



MEETING DATE: March 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 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. Keralum Avenue, as requested by Leonel Perez - Cervantes

NATURE OF REQUEST:

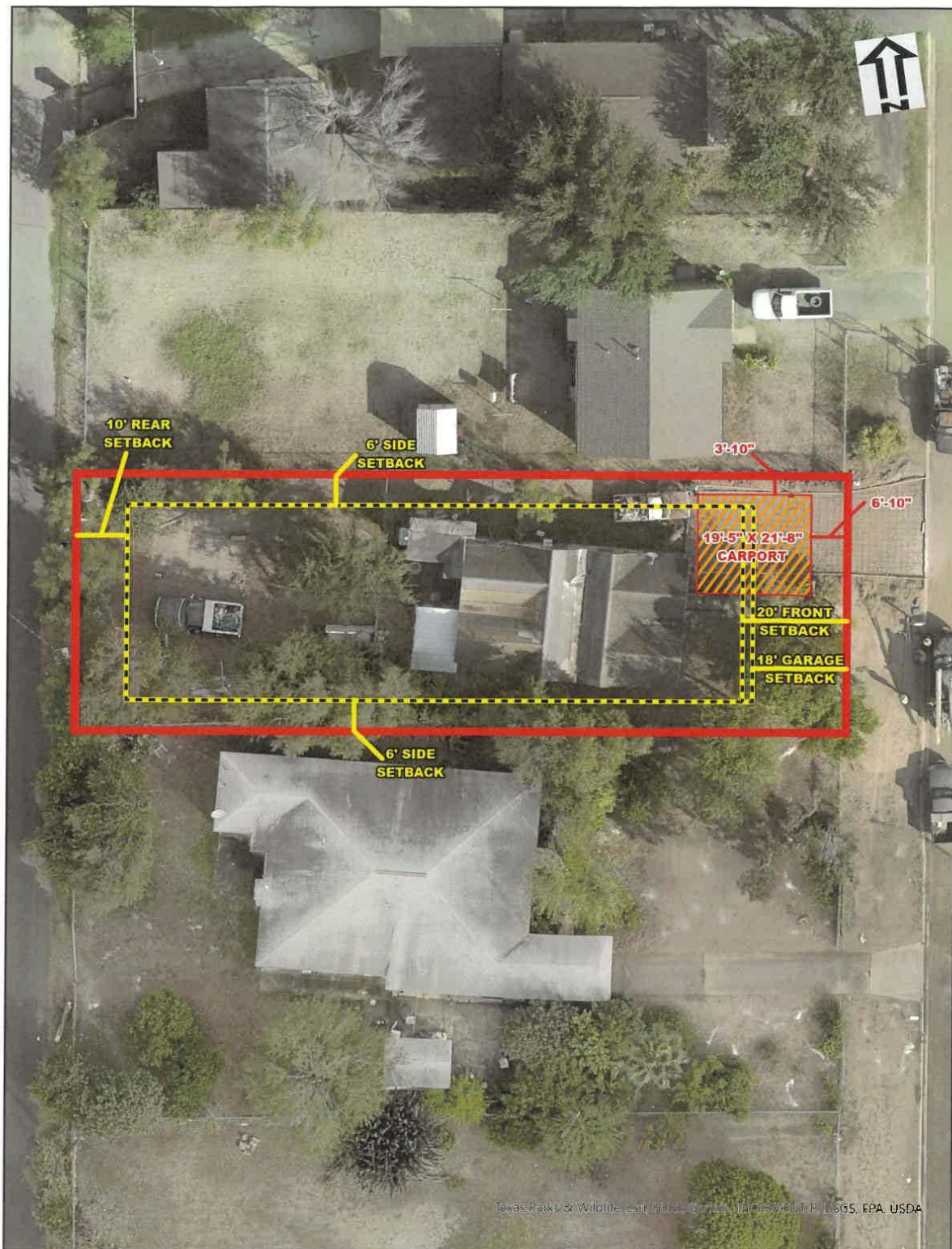
Project Timeline:

- February 12, 2026 – Application for Accommodations Review Board submitted to the City.
- March 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.
- March 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
 - Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 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 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.

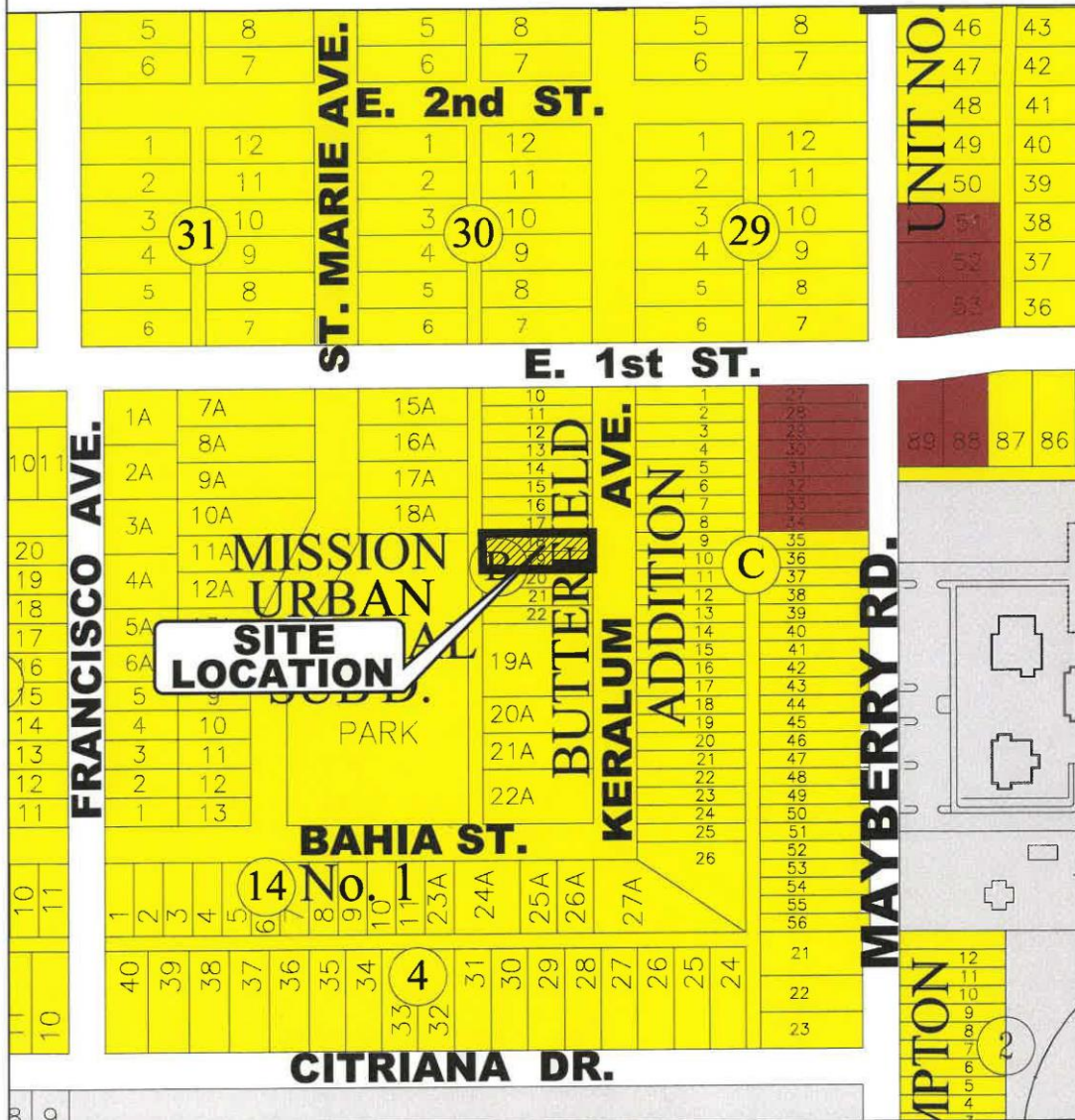
ARIEL MAP



ARIEL



ZONING MAP



ZONING LEGEND

- | | | | | | |
|--|----------------------------------|--|--------------------------------|--|------------------------------|
| | A0-I AGRICULTURAL OPEN INTERIM | | R-3 MULTI-FAMILY RESIDENTIAL | | C-4 HEAVY COMMERCIAL |
| | A0-P AGRICULTURAL OPEN PERMANENT | | R-4 MOBILE & MODULAR HOME | | C-5 ADAPTIVE COMMERCIAL |
| | R-1A LARGE LOT SINGLE FAMILY | | R-5 HIGH DENSITY MFCTD 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 (PICTURES)



ATTACHMENTS



CITY OF
MISSION

CITY OF MISSION

Request to the Accommodations Review Board

Reasonable Accommodations Request #: _____

PLEASE TYPE OR PRINT USING BLACK 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:

<u>Leonel Pérez</u>	<u>(956) 222-6332</u>		
Requestor	Requestor's Phone Number		
<u>116 South Keralum Ave.</u>	<u>Mission</u>	<u>Tx</u>	<u>78572</u>
Requestor's Street Address	City	State	Zipcode

Location of the dwelling related to the Request:

Street Address:	Zoning District:	
Lot Number:	Block:	Subdivision:

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:

have Spinal Surgery Hardware installed in my spine

Identify the reasonable accommodations requested and the specific regulations, policy, or procedure from which the waiver or deviation is requested.

we need it for a mobility van

Give the reason that an accommodation may be necessary for the use and enjoyment of the dwelling.

we need it to cover a mobility van and help me when i walk outside

ATTACHMENTS

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:

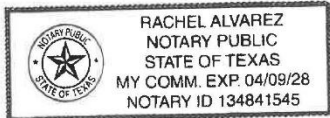
Leonel 116 South Karabum Ave. Mission Tx 78572
Name Street Address City State Zipcode

I hereby certify that the above statements are true and correct to the best of my knowledge.

[Signature]
Requestor's Signature

STATE OF TEXAS
COUNTY OF HIDALGO

Subscribe and sworn to before me this 12th day of February, 2020



[Signature]
Notary Public

My commission expires: 4/9/28