

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, SEPTEMBER 8, 2022 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Zoning Board of Adjustment and Appeals under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER – Chairperson Sylvia Hinojosa

1. MINUTES:

- a) Minutes for the meeting held on August 17, 2022

2. PUBLIC HEARINGS:

- a) Request of Andres Montiero, Jr. for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 9 feet into the 20 feet front yard setback for an existing carport measuring 14 feet by 18 feet on Lot 89, Ponderosa Park Phase II, Hidalgo County, Texas; 3221 Iris Avenue. **(ZBA2022-0045) (TABLED: 08/17/2022) WITHDRAWN**
- b) Request of Andres Montiero, Jr. for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing metal carport measuring 14 feet by 18 feet on Lot 89, Ponderosa Park Phase II, Hidalgo County, Texas; 3221 Iris Avenue. **(ZBA2022-0045)**
- c) Request of David Zuniga. for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot front yard setback for a proposed single family home, at Lot 20 Blk 4 for Balboa Acres subdivision, Hidalgo County, Texas; 2400 Helena Avenue. **(ZBA2022-0052)**
- d) Request of Harold and Nancy Guthrie for a special exception to the City of McAllen Zoning Ordinance to allow encroachments of 20 feet into the 20 feet front yard setback and 1.5 feet into the 6 feet west side yard setback for a proposed metal carport measuring 23 feet by 20 feet on Lot 7, Block 2, Crosspointe Subdivision Unit # 1, Hidalgo County, Texas; 425 East Shasta Avenue. **(ZBA2022-0050)**
- e) Request of Juan M. Garza. for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback and encroachment of 2 feet into the 6ft side yard setback for a carport measuring 20 feet by 21 feet, for Lot 49, Shadow Brook UT 1, Hidalgo County, Texas; 5909 North 22nd Lane. **(ZBA2022-0053)**
- f) Request of Manuel and Juana Ramirez for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 25 feet front yard setback, and a 4 feet encroachment into the 10 feet rear yard setback along the west side of property line for a single family dwelling on Lot 2, Ramirez Subdivision, Hidalgo County, Texas; 2420 South 25th Street. **(ZBA2022-0051)**
- g) Request of Emma Veras for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing carport measuring 12 feet by 15 feet, at Lot 47, Brookwood Unit II Subdivision, Hidalgo County, Texas; 3824 Zinnia Avenue. **(ZBA2022-0038) (TABLED: 07/20/2022) (REMAIN TABLED: 08/03/2022, 08/17/2022) WITHDRAWN**

- h) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. (ZBA2022-0037) (TABLED: 07/07/2022, 07/20/2022, 08/03/2022, 08/17/2022, 8/31/2022)**

3. FUTURE AGENDA ITEMS

- a) 3528 Katrina Avenue**
- b) 5309 North 32nd Street**
- c) 4201 Zinnia Avenue**
- d) 4308 Avocet Avenue**
- e) 1717 Maple Avenue**
- f) 2011 Beaumont Avenue**
- g) 628 North McColl Road**

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENTS AND APPEALS MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, August 17, 2022 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Vice-Chairperson
	Ann Tafel	Member
	Hugo Avila	Member
	Rogelio Rodriguez	Member
	Rebecca Millan	Alternate
	Juan Mujica	Alternate
	Mark Talbot	Alternate
Absent:	Sylvia Hinojosa	Chairperson
	Sam Saldivar	Alternate
Staff Present:	Austin Stevenson	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Omar Sotelo	Senior Planner
	Kaveh Forghanparast	Planner II
	Marco Rivera	Planner I
	Samuel Nunez	Planner I
	Porfirio Hernandez	Planning Technician II
	Julian Hernandez	Planning Technician I
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Sylvia Hinojosa

1. MINUTES:

- a)** Minutes for the special meeting held on August 3, 2022.

The minutes for the special meeting held on August 3, 2022 were approved. The motion to approve the minutes were made by Ms. Ann Tafel. Mr. Hugo Avila seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a)** Request of Felipe Angel Cuellar for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for a proposed metal carport measuring 15 feet by 20 feet on Lot 12, Ponderosa Park Phase 6, Hidalgo County, Texas; 3409 North 36th Lane **(ZBA2022-0044)**

Mr. Nunez stated the applicant was requesting a special exception in order to allow an encroachment of 15 feet into the front yard setback of 20 feet for a proposed metal carport measuring 15 feet by 20 feet. The applicant is proposing the metal carport to protect his

(5) vehicles from the elements, namely high temperatures. According to the applicant, the existing driveway and garage cannot accommodate or provide protection for all of his vehicles. Approval of this request would change this situation.

The subject property is located west of North 36th Lane, approximately 130 feet north of Iris Avenue. According to the subdivision plat, the property has 56.75 feet of frontage along North 36th Lane and a depth of 102 feet, for a lot size of 5,788.5 square feet. The surrounding land use is single-family residential with a commercial use to the west across North Ware Road.

The plat for Ponderosa Phase 6 Subdivision was recorded in March 12, 2001. Said plat requires 20 feet for front yard setbacks. According to Hidalgo County Appraisal District, the existing home was built in 2007. A building permit application for the proposed metal carport was submitted in July 14, 2022. The applicant submitted the special exception request a day after (July 15, 2022) upon learning of the 15-foot encroachment the proposed metal carport would have over the required 20 feet front yard setback.

Approval of the special exception request would allow an encroachment of 15 feet into the 20 feet front yard setback as shown in the applicant's submitted site plan. Approval of this request would allow the applicant to provide protection for all of his (5) vehicles by using both his existing garage and the proposed metal carport.

According to the subdivision plat, there is 5-foot utility easement that runs alongside the 20 feet front yard setback and the 6 feet side yard setback in Lot 12. Based on the submitted site plan, these easements will not be impacted by proposed metal carport.

During the site visit, staff noticed similar encroachments, namely carports, located at the front yard within the area. There were approximately eight carports within the area that appear to encroach within the front yard setback. The proposed carport on the subject property would be characteristic of constructions along the area.

A review of the Planning Department records, however, did not reveal any approved building permits and or special exceptions for the above mentioned carport structures.

Special exceptions are issued and recorded for the present applicant/owner only. New owners would need to apply for a new special exception request.

Staff had not received any phone calls, emails, or letters in opposition to the special exception request.

Staff recommended approval of the special exception request, limited to the encroachment shown on the submitted site plan. Given that there are other carports within the area, the proposed metal carport would not be breaking with the existing character of the subdivision.

Mr. Felipe Angel Cuellar, the applicant stated he wanted to build a carport to protect his vehicles from the inclement weather. He had two vehicles in the garage but had two more family members with cars and needed it for that purpose. He had pictures of how he wanted to build the carport.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in favor of the special exception. There was no one in favor of the special exception.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in opposition of the special exception. There was no one in opposition of the special exception.

Board member Avila asked the applicant what height was the proposed carport to be constructed. Mr. Cuellar stated it was going to be the same height as the garage. The metal carport was going to be the same color as the house.

Following discussion, Mr. Hugo Avila **moved** to approve the special exception limited to the encroachment shown on the submitted site plan. Ms. Ann Tafel seconded the motion. The Board voted to approve the special exception request with five members present and voting.

- b) Request of Andres Montiero, Jr. for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 9 feet into the 20 feet front yard setback for an existing carport measuring 14 feet by 18 feet on Lot 89, Ponderosa Park Phase II, Hidalgo County, Texas; 3221 Iris Avenue. **(ZBA2022-0045)**

This item was to be tabled until the next meeting.

Ms. Ann Tafel **moved** to table the item until the next meeting. Mr. Juan Mujica seconded the motion. The Board voted to table the item with five members present and voting.

- c) Request of Vanny A. Ramirez for a Variance request to the City of McAllen Zoning Ordinance to allow the height of a proposed townhouse to be at 32.50 feet rather than the required 25 feet on Lot 89, Diamante Village Subdivision, Hidalgo County, Texas; 6729 North 4th Street. **(ZBA2022-0046)**

Mr. Forghanparast stated the applicant was requesting a variance in order to allow the height of a proposed townhouse to be at 32.50 feet rather than the 25 feet height. As per the applicant, she is proposing to have a loft on the third floor for recreational purposes.

The subject property was located along the northwest side of North 4th Street, approximately 150 feet east of North 5th Street. According to the subdivision plat, the property had 32.50 feet of frontage along North 4th Street and a depth of 90 feet, for a lot size of 2,925 square feet. The property was zoned R-3T (multi-family residential townhouse) District. The adjacent properties were zoned R-3T in all directions. The subject property was currently vacant.

The plat for Diamante Village Subdivision was recorded on October 30, 2000. An application for a building permit for the proposed townhouse was submitted on May 16, 2022. The applicant submitted the variance request on July 20, 2022. The proposed townhouse should be set back and additional 7.5 feet from the property line, which was provided along the northeast side of the subject property.

The applicant was requesting for the proposed townhouse to exceed the 25 feet height requirement. As per the applicant, she was requesting a height of 32.50 feet.

As per Section 138-356(a)-Table of height and yard requirements, the maximum height

requirement for residences within an R-3T District was 25 feet. Since the proposed residence was requesting to exceed the 25-foot height requirement, the structure should be set back one additional foot for each foot above the 25 feet.

As per the applicant, she was proposing to have a loft on the third floor of the proposed townhouse for recreational purposes. Additionally, the applicant would like for the height of the proposed townhouse to blend architecturally with the adjacent townhouses.

During the site visit, staff noticed other townhouses that appeared to exceed the 25 feet height requirement. The proposed height of the townhouse on the subject property would be characteristic of construction within the subdivision. A review of the Planning Department records did not reveal any variances within Diamante Village Subdivision.

Staff had not received a phone call or email in opposition to the special exception request.

Staff recommended approval of the variance request limited to the height shown on the submitted site plan since the proposed height of the townhouse is characteristic to other structures in the subdivision.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in favor of the variance request. There was no one in favor of the variance request.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in opposition of the variance request. There was no one in opposition of the variance request.

Following discussion, Mr. Hugo Avila **moved** to approve the variance request as presented on the site plan. Ms. Ann Tafel seconded the motion. The Board voted to approve the variance request with four members voting aye and Mr. Mark Talbot voted nay. The Board voted 4 to 1.

- d) Request of Rio Delta Engineering for a Variance request to the City of McAllen Zoning Ordinance to be exempted from the 8-foot buffer requirement along the north and west side of the subject property located at the 6.713 Acres out of Lot 7, E.M. Card Survey No. 1 and out of Lot 14, Section 279, Tex-Mex Railway Company Survey Subdivision, Hidalgo County, Texas; 2300 Oxford Avenue. **(ZBA2022-0047)**

Mr. Forghanparast stated the applicant was requesting a variance from the 8-foot buffer requirement along the north and west side of the subject property. The adjoining property was being used as a solar panel farm and undeveloped land (vacant), the applicant found the requirement not necessary for the proposed self-storage facility on the subject property.

The property was located along the north side of Oxford Avenue, west of North 23rd Street. The tract had a total lot size of 6.713 acres. The adjacent zoning was R-1 (single-family residential) District in all directions.

A subdivision plat for a one-lot subdivision under the name of Just a Closet Oxford Subdivision was currently undergoing the review process. The subject property was currently undergoing rezoning from R-1 District to C-3 (general business) District in order to construct a self-storage facility. The applicant would submit a building permit at a later

date. The applicant submitted the variance request on July 20, 2022.

The applicant was requesting a variance to the 8-foot masonry screen requirement along the north and west side of the subject property. Since the adjoining property was being used as a solar panel farm and undeveloped land (vacant), the applicant found the requirement not applicable to the proposed self-storage facility on the subject property. As per Section 110-49 Landscape and buffer plan approval, an 8-foot masonry wall was required where a commercial, industrial, or multi-family use had a side or rear property line in common with a single-family use of zone. As per the applicant, since the adjacent properties did not have single-family residences they did not find the 8-foot masonry wall applicable to the subject property. During a site visit by staff, the adjacent property located west of the subject property was zoned R-1 District and land was being used as a solar panel farm. The adjacent property located north of the subject property was also zoned R-1 and the property was currently undeveloped (vacant).

Staff had not received a phone call or email in opposition to the variance request.

Staff recommended disapproval of the variance request since the adjacent properties could potentially develop into single-family residences in the future causing the need for an 8-foot masonry screen from the self-storage facility on the subject property.

Board member Mujica asked staff if the property had been rezoned. Mr. Forghanparast stated it was zoned R-1 (single family residential) District. This subject project was going through the rezoning to C-3 business District. It would be going before the City Commission Board. If approved, it would be commercial property adjacent to residential zoned properties.

Mr. Ivan Garcia, from Rio Delta Engineering stated it was the intent was to build a Just-A-Closet self-storage facility like the one on Yuma Avenue and McColl Road. Currently, they were going through the rezoning and subdivision process of the property. He stated the reason for the request was on the west side there was a solar panel farm, which was, zoned R-1 residential. The solar panel farm are loan term contracts of 30 to 50 years. On the north side, the property was currently vacant and a possibility it could be developed as residential. Mr. Garcia stated they would be an opaque buffer for security if the variance was approved.

Vice-Chairperson Gutierrez asked staff if the variance was approved, does that mean that they would never have to meet with any buffer. Mr. Forghanparast stated depending on what the motion of the Board was if they were required to put any type of buffer it could be put in the motion. Currently, the request was to provide no type of buffer.

Mr. Edgar Garcia, Planning Director stated the request was not to provide the masonry wall. If approved, he would still have to provide a buffer it would not have to be 8 feet and masonry.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in favor of the variance request. There was no one in favor of the variance request.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in opposition of the variance request. There was no one in opposition of the variance request.

Board member Mujica asked staff when the property became a solar panel farm. Mr. Forghanparast stated he was not sure of the date but it was after 2013.

Following discussion, Mr. Juan Mujica **moved** to disapprove the variance request. Ms. Ann Tafel seconded the motion. The Board voted to disapprove the variance request with five members present and voting.

- e) Request of Juana Carballo for special exception and variance requests to the City of McAllen Zoning Ordinance to allow: **1)** encroachment of 8 feet into the 10 feet rear yard setback, and 3 feet into the 5 feet side yard setback to the north side of property for a proposed irregularly shaped carport, **2)** encroachments of 8 feet into the 10 feet rear yard setback, and 4 feet into the 7 feet south side yard setback for an apartment dwelling, **3)** encroachments of 3 feet into the 7 feet south side yard setback for a dog house measuring 8 feet by 8 feet, **4)** encroachments of 5 feet into the 7 feet side yard setback and 20 feet into the 30 feet front yard setback for a pergola measuring 10 feet by 14 feet, **5)** an encroachment of 2.5 feet into the 5 feet north side yard setback for a wooden porch/carport measuring 11 feet by 42 feet at Lot 9, North McAllen Addition, Hidalgo County, Texas; 614 North 17th Street. **(ZBA2022-0049)**

Mr. Nunez stated the applicant was requesting approval of a special exception request to construct a carport that would have access to an alleyway located in the rear of the subject property. Applicant would like an area to store her vehicles safe from weather conditions. In additions to the special exception request, the applicant seeks approval of other variance requests that consist of encroachments into the setbacks. The applicant recently acquired the subject property (within the last 6 months), and claims that she was unaware of the City of McAllen's ordinances and requirements for building.

The subject property was located east of 17th Street, approximately 450 feet south of Hackberry Avenue. According to the subdivision plat, the lot had 50 feet of frontage along 17th Street and a depth of 140 feet for a lot size of 7,000 square feet. The property was zoned R-2 (duplex-funplex residential) District. The surrounding land uses are single-family residences.

According to Hidalgo County Appraisal District records, the main residence was built in 1980. The applicant purchased the property in November 2, 2022 from a previous owner.

A stop work order was issued by the Building Permits and Inspections Department in July 16, 2022 for a detached room that was built without a permit and is used as a living area. The stop work order also noticed a carport that was being built in the property without a building permit. An application for a building permit was submitted two days after in July 18, 2022 for the proposed carport.

Upon further review of the application and inspection of the subject property, staff discovered four nonconforming structures that had been built on the property. Said structures (items 2 through 5 on memo's subject line) were not included in the submitted site plan for the proposed carport. An application for a special exception request was submitted in July 20, 2022 to address the proposed carport. The applicant later requested that variances 2 through 5 be added to her initial appeal.

Special exception request #1 was for a proposed irregularly shaped carport. Said carport

will be located in the rear yard with access to an alleyway. If a special exception and building permit was granted for this request, the proposed carport will encroach 8 feet into the 10 feet rear yard setback, and 3 feet into the 5 feet side yard setback.

The rear yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence appeal as well as providing protection of utility easements that typically run concurrently with rear yard setback lines. During a site visit, staff noticed several structures that appeared to be encroaching into the rear yard setback in the immediate area (including one of their next-door neighbors).

A review of Planning Department records revealed several variance requests in North McAllen Addition, however none for a proposed carport or any other rear yard structures.

Variance request #2 was to allow an encroachment of 8 feet into the 10 feet rear yard setback, and 4 feet into the 7 feet side yard setback for an existing apartment dwelling. Said structure includes a rear porch that would align with one of the proposed carport's sides. According to the applicant, a family member currently occupies this detached dwelling free of rent.

Variance request #3 was to allow an encroachment of 3 feet into the 7 feet side yard setback for an existing doghouse with an air conditioning unit measuring 8 feet by 8 feet. Said structure is located in the rear of the property approximately 4 feet from the front of the above-mentioned apartment dwelling.

Variance request #4 was to allow an encroachment of 5 feet into the 7 feet side yard setback and 20 feet into the 30 feet front yard setback for an existing pergola measuring 10 feet by 14 feet.

Variance request #5 is to allow an encroachment of 2.5 feet into the 5 feet side yard setback along the north property line for an existing wooden porch/carport measuring 11 feet by 42 feet. Said structure would align with on the sides of the proposed carport with approximately 3.8 feet of space in between them. According to the applicant, the wooden porch/carport was used for both outdoor activities and car parking.

All measurements were taken without the benefit of a survey.

Staff had not received any phone calls, emails, or letters in opposition to the above-mentioned requests.

Staff recommended disapproval of the special exception request and disapproval of the variance requests (2 through 5), as variances go with the land and approval would allow for future construction on the subject property. However, the Board may take into consideration the financial cost of compliance for variance request 2 through 5 that may cause unnecessary hardship to the applicant.

If the Board grants approval of the requests, it should be limited to the footprint shown on the submitted site plan.

Vice-Chairperson Gutierrez asked staff if these structures were already built. Mr. Nunez stated yes, except for the rear carport. A part of the carport was built.

Ms. Juana Carballo, the applicant stated she was unaware that she needed permits to build. She stated it was not an intrusion on anyone and wanted to keep the structures where they stood. Vice-Chairperson Gutierrez asked the applicant when she started to build the structures. Ms. Carballo stated about 4 to 6 months ago. He stated with the exception of the carport, the remaining structures go with the land not with the owner. He went onto explain the difference between the variance and special exception.

Board member Mujica mentioned to the applicant the Board had concerns of fire issues with the distance of the structures to the neighbor. Ms. Carballo stated that the neighbor had structures that were close to her property as well. Vice-Chairperson Gutierrez asked the applicant if she had hired a contractor. She stated her uncle and husband built the structures.

Board member Mujica asked the applicant about the apartment dwelling if she was renting it out. Mr. Carballo stated no, it was a friend residing there. He asked if it had electricity and water. She stated yes.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in favor of the special exception and variance requests. There was no one in favor of the special exception and variance requests.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in opposition of the special exception and variance requests. There was no one in opposition of the special exception and variance requests.

Following discussion, Mr. Mark Talbot **moved** to disapprove the special exception and variance requests as presented. Mr. Ann Tafel seconded the motion. The Board voted to approve the special exception and variance requests with five members present and voting.

- f) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. **(ZBA2022-0037)**
(TABLED: 07/07/2022) (REMAIN TABLED: 07/20/2022)

Ms. Ann Tafel **moved** to remove the item from the table. Mr. Mark Talbot second the motion. The Board voted to remove the item from the table with five members present and voting.

Mr. Rivera stated the applicant was requesting to allow an existing single-family residential structure with an encroachment of 4 feet into the 10 feet south side yard setback to remain.

The subject property is located on the east side of North 33rd lane. The property has 74 feet of frontage along North 33rd Lane and a depth of 125 feet for a lot size of 9,250 square feet. The subject property is zoned R-1 (single family residential) District. The surrounding land use is single-family residential, vacant land and Hidalgo Canal No. 1 Right of Way.

Vendome Subdivision Phase II was recorded on April 21, 2021. The original building permit application for the residential home was for Lot 126 however, a final survey of the construction revealed that the house was built on Lot 124 with an encroachment on the

South side yard setback. A Certificate of Occupancy was issued April 28, 2022 for a single family home.

The variance request is to allow an encroachment of 4 feet into the 10 feet side yard setback for an existing single family home. The survey provided indicates the structure was built with an encroachment of 3.8 feet into the south side yard setback. A 10 feet drainage easement runs concurrently with the setback. According Engineering Department plans, a 24-inch drain line runs through the middle of the 10 feet drainage easement. Any damage to the line may impact the structured integrity of the home and stability of its foundation. The actual construction of the home is approximately 1.2 feet from the drain line.

Staff had not received any phone calls or e-mails in regards to the variance requests.

Staff recommended disapproval of the variance request since the documents for the relocation of the drainage easement are pending.

At the Zoning Board of Adjustment and Appeals, meeting of May 25, 2022 no one appeared in opposition of the variance request. Elizabeth Garza, the applicant, stated that a survey requested by their financial institution showed the recently constructed home encroaching into the 10 feet side yard setback and a drainage easement that run concurrently. Board member Mujica stated the proximity of the house to a drainage line within the easement was a cause for concern since potentially the line can leak, soften the soil, and thus impact the integrity of the foundation. The structure might also be impacted repair the line in the future. Felix Hernandez, the developer, provided a letter stating that if repairs were needed (caused by the proximity of the house to the drainage line) during a certain limited time period into the future, he would cover the expense of the repairs. Following further discussion, a motion to approve the request received three votes in the affirmative and two members voted nay thus, the motion did not pass due to the required supermajority vote.

Subsequent to the meeting, the applicant through their building contractor submitted a site plan as a request for relocation of the drainage line in order to provide greater distance from the already constructed house to the existing drainage line. The Engineering Department is in the process of reviewing the feasibility of the proposed drainage line relocation and a determination is pending this review process.

At the Zoning Board of Adjustments and Appeals, meeting of July 7, 2022 a rehearing of the request was tabled, since the applicant was in the process of preparing information for their case. The board voted to table the request with five members present and voting.

Staff gave the each Board member a proposing site plan, which had not been approved.

Ms. Elizabeth Garza, the applicant stated they had filed two extensions on their loan and ends at the end of August. They are currently speaking with the bank to see if they could extend the loan one more time. She stated this issue had been going back and forth between multiple engineers. She stated the plans for the moving of the drainage line were submitted on Monday. Vice-Chairperson Gutierrez asked Ms. Garza if she knew when the Engineering Department was going to take care of this problem. Ms. Garza stated that she spoke with Ms. Bilkis of the Engineering Department and that she was going to review the site plan and speak with the other engineers outside of the City.

Mr. Felix Hernandez stated their engineer; Gilbert Gracia stated the email that Ms. Bilkis of the City Engineering Department sent to their engineer that it could be done in a week and a half after they obtain the building permits.

Vice-Chairperson Jose Gutierrez asked if there was anyone present in favor of the variance request. There was no one in favor of the variance request.

Eliezer Louzada, the applicant's father stated this had been an ongoing process, which has caused a lot of stress on the daughter.

Ms. Garza asked the Board if they could table her item and schedule a special meeting.

Following discussion, Mr. Hugo Avila **moved** to table the variance request for a special meeting on August 31, 2022. Ms. Rebecca Millan seconded the motion. The Board voted to table the variance request with five members present and voting.

- g) Request of Emma Veras for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing carport measuring 12 feet by 15 feet, at Lot 47, Brookwood Unit II Subdivision, Hidalgo County, Texas; 3824 Zinnia Avenue. **(ZBA2022-0038) (TABLED: 07/20/2022)**

This item was to remain tabled until the next meeting.

4. FUTURE AGENDA ITEMS:

- a) 425 East Shasta Avenue
- b) 2420 South 25th Street
- c) 2400 Helena Avenue
- d) 5909 North 22nd Lane

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Sylvia Hinojosa **moved** to adjourn the meeting.

Chairperson Sylvia Hinojosa

Carmen White, Administrative Assistant

2a)

WITHDRAWN

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: August 31, 2022

SUBJECT: REQUEST OF ANDRES MONTIERO, JR. FOR A SPECIAL EXCEPTION REQUEST TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 15 FEET INTO THE 20 FEET FRONT YARD SETBACK FOR AN EXISTING CARPORT MEASURING 14 FEET BY 18 FEET ON LOT 89, PONDEROSA PARK II, HIDALGO COUNTY, TEXAS; 3221 IRIS AVENUE (ZBA2022-0045)

REASON FOR APPEAL:

The applicant is requesting a special exception in order to allow an encroachment of 15 feet into the front yard setback of 20 feet for an existing metal carport measuring 14 feet by 18 feet. The applicant is appealing to keep his existing carport to protect his vehicles (3) from the weather elements, namely high temperatures, rain, and hail damage. According to the applicant, his truck (one of the three vehicles) would be too long to fit in the existing garage. The applicant has also mentioned that the provides shade while he is out doing work on his vehicles and landscaping.

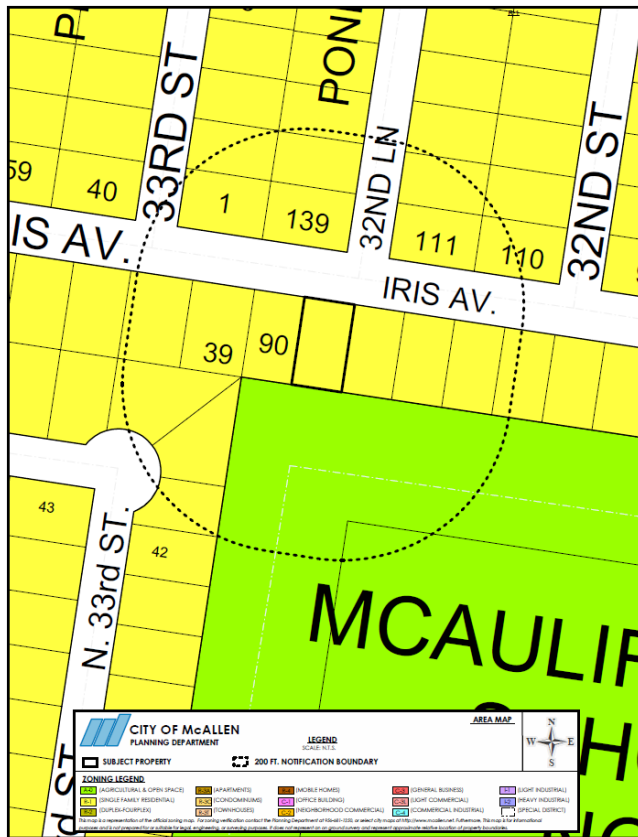
PROPERTY LOCATION AND VICINITY:

The subject property is located south of Iris Avenue, approximately 420 feet east of North 34th Street. According to the subdivision plat, the property has 60 feet of frontage along Iris Avenue and a depth of 105 feet, for a lot size of 6,300 square feet. The surrounding land use is single-family residential.

BACKGROUND AND HISTORY:

The plat for Ponderosa Park Phase II Subdivision was recorded on February 24, 1998. Said plat requires 20 feet for front yard setbacks. According to Hidalgo County Appraisal District, the existing home was built in 2000. According to the applicant, the existing carport was built on July 2022.

A stop work notice was issued by the Building Permits and Inspections Department on July 13, 2022 for construction of a carport without a permit. A Building Permit application was submitted by the property owner a day after (July 14, 2022) in response to the stop work notice for the existing carport. The applicant submitted the special exception request in July 18, 2022.



ANALYSIS:

Approval of the special exception request would allow an encroachment of 15 feet into the 20 feet front yard setback as shown in the applicant's submitted site plan. Approval of this request would allow the applicant to provide protection for all of his (3) vehicles by using both his garage and the existing carport.

According to the subdivision plat, there are no dedicated easements along the front of the subject property. The plat only designates a 20 feet front setback and a 20 feet utility easement on the rear of the property.

During a site visit, staff noticed similar encroachments, namely carports, located at the front yard in the area. A review of the Planning Department records revealed one approved building permit and special exception for the above mentioned carport structures.

At the Zoning Board of Adjustments and Appeals meeting of August 17, 2022, the Board approved a special exception for a proposed metal carport that would encroach 15 feet into the required 20 feet front yard setback for Lot 12 of Ponderosa Park Phase 6 Subdivision.

Special exceptions are issued and recorded for the present applicant/owner only. New owners would need to apply for a new special exception request.

Staff has not received any phone calls, emails, or letters in opposition to the special exception request.

RECOMMENDATION:

Staff recommends approval of the special exception request since the Board approved one special exception in the area. Approval should be limited to the encroachment shown on the submitted site plan.

ZBA - 8/17/22



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

ZBA2022-0045

Project

Legal Description

Ponderosa Park Phase II

Lot 89

Subdivision Name

Ponderosa Park Phase II Lot 89

Street Address

3221 W. Iris Ave. McAllen, TX 78501

Number of lots

1

Gross acres

Existing Zoning

R1

Existing Land Use

Residential

Reason for Appeal (please use other side if necessary)

special exception for

encroaching carport

☒ \$300.00 non-refundable filing fee + ☒ \$50.00 Recording Fee for Special Exception (carport)

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name Andres Montfiero, Jr.

Phone

956-225-5116

Address 3221 W. Iris Avenue

E-mail

rmonf10604@aol.com

City

McAllen

State

Tx

Zip

78501

Owner

Name Andres + Raquel Montfiero

Phone

956-451-5497

Address 3221 W. Iris Ave.

E-mail

rmonf10604@aol.com

City

McAllen

State

Tx

Zip

78501

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes

☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)
OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature

Date

7/18/22

Print Name

Andres E. Montfiero

☒ Owner

☐ Authorized Agent

ENTERED

Office

Accepted by

Payment received by

Date

JUL 18 2022

Rev 10/18

Initial:

AM

CRS



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider **any combination** of the following: (Please use an additional page if necessary to complete responses)

****Information provided here by the applicant does not guarantee that the Board will grant a variance.**

*****Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.**

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

encroaching cement on front setback

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:

Necessity because of the hot weather.
+ to protect new car from hail.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:

It's pretty not obscuring or bothering
any body.

4. Describe special conditions that are unique to this applicant or property:

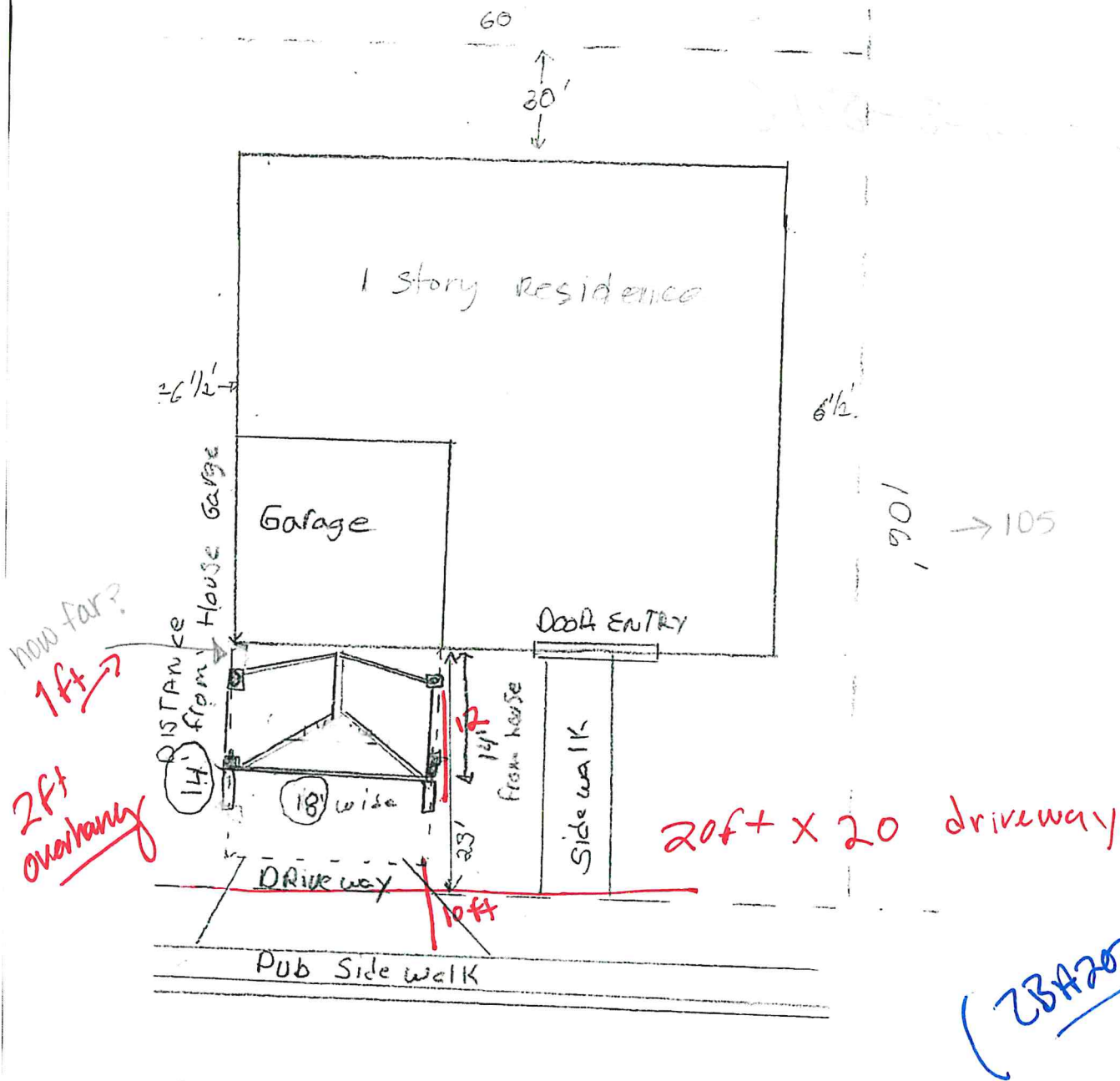
the truck is long to fit in the
garage.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



Front - 20ft
 Side - 6ft
 Rear - 10ft
 Garage - 18ft
 Sidewalk - 4ft min.
 Applicant would
 need to apply
 for special
 exaption -

Andres + Raquel Montano
 3221 W. Iris Avenue
 McAllen, Tx 78501

Lot 89 ponderosa park
 * 06617 Phase II

rejected

Hail damage.

Age-related factors

72 years

ENTERED

JUL 18 2022

Initial: AK

encroaching

9ft







**NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0045**

CITY OF MCALLEN PLANNING DEPT.
356-431-1250
WWW.MCALLENNET



Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: August 30, 2022

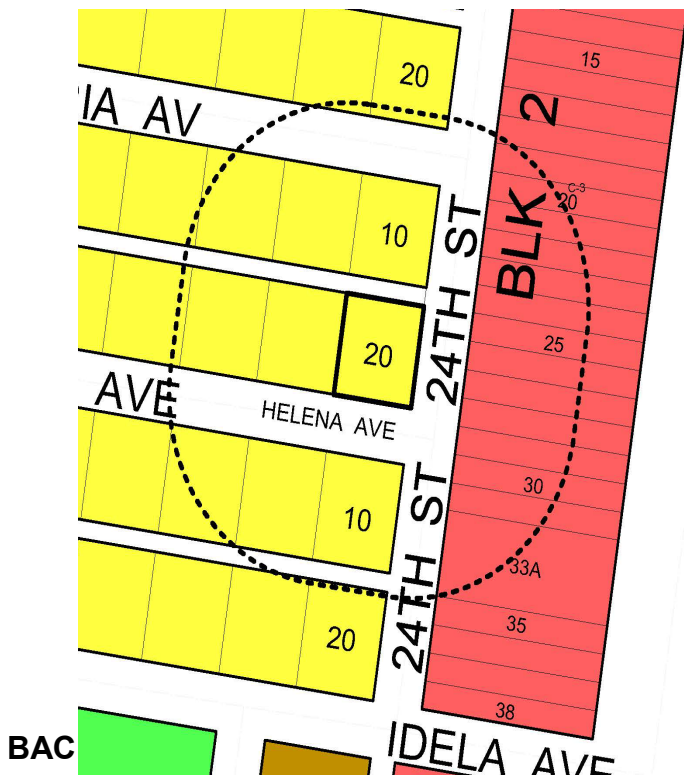
SUBJECT: REQUEST OF DAVID ZUNIGA FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCHROACHMENT OF 5 FEET INTO THE 25 FEET FRONT YARD SETBACK FOR A PROPOSED SINGLE FAMILY HOME, AT LOT 20, BLOCK 4, BALBOA ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 HELENA AVENUE. (ZBA2022-0052)

REASON FOR APPEAL:

The applicant is requesting a variance to allow an encroachment of 5 feet into the 25-foot front yard setback in order to accommodate construction of a proposed single family residence.

PROPERTY LOCATION AND VICINITY:

The subject property is located at the northwest corner of Helena Avenue and South 24th Street. The property has 95 feet of frontage along Helena Avenue and a depth of 107.5 ft, for a lot size of 1,0212.5 square feet. The surrounding land use is single-family residential with a commercial use to the east across South 24th Street.



The plat for Balboa Acres Subdivision was recorded in January 1963. The subdivision was annexed into the city in 1975. The plat indicates a front yard setback of 25 feet. A building permit application for the proposed residence has not yet been submitted. The applicant submitted the special exception request on August 3, 2022.

ANALYSIS:

Approval of the variance request would allow an encroachment of 5 feet into the 25 feet front yard setback. The submitted site plan shows that a garage is proposed to be built at the rear of the property and the proposed encroachment will help to accommodate the proposed garage.

During the site visit, staff noticed other homes within the subdivision that appear to have been built at the 20-foot front yard setback. The proposed setback request on the subject property would be characteristic of construction in this area.

A review of Planning Department records did not reveal any approved special exceptions or variances in the immediate area.

Staff has not received any phone calls, emails, or letters in opposition to the special exception request.

RECOMMENDATION:

Staff recommends approval of the variance request. If the board grants approval of the request it should be limited to the encroachment shown on the submitted site plan. The proposed encroachment will not alter the essential character of the neighborhood.

ZBA-9/8/22

ZBA2022-0052



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project	<p>Legal Description <u>Lot 20, Block 4, Balboa Acres, an Addition to the city of McAllen, Hidalgo County Texas.</u></p> <p>Subdivision Name <u>Balboa Acres</u></p> <p>Street Address <u>2400 Helena Ave.</u></p> <p>Number of lots <u>1</u> Gross acres _____</p> <p>Existing Zoning <u>R1</u> Existing Land Use <u>valido</u></p> <p>Reason for Appeal (please use other side if necessary) <u>See Back</u></p> <p><input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport)</p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
	Applicant
Owner	<p>Name <u>Jesús Rodriguez</u> Phone <u>8991681780</u></p> <p>Address <u>2400 Helena Ave</u> E-mail <u>Maykth_Pueca@hotmail.com</u></p> <p>City <u>McAllen</u> State <u>tx</u> Zip <u>78503</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>David Zuniga</u> Date <u>08-02-22</u></p> <p>Print Name <u>David Zuniga</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p>
Office	<p>Accepted by _____ Payment received by _____ Date <u>ENTERED</u></p> <p>Rev 09/20</p> <p>AUG 03 2022</p> <p>Initial <u>AK</u></p>



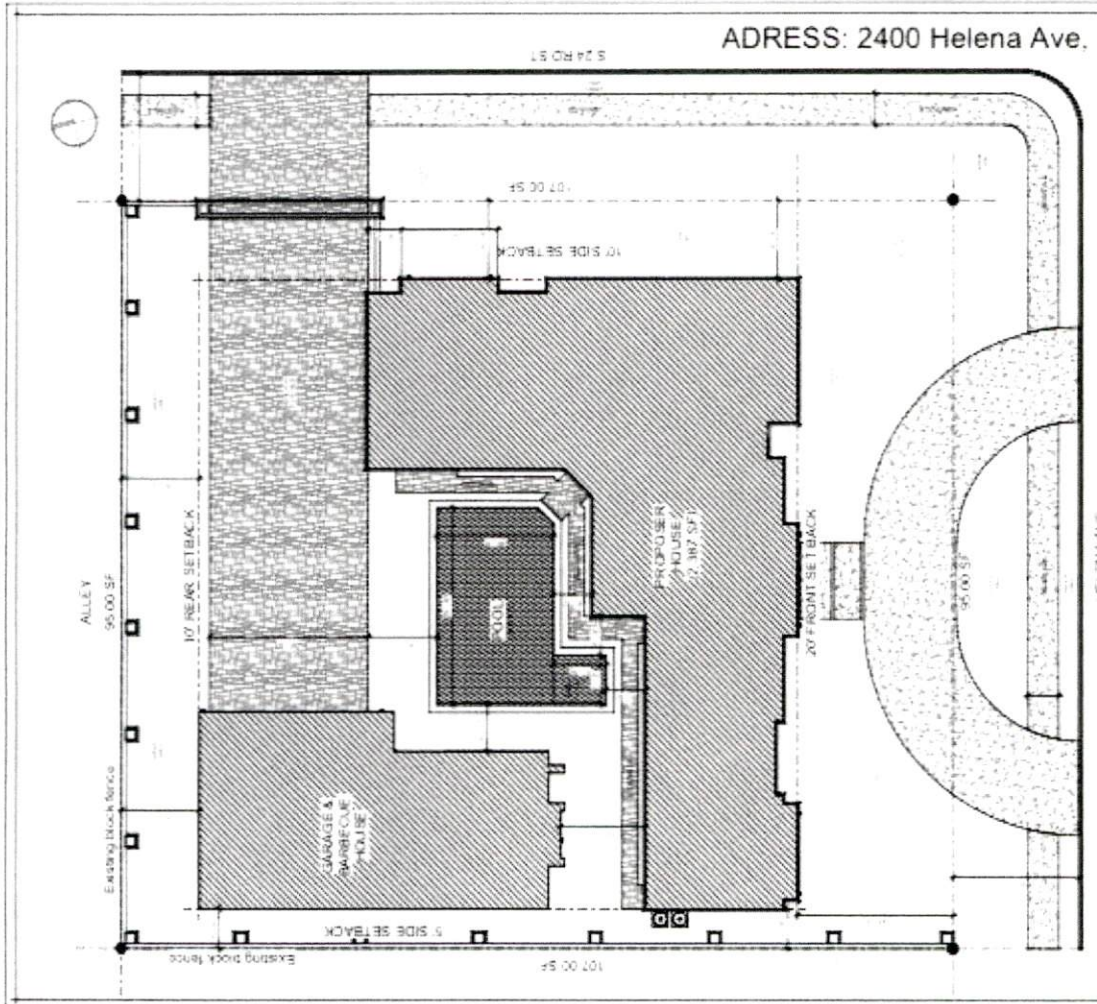
City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (Please use an additional page if necessary to complete responses)</p> <p>**Information provided here by the applicant does not guarantee that the Board will grant a variance.</p> <p>***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.</p> <p>1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:</p> <p>I want my house to be built 20ft away from the road instead of 25ft</p>
	<p>2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:</p> <p>My property doesn't have the 15ft Side walk plus the 25ft, takes up way too much space in which I could build my house.</p>
	<p>3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:</p> <p>This variance does not affect anyone whatsoever. The side walk is big enough and 20ft from it is enough space.</p>
	<p>4. Describe special conditions that are unique to this applicant or property:</p> <p>My neighbors don't have their houses 25ft from the sidewalk either.</p>
Board Action	<p>Chairman, Board of Adjustment Signature _____</p> <p>Date _____</p>

ADRESS: 2400 Helena Ave, McAllen, TX 78503

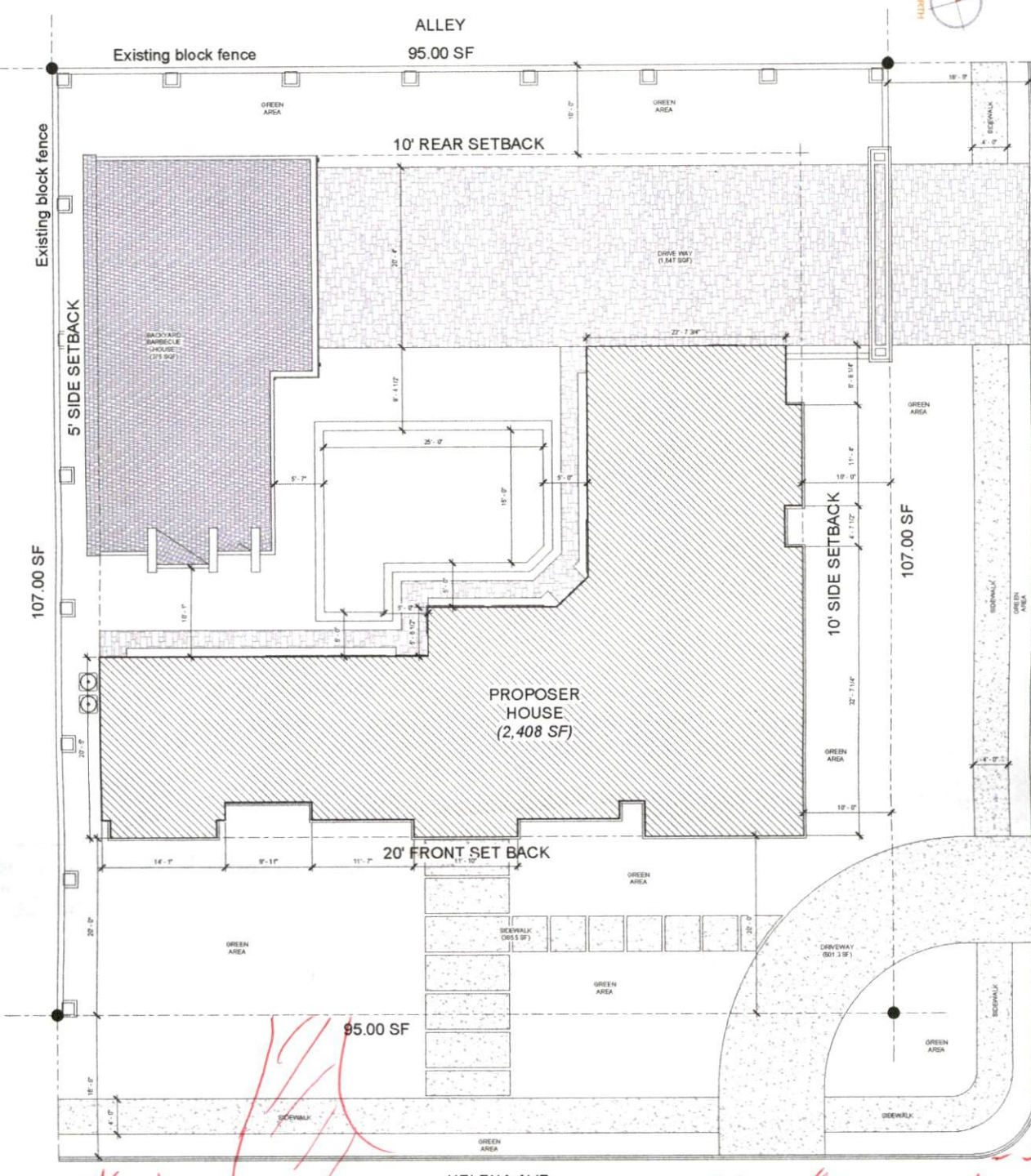


FOR REVISION

ENTERED

AUG 03 2022

Initial: AY



THE SUBMITTER ASSURES NO LIABILITY FOR ANY
 IT IS THE RESPONSIBILITY OF THE SUBMITTER
 ACTUAL CONSTRUCTION CONDITIONS.
 ALL DIMENSIONS SHOWN TO PROCEEDING
 WITHIN LOCAL BUILDING CODES OF THE AREA
 AND LOCATED. THE LOCAL LAW'S REQUIRE
 ENGINEER SUBJECTS SHOULD BE INCORPORATED
 TO ACTUAL SITE CONDITIONS.

1 SITE PLAN
 3/16" = 1'-0"

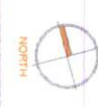
ARCH. JOSE LUIS PRIETO
A100



DAVID ZUÑIGA'S HOME SITE PLAN

PROPOSED
 2,408 SF
 2,408 SF
 2,408 SF

DAVID ZUÑIGA'S
 HOME



ADDRESS: 2400 Helena Ave, McAllen, TX 78503



**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2022-0052**

CITY OF MCALLEN PLANNING DEPT.
356.681-1250
WWW.MCALLENNET.NET

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: August 31, 2022

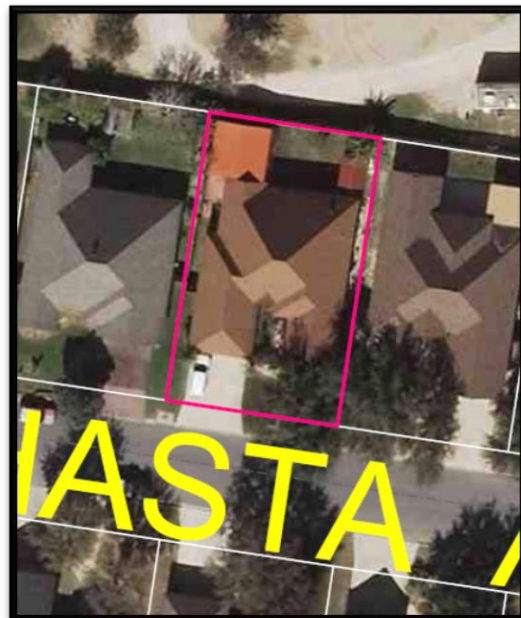
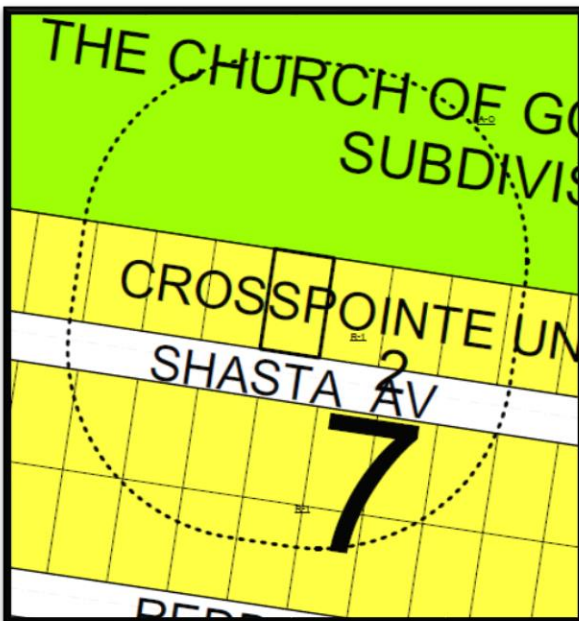
SUBJECT: REQUEST OF HAROLD AND NANCY GUTHRIE FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW ENCROACHMENTS OF 20 FEET INTO THE 20 FEET FRONT YARD SETBACK AND 1.5 FEET INTO THE 6 FEET WEST SIDE YARD SETBACK FOR A PROPOSED METAL CARPORT MEASURING 23 FEET BY 20 FEET ON LOT 7, BLOCK 2, CROSSPOINTE SUBDIVISION UNIT # 1, HIDALGO COUNTY, TEXAS; 425 EAST SHASTA AVENUE. (ZBA2022-0050)

REASON FOR APPEAL:

The applicant is proposing a metal carport to protect his three vehicles from high temperature weather conditions. According to the applicant, the existing driveway and garage cannot accommodate or provide protection for all of his vehicles, especially for his truck, which does not fit inside the garage because of its length.

PROPERTY LOCATION AND VICINITY:

The subject property is located along the north side of Shasta Avenue, approximately 374 feet East of Chai Street. According to the subdivision plat, the property has 62.33 feet of frontage along East Shasta Avenue and a depth of 105 feet, for a lot size of 6,544.65 square feet. The surrounding land use is single-family residential with Valley Worship Center church adjacent to the north property line.



BACKGROUND AND HISTORY:

The plat for Crosspointe Subdivision Unit # 1 was recorded on April 1, 1993. The required front yard setback is 20 feet. According to Hidalgo County Appraisal District, the existing home was built in 1994. The applicant submitted the special exception request on July 21, 2022 for the proposed metal carport. A building permit application has not been submitted.

ANALYSIS:

Approval of the special exception request would allow an encroachment of 20 feet into the 20 feet front yard setback, and 1.5 feet into the 6 feet west side yard setback, as shown in the submitted site plan.

According to the subdivision plat, no utility easements run along the front or the sides of the property lines of Lot 7. Therefore, the proposed metal carport would not be impacting any easements

During the site visit, staff did not notice similar carports (as proposed) or any other structures that appeared to be encroaching into the front yard setback. This metal carport would be the first in the subdivision. Approval of this request may encourage other property owners in the area to build their own carports. Front yard and side yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view of properties in a subdivision.

A review of the Planning Department records did not reveal any approved special exceptions in the subdivision.

Special exceptions are issued and recorded for the present property owner. New property owners would need to apply for a new special exception request.

Staff has not received any phone calls, emails, or letters in opposition to the special exception request.

RECOMMENDATION:

Staff recommends disapproval of the special exception request since the proposed metal carport may alter the essential character of the neighborhood. It may also encourage other property owners to build their own carports. However, if the Board grants approval of the special exception request, it should be limited to the footprint shown on the submitted site plan.

ZBA 2022-0050

ZBA
9/8/2022

City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description

Lot seven (7), Block two (2)

Crosspointe Unit no. 1

Subdivision Name

Crosspointe no. 1

Street Address

425 East Shasta Avenue

Number of lots

1

Gross acres

62.33' x 105.0'

Existing Zoning

R1

Existing Land Use

Residential

Reason for Appeal (please use other side if necessary)

We would like to build a carport over driveway to protect cars from heat.

☒ \$300.00 non-refundable filing fee + ☒ \$50.00 Recording Fee for Special Exception (carport)

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name Harold & Nancy Guthrie

Harold

Phone (956) 279-7346

Address 425 E. Shasta Ave.

E-mail haroldguthrie@hotmail.com

City McAllen

State TX

Zip 78504

Owner

Name Harold & Nancy Guthrie

Nancy

Phone (956) 279-7555

Address 425 E. Shasta Ave

E-mail nancyguthrie007@gmail.com

City McAllen

State TX

Zip 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)
OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature

Date

7/27/22

Print Name

Harold Guthrie

☒ Owner☐ Authorized Agent

Office

Accepted by

KS

Payment received by

Date

Rev 10/18

JUL 21 2022

BY:

CW

City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

Reason for Appeal

*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider **any combination** of the following: (Please use an additional page if necessary to complete responses)

**Information provided here by the applicant does not guarantee that the Board will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

Cars are very expensive. The carport is requested to protect our cars from the valley's extreme heat. Truck is too big for garage.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:

The shade the carport will provide will help preserve our cars from the weather.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:

The carport will be set far enough from the road that it will not impede the drivers view.

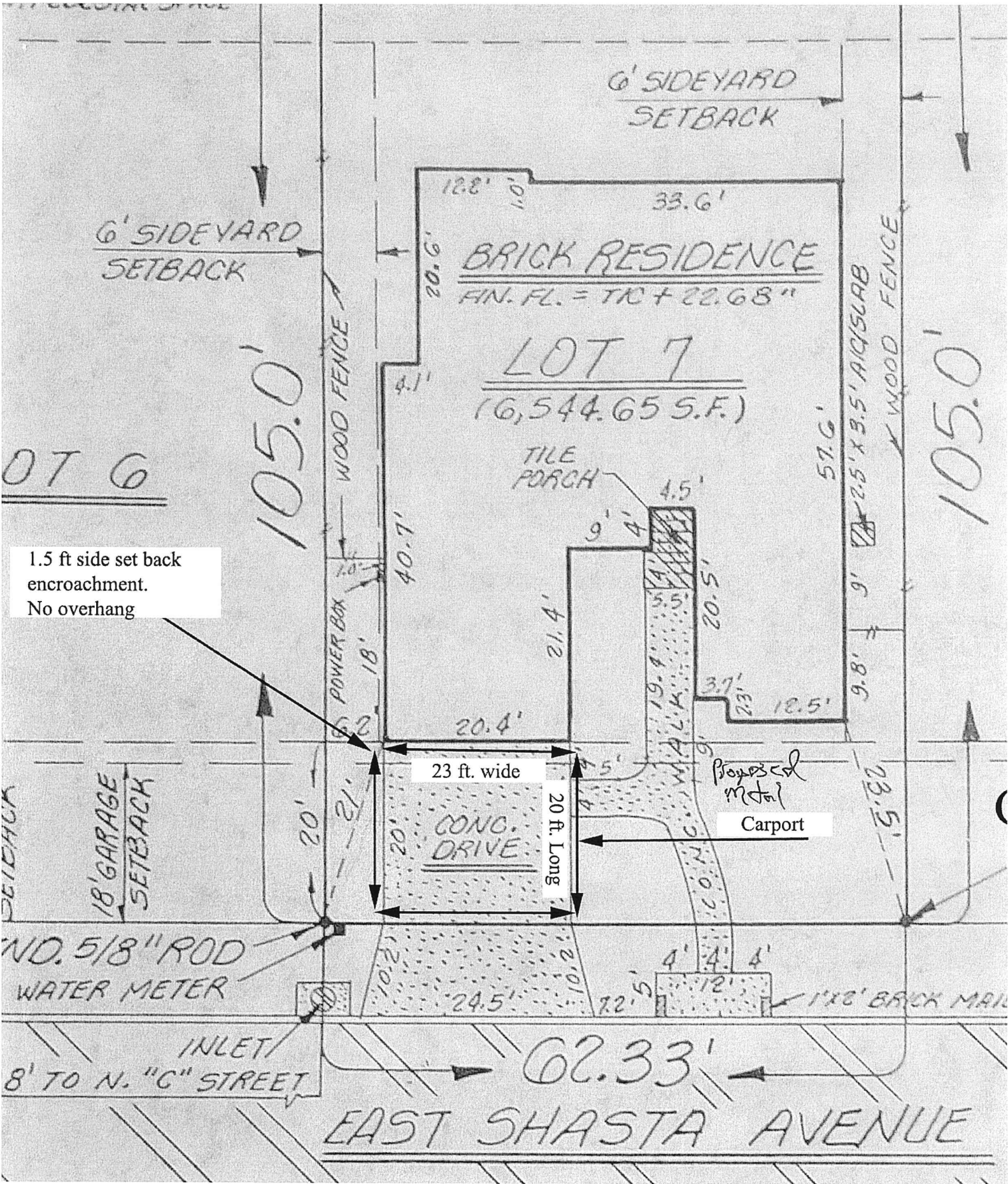
4. Describe special conditions that are unique to this applicant or property:

No other place for it. Church behind property
 other residence left & right. Mature oak in front
 No easement encroachment

Board Action

Chairman, Board of Adjustment
 Signature

Date



1.5 ft side set back
encroachment.
No overhang

23 ft. wide

20 ft. Long

Proposed
metal
Carport

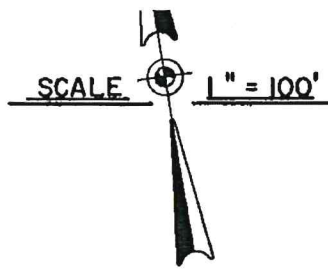
18' GARAGE
SETBACK
NO. 5/8" ROD
WATER METER

INLET
8' TO N. "C" STREET

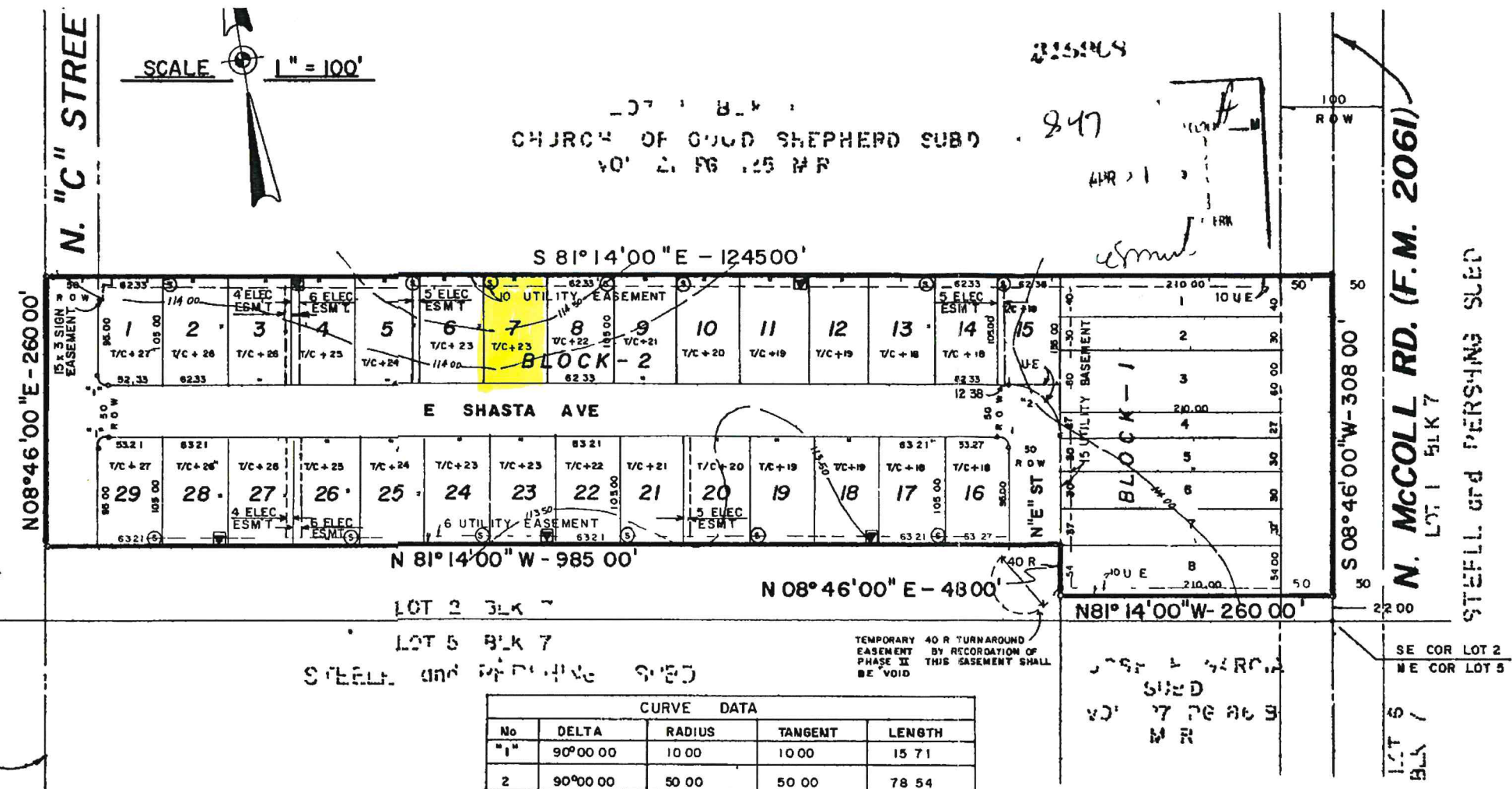
62.33'
EAST SHASTA AVENUE







CHURCH OF GOOD SHEPHERD SUBD
40' 2. PG 125 MAP



CURVE DATA				
No	DELTA	RADIUS	TANGENT	LENGTH
1	90°00'00"	10.00	10.00	15.71
2	90°00'00"	50.00	50.00	78.54

METES AND BOUNDS DESCRIPTION

A 7717 ACRE TRACT OF LAND OUT OF THE SOUTH 10.00 ACRES OF LOT 2 BLOCK 7 STEELE AND PERSHING SUBDIVISION AS RECORDED IN VOLUME 8 PAGE 115 DEED RECORDS HIDALGO COUNTY TEXAS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 BLOCK 7 SAID POINT ALSO BEING ON THE CENTERLINE OF MCCOLL ROAD (F.M. 2061)

THENCE N 08° 46' 00" E ALONG SAID CENTERLINE OF MCCOLL ROAD A DISTANCE OF 22.00 FEET TO A POINT FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS 7717 ACRE TRACT SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE JOSE E. GARCIA SUBDIVISION AS RECORDED IN VOLUME 27 PAGE 86 MAP RECORDS HIDALGO COUNTY TEXAS

THENCE N 81° 14' 00" W, ALONG THE NORTH LINE OF SAID JOSE E. GARCIA SUBDIVISION AT 50.00 FEET THE WEST RIGHT OF WAY LINE OF MCCOLL ROAD IN ALL A DISTANCE OF 260.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID JOSE E. GARCIA SUBDIVISION

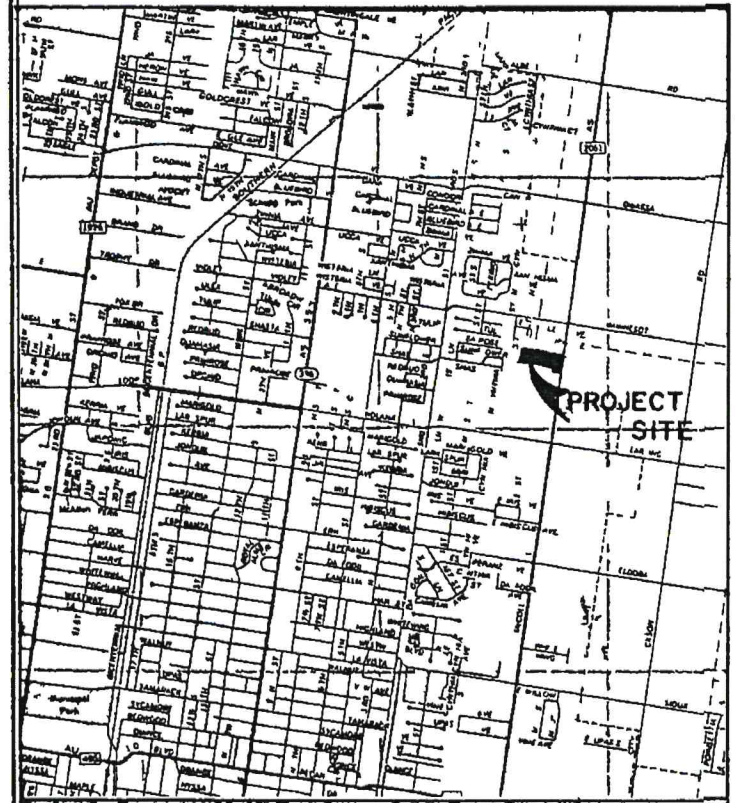
THENCE N 08° 46' 00" E A DISTANCE OF 48.00 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT

THENCE N 81° 14' 00" W A DISTANCE OF 985.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF A 150.00 DRAIN DITCH RIGHT OF WAY

THENCE N 08° 46' 00" E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 260.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NORTH C STREET

THENCE S 81° 14' 00" E AT 50.00 FEET THE EAST RIGHT OF WAY LINE OF NORTH C STREET AND THE SOUTHWEST CORNER OF LOT 1 BLOCK 1 CHURCH OF THE GOOD SHEPHERD SUBDIVISION A RECORDED IN VOLUME 21 PAGE 125 MAP RECORDS HIDALGO COUNTY TEXAS AT 1195.00 FEET THE WEST RIGHT OF WAY LINE OF MCCOLL ROAD IN ALL A DISTANCE OF 1245.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT SAID POINT ALSO BEING ON THE CENTERLINE OF MCCOLL ROAD

THENCE S 08° 46' 00" W ALONG SAID CENTERLINE A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7717 ACRES OF LAND MORE OR LESS



K K Engineering Services
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
DATE OF

GENERAL NOTES

1. MINIMUM FLOOR ELEVATION SHALL BE SHOWN ON EACH LOT, FOR BLOCK 2 & 20 ABOVE THE CENTERLINE OF MCCOLL RD FOR BLK 1
 2. FRONTYARD SETBACKS SHALL BE 20' FOR BLOCK 2 AND 110' FOR BLOCK 1
 3. REARYARD SETBACKS SHALL BE 10' MINIMUM FOR BLK 2 AND 45' MIN FOR BLK 1
 4. SIDEYARD SETBACKS SHALL BE 5' MINIMUM EXCEPT AT CORNER LOTS WHICH SHALL BE 10' MINIMUM, FOR BLOCK 2 ONLY (SEE NOTE 13 FOR BLK 1)
 5. THE CITY OF McALLEN SHALL HAVE A 15x15 EASEMENT AT ALL STREET INTERSECTIONS MEASURED FROM THE PROPERTY LINES
 6. THIS SUBDIVISION IS IN ZONE B ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480343 005 C REVISED NOVEMBER 21 1982
 7. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME
- LOT LINE
- 3x3 EASEMENT TO CPL FOR PEDESTAL SPACE SPECIFIC LOCATION SHOWN ON MAP BY THIS SYMBOL
- 6'x6' EASEMENT TO CPL FOR TRANSFORMER SPACE SPECIFIC LOCATION SHOWN ON MAP BY THIS SYMBOL
8. GARAGE SETBACK SHALL BE 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED
 9. A 4' SIDEWALK REQUIRED ALONG THE WEST SIDE OF MCCOLL ROAD AND EAST SIDE OF N. C STREET
 10. A 5' BUFFER REQUIRED ALONG THE WEST SIDE OF LOTS 1-8, BLOCK 1
 11. A TOTAL OF 0.85 ACRE FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION AND ENGINEERING DETENTION PLAN WILL BE SUBMITTED PRIOR TO BUILDING PERMIT
 12. A COMMON AREA PLAN FOR PARKING CURB CUTS, LANDSCAPING, SETBACKS, ETC MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION BUILDING PERMIT
 13. NO CURB CUT OR LOT FRONTAGE FOR LOTS 1 AND 29, BLOCK 2 ALONG N. C STREET
 14. NO CURB CUTS FOR LOTS 1-8, BLOCK 1 ALONG N. E STREET
 15. FOR BLOCK 1 NORTH SIDE OF LOT 1 AND SOUTH SIDE OF LOT 8 SIDE SETBACKS AS PER ZONING ORDINANCE OR THE APPROVED SITE PLAN WITH EVER GREATER INTERIOR SIDEYARDS SET-BACKS AS PER ZONING ORDINANCE

UNIT # 1
A 7717 ACRE TRACT OF LAND OUT OF THE SOUTH 10.00 ACRES OF LOT 2 BLOCK 7, STEELE AND PERSHING SUBDIVISION AS RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I WE, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CROSS POINTE SUBDIVISION UNIT #1 TO THE CITY OF McALLEN TEXAS AND WHOSE NAME (S) IS (ARE) SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS ALLEYS PARKS SEWER LINES WATER COURSES STORM SEWERS FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

[Signature]
OWNER
ALBERTO CANTU
P.O. BOX 2673
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 25th DAY OF February AD 1993

APPROVAL BY WATER DISTRICT
[Signature] NOTARY PUBLIC TEXAS
My Commission Expires 9-26-94

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2

ON THIS THE 18th DAY OF February AD 1993

[Signature] PRESIDENT
[Signature] SECRETARY

THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

[Signature] MAYOR, CITY OF McALLEN

THIS SUBDIVISION PLAT OF CROSS POINTE SUBDIVISION UNIT #1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 7th DAY OF April AD 1993

[Signature] CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

WE THE UNDERSIGNED, REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 20th day of April 1993
WILLIAM BILLY LEO, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

Permitted in Volume 28, Page 75B of the Official Minutes of the City of Hidalgo County, Texas

REGISTERED PROFESSIONAL LAND SURVEYOR
2448
LEO L. RODRIGUEZ JR.

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 26th DAY OF February AD 1993

VOL. 28 PG. 75B



NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0050
CITY OF WILLOW SPRING PLANNING DEPT.
505 EAST CHERRY STREET
WILLOW SPRING, IL 60097
WWW.WILLOWSPRING.IL.GOV

425

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: August 31, 2022

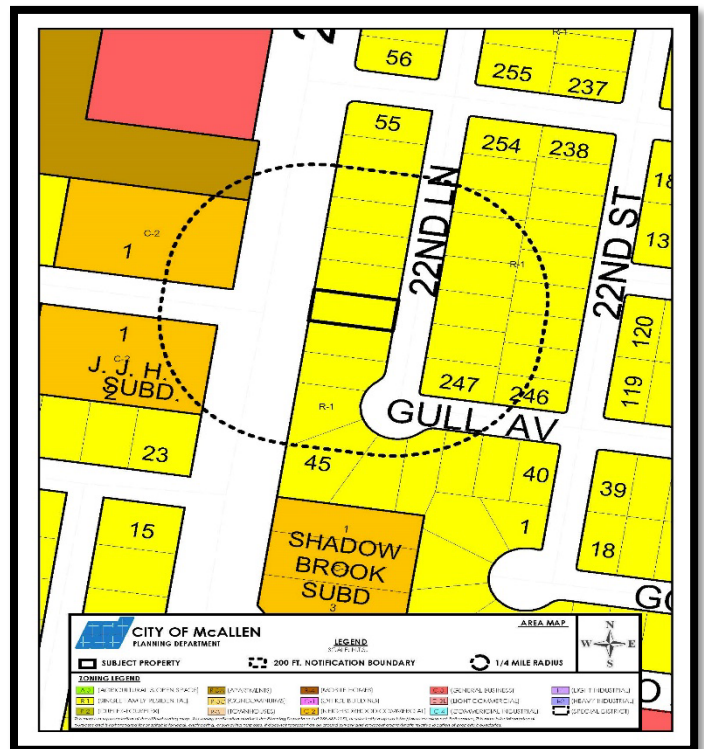
SUBJECT: REQUEST OF JUAN M. GARZA FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCHROACHMENT OF 20 FEET INTO THE 20 FEET FRONT YARD SETBACK AND AN ENCROACHMENTS OF 2 FEET IN TO THE 6 FEET SIDE YARD SETBACK FOR AN EXISTING METAL CARPORT MEASURING 20 FEET BY 21 FEET FOR LOT 49, SHADOW BROOK UT 1, HIDALGO COUNTY, TEXAS; 5909 N 22ND LANE. (ZBA2022-0053)

REASON FOR APPEAL:

The applicant is requesting a special exception in order to allow an encroachment of 20 feet into the front yard setback of 20 feet and an encroachment of 2 feet into the 6 feet side yard setback for an existing metal carport measuring 20 feet by 21 feet. The applicant stated the existing metal carport is to protect his 2 vehicles from the weather elements, and also for protection for his elderly wife who has limited mobility.

PROPERTY LOCATION AND VICINITY:

The subject property is located along the west side of North 22nd Lane. The property has 50 feet of frontage along North 22nd Lane and a depth of 114.11 feet, for a lot size of 5,705.5 square feet. There is an existing single-family residence on the subject property. The surrounding land use is single-family residential with commercial use to the west across North 23rd Street.



BACKGROUND AND HISTORY:

The plat for Shadow Brook UT 1 was recorded on April 30, 1980. The plat states a 20-foot front yard setback. An application for a building permit application for the carport was submitted on July 26, 2022. An application for the special exception request was submitted on August 3, 2022.

ANALYSIS:

Approval of the special exception request would allow an encroachment of 20 feet into the 20 feet front yard setback and an encroachment of 2 feet in to the 6 feet side yard setback as shown in the applicant's submitted site plan. The reason for this request is to allow the applicant to provide protection for his two vehicles, as well as protection for his wife from the weather elements.

Front yard setbacks are important to keep the character of single-family residential areas by maintaining the street yard and curb appeal of properties in a subdivision.

During the site visit, staff noticed two other (carports) similar encroachments in the area. A review of Planning Department records did not reveal any variances or special exceptions granted for carports in the area.

The board may consider a type of hardship- the financial cost of complying with the code, if the financial cost of compliance is greater than 50 percent of the appraised value of the structure.

Special exceptions are issued and recorded for the present applicant/owner only. New owners would need to apply for a new special exception request.

Staff has not received any phone calls, emails, or letters in opposition to the special exception request.

RECOMMENDATION:

Staff recommends disapproval of the special exception request, since approval may encourage other property owners to build similar structures that may require special exceptions.

ZBA2022-0053

ZBA 9/8/22



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description

Shadow Brook UT 1
Lot 49

Subdivision Name

Shadow Brook

Street Address

5909 N 22nd Lane

Number of lots

Gross acres

Existing Zoning

RESIDENTIAL

Existing Land Use

CARPORT

Reason for Appeal (please use other side if necessary)

Allow Elderly couple to
keep carport for personal and property protection from
elements

☒ \$300.00 non-refundable filing fee + ☒ \$50.00 Recording Fee for Special Exception (carport)

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name

JUAN M. GARZA

Phone

956-328-6186

Address

5909 N 22nd Lane

E-mail

mrgee@jnm@aol.com

City

McAllen

State

TX

Zip

78504

Owner

Name

GARZA, Juan & Linda

Phone

956-328-6186

Address

PO Box 720080

E-mail

mrgee@jnm@aol.com

City

McAllen

State

TX

Zip

78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature

Juan M. Garza

Date

8/3/2022

Print Name

JUAN M. GARZA

☒ Owner☐ Authorized Agent

Office

Accepted by

Payment received by

Date

AUG 08 2022

Rev 10/18

Initial:

JMG

Enclosure 20 ft
into front and 2 ft on
side

25



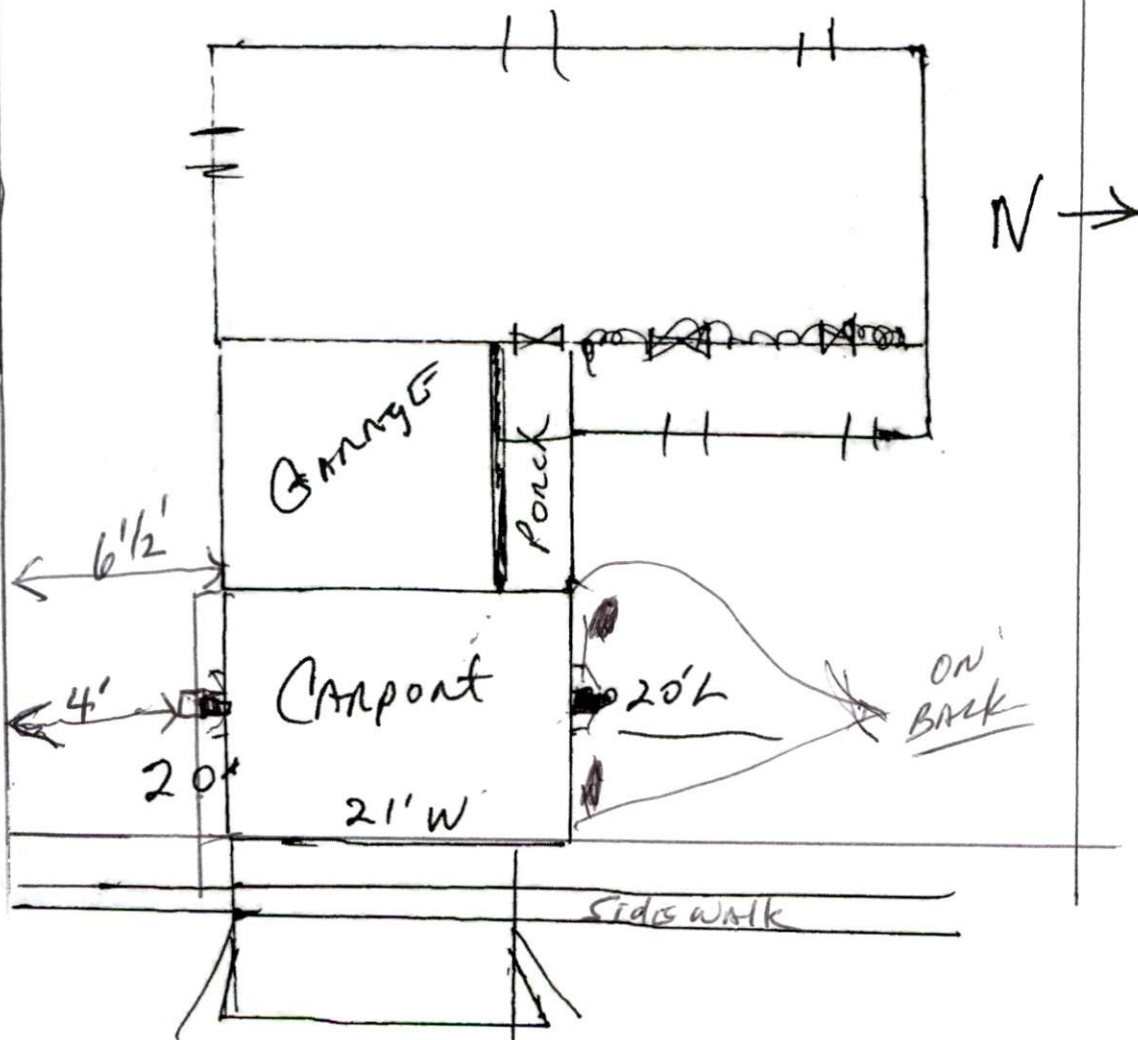
City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (Please use an additional page if necessary to complete responses)</p> <p>**Information provided here by the applicant does not guarantee that the Board will grant a variance.</p> <p>***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.</p> <p>1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:</p> <p>Carport needed to protect owners and property of 2 vehicles from heat and other weather elements. Garage being used for car and storage.</p> <p>2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner: Retired owners spend 95% of day at home to enjoy home after 40 years now able to stay at home and enjoy retirement in a comfortable environment having worked so long and hard to acquire and maintain.</p> <p>3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:</p> <p>Carport does not create a safety concern with neighbors and people using sidewalk nor obstruct visibility to the street or sides and from the street. Yard maintained.</p> <p>4. Describe special conditions that are unique to this applicant or property:</p> <p>Linda Garcia (wife) has doctor's issued handicap RX for limited mobility and walking distances due to severe arthritis ankles & knees (1 full knee replacement) resulting in slow movement/walking. Carport protects from all weather.</p>
Board Action	<p>Chairman, Board of Adjustment Signature _____</p> <p>Date _____</p>

JUAN GARZA
Shadowbrook Lot 49

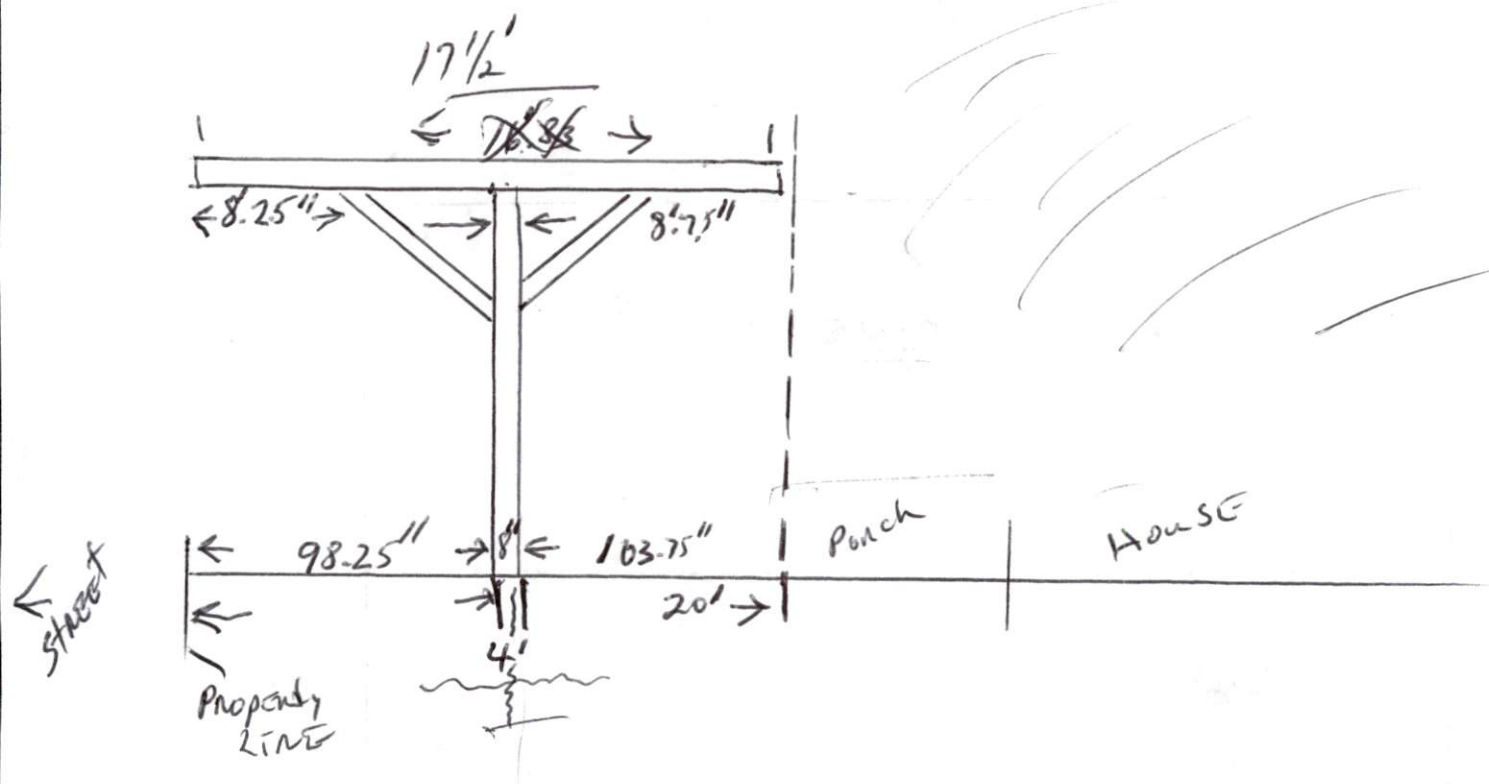


22nd LN

ENTERED

AUG 03 2022

Init. Initial: An



210''



NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0053
CITY OF McALLEN PLANNING DEPT.
956-881-1234
WWW.MCALLENNET.NET

5909

Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

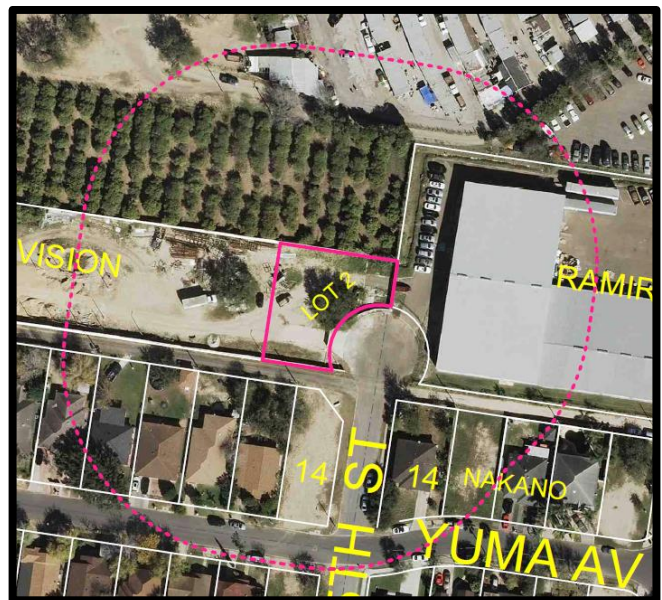
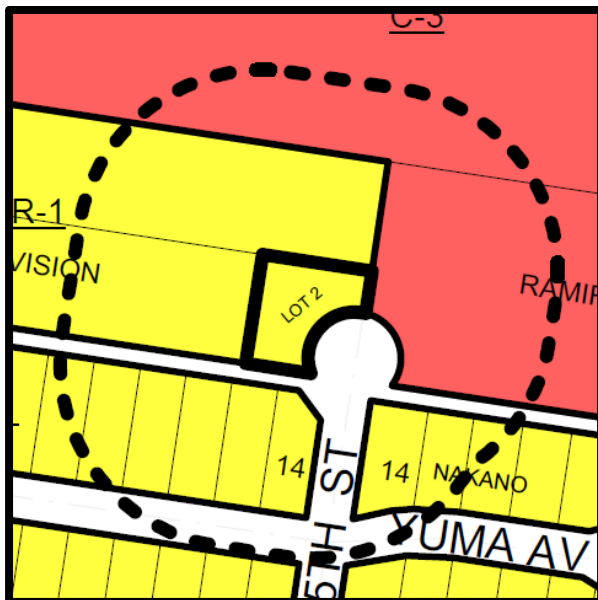
FROM: Planning Staff

DATE: August 30, 2022

SUBJECT: REQUEST OF MANUEL AND JUANA RAMIREZ FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 25 FEET FRONT YARD SETBACK, AND A 4 FEET ENCROACHMENT INTO THE 10 FEET REAR YARD SETBACK ALONG THE WEST SIDE OF PROPERTY LINE FOR A SINGLE FAMILY DWELLING ON LOT 2, RAMIREZ SUBDIVISION, HIDALGO COUNTY, TEXAS; 2420 SOUTH 25TH STREET. (ZBA2022-0051)

REASON FOR APPEAL:

The applicant is requesting a variance to allow a proposed single family dwelling to encroach 10 feet into the 25 feet front yard setback, and 4 feet into the 10 feet rear yard setback along the west property line. Since the subject property is fronting a cul-de-sac, the applicant requests the setback variance in order to allow more room for the construction of the proposed single family dwelling.



PROPERTY LOCATION AND VICINITY:

The vacant subject property is located on South 25th Street along a cul-de-sac. According to the subdivision plat, the property has a curved frontage of 107.36 feet along South 25th Street, with a total lot size of 10,857 square feet. The subject property is zoned R-1 (single family residential) District. The surrounding land use is single-family residential, with commercial districts to the north and east.

BACKGROUND AND HISTORY:

Ramirez Subdivision was recorded on October 31, 2006. The application for the variance request was submitted on August 2, 2022. A building permit application has not been submitted.

ANALYSIS:

Approval of this variance request will allow encroachments of 10 feet into the 25 feet front yard setback and 4 feet into the 10 feet rear yard setback along the west side of property in order to build a one story single family residence.

The applicant has stated that the adjacent lots to the east and west are owned by the Ramirez family, so they will not be impacting other property owners. Additionally, this property is fronting a cul-de-sac on 25th Street with an alleyway separating the subject property from the residences to the south. The aforementioned facts add an element of privacy to the subject property.

If the variance request is approved, the applicant must comply with all other building and zoning ordinance requirements, including requirements from the vegetation ordinance (landscaping).

Staff has not received any phone calls, email, or letter in opposition of this request.

RECOMMENDATION:

Staff recommends disapproval of the variance request since the lot size is adequate to fit a single family dwelling that is designed differently in size from what is being proposed. The applicant can also propose a second floor area. However, if the Board decides to grant approval of this request, it should be limited to the footprint shown on the submitted site plan.

ZBA
9/8/22



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

ZBA2022-0051

311 North 15th Street

McAllen, TX 78501

P. O. Box 220

McAllen, TX 78505-0220

(956) 681-1250

(956) 681-1279 (fax)

Project

Legal Description LOT 2

Subdivision Name RAMIREZ SUBDIVISION, VOL 51, PG 150, M.R.H.C.

Street Address 2420 S 25TH ST MCALLEN, TX

Number of lots 1 Gross acres 0.25

Existing Zoning R-1 Existing Land Use VACANT

Reason for Appeal (please use other side if necessary) reduction of 25th street setback from 25' to 15'

☒ \$300.00 non-refundable filing fee + ☐ \$50.00 Recording Fee for Special Exception (carport)

N/A

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name MANUEL RAMIREZ AND JUANA RAMIREZ Phone (956) 656-0595

Address 2313 S. 26th STREET E-mail ramirez.furniture.edson@gmail.com

City McALLEN State TX Zip 78503

Owner

Name MANUEL RAMIREZ AND JUANA RAMIREZ Phone (956) 656-0595 82-4529

Address 2313 S. 26th STREET E-mail jeng12414@CS.COM

City McALLEN State TX Zip 78503

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes

☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature]

Date 8/1/2022

Print Name MANUEL RAMIREZ

☒ Owner

☐ Authorized Agent

Office

Accepted by _____ Payment received by _____ Date _____

Rev 10/18

ENTERED

AUG 02 2022

Initial: AR



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: *(Please use an additional page if necessary to complete responses)*

**Information provided here by the applicant does not guarantee that the Board will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

THIS IS AN IRREGULAR LOT AND THE TYPICAL SETBACK FOR CUL-DES-SAC LOTS IS 15'.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:

WE ARE REQUESTING TO REDUCE ONLY THE 25TH STREET SETBACK TO BE ABLE TO FIT THE PROPOSED SITE PLAN AND SQUARE FOOTAGE

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:

WILL NOT AFFECT ANY OF THE OTHER RESIDENTS PROPERTIES AND ALL CONSTRUCTION WILL BE DONE AS PER CITY OF McALLEN BUILDING REGULATIONS

4. Describe special conditions that are unique to this applicant or property:

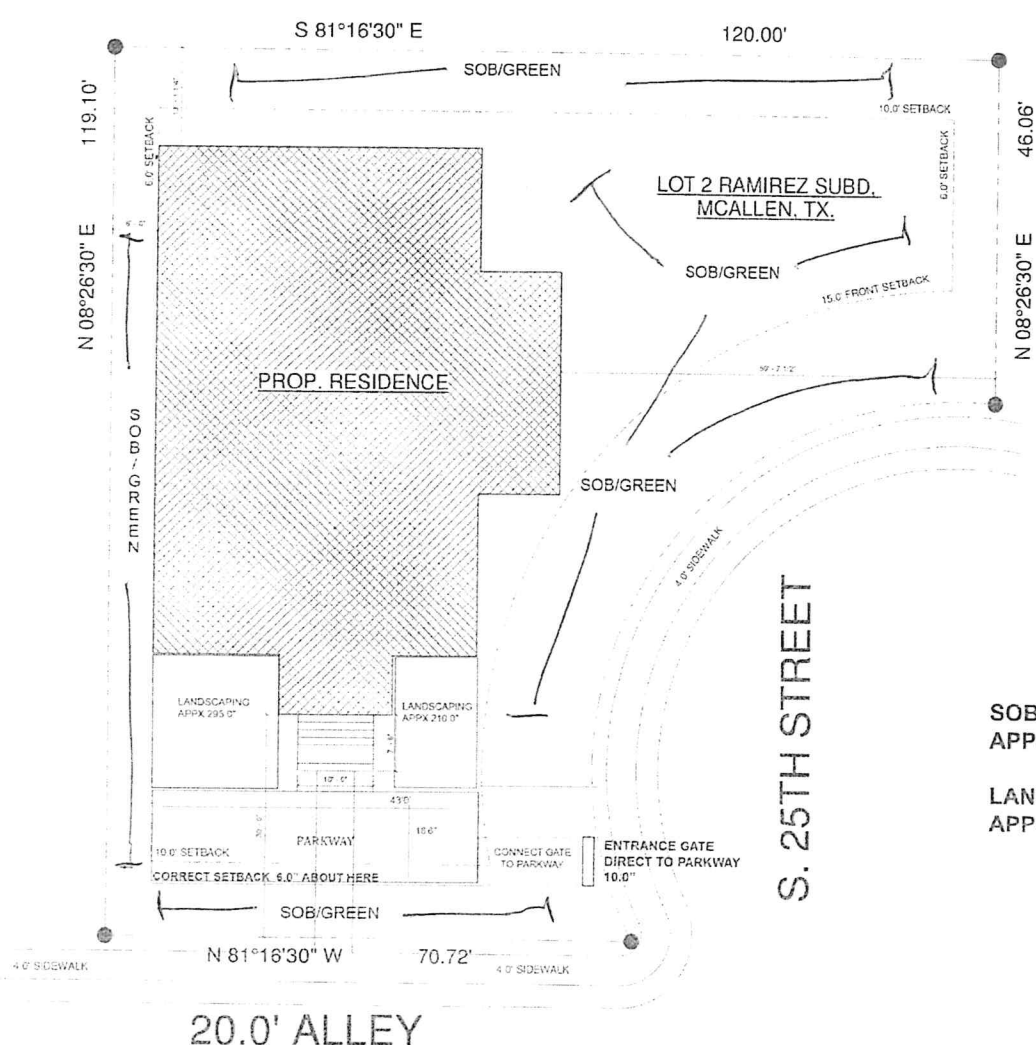
THIS IS AN IRREGULAR LOT AND THE TYPICAL SETBACK FOR CUL-DES-SAC LOTS IS 15'.

Reason for Appeal

Board Action

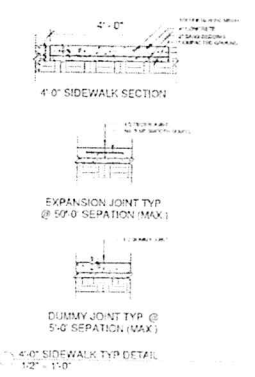
Chairman, Board of Adjustment
Signature

Date



SOB/GREEN
APPOX: 5400.00" SQ FT

LANDSPACING
APPOX: 505.0" SQ FT



- GENERAL NOTES**
1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND CHECKED BY THE CONTRACTOR ON SITE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS AND ADJACENT SETBACKS DURING CONSTRUCTION.
 3. STRUCTURAL ENGINEERED DRAWINGS ARE FOR CONTRACTOR AND SITE FORMS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY EXISTING SERVICES AND FOR CONTRACTING FOR UTILITY RELOCATION. COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 5. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 6. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 7. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 8. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 9. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 10. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 11. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 12. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 13. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 14. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 15. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 16. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 17. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 18. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.
 20. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND TO PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES.

CONCEPTUM
DRAFTING & DESIGN

956-537-0237
info@conceptum.com

PROJECT NO. 1001

PROJECT NAME SITE PLAN

DATE 7-30-2021

DESIGN BY NS

APPROVED BY EC

PROJECT ADDRESS S. 25TH ST. MCALLEN, TX

PROJECT INFORMATION LOT 2 RAMIREZ SUBD. MCALLEN, TX

CLIENT INFORMATION EDSON RAMIREZ

SHEET NO. 1001

SHEET NAME SITE PLAN

DATE 7-30-2021

DESIGN BY NS

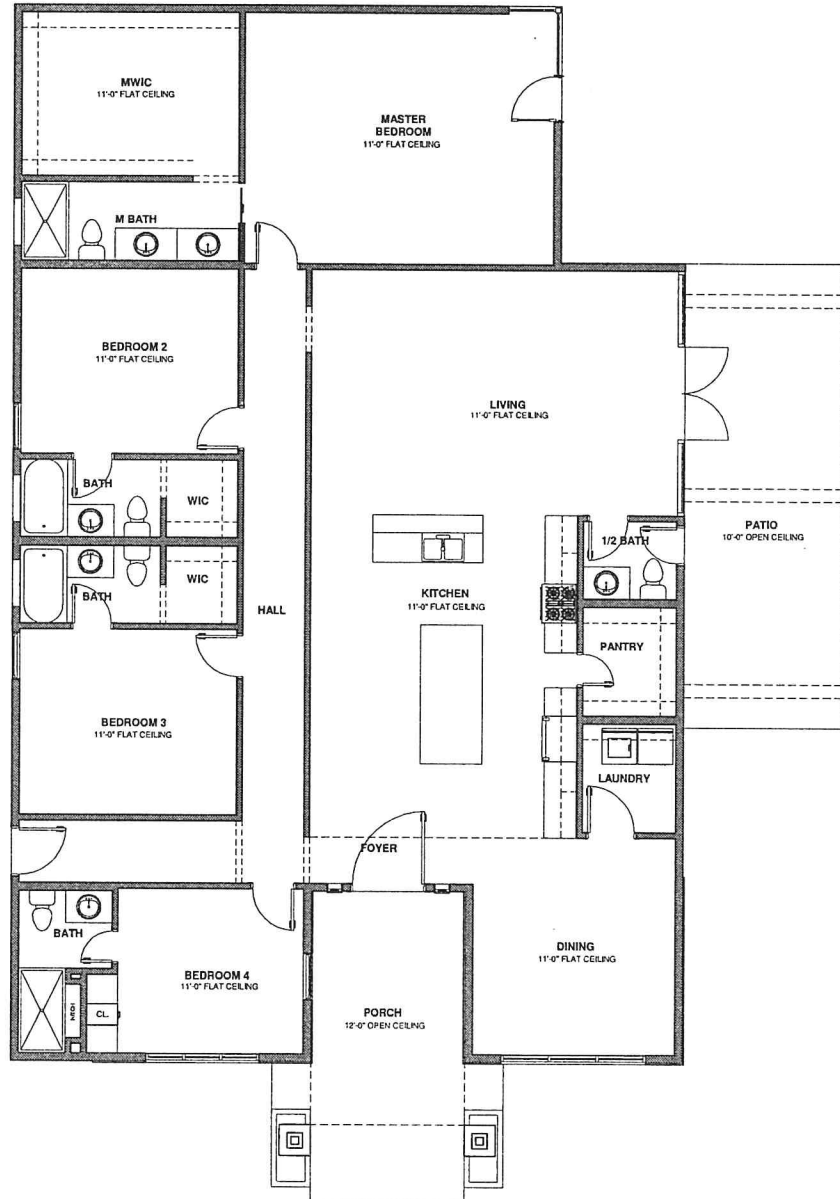
APPROVED BY EC

PROJECT ADDRESS S. 25TH ST. MCALLEN, TX

PROJECT INFORMATION LOT 2 RAMIREZ SUBD. MCALLEN, TX

CLIENT INFORMATION EDSON RAMIREZ

POINT SCALE
1" = 10'-0"



GENERAL NOTES

1. ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE.
2. THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
3. STRUCTURAL ENGINEERED DRAWINGS AS PER CONTRACTOR AND/OR OWNER.
4. THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR LOCATING ANY EXISTING SERVICES AND/OR CONTACT 811 FOR UTILITY IDENTIFICATION. CONTRACTOR SHALL VERIFY CONNECTIONS OF SEPTIC TANKS WITH LICENSED SEPTIC TANK INSTALLER.
5. CONTRACTOR/BUILDER IS RESPONSIBLE TO VERIFY ALL FINISH MATERIALS WITH OWNER INCLUDING BUT NOT LIMITED TO THE FOLLOWING: FLOOR FINISH MATERIALS, INTERIOR WALL AND CEILING FINISH MATERIALS, PAINT COLORS, EXTERIOR FINISHES (COVERINGS, COLOR, MATERIALS, CLADDING), MILLWORK, PLUMBING FIXTURES, ELECTRICAL FIXTURES, APPLIANCES, DOOR TYPES, WINDOW TYPES, ROOF COVERINGS, HARDWARE, AND ANY MATERIAL NOT IDENTIFIED ON THESE PLANS.
6. DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PRACTICES PERFORMED BY CONTRACTOR USING THESE PLANS.
7. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DEMOLITION (STRUCTURE AND/OR SITE WORK), AND JOB BIDDING, AND ESTIMATING.
8. CONTRACTOR/BUILDER AND/OR OWNER IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS AND COMPLYING WITH STATE, REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. CONTRACTOR/BUILDER AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL DOCUMENTS OTHER THAN PLANS PROVIDED IN THIS SET REQUIRED BY THE MUNICIPALITY, COUNTY, STATE, AND/OR GOVERNING JURISDICTION.
10. FIRE EXTINGUISHERS MUST BE PROVIDED ON SITE AT ALL TIMES.
11. DESIGN IS NOT RESPONSIBLE FOR ANY CONTRACTING AND/OR CONSTRUCTION. CUSTOMER/OWNER AND/OR BUILDER IS RESPONSIBLE FOR CONTRACTING AND/OR CONSTRUCTION.
12. CUSTOMER/OWNER AND/OR BUILDER IS RESPONSIBLE FOR COMPLYING WITH ANY SUBDIVISION ARCHITECTURAL COMMITTEES AND/OR HOMEOWNERS ASSOCIATION.



956-537-0237
aaron@conceptum.com

PROJECT NO.
Project Number
SHEET NO.
A-4.0

SCALE: As indicated
DATE: 7-30-2021
APPL BY: EC
SIGN BY: NS

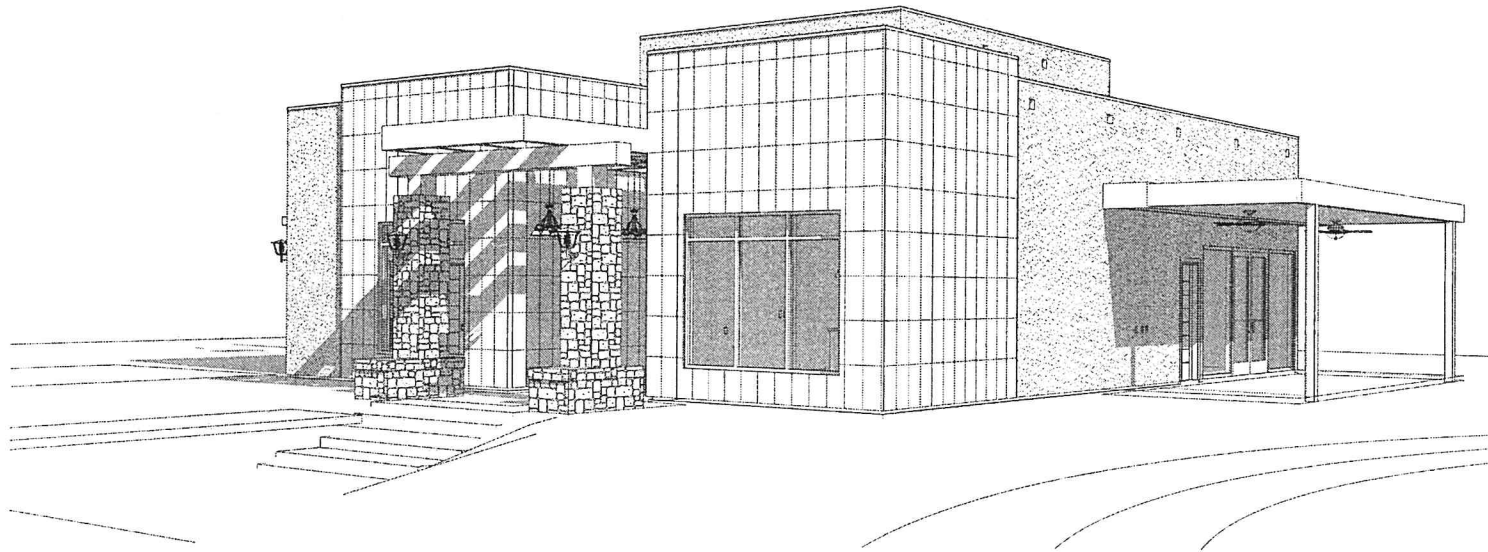
SHEET NAME
FIRST FLOOR CEILING PLAN
CLIENT INFORMATION
EDSON RAMIREZ

PROJECT ADDRESS
S. 25TH ST, MCALLEN, TX
PROJECT INFORMATION
LOT 2 RAMIREZ SUBD,
MCALLEN, TX

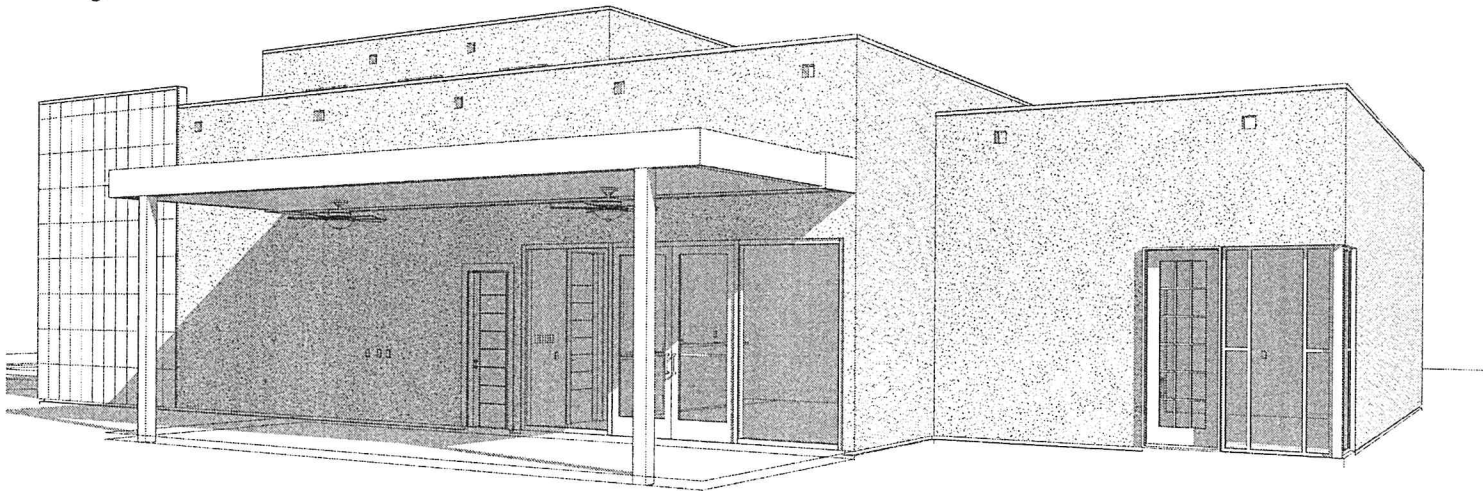


DESIGNER RESERVES THE RIGHT TO MAKE ANY CHANGES TO THIS PLAN WITHOUT NOTICE. ALL RIGHTS RESERVED INCLUDING RIGHT OF USE. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PRINT SCALE
1" = 1'-0"
24X36 = 1/4" = 1'-0"



① FRONT VIEW



② REAR VIEW



956-537-0237
edson.ramirez@gmail.com

PROJECT NO.
Project Number
SHEET NO.
A-9.0

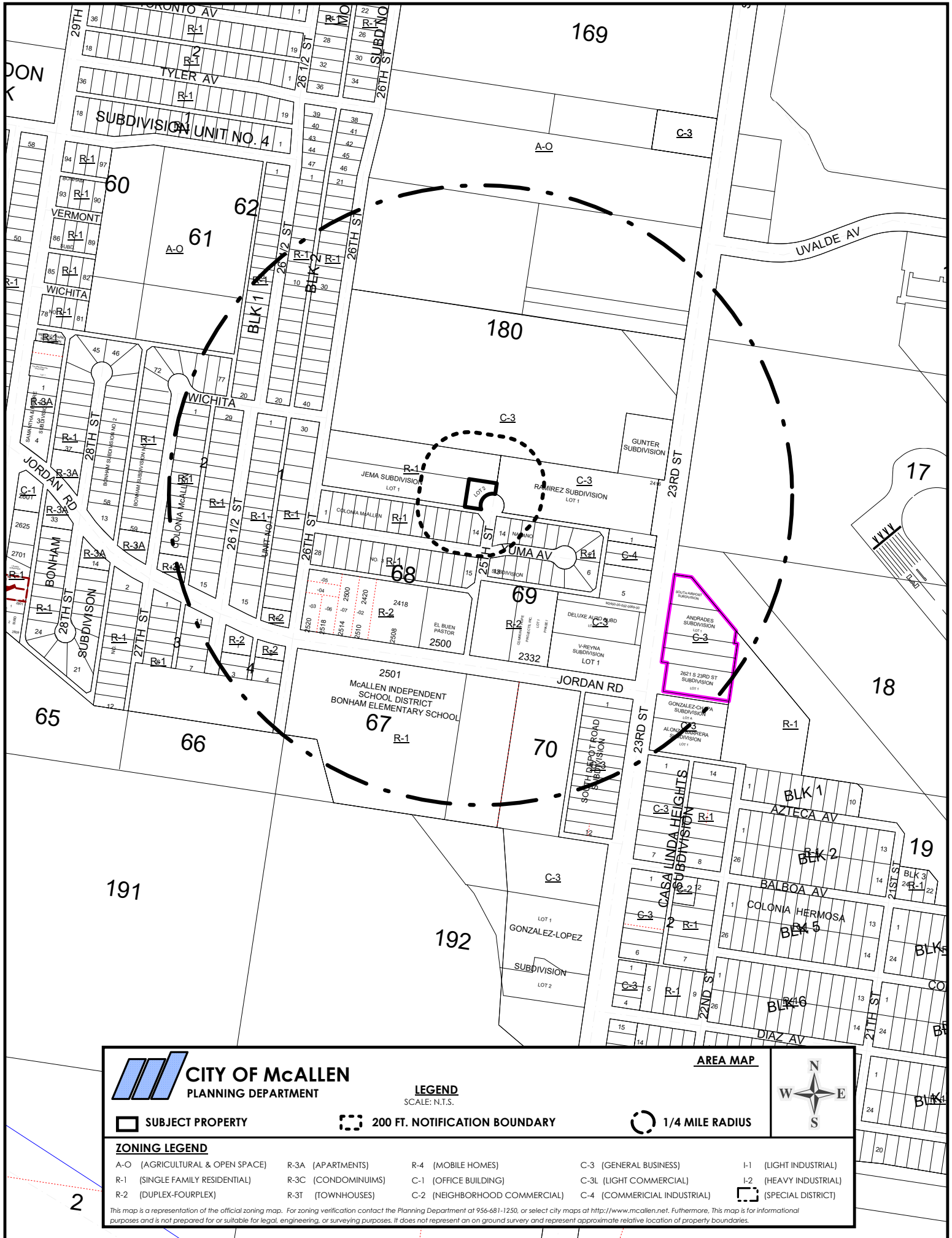
SCALE:
DATE: 7-30-2021
APPL BY: EC
SIGN BY: NS

SHEET NAME
VIEW PLAN
CLIENT INFORMATION
EDSON RAMIREZ

PROJECT ADDRESS
S. 25TH ST, MCALLEN, TX
PROJECT INFORMATION
LOT 2 RAMIREZ SUBD,
MCALLEN, TX

NOTES: REVISIONS TO THIS PLAN BY:
FOR CONSTRUCTION, THIS SET OF PLANS IS AN
EXCLUSIVE PROPERTY OF CONCEPTUM DRAFTING &
DESIGN. NO PART OF THIS SET OF PLANS IS TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM
CONCEPTUM DRAFTING & DESIGN. ANY
VIOLATION OF THIS AGREEMENT SHALL BE
CONSIDERED A BREACH OF CONTRACT AND
THE USER SHALL BE RESPONSIBLE FOR ALL
CONSEQUENCES THEREOF.

PRINT SCALE
1" = 10' - 0"
24X36 = 1" = 1' - 0"



LEGEND

- 1. LOT 107 IRON ROD
- 2. 1/2" IRON ROD
- 3. 1/4" IRON ROD
- 4. 1/8" IRON ROD
- 5. 1/16" IRON ROD
- 6. 1/32" IRON ROD
- 7. 1/64" IRON ROD
- 8. 1/128" IRON ROD
- 9. 1/256" IRON ROD
- 10. 1/512" IRON ROD
- 11. 1/1024" IRON ROD
- 12. 1/2048" IRON ROD
- 13. 1/4096" IRON ROD
- 14. 1/8192" IRON ROD
- 15. 1/16384" IRON ROD
- 16. 1/32768" IRON ROD
- 17. 1/65536" IRON ROD
- 18. 1/131072" IRON ROD
- 19. 1/262144" IRON ROD
- 20. 1/524288" IRON ROD
- 21. 1/1048576" IRON ROD
- 22. 1/2097152" IRON ROD
- 23. 1/4194304" IRON ROD
- 24. 1/8388608" IRON ROD
- 25. 1/16777216" IRON ROD
- 26. 1/33554432" IRON ROD
- 27. 1/67108864" IRON ROD
- 28. 1/134217728" IRON ROD
- 29. 1/268435456" IRON ROD
- 30. 1/536870912" IRON ROD
- 31. 1/1073741824" IRON ROD
- 32. 1/2147483648" IRON ROD
- 33. 1/4294967296" IRON ROD
- 34. 1/8589934592" IRON ROD
- 35. 1/17179869184" IRON ROD
- 36. 1/34359738368" IRON ROD
- 37. 1/68719476736" IRON ROD
- 38. 1/137438953472" IRON ROD
- 39. 1/274877906944" IRON ROD
- 40. 1/549755813888" IRON ROD
- 41. 1/1099511627776" IRON ROD
- 42. 1/2199023255552" IRON ROD
- 43. 1/4398046511104" IRON ROD
- 44. 1/8796093022208" IRON ROD
- 45. 1/17592186044416" IRON ROD
- 46. 1/35184372088832" IRON ROD
- 47. 1/70368744177664" IRON ROD
- 48. 1/140737488355328" IRON ROD
- 49. 1/281474976710656" IRON ROD
- 50. 1/562949953421312" IRON ROD
- 51. 1/1125899906842624" IRON ROD
- 52. 1/2251799813685248" IRON ROD
- 53. 1/4503599627370496" IRON ROD
- 54. 1/9007199254740992" IRON ROD
- 55. 1/18014398509481984" IRON ROD
- 56. 1/36028797018963968" IRON ROD
- 57. 1/72057594037927936" IRON ROD
- 58. 1/144115188075855872" IRON ROD
- 59. 1/288230376151711744" IRON ROD
- 60. 1/576460752303423488" IRON ROD
- 61. 1/1152921504606846976" IRON ROD
- 62. 1/2305843009213693952" IRON ROD
- 63. 1/4611686018427387904" IRON ROD
- 64. 1/9223372036854775808" IRON ROD
- 65. 1/18446744073709551616" IRON ROD
- 66. 1/36893488147419103232" IRON ROD
- 67. 1/73786976294838206464" IRON ROD
- 68. 1/147573952589676412928" IRON ROD
- 69. 1/295147905179352825856" IRON ROD
- 70. 1/590295810358705651712" IRON ROD
- 71. 1/1180591620717411303424" IRON ROD
- 72. 1/2361183241434822606848" IRON ROD
- 73. 1/4722366482869645213696" IRON ROD
- 74. 1/9444732965739290427392" IRON ROD
- 75. 1/18889465931478580854784" IRON ROD
- 76. 1/37778931862957161709568" IRON ROD
- 77. 1/75557863725914323419136" IRON ROD
- 78. 1/151115727451828646838272" IRON ROD
- 79. 1/302231454903657293676544" IRON ROD
- 80. 1/604462909807314587353088" IRON ROD
- 81. 1/1208925819614629174706176" IRON ROD
- 82. 1/2417851639229258349412352" IRON ROD
- 83. 1/4835703278458516698824704" IRON ROD
- 84. 1/9671406556917033397649408" IRON ROD
- 85. 1/19342813113834066795298816" IRON ROD
- 86. 1/38685626227668133590597632" IRON ROD
- 87. 1/77371252455336267181195264" IRON ROD
- 88. 1/15474250491067253436239456" IRON ROD
- 89. 1/30948500982134506872478912" IRON ROD
- 90. 1/61897001964269013744957824" IRON ROD
- 91. 1/123794003928538027489915648" IRON ROD
- 92. 1/247588007857076054979831296" IRON ROD
- 93. 1/495176015714152109959662592" IRON ROD
- 94. 1/990352031428304219919325184" IRON ROD
- 95. 1/1980704062856608439838650368" IRON ROD
- 96. 1/3961408125713216879677300736" IRON ROD
- 97. 1/7922816251426433759354601472" IRON ROD
- 98. 1/15845632502852875118709202944" IRON ROD
- 99. 1/31691265005705750237418405888" IRON ROD
- 100. 1/63382530011411500474836811776" IRON ROD
- 101. 1/126765060022823000949673623552" IRON ROD
- 102. 1/253530120045646001899347247104" IRON ROD
- 103. 1/507060240091292003798694494208" IRON ROD
- 104. 1/1014120480182584007593888988416" IRON ROD
- 105. 1/2028240960365168015187777976832" IRON ROD
- 106. 1/4056481920730336030375555953664" IRON ROD
- 107. 1/8112963841460672060751111907328" IRON ROD
- 108. 1/16225927682921344121502222014656" IRON ROD
- 109. 1/32451855365842688243004444029312" IRON ROD
- 110. 1/64903710731685376486008888058624" IRON ROD
- 111. 1/129807421463370752972017776117248" IRON ROD
- 112. 1/259614842926741505944035552234496" IRON ROD
- 113. 1/519229685853483011888071104468992" IRON ROD
- 114. 1/1038459371706966023776142209317984" IRON ROD
- 115. 1/2076918743413932047552284418635968" IRON ROD
- 116. 1/4153837486827864095104568837271936" IRON ROD
- 117. 1/8307674973655728190209137674543872" IRON ROD
- 118. 1/16615349947311456380418275391087648" IRON ROD
- 119. 1/33230699894622912760836550782175296" IRON ROD
- 120. 1/66461399789245825521673101564350592" IRON ROD
- 121. 1/132922799578491651043346203128701184" IRON ROD
- 122. 1/265845599156983302086692406257402368" IRON ROD
- 123. 1/531691198313966604173384812514804736" IRON ROD
- 124. 1/1063382396627933208346769625029609472" IRON ROD
- 125. 1/2126764793255866416693539250059218944" IRON ROD
- 126. 1/4253529586511732833387078500118437888" IRON ROD
- 127. 1/8507059173023465666774157000236875776" IRON ROD
- 128. 1/17014118346046931333548314000473751552" IRON ROD
- 129. 1/34028236692093862667096628000947503104" IRON ROD
- 130. 1/68056473384187725334193256001895006208" IRON ROD
- 131. 1/136112946768375450668386512003790012416" IRON ROD
- 132. 1/272225893536750901336773024007580024832" IRON ROD
- 133. 1/544451787073501802673546048015160049664" IRON ROD
- 134. 1/1088903574147003605347092096030320099328" IRON ROD
- 135. 1/2177807148294007210694184192060640198656" IRON ROD
- 136. 1/4355614296588014421388368384121280397312" IRON ROD
- 137. 1/8711228593176028842776736768242560794624" IRON ROD
- 138. 1/17422457183552057685553473536485121589248" IRON ROD
- 139. 1/34844914367104115371106947072970243178496" IRON ROD
- 140. 1/69689828734208230742213894145940486356992" IRON ROD
- 141. 1/139379657468416461484427782291880927137888" IRON ROD
- 142. 1/278759314936832922968855564583761854275776" IRON ROD
- 143. 1/557518629873665845937711129167523708551552" IRON ROD
- 144. 1/111503725974733169187542225833504741710304" IRON ROD
- 145. 1/223007451949466338375084451667009483420608" IRON ROD
- 146. 1/446014903898932676750168903334018968412112" IRON ROD
- 147. 1/892029807797865353500337806668037936242224" IRON ROD
- 148. 1/1784059615957730707000675613360075872484448" IRON ROD
- 149. 1/356811923191546141400135122672015174488896" IRON ROD
- 150. 1/71362384638309228280027024534403034977792" IRON ROD
- 151. 1/142724769276618456560054049068806069955584" IRON ROD
- 152. 1/285449538553236913120108098137612139911168" IRON ROD
- 153. 1/570899077106473826240216196275224279822336" IRON ROD
- 154. 1/1141798154212947652480432392550448559644704" IRON ROD
- 155. 1/2283596308425895304960864785100897119289408" IRON ROD
- 156. 1/4567192616851790609921729570201794237778816" IRON ROD
- 157. 1/9134385233703581219843459140403588475557632" IRON ROD
- 158. 1/182687704674071623968691182808071769511152" IRON ROD
- 159. 1/365375409348143247937382365616143539022304" IRON ROD
- 160. 1/730750818696286495874764731232286778044608" IRON ROD
- 161. 1/1461501637392572991749529462464734148089216" IRON ROD
- 162. 1/2923003274785145983499058924929468296178432" IRON ROD
- 163. 1/5846006549570291966998117849858936592356864" IRON ROD
- 164. 1/11692013099140583933996235799717873184713728" IRON ROD
- 165. 1/23384026198281167867992471599435746369427552" IRON ROD
- 166. 1/4676805239656233573598494319887149373885504" IRON ROD
- 167. 1/9353610479312467147196988639774298747771008" IRON ROD
- 168. 1/18707220958624934294393977279548595495442016" IRON ROD
- 169. 1/37414441917249868588787954559097190910884032" IRON ROD
- 170. 1/74828883834499737177575909118194381821768064" IRON ROD
- 171. 1/149657767668995473555151818236388736435376128" IRON ROD
- 172. 1/299315535337990947110303636472777472870732512" IRON ROD
- 173. 1/59863107067598189422060727294555494574146424" IRON ROD
- 174. 1/1197262141351963788441214445891109188882928" IRON ROD
- 175. 1/2394524282703927576882428891782218377765856" IRON ROD
- 176. 1/4789048565407855153764857783564436755551712" IRON ROD
- 177. 1/9578097130815710307529715567128873111103424" IRON ROD
- 178. 1/1915619426163142061505943113457646222220688" IRON ROD
- 179. 1/3831238852326284123011886226815292444441376" IRON ROD
- 180. 1/76624777046525682460237724536304888888752" IRON ROD
- 181. 1/1532495540930513649204754490726097777774048" IRON ROD
- 182. 1/306499108186102729840950898145219555554896" IRON ROD
- 183. 1/612998216372205459681901796290439111110992" IRON ROD
- 184. 1/1225996432744410913633803592580878222221888" IRON ROD
- 185. 1/2451992865488821827267607185161756444443776" IRON ROD
- 186. 1/4903985730977643654535214370323512888887552" IRON ROD
- 187. 1/980797146195528730907042874064702577777504" IRON ROD
- 188. 1/1961594293911057461814085488129405155555008" IRON ROD
- 189. 1/3923188587822114923628170976258810311110112" IRON ROD
- 190. 1/784637717564422984725634195251762062222224" IRON ROD
- 191. 1/156927543512884577445126839050352412444448" IRON ROD
- 192. 1/313855087025769154890253678100704824888896" IRON ROD
- 193. 1/627710174051538309780507356201409649777792" IRON ROD
- 194. 1/125542034810307661576101472402819369955544" IRON ROD
- 195. 1/2510840696206153231532029448056387399111088" IRON ROD
- 196. 1/5021681392412306463064058960112774792222176" IRON ROD
- 197. 1/1004336278822461292612811920022549598444352" IRON ROD
- 198. 1/200867255764492258522562384004509919688864" IRON ROD
- 199. 1/401734511528984517045124768009019839377728" IRON ROD
- 200. 1/803469023057969034090249536018039678755456" IRON ROD
- 201. 1/1606938046115938681804898720036079357510912" IRON ROD
- 202. 1/3213876092231877363609797440072158715021824" IRON ROD
- 203. 1/642775218446375472721959488014431742042368" IRON ROD
- 204. 1/1285550436892750945443918960028863484084736" IRON ROD
- 205. 1/2571100873785501890887837920057726968169472" IRON ROD
- 206. 1/514220174757100378177567584011545393733888" IRON ROD
- 207. 1/1028440349514200756355135168023090787467776" IRON ROD
- 208. 1/2056880699028401512710270336046181574935552" IRON ROD
- 209. 1/4113761398056803025420540672092363149871104" IRON ROD
- 210. 1/822752279611360605084108134418472629974208" IRON ROD
- 211. 1/1645504598222721210168216626883694599488416" IRON ROD
- 212. 1/3291009196445442420336433253767389198976832" IRON ROD
- 213. 1/658201839289088484067286650753477839793664" IRON ROD
- 214. 1/1316403678578176968134573301506955679587328" IRON ROD
- 215. 1/2632807357156353936269146603013911391774656" IRON ROD
- 216. 1/526561471431270787253829320602782278354912" IRON ROD
- 217. 1/10531229428625415745076586412055645567088" IRON ROD
- 218. 1/210624588572508314901531728241112911137776" IRON ROD
- 219. 1/421249177145016629803063456482225822267552" IRON ROD
- 220. 1/84249835429003325960612691296445164535104" IRON ROD
- 221. 1/168499670858006611921253825936883270668208" IRON ROD
- 222. 1/336999341716013223842507651872766541336416" IRON ROD
- 223. 1/673998683432026447685015303745532882668832" IRON ROD
- 224. 1/134799736686405289377030607549065765337664" IRON ROD
- 225. 1/269599473372810578754061214098131530675328" IRON ROD
- 226. 1/539198946745621157508122428196263061350656" IRON ROD
- 227. 1/107839789349124231501624856399326122270112" IRON ROD
- 228. 1/215679578698248463003249712798652244540224" IRON ROD
- 229. 1/43135915739649692600649942559730449080448" IRON ROD
- 230. 1/86271831479299385201299885119460898160896" IRON ROD
- 231. 1/17254366295859877040259976023892179217792" IRON ROD
- 232. 1/34508732591719754080519952047784358435584" IRON ROD
- 233. 1/69017465183439508161039904095568716871168" IRON ROD
- 234. 1/138034930366879016322079808191137433742336" IRON ROD
- 235. 1/276069860733758032644159616382274867484704" IRON ROD
- 236. 1/552139721467516065288319232764549734969408" IRON ROD
- 237. 1/110427944293503213057668465532909546993888" IRON ROD
- 238. 1/220855888587006426115336931065819093987776" IRON ROD
- 239. 1/441711777174012852230673822131638187975552" IRON ROD
- 240. 1/883423554348025704461347644263276375951104" IRON ROD
- 241. 1/176684710869605140892269528852655275190208" IRON ROD
- 242. 1/35336942173921028178453905770531055038416" IRON ROD
- 243. 1/70673884347842056356907811541062110076832" IRON ROD
- 244. 1/141347768695684112713815623082122220153664" IRON ROD
- 245. 1/282695537391368225427631241644244440307296" IRON ROD
- 246. 1/565391074782736450855262483288488880614592" IRON ROD
- 247. 1/113078214956547290171052496657777776128944" IRON ROD
- 248. 1/2261564299130945803421049933155555552257888" IRON ROD
- 249. 1/452312859826189160684209986631111110455776" IRON ROD
- 250. 1/904625719652378321368419973262222220911552" IRON ROD
- 251. 1/180925143930475664273683946552444441822304" IRON ROD
- 252. 1/361850287860951328547367893104888883644608" IRON ROD
- 253. 1/723700575721902657094735786209777776128912" IRON ROD
- 254. 1/1447401151443805114189467572419555552257888" IRON ROD
- 255. 1/289480230288761022837893514483911110455776" IRON ROD
- 256. 1/578960460577522045675787028967822220911552" IRON ROD
- 257. 1/115792092115504409135157405793644441822304" IRON ROD
- 258. 1/23158418423100881827031481158788883644608" IRON ROD
- 259. 1/46316836846201763654062923717577776128912" IRON ROD
- 260. 1/92633673692403527



NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2022-0051

ITEM 2G:

WITHDRAWN

2h)

Remain tabled

2022 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/05/22	01/19/22	02/02/22	02/17/22	03/03/22	03/17/22	04/06/22	04/20/22	05/04/22	05/18/22	06/01/22	05/25/22	06/15/22	06/29/22	07/07/22	07/20/22	08/03/22	08/17/22	09/08/22	09/21/22	10/05/22	10/19/22	11/02/22	11/16/22	12/07/22	12/21/22
ERICK DIAZ- CHAIRPERSON	P																									
SYLVIA HINOJOSA-CHAIRPERSON	P	P	P	P	A	A	P	P	P	P	P	P	P	LQ	P	P	P	A								
JOSE GUTIERREZ-VICE-CHAIR	P	P	P	P	P	P	P	P	P	P	P	P	A	LQ	P	P	P	P								
ANN TAFEL	A	P	P	P	P	P	P	P	P	P	P	A	P	LQ	P	P	P	P								
HUGO AVILA	P	P	P	P	P	P	P	P	A	P	P	P	P	LQ	P	P	P	P								
ROGELIO RODRIGUEZ	P	P	P	P	P	P	A	P	P	P	A	A	P	LQ	P	P	P	A								
REBECCA MILLAN (ALT 1)	P	P	P	P	P	P	P	A	P	P	P	P	P	LQ	P	P	A	P								
MARK TALBOT (ATL 2)				P	P	A	P	P	P	A	A	A	A	LQ	P	A	P	P								
SAM SALDIVAR (ALT 3)				P	P	A	P	P	P	A	P	A	A	LQ	P	P	P	A								
JUAN MUJICA (ALT 4)				P	P	P	P	P	P	P	P	P	A	LQ	P	P	P	P								

P - PRESENT

A - ABSENT

 NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION







PLANNING DEPARTMENT

311 N 15th Street McAllen, TX 78501
Phone: 956-681-1250 Fax: 956-681-1279



2022 CALENDAR

Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
	A-1/18 & 1/19		N-1/18 & 1/19 D-2/1 & 2/2			
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	A-2/1 & 2/2		N-2/1 & 2/2 D-2/16 & 2/17			
23	24	25	26	27	28	29
			HPC			
30	31					
	A-2/16 & 2/17					

FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N- 2/16 & 2/17 D- 3/28 & 3/3			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
	A-3/2 & 3/3		N-3/2 & 3/3 D-3/16 & 3/17			
20	21	22	23	24	25	26
				HPC		
27	28					
	A-3/16 & 3/17					

MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N-3/16 & 3/17 D - 4/5 & 4/6			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
			D-4/19 & 4/20			
20	21	22	23	24	25	26
	A-4/5 & 4/6		N-4/5 & 4/6			
27	28	29	30	31		
			HPC			

APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
	A-4/19 & 4/20		N-4/19 & 4/20 D-5/3 & 5/4			
10	11	12	13	14	15	16
					HOLIDAY	
17	18	19	20	21	22	23
	A- 5/3 & 5/4		N- 5/3 & 5/4 D-5/17 & 5/18			
24	25	26	27	28	29	30
			HPC			

MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	A- 5/17 & 5/18		D: 6/1 & 6/7 N-5/17 & 5/18			
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	A-6/1 ZBA		N-6/1 ZBA D-6/15 & 6/21			
22	23	24	25	26	27	28
	A-6/7 PZ		HPC		A-6/15 ZBA	
29			N-6/7 PZ			
	HOLIDAY					

JUNE 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			N-6/15 ZBA D-7/6 & 7/7			
5	6	7	8	9	10	11
	A-6/21 P&Z		N-6/21 P&Z			
12	13	14	15	16	17	18
			D-7/19 & 7/20			
19	20	21	22	23	24	25
	A-7/6 & 7/7		N-7/6 & 7/7			
26	27	28	29	30		
			HPC			

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2022 CALENDAR

Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment





HPC - Historic Pres Council

Deadlines:






D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed





JULY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					A-7/19 & 7/20	
3	4 HOLIDAY	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9
10	11 	12 	13	14	15	16
17	18 A-8/2 & 8/3	19	20 N-8/2 & 8/3 D-8/16 & 8/17	21	22	23
24	25 	26 	27 HPC	28	29	30
31						






AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6
	A- 8/16 & 8/17					
7	8 	9 	10	11	12	13
14	15	16	17 D-9/20 & 9/21	18	19	20
21	22 	23 	24 N-9/7 & 9/8	25 HPC	26	27
28	29	30	31			





SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					A-10/20 & 10/21	
4	5 HOLIDAY	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10
11	12 	13 	14	15	16	17
18	19 A-10/4 & 10/5	20	21 D-10/18 & 10/19 N-10/4 & 10/5	22	23	24
25	26 	27 	28 HPC	29	30	




OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 N-10/18 & 10/19 D-11/1 & 11/2	6	7	8
	A-10/18 & 10/19					
9	10 	11 	12	13	14	15
16	17 A- 11/1 & 11/2	18	19 N- 11/1 & 11/2 D-11/16 & 11/17	20	21	22
23	24 	25 	26 HPC	27	28	29
30	31 A-11/16 & 11/17					

NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5
6	7	8	9	10	11	12
13	14 	15 	16 D-12/20 & 12/21	17	18	19
20	21 A-12/6 & 12/7	22	23 N-12/6 & 12/7	24 HOLIDAY	25	26
27	28 	29 	30			

DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 HPC D-1/3 & 1/4 N- 12/20 & 12/21	8	9	10
	A-12/20 & 12/21					
11	12 	13 	14	15	16	17
18	19 A- 1/3 & 1/4	20	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 HOLIDAY	24
25	26 HOLIDAY	27	28	29	30	31