



MEETING DATE: July 28, 2026

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

AGENDA ITEM: Discussion and possible action on matters related to an application for a Homestead Exemption Variance for the North 40 feet of the North 80 feet of Lot 81, Mission Acres Subdivision located at 1040 Adams Avenue. Applicant: Jesus Alvarez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 27, 2026 – Original Planning and Zoning Application submitted to the City for a Homestead Exemption Variance.
- July 1, 2026 – Consideration of the Homestead Exemption Variance by the Planning and Zoning Commission.
- July 28, 2026 – Consideration of the Homestead Exemption Variance by the City Council.

Summary:

- Section 98-16 of the Subdivision Ordinance allows the granting of homestead exemption variances to assist property owners to save on engineering fees by not requiring the subdivision process for properties not properly subdivided.
- This site is located along the East side of Adams Avenue, with the rear abutting Lee Street both being paved and equipped with curb & gutter for drainage, approximately 120 feet South of Blake Street. The land is currently vacant and zoned as R-1 Single Family Residential.
- No additional ROW will be required per Homestead Exemption Variance.
- The property is an irregular lot measuring 40 feet by 250 feet (more or less) being .275 acres or 12,000 square feet exceeding the minimum square footage of 5,000 square feet, however not meeting the minimum lot frontage of 50 feet.
- For properties less than 50 feet in width the Code of Ordinances, Appendix A – Zoning, Article XIII – Exemptions and Modifications, 3. Side Setbacks, (e) states that the required side yard may be reduced to ten percent of the width of the lot, provided that no side yard shall be less than 3½ feet. The applicant is proposing side setbacks of 3.5 feet.
- The owner proposes to build his home on the lot as his primary residence.
- There is an existing 6" water main on Adams Avenue and Lee Street where the owner can connect to also there is an 8" sanitary sewer main line that can be found on Lee Street to service the site.
- The applicant is requesting a waiver of the park (\$675) and sewer capital recovery (\$200) fee. As per Ordinance No. 5482, the water rights conveyance fee will not be applicable to this submittal.
- The site is equipped and accessible to all other utilities including street lighting (120'), and a fire hydrant (140').
- Section 98-16 of the Code of Ordinances require the construction of the single-family dwelling to be completed within one year of the approval.

STAFF RECOMMENDATION:

Staff recommend approval.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____