



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001, et. Seq., the Accommodations Review Board of the City of Mission, Texas will hold a Regular Meeting on **Wednesday, February 25, 2026 at 4:45 p.m.** in the **City Hall's Council Chamber, 1201 E. 8th Street** to consider the following matters:

REGULAR MEETING

1. Call to Order and Establish Quorum

APPROVAL OF MINUTES

- 2 Approval of Minutes for ARB Meeting - January 28, 2026

PUBLIC HEARINGS

- 3 Public hearing and take action to consider a special accommodation request to allow a 0' front setback instead of the required 20' and to allow a 3.5' side setback instead of the required 6' for a 10' x 20' existing carport, being Lot 8, Block 218, Mission Original Townsite Subdivision, located at 1305 Oblate Avenue, as requested by Anthony Malone – Cervantes

ADJOURNMENT

Signed this the 19th day of February, 2026

Xavier Cervantes, Director of Planning

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 19th day of February, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo, City Secretary

**ACCOMODATIONS REVIEW BOARD
JANUARY 28, 2026
CITY HALL'S COUNCIL CHAMBERS**

ARB PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
Dolly Elizondo

ARB ABSENT

William Ueckert Jr.

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Jessica Munoz
Elisa Zurita
Patricio Martinez

GUESTS PRESENT

Diana Sanchez

CALL TO ORDER

Chairman Salazar called the meeting to order at 6:14 p.m.

ITEM #3

TO CONSIDER A SPECIAL ACCOMMODATION REQUEST TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 20' FOR AN EXISTING CARPORT, BEING LOT 55, LAS MISIONES ESTATES PHASE II SUBDIVISION, LOCATED AT 1717 SALINAS STREET, AS REQUESTED BY MARIA GLORIA SANCHEZ, C/O DIANA V. SANCHEZ

Mr. Cervantes stated that the request is for a variance not to comply with Section 1.371 – R-1 (Single Family Residential District), which states: Minimum Front Setback: 20 feet; Minimum Side Setback: 6 feet, Minimum Rear Setback: 10 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 site is located along the west of Salinas Drive at the intersection with 18th Street. The applicant is seeking the Board's consideration to keep a 20' x 20' carport within the 20' front setback. The carport was constructed without obtaining a building permit. The carport was constructed to help keep her mother and vehicle safe during inclement weather. Mrs. Gloria Sanchez is a 77-year old lady who suffers from the following conditions: osteopenia, hypertension, hypothyroidism, hyperlipidemia, osteoporosis, among others. Over the past 10 years, she has suffered several falls that have led to bone fractures and surgeries. Las Misiones Estates Phase II Subdivision was recorded on January 28, 1999. The lot measures 60' in width by 113' in depth for a total of 6,780 square feet. The lots to the north, south, east, and west are developed as single-family residential. Staff notes that the Code Enforcement Department has an ongoing case in this property for construction without a permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed a notice to the property owner. No variances have been processed in this subdivision. There is a 5' utility easement along the front of the property. The Zoning Board of Adjustments considered this variance request on October 22, 2025, and denied the request. Since then, staff has been made aware there is a medical condition and offered consideration through the Accommodations Review Board. The Accommodation Review Board may review the application and issue a ruling that grants the variance, grants the variance with conditions, or denies the application. If the application is approved, it is only for the person with the medical condition. Once the need is no longer there, the carport would need to be removed.

STAFF RECOMMENDATION:

Staff recommends approval subject to: 1) Sign a hold harmless agreement stating that the structure

will remain perpetually “open and to its footprint” and if the structure is ever removed or the need longer there, the prevailing setbacks shall be complied with thereafter, 2) obtaining a building permit and assessing a double permit fee, 3) if the property is sold in the future, the applicant must disclose to the buyer that the carport structure must be removed prior to the sale.

Ms. Diana Sanchez, residing at 1717 Salinas Drive, stated that the carport was constructed at the request of her mother to accommodate her medical needs. She explained that over the past decade, her mother had suffered approximately six (6) falls, three of which required surgery and one resulting in a 21-day rehabilitation stay. Ms. Sanchez noted that she had submitted all relevant medical records, including documentation of ER visits and physical and occupational therapy, to the office. She further detailed that her mother’s most recent fall occurred the previous year, requiring an eight-week recovery in a medical boot. Ms. Sanchez argued that the lack of shade near the home creates a difficult 30-foot round trip for her mother, causing significant pain and discomfort, particularly in her surgically repaired knee. Additionally, she mentioned that her mother’s ulcerative colitis increases her risk of bone fractures during falls, which serves as the basis for the special accommodation request.

In response to Chairman Salazar’s inquiry, Ms. Sanchez confirmed that her mother still drives, though she limits herself to doctor’s appointments and avoids the expressway.

When Ms. Elizondo asked if her mother possessed a handicap designation sticker, Ms. Sanchez replied that they had not yet applied for one, though she noted her mother does receive Supplemental Security Income (SSI).

There being no further discussion, Chairman Salazar entertained a motion. Ms. Elizondo moved to close the public hearing. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously

There being no further discussion, Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the accommodation request as presented. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

4 ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion. Ms. Elizondo moved to adjourn the meeting. Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously at 6:20 p.m.

Alberto Salazar, Chairman
Accommodations Review Board



AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 25, 2026

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

AGENDA ITEM: Public hearing and take action to consider a special accommodation request to allow a 0' front setback instead of the required 20' and to allow a 3.5' side setback instead of the required 6' for a 10' x 20' existing carport, being Lot 8, Block 218, Mission Original Townsite Subdivision, located at 1305 Oblate Avenue, as requested by Anthony Malone – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 20, 2024 – Application for Accommodations Review Board submitted to the City.
- February 13, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to the property owner of the subject tract.
- February 25, 2026 – Public hearing and consideration of the requested special accommodation by the Accommodations Review Board.

Summary:

- The request is for a variance not to comply with Section 1.371 – R-1 (Single Family Residential District), which states:
 - Minimum Front Setback: 20 feet
 - Minimum Side Setback: 6 feet
 - Minimum Rear Setback: 10 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 site is located approximately 50' North of E. 13th Street along the West side of Oblate Avenue.
- The applicant is seeking the Board's consideration to keep a 10' x 20' carport within the 20' front setback and the 6' side setback. The carport was constructed without obtaining a building permit.
- The carport was constructed for medical reasons to protect against heat-related chemicals inside the vehicle. Due to acute Lymphoblastic Leukemia, the patient is highly sensitive to carcinogens and chemical exposure during treatment. Shading the vehicle helps reduce harmful exposure.
- The lot measures 50' in width by 150' in depth for a total of 7,500 square feet.
- The lots to the north, south, east, and west are developed as single-family residential.
- Staff notes that the Code Enforcement Department had a case in this property for construction without a permit.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed a notice to the property owner.
- ZBA has considered the following variances within the subdivision

<u>Legal Description</u>	<u>Variance Request</u>	<u>Date of Meeting</u>	<u>Recommendation</u>
Block 191	7'4" rear setback	1-9-90	Approved

VICINITY MAP



ARIEL MAP



ATTACHMENTS



DECEMBER 11TH VIA ZOOM

Request to the Accommodations Review Board

Reasonable Accommodations Request #: _____

PLEASE TYPE OR PRINT USING BLACK OR BLUE INK

Should you need assistance in completing this application, please ask staff in the Building Inspections Department by calling (956) 580-8691 or by visiting the department at 1201 E. 8th Street, Mission, Texas 78572.

PLEASE NOTE: Do not submit information such as Social Security numbers, date of birth, medical records or lists of medications.

Requests for reasonable accommodations may be approved when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

A request for reasonable accommodations may be made to the Accommodations Review Board by any person with a disability, their representative or a developer or provider of housing for individuals with disabilities.

TO THE HONORABLE ACCOMMODATIONS REVIEW BOARD:

Requestor: ANTHONY MALONE
Requestor's Phone Number:
Requestor's Street Address: 1305 OBLATE AVE. MISSION TX 78572
City: State: Zipcode:

Location of the dwelling related to the Request:

Street Address: 1305 OBLATE AVE Zoning District: R1
Lot Number: 8 Block: 218 Subdivision: MISSION ORIGINAL TOWNSITE

Describe how the requestor (or the persons on whose behalf the requestor is requesting the accommodation) suffer from a disability as defined by the Fair Housing Amendment Act:

LEUKEMIA (ACUTE LYMPHOBLASTIC LEUKEMIA - B CELL) (4 YEAR OLD DAUGHTER)

Identify the reasonable accommodations requested and the specific regulations, policy, or procedure from which the waiver or deviation is requested.

NUMEROUS CARCINOGENS & AGGRAVANTS RELEASED VIA OFF-GASSING OF SYNTHETIC COMPOUNDS IN VEHICLE INTERIOR WHEN VEHICLE IS HEATED/BAKED BY SUN. CARPORT PREVENTS VEHICLE FROM HEATING UP IN SUN & OFF-GASSING KNOWN CARCINOGENS INTO VEHICLE. DOCTORS INFORMED US OF CHEMICAL SENSITIVITY OF OUR DAUGHTER DURING TREATMENT TO THESE COMPOUNDS.

ATTACHMENTS

Give the reason that an accommodation may be necessary for the use and enjoyment of the dwelling.

THE SITE LACKS ANY SUBSTANTIAL SHADE. IN ADDITION, A CARPORT WAS PRESENT AT THE EXACT SITE FROM 1989-2019 AS VISIBLE IN GOOGLE STREET PHOTOS.

Please attach any documents that you wish to provide to support your request for an accommodation. In most cases, an individual's medical records or detailed information about the nature of the person's disability is not necessary for this application.

Note: The City may request any other information as necessary in order to make the findings required by Appendix A (Zoning) Article IV-A, Section 1.03 et seq. of the City of Mission Code of Ordinances. In accordance with applicable local, state, and federal Fair Housing laws. Any personal information regarding disability status identified by a requestor as confidential shall be retained in a manner so as to respect the privacy rights of the requestor and/or person with disability and shall not be made available for public inspection except as required by law.

A reasonable accommodation for an increase in the number of residents terminates if the property ceases to be operated as housing for disabled persons as defined by the Fair Housing Amendment Act.

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The City of Mission makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state, and federal laws pertaining to projects within the city. Copies of the City of Mission adopted codes and Zoning Ordinance can be found on the city website at www.missiontexas.us or at the City of Mission at 1201 E. 8th Street, Mission, Texas 78572.

PLEASE CHECK ONE:

X I will represent this reasonable accommodation request at the Accommodations Review Board meeting.

I will not be able to represent this reasonable accommodation at the Accommodations Review Board Meeting. My authorized representative who will represent this reasonable accommodation before the Reasonable Accommodations Board is:

ANTHONY MAZONE, 1305 ORATE AVE, MISSION TX. 78572
Name Street Address City State Zipcode

I hereby certify that the above statements are true and correct to the best of my knowledge.

Requestor's Signature

STATE OF TEXAS
COUNTY OF HIDALGO

Subscribe and sworn to before me this 20th day of September, 2024



Notary Public

My commission expires: 5-13-24

ATTACHMENTS

HIDALGO COUNTY APPRAISAL DISTRICT PROPERTY 240180 R 11/20/2004 Legal Description MISSION ORIGINAL TOWNSITE LOT 8 BLK 218		PROPERTY APPRAISAL INFORMATION 2023 OWNER ID 1238320 MALONE ANTHONY 1311 QUITA CIR MISSION, TX 78572-4342-11 OWNERSHIP 100.00%		Entities CAD 100% CMS 100% DR1 100% GH1 100% JCC 100% SMS 100% SST 100%	Values IMPROVEMENTS 83,332 LAND MARKET + 30,000 MARKET VALUE = 113,332 PRODUCTIVITY LOSS - 0 APPRAISED VALUE = 113,332 HS CAP LOSS - 0 ASSESSED VALUE = 113,332
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Ref ID1: 255702 Ref ID2: R240180
 M5200-00-218-0008-00 Map ID CMS

ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS 1305 OBLATE AVE MISSION, TX

GENERAL UTILITIES AL LAST APPR. G26 TOPOGRAPHY LV LAST APPR. YR 2022 ROAD ACCESS PCG LAST INSP. DATE 10/22/2021 ZONING RS NEXT INSP. DATE BUILDER NEXT REASON PMT22W REMARKS (2022) NEW IMPS; RMVD OLD IMPS (2020) ADJ % (2019) ADJ CAN % (2016) NEW ADD'S (2013) N/C (2010) N/C (2009) ADJ % 07 (2008) ADJ % 07 (2007) ADJ % 07 (2006) ADJ % & NEW CAN 04	SKETCH for Improvement #1 (RESIDENTIAL) 	EXEMPTIONS
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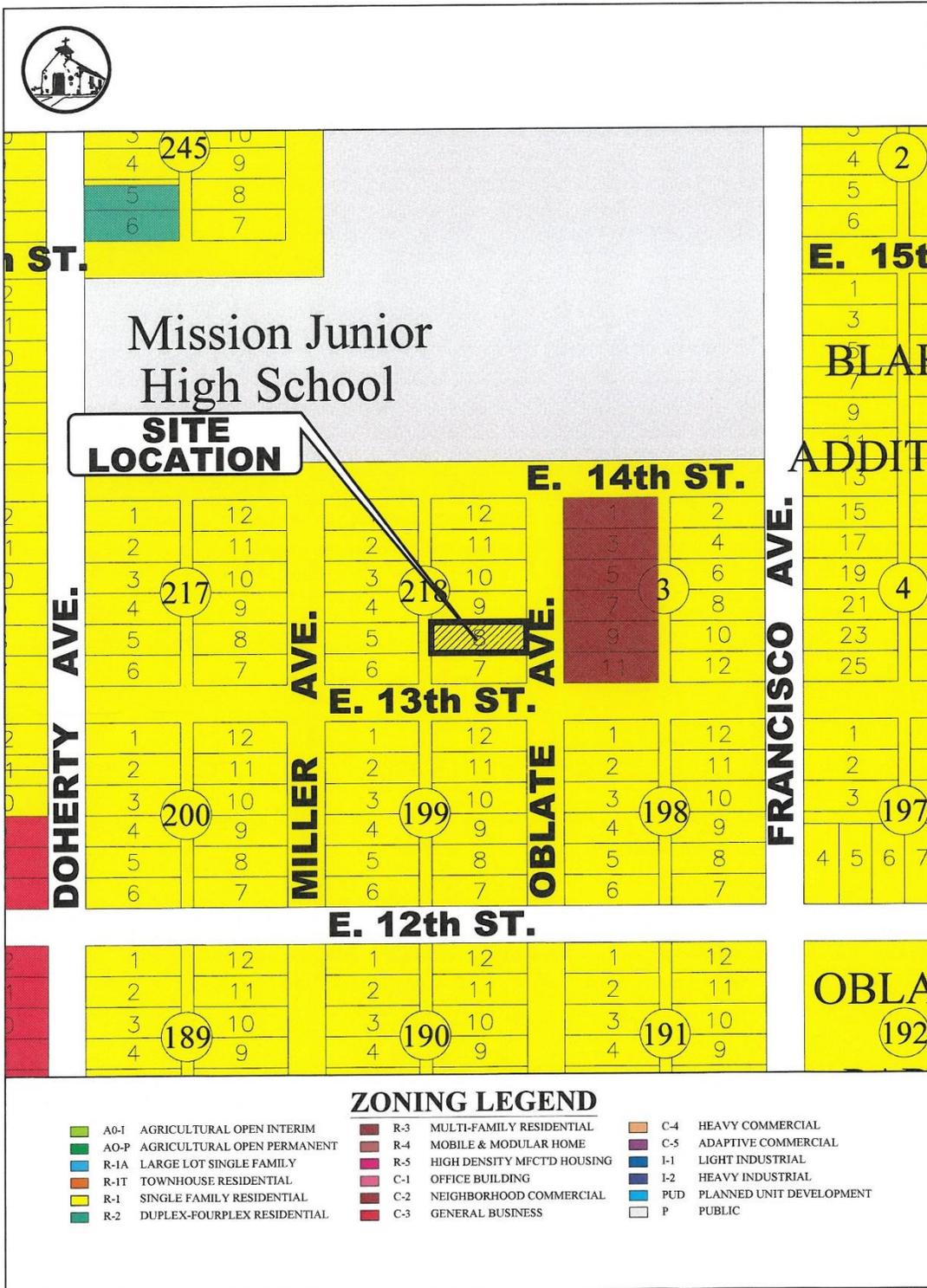
BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
07/19/2022	0	ANDIS CHAD E & M	WD 3363108
02/13/2019		GONZALES JASON	GFD 2987534
05/27/2014		ANDIS NORMA B	SWD 2516516

SUBD: M520000	100.00%	NBHD: M520000	100.00%	IMPROVEMENT INFORMATION										IMPROVEMENT FEATURES								
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	Construction Style	RES	0	
1.	RESIDENTIAL	MA MAIN AREA	R1	WDFA/3P	1,174.0	63.04	1	2021	2021	*	74,009	99%	0%	0%	0%	100%	0.99	73,269	Foundation	1	SLB	0
		GAR GARAGE	R1	7	300.0	31.52	1	2021	2021	*	9,456	99%	0%	0%	0%	100%	0.99	9,361	Exterior Wall	1	DVD	0
		FOR PORCH (COVER)	R1	7	45.0	15.78	1	2021	2021	*	700	99%	0%	0%	0%	100%	0.99	702	Interior Finish	1	SRK	0
																			Roof Style	1	HIP	0
																			Roof Covering	1	CmpS	0
																			ROOF HEIGHT	1	MP	0
																			Heating/Cooling	1	AND	0
																			Flooring	1	TIL	0
																			WALL HEIGHT	1	8	0
																			Number of Bedrooms	1	2.00	0
																			Plumbing	1	2	0
																			BATH	1	1	0
																			Custom	1	0	0
																						0

SUBD: M520000	100.00%	NBHD: M520000	100.00%	LAND INFORMATION										LAND INFORMATION			
LE DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1. LOT		SMSBTWN	A1	N		SQ	7,500.0000	SQ	4.00	30,000	1.00	1.00	A			0.00	30,000
												30,000				0	

ZONING MAP



ATTACHMENTS (PICTURES)



ATTACHMENTS



ATTACHMENTS

