



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 10' front setback instead of the required 30' front setback for a 20' x 24' proposed carport, being Lot 14, Villa De Roma Subdivision, located at 2010 Clavele Street, Applicant – Ramiro 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 North side of Clavele Street, approximately 460 feet West of Hill Crest Drive.
- The applicant is requesting a variance to allow a 10' front setback instead of the required 30' front setback for a 20' by 24' carport.
- The Villa De Roma Subdivision was recorded on August 17, 1998. The subject property is a regular lot with a depth of 140.00 feet and a width of 61 feet along Clavele Street.
- The subject lot has a total area of 8,540.0 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 31 legal notices to surrounding property owners.
- Staff notes that Z.B.A. has considered the following variances in this subdivision.

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 44	To allow 400ft shed Instead of 269ft	09-21-16	Denied

Lot 62

To have a 10.8ft rear

04-20-16

Approved

Instead of the required 15ft

- There is one (1) carport in the subdivision that was built without a building permit. The carport is located at 2111 Clavele 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



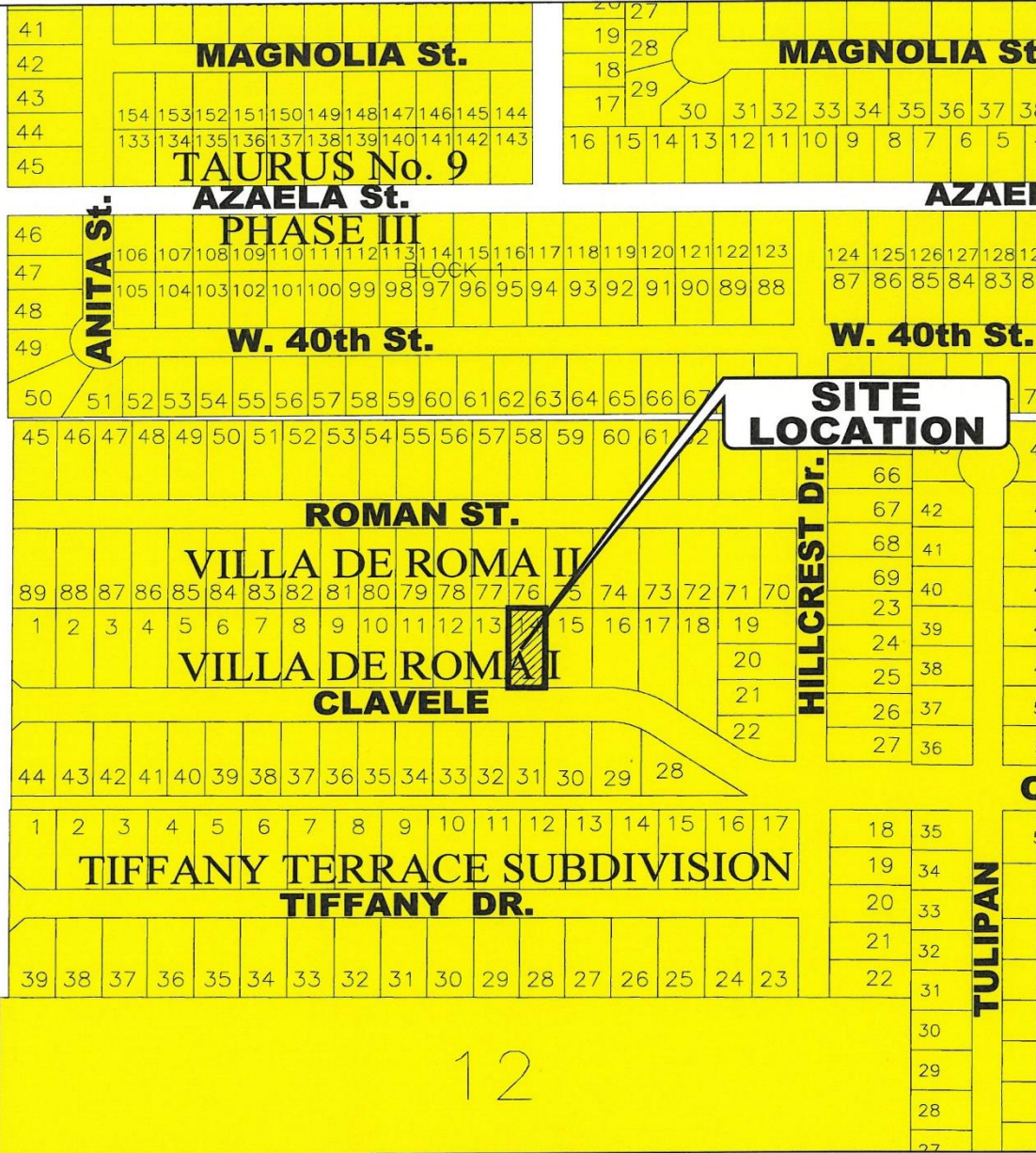
AERIAL MAP



ZONING MAP



MOOREFIELD ROAD.



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



DATE OF PREPARATION OF PLAT
 JULY 10, 1997
 ANYTODD JAN. 26, 1999

THE STATE OF TEXAS
 COUNTY OF STARR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "VILLA DE ROMA" SUBDIVISION TO THE CITY OF MISSION, TEXAS, AND WHOLE NAMES ARE SUBSCRIBED HEREON, HEREBY INDICATE TO THE USE OF THE PUBLIC FOR THE ALL STREETS, ALLEYS, EASEMENTS, WATER COURSES AND DRAINAGE.

Eloy Vera
 ELOY VERA - PRAC

Felix Vera Jr.
 FELIX VERA JR. - SEC

VERA ENTERPRISES, INC.
 P.O. BOX 880
 ROMA, TEXAS 78084

THE STATE OF TEXAS
 COUNTY OF STARR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY OF JULY, 1997, ELOY VERA AND FELIX VERA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF JULY, 1997.



Monica Ramirez
 MONICA RAMIREZ NOTARY PUBLIC, STATE OF TEXAS
 EXP. DATE 10 - 6 - 2000

CERTIFICATION BY THE CHAIRMAN OF THE CONSTITUTED COMMISSION OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

THE STATE OF TEXAS
 COUNTY OF STARR

I, THE UNDERSIGNED (A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR), ELOY VERA IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



Eloy Vera
 ELOY VERA
 PROFESSIONAL ENGINEER & 44754
 REG. PROF. LAND SURVEYOR & 2548
 P.O. BOX 880
 ROMA, TEXAS 78084

I, THE UNDERSIGNED, CHAIRMAN OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN BY APPROVAL IS REQUIRED.

Monica Ramirez
 AT CITY CLERK
 A.D. 1997

THIS PLAT APPROVED BY THE COMMISSION NO. 6 THIS 20th DAY OF

On: Aug 17, 1998 at 09:14A

Felix Vera Jr.
 FELIX VERA JR.

HIDALGO CO. SUBDIVISION DIST NO. 6

HIDALGO CO. SUBDIVISION DIST NO. 6

FILED FOR RECORD THIS DAY OF 1998.

Receipt Number - 160789
 Felix Rodriguez

VOL. PAGE

COUNTY CLERK
 HIDALGO COUNTY, TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM WITH THE DRAINAGE DISTRICT OF THE DISTRICT ADOPTED UNDER THE WATER CODE ACTING. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE DRAINAGE SURFACE, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS SUCCESSORS TO MAKE PROPER DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

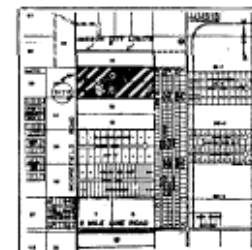
EX. 1/1/97

33 1200
 Form 33-1200 Page 1
 of 100 copies of Hidalgo
 County, Texas
 McElroy and Hark, Inc.

- GENERAL NOTES:**
1. ANTICIPATED WATER CREATED BY A 100 YEAR STORM WILL NOT FLOOD IN THIS SUBDIVISION. THIS SUBD. IS IN ZONE "C" OF FEMA'S FLOOD INSURANCE RATE - COMM. FLOOD NO. 40004 DATED AND REVISED SEPTEMBER 24, 1996.
 2. SETBACK LINES ARE AS FOLLOWS:
 FRONT: 40' SIDE: 10' REAR: 10' CORNER: 10'
 3. SETBACK ADJACENT TO ARTERIAL IS 20' CORNER SETBACK.
 4. MINIMUM FINISHED FLOOR ELEV. IS 18' ABOVE TOP OF CURB.
 5. BENCH MARK: TOP OF C.P.S. AT SOUTHWEST CORNER OF LOT 14 ELEV. = 167.05
 6. NO BUILDINGS OR STRUCTURES PERMITTED OVER AND ON ANY EASEMENTS.
 7. EACH LOT SHALL BE ASSIGNED TO RETAIN 300 CF.
 8. ONLY ONE FAMILY DWELLING PER LOT.
 9. NO ACCESS ON TO HENRIFFIELD ROAD FROM LOT NOS. 1 AND 43.
 10. A 5' FURNACE IS REQUIRED ALONG HENRIFFIELD AND CLAYVILLE AND 4' STORMWATER ON HOLLANDS. STORMWATER ON CLAYVILLE & HOLLANDS TO BE PAVED AT BUILDING PERMIT STAGE.

METES AND BOUNDS DESCRIPTION

AP. 63 ACRES OF LAND MORE OR LESS OUT OF AND FORMING A PART OF PORTION OF LOT NOS. 14 AND 15, NEW CALEDONIA, UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER PLAT RECORDED IN VOL. 6, PG. 19 OF THE COUNTY CLERK'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON PIN AT CORNER OF FENCE, FOR THE NORTHWEST CORNER HEREIN, THE INTERVISED NORTH-EAST CORNER OF LOT NO. 15 AND THE SOUTHWEST CORNER OF LOT NO. 14, NEW CALEDONIA, UNIT NO. 1 AS PER MAP RECORDED IN VOL. 6, PG. 19 OF THE HIDALGO COUNTY MAP RECORDS, THENCE, S 89° 42' 18" E, 660.0 FEET TO A 1/2" IRON PIN, FOR THE SOUTHWEST CORNER HEREIN, THENCE, S 89° 42' 18" E, 660.0 FEET TO A 1/2" IRON PIN, FOR THE NORTHWEST CORNER HEREIN, THENCE, S 89° 42' 18" E, 1494.50 FEET TO A 1/2" IRON PIN, FOR THE SOUTHWEST CORNER HEREIN, THENCE, S 89° 42' 18" E, 1494.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS AN 63 ACRES OF LAND MORE OR LESS.



LOT #	ACRES	TOTAL ACRES
1	1.00	63.00
2	1.00	64.00
3	1.00	65.00
4	1.00	66.00
5	1.00	67.00
6	1.00	68.00
7	1.00	69.00
8	1.00	70.00
9	1.00	71.00
10	1.00	72.00
11	1.00	73.00
12	1.00	74.00
13	1.00	75.00
14	1.00	76.00
15	1.00	77.00
16	1.00	78.00
17	1.00	79.00
18	1.00	80.00
19	1.00	81.00
20	1.00	82.00
21	1.00	83.00
22	1.00	84.00
23	1.00	85.00
24	1.00	86.00
25	1.00	87.00
26	1.00	88.00
27	1.00	89.00
28	1.00	90.00
29	1.00	91.00
30	1.00	92.00
31	1.00	93.00
32	1.00	94.00
33	1.00	95.00
34	1.00	96.00
35	1.00	97.00
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39	1.00	101.00
40	1.00	102.00



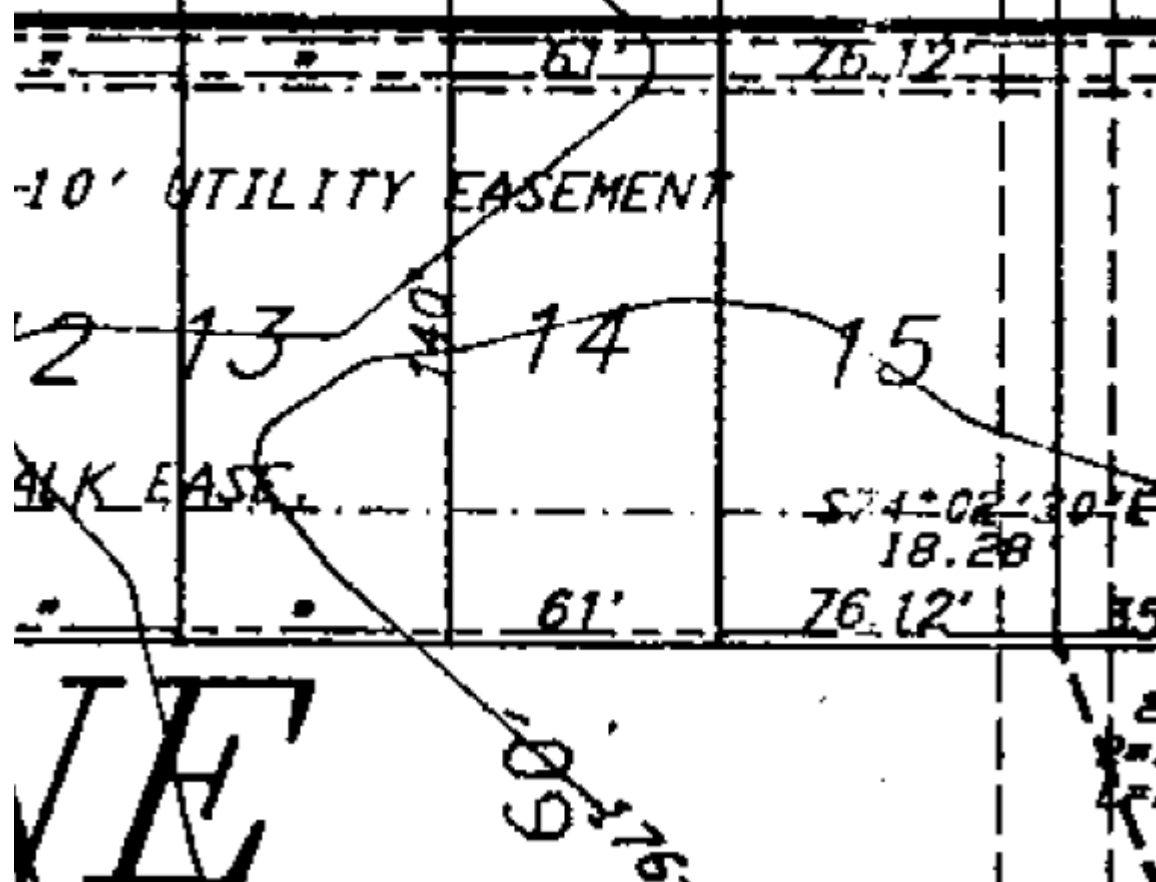
VERA ENGINEERING
 Rio Grande City, Tex.
 6 1/2 MILES EAST HWY. 83
 P.O. BOX 880 ROMA, TEXAS 78084
 PHONE (956) 487-3717
 FAX (956) 487-1121

No.	DATE	BY
1		
2		
3		
4		
5		

VILLA DE ROMA SUBD
to the CITY of MISSION, TEXAS

DRAWN BY minojosa	SCALE 1"=100'	MATERIAL
CHK'D vera	DATE Jan 26, 1998	DRAWING NUMBER
TRACED	SHEET 1 OF 13	C: Landstar Inc

NIT 1 VOL. 30 PG 32

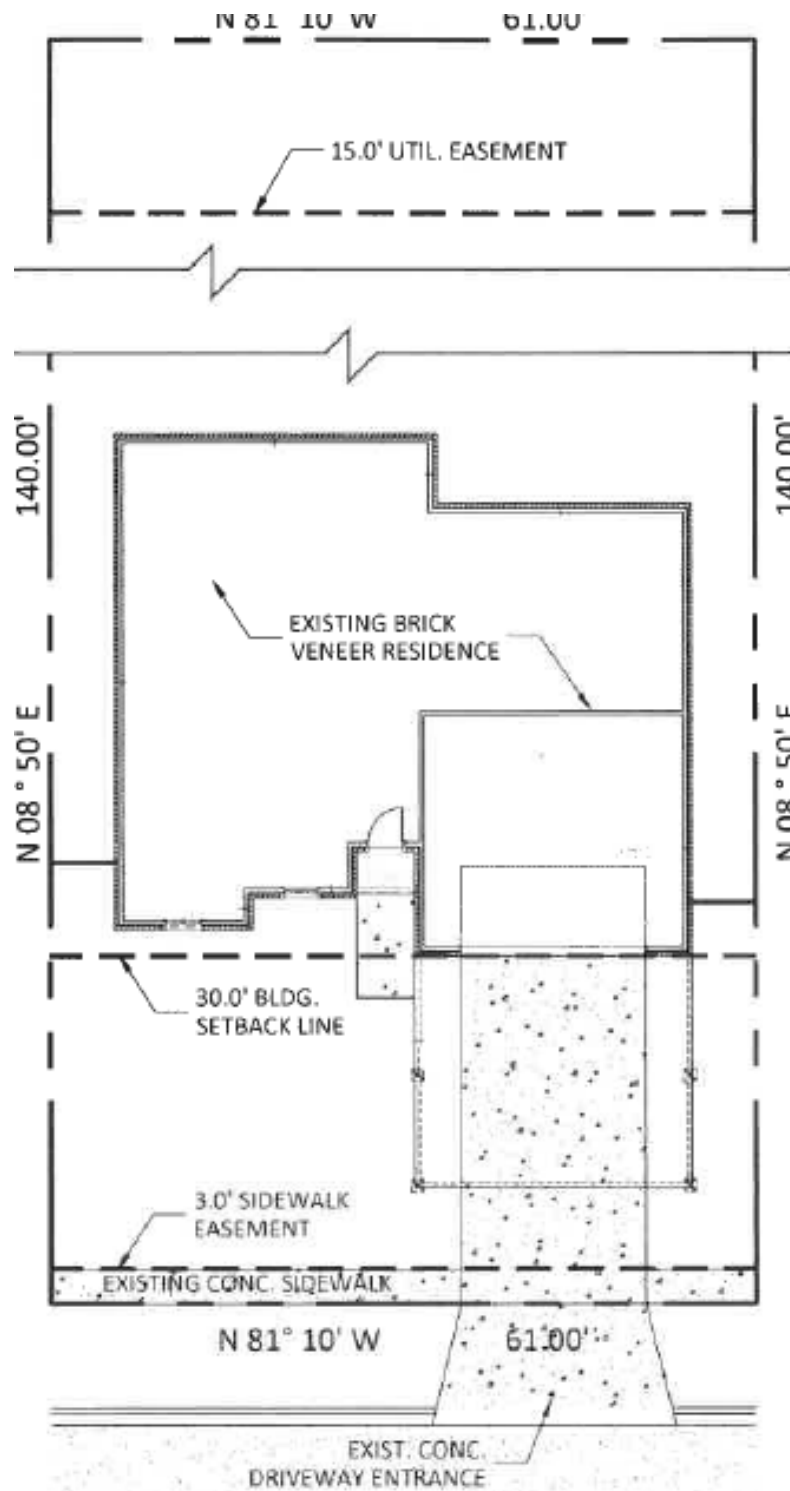


PLAT NOTES

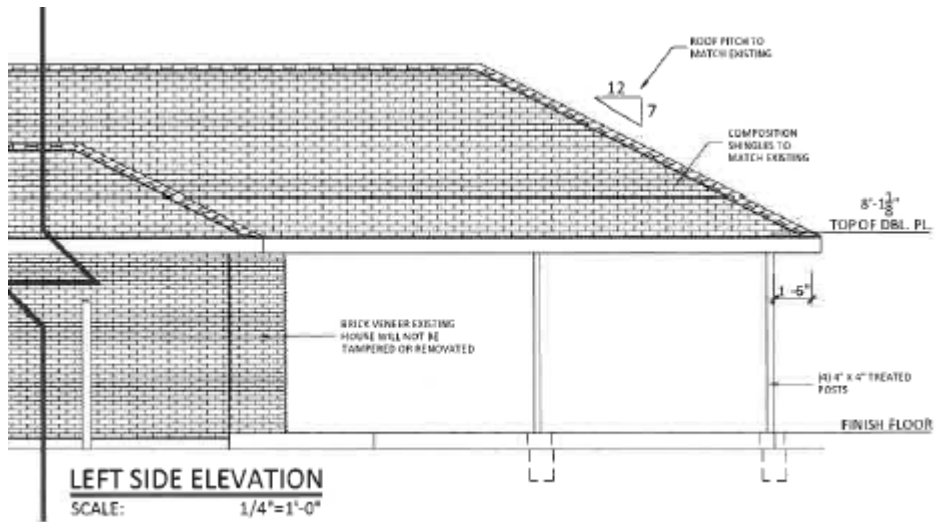
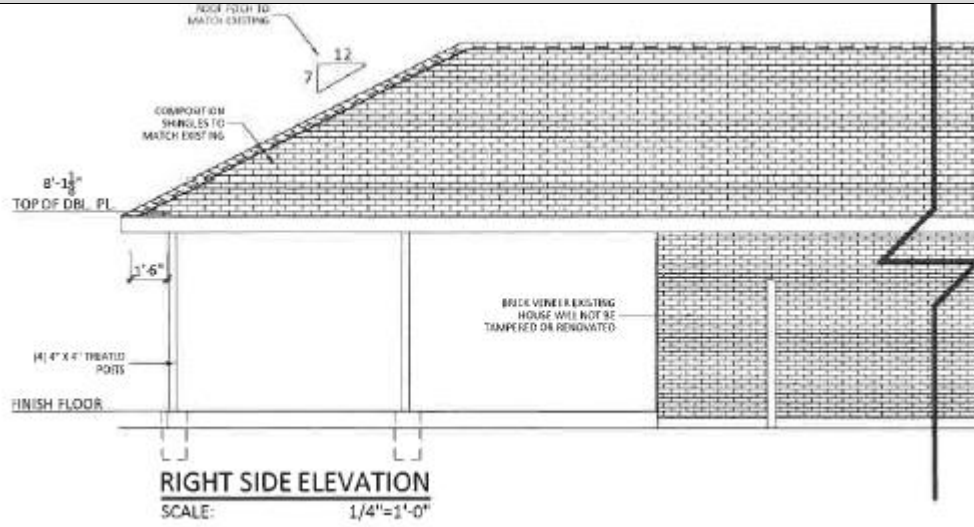
GENERAL NOTES:

1. ANTICIPATED WATER CREATED BY A 100 YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBD. IS IN ZONE "C" OF FEMA'S FLOOD INSURANCE MAP - COMM. PANEL NO. 480334 0400 MAP REVISED NOVEMBER 16, 1982.
2. SETBACK LINES ARE AS FOLLOWS:
FRONT: AS SHOWN
REAR: 10'
SIDE: 6'
CORNER: 10'
MOOREFIELD ROAD 20'
SETBACK ADJACENT TO ARTERIAL IS 20' CORNER SETBACK.
3. MINIMUM FINISHED FLOOR ELEV. IS 18" ABOVE TOP OF CURB.
4. BENCH MARK: TOP OF C.P.S. AT SOUTHWEST CORNER OF LOT 14
ELEV. = 167.85'
5. NO BUILDINGS OR STRUCTURES PERMITTED OVER AND ON ANY EASEMENTS.
6. EACH LOT SHALL BE REQUIRED TO RETAIN 308 CF.
7. ONLY ONE FAMILY DWELLING PER LOT.
8. NO ACCESS ON TO MOOREFIELD ROAD FROM LOT NOS. 1 AND 43.
9. A 5' SIDEWALK IS REQUIRED ALONG MOOREFIELD AND CLAVELE AND 4' SIDEWALKS ON HILLCREST. SIDEWALKS ON CLAVELE & HILLCREST TO BE PAVED AT BUILDING PERMIT STAGE.

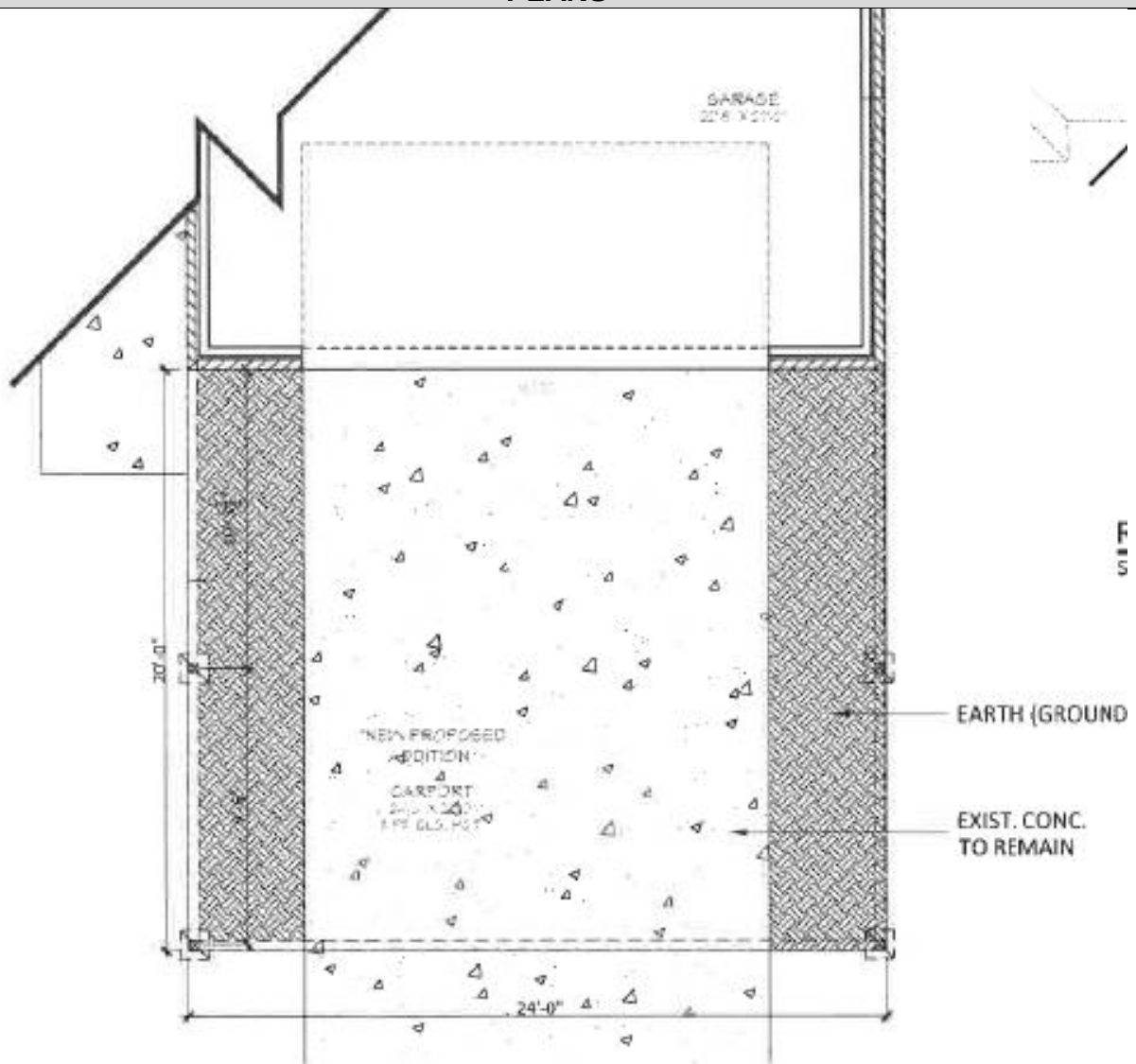
PLANS



PLANS



PLANS



FLOOR PLAN

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

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
637118	PEREZ MAURO E & FELICITA	2010 ROMAN ST	MISSION	TX	78573-8203
637134	CORONADO JUANITA	2011 ROMAN ST	MISSION	TX	78573-8203
637135	ESPINOSA OSCAR	2413 PEBBLE ST	MISSION	TX	78574
637136	MUNOZ ELIAS & JANETTE GARCIA	2015 ROMAN ST	MISSION	TX	78573-8203
583037	GARZA JOSE GUSTAVO & BLANCA E	2008 CLAVEL DR	MISSION	TX	78573-8500
583051	GUERRA DAVID GUAJARDO & ROCIO DEL CARMEN	2005 CLAVEL DR	MISSION	TX	78573-8501
637133	CONFIDENTIAL				
545940	PENA ENRIQUE RAFAEL & RITA B	2008 TIFFANY DR	MISSION	TX	78573-3984
637116	ORTIZ JOSE S & PENELOPE A	2014 ROMAN ST	MISSION	TX	78573-8203
637117	PEREZ MAURO E & FELICITA E	2010 ROMAN ST	MISSION	TX	78573-8203
637138	RODRIGUEZ PEDRO BURGOS & ONEIDA ZAMARRIPA PELAYO	2101 ROMAN STREET	MISSION	TX	78573-8204
637132	SALINAS CYNTHIA & JESUS MANUEL TREVINO	2007 ROMAN ST	MISSION	TX	78573-8203
637137	GONZALEZ BELEN HERNANDEZ	2017 ROMAN ST	MISSION	TX	78573-8203
583035	MATA PAMELA	2012 CLAVEL DR	MISSION	TX	78573-8500
583039	HINOJOSA ROSALBA BARRERA	2004 CLAVEL DR	MISSION	TX	78573-8500
583057	VILLALOBOS EUGENIO & FRANCISCA	2103 CLAVEL DR	MISSION	TX	78573-8503
583055	HERNANDEZ JUAN S JR & ANA E	2013 CLAVEL ST	MISSION	TX	78573-8501
583052	DE LA GARZA LAURIE ANN	2007 CLAVEL ST	MISSION	TX	78573-8501
545938	MARTINEZ LOURDES	2012 TIFFANY DR	MISSION	TX	78573
637139	ARRATIA ARNULFO & LAURA	12510 BRITTA LN	TEXAS CITY	TX	77568-2536
583036	VALDEZ LINA V & RAMIRO E FLORES III	2010 CLAVELE ST	MISSION	TX	78573-8500
583038	LOPEZ ELIZABETH	2006 CLAVEL DR	MISSION	TX	78573
583056	AREVALO GONZALO & MARIA ELENA	2101 CLAVEL DR	MISSION	TX	78573-8503
583050	LUCIO JOSE MANUEL & MARTHA O	2001 CLAVEL DR	MISSION	TX	78573-8501
545937	RIZO FIDEL & MARIA ELVA	2014 TIFFANY ST	MISSION	TX	78573-3984
583034	HAMBY VALERIE A	2014 CLAVEL DR	MISSION	TX	78573-8500
583033	TIJERINA IRMA	2100 CLAVEL DR	MISSION	TX	78573-8502
583032	MONTALVO SYLVIA	2102 CLAVEL DR	MISSION	TX	78573-8502
583054	HINOJOSA ALVARO AMERICO & MARIA C HINOJOSA	2011 CLAVELE DR	MISSION	TX	78573-8501
583053	LUGO HECTOR & MARIA E	1009 JOSHUA DR	MISSION	TX	78574
545939	GARCIA MARTHA & ESTEBAN	2010 TIFFANY ST	MISSION	TX	78573-3984