

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, MARCH 17, 2022 - 4:30 PM MCALLEN DEVELOPMENT CENTER, 311 NORTH 15TH STREET EXECUTIVE CONFERENCE ROOM

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 -

1. MINUTES:

- a) Minutes for the meeting held on March 3, 2022

2. PUBLIC HEARINGS:

- a) Request of David Karam for the following Variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 2 feet into the 7 feet side yard setback along the east property line for an irregular shaped proposed bedroom closet addition measuring 10 feet by 20 feet, and **2)** to allow a triangular shaped encroachment of 2 feet into the 7 feet side yard setback along the east property line for an existing bedroom closet at Lot 1, Block 12, Primrose Terrace Unit No. 6 Subdivision, Hidalgo County, Texas; 1512 Tulip Avenue. **(ZBA2022-0006)**

3. FUTURE AGENDA ITEMS

- a) 1600 OAKLAND AVENUE
- b) 1410 MOBILE AVENUE
- c) 602 WEST EXPRESSWAY 83

ADJOURNMENT:

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

Minutes of
March 3rd,
2022 will be
uploaded at
the next
meeting of
April 6, 2022

Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

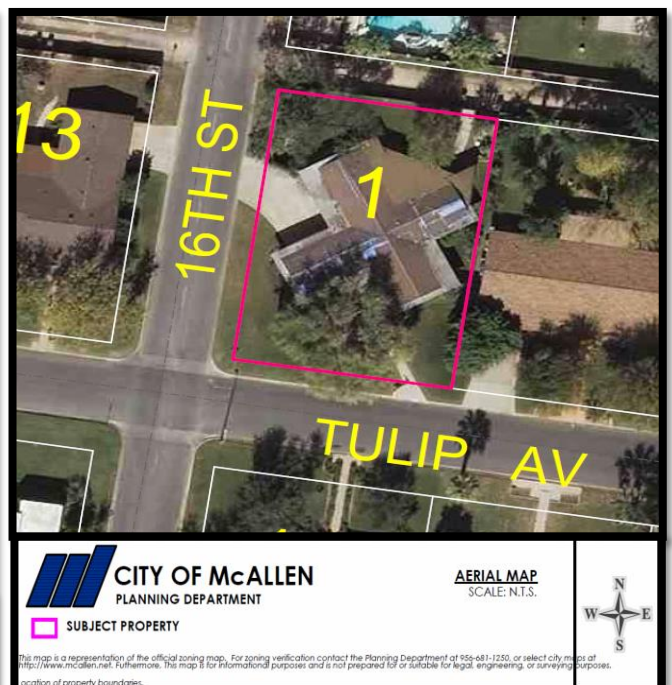
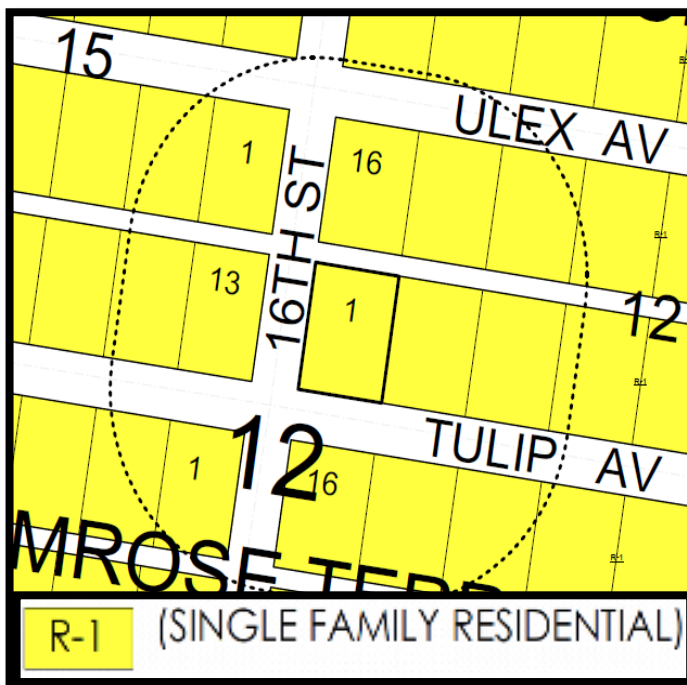
FROM: Planning Staff

DATE: March 7, 2022

SUBJECT: Request of David Karam for the following Variances to the City of McAllen Zoning Ordinance: 1) to allow an encroachment of 2 feet into the 7 feet side yard setback along the east property line for an irregular shaped proposed bedroom closet addition measuring 10 feet by 20 feet, and 2) to allow a triangular shaped encroachment of 2 feet into the 7 feet side yard setback along the east property line for an existing bedroom closet at Lot 1, Block 12, Primrose Terrace Unit No. 6 Subdivision, Hidalgo County, Texas; 1512 Tulip Avenue. (ZBA2022-0006)

REASON FOR APPEAL:

The applicant is requesting a variance for an irregularly shaped proposed bedroom closet addition that would encroach into the side yard setback, and a variance for a triangular shaped encroachment into the side yard setback for an existing bedroom closet. The applicant is requesting Variance #1 to construct a proposed irregular shaped bedroom closet addition, and Variance #2 to allow the existing encroachment to remain.



1624 DOVE AVENUE,

MCALLEN, TEXAS 78504

PH: (956) 818-6566

FAX: (956) 818-6540

(ASPHALT PMT.)

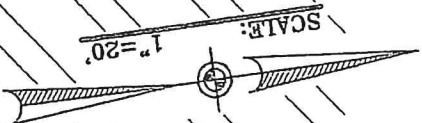
20' ALLEY R.O.W.

(VOL. 16, PG. 40, H.C.M.R.)

S81°14'E

90.0'

SCALE: 1"=20'



125.0'

WOODEN FENCE

10'x10' SIGHT
OBSTRUCTION ESMT.
(ZONING ORD.)WOODEN
FENCELOT 1
(11,250.0 S.F.)25' REAR
SETBACK
(V. 1221, P. 921, D/R)

CONC. WALK

TRANSFORMER

EOP

125.0'

10' REAR SETBACK
(ZONING ORD.)5' SIDE SETBACK
(V. 1221, P. 921, D/R)

LOT 2

7' SIDE SETBACK
(ZONING ORD.)

N. 16th ST.

(50' ROW-VOL. 16, PG. 40, H.C.M.R.)

10' SIDE SETBACK
(V. 1221, P. 921, D/R
& ZONING ORD.)

N8°45'E

BOC

ROW

25'x25' SIGHT
OBSTRUCTION ESMT.
(ZONING ORD.)30' FRONT SETBACK
(VOL. 16, PG. 40, H.C.M.R.
& ZONING ORD.)25' FRONT
SETBACK
(V. 1221, P. 921, D/R)LOW BRICK
WALL

N81°14'W

90.0'

TULIP AVE.
(50' ROW-VOL. 16, PG. 40, H.C.M.R.)

BOC

LEGEND

- - DENOTES FOUND 5/8" PIPE
- - DENOTES FOUND 1/2" PIPE
- - DENOTES NO MONUMENT
- ROW - DENOTES RIGHT OF WAY
- BOC - DENOTES BACK OF CURB
- EOP - DENOTES EDGE OF PAVEMENT

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B", Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

PLAT NOTES:

- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements, except as shown on this plat.
- This survey was prepared without the benefit of a Title Report or Commitment. Easement research is not within the scope of this survey.
- This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
- Agreement dated October 4, 1986, between Central Power & Light Company and Jack Cawood, Trustee, in Volume 1215, Page 269, Deed Records of Hidalgo County, Texas, (Blancet)
- Easements, rights, rules and regulations in favor of Hidalgo County Water Control and Improvement District No. 3, (Blancet)
- Subject to any oil, gas and mineral lease of record.
- Bearing Base: "S, line of Lot 1, Block 12, Primrose Terrace, Unit No. 6"
- Client(s): James Ewing

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT
1512 TULIP AVE., IN MCALLEN, TEXAS, DESCRIBED AS FOLLOWS:

LOT ONE (1), BLOCK TWELVE (12), PRIMROSE TERRACE, UNIT NO. 6, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

21-60877

Job No.

07-02-21

Date

©COPYRIGHT 2021 ART SALINAS ENGINEERING INC. THIS SURVEY WAS
PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER
NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED
TO COPY THIS SURVEY.

ENTRANCE

FEBRUARY 21, 2022

Initial: JE

Registered Professional Land Surveyor No. 4802

FEB 22 2022

ENTRANCE

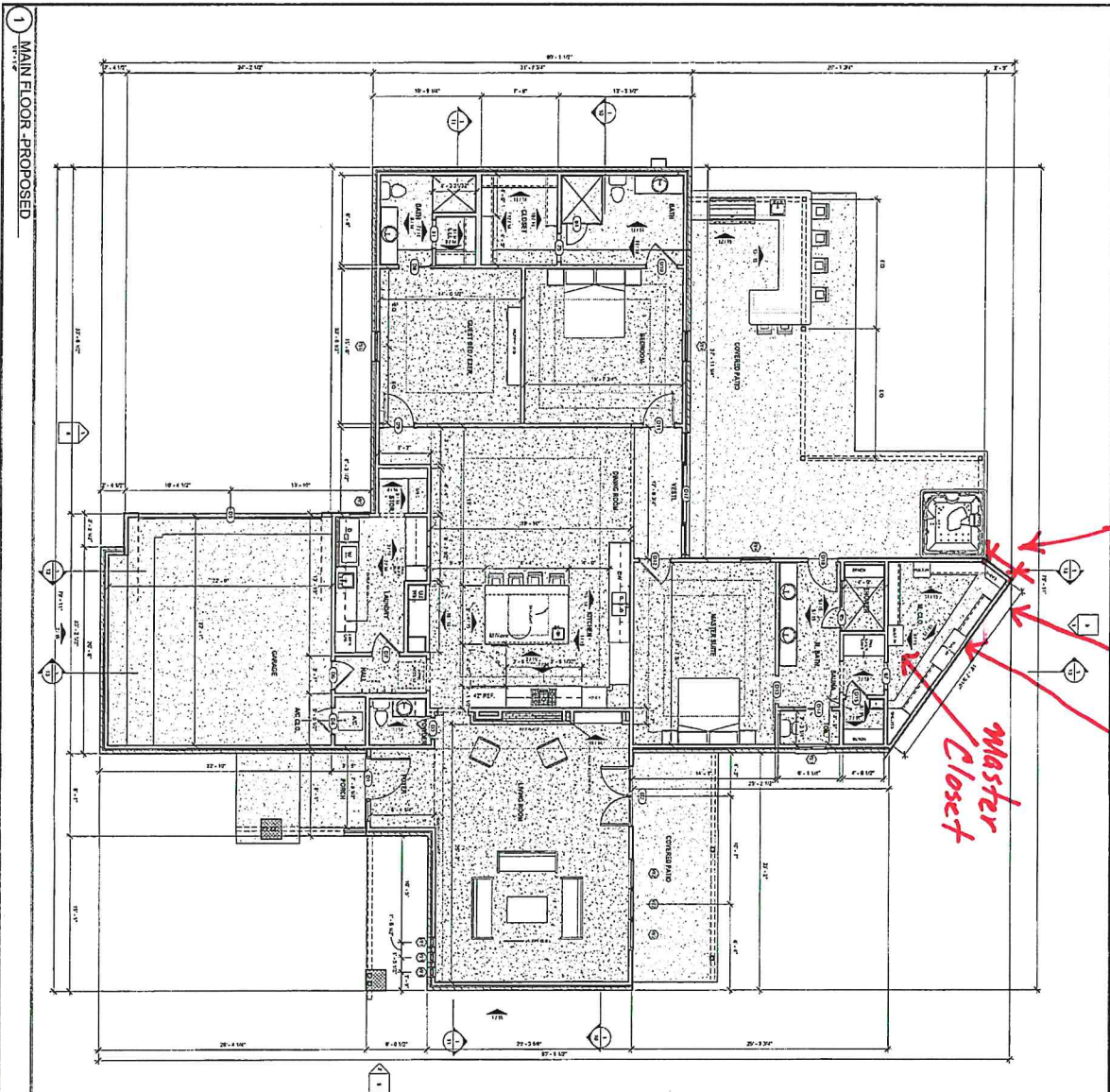
Initial: MM

Total length of proposed Addition 20'-10"

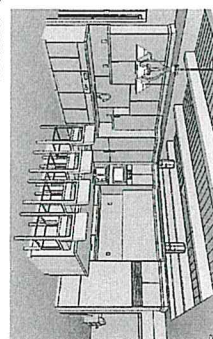
Proposed Addition

Built-in Cabinet

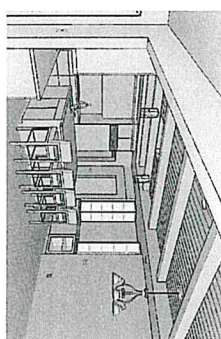
Master Closet



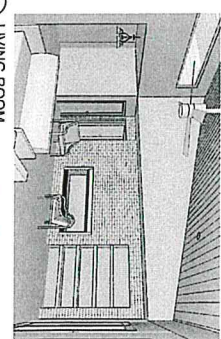
1 MAIN FLOOR-PROPOSED



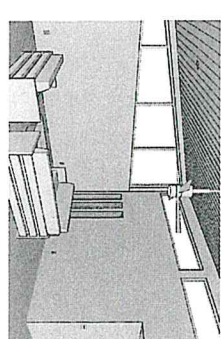
2 KITCHEN



3 KITCHEN



4 LIVING ROOM



5 LIVING ROOM

HOUSE REMODELING:
1512 TULIP AVE.
MCALLEN, TX.

DATE: 2/7/2022
TIME: 2:29:14 PM

DATE: 2/7/2022
TIME: 2:29:14 PM

DATE: 2/7/2022
TIME: 2:29:14 PM

DATE: 2/7/2022
TIME: 2:29:14 PM

DATE: 2/7/2022
TIME: 2:29:14 PM

DATE: 2/7/2022
TIME: 2:29:14 PM

DATE: 2/7/2022
TIME: 2:29:14 PM

ENTERED

ENTERED

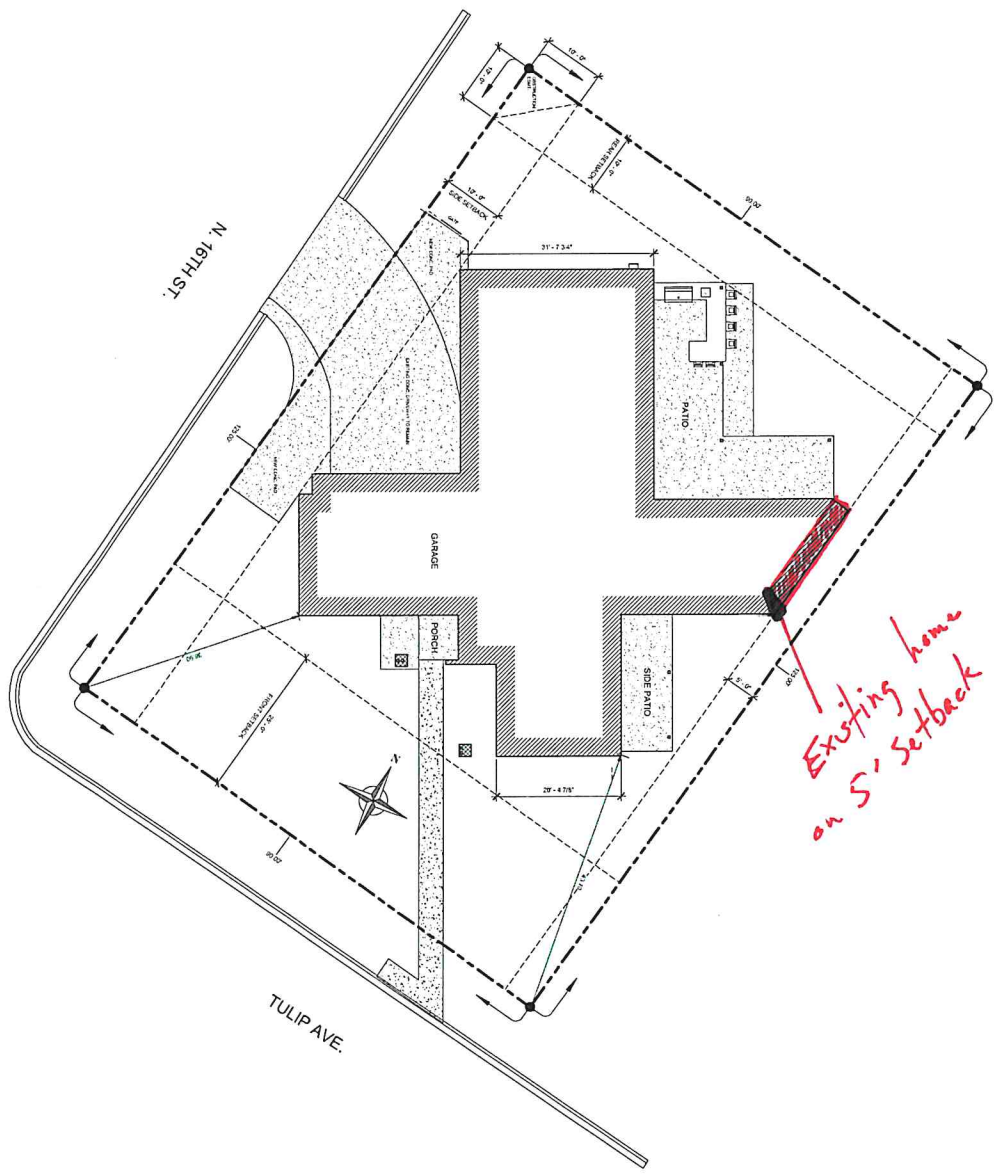
FEB 22 2022

FEB 17 2022

Initial: DM

Initial: AL

OK 2/22/2022



Existing home
on 5' setback

ENTERED

FEB 22 2022

Initial: NM

SHEET NO.
2
Scale: 1/8" = 1'-0"

DAVE KARAI
Project Name
SITE PLAN

Project Number
1512 TULIP AVE
McALLEN, TX 78504
Project Name
HOUSE REMODELING
SITE PLAN

| | |
|-----------------|-------------------|
| Project Number | 1512 TULIP AVE |
| Project Name | HOUSE REMODELING |
| Project Address | 1512 TULIP AVE |
| Project City | McALLEN, TX 78504 |
| Project State | TX |
| Project Zip | 78504 |
| Project Phone | |
| Project Email | |
| Project Website | |
| Project Notes | |

HOUSE REMODELING:
1512 TULIP AVE.
McALLEN, TX.

SC. DRAFTING
AND DESIGN
1512 TULIP AVE
McALLEN, TX 78504
781-11-1111

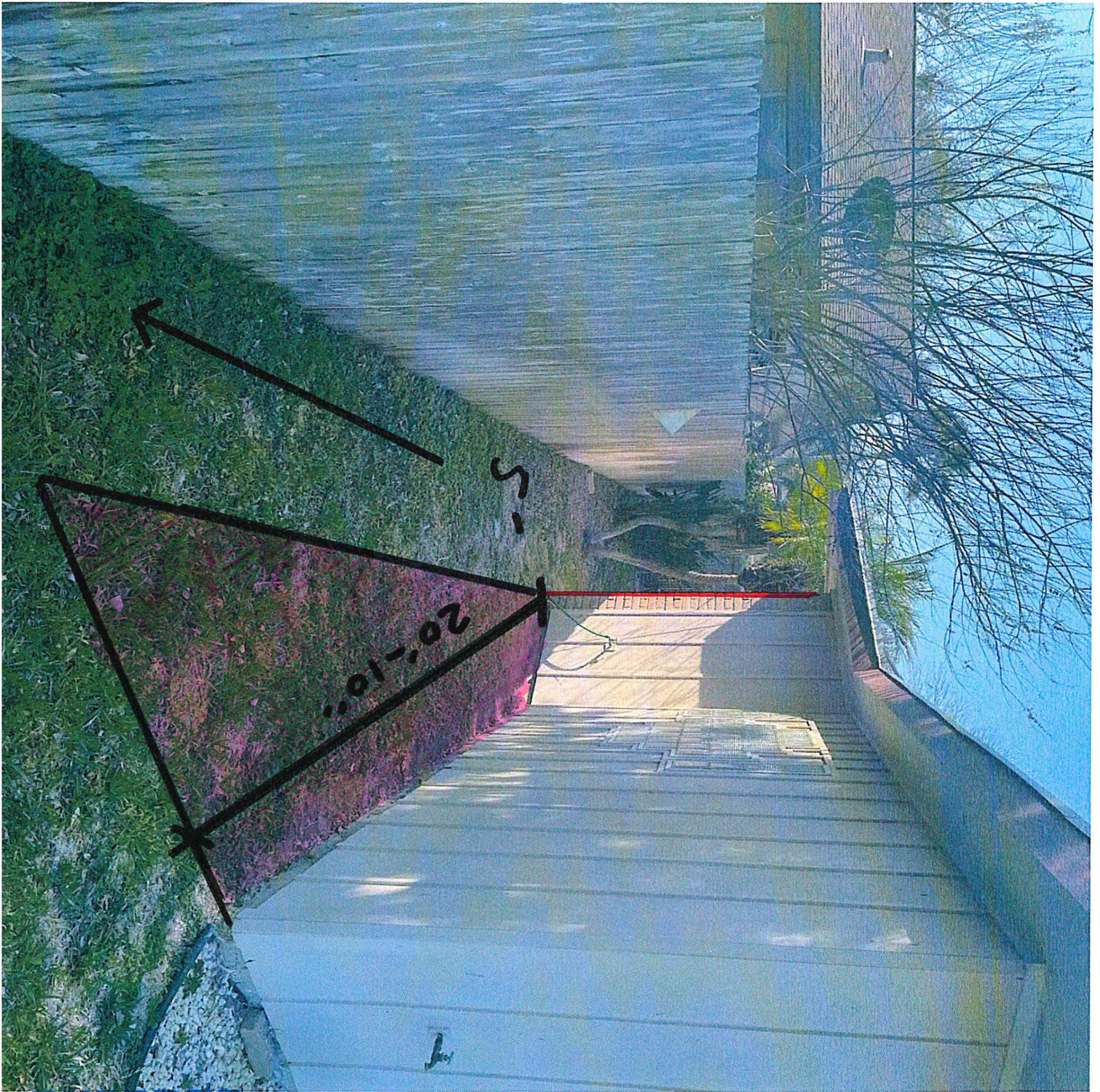
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL SETBACKS ARE TO THE EXISTING LOT LINES.
3. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
4. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
5. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
6. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
7. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
8. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
9. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
10. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.

ENTERED

FEB 2 2022

Initial: WM





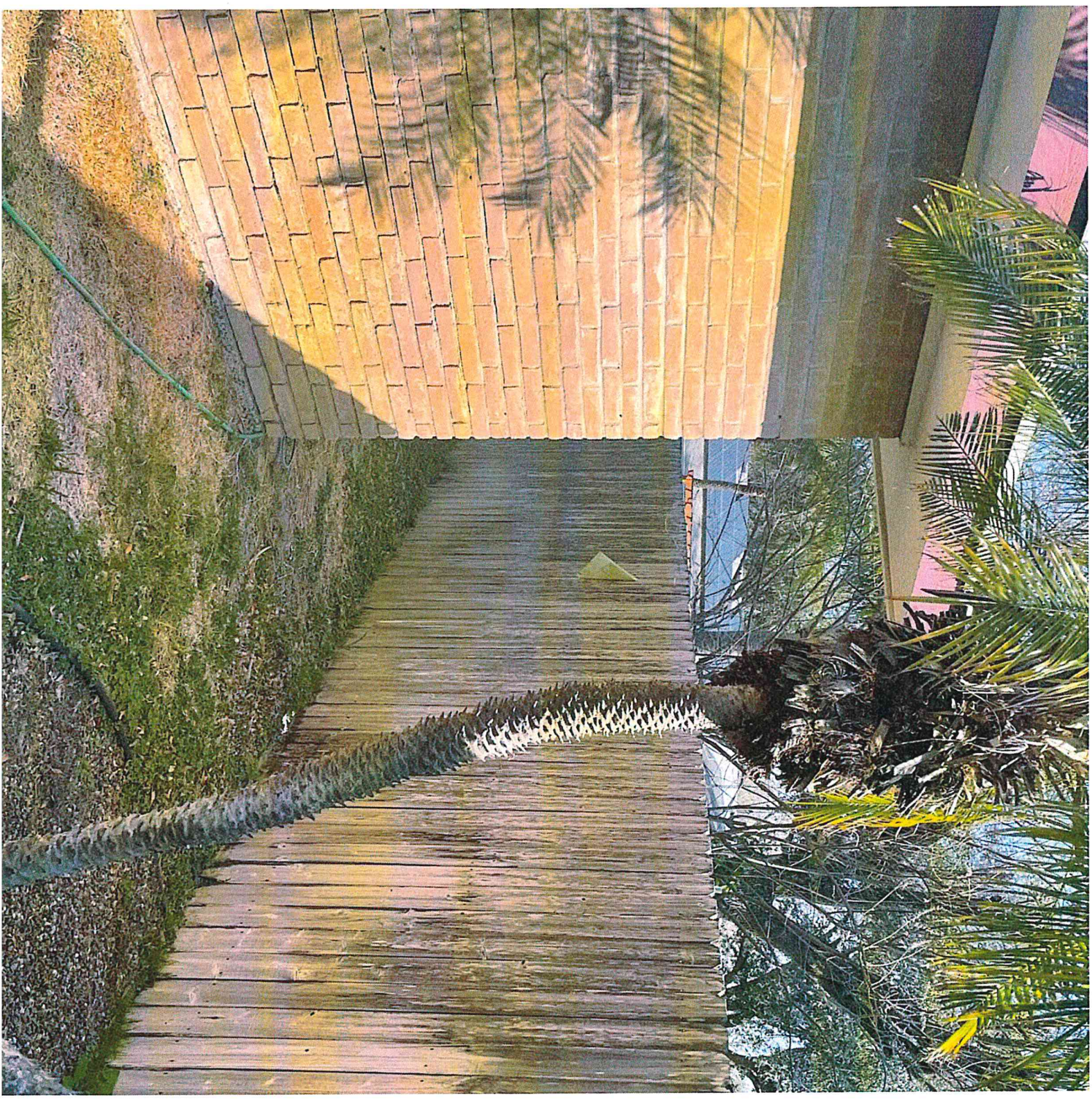
ENTERED

FEB 22 2022

Initial: nm

ENTERED

FEB 22 2022



ENTERED
FEB 22 2022
M





2022 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

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

P - PRESENT

A - ABSENT

 NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

-  City Commission
-  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 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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





JUNE 2022

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

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

2022 CALENDAR

Meetings:





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

Deadlines:






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

* **Holiday** - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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