



MEETING DATE: April 22, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance to allow a 5-foot rear setback instead of the required 25-foot rear setback/utility and irrigation easement for a proposed swimming pool, being Lot 35, Crown Pointe Phase 4 Subdivision, located at 1607 Lila Beth Lane, Applicant – Rebecca Castillo - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 06, 2026 – Application for Variance Request submitted to the City
- April 08, 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.
- April 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 1.37 (5) (f) of the Mission Code of Ordinances, which states:
 - Minimum depth of rear setback: 10 feet.
- The site is located 110 feet East of Melissa Rea Street along the North side of Lila Beth Lane.
- The applicant is requesting a variance to construct a swimming pool with a 5-foot rear setback instead of the required 25-foot rear setback/utility, and irrigation easement.
- Crown Pointe Phase 4 Subdivision was recorded on February 22, 2000.
- The subject lot has a total area of 14,630.00 square feet.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 22 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 34, Phase IV	18'-8" rear setback	09-21-2000	Approved

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: _____

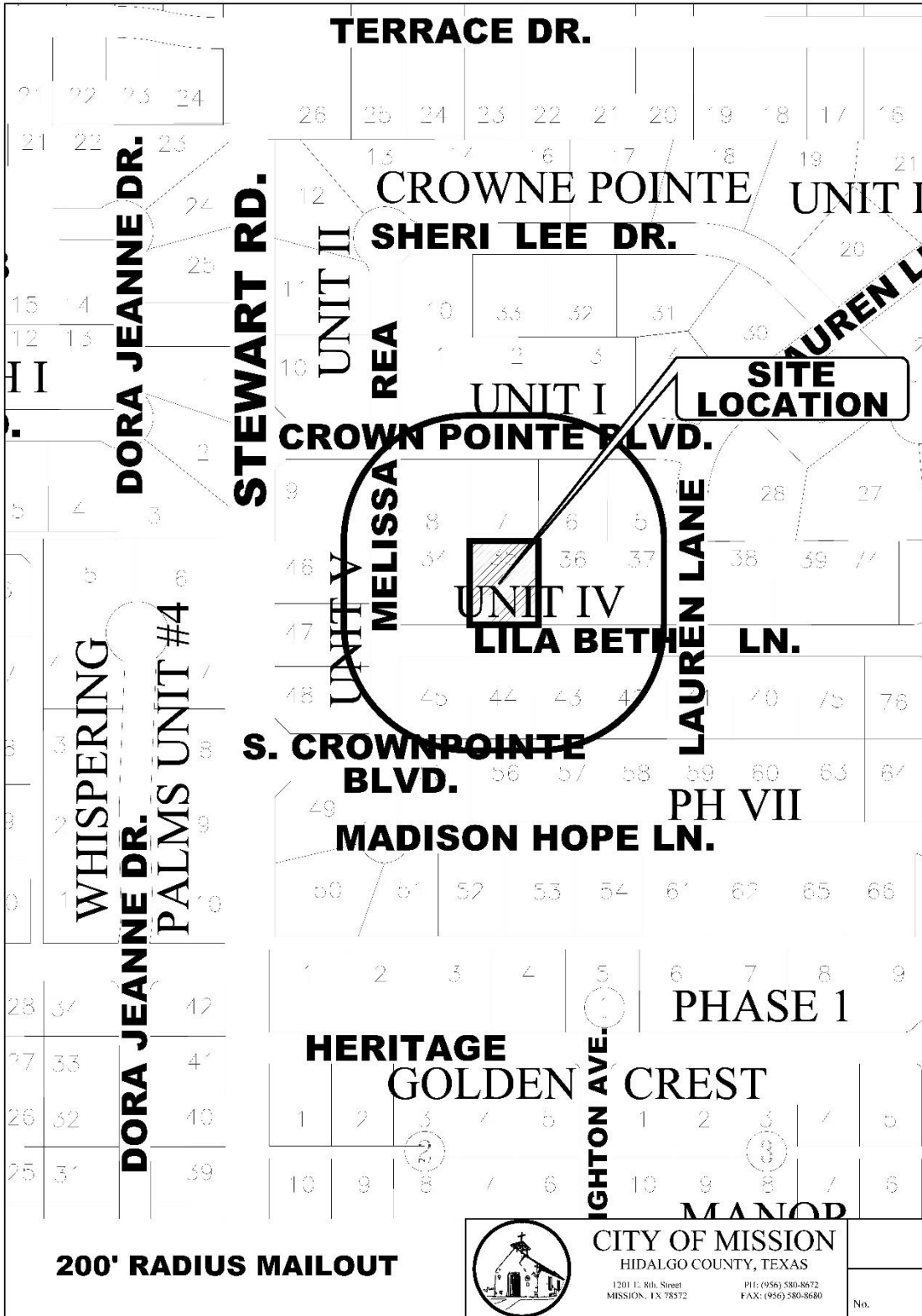
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



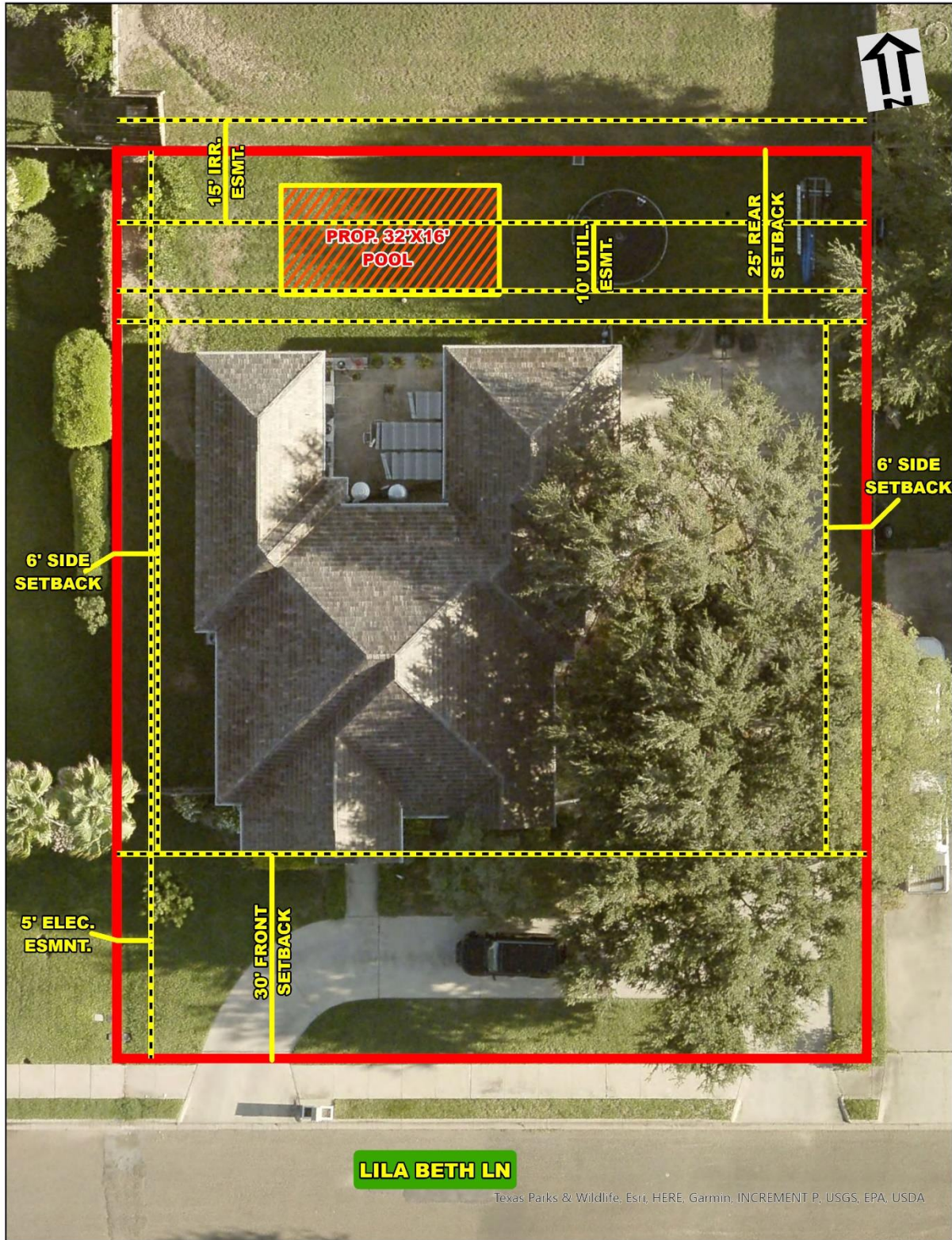
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 9th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

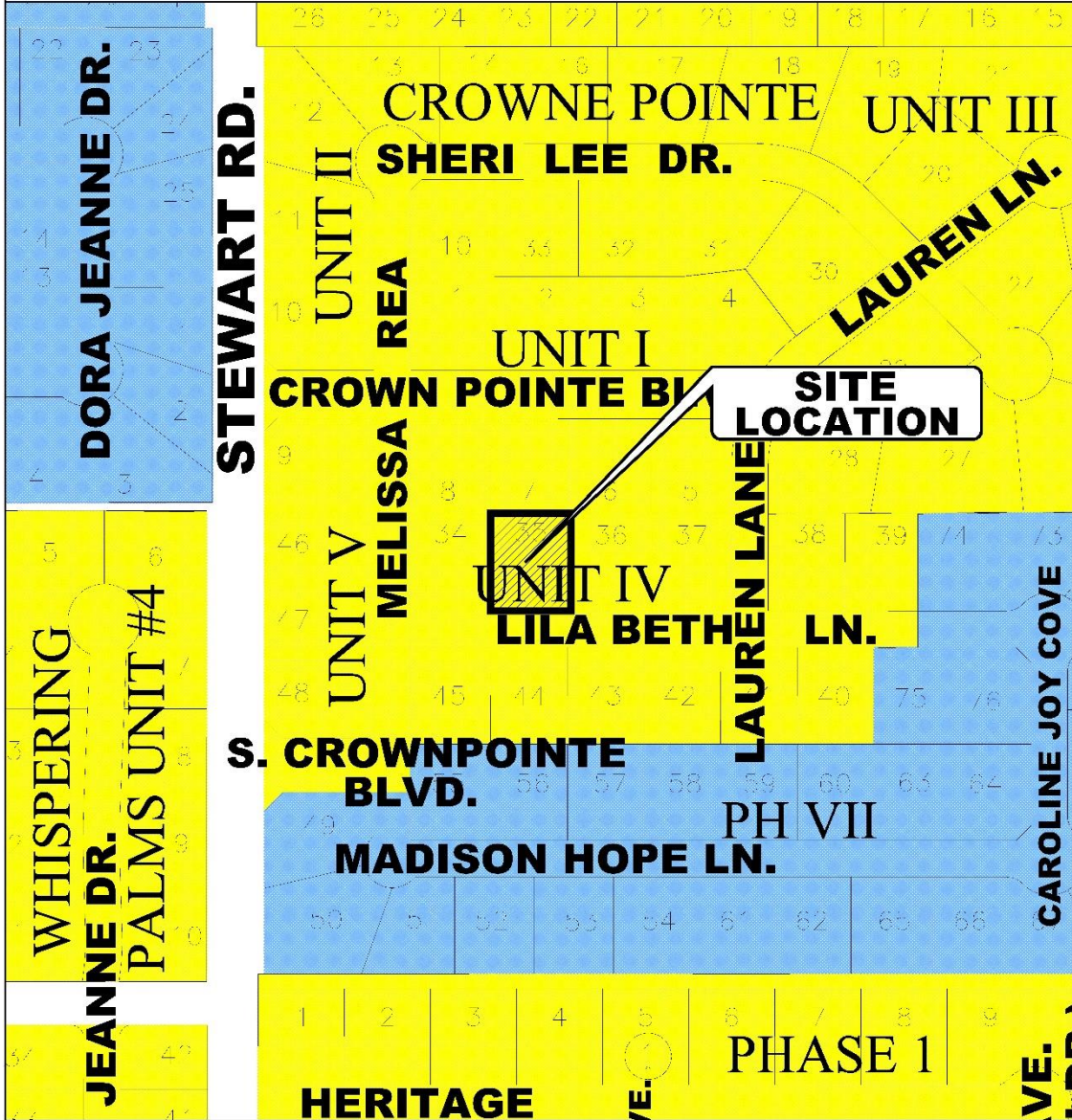
AREIAL MAP



LILA BETH LN

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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 MFC'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

PLAT NOTES

NOTES:

1. FLOOD ZONE 'X' AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL No. 480345 0005 C
MAP REVISED: NOVEMBER 20, 1991
2. SETBACKS ARE AS FOLLOWS:
FRONT- 30 FEET
REAR- 10 FEET (LOTS 40-45); 25 FEET (LOTS 34-39)
SIDE- 6 FEET OR GREATER FOR EASEMENT
SIDE CORNER- 10 FEET
GARAGE 18 FEET; EXCEPT WHERE GREATER EASEMENT OR
SETBACK APPLIES
3. BENCH MARK: NAIL SET ON THE FIRST POWER POLE ON THE
NORTH SIDE OF CROWN POINTE BLVD. AND EAST OF STEWART
ROAD ELEV. = 131.13
4. EACH LOT SHALL BE REQUIRED TO RETAIN 931 CF ON SITE.
5. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATIONS FOR
BUILDING IMPROVEMENTS IS 14' ABOVE TOP OF CURB.
7. SIDEWALK REQUIRED AT THE FRONT AND SIDES OF ALL LOTS.
8. THE MAINTENANCE OF ALL MEDIAN ISLANDS ON THIS PLAT
SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THE OWNER OR
THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT,
HIS HEIRS AND ASSIGNS.

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
545398	C9525-00-000-0001-00	ZAVALA KATIA NICOLE	1605 CROWN POINTE BLVD	MISSION	TX	78572-3100
613468	C9525-04-000-0037-00	GONZALEZ GILBERTO JR & IRASEMA	1611 LILA BETH LN	MISSION	TX	78572-3184
654926	C9525-05-000-0048-00	CAVAZOS GEORGE L & ROSA M	554 LONG HILL RD	GURNEE	IL	60031-3259
569533	C9525-02-000-0009-00	LEONARD TERRY L & KAREN E	1701 MELISSA RAE DR	MISSION	TX	78572-3365
613476	C9525-04-000-0045-00	QUESADA REYNALDA	1604 LILABETH LN	MISSION	TX	78572-3188
613474	C9525-04-000-0043-00	SPARKS KEVIN DR & RENE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
613473	C9525-04-000-0042-00	SEARS GARY & GINA	1610 LILA BETH LN	MISSION	TX	78572-3188
545406	C9525-00-000-0005-00	WILSON HILTON & SHEILA	PO BOX 3327	MCALLEN	TX	78502-3327
545403	C9525-00-000-0002-00	VARELA JOSE JUAN DE LA MORA & MARIA FERNANDA ET AL	1607 CROWN POINTE	MISSION	TX	78572-3100
654925	C9525-05-000-0047-00	TYKHE DEVELOPMENT LLC	6400 N 10TH	MCALLEN	TX	78504-3385
613466	C9525-04-000-0035-00	CASTILLO REBECCA & JUAN CARLOS	1607 LILI BETH LN	MISSION	TX	78572-3184
613467	C9525-04-000-0036-00	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION	TX	78572-3144
613475	C9525-04-000-0044-00	GARZA CARLO MARIO & LORI ANN GARZA	1606 LILA BETH LANE	MISSION	TX	78572-3188
545408	C9525-00-000-0007-00	DAMON MALLARIE MARIE & DERYK JAMES DAMON	1606 CROWN POINTE BLVD	MISSION	TX	78572
545409	C9525-00-000-0008-00	HERNANDEZ ADRIAN	1604 CROWN POINTE BLVD	MISSION	TX	78572-3144
545407	C9525-00-000-0006-00	LEWIS GENE & GAY	1608 CROWN POINTE BLVD	MISSION	TX	78572-3144
545404	C9525-00-000-0003-00	GONZALEZ JOSE CAMPOS	1609 CROWN POINTE BLVD	MISSION	TX	78572-3100
654924	C9525-05-000-0046-00	BE READY INVESTMENTS LLC	1605 MELISSA RAE DR	MISSION	TX	78572-3366
613463	C9525-04-000-0034-00	ROBERSON CHARLES A & SUSAN S	1605 LILA BETH LN	MISSION	TX	78572-3184
696007	C9525-06-000-0055-00	GARCIA ALBERTO & RUBY	124 DARLENE DR	PHARR	TX	78577-9401
696008	C9525-06-000-0056-00	GARCIA JORGE H & MARY LU W HARRIS	1607 MADISON HOPE DR	MISSION	TX	78572-3474
696009	C9525-06-000-0057-00	OHDEN NORMAN L	1609 MADISON HOPE DR	MISSION	TX	78572-3474

HCAD

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local		April 06, 2026																				
613466 1607 LILA BETH LN, MISSION TX CROWN POINTE PH 4 LOT 35 TYPE: R DBA: GEO ID: C9825-04-000-0085-00 PROP USE: Ref ID1: 494989 AS CODE: C982504 MAP ID: CMS VOL 35 Ref ID2: R613466 MKT AREA: SSLA010 IMP/SCD: SUBTYPE: RES SUB MKT: TIF: LEGAL ACREAGE: APPR VAL METHOD: cost/local EFF SIZE:		OWNER ID, NAME, AND ADDRESS OWNER ID % CASTILLO REBECCA & JUAN 1120950 CARLOS 100.00000 1607 LILA BETH LN MISSION TX 78972-3184		EXEMPTIONS HS TAXING UNITS CAD 100.00 CMS 100.00 DRI 100.00 GHD 100.00 JCC 100.00 BSL 100.00 SST 100.00		VALUES 2025 2026 IMPROVEMENTS 279,463 273,916 LAND MARKET + 191,653 191,653 MARKET VALUE = 470,116 465,569 SPECIAL USE EXCL - 0 0 APPRAISED VALUE = 470,116 465,569 HS VALUE LIMIT - 926,168 88,126 CIRCUIT BRKR LIMIT - 0 0 NET APPRAISED = 344,948 379,443																						
GENERAL UTILITIES: ALHY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: POB UNITS: 0 ZONING: RS REINT: 0		REMARKS (2020) ADJ DEPR & RMVD ARB; ALLW: NP20(2019) ADJ DEPR; ALLW-SALES CONTRACT (2018) ADJ CL & % (2017) ADJ DEPR 17; ALLW:COND(2019) ADJ DEPR & RMVD ARB CODE 16; ALLW:COND(2014) ADJ DEPR 14; ALLW:COND(2013) ADJ DEPR 2013; ALLW:CONDADJ DEPR 16; ALLW:COND		SKETCH 																								
TAXING UNIT CD TAXING UNIT NAME PCT CAD APPRAISAL DISTRICT 100.00% CMS CITY OF MISSION 100.00% DR1 DRAINAGE DISTRICT #1 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SSL SHARYLAND ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%		PICTURE 																										
DEED HISTORY																												
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER																							
2019-03-01	WDV	nu/nu/ll	2893216	CASTILLO	GOMEZ EUNICE																							
2008-12-17	WD	nu/nu/ll	1955364	GOMEZ EUNICE	GOMEZ EUNICE																							
2007-08-27	SVD	nu/nu/ll	1799121	GOMEZ EUNICE	FANNIE MME																							
IMPROVEMENT VALUATION																												
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	FEAT	COND	FEAT	AMT	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	
1	MA	Residential Main	RES BRKGD	2,353	123.52	1	1	2000	2004	AV	O	290,643	78.00	100.00	100.00	100.00	100.00	100.00	0.78	226,702								
	GAR	GARAGE	RES BRKGD	690	61.76	1	1	2000	2004	AV	O	42,614	78.00	100.00	100.00	100.00	100.00	100.00	0.78	33,239								
	PAT	PATIO	RES BRKGD	156	30.88	1	1	2000	2004	AV	O	5,095	78.00	100.00	100.00	100.00	100.00	100.00	0.78	3,674								
	POR	PORCH	RES BRKGD	84	30.88	1	1	2000	2004	AV	O	2,594	78.00	100.00	100.00	100.00	100.00	100.00	0.78	2,023								
1			STCD: A1	3,292	Area:	2,353	Homesite:	Y (100.00%)				340,946	AS Code:	100.00%	Market Area:	103.00%				273,916								
		Style:	Finish Out:	100	Quality:	GD	Structure:																					
LAND VALUATION										LAND ADJUSTMENTS										PRODUCTIVITY VALUATION								
LP DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIV	UNIT	PRC	ADJ	MADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE					
1 LOT	L			C952904	A1	Yes	SF	14630.00	SF	13.10	1.00		A	191,653					No			0.00	0					
								AS Code:	100.00%	Market Area:	100.00%			191,653									0					

AEP LETTER



February 27, 2026

Rebecca Castillo and husband, Juan Carlos Castillo
1607 Lila Beth Ln
Mission, TX 78572

Re: Variance - 10' Utility Easements on Lot 35, Crown Pointe Ph IV Subdivision

To Whom It May Concern,

AEP Texas Inc (AEP) has reviewed your request regarding a variance on a dedicated 10' foot utility easements located along the North property line of Lot 35, Crown Pointe Ph IV Subdivision, according to the plat or map recorded in Volume 35, Page 131A, Map Records of Hidalgo County, Texas.
Address: 1607 Lila Beth Ln., Mission, Tx 78572

AEP has determined to grant a variance and allow for the construction of a pool inside a portion of the 10' Utility Easement as depicted on the attached Exhibit "A." Landowner and its assigns agree to maintain a safe clearance as per NESC standards away from any AEP owned electrical facilities located within said lot. AEP will continue to maintain its easement rights along the West property line of said Lot 35 of the Crown Pointe Subdivision, Phase IV.

AEP Texas Inc does not hereby abandon or release any other easements on the property it might have obtained through plats, prescriptive rights, or easements whether of record or not.

Please do not hesitate to contact AEP if you have further questions at (956) 502-3589.

Sincerely,
AEP TEXAS INC

A handwritten signature in black ink, appearing to read "Mario G. Campos", is written over a light blue horizontal line.

Mario G. Campos
Right-of-Way Agent
Rio Grande Valley District