

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, FEBRUARY 17, 2021 - 4:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: 672 423 1883

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 ERICK DIAZ

1. MINUTES:

- a) Minutes for the meeting held on February 3, 2021

2. PUBLIC HEARINGS:

- a) Request of Potenciano and Madeline Garcia for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 7.67 ft. into the 10 ft. south corner side yard setback for an existing metal patio canopy cover measuring 12 ft. by 10 ft., **2)** an encroachment of 6.67 ft. into the 10 ft. south corner side yard setback for an existing metal carport measuring 30 ft. by 16 ft., **3)** an encroachment of 8.67 ft. into the 10 ft. rear yard setback for an existing metal carport measuring 30 ft. by 16 ft., and **4)** to not require a 5 ft. separation for an accessory building to the main building for an existing metal carport measuring 30 ft. by 16 ft., at Lot 1, The Gardens Subdivision, Hidalgo County, Texas; 7001 North 5th Street. **(ZBA2021-0003)**

3. FUTURE AGENDA ITEMS

- a) 5812 North 39th Street

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 PLANNING & ZONING COMMISSION 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, February 3, 2021 at 4:30 p.m. in the City Commission Meeting Room with the following present:

Present:	Erick Diaz	Chairperson
	John Millin	Vice-Chairperson
	Sylvia Hinojosa	Member
	Juan F. Jimenez	Member
	Jose Gutierrez	Member
	Ann Tafel	Alternate
	Hugo Avila	Alternate
	Rebecca Millan	Alternate
	Rogelio Rodriguez	Alternate (via Zoom)
Staff Present:	Victor Flores	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Liliana Garza	Planner II
	Kaveh Forghanparast	Planner II
	Carlos Garza	Planner II
	Mario Escamilla	Planner I
	Porfirio Hernandez	GIS Technician II
	Carmen White	Secretary

CALL TO ORDER – Chairperson Erick Diaz

1. MINUTES:

- a) Minutes for the meeting held on January 20, 2020.

The minutes for the meeting held on January 20, 2020 were approved. The motion to approve the minutes was made by Ms. Sylvia Hinojosa. Mr. Jose Gutierrez seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a) Request of Daryl J. Minor for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 35 ft. into the 35 ft. front yard setback along the west property line and **2)** to allow an encroachment of 7 ft. into the 7 ft. side yard setback along the south property line for an existing metal carport measuring 11 ft. by 35 ft., at Lot 16, Block 6, Milmor Subdivision, Hidalgo County, Texas; 1106 North 17th Street. **(ZBA2020-0086)**

Mr. Garza stated the applicant was requesting a variance to allow an encroachment of 35 ft. into the 35 ft. front yard setback and 7 ft. into the 7 ft. side yard setback along the

south property line for an existing metal carport. The existing carport was used to protect the applicant from inclement weather because of his medical conditions.

The subject property was located on the southeast side of North 17th Street. The lot had 50 ft. of frontage along North 17^h Street with a depth of 152.5 ft., for a lot size of 7,625 sq. ft. The surrounding land use is single-family residences.

Milmor Subdivision was recorded on May 26, 1927. A stop work order for building without a permit was issued on December 09, 2020. The applicant submitted an application for a building permit on December 14, 2020. An application for a variance request was submitted on December 10, 2020.

The variance request was to allow an encroachment of 35 ft. into the 35 ft. front yard setback for an existing metal carport measuring 11ft. by 35 ft. There were no utility easements inside the property. The front 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.

An inspection by the planning department revealed minor encroachments into the rear and side yard setback for an existing storage building which the applicant decided not to include as part of this request.

The applicant stated that the reason for the carport was his health.

Staff had not received any emails or phone calls in opposition of the request.

Staff had advised the customer to attend the meeting via zoom or in person. However, the applicant decided to submit the letter outlining the reason for his request.

Staff recommended disapproval of the variance request. If the Board chooses to approve the request, the approval should be limited to the encroachments shown on the submitted site plan.

Chairperson Diaz asked staff if this was a variance because it was encroaching in the side yard setback. Mr. Garza stated yes. Chairperson Diaz asked how long has the structure been there. Mr. Garza stated the applicant built the structure in December of 2020. Chairperson Diaz asked if staff spoke with the applicant about moving it over five feet from the side yard setback. Mr. Garza stated they discussed with the applicant about moving the carport to an area where he could apply for a special exception but instead wanted to leave the carport where it stood.

Board member Sylvia Hinojosa asked staff why there was a 35-foot setback in this old neighborhood. Mr. Garza stated the setback was in line with the existing structures. They receive an average of existing structures in the front, which was a 35 feet setback.

Chairperson Diaz asked staff regarding the reason for opposing. Mr. Garza stated the person in opposition lived on that street had applied for a carport in 2010 and was denied before the special exceptions.

Chairperson Diaz asked if there was anyone present or on Zoom in favor of the variance request. There was someone in the room in favor of the variance request.

Mr. Juan Arredondo, 1101 North 16th Street, stated he was in favor of the request and that he lived directly behind the applicant. He stated the applicant has lived there for quite a while and was a good neighbor. He understood why the applicant needed a carport for his medical conditions.

Ms. Evangelina Gutierrez, 1108 North 17th Street, stated she lived next door to the applicant and has him for 12 years. She stated she was in favor of the request. She knew of his medical conditions. The carport would also help since his bedroom was to the front of the carport and would provide shade.

Chairperson Diaz asked if there was anyone present or on Zoom in opposition of the variance requests. There was no one in opposition of the variance requests.

Vice-Chairperson Millin asked staff why this was a variance and not a special exception. Mr. Garza stated it was a variance because it was encroaching into the side yard setback. Vice-Chairperson Millin asked if staff inspect the neighborhood to see if the carport would be good in character with the neighborhood. Mr. Garza stated the area on 17th Street had minor encroachments. He did not see any other variances that were approved on that street.

Chairperson Diaz asked staff that it had mentioned in the report that there were other encroachments in the rear and if so why not. Mr. Garza stated the applicant decided not to add those into his variance request as per the letter he submitted to the Building Department and to the Planning Department.

Board member Jose Gutierrez asked Legal on the letter from the applicant there was a wording that he found intriguing. Mr. Victor Flores stated that it just meant that the applicant was exercising his right to appeal if needed.

Mr. Flores wanted to bring up a point of clarification on the memo. The subdivision plat was recorded not in 1997 but in 1927. That is why the lots are smaller and do not have many of the parking requirements as they do now.

Board member Juan Jimenez asked if the applicant lived alone. Mr. Garza stated he lived with his wife and daughter.

Following discussion, Mr. Juan Jimenez **moved** to disapprove variance requests #1 and #2. Mr. Jose Gutierrez seconded the motion. The Board voted to disapprove variance requests #1 and #2 with four members voting aye and Board member Sylvia Hinojosa voting nay.

- b)** Request of Lance Strand for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 ft. into the 15 ft. rear yard setback for a proposed swimming pool measuring 19.5 ft. by 29 ft., at Lot 32, Dominion Subdivision, Hidalgo County, Texas; 7913 North 1st Street. **(ZBA2020-0089)**

Mr. Forghanparast stated Lance Strand, was requesting the following variance: to allow an encroachment of 5 ft. into the 15 ft. rear yard setback for a proposed irregularly shaped swimming pool. The applicant stated that his healthcare provider recommended him to swim often and in order to build a reasonable sized pool with enough walkway to be safe for his children, he needed to encroach 5 ft. into the 15 ft. rear yard setback. He had also applied for an abandonment request which was currently in process.

The property was located at the intersection of North 1st street and East Baylor Avenue. The irregularly shaped lot had 51.21 ft. of frontage along North 1st Street and a depth of 125 ft. at its deepest point for a lot size of 8,321 sq. ft. The property was zoned R-1 (single-family residential) District. The adjacent zoning was A-O (agricultural and open space) District to the west and R-1 District to the north, east, and south. The surrounding land uses included single-family residences, McAllen Hike and Bike Trail, and vacant land.

Dominion Subdivision was recorded on September 17, 2003. The residential home was built in 2017 according to the Hidalgo County Appraisal District records. A variance application to allow an encroachment of 5 ft. into the 15 ft. rear yard setback and an application to abandon 5 ft. of the utility easement running concurrently with the rear yard setback were submitted on December 21, 2020. Staff had received all required letters from the utility companies in response to the abandonment request and no letter was pending.

The plat for the subdivision showed a 15 ft. utility easement and setback along the rear side of the subject property. The submitted site plan showed a proposed swimming pool encroaching 5 ft. into the 15 ft. rear yard setback, leaving a 10 ft. distance between the rear property line and the proposed pool. The variance request was for a proposed swimming pool, which was an accessory structure.

During the site visit, staff noticed that there was a storage building measuring 4 ft. by 6 ft. encroaching into the north side yard setback. Storage buildings that were 200 sq. ft. or less in size did not require a building permit, but must respect the zoning district setbacks in which they were located. The applicant stated that he would relocate the storage building out of the setback.

Staff had not received any phone calls or emails in opposition to this variance request.

Staff recommended disapproval of the variance request. If the Board chooses to grant the variance, it should be limited to the footprint of the submitted site plan.

Board member Juan Jimenez mentioned to staff that the applicant requested the 5 feet for 18 inches of walkway. Mr. Forghanparast stated they wanted to have a walkway around the pool. Board member Jimenez asked staff where could they not put the walkway because of the 5 feet. Mr. Forghanparast stated for the 5-foot separation between the main house and the pool.

Mr. Lance Strand, the applicant stated he had research on aquatic therapy as a disabled veteran. He wanted to make sure it was a sufficient walkway around the pool for safety reasons having three small children.

Chairperson Diaz asked the applicant regarding the abandonment process. Mr. Strand

stated he had letters from AEP, AT&T, Charter Spectrum and Texas Gas Company which was across the road. As well as the Hidalgo County Irrigation and McAllen Public Utilities. The closest line that was running from the block wall was at a 6-foot mark.

Chairperson Diaz asked if there was anyone present or on Zoom in favor of the variance request other than the applicant. There was no one else present or on Zoom in favor of the variance request.

Chairperson Diaz asked if there was anyone present or on Zoom in opposition of the variance request. There was no one present or on Zoom in opposition of the variance request.

Vice-Chairperson John Millin moved to approve variance request limited to the footprint of the encroachment and abandonments were approved. Ms. Sylvia Hinojosa seconded the motion. The Board voted unanimously to approve variance request with five members present and voting.

- c) Request of J and J Perez Pools for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 12 ft. into the 25 ft. rear yard setback on a double fronting lot for a proposed swimming pool measuring 10 ft. by 20 ft., at Lot 118, Meadow Ridge Subdivision, Hidalgo County, Texas; 4915 North 46th Lane. **(ZBA2020-0090)**

Mr. Forghanparast stated Luis Perez, on behalf of J and J Perez Pools, was requesting the following variance: to allow an encroachment of 12 ft. into the 25 ft. rear yard setback for a proposed pool measuring approximately 10 ft. by 20 ft. The applicant was requesting the variance since subject property was a double fronting lot, and there was not enough space to build a pool with the current setbacks.

The property was a double fronting lot located at a cul-de-sac, between North 47th Street and North 46th Lane, 115 ft. south of Xanthisma Avenue. The lot had 82 ft. of frontage along North 47th Street, 101.32 ft. of frontage along North 46th Lane and a depth of 135.13 ft. at its deepest point for a lot size of 8,054 sq. ft. The property was zoned R-1 (single-family residential) District. The adjacent zoning was R-1 District in all directions. The surrounding land uses included single-family residences and vacant land.

Meadow Ridge Subdivision was recorded on February 15, 2006. The residential home was built in 2011 according to the Hidalgo County Appraisal District records. A variance application allowed an encroachment of 12 ft. into the 25 ft. rear yard setback for a proposed pool was submitted on December 21, 2020.

The property was a “double frontage” lot that was adjacent to North 47th Street on the west. The zoning ordinance required the rear setback to be the same as the front setback for double frontage lots to separate the residential structures from traffic and noise of major roadways; however, North 47th Street was a residential street.

The submitted site plan showed a proposed rectangular pool encroaching 12 ft. into the 25 ft. rear yard setback, leaving 13 ft. between the rear property line and the proposed

pool. There was a 10 ft. utility easement adjacent to the rear property line that ran concurrently with the rear yard setback. The submitted site plan showed that the pool would not encroach into the 10 ft. utility easement.

The variance request was for a proposed swimming pool, which was an accessory structure. In the past, the Board had approved variances for accessory buildings in the rear yard on double fronting lots.

Staff had not received any phone calls or emails in opposition to this variance request.

Staff recommended disapproval of the variance request. If the Board chooses to grant the variance, it should be limited to the footprint of the submitted site plan.

Chairperson Diaz mentioned it appeared the applicant wanted to respect the 10-foot setback if it was a normal lot. Mr. Forghanparast started the submitted site plan showed 13 foot from the swimming pool to the rear property line. Chairperson Diaz asked staff if that 13 feet to the water's edge or the outside wall of the pool. Mr. Forghanparast stated it was from the outside wall of the pool.

Ms. Sandra Nunez, the applicant stated she wanted to build the swimming pool for her family. She wanted to build the pool close to the house not to take up too much of the City's limit.

Chairperson Diaz asked if there was anyone present or on Zoom in favor of the variance request. There was no one else in favor of the variance request.

Chairperson Diaz asked if there was anyone present or on Zoom in opposition of the variance request. There was no one present in opposition of the variance request.

Vice-Chairperson John Millin **moved** to approve variance request limited to the footprint of the encroachment as shown on the site plan. Ms. Sylvia Hinojosa seconded the motion. The Board voted unanimously to approve variance request with five members present and voting.

- d) Request of Eunice Salinas and Jarad Saladino for the following Variance to the City of McAllen Zoning Ordinance to allow: 1) an encroachment of 10 ft. into the 25 ft. front yard setback for a proposed single family house at Lot 57, Frontera Village Subdivision, Hidalgo County, Texas; 1808 Harvard Avenue. (ZBA2020-0091)**

Ms. Garza stated the applicant was requesting a variance request to encroach 10 ft. into the 25 ft. front yard setback. The applicant was proposing to build a new single family house where the living room and kitchen/dining area encroach into the front yard setback.

The subject property was located on the north side of Harvard Avenue, approximately 260 ft. east of North 19th Street. The property has around 95.38 ft. along the cul-de-sac on Harvard Avenue and a depth of 132 ft. along the east property line and 84.81 ft. along the west property line for a lot area of 7,326.35 square feet. Surrounding land use are single-

family houses and vacant land.

Frontera Village was recorded on April 13, 2005. On October 9, 2018, a Citation was given for a weedy lot. The subject property is vacant; there is no building permit on file. The application for the variance request was submitted on December 21, 2020.

The request was to allow an encroachment of 10 ft. into the 25 ft. front yard setback for a proposed single-family residence. The site plan indicates that the addition of a guest room and courtyard in the house design is creating the 10 ft. encroachment of the living and kitchen/dining area into the front yard setback.

The subject property was in a cul-de-sac; hence, the encroachment changes as it travels along the curved property line. The highest point of encroachment is at 10 ft.

There were two variances along Harvard Avenue, (1825 and 1817) that got approved in 2015 and 2009 respectively; however, the variances requested were for rear encroachments on double fronting lots.

The front 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.

Should the request be approved, it may encourage other property owners to request a variance to encroach into the front setback. Approval of the request should be limited to the footprint shown on the site plan.

Staff had not received any phone calls or email in regards to the variance request.

Staff recommended disapproval of the variance request. If the Board chooses to approve the request, the approval should be limited to the footprint shown on the site plan.

Ms. Garza added a note that the subdivision Hackberry Creek Unit 1 & 2 on the south side of Frontera Road south of Frontera Village was recorded in 2000 and that subdivision actually had a plat note, which stated that the front setback for a cul-de-sac was 10 feet. In this case, this plat for Frontera Village did not have that note so the front setback for this cul-de-sac was 25 feet.

Ms. Eunice Salinas and Jarad Saladino, the applicant stated they needed the guest room because her parents would be moving in with them. She stated the kitchen, the mud room as well as the laundry room also encroached 10 feet into the front.

Chairperson Diaz asked they had the floor plan drawn by a proper drafter or designer. Ms. Salinas stated they did not want to do that yet until they got the permit so they could draw the final plan. Chairperson Diaz mentioned to the applicant if approved they would accept the plan as it was now. Ms. Salinas stated they were sure of the one they had drawn on top of the survey.

Chairperson Diaz asked if there was anyone present or on Zoom in favor of the variance

request other than the applicant. There was no one else in favor of the variance request. Chairperson Diaz asked if there was anyone present or on Zoom in opposition of the variance request. There was one present in opposition of the variance request.

Ms. Sylvia Hinojosa **moved** to approve variance request as per the proposed site plan. Mr. Juan Jimenez seconded the motion. The Board voted unanimously to approve variance request with five members present and voting.

- e) Request of Cynthia Cervantes for the following variance to the City of McAllen Zoning Ordinance: to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use at Lot 12, Block 16, North McAllen Subdivision, Hidalgo County, Texas; 602 North 11th Street. **(ZBA2021-0002)**

Mr. Escamilla stated the applicant was requesting to allow issuance of a building permit in excess of 10% replacement value. The applicant was proposing to conduct repairs to an existing single-family house on the subject property in order to preserve their house and use it as their primary residence.

The property was located on the northeast corner of the intersection of North 11th Street and Fir Avenue. The property dimensions are 50 ft. by 140 ft. and is zoned R-3A (multifamily residential apartment) District. The adjacent zoning is R-3A District in all directions except to the east there is C-3 (general business).

There was an existing 1,468 sq. ft. single family home on the property according to the Hidalgo County Appraisal records. As per the applicant the home was constructed in the 1950's. There is also a structure at the rear of the property, which houses three apartment units. Building & Inspections Department records show that the three apartments resulted from a remodeling of an existing structure in 1994, however the permit never received a final inspection.

The property currently contained a single-family house and a triplex. The zoning ordinance from 1945 and the applicable zoning district prior to 1979 permitted a one family dwelling with a one family garage apartment. It also permitted accessory buildings including a private garage. The original use of the building at the rear property may have been as an apartment and/or private garage. The remodeling undertaken in 1994 changed the use to a triplex. As per McAllen Code of Ordinances Section 138-356(7), only one single-family residential structure may be erected on an R-3A zoning district lot. This makes the current residential uses (one single family dwelling and a triplex) a non-conforming use. In addition, the Zoning Ordinance states, "units on the same parcel shall be separated by at least 12 feet". The separation between the single family home and triplex is approximately 6 feet. Building separation compliance can be achieved by removing the wooden canopy thus making the house (if considered to be the main use) compliant. The structure at the rear of the property may not be compliant with setbacks and any future work for this structure (triplex) may require its own variance requests.

McAllen Code of Ordinances Section 138-89. Repairs and Maintenance (a) On any nonconforming structure or portion of a structure containing a nonconforming use, no work may be done in any period of 12 consecutive months on ordinary repairs or on repair

or replacement of non-load-bearing walls, fixtures, wiring or plumbing to an extent exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure...". The submitted variance request was for the purpose of allowing the proposed repair work for the single family residential structure to exceed the ten percent of the current replacement cost. The issuance of any requested building permits depended on the outcome of the variance request.

The estimated replacement value of the subject building for the variance request is \$58,720 (10% of this amount was \$5,872). The replacement value is based on an estimated \$40 dollar per square foot calculation as suggested by Building and Inspections Department staff. The applicant estimated that the proposed improvements (that would require a building permit) might be up to \$22,400, exceeding the 10% replacement value by \$16,528. The need to meet a higher cost of remodeling, (above 10%) may be due primarily to the requirement of meeting the City building code. The building would be improved from the current state and any such improvement would need to comply with applicable building codes thus, the building would be brought up to standard (depending on the type of work to be performed). The proposed work did not increase the footprint of the existing structure.

Staff had not received any calls in opposition to the variance request.

Staff recommended approval of the variance request.

Ms. Cynthia Cervantes, the applicant stated she inherited this property from her parents. She grew up in that area and had sentimental value. She wanted to repair and bring it up to code. The house had been damaged due to flooding in the area. The drainage in that area had not been worked on in years.

Chairperson Diaz asked staff how they came up with the 10% of value. Mr. Escamilla read from the Ordinance Section 138-89 under Repairs and Maintenance.

Victor Flores, Legal stated the 10% of value is a good marker for staff to evaluate whether an activity was being done. In this case, it was not.

Board members Sylvia Hinojosa asked staff if this was a duplex/fourplex. Mr. Escamilla stated it was a triplex in the rear of the property.

Ms. Sylvia Hinojosa **moved** to approve variance request. Mr. Jose Gutierrez seconded the motion. The Board voted unanimously to approve variance request with five members present and voting.

3. FUTURE AGENDA ITEMS:

- a) 7001 North 5th Street

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Vice-Chairperson John Millin **moved** to adjourn the meeting. Mr. Juan Jimenez seconded the motion, which carried unanimously with five members present and voting.

Chairperson Erick Diaz

Carmen White, Secretary

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: February 12, 2021

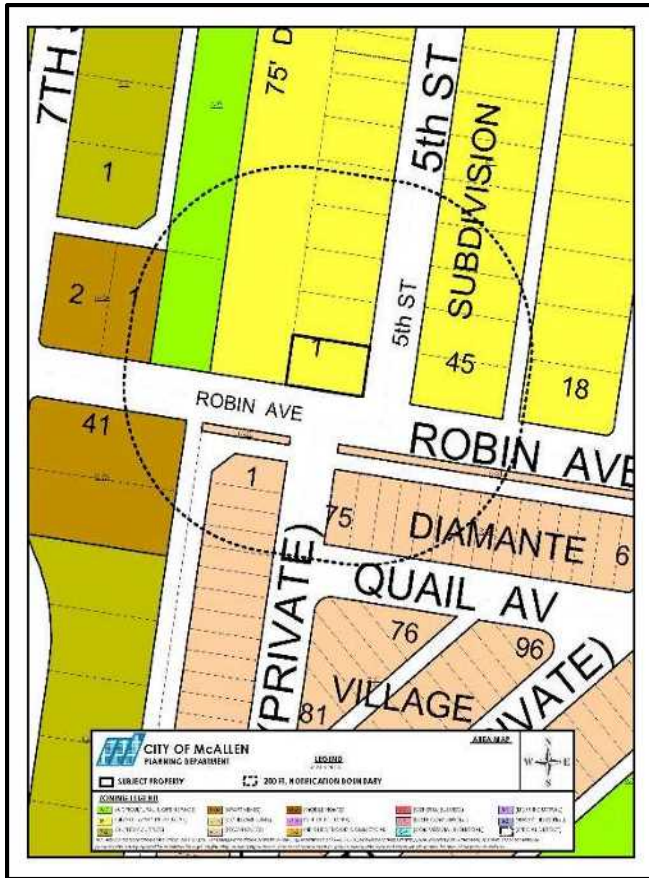
SUBJECT: REQUEST OF POTENCIANO AND MADELINE GARCIA FOR THE FOLLOWING VARIANCES TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW: 1) AN ENCROACHMENT OF 7.67 FT. INTO THE 10 FT. SOUTH CORNER SIDE YARD SETBACK FOR AN EXISTING METAL PATIO CANOPY COVER MEASURING 12 FT. BY 10 FT., 2) AN ENCROACHMENT OF 6.67 FT. INTO THE 10 FT. SOUTH CORNER SIDE YARD SETBACK FOR AN EXISTING METAL CARPORT MEASURING 30 FT. BY 16 FT., 3) AN ENCROACHMENT OF 8.67 FT. INTO THE 10 FT. REAR YARD SETBACK FOR AN EXISTING METAL CARPORT MEASURING 30 FT. BY 16 FT., AND 4) TO NOT REQUIRE A 5 FT. SEPARATION FOR AN ACCESSORY BUILDING TO THE MAIN BUILDING FOR AN EXISTING METAL CARPORT MEASURING 30 FT. BY 16 FT., AT LOT 1, THE GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS; 7001 NORTH 5TH STREET. (ZBA2021-0003)

REASON FOR APPEAL:

The applicants are requesting the following variances to allow: 1) an encroachment of 7.67 ft. into the 10 ft. south corner side yard setback for an existing metal patio canopy cover measuring 12 ft. by 10 ft., 2) an encroachment of 6.67 ft. into the 10 ft. south corner side yard setback for an existing metal carport measuring 30 ft. by 16 ft., 3) an encroachment of 8.67 ft. into the 10 ft. rear yard setback for an existing metal carport measuring 30 ft. by 16 ft., and 4) to not require a 5 ft. separation for an accessory building to the main building for an existing metal carport measuring 30 ft. by 16 ft. The applicant is requesting the variances in order to allow an existing patio canopy and carport to encroach into the corner side yard setbacks. The carport also encroaches into the rear yard setback. The applicant for the building permit of the carport was unaware that a building permit was required for the construction.

PROPERTY LOCATION AND VICINITY:

The property is located on the northwest corner of the intersection of North 5th street and Robin Avenue. The corner lot has 60 ft. of frontage along North 5th Street and a depth of 96 ft. for a lot size of 5,760 sq. ft. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north and east, R-3T (multifamily residential townhouse) District to the south and A-0(agricultural and open space) District to the west. The surrounding land uses include single-family residences and apartments.



BACKGROUND AND HISTORY:

The Gardens Subdivision was recorded on June 14, 1995. The plat specifies a 20 ft. front yard setback, 6 ft. side yard setbacks except for corner lots which shall be 10 ft., and a 10 ft. rear yard setback or to the easement line whichever is greater. The residential home was built in 2002 according to the Hidalgo County Appraisal District records. The existing patio canopy was built since the construction of the home. A stop work order was issued by Buildings and Inspections Department staff on September 17, 2020 for the construction of “a side patio and rear patio without permit”. An application for a building permit for a carport and patio canopy was submitted to the Building Permits & Inspections Department on September 17, 2020. An application for variance requests for encroachments of an existing carport and canopy cover was submitted to the Planning Department on January 20, 2021.

ANALYSIS:

The construction of the 12 ft. by 10 ft. existing patio canopy is of aluminum and steel tubing and is secured by bolts to an existing cement foundation. The patio canopy currently does not contain a roof cover. The canopy cover was removed for maintenance purposes and the intent was to re-install the canopy cover.

The construction of the 30 ft. by 16 ft. existing carport is of aluminum and steel tubing and is secured by bolts to an existing driveway. The carport also provides shade and allows the property owners to pursue their hobbies.

Variance request #1 is to allow an encroachment of 7.67 ft. into the 10 ft. south corner side yard setback for an existing metal patio canopy measuring 12 ft. by 10 ft. The plat for the subdivision shows and specifies a 5 ft. utility easement running concurrently with the 10 ft. corner side yard setback along the south property line. The applicant is requesting to allow the canopy to remain at

this location since there is no available area for relocation that would place it out of the setbacks.

Variance request #2 is to allow an encroachment of 6.67 ft. into the 10 ft. south corner side yard setback for an existing metal carport measuring 30 ft. by 16 ft. The plat for the subdivision shows and specifies a 5 ft. utility easement running concurrently with the 10 ft. corner side yard setback along the south property line. The encroachment could be reduced or eliminated by modifying the structure to be in compliance with the 10 ft. south corner side yard setback.

Variance request #3 is to allow an encroachment of 8.67 ft. into the 10 ft. rear yard setback for an existing metal carport measuring 30 ft. by 16 ft. The plat for the subdivision shows and specifies a 10 ft. utility easement running concurrently with the 10 ft. rear yard setback along the west property line. There is a two car garage that is used for hobby purposes however, the carport accommodates the applicant's larger vehicles. There is an alley at the rear of the property that allows for access to the carport.

Variance request #4 is to not require a 5 ft. separation for an accessory building to the main building for an existing metal carport measuring 30 ft. by 16 ft. The applicant can attach the carport to the main building in order to achieve compliance. The applicant has been appraised of this option.

The applicant has also applied for an abandonment request which is currently in process.

During a site visit, staff noticed similar encroachments in the area. A review of Planning Department records did not reveal any variances granted along this street.

Staff has not received any phone calls or emails in opposition to this variance request.

RECOMMENDATION:

Staff recommends disapproval of the variance requests. However, if the Board chooses to approve the requests, the approval should be limited to the footprint shown on the submitted site plan.

ZBA
02-17-21



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	7001 N. 5 th St	
	Subdivision Name	McAllen TX 78504	
	Street Address	The Gardens	
		→ same	
	Number of lots	1	Gross acres
	Existing Zoning	Existing Land Use	
	Reason for Appeal (please use other side if necessary)	replace / pnt back	
		existing roof (porch)	
	<input type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport)		
	<input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required		

Applicant	Name	Potenciano & Madeline Garcia		
	Address	7001 N. 5 th	E-mail	prgarcia.mad@aol.com
	City	McAllen	State	TX
		Zip	78504	
	Phone	956-631-3344		

Owner	Name	- same -		
	Address			
	City	State	Zip	

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?		
			<input checked="" type="checkbox"/> 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	
	1/20/2021		
Print Name	Potenciano Garcia Jr.		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent

Office	Accepted by	Payment received by	Date
	RS		
	Rev 10/18	<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> RECEIVED JAN 20 2021 BY: <u>Dey</u> </div>	



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.**

Reason for Appeal

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:

There is a concrete foundation that is existing on this porch (since 2002) when the house was built. The roof over the above porch has been in disrepair & needed replacement.

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

This new roof is simply to replace the old one.

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 porch faces Robin St and there is a concrete wall between the porch & Robin Avenue.

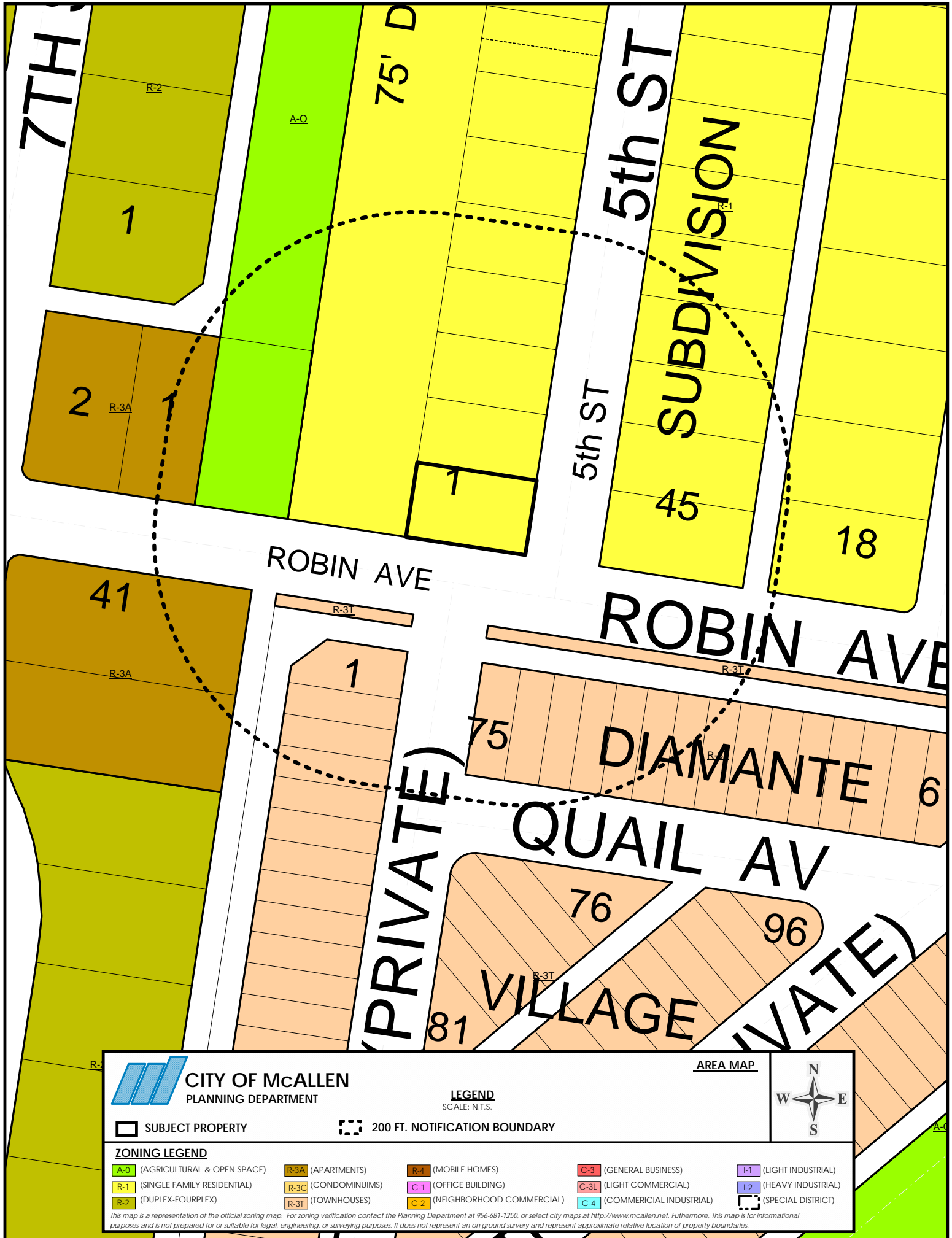
4. Describe special conditions that are unique to this applicant or property:

There is no other area in the property to possibly relocate the above existing porch area

Board Action

Chairman, Board of Adjustment
Signature

Date



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



ROBIN AVE

5th ST

ROE



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**



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P.O. BOX 220 McALLEN, TEXAS 78505-0220

APPLICATION MUST BE COMPLETE

PERMIT APPLICATION REFERENCE NUMBER

BES2020-06710

GC104293 APPLICANT

NAME David Gonzalez PHONE 956-393-9308
 ADDRESS 704 S. Main St.
 CITY McAllen STATE TX ZIP 78501
 CONTACT NAME: Skyline RBV LLC PHONE 956-393-9308
 OWNER CONTRACTOR TENANT OTHER

OWNER

NAME Protenciano R. Garcia PHONE 956-292-5097
 ADDRESS 7001 N. 5th *EMAIL: prgarcia@yahoo.com
 CITY McAllen STATE TX ZIP 78504

*OWNER INFORMATION NOT PROVIDED, INITIAL:

NEW 480 ADDITION REMODELING REPAIR MOVE REMOVE BLDG. HGT. 1 NO. OF FLOORS
 BLDG SQ. FT. 16x30 NO. PARKING SPACES _____ SQ. FT. LOT _____ FLOOR EL. ABOVE CURB _____
 EXISTING USE OF LOT residential NEW USE _____

SCOPE OF WORK TO BE DONE adding car porch

PROJECT

RESIDENTIAL NEW NO. OF UNITS _____ NO. BDRMS _____ NO. BATHRMS _____ SQ. FT. NON-LIVING _____ SQ. FT. LIVING _____

FOUNDATION
 CONCRETE SLAB
 CONCRETE PIER
 CONCRETE BLOCK
 CONCRETE BEAM
 WOOD POSTS

EXT WALL
 MASONRY VENEER
 MASONRY SOLID
 METAL SIDING
 COMPOSITION
 WOOD

ROOF
 WOOD SHINGLE
 COMPOSITION
 METAL
 BUILD UP
 CLAY OR CONCRETE TILE

UPGRADES/OTHER
 GRANITE COUNTERTOPS
 MARBLE TUBS/FLOORS
 CUSTOM WINDOWS
 POLYURETHANE INSULATION
 OTHER UPGRADES _____
 SEPTIC TANK EXISTING OR PROPOSED
 YES NO

LOT _____ BLOCK _____ SUBDIVISION _____
 SITE ADDRESS ST. NO. 7001 ST. NAME NORTH 5th McAllen TX 78504

CITY USE ONLY

Construction Cost _____ Permit Fee \$ 76.80 Rec'd by [Signature]
 Value \$ 21,600 Double Fee \$ _____ Date 9/17/20
 Zoning _____ Total Fee \$ _____ Time 2:43
 Park Development Fee \$ _____ Park Zone _____

The foregoing is a true and correct description of the improvement proposed by the undersigned applicant and the applicant states that he will have full authority over construction of same. The building permit shall not be held to permit or be an approval of the violation or modification of any provisions of City ordinances, codes, subdivision restrictions of State law or be a waiver by the City of such violation. Alteration changes or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department. The applicant hereby agrees to comply with all City ordinances, codes, subdivision, restrictions and State laws and assume all responsibility for such compliance. It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for six months after the time of work is commenced. This permit is good for one year only.

David Gonzalez PRINT (AUTHORIZED AGENT/OWNER) [Signature] SIGNATURE Skyline RBV20@gmail.com EMAIL ADDRESS (required) 9/17/20 DATE

UPDATED 08/05/03

7001
N. 5th

House

12x10

Old Porch

Extended Porch

Fence Block

30x16

New

New

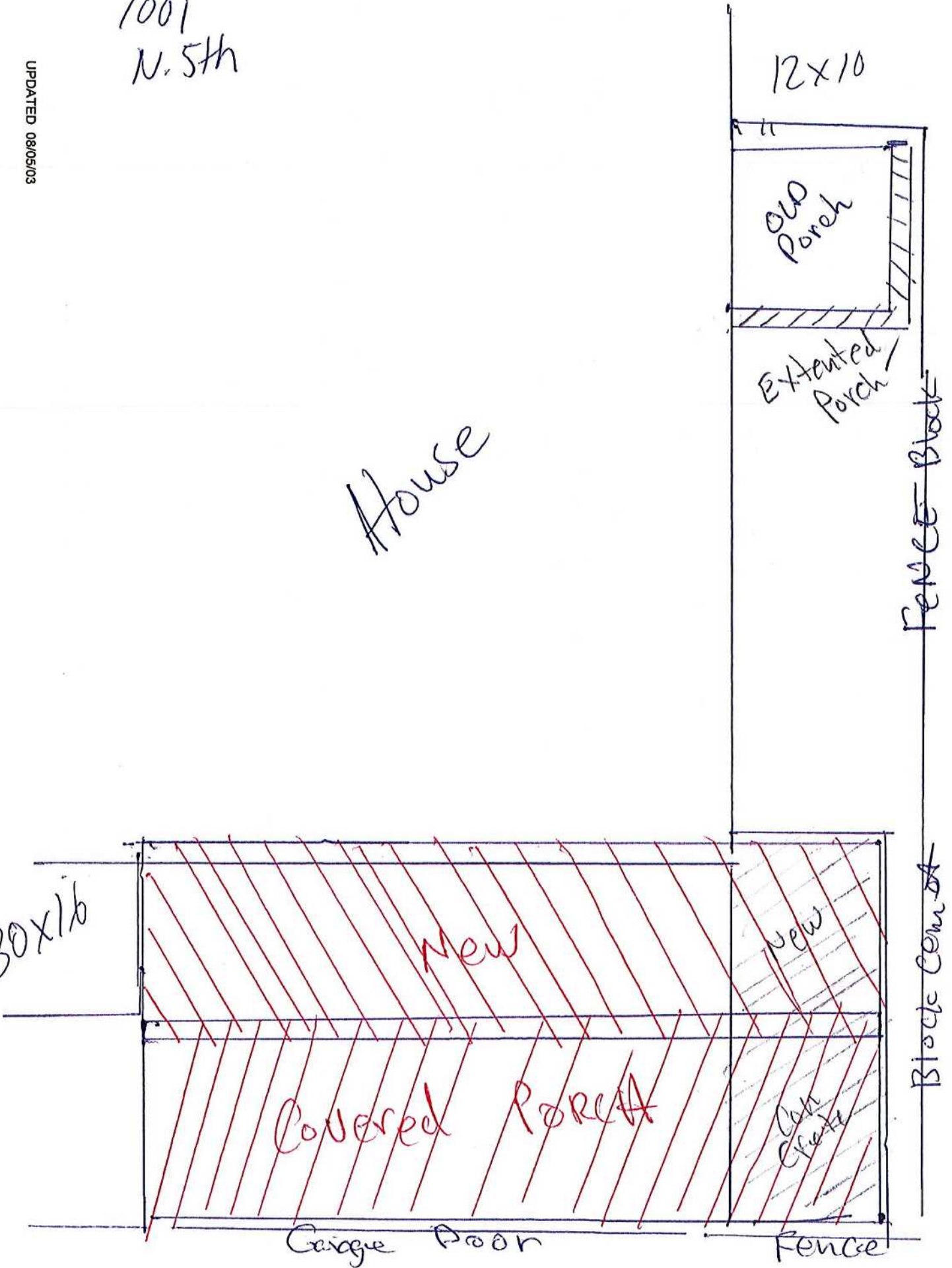
Covered Porch

Can
Chairs

Block Com

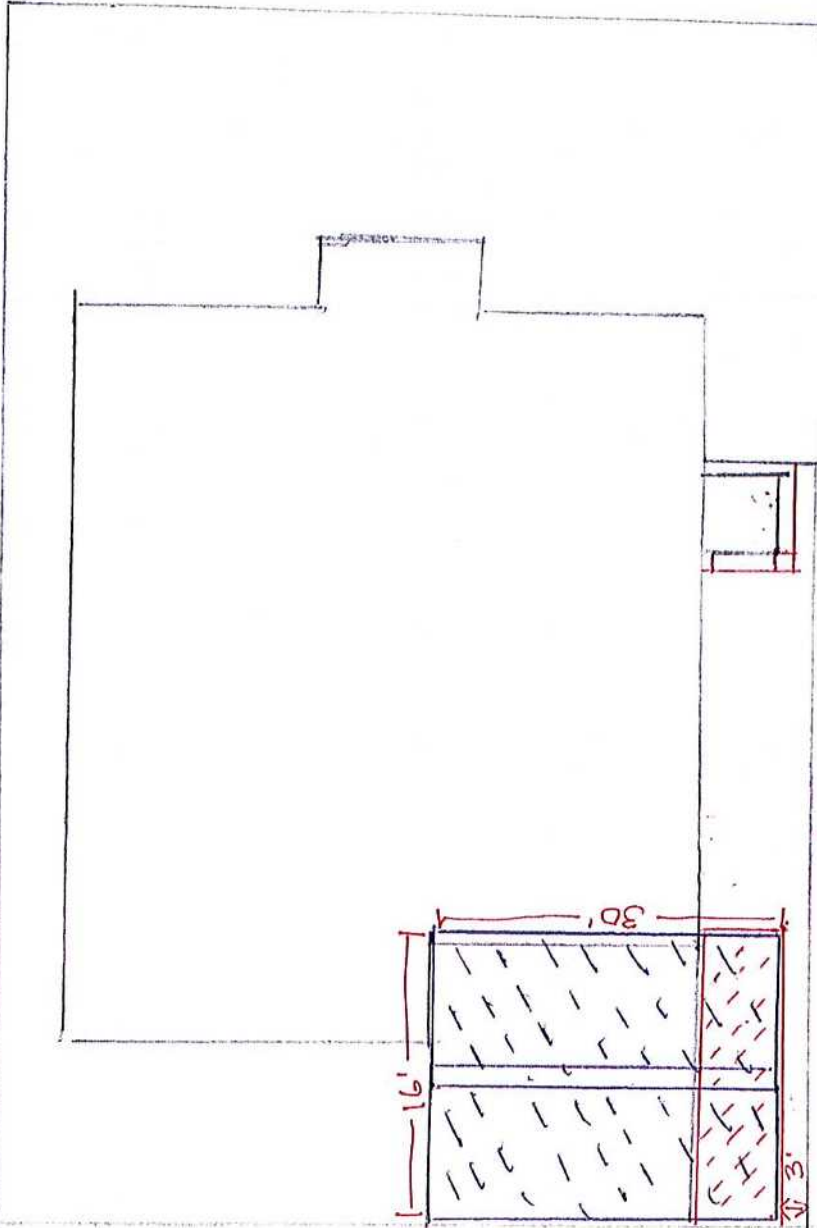
Garage Door

Fence



↑ N

50



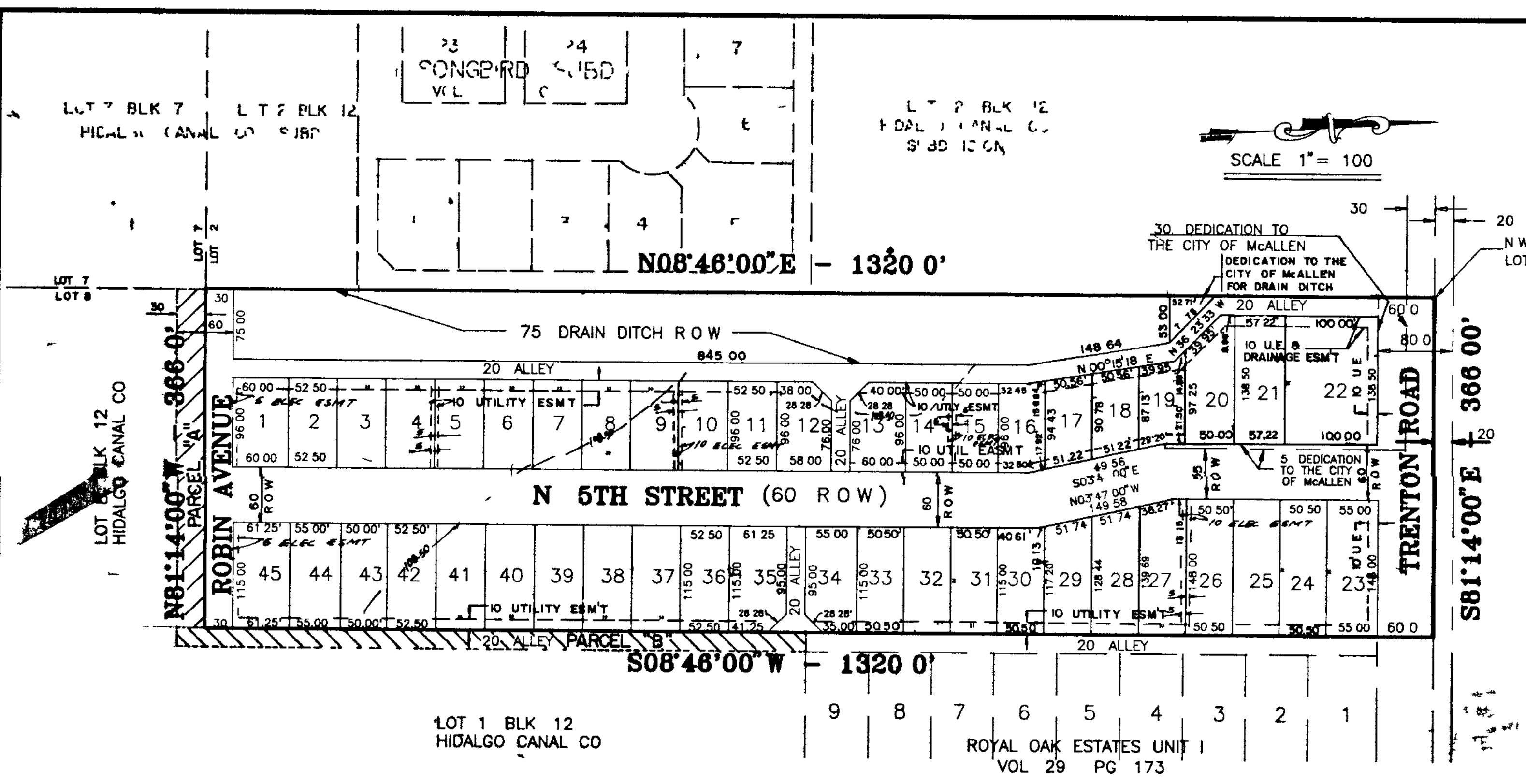
Robbin

ANY

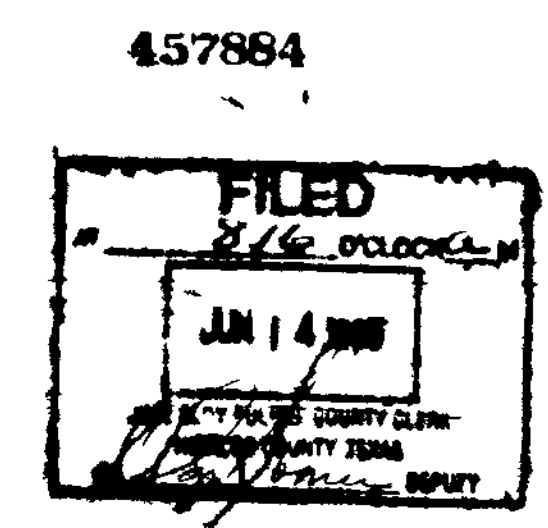
Fence

SUBDIVISION PLAT OF THE GARDENS SUBDIVISION

AN 11 091 ACRE TRACT BEING A RESUBDIVISION OF CAMBRIDGE ESTATES SUBDIVISION AS RECORDED IN VOL 29, PG 130A, HIDALGO COUNTY, TEXAS, AND 1 074 ACRES OUT OF LOT 1, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, OF PORCTIONS 64, 65, AND 66, HIDALGO COUNTY, TEXAS



APPROVED FOR RECORDING BY COMMISSIONERS COURT This the 12th day of June 1995 JOSÉ ELOY PULIDO County Clerk Hidalgo County Texas By *[Signature]* Deputy



APPROVED FOR RECORDING HIDALGO COUNTY PLANNING DEPT BY *[Signature]* DATE 6-12-95

STATE OF TEXAS COUNTY OF HIDALGO I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GARDENS SUBDIVISION AN ADDITION TO THE COUNTY OF HIDALGO 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 COUNTY OF HIDALGO ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE COUNTY OF HIDALGO

[Signature]
RUDY ELIZONDO DEVELOPMENT Co L.L.C.
921 N 27TH STREET
McALLEN TEXAS 78501
RODRIGO (RUDY) ELIZONDO JR PRESIDENT

THE UNDERSIGNED OWNER OF PARCEL A AS SHOWN ON THIS PLAT DESIGNATED AS THE GARDENS SUBDIVISION HEREBY DEDICATE TO THE USE OF THE PUBLIC THIS TRACT OF LAND FOR USE AS ROADWAY

METES AND BOUNDS DESCRIPTION PARCEL A
A 0.266 ACRE TRACT OF LAND OUT OF LOT 8 SECTION 12 HIDALGO CANAL COMPANY'S SUBDIVISION AS RECORDED IN VOLUME Q PAGE 177 OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8 SECTION 12 FOR THE NORTHWEST CORNER OF THIS TRACT
THENCE S81°14'00"E ALONG THE NORTH LINE OF SAID LOT 8 SECTION 12 A DISTANCE OF 386.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT
THENCE S08°46'00"W A DISTANCE OF 30.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT
THENCE N81°14'00"W A DISTANCE OF 386.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT
THENCE N08°46'00"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.266 ACRES OF LAND MORE OR LESS.

METES AND BOUNDS DESCRIPTION

A 11 091 ACRE TRACT OF LAND BEING A RESUBDIVISION OF CAMBRIDGE ESTATES SUBDIVISION AS RECORDED IN VOL 29 PG 130A HIDALGO COUNTY TEXAS AND 1 074 ACRES OUT LOT 1 SECTION 12 HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCTIONS 64 65 AND 66 HIDALGO COUNTY TEXAS BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 SECTION 12 FOR THE NORTHWEST CORNER OF THIS TRACT SAID POINT BEING IN THE CENTERLINE OF TRENTON ROAD
THENCE S81°14'00"E ALONG THE CENTERLINE OF SAID TRENTON ROAD A DISTANCE OF 366.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT
THENCE S08°46'00"W AT 60.00 FEET THE SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD IN ALL A DISTANCE OF 1320.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT
THENCE N81°14'00"W A DISTANCE OF 366.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT
THENCE N08°46'00"E AT 1260.00 FEET THE SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD IN ALL A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11 091 ACRES OF LAND MORE OR LESS

Recorded in Volume 30 Page 66 of the map records of Hidalgo County Texas Melden and Hunt, Inc. County Surveyors

- NOTES
- 1 THIS PROPERTY IS LOCATED IN ZONE "B" ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480334 0425 C REVISED NOV 16 1982
 - 2 MINIMUM FINISHED FLOOR ELEVATION SHALL BE T/C +18 AS MEASURED AT THE CENTER OF EACH LOT
 - 3 SETBACKS. FRONT - 20.00 REAR - 10.00 FEET OR TO THE EASEMENT LINE, WHICHEVER IS GREATER SIDE - 6.00 FEET EXCEPT FOR CORNER LOTS WHICH SHALL BE 10.00 FEET GARAGE - 18.00 FEET EXCEPT WHERE GREATER SETBACK APPLIES
 - 4 A TOTAL OF 270 ACRES FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION OWNER IS REQUIRED TO SUBMIT AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT
 - 5 A 5' BUFFER REQUIRED FROM COMMERCIAL ZONE AND ALONG TRENTON ROAD AND ROBIN AVENUE
 - 6 A 4' WIDE SIDEWALK REQUIRED ON TRENTON ROAD AND NORTH 5TH STREET (BOTH SIDES) AND THE NORTH SIDE ROBIN AVENUE
 - 7 NO CURB CUTS OR LOT FRONTAGE PERMITTED ON TRENTON ROAD
 - 8 A 25' x 25' CORNER CLIP EASEMENT REQUIRED AT ALL STREET INTERSECTIONS
 - 9 A 10' x 10' CORNER CLIP EASEMENT REQUIRED AT ALLEY AND STREET INTERSECTIONS.

METES AND BOUNDS DESCRIPTION PARCEL B

A 0.296 ACRE TRACT OF LAND OUT OF LOT 1 SECTION 12 HIDALGO CANAL COMPANY'S SUBDIVISION AS RECORDED IN VOLUME Q PAGE 177 OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A POINT ALONG THE SOUTH LINE OF SAID LOT 1 SECTION 12 FOR THE SOUTHWEST CORNER OF THIS TRACT SAID POINT BEING S81°14'00"E 366.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1 SECTION 12
THENCE N08°46'00"E A DISTANCE OF 645.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT SAID POINT BEING THE SOUTHWEST CORNER OF ROYAL OAK SUBDIVISION UNIT 1 AS RECORDED IN VOLUME 29 PAGE 173 OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS,
THENCE S81°14'00"E A DISTANCE OF 20.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT,
THENCE S08°46'00"W A DISTANCE OF 645.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT
THENCE N81°14'00"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.296 ACRES OF LAND MORE OR LESS

THE UNDERSIGNED OWNER OF PARCEL "B" AS SHOWN ON THIS PLAT DESIGNATED AS THE GARDENS SUBDIVISION HEREBY DEDICATE TO THE USE OF THE PUBLIC THIS TRACT OF LAND FOR USE AS AN ALLEY

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUDY ELIZONDO 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th DAY OF March 1995 A.D.

[Signature]
NOTARY PUBLIC TEXAS
EXPIRATION DATE 3-99

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No THREE ON THIS 14th DAY OF June 1995 A.D. HIDALGO COUNTY IRRIGATION DISTRICT No THREE WILL NOT BE RESPONSIBLE FOR DRAINAGE OF DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION IF DESIRED THIS WILL NOT BE AT THE OWNER'S EXPENSE

[Signature] SECRETARY
[Signature] PRESIDENT

I 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] DATE 6-2-95
CITY CLERK
[Signature] DATE 6-2-95
MAYOR CITY OF McALLEN

THIS SUBDIVISION PLAT OF THE GARDENS SUBDIVISION 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 21st DAY OF 3/95 A.D.

[Signature]
CHAIRMAN

STATE OF TEXAS COUNTY OF HIDALGO I JAVIER HINOJOSA REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

[Signature]
REGISTERED PROFESSIONAL ENGINEER No 74808

LEO L. RODRIGUEZ JR. A REGISTERED PROFESSIONAL LAND 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

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR No 21

CHECKED BY *[Signature]* DATE 6-2-95

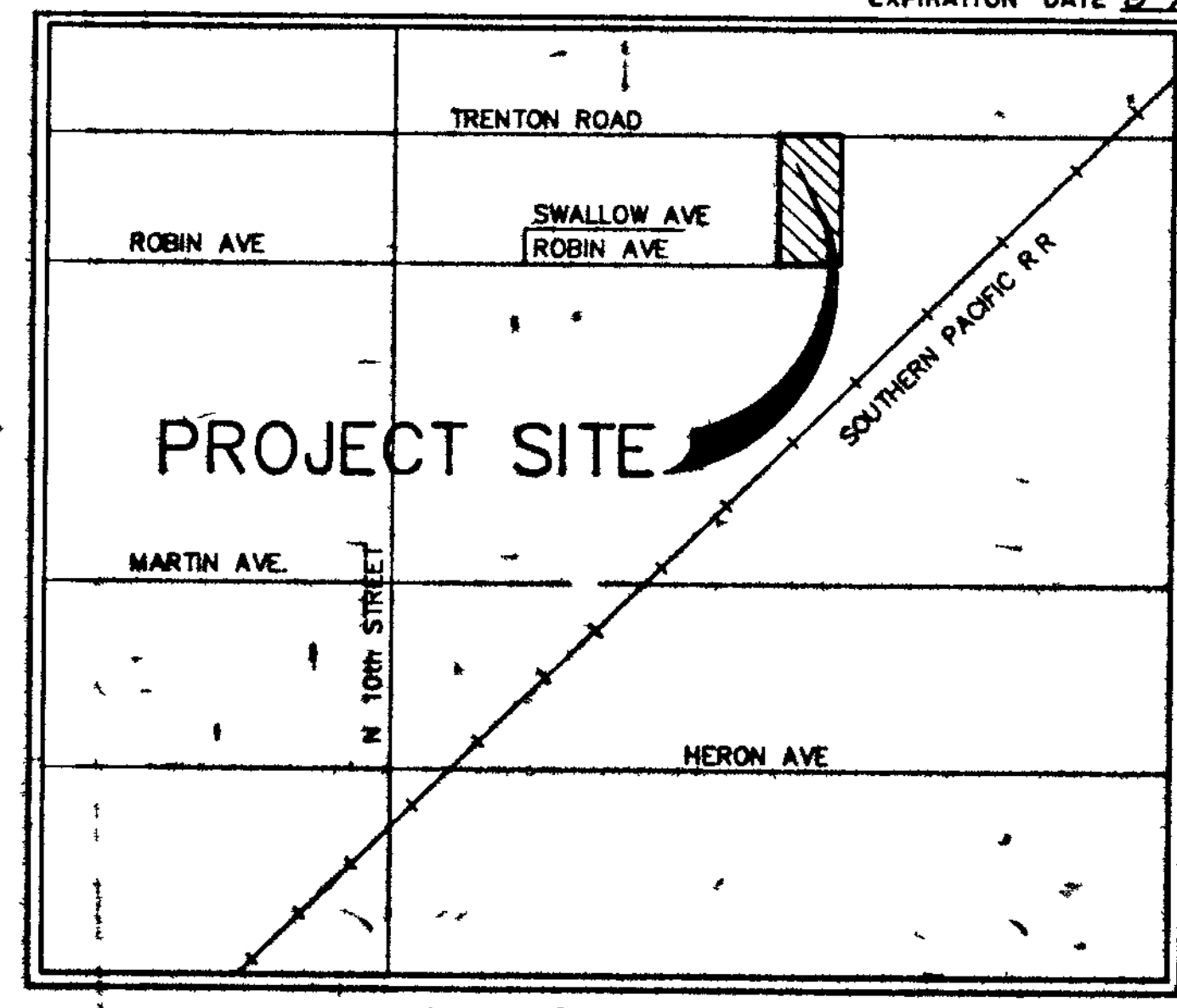
APPROVED: *[Signature]* Hidalgo County ROW DEPT and RCD 91

STATE OF TEXAS REGISTERED PROFESSIONAL SURVEYOR LEO L. RODRIGUEZ JR. 2448



HEED PROPERTIES 921 N 27th STREET McALLEN TEXAS 78501 HUGO HAMDAN MANAGER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF May A.D. 1995 *[Signature]* NOTARY PUBLIC TEXAS EXPIRATION DATE 3-99



LOCATION MAP

DATE OF PREPARATION 02/15/95

L. L. RODRIGUEZ and ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / SURVEYORS
2427 N. 16TH STREET SUITE 101 McALLEN, TEXAS 78801
PHONE (214) 827-7281

[Signature]
KATHLEEN SHEPHERD GENERAL PARTNER
THE ROYAL OAK GROUP
208 NOLANA
McALLEN, TEXAS 78501

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF May A.D. 1995 *[Signature]* NOTARY PUBLIC TEXAS EXPIRATION DATE 3-99













NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2021-0003

7001

Hidalgo CAD

Property Search Results > 550251 GARCIA POTENCIANO JR & MADELINE M for Year 2021

Tax Year:

Property

Account

Property ID:	550251	Legal Description:	THE GARDENS LOT 1
Geographic ID:	T3253-00-000-0001-00	Zoning:	RS
Type:	Real	Agent Code:	1024876
Property Use Code:			
Property Use Description:			

Location

Address:	7001 N 5TH ST MCALLEN, TX	Mapsco:	
Neighborhood:	THE GARDENS	Map ID:	CML VOL 30 PG 66
Neighborhood CD:	T325300		

Owner

Name:	GARCIA POTENCIANO JR & MADELINE M	Owner ID:	491961
Mailing Address:	PO BOX 4876 MCALLEN, TX 78502-4876	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$128,258	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$38,016	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	<input type="text" value="\$0"/>
(+) Timber Market Valuation:	+	\$0	<input type="text" value="\$0"/>

(=) Market Value:	=	\$166,274	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$166,274	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$166,274	

Taxing Jurisdiction

Owner: GARCIA POTENCIANO JR & MADELINE M
 % Ownership: 100.0000000000%
 Total Value: \$166,274

--	--	--	--	--	--	--	--

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$166,274	\$166,274	\$0.00
CML	CITY OF MCALLEN	0.495600	\$166,274	\$166,274	\$824.05
DR1	DRAINAGE DISTRICT #1	0.102600	\$166,274	\$166,274	\$170.60
GHD	HIDALGO COUNTY	0.575000	\$166,274	\$166,274	\$956.08
JCC	SOUTH TEXAS COLLEGE	0.171800	\$166,274	\$166,274	\$285.66
R12	ROAD DIST 12	0.000000	\$166,274	\$166,274	\$0.00
SML	MCALLEN ISD	1.138600	\$166,274	\$166,274	\$1,893.20
SST	SOUTH TEXAS SCHOOL	0.049200	\$166,274	\$166,274	\$81.81
Total Tax Rate:		2.532800			
Taxes w/Current Exemptions:					\$4,211.40
Taxes w/o Exemptions:					\$4,211.39

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 2020.0 sqft Value: \$128,258

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	BRKAV - 7	DBRK	2002	2020.0
GAR	GARAGE	*		2002	462.0
POR	PORCH (COVERED)	*		2002	24.0
PAT	PATIO	*		2002	120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1322	5760.00	60.00	96.00	\$38,016	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$128,258	\$38,016	0	166,274	\$0	\$166,274
2020	\$114,377	\$38,016	0	152,393	\$0	\$152,393
2019	\$112,526	\$38,016	0	150,542	\$0	\$150,542
2018	\$107,231	\$41,760	0	148,991	\$0	\$148,991
2017	\$107,231	\$41,760	0	148,991	\$0	\$148,991
2016	\$105,748	\$41,760	0	147,508	\$0	\$147,508
2015	\$105,748	\$41,760	0	147,508	\$0	\$147,508
2014	\$105,146	\$41,760	0	146,906	\$0	\$146,906
2013	\$107,591	\$41,760	0	149,351	\$0	\$149,351
2012	\$110,037	\$40,320	0	150,357	\$0	\$150,357
2011	\$108,951	\$40,320	0	149,271	\$0	\$149,271
2010	\$110,147	\$40,320	0	150,467	\$0	\$150,467
2009	\$111,344	\$40,320	0	151,664	\$0	\$151,664
2008	\$112,540	\$40,320	0	152,860	\$0	\$152,860
2007	\$116,477	\$40,320	0	156,797	\$0	\$156,797

Deed History - (Last 3 Deed Transactions)

#	Type	Description	Grantor	Grantee	Volume	Page
---	------	-------------	---------	---------	--------	------

	Deed Date					Deed Number
1	5/23/2002	WDV	WARRANTY DEED/VENDORS LIEN	VILLALPANDO PEDRO	GARCIA POTENCIANO JR & MADELINE M	1085351
2	1/23/2001	WD	WARRANTY DEED	MIS TRES PROPERTIES LLC	VILLALPANDO PEDRO	937712
3	9/4/2000	SVD	SPEC WD/VEN LIEN	LAREDO NATIONAL BANK	MIS TRES PROPERTIES LLC	904861

Tax Due

Property Tax Information as of 01/27/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466.

Definitions

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Chapter 138-Zoning

Sec. 138-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building, located on the same lot as the main building, the use of which is clearly incidental to and customarily found in connection with the main building or principal use of the property.

Accessory use means a use which is clearly incidental to and customarily found in connection with the principal use of the premises and which is located on the same lot as the principal use.

Accessory use of building means a subordinate use or structure customarily incident to and located on the lot occupied by the main use or structure and conforming with setback and other regulations concerning location.

Alley means a minor public right-of-way which is used primarily for vehicular and utility service access to the backs or sides of properties otherwise abutting on a public street.

Apartment means a room or suite of rooms located in a building with other such rooms or suites arranged, designed, or to be occupied as a residence by a family. (See Dwelling unit.)

Associated recreation means recreational uses which are an integral part of a common ownership or associated or high density residential development (example: homeowners' association with a private club or facility).

Authorized agent means an architect, builder, developer or other person empowered to act on behalf of such persons.

Base station. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below, except for new base stations that are not eligible for Section 6409, need not be existing at the time of the application, nor does subsection 138-1.A(a)1.c. apply to a new base station.

Boardinghouse means a building other than a hotel where lodging and meals are provided for compensation.

Building means any structure designed to be built for the support, enclosure, shelter or protection of persons, animals, chattel or property of any kind. The word "building" includes the word "structure."

Carrier on wheels or cell on wheels ("COW"). A portable self-contained mobile facility moved to a location and set up to provide wireless services on a temporary or emergency basis.

Concealed or stealth design elements. A design elements of any tower, base station or transmission equipment that allows it to be integrated as an architectural feature of a tower or base station or so that it is not readily apparent to a casual observer. It may be screened, disguised, concealed or otherwise camouflaged as a natural structure, structure or part of a structure so that it is not easily recognizable from other natural structures.

Conditional use means a use which may be suitable in certain locations in a zoning district if developed and operated under specific conditions and/or for a limited period of time.

Depth of lot means the mean horizontal distance between the front and rear lot lines. (See definitions of Front and Rear lot lines.)

District means a section of the city for which the regulations governing the areas, heights or uses of buildings are uniform.

Dwelling unit means any building or portion thereof which is designed for or used primarily for residential occupancy, but not including hotels, boardinghouses or mobile homes.

- (1) *Single-family* means a building designed for and/or occupied exclusively by one family as a separate dwelling unit.

- (2) *Duplex* means a building designed for and/or occupied exclusively by two families living independently of each other.
- (3) *Triplex* means a building designed for and/or occupied exclusively by three families living independently of each other.
- (4) *Fourplex* means a building designed for and/or occupied exclusively by four families living independently of each other.
- (5) *Multiple* means a building designed for and/or occupied exclusively by five or more families living independently of each other.

The determination of whether one family is living independent of another is based on one or more of the following criteria: separate sanitary facilities; separate kitchen facilities; separate entrances; or separate utilities.

Eligible facilities request. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Eligible support structure. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Existing. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Family means one or more persons living together as a single housekeeping unit with common sanitary and kitchen facilities.

Garage, commercial means a building or premises used for storage, repair, rental or servicing of motor vehicles.

Garage, private means an accessory building, attached or detached, designed or used for the storage of motor-driven vehicles owned and used only by the occupants of the building to which it is accessory.

Guesthouse means an accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration. "Maids' quarters" means a portion of a dwelling unit, within the same enclosure and not a separate accessory building attached to the primary building, that may contain separate sanitary and/or kitchen facilities which is designed for or used for residential occupancy by an employee of the primary residence.

Height means, for a building or portion of a building, the vertical distance from grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, and the mean height level between eaves and ridge for hip, gable or gambrel roofs. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, elevator bulkheads, mechanical rooms, tanks, water towers, radio towers, television antennas, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height. Heights authorized in this chapter are subordinate to the airport zoning ordinance, appendix A.

Loading space means a space within the main building or on the same lot therewith, providing for the standing, loading or unloading of trucks and having a minimum dimension of 12 by 35 feet and a vertical clearance of at least 14 feet.

Lot means an undivided tract or parcel of land having frontage on a public street, and which is, or in the future may be, offered for sale, conveyance, transfer or improvement, which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record. The word "lot" includes the word "plot."

- (1) *Corner lot* means a lot abutting upon two or more public streets at their intersection.
- (2) *Building coverage* means percentage of the lot that is occupied by the ground area of a building and its accessory buildings.
- (3) *Lot, double frontage* means a lot abutting on two nonintersecting public streets as distinguished from a corner lot.

- (4) *Lot lines* means the lines bounding a lot as defined in this section.
- a. *Front lot line* means the property line between the front yard and the contiguous street right-of-way boundary.
 - b. *Rear lot line* means the property line between the rear yard and the adjacent property or right-of-way, and contiguous with the legal boundary of such use.
 - c. *Side lot line* means the property between two adjacent lots or between the side yard and the contiguous street right-of-way boundary on corner lots.

Lot of record means a parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk; or a tract of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk prior to October 15, 1973, which has not been divided since recording.

Maneuvering space means the space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

Mobile home means a movable or portable dwelling originally constructed to be towed, on its own chassis, by a motor vehicle over public roads.

Mobile home and modular home park means a unified development of five acres or more for mobile homes arranged on a tract of land owned by an individual or a single business entity for the purpose of renting or leasing lots, and meeting the requirements of chapter 122, article II of this Code.

Mobile home and modular home subdivision means a unified development of five acres or more for mobile homes arranged on a tract of land in such a manner as to provide an individual lot (see definition of Lot) for each of the mobile homes.

Modular home means a dwelling unit in which more than 50 percent of the structure is constructed at other than the construction site, brought to the site in modules, and set on a permanent foundation.

Ornamental feature means an addition to a structure designed to enhance the appearance of the structure, in compliance with all of the following criteria:

- (1) Any space occupied by or enclosed by the ornamental feature should not be included in or made a part of the air conditioned, heated, or enclosed portion of the structure;
- (2) The feature should serve no purpose or function for the structure other than ornamentation. The building should be equally functional without the feature as with the feature; and
- (3) The feature shall extend no further than 24 inches into a required yard.

Parking area means a space used exclusively for the parking of vehicles and where no other business is conducted.

Parking space means an area, not closer than six feet from the back edge of the curb, the width and length of which shall exceed by a minimum of two feet the dimensions of the type of vehicle normally to be parked in the space, and connected with a street or alley by a driveway affording satisfactory ingress and egress. The minimum dimension of a parking space shall be in accordance with the city off-street parking requirements in article VII of this chapter.

Planned unit development (PUD) means and includes a combination of different dwelling types and/or a variety of land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity, and which comply with the Planned Unit Development provisions of chapter 134, article IV of this Code.

Portable building means a temporary building that does not have a foundation and is transportable.

Recreational vehicle or travel trailer means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified as a travel trailer by the manufacturer of the trailer and, when factory-equipped for the road, it shall have a body width not exceeding eight feet and a body length not exceeding state maximums.

Residential storage building means any building, either portable or constructed onsite, utilized for storage purposes and not requiring plumbing and electrical wiring, and not used for living quarters.

Restaurant means a building or portion of a building where the primary business is the on-premises sale of prepared food, with adequate kitchen facilities for the preparation of the food to be sold, the adequacy of such kitchen facilities to be based upon the seating capacity of the restaurant and the type of menu offered, and where alcoholic beverages may be sold under the following conditions:

- (1) At least 51 percent of the gross income shall be derived from the sale of prepared food.
- (2) Any outside entrances, outside separate identification, outside signs or other separate advertising for lounge or bar areas shall be permitted only as an accessory or secondary feature of the restaurant.
- (3) Live entertainment may be permitted.
- (4) Whenever the director of planning on the basis of a sworn complaint from any person determines that a violation of this section exists, he may require any person serving alcoholic beverages as an incidental use to provide the city, within 30 days of notification, a verified audit for each quarter of the calendar year, showing the gross income derived from the sale of food.

Retail means the sale of goods directly to a consumer; engaged in, pertaining to or relating to the sale of merchandise at retail; or selling by individual items, or by the piece, directly to a consumer.

Right-of-way line means a dividing line between a lot, tract or parcel of land and the public right-of-way.

Street means a public or private thoroughfare which affords the principal means of access to abutting property, excluding alleys.

Structural alteration means any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Structure means anything constructed, erected or artificially built up; or composed of parts and joined together in a permanent manner.

Substantial change. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Tower. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below, except for new towers that are not eligible for Section 6409, they need not be existing at the time of the application.

Townhouse means a single-family dwelling unit constructed in a series or a group of units having common walls, each on a separate lot.

Transmission equipment. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Yard means an open space between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in the definitions of "yard" set out in this section. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

- (1) *Front yard* means a yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the right-of-way line and wall of the main building or any projections thereof other than projections of the usual uncovered steps, uncovered balconies or uncovered porches. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension, except where corner lots may be square in dimension and/or have double frontage, in which case the front yard shall correspond to the lot's side adjacent to the longest block face in which it occurs and to which the majority of the existing structures front.

- (2) *Rear yard* means a yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than projections of uncovered steps, uncovered balconies or uncovered porches. On all lots, the rear yard shall be in the rear of the front yard.
- (3) *Side yard* means a yard between the main building and the side line of the lot, and being the minimum horizontal distance between a side lot line and the sides of the main buildings or any projections thereof.

(Code 1966, § 32-2; Ord. No. 1996-8, § I, 1-22-96; Ord. No. 1996-70, § I, 11-18-96; Ord. No. 1998-68, § 1, 2-27-98; Ord. No. 1999-69, § 1, 8-9-99; Ord. No. 2004-15, § 5, 2-9-04; Ord. No. 2015-38, § II, 5-11-15)

Cross reference— Definitions and rules of construction generally, § 1-2.

Footnotes:

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Note— 47 U.S.C. § 332(c)(7)(C) Definitions. For purposes of this paragraph—(i) the term "personal wireless services" means commercial mobile services [cellular service], unlicensed wireless services, and common carrier wireless exchange access services..."; 47 U.S.C. § 332(d) ... (1) the term "commercial mobile service" means any mobile service (as defined in section 153 of this title) that is provided for profit and makes interconnected service available (A) to the public or (B) to such classes of eligible users as to be effectively available to a substantial portion of the public, as specified by regulation by the Commission;..."

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Note— 47 U.S.C. § 332(c)(7)(C) Definitions for purposes of this paragraph... (ii) the term "personal wireless service facilities" means facilities for the provision of personal wireless services..."

Chapter 110-Vegetation

Sec. 110-26. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Buffer means a screen constructed of wood, concrete block, masonry, a combination of wood and masonry, or landscape material with a chain link fence in such a manner that adjacent property is visually screened, and so that noise, solid waste or other objectionable influences will be avoided. Such buffer shall be perpendicular to the ground, a minimum of six feet in height, continuous and uninterrupted, and 100 percent opaque except where extraordinary circumstances exist where additional height will more adequately accomplish the desired end.

Caliper means the diameter of a tree measured 12 inches above the ground for trees up to and including eight inches in diameter and four and one-half feet above the ground for trees having a diameter of more the eight inches. The diameter of a multi-stem tree shall be measured at the point below branching or the sum of the two largest stems measured at four and one-half feet above the ground which ever is greater.

Contiguous means adjacent property whose property lines are shared, or are separated by only a street, alley, easement or right-of-way.

Developed property means that portion of a lot or parcel upon which a building, structure, pavement, or other improvements have been or are proposed to be placed.

Diameter-at-breast-height (DBH) means the tree trunk diameter measured in inches at a height of four and one-half feet (54 inches) above natural grade or the DBH measurement according to the latest edition of the Guide for Plant Appraisal as published by the Council of Tree and Landscape Appraisers, when the tree trunk branches out at a point lower than four and one-half feet.

Frontage means lineal distance measured along abutting street rights-of-way.

Ground cover means low growing plants planted in such a manner as to form a continuous cover over the ground, typical horizontal growth form with a maximum height of 24 inches, such as lirioppe, low growing varieties of honeysuckle, confederate jasmine, English ivy or others.

Landscape material means trees, shrubs, ground cover, vines or grass installed in planting areas, including but not limited to those installed for the purpose of fulfilling the requirements of this article.

Landscape strip area means a planting area within the property lines of specified width and parallel to a public street, excluding driveways for ingress and egress.

Paved ground surface area (also referred to in this article as paved area or paved ground area) means any paved ground surface area (excepting public rights-of-way) used for the purpose of driving, parking, storing or displaying of vehicles, boats, trailers and mobile homes, including new and used car lots and other open lot uses. Parking structures, covered drive-in parking areas to the drip line of the covering or garages shall not be considered as paved ground surface areas.

Planting area means an area intended or used for landscaping that has a minimum of 40 square feet of actual plantable area and an inside dimension on any side of at least 36 inches.

Reconstruction means rehabilitation or replacement of structures on nonresidential or multifamily property to an extent exceeding 50 percent of the assessed valuation of such structures as shown on the most recent tax roll of the city.

Shrub means any woody plant of relatively low height, having several stems arising from the base and lacking a single trunk.

Stormwater detention facility means an impoundment on a lot or parcel reserved for detaining and controlling the release of stormwater runoff as required by City of McAllen Drainage Policy.

Street line means that line separating the right-of-way from any adjacent property.

Tree means any self-supporting woody plant of a single trunk and of a species which normally grows to an overall mature height of a minimum of 15 feet in the lower Rio Grande Valley of the state.

Vine means any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or tendrils, or which may simply sprawl over the ground or other plants.

Xeriscape means landscape methods which conserve water through the use of drought-tolerant plants and planting techniques.

(Code 1966, § 17 3/8 -4; Ord. No. 1993-88, § I, 12-13-93; Ord. No. 2006-118, § 1, 11-13-06; Ord. No. 2007-28, § 1, 3-26-07)

Cross reference— Definitions and rules of construction generally, § 1-2.

CRITERIA FOR ZBOA DETERMINATIONS

APPEALS

1. ZBOA may hear and decide appeals **where it is alleged there is error** in any order, requirement, decision or determination made by an administrative official **in the enforcement of Chapter 138** of the Code of Ordinances ("Zoning").
2. In conformity with the provisions of V.T.C.A., Local Government Code § 211.009 et seq. and Chapter 138 of the Code of Ordinances, the **ZBOA may reverse or affirm, wholly or partly, or may modify** the order, requirement, decision or determination appealed from.

SPECIAL EXCEPTIONS

Authorized under Ord. Sec. 138-43 ("Powers") in the following instances:

1. Where the **street layout** actually on the ground varies from the street layout as shown on such maps.
2. To permit the **reconstruction of a nonconforming building** which has been damaged to the extent of more than 50 percent of its replacement cost.
3. To **waive or reduce the parking and loading requirements** whenever:
 - a. The character or use of the building is such as to make unnecessary the full provisions of parking or loading facilities, OR
 - b. Where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or a convenience.
4. To allow a change **from an existing nonconforming use to another nonconforming use** of a structure, or a structure and premises in combination, if:
 - a. No structural alterations are made, AND
 - b. The Board finds that the proposed nonconforming use is not more nonconforming in the district as the existing nonconforming use.

Ord. Sec. 138-86. – GENERAL POLICY.

The general public, the board of commissioners, and the planning board are directed to take note that nonconformities in the use and development of land and buildings are to be avoided, or eliminated where now existing, wherever and whenever possible, except:

- (1) When necessary to preserve property rights established prior to the date the ordinance from which this article is derived became effective as to the property in question, and
- (2) When necessary to promote the general welfare and to protect the character of the surrounding property.

VARIANCES

Authorized only when ALL of the following applies:

1. Owing to special conditions, a literal enforcement of Zoning Ordinance provisions would result in **unnecessary hardship**.
2. **Applicant proves** to the Board the following:
 - a. Land in question cannot yield a reasonable return if used only for a purpose allowed in that zone,
 - b. **Plight is unique** and not shared in general by others in the neighborhood, and
 - c. Variance will **not alter the essential character of the locality**.
3. Variance would **not merely serve as a convenience** to the applicant.
4. Variance must be in **harmony with purpose and intent of Zoning Ordinance**.
5. Variance would **not be contrary to the public interest**.
6. **Surrounding property is be properly protected**.
7. **The spirit of this Zoning Ordinance is observed and substantial justice done**.

Exceptions Cited within the Zoning Ordinance

Exceptions pertaining to front yard setbacks:

1. Balconies opening upon fire towers not to exceed 5 feet (*Section 138-366 (d)*)
2. Balconies, uncovered (*Section 138-1, Yard (1)*)
3. Chimneys not to exceed 5 feet (*Section 138-366 (d)*)
4. Cornices up to 2 feet (*Section 138-366 (c)*)
5. Eaves up to 2 feet (*Section 138-366 (c)*)
6. Fence not to exceed 3 feet within 25 feet of a curb intersection in residential zones (*Section 138-367 (c)*)
7. Fire escapes, open or lattice-enclosed not to exceed 5 feet (*Section 138-366 (d)*)
8. Flues not to exceed 5 feet (*Section 138-366 (d)*)
9. Ornamental features up to 2 feet (*Section 138-366 (c)*)
10. Planting not to exceed 3 feet within 25 feet of a curb intersection in residential zones (*Section 138-367 (c)*)
11. Porches, uncovered (*Section 138-1, Yard (1)*)
12. Projections up to 2 feet (*Section 138-366 (c)*)
13. Pumps, filling station not less than 13 feet from the property line or 18 feet from the curb, whichever greater (*Section 138-367(d)*)
14. Pumps, gas and canopies not less than 9 feet from the property line or 10 feet from the curb, whichever greater (*Section 138-259*)
15. Pumps, islands not less than 13 feet from the property line or 18 feet from the curb, whichever greater (*Section 138-367(d)*)
16. Sills up to 2 feet (*Section 138-366 (c)*)
17. Stairways, outside not to exceed 5 feet (*Section 138-366 (d)*)
18. Steps, uncovered (*Section 138-1, Yard (1)*)
19. Structure not to exceed 3 feet within 25 feet of a curb intersection in residential zones (*Section 138-367 (c)*)

Exceptions pertaining to rear yard setbacks:

1. Balconies opening upon fire towers not to exceed 5 feet (*Section 138-366 (d)*)
2. Balconies, uncovered (*Section 138-1, Yard (1)*)
3. Buildings, accessory may occupy no more than 30% (*Section 138-369*)
4. Carports, unenclosed abutting an alley may be built up to the rear property line within the R-3A and R-3C Districts (*Section 138-356, Footnote 5*)
5. Chimneys not to exceed 5 feet (*Section 138-366 (d)*)
6. Cornices up to 2 feet (*Section 138-366 (c)*)
7. Eaves up to 2 feet (*Section 138-366 (c)*)
8. Fire escapes, open or lattice-enclosed not to exceed 5 feet (*Section 138-366 (d)*)
9. Flues not to exceed 5 feet (*Section 138-366 (d)*)
10. Ornamental features up to 2 feet (*Section 138-366 (c)*)
11. Parking, unenclosed may occupy no more than 90% (*Section 138-369*)
12. Porches, uncovered (*Section 138-1, Yard (1)*)
13. Projections up to 2 feet (*Section 138-366 (c)*)
14. Sills up to 2 feet (*Section 138-366 (c)*)
15. Stairways, outside not to exceed 5 feet (*Section 138-366 (d)*)
16. Steps, uncovered (*Section 138-1, Yard (1)*)

Exceptions pertaining to side yard setbacks:

1. Balconies opening upon fire towers not to exceed 5 feet (*Section 138-366 (d)*)
2. Canopy, unenclosed and not less than 4 feet from the side lot line or 8 feet from a corner lot line (*Section 138-368 (d)*)
3. Chimneys not to exceed 5 feet (*Section 138-366 (d)*)
4. Cornices up to 2 feet (*Section 138-366 (c)*)
5. Eaves up to 2 feet (*Section 138-366 (c)*)
6. Fire escapes, open or lattice-enclosed not to exceed 5 feet (*Section 138-366 (d)*)
7. Flues not to exceed 5 feet (*Section 138-366 (d)*)
8. Ornamental features up to 2 feet (*Section 138-366 (c)*)
9. Porte-cochere, unenclosed and not less than 4 feet from the side lot line or 8 feet from a corner lot line (*Section 138-368 (d)*)
10. Projections up to 2 feet (*Section 138-366 (c)*)
11. Side yards can be reduced to 10% of the lot width provided the lot has a width less than 50 feet. However, no side yard shall be less than 3.5 feet (*Section 138-368 (f)*)
12. Sills up to 2 feet (*Section 138-366 (c)*)
13. Stairways, outside not to exceed 5 feet (*Section 138-366 (d)*)
14. Townhouses can be built up to the side property line with a firewall (*Section 138-356, Footnote 10*)

Exceptions pertaining to height measurements (*Section 138-1, Height*):

1. Chimneys
2. Cooling towers
3. Domes
4. Elevator bulkheads
5. Mechanical rooms
6. Ornamental cupolas
7. Parapet walls not exceeding four feet in height
8. Radio towers
9. Spires
10. Tanks
11. Television antennas
12. Water towers

Exceptions as per Planning Department Policy

By policy the following are permitted:

1. AC Units
2. Clothes lines
3. Concrete slabs
4. Fire pits
5. Pergolas, arbors, and trellises as a landscape feature (legal opinion, 2009)
6. Playground equipment
7. Pool decks
8. Pool pumps
9. Portable grills
10. Sports equipment i.e. basketball hoop
11. Swimming pools prior to 2009 (legal opinion)
12. Umbrellas and patio furniture
13. Water features and fountains

Legal opinions:

1. In 2009 Assistant City Attorney Ignacio Perez made an interpretation to allow arbors, pergolas, and trellises within the required setbacks. The definition of landscape material is stated as trees, shrubs, ground cover, vines or grass installed in planting areas in Section 110-26 of the Vegetation Ordinance. The legal interpretation was if vines were allowed by code as a planting area and they cover vertical planes such as walls then the same logic could be applied to arbors, pergolas, and trellises as a planting area. Mr. Perez also cited Section 110-56 (g) of the Vegetation Ordinance stating architectural planters may be permitted to fulfill landscape requirements.
2. Prior to 2009 swimming pools were not considered a structure due to the fact they were constructed underground and the Zoning Ordinance defines a structure as anything constructed, erected or artificially built up or composed of parts and joined together in a permanent manner. However, an interpretation was made in 2009 to consider swimming pools as a structure to abide by setback requirements.

ZONING BOARD OF ADJUSTMENT AND APPEALS

RULES AND PROCEDURES

CITY OF MCALLEN

The McAllen Zoning Board of Adjustment and Appeals adopts the following Rules and Procedures (hereinafter “Rules”) to govern the substance of all board matters.

I. ORGANIZATION AND OFFICERS

A. Members

The McAllen City Commission created the Zoning Board of Adjustment and Appeals (hereinafter referred to as “Board”) pursuant to Chapter 211 of the Texas Local Government Code and Chapter 138, Article II, Division 3 of the City of McAllen, Texas Code of Ordinances (the “City Code”). The Commission appoints the members for that Board under Section 211.008 of the Texas Local Government Code (the “Code”).

The Commission composed the Board to sit five (5) members. Each member serves a two-year term. The Commission may renew a member’s term for a maximum of three total consecutive terms. The Commission also appoints four (4) alternate members to serve in the absence of a regular board member. Alternate members serve just as regular members and are subject to the same rules as regular members, unless otherwise provided in these Rules, but do not vote except in the absence of a regular member.

B. Officers

The Board shall elect a Chair and a Vice Chair from its own regular members by majority vote. The Chair and Vice Chair each serve one year. The Board shall accept an Executive Secretary appointed by the McAllen Planning Department. The Board shall adopt an attorney advisor appointed by the McAllen Legal Department. The Board shall only accept the appointment of personnel under the condition each person remains the employee and charge of the City of McAllen, with no employment relationship to the Board.

C. Duties and Officers

The Chair shall preside over the Board, hold meetings of the Board, decide points of order, and dispense the business of the Board. The Chair may administer oaths, compel the attendance of witnesses, and issue subpoenas as per Section 211.008 of the Code. The Chair shall sign the minutes of board meeting after the minutes have been approved by the Board.

In the absence of the Chair, the Vice Chair, or in both their absences the most senior member, according to the member’s appointment date, shall dispense the duties of the Chair.

II. POWERS OF THE BOARD

A. General Powers

The Board has those powers specified in Section 211.009 and 241.033 of the Code, and those powers granted by the City Commission under Chapter 138 (Zoning Ordinance) and Chapter 110 (Vegetation Ordinance) of the City Code, and those powers granted to the Board by ordinance.

B. Specified Powers

As per city ordinance and state statute, the Board has those powers described in Section 211.009 of the Code and Section 138-43 of the City Code. Those powers described in Section 138-43 are:

1. Hear and decide appeals that allege an error in any order, requirement, decision or determination made by an administrative official or agency in the enforcement of applicable provisions of the Local Government Code, the City Ordinance;
2. Authorize variances to specific cases from the terms of the City Code as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of City Ordinance will result in unnecessary hardship, and so that the spirit of ordinances shall be observed and substantial justice done;
3. Grant special exception to waive or reduce parking and loading requirements whenever the character and use of the building is such as to make unnecessary the full provisions of parking or loading, or where such regulations would impose an unreasonable hardship upon the use of the lot; and
4. Hear and decide any other matters authorized by the City Commission through ordinance.

III. DUTIES OF BOARD MEMBERS

A. General Duties of Members

1. All members of the Board should attempt to inspect the premises of each case which is under consideration at each meeting and become generally familiar with each case prior to Board meetings.
2. All members shall attend all meetings, provided, however, the member must provide 72 hours prior notice to the Executive Secretary in the event the member cannot attend.
3. All members of the Board shall arrive at a logical and fair decision on each case, except where a conflict may preclude a vote on the case.

B. Disqualification/Conflict of Interest

All members of the Board of Adjustment are subject to the City of McAllen Ethics Ordinance (Chapter 2 of the City Code).

In all cases before the Board where a member of the Board has a conflict as described in the Ethics Ordinance, the member shall refrain from any discussion, deliberation or vote. When applicable, the member shall complete and submit a City Conflict of Interest form, but in all cases alert the Executive Secretary at least 72 hours prior to the meeting on which the conflict is at issue. The Executive Secretary shall submit all notices of conflict to the City's attorney.

IV. A BASIS FOR ACTION

The Board shall decide each case based on the following:

1. Facts filed with application.
2. Testimony presented at the public hearing on the appeal.
3. The Planning Department's technical report on the appeal.
4. The Board's findings in its field inspection of the property may question all witnesses to assist the Board in arriving at a correct, logical and fair decision.
5. The applicable standards of review described in Section 138-43 of the City Code and Sections II.A., II.B. and VI. of these Rules.
6. All decisions shall be made on the Basis for Action. Neither the Board nor the individual members may use personal, first hand knowledge of any facts to make a determination, if such information has not been entered into the record or made available at the public hearing.

V. APPLICANTS

A. Legally Vested Interest

The Board shall not consider an application from any applicant who does not have a vested legal or equitable interest in the property in question. Applicants may appear on their own behalf or may be represented by counsel or agent. Any representation by someone other than an applicant must be accompanied with a written designation by the applicant for the agent to act on behalf of the applicant. (For example, the representative may produce a letter from the applicant to the Planning Department to authorize the representative to speak on behalf of the applicant; or, the representative may submit an application on behalf of a verifiable power of attorney.)

B. Applications

All applications for consideration by the Board must be on the prescribed form approved by the Planning Department and acceptable to the Board. The Board shall not consider applications for a variance or a special exception or any other Board action, if the application is not on a designated form. The Board shall approve the official application and the Chair shall implement it.

All applications for variances and special exceptions to commercial properties must be submitted with a current, valid "on the ground" survey. An applicant must submit a pauper form with their application if

they cannot proffer a valid survey; provided, however, the applicant illustrates their property with setbacks and encroachments as a survey would.

C. Meetings

Applicants have the right to be heard at all meetings where their applications are considered for a dispositive vote. Applicants not able to be present at the scheduled meeting to consider their application may submit to the Planning Department a written request for the Board to table the application. The Board will decide whether or not to grant the applicant's request to table. No application may be tabled at the request of applicant for more than two meetings prior to being considered for a dispositive vote. However, if the applicant requests for his/her application to be tabled because there are only four (4) board members present, such request shall not be counted against applicant's two (2) opportunities to table his/her request. Board action may proceed on any application despite the request of any applicant to table the application. The Board shall note on the record the reason(s) for the tabling of an agenda item. The reason(s) for each tabling, as well as the number of times an agenda item has been tabled, shall be reflected in an activity log in the meeting minutes at the end of each agenda item.

D. Evidence

Applicants should be prepared to present evidence necessary to prove their application. The burden of persuasion on seeking a remedy from the Board remains with the applicant at all times.

VI. HARDSHIP

A. For an "unnecessary hardship" to apply to a variance, it must relate to the very property for which the variance is sought and be a condition unique, oppressive, and uncommon to other properties. An unnecessary hardship may not be self-created, or be solely financial.

B. "Hardship" must be based on hardship resulting from sharp changes in topography or unusual terrain features. The applicant may prove the topography with a plot plan which includes topographic information related to known base points or surveys, and profiles or particular problems involved, including relationships to topographic features of adjoining properties.

C. There is no unnecessary hardship if the property is suitable and useable for the uses permitted in the district in which it lies, although there will be a loss of profit or other economic disadvantage on account of such use.

VII. MEETINGS

A. Texas Public Information Act and Open Meetings Act.

Except as permitted under the advice of the Board's attorney, all meetings of the Board are subject to the Texas Public Information Act and shall be open to the public. The minutes of the Board's meetings and records of its examination or other official actions are public records, unless excepted under law.

B. Quorum

A quorum consists of seventy-five percent (75%) of the full complement of members. For a full complement of five (5) members, therefore, four (4) members present constitute a quorum. The Chair may declare a quorum does not exist fifteen (15) minutes following a posted meeting time, having found at least four (4) members and alternate members are not present; provided however, the Chair may not declare a quorum thirty (30) minutes from the posted time, should at least members and alternate members not be present.

C. Regular Meetings

Regular meetings shall be held every first and third Wednesday at 5:30 P.M., or at other times as determined by the Board, in the City Commission Chambers. The Board by majority vote may change the place, day, and hour of the meetings; provided that, notice complies with the Texas Open Meetings Act (Chapter 511 of the Texas Government Code).

D. Special Meetings

The Chair may call a special meeting. A special meeting shall have a lawful purpose and members and public shall be given at least seventy-two (72) hours notice prior to the meeting.

E. Order of Business

The usual order of business shall be:

1. Call to Order
2. Approval of Minutes
3. Open Public Hearing
4. Other Statements
5. Introduction: New Information Recommendation
 - a) Presentation of recommendation by City Staff.
 - b) The Chair shall call the applicant or his representative(s) to present the case and answers any questions. If the applicant or representative is not present when called, the Chair may move a case to the end of the agenda.
 - c) The Chair shall then inquire if there are others who wish to address the Board in support of the case.
 - d) The Chair shall then inquire if there are those present who wish to address the Board who are opposed to the case.
 - e) The applicant or his representative may then give a rebuttal to any opposition.
 - f) If new facts are presented during this rebuttal, opposition shall be given the opportunity for rebuttal
 - g) Staff shall then have an opportunity to provide additional information, clarification or address questions from the Board.
 - h) Board discussion.
 - i) The Chair shall then declare that the discussion of the case is closed.

- j) In order to achieve an unambiguous decision, motions should be made in affirmative manner when possible.
 - k) Any motion by a member shall require a second. After a motion has been made and duly seconded, discussion of the motion may be held for a reasonable time. Discussion shall terminate whenever a member shall call for a vote upon the question or whenever the Chair shall so rule.
 - l) Vote on a motion.
6. The Chair may move a case out of regular agenda order.
 7. Staff Report
 8. Other Business posted on the Agenda
 9. Adjournment

F. Staff Recommendations

City staff shall provide recommendations on each case before the Board.

G. Action by the Board

The super-majority concurring vote of seventy-five percent of the full board compliment, i.e., four affirming members of the Board, shall be necessary to reverse an order, requirement, decision or determination of an administrative official or agency; to decide in favor of an applicant on a matter upon which the Board is required to pass under any such ordinance or regulation; to authorize a variation; or to recommend to the Director of Planning to uphold or modify the interpretation of the City Code. All other matters shall be decided by a majority vote, unless otherwise specified in the City Code. The Board on its own motion may table an application when an applicant does not appear; provided however, in no case may the board table an application, for failure of the applicant to appear, more than twice without taking a dispositive vote.

H. Minutes of the Board

The Board, through its designated appointee, shall keep minutes of all meetings that indicate the vote of each member on every question on which it is required to act, or the fact that a member is absent or fails to vote. The minutes shall be filed in the office of the Planning Department and are public record.

VIII. DECISIONS OF THE BOARD

A. Precedent

There is not precedent. Any one case does not set a precedent for any future case. Each case shall be decided on its own merits and upon the circumstances of the case.

B. Public Statements

No Board member shall release any official statement to the public or the press. Only the Director of the Planning Department or her designated representative may make official statements on behalf of the Board.

B. Parliamentary Procedure

Any question regarding parliamentary procedure not covered by these rules shall be decided according to the latest edition of Robert's Rules of Order.

IX. WITHDRAWAL OF APPEAL

Any appeal or application may be withdrawn by the applicant upon written notice to the Director of Planning.

X. ATTENDANCE

Excessive absences cannot be tolerated, as the Board depends on a super majority of attendance in order to exercise decisions on applications for a variance. Three absences or more in a six-month period are excessive. If a Board member is excessively absent from regularly scheduled meetings, the Board may recommend to City Commission, by majority vote, that the Commission appoint an immediate replacement.

XI. AMENDEMENT PROCEDURE

Amendment to these rules and procedures may be made by the Board at any meeting, upon the affirmative vote of five (5) members, provided any such amendment is proposed at a preceding meeting and entered into the minutes of such meeting. However, board members may adopt through unanimous consent of all members an amendment at the meeting at which it was introduced; provided, however, the amendment shall not become effective until the next regular meeting.

Adopted this _____ day of _____, 2014 as affirmed by the designated Executive Secretary assigned by the Planning Department of the City of McAllen.

Executive Secretary

ORDINANCE NO. 2018- 70

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), ARTICLE VI ("SUPPLEMENTARY DISTRICT REGULATIONS"), DIVISION 3 ("LOTS AND YARDS"), BY ADDING PROVISIONS REGULATING CARPORTS AND GRANTING THE ZONING BOARD OF ADJUSTMENTS TO GRANT SPECIAL EXCEPTIONS THERETO; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen desires to establish rules and regulations relating to the construction and maintenance of carports within the City,

WHEREAS, the City Commission finds that it is in the public interest to delegate the authority to regulate carports to the Zoning Board of Adjustments,

WHEREAS, the City of McAllen seeks to protect the value of property located within the corporal limits of the City,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 ("Zoning"), Article VI ("Supplementary District Regulations"), Division 3 ("Lots and Yards") is hereby amended to read as follows:

Sec. 138-371. – Special Exception for carports.

- (a) The Zoning Board of Adjustment may grant a special exception to the minimum setback requirements for a carport when, in the opinion of the board:
 - (1) there is no adequate vehicular access to an area behind the required front building line that would accommodate a parking space; and

- (2) the carport will not have a detrimental impact on surrounding properties.
- (b) In determining whether to grant this special exception, the board shall consider the following factors:
- (1) Whether the requested special exception is compatible with the character of the neighborhood.
 - (2) Whether the value of surrounding properties will be adversely affected.
 - (3) The suitability of the size and location of the carport
 - (4) The materials to be used in construction of the carport
- (c) Storage of items other than motor vehicles is prohibited in a carport for which a special exception has been granted under this subsection.
- (d) If the Zoning Board of Adjustmnet Grants a special exception as provided in this section, the site plan and the minutes of the Zoning Board of Adjustment meeting shall be officially recorded with Hidalgo County.
- (e) Any special exception granted under this chapter is granted solely to the applicant and may not be transferred, sold, inherited, bequeathed, or devised.
- (f) A new special exception shall be required upon any change or transfer in ownership of the underlying tract; a special exception granted to a previous applicant does not confer any right to any other individual or corporation to maintain the carport without approval from the Zoning Board of Adjustment.

SECTION II: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances.

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 38, Article VI, Division 3, the McAllen Code of Ordinances, as amended by Section I, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

SECTION IV: This Ordinance shall be and remain in full force and effect from and

after its passage by the Board of Commissioners, and execution by the Mayor.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 8th day of October, 2018, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this 9th day October, 2018.

CITY OF McALLEN

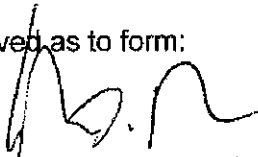

John Ingram, City Commissioner

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:



Austin W. Stevenson, Assistant City Attorney



2021 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/06/21	01/20/21	02/03/21	02/17/21																			
ERICK DIAZ- CHAIRPERSON	P	P	P																				
JOHN MILLIN- VICECHAIRPERSON	P	A	P																				
SYLVIA HINOJOSA	P	P	P																				
JOSE GUTIERREZ	P	P	P																				
JUAN F. JIMENEZ	P	A	P																				
ANN TAFEL (ALT 1)	P	P	P																				
HUGO AVILA (ALT 2)	P	P	P																				
REBECCA MILLAN (ALT 3)	P	P	P																				
ROGELIO RODRIGUEZ (ALT 4)	A	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

2021 CALENDAR

Meetings:

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

HPC - Historic Preservation Council

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification

* **Holiday** - Office is closed

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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

JUNE 2021

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

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.



PLANNING DEPARTMENT



311 N 15th Street McAllen, TX 78501
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2021 CALENDAR

Meetings:

- City Commission
- ▲ Public Utility Board
- Planning & Zoning Board
- Zoning Board of Adjustment
- HPC - Historic Pres Council

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed

JULY 2021

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

AUGUST 2021

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

SEPTEMBER 2021

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

OCTOBER 2021

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

NOVEMBER 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 N-11/16 & 11/17 D-12/1 & 12/7	4	5	6
	A-11/16 & 11/17	2				
7	●	▲		11	12	13
14	A-ZBA 12/1	16	17 N-ZBA 12/1 D-PZ-12/21	18	19	20
21	●	▲		25	26	27
	A-PZ 12/7		N-PZ 12/7	HOLIDAY		
28	A-ZBA 12/15					

DECEMBER 2021

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

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