AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 8, 2023 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER - Chairperson Jose Gutierrez

1. MINUTES:

a) Minutes for the meeting held on February 22, 2023

2. PUBLIC HEARINGS:

- a) Request of Melden & Hunt Inc. on behalf of Lockard McAllen Holding LLC, (property owner) for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of up to 43.4 feet into the 75 feet setback along Dove Avenue for a proposed metal carport measuring 128.58 feet by 16 feet, at Lot 4, Las Palomas Village Subdivision, Hidalgo County, Texas; 1800 Dove Avenue. (ZBA2023-0010)
- b) Request of Guadalupe Cabrera on behalf of Andres Cabrera (property owner) for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20.42 feet into the 25 feet front yard setback for an existing metal carport measuring 19 feet by 21 feet, at Lot 186, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 2716 Lucille Avenue. (ZBA2023-0014)
- c) Request of Rene Rodriguez for the following Variance requests to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot rear yard setback for an existing porch measuring 6 feet by 22 feet at Lot 93, Vendome Subdivision Phase II, Hidalgo County, Texas; 3405 Vendome Drive. (ZBA2023-0013)
- d) Request of Nora Lisa Lozano on behalf of Cesar A. Flores for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet sideyard setback along North 16th Street for a proposed metal carport measuring 23 feet by 23 feet at Lot 22 Less the East 5 feet, Sycamore Heights Subdivision, Hidalgo County, Texas; 1509 Sycamore Avenue. (ZBA2023-0009) (TABLED: 02/22/2023)
- e) Request of Andrew LeBaron for the following: 1) Special Exception request to the City of McAllen Off-Street Parking and Loading Ordinance to allow 32 parking spaces instead of the 44 parking spaces for proposed apartment use and 2) a Variance request to the City of McAllen Zoning Ordinance to be exempted from the 8-foot CMU buffer requirement along the west side of the subject property located at Lot 1, Wilson Subdivision No. 3, Hidalgo County, Texas; 120 South 4th Street. (ZBA2023-0012)
- f) Request of Javier Ibarra for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25 feet front yard setback for an existing wooden carport measuring 19 feet by 24 feet, at Lot 42, Santa Yesenia Subdivision, Hidalgo County, Texas; 2400 North 46th Street. (ZBA2023-0011)

- g) Request of David Omar Salinas on Behalf of Maria Eugenia Zabaleta (owner) for the following Variance request to the City of McAllen Off-Street Parking and Loading Ordinance to allow 5 parking spaces instead of the required 10 parking spaces for proposed commercial use at Lot 8, Floyd Bennet Subdivision, Hidalgo County, Texas; 1605 North 6th Street. (ZBA2022-0118) (TABLED: 12/21/2022) (TABLED: 01/05/2023) (REMAIN TABLED: 01/18/2023, 02/08/2023, 02/22/2023)
- h) Request of Luis D. Waldo on Behalf of Rene Castellanos (owner) for the following Variance request to the City of McAllen Vegetation Ordinance to allow the required landscaped area to be synthetic grass instead of natural grass at Lot 17, Vineyard Estates Subdivision Phase 1A, Hidalgo County, Texas; 3817 Cosentino Drive. (ZBA2022-0126) (TABLED: 12/21/2022) (REMAIN TABLED: 01/05/2023, 01/18/2023, 02/08/2023, 02/22/2023)

3. FUTURE AGENDA ITEMS

- a) 909 North Jackson Road
- b) 621 North 10th Street
- c) 3420 Raquel Avenue
- d) 2101 Oriole Avenue
- e) 9214 North 32nd Lane
- f) 3612 State Highway 107

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 WILL BE UPLOADED ON MONDAY

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: February 28, 2023

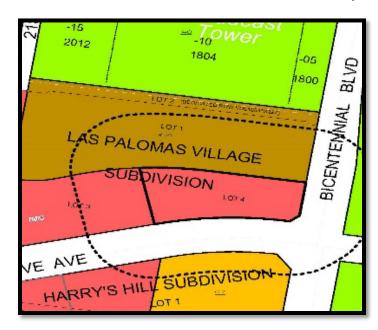
SUBJECT: REQUEST OF MELDEN & HUNT INC. ON BEHALF OF LOCKARD MCALLEN

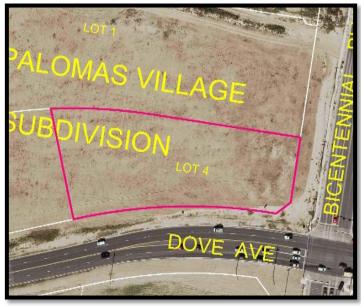
HOLDING LLC, (PROPERTY OWNER) FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF UP TO 43.4 FEET INTO THE 75 FEET SETBACK ALONG DOVE AVENUE FOR A PROPOSED METAL CARPORT MEASURING 128.58 FEET BY 16 FEET, AT LOT 4, LAS PALOMAS VILLAGE SUBDIVISION, HIDALGO

COUNTY, TEXAS; 1800 DOVE AVENUE. (ZBA2023-0010)

REASON FOR APPEAL:

The applicant is requesting a special exception for an encroachment into the 75 feet setback along Dove Avenue for a proposed metal carport having dimensions of 128.58 feet by 16 feet. The proposed use of this property is a carwash and the applicant states the carport is to provide protection from elements of weather for the customers while they vacuum their vehicles.





PROPERTY LOCATION AND VICINITY:

The subject property is vacant and located at the northwest corner of Dove Avenue and North Bicentennial Boulevard, and has a Lot size of 1.78 acres. The property is zoned C-3 (general business) District. Adjacent zoning is R-3A (multifamily residential apartments) District to the north, A-O (agricultural and open space) District to the east across North Bicentennial Boulevard, C-2 (neighborhood commercial) District to the south across Dove Avenue, and C-3 District to the west. The surrounding land uses are The Dove Nest Apartments and vacant land.

BACKGROUND AND HISTORY:

Las Palomas Village Subdivision was recorded in October 2018. The required front yard setback as per plat note is 75 feet. The application for a Special Exception request was submitted to the Planning Department on January 20, 2023.

ANALYSIS:

The request is for a special exception to allow an encroachment for up to 43.4 feet for a proposed metal carport measuring 128.58 feet by 16 feet. The property was designed to be used for commercial use, and the 75 feet setback along Dove Avenue was intended to accommodate parking area. A 26 feet access easement along the north side of the property does not allow for less of an encroachment in regard to building placement. A carwash is proposed for this location and the Special Exception request would allow encroachment of the construction of a carport canopy for the vacuum bays.

The City of McAllen Zoning ordinance requires a minimum of 15 feet for the front yard setback in commercial districts. The plat requires a 75 feet "front" setback along Dove Avenue. A Special Exception is needed to resolve the encroachment. The submitted site plan shows the proposed encroachment ranges from 16.2 feet up to 43.4 feet.

There is a 10 feet utility easement adjacent to the property line along Dove Avenue that would not be impacted by the construction of the carport.

There have been no calls or emails received in opposition of the Special Exception request.

Special exceptions are issued to a property owner and recorded, however, a change of ownership requires the new owner to apply for their own Special Exception.

RECOMMENDATION:

Staff recommends **approval** of the Special Exception request, since the city ordinance requires 15 feet for front yard setbacks in a C-3 District. The proposed canopy construction is to be "setback" 31.6 feet from the property line along Dove Avenue.



Rev 10/18

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)

	Legal Description	1.789 Acres bein	g all of Lot 4,La	as Pal <mark>omas Villa</mark> g	e , Instrument No.2959086	
	Subdivision Name	Las Palomas Village Subdivision				
5	Street Address	1800 Dove Avenue				
Project	residence in well	Number of lots 1		_ Gross acre	s 1.789	
5	Existing Zoning C-3	TO THE LABOR.	Exist	ting Land Use	vacant	
- □	Reason for Appeal (front setback.	please use other side	if necessary)	To allow the place	ement of a carport within the 7	<u>'5'</u>
	☑ \$300.00 non-refu	ndable filing fee	+ ☑ \$50.00 I	Recording Fee	for Special Exception (ca	arport)
		Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required				
nt	Name Melden &	Hunt Inc.		Phone (956) 381-0981	
lica	Address 115 W McIntyre St.					31
Applicant	City Edinburg,	thereigh in the second of the	_ State <u>Tex</u>	zas Zip	78541	
er	Name Lockard N	AcAllen Holding LLC		Phone (214) 205-2715	- F
Owner	Address 4501 P	raire Parkway		E-mail <u>heat</u>	her@crossdevelopment.com	
Ó	City Cedar Falls State lowa Zip 50613					
ion	etc. which would	d prevent the utili	ization of the es	property in the No	ns, restrictive covenants, e manner indicated?	
Authorization	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.					
Aut	Signature Print Name	ADIO A. RE	-Vna	Date <u>JA∩</u> □ Owner	○ARU 18, 1013 Authorized Agent	>
9	Accepted by	C Payme	nt received b	у	_ Date	- 1 - 1

City of McAllen

Planning Department **REASON FOR APPEAL & BOARD ACTION**

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

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

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

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

The lay of the land does not allow for any other layout for the proposed development and due to the massive setback of 75' on both the south and east side of the lot it limits the placement of the building within the usable area. This project is a proposed car wash where the drives have been statistically placed to accommodate the minimum queuing requirements required by city staff in order to meet both department requirements and city ordinances. The setback does not leave any room to fit the carport within the usable area and leaves the developer no other option but to place within the front setback at varying depths from 16.2' on the west side to 43.4' on the east. Furthermore, a 26' access easement toward the north property line does not allow the building to be pushed further north.

Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the

We are asking for a special exception for the carport/canopy that is proposed and shows to be encroaching into the front setback at various depths (16.2' on the west and 43.4 on the east) for the proposed development. Due to the fact that the property has an irregular shape but more so that the setbacks limit the usable area within the lot, the parking area (vacuum bay) has been placed with much consideration so that the public is safe while still allowing for the flow for vehicles, queuing and the vacuum bay. The canopy/carport will allow the customer the protection from our excessive and sometimes unpredictable Texas weather, and so that customers may have a covered area to be able to clean out and vacuum their vehicle.

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 special exception is not nor will it be detrimental to the public health, safety, or welfare and most definitely will not be injurious to the legal rights that other property owners may enjoy within the proposed area.

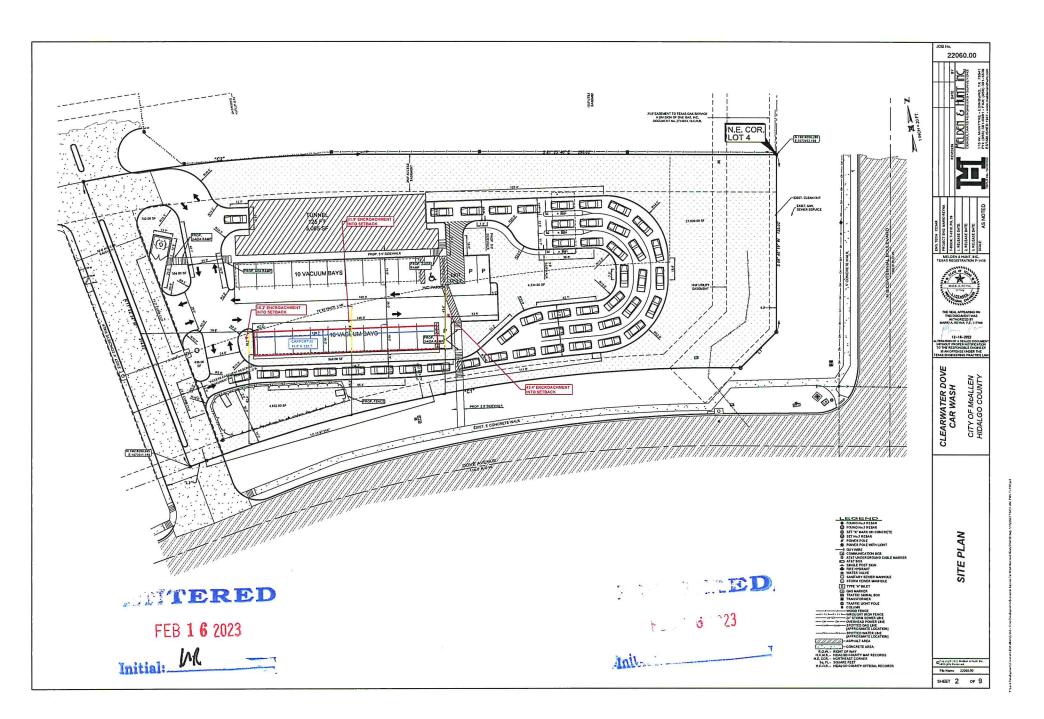
Describe special conditions that are unique to this applicant or property:

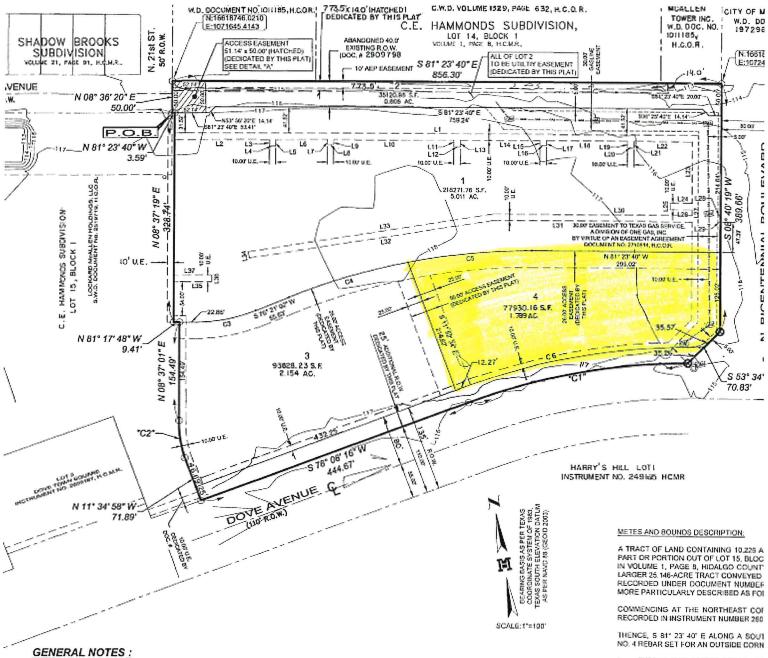
The special exception is the a carport/canopy that is encroaching into the front setback it would be for the future customers of the development in order to provide shade and protection from the environment and elements while cleaning out and vacuuming their vehicle. The property's large 75' setbacks severely limit the use of the land and a carport can be removed easily if there is ever a need since it is not a permanent structure.

Chairman, Board of Adjustment	Date	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Signature	rain Tagada a gada agada agada na ra	
. 9/20		

Board Action

Rev





THIS SUBDIMISION IS IN FLOOD ZONE 181 DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. OR CERTAIN AREAS SUBJECT TO TEXTYEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SOLIARE MILE, OR LAREAS PROTECTED BY LEVEES FROM THE BASE FLOOD

COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED, NOVEMBER 2, 1982

- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS DOVE AVENUE 75 FEET OR GREATER FOR EASEMENT'S.

FRONT - N. BICENTENNIAL BOULEVARD: 75 FEET OR GREATER FOR EASEMENTS.

Rear & SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS . CORNER - N. BICENTENNIAL BLVD. 75 FEET OR GREATER FOR EASEMENTS.

- THENCE, N 08" 35" 20" E A DISTANCE 1071645 4143] ON A NORTH RIGHT-OF-WAY
- 2. THENCE, S 81° 23' 40' E ALONG AN E OF 856 30 FEET TO A NO. 4 REBAR SET [N THIS TRACT,
- THENCE, S 08° 40′ 19° W ALONG THE OF 389 66 FEET TO A NO 5 REBAR FOUND
- THENCE, S 53° 34' 40' W ALONG SAIL THE POINT OF CURVATURE FOR A CURVE
- THENCE, ALONG THE NORTH RIGHT CURVE TO THE LEFT, WITH A CENTRAL AT TANGENT OF 176.75 FEET, AND A CHORD THE POINT OF TANGENCY OF SAID CURVI





Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 01, 2023

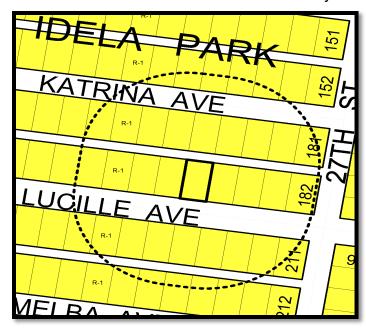
SUBJECT: REQUEST OF GUADALUPE CABRERA ON BEHALF OF ANDRES CABRERA

(PROPERTY OWNER) FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 20.42 FEET INTO THE 25 FEET FRONT YARD SETBACK FOR AN EXISTING METAL CARPORT MEASURING 19 FEET BY 21 FEET, AT LOT 186, IDELA PARK UNIT NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2716 LUCILLE AVENUE.

(ZBA2023-0014)

REASON FOR APPEAL:

The applicant is requesting a special exception for an encroachment into the 25 feet front yard setback for an existing metal carport having dimensions of 19 feet by 21 feet. The applicant states a contractor was hired to do the construction but did not get the required building permit. As per the applicant the carport was constructed to provide protection for the family vehicles from inclement weather events and for health related reasons for one of the family members.





PROPERTY LOCATION AND VICINITY:

The subject property is located along the north side of Lucille Avenue, 205 feet west of South 27th Street. The Lot has 50 feet of frontage along Lucille Avenue and a depth of 90 feet for a Lot size of 4,500 square feet. The property is zoned R-1 (single-family residential) District and a single family residence is located on the property. Adjacent zoning is R-1 District in all directions. The surrounding land use is single family residential.

BACKGROUND AND HISTORY:

Idela Park Unit No. 1 Subdivision was recorded in February 1978. The required front yard setback as per plat is 25 feet. In December 2022 a notice of non-compliance was issued by the Building Permits and Inspections Department for construction of a carport without a building permit. An application for a building permit was submitted to Building Permits and Inspections Department on January 17, 2023 and an application for a Special Exception request was submitted to the Planning Department on February 06, 2023.

ANALYSIS:

The request is for a special exception to allow an encroachment of 20.42 feet into the 25 feet front yard setback for an existing metal carport. The applicant states the carport would protect the family vehicles from the weather element events and protect the property owner during access in and out of the vehicle.

There is an existing carport that was built with the residence that is used by the property owner for shade protection. The applicant states that the property owner who lives at this address has medical mobility issues due to a medical situation. The original existing carport helps the elderly property owner as he copes with mobility issues. The applicant states that the property owner also would like to leave this existing carport space vacant for security camera reasons.

The property has an alley adjacent to the back of the property that may not be traversable during rainy weather events. There is also a 10 feet utility easement adjacent to the rear yard. On both points, relocation of the metal carport out of the front yard setback may not be feasible.

During a site visit, staff noticed other structures that appear to encroach into the front yard setbacks, a review of Planing Department records did not show any building permits for these locations.

At the Zoning Board of Adjustment and Appeals meeting of January 05, 2023, the Board approved an encroachment of 16 feet into the 25 feet front yard setback for a metal carport measuring 11.16 feet by 15.66 feet, at Lot 111, Idela Park Unit No 1. At the Zoning Board of Adjustment and Appeals meeting of February 08, 2023, the Board approved an encroachment of 23 feet into the 25 feet front yard setback for an existing carport measuring 19 feet by 16.67 feet, at Lot 112, Idela Park Unit No. 1.

There have been no calls or emails received in opposition of the Special Exception request.

Measurements provided are without the benefit of a survey.

Special exceptions are issued to a property owner and recorded, however, a change of ownership requires the new owner to apply for their own Special Exception.

RECOMMENDATION:

Staff recommends **approval** of the Special Exception request, since relocation to the rear yard is not feasible, and in the past there have been other Special Exceptions requests granted in this subdivision for similar encroachments.

ZBA2023-0014

1998/2023

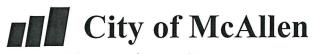
City of McAllen

Planning Department

McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

311 North 15th Street

	ADJUSTMENT TO MCALLEN ZONING ORDINANCE
	Legal Description Ide of Park UT Num. 1 Lot 186
Project	Subdivision Name Idela Park Street Address 2716 Lucille Ave. McAllen Ty. 78503 Number of lots 1 Gross acres Existing Zoning R1 Existing Land Use Home Reason for Appeal (please use other side if necessary) 20.42 Front set back for metal carport, \$300.00 non-refundable filing fee + \$50.00 Recording Fee for Special Exception (carport)
	□ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
Applicant	Name Guadalupe Cabrera Phone 950-358-3054 Address 3813 W. Hackberry Aveo E-mail City WAllen State Texas Zip 78501
Owner	Name Andres Cabrera Phone 950-331-1160 Address 2716 Weille Ave E-mail City Wallen State Texas Zip 78503
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date Owner Authorized Agent
Office	Accepted by Payment received by Date Rev 09/20 Payment received by BY:



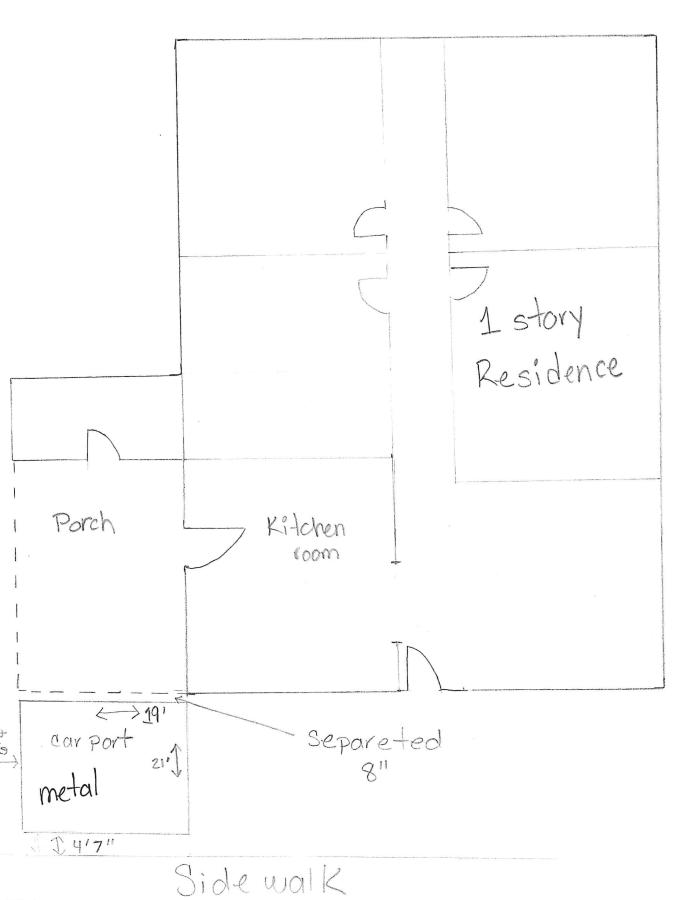
MAN CHANGE TO THE

Planning Department REASON FOR APPEAL & BOARD ACTION

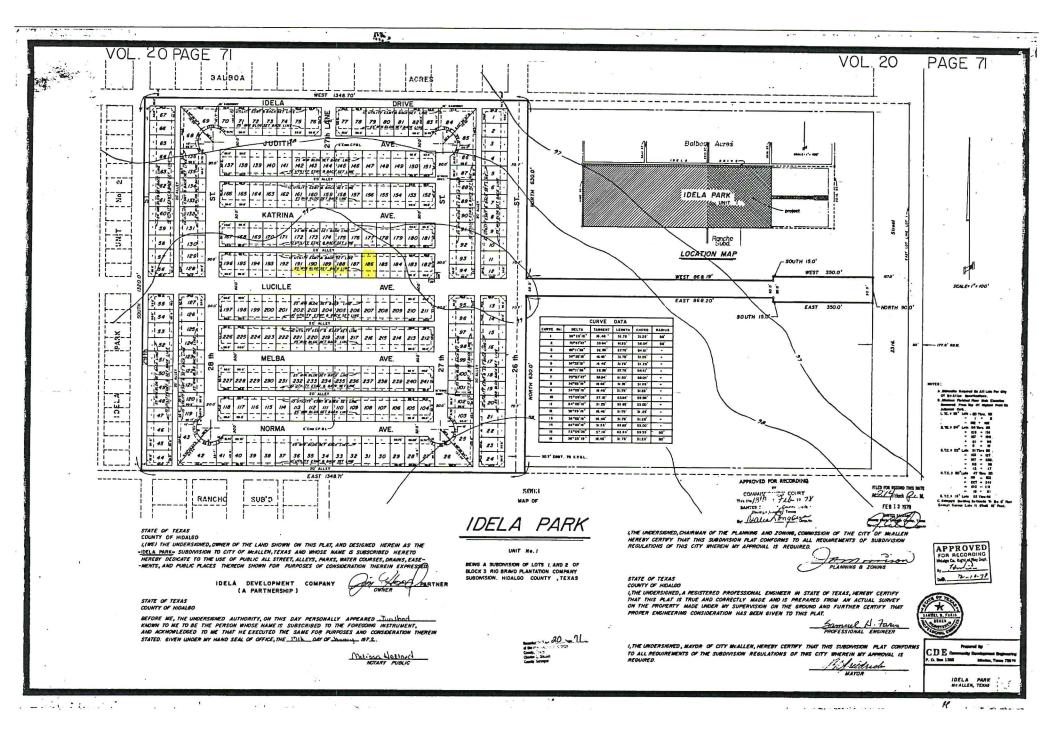
		*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (<i>Please use an additional page if necessary to complete responses</i>) **Information provided here by the applicant does not guarantee that the Board will grant a variance. ***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. 1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:
		*See attachment
al	۰	
Reason for Appea		2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:
for /		*see attachment
son		
Rea		 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:
		Doesn't affect because it's an open structure.
	*	see attach ment
	*	4. Describe special conditions that are unique to this applicant or property: See a Hachment
	X	There is more than one vehicle and at night they go
	e.	Knock on the door and they run. We no longer puta car
		in the parch because that way they con't hide and the camaras can record those who knock on the door of the Kitchen room. Our father is so years all serson and we
ctio	ia (Kitchen room. Our father is 80 years ald person and we don't want him being exposed to any young kids knocking on the door.
Board Action		Chairman, Board of Adjustment Date Signature
ğ		Rev. 9/20

- 1. We contracted Superior Carports on March 11, 2021, to build the carport. Then on December 8, 2022, we got a notice from the city with non- compliance. That is why we found out we needed a permit to construct. We did not know we needed a permit to build the carport and Superior did not let us know we needed one. It can be used for protection against the rain and for medical reasons so he won't get wet. He is a very nervous person his had surgery on his leg and that is why he walks very slow. The porch serves as a shadow so he can have his coffee and snacks and have some fresh air.
- 2. This is for protection, visibility and to know who is ringing the doorbell from the kitchen room. Reason we did this is to know who is ringing the doorbell and also to have a shed over our vehicles.
- 3. Does not affect because it is an open structure.
- 4. There is more than one vehicle and at night they go and knock on the door and they run. We no longer put a car in the porch because that way they can't hide and the camaras can record those who knock on the door of the kitchen room. Our father is 80 years old person and we do not want him being exposed to any young kids knocking on the door. It can be used for protection against the rain and for medical reason's so he won't get wet. He is a very nervous person his had surgery on his leg and that is why he walks very slow. The porch serves as a shadow so he can have his coffee and snacks and have some fresh air.

N



Lucille Street









Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

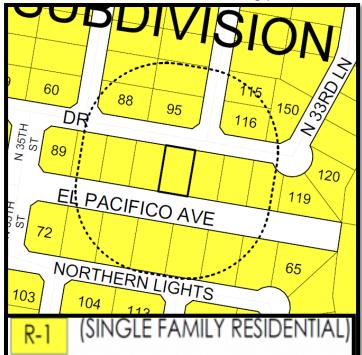
DATE: February 17, 2023

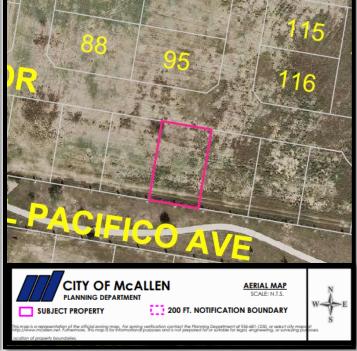
SUBJECT: Request of Rene Rodriguez for the following Variance requests to the City

of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot rear yard setback for an existing porch measuring 6 feet by 22 feet at Lot 93, Vendome Subdivision Phase II, Hidalgo County, Texas; 3405

Vendome Drive. (ZBA2023-0013)

REASON FOR APPEAL: The applicant is requesting the variance to encroach into the rear yard setback in order to allow an existing porch measuring 6 feet by 22 feet to remain.





PROPERTY LOCATION AND VICINITY: The subject property is located along the south side of Vendome Drive, situated between El Pacifico Avenue and Vendome Drive. The subject property has 72 feet of frontage and a depth of 113.45 feet for a total area of 8,168.4 square feet. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences.

BACKGROUND AND HISTORY: Vendome Subdivision Phase II was recorded on April 21, 2021. The plat specifies that double fronting lots (EI Pacifico Avenue) have a 25 feet rear yard setback. An application for a variance request for encroachment for an existing porch was submitted to the Planning Department in February 2023, this is the second variance request for the subject property. On November 3, 2021, the Zoning Board of Adjustments and Appeals approved a variance request

to allow an encroachment of 3.58 feet into the 25 feet rear yard setback for a proposed residence on the subject property.

ANALYSIS: The applicant is requesting the variance to encroach 5 feet into the 25 feet rear yard setback in order to allow an existing porch measuring 6 feet by 22 feet to remain. The Zoning Ordinance requires the rear yard setback on a double fronting lot. The Zoning Ordinance requires the rear yard setback to be the same as the front yard setback for lots with double frontage. The proposed area that would encroach into the rear yard setback would be the existing porch. The measurements are provided without the benefit of a survey.

The purpose of the additional setback of the rear yard is to separate the main building from the traffic and noise from roadways.

A 15 feet utility easement exists along the rear of the property that runs concurrently with the rear yard setback. The existing porch does not encroach into the 15 feet utility easement.

The standard rear yard setback for lots in the R-1 District is 10 feet.

Currently, there is a masonry wall at the rear of the property, which mitigates the street level noise between the single-family residence and El Pacifico Avenue.

The Planning Department has not received any calls in opposition to the variance request.

RECOMMENDATION: Staff recommends approval of the variance request, since the encroachment will not be into the 15 feet utility easement along the rear of the property, and there is minimal encroachment into the rear yard setback.

213A2023-0013

City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

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

	ADJUSTMENT TO MICALLEN ZONING ORDINANCE
Project	Legal Description Lot 93 II Vendome Sub.
	Subdivision Name Vendome Sub. Street Address Street Address Number of lots Existing Zoning Sub. Gross acres Existing Land Use House
	Reason for Appeal (please use other side if necessary) Suff a Cover late Dvos fragment Served med the 25' Real Set Back Set Back Set Back Set Back Set Ba
	□ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
Applicant	Name Rene Rodriquez Phone 281-650-1305 Address 3405 1/endome E-mail Renerocha 155 agma: City MCAllow State TX Zip 78504
¥	City IVICALION State 12 Zip 70509
Owner	Name SAME Phone Address E-mail
ŏ	City State Zip
u	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?
Authorizatio	Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
	Signature Kene C Kodrigue Date 2-1-2023 Print Name Rone Roday Date Downer Authorized Agent
Office	Accepted by Payment received by MV Pate 31 2/3
ō	Rev 09/20 FEB 0 2 2023
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City of McAllen

Planning Department REASON FOR APPEAL & BOARD ACTION

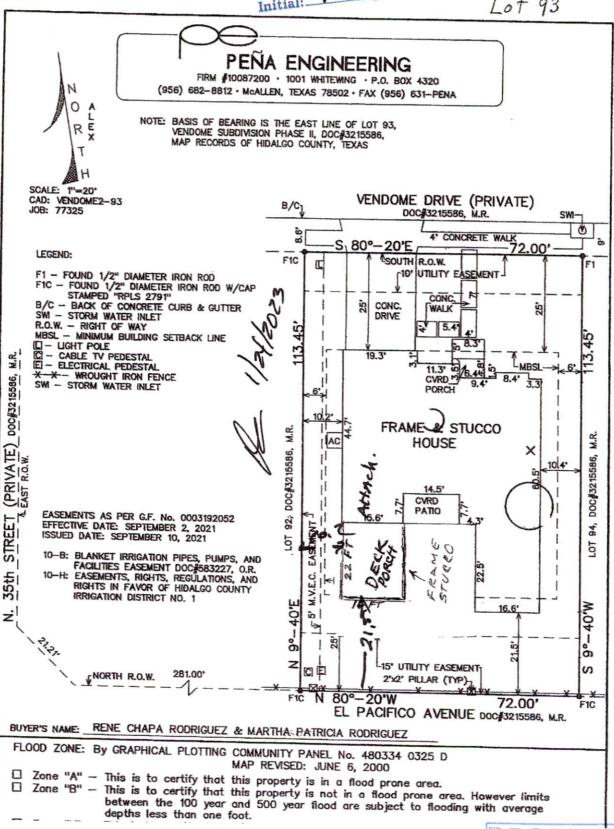
	THE CONTROL OF THE CONTROL ACTION
Reason for Appeal	*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (*Please use an additional page if necessary to complete responses)* *Information provided here by the applicant does not guarantee that the Board will grant a variance. ***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. 1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land: ***Mapplicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. 1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land: ***Mapplicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. **Porch is encrowchusy 5 in the feature of the land: ***Mapplicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. **The Forch is encrowchusy 5 in the feature of the land: **The Forch is encrowchusy 5 in the Forch in the feature of the land: **The Forch is encrowchusy 5 in the Forch in the feature of the land: **The Forch is encrowchusy 5 in the Forch in the feature of the land: **The Forch is encrowchusy 5 in the Forch in the feature of the land: **The Forch is encrowchusy 5 in the Forch in the Forch is encrowchusy 6 in the feature of the land: **The Forch is encrowchusy 6 in the Forch in the Forc
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Board Action	Chairman, Board of Adjustment Signature
Ω	Rev. 9/20

ENTERED

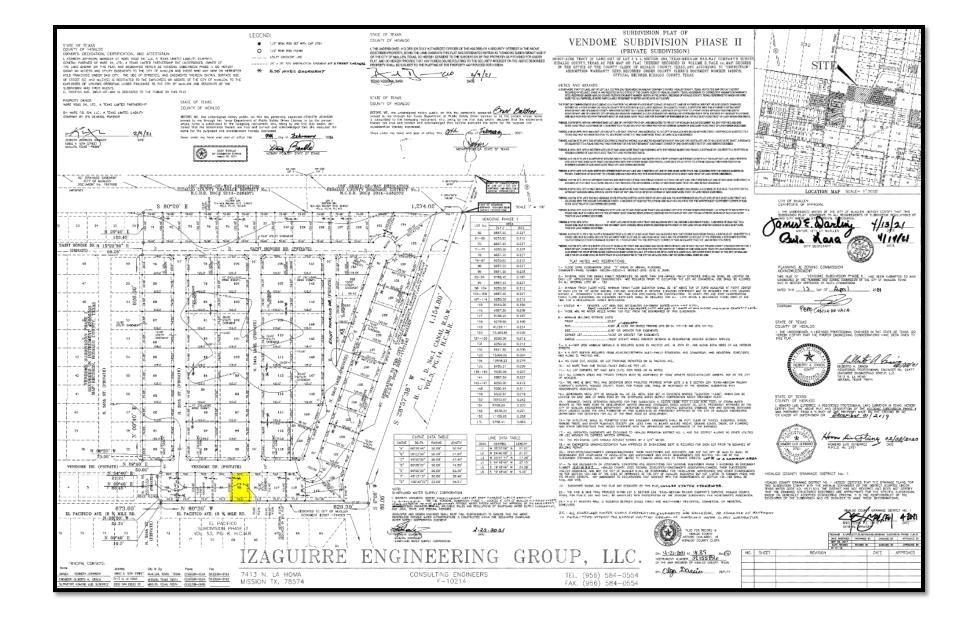
JAN 2 4 2023

MR Initial:

Lot 93















Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

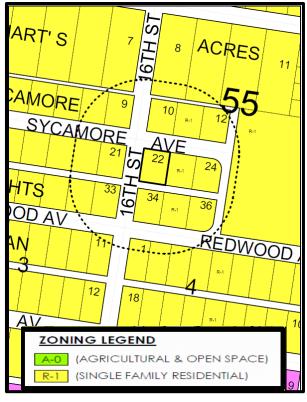
DATE: March 1, 2023

SUBJECT: REQUEST OF NORA LISA LOZANO ON BEHALF OF CESAR A. FLORES FOR A

SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 10 FEET SIDEYARD SETBACK ALONG NORTH 16TH STREET FOR A PROPOSED METAL CARPORT MEASURING 23 FEET BY 23 FEET AT LOT 22 LESS THE EAST 5 FEET, SYCAMORE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1509

SYCAMORE AVENUE. (ZBA2023-0009)

REASON FOR APPEAL: The applicant is requesting a special exception for the above mentioned encroachment for a proposed metal carport measuring 23 feet by 23 feet. The applicant stated the metal carport would be used to protect her vehicles, especially her truck, from the weather elements. The applicant has stated that her truck does not fit inside the existing garage space due its length.





PROPERTY LOCATION AND VICINITY: The subject property is located on the southeast corner of Sycamore Avenue and North 16th Street. The property has 72.5 feet of frontage along Sycamore Avenue and a depth of 97 feet, for a lot size of approximately 7,032.5 square feet. There is an existing single-family residence on the subject property. The surrounding land use is single-family residential.

BACKGROUND AND HISTORY: The plat for Sycamore Heights Subdivision was recorded on September 8, 1948. The existing residence was built in 1978 with additions made later in 1998. The application for this special exception request was submitted on January 19, 2023.

ANALYSIS: Approval of the special exception request would allow an encroachment of 10 feet into the 10 feet sideyard setback for a proposed metal carport. This carport would be facing North 16th Street.

There is an existing two car garage that is used to park the applicant's vehicles. However, the applicant has stated that her truck cannot be accommodated in one of her garage spaces due to space constraints and the truck's size.

There is an ally at the rear of the property. However, due to the existing location of the home's garage structure, there would be no space on the rear yard that would allow for the relocation of the proposed carport. There is also no garage or driveway access located on the front yard property facing Sycamore Avenue where the applicant can build the proposed metal carport.

During a site visit staff noticed several similar structures located along the front and sideyard setbacks. A review of Planning Department Records revealed one variance for a front yard carport in the Subdivision that was approved at the Zoning Board of Adjustments meeting of August 5, 2009.

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

Staff has received one phone call in support of the special exception request. Staff also received a phone call in opposition from an adjacent property owner that will be in attendance in the meeting to present his reasons behind the opposition.

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING OF FEBRUARY 22, 2023:

At the Zoning Board of Adjustments and Appeals meeting of February 22, 2023, three adjacent property owners appeared in opposition to the request. The adjacent owners stated they had constant view obstruction problems with existing bushes at the subject property.

After further discussion the Board decided to table this item pending an issue with an existing power line that ran over the residence. The Board requested that staff look into the matter to see if the utility company that services the power line would approve of the proposed metal carport.

Staff was able to get in contact with ADP which informed staff that they would approve of the structure since there would be enough clearance in between the existing power line and the proposed metal carport.

RECOMMENDATION:

Staff recommends approval of the special exception request since the proposed structure would not negatively impact the existing character of the subdivision.

City of McAllen

Planning Department APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

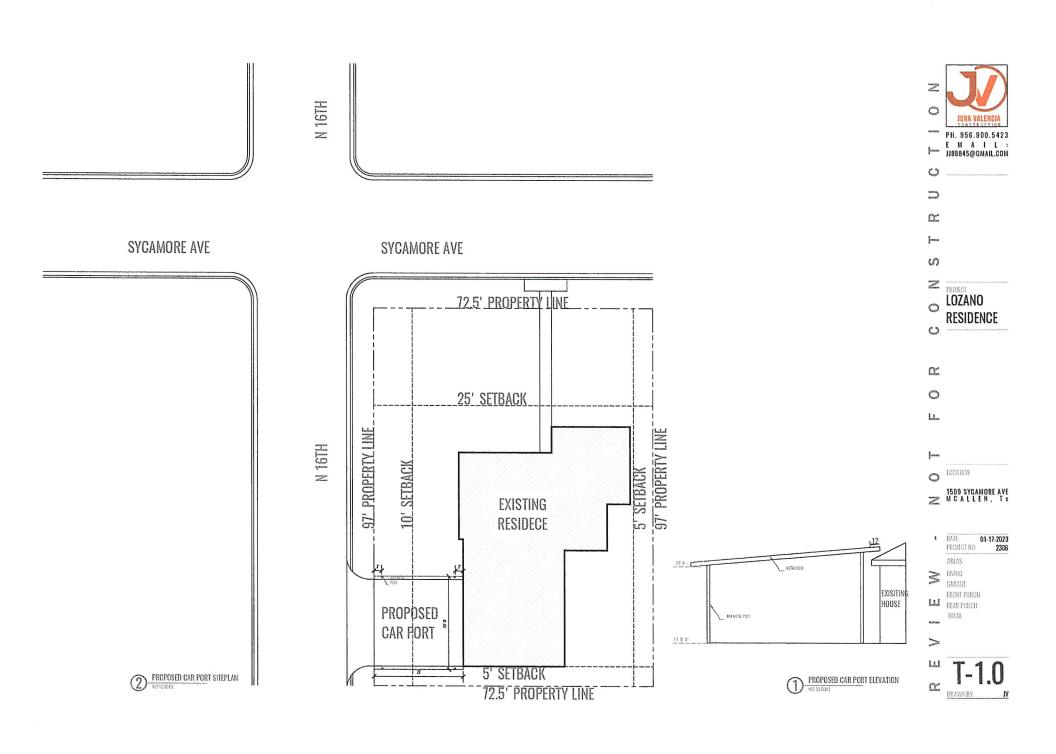
311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

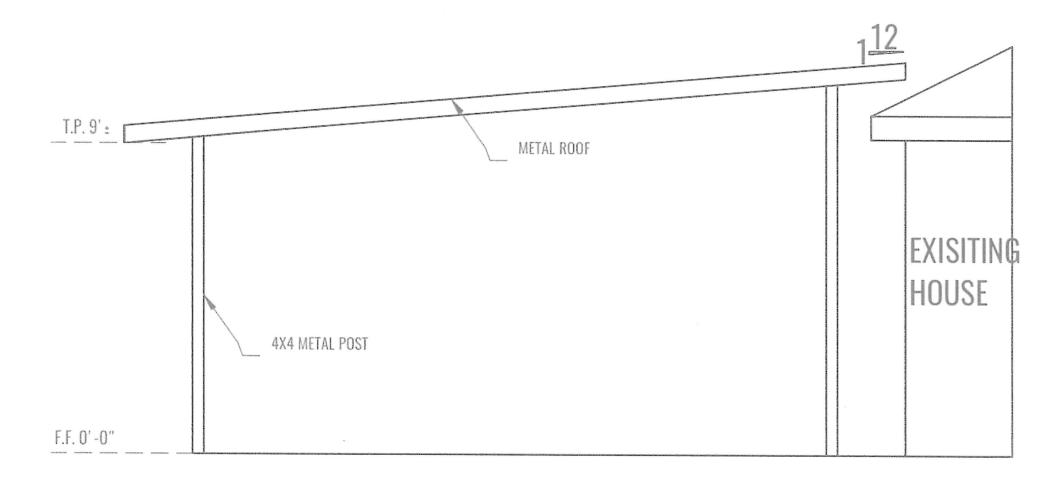
	Legal Description Sycamore Heights Lot 22 - Cess East 5ft.
Project	Subdivision Name Sycamore Heights Street Address Sycamore Ave McAllen TX 78501 Number of lots Gross acres
² rc	Existing Zoning <u>rosidential</u> Existing Land Use
	Reason for Appeal (please use other side if necessary) An encroach went of 10 ft
	into the 10 ft 5.4 C. Setback of 10 ft for a metal Corports
	\$\infty\$ \$300.00 non-refundable filing fee + \$\infty\$ \$50.00 Recording Fee for Special Exception (carport)
	☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
nt	Name Nora Lisa Lozano Phone 956-534-0360
Applicant	Address 1509 Sycamore E-mail nocard 2000@ yahoo.com
Арр	City McAllen State TX Zip 78501
er	Name Clsar A. Flores Phone 469-569-3259
Owner	Address 1509 Sycamore AVL E-mail Cesaraflores 2002@ yahoo.a
0	City McAlen State TJ Zip 7850/
_	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?
<u>.</u>	☐ Yes
ization	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)
ori;	OR I am authorized by the actual owner to submit this application and have
Author	attached written evidence of such authorization.
A	Signature 1000 Burn Date 1-18-2023
	Print Name Nora Cozano 🗆 Owner 💢 Authorized Agent
Ф	Accepted by Selv Payment received by Date
Office	1/18/12
	Rev 09/20 JAN 1 9 7023

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 or 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) **Hoftomation provided here by the applicant does not guarantee that the Board will grant a variance. **Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. 1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land: **My Current garage is not long successful to fit my new track in Carpart is needed to prefer my vehicle that it is not required to provide responses to all sections listed below. 1. Describe the whole variance is necessary for the preservation and enjoyment of the legal property rights of the owner: **Variance is Negacial in require to protect my vehicle from the elegal property rights of the owner: **Variance is Negacial in require to protect my vehicle from the elegal rights other property owners enjoy in the area: **Variance is Negacial in require to protect my vehicle from the legal rights other property owners enjoy in the area: **Variance is Negacial my frequency of the property owners enjoy in the area: **Variance is necessary to the proservation and enjoyment of the legal property rights of the owner. **Variance is Negacial my require to property rights of the owner. **Variance is Negacial my require to property in the legal rights other property owners enjoy in the area: **Variance is Negacial my require to property in the legal rights of the reasonable property owners enjoy in the area: **Variance is Negacial my require to property in the legal rights of the legal rights of the reasonable property in the legal		
Chairman, Board of Adjustment Date Signature Rev. 9/20	Reason for Appeal	economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (Please use an additional page if necessary to complete responses) **Information provided here by the applicant does not guarantee that the Board will grant a variance. **Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. 1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land: **Markent garage is not long enough to fit my new truck in Carpert is needed to prefect my vehicle **Linear Garage is not long enough to fit my new truck in Carpert is needed to prefect my vehicle **Linear Garage is not long enough to fit my vehicle **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary for the preservation and enjoyment of the legal property rights of the owner: **Linear Garage is necessary
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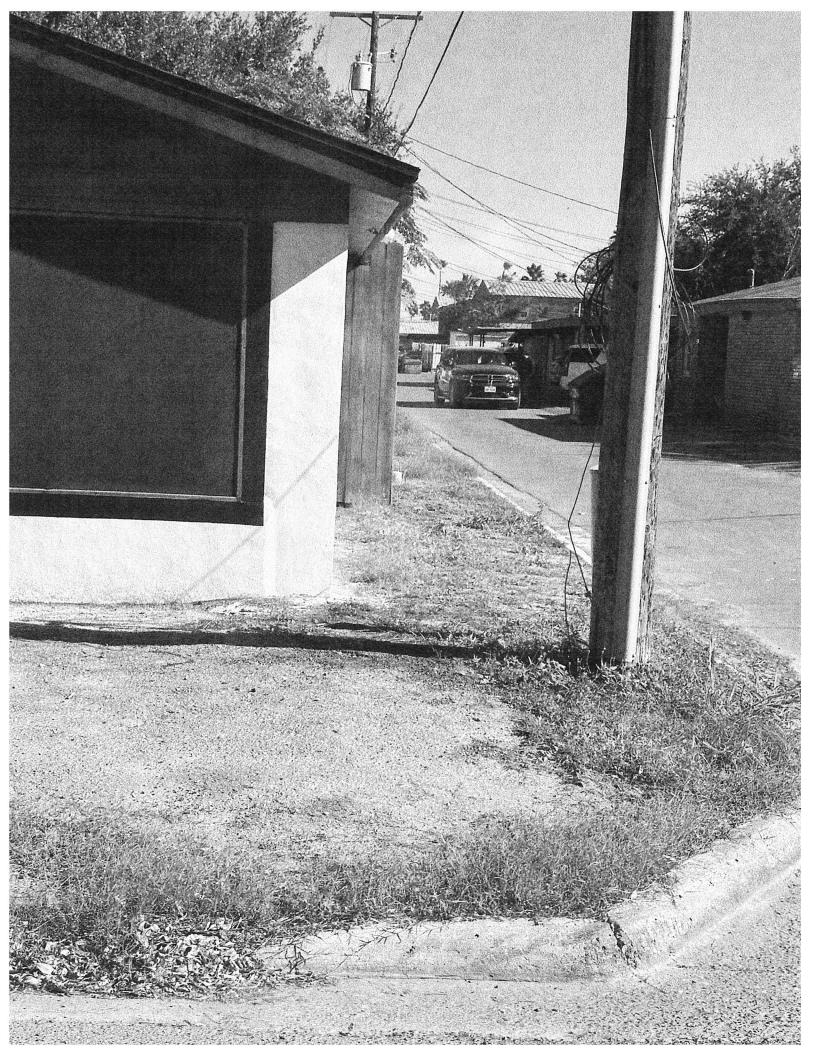


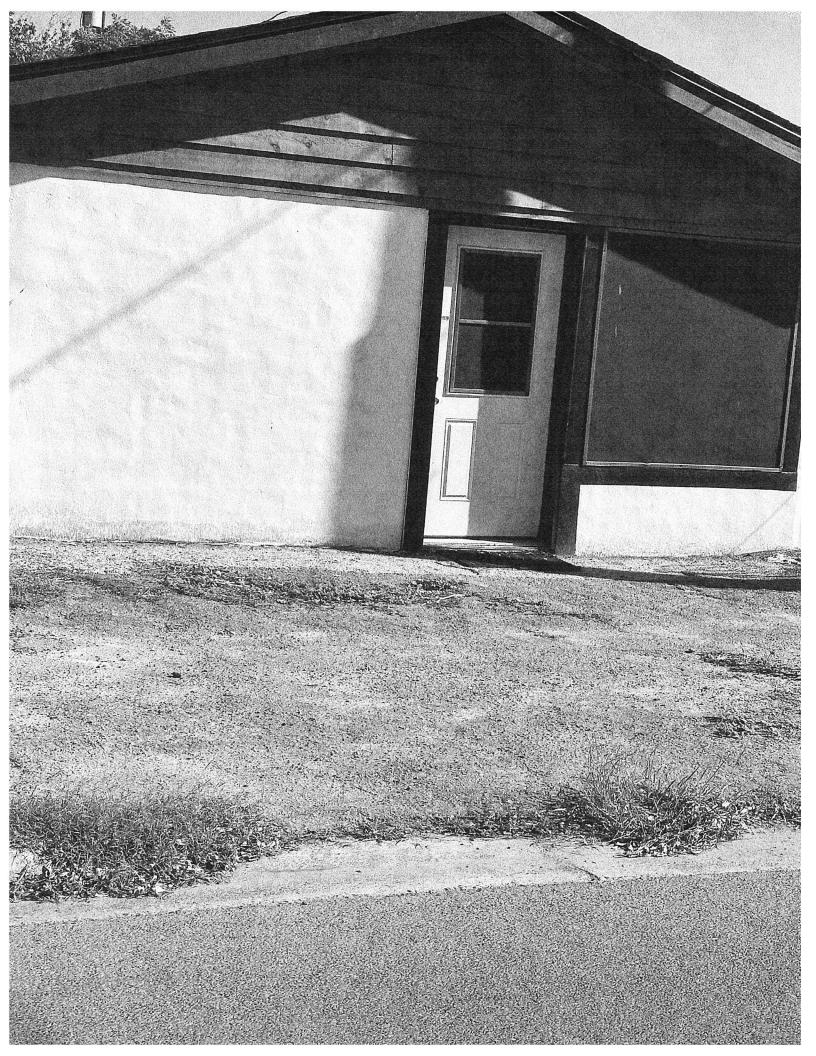








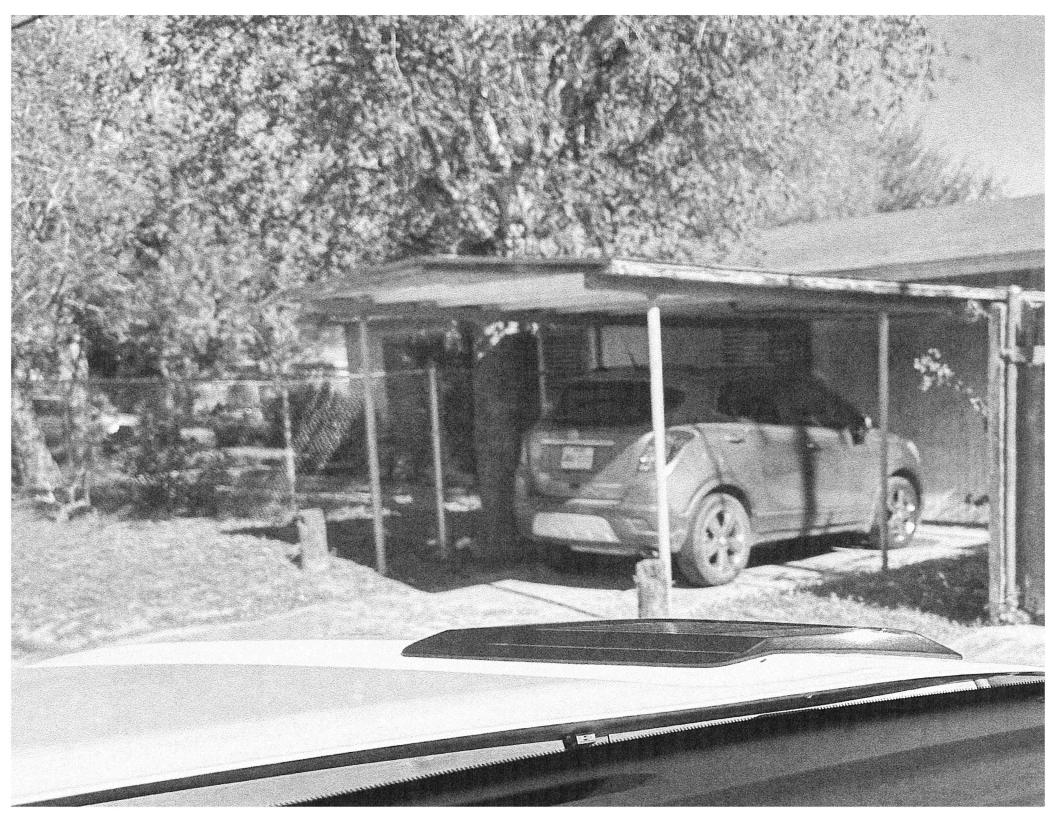


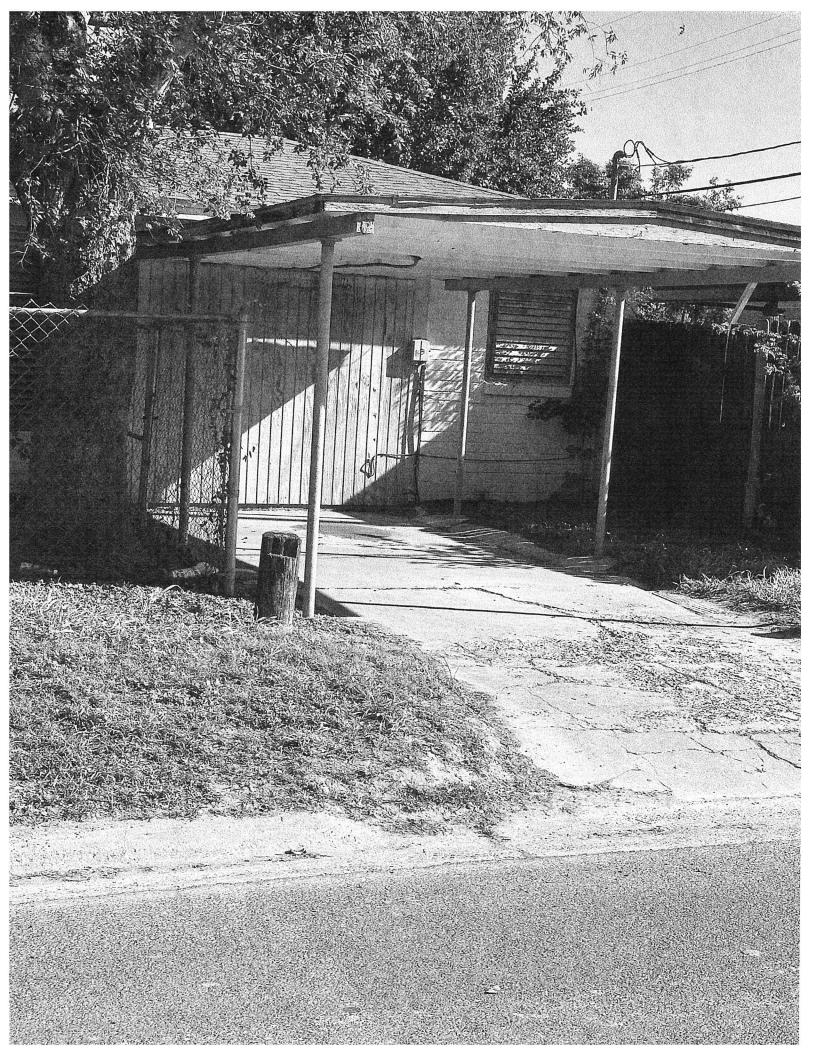














Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: February 23, 2023

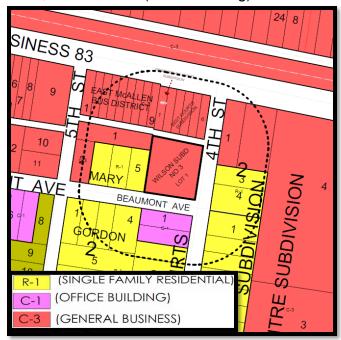
SUBJECT: Request of Andrew LeBaron for the following: 1) Special Exception request to the City of

McAllen Off-Street Parking and Loading Ordinance to allow 32 parking spaces instead of the 44 parking spaces for proposed apartment use and 2) a Variance request to the City of McAllen Zoning Ordinance to be exempted from the 8-foot CMU buffer requirement along the west side of the subject property located at Lot 1, Wilson Subdivision No. 3,

Hidalgo County, Texas; 120 South 4th Street. (ZBA2023-0012)

REASON FOR APPEAL: The applicant request the following special exception to allow 32 parking spaces instead of the required 44 parking spaces for apartment use. The applicant is requesting to use the existing parking spaces on the subject property, the previous use was that of commercial (motel) use, therefore did not require as many parking spaces. The applicant is also requesting a variance from the 8-foot CMU buffer requirement along the west side of the subject property since the expense was not in the applicants' budget for the proposed development project.

PROPERTY LOCATION AND VICINITY: The property is located at the northwest corner of Beaumont Avenue and South 4th Street. The tract has an approximate lot size of 27,675.34 square feet. The subject property is zoned as C-3 (general business) District, there is also C-3 District to the north, east, and west. The contiguous zoning is R-1 (single-family residential) District to the east and west, it is also C-1 (office building) District to the south of the subject property.





BACKGROUND AND HISTORY: A subdivision plat for a one lot subdivision under the name of Wilson Subdivision No. 3 was recorderd on October 13, 1980. The applicant submitted the variance application and the site plan to the Planning Department on February 01, 2023.

ANALYSIS: Request #1: The applicant is requesting the variance to allow 32 parking spaces instead of the required 44 parking spaces in order to comply with the apartment use parking space requirement. Currently the lot has two existing buildings that were for commercial (motel) use, "La Casita Motel of McAllen", and an existing parking lot. Based on the number of bedrooms the applicant is required to provide 44 parking spaces. Section 138-395 requires for an apartment/condominium building with five or more units to provide 1.5 parking spaces for each efficiency, studio apartment, and one bedroom living unit.

Section 138-395 requires one parking space for each sleeping room or suite plus one space for each 200 square feet of commercial floor area contained therein, therefore the required parking space requirement is not being met because the previous use did not require as many parking spaces.

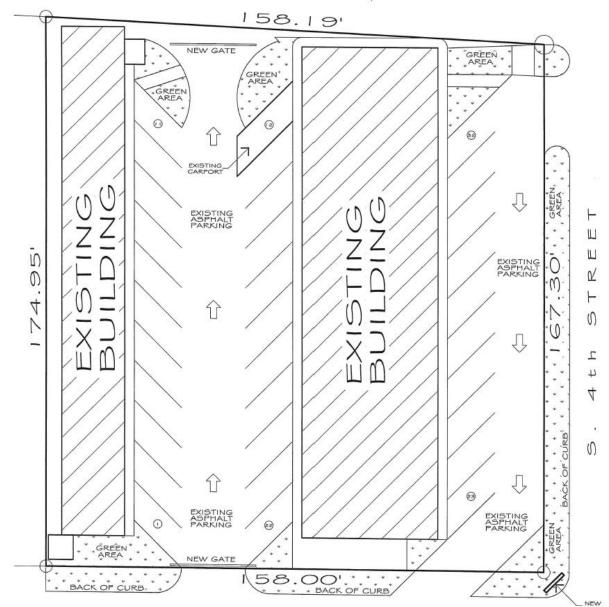
Request #2: The applicant is requesting a variance to the 8-feet CMU screen requirement along the west side of the subject property since the expense is not part of the project budget for apartments. As per Section 110-49 Landscape and buffer plan approval, an 8-foot masonry wall is required where a commercial, industrial, or multi-family use has a side or rear property line in common with a single family use of zone. During a site visit by staff, the adjacent property located west of the subject property is zoned R-1 District and has a single-family residence.

The purpose of the buffer is used in such a manner that the adjacent property is visually screened, and so that noise, solid waste, or other objectionable influences will be avoided.

Staff has received neighborhood opposition of the special exception and variance request. The citizens expressed concerns of potential traffic and blocking of roadways by potential vehicles.

RECOMMENDATION: Request #1: Staff recommends disapproval of the special exception request since there may be insufficient number of parking spaces for tenants of the proposed apartment complex.

Request #2: Staff recommends disapproval of the variance request since the property to the west is R-1 zone and is used as a single-family residence. The buffer would visually screen and alleviate the level of noise extended to the adjacent property.



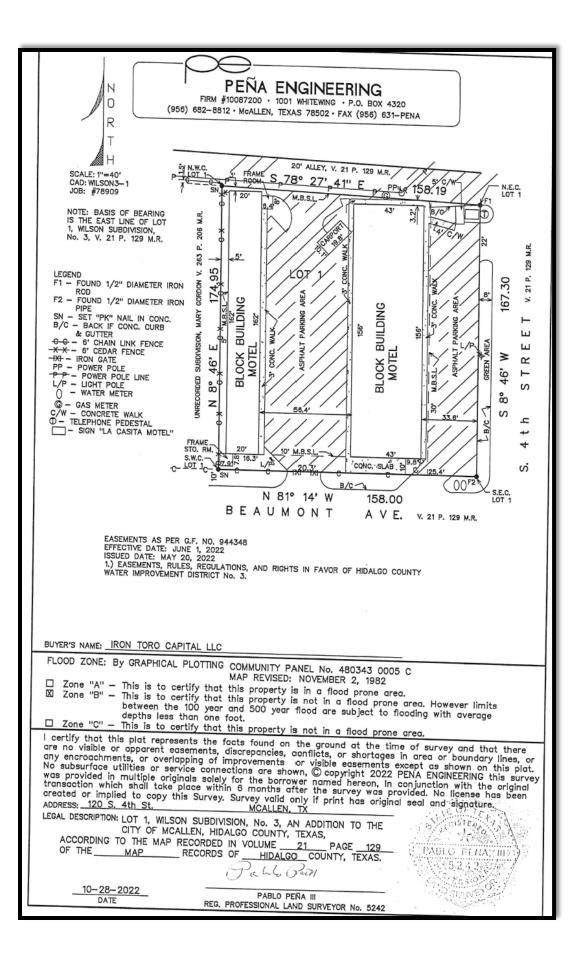
BEAUMONT AVE.

SITE PLAN

LOT 1, WILSON SUBDIVISION, No. 3 120 S. 4th STREET, McALLEN, TEXAS



















Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 01, 2023

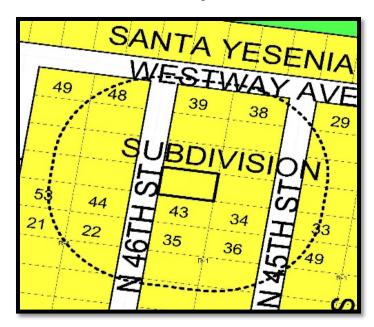
SUBJECT: REQUEST OF JAVIER IBARRA FOR THE FOLLOWING SPECIAL EXCEPTION

REQUEST TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 25 FEET INTO THE 25 FEET FRONT YARD SETBACK FOR AN EXISTING WOODEN CARPORT MEASURING 19 FEET BY 24 FEET, AT LOT 42, SANTA YESENIA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 NORTH

46TH STREET. (ZBA2023-0011)

REASON FOR APPEAL:

The applicant is requesting a special exception for an encroachment into the 25 feet front yard setback for an existing wooden carport measuring 19 feet by 24 feet. The applicant states a contractor built the carport but did not obtain the required building permit. The carport is to provide protection from inclement weather for a large truck that because of its size, it presents a challenge to park in the garage.





PROPERTY LOCATION AND VICINITY:

The subject property is located along the east side of North 46th Street, south of Westway Avenue. The Lot has 60 feet of frontage along North 46th Street and a depth of 103.44 feet for a Lot size of 6,206 square feet. The property is zoned R-1 (single-family residential) District and a single family residence is located on the property. Adjacent zoning is R-1 District in all directions. The surrounding land use is single family residential.

BACKGROUND AND HISTORY:

Santa Yesenia Subdivision was recorded in February 2005. The required front yard setback as per

plat is 25 feet. A notice of non-compliance was issued by the Building Permits and Inspections Department in October 2022 for "no permit on file" for construction of the carport. An application for a building permit was submitted to Building Permits and Inspections Department on December 20, 2022, and an application for a Special Exception request was submitted to the Planning Department on January 24, 2023.

ANALYSIS:

The request is for a special exception to allow an encroachment for an existing wooden carport of 25 feet into the 25 feet front yard setback for a carport measuring 19 feet by 24 feet. As per the applicant, the structure was built in September 2022 over an existing concrete driveway. There is an existing two-car garage that is being used as parking for one of the family vehicles and is also used to store household items. The applicant states the existing car garage is too narrow and has insufficient length to accommodate the other large family vehicle. There is no alley at the rear of the property that would allow for relocation of the carport out of the setback. There are no other existing carport encroachments along this block.

The front yard setbacks are important in establishing the character of a single family neighborhood by maintaining the street yard and curb appeal of the properties in a subdivision. Approval of the request to allow the carport within the front yard may encourage other property owners to contruct carports within the front yard setback.

During a site visit, staff noticed one carport with encroachment into the front yard along North 47th Street. A review of Planning Department records did not reveal any Special Exceptions granted in this subdivision. Building Department records did not reveal other building permits granted for carports within the front yard in this subdivision.

There have been no calls or emails received in opposition of the Special Exception request.

Measurements provided are without the benefit of a survey.

Special exceptions are issued to the property owner and recorded, however a change of ownership requires the new owner to apply for their own Special Exception.

RECOMMENDATION:

Staff recommends **disapproval** of the Special Exception request, since the home has an existing two-car garage and approval of the carport may encourage other property owners to build similar structures within the front yard setback. If the Board chooses to approve the request, it should be limited to the encroachment shown on the submitted site plan.



City of McAllen

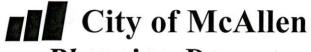
Planning Department APPEAL TO ZONING BOARD OF

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

ADJUSTMENT TO MCALLEN ZONING ORDINANCE		
	Legal Description SANTA YESENIA Lot 42	
Project	Subdivision Name Street Address Street Address Santa VESNIA 2400 N. 464h	
	Existing Zoning Number of lots	
	Reason for Appeal (please use other side if necessary) ING 25 FRONT ARD SET BACK FOR A CARPOR MEESURING 243 X 19 \$50.00 Recording Fee for Special Exception (carport)	
0	☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required	
Applicant	Name	
Owner	Name	
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date Date Aviendary Owner Authorized Agent	
Office	Accepted by Payment received by Date E G E I W E JAN 2 4 2023	
	VIW	

Reason for Appeal

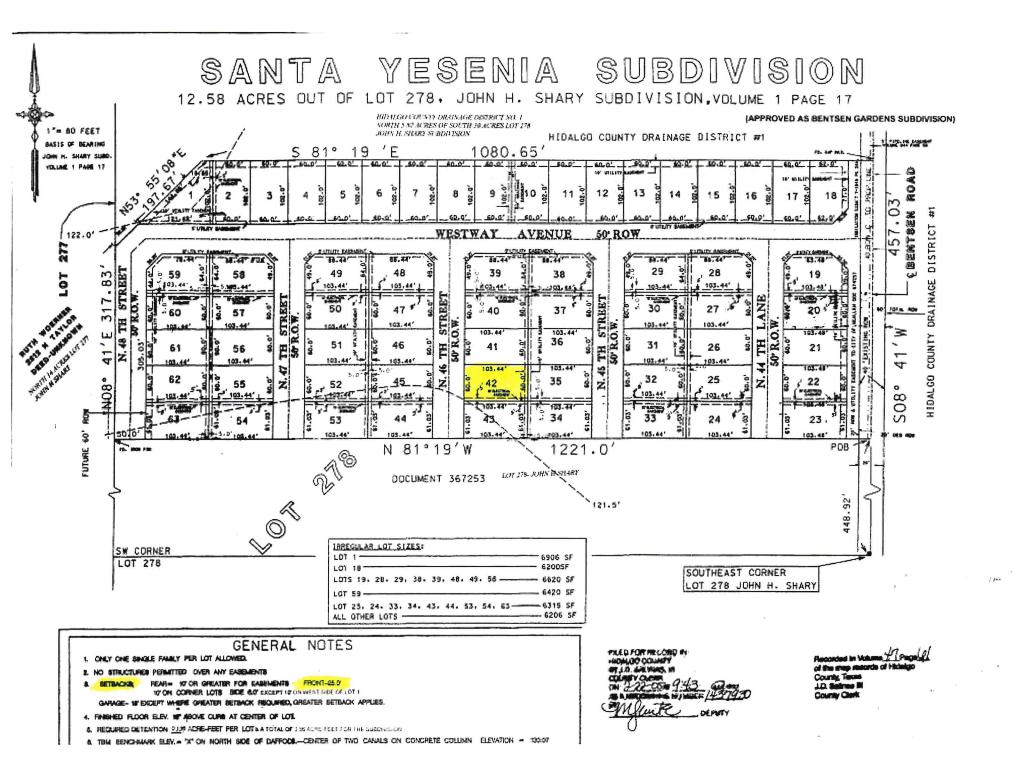
Board Action



Planning Department REASON FOR APPEAL & BOARD ACTION

	REAGON FOR ALL EAD & 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: (<i>Please use an additional page if necessary to complete responses</i>)
	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.
	 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:
	PErson hinED did NO + GET PERMIT AND did NOT
	LET ME KNOW (MEEDED ONE. hAUE A LARGE
	2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the
	owner:
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	protection from the Elements As you will
1	LNOW SUMMERS CAN DE BOUTALDOUN MEAN 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:
	TO MY KNOWLEDGE This CARPORT dOESN
	Atted My NEIGH bors, # SEVETAL ASKED ME
	4. Describe special conditions that are unique to this applicant or property:
	Vid NOT WANT TO ENCROACH INTO MY
	proporties EASEMENT inth back AND
	SouthsidE(NOA) (EY)
	Chairman, Board of Adjustment Date Signature
	Rev. 9/20

House Dorth GNIAGE 25 back ght Ce DEGE [WE] STDEWALL 104.123 46th EstrEET StrEEt







Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: December 12, 2022

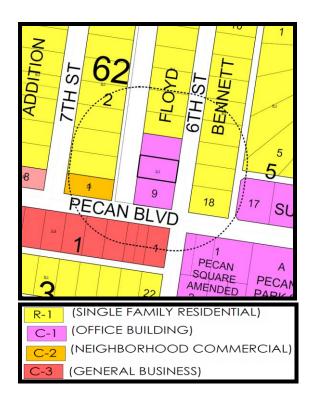
SUBJECT: Request of David Omar Salinas on Behalf of Maria Eugenia Zabaleta (owner) for the

following Variance request to the City of McAllen Off-Street Parking and Loading Ordinance to allow 5 parking spaces instead of the required 10 parking spaces for proposed commercial use at Lot 8, Floyd Bennet Subdivision, Hidalgo County,

Texas; 1605 North 6th Street. (ZBA2022-0118)

REASON FOR APPEAL: The applicant requests the following variance to allow five parking spaces instead of the required ten parking spaces. The applicant indicated that he is requesting the above variance to "permit orderly development of existing commercial building".

PROPERTY LOCATION AND VICINITY: The property is located on the west side of North 6th Street, approximately 100 feet north of Pecan Boulevard. The property has 65 feet of frontage along North 6th Street and 113.63 feet of depth for a tract size of 7,385.95 square feet. The property is zoned C-1 (office building) District. The zoning is C-1 District to the north and south, and R-1 (single-family residential) District to the east and west.





BACKGROUND AND HISTORY: The recorded plat is Floyd Bennett Subdivision. A variance application for the proposed five parking spaces instead of the required 10 was received on November 16, 2022.

ANALYSIS: The variance request is to allow five parking spaces instead of the required 10 parking spaces. The proposed facility will consist of two-floors with the total square footage being 2,522. Based on the square footage of the floor area, 10 parking spaces are required. Section 138-395 requires four parking spaces for up to 400 square feet of floor area plus one parking space for each additional 400 square feet of floor area.

The submitted site plan reveals ten parking spaces; however, the five parking spaces located at the rear of the property are located in the 50-foot canal right-of way, which is under Hidalgo County Irrigation District #3 ownership. The irrigation district will permit parking spaces to be located within the canal right-of-way; however, will not provide a letter indicating consent of the use of the canal right-of-way.

Planning Department has received one phone call in opposition to the request as the citizen expressed concern that the reduction in parking spaces will cause customers to park in their driveways or block alleys.

RECOMMENDATION: Staff recommends disapproval of the variance request since the Hidalgo County Irrigation District will not provide a letter to use the canal right-of-way, and approval of the variance request may encourage others to not comply with the parking and maneuvering requirement.

City of McAllen

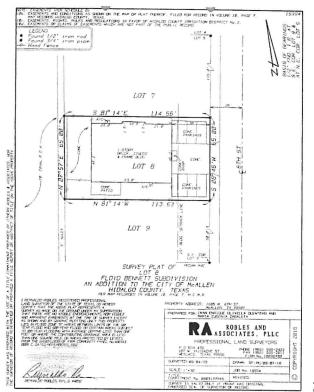
Planning Department APPEAL TO ZONING BOARD OF

DOR'S	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 ALL OF LOTS Subdivision Name Floud Brudett Surd. Street Address LOTAL LT ST. Number of lots Lotal Gross acres O.17 Existing Zoning C-1 Existing Land Use OFFICE BUILDING
Applicant	Name David Oward Salivas Phone 682-9081 Address ZZZI DAFFO DIL AVE. E-mailsolinas e salivas engindre City ME ALIEN State Ty Zip 78501
Owner	Name MARIA RUGENIA ZABALETA Phone 956-315-4695 Address 4909 Tuno DR. E-mail MARUCABALETA C City EDIN BURG State TW Zip 78540
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date 11 (16) 22 Print Name Owner Authorized Agent
Offlice	Accepted by Payment received by Date Rev 10/18
/	Initial: NM

Planning Department REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (*Please use an additional page if necessary to complete responses) **Information provided here by the applicant does not guarantee that the Board will grant a variance. ***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. 1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land: ***HCTD #3 WILL PERMIT PARKING AT PRAR OF LOT 8 BUT WILL NOT PROVIDE LETTER 2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner: **ARROVAL OF VARIANCE WILL PERMIT ORDERLY DEVELOPMENT OF EXIST. COMMERCIAL BUTCOTING 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: **AP PROVAL OF VARIANCE DOES LIGHT AFFECT THE HEALTH SAFETY OR WELFARE OF GENERAL PODLIC 4. Describe special conditions that are unique to this applicant or property: **PEARL OF PROPERTY IS ADSACETT TO NICIDIA** **CANAL ROD** **CANAL ROD
Board Action	Chairman, Board of Adjustment Date Signature
Во	Rev. 9/20

ENTERED



Engineer Plat Survey (Previous Existing Building)



24.0

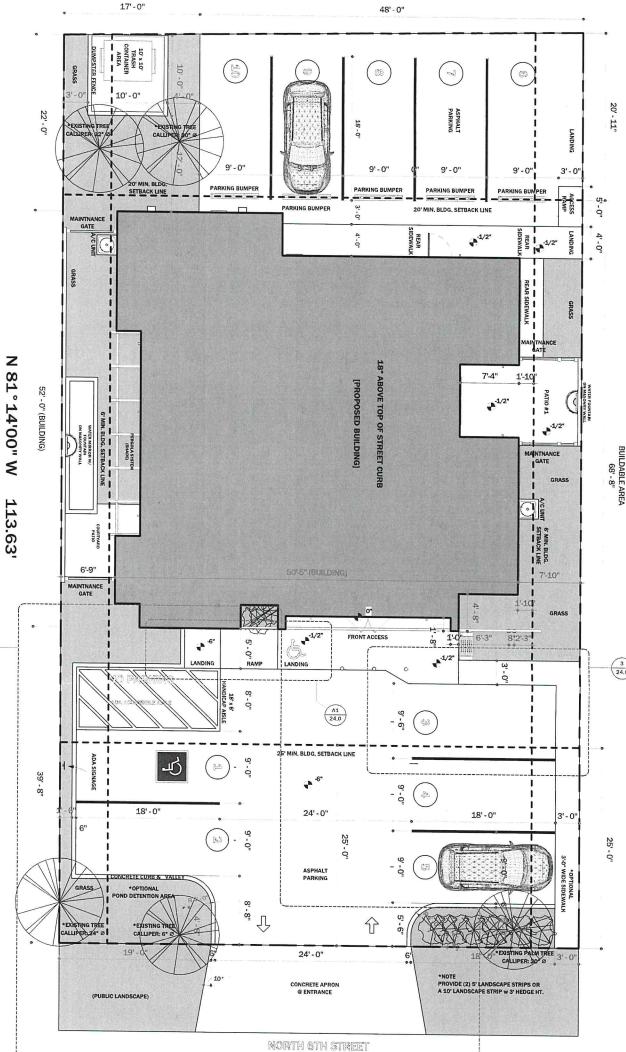
Property Information (123915)

Owner Name: QUINTERO IVAN E OLIVELLA & MARIA E ZABALETA.
Doing Business As: STRAWBERRY PATCH ADULT DAYCARE
Property Identification Number: 123915
Geo Identification Number: 82500-00-000-0008-00
Legal Description: FLOYD BENNETT LOT 8
State Code: F1
Address: 1605 N 6TH ST MCALLEN, TX
Taxing Jurisdictions: DR1, CAD, SML, GHD, CML, JCC, R12, SST
Appraised Value: \$109,512.00
Neighborhood: BENNETT
Abstract Code: B250000

PROPERTY INFORMATION

BUILDING AREA	
AREA	SQ. FT.
1st Floor:	2226
2nd Floor:	296
Total	2,522

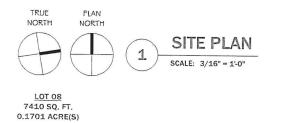
LEGEND	
<u>AREA</u>	SQ. FT.
Lot Size:	7,410
Private Green Area: 20%	1,475
Public Green Area:	436
Concrete Apron:	292
Parking Area #1: (5 Slots)	1,818
Parking Area #2: (5 Slots)	996
Optional Sidewalk:	146
Front Building Access:	241
Rear Building Access:	158
Patio #1:	65
Patio #2:	153
Waste Container Pad:	60



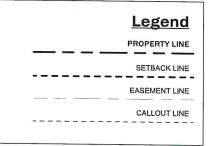
N 07°57'00" E

65.00'

S 08°46'00" W 65.00' 6th Street



Legal Description:
Lot 08, Block _____ of Floyd Bennett Subdivision, Hidalgo County, McAllen, Texas
Address:
1605 N. 6th Street, McAllen, T. 78501



0

del Arq. Group LLC

This project design and specifications are and the remain the property of del Arq. Group LLC. They not be reused, reproduced or altered in any way, shaps or form without prior written approval and with appropriate compensation to "del Arq. Group LLC".



EGISTRATION NO

221
3CHITECTURAL DESIGNER
Conneilo R
ACHITECTURAL DRAFTER
Aloc R
EVISIONS

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377ES:
34
47
357BACH MCREASE BY 2-0
186AT SETBACH MCREASE BY 2-0

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S

81°14'00" E

114.56

GENERAL NOTES:

• PLUMBING:

1. ANY ARCHITECTURAL DRAWINGS SPECIFICATIONS / INSTRUCTIONS / INDICATIONS SHALL BE OVERRIDEN BY ENGINEERING SPECIFICATIONS ON HOW TO PREPARE PLUMBING FOR PROJECT.

• FRAMING:

- 1. SOLE PLATE (BOTTOM PLATE)
 - A. WOOD THAT IS LESS THAN 12" INCHES FROM GROUND SHALL BE PRESSURE TREATED WOOD.

2. STUDS

- A. FRAMING WALL STUDS SHALL BE PREPPED TO ENGINEERING SPECIFICATIONS (TIES, BRACING, ANCHORS, ETCETERA).
- B. WOOD BLOCKING REQUIRED ON WALLS GREATER THAN 10'-0" HEIGHT.
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 - A. SHALL BE INSTALLED ACCOMPANYING DOOR & WINDOW OPENINGS AND PREPPED TO ENGINEERING DESIGN.
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- 1. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF DESIGN.
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- 3. PROVIDE ANY EXHAUST FANS, VENTS AND/OR ROOFING PENETRATIONS SUCH AS VENTILATION GRILLS, ETCETERA IF NEEDED AND NOT SPECIFIED ON BLUEPRINTS.

Boutique

Artisanal Items

Vitamins

Beauty ProductsCreams

4. PROVIDE CRICKETS AT INDICATED AREAS OR WHERE THERE MAY BE EXHAUST FAN UNITS, ROOF HATCHES, CHIMNEYS OR MECHANICAL EQUIPMENT TO ENSURE PROPER ROOFING DRAINAGE.

Information:

The following building to be used as a medspa / beauty lounge.

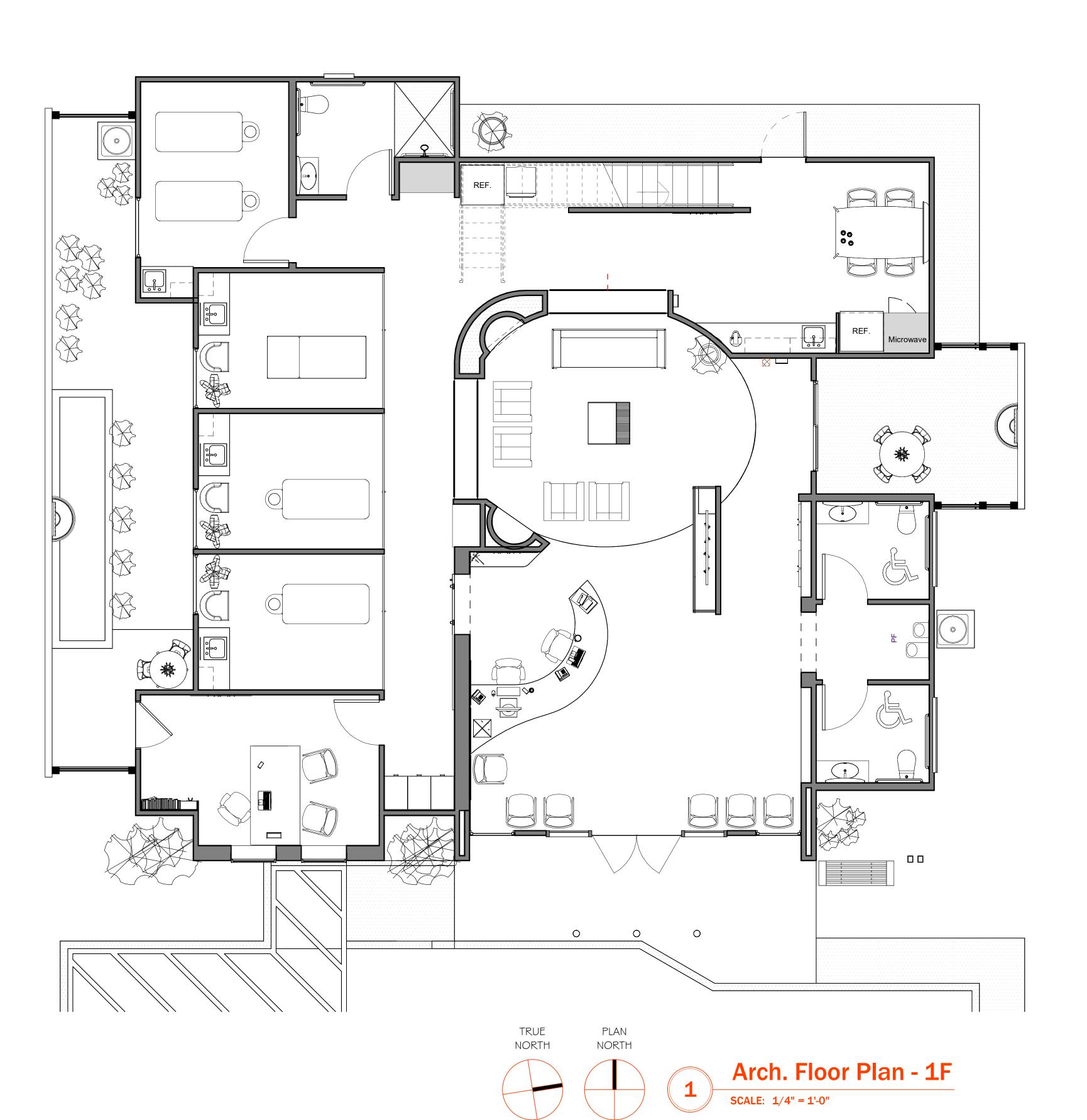
Nonsurgical treatments to be done such as:

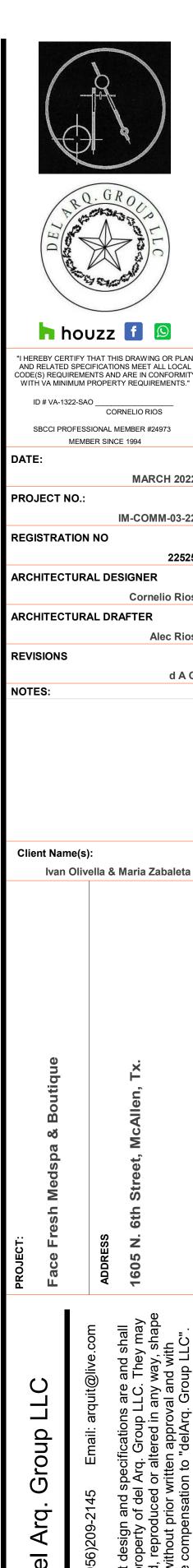
- Aesthetician Services
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 - Microdermabrasions
 - Chemical Peels
 - Facials
 - Pore Cleansing
- Massage Therapy
- Massage Therapy
- AromatherapyScalp Massage / Treatments

For additional information call Owner, Architectural Designer for info.

<u>LAND</u>	
AREA	SQ. FT.
Lot Size:	7,410
Green Area:	1,444
Concrete Apron:	301
Parking Area #1: (5 Slots)	1,872
Parking Area #2: (5 Slots)	996
(Private) Front Sidewalk:	274
(Private) Rear Sidewalk:	158
Courtyard (Pavers):	61
Patio:	137
Waste Container Pad:	60

BUILDING AREA	
AREA	SQ. FT.
1st Floor:	2320
2nd Floor:	310
<u>Total</u>	2,630





SHEET:

2022 Design By: del Arq. Group LLC

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Artisanal Items

Creams

Vitamins

Beauty Products

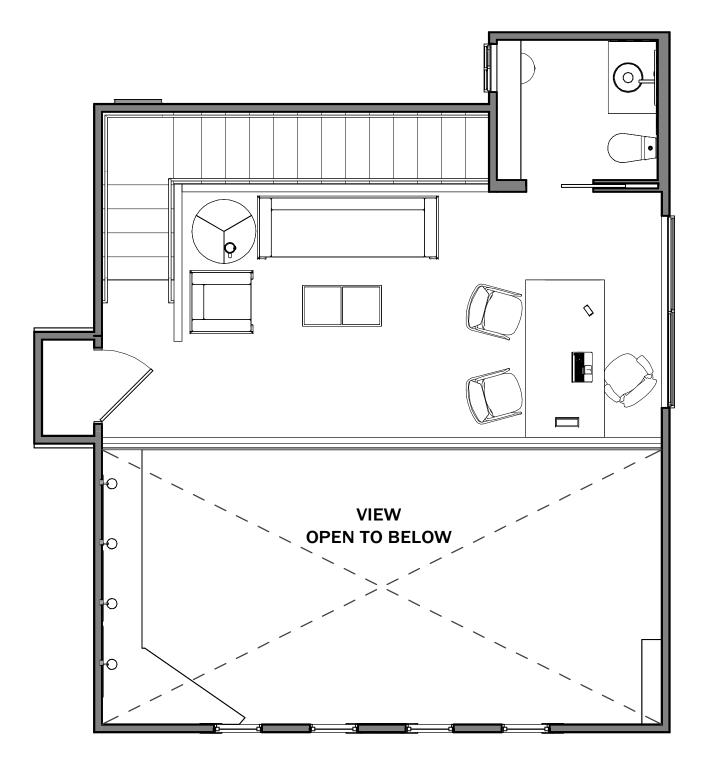
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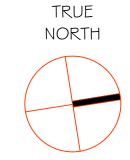
- **Aesthetician Services**
- Waxing / Hair Removal
- Microdermabrasions
- **Chemical Peels** Facials
- Pore Cleansing
- Massage Therapy
- Massage Therapy
- Aromatherapy
- Scalp Massage / Treatments

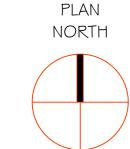
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Client Name(s):

Ivan Olivella & Maria Zabaleta

SHEET:

2022 Design By: del Arq. Group LLC

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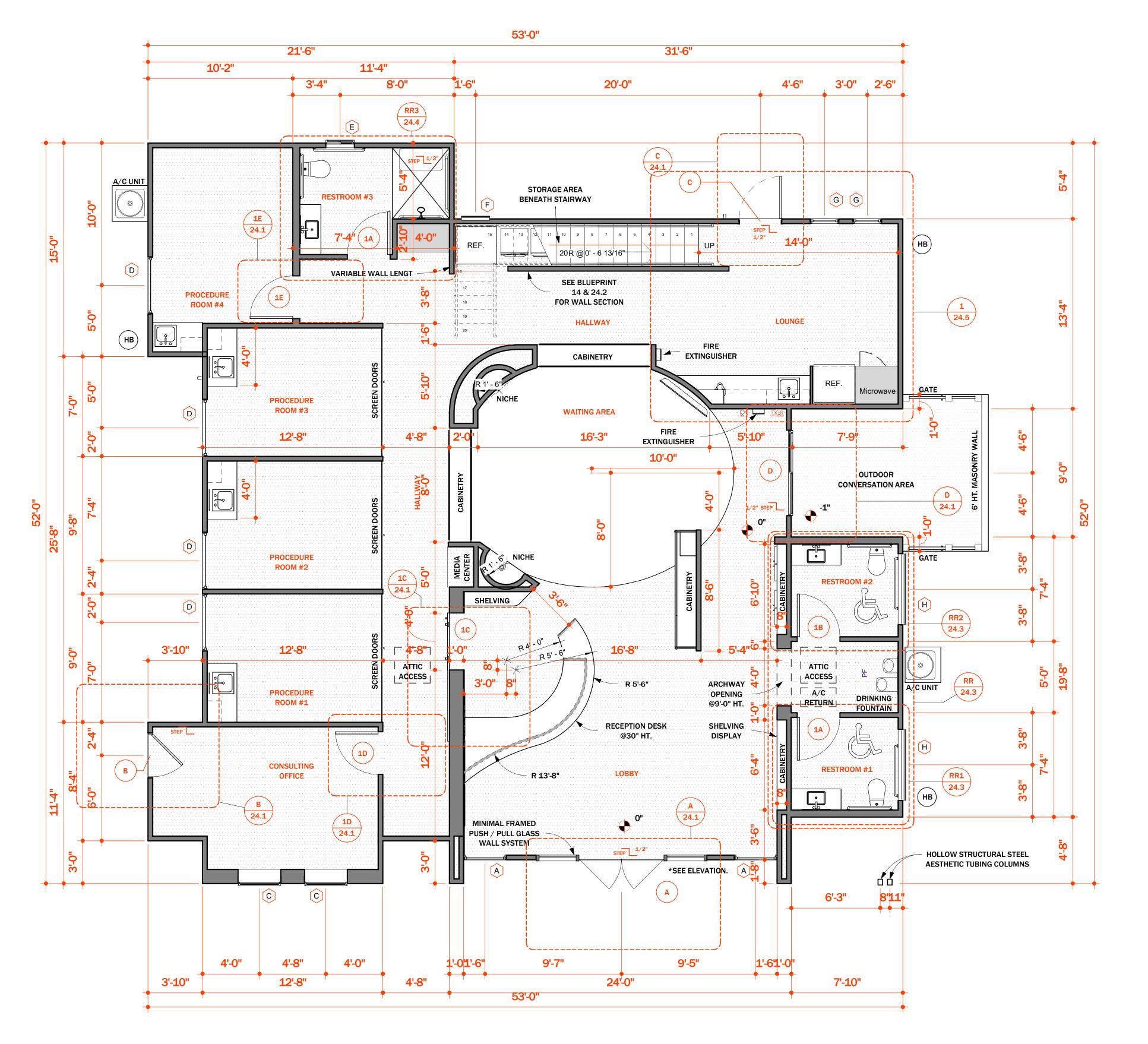
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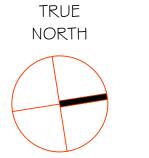
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Boutique

Beauty Products Creams

Vitamins

Artisanal Items

- Services
 - Waxing / Hair Removal
 - Microdermabrasions
- **Chemical Peels**
- **Facials**
- **Pore Cleansing**
- Massage Therapy
 - Massage Therapy
 - Aromatherapy
 - Scalp Massage / Treatments

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Client Name(s):

Ivan Olivella & Maria Zabaleta

del

SHEET:

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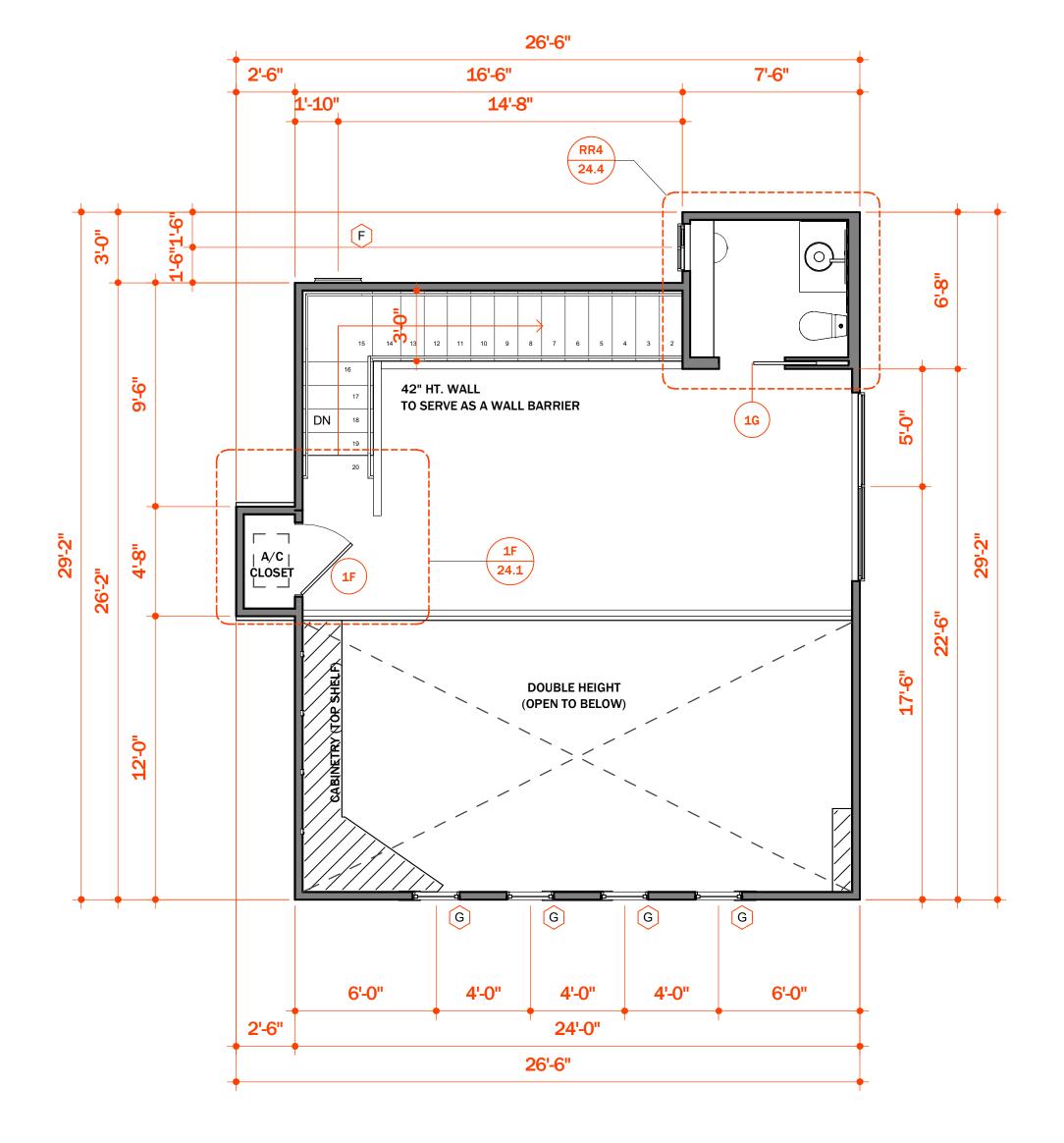
<u>Information</u>:

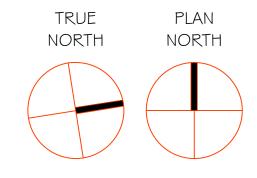
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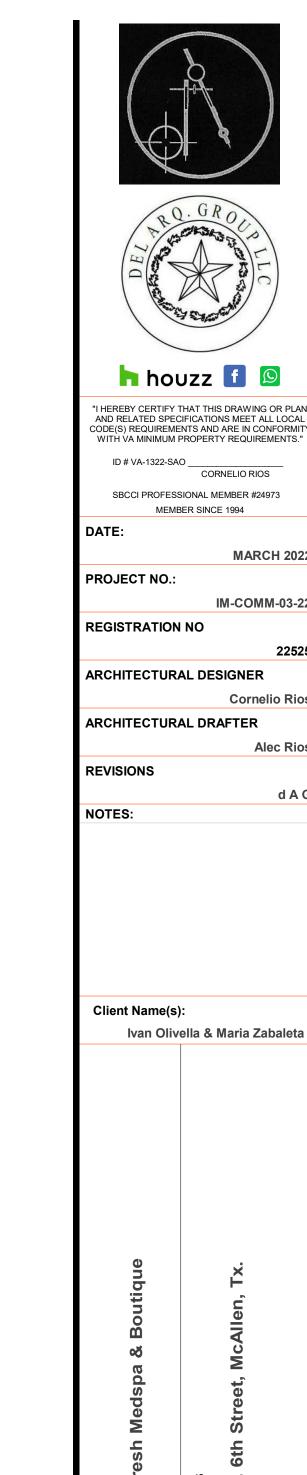
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BUILDING AREA									
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Group LLC

Email: arquit@live.com
d specifications are and shall

#: (956)209-2145 Email: project design and specification the property of del Arq. Grou

SHEET:

07

2022 Design By: del Arq. Group LLC



Planning Department

MEMO

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

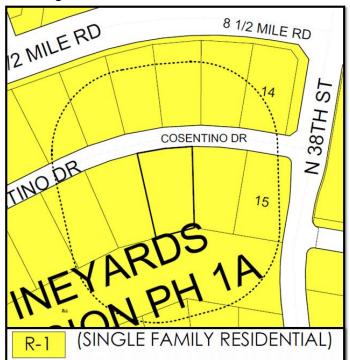
DATE: January 12, 2023

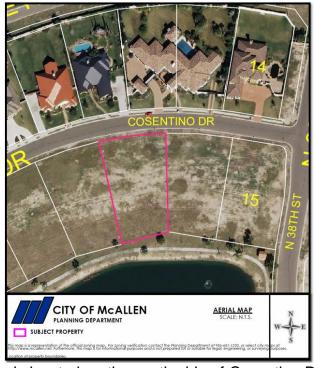
SUBJECT: Request of Luis D. Waldo on Behalf of Rene Castellanos (owner) for the following

Variance request to the City of McAllen Vegetation Ordinance to allow the required landscaped area to be synthetic grass instead of natural grass at Lot 17, Vineyard Estates Subdivision Phase 1A, Hidalgo County, Texas; 3817 Cosentino Drive.

(ZBA2022-0126)

REASON FOR APPEAL: Property owner is requesting a variance to the Vegetation Ordinance to reduce the cost of maintaining natural grass, to give the landscape better appearance year around, and to reduce the usage of water and chemicals.





PROPERTY LOCATION AND VICINITY: The property is located on the south side of Cosentino Drive, approximately 250 ft. west of North 28th Street. The property dimensions are 130.20 feet by 204.07 feet. The subject property is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land uses include single-family residences and vacant land.

BACKGROUND AND HISTORY: A building permit was submitted in November 2020 for a 7,453 square feet single-family residence. An application for the variance request was received by the Planning

Department on December 2, 2022.

ANALYSIS: Upon submittal of the variance request, the applicant also submitted a landscape plan that indicates that synthetic grass is proposed to be used for the subject property to comply with the landscape requirements. Section 110-56 (f) of the Vegetation Ordinance states that synthetic or artificial lawns or plants shall not be used in lieu of plant requirements.

The variance to the vegetation ordinance to allow the synthetic grass instead of the required landscape area that is visible from the fronting street (Consentino Drive) is not being met. As per Section 110-48 indicates that a minimum of fifty percent of the area within the required front yard of any residential parcel shall be devoted to landscape material.

Under the Building Permit, the applicant signed the conditions requiring a certain amount of landscape square footage to be of "sod, including the side yard setback extending to the front property line..." in December 2020.

The Engineering Department has received and reviewed the proposed turf and have no objections as the turf would not have a noticeable impact on the drainage of the property. However, no comment or recommendation on the planning or landscaping aspect is being stated or implied by the Engineering Department.

The Planning Director reviewed landscaping codes for various cities across Texas, including Austin, Dallas, San Antonio, and El Paso, and none allowed synthetic materials to be used for compliance with landscaping requirements.

Staff received two phone calls in opposition to the variance request. The citizens expressed that everyone must comply with the landscaping requirements.

RECOMMENDATION: Staff recommends disapproval of the variance request as synthetic grass should not be used in lieu of plant requirements and approval of the variance request may encourage other property owners to not comply with landscaping requirements.

ZBH2022-0126

311 North 15th Street

28A: 12/21/22

City of McAllen

Planning Department APPEAL TO ZONING BOARD OF

McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

12 °	ADJUSTMENT TO MCALLEN ZONING ORDINANCE
	Legal Description Lot 17 Of the Uneyards Subdavision
Project	Subdivision Name Street Address Number of lots Number of lots Existing Zoning Existing Land Use Reason for Appeal (please use other side if necessary) Synthetic Atticis the first in the local point of the tract is a portion of a lot) is required
Applicant	Name Luis D. Waldo Phone 956-777-3677 Address 8904 N. Oth Malla E-mail luis waldo Byano Com City Malla State Ty Zip 78504
Owner	Name Line Cestelland Phone 956-369-4877 Address N/A 4817 S Jechson E-mail City Edinburs State TX Zip 78539
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? Yes No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature: Date Print Name Rene Castellanos Owner Authorized Agent
Office	Accepted by Payment received by Date DEC 0 2 2022 Rev 09/20 Rev 09/20



Planning Department REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	"A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (Please use an additional page if necessary to complete responses) "Information provided here by the applicant does not guarantee that the Board will grant a variance. "Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below. 1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land: 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: 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: 1. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner: 1. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner: 1. 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: 1. Describe special conditions that are unique to this applicant or property: 1. Describe special conditions that are unique to this applicant or property: 1. Describe special conditions that are unique to this applicant or property: 1. Describe the property owners enjoy in the area: 1. Describe special conditions that are unique to this applicant or property: 1. Describe the property owners enjoy in the area: 1. Describe the prop
Action	
Board Action	Chairman, Board of Adjustment Date Signature Rev. 9/20

ECO 94 GOLD



varn Type	Polyethylene - C Blade	
Denier	PE8900+PF9420	
Approximate Pile Height	2.0 in.	
Machine Gauge	18 v	
Rod Size	15 a 100 linear feet	
Approximate Infill Amount	15-7.0 los/pat	_
Primary Elacking	Polyurethane	
Approx Total Product Weight	96 cz/ya'	
Pike Yarn Weigna	6719 aulys:	
Average Tuft Blind Strength	10 4 lbs/force	
Total Land Content	-0.5 mg/kg	
PS Flammability	Bon of E Pass	
Water Permeability	89 8 inshir	

Recommended Uses

- Landscape:
 Pet Areas
 Playgroung
- Playground
 Fringes

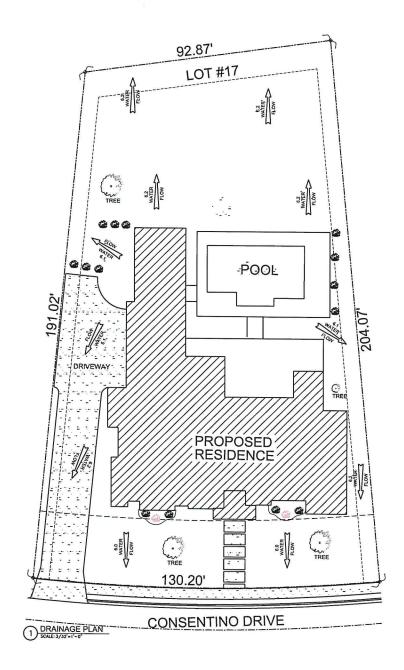
Eco 94 Gold is a high-quality product ideal for moderate to high-traffic. The jade and citie given blades have a natural copying that can be installed in any neighborhood in any state. Whatever application you choose to use Eco 94 Gold at will book humous and natural while still being affordable.



DuraBladehi Technologi

✓ Lead Free







LOT #17
THE VINEYARDS
SUBDIVISION

MCALLEN, TEXAS

NOTES:

DATE:06-24-2020

C-1











2023 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/05/23	01/18/23	02/08/23	02/22/23	03/08/23	03/22/23	04/05/23	04/20/23	05/03/23	05/17/23	06/07/23	06/21/23	07/13/23	07/27/23	08/09/23	08/17/23	09/07/23	09/20/23	10/04/23	10/18/23	11/01/23	11/15/23	12/06/23	12/20/23
SYLVIA HINOJOSA-CHAIRPERSON	Р	Р	Ρ	Р																				
JOSE GUTIERREZ-VICE-CHAIR	Р	Р	Р	Р																				
ANN TAFEL	Р	Р	Р	Р																				
HUGO AVILA	Р	Р	Р	Α																				
ROGELIO RODRIGUEZ	Α	Р	Α	Р																				
REBECCA MILLAN (ALT 1)	Р																							
MARK TALBOT (ATL 2)	Α																							
SAM SALDIVAR (ALT 3)	Р	Р	Р	Р									·			·								
JUAN MUJICA (ALT 4)		Р	Α	Р																				

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

2023 CALENDAR

			Meetings:			Deadlines:									
_	City Commis			nning & Zo	-		D- Zoning/CUP Application N - Public Notification								
	ublic Utility		Zoni	ng Board o	f Adjustme	nt	* Holiday Office is closed								
HPC - Hi	storic Preservati		UARY 2	000		* Holiday - Office is closed FEBRUARY 2023									
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Thu	u Fri S					
5un			4 VV eu	1 HU	FPI	5at	Sun	MOH	Tue	Wed	2	3	Sat 4		
	HOLIDAY		-	N-1/17& 1/18 D-2/7 & 2/8		,				'			7		
8	9	10	11	12	13	14	5	6	7	8	9	10	11		
		_						A-2/21 & 2/22		N- 2/21& 2/22 D- 3/7 & 3/8					
15	16	17	18 N-2/7 & 2/8	19	20	21	12	13	14			17	18		
22	A-2/7 & 2/8 23	24	D-2/121 & 2/22 25	26 HPC	27	28	19	20	21	22	23 HPC	24	25		
	<u> </u>							A-3/2 & 3/3		N-3/7 & 3/8 D-3/21 & 3/22					
29	30	31					26	27	28						
		MA	RCH 20)23					APR	RIL 202	3				
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
			1	2	3	4							1 		
5	6	7	8 N-3/15 & 3/16	9	10	11	2	3	4	5 N-4/18 & 4/19	6	7 HOLIDAY	8		
	A-3/15 & 3/16		D-4/4 & 4/5					A-4/18 & 4/19		D-5/2 & 5/3					
12	13	14			17	18	9	10	11	12	13	14	15		
									_						
19	20	21	22 N-4/4 & 4/5	23	24	25	16	17	18	19 N- 5/2 & 5/3	20	21	22		
	A-4/4 & 4/5		D-4/18 & 4/19					A- 5/2 & 5/3		D-5/16 & 5/17					
26	27	28	29 HPC	30	31		23	24	25	26	27 HPC	28	29		
							30								
		M	IAY 202	3			JUNE 2023								
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
	1	2	3 D: 6/6 & 6/7	4	5	6					1	2	3		
	A- 5/16 & 5/17		N-5/16 & 5/17												
1	8	9	10	11	12	13	4	5	6	7 D-7/12 & 7/13	8	9	10		
		_						A-6/20 & 6/21		N-6/20 & 6/21					
8	15	16	17		19	20	11	12	13	14	15	16	17		
			D-6/20 & 6/21												
15	22	23	24	25 HPC	26	27	18	19	20	21	22	23	24		
	A-6/6 & 6/7		N-6/6 & 6/7							D-7/26 & 7/27					
28	HOLIDAY	30	31				25	26	27	28 N. 7/42 8 7/42	29 HPC	30			
Deadlin	Les and Meetin	g Dates are	subject to cha	nge at any ti	me. Please	contact the	e Plannin	A-7/12 & 713 g Department	at (956) 681-1	N-7/12 & 7/13 250 if you hav	L e any questi	ons.			
	-	_	•	,				•	` '	•	, ,				



PLANNING DEPARTMENT



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

2023 CALENDAR

			Meetings:			Deadlines:										
C	ity Commis	ssion		Planning	& Zoning	D- Zoning/CUP Application N - Public Notification										
	ıblic Utility I			Zoning B	oard of Adju	* Haliday Office is sleeped										
HPC -	Historic Pre						* Holiday - Office is closed									
6	3.6	J	ILY 202		T	O	3.6	AUG	<u>UST 202</u>			I.G. 4				
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
						1			1	2	3	4	5			
_				I.					-							
2	3	4 HOLIDAY	5	6	7	8	6	7	8	9 N- 8/22 & 8/23	10	11	12			
		ПО						A- 8/22 & 8/23		D-9/6 & 9/7						
9	10	11	12 N-7/26 & 7/27	13	14	15	13	14	15	16	17	18	19			
	A-7/26 & 7/27		D-8/8 & 8/9													
16	17	18	19	20	21	22	20	21	22	23 N- 9/6 & 9/7	24 HPC	25	26			
								A- 9/6 & 9/7		D-9/19 & 9/20						
23	24 🔵	25	26	27 HPC	28	29	27	28	29	30	31					
30	A-8/8 & 8/9 31		N-8/8 & 8/9 D-8/22 & 8/23													
		SEPTI	OMRER	2023					ОСТО	BER 20	123					
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
10 1111	11202	1 110	77.50		1	2	1	2	3	4	5	6	7			
								A 40/47 P 40/40		N-10/17 & 10/18	1					
3	4	5	6	7	A-9/19 & 9/20 8	9	8	A-10/17 & 10/18	10	D-11/1 - 11/7 11	12	13	14			
	HOLIDAY		N-9/19 & 9/20			Ī										
10	11 _	12	D-10/3 & 10/4 13	14	15	16	15	16	17	18	19	20	21			
		_	'			Ī				N- 11/1 ZBA						
17	18	<mark>19</mark>	20	21	22	23	22	A-11/1 ZBA	24	D-11/15 & 11/21 25	26 HPC	27	28			
	'		D-10/18 & 10/19	•					_							
24	A-10/3 & 10/4 25	26	N-10/3 & 10/4 27	28 HPC	29	30	29	A- 11/7 PZ 30	31	N- 11/7 PZ						
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		NOVE	MBER	0000				A- 11/15 ZBA	DECEN	MBER 2	000					
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
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			N- 11/15 ZBA													
5	6	7	D-12/5 & 12/6 8	9	10	11	3	4	5	6 HPC	7	8	9			
				ı.		Ī				D-TBA						
12	A-11/21 PZ	14	N- 11/21 PZ 15	16	17	18	10	A-12/19 & 12/20 11	12	N-12/19 & 12/20 13	14	15	16			
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19	20	21	D-12/19 & 12/20 22	23	24	25	17	18	19	20	21	22	23			
				HOLIDAY			1 ′′			D- TBA			23			
200	A-12/5&12/6	20	14-12/3 & 12/0				24	A- TBA	20	N- TBA	20	20	20			
26	27	28	29	30			24	HOLIDAY	HOLIDAY	27	28	29	30			
D	<u> </u>		11. (D.		31									
Deadline	es and Meetin	g Dates are s	subject to cha	nge at any tii	me. Please o	contact the	e Plannin	g Department	at (956) 681-1	250 if you hav	e any questi	ons.				