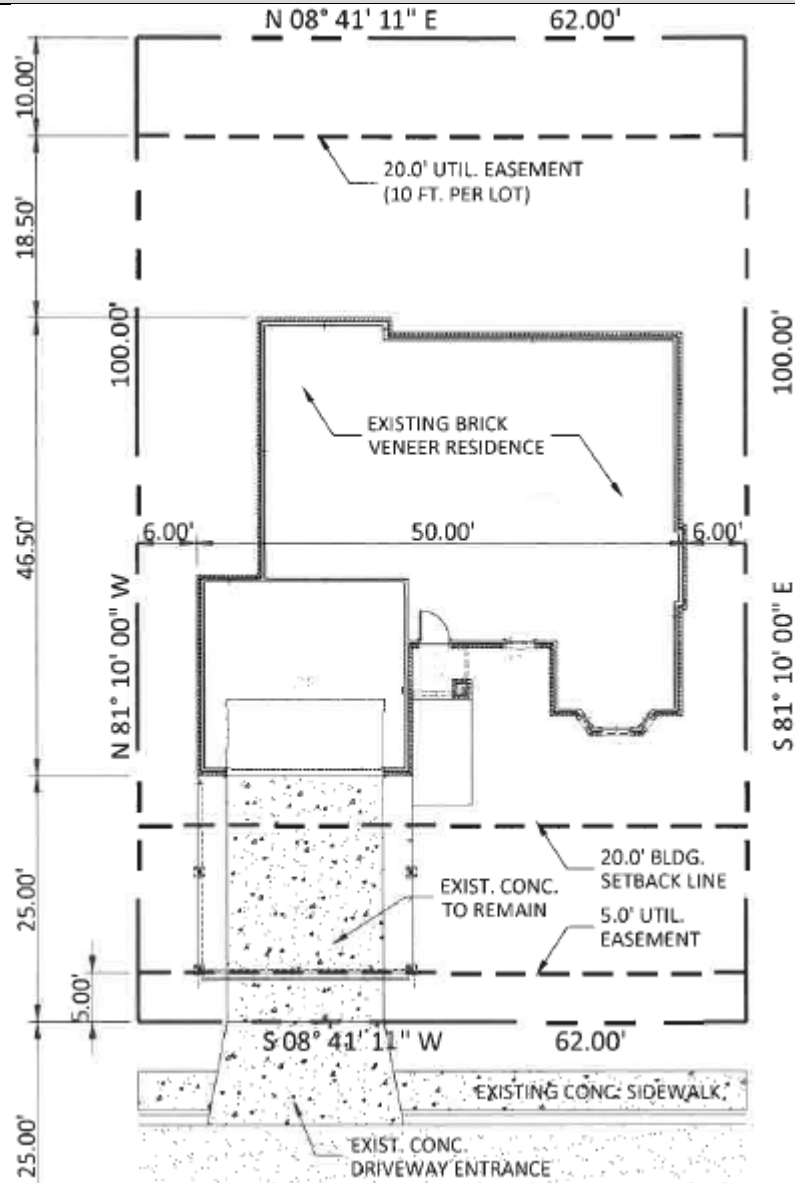


PLAT NOTES

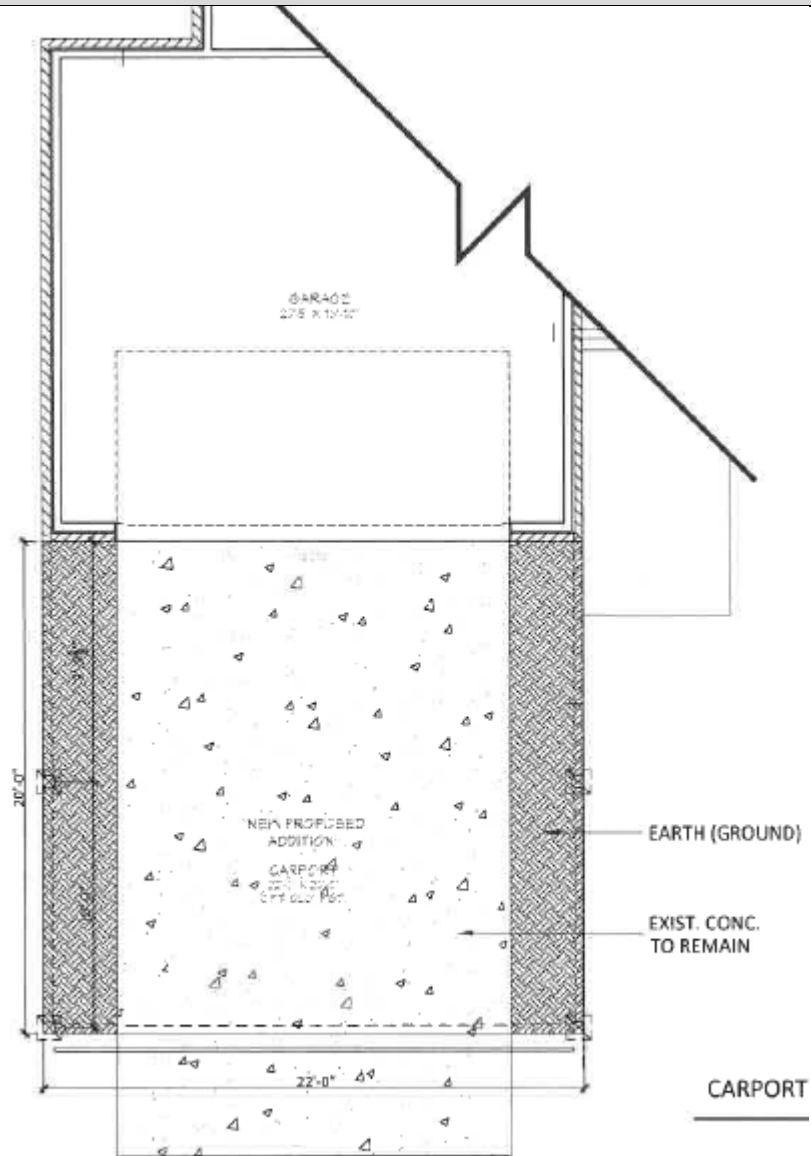
GENERAL NOTES:

1. SINGLE FAMILY DWELLING PER LOT.
2. BUILDING SETBACK LINE TO BE:
A: FRONT - 20.0'
B: SIDE - 6.0' OR ESMT WIDTH, WHICH EVER IS GREATER.
C: REAR - 10.0' OR EASEMENT WIDTH, WHICHEVER IS GREATER.
3. NO DRIVEWAY SHALL BE PERMITTED FROM INSPIRATION ROAD.
4. MINIMUM FINISH FLOOR ELEVATION TO BE 16" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
6. FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING COMMUNITY-PANEL No. 480334 0400 C , MAP REVISED NOV. 16, 1982.
7. A 5.0' SIDEWALK SHALL BE CONSTRUCTED ALONG INSPIRATION ROAD, MILE 2 ROAD AND PROPOSED EAST AND WEST ROAD IN SUBDIVISION BY THE DEVELOPER DURING INFRASTRUCTURE IMPROVEMENTS OF THE DEVELOPMENT.
8. A 4.0' SIDEWALK IS REQUIRED ALONG ALL STREETS (EXCEPT WHERE A 5.0' SIDEWALK IS REQUIRED - READ NOTE 7) DURING THE BUILDING PERMIT STAGE.
9. DETENTION PER LOT 2.07 Ac. ft. (90,072 cu. ft.)
10. BENCH MARK ELEV: 153.13 - C.P.S. ON POWER POLE NORTHWEST CORNER OF MILE 2 AND INSPIRATION ROAD.

PLANS



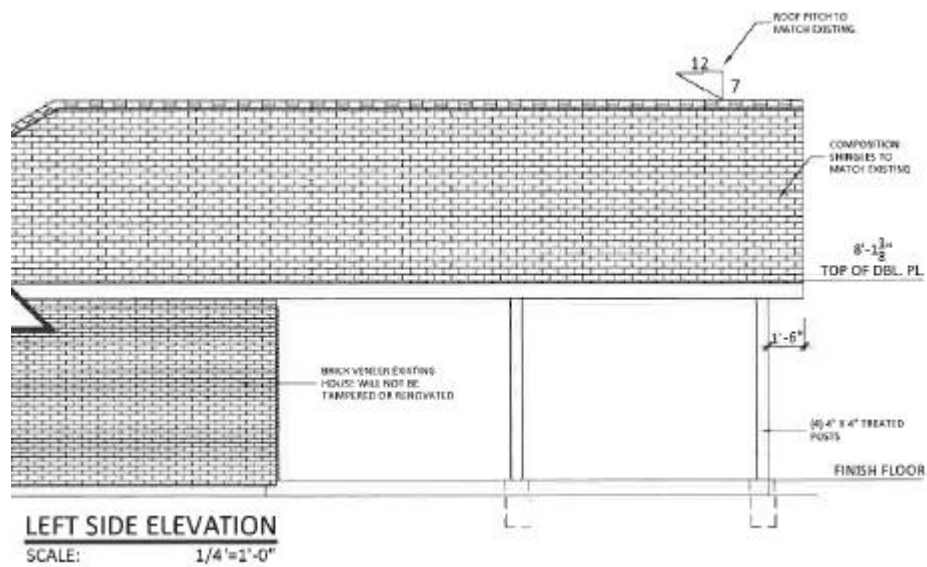
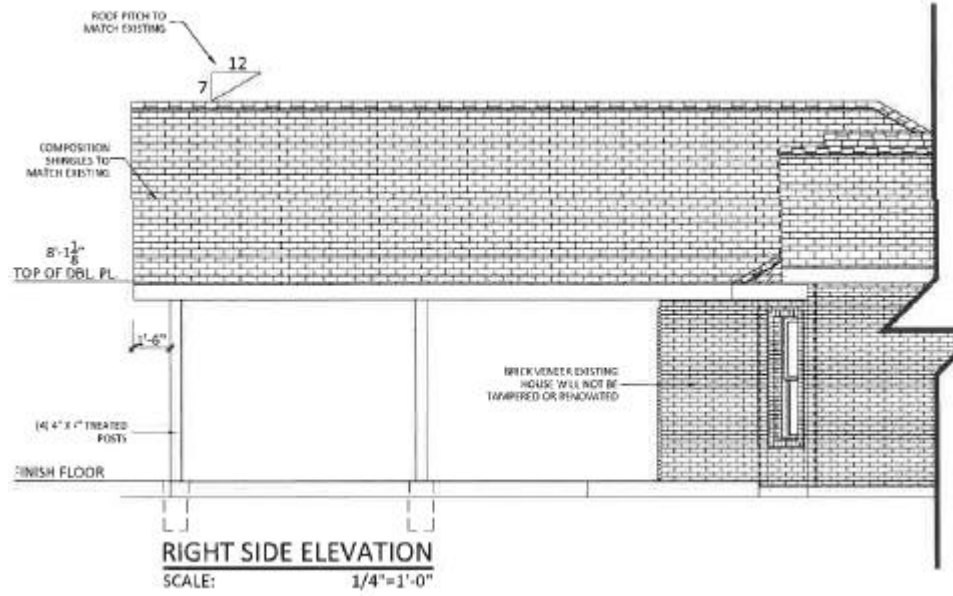
PLANS



FLOOR PLAN

SCALE: 1/4"=1'-0"

PLANS



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
592400	GUAJARDO ANAYA ERICK	3107 TULIPAN ST	MISSION	TX	78574-8299
592399	GONZALEZ MANUEL GONZALEZ	3105 TULIPAN ST	MISSION	TX	78574
592382	FLORES MARIA DEL ROSARIO	3109 CRISANTEMA ST	MISSION	TX	78574-8239
592383	PEREZ ROBERT	3111 CRISANTEMA ST	MISSION	TX	78574-8239
592384	CAMARILLO ARTURO	3113 CRISANTEMA ST	MISSION	TX	78574-8239
592381	GARCIA LENIN	2108 W 30TH ST	MISSION	TX	78574-7111
592403	PREXOT SERVICES LLC	3726 TREASURE ISLAND DR	MONTGOMERY	TX	77356
592393	GARZA VIVIANA GARCIA	3110 TULIPAN ST	MISSION	TX	78574-8299
592392	TOVAR VICTOR A	3108 TULIPAN ST	MISSION	TX	78574-8299
592390	OLIVAREZ RAMIRO E & EUNICE	3104 TULIPAN ST	MISSION	TX	78574-8299
592402	PREXOT SERVICES LLC	3726 TREASURE ISLAND DR	MONTGOMERY	TX	77356
592412	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
592398	LARA HUMBERTO & MARIA SILVIA RAMOS	3103 TULIPAN ST	MISSION	TX	78574
592301	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592305	AREVALO ADELITA Y	1344 E 4 MILE RD	PALMHURST	TX	78573
592304	AREVALO ADELITA Y	1344 E 4 MILE RD	PALMHURST	TX	78573
592303	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592302	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
592378	DOMINGUEZ MARIA DEL CARMEN MUNOZ	3101 CRISANTEMA ST	MISSION	TX	78574-8239
592379	ALVARADO JESUS & ABIGAIL CORTINA	3103 CRISAMTEMA ST	MISSION	TX	78574-8239
592389	TREVINO DANIEL & MARCELA E VASQUEZ	3102 TULIPAN ST	MISSION	TX	78574-8299
592388	JARAMILLO GERARDO	1525 RIVER BEND DR	MISSION	TX	78572-7770
592401	RODRIGUEZ EUGENIA	3111 TULIPAN ST	MISSION	TX	78574-8299
592391	CORTINA HUMBERTO VELA	3106 TULIPAN ST	MISSION	TX	78574-8299
1123435	CANTU HILDA	2207 PERKINS AVE	MISSION	TX	78572-2841
1123436	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123437	CARRILLO KASSANDRA NAHYELI	6220 N MINNESOTA RD	MISSION	TX	78574-4385
1123438	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
1123439	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
1123428	HEREDIA ISAAC CAMPOS & YARA MAITE CORBITT	3149 A CENTER POINTE	EDINBURG	TX	78539-8433
1123429	HEREDIA ISAAC CAMPOS & YARA MAITE CORBITT	3149 A CENTER POINTE	EDINBURG	TX	78539-8433
1123430	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123431	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123440	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965
1123441	V-JAC LLC	2011 NORTH CONWAY	MISSION	TX	78572-2965