

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

WEDNESDAY, MAY 3, 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 April 19, 2023

2. PUBLIC HEARINGS:

- a) Request of Pedro R. Romero Morales for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing metal carport measuring 18 feet by 25 feet, at Lot 3, Block 18, Ewing's Addition, Hidalgo County, Texas; 909 North 15th Street. **(ZBA2023-0032)**
- b) Request of James L. Hall for a Variance request to the City of McAllen Zoning Ordinance to allow an encroachment of 4.5 feet into the 6 feet east side yard setback for a proposed storage shed measuring 20 feet by 12 feet, at Lot 6 and the west 20 feet of Lot 7, Block 4, West Harvey Addition, Unit No. 1 and Unit No. 2, Hidalgo County, Texas; 2205 Daffodil Avenue. **(ZBA2023-0031)**
- c) 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) (TABLED: 03/08/2023) (REMAIN TABLED: 03/22/2023, 04/05/2023, 04/19/2023)**

3. FUTURE AGENDA ITEMS

- a) 2909 Diaz Avenue
- b) 1300 North Bentsen Road
- c) 800 South "G" Street
- d) 804 South "G" Street
- e) 3017 Sycamore Avenue
- f) 3212 Redwood Avenue

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.

**uSTATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, April 19, 2023 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Chairperson
	Sylvia Hinojosa	Vice-Chairperson
	Ann Tafel	Member
	Rogelio Rodriguez	Member
	Hugo Avila	Member
Absent:	Juan Mujica	Alternate
	Sam Saldivar	Alternate
Staff Present:	Austin Stevenson	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Samuel Nunez	Planner II
	Marco Rivera	Planner I
	Samantha Trevino	Planner I
	Porfirio Hernandez	Planning Technician II
	Jacob Salazar	Planning Technician I
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a)** Minutes for the meeting held on April 5, 2023.

The minutes for the meeting held on April 5, 2023 were approved. The motion to approve the minutes were made by Vice-Chairperson Sylvia Hinojosa. Mr. Hugo Avila seconded the motion, which carried unanimously with five members present and voting.

As per Chairperson Jose Gutierrez’s suggestion, the following items had been recommended for approval by staff. They are as follows:

2. PUBLIC HEARINGS:

- a)** Request of Sandra L. Nunez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 9 feet into the 25 feet front yard setback for an existing metal carport measuring 20 feet by 20 feet, at Lot 118, Meadow Ridge, Hidalgo County, Texas; 4915 North 46th Lane. **(ZBA2023-0028)**
- b)** Request of Martin Saavedra for the following Special Exceptions to the City of McAllen Zoning Ordinance to allow an encroachment of 13.5 feet into the 20 feet front yard setback for an existing metal carport measuring 15.5 feet by 18.3 feet, at Lot 78, Arrowhead PH 2, Hidalgo County, Texas; 2921 North 40th Street.

(ZBA2023-0029)

- c) Request of Rosa Linda Tijerina for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet rear yard setback for an existing metal carport measuring 22 feet by 28 feet at Lot 43, Parkwood Manor Subdivision Phases 1, 2 & 3, Hidalgo County, Texas; 2309 Sandpiper Avenue. **(ZBA2023-0025)**

Mr. Hugo Avila **moved** to approve the previously outlined special exceptions as per staff's recommendation, limited to the submitted plans correspondent to each item. Vice-Chairperson Sylvia Hinojosa seconded the motion. The Board voted to approve with five members present and voting.

- d) Request of Mary Freeland for a special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 23 feet into the 25 feet front yard setback for an existing carport measuring 23 feet by 12 feet and **2)** an encroachment of 6.5 feet into the 25 foot front yard setback for an existing porch measuring 6.5 feet by 34 feet at Lot 14, Block 4, North Citrus Park, Hidalgo County, Texas; 1500 Fern Avenue. **(ZBA2023-0026)**

Ms. Solis stated the applicant was requesting a special exception and variance for encroachments into the front yard setback for an existing wooden carport and porch. The applicant states she does not have a garage and is in need of a carport to cover her vehicle. The carport is also to provide protection for weekly church gathers held at her home, and is the primary use of the carport.

The subject property was located along the west side of Main Street and east of north 16th Street. The lot had 75 feet of frontage along Fern Avenue and a depth of 120 feet for a lot size of 9,000 square feet. The property is zoned R-1 (single-family residential) District and a single-family residence is located on the property. The adjacent zoning is R-1 District in all directions. The surrounding land use is single family residential.

North Citrus Park Subdivision was recorded on January 16, 1959. A non-compliance notice was posted by Building Permits and Inspections Department on March 11, 2023 for construction without a building permit. An application for a building permit was submitted to Building Permits and Inspections Department on March 14, 2023 and an application for a Special Exception and Variance request was submitted to the Planning Department on March 14, 2023.

Special Exception #1: This request is for an existing wooden caport encroaching 23 feet into the 25 feet front yard setback and measuring 23 feet by 12 feet. The request is to allow the carport to remain for the protection of the family vehicles as well as for outdoor weekly church gatherings.

Variance request #2: This request is for an existing wooden porch cover encroaching 6.5 feet in to the 25 feet front yard setback and measuring 6.5 feet by 34 feet. According to the applicant, the structure provides shade and protection.

Planning Department records does reveal one approved variance and special exception in North Citrus Park Subdivision.

As per the plat, neither the carport nor porch are encroaching into any easements.

There have been no calls or emails received in opposition to the requests.

Special Exception #1: Staff recommended approval of the Special Exception request, since there is an approved special exception in the area and carport is not located over any easements.

Variance request #2: Staff recommended disapproval for Variance request #2, since the porch structure can be enclosed at later time.

Vice-Chairperson Hinojosa asked staff if the roof of the carport attached to the existing house. Ms. Solis stated it was detached by 6 inches.

Ms. Mary Freeland, the applicant stated they purchased the house about seven years ago. They did extensive repairs to the house. She stated when dropping off packages it protects them during inclement weather. There was an existing porch but did not have any support underneath it was an extension of the roof. They removed it, put another porch to replace it, and extended it to cover the windows.

Board member Avila mentioned to the applicant more than likely that whoever added the porch was already out of compliance. The setback went up 25 feet to the face of the house. However, when they removed the porch you were in compliance and when the porch was added it and extended it was out of compliance.

Ms. Freeland stated the house was built in 1962 and she did not know that the porch was not in compliance all this time. She stated that by removing her porch it would decrease the value of her house.

Board member Saldivar asked staff the residence had a roof in front of the door. What were the measurements? Ms. Solis stated the only measurement staff had were the ones on the site plan.

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

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

Following discussion, Mr. Sam Saldivar **moved** to approve the special exception request #1. Mr. Hugo Avila seconded the motion. The Board voted to approve the special exception with five members present and voting.

Following discussion, Mr. Sam Saldivar **moved** to approve variance request #2 per staff's recommendation. Vice-Chairperson Sylvia Hinojosa seconded the motion. The Board voted to approve variance request #2 as per staff's recommendation with three members' voting aye, Ms. Ann Tafel, and Chairperson Jose Gutierrez voting nay. The variance request was disapproved.

- e) Request of Amelia Rodriguez for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5.5 feet into the 20 feet front yard setback for an existing porch patio measuring 5.5 feet by 28.5 feet on Lot 125, Los Encinos Subdivision, Hidalgo County, Texas; 3420 Queta Avenue. **(ZBA2023-0030)**

Mr. Nunez stated the applicant was requesting the above-mentioned variance for an existing porch patio that measured 5.5 feet by 28.5 feet. The applicant has stated that this porch patio would help her keep her house entrance dry to prevent slips or falls during rainy conditions.

The subject property was located on the southeast corner of Queta Avenue and South 35th Street. According the Hidalgo County Appraisal District records, the lot has a size of 5,616 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 was single family residential.

Los Encinos Subdivision was recorded on July 5, 1994. The required front yard setback as per plat is 20 feet. A Stop Work Order was issued by the Building Permits and Inspections Department on September 2, 2022 for a front patio that was being constructed without a permit. An application for a building permit was submitted on September 15, 2022 for the front porch patio. An application for a variance request was submitted on March 21, 2023.

This variance would allow an encroachment of 5.5 feet into the 20 feet front yard setback for an existing porch patio that measures 5.5 feet by 28.5 feet, as per the submitted site plan. Moreover, approval of this variance will essentially establish a front yard setback of 14.50 feet for the subject property. There is a 5-foot utility easement that runs along the west side of the subject property. However, this utility easement is not impacted by the existing porch patio

During a site visit, staff noticed 5 carports that appeared to be encroaching into the front yard setback of this subdivision. A review of Planning Department records revealed a total of 4 special exceptions that were granted for encroachments of 20 feet into the 20 feet front yard setback for carports at Lots 40, 109, 143, and 175 of this subdivision.

Measurements provided are without the benefit of a survey.

Staff did not receive any phone calls, emails or letters in opposition to this special exception request.

Staff recommended disapproval of the variance request.

Chairperson Gutierrez asked staff if the porch patio attached to the original building. Mr. Nunez stated yes. Chairperson Gutierrez asked staff who brought the case before the Board. Mr. Nunez stated it was through a Stop Work Order that was issued to the owner. She then came to the Planning Department to resolve the issue. The applicant stated that in the past when staff did the site visit she had experienced slip and falls in the front when it rained. The patio would help keep the entrance dry.

Board member Mujica asked staff if there were similar situations in that neighborhood. Mr. Nunez stated only for carports.

Ms. Amelia Rodriguez, the applicant stated the patio was built in February 2023. She never obtained a building permit. The contractor never obtained a permit. She had no way to contact the contractor.

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

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

Vice-Chairperson Hinojosa asked staff if there was an alley in the neighborhood. Mr. Nunez stated it appeared to be a rear yard driveway but there was no access to an alley.

Following discussion, Mr. Juan Mujica **moved** to disapprove the variance request as per staff's recommendation. Ms. Ann Tafel seconded the motion. The Board voted to disapprove the variance request with four members voting aye and Vice-Chairperson Sylvia Hinojosa voting nay. The vote was 4-1.

- f) Request of Nadia Avalos and Ruben Luna for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 16.4 feet into the 20 feet front yard setback for a proposed carport measuring 16.4 feet by 20 feet at Lot 66, Parkwood Manor Subdivision Phases 1, 2 & 3, Hidalgo County, Texas; 2400 Sandpiper Avenue. **(ZBA2023-0027)**

Mr. Nunez stated the applicant was requesting the above-mentioned special exception for proposed carport that will measure 16.4 feet by 20 feet. The applicant has stated that this carport would help them provide protection from the weather elements for their 4 cars.

The subject property was located along the north side of Sandpiper Avenue, approximately 420 feet west of North 23rd Street. The Lot has 70 feet of frontage along Sandpiper Avenue and a depth of 104 feet for a Lot size of 7,280 square feet. The property is zoned R-1 (single-family residential) District and a single-family residence is located on the property. Adjacent zoning was R-1 District in all directions. The surrounding land use is single family residential.

Parkwood Manor Subdivision Phases 1, 2 & 3 was recorded on July 25 1983. The required front yard setback as per plat is 20 feet for lots that are not around a cul-de-sac. A Stop Work Order was issued by the Building Permits and Inspections Department on June 30, 2022 for a carport that was being constructed without a permit. An application for a building permit was submitted to Building Permits and Inspections Department on July 6, 2022 for a carport with a mesh roof. An application for a special exception request was submitted to the Planning Department on March 15, 2023.

This special exception would allow an encroachment of 16.4 feet for a proposed carport that would measure 16.4 feet by 20 feet. The existing residence has a built in garage, which, according to the applicant, is used for the storage of household items and one car. There is no alley along the rear yard of the subject property. There is an existing 5-foot sidewalk easement that runs along the front property line that will be impacted by the proposed carport.

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 construct carports within the front yard setback, altering the exiting character of the subdivision.

During a site visit, staff did not notice any other carports in the subdivision that appeared to be encroaching into the front yard setback. This proposed carport would be the first in the front yard within the subdivision. A review of Planning Department records did not reveal any special exceptions granted in this subdivision. Building Department records did not reveal any building permits issued for carports within the front yard in this subdivision.

Measurements provided are without the benefit of a survey.

Special exceptions are issued and recorded for the property owner only. New owners of the subject property will have to apply for a new special exception.

Staff did not receive any phone calls, emails or letters in opposition to this special exception request. However, the Stop Work Order that was issued to the property owner was based on a complaint made by a resident of the subdivision.

Staff recommended disapproval of the special exception request since the proposed carport would impact the existing front yard easement and alter the character of the subdivision. However, if the Board chooses to approve the request, it should be limited to the encroachment shown on the submitted site plan.

Chairperson Gutierrez commented to staff on the Stop Work Order issued on June 30, 2022. An application for a building permit was submitted on July 6, 2022. An application for this request was submitted on March 15, 2023. Did they not stop the work order? Mr. Nunez stated because they had not finish the mesh but at the time the Stop Work Order was issued they had already set up the poles. By March 2023, they were ordered a Municipal court order. They needed to see if this Board made a decision so that the court could take action.

Mr. Rolando Rodriguez, 2400 Sandpiper Avenue, representing daughter, Nadia Avalos & Ruben Luna. He stated they had five vehicles and needed the carport for protection. Board member Tafel asked the applicant that they had a two-car garage and were not using it as a garage. Mr. Rodriguez stated they used it for storage for five family members. The yard in the rear was small as to not have a storage unit.

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

Chairperson Jose Gutierrez asked if there was anyone present in opposition of the variance request. There was someone in opposition of the variance request.

Rosemarie Gomez, 2409 Thunderbird Avenue, the applicant stated the structure that was being built was very much like the canvas covers on schoolyards. Most of the houses in the subdivision the garages were in the rear whereas the ones from Sandpiper Avenue to Thunderbird Avenue were in the front. She stated a carport like that would decrease the curb appeal of the entire subdivision as well as the market value.

Tom Sheperd, 2412 Sandpiper Avenue, stated aesthetically it would not fit in the neighborhood. Looking at a side view the structure would be further out to the sidewalk. He stated he was a realtor from a realtor standpoint it should not be done. The value of the property, neighborhood, aesthetically and curb appeal.

Alma Lara, 2300 Sandpiper Avenue, stated she bought her property over 50 years ago and loved the neighborhood. When she saw the structure that was being built, she was told no front fences nothing to the front when they first started building their home. She stated if the carport was added it would devalue the subdivision.

Following discussion, Ms. Ann Tafel **moved** to disapprove the special exception as per staff's recommendation. Mr. Hugo Avila seconded the motion. The Board voted to disapprove the special exception with five members present and voting.

- g) 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) (TABLED: 03/08/2023) (REMAIN TABLED: 03/22/2023, 04/05/2023)**

This item was to remain tabled until the next meeting. The applicant was working towards attaining parking agreement.

3. FUTURE AGENDA ITEMS:

- a) 2205 Daffodil Avenue
- b) 909 North 15th Street
- c) 1428 East Hibiscus Avenue

ADJOURNMENT

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

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

Memo

TO: Zoning Board of Adjustment & Appeals

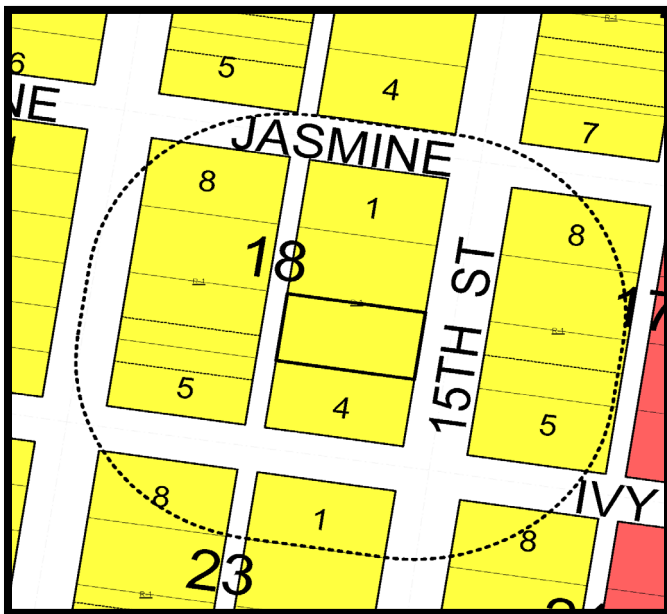
FROM: Planning Staff

DATE: April 18, 2023

SUBJECT: REQUEST OF PEDRO R. ROMERO MORALES FOR THE FOLLOWING SPECIAL EXCEPTION REQUEST TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 15 FEET INTO THE 20 FEET FRONT YARD SETBACK FOR AN EXISTING METAL CARPORT MEASURING 18 FEET BY 25 FEET, AT LOT 3, BLOCK 18, EWING'S ADDITION, HIDALGO COUNTY, TEXAS; 909 NORTH 15TH STREET. (ZBA2023-0032)

REASON FOR APPEAL:

The applicant is requesting a special exception for an existing metal carport with an encroachment into the 20 feet front yard setback. During a site visit by staff to the subject property, the applicant verbally stated a contractor was hired to install the metal carport but did not obtain a building permit. The carport is to provide protection for the applicants vehicles and for health related reasons for family member(s).



PROPERTY LOCATION AND VICINITY:

The subject property is located along the west side of North 15th Street, 75 feet north of Ivy Avenue. The Lot has 75 feet of frontage along North 15th Street and a depth of 140 feet for a Lot size of 10,500 square feet. The property is zoned R-1 (single-family residential) District and a single family residence is located on the property. The adjacent zoning is R-1 District in all directions. The surrounding land use is single family residential.

BACKGROUND AND HISTORY:

A notice of non-compliance was posted by Building Permits and Inspections Department on March 11, 2023 for no permit on file for construction of a carport at the front of the property. An application for a building permit was submitted to Building Permits and Inspections Department on March 16, 2023 and an application for a Special Exception request was submitted to the Planning Department on March 27, 2023.

ANALYSIS:

The request is for a special exception to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing metal carport measuring 18 feet by 25 feet over an existing paved driveway. The applicant stated that the carport is needed to provide shade protection due to medical reasons for one of the family members.

There is an existing paved alley at the rear of the property.

There is an existing “two car garage” located at the rear of the property that is currently being used for storage. As per Hidalgo County Appraisal District records the garage was built the same year as the main structure. There is no paved driveway leading to the existing “garage”.

During the site visit, staff noticed other accessory structures that appear to encroach into the rear yard setback of properties along this block.

A windshield survey of the area (one block in each direction from the subject property block) did not reveal encroachments into the front yard setback.

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 construct carports within the front yard setback.

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

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 **disapproval** of the Special Exception request since there are no other carports along the front yard of this block and approval of the request to allow the carport within the front yard may encourage other property owners to construct 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.

ZBA 2023-0032

ZBA
5/3/2023



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Project

Legal Description Lot - 3 Block - 18

Subdivision Name Ewing's Addition

Street Address 909 N 15TH ST

Number of lots 1 Gross acres _____

Existing Zoning R-1 Existing Land Use Residencia

Reason for Appeal (please use other side if necessary) Protección del (los) carros; sombra para la familia por razones médicas.

☒ \$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 Pedro R. Romero Morales Phone 956 451 3554

Address 909 N 15TH ST E-mail romero_prene@hotmail.com

City McAllen State TX Zip 78501

Owner

Name Pedro R. Romero Morales Phone 956 451 3554

Address 909 N 15TH ST E-mail romero_prene@hotmail.com

City McAllen State TX Zip 78501

Authorization

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

☐ Yes ☒ No

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

Signature [Signature] Date 03/27/2023

Print Name PEDRO R. ROMERO MORALES ☒ Owner ☐ Authorized Agent

Office

Accepted by _____ Payment received by _____ Date MAR 27 2023

Rev 10/18

BY: CW

DS

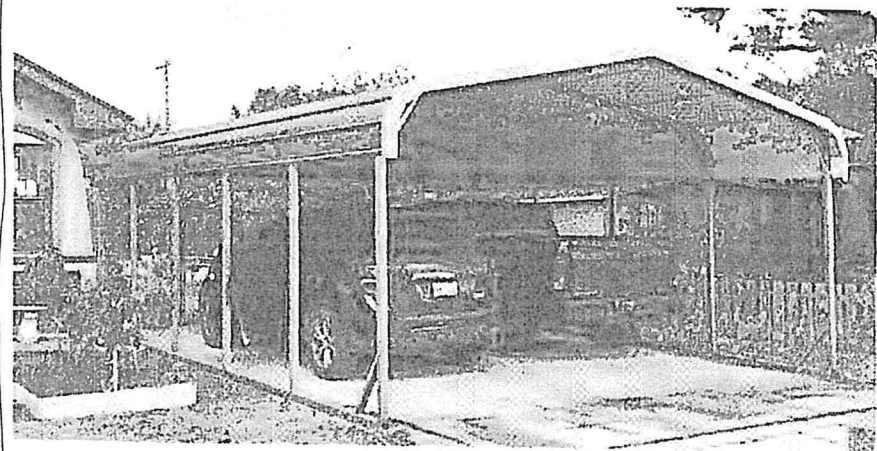
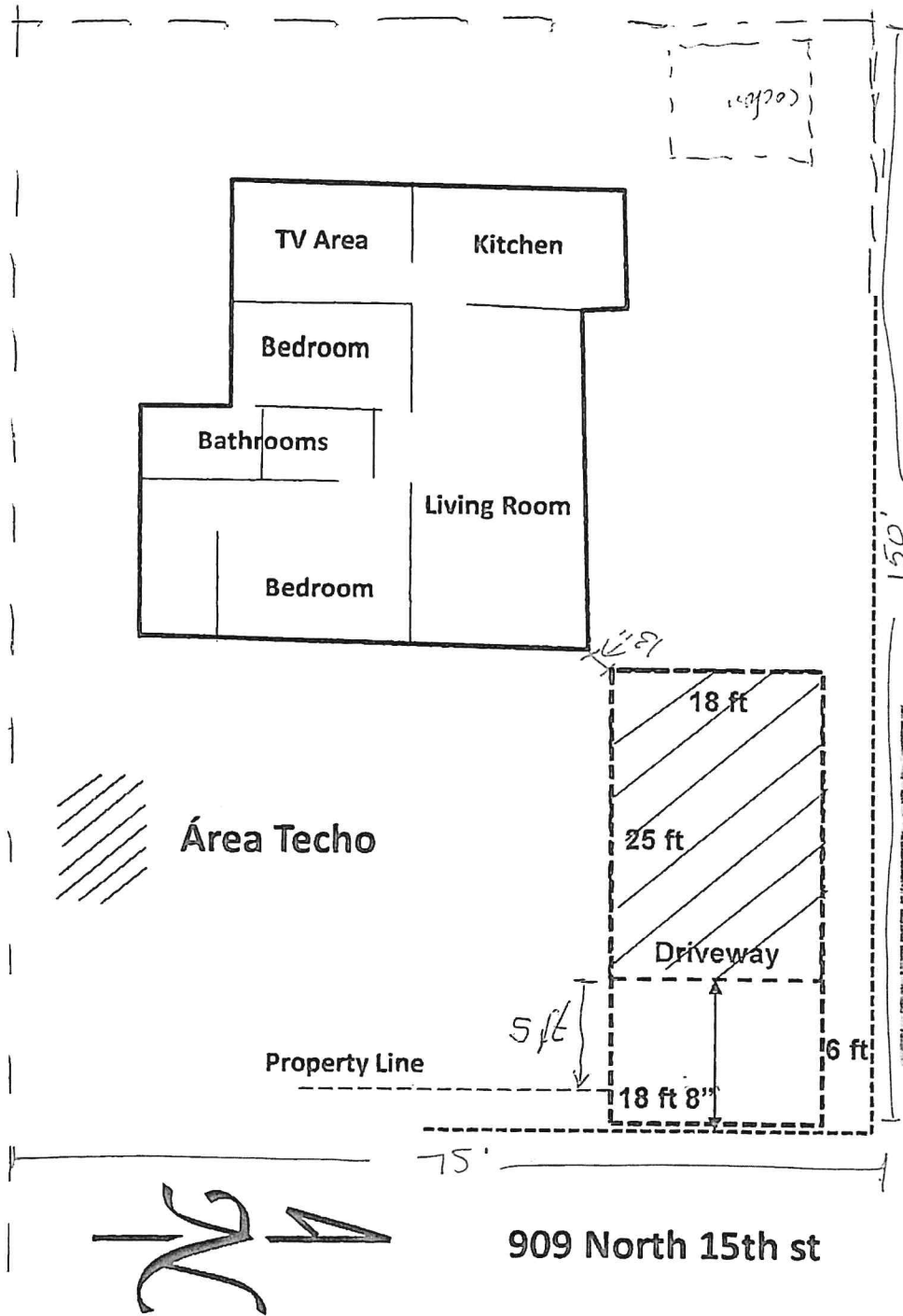


City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (Please use an additional page if necessary to complete responses)</p> <p>**Information provided here by the applicant does not guarantee that the Board will grant a variance.</p> <p>***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.</p>	
	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:	
	2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:	
	<i>Solicito que se quede el techito para la protección de los carros y cuidado de salud de la familia</i>	
	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:	
	<i>Techito abierto y no impacta la visibilidad a ningún vecino</i>	
4. Describe special conditions that are unique to this applicant or property:		
<i>Para protección de los carros y cuidado de salud.</i>		
Board Action		
	Chairman, Board of Adjustment Signature	Date



Techo para vehículos
25 ft x 18 ft









NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2023-0032
CITY OF McALLEN PLANNING DEPT
WWW.MCALLEN.TX

909

909

Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

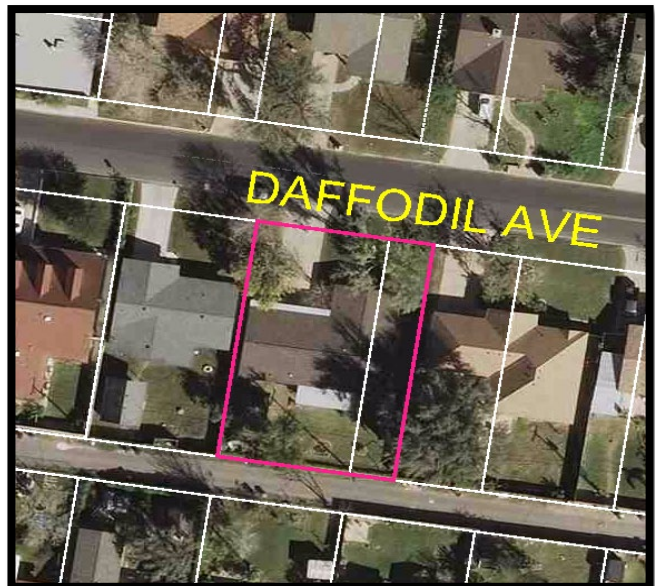
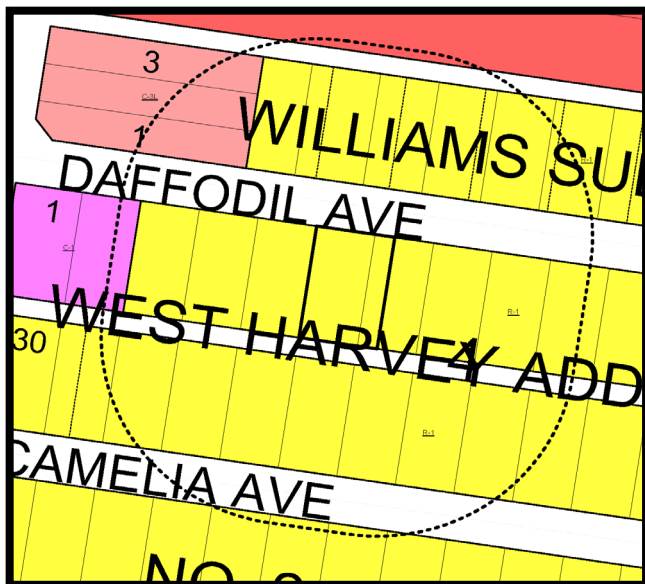
FROM: Planning Staff

DATE: April 18, 2023

SUBJECT: REQUEST OF JAMES L. HALL FOR A VARIANCE REQUEST TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 4.5 FEET INTO THE 6 FEET EAST SIDE YARD SETBACK FOR A PROPOSED STORAGE SHED MEASURING 20 FEET BY 12 FEET, AT LOT 6 AND THE WEST 20 FEET OF LOT 7, BLOCK 4, WEST HARVEY ADDITION, UNIT NO. 1 AND UNIT NO. 2, HIDALGO COUNTY, TEXAS; 2205 DAFFODIL AVENUE. (ZBA2023-0031)

REASON FOR APPEAL:

The applicant is proposing to encroach 4.5 feet into the 6 feet east side yard setback for the construction of a storage building measuring 20 feet by 12 feet. The applicant states that the proposed storage shed will replace a demolished storage shed at the same location on the property.



PROPERTY LOCATION AND VICINITY:

The subject property consists of a full Lot and 20 feet from the Lot to the east. Property is located on the south side of Daffodil Avenue, approximately 308 feet east of North 23rd Street. The property has 80 feet of frontage along Daffodil Avenue and a depth of 120 feet for a lot size of 9,600 square feet. The zoning for the property and adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land use is single family residential.

BACKGROUND AND HISTORY:

West Harvey Addition, Unit No. 1 & Unit No. 2 was recorded in February 1958. A Stop Work order was issued by the Building Permits and Inspections Department on March 18, 2023 for construction without a building permit of a storage shed and a fence. A building permit application was submitted to the Building Permits and Inspections Department on March 24, 2023 and a variance application was submitted to the Planning Department on March 27, 2023.

ANALYSIS:

The request is to allow an encroachment of 4.5 feet into the 6 feet east side yard setback for a proposed wood storage shed measuring 20 feet by 12 feet. The applicant states that there is a 10 feet by 10 feet concrete slab where a storage building was formerly located. The storage building was demolished due to deterioration. The previous storage structure was there for about 35 years. The applicant is proposing to rebuild the structure at the same location however, he has enlarged the concrete slab to a size of 12 feet by 20 feet in order to accommodate a slightly larger storage shed. Since the previous storage building had been there for 35 years and storage sheds are common in this area, the applicant thought that replacing the storage shed at the same location was allowed.

Secondary structures at the rear of the property must maintain a 5 feet building separation to the main building. Relocation may not be feasible due to the proximity to the main structure, or possible encroachment into the rear setback.

A 7 feet tall cedar fence surrounds the rear yard, which will help to reduce the view of the proposed storage building.

The proposed storage building will have ample building separation in all directions to the nearest structure. To the south of the subject property across the alley are two storages buildings which appear to be built almost to the rear property line.

During a site visit, staff noticed other encroachments along the rear and side yards of the other properties. A review of Planning Department records did not reveal other variances granted within the subdivision.

Measurements provided were without benefit of a survey.

There are no utility easements at the rear or side of the property.

Staff has not received calls or emails in opposition of the variance request.

RECOMMENDATION:

Staff recommends **disapproval** of the variance request since the plight of the owner is not due to unique conditions of the property.

213A2023-0031

213A
5/3/23



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 <u>Lot 6 + W 20' Lot 7 Blk 4</u>
	Subdivision Name <u>West Harvey Addition UT #1+2</u>
	Street Address <u>2205 Daffodil</u> Number of lots <u>1</u> Gross acres _____
	Existing Zoning <u>Residential</u> Existing Land Use <u>Residence</u>
	Reason for Appeal (please use other side if necessary) <u>request variance for location of storage shed regarding proximity to East boundary.</u> <input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport) <input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
Applicant	Name <u>James L. Hall</u> Phone <u>956-605-6845</u> Address <u>2205 Daffodil</u> E-mail <u>JLH537276@gmail.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
Owner	Name <u>Same as above</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature <u>J Hall</u> Date <u>3/27/23</u> Print Name <u>James L. Hall</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent
Office	Accepted by <u>ln</u> Payment received by _____ Date _____ Rev 10/18

213





City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

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

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

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

Reason for Appeal

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

storage shed on the property when I purchased the property from my Mom's Estate. The shed had been in that location for 35+ years and was in need of significant repairs. I was rebuilding a shed (A)

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

Having to locate the shed an additional 5 ft or so further in the yard would necessitate moving / replacing a tree and would be too close to house. (B)

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

the shed will be well built (maybe over built) and seeks following all specifications of City's code I received with application for permit. The location of the (C)

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

This house was built by my parents in 1960. I bought the property in May 2022 and have done significant remodeling, renewed complete house etc. I am upgrading and modernizing the property while maintaining the (D)

Board Action

Chairman, Board of Adjustment
Signature

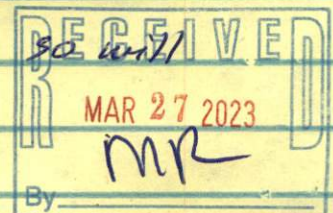
Date

Reason For Appeal Continued Responses

(A) 1) in the same location and adding some additional concrete slab to enlarge from 10'x10' to 12'x20'. The shed has always been about ~~1~~ 1 1/2 to 2 ft from East property line. Since it had been at that spot for 35+ years, I had no reason to believe it was not ok to rebuild in same location, especially when several neighbors have sheds located very close to back and side property lines.

(B) 2) The shed will be well built and painted a neutral color so as not to stand out. I have a 7 ft wood fence enclosing the yard and I will have landscaping around the shed.

(C) 3) Shed has never been an issue with any neighbors in the past. I have asked the neighbor to my East (next to fence) and he has no issue with the location being close to their fence. The distance from shed to rear boundary is approximately 11 to 12' so will not obstruct view in the alleyway.



Continued Response

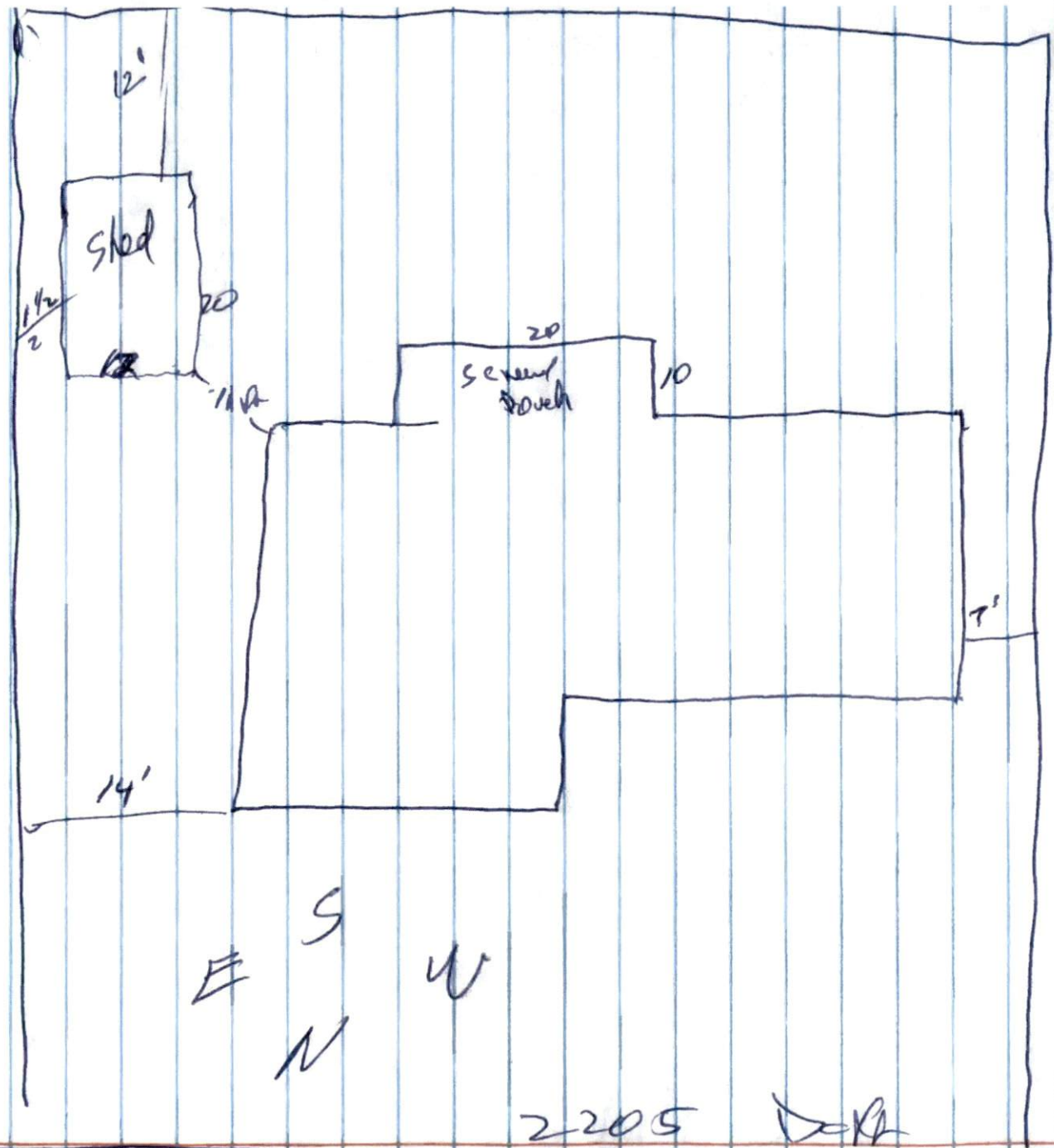
- ⑤ 4) Original outside appearance and integrity of the property. Keeping the storage shed in the same location achieve that plan and not affect any neighbors negatively as it hasn't for past 35 years. The structure will be much safer and be ~~have~~ much more pleasing to view.

I respectfully request your consideration in approving this appeal for this variance.

Sincerely,

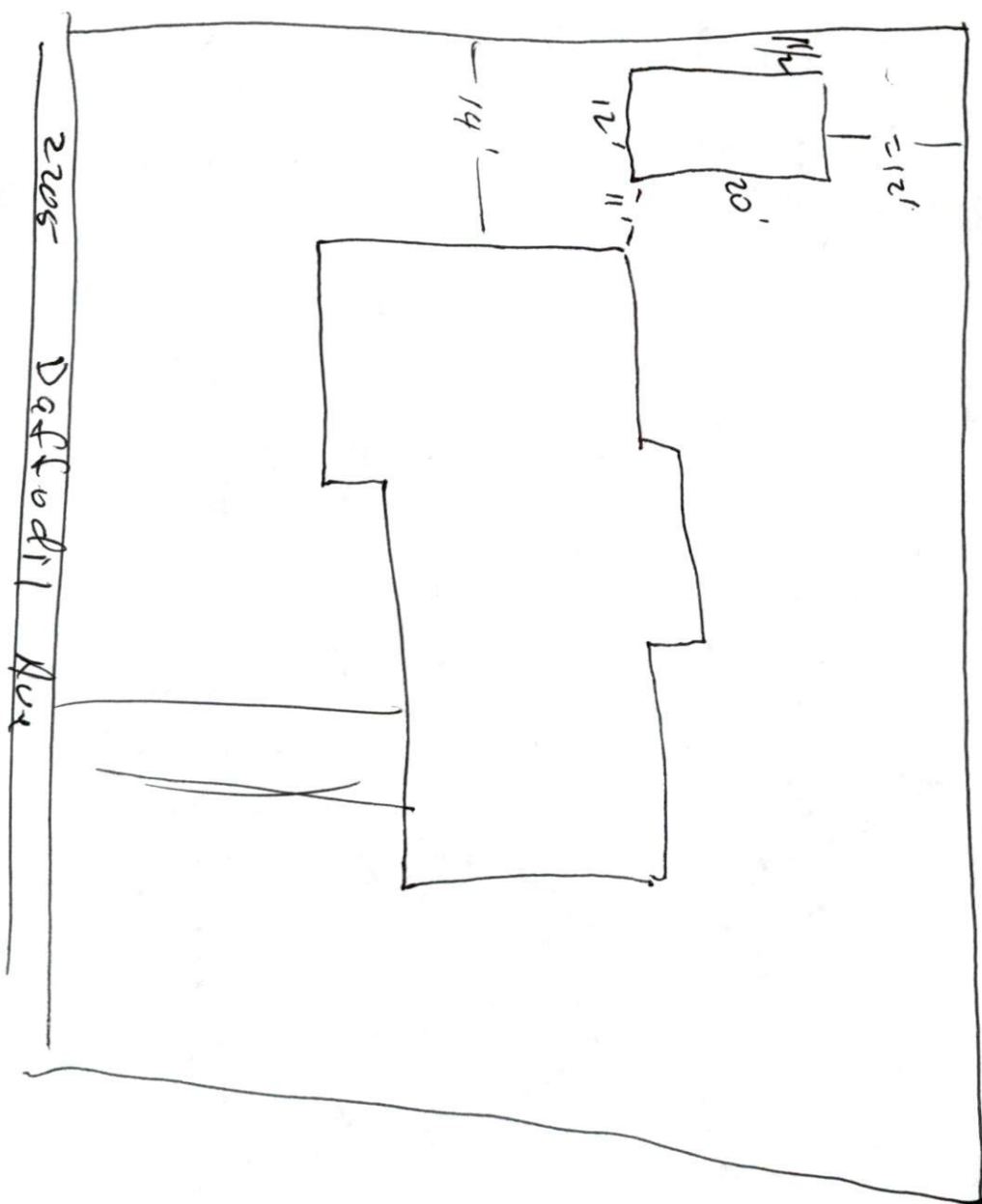
J Hall

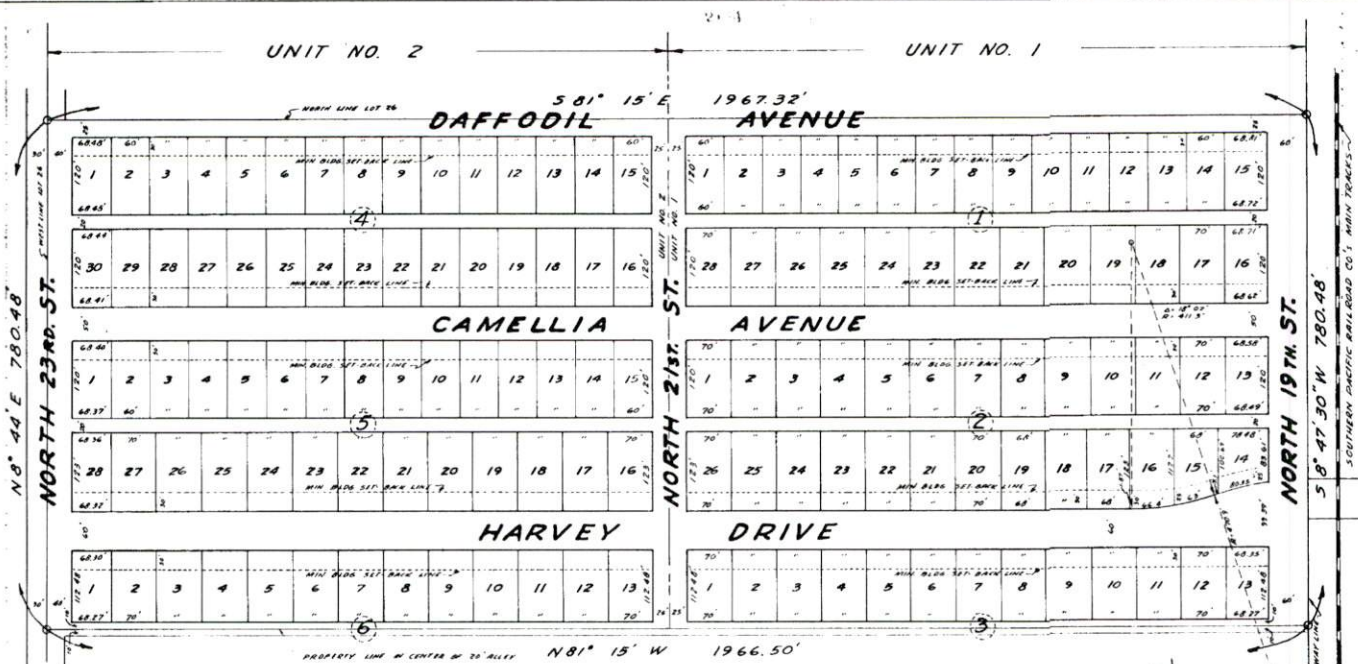
James L. Hall



RECEIVED
MAR 27 2023
BY MR

2205
De Rodri





**MAP
OF
WEST HARVEY ADDITION, UNIT NO. 1 & UNIT NO. 2
MCALLEN, TEXAS**

BEING A RESUBDIVISION OF "WEST HARVEY ADDITION", A SUBDIVISION OF THE NORTH 780.48 FEET OF THAT PART OF LOT 24, BLOCK 1, C. E. HAYWARD'S SUBDIVISION, OF PROCEEDS, 43.144, HIDALGO COUNTY, TEXAS, LYING WEST OF FOURTH EERN PACIFIC RAILROAD CO.'S RIGHT-OF-WAY, CONTAINING 38.24 ACRES.

SCALE: 1" = 100'

DATE: 12-16-57

I, C. L. FABIAN, a Registered Public Surveyor, do hereby certify the foregoing map to be a true and correct representation of the lands hereon described as platted by me from survey of the outside boundaries of same.

C. L. Fabian
C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
MC ALLEN, TEXAS

FILED FOR RECORD AND DATE
FEB 11 1958
COUNTY CLERK, HIDALGO COUNTY, TEXAS
M. J. T. T. T.

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
That I, R. A. WHITING, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OF WEST HARVEY ADDITION, UNIT NO. 1 AND UNIT NO. 2, AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

R. A. Whiting
R. A. WHITING

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, R. A. WHITING, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF December, A.D. 1957.

[Signature] LEWIS JR.
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS
CKR

THIS PLAT APPROVED BY THE MC ALLEN ZONING AND PLANNING BOARD ON THIS 2 DAY OF January, A.D. 1958.

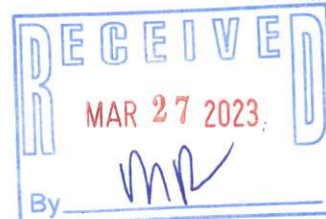
MC ALLEN ZONING AND PLANNING BOARD
BY: *V. E. Cook*
V. E. COOK, JR., CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MC ALLEN, TEXAS ON THIS 4th DAY OF January, A.D. 1958.

ATTEST:
[Signature]
H. M. HENLEY, CITY SECRETARY

[Signature]
PHILLIP ROYCE, CLERK

Approved by Commissioners' Grant
Feb. 4, 1958
Louis Van Horn, Deputy G. C. C.











NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2023-0031

CITY OF MCALLEN PLANNING DEPT.
996-4311 / 996-4312
WWW.MCALLEN.NET

Memo

TO: Zoning Board of Adjustment & Appeals

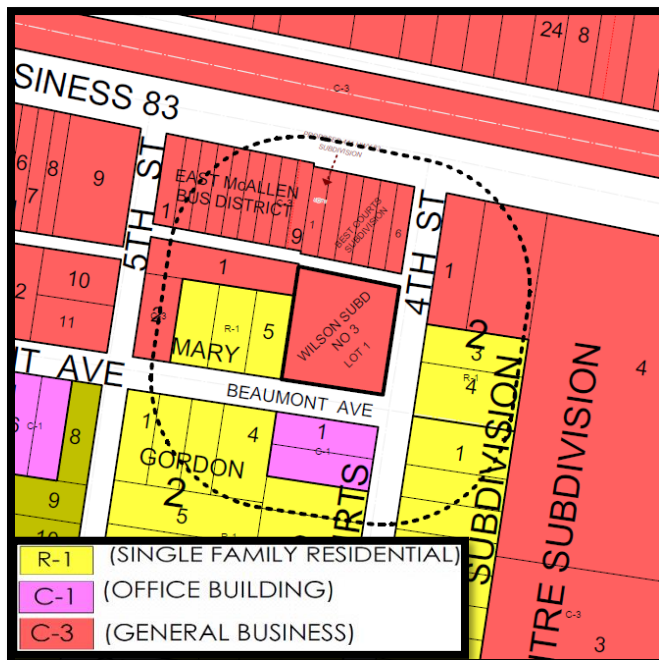
FROM: Planning Staff

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 recorded 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-foot 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.

ZBA
3/8/2023
studiosonfourth.com

ZBA2023-0012



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 Wilson No. 3 Lot 1

Subdivision Name Wilson

Street Address 120 S. 4th St. McAllen, TX 78501

Number of lots 1 Gross acres _____

Existing Zoning C3 Existing Land Use Motel/Parking lot

Reason for Appeal (please use other side if necessary) City of McAllen Requires 44 parking spaces, we are proposing 31 (existing) parking spaces for 29 units.

☒ \$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 Andrew LeBaron Phone 480 980 9022

Address 120 S. 4th St. E-mail info@studiosonfourth.com

City McAllen State TX Zip 78501

Owner

Name 4th St. McAllen TX, LLC Phone 480 980 9022

Address " " E-mail info@studiosonfourth.com

City McAllen State TX Zip 78501

Authorization

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

☐ Yes

☒ No

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

Signature [Signature]

Date 02/1/2023

Print Name Andrew LeBaron

☒ Owner

☐ Authorized Agent

Office

Accepted by KS

Payment received by _____

Date FEB 01 2023

Rev 09/20

BY: CW



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:

City of McAllen requires 1.5 parking spaces per habitation and there are 29 habitations.
Due to the lack of space only 31 parking spaces are available. Cutting the amount of units would cause an economic hardship and require us to withdraw from the project

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

This Variance would allow the project to carry-out \$700K - \$1M of improvements to McAllen and provide needed housing for its citizens.

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:

This Variance will not cause harm to neighbors, or cause legal issues.

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

The property was used as a motel and already had parking spaces satisfactory for the amount of units. Unlike most motels, this one ALREADY had existing kitchens built originally in the 1950's

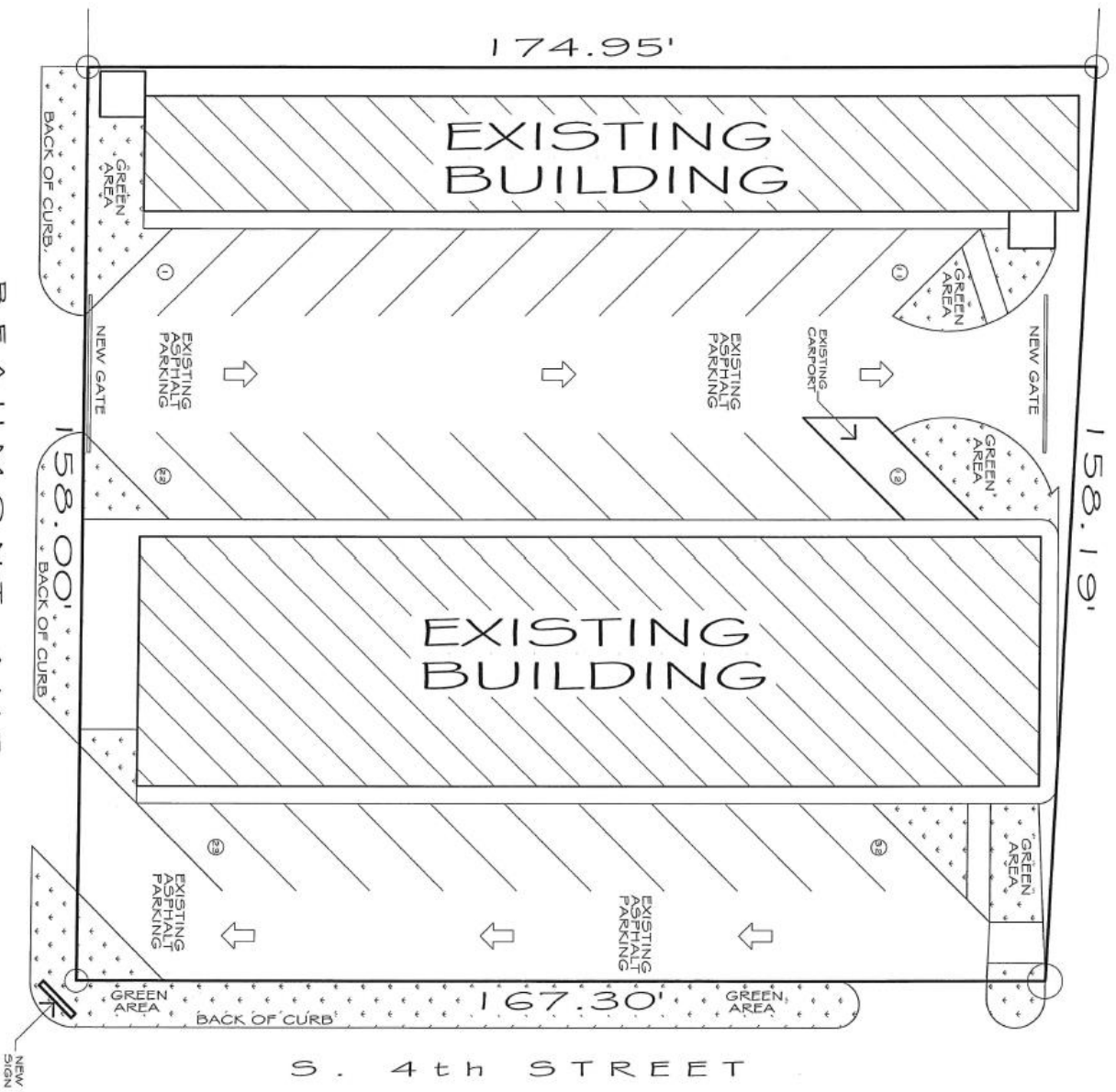
Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

20' ALLEY



SITE PLAN

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





PEÑA ENGINEERING

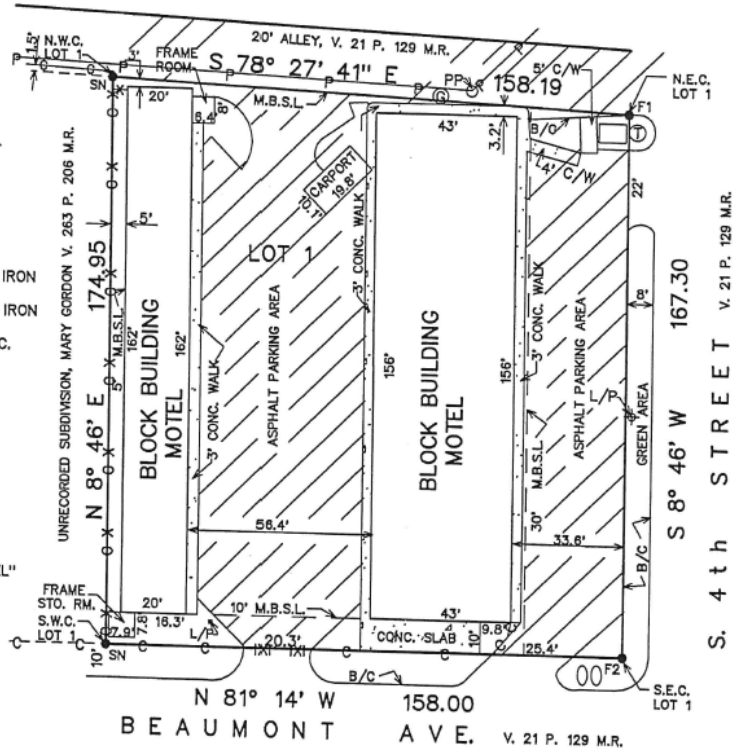
FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

SCALE: 1"=40'
CAD: WILSON3-1
JOB: #78909

NOTE: BASIS OF BEARING
IS THE EAST LINE OF LOT
1, WILSON SUBDIVISION,
No. 3, V. 21 P. 129 M.R.

LEGEND

- F1 - FOUND 1/2" DIAMETER IRON ROD
- F2 - FOUND 1/2" DIAMETER IRON PIPE
- SN - SET "PK" NAIL IN CONC.
- B/C - BACK IF CONC. CURB & GUTTER
- 6'-6" - 6' CHAIN LINK FENCE
- X-X - 6' CEDAR FENCE
- IXI - IRON GATE
- PP - POWER POLE
- L/P - LIGHT POLE
- W - WATER METER
- G - GAS METER
- C/W - CONCRETE WALK
- TP - TELEPHONE PEDESTAL
- LA CASITA MOTEL - SIGN



EASEMENTS AS PER G.F. NO. 944348
EFFECTIVE DATE: JUNE 1, 2022
ISSUED DATE: MAY 20, 2022
1.) EASEMENTS, RULES, REGULATIONS, AND RIGHTS IN FAVOR OF HIDALGO COUNTY
WATER IMPROVEMENT DISTRICT No. 3.

BUYER'S NAME: IRON TORO CAPITAL LLC

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL No. 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☒ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown. © copyright 2022 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon. In conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 120 S. 4th St.

MCALLEN, TX

LEGAL DESCRIPTION: LOT 1, WILSON SUBDIVISION, No. 3, AN ADDITION TO THE
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE MAP RECORDED IN VOLUME 21 PAGE 129
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

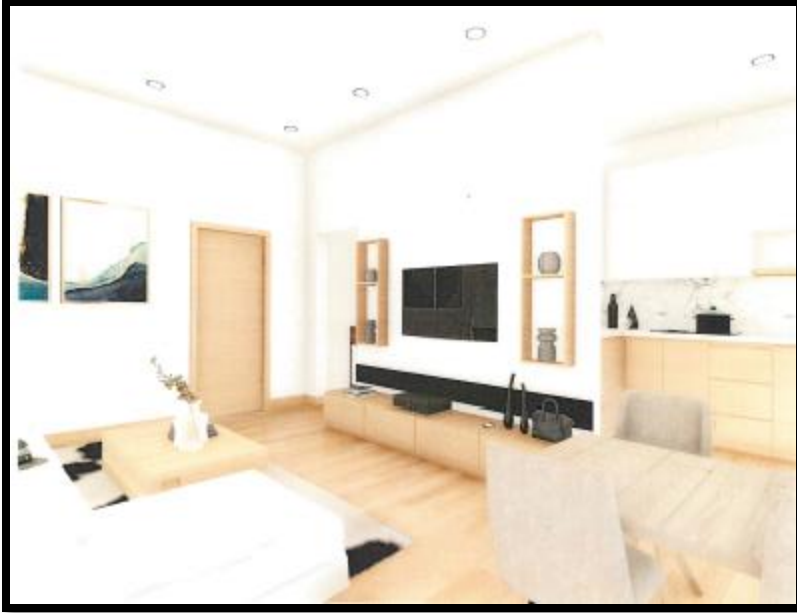
10-28-2022

DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242









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	04/19/23	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-VICE-CHAIR	P	P	P	P	P	P	P	P																
JOSE GUTIERREZ- CHAIRPERSON	P	P	P	P	P	P	P	P																
ANN TAFEL	P	P	P	P	A	P	P	P																
HUGO AVILA	P	P	P	A	P	P	P	P																
ROGELIO RODRIGUEZ	A	P	A	P	P	P	P	A																
REBECCA MILLAN (ALT 1)	P																							
MARK TALBOT (ATL 2)	A																							
SAM SALDIVAR (ALT 3)	P	P	P	P	P	P	A	P																
JUAN MUJICA (ALT 4)	P	P	A	P	P	P	A	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



2023 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 2023

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





FEBRUARY 2023

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





MARCH 2023

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





APRIL 2023

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

MAY 2023

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



JUNE 2023

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

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

2023 CALENDAR






Meetings:

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







Deadlines:

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







JULY 2023

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







AUGUST 2023

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








SEPTEMBER 2023

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





OCTOBER 2023

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

NOVEMBER 2023

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

DECEMBER 2023

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