

**ACCOMODATIONS REVIEW BOARD
FEBRUARY 25, 2026
CITY HALL'S COUNCIL CHAMBERS**

ARB PRESENT

Alberto Salazar
Humberto Garza
Heraclio Flores
William Ueckert Jr.

ARB ABSENT

Dolly Elizondo

STAFF PRESENT

Xavier Cervantes
Susie De Luna
Alex Hernandez
Jessica Munoz
Elisa Zurita
Ana Bazaldua

GUESTS PRESENT

Rebecca Martinez
Ray Garcia
Heron Alexis Lugo
Anthony Malone

CALL TO ORDER

Chairman Salazar called the meeting to order at 4:47 p.m.

ITEM #3

TO CONSIDER A SPECIAL ACCOMMODATION REQUEST TO ALLOW A 0' FRONT SETBACK INSTEAD OF THE REQUIRED 20' FRONT SETBACK AND TO ALLOW A 3.5' SIDE SETBACK INSTEAD OF THE REQUIRED 6' FOR AN 10X20 EXISITNG CARPORT, BEING LOT 8, BLOCK 218, MISION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 1305 OBLATE AVENUE, AS REQUESTED BY ANTHONY MALONE

Ms. Jessica Munoz stated that 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. 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:

- Block 191, 7'4" rear setback, approved 1-9-90
- Lot 6, Block 185, 0' corner side setback, approved 1-13-98
- Lot 1-12, Block 191, 1' corner side setback, approved 1-19-11
- Lot 12, Block 242 7' front setback, approved 1-30-01
- Lots 17-18, Block 174 0' rear setback, approved 2-14-95

The Zoning Board of Adjustments considered this variance request on December 6, 2023, and denied the request. 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.

Mr. Garza questioned the enforcement of the destruction of the structure if the property were to be sold.

Ms. Jessica Munoz stated the hold harmless agreement is a recorded document with Hidalgo County Clerks Office and only pertains to the applicant/person requesting the special accommodation.

Chairman Salazar asked if the applicant was present in the audience and requested for Mr. Malone to step forward and to state his full name and address for the record.

Mr. Malone stated his name as Anthony Joseph Malone who resides at 1305 Oblate Avenue, Mission, Texas. Mr. Malone added that the reason for the Special Accommodation Request was due to his daughter having Leukemia. He mentioned the carport was constructed for medical reasons to protect against heat-related chemicals inside the vehicle.

There being no discussion. Chairman Flores 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.

4 ADJOURNMENT

There being no further business, Chairman Salazar entertained a motion. Mr. Ueckert Jr. moved to adjourn meeting. Mr. Flores seconded the motion. Upon a vote, the motion passed unanimously at 4:50 p.m.

Alberto Salazar, Chairman
Accommodations Review Board