

The City of Mission is inviting you to a scheduled Zoom meeting.

Topic: Special Zoning Board of Adjustments

Time: Mar 13, 2025 04:30 PM Central Time (US and Canada)

Join Zoom Meeting

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Meeting ID: 879 3220 9731

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**NOTICE OF SPECIAL MEETING
ZONING BOARD OF ADJUSTMENTS
MARCH 13, 2025 4:30 P.M.**

Pursuant to V.C.T.A. Gov. Code Section 5511.001 et. seq., the Zoning Board of Adjustments of the City of Mission, Texas will hold a Special Meeting on **March 13, 2025 at 4:30 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street**, to consider the following matters:

Regular Meeting

1. Call to Order
2. Disclosure of Conflict of Interest
3. Citizens Participation
4. Approval of Minutes for January 22, 2025

1.0 Public Hearing

- 1.1 Consider a variance request to allow a total of 1,257.15 sq.ft. instead of the maximum 800 sq.ft. allowed for an accessory structure (BBQ Terrace/SPA) at 3104 Granite Drive, being Lot 15, Stonegate Subdivision Phase I, as requested by Carlos Rainha
- 1.2 Consider a variance request to keep a 11.5' side setback instead of the required 18' and a 1' rear setback instead of the required 10' for a carport at 1911 Johnathon Drive, being Lot 109, The Oaks at Cimarron, as requested by Maria Botello
- 1.3 Consider a variance request to keep a 0' front setback instead of the required 20' and a 1' side setback instead of the required 6' for a carport at 114 Resplendor, being Lot 6, Block 8, Tierra Dorada Section 2, as requested by Emma Gomez
- 1.4 Consider a variance request to keep a 5' side setback instead of the required 6' and a 5' rear setback instead of the required 10' at 1713 Audrey Drive, being Lot 92, The Legends at Cimarron, as requested by Conne A. Gomez **(This item was tabled during the January 22, 2025 meeting)**

2.0 Other Business

3.0 Adjournment

Signed this the 7th day of March, 2025.



Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 East 8th Street on this the 7th day of March, 2025 at 9:30 a.m./p.m.



Anna Carrillo, City Secretary

**ZONING BOARD OF ADJUSTMENTS
JANUARY 22, 2025
CITY HALL'S COUNCIL CHAMBERS**

ZBA PRESENT

Dolly Elizondo
Alberto Salazar
Heraclio Flores, Jr.
William Ueckert Jr.
Humberto Garza

ZBA ABSENT

STAFF PRESENT

Susie De Luna
Jessica Munoz
Alejandro Hernandez

GUESTS PRESENT

Conne Aaron Gomez
Patricia Gomez
Raul Acevedo
Guadalupe Enriquez Jr.
Juan Resendez

CALL TO ORDER

Chairman Mr. Alberto Salazar called the meeting to order at 4:35 p.m.

CITIZENS PARTICIPATION

Chairman Mr. Alberto Salazar asked if there was anyone in the audience that had anything to present or express that was not on the agenda.

There was none.

DISCLOSURE OF CONFLICT OF INTEREST

APPROVAL OF MINUTES FOR DECEMBER 11, 2024

Chairman Mr. Alberto Salazar asked if there were any corrections to the minutes. Ms. Elizondo moved to approve the minutes. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #1.1

Election of Chairman & Vice-Chairman

Ms. Susana De Luna stated that it is common procedure to Elect a Chairman and a Vice-Chairman every year. The current Chairman is Alberto Salazar and the Vice Chairman is Heraclio Flores Jr.

Mr. Alberto Salazar voted to appoint Mr. Heraclio Flores as Chairman, Ms. Elizondo second the motion. Upon a vote, the motion passed unanimously.

Ms. Dolly Elizondo voted to appoint Mr. Humberto Garza as Vice Chairman, Mr. Salazar second the motion. Upon a vote, the motion passed unanimously.

ITEM #1.2

Discussion and Action to amend the Zoning Board of Adjustments Bylaws

Ms. Susana De Luna stated that during the December 16th City Council Meeting the City Council made some changes to the City Boards. These changes consist of the following: reducing the number of board members, removing all alternate positions, and making each term for 3 years. The purpose of this change is to have consistency among all the boards.

Mr. William Ueckert asked that if 4 members had to be present to make quorum.

Ms. Susana De Luna replied yes, four members need to be present to make quorum.

There being no discussion, Chairman Mr. Heraclio Flores entertained a motion. Ms. Dolly Elizondo moved to approve the zoning board of adjustments bylaws. Mr. Alberto Salazar seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#1.3

TO KEEP A 5’ SIDE SETBACK INSTEAD OF THE REQUIRED 6’ AND A 5’ REAR SETBACK INSTEAD OF THE REQUIRED 10’ AT 1713 AUDREY DRIVE, BEING LOT 92, THE LEGENDS AT CIMARRON AS REQUESTED BY CONNE A. GOMEZ

Ms. Susana De Luna stated that the subject site was located at the northwest corner of Princeton Drive and Audrey Drive along the north side of Audrey Drive. The irregular lot measures a total 10,451.21 sq.ft.

The applicant would like the Board to consider the above-mentioned variance to keep the following: a 10’x55’ canopy patio cover and a 21’x21’ patio w/outdoor kitchen. Staff notes that a building permit for the patio w/outdoor kitchen was obtained on 1/29/10 and it was meeting setbacks. The applicant recently modified the patio w/outdoor kitchen and added the canopy patio cover without obtaining a permit. This violation was discovered by Code Enforcement while doing an inspection in the area. The applicant did mention that the canopy patio cover was added for privacy from the adjoining properties for the new swimming pool.

Staff notes that ZBA has considered the following variances within this subdivision:

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 1 & 45	10’ corner setback instead of 20’	12/17/03	Approved
Lot 79	9” rear setback instead of 10’	9/4/07	Denied

Staff mailed out 28 notices to the surrounding property owners within 200’ radius to get their input in regards to this request. As of this writing staff has not received any comments in favor or against the request.

RECOMMENDATION: Denial. The structures must be modified to comply with the required setbacks.

However, if ZBA is inclined to approve this request then the applicant would need to comply with the following: 1) Signing a hold harmless agreement stating that the structures will remain perpetually “open and to its footprint” and if ever removed, the prevailing setbacks shall be complied thereafter, and 2) obtaining a building permit and access a double permit fee.

Chairman Heraclio Flores asked if the board had any questions for staff.

Mr. Alberto Salazar asked if the subdivision had an HOA?

Ms. Susana De Luna replied that there was no HOA at The Legends at Cimarron.

Ms. Dolly Elizondo asked if the patio/outdoor kitchen had any utilities?

Ms. Susana De Luna replied that it had electricity.

Ms. Dolly Elizondo asked if it had plumbing?

Ms. Susana De Luna replied that it had no plumbing.

Representing the applicant was Mr. JJ., mentioned that he was the general contractor for Mr. Gomez for many years. He stated that Mr. Gomez called him to let him know that he needed improvements in his home, but had an issue with the contractor that he hired to built the pool. He added that the contractor for the pool was suppose to obtain the permits for the canopy and pool, but only obtained the one for the pool. He mentioned that Mr. Gomez had to hire someone else to build the canopy, and that contractor did not obtain the permit.

Ms. Dolly Elizondo asked who hired the contractor?

Mr. JJ replied the owner. He added that Mr. Gomez always complys with any requirements that are needed, and was willing to fix what needed to be fixed. He stated that he was present to support Mr. Gomez request.

Mr. Conne Gomez who resides at 1713 Audrey Drive was present. He mentioned that he has lived at his residence for approximately 2 years, and when he moved in the home had a wooden fence but was removed to build something that would give his family more privacy. He stated that he had an agreement with the contractor that built his pool to obtain permits for the canopy cover patio but he didn't. He added that if he removes that cover his neighbor would be able to look over his property.

Mr. Conne Gomez stated that he obtained some signatures from his neighbors that were in favor of his request.

Ms. Dolly Elizondo asked that if Mr. Gomez submitted the signatures to staff?

Ms. Susana De Luna replied no.

Ms. Dolly Elizondo stated that staff had to verify the signatures.

He added that he spoke to his neighbor the one that lives on the left with the balcony and his neighbor had no problems with his canopy patio cover.

Chairman Heraclio Flores asked if there was anyone if favor or against the request.

There was none.

Chairman Heraclio Flores entertained a motion to close the public hearing. Mr. Humberto Garza moved to close the public hearing. Mr. Alberto Salazar seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Humberto Garza asked that if the patio cover was all the way to the property line.

Ms. Susana De Luna replied yes.

There being no further discussion. Chairman Heraclio Flores entertained a motion. Mr. Humberto Garza moved to "table" the variance request to allow staff to verify the signatures. Ms. Dolly Elizondo second the motion. Upon a vote, the motion passed unanimously.

ITEM# 1.4

TO ALLOW A 6' NORTHSIDE SETBACK INSTEAD OF THE REQUIRED 30, AT 1907 MILLER AVENUE, BEING LOT 3, CONWAY GARDENS AS REQUESTED BY RAUL A. ACEVEDO, JR.

Ms. Susana De Luna stated that site is located approximately 125' north of E. 19th Street along the west side of Miller Avenue. The lot measures 124.5'x150' for a total 18,675 sq.ft.

The applicant is remodeling and adding to their existing home and would also like to construct a 24'x47' detached garage within a 30' street right-of-way along the northern perimeter of the lot. Staff notes that on February 12, 2007 the City of Mission determined that there was no viable public need to retain said dedicated right-of-way and abandoned it, however retained a utility easement in case there may be existing utilities in the subsurface right-of-way. The applicant would like the Board to consider the above-mentioned variance for the construction of the detached garage. This would be a 2-story building which would include a 2-car garage and patio in the 1st floor and a storage on the 2nd floor. The applicant has already contacted 811 to spot the utilities and they have reported no utilities in that area.

Staff notes that ZBA has not approve or considered any variances within this subdivision. Staff mailed out 13 notices to the surrounding property owners within 200' radius to get their input in regards to this request.

RECOMMENDATION: Denial.

However, if ZBA is inclined to approve this request then the applicant would need to Sign a hold harmless agreement stating that the structures will remain perpetually "open and to its footprint" and if ever removed, the prevailing setbacks shall be complied thereafter.

Chairman Heraclio Flores asked that what was behind the property being presented.

Ms. Susana De Luna replied that it was the shary golf course.

Chairman Heraclio Flores asked if there were any utilities easements?

Ms. Susana De Luna replied that an 811 report was submitted and that it was included in the board members packet which showed no utilities.

Chairman Heraclio Flores asked if the applicant was present.

Mr. Raul Acevedo was present. He mentioned that him and his wife purchased that property during the pandemic. He stated that staff informed him that the city had to give him a deed or something in order to convey the right of way to him. He added that he spoke with a real-estate attorney and the attorney advised that that once the easement was abandon it reverts back to the property owner.

Chairman Heraclio Flores asked if there was anyone in favor or against the request.

Mr. Guadalupe Enriquez was present, and in favor of the request.

Chairman Heraclio Flores entertained a motion to close the public hearing. Ms. Dolly Elizondo moved to close the public hearing. Mr. Heraclio Flores seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairman Heraclio Flores entertained a motion. Mr. Humberto Garza moved to approve the request. Ms. Dolly Elizondo seconded the motion. Upon a vote the motion passed unanimously.

Chairman Heraclio Flores entertained a motion to un-table item 1.5. Ms. Dolly Elizondo moved to un-table item 1.5. Mr. Alberto Salazar second the motion. Upon a vote, the motion passed unanimously.

TABLED ITEM# 1.5

TO KEEP A 2' SIDE SETBACK INSTEAD OF THE REQUIRED 6' AND A 3.5' REAR SETBACK INSTEAD OF THE REQUIRED 10' AT 413 W 12TH STREET, BEING THE E ½ OF LOTS 1 & 2, BLOCK 184, MISSION ORIGINAL TOWNSITE AS REQUESTED BY JUAN RESENDEZ

Ms. De Luna stated that This item was previously tabled during the December 11, 2024 meeting to allow staff to check if the adjoining property had obtained any variances for the encroaching structures. Staff did a research on the adjoining property and no variances have been granted for encroaching structures.

The subject site is located 75' east of Slabough Avenue along the south side of W. 12th Street. The lot measures 75'x100' for a total 7,500 sq.ft.

The applicant would like the Board to consider the above-mentioned variance to keep an 8'x23' storage shed that was built without a permit. This violation was discovered by Code Enforcement while doing an inspection in the area.

Staff notes that ZBA has not approve or considered any variances within this area. Approving this variance will set precedence to others. Staff mailed out 19 notices to the surrounding property owners within 200' radius to get their input in regards to this request. Staff did receive a letter of support from the neighbor.

RECOMMENDATION: Denial.

Chairman Heraclio Flores asked if something changed since the last time the item was seen.

Ms. Susana De Luna replied that the reason it was tabled was to check the type of structures the neighbor had. She added that the neighbor was the applicant's father in law.

Chairman Heraclio Flores asked if the applicant was present.

Mr. Juan Resendez who resides at 413 W. 12th Street was present. He mentioned that he hired someone to built his shed, and they had an agreement that contractor was going to obtain the permits. He added that he tried to contact the contractor but the phone number was disconnected. He stated that the shed had no utilities and was on blocks.

Mr. Humberto Garza asked how long ago was the shed built?

Mr. Juan Resendez replied 10 months.

Mr. Alberto Salazar asked how much did he pay the contractor?

Mr. Juan Resendez replied \$1,800.

Mr. Alberto Salazar stated that there was no room to move the shed too.

Chairman Heraclio Flores asked if there was anyone if favor or against the request.

There was none.

Chairman Heraclio Flores entertained a motion to close the public hearing. Mr. Humberto Garza moved to close the public hearing. Ms. Dolly Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Dolly Elizondo stated that it was a fire hazard.

Mr. Humberto Garza asked that what was the distance between the shed and the next-door neighbor home.

Ms. Dolly Elizondo stated that if there's wind the distance didn't matter.

There being no further discussion, Chairman Heraclio Flores entertained a motion. Mr. William Ueckert moved to deny the request. Ms. Dolly Elizondo seconded the motion. Upon a 2/2 vote the motion failed.

Chairman Heraclio Flores entertained a second motion. Mr. Humberto Garza moved to approve the request. Mr. Alberto Salazar seconded the motion. Upon a 2/2 vote, the motion failed.

2.0 OTHER BUSINESS

3.0 ADJOURNMENT

There being no further business, Mr. Andrew Riddle moved to adjourn. Mr. Humberto Garza seconded the motion. Upon a vote, the motion passed unanimously at 5:35 p.m.

Heraclio Flores, Chairman
Zoning Board of Adjustments

ITEM# 1.1

VARIANCE REQUEST: To allow a total of 1,257.15 sq.ft. instead of the maximum 800 sq.ft. allowed for an accessory structure (BBQ Terrace/SPA)

PROPERTY: 3104 Granite Drive
Lot 15, Stonegate Subdivision Ph. I

ZONING: R-1

APPLICANT: Carlos Rainha

REVIEW DATA

The subject site is located approximately 220' north of Stonegate Drive along the east side of Granite Drive. The irregular lot has a total 18,148.97 sq.ft.

The applicant would like the Board to consider the above-mentioned variance to construct a BBQ Terrace/SPA 457.15 sq.ft. over the 800 sq.ft. maximum allowed. Staff notes that the proposed structures would be meeting the required setbacks.

Accessory structures are allowed in lots zoned R-1 (Single Family Residential), however, they need to meet the requirements below.

On December 16, 2013 the City Council approved Ordinance #4044 which states: An accessory use customarily related to a principal use authorized in this district. Furthermore, any non-living accessory structure, such as a carport or a garage, whether as an addition or as a detached building, shall not exceed a maximum size equal to 40% of the primary structure's living area; and shall not exceed the primary structure's total height, as measured to the top of its roof. However, if the primary structure's living area totals less than 2,000 square feet, the accessory structure may be constructed to a maximum size of 800 square feet. No carport, whether temporary or not, shall have a roof composed of tarp, canvas, or other similar fabric-like material. It is noted that the total living area for the home is 1,797 sq.ft.

Staff notes that ZBA has considered the following variances within this subdivision:

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 1, Ph. I	4' Building Setback & 1.5' side setback	6/13/95	Approved
Lot 45, Ph. II	1.1' side setback	9/19/90	Approved
Lot 40, Ph. II	7.5' side setback	8/20/14	Denial
Lot 40, Ph. II	Keep 1,280 sq.ft. (16' height)	3/20/13	Denial

Staff mailed out 13 notices to the surrounding property owners within 200' radius to get their input in regards to this request.

RECOMMENDATION: Denial.

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IGLESIA DE CRISTO

ATER
OWER

SKALLEY
MENDOZA
WELLY
MANGIN

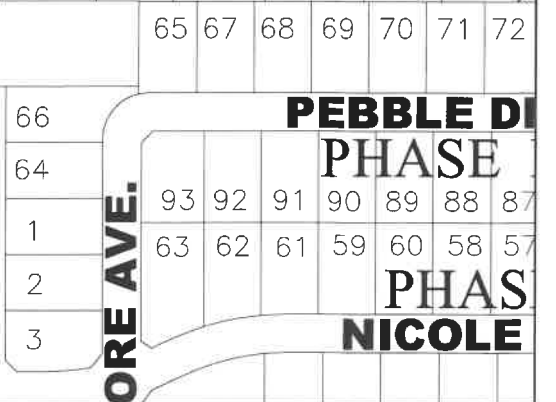
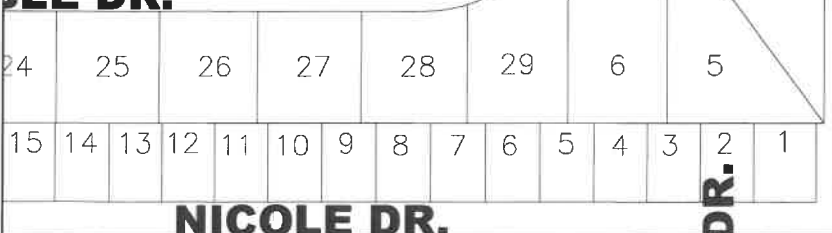
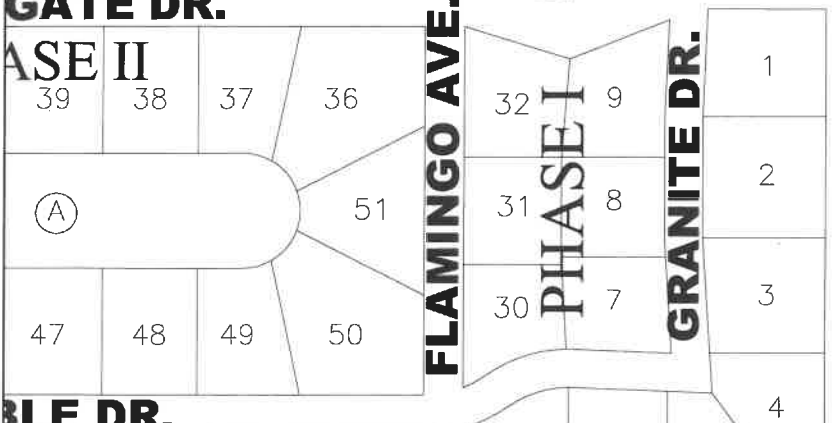
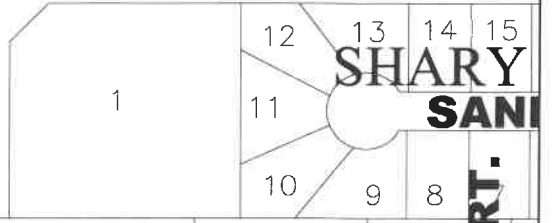
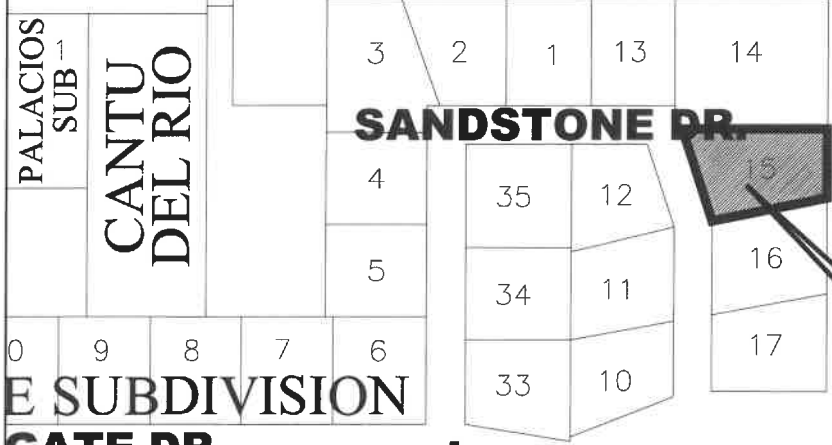
EL TIGRE
No. 27

SHARY RD. (F.M.494)

295
CAPISTRANO S



E. 2 MILE RD.



LOCATION SITE



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.



E. 2 MILE RD.

**LOCATION
SITE**



GRANITE DR.

SHARY RD (F.M. 494)

GENERAL NOTES

1. THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, TRANSPORT, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED, TO PROTECT THE PUBLIC/ADJACENT AREAS DURING THE PERIOD OF CONSTRUCTION.
2. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE GENERAL CONTRACTOR.
3. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARD OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT HIS WRITTEN APPROVAL.
4. WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIR, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOBSITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE.
7. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SUB-TRADES AND REPORT TO ARCHITECT ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COST INCURRED DUE TO LACK OF PROPER COORDINATION.
8. THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK WITH SUCH.
9. THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPY OF ALL MANUFACTURER'S WARRANTIES AND OPERATIONS/MAINTENANCE INSTRUCTIONS TO THE OWNER.
10. FIELD VERIFY EXISTING CONDITIONS PRIOR TO STARTING THE WORK. SHOULD THE CONTRACTOR FIND, AFTER THE VISIT TO THE SITE OR DURING CONSTRUCTION, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN OR AMONG THE DRAWINGS, OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE PROCEEDING.
11. ALL WOOD BLOCKING TO BE FIRE TREATED.
12. GROUNDS/BLOCKING MAY NOT BE WHOLLY SHOWN ON DRAWINGS AND GOOD CONSTRUCTION PRACTICE SHALL GOVERN/DETERMINE SAID USE WHEN A QUESTION ARISES.
13. THE GENERAL CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO ALL LOCATIONS OF DRY WALL PARTITION CONSTRUCTION THAT ABOUT OR RECEIVE MILL WORK OR CABINETRY.
14. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY LESS THAN 6 INCHES FROM THE GROUND SHALL BE PRESSURE TREATED OR RED WOOD.
15. ISOLATE DISSIMILAR METALS SO THEY ARE NOT IN CONTACT WITH EACH OTHER TO PREVENT AVOID ELECTROLYTIC REACTION.
16. CONTRACTORS SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES

GENERAL NOTES (CONT'D)

17. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES, WHERE ENCOUNTERED, CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, REROUTE OR UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE LOCAL OR PRIVATE UTILITY COMPANIES.
18. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL AND PLUMBING ROUGH-IN LOCATIONS FOR ANY SPECIAL EQUIPMENT WITH THE SUPPLIER OF SUCH EQUIPMENT.
19. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THEIR SEPARATE CONTRACTORS AT BUILDING PENETRATIONS SUCH AS WINDOW DOORS, VENTS, LOUVERS, ETC.
20. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND REQUIRE CLEARANCES OF THE EQUIPMENT, NOT STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED OUT, BLOCKED OUT, OR RELOCATED WITHOUT PRIOR APPROVAL BY THE DESIGNER OR ENGINEER.
21. WINDOWS AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED.
22. THE ELECTRIC SUBCONTRACTOR SHALL FURNISH AND INSTALL EXIT LIGHTS IN ACCORDANCE WITH THE PREVAILING BUILDING AND FIRE CODES.
23. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
24. MATERIALS, EQUIPMENT, AND CRAFTSMANSHIP OF ALL TRADES SHALL CONFORM TO RECOGNIZED ASTM OF QUALITY APPROPRIATE TO GRADE OF SAID MATERIALS, EQUIPMENT, AND CRAFTSMANSHIP.
25. MATERIALS AND EQUIPMENT SHALL BE NEW, SOUND, OF HIGH QUALITY, AND SUITABLE FOR APPLICATIONS SPECIFIED.
26. MATERIALS SHALL BE POSITIONED IN AN ORDERLY MANNER AND SHALL BE ALIGNED WITH THE BUILDING STRUCTURE. VERTICAL MEMBERS/SURFACES SHALL BE PLUMB, HORIZONTAL MEMBERS/SURFACES SHALL BE LEVEL AND ALL SURFACES TRUE TO PLANE SPECIFIED.
27. CRAFTSMANSHIP SHALL BE NEAT, CLEAN, AND TRUE TO LINE AND DIMENSION. FINISH MATERIALS SHALL BE FREE OF TOOL MARKS, FLAWS AND BLEMISHES, JOINERY AND CONNECTIONS SHALL BE ACCURATE, CLOSE/TIGHT FITTING AND WELL CRAFTED. TOLERANCES RECOGNIZED BY NATIONAL TRADE ASSOCIATIONS WILL BE THE MINIMUM ACCEPTABLE STANDARD FOR RESPECTIVE TRADE WORK.
28. CEILING PLANE SHALL BE LEVEL AND TRUE AND IN ALIGNMENT WITH ALL LIGHTING, SPRINKLER, HVAC, AND OTHER ELEMENTS INCORPORATED THEREIN.
29. MECHANICAL, HVAC, AND PLUMBING ELEMENTS SHALL AT NO TIME COME IN CONTACT WITH CEILING CONSTRUCTION EXCEPT AS NECESSARY PENETRATIONS MAY REQUIRE.
30. MATERIALS, EQUIPMENT, AND/OR CONSTRUCTIVE SERVICES NOT INDICATED IN DRAWINGS OR SPECIFIED HEREIN, BUT REQUIRED FOR SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE CONSIDERED IMPLIED IN THE DOCUMENTS. CONTENTS AND SAID MATERIAL, EQUIPMENT, AND/OR CONSTRUCTIVE SERVICES SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
31. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS OR LEVEL OF CRAFTSMANSHIP, SUCH STANDARDS SHALL BE MAINTAINED PER THE LATEST ADDITION AND/OR ADDENDUM.
32. ANY OMISSIONS OR CONFLICTS WITHIN THE DRAWINGS, NOTES, OR DETAILS SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
33. WHERE SPECIFIC INSTRUCTIONS REQUIRE THAT A PARTICULAR PRODUCT OR MATERIAL BE INSTALLED BY MANUFACTURER OR PER MANUFACTURER'S INSTRUCTIONS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY SUBCONTRACTORS ARE APPROVED APPLICATORS AND THAT INSTALLERS FOLLOW THE MANUFACTURER'S INSTRUCTIONS.
34. DETAILS SHOWN SHALL BE INCORPORATED INTO CONSTRUCTION AT ALL

GENERAL NOTES (CONT'D)

- APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT/IDENTIFIED OR NOT.
35. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION THROUGHOUT, UNLESS DETAILED OTHERWISE ON DRAWINGS.
36. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL SHOP FABRICATED ITEMS AND WHERE CUSTOMARILY REQUIRED. SUBMIT FOUR (4) SETS OF SHOP DRAWINGS FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE SHOP DRAWINGS FOR ACCURACY, COORDINATION WITH OTHER TRADES, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED FOR APPROVAL. DESIGNER'S OR ENGINEER'S APPROVAL OF SHOP DRAWINGS SHALL CONSTITUTE REVIEW AND APPROVAL OF THE GENERAL ARRANGEMENT OF COMPONENTS TO COMPLY WITH THE GENERAL INTENT OF THE CONSTRUCTION DOCUMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS TO INSURE A PROPER FIT UNDER FIELD CONDITIONS AND SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. ALL REVISIONS TO SHOP DRAWINGS AFTER THE FIRST SUBMISSION MUST BE PROPERLY IDENTIFIED IN SUBSEQUENT SUBMISSIONS.
37. A MINIMUM QUANTITY OF TWO (2) 1'-0" x 1'-0" FINISH SAMPLES OF ALL SPECIFIED FINISHES AND CURRENT STOCK CUTTINGS OF ALL SPECIFIED WALL-COVERINGS SHALL BE PROVIDED FOR APPROVAL PRIOR TO ORDERING.
38. PAINT FOR WALL FINISHES SHALL BE PROVIDED AS THREE (3) COAT EGGSHELL LATEX ENAMEL PAINT. INSTALLATION: ONE (1) PRIME COAT AND TWO (2) FINISH COATS. COLORS AS SPECIFIED. METAL ELEMENTS AND DOOR FRAMES SHALL HAVE A THREE (3) COAT SEMI-GLOSS ALKYL DENAMEL FINISH.
39. THE GENERAL CONTRACTOR SHALL ASSURE THAT NOT ELECTRIC RECEPTACLE OR TELECOMMUNICATIONS OUTLET COVERPLATES HAVE BEEN INSTALLED PRIOR TO COMPLETION OF APPLICATION OF ANY WALL FINISH MATERIALS. ANY SUCH COVERPLATES OR SURFACE HARDWARE, ETC. IN PLACE SHALL BE REMOVED PRIOR TO WALL FINISH APPLICATION.
40. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN COMPLETE PROTECTION FOR ALL NEW INSTALLED FLOOR FINISHES (INCLUDING CARPET) UNTIL ALL CONSTRUCTION WORK IS COMPLETE. PROTECTION SHALL BE REMOVED ONLY IMMEDIATELY PRIOR TO JOB COMPLETION.
41. NO WORK IS TO COMMENCE UNTIL PLANS HAVE BEEN APPROVED BY THE DEPARTMENT OF BUILDINGS AND PERMIT TO BUILD HAS BEEN OBTAINED BY THE GENERAL CONTRACTOR.
42. PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING OF MEETING WITH HIS PROJECT PERSONNEL, THE OWNER, DESIGNER, AND OTHERS FOR REVIEW OF PROJECT SCOPE, DESIGN, INTENT, CONSTRUCTION QUALITY EXPECTED, AND FINAL DISCUSSION OF DRAWINGS/DETAILS/QUESTIONS.
43. PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE CODES OF THE LOCAL JURISDICTION.
44. THE GENERAL CONTRACTOR AND ALL VENDORS/SUBCONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS, QUANTITIES, ETC. OF THEIR RESPECTIVE WORK.
45. DO NOT SCALE DRAWINGS, WHERE DIMENSIONS BETWEEN SMALL SCALE AND DETAIL DRAWINGS DIFFER, DETAIL DIMENSIONS SHALL GOVERN. FIELD VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT OR DESIGNER OF ANY DISCREPANCIES.
46. IF SPACE IS AVAILABLE, THE OWNER MAY PERMIT THE CONTRACTOR TO STORE SOME MATERIALS ON THE SITE IN AN AREA APPROVED BY THE OWNER - PROVIDED THAT THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL STORED MATERIALS.
47. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A-201, THE LATEST EDITION, SHALL BE MADE A PART OF THESE DRAWINGS.
48. THE GENERAL CONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION AND LIABILITY INSURANCE TO COVER ALL CONSTRUCTION OPERATIONS TO BE PERFORMED.

GENERAL NOTES (CONT'D)

49. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE DESIGNER, AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE DESIGNER. IF REUSED, WITHOUT PERMISSION, THE DESIGNER SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES & EXPENSES. DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY AN ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER.
50. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION/RECEIPT OF FINAL PAYMENT. SHOULD DEFECTS DEVELOP WITHIN THE GUARANTEE PERIOD DUE TO FAULTS IN MATERIALS AND/OR LABOR, THE CONTRACTOR SHALL MAKE REPAIRS AND COMPLETE ALL NECESSARY WORKS AS SOON AS POSSIBLE. SPECIFIC MATERIAL AND/OR MATERIAL ASSEMBLIES SUPPLIED BY INDEPENDENT MANUFACTURERS SHALL BE GUARANTEED AS FOLLOWS: (1) IF MANUFACTURER'S / FABRICATOR'S GUARANTEES / WARRANTIES EXCEED THE ONE YEAR STIPULATED PERIOD OF GUARANTEE / WARRANTY, THE SUCH GUARANTEES / WARRANTIES SHALL BE BINDING FOR THE DURATION STIPULATED IN EXCESS OF THE ONE YEAR STIPULATED PERIOD. (2) IF MANUFACTURER'S / FABRICATOR'S GUARANTEES / WARRANTIES ARE LESS THAN THE ONE YEAR STIPULATED PERIOD OF GUARANTEE / WARRANTY, THEN THE CONTRACTOR AND ASSOCIATED SUB-CONTRACTORS SHALL ASSUME THE GUARANTEES / WARRANTIES FOR MATERIALS AND MATERIAL ASSEMBLIES TO THE ONE YEAR STIPULATED PERIOD.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH CONTRACT DOCUMENTS. THE CONTRACTOR IS TO INFORM THE ARCHITECT AND/OR DESIGNER OF ANY PROPOSED SUBSTITUTIONS IN WRITING AT LEAST THIRTY (30) DAYS IN ADVANCE AND WILL NOT PROCEED WITH THE PROPOSED SUBSTITUTIONS WITHOUT CONSENT FROM THE DESIGNER.



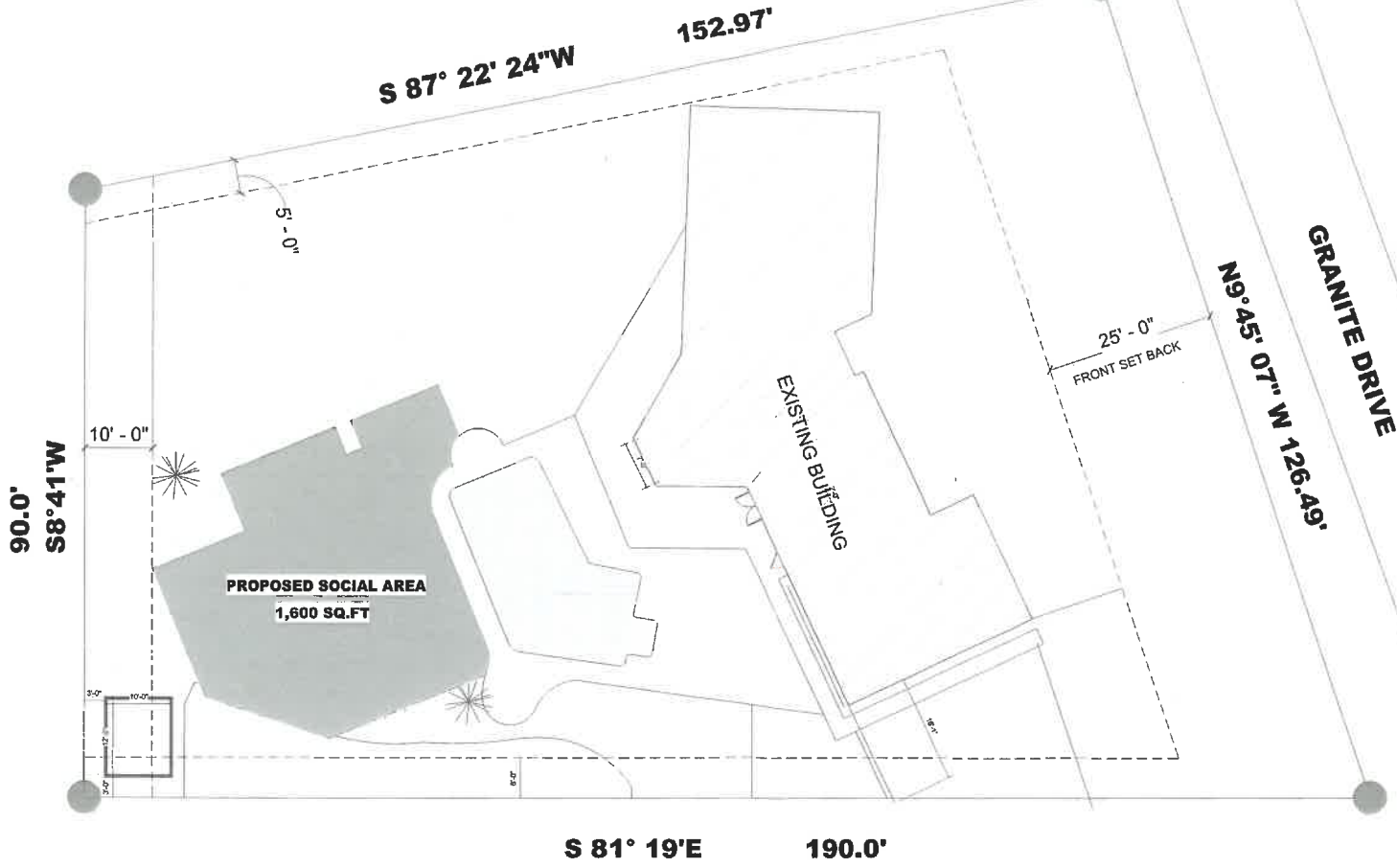
NO.	DATE	BY	DESCRIPTION

TITLE: **GENERAL NOTES**

PROJECT: **RAINHA RESIDENCE**
 CLIENT NAME: **CARLOS RAINHA**
 ADDRESS: **3104 Granite Dr, Mission Tx, 78154**

DATE: **24/1/2023 10:36:18**
 CHECKING: **REV.01**

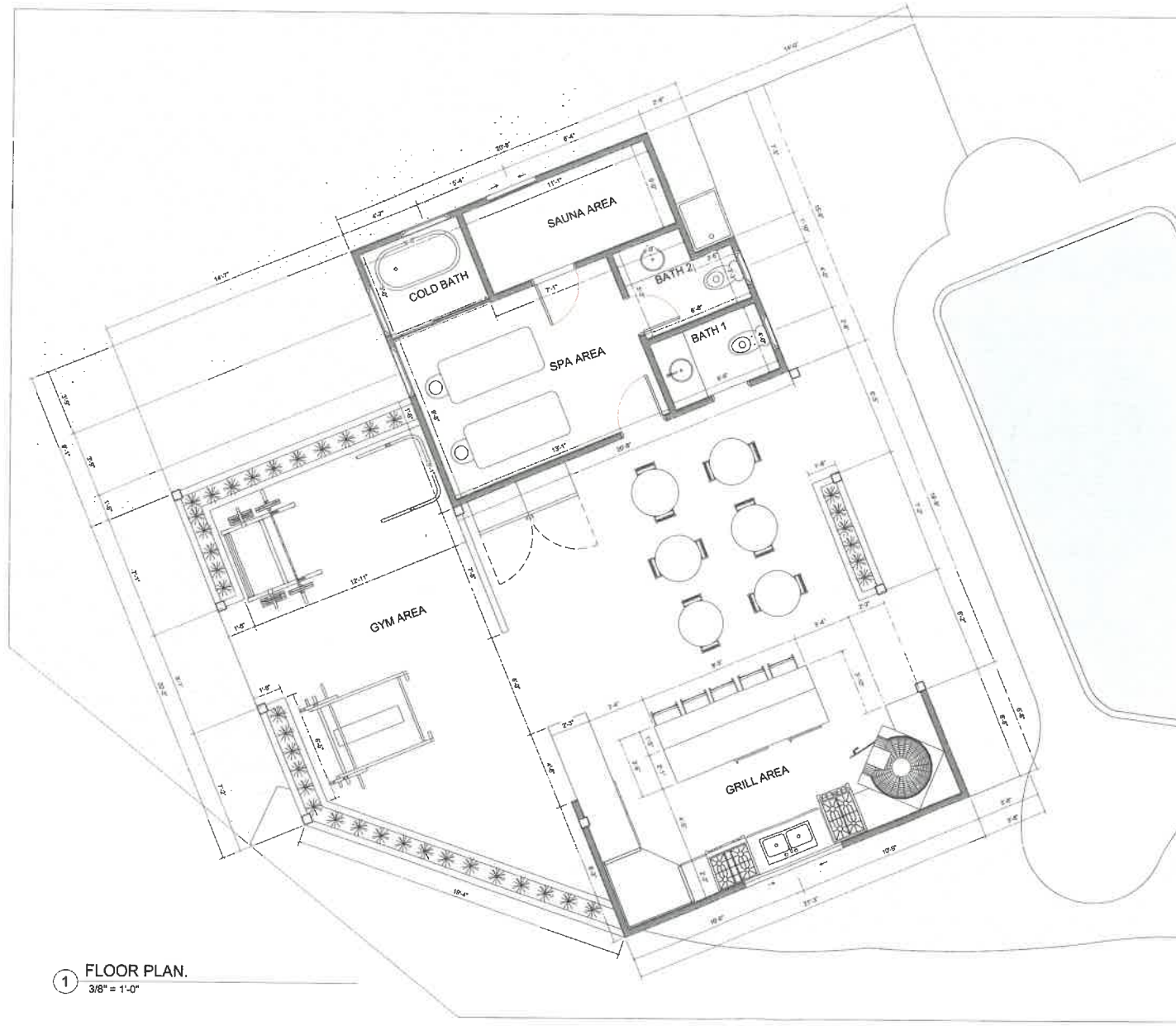
SHEET: **C.01**



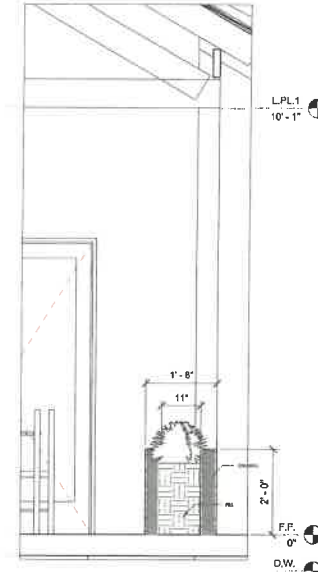
1 SITE PLAN
1/8" = 1'-0"

SHEET: A.01	DATE: 26/12/25 10:36:10	PROJECT: RAINHA RESIDENCE	TITLE: SITE PLAN	REVISION:
	CHECKING: RV.2	CLIENT NAME: CARLOS RAINHA	BUILDER: ARCEN	NO. AREA SQ. FT.
Scale:		ADDRESS: 3104 Granite Dr, Mission Tx, 78574	©COPYRIGHT 2021 These drawings are for the use of the building owner and are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the building.	

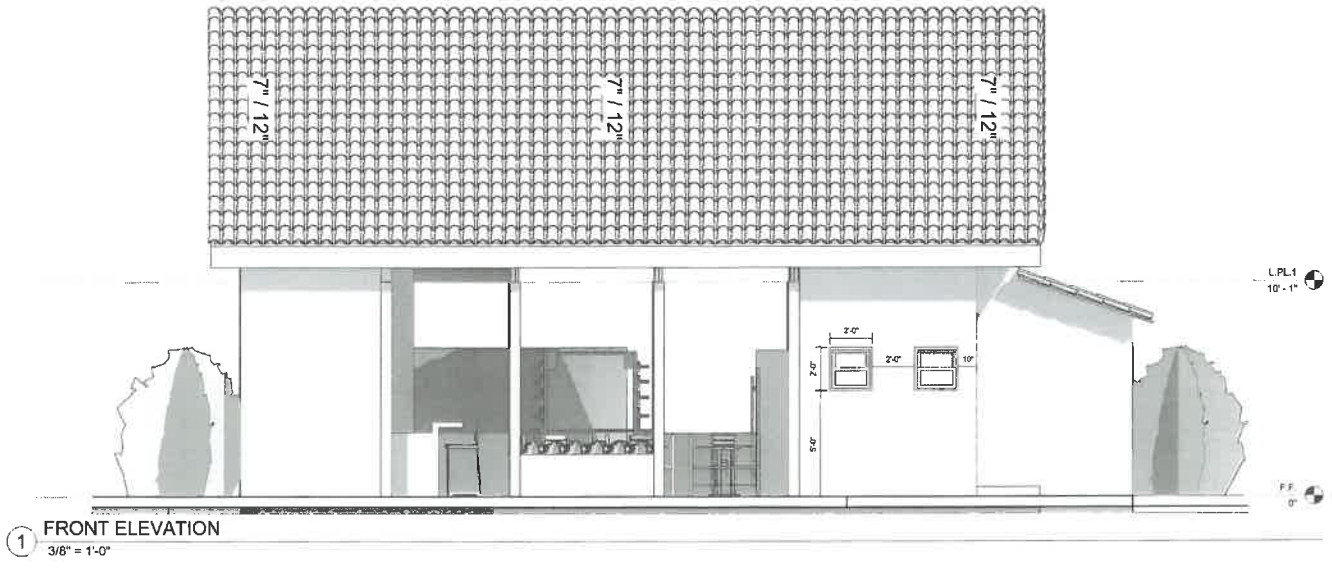
1 FLOOR PLAN.
3/8" = 1'-0"



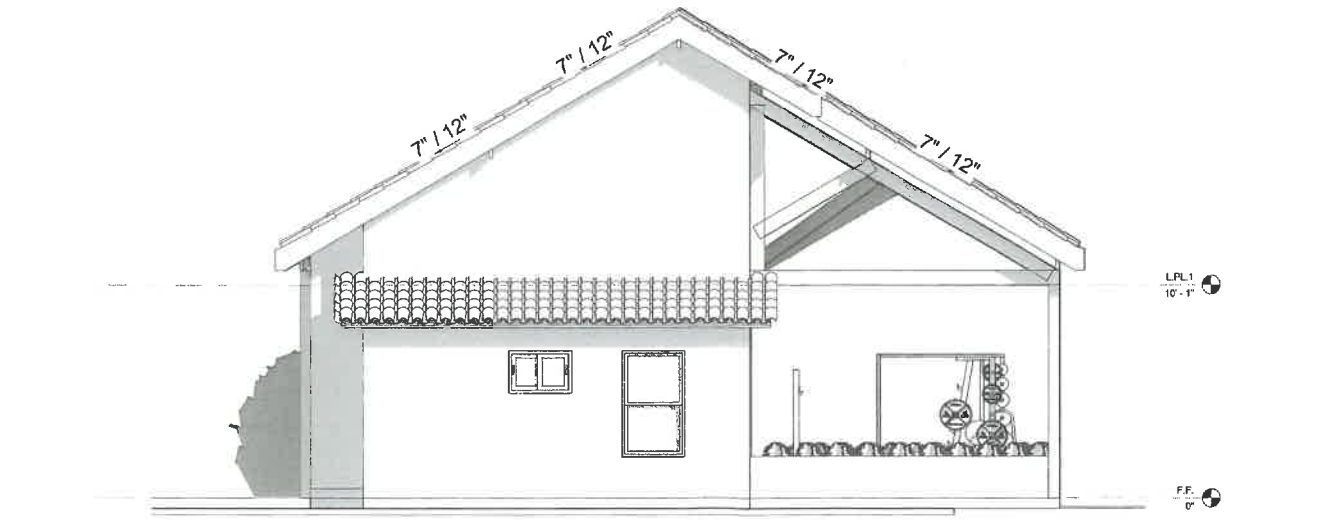
2 DET.1
3/4" = 1'-0"



SHEET: <h1 style="font-size: 2em;">A.02</h1>	DATE: 24/1/2025 10:30:25	PROJECT: RAINHA RESIDENCE	REVISION:
	CHECKS: REV.01	CLIENT NAME: CARLOS RAINHA	AREA: NO. AREA SQ. FT.
		TITLE: FLOOR PLAN	COPYRIGHT © 2021 These drawings are the property of HERO ARCHITECTURE. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of HERO ARCHITECTURE.
		ADDRESS: 3104 Granite Dr, Mission Tx, 78574	L.P.L. 10'-1"



1 FRONT ELEVATION
3/8" = 1'-0"



2 RIGHT ELEVATION
3/8" = 1'-0"

REVISION:  **HERO**
 ARCHITECTURE
 6200 W. 12TH ST.
 DALLAS, TX 75244
 PHONE: 214.343.3333
 WWW.HEROARCHITECTURE.COM

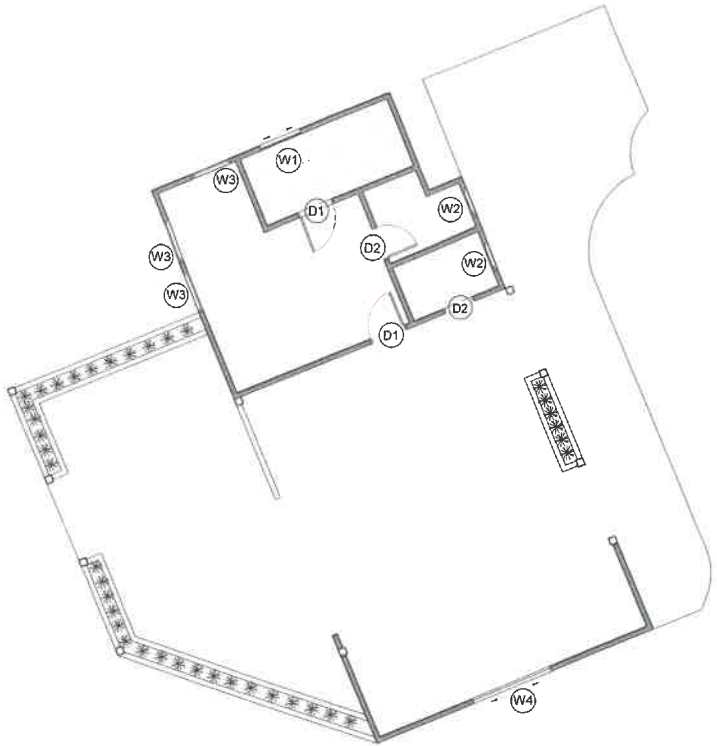
NO.	AREAS	AREA	SQ. FT.

TITLE: **ELEVATIONS**

PROJECT: **RAINHA RESIDENCE**
 CLIENT NAME: **CARLOS RAINHA**
 ADDRESS: **3104 Granite Dr, Mission Tx, 78574**

DATE: **24/11/2025 10:40:33**
 CHECKING: **REV.01**

SHEET: **A.04**



12 DOORS & WINDOWS
1/4" = 1'-0"

GENERAL NOTES DOOR

GENERAL NOTES WINDOW

GENERAL NOTES DOOR

1. VERIFY DOOR EQUIPMENT PROVIDED BY SHOP CERTIFICATION PROVIDER. ADDITIONAL TURN OPERATIONS AS NOTED.

2. ALL WOOD DOORS ARE TO HAVE 1" UNDERCUT.

3. ALL WOOD DOORS MUST BE FINISHED ON ALL FOUR SIDES OF DOOR TO MATCH EXISTING.

4. ALUMINUM EXPERT TO OPERATE DOORS SHALL NOT EXCEED 60° FROM VERTICAL POSITION. ALL DOORS MUST BE FINISHED ON BOTH SIDES. DOORS MUST BE FINISHED ON BOTH SIDES AT RIGHT ANGLES TO FINISH SURFACE AND TO THE CENTER LINE OF SLAB OR FLOORING DOORS.

A: ALL DOORS AND FRAME TO BE PAINTED SEMI-GLOSS P-3 UNLESS OTHERWISE SPECIFIED.

B: ALL INTERIOR DOOR HANDSHIRE MUST BE BATH STAINLESS STEEL.

C: ALL OUTDOOR LOCKSETS WILL BE DOUBLE THREADED STEEL.

DETAILS OF DOOR	DOOR	PIECES
WOODEN DOOR	(D1)	1
WOODEN DOOR	(D2)	1

GENERAL NOTES WINDOW

GENERAL NOTES WINDOW

1. VERIFY THE WINDOW FRAMEWORK PROVIDED BY SHOP CERTIFICATION PROVIDER. ADDITIONAL TURN OPERATIONS AS NOTED.

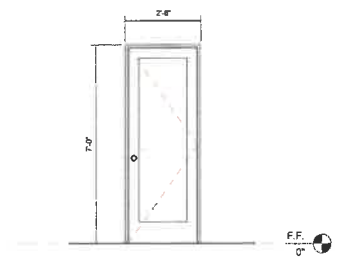
2. ALL WINDOWS MUST BE BUILT ON ALL SIDES TO PREVENT MOISTURE.

A: ALL DOORS AND FRAME TO BE PAINTED SEMI-GLOSS P-3 UNLESS OTHERWISE SPECIFIED.

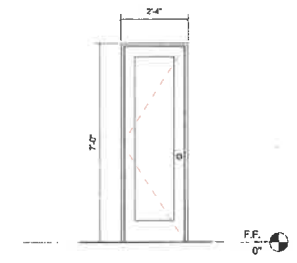
B: ALL INTERIOR WINDOW HANDSHIRE MUST BE BATH STAINLESS STEEL.

C: ALL OUTDOOR LOCKSETS WILL BE DOUBLE THREADED STEEL.

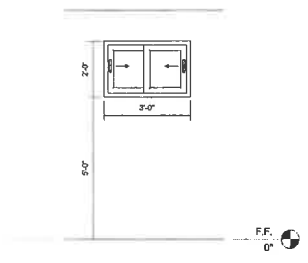
DETAILS OF WINDOW	WINDOW	PIECES
SLIDING WINDOW WITH ALUMINUM FRAME AND GLASS	(W1)	1
SLIDING WINDOW WITH ALUMINUM FRAME AND GLASS	(W2)	2
SLIDING WINDOW WITH ALUMINUM FRAME AND GLASS	(W3)	3
SLIDING WINDOW WITH ALUMINUM FRAME AND GLASS	(W4)	1



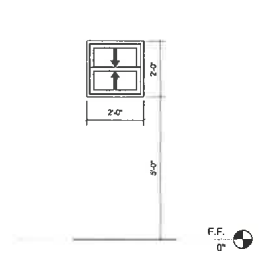
6 D1
1/2" = 1'-0"



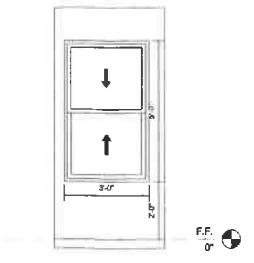
7 D2
1/2" = 1'-0"



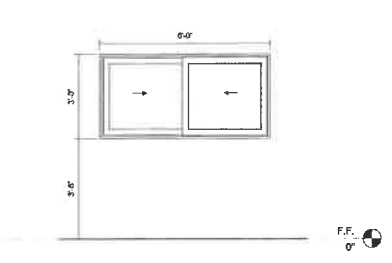
1 W1
1/2" = 1'-0"



2 W2
1/2" = 1'-0"



3 W3
1/2" = 1'-0"



4 W4
1/2" = 1'-0"

REVISION:

NO.	AREA	AREA	NO.	NO.

TITLE: DOORS & WINDOWS

PROJECT: RAINHA RESIDENCE

CLIENT NAME: CARLOS RAINHA

ADDRESS: 3104 Granite Dr, Mission Tx, 78574

DATE: 24/02/2025 10:41:41

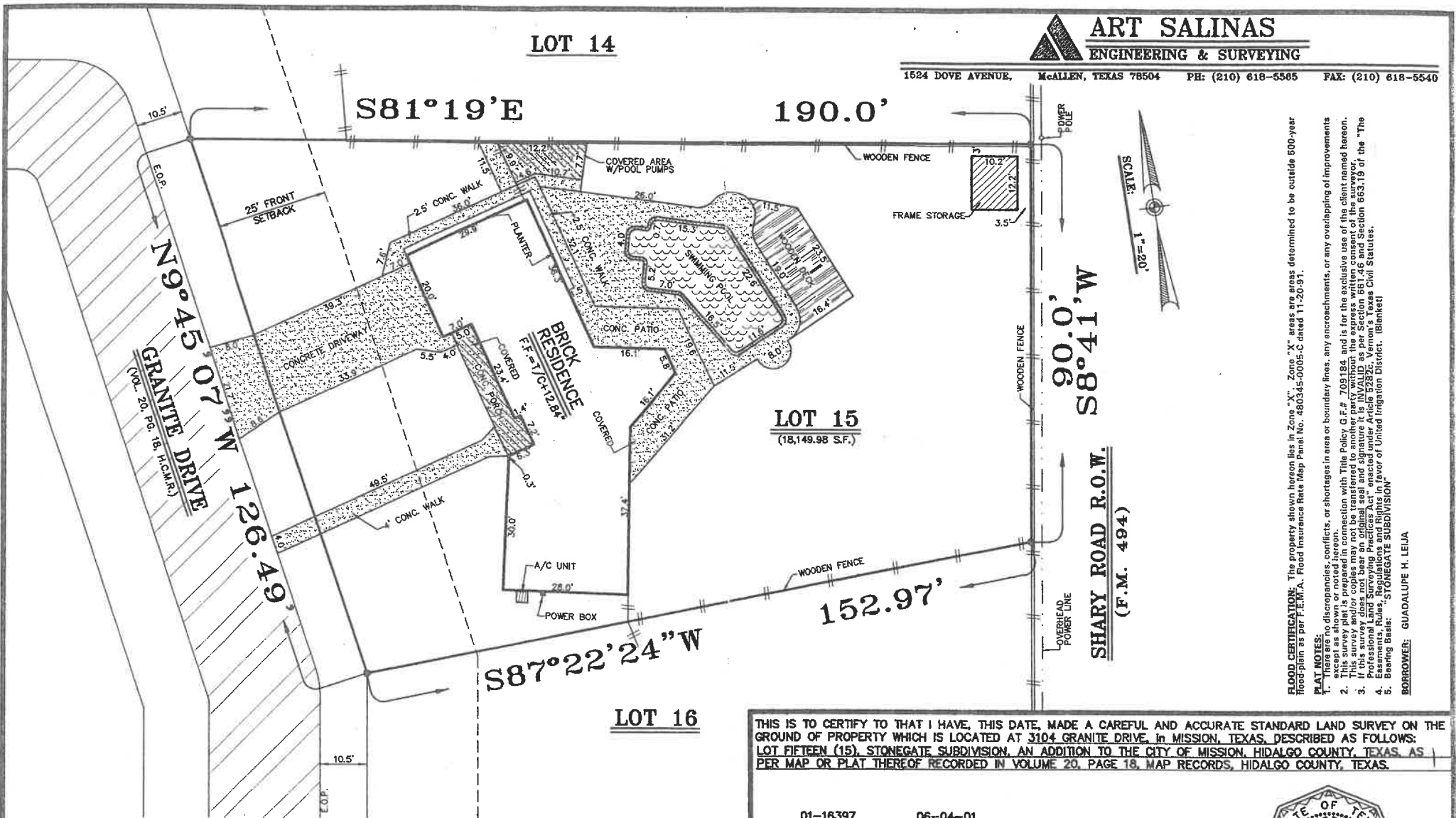
CHECKING: REV.01

SHEET: A.07

LOT 14

S81°19'E

190.0'



90.0'
S8°41'W

SHARY ROAD R.O.W.
(F.M. 494)

LOT 15
(18,149.98 S.F.)

S87°22'24\"W

152.97'

LOT 16

LEGEND
● - DENOTES FOUND 1/2\" ROD
○ - DENOTES NO MONUMENT



FLOOD CERTIFICATION: The property shown hereon lies in Zone \"X\". Zone \"X\" areas are areas determined to be outside 500-year flood plain as per F.E.M.A. Flood Insurance Rate Map Panel No. 480345-0005-C dated 11-20-91.

PLAT NOTES:

1. No discrepancies, conflicts, or shortages in area or boundary lines, any encroachments, or any overlapping of improvements exceed as shown or noted herein.
2. This survey plat is prepared in connection with Title Policy G.F.# 709184, and is for the exclusive use of the client named herein.
3. This survey and/or copies may not be transferred to another party without the express written consent of the surveyor.
4. This survey is subject to the provisions of the Professional Land Surveying Practice Act, enacted under Article 5232c, Vernon's Texas Civil Statutes.
5. Easements, Rules, Regulations and Rights in favor of United Irrigation District, (Blanket) Bearing Basis: \"STONEGATE SUBDIVISION\"

BORROWER: GUADALUPE H. LEIA

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 3104 GRANITE DRIVE, IN MISSION, TEXAS, DESCRIBED AS FOLLOWS: LOT FIFTEEN (15), STONEGATE SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 18, MAP RECORDS, HIDALGO COUNTY, TEXAS.

01-16397 Job No. 06-04-01 Date

Registered Professional Land Sur No. 4802



PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	VALUES	2024	2025
291019 3104 GRANITE DR, MISSION TX STONEGATE LOT 15 TYPE: R DBA: GEO ID: S6450-00-000-0015-00 Ref ID1: 295144 Ref ID2: R291019 MKT AREA: SSLA012 LEGAL ACREAGE:	RAINHA CARLOS 3104 GRANITE DR MISSION TX 78574-9734 AGENT: EFF DATE:	1295991 100.00%	CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SSL 100.00 BST 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	150,668 52,081 202,749 0 202,749 0 0	176,826 52,081 228,907 0 228,907 0 0

GENERAL	REMARKS	SKETCH
UTILITIES: AL ZONING: RS LEGACY APPR AV TOPOGRAPHY: LV TAGS: ROAD ACCESS: PCG LAST APPR. DT: 2023-06-27 LAST INSP COMP DT: NEXT INSP. DT: 2025-01-06 SUBSET: RES101 NEXT REASON: PR-CONFIDENTIAL REASON NOTES:	(2023) CONV ENC TO GAR(2022) ADJ DEPR:ALLW:EQUITY;RMVD ARB(2021) ADJ DEPR ALLW: SALES(2019) ADJ STG S/R & NEW PAT(2018) NEW SLIDE & STG(2013) ADJ CL,% & SWP 2013(2010) N/C 07(2009) N/C 07(2008) N/C 07(2007) ADJ CL 04(2006) ADJ CL 04(2005) ADJ CL 04	

BUILDING PERMITS					
B#	ISSUE DT	PERM #	TYPE	ACTIVE EST VAL APPR	BUILDER COMMENT



INCOME APPROACH DATA			
GBA:	0	UNITS:	0
NRA:	0	RENT:	0

APPEAL HISTORY					
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
2024	13091	O	FC1	CADTAX PROPERTY TAX	2024-07-18
2023	65078	O	FC2	CADTAX PROPERTY TAX	2023-06-28
2022	133776	A	FC1	MCKINNEY BRIAN & DIANA	2022-06-16
2021	200188	A	FC2	MCKINNEY BRIAN & DIANA	2021-07-19

SALES HISTORY				DEED HISTORY					
DATE	TYPE/QUAL/SRQ/RATIO	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2024-09-17	SFR/Qualified Sale/MLS	333,000		2024-09-17	GWD	null/null	3581923	RAINHA CARLOS	MCKINNEY DIANA
2012-06-08	PAI/null/null/I		10 MCKINNEY BRIAN	2024-09-17	SWD	null/null	3581922	MCKINNEY DIANA	MCKINNEY BRIAN
2001-06-08	A1/null/OTH/V	147,650	LEIJA GUADALUPE	2012-06-13	WDV	null/null	2316801	MCKINNEY BRIAN	LEIJA

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES									
#	TYPE	DESCRIPTION	MODEL	CLASS	AREA	UN	PRC	UNITS	STY	BUILT	EF	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE
	MA	MAIN AREA	RES	BRKGD	1,797	0.00	1	0	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	131,263					Construction	RES	
	GAR	GARAGE	RES	*	600	0.00	1	0	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	21,914					Foundation	SLB	
	UTY	UTILITY ROOM	RES	*	120	0.00	1	1	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	6,574					Exterior Wall	DBRK	
	PAT	PATIO	RES	*	120	0.00	1	1	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	2,191					Interior Finish	SRK	
	PAT	PATIO	RES	*	135	0.00	1	1	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	2,465					Roof Style	GAB	
	POR	PORCH	RES	*	157	0.00	1	1	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	2,867					Roof Covering	CmpS	
	SWPG6-SWP	GOOD CL	RES	BRKGD	95	0.00	1	0	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	25,071					ROOF HEIGHT	LP	
	STG	STORAGE	RES	*	144	0.00	1	1	2007	2007	*	*	*	1,152	92.00	100.00	100.00	100.00	100.00	0.92	1,060					Heating/Cooling	AND	
	PAT	PATIO	RES	*	168	0.00	1	1	1989	2001	*	*	*	0	100.00	100.00	100.00	100.00	100.00	1.00	3,068					Flooring	TIL	
1			STCD:	A1	3,336	Area:	1,797	Homesite	N (0.00%)					1,152	AS Code:	100.00%	Market Area:	100.00%			176,826					WALL HEIGHT	8	
	Style:		Finish Out:	100		Quality:	7P	Structure:							Ext. Wall:											Number of	4.00	
																										Plumbing	3	
																										BATH	2.5	
																										JACUZZI	Y	
																										Custom	3	

LAND VALUATION													LAND ADJUSTMENTS				PRODUCTIVITY VALUATION								
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	LOT	L			S645000	A1	No	SF	18600.44	sf	2.80	1.000		F		52,081					No			0.00	0
																AS Code:	100.00%	Market Area:	100.00%						0



S2950-00-000-0285-00 (281461)
PENA ROLANDO M & OLIVIA R
3206 N SHARY RD
MISSION TX 78574

S6450-00-000-0010-00 (291014)
GONZALEZ GUILLERMO & TERESA
3204 YELLOWHAMMER AVE
MCALLEN TX 78504

S6450-00-000-0011-00 (291015)
SERRANO BERTHA L & JORGE A
3103 GRANITE DR
MISSION TX 78574

S6450-00-000-0012-00 (291016)
RENOLLA ELVIS G & RHIANNA LYNETTE
3105 GRANITE DR
MISSION TX 78574

S6450-00-000-0013-00 (291017)
FLORES DOMINGO & ESPERANZA L
2313 SANDSTONE DR
MISSION TX 78574

S6450-00-000-0014-00 (291018)
BALDERAS MA ISABEL & ALBERTO
3106 GRANITE DR
MISSION TX 78574

S6450-00-000-0015-00 (291019)
CONFIDENTIAL
3104 GRANITE DR
MISSION TX 78574

S6450-00-000-0016-00 (291020)
CASTILLO JOSEPH & TAMMY
3102 GRANITE DR
MISSION TX 78574

S6450-00-000-0017-00 (291021)
DEL BOSQUE MARIO
3100 GRANITE DR
MISSION TX 78574

S6450-02-000-0001-00 (291022)
PEARSON WAYNE GORDON
2309 SANDSTONE DR
MISSION TX 78574

S6450-02-000-0034-00 (291055)
CADRIEL MANUEL JR & MARTHA L
3102 FLAMINGO AVE
MISSION TX 78574

S6450-02-000-0035-00 (291056)
ACEVEDO RAUL & LIZETTE
5010 HAVEN PL APT 302
DUBLIN CA 94568

S2974-00-000-0001-00 (701322)
AB SANDRA MISSION LLC
1999 BRYAN ST STE 900
DALLAS TX 75201

ITEM# 1.2

VARIANCE REQUEST: To keep a 11.5' side setback instead of the required 18' and a 1' rear setback instead of the required 10' for a carport

PROPERTY: 1911 Johnathon Drive
Lot 109, The Oaks at Cimarron

ZONING: R-1

APPLICANT: Maria Botello

REVIEW DATA

The subject site is located at the northwest corner of Red River and Jonathon Drive. The lot measures 75'x 120' for a total 9,000 sq.ft.

The applicant would like the Board to consider the above-mentioned variance to keep a 20'x21.9' carport that was built without a permit. This violation was discovered by Code Enforcement while doing an inspection in the area.

Staff notes that ZBA has not approved or considered any variances within this subdivision. Staff mailed out 24 notices to the surrounding property owners within 200' radius to get their input in regards to this request.

RECOMMENDATION: Denial.

1
WANT'S
ENTERPRISES
IV 2

TEJAS BUILDING
SUB. 2

GAL
LOT 1

ALMS
CASE I & II

O.E. INVEST

U.S. EXPRESSWAY 83



**SITE
LOCATION**



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.



**SITE
LOCATION**

JONATHON DR.

RED RIVER ST.



10' REAR & UTILITY
EASEMENT

1'

11.5'

20'X21'-9"
CARPORT

10' CORNER
SIDE
SETBACK

6' SIDE
SETBACK

5' UTILITY
EASEMENT

20' FRONT
SETBACK

5' UTILITY
EASEMENT

RED RIVER RD

JONATHON DR.



1911
MO 308267



PROPERTY ID AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID / %	EXEMPTIONS	VALUES		
664306 1911 JONATHON DR		BOTELLO MARIA ANITA		1188868	HS	2024 2025		
THE OAKS AT CIMARRON LOT 109 TYPE: R DBA: GEO ID: T3635-00-000-0109-00 Ref ID1: 461096 Ref ID2: R864306 MKT AREA: LEGAL ACREAGE:		1911 JONATHON DR MISSION TX 78572-8362		100.00%		IMPROVEMENTS	198,465	196,284
PROP USE: MAP ID: CMS VOL 42 AS CODE: T363500 SUBTYPE RES SUB MKT: TIF: APPR VAL METHOD: cost-local		AGENT: EFF DATE: EXP DATE:				LAND MARKET	+	81,000 81,000
						MARKET VALUE	=	279,465 277,284
						SPECIAL USE EXCL	-	0 0
						APPRAISED VALUE	=	279,465 277,284
						HS VALUE LIMIT	-	0 0
						CIRCUIT BRKR LIMIT	-	0 0
						NET APPRAISED	=	279,465 277,284

GENERAL	REMARKS	SKETCH
UTILITIES: AL, HY ZONING: RS RES APPR JR TOPOGRAPHY: LV TAGS: JR 2024-12-11 ROAD ACCESS: PCG LAST APPR. DT: 2024-12-11 LAST INSP COMP DT: NEXT INSP. DT: 2007-01-01 SUBSET: NEXT REASON: RECHECK REASON NOTES: I	(2021) ADJ % (2013) N/C(2010) N/C(2009) N/C 09(2008) N/C 08(2007) ADJ CL,A/C,MA DIMS & RMVD % COMP 07;RECH DEPR 08(2006) NEW IMPS 06;RECH A/C & % COMP 07	

BUILDING PERMITS						
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	BUILDER COMMENT
1	2005-05-10	B-03693		NO	100,000	A3 3-14-2006



INCOME APPROACH DATA	
GBA: 0	UNITS: 0
NRA: 0	RENT: 0

APPEAL HISTORY					
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE

SALES HISTORY				DEED HISTORY				
DATE	TYPE/QUAL/SRC/RATIO	PRICE	BUYER	DATE	TYPE BOOK/PG	INST #	BUYER	SELLER
2020-09-30	A1/null/null/V	213,000	BOTELLO MARIA	2020-10-02	WDV null/null	3153807	BOTELLO MARIA	GARZA PAOLA E
				2017-02-08	SWD null/null	2785697	GARZA PAOLA E	GARZA PAOLA E
				2007-08-03	WDV null/null	1790755	GARZA PAOLA E	DUNRITE

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES							
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE
	PAT	PATIO	RES *	136	0.00	1	1	2005	2010		*	0	100.00	100.00	100.00	100.00	100.00	1.00	3,012					Heating/Cooling	AND	1.0%
	MA	MAIN AREA	RES BRKAV	1,893	0.00	1	0	2005	2010		*	0	100.00	100.00	100.00	100.00	100.00	1.00	187,729					Construction	RES	1.0%
	GAR	GARAGE	RES *	552	0.00	1	1	2005	2010		*	0	100.00	100.00	100.00	100.00	100.00	1.00	24,458					Foundation	SLB	1.0%
	POR	PORCH	RES *	49	0.00	1	1	2005	2010		*	0	100.00	100.00	100.00	100.00	100.00	1.00	1,085					Exterior Wall	DBRK	1.0%
1			STCD: A1	2,630			Area: 1,893	Homestead	Y (100.00%)			0	AS Code: 100.00%	Market Area: 0.00%					196,284					Interior Finish	SRK	1.0%
		Style:	Finish Out: 100				Quality: 7P	Structure:					Ext. Wall:											Roof Style	HIP	1.0%
																								Roof Covering	CmpS	1.0%
																								ROOF HEIGHT	MP	1.0%
																								Heating/Cooling	AND	1.0%
																								Flooring	TIL	1.0%
																								WALL HEIGHT	9	1.0%
																								Number of	3.00	1.0%
																								Plumbing	3	1.0%
																								BATH	2	1.0%
																								Custom	2	1.0%

LAND VALUATION														LAND ADJUSTMENTS			PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	LOT	L			T363500	A1	Yes	SF	9000.00	sf	9.00	1.000		F	81,000					No			0.00	0
									AS Code: 100.00%						81,000									0
									Market Area: 0.00%															



1911 Jonathon Drive (Lot 109, The Oaks at Cimarron)

Building Projects Selection

Name Information

Name
 Individual Entity Both
 Name

Address
 Street No#
 Street
 Unit

Advanced
 Project Number

Contractor
 Code

Selection
 Status
 Project Type

Project #	Type	Name	Exp. Date	Status	St No#	Street	Unit	Project Type
05003940	N	DUNRITE CONSTRUCTION	12/12/2005	Open	1911	JONATHON DR		ND
05004060	N	DUNRITE CONSTRUCTION	12/17/2005	Open	1911	JONATHON DR		PL
05004174	N	DUNRITE CONSTRUCTION	12/20/2005	Open	1911	JONATHON DR		EL
05004445	N	DUNRITE CONSTRUCTION	1/03/2006	Open	1911	JONATHON DR		TP
05004631	N	DUNRITE CONSTRUCTION	1/10/2006	Open	1911	JONATHON DR		ME
06000627	N	DUNRITE CONSTRUCTION	7/30/2006	Open	1911	JONATHON DR		SS
06001817	N	DUNRITE CONSTRUCTION	9/16/2006	Open	1911	JONATHON DR		TC
07004330	N	DUNRITE CONSTRUCTION	1/26/2008	Open	1911	JONATHON DR		RR
07004755	N	DUNRITE CONSTRUCTION	2/12/2008	Open	1911	JONATHON DR		PL
07004916	N	DUNRITE CONSTRUCTION	2/23/2008	Open	1911	JONATHON DR		ME
08000874	N	DUNRITE	8/23/2008	Open	1911	JONATHON DR		EL

Display Name Project Description

OK Cancel

Building Projects Selection

Name Information

Name
 Individual Entity Both
 Name

Address
 Street No#
 Street
 Unit

Advanced
 Project Number

Contractor
 Code

Selection
 Status
 Project Type

Project #	Type	Project Description	Exp. Date	Status	St No#	Street	Unit	Project Type
05003940	N	NEW DWELLING	12/12/2005	Open	1911	JONATHON DR		ND
05004060	N	PLUMBING	12/17/2005	Open	1911	JONATHON DR		PL
05004174	N	ELECTRICAL	12/20/2005	Open	1911	JONATHON DR		EL
05004445	N	T-POLE	1/03/2006	Open	1911	JONATHON DR		TP
05004631	N	MECHANICAL	1/10/2006	Open	1911	JONATHON DR		ME
06000627	N	SPRINKLER SYSTEM	7/30/2006	Open	1911	JONATHON DR		SS
06001817	N	TEMPORARY CLEARANCE	9/16/2006	Open	1911	JONATHON DR		TC
07004330	N	RESIDENTIAL REMODEL	1/26/2008	Open	1911	JONATHON DR		RR
07004755	N	PLUMBING	2/12/2008	Open	1911	JONATHON DR		PL
07004916	N	MECHANICAL	2/23/2008	Open	1911	JONATHON DR		ME
08000874	N	ELECTRICAL	8/23/2008	Open	1911	JONATHON DR		EL

Display Name Project Description

OK Cancel



CITY OF
MISSION

Irasema Duran, Code Enforcement Supervisor
Arturo Lerma, Senior Code Enforcement Officer
Nancy Chavira, Code Enforcement Officer
Joseph Flores, Code Enforcement Officer
Angel Garcia Jr., Code Enforcement Officer
Yvette Villarreal, Code Enforcement Clerk

December 12, 2024

Case# 24-12-F-018

Maria Anita Botello
1911 Jonathon Dr.
Mission, TX. 78572-8362

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **1911 Jonathon Dr., Mission, TX**, bearing a legal description of **The Oaks At Cimarron Lot 109**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that the construction taking place on the property without first obtaining the required permits. This is a violation of City of Mission Code of Ordinance; Chapter 18 – Buildings and Building Regulations.

Under the provisions of City of Mission Code of Ordinance; Chapter 18 – Building and Building Regulations – Section 18-32 – Residential Code adopted; 2021 International Residential Code (IRC). Section 105 Permits; R105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning and Inspection Department.

You have **(15) calendar days** from date of notice to make contact with the **Code Enforcement Department at (956) 580-8697** to discuss the options available to comply. If you fail to make contact within the timeframe provided herein then other enforcement measures may be taken, including but not limited to, the assessment of fines and court costs.

As a property owner, you may file an application for a variance with the Zoning Board of Adjustments. We thank you for your understanding and prompt attention to this matter.

Respectfully,


Joseph Flores
Code Enforcement Officer



CITY OF MISSION
 1201 EAST 8TH STREET
 MISSION, TEXAS 78572
 (956) 580-8691
 (956) 584-5161 - RECORDER

RECEIVED
 12/16/24

D

=====APPLICATION FOR PERMIT=====

**PLEASE CHECK MINIMUM FLOOR ELEVATION
 • BEFORE STARTING CONSTRUCTION**

FOR OFFICE USE

ZONE R-1

DATE 12-17-24

STAFF AS

TXDOT PERMIT _____

DATE PERMIT ISSUED: _____ **PERMIT #:** _____

STREET ADDRESS:
1911 Jonathon Dr. Mission TX 78502

LOT: 109 **BLOCK:** _____ **SUBDIVISION:** The Oaks of Cimarron

DESCRIPTION OF WORK:
23x20x10 Flat Metal Carport with galvanized Sheet Metal

OWNER: Maria Botello **ADDRESS:** 1911 Jonathon Dr. **TELEPHONE:** 619-890-6063

CONTRACTOR: Hino Metal Solutions **ADDRESS:** 4306 S. 23rd **TELEPHONE:** 956-348-2888

ARCHITECT OR ENGINEER: _____ **ADDRESS:** _____ **TELEPHONE:** _____

BUILDING CLASSIFICATION AND USE: _____

LOT SIZE	FRONT	SIDE	REAR	SIDE	LOT AREA SQ. FT.	BUILDING DISTANCE FROM PROPERTY LINES	FRONT	SIDE	REAR	SIDE
----------	-------	------	------	------	------------------	---------------------------------------	-------	------	------	------

BLDG. HEIGHT NO. STORIES ETC	TOTAL FLOOR AREA
FOUNDATION CONSTRUCTED OF	INTERIOR WALLS
FLOORS CONSTRUCTED OF	CEILINGS
EXTERIOR WALLS CONST. OF	ROOF CONST. OF
MINIMUM FIRST FLOOR ELEVATION <input type="checkbox"/> 18 INCHES <input type="checkbox"/> OTHER _____	<input type="checkbox"/> MANUAL J REPORT <input type="checkbox"/> WINDSTORM
PLUMBER _____	ELECTRICIAN _____
MECHANICAL CONTRACTOR _____	
INSTALLING AN ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO	TOTAL COST OF CONSTRUCTION <u>\$1900⁰⁰</u>

SEPARATE PERMITS ARE REQUIRED FOR A/C, ELECTRICAL AND PLUMBING WORK.

FOR OFFICE NOTES ONLY

Call in

- * MEP Permits required
- * Must comply with all setbacks noted
- * Must comply with all notes and attachments
- * Call in all necessary inspection(s)
- * Call in a Final Inspection

PF= Denied

Carport Must meet 10ft rear
18ft side setback.

ACCUMULATIONS OF BRICK, LUMBER AND OTHER DEBRIS SHALL BE DISPOSED OF IMMEDIATELY BY AND AT THE EXPENSE OF THE OWNER.

**SPECIAL CONDITIONS:
 MUST COMPLY WITH ALL 2021 IBC, IRC, IFC, IPC, IMC, IFGC,
 IECC, ISPSC, IPMC, 2020 NEC CODE REQUIREMENTS, STATE
 LAWS, LOCAL ORDINANCES AND SETBACK REQUIREMENTS.**

The foregoing is a true and correct description of the improvements contemplated by the undersigned applicant, and the applicant states that he will have full authority over the construction of same, and hereby agrees to comply with all ordinances of the City of Mission and assumes all responsibility for such compliance. It is understood that the improvements shall not be used until Certificate of Occupancy has been issued

SIGNATURE OF OWNER OR AUTHORIZED AGENT Maria Botello DATE 12/16/24

Time Limitation of Application:
 An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

PLOT PLAN

SHOW ALL EXISTING BUILDINGS AND STRUCTURES

SHOW NEW WORK AND DISTANCE TO PROPERTY LINES

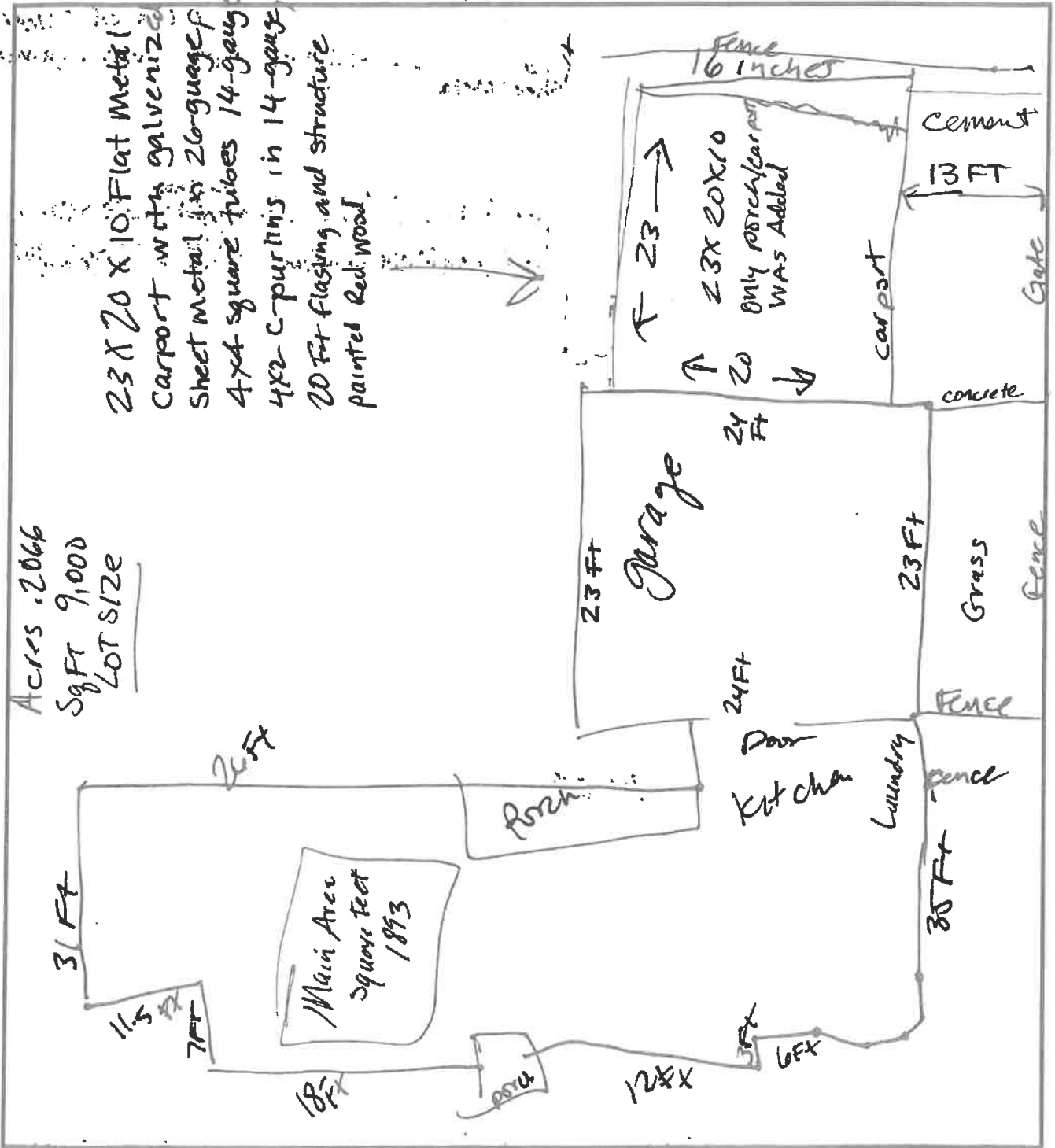
REAR OF PROPERTY

DEPTH OF LOT
() FT

WIDTH OF LOT
() FT

SIDE PROPERTY LINE

SIDE PROPERTY LINE



INSPECTIONS DIVISION
580-8691

(Final Approval is deemed not officially approved unless all the requirements as set forth are fully complied with. Any revised plans may need additional requirements).

Initials: WA Date: 12/17/24

Pending: Approved: Denied:
Special Requirements:

MUST COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS, AND LOCAL CITY ORDINANCE REQUIREMENTS, AND 2018 ENERGY CODE

PLANNING DIVISION
580-8672

Initials: GA Date: 12-17-24

Pending: Approved: Denied:
Zone R-1 CUP req'd: Yes No
2 Car Driveway: Other:
MFE: 18-92 Via Plat Note #:
Flood Zone
Elevation Certificate Required: Yes No
4' 5' Sidewalk along
Asbestos Report Req'd: Yes No
No Occupancy w/out Bus. License: Yes No
Pre-Pour Survey Required Yes No

Min. Setback Requirements

Front:	<u>20'</u>
Cul-de-sac Lot:	
Rear:	<u>10' O.E.</u>
Side:	<u>6'</u>
Corner Side:	<u>10'</u>
Garage:	<u>18'</u>

NOTES:

- 1. Must call for all inspections at 584-5161
- 2. Do not call inspectors directly for any inspections.
- 3. Keep all inspection tags for your records.
- 4. A Certificate of Occupancy will **NOT** be issued if inspections are not completed, i.e. missing or work is covered before being inspected by the City.

FIRE MARSHAL'S OFFICE
580-6111

Initials: _____ Date: _____

Pending: Approved: Denied:

See Attachments for additional requirements/comments
Fire Hydrant Required: Yes No
Fire Lane to be Painted: Yes No

HEALTH DEPARTMENT
580-8741

Initials: _____ Date: _____

Pending: Approved: Denied:

Grease Trap: Yes No
Comments:

STREETS/ENGINEERING DEPARTMENT
580-8780

Initials: _____ Date: _____

Pending: Approved: Denied:

Detention/Retention Requirement Yes No
Berms Required: Yes No
Comments:

WATER & WASTEWATER UTILITY DEPT.
580-8780

Initials: _____ Date: _____

Pending: Approved: Denied:

Plat's Utilities Approved: Yes No
Cross Connection Prevention: Yes No
PCC Required: Yes No
Comments:

A Building Permit is granted for the proposed improvements specifically conditioned upon the terms and req. set forth above and on any other supplementary review and requirements sheets. The individuals whose signature appears below has the authority by the owner and/or other applicant to agree to the City's conditions, and further attests that he/she has read said conditions and agrees to fully comply therewith.

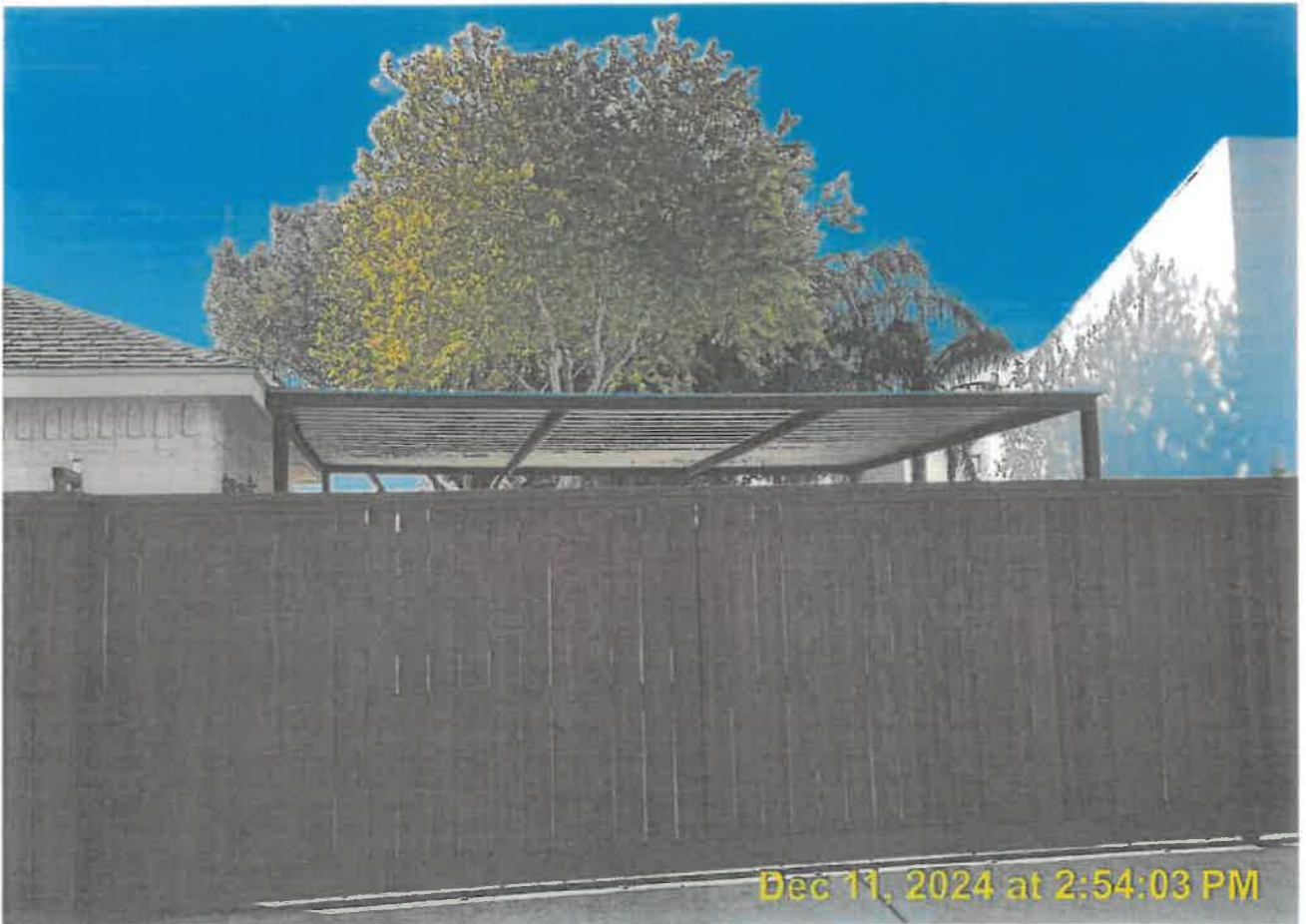
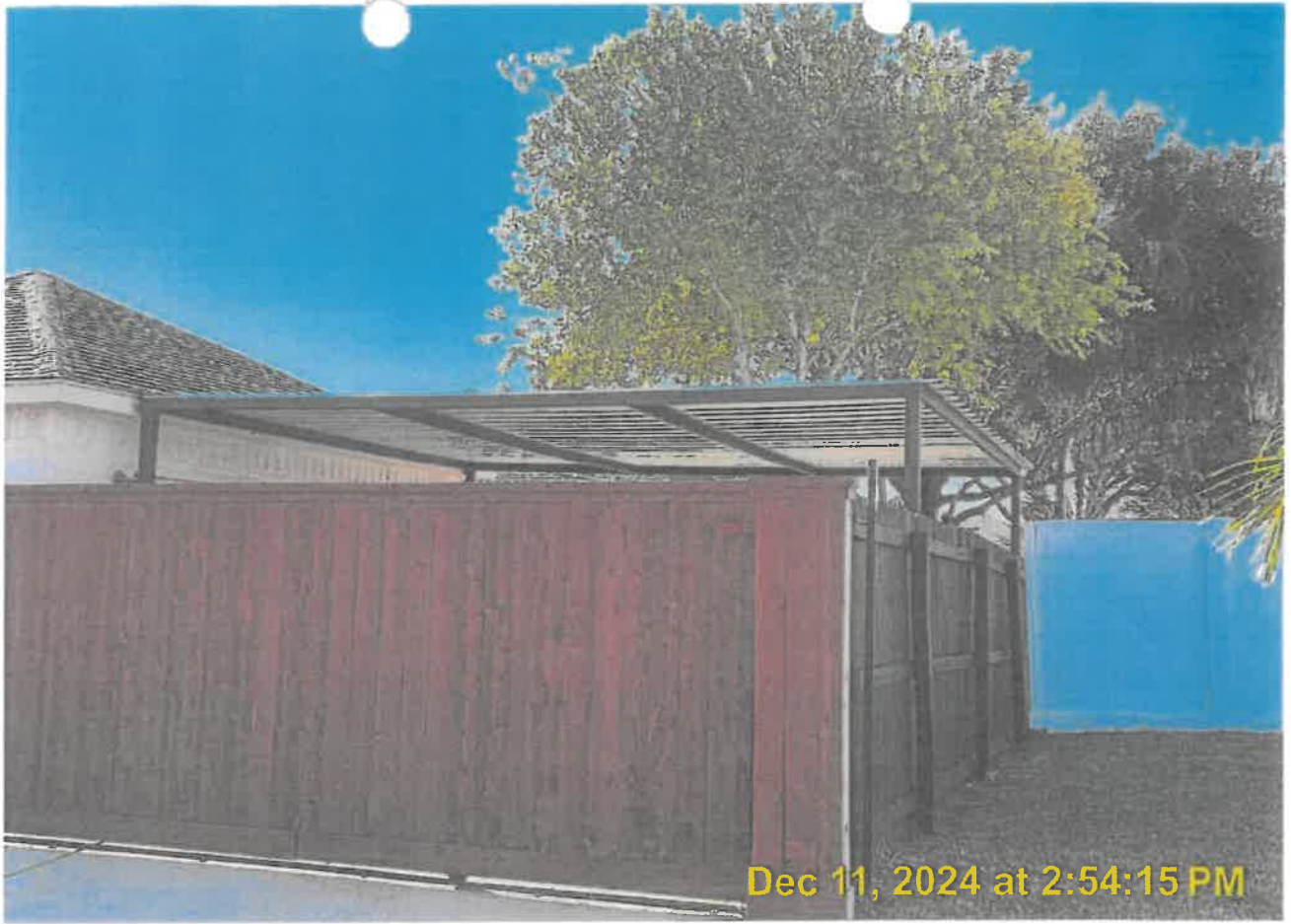
Signature of authorized agent _____ Date _____

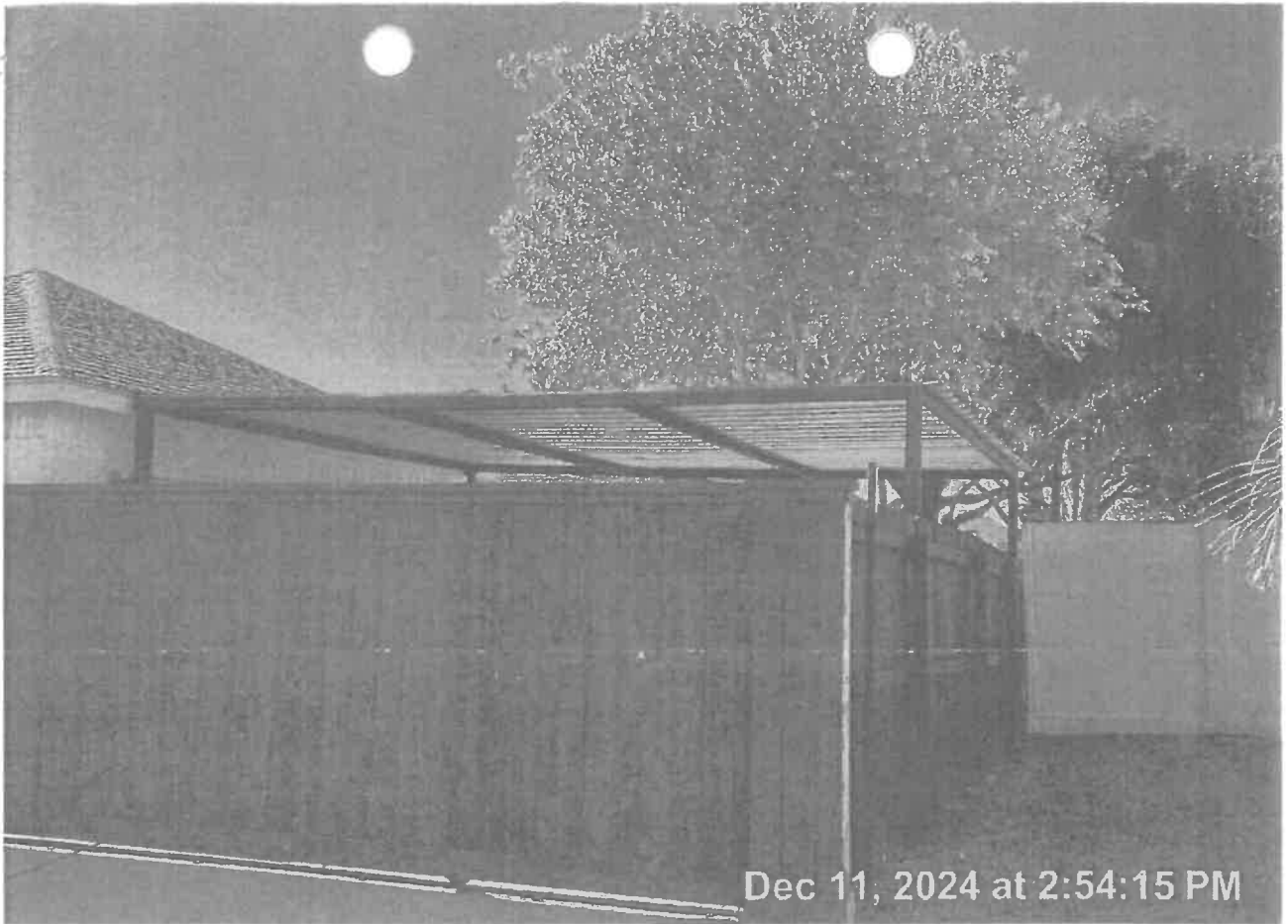


Jan 7, 2025 at 9:38:28 AM

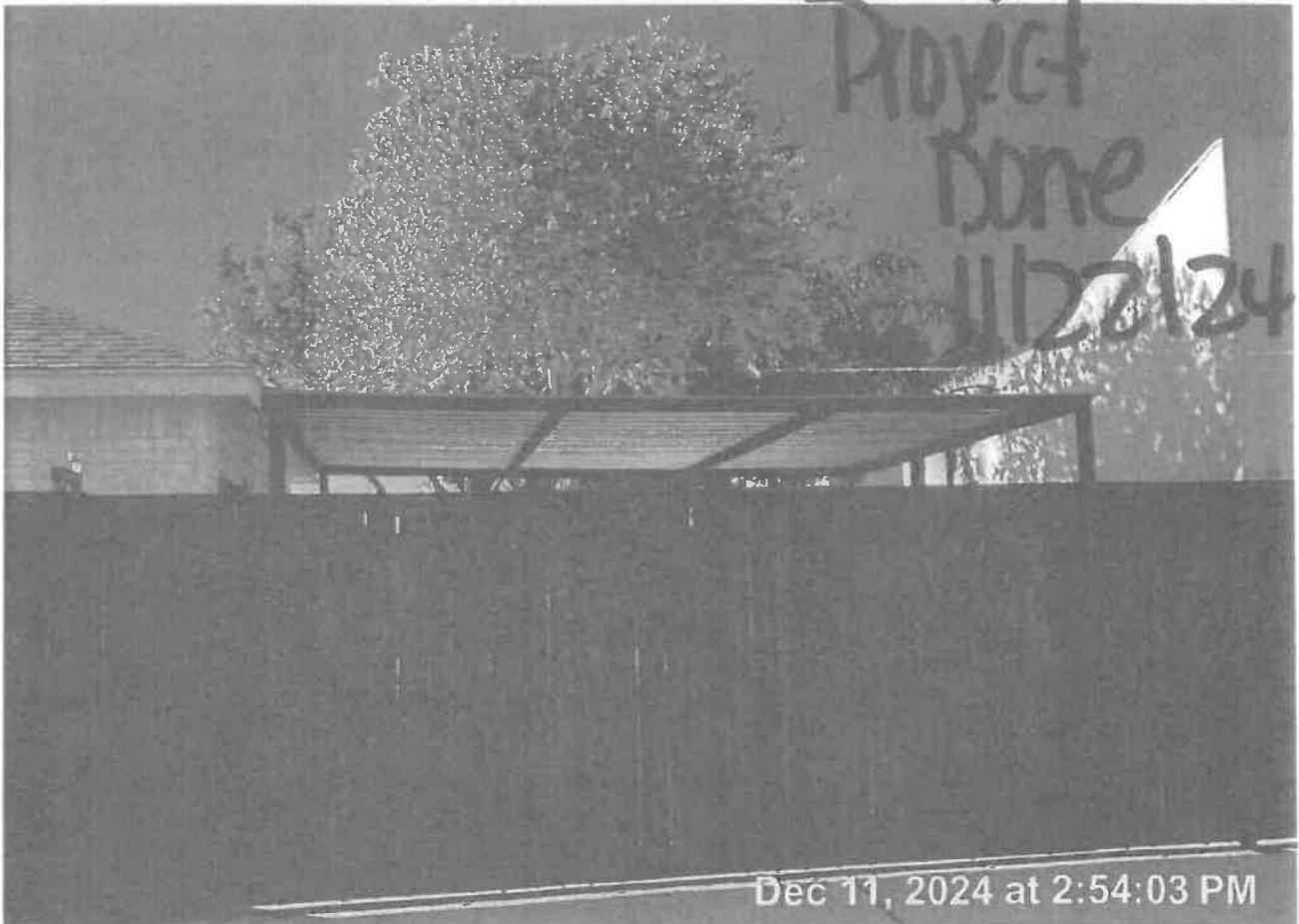


Jan 7, 2025 at 9:38:35 AM





Dec 11, 2024 at 2:54:15 PM



Dec 11, 2024 at 2:54:03 PM

T3635-00-000-0044-00 (664183)
MENDOZA VICTOR MANUEL RINCON & MA
1914 ALEX DR
MISSION TX 78572

T3635-00-000-0045-00 (664184)
RAMIREZ ISBIN OMAR & ONDINA MICHELLE
1916 ALEX DR
MISSION TX 78572

T3635-00-000-0046-00 (664185)
HERRERA PATRICIA FONSECA
C/O GOMEZ LUCILA FONSECA
1918 ALEX DR
MISSION TX 78572

T3635-00-000-0047-00 (664186)
MARTINEZ JESSICA J & OSCAR SILVA
913 RED RIVER ST
MISSION TX 78572

T3635-00-000-0048-00 (664187)
CHAPA SEBASTIAN & CLAUDIA GONZALEZ
911 RED RIVER ST
MISSION TX 78572

T3635-00-000-0049-00 (664188)
LEE KEVIN & DONG KYUN KANG
909 RED RIVER ST
MISSION TX 78572

T3635-00-000-0050-00 (664189)
CUBA DORANCE FRANCISO
907 RED RIVER ST
MISSION TX 78572

T3635-00-000-0051-00 (664190)
MUSTRE JORGE & ROCIO
905 RED RIVER ST
MISSION TX 78572

T3635-00-000-0083-00 (664222)
HERNANDEZ-IBARRA ABDIEL I & LILIAN,
1907 AUDREY DR
MISSION TX 78572

T3635-00-000-0084-00 (664223)
CHAMBLISS TERRY L & ELENA
1909 AUDREY DR
MISSION TX 78572

T3635-00-000-0085-00 (664224)
J & B RETAIL GROUP LLC
438 ALMA AVE
ALAMO TX 78516

T3635-00-000-0086-00 (664225)
CAMPERO PROPERTIES INC
311 LATOUR CORP
LAREDO TX 78041

T3635-00-000-0087-00 (664226)
GUTIERREZ NATHANIAL AUSTIN
1908 AUDREY DR
MISSION TX 78572

T3635-00-000-0088-00 (664227)
ACOSTA HILDA
1906 AUDREY DR
MISSION TX 78572

T3635-00-000-0089-00 (664228)
CANTU BEATRIZ S
1904 AUDREY DR
MISSION TX 78572

T3635-00-000-0106-00 (664303)
ROMERO JOSEFINA VIDAL
1905 E JONATHON DR
MISSION TX 78572

T3635-00-000-0107-00 (664304)
BARTOLOMEO CLAUDIA R
1907 JONATHON DR
MISSION TX 78572

T3635-00-000-0108-00 (664305)
LOPEZ EDGAR ADRIAN & ELIZABETH
126 SHANGRILA WAY
MERIDIANVILLE AL 35759

T3635-00-000-0109-00 (664306)
BOTELLO MARIA ANITA
1911 JONATHON DR
MISSION TX 78572

T3635-00-000-0110-00 (664307)
MENDIOLA JESUS A & MARCELA
1910 JONATHON DR
MISSION TX 78572

T3635-00-000-0111-00 (664308)
CONFIDENTIAL
1908 JONATHON DR
MISSION TX 78572

T3635-00-000-0112-00 (664309)
LAMOUREUX PAUL H JR & NICANNE M
1906 JONATHON DR
MISSION TX 78572

T3635-00-000-0113-00 (664310)
HERNANDEZ SANDRA P & JOSE MANUEL
1904 JONATHAN DR
MISSION TX 78572

T3635-00-000-0137-00 (664334)
GUEVARA JOSE G GUZMAN & DILCIA S
1909 ALEX DR
MISSION TX 78572

ITEM# 1.3

VARIANCE REQUEST: To keep a 0' front setback instead of the required 20' and a 1' side setback instead of the required 6' for a carport

PROPERTY: 114 Resplandor
Lot 6, Block 8, Tierra Dorada Section 2

ZONING: R-1

APPLICANT: Emma Gomez

REVIEW DATA

The subject site is located approximately 430' north of Paseo Encantado along the east side of Resplandor Street. The lot measures 60'x 100' for a total 6,000 sq.ft.

The applicant would like the Board to consider the above-mentioned variance to keep a 22'x20' carport that was built without a permit. This violation was discovered by Code Enforcement while doing an inspection in the area.

Staff notes that ZBA has considered the following variances within this subdivision:

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 12, Blk. 5, TD#2	0' side setback	9/19/18	Denial
Lot 13, Blk. 16, TD	3' side & 4' rear setback	12/12/00	Denial
Lot 5, Blk. 13, TD	12' front setback	12/01/98	Denial
Lot 12, Blk. 5, TD#2	0' side setback	11/14/18	Denial
Lot 20, Blk. 13, TD	1.5' side setback	8/11/98	Approved
Lot 15, Blk. 7, TD#2	18' front setback	8/8/00	Denial
Lot 3, Blk. 22, TD	3' side setback	6/17/09	Denial
Lot 6, Blk. 5, TD	17.5 front setback	3/13/01	Approved
Lot 26, Blk. 12, TD	10' front setback	1/20/16	Approved
Lot 11, Blk. 11, TD	3' side setback	1/9/01	Denial

Staff mailed out 24 notices to the surrounding property owners within 200' radius to get their input in regards to this request.

RECOMMENDATION: Denial.



LOCATION SITE



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.



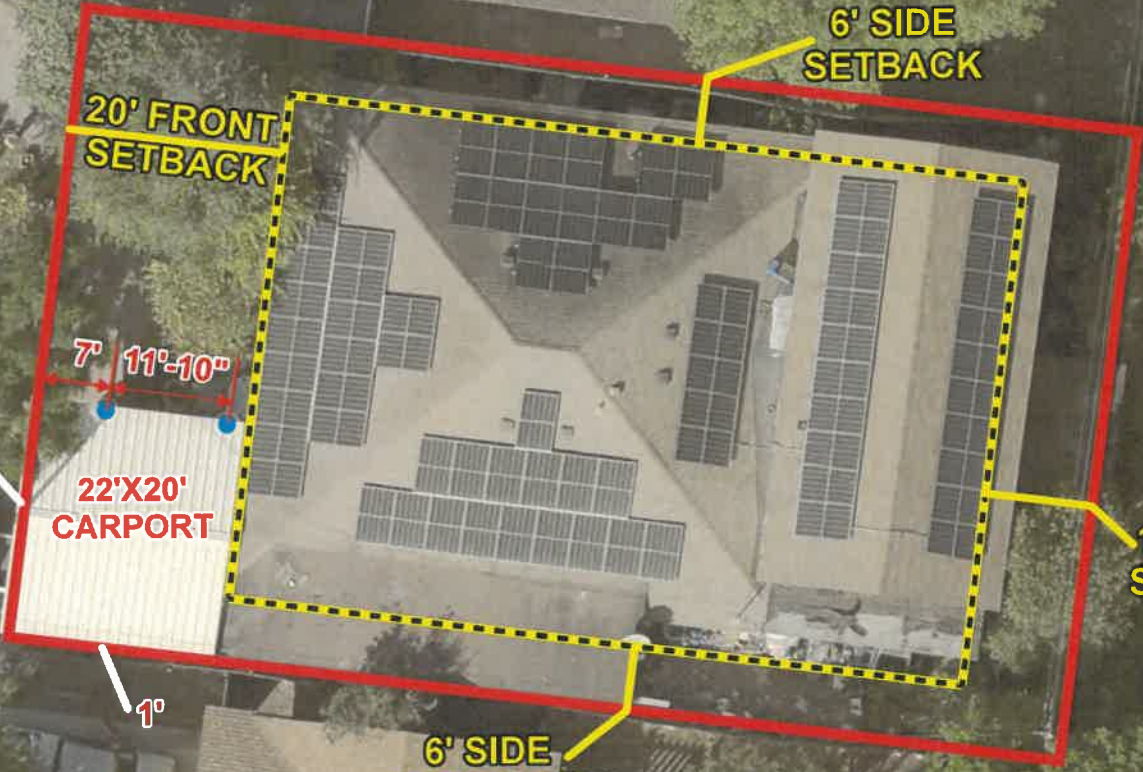
**LOCATION
SITE**



RESPLANDOR ST.



RESPLANDOR



20' FRONT SETBACK

6' SIDE SETBACK

22'X20' CARPORT

10' REAR SETBACK

6' SIDE SETBACK

0'

1'

7' 11'-10"

● - POST



114 Resplandor (Lot 6, Block 8, Tierra Dorada Section 2)

Building Projects Selection

Name Information

Name
 Individual Entity Both
 Name

Address
 Street No#
 Street
 Unit

Advanced
 Project Number

Contractor
 Code

Selection
 Status
 Project Type

Project #	Type	Name	Exp. Date	Status	St No#	Street	Unit	Project Type
12000863	R	GOMEZ, EMMA	9/11/2012	Open	114	RESPLANDOR		RA
12000906	R	GOMEZ, EMMA	9/16/2012	Open	114	RESPLANDOR		PL
13000648	R	GOMEZ, EMMA	9/10/2013	Open	114	RESPLANDOR		RA
12001328	R	GOMEZ, EMMA	10/21/2012	Open	114	RESPLANDOR		EL
20004828	R	GOMEZ, EMMA	7/05/2021	Open	114	RESPLANDOR ST		RR
20004830	R	GOMEZ, EMMA	7/05/2021	Open	114	RESPLANDOR ST		EL

Display Name Project Description

OK Cancel

Building Projects Selection

Name Information

Name
 Individual Entity Both
 Name

Address
 Street No#
 Street
 Unit

Advanced
 Project Number

Contractor
 Code

Selection
 Status
 Project Type

Project #	Type	Project Description	Exp. Date	Status	St No#	Street	Unit	Project Type
12000863	R	RESIDENTIAL ADDITION	9/11/2012	Open	114	RESPLANDOR		RA
12000906	R	PLUMBING	9/16/2012	Open	114	RESPLANDOR		PL
13000648	R	RESIDENTIAL ADDITION	9/10/2013	Open	114	RESPLANDOR		RA
12001328	R	ELECTRICAL	10/21/2012	Open	114	RESPLANDOR		EL
20004828	R	RESIDENTIAL REMODEL / SOLAR	7/05/2021	Open	114	RESPLANDOR ST		RR
20004830	R	ELECTRICAL	7/05/2021	Open	114	RESPLANDOR ST		EL

Display Name Project Description

OK Cancel

**Abreu Adult Clinic P A
910 S BRYAN RD
MISSION TX 78572-6615
956-581-0539**

**Charity
Abreu-Lawrence
MD
02/13/2025**

To whom it may concern,

This is a note to confirm that Edgar Gomez Ruiz was seen in my office today for a doctor's appointment.

Patient has the following conditions including but not limited to:

- type 2 diabetes mellitus
- essential hypertension
- end stage renal disease
- dependence on renal dialysis
- chronic systolic congestive heart failure
- coronary artery bypass graft surgery x3

It is deemed a financial and physical burden for patient to make structural changes to his current home.

If you have any questions in this regard, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to be 'Yuriko Garcia' with the initials 'MG' written to the right of the signature.

2/13/2025 2:13 PM (CST)

Yuriko Garcia, MPAS, PA-C

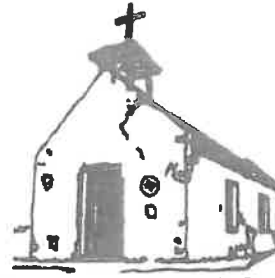


CITY OF
MISSION

Irasema L. ... is, Code Enforcement Supervisor
 Arturo Lerma, Senior Code Enforcement Officer
 Nancy Chavira, Code Enforcement Officer
 Joseph Flores, Code Enforcement Officer
 Angel Garcia Jr., Code Enforcement Officer
 Yvette Villarreal, Code Enforcement Clerk

CASE NOTES			
CASE NUMBER:			
INSPECTOR:			
ADDRESS: 114 N Resplandore			
VIOLATION: construction with out Permits & setbacks			
DATE	TIME	NOTES	CODE OFFICER
		Emma Gomez Edgar Gomez wife SDM	
FOLLOW UP DATE:			
8/14/24		still remains no change	A.C.
8/14/24		Edgar needs to go to City Hall + Fill out another application. He did modifications but didn't get permit.	
9/26/24		Application Pending needs engineering plans	A.C.
9.27.24		Reset 1 more time - confirm pricing NO permit / Application pending 8/19/24 Pending Engineering Plans	NC/ID
10/24/24		no change	A.C.
10-25-24		No show Reset November	A.C. I.D.
12/18/24		gave business card to call to see the issue of carpet Reset January 956 569 9180	J+
1/6/25		need to talk to building inspection about carpet.	JF

Irasema E. Dimas
Code Enforcement Supervisor
Arturo Lerma
Senior Code Enforcement Officer



Code Enforcement Officers
Nancy Chavira
Joseph Flores
Angel Garcia Jr.
Abelino Leal

June 15, 2023

CITY OF MISSION
"Home of the Grapefruit"

Case# 23-06-G-017

Roberto Gomez & Emma Ruiz Gomez
114 N. Resplandor St.
Mission, TX 78572-6750

Address Referenced:
114 Rasplandor St.
Mission, TX 78572
Tierra Dorada Sec2 Lot 6 Blk 8
T5250-02-008-0006-00

Subject: Construction without Permit (Carport)

Dear: Property Owner,

The City of Mission Building and Inspections Department has recently been made aware that the provisions to the **2021 International Residential Code** were violated at the above referenced location.

105 PERMITS

R105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Since a permit was not acquired, a **double permit fee** will be assessed pending approval of the building permit application by the Planning and Inspections Department.

You have **ten (10) calendar days** from date of notice to make contact with the Code Enforcement Department or to comply. Should no response to this notice be evident after this tenure, other enforcement measures will be procedurally activated.

Please be advised that if the case is filed at Municipal Court, you will be liable for court cost and possibly fines.

We thank you for your understanding and prompt attention to this matter. Should you have any questions, feel free to call the Code Enforcement Office at (956)580-8697 .

Respectfully,


Irasema Dimas
Code Enforcement Supervisor

Code Enforcement Division
(956) 580-8697

1201 E. 8th St. • Mission, Texas 78572

Irasema E. Dimas
Code Enforcement Supervisor
Arturo Lerma
Senior Code Enforcement Officer



CITY OF MISSION
"Home of the Grapefruit"

Code Enforcement Officers
Nancy Chavira
Joseph Flores
Angel Garcia Jr.
Abelino Leal

June 15, 2023

Roberto Gomez & Emma Ruiz Gomez
114 N. Resplandor St.
Mission, TX 78572-6750

Case# 23-06-G-018

Address Referenced:
114 Rasplandor St.
Mission, TX 78572
Tierra Dorada Sec2 Lot 6 Blk 8
T5250-02-008-0006-00

Subject: Building Setbacks

Dear: Property Owner:

The City of Mission Code Enforcement Office has been made aware that violations are evident on your lot.

APENDIX A – ZONING

Section 1.371. R-1 Single-Family Residential District. 4-Prohibited uses

c) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

You have **ten (10) calendar days** from date of notice to make contact with the Code Enforcement Department or to comply. Should no response to this notice be evident after this tenure, other enforcement measures will be procedurally activated.

Please be advised that if the case is filed at Municipal Court, you will be liable for court costs and possibly fines.

We thank you for your understanding and prompt attention to this matter. Should you have any questions, please feel free to call the Code Enforcement Office at (956)580-8697.

Respectfully,

A handwritten signature in cursive script that reads "Irasema Dimas".

Irasema Dimas
Code Enforcement Supervisor

Code Enforcement Division
(956) 580-8697

1201 E. 8th St. • Mission, Texas 78572



CITY OF MISSION
 1201 EAST 8TH STREET
 MISSION, TEXAS 78572
 (956) 580-8691
 (956) 584-5161 - GRABADORA

RECEIVED

=====**APLICACIÓN PARA PERMISO**=====
CHEQUE LA MINIMA ELEVACION DEL PISO

PARA USO DE OFICINA

ZONA: R-1

FECHA: 11-15-23

STAFF: PA

PERMISO DE TXDOT: _____

DPK's

PARA USO DE OFICINA

FECHA _____ **# DE PERMISO** _____

DIRECCIÓN 114 N. Rosplando St Mission TX 78572

DE LOTE _____ **BLOQUE** _____ **SUBDIVISIÓN** _____

CLASE DE CONSTRUCCIÓN
Techo de Lamina

NOMBRE DE DUERO Emma Gomez **DIRECCIÓN** 114 N Rosplando st **TELEFONO** 956-890-6096

CONTRATISTA _____ **DIRECCIÓN** _____ **TELEFONO** _____

ARQUITECTO O INGENIERO _____ **DIRECCIÓN** _____ **TELEFONO** _____

CLASIFICACIÓN Y USO DE CONSTRUCCIÓN _____

DISTANCIA DE CONSTRUCCIÓN DESDE LINEAS DE PROPIEDAD _____ **FRENTE** _____ **LADO** _____ **ATRAS** _____ **LADO** _____

MEDIDA DE LOTE	FRENTE	LADO	ATRAS	LADO	AREA DE LOTE EN PIES CUADRADOS
ALTURA DEL EDIFICIO					TOTAL DE PIES CUADRADOS
NUMERO DE PISOS	1				
MATERIAL DE LA FUNDACIÓN	<u>Postes de Hierro</u>				MATERIAL DE PAREDES INTERIORES
MATERIAL DE LOS PISOS					MATERIAL DE CIELO
MATERIAL DE PAREDES EXTERIORES					MATERIAL DE TECHO <u>LAMINA</u>
<input type="checkbox"/> DRENAJE PUBLICO					<input type="checkbox"/> MANUAL J REPORT
<input type="checkbox"/> TANQUE SEPTICO					<input type="checkbox"/> WINDSTORM
PLOMERO					ELECTRICISTA
CONTRATISTA DE AIRE ACONDICIONADO					
INSTALACION DE SISTEMA DE ALARMA					COSTO TOTAL DE CONSTRUCCIÓN \$ <u>2,000</u>
SI _____ NO _____					

NOTAS DE OFICINA

Code case

Denial

*Must meet front 20ft setback & 6ft side setback.

10

ACUMULACIONES DE LADRILLO, MADERA Y OTRA BASURA DEBEN SER TIRADAS INMEDIATAMENTE POR Y AL COSTO DEL DUEÑO.

PERMISOS SEPARADOS SON REQUERIDOS PARA TRABAJOS DE A/C, ELECTRICIDAD Y PLOMERIA

CONDICIONES ESPECIALES: DEBE CUMPLIR CON LOS CODIGOS INTERNACIONALES 2021 DE CONSTRUCCIÓN, LEYES ESTATALES, LEYES LOCALES, REQUISITOS Y EL CÓDIGO DE ENERGIA DEL 2021

La presente es una descripción verdadera y correcta de las alteraciones contempladas por el aplicante y el aplicante atestifica que el va a tener la autoridad completa de la construcción y que va a cumplir con todas las Leyes de La Ciudad de Mission y asume toda la responsabilidad para cumplir con ellas. Es entendido que las alteraciones no deben de ser usadas hasta que se les otorgué un Certificado de Ocupacion.

FIRMA DEL DUEÑO O AGENTE AUTORIZADO Emma Gomez FECHA 11/10/23

Tiempo Límite para uso de Aplicación
 La aplicación para permiso de cualquier tipo de trabajo se considera cancelada despues de 180 días del día que aplicaron, al menos que la aplicacion haya sido de buena fe o que al permiso se haya dado; excepto que un Inspector or un Oficial haya autorizado una o mas extensiones de tiempo adicional que no exceda mas de 180 días. La extension debe ser pedida por escrito con una causa justificada y demostrada.

PLANO DEL TERRENO

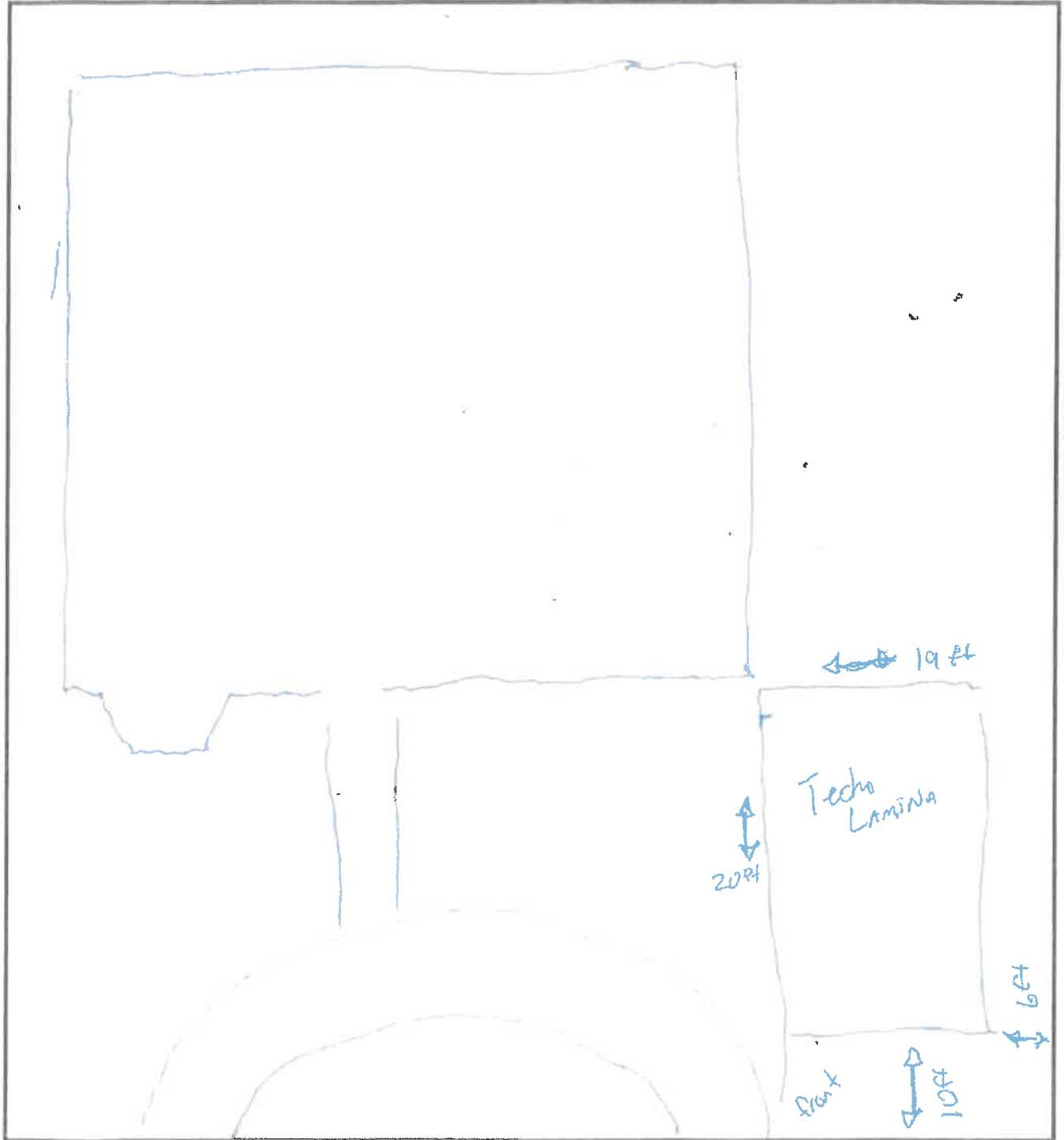
MOSTRAR TODOS LOS EDIFICIOS Y ESTRUCTURAS EXISTENTES
MOSTRAR OBRA NUEVA Y DISTANCIA A LAS LINEAS DE LA PROPIEDAD

PROFUNDIDA
DEL LOTE
() FT

PARTE POSTERIOR DE LA PROPIEDAD

LINEA DE PROPIEDAD LATERAL

LINEA DE PROPIEDAD LATERAL



FRENTE DE LA PROPIEDAD

ANCHO DEL LOTE
() FT



JUN 13, 2023 03:00:41 PM



JUN 13, 2023 03:00:52 PM

INSPECTOR DIVISION
580-8691

(Final Approval is deemed not officially approved unless all the requirements as set forth are fully complied with. Any revised plans may need additional requirements).

Initials: JA Date: 11/17/23

Pending: Approved: Denied:
Special Requirements: _____

MUST COMPLY WITH ALL APPLICABLE BUILDING CODES, STATE LAWS, AND LOCAL CITY ORDINANCE REQUIREMENTS, AND 2018 ENERGY CODE

PLANNING DIVISION
580-8672

Initials: JK Date: 11-15-23

Pending: Approved: Denied:
Zone R-2 CUP req'd: Yes No
2 Car Driveway: Other: _____
MFE: 18-2 Via Plat Note #: _____
Flood Zone _____
Elevation Certificate Required: Yes No
4' -5' Sidewalk along _____
Asbestos Report Req'd: Yes No
No Occupancy w/out Bus. License: Yes No
Pre-Pour Survey Required Yes No

Min. Setback Requirements
Front: <u>20'</u>
Cul-de-sac Lot:
Rear: <u>10'</u>
Side: <u>6'</u>
Corner Side:
Garage: <u>20'</u>

NOTES:

1. Must call for all inspections at 584-5161
2. Do not call inspectors directly for any inspections.
3. Keep all inspection tags for your records.
4. A Certificate of Occupancy will **NOT** be issued if inspections are not completed, i.e. missing or work is covered before being inspected by the City.

FIRE INSPECTOR'S OFFICE
580-8711

Initials: _____ Date: _____

Pending: Approved: Denied:

See Attachments for additional requirements/comments

Fire Hydrant Required: Yes No
Fire Lane to be Painted: Yes No

HEALTH DEPARTMENT
580-8741

Initials: _____ Date: _____

Pending: Approved: Denied:

Grease Trap: Yes No

Comments:

STREETS/ENGINEERING DEPARTMENT
580-8780

Initials: _____ Date: _____

Pending: Approved: Denied:

Detention/Retention Requirement Yes No

Berm Required: Yes No

Comments:

WATER & WASTEWATER UTILITY DEPT.
580-8780

Initials: _____ Date: _____

Pending: Approved: Denied:

Plat's Utilities Approved: Yes No

Cross Connection Prevention: Yes No

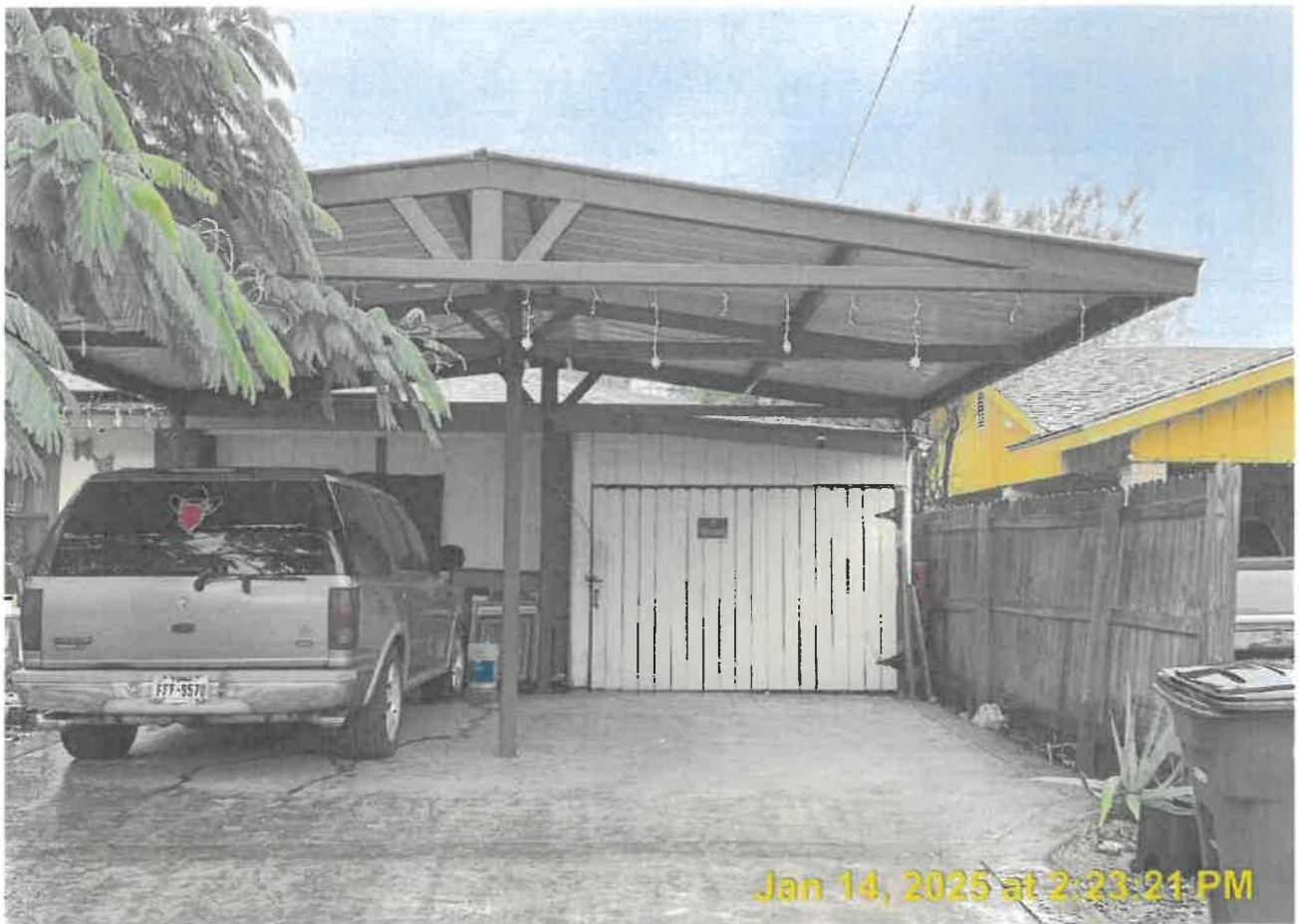
PCC Required: Yes No

Comments:

* Building Permit is granted for the proposed improvements specifically conditioned upon the terms and req. set forth above and on any other supplementary review and requirements sheets. The individual whose signature appears below has the authority by the owner and/or other applicant to agree to the City's conditions, and further attests that he/she has read said conditions and agrees to fully comply therewith.

Signature of authorized agent

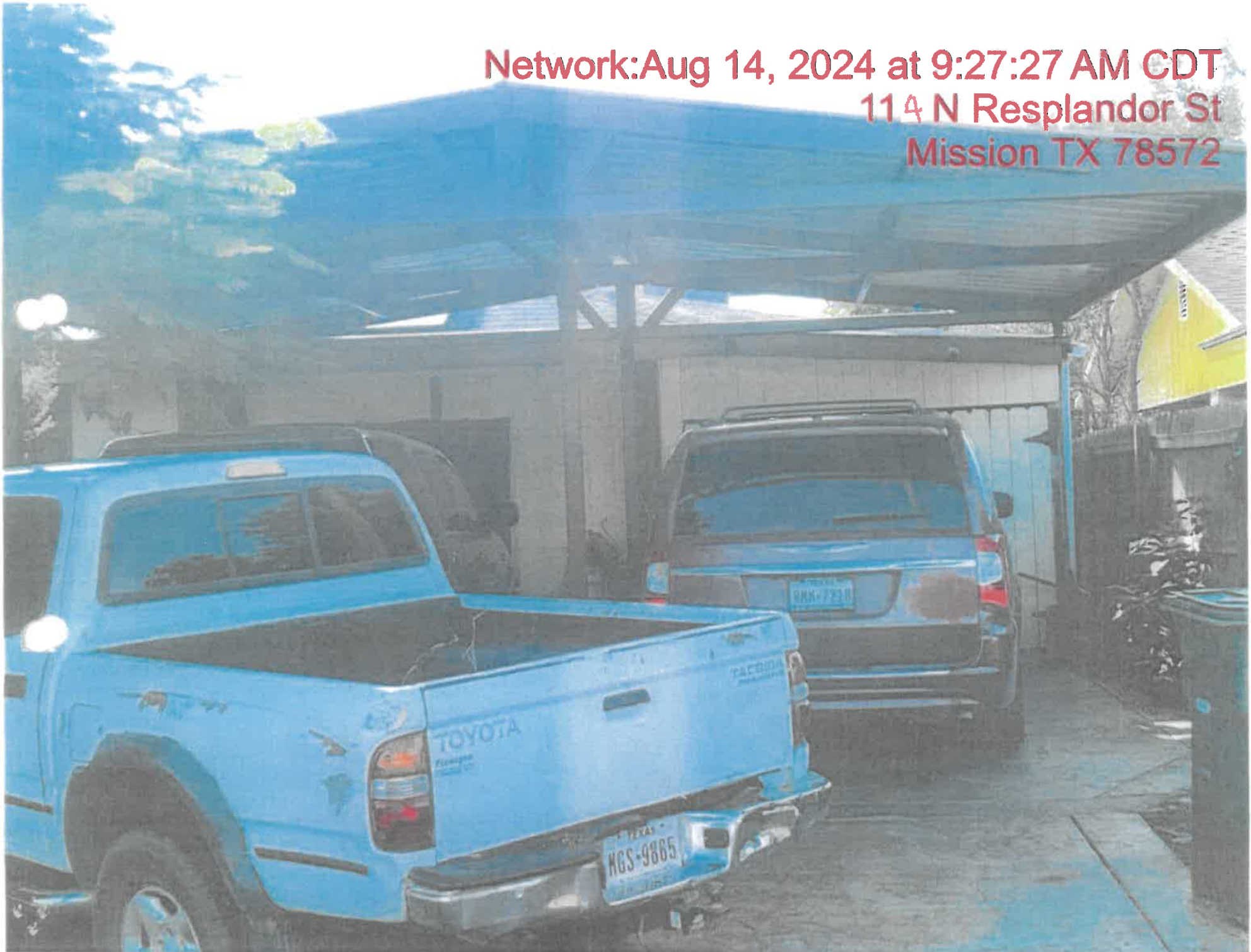
Date



Network: Dec 11, 2024 at 2:23:12 PM CST



Network: Aug 14, 2024 at 9:27:27 AM CDT
114 N Resplandor St
Mission TX 78572





Apr 9, 2024 3:10:18 PM
114 North Resplandor Street



Nov 14, 2023 10:41:16 AM



Sep 21, 2023 11:00:48 AM

114 Resplandor
23-066-017
018

DATE: 6-27-23 TIME: 5:40

- () Sorry I missed you, please come by city hall.
- () Lamento no haberlo encontrado, favor de pasar por el municipio de la ciudad.
- () Your business is non-compliance with city ordinance.
- () Su negocio no esta en conforme con las ordenansas de la ciudad.
- (✓) Your residence/property is non-compliance with city ordinance.
- (✓) Su residencia/propiedad no esta en conforme con las ordenansas de la ciudad.



Mina De Oro



Jun 13, 2023 03:00:41 PM



Jun 13, 2023 03:00:52 PM

T5250-00-009-0003-00 (303387)
GONZALEZ LUIS VICENTE
120 N MOOREFIELD RD
MISSION TX 78572

T5250-00-009-0004-00 (303388)
CHAVARRIA JOSE A & MARIA G
118 N MOOREFIELD RD
MISSION TX 78572

T5250-00-009-0005-00 (303389)
LUGO GREGORIO & LIZBETH A
3300 WHITE OAK ST
MISSION TX 78573

T5250-00-009-0006-00 (303390)
CAMPOS RAUL ROEL
114 N MOOREFIELD RD
MISSION TX 78572

T5250-00-009-0007-00 (303391)
INIGUEZ FERMIN JR & JUANA
112 N MOOREFIELD RD
MISSION TX 78572

T5250-00-009-0008-00 (303392)
PERALEZ AMELIA
110 N MOOREFIELD RD
MISSION TX 78572

T5250-00-009-0009-00 (303393)
LOPEZ MARIA MERCEDES
108 N MOOREFIELD DR
MISSION TX 78572

T5250-02-007-0003-00 (303884)
GARCIA BLADIMIR
120 MINA DE ORO ST
MISSION TX 78572

T5250-02-007-0004-00 (303885)
MORENO JUAN M & PERLA
118 MINA DE ORO ST
MISSION TX 78572

T5250-02-007-0005-00 (303886)
TORRES CARLOS
116 MINA DE ORO ST
MISSION TX 78572

T5250-02-007-0006-00 (303887)
MARTINEZ CYNTHIA FLORES
114 MINA DE ORO
MISSION TX 78572

T5250-02-007-0007-00 (303888)
GARZA MARIA RITA
112 MINA DE ORO ST
MISSION TX 78572

T5250-02-007-0008-00 (303889)
ORNELAS REYNA I
110 MINA DE ORO ST
MISSION TX 78572

T5250-02-007-0009-00 (303890)
SANDOVAL DAVID
810 E 5TH ST
ROMA TX 78584

T5250-02-007-0017-00 (303898)
PONCE MARIA I
2306 EL DORADO ST
MISSION TX 78572

T5250-02-007-0018-00 (303899)
GRANADA LIRH LTD I
3914 RIO GRANDE CARE RD
EDINBURG TX 78541

T5250-02-007-0019-00 (303900)
ZAVALA FABIAN G & MARIA C ALVARADO
111 RESPLANDOR
MISSION TX 78572

T5250-02-007-0020-00 (303901)
SOLIS MIGUEL A & JUAN DE RIOS
113 RASPLANDOR ST
MISSION TX 78572

T5250-02-007-0021-00 (303902)
CORONA GILBERTO TREJO & BLANCA
115 RESPLANDOR DR
MISSION TX 78572

T5250-02-007-0022-00 (303903)
CHAVEZ MARIA AVE
117 N RESPLANDOR
MISSION TX 78572

T5250-02-007-0023-00 (303904)
ULLOA ADOLFO & ISELA D C
119 RASPLANDOR ST
MISSION TX 78572

T5250-02-007-0024-00 (303905)
RAMOS DANIEL
121 RESPLANDOR ST
MISSION TX 78572

T5250-02-007-0025-00 (303906)
GUERRA LAURA RODRIGUEZ
123 RESPLANDOR ST
MISSION TX 78572

T5250-02-008-0002-00 (303909)
GRANADA LIRH LTD I
3914 RIO GRANDE CARE RD
EDINBURG TX 78541

T5250-02-008-0003-00 (303910)
RODRIGUEZ MARIA DEL CONSUELO
120 RASPLANDOR ST
MISSION TX 78572

T5250-02-008-0004-00 (303911)
RIOS JUAN & ALMA G
118 RASPLANDOR ST
MISSION TX 78572

T5250-02-008-0005-00 (303912)
GUARDIOLA RAMON
2201 E GRIFFIN PKWY UT 214C
MISSION TX 78572

T5250-02-008-0006-00 (303913)
GOMEZ ROBERTO & EMMA RUIZ GOMEZ
114 N RESPLANDOR ST
MISSION TX 78572

T5250-02-008-0007-00 (303914)
GONZALEZ ROBERTO
112 RESPLANDOR
MISSION TX 78572

T5250-02-008-0008-00 (303915)
GRANADA LIRH LTD I
3914 RIO GRANDE CARE RD
EDINBURG TX 78541

T5250-02-008-0009-00 (303916)
FLORES TRACY LEE
108 RESPLANDOR DR
MISSION TX 78572

T5250-02-008-0010-00 (303917)
GONZALEZ VICTOR E
2514 PASEO ENCANTADO ST
MISSION TX 78572

T5250-02-008-0017-00 (303924)
GALLEGOS ALBERTO & JOSEFA
107 N MOOREFIELD RD
MISSION TX 78572

T5250-02-008-0018-00 (303925)
GARCIA AMADO ONTIVEROS
MARIA A ONTIVEROS GONZALEZ
109 MORREFIELD RD
MISSION TX 78572

T5250-02-008-0019-00 (303926)
SALINAS HOMERO
111 MOOREFIELD RD
MISSION TX 78572

T5250-02-008-0020-00 (303927)
HINOJOSA MARIA ANTONIA
113 N MOOREFIELD RD
MISSION TX 78572

T5250-02-008-0021-00 (303928)
RAMOS JOSE C & MARIA DLA
8515 N BENTSEN PALM DR
MISSION TX 78574

T5250-02-008-0022-00 (303929)
FABELA DAVID & LUZ MARIA
117 N MOOREFIELD RD
MISSION TX 78572

T5250-02-008-0023-00 (303930)
ALEMAN CARLOS & NELLY PATRICIA
119 N MOOREFIELD RD
MISSION TX 78572

T5250-02-008-0024-00 (303931)
RODRIGUEZ OSCAR & MARIBEL
3000 HELENA AVE
MCALLEN TX 78503

T5250-02-008-0025-00 (303932)
QUINTERO ARMANDO & MA GUADALUPE
123 N MOOREFIELD RD
MISSION TX 78572

ITEM# 1.4

TABLED

VARIANCE REQUEST: To keep a 5' side setback instead of the required 6' and a 5' rear setback instead of the required 10'

PROPERTY: 1713 Audrey Drive
Lot 92, The Legends at Cimarron

ZONING: R-1

APPLICANT: Conne A. Gomez

REVIEW DATA

This item was previously tabled during the January 22, 2025 meeting to allow the applicant time to call 811 to schedule an appointment to mark the utility lines and provide letters from the utility locator.

The subject site is located at the northwest corner of Princeton Drive and Audrey Drive. The irregular lot has a total area of 10,451.21 sq.ft.

The applicant would like the Board to consider the above-mentioned variance to keep the following: a 10'x55' canopy patio cover and a 21'x21' patio w/outdoor kitchen. Staff notes that a building permit for the patio w/outdoor kitchen was obtained on 1/29/10 and it was meeting setbacks. The applicant recently modified the patio w/outdoor kitchen and added the canopy patio cover without obtaining a permit. This violation was discovered by Code Enforcement while doing an inspection in the area. The applicant did mention that the canopy patio cover was added for privacy from the adjoining properties for the new swimming pool.

Staff notes that ZBA has considered the following variances within this subdivision:

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Lot 1 & 45	10' corner setback instead of 20'	12/17/03	Approved
Lot 79	9" rear setback instead of 10'	9/4/07	Denied

Staff mailed out 28 notices to the surrounding property owners within 200' radius to get their input in regards to this request. As of this writing staff has not received any comments in favor or against the request.

RECOMMENDATION: Denial. The structures must be modified to comply with the required setbacks.

However, if ZBA is inclined to approve this request then the applicant would need to comply with the following: 1) Signing a hold harmless agreement stating that the structures will remain perpetually "open and to its footprint" and if ever removed, the prevailing setbacks shall be complied thereafter, and 2) obtaining a building permit fee and pay a double permit fee.

17	29	41	53	65	77	89	101	113	125	137
18	30	42	54	66	78	90	102	114	126	138
19	31	43	55	67	79	91	103	115	127	139
20	32	44	56	68	80	92	104	116	128	140
21	33	45	57	69	81	93	105	117	129	141
22	34	46	58	70	82	94	106	118	130	142
23	35	47	59	71	83	95	107	119	131	143

"A"
GOODING
SUBD.

LAREDO

8	7	6	5	9	10	11	12
1	2	3	4	13	14	15	16

171

172

1
WAN'S
ENTERPRISES
IV²

MISSION PALMS
PLAZA PHASE I & II

U.S. EXPRESSWAY 83

**SITE
LOCATION**

45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29

THE LEGENDS @ CIMARRON

SEBASTIAN DR.

46 47 48 49 50 51 52 53

KEYSTONE

105	104	103	102	101	100	99	98	97	96	95	94	93
80	81	82	83	84	85	86	87	88	89	90	91	

AUDREY DR.

54 55 56 57 58 59 60 61 62 63 64 65 66

JONATHON DR.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

VILLA CENTENARIO

VILLA CENTENARIO DR.

35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19

OAK ALLEY DR.

1 2 3

OAK ALLEY @ CIMARRON

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

OAK ALLEY DR.

1 3

2 4

5 6 7 8 9 10 11 12 13 14 15

7 6 5 4 3 2 1 61 60 59

SEBASTIAN DR.

8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

FRIO DR.

73	72	71	70	69	68	67	66	65	64
74	75	76	77	78	79	80	81	82	83

AUDREY DR.

19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

THE OAKS @ CIMA

120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

JONATHON DR.

120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

DENNISE CRT.

120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

DENNISE CRT.

120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

DENNISE CRT.



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.

10' REAR & UTILITY EASEMENT



21'

5'

6' SIDE SETBACK

21'

POSTS ARE AT 5'-6"

10' CORNER SIDE SETBACK

55'

10'

PRINCETON DR

5' UTILITY EASEMENT

20' FRONT SETBACK

5' UTILITY EASEMENT

AUDREY DR



**LOCATION
SITE**



PRINCETON ST.

AUDREY DR.













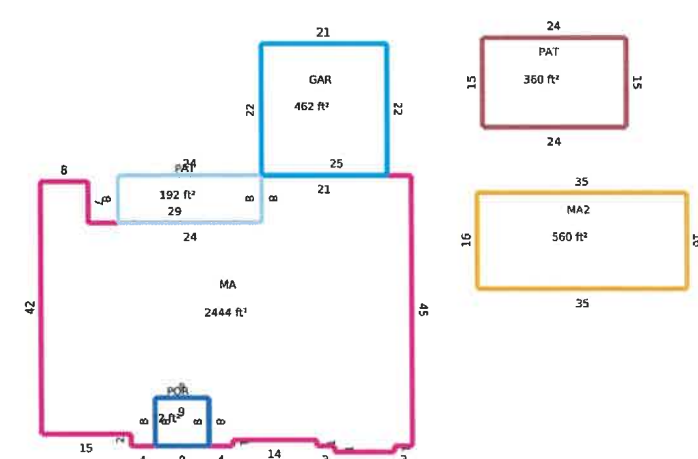








PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
668095 1713 AUDREY DR THE LEGENDS AT CIMARRON LOT 92 TYPE: R DBA: GEO ID: T3510-00-000-0082-00 PROP USE: MAP ID: CMS VOL 43 Ref ID1: 463033 AS CODE: T351000 MAPSCO: Ref ID2: R668095 SUBTYPE RES TIF: MKT AREA: SUB MKT: EFF SIZE: LEGAL ACREAGE: APPR VAL METHOD: cost-local	GOMEZ CONNE A & PATRICIA L 1713 AUDREY DR MISSION TX 78572-6069 AGENT: EFF DATE: EXP DATE:	1156823 100.00%	HS	CAD 100.00 CMS 100.00 DR1 100.00 GHD 100.00 JCC 100.00 SSL 100.00 SST 100.00 THMS1 100.00 More On Last Page	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	321,608 59,571 381,179 0 381,179 0 0	318,149 59,571 377,720 0 377,720 0 0

GENERAL	REMARKS	SKETCH
UTILITIES: AL, HY ZONING: RS TOPOGRAPHY: LV TAGS: ROAD ACCESS: PCG LAST APPR. DT: 2023-02-09 LAST INSP COMP DT: NEXT INSP. DT: SUBSET: NEXT REASON: REASON NOTES:	(2023) ADJ PAT DIMS(2019) ADJ CL (2016) NEW CAN, PAT & ADJ MA DIMS(2013) N/C(2010) NEW IMPS 2010; EST 2ND FLOOR & BACK DIMS - LCKD GATE(2009) VAC(2008) VAC(2007) VAC	

BUILDING PERMITS							
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER COMMENT



INCOME APPROACH DATA			
GBA:	0	UNITS:	0
NRA:	0	RENT:	0

APPEAL HISTORY					
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE

SALES HISTORY				DEED HISTORY			
DATE	TYPE/QUAL/SRC/RATIO	PRICE	BUYER	DATE	TYPE BOOK/PG	INST #	BUYER SELLER
2022-11-22	A1/null/null/V	355,000	GOMEZ CONNE A	2022-11-23	WDV null/null	3400273	GOMEZ CONNE A SALAZAR
2015-05-29	PA1/null/null/I	10	SALAZAR	2015-05-29	SVD null/null	2815276	SALAZAR DG & GG
				2013-04-09	GWD null/null	2400251	DG & GG BERNAL RAFAEL

#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES		
																				#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE
1	MA	MAIN AREA	RES STUGD	2,444	0.00	1	0	2009	2009		*	0	100.00	100.00	100.00	100.00	100.00	1.00	239,801				Flooring	TIL	1.0%
	MA2	MAIN 2ND FL	RES STUGD	560	0.00	1	0	2009	2009	00		0	100.00	100.00	100.00	100.00	100.00	1.00	40,378				WALL HEIGHT	9	1.0%
	GAR	GARAGE	RES *	462	0.00	1	1	2009	2009	00		0	100.00	100.00	100.00	100.00	100.00	1.00	22,687				Number of	3.00	1.0%
	POR	PORCH	RES *	72	0.00	1	1	2009	2009	00		0	100.00	100.00	100.00	100.00	100.00	1.00	1,786				Plumbing	3	1.0%
	PAT	PATIO	RES *	192	0.00	1	1	2015	2015	*		0	100.00	100.00	100.00	100.00	100.00	1.00	4,709				BATH	2	1.0%
	PAT	PATIO	RES *	360	0.00	1	1	2014	2014	*		0	100.00	100.00	100.00	100.00	100.00	1.00	8,830				Custom	2	1.0%
			STCD: A1	4,090	Area:	3,004	Homesite	Y (100.00%)				0	AS Code:	100.00%	Market Area:	0.00%				318,149			Construction	RES	1.0%
		Style:	Finish Out: 100		Quality:	9M	Structure:						Ext. Wall:									Foundation	SLB	1.0%	
																						Exterior Wall	DBRK	1.0%	
																						Interior Finish	SRK	1.0%	
																						Roof Style	SLP	1.0%	
																						Roof Covering	BLT	1.0%	
																						ROOF HEIGHT	FP	1.0%	
																						Heating/Cooling	AND	1.0%	
																						Exterior Wall	DBRK	1.0%	

LAND VALUATION														LAND ADJUSTMENTS				PRODUCTIVITY VALUATION						
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	LOT	L			T351000	A1	Yes	SF	10451.00	sf	5.70	1.000		F	59,571					No			0.00	0
									AS Code:		100.00%	Market Area:			59,571									0



1713 Audrey Drive (Lot 92, The Legends at Cimarron)

Building Projects Selection

Name Information

Name
 Individual Entity Both
 Name

Address
 Street No#
 Street
 Unit

Advanced
 Project Number

Contractor
 Code

Selection
 Status
 Project Type

Project #	Type	Name	Exp. Date	Status	St No#	Street	Unit	Project Type
07003962	N	G & M HOMES	1/06/2008	Open	1713	AUDREY DR		ND
07004001	N	G & M HOMES	1/07/2008	Open	1713	AUDREY DR		PL
07004076	N	G & M HOMES	1/09/2008	Open	1713	AUDREY DR		TP
07004077	N	G & M HOMES	1/09/2008	Open	1713	AUDREY DR		EL
07004694	N	G & M HOMES	2/11/2008	Open	1713	AUDREY DR		ME
07006801	N	G & M HOMES	6/09/2008	Open	1713	AUDREY DR		SS
10000286	R	SALINAS, CYNTHIA CAROLINA	7/28/2010	Open	1713	AUDREY DR		PP
10000321	R	SALINAS, CYNTHIA CAROLINA	8/01/2010	Open	1713	AUDREY DR		EL
23002798	R	GOMEZ, AARON	12/26/2023	Open	1713	AUDREY DR		SP
23002816	R	GOMEZ, AARON	12/27/2023	Open	1713	AUDREY DR		EL
23002819	R	GOMEZ, AARON	12/27/2023	Open	1713	AUDREY DR		PL
23001333	R	GOMEZ, CONNE AARON	10/07/2023	Open	1713	AUDREY DRIVE		FNC

Display Name Project Description

OK Cancel

Building Projects Selection

Name Information

Name
 Individual Entity Both
 Name

Address
 Street No#
 Street
 Unit

Advanced
 Project Number

Contractor
 Code

Selection
 Status
 Project Type

Project #	Type	Project Description	Exp. Date	Status	St No#	Street	Unit	Project Type
07003962	N	NEW DWELLING	1/06/2008	Open	1713	AUDREY DR		ND
07004001	N	PLUMBING	1/07/2008	Open	1713	AUDREY DR		PL
07004076	N	T-POLE	1/09/2008	Open	1713	AUDREY DR		TP
07004077	N	ELECTRICAL	1/09/2008	Open	1713	AUDREY DR		EL
07004694	N	MECHANICAL	2/11/2008	Open	1713	AUDREY DR		ME
07006801	N	SPRINKLER SYSTEM	6/09/2008	Open	1713	AUDREY DR		SS
10000286	R	GAZEBO	7/28/2010	Open	1713	AUDREY DR		PP
10000321	R	ELECTRICAL	8/01/2010	Open	1713	AUDREY DR		EL
23002798	R	SWIMMING POOL	12/26/2023	Open	1713	AUDREY DR		SP
23002816	R	ELECTRICAL	12/27/2023	Open	1713	AUDREY DR		EL
23002819	R	PLUMBING	12/27/2023	Open	1713	AUDREY DR		PL
23001333	R	FENCE	10/07/2023	Open	1713	AUDREY DRIVE		FNC

Display Name Project Description

OK Cancel

T3510-00-000-0020-00 (668023) HERNANDEZ CLAUDIA 910 PRINCETON DR MISSION TX 78572	T3510-00-000-0021-00 (668024) REYES EVA MARIA AKA REYES & ARTURO 908 PRINCETON DR MISSION TX 78572	T3510-00-000-0022-00 (668025) LEAL VERONICA 906 PRINCETON DR MISSION TX 78572
T3510-00-000-0023-00 (668026) CASTILLO JESUS D JR 904 PRINCETON DR MISSION TX 78572	T3510-00-000-0024-00 (668027) TELLO JOSE & LUZ XOCHIL 2549 POMERAY AVE LOS ANGELES CA 90033	T3510-00-000-0025-00 (668028) FUENTES JOSE LUIS & ISABEL CRISTIN 900 PRINCETON AVE MISSION TX 78572
T3510-00-000-0026-00 (668029) LOPEZ EMMANUEL & NATALIA P 812 PRINCETON DRIVE MISSION TX 78572	T3510-00-000-0027-00 (668030) CALDERON NADJA ANAHI & GUILLERMO 810 PRINCETON DR MISSION TX 78572	T3510-00-000-0028-00 (668031) CAMARA ARTURO & BLANCA E SADA 1717 SEBASTIAN DR MISSION TX 78572
T3510-00-000-0029-00 (668032) ALANIS REYNOL & CRUZ E RODRIGUEZ 1715 SEBASTIAN DR MISSION TX 78572	T3510-00-000-0030-00 (668033) TIJERINA JAQUELYN & RAYMUNDO G 1713 SEBASTIAN DR MISSION TX 78572	T3510-00-000-0031-00 (668034) RODRIGUEZ AARON ROEL 1711 SEBASTIAN DR MISSION TX 78572
T3510-00-000-0032-00 (668035) CARDENAS JUAN M & KARINA L 1709 SEBASTIAN DR MISSION TX 78572	T3510-00-000-0064-00 (668067) SALINAS VIOLETA 1709 JONATHON DR MISSION TX 78572	T3510-00-000-0065-00 (668068) ELIZALDE JOSE LUIS BLANCO 1700 JONATHON DR MISSION TX 78572
T3510-00-000-0066-00 (668069) RUIZ MARIA MAGDALENA 1713 JONATHON DR MISSION TX 78572	T3510-00-000-0067-00 (668070) MARTINEZ ARMANDO & YAHAIRA SUKEY 1712 AUDREY DR MISSION TX 78572	T3510-00-000-0068-00 (668071) TAMEZ BENJAMIN J & MYRNA I GOMEZ 1710 AUDREY DR MISSION TX 78572
T3510-00-000-0069-00 (668072) CABELLO JOSE LUIS 1708 AUDREY DR MISSION TX 78572	T3510-00-000-0070-00 (668073) CAVAZOS ANITA C 1706 AUDREY DR MISSION TX 78572	T3510-00-000-0089-00 (668092) BAYONA JUAN PABLO & DANIELA 1707 AUDREY DR MISSION TX 78572
T3510-00-000-0090-00 (668093) GUTIERREZ HUMBERTO 1709 AUDREY DR MISSION TX 78572	T3510-00-000-0091-00 (668094) CANTU JOSE MANUEL 1711 AUDREY DR MISSION TX 78572	T3510-00-000-0092-00 (668095) GOMEZ CONNE A & PATRICIA L 1713 AUDREY DR MISSION TX 78572
T3510-00-000-0093-00 (668096) GUTIERREZ COSME H & CLAUDIA M GARZA 1712 SEBASTIAN ST MISSION TX 78572	T3510-00-000-0094-00 (668097) JIMENO FERNANDO 1710 SEBASTIAN ST MISSION TX 78572	T3510-00-000-0095-00 (668098) VILLARREAL GUILLERMINA & BENITO 1708 SEBASTIAN DR MISSION TX 78572
T3510-00-000-0096-00 (668099) VILLARREAL MARCOS 1706 SEBASTIAN ST MISSION TX 78572		