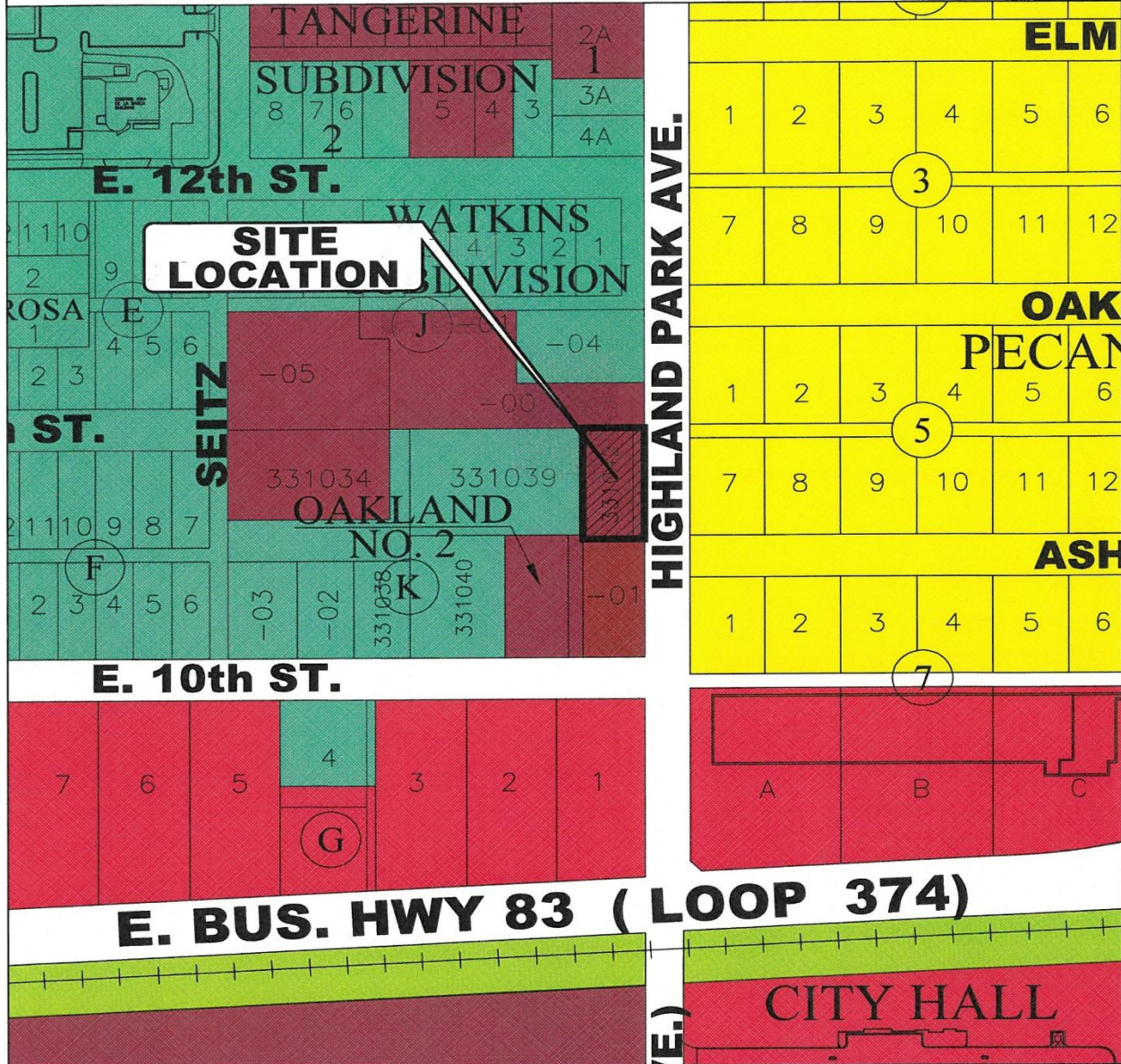


AERIAL MAP



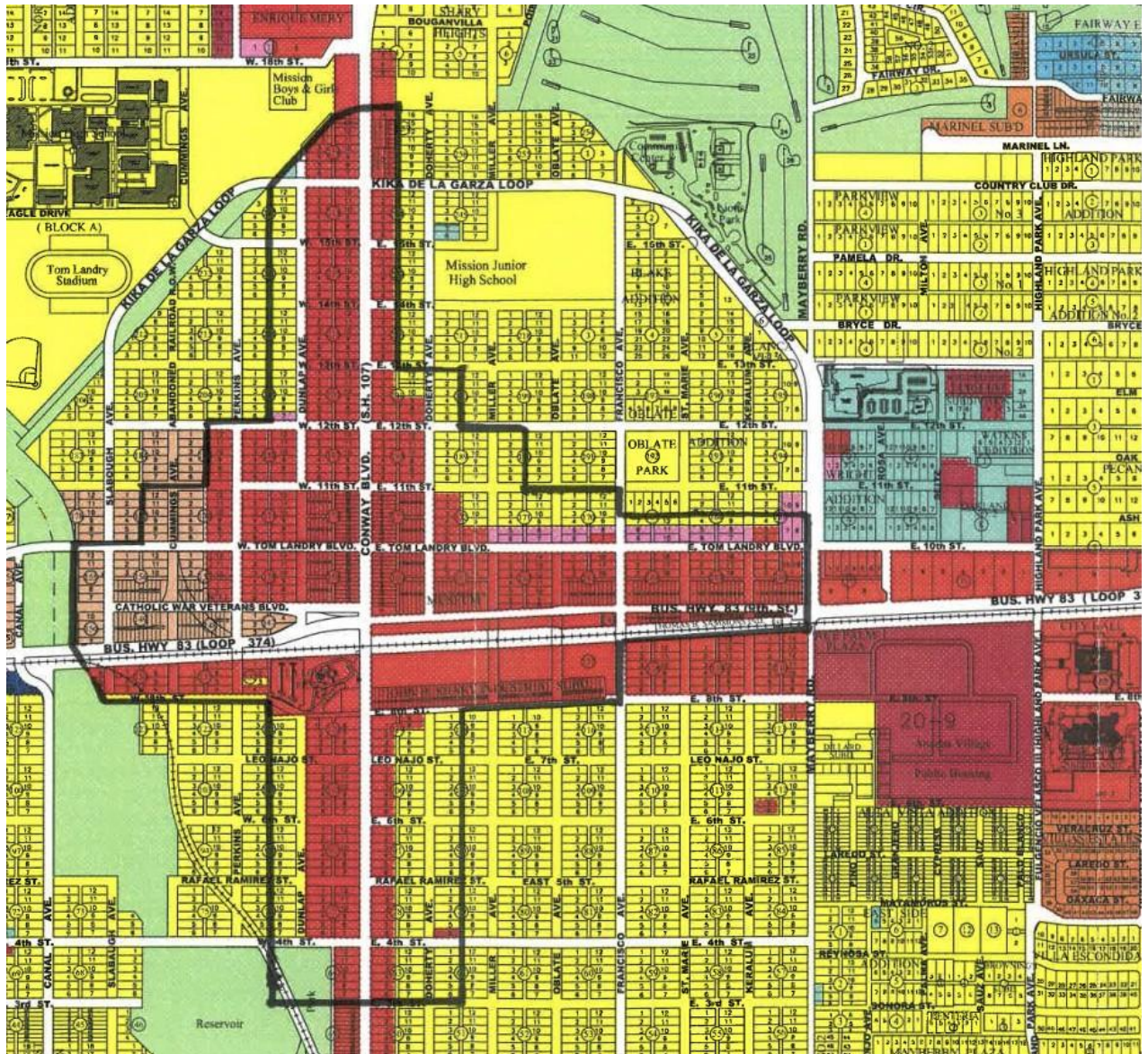
ZONING MAP



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

CBD PARKING MAP



VARIANCE LETTER



August 8, 2025

Xavier Cervantes, AICP, CPM
Planning Director
City of Mission
1201 E 8th St, Mission, TX 78572
Mission, TX 78572

RE: Variance Request for Off-Street Parking – 1009 Highland Park Ave, Mission, TX

Dear Mr. Cervantes,

We respectfully submit this variance request for the development of a proposed multi-family apartment complex on a 0.27-acre tract located at 1009 Highland Park Ave, Mission, TX. The property is legally described as a 0.27-acre tract out of WRIGHT ADDITION NW.27AC-N1/2 LOT 5 BLK K Hidalgo County map records.

As part of the proposed site design, we are requesting a variance to allow off-street parking. After evaluating the site and surrounding area, we respectfully present the following points in support of the variance.

1. Historical Use of Off-Street Parking:

The subject tract, along with other nearby lots, has historically been used with off-street parking. Previous developments on this site utilized similar layouts, and this approach aligns with the long-established pattern of development in the surrounding area.

2. Consistency with Surrounding Developments:

Several nearby apartment complexes in the vicinity currently utilize off-street parking. This includes developments such as:

- **1115 Highland Park Ave.**
- **1201 Highland Park Ave.**
- **1217 Highland Park Ave.**

Please see attached exhibit.

3. Site Constraints and Feasibility:

Given the small size and configuration of the lot, accommodating all parking fully on-site while complying with setbacks and landscape requirements poses significant design challenges. Permitting off-street parking within the front area allows for a more efficient and practical site layout.

VARIANCE LETTER



4. Public Benefit and Revitalization:

The proposed apartment development will enhance the appearance of a currently vacant. It will improve the urban streetscape and reflect positively on the city, particularly given its proximity to City Hall.

In summary, we respectfully request that the City of Mission consider this variance to allow off-street parking for the proposed development. The variance will enable the productive and compatible use of the property, contribute to the overall improvement of the area, and maintain consistency with the existing neighborhood pattern.

Should you have any questions or need additional information, please feel free to contact me at (956) 240-3246 or diana.izaguirre@yahoo.com.

Respectfully,

A handwritten signature in blue ink, appearing to be "D. Izaguirre", written over a horizontal line.

**Diana Izaguirre, President
Izaguirre Engineering Group LLC.**

LETTER EXHIBIT



