



MEETING DATE: April 22, 2026

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

AGENDA ITEM: Public hearing and consideration of a variance request to allow a 2-foot side setback instead of the required 6 feet, for a proposed 40’ x 15’ carport, being Lot 91, Fairmont Estates Subdivision, located at 3007 Silver Avenue, Applicant: Erik Rodriguez – Cervantes

NATURE OF REQUEST:

Project Timeline:

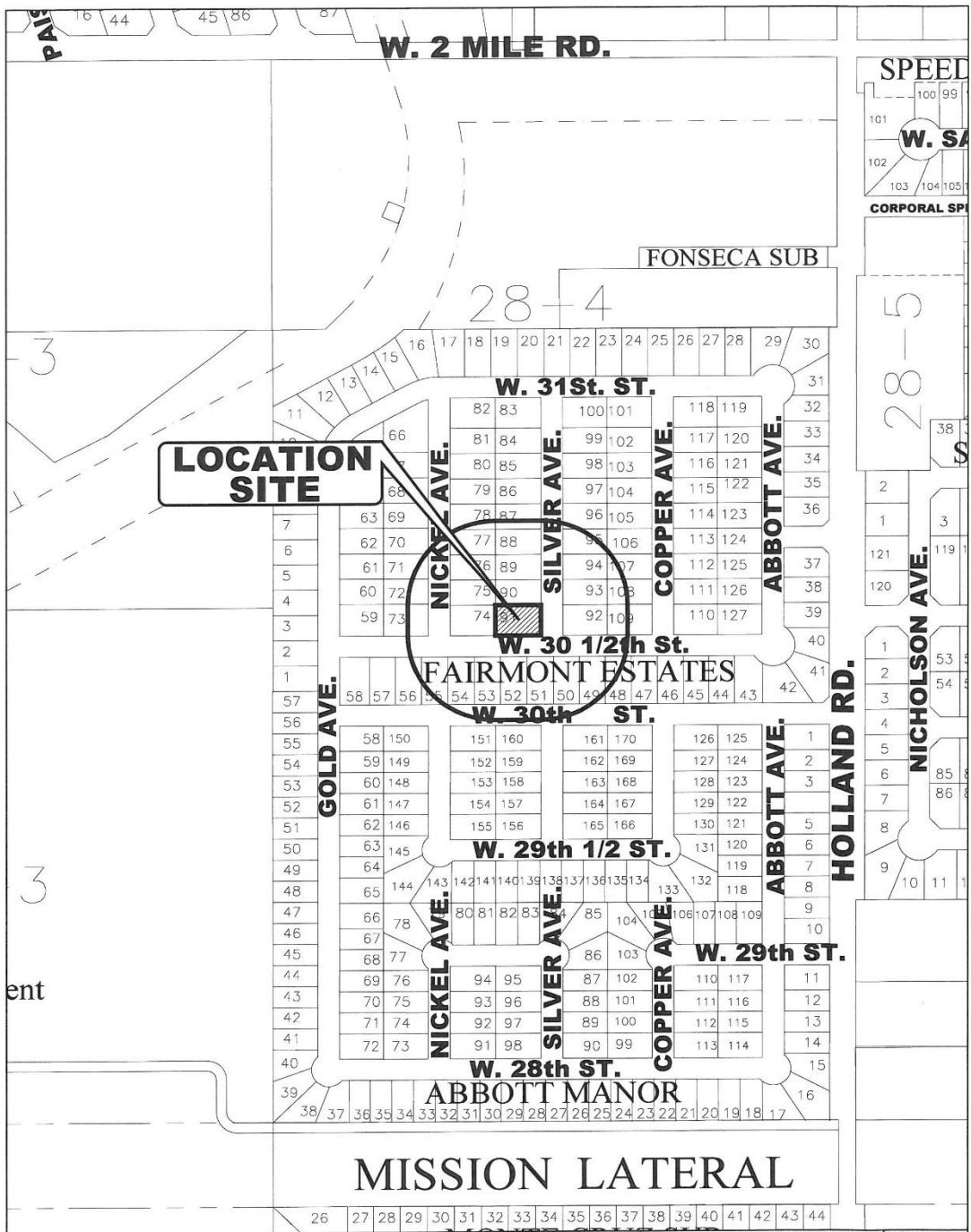
- March 27, 2026 – Application for Variance Request submitted to the City.
- April 8, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearing was published in the Progress Times.
- April 22, 2026 – Public hearing and consideration of the requested variance by the Zoning Board of Adjustments (ZBA).

Summary:

- The request is for a variance not to comply with Section 1.371.- R-1 (Single Family Residential District), which states:
- Minimum Front Setback: 20 feet
- Minimum Side Setback: 6 feet
- Minimum Garage/Carport Setback: 18 feet
- Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The property is located at 3007 Silver Ave, being Lot 91, Fairmont Estates Subdivision
- The applicant is requesting a variance to construct a 40’x15’ carport within the side setback.
- Fairmont Estates Subdivision was recorded on November 2, 2001.
- The regular lot measures 72 feet in width by 103.00 feet in length for a total of 7,416 square feet.
- There is currently an existing 1,600 square foot single-family residence on the property.
- The lots to the east, west, north, and south are developed as Single-Family Residences.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out 32 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>Action</u>
LOT 44	4.4’ REAR;1’ SIDE	5/17/2006	DENIED
LOT 42	2’ REAR	2/1/2012	APPROVED
LOT 47	0’ CARPORT; 4 SIDE AND 5’ REAR	6/26/2024	DENIED

VICINITY MAP



LOCATION SITE

200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

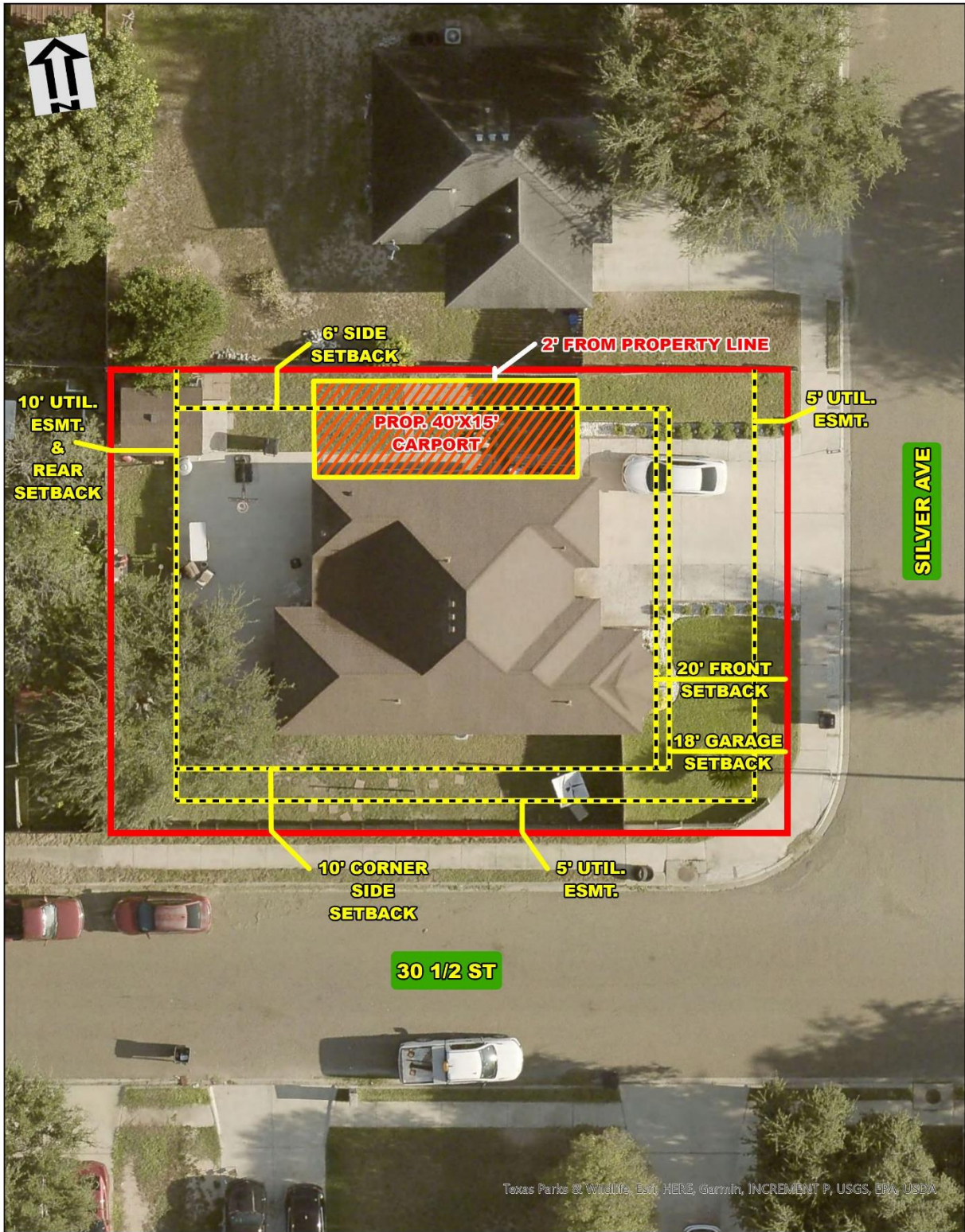
ARIEL MAP



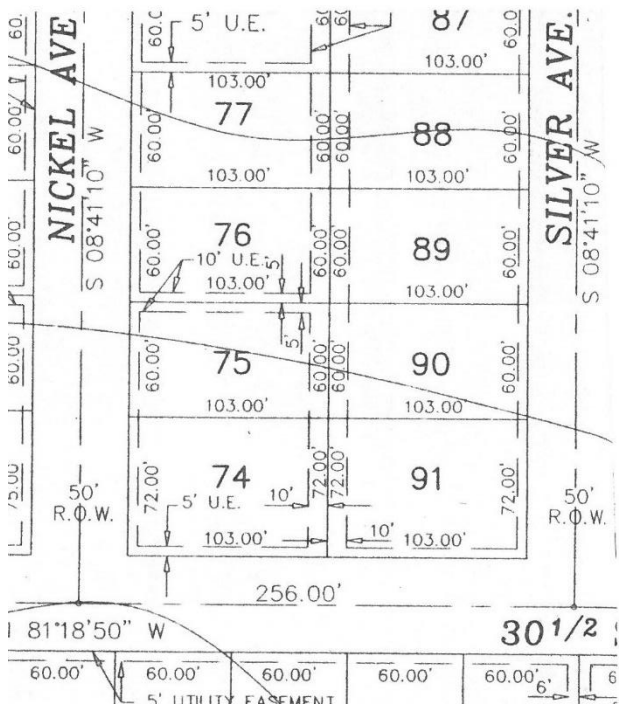
PICTURES



ARIEL WITH SETBACKS



ATTACHMENTS



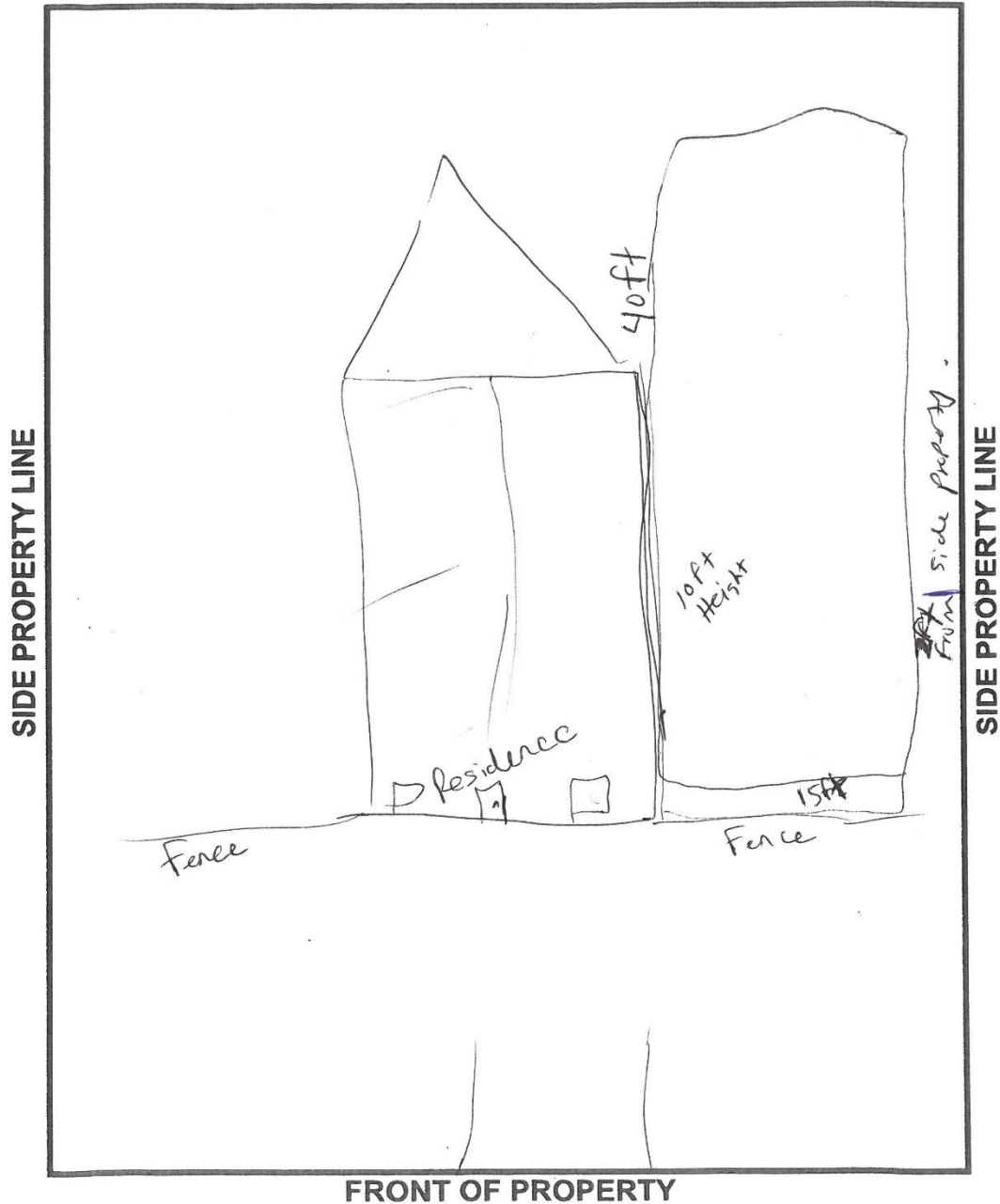
GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONES "C" ON A FLOOD INSURANCE R.A. MAP - COMMUNITY PANEL No. 480334 0400 C; REVISED NOV. 20, 1991.
2. FINISHED FLOOR ELEVATION SHALL BE T/C +18" AS MEASURED FROM THE CENTER OF EACH LOT.
3. A TOTAL OF 1.92 ACRE FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A TOTAL OF 665 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR EACH LOT.
4. NO BUILDINGS SHALL BE CONSTRUCTED ON ANY EASEMENTS.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 FRONT:.....20 FEET
 REAR:.....10 FEET OR GREATER FOR EASEMENT
 SIDE:.....6 FEET
 SIDE CORNER:.....10 FEET
 FRONT CUL-DE-SAC:.....10 FEET
 GARAGE:.....18 FEET
6. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
7. THE CITY OF MISSION SHALL HAVE A 15' x 15' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS.
8. NO LOT ACCESS OR FRONTAGE SHALL BE ALLOWED FOR LOTS 30 THRU 41 FROM HOLLAND AVENUE.
9. NO LOT ACCESS OR FRONTAGE SHALL BE ALLOWED FOR LOTS 41-57 FROM 30TH STREET.
10. A 5' WIDE SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF HOLLAND AVENUE BY THE DEVELOPER.
11. A 4' WIDE SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT.
12. A 6' BUFFER REQUIRED ALONG THE NORTH SIDE OF LOTS 11-16 AND EAST SIDE OF LOTS 30-41 BY THE DEVELOPER.
13. A WOOD FENCE BUFFER MUST BE CONSTRUCTED ON SOUTH SIDE OF LOT 1

ATTACHMENTS

PLOT PLAN
SHOW ALL EXISTING BUILDINGS AND STRUCTURES SHOW
NEW WORK AND DISTANCE TO PROPERTIES

REAR OF PROPERTY



APPRAISAL DISTRICT INFORMATION

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2026-0-0				Valuation Method: cost/local		April 06, 2026																									
PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %		EXEMPTIONS		VALUES																									
635386 3007 SILVER AVE, MSSION TX		RODRIGUEZ ERIK		1072759 100.0000		HS		IMPROVEMENTS = 118,371 115,261 LAND MARKET = 60,070 60,070 MARKET VALUE = 178,441 175,331 SPECIAL USE EXCL = 0 0 APPRAISED VALUE = 178,441 175,331 HIS VALUE LIMIT = 457 0 CIRCUIT BREAK LIMIT = 0 0 NET APPRAISED = 178,384 175,331																									
FAIRMONT ESTATES LOT 91 TYPE: R DBA: GEO ID: F0457-00-000-0091-00 Ref ID1: 446233 AS CODE: F045700 MIP ID: CMS VOL 38 Ref ID2: R035386 MKT AREA: SV6A011 MIPSCO: SUBTYPE: RES SUB MKT: EFF SIZE: LEGAL ACREAGE: APPR VAL METHOD: cost/local		3007 SILVER AVE MISSION TX 78574-1547 AGENT: 1204109 OWNWELL, INC EFF DATE: 2025-04-26 EXP DATE:		TAXING UNITS CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 BMB 100.00 SST 100.00		SKETCH 																											
UTILITIES: AL, HY GBA: 0 TOPOGRAPHY: LV NRA: 0 ROAD ACCESS: PGG UNITS: 0 ZONING: RMH RENT: 0		REMARKS (2025) NEW STG; ENC GAR (2022) AJD %, RE ROOF (2020) ADJ NBHD CODE (2016) ADJ DEPR & NEW CAN; ALLW; FEE APPR (2013) N/C; (2013) N/C; (2008) ADJ CL 07; (2008) ADJ CL 07; (2007) ADJ CL 07; (2005) N/C; (2005) N/C		PICTURE 																													
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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% SMC MISSION ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%		DEED HISTORY <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>TYPE</th> <th>BOOK/PG</th> <th>INST #</th> <th>BUYER</th> <th>SELLER</th> </tr> </thead> <tbody> <tr> <td>2016-03-30</td> <td>SVD</td> <td>null/full</td> <td>2859147</td> <td>RODRIGUEZ ERIK</td> <td>PANIAGUA MARRIA</td> </tr> <tr> <td>2008-08-15</td> <td>WD</td> <td>null/full</td> <td>1919527</td> <td>PANIAGUA MARRIA</td> <td>PANIAGUA MARRIA</td> </tr> <tr> <td>2003-05-22</td> <td>SVD</td> <td>null/full</td> <td>1201748</td> <td>PANIAGUA MARRIA</td> <td>GRANDE VALLEY</td> </tr> </tbody> </table>								DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER	2016-03-30	SVD	null/full	2859147	RODRIGUEZ ERIK	PANIAGUA MARRIA	2008-08-15	WD	null/full	1919527	PANIAGUA MARRIA	PANIAGUA MARRIA	2003-05-22	SVD	null/full	1201748	PANIAGUA MARRIA	GRANDE VALLEY
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# TYPE DESCRIPTION MODEL CLASS AREA UN PRC UNITS STY BUILT EF YR COND FEAT AMR MA Residential Main RES BRKFA 1,348 61.45 1 1 2003 2007 AV O 100,795 77.00 100.00 100.00 100.00 0.77 84,542 ENC ENCLOSED ADD RES BRKFA 252 73.31 1 1 2003 2007 AV O 18,474 77.00 100.00 100.00 100.00 0.77 14,225 POR PORCH RES BRKFA 20 20.36 1 1 2003 2007 AV O 407 77.00 100.00 100.00 100.00 0.77 313 CAN CANOPY RES BRKFA 70 3.5 1 1 2014 2014 * O 245 95.00 100.00 100.00 100.00 0.96 235 STG STORAGE RES BRKFA 120 8.0 1 1 2020 2020 00 O 960 95.00 100.00 100.00 100.00 0.95 912 1 Style: STCD: A1 Finish Out: 100 Area: 1,600 Quality: FA Homesite: Y (100.00%) Structure: C 129,881 AS Code: 100.00% Market Area: 115.00% Ext Wall: BRK		IMPROVEMENT VALUATION VALUE DEP PHYS ECON FUNC COMP ADJ VALUE # ADJ TYPE ADJ AMT ADJ % 100,795 77.00 100.00 100.00 100.00 0.77 84,542 18,474 77.00 100.00 100.00 100.00 0.77 14,225 407 77.00 100.00 100.00 100.00 0.77 313 245 95.00 100.00 100.00 100.00 0.96 235 960 95.00 100.00 100.00 100.00 0.95 912 129,881 AS Code: 100.00% Market Area: 115.00%		IMPROVEMENT OF TAW ADJ ADJ AMT ADJ % 84,542 0.77 14,225 0.77 313 0.77 235 0.96 912 0.95 115,261		IMPROVEMENT FEATURES Roof Style HIP Heating/Cooling AND Plumbing 1 Roof Covering CmgS Custom 0 BATH 2 WALL HEIGHT 8 Number of 3.00 ROOF HEIGHT NP Flooring TL Interior Finish SRK Construction RES Exterior Wall DBRK Foundation SLB																											
LAND VALUATION L# DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIV UNIT PRC ADJ MADJ VAL SRC 1 LOT L F045700 A1 Yes SF 7416.00 sf 8.10 1.000 A 60,070 AS Code: 100.00% Market Area: 100.00% 60,070		LAND ADJUSTMENTS SEQ ADJ TYPE ADJ AMT ADJ % No		PRODUCTIVITY VALUATION AG USE TABLE UNIT AG VALUE No 0.00 0																													

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
635346	F0457-00-000-0051-00	RAMIREZ MAURICIO A & YVETTE	1001 WEST 30TH 1/2 ST	MISSION	TX	78574-7794
635348	F0457-00-000-0053-00	TOMELGLO LLC	1207 E 29TH ST	MISSION	TX	78574-3745
635403	F0457-00-000-0108-00	MONTOYA JUAN PABLO & JULIA S	3009 COPPER AVE	MISSION	TX	78574-7790
635389	F0457-00-000-0094-00	RIOS JUDY	1210 W SOUTH DAKOTA ST	MISSION	TX	78573-0995
635384	F0457-00-000-0089-00	TORRES FRANK & MELVA	3011 SILVER AVE	MISSION	TX	78574-1547
635373	F0457-00-000-0078-00	GARCIA JOSE G & OLGA B CANTU	3014 NICKEL AVE	MISSION	TX	78574-1543
635347	F0457-00-000-0052-00	MERCADO ZENAIDA T	1003 W 30 1/2 ST	MISSION	TX	78574-7794
635401	F0457-00-000-0106-00	MARTIN MARY ANN	3013 COPPER AVE	MISSION	TX	78574-7790
635402	F0457-00-000-0107-00	GUERRA CYNTHIA	3011 COPPER AVE	MISSION	TX	78574-7790
635388	F0457-00-000-0093-00	HILARIO MARGARITA A & MATILDE R	3008 SILVER AVE	MISSION	TX	78574-1547
635385	F0457-00-000-0090-00	RODRIGUEZ FERNANDO	3009 SILVER AVE	MISSION	TX	78574-1547
635350	F0457-00-000-0055-00	GUAJARDO CYNTHIA	1009 W 30TH 1/2 ST	MISSION	TX	78574-7794
635349	F0457-00-000-0054-00	MARTINEZ CLAUDIA A	6600 LIMA LN	MISSION	TX	78574-3656
635351	F0457-00-000-0056-00	CONDES ANDYS L & LISSETTE DOMIGUEZ SANCHEZ	1101 W 30TH 1/2 ST	MISSION	TX	78574-7272
635382	F0457-00-000-0087-00	RODRIGUEZ JOSE LUIS & EVA AMELIA GARCIA	3015 SILVER AVE	MISSION	TX	78574-1547
635386	F0457-00-000-0091-00	RODRIGUEZ ERIK	3007 SILVER AVE	MISSION	TX	78574-1547
635345	F0457-00-000-0050-00	SIERRA RICARDO	909 W 30TH 1/2 ST	MISSION	TX	78574
635344	F0457-00-000-0049-00	KADER OMAR	15046 SAN FELICIANO DR	LA MIRADA	CA	90638-4542
635343	F0457-00-000-0048-00	BECERRA-GALVAN ARNOLDO	905 W 30TH 1/2 ST	MISSION	TX	78574-7793
635391	F0457-00-000-0096-00	ROSELLO ERIC & KARINA	3014 SILVER AVE	MISSION	TX	78574-1547
635390	F0457-00-000-0095-00	PEREZ YVONNE T	3012 SILVER AVE	MISSION	TX	78574-1547
635387	F0457-00-000-0092-00	GALVAN MICHELLE	3006 SILVER AVE	MISSION	TX	78574-1547
635366	F0457-00-000-0071-00	CANTU ELIANA & JOSE P	3011 NICKLE AVE	MISSION	TX	78574-7850
635367	F0457-00-000-0072-00	GARCIA RONNIE & MARISOL GUERRA	3009 NICKEL AVE	MISSION	TX	78574-7850
635368	F0457-00-000-0073-00	VARGAS-AYALA JAVIER A	3007 NICKEL AVE	MISSION	TX	78574-7850
635365	F0457-00-000-0070-00	HERNANDEZ JOSE A & MARGARITA	3013 NICKEL AVE	MISSION	TX	78574-7850
635404	F0457-00-000-0109-00	VASQUEZ MONICA	3007 COPPER AVE	MISSION	TX	78574-7790
635372	F0457-00-000-0077-00	PEREZ JOEL	3012 NICKEL AVE	MISSION	TX	78574-1543
635383	F0457-00-000-0088-00	RODRIGUEZ JUAN M & DALIA J	3013 SILVER AVE	MISSION	TX	78574-1547
635370	F0457-00-000-0075-00	OCANAS ERIK H & VERONICA C	3008 NICKEL AVE	MISSION	TX	78574-1543
635371	F0457-00-000-0076-00	MORENO RENE LEAL	3010 NICKEL AVE	MISSION	TX	78574-1543
635369	F0457-00-000-0074-00	GONZALEZ STEPHANIE M & JORGE L COLUNGA JR	3006 NICKEL AVE	MISSION	TX	78574-1543