



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 TOWNSHIP

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:

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.

Anthony Mazone
Requestor's Signature

STATE OF TEXAS
COUNTY OF HIDALGO

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



J. Munoz
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% GHJ 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
Ref ID1: 255702 M5200-00-218-0008-00	Ref ID2: R240180 Map ID CMS	ACRES: EFF. ACRES:	APPR VAL METHOD: Cost		

SITUS 1305 OBLATE AVE MISSION, TX

GENERAL	SKETCH for Improvement #1 (RESIDENTIAL)	EXEMPTIONS
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		



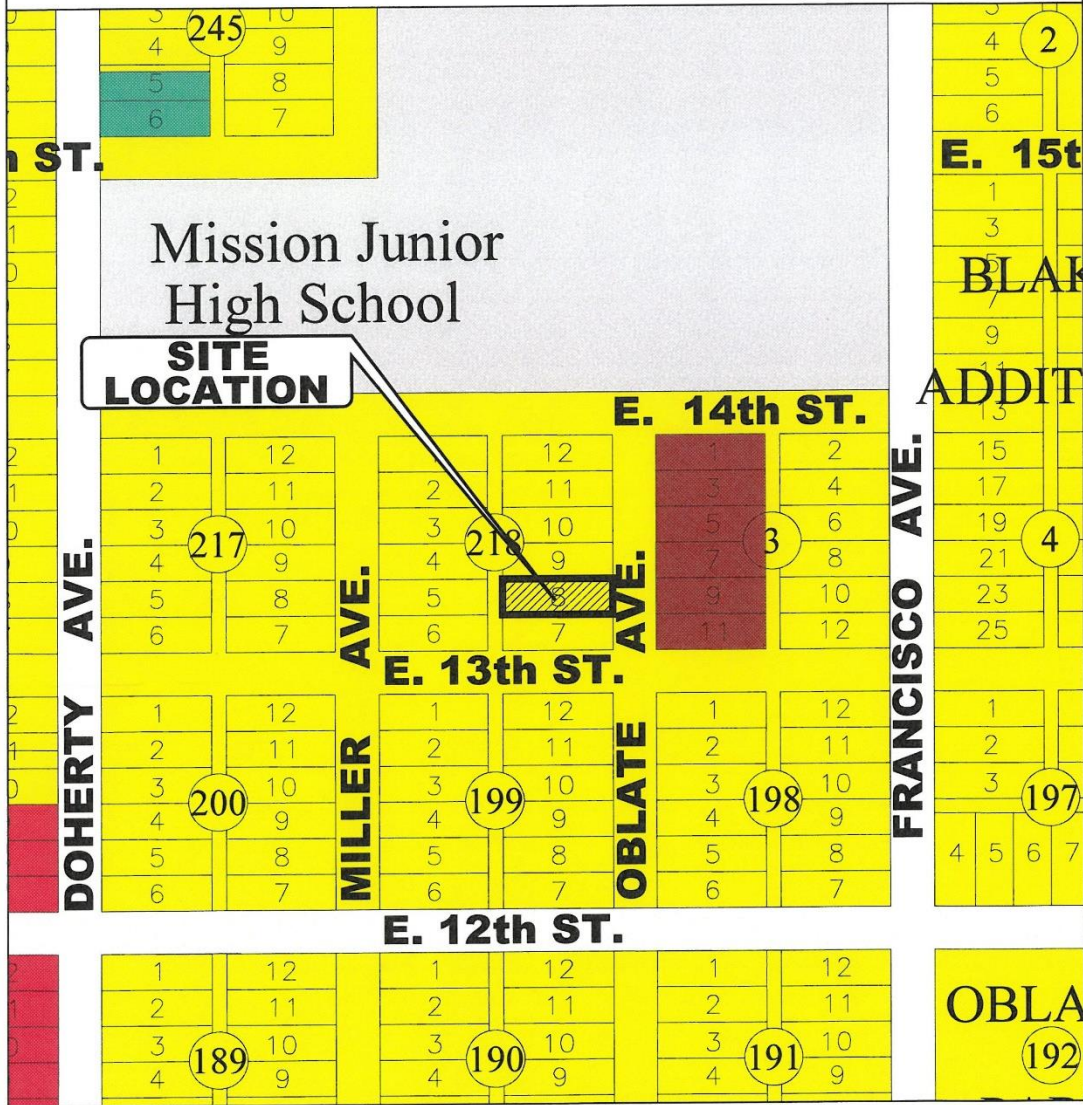
BUILDING PERMITS			
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST PERMIT VAL

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		STCD: A1	1,619.0						84,174							83,332	Foundation	1	SLB	0

SUBD: M520000		100.00%	NBHD: M520000	100.00%	LAND INFORMATION					IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0				
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		A	30,000				0.00	0

ZONING MAP



ZONING LEGEND

- | | | | | | |
|--|-----------------------------|--|-----------------------------|--|--------------------------|
| ■ A0-I | AGRICULTURAL OPEN INTERIM | ■ R-3 | MULTI-FAMILY RESIDENTIAL | ■ C-4 | HEAVY COMMERCIAL |
| ■ AO-P | AGRICULTURAL OPEN PERMANENT | ■ R-4 | MOBILE & MODULAR HOME | ■ C-5 | ADAPTIVE COMMERCIAL |
| ■ R-1A | LARGE LOT SINGLE FAMILY | ■ R-5 | HIGH DENSITY MFCT'D HOUSING | ■ I-1 | LIGHT INDUSTRIAL |
| ■ R-1T | TOWNHOUSE RESIDENTIAL | ■ C-1 | OFFICE BUILDING | ■ I-2 | HEAVY INDUSTRIAL |
| ■ R-1 | SINGLE FAMILY RESIDENTIAL | ■ C-2 | NEIGHBORHOOD COMMERCIAL | ■ PUD | PLANNED UNIT DEVELOPMENT |
| ■ R-2 | DUPLEX-FOURPLEX RESIDENTIAL | ■ C-3 | GENERAL BUSINESS | P | PUBLIC |

ATTACHMENTS (PICTURES)



ATTACHMENTS



ATTACHMENTS

