

**ACCOMODATIONS REVIEW BOARD
MARCH 25, 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
Susie De Luna
Alex Hernandez
Jessica Munoz
Elisa Zurita
Ana Bazaldua

GUESTS PRESENT

Adrian Hernandez
Maria Elizabeth Munguia
Maria Ceran
Leonel Perez
Eddie Tapuro

CALL TO ORDER

Chairman Salazar called the meeting to order at 4:44 p.m.

ITEM #2

TO CONSIDER A SPECIAL ACCOMMODATION REQUEST TO ALLOW A 0' GARAGE SETBACK INSTEAD OF THE REQUIRED 18' FOR A 20X20 EXISTING CARPORT, BEING LOT 146, MISSION PALM ESTATES SUBDIVISION, LOCATED AT 1729 DALOBO BOULEVARD, AS REQUESTED BY MARIA ELIZABETH MUNGUIA.

Ms. Jessica Munoz stated that the property is located at 1729 Dalobo Boulevard, being Lot 146, Mission Palm Estates East Subdivision. The applicant is seeking the Board's consideration to keep a 20' x 20' carport within the 18' front setback. The carport was constructed without obtaining a building permit. The carport was constructed for medical reasons, to prevent falls and provide protection. Due to Osteoarthritis and Hypertension. The lot measures 40' in width by 80' in depth for a total of 3,200 square feet. The lots to the north, south, east, and west are developed as Townhouse 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. No variances have been processed in this subdivision. 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 is no 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 before the sale.

Chairman Salazar asked if the applicant was present in the audience.

Ms. Maria Elizabeth Munguia Garza applicant, stated her name for the record as well as verifying her address and requested a hearing in Spanish.

Ms. Munguia stated her case and advised the board she had on her proper documentation from her primary care physician to support her special accommodations request.

Ms. Elizondo advised Ms. Munguia that the documentation from her physician was not needed.

There being no further discussion or opposition. Chairman Salazar entertained a motion. Ms. Elizondo moved to approve the special accommodations request as per staff recommendation. Mr. Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #3

TO CONSIDER A SPECIAL ACCOMMODATION REQUEST TO ALLOW A 6'10" GARAGE SETBACK INSTEAD OF THE REQUIRED 18' AND TO ALLOW A 3'10" SIDE SETBACK INSTEAD OF THE REQUIRED 6' SIDE SETBACK FOR A 19'5" X 21'8" EXISTING CARPORT, BEING LOTS 18 & 19, BLOCK B, BUTTERFIELD ADDITION SUBDIVISION, LOCATED AT 116 S. KARELUM AVENUE, AS REQUESTED BY LEONEL PEREZ.

Ms. Susie De Luna stated the property is located 200' feet south of East 1st Street along the west side of Keralum Avenue. The applicant is seeking the Board's consideration to keep a 19'5" x 21'8" existing carport within the garage and side setbacks. The carport was constructed without obtaining a building permit. The carport was constructed to keep him and his vehicle safe during inclement weather. Mr. Perez had a spinal surgery and suffers from the following conditions: chronic pain, pure hyperglyceridemia, hyperlipidemia, acute atopic conjunctivitis, hypertension, hearing loss, knee traumatic arthropathy, among others. He uses the carport when walking outside. Butterfield Addition was recorded on September 11, 1945. The lots measure 25' in width by 150' in depth for a total of 3,750 square feet. The lots to the north, south, east, and west are developed as single-family residential. The Planning Department 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. Supporting documentation for this request has been submitted.

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 is 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.

Chairman Salazar asked if the applicant was present in the audience.

Mr. Lopez stated his name and address for the record.

Chairman Salazar asked if Mr. Lopez was the owner of the property.

Mr. Lopez replied his parents were the owners, as well as stating that he is undergoing the process of transferring the property to his name.

Chairman Salazar asked if the board has questions for the applicant.

Mr. Flores asked the applicant if he had any brothers or sisters that could claim the property latter on.

Mr. Lopez replied he does have brothers and sisters but none would claim the property and he stated he has been paying taxes for the property for 20+ years.

There being no further discussion or opposition. Chairman Salazar entertained a motion. Mr. Garza moved to approve the special accommodations request as per staff recommendation. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously.

4 ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion. Mr. Garza moved to adjourn meeting. Ms. Elizondo seconded the motion. Upon a vote, the motion passed unanimously at 4: 43 p.m.

Alberto Salazar, Chairman
Accommodations Review Board