

**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 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 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