

The Public Dial Information to Participate Via Zoom/Telephonic

Meeting is as Follows:

Topic: Zoning Board of Adjustments

Time: Wednesday, March 26, 2025 04:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/86391537445?pwd=hkbnLxk2myGYFJmHaikKvv1icGWBsk.1>

Meeting ID: 863 9153 7445- Passcode: 284309

One tap mobile

Or Dial by telephone+13462487799 Meeting ID: 863 9153 7445#, Password: 284309#

**NOTICE OF REGULAR MEETING
ZONING BOARD OF ADJUSTMENTS
MARCH 26, 2025 5:30 P.M.**

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Zoning Board of Adjustments of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, March 26, 2025 at 4:30 p.m.** at the Mission City Hall's Council Chambers, 1201 E. 8th Street, Mission, Texas and will consider the following matters:

Regular Meeting

1. Call to Order
2. Disclosure of Conflict of Interest
3. Citizens Participation
4. Approval of Minutes for March 13, 2025

5. PUBLIC HEARINGS

- 5.1. Consider a variance request to allow a 6 foot rear setback instead of the required 10 feet utility plus a 15 feet irrigation easement for a total of 25 feet rear setback for a swimming pool, being Lot 58, Shary Villas Subdivision, located at 2416 E. 20th Street, as requested by Yuliana Salinas
- 5.2 Consider a variance request to allow a total of 4,982.00 square feet, instead of the maximum 2,125.60 square feet which equals to 40 percent allowed for accessory structures at a .87 acre tract of land out of the north 600 feet of the south 1,016.00 feet and a .97 acre tract of land out of the north 600 feet of the south 1,016.00 feet of the east 330 feet both out of Lot 282, John H. Shary Subdivision, located at 3009 N. Glasscock Road, as requested by Mark M. & Deedre Payne
- 5.3 Consider a variance request to allow an accessory structure (Carport) to encroach eight (8) feet into the required eighteen (18) foot front yard setback for carports in a R-1 (Single Family Residential District), located at 614 Ramirez Lane, being Lot 7, Mayberry Gardens Subdivision, as requested by Jeffery Miller

6. OTHER BUSINESS

7. ADJOURNMENT

Witness my hand this 21st day of March in the Year of Our Lord, 2025.

Xavier Cervantes, AICP, CPM,
Director of Planning

C E R T I F I C A T E

I certify that the notice of meeting was posted on the bulletin board of Mission City Hall, 1201 East 8th Street, Mission, Texas on this the 21st day of March, 2025 at _____ a.m./p.m.

Anna Carrillo, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 26, 2025**

Agenda Item:

Public hearing and take action to consider a variance request to allow a 6 foot rear setback instead of the required 10 feet utility plus a 15 feet irrigation easement for a total of 25 feet rear setback for a swimming pool, being Lot 58, Shary Villas Subdivision, located at 2416 E. 20th Street. Applicant: Yuliana Salinas

Prepared By: Alex Hernandez
Title: Assistant Planning Director
Signature: *Alex Hernandez*

Brief Summary:

Project Timeline

- March 14, 2025 – Application for Variance Request submitted to the City.
(ATTACHMENT I)
- March 14, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 26, 2025 - Public hearing and consideration of requested variance by the Zoning Board of Adjustments.

Summary

- The request is for a variance not to comply with Section 1.371 (5)(f) of the Mission Code of Ordinances, which states:
 - Minimum depth of the rear setback :10 feet or to the easement line, whichever is greater.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser rear yard setback than is prescribed by this article for the district in which the building is located, the required rear yard setback shall comply with the building line so established by such plat or ordinance.
- The site is located along the South side of E. 20th Street approximately 600 feet East of N. Shary Road (F.M. 494).
- The applicant is requesting a variance to construct a swimming pool in the rear of the property.
- Shary Villas Subdivision was recorded on October 30, 2003. The subject property fronts E. 20th Street with a width of 72 feet and a length of 128 feet on one side and 112 feet on the other side.
- The Planning Staff has not received any objections to the request from surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.
- The applicant would like for the Board to consider the above-mentioned variance for construction of the swimming pool.
- On July 19, 2023 at 2408 E. 20th Street the applicant requested a variance to keep

a 1.8 feet side setback instead the required 6 feet and a 7.11 feet rear setback instead the required 15 feet for a 18feet by 30 feet open patio. The Zoning Board of Adjustments voted to approve the variance request subject to obtaining a building permit.

- The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may:
 - “Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
 - Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”
 - There is a new state law, HB1475, that allows variances to be granted if:
 - The financial cost compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code;
 - Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - The municipality considers the structure to be a nonconforming structure.

Staff Recommendation:

Staff recommends denial of the request subject to compliance with the following conditions:

1. Must comply with the required easement and setbacks.

Attachment



ZONING BOARD OF ADJUSTMENTS
APPLICATION

NAME: Yuliana Salinas PHONE: (956) 400-8600
ADDRESS: 2416 E 20th St. RECEIVED BY: _____
CITY: Mission Tx. DATE: _____

SUBDIVISION: Shary Villas LOT: 58 BLOCK: _____

APPROX. LOCATION: _____

ZONE: _____

PURPOSE: Building 15X30 swimming pool

OFFICE USE ONLY

ZBA ACTION: _____ PASSED _____ TABLED _____ FAILED DATE: _____

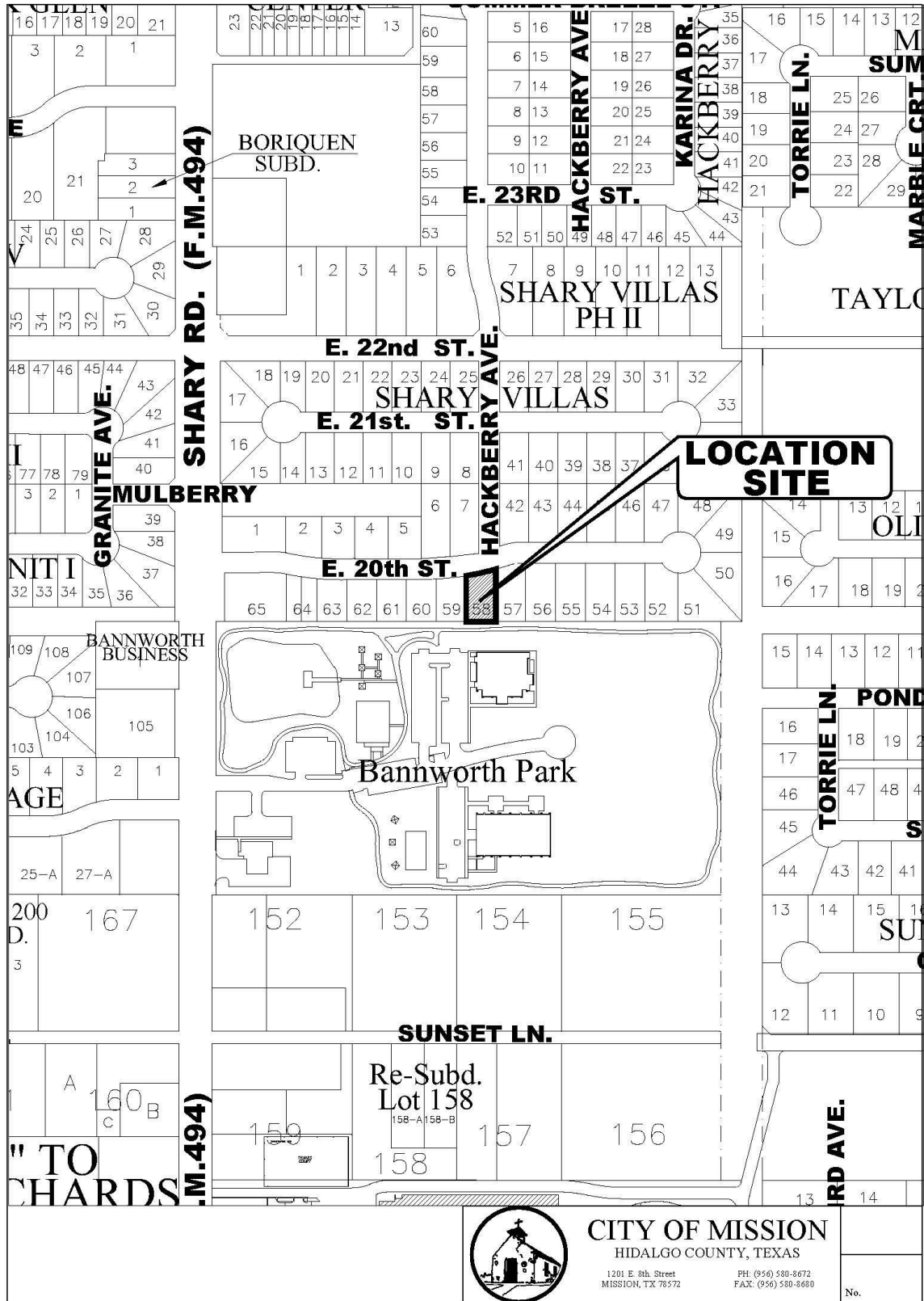
COMMENTS: _____

LETTERS MAILED: _____ FILING FEE: \$250.00 RECEIPT NO.: 20250224

APPLICANT'S SIGNATURE: Yuliana Salinas

March 14

Attachment



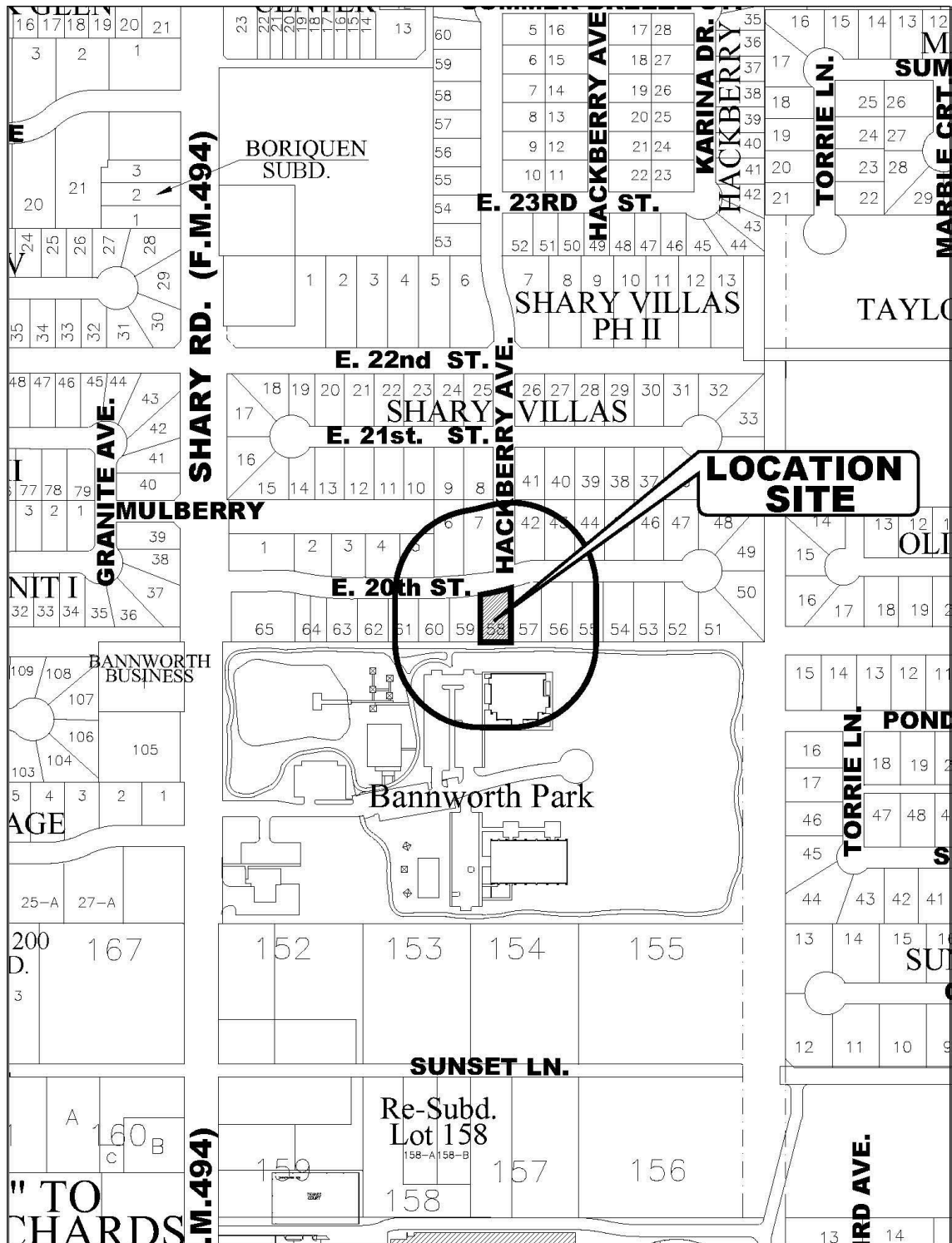
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

Attachment



Attachment



**200' RADIUS
MAILOUT MAP**



CITY OF MISSION
HIDALGO COUNTY, TEXAS

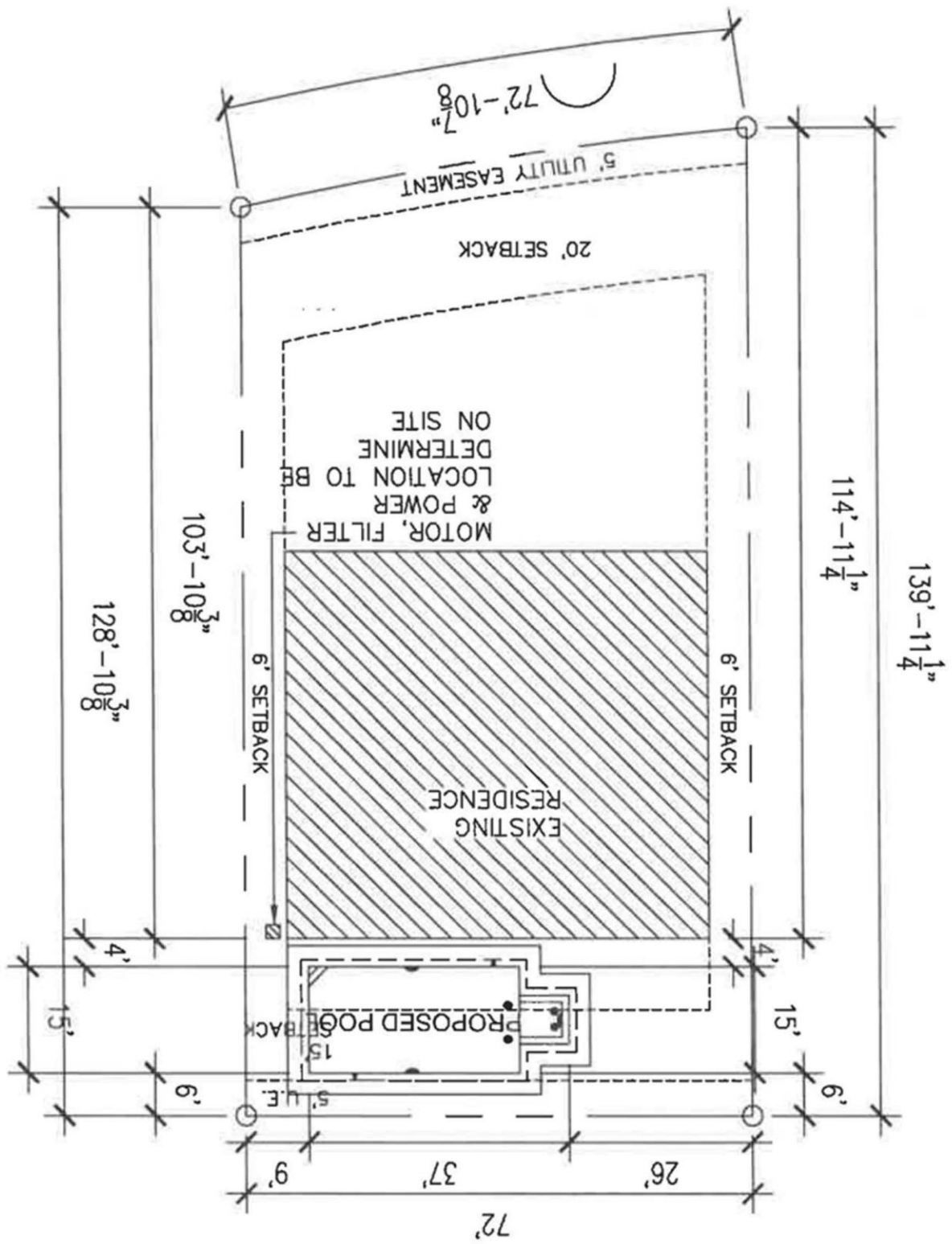
1201 E. 8th Street
MISSION, TX 78572


PH: (956) 580-8472
FAX: (956) 580-8680

No.

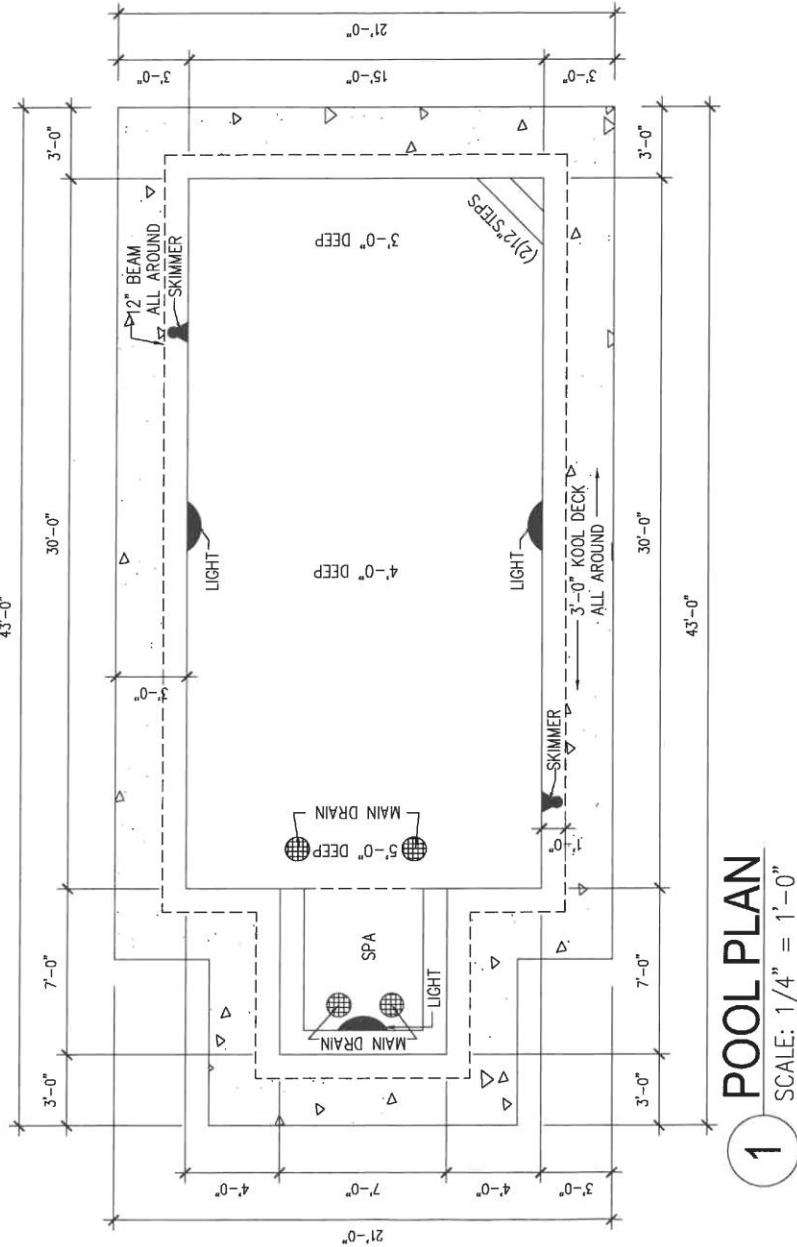
[illegible]

Attachment




 Sanchez Garcia Design Services Donna, Texas 78537 Tel: (956) 472-3758 Email: ensadesignservices@yahoo.com Enrique "Rick" Sanchez Certified Drafter	3013
	ELEGANTE POOLS PROJECT : MRS. YULIANA & MR. HECTOR SALINAS 2415 F. J. WILSON ST. WILSON, TX 78537

PROJECT # 02/01/2020
 DRAWN BY: L. SANCHEZ
 CHECKED BY: L. SANCHEZ
 DATE: 02/19/2020



NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

		2013	
Sanchez Design & Drafting 4712 E. 17th St., Suite 100 Dallas, Texas 75237 Tel: (972) 472-3758 Email: esdsdesignservices@yahoo.com		PROJECT: MRS. YULIANA R. MIR, HECTOR GALYAS 2416 E 10TH ST, DALLAS, TX 75203 OWNER:	
ELEGANTE POOLS		1 2 3 4 5 6 7 8 9 10 11 12	



NOTE:
SCALE ON 22"X34" SET IS AS NOTED
AND ON 11"X17" IS HALF THE SIZE

[illegible]

Attachment

NOTES:

1. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. THIS PROPERTY FALLS IN ZONE " X " OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480345 0005 C, REVISED NOVEMBER 20, 1991.
3. MINIMUM BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH CITY OF MISSION ZONING ORDINANCE OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
4. 5.0 FT. SIDEWALK REQUIRED OF DEVELOPER ALONG SHARY ROAD (F.M. # 494), E. 22nd STREET FUTURE BANNWORTH STREET THE NORTH SIDE OF LOT 65 AND 4 FT. SIDEWALKS ALONG ALL OTHER INTERIOR STREETS.
5. STORM WATER DETENTION OF 1.16 AC-FT. IS REQUIRED FOR THIS SUBDIVISION.
* STORM WATER DETENTION PER LOT IS: 382 cu-ft.
6. NO DRIVEWAY PERMITTED ONTO SHARY ROAD (F.M. #494), E. 22nd STREET AND FUTURE BANNWORTH STREET.
7. DEVELOPER SHALL BE REQUIRED TO PROVIDE BUFFER ALONG SHARY ROAD (F.M. #494) & E. 22nd STREET. A WOOD FENCE BUFFER SHALL BE REQUIRED DURING THE PERMIT PROCESS FOR LOTS HAVING REAR FRONTAGE TO THE FUTURE BANNWORTH STREET.
8. DEVELOPER SHALL BE RESPONSIBLE TO HAVE LOT 65 's DRIVEWAY RE-CONSTRUCTED TO ACCESS E. 20th STREET AND ELIMINATE DRIVEWAY ACCESS TO SHARY ROAD.
9. NO FRONT UTILITY EASEMENT SHALL BE FENCED.
10. BENCHMARK- CHISEL MARK AT TOP OF CURB ON THE EAST SIDE OF SHARY ROAD (F.M. #494) AT THE SOUTHWEST CORNER OF THIS PROPERTY ELEV. = 128.95.

Attachment

(281200)
GARCIA MARIA ORALIA
2008 N SHARY RD
MISSION TX US 78572-3235

(672807)
ZECCA CESAR
2901 LA VISTA AVE
MCALLEN TX US 78501-1632

(672808)
CANTU ANA L NAVA
2409 E 20TH ST
MISSION TX US 78572-3389

(672809)
DAMON HARLANY M
2413 E 20TH ST
MISSION TX US 78572-3389

(672810)
ROBLES ALEJANDRO RIVERA &
AURORA BRAVO CO-TRUSTEES
FAMILY RVBL TRUST
2417 E 20TH ST
MISSION TX US 78572-3389

(672845)
POLICARPIO BENJAMIN A & ALMA
RAFANAN
2419 E 20TH ST
MISSION TX US 78572-3389

(672843)
CONTRERAS DANIEL R
2421 E 20TH ST
MISSION TX US 78572-3389

(672847)
CARDENAS JORGE F
2425 E 20TH ST
MISSION TX US 78572-3389

(672864)
BENSON ADRIANA
2408 EAST 20TH ST
MISSION TX US 78572-3389

(672863)
MARINES ANTONIO & SARA M
2410 EAST 20TH ST
MISSION TX US 78572-3389

(672862)
SEVILLA LUIS E RAMIREZ &
PATRICIA E NUNEZ VERA
CA QUINTANA ROO NTE 501 COL
SECTOR POPULAR TOLUCA 50040
MEXICO,

(672861)
SALINAS YULIANA
2416 E 20TH ST
MISSION TX US 78572

(672860)
CHAVEZ MIGUEL
2418 E 20TH ST
MISSION TX US 78572-3389

(672859)
TREVINO JOSE ANGEL &
VERONICA GUZMAN
2420 E 20TH ST
MISSION TX US 78572-3389

(672858)
TREVINO JOSE ANGEL &
VERONICA GUZMAN
2420 E 20TH ST
MISSION TX US 78572-3389

(281198)
CITY OF MISSION
1201 E 8TH ST
MISSION TX US 78572-5812

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 26, 2025**

Agenda Item:

Public hearing and take action to consider a variance request to allow a total of 4,982.00 square feet, instead of the maximum 2,125.60 square feet which equals to 40 percent allowed for accessory structures at a .87 acre tract of land out of the north 600 feet of the south 1,016.00 feet and a .97 acre tract of land out of the north 600 feet of the south 1,016.00 feet of the east 330 feet both out of Lot 282, John H. Shary Subdivision, located at 3009 N. Glasscock Road, Applicant: Mark M. & Deedre Payne.

Prepared By: Alex Hernandez
Title: Assistant Planning Director
Signature: *Alex Hernandez*

Brief Summary:

Project Timeline

- March 14, 2025 – Application for Variance Request submitted to the City.
- March 14, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 26, 2025 - Public hearing and consideration of requested variance by the Zoning Board of Adjustments.

Summary

- The request is for a variance not to comply with Section 1.371 (2)(d) of the Mission Code of Ordinances, which states:
 - any non-living accessory structures, 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.
- The site is located at the Southwest corner of N. Glasscock Road and Payton Drive.
- The applicant is requesting a variance to construct a gym, cabana, covered porch, and greenhouse for a total of 4,982.00 square feet instead of the maximum 40 percent being 2,125.60 square feet.
- There is currently an existing 5,314 square foot single-family residence on the property. The applicant is proposing to build a gym, cabana, covered porch and a greenhouse.
- The Planning Staff has not received any objections to the request from surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- The applicant would like the Board to consider the above-mentioned variance for

construction of the accessory structures.

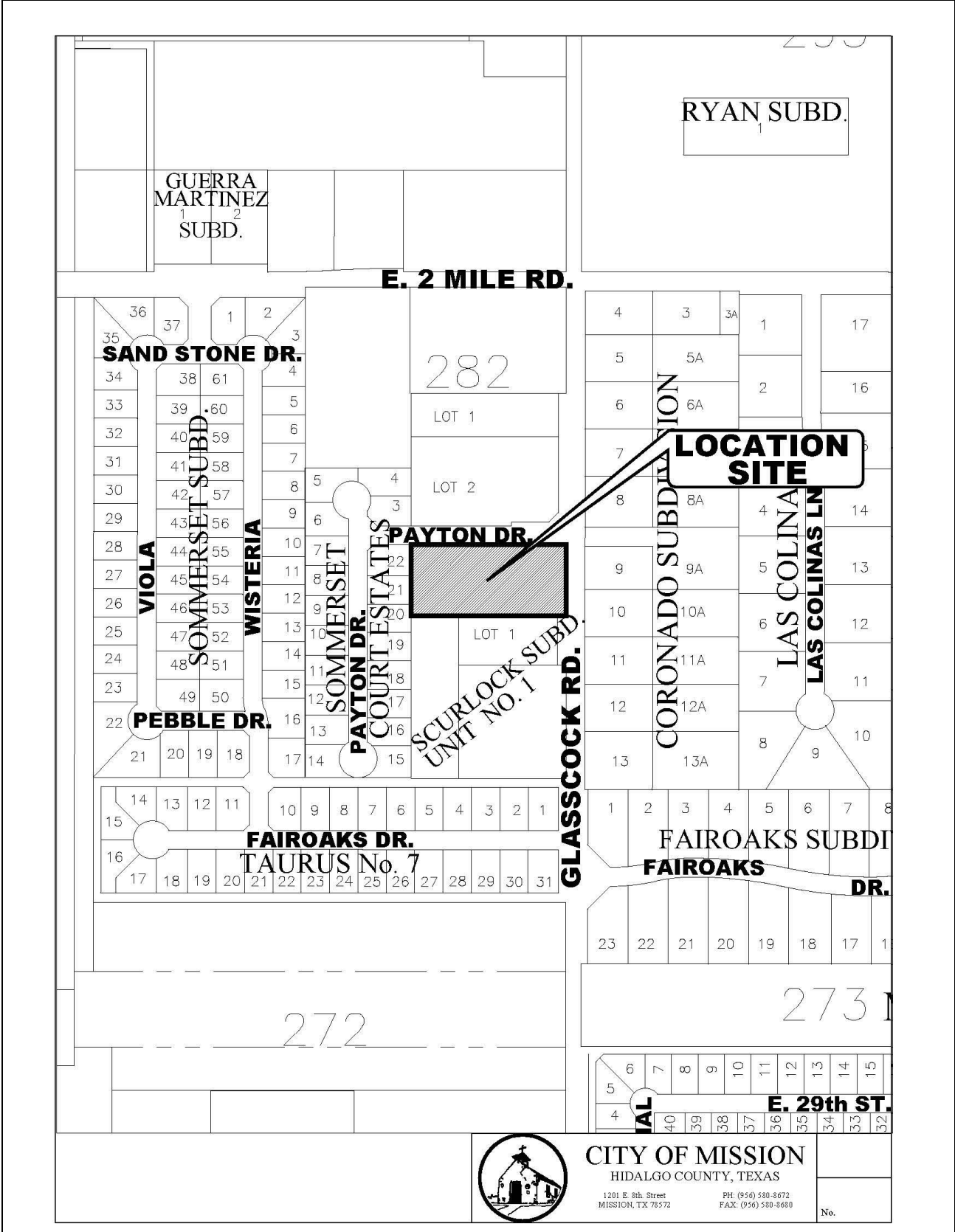
- The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may:
 - “Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
 - Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”
 - There is a new state law, HB1475, that allows variances to be granted if:
 - The financial cost compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code;
 - Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - The municipality considers the structure to be a nonconforming structure.
- Staff notes that ZBA has considered the following variance in this site:
- Previous property owner requested a variance to keep a 2 feet side setback instead of the required 6 feet side setback.

Staff Recommendation:

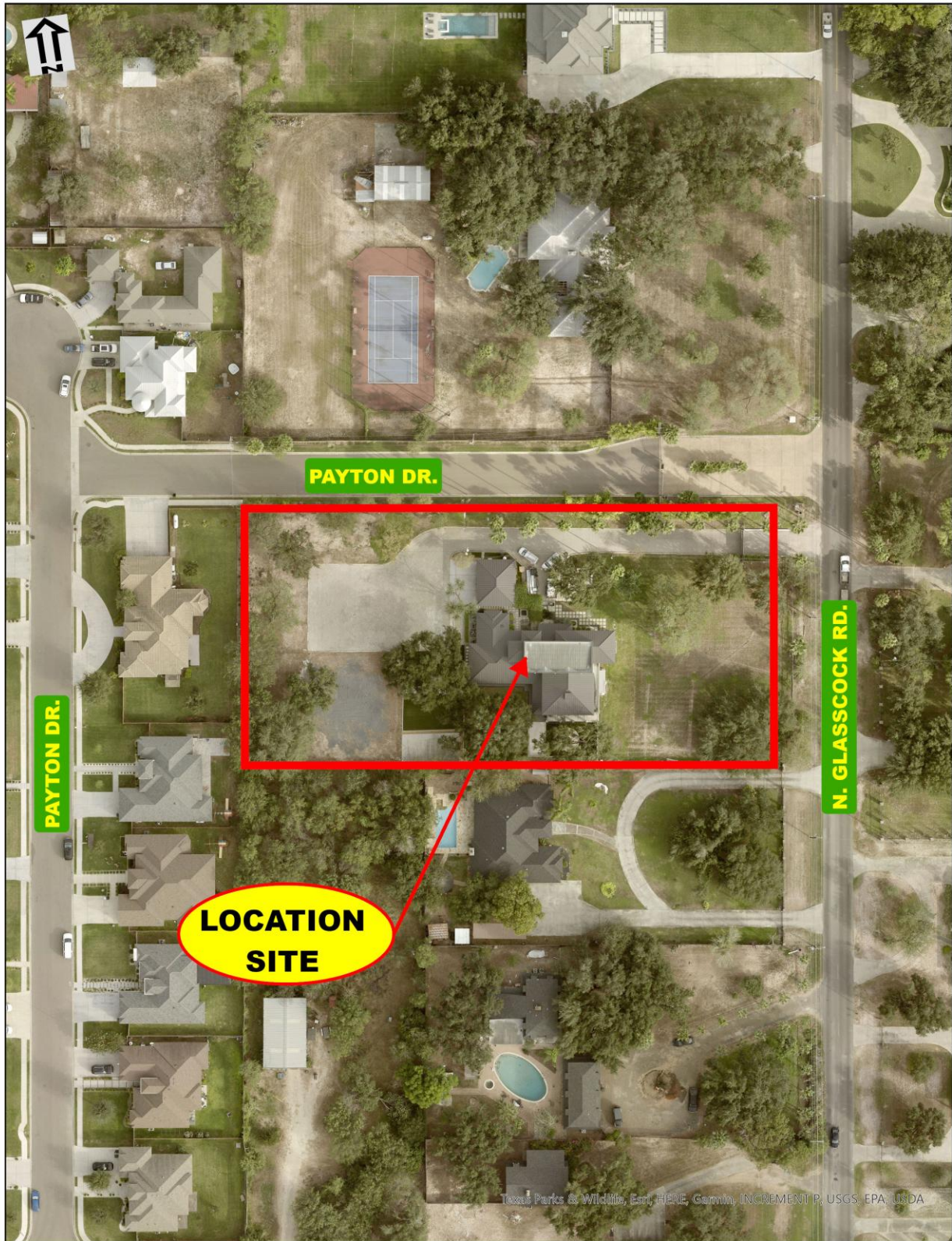
Staff recommends denial of the request subject to compliance with the following conditions:

1. Must comply with required maximum 40 percent being 2,125.60 square feet.

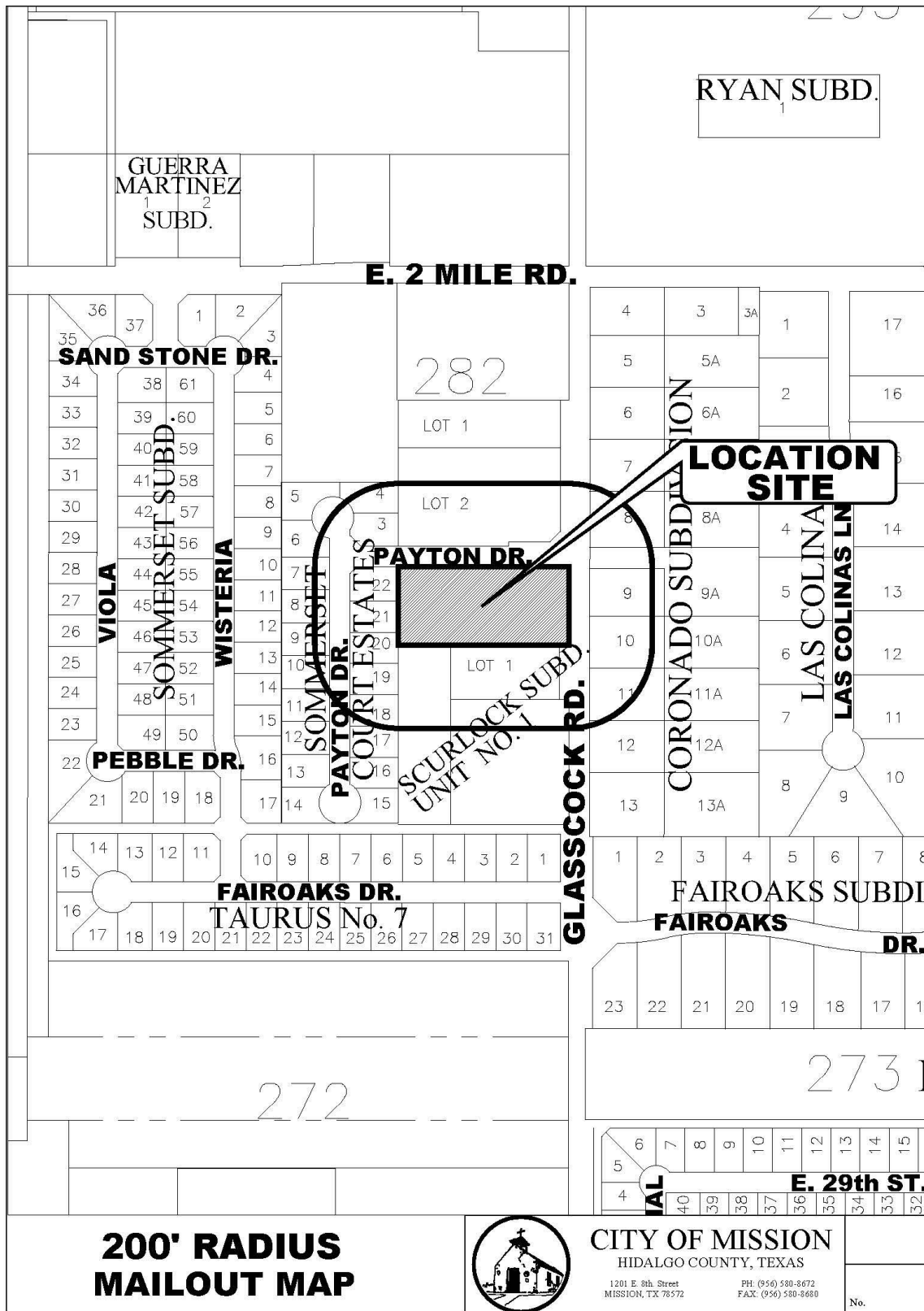
Attachment I



Attachment II



Attachment III



Attachment IV



Attachment V

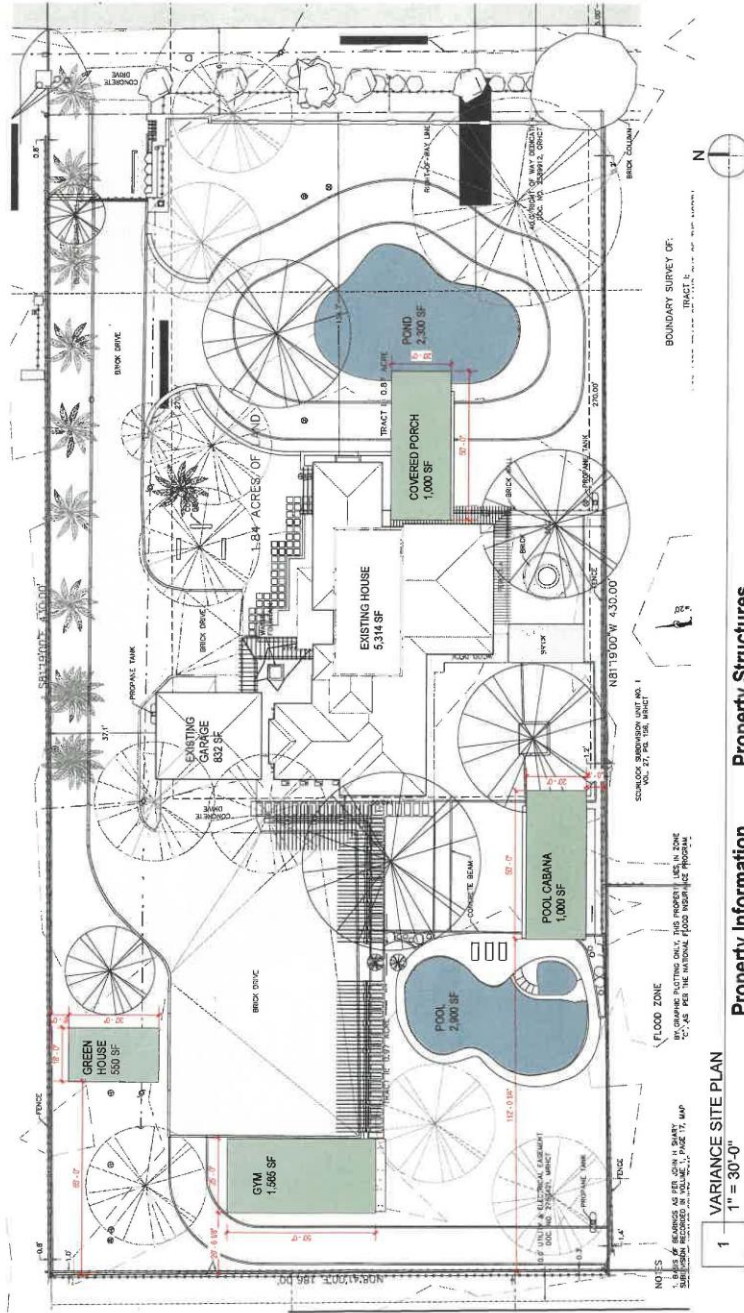


FORD POWELL CARSON

420 BROADWAY ST SUITE 100
SAN ANTONIO TX 78205
210.225.1246
www.fpcarch.com

Payne Residence
Version 2.0
Mission TX Remodel
3009 N Glasscock Rd Mission, TX 78574
Project Number: PROJECT # 101801
Project Issue Date: 01/17/2025

Architect: Adam Rued
This document shall be used for regulatory
compliance. Do not use for regulatory
approval, permit, or construction.



Property Structures

Existing House - 5,314 SF
Additional Structures
Existing Garage - 632 SF
Proposed Gym - 1,500 SF
Proposed Cabana - 1,000 SF
Covered Porch - 1,000 SF
Green House - 550 SF
Total Add. Structures - 4,582 SF

Property Information

Property Type - R1A
Property Acres - 1.84 Acres (80,150 SF)
3% of property is 2,404.5 SF

1 VARIANCE SITE PLAN
1" = 30'-0"

NOTES
1. BASED ON RECORDS AS PER CITY OF SAN ANTONIO
2. BASED ON RECORDS AS PER CITY OF SAN ANTONIO
3. BASED ON RECORDS AS PER CITY OF SAN ANTONIO

Attachment VII



Attachment VIII



Attachment IX



Attachment

(528290)
SALINAS ANGELICA Y
1904 E MILE 2 RD
MISSION TX US 78574-2081

(1070777)
CHANDLER ESPERANZA
PO BOX 536
MCALLEN TX US 78505

(1070783)
LOPEZ GUADALUPE B SANCHEZ
3013 PAYTON
MISSION TX US 78574-3523

(1070775)
RGV VILLA HOMES LLC
519 E 9TH STREET STE B
MISSION TX US 78572-4271

(1070794)
FRAIRE MEREDITH ALEXIS &
RICARDO JAMES
3008 PAYTON DR
MISSION TX US 78574-3523

(281448)
PAYNE MARK M & DEEDRE
3009 N GLASSCOCK RD
MISSION TX 78574-2041

(281442)
ROJAS CRISTOBAL & MARIA R
3003 N GLASSCOCK RD
MISSION TX US 78574-2041

(154047)
HINOJOSA NORMA
3006 N GLASSCOCK RD
MISSION TX US 78574-2021

(154053)
CRUZ DAVID & TEODULA T
2900 S 23RD ST
MCALLEN TX US 78503-5605

(1070779)
RODRIGUEZ GABRIEL G &
LIZBET A
3102 PAYTON
MISSION TX US 78574-3512

(1070781)
CONFIDENTIAL
3101 PAYTON DR
MISSION TX US 78574-3512

(1070784)
LONGORIA JONATHAN J &
MY TRANG
3011 PAYTON DR
MISSION TX US 78574-3523

(1070792)
HUERTA PABLO PEREZ & MARIA
IRENE
1100 E JASMINE AVE
MCALLEN TX US 78501-4393

(1070795)
TREVINO LAURA MARIA O &
FERNANDO GARZA
3010 PAYTON DR
MISSION TX US 78574-3523

(542017)
LOPEZ CARLOS E & NORMA
3301 N SHARY RD TRLR 3
MISSION TX US 78573-8437

(154043)
ZAMORA FRANCISCO
3102 N GLASSCOCK ROAD
MISSION TX US 78574-2022

(154048)
HINOJOSA NORMA
3006 N GLASSCOCK RD
MISSION TX US 78574-2021

(1070778)
GALVAN CLAUDIO ALEJANDRO
3100 PAYTON DR
MISSION TX US 78574-3512

(1070782)
GODINEZ MIGUEL A &
ALYSSA M CANTU
3015 PAYTON
MISSION TX US 78574-3523

(1070786)
OVIEDO VERONICA CASTRO
3700 PAYTON DR
MISSION TX US 78574

(1070793)
RIOS JOAQUIN
3006 PAYTON
MISSION TX US 78574-3523

(1070796)
HUERTA PABLO PEREZ & MARIA I
3014 PAYTON DR
MISSION TX US 78574-3523

(517003)
LOPEZ MIGUEL & ERICKA
3005 N GLASSCOCK RD
MISSION TX US 78574-2041

(154045)
CANTU JESUS & DIANA C
3100 N GLASSCOCK RD
MISSION TX US 78574-2022

(154051)
MANCHA MARIA LUISA
3004 N GLASSCOCK RD
MISSION TX US 78574-2021

EXECUTIVE SUMMARY

Meeting Date: **March 26, 2025**

Agenda Item:

Public hearing and take action to consider a variance request to allow an accessory structure (carport) to encroach eight (8) feet into the required eighteen (18) foot front yard setback for carports in a R-1 (Single Family Residential District), located at 614 Ramirez Lane, being Lot 7, Mayberry Gardens Subdivision. Applicant: Jeffery Miller

Prepared By: Susana De Luna

Title: Assistant Planning Director

Signature: *Susana De Luna*

Brief Summary:

Project Timeline

- March 4, 2025 – Application for Variance Request submitted to the City.
- March 14, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 26, 2025 - Public hearing and consideration of requested Variance application by the Zoning Board of Adjustments (ZBA).

Summary

- The request is for a variance not to comply with Section 1.371(5)(h) of the Mission Code of Ordinances, which states:
 - Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the Zoning Board of Adjustments: 18 feet.
 - Where a building setback has been established by plat or ordinance and such setback requires a greater or lesser front yard setback than is prescribed by this article for the district in which the building is located, the required front yard setback shall comply with the building line so established by such plat or ordinance.
- The applicant is requesting a variance to allow an accessory structure (carport) to encroach eight (8) feet into the required eighteen (18) foot front yard setback for carports to allow for protection of his vehicles during inclement weather.
- Mayberry Gardens Subdivision was recorded on April 26, 2007. The subject property is located along the south side of Ramirez Lane approximately 386' west of Mayberry Road. The subject property fronts Ramirez Lane with a width of 60.79 feet and a length of 127.30 feet. The subject lot has an area of 7,327 square feet.
- There is currently an existing 2,060 square foot single-family residence on the property. The applicant constructed a 20'x20' carport without obtaining the proper building permit. The applicant shared that he asked the builder several times if a permit was required for the proposed carport and was told all the times that no permit was required. The applicant is a 100% disabled veteran and federal officer and didn't mean to break any rules. He was just not aware that a permit was

needed until he was told by a Code Enforcement Officer.

- The lots the north, south, east and west are developed as Single-Family Residences.
- Staff has not received any calls regarding the variance request. Staff mailed out 24 notices to the surrounding property owners.
- Staff notes that ZBA has considered and approved the following variance within this subdivision: 10' front yard setback for Lot 19 on 3/16/11.
- The City of Mission Code of Ordinances Appendix A – Zoning, Section 1.17 states ZBA may:
 - “Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
 - “Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”
- There is a new state law, HB1475, that allows variances to be granted if:
 - The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessors for the municipality under Section 26.01, Tax Code;
 - Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other department; Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - The municipality considers the structure to be a nonconforming structure.

Staff Recommendation:

Staff recommends disapproval of the variance request as:

1. The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances;
2. The carport was built without a permit, and
3. This is a self-imposed hardship.

Attachment I



ZONING BOARD OF ADJUSTMENTS
APPLICATION

NAME: Jeffery Miller

956-579-3326
PHONE: 325-260-0238

ADDRESS: 614 Ramirez Lane

RECEIVED BY: _____

CITY: Mission, TX 78573

DATE: 4 Mar 2025

SUBDIVISION: Mayberry Garden LOT: _____ BLOCK: _____

APPROX. LOCATION: 2 Mile / 2 mile / Mayberry

ZONE: _____

PURPOSE: Had 20x20 Carport built, not attached, Literally asked
builder (7) times if we needed City Permit or if it was illegal,
builder said No to all (7) times. Code Enforcement says I
Need Permit which I do not mind Getting. I am just asking
if I could keep my Carport. I am a 100% disabled Veteran &
Federal Officer & did not have Carport built to be Mean. I did not
know.

OFFICE USE ONLY

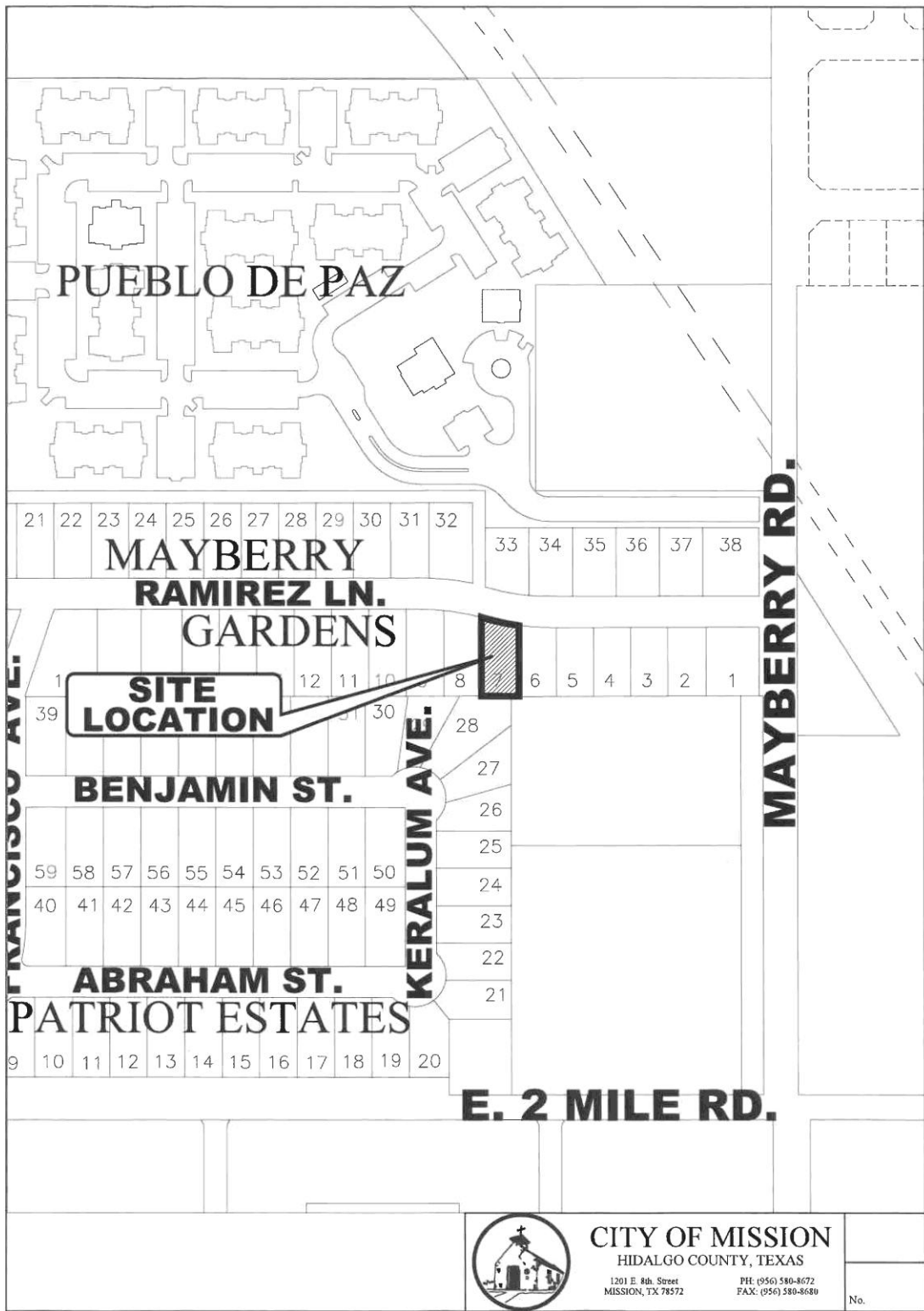
ZBA ACTION: _____ PASSED _____ TABLED _____ FAILED DATE: _____

COMMENTS: _____

LETTERS MAILED: _____ FILING FEE: \$250.00 RECEIPT NO.: 20250198

APPLICANT'S SIGNATURE: _____

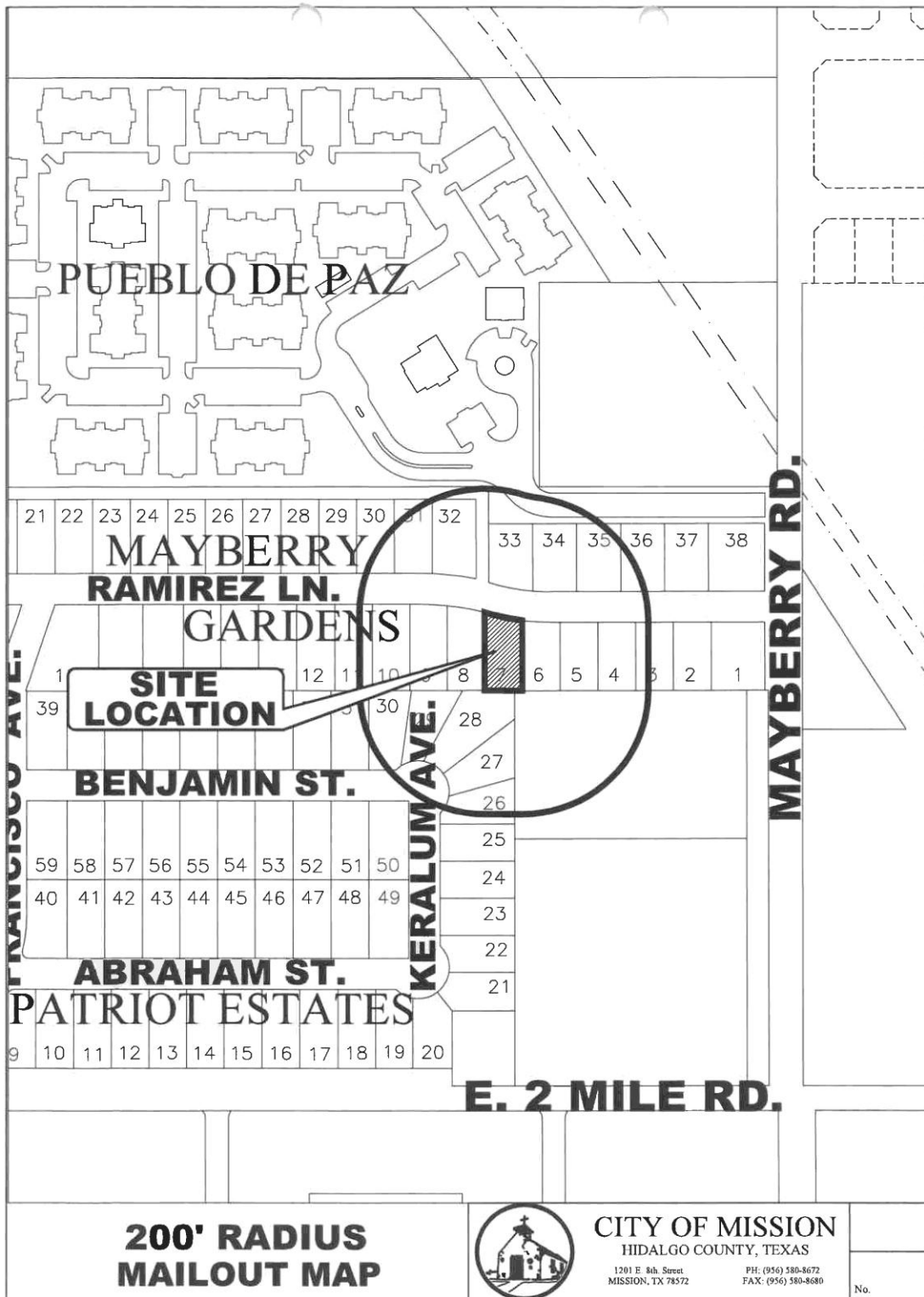
Jeffery Miller
Jeffery Miller



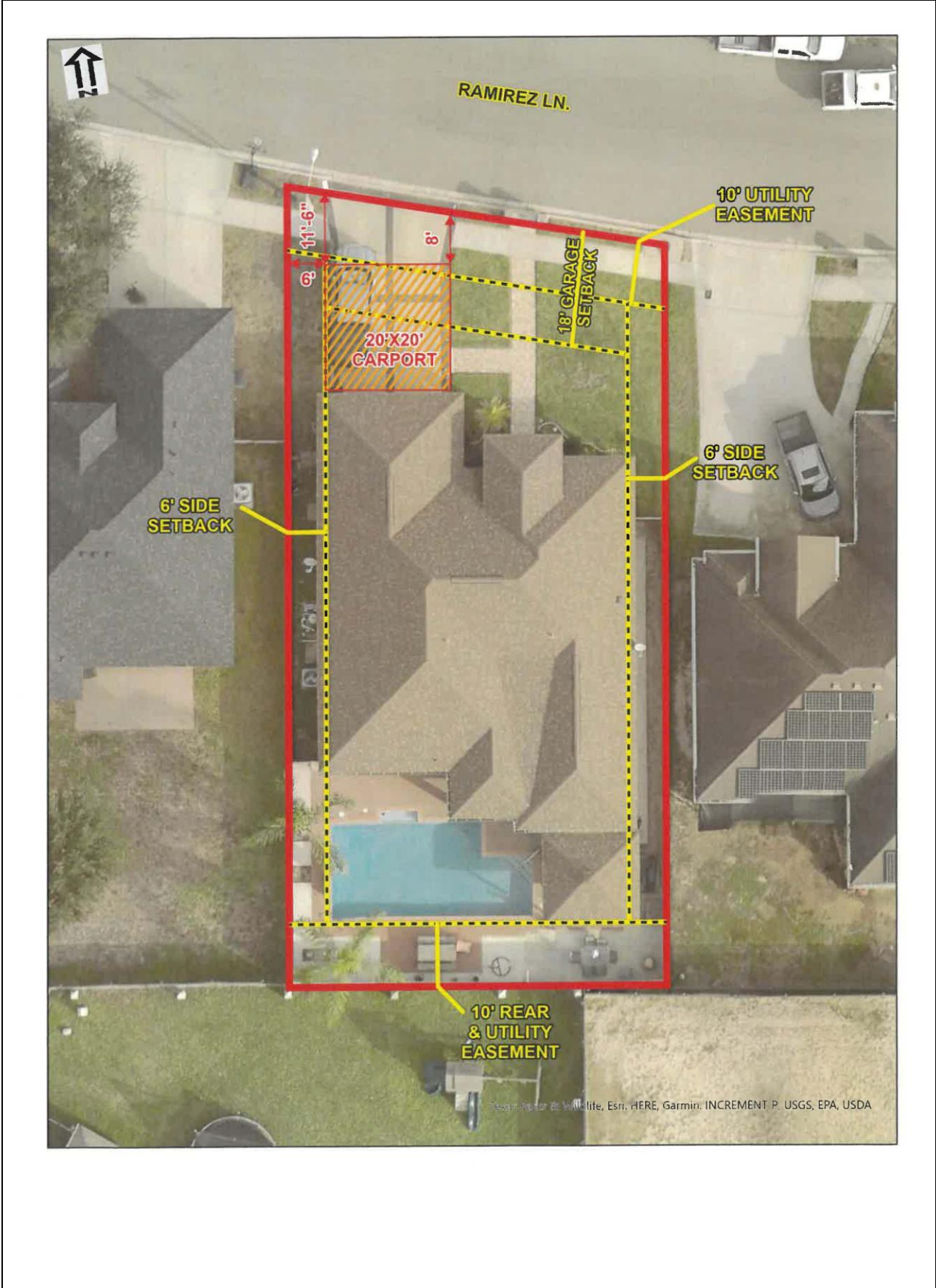
Attachment II

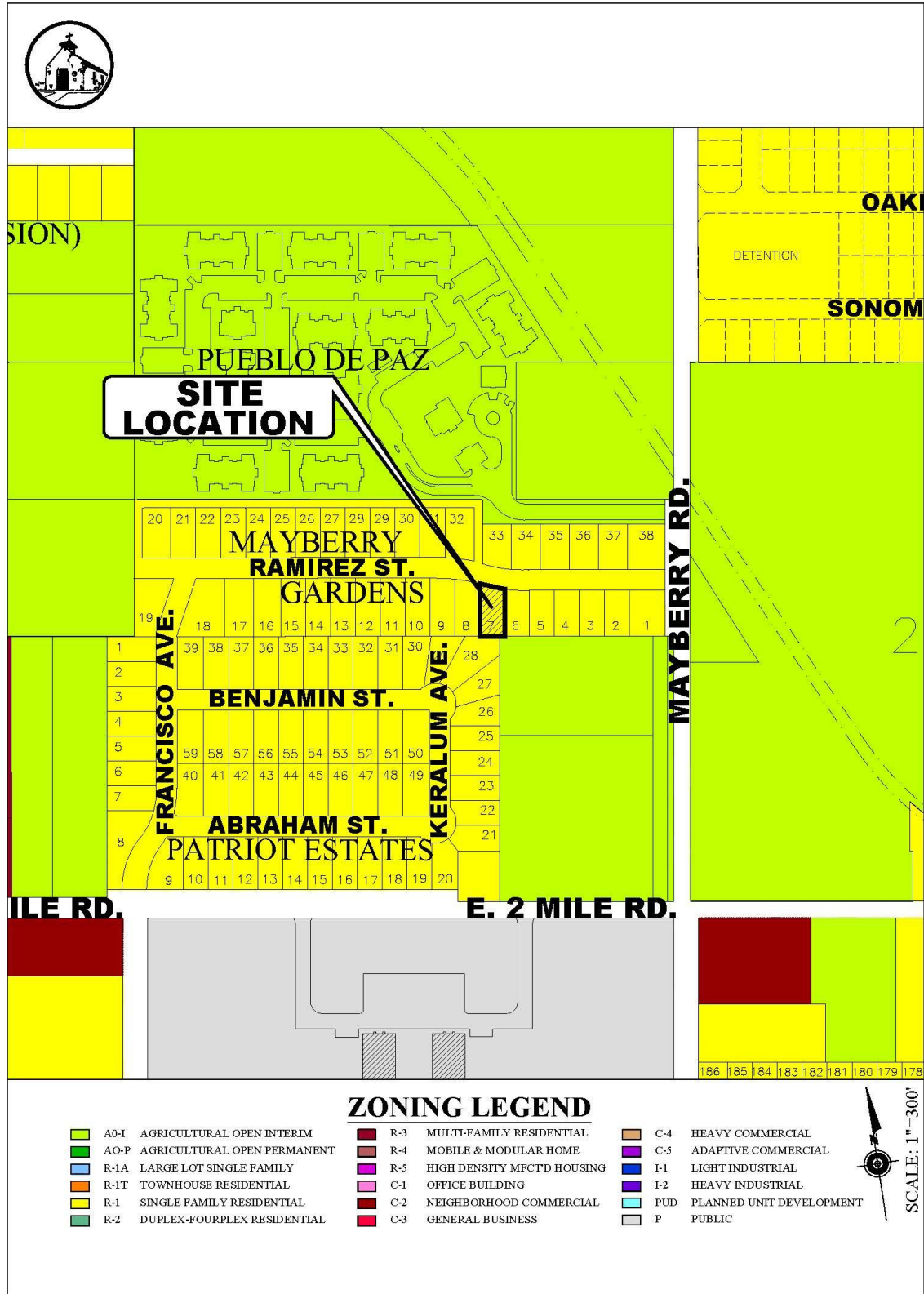


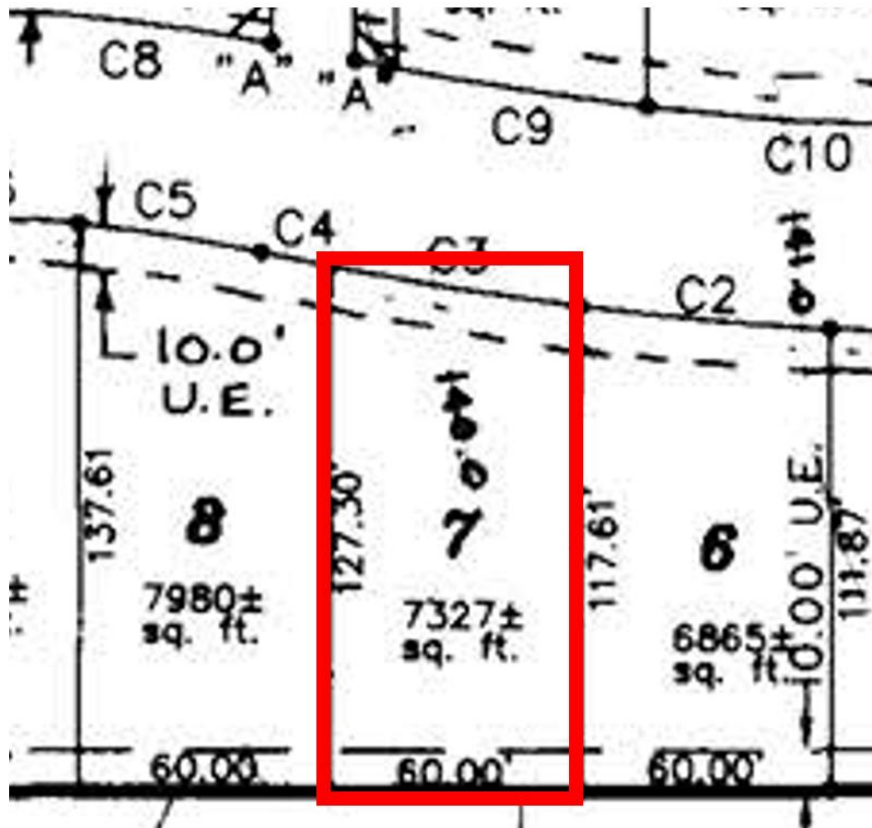
Attachment II



Attachment III





[illegible]

Attachment VI



Attachment VII



Idaho County Appraisal District			PROPERTY FIELD REVIEW CARD 2025-0-0					Valuation Method: cost/local			March 17, 2025								
PROPERTY ID AND LEGAL DESCRIPTION			OWNER ID, NAME, AND ADDRESS		OWNER ID %		EXEMPTIONS		VALUES										
716985 614 RAMREZ LN, MSSION TX			MILLER JEFFERY D & MELISSA Y		1177176		DVHS, HS												
			614 RAMREZ LANE MISSION TX US 78573-8707		100.00%				IMPROVEMENTS										
MAYBERRY GARDENS LOT 7 TYPE: R DBA Geo ID: M1855-0000000000 Ref ID: 1250670 Ref ID: R715985 MKT AREA: 516CA012 LEGAL ACREAGE:			PROP USE: MWP ID: CMS VOL 53 AS CODE: M185500 SUBTYPE: RES SUB MKT: TIR APPR VAL METHOD: cost/local						LAND MARKET		2024								
									TAXING UNITS		2025								
									CAD 100.00 GMB 100.00 DBR 100.00		211,451								
									GMD 100.00 JCC 100.00 BMB 100.00		48,358								
									SST 100.00		259,809								
									SPECIAL USE EXCL		0								
									APPRAISED VALUE		259,809								
									HS VALUE LIMIT		0								
									CIRCUIT BRKR LMIT		0								
									NET APPRAISED		259,809								
											247,715								
GENERAL			REMARKS			SKETCH													
UTILITIES: AL ZONING: RS TOPOGRAPHY: LV TAGS: LAST APPR DT: 2021-10-12			[2025] Adj d (2018) ADJ 58 CL (2016) NEW PATS & SWP (2013) ADJ CL 2013 (2013) NEW IMPS 2010																
LAST INSP COMP DT: NEXT INSP DT: NEXT REASON: REASON NOTES:			PICTURE																
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																			

Attachment IX



CITY OF
MISSION

*Irasema Dimas, 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*

February 5, 2025

Case# 25-02-G-006

Jeffery D. Miller
614 Ramirez Lane
Mission, TX 78573-8707

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **614 Ramirez Ln., Mission, TX**, bearing a legal description of **Mayberry Gardens Lot 7**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that **the construction that took 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 **(10) 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,

Angel Garcia Jr.
Code Enforcement Officer

Attachment X



CITY OF
MISSION

*Irasema Dimas, 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*

February 5, 2025

Case# 25-02-G-007

Jeffery D. Miller
614 Ramirez Lane
Mission, TX 78573-8707

Dear Property Owner/Occupant:

A visual exterior inspection was conducted of a property located **614 Ramirez Ln., Mission, TX**, bearing a legal description of **Mayberry Gardens Lot 7**, which according to the real property records of Hidalgo County, you own. After conducting the inspection, it is noted that **the carport was built within the setback lines.** This is a violation of **City of Mission Code of Ordinance; Appendix A – Zoning, Article VIII – Use Districts and Conditional Uses.**

Under the provisions of City of Mission Code of Ordinance; **Appendix A – Zoning, Article VIII-Use Districts and Conditional Uses; Section 1.371 R-1 Single Family Residential; 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 **(10) calendar days** from date of notice to contact 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,

Angel Garcia Jr.
Code Enforcement Officer

Attachment XI

(658540)
PUEBLO DE PAZ APARTMENTS
175 POWDER FOREST DR
WEATOGUE CT 06089-7902

(717010)
ESTEVIS ARTURO & RUBY
611 E RAMIREZ LN
MISSION TX US 78573-8706

(717013)
MUNOZ LILIANA & OSIEL A
701 RAMIREZ LN
MISSION TX US 78573-8710

(716982)
SALINAS BETSYVEL &
CRISTO RODOLFO LOPEZ
700 RAMIREZ LN
MISSION TX US 78573

(716985)
MILLER JEFFERY D & MELISSA Y
614 RAMIREZ LANE
MISSION TX US 78573-8707

(716988)
CASTANEDA ERICA NICOLE
HERRERA
608 RAMIREZ LN
MISSION TX US 78573-8707

(693137)
GUTIERREZ JOSE A & MARIA S
3212 KERALUM AVE
MISSION TX US 78573

(693140)
CORONA GABRIELA M & JOSE A
CASTILLO
3216 BLACK OAK LN
MISSION TX US 78573-1314

(717008)
LOPEZ CYNTHIA ELIZABETH
406 E 28TH ST
MISSION TX 78574-2157

(717011)
PORTILLO JULIO C & SASHA M
613 RAMIREZ LANE
MISSION TX US 78573-8706

(717014)
CAMPOS SANDRA
PO BOX 914
MISSION TX US 78573-0015

(716983)
MORALES CRYSTAL LEE
618 RAMIREZ LN
MISSION TX US 78573-8707

(716986)
BUENTELLO REYNALDO &
YOLANDA
612 RAMIREZ LN
MISSION TX US 78573-8707

(716989)
GONZALEZ JORGE &
BEATRIZ ADRIANA SALINAS
606 RAMIREZ LN
MISSION TX US 78573-8707

(693138)
CRABTREE JOSHUA A & SANDRA
SEGUNDO
1009 SUNRISE LN
MISSION TX US 78574-2382

(693141)
PENA MARISOL G
1725 W MILE 4 RD
MISSION TX US 78573-4100

(717009)
DE LA CRUZ HUGO & YADIRA
MARQUEZ & MA DE SAN
JUANA HERNANDEZ
609 RAMIREZ LN
MISSION TX US 78573-8706

(717012)
CONFIDENTIAL
615 RAMIREZ LANE
MISSION TX US 78573-8706

(716981)
LUNA ROLANDO RICARDO &
AYISSA ANNETTE SALINAS
702 RAMIREZ LN
MISSION TX US 78573-8709

(716984)
VERA RACHEL & MICHAEL AMBERS
616 RAMIREZ LN
MISSION TX US 78573-8707

(716987)
MANDES SAN JUANITA M
610 RAMIREZ LN
MISSION TX US 78573-8707

(693136)
LABASTIDA CUAUHEMOC S &
LUISANA B
3210 N KERALUM AVE
MISSION TX US 78573-2106

(693139)
VALADEZ MARIA E
611 BENJAMIN ST
MISSION TX US 78573-2107

(317274)
MORENO LUIS A
3221 N MAYBERRY RD
MISSION TX US 78573-1595

Attachment XII

STAFF RECOMMENDATION:

Staff recommends disapproval of the variance request as:

1. The request does not meet the standards for the issuance of a variance as described in the City of Mission Code of Ordinances;
2. The carport was built without a permit, and
3. This is a self-imposed hardship.