

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, APRIL 21, 2021 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

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

CALL TO ORDER – CHAIRPERSON ERICK DIAZ

1. MINUTES:

- a) Minutes for the meeting held on April 7, 2021

2. PUBLIC HEARINGS:

- a) Request of Carlos Reyes for the following variances to the City of McAllen Zoning Ordinance 1) to allow an encroachment of 11.34 ft. into the 20 ft. rear yard setback for an existing irregularly shaped swimming pool 2) to allow an encroachment of 7.75 ft. into the 20 ft. rear yard setback for an existing house addition at Lot 1A, Fox Run Subdivision Unit 4, Hidalgo County, Texas; 5501 North 8th Street. **(ZBA2021-0010)**
- b) Request of Gilberto Valdez for the following variances to the City of McAllen Zoning Ordinance: 1) to allow an encroachment of 10 ft. into the 10 ft. corner side yard setback along the south property line, and 2) to allow an encroachment of 5 ft. into the 5 ft. rear yard setback for a proposed commercial building, at Lot 1, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 620 South 17th Street. **(ZBA2021-0009)**

3. FUTURE AGENDA ITEMS

- a) 1625 Kennedy Avenue
- b) 2813 North 27th Lane
- c) 1101 Expressway 83
- d) 4509 Buddy Owens Boulevard

ADJOURNMENT:

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

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

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, April 7, 2021 at 4:30 p.m. in the City Commission Meeting Room with the following present:

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

CALL TO ORDER – Vice-Chairperson John Millin

1. MINUTES:

- a)** Minutes for the meeting held on March 17, 2020.

The minutes for the meeting held on March 17, 2020 were approved. The motion to approve the minutes was made by Ms. Sylvia Hinojosa. Mr. Jose Gutierrez seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a)** Request of Juan A. Valdivia for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 8 ft. into the 10 ft. rear yard setback for a proposed swimming pool measuring 16 ft. by 26 ft., at Lot 101, Rowland Addition No. 2 Subdivision, Hidalgo County, Texas; 912 South 25th ½ Street East. **(ZBA2021-0007)**

Mr. Escamilla stated Juan A. Valdivia, was requesting a variance to allow an encroachment of 8 ft. into the 10 ft. rear yard setback for a proposed rectangular swimming pool measuring 16 ft. by 26 ft. The applicant was requesting for the pool to be

placed further away from the home to allow maneuvering space around the house and allow for ease of access around the pool and structures around the house. The applicant is looking to use the property as a retirement home and the pool would help them with their medical conditions.

The property was located on the Westside of South 25th ½ Street East, approximately 159 feet south of Ithaca Avenue. The property had 53 feet of frontage along South 25th ½ Street East with a depth of 90 feet for a tract size of 4,770 square feet. The property was zoned R-1 (single family residential) District. The adjacent zoning was R-1 District in all directions. The subject property contained a single-family residence and an accessory building. Surrounding land use was single family residential.

Rowland Addition No. 2 was recorded January 10, 1951. The plat did not indicate setbacks. The subdivision was recorded prior to 1979 and the applicable setbacks were subject to the 1945 Zoning Ordinance. The side yard setback along the south side is 7 feet and 5 feet along the north side. The rear yard setback under the 1945 Zoning Ordinance was 3 feet for accessory buildings however, the rear yard setback requirement changed to 10 feet under the 1979 zoning ordinance. An application for a swimming pool permit was submitted on March 2, 2021. An application for the variance request was submitted March 3, 2021.

The submitted site plan showed a proposed swimming pool encroaching 8 ft. into the 10 ft. rear yard setback. The variance request is for a proposed swimming pool, which was an accessory structure. In the past, swimming pools were allowed to be built within setbacks; however, a subsequent determination by the City's Legal Department included swimming pools as structures, which require compliance with setbacks.

The plat did not show any utility easements at the proposed location for the pool.

During the site visit, staff noticed that there was a storage building measuring 12 ft. by 8 ft. that may be encroaching into the north side yard setback. The applicant stated that he would be removing the storage building.

During a site visit, staff noticed other rear yard setback encroachments in the area. A review of Planning Department records revealed that four variances were approved in the past for encroachment into the rear and side yard along this block between Ithaca Avenue and Kennedy Avenue.

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

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

Board member Sylvia Hinojosa asked staff if there were any utility lines in the back. Mr. Escamilla stated as per the plat there was none. There was an alley in the rear.

Mr. Juan Valdivia, the applicant stated they were retiring and wanted to improve the area

of the house as well as for health issues.

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

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

Board member Hinojosa mentioned that staff had indicated there were other variances approved for this area and were they similar to this case. Mr. Escamilla stated one was for a carport and others were improvements. One was for a side yard; the carport was for the rear yard and the third for an accessory building.

Vice-Chairperson Millin asked staff if the storage shed or living area that had an air conditioning, was that in compliance. Mr. Escamilla stated there was no variance on file for that structure. He stated in 1945, they allowed accessory buildings to be 3 feet away from the property line.

Board member Ann Tafel asked staff to explain the recommendation besides the disapproval it stated if approved it should be limited to the footprint shown on the submitted site plan. Mr. Escamilla stated it was based on what was shown on the submitted site plan the 16 ft. by 26 ft. request.

Mr. Victor Flores, Assistant City Attorney point it out on the application it stated they would enclose the back yard with a fence to make it safe.

Vice-Chairperson Millin asked the applicant what would be the height of the fence and what materials would he use. Mr. Valdivia stated he wanted to enclose the whole backyard with cement block wall and the front yard. He would like to have it at 7 feet.

Board member Hugo Avila had concerns with the utilities in the rear of the alley. Mr. Escamilla stated there were no issues with the utility easements. It did not show any on the plat.

Mr. Jose Gutierrez **moved** to approve the variance request limited to the footprint of the encroachment with the understanding that the applicant was going to voluntarily build the block masonry wall. Ms. Sylvia Hinojosa seconded the motion. The Board voted unanimously to approve variance request with five members present and voting.

- b)** Request of Michael C. Montalvo for the following variances to the City of McAllen Zoning Ordinance to allow: 1) an encroachment of 3.6 ft. into the 25 ft. front yard setback for an existing single family residence, and 2) an encroachment of 3.6 ft. into the 25 ft. front yard setback for a proposed residential addition, at Lot 19, Almon Estates Subdivision, Hidalgo County, Texas; 3012 Yellowhammer Avenue. (ZBA2021-0006)

Mr. Escamilla stated the applicant was requesting the following variances to allow: **1)** an encroachment of 3.6 ft. into the 25 ft. front yard setback for an existing single-family

residence, and **2)** an encroachment of 3.6 ft. into the 25 ft. front yard setback for a proposed residential addition. The applicant is requesting the variances in order to allow an encroachment for the existing single-family residence and to allow a proposed addition to encroach into the front yard setback.

The property was located along the north side of Yellowhammer Avenue. The property has 115.13 feet of frontage along Yellowhammer Avenue with a depth of approximately 145 feet for a total area of approximately 16,694 square feet. The property is zoned R-1 (single family residential) District. Adjacent zoning is R-1 (single family residential) District in all directions. The surrounding land use is single family residential. There is an existing single-family residence and garage on the subject property.

The subdivision plat for Almon Estates Subdivision was recorded on October 10, 2003. As per plat lot 19 has a 25 ft. front yard setback, a 6 ft. on the west side yard setback, a 20 ft. east side yard setback, and a 46.71 ft. rear yard setback. Lots 18 and 19 have a 35-foot gas easement running parallel to each lot line with 15 feet on Lot 18 and 20 feet on Lot 19. Lot 19 has a 10 ft. utility easement and 36.71 ft. gas easement running concurrently with the North property line (rear yard). A review of Department records presented a one-story brick house on Lot 19 prior to subdivision recording. According to Hidalgo County Appraisal District records, the residential home on the subject property was built in 1985 and purchased by the applicant Michael C. Montalvo in 2004.

A review of Planning Department records revealed that in 2011, a variance to allow an accessory building not on the same lot as the main building was disapproved for Lot 18, and currently there is a pending application for a building permit for a proposed single-family residence on that lot. In 2004, a variance to allow a 9 ft. encroachment into the 25 ft. front yard setback for a single-family residence was approved for Lot 11.

Variance request #1 is to allow an existing encroachment of 3.6 ft. into the 25 ft. front yard setback to remain for the single-family residence. The existing structure was constructed prior to Almon Estates Subdivision being recorded and was incorporated as part of the subdivision. The existing structure is nonconforming and approval of the request would bring it into compliance.

Variance request #2 is to allow an encroachment of 3.6 ft. into the 25 ft. front yard setback for a proposed residential addition. The applicant is proposing to construct the addition to be in line with the front of the existing structure. The proposed addition does not impact easements or side yard setbacks.

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

Staff recommended approval of the variance requests, since the encroachments are minimal and will allow the proposed and existing front façade construction to be squared off.

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

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

Ms. Sylvia Hinojosa **moved** to approve the variance requests #1 and #2. Mr. Juan Jimenez seconded the motion. The Board voted unanimously to approve variance requests with five members present and voting.

3. FUTURE AGENDA ITEMS:

- a) 1625 Kennedy Avenue
- b) 620 South 17th Street
- c) 5501 North 8th Street

ADJOURNMENT

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

Vice-Chairperson John Millin

Carmen White, Secretary

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: April 13, 2021

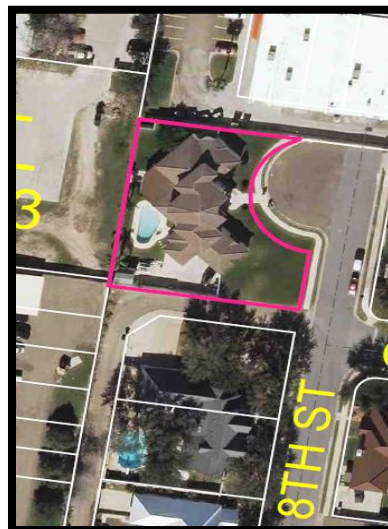
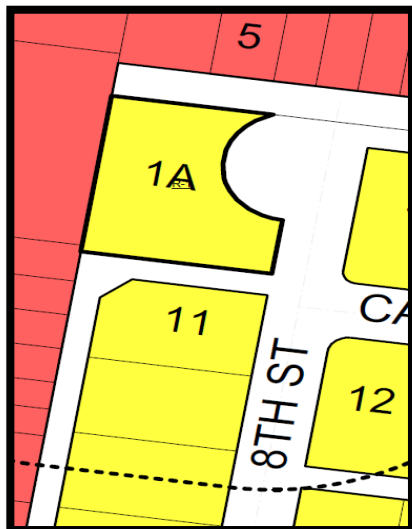
SUBJECT: REQUEST OF CARLOS REYES FOR THE FOLLOWING VARIANCES TO THE CITY OF MCALLEN ZONING ORDINANCE 1) TO ALLOW AN ENCROACHMENT OF 11.34 FT. INTO THE 20 FT. REAR YARD SETBACK FOR AN EXISTING IRREGULARLY SHAPED SWIMMING POOL 2) TO ALLOW AN ENCROACHMENT OF 7.75 FT. INTO THE 20 FT. REAR YARD SETBACK FOR AN EXISTING HOUSE ADDITION AT LOT 1A, FOX RUN SUBDIVISION UNIT 4, HIDALGO COUNTY, TEXAS; 5501 NORTH 8TH STREET. (ZBA2021-0010)

REASON FOR APPEAL:

The applicant is requesting a variance to allow a rear yard encroachment of 11.34 ft. into the 20 ft. rear yard setback for an existing irregularly shaped swimming pool and to allow an encroachment of 7.75 ft. into the 20 ft. rear yard setback for an existing house addition. The property owner was unaware of the encroachments since work was performed by a contractor however, he wishes to resolve any encroachments or permit deficiencies since he is in the process of selling the home.

PROPERTY LOCATION AND VICINITY:

The subject property is located on a cul-de-sac at the northwest corner of Cardinal Avenue and North 8th Street and has a combined frontage along 8th Street of approximately 180 feet with a depth of 136.6 feet at its deepest point for a lot size of 16,066 square feet. The property is zoned R-1 (single family residential) District. Adjacent zoning is R-1 (single family residential) District to the east and south and C-3 (general business) District to the north and west. The surrounding land uses include Walgreen's Pharmacy, Driving Zone driving school, legal offices, and single family residences.



BACKGROUND AND HISTORY:

The Lot 1A, Fox Run Subdivision Unit 4 was recorded on November 23, 1998. The plat indicates a 20 ft. rear yard setback that at the time of plat recording ran concurrently with a 20 ft. utility easement. Setbacks are required by plat in order to discourage building over utility easement. In 1999 the east 10 feet of the 20 ft. utility easement was abandoned by ordinance however, the 20 ft. rear yard setback per plat note remained. A swimming pool permit was issued in March 2004 but Building and Inspections Department records indicate that the permit never received a final inspection. Hidalgo County Appraisal District records indicate the construction of a patio that was subsequently enclosed for living area. A search of Building and Inspections Department records did not reveal building permits for the enclosure of the patio. An application for a building permit was submitted on March 16, 2021 since records do not show that a permit was obtained for the construction of the addition. An application for a variance request was submitted on March 16, 2021 for an encroachment of 11.34 ft. into the 20 ft. rear yard setback for an existing irregularly shaped swimming pool and for an encroachment of 7.75 ft. into the 20 ft. rear yard setback for an existing house addition. The applicant submitted an application to renew the swimming pool permit since the construction was never finalized. The issuance of a building permit and swimming pool permit are pending the variance requests.

ANALYSIS:

Variance request #1: The site plan submitted shows an encroachment of 11.34 feet into the 20 ft. rear yard setback for an irregularly shaped swimming pool. The submitted site plan shows the concrete cool deck encroaching into the 10 ft. rear yard utility easement. In lieu of an abandonment, the respective utility companies can provide encroachment agreements to allow the small portion of the cool deck to remain over the 10 ft. utility easement.

Variance request #2: The submitted site plan shows an encroachment of 7.75 ft. into the 20 ft. rear yard setback for an existing house addition. The addition is used as a family room.

The submitted site plan shows other structures encroaching into the 20 ft. rear yard setback and 10 ft. utility easement. The applicant has removed a storage shed, a carport, outdoor sink with counter top, and a concrete walkway thus eliminating encroachments into with the rear yard setback and/or 10 ft. utility easement.

The standard setback in the R-1 (single family residential) District is 10 feet.

Should the variance requests be approved the applicant will be required to comply with building code and swimming pool construction requirements.

Setbacks shown on the subdivision plat can only be changed by vacate and replat process approved by the Planning and Zoning Commission.

Staff has not received any phone calls from surrounding property owners in opposition to the variance request.

RECOMMENDATION:

Staff recommends approval of the variance requests.

ZBA 2021-0010



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)

ZBA
4/21/2021

Project	Legal Description <u>Fox Run Subdivision Unit 4 Lot 1A</u>
	Subdivision Name <u>Fox Run Subdivision Unit 4</u>
Project	Street Address <u>5501 N. 8th ST. McALLEN, TX 78504</u> Number of lots <u>1</u> Gross acres <u>.456 AC</u>
	Existing Zoning <u>R1</u> Existing Land Use <u>RESIDENTIAL</u>
Project	Reason for Appeal (please use other side if necessary) <u>EXISTING STRUCTURES</u> <u>EXPANSION OF THE HOUSE INTO A SETBACK, AND A POOL ENCROUCHING INTO A SETBACK TOO</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>CARLOS R. REYES</u> Phone <u>(956) 821-1001</u> Address <u>5501 N. 8th ST</u> E-mail _____ City <u>McALLEN, TX</u> State <u>TX</u> Zip <u>78504</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>[Signature]</u> Date <u>03-16-2021</u> Print Name <u>CARLOS R. REYES</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent
Office	Accepted by _____ Payment received by _____ Date _____ Rev 10/18 <div style="text-align: right;"> </div>



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

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

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

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

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 lot has SEVERAL UTILITIES EASEMENT ONE OF them HAS HALFWAY ABANDONMENT AND A
COOLDE SAC GET IN TO the Property

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

BECAUSE OTHERWISE AFTER SO MANY YEARS OF BEEN LIVING IN the house I will need
to ~~replace~~ the eliminate Part of the sun Room Already build for YEARS

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:

NOT AT ALL, My lot IS TOTALLY SEPARATE FROM THE REST OF THE NEIGHBORS
AND SURROUNDED BY COMMERCIAL PROPERTIES

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

THE PROPERTY IS ISOLATED FROM RESIDENTIAL HOMES AND THE way they ARE
build IS MEETING THE REG. 10' REGULAR SETBACK FOR RESIDENTIAL ZONE

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

10TH ST

AVALON
SQUARE

LOT 1

LOT 2

H2550-
00-011-
0002-03

7A

A.C.R.
SUBD

1A

LOT 1

RHINO
SUBD

1 2
3 4

BROADWAY
SUBDIV
COMMON A

5

13

1A

3

11

CARDINAL AVE

2

12

8TH ST

14

R-1

12



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

ZONING LEGEND

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

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

H2550-
00-011-
0002-03

CARDINAL AVE
8TH ST



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

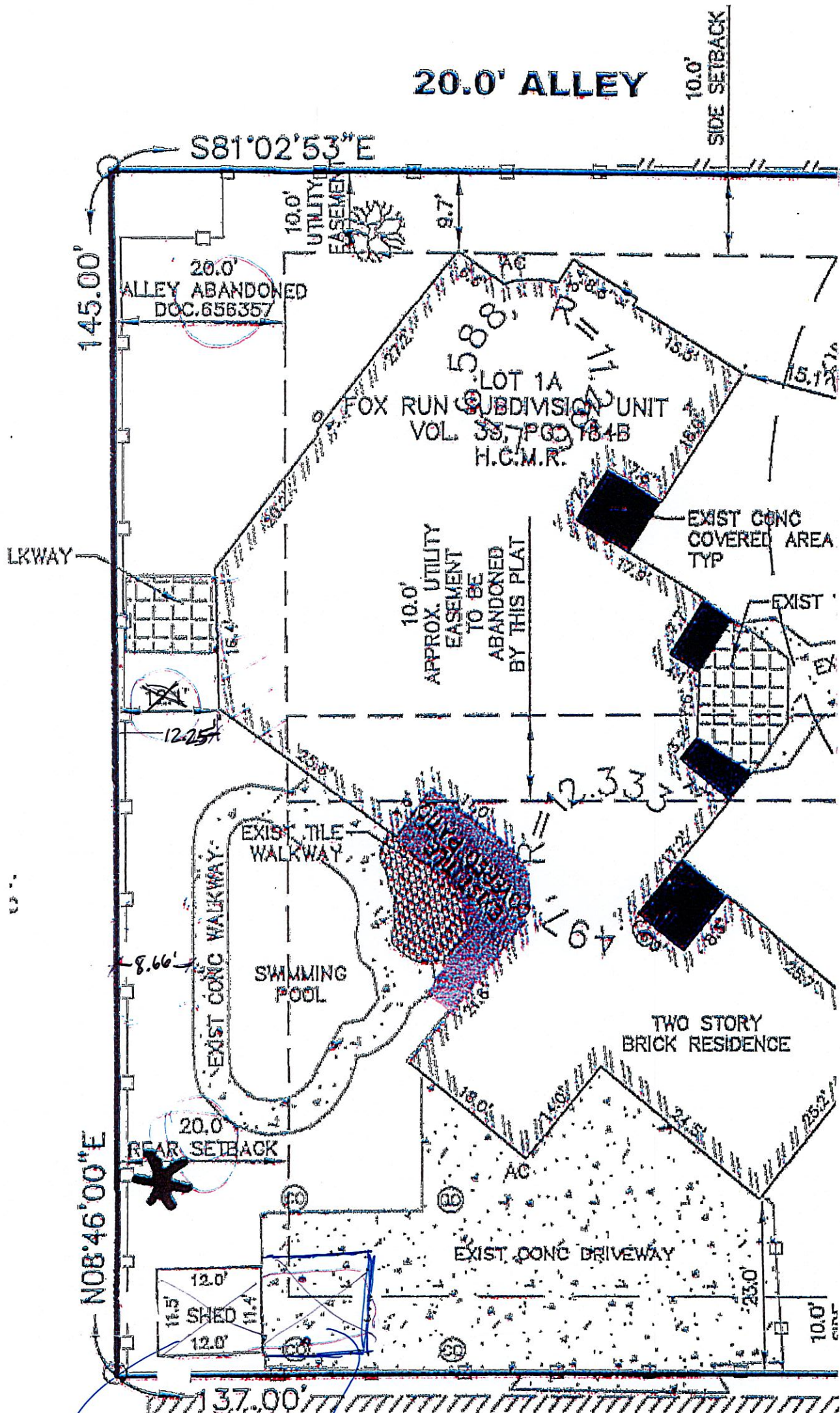


200' NOTIFICATION BOUNDARY



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20.0' ALLEY



2 CARS TARP
To be Removed
✓ *Confession*

SHED TO be
REMOVED

RECEIVED
MAR 16 2021
By NM

Hidalgo CAD

Property Search > 584975 REYES CARLOS R & ELIZABETH M for
Year 2021

Tax Year: 2021

Property

Account

Property ID:	584975	Legal Description:	FOX RUN UT 4 LOT 1A
Geographic ID:	F6350-04-000-001A-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	5501 N 8TH ST	Map ID:	CML VOL 33 PG 184B
Neighborhood:	FOX RUN & #2		
Neighborhood CD:	F630000		

Owner

Name:	REYES CARLOS R & ELIZABETH M	Owner ID:	526623
Mailing Address:	5501 N 8TH ST MCALLEN, TX 78504-2723	% Ownership:	100.000000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	\$347,544
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$117,282

(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$464,826	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$464,826	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$464,826	

Taxing Jurisdiction

Owner: REYES CARLOS R & ELIZABETH M

% Ownership: 100.0000000000%

Total Value: \$464,826

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$464,826	\$464,826	\$0.00	
CML	CITY OF MCALLEN	0.495600	\$464,826	\$454,826	\$1,838.80	\$1,838.80
DR1	DRAINAGE DISTRICT #1	0.102600	\$464,826	\$464,826	\$476.91	
GHD	HIDALGO COUNTY	0.575000	\$464,826	\$449,826	\$2,268.88	\$2,268.88
JCC	SOUTH TEXAS COLLEGE	0.171800	\$464,826	\$464,826	\$739.18	\$739.18
R12	ROAD DIST 12	0.000000	\$464,826	\$464,826	\$0.00	
SML	MCALLEN ISD	1.138600	\$464,826	\$429,826	\$4,210.62	\$4,210.62
SST	SOUTH TEXAS SCHOOL	0.049200	\$464,826	\$464,826	\$228.69	
Total Tax Rate:		2.532800				
Taxes w/Current Exemptions:					\$9,763.08	
Taxes w/o Exemptions:					\$11,773.11	

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	A1	Living Area:	4013.0 sqft	Value: \$347,544
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	BRKVG - 9P	DBRK	2003	2841.5
GAR	GARAGE	*		2003	650.0
PAT	PATIO	*		2003	496.5
POR	PORCH (COVERED)	*		2003	56.0
POR	PORCH (COVERED)	*		2003	32.0
POR	PORCH (COVERED)	*		2003	32.0
POR	PORCH (COVERED)	*		2003	56.0
MA2	MAIN 2ND FL	BRKVG - 9P	DBRK	2003	1171.5
HC	HIGH CEILING	BRKVG - 9P		2003	311.5
BAL	BALCONY	*		2003	59.5
BAL	BALCONY	*		2003	32.0
BAL	BALCONY	*		2003	32.0
SWPA9M-9P	SWPA CL 9M-9P	BRKVG - SWPA9M-9P		2003	84.0
STG	STORAGE	*		2003	80.0
PAT	PATIO	*		2016	400.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.3688	16066.00	0.00	0.00	\$117,282	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$347,544	\$117,282	0	464,826	\$0	\$464,826

2020	\$322,797	\$117,282	0	440,079	\$0	\$440,079
2019	\$308,803	\$117,282	0	426,085	\$0	\$426,085
2018	\$312,301	\$88,363	0	400,664	\$0	\$400,664
2017	\$307,697	\$88,363	0	396,060	\$0	\$396,060
2016	\$311,193	\$88,363	0	399,556	\$0	\$399,556
2015	\$288,583	\$75,109	0	363,692	\$0	\$363,692
2014	\$274,203	\$75,109	0	349,312	\$0	\$349,312
2013	\$277,288	\$75,109	0	352,397	\$0	\$352,397
2012	\$280,366	\$84,347	0	364,713	\$0	\$364,713
2011	\$267,531	\$84,347	0	351,878	\$0	\$351,878
2010	\$270,439	\$84,347	0	354,786	\$0	\$354,786
2009	\$273,342	\$84,347	0	357,689	\$0	\$357,689
2008	\$279,158	\$84,347	0	363,505	\$0	\$363,505
2007	\$300,143	\$84,347	0	384,490	\$0	\$384,490

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/11/2003	WDV	WARRANTY DEED/VENDORS LIEN	AVILA MARIO & GRACIELA	REYES CARLOS R & ELIZABETH M			1230480
2	11/9/2000	WD	WARRANTY DEED	DOVE AVENUE JOINT VENTURE	AVILA MARIO & GRACIELA			919909
3		CONV	CONVERSION	MORA CARMEN	DOVE AVENUE JOINT VENTURE			

Tax Due

Property Tax Information as of 03/15/2021

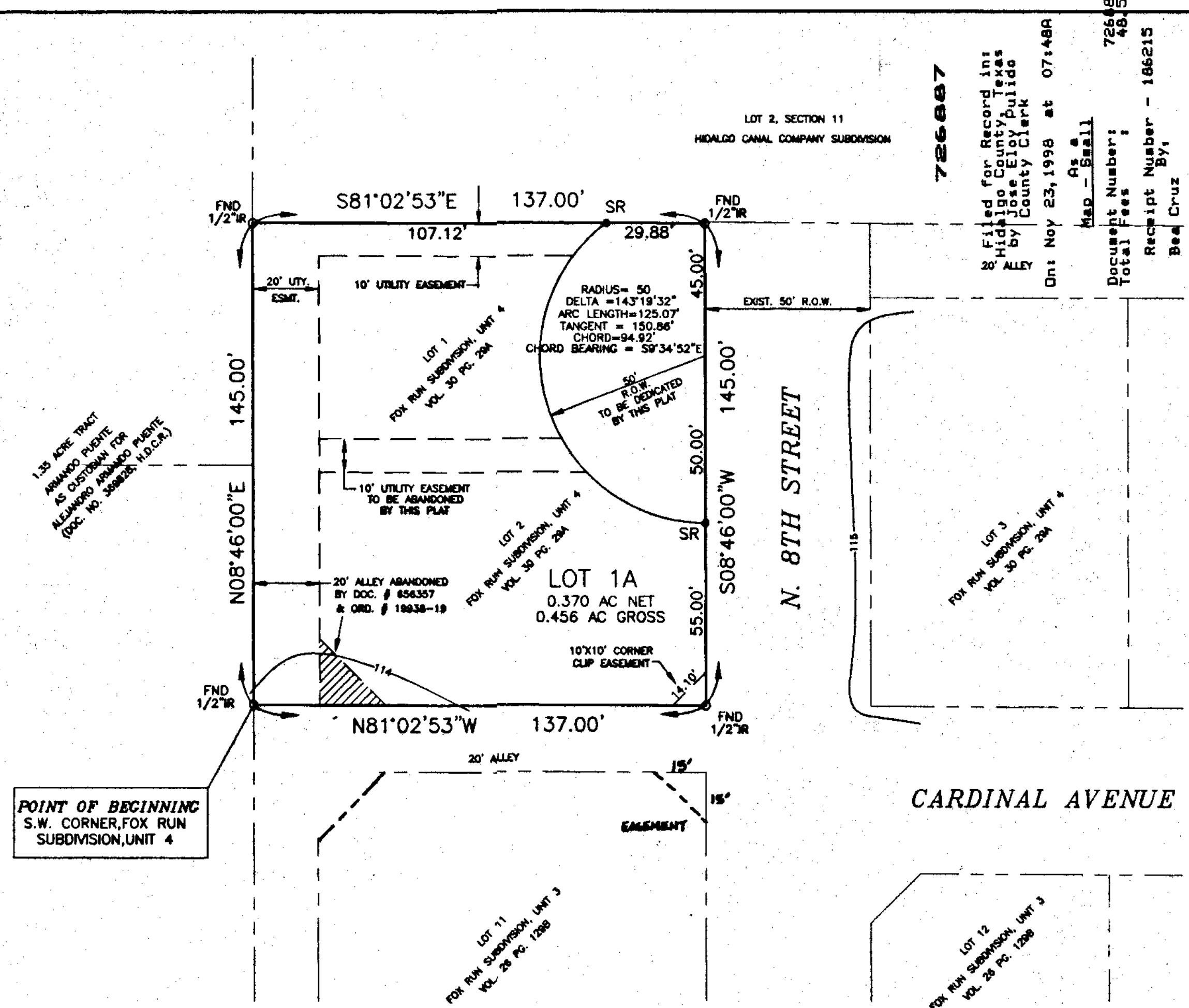
Amount Due if Paid on: 

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

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

Questions Please Call (956) 381-8466.

I:\16642\REPLAT\replat.dwg Fri Apr 17 14:47:20 1998 COMPUTER AH1190- HALFF ASSOCIATES - McALLEN, TX



POINT OF BEGINNING
S.W. CORNER, FOX RUN
SUBDIVISION, UNIT 4

METES AND BOUNDS DESCRIPTION:

BEING A 0.456 OF ONE ACRE, TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1, AND 2, FOX RUN SUBDIVISION UNIT 4, SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER OF FOX RUN SUBDIVISION UNIT 4, FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

THENCE, NORTH 08 DEG 46 MIN 00 SEC EAST, WITH AND ALONG THE WEST LINE OF FOX RUN SUBDIVISION UNIT 4, A DISTANCE OF 20.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE EAST R.O.W. LINE OF A 20.00 FOOT ALLEY, A DISTANCE OF 145.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF FOX RUN SUBDIVISION 4, FOR THE NORTHWEST CORNER;

THENCE, SOUTH 81 DEG 02 MIN 53 SEC EAST, WITH AND ALONG THE NORTH LINE OF FOX RUN SUBDIVISION UNIT 4, A DISTANCE OF 20.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE EAST R.O.W. LINE OF A 20.00 FOOT ALLEY, ALSO BEING THE NORTHWEST CORNER OF LOT 1, A TOTAL DISTANCE OF 137.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER;

THENCE, SOUTH 08 DEG 46 MIN 00 SEC WEST, WITH AND ALONG THE EAST LINE OF LOTS 1 AND 2, ALSO BEING THE WEST R.O.W. LINE OF NORTH 8TH STREET, A DISTANCE OF 70.00 FEET PASS THE COMMON LOT LINE OF LOTS 1 AND 2, A TOTAL DISTANCE OF 145.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 2, FOR THE SOUTHEAST CORNER;

THENCE, NORTH 81 DEG 02 MIN 53 SEC WEST, WITH AND ALONG THE SOUTH LINE OF FOX RUN SUBDIVISION UNIT 4, THE SOUTH LINE OF LOT 2, AND ALSO BEING THE NORTH R.O.W. LINE OF A 20.00 FOOT ALLEY, A DISTANCE OF 137.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF FOX RUN SUBDIVISION UNIT 4, FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 0.456 OF ONE ACRE, MORE OR LESS.

BASIS OF BEARING : FOUND 1/2" IRON ROD AT S.W. CORNER FOX RUN SUBDIVISION UNIT 4, AND FOUND 1/2" IRON ROD AT N.W. CORNER OF FOX RUN SUBDIVISION, UNIT 4.

BY GRAPHICAL PLOTTING, THIS FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS ZONE "B" WHICH ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. MAP REVISED: NOVEMBER 2, 1982.

GENERAL NOTES

1. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE CENTERLINE OF 8TH STREET.
2. MINIMUM BUILDING SETBACK LINES SHALL BE:
FRONT: 20.0' CUL-DE-SAC: 10.0'
SIDE: 10.0' ALLEY: 10.0'
REAR: 20.0' GARAGE: 18.0' EXCEPT WHERE GREATER SETBACK IS REQUIRED.
3. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 600 CU-FT.
4. BENCHMARK INFORMATION: 116.70 ON TOP OF BOLT, WEST SIDE OF METAL POLE FOR TRAFFIC LIGHTS, LOCATED ON SOUTHEAST CORNER OF DOVE AVENUE AND 10th STREET.
5. ALL LOT CORNERS, PC's, & PT's SHALL BE SET WITH 1/2" IRON ROD UNLESS NOTED OTHERWISE.
6. 10.0' X 10.0' CORNER CLIP EASEMENT AT ALLEY & N. 8th STREET INTERSECTION.

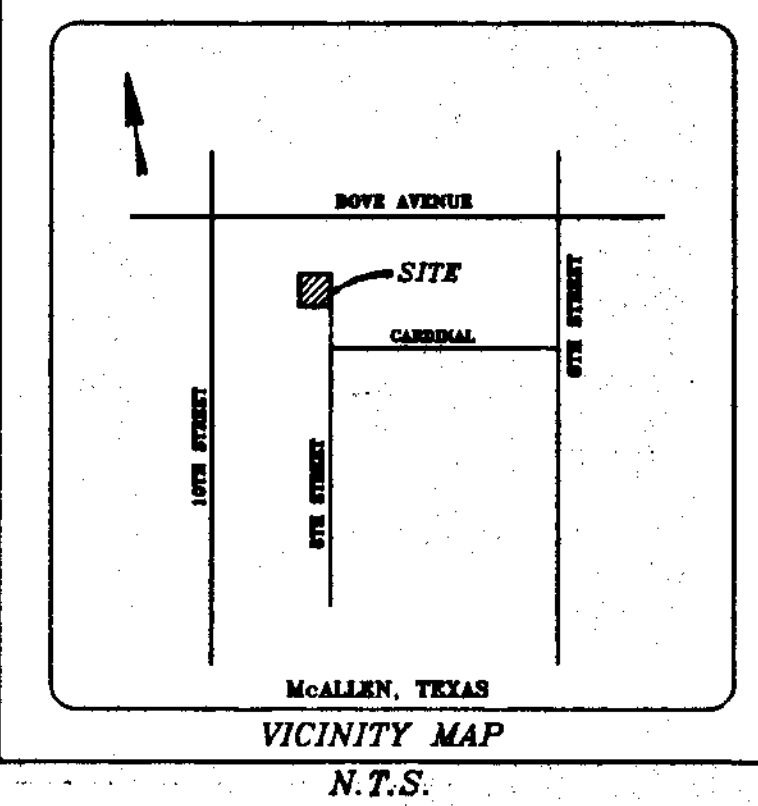
Recorded In Volume **33** Page **1848**
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

HALFF ASSOCIATES
ENGINEERS, SCIENTISTS, SURVEYORS, & PLANNERS
809 SOUTH BROADWAY McALLEN 78501 (956)884-0286
AVO 16642

MAP
OF
LOT 1A, FOX RUN
SUBDIVISION UNIT 4

McALLEN, TEXAS
BEING A RESUBDIVISION OF 0.456 AC. OUT
OF FOX RUN SUBDIVISION UNIT NO. 4, LOTS 1&2
REC. IN VOL. 30, PG. 28A, H.C.D.M.
HIDALGO COUNTY, TEXAS

DATE OF PREPARATION: DECEMBER-1997
December 17, 1997



STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 1A, FOX RUN SUBDIVISION UNIT 4 TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PATHS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREOF SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER IN THE PLAT HEREIN OR IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

CARLOS L. GARZA
CO-JOINT VENTURER
DOVE AVENUE JOINT VENTURE
1700 S. 10th,
McALLEN, TEXAS 78503

ANTONIO AGUIRRE JR.
CO-JOINT VENTURER
DOVE AVENUE JOINT VENTURE
1700 S. 10th,
McALLEN, TEXAS 78503

GILBERTO AGUIRRE
CO-JOINT VENTURER
DOVE AVENUE JOINT VENTURE
1700 S. 10th,
McALLEN, TEXAS 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CARLOS L. GARZA** **ANTONIO AGUIRRE JR.** **GILBERTO AGUIRRE** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

RAUL E. WONG
MY COMMISSION EXPIRES
January 07, 2001

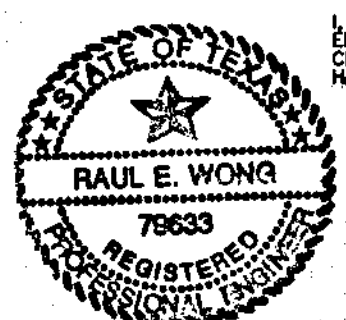
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN MY APPROVAL IS REQUIRED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF December, 1997.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CHAIRMAN OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEN MY APPROVAL IS REQUIRED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF December, 1997.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4739 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



STATE OF TEXAS:
COUNTY OF HIDALGO:
I, RAUL E. WONG, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



VOL. 33PG.1848

AN ORDINANCE VACATING, ABANDONING AND CLOSING THE EAST 10 FEET OF THE 20 FOOT UTILITY EASEMENT ALONG THE WEST PROPERTY LINE OF LOT 1A, FOX RUN SUBDIVISION #4; FINDING THAT SUCH PORTION OF UTILITY EASEMENT IS NO LONGER NEEDED FOR PUBLIC PURPOSES; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

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

SECTION I: That the following described utility easement is hereby declared to be vacated, abandoned and closed by the City of McAllen as being of no use to the public, subject to relocation of the existing Southwestern Bell telephone line:

The East 10 feet of the 20 foot utility easement along the west property line of Lot 1A, Fox Run Subdivision Unit 4, an addition to the City of McAllen, Hidalgo County, Texas as recorded in Vol. 33 Pg. 1848, Map Records, Hidalgo County, Texas (M.R.H.C.T.) said tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION II: That the above utility easement is no longer used by or useful to the public, and the vacating of such easement will relieve the City from maintenance and expenses relating thereto.

SECTION III: Upon the effective date, the City Manager is hereby authorized to record this ordinance in the Official Records of Hidalgo County, Texas, upon the payment of \$100, which said sum represents the market value of

E:\ORD\ORD99-08 ABANDONMENT OF EASEMENT FOX RUN #4

the property herein abandoned and vacated. This action shall be to the benefit of the adjoining property owner(s) of said easement as their interests are reflected according to law.

SECTION IV: The abandonment of the City of McAllen's and the public's interest in the property described herein has been accomplished in accordance with Chapter 272 of the Local Government Code and all other laws, statutes, ordinances or constitutional provisions applicable to such abandonments.

SECTION V: This Ordinance shall become effective upon the relocation of the telephone line, and upon compliance with all of the provisions and requirements as otherwise set forth hereinabove.

SECTION VI: The caption of this Ordinance shall be published according to the McAllen Code of Ordinances Section 1-7. **Publication of ordinances.**

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

SECTION VIII: This ordinance shall not be published in the Code of Ordinances of the City of McAllen, Texas as it is not amendatory thereof.

CONSIDERED, PASSED and APPROVED this 25th day of October, 1999, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551

E:\ORD\ORD99-08 ABANDONMENT OF EASEMENT FOX RUN #4

ATTEST:

By: Leticia M. Vacek
Leticia M. Vacek, City Secretary

By:

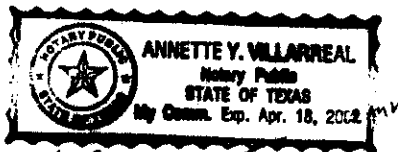
Phyllis Griggs
Phyllis Griggs, Mayor Pro Tem

STATE OF TEXAS
COUNTY OF HIDALGO

CORPORATE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PHYLLIS GRIGGS, Mayor Pro Tem of the City of McAllen, Texas, a municipal corporation of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as an act of said corporation for the purposes and consideration therein expressed.

IN WITNESS WHEREOF I hereunto set my hand and affixed my official seal this 29th day of October, 1999.



Annette Y. Villarreal
Notary Public - State of Texas

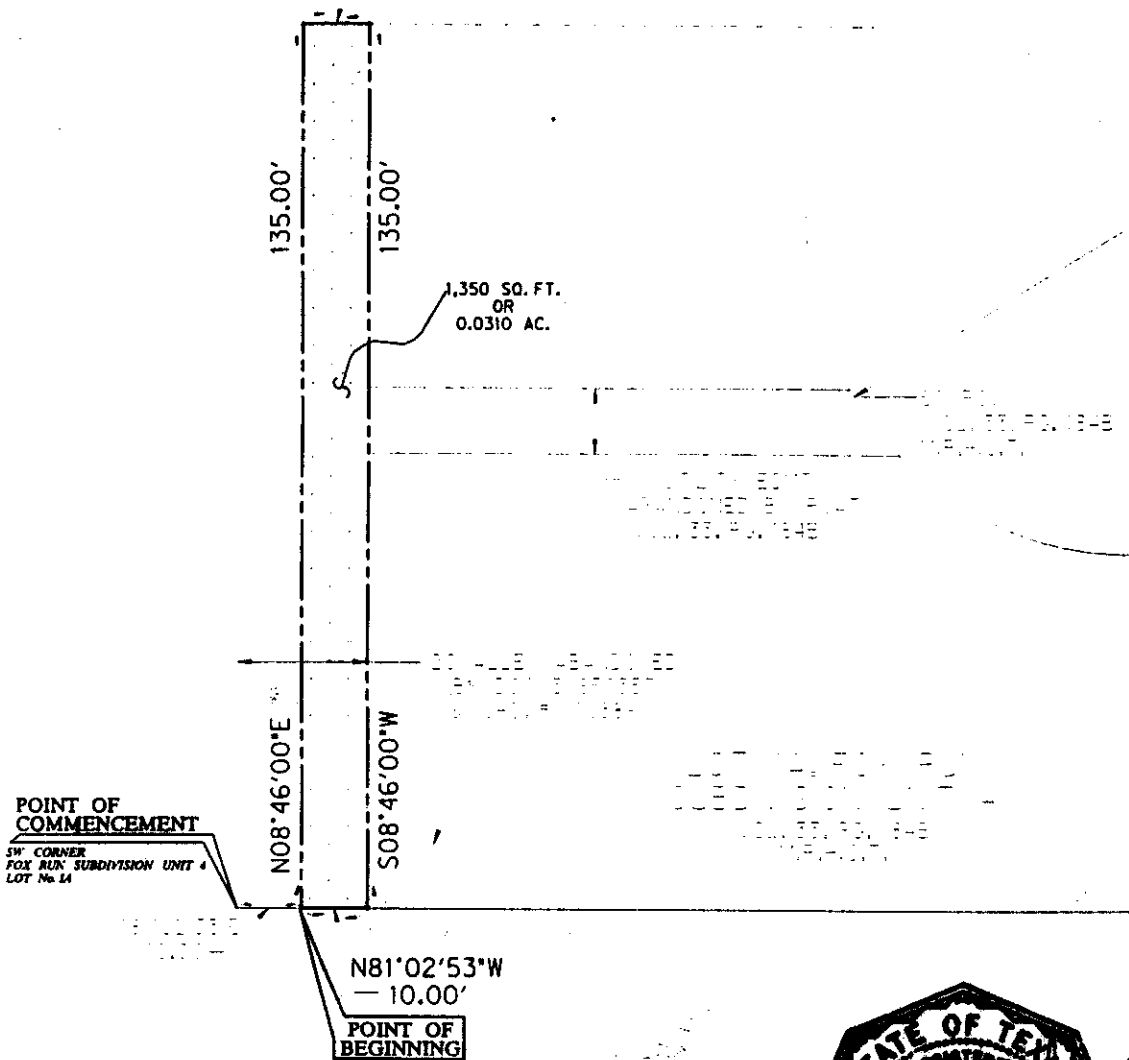
Approved as to form:

James E. Darling
James E. Darling, City Attorney

E:\ORD\ORD99-08 ABANDONMENT OF EASEMENT FOX RUN #4

S81°02'53"E
10.00'

Exhibit "A" to Ordinance No. 1999-92
dated October 25, 1999



NORTH

SCALE
1" = 30'



LEGAL DESCRIPTION:

BEING A 0.0310 ACRE TRACT OF LAND, OUT OF LOT 1A FOX RUN
SUBDIVISION UNIT 4, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AS RECORDED IN
VOL. 33 PG. 184B, MAP RECORDS, HIDALGO COUNTY TEXAS (M.R.H.C.T.) SAID TRACT OF LAND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1A;

THENCE SOUTH 81 DEGREES 02 MINUTES 53 SECONDS EAST ALONG
SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 46 MINUTES 00 SECONDS EAST, PARALLEL TO THE WEST LINE OF LOT 1A,
A DISTANCE OF 135.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 81 DEGREES 02 MINUTES 53 SECONDS EAST, PARALLEL TO THE NORTH LINE OF LOT 1A,
A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST, PARALLEL TO THE WEST LINE OF LOT 1A,
A DISTANCE OF 135.00 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF LOT 1A;

THENCE NORTH 81 DEGREES 02 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF LOT
1A, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1,350 SQUARE FEET.

EXHIBIT
EASEMENT ABANDONMENT

0.0310 ACRES TRACT

CITY OF McALLEN, HIDALGO COUNTY, TEXAS

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk

On: Dec 21, 1999 at 10:19A

As a
Recording

Document Number:	832315
Total Fees :	15.00

Receipt Number - 255211
By,
Norma Garza

SWIMMING POOL PERMIT APPLICATION - Renewal

REV. 5/2020

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

APPLICATION MUST BE COMPLETE

(Please type or print in black or blue ink)

PERMIT APPLICATION REFERENCE NUMBER

04-1930

NAME

CARLOS R. REYES

PHONE

956 - 821 - 1001

ADDRESS

5501 N. 8th ST

CITY

McALLEN, TX

STATE

TX

ZIP

78504

CONTACT NAME:

CARLOS REYES

PHONE

956 - 821 - 1001☒ OWNER☐ CONTRACTOR☐ TENANT☐ OTHER

NAME

SAME AS ABOVE

PHONE

*EMAIL: Cocolo1951@gmail.com

ADDRESS

REQ'D

CITY

STATE

ZIP

*OWNER INFORMATION NOT PROVIDED, INITIAL:

☐ NEW☐ REMODELING☐ REPAIRSQ.
FT.NO. OF
GALLONSSQ. FT
LOTSTRUCTURE
VALUE \$14,700.00EXISTING USE
OF LOTResidentialNEW
USE

PLUMBING CONTRACTOR

None

ELECTRICAL CONTRACTOR

ENCLOSURE/
BARRIER

NEW

EXISTING

MATERIAL

HEIGHT

POOL

- ☒
- IN-GROUND
-
- ☐
- ABOVE-GROUND
-
- ☐
- HOT TUB/SPA
-
- ☐
- OTHER
-
- ☐

DECKING

- ☐
- COOL DECK
-
- ☐
- PAVERS
-
- ☐
- WOOD
-
- ☒
- CONCRETE
-
- ☐
- OTHER
-
- ☐

ADDITIONAL FEATURES

- ☐
- SLIDE
-
- ☐
- WATER FALL
-
- ☐
- POOL FIRE BOWL
-
- ☐
- HEATING SYSTEM
-
- ☐
- OTHER
-
- ☐

LOT

BLOCK

SUBDIVISION

SITE ADDRESS: ADDRESS NUMBER

5501 N.

STREET NAME

N. 8th ST. McALLEN TX

ZONING

Permit Fee \$

48.00

Double Fee \$

Total Fee \$

Rec'd by

J.G.

Date

3-16-21

Time

3:41

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

CARLOS R. REYES

PRINT (AUTHORIZED AGENT/OWNER)

[Signature]

SIGNATURE

Cocolo1951@gmail.com

EMAIL ADDRESS (required)

DATE

3/16/20



RESIDENTIAL PERMIT APPLICATION

REV. 3/2020

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

APPLICATION MUST BE COMPLETE

(Please type or print in black or blue ink)

PERMIT APPLICATION REFERENCE NUMBER

RES2021-02130

APPLICANT

NAME CARLOS R. REYES PHONE 956 - 821 - 1001
ADDRESS 5501 N. 8th ST
CITY McALLEN STATE TX ZIP 78504
CONTACT NAME: CARLOS / ELIZABETH REYES PHONE 956 821 1001
☒ OWNER ☐ CONTRACTOR ☐ TENANT ☐ OTHER

OWNER

NAME _____ PHONE _____
ADDRESS _____ *EMAIL: lucolo 1951@gmail.com
CITY _____ STATE _____ ZIP _____

*OWNER INFORMATION NOT PROVIDED, INITIAL:

☐ NEW ☐ ADDITION ☐ REMODELING ☐ REPAIR ☐ MOVE ☐ REMOVE BLDG. HGT. _____ NO. OF FLOORS _____
BLDG SQ. FT. 600 NO. PARKING SPACES _____ SQ. FT. LOT _____ LOT FRONT _____ FLOOR EL. ABOVE CURB _____
EXISTING USE Residential NEW USE _____
SCOPE OF WORK TO BE DONE Addition of Terrace

PROJECT

RESIDENTIAL NO. OF NO. NO. SQ. FT. SQ. FT.
NEW UNITS BDRMS 4 BATHRMS 4 NON-LIVING LIVING

FOUNDATION ☒ CONCRETE SLAB ☐ CONCRETE PIER ☐ CONCRETE BLOCK ☐ CONCRETE BEAM ☐ WOOD POSTS
EXT WALL ☐ MASONRY VENEER ☒ MASONRY SOLID ☐ METAL SIDING ☐ COMPOSITION ☐ WOOD
ROOF ☐ WOOD SHINGLE ☐ COMPOSITION ☐ METAL ☒ BUILD UP ☒ CLAY OR CONCRETE TILE
UPGRADES/OTHER ☐ GRANITE COUNTERTOPS ☐ MARBLE TUBS/FLOORS ☐ CUSTOM WINDOWS ☐ POLYURETHANE INSULATION ☐ OTHER UPGRADES
☐ SEPTIC TANK EXISTING OR PROPOSED
☐ YES ☐ NO

LOT _____ BLOCK _____ SUBDIVISION FOX RUN PHASE 1
SITE ADDRESS ST. NO. 5501 ST. NAME N. 8th STREET, McALLEN, TX

CITY USE ONLY

Construction Cost Permit Fee \$ 96.00 Rec'd by JG/OW
Value \$ _____ Double Fee \$ 96.00 Date 3/16/21
Zoning _____ Total Fee \$ 192.00 Time _____
Park Development Fee \$ _____ Park Zone _____

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

CARLOS R. REYES
PRINT (AUTHORIZED AGENT/OWNER)

SIGNATURE

cocolo 1951@gmail.com 3/16/21
EMAIL ADDRESS (required) DATE

CITY OF McALLEN

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

PERMIT
NO

0401930

DATE
ISSUED

03/23/2004

GENERAL
CONTRACTORAlvarez Pools and Spa
Alvarez Pools an Spa
734 Juanita St
Donna, TX 78537

ADDRESS

Never Finaled

956 369 1188

TYPE: Swimming Pool

NEW

ADDITION

REMODELING

REPAIR

MOVE

REMOVE

BLDG HGT

NO OF FLOORS

BLDG
SQ FTNO PARKING
SPACES 2SQ FT
LOT 13006LOT
FRONT 145EXISTING USE
OF LOT

RESIDENCE

NEW
USE

TOC ELEV.: 10 IN.

RES. SWIMMING POOL 450 SQ.FT.

ELECTRICIAN

PLUMBER

MECHANICAL

FLOOD HAZARD
AREAPROPERTY
IS

WITHIN

OUTSIDE

100 YEAR FLOOD
ELEVATION

ft

LOWEST ELEVATION
MUST BE

ft

FOR RESIDENTIAL
USE ONLYNO OF
UNITSNO
BDRMSNO
BATHRMSSQ FT
CARPORTSQ FT
LIVING

FOUNDATION

EXT WALL

ROOF

SPECIAL CONDITIONS

1. CONCRETE SLAB

1. MASONRY VENEER

1. WOOD SHINGLE

1. PUBLIC SIDEWALK

2. CONCRETE PIER

2. MASONRY SOLID

2. COMPOSITION

2. CORNER LOT

3. CONCRETE BLOCK

3. METAL SIDING

3. METAL

3. CUL-DE-SAC

4. CONCRETE BEAM

4. COMPOSITION

4. BUILT UP

4. OTHER

5. WOOD POSTS

5. WOOD

5. OTHER

6. OTHER

6. OTHER

OWNER

Carlos Reyes

ADDRESS

7512 N 34th

CITY

McAllen, TX 78504

STATE

IMPROVEMENT 956-495-5846

VALUE \$ 14700.00

ZIP

LOT 1A

BLOCK

SUBDIVISION FOX RUN #4

SITE ADDRESS

005501 N 8th

RECEIPT #: 210630

ZONING

R-1

L U CODE

SWIMMING

PERMIT
FEE

\$ 70.00

REC D
BY

PLUMBING PERMIT

NAME:

Chon's Plumbing

PHONE:

PERMIT:

DATE:

3/23/04

ELECTRICAL PERMIT

NAME:

PHONE:

PERMIT:

DATE:

3-24-04

MECHANICAL PERMIT

NAME:

PHONE:

PERMIT:

DATE:

☐ PLUMBING
☐ NEW SEWER
☐ SEWER CONNECTIONS
☐ WATER CLOSET
☐ LAVATORY
☐ BATH SHOWER
☐ WASH. MACH. DRAIN
☐ A/C DRAIN
☐ WATER HEATER
☐ KITCHEN SINK
☐ GAS
☐ GAS REPAIR
☐ GAS NEW METER
☐ BAR SINK
☐ DRINKING FOUNTAIN
☐ LAUNDRY SINK
☐ FLOOR DRAIN
☐ SEWER PLUG
☐ REPAIR SEWER
☐ SPRINKLER SYSTEM
☐ GREASE TRAP
☐ MUD TRAP
☐ SAND TRAP
☐ URINAL
☐ ROOF DRAIN
☐ SEPTIC
☐ REPAIR DRAIN
☐ CESS POOL
☐ WATER LINES & VENTS
☐ EXTRA KITCHEN SINK
☐ OTHER FIXTURE
☐ REINSPECTION
☐ RENEWAL
☐ TAKEOVER
☐ OTHER

☐ CIRCUITS
☐ ELECTRICAL SERVICE
☐ SERVICE RE-DO
☐ TEMPORARY OCCUPANCY
☐ WORKING CLEARANCE
☐ CIRCUITS & MISCELLANEOUS
☐ REINSPECTION FEE
☐ TEMPORARY POLE
☐ REWIRE
☐ TEMPORARY POLE / OTHER
☐ RENEWAL
☐ TAKEOVER
☐ OTHER

☐ MECHANICAL PERMIT FEE
☐ MECHANICAL PERMIT VALUE
☐ A/C HOOKUP
☐ GAS A/C TONNAGE
☐ REINSPECTION
☐ REFRIGERATION HOOKUP
☐ DUCT SYSTEM
☐ WALL HEATER
☐ RENEWAL
☐ TAKEOVER
☐ UNIT KILOWATTS
☐ MAXIMUM HEATER AMPERAGE
☐ OTHER

3-23-04

For Permit Office use only

Permit Number 04-1980

20

CITY OF McALLEN

P.O. BOX 220, McAllen, Texas 78505-0220

PERMIT NO.

04-1930

DATE ISSUED

3-22-04

Rev. 2/2003

(Please type or print in black or blue ink)

GENERAL CONTRACTOR

Alvarez Pobols SPAS

PHONE

956 369 1188

ADDRESS

734 Juanita St

CITY

Donna

STATE

TX

ZIP

78537

CONTACT NAME

Juve Alvarez

PHONE

956 369 1188

☐ NEW☐ ADDITION☐ REMODELING☐ REPAIR☐ MOVE☐ REMOVE☐ BLDG. HGT.☐ NO OF FLOORS

BLDG

SQ FT

NO. PARKING

SPACES

SQ FT

LOT

LOT

FRONT

FLOOR EL

ABOVE CURB

EXISTING USE
OF LOT

Residence

NEW
USE

Swimming Pool

ELECT:

PLUMB:

MECH:

FOR RESIDENTIAL
USE ONLYNO OF
UNITS

450

NO
BDRMSNO
BATHRMSSQ FT
NON-LIVINGSQ. FT
LIVING

FOUNDATION

EXT WALL

ROOF

SPECIAL CONDITIONS

☐

CONCRETE SLAB

☐

MASONRY VENEER

☐

WOOD SHINGLE

☐

PUBLIC SIDEWALK

☐

CONCRETE PIER

☐

MASONRY SOLID

☐

COMPOSITION

☐

CORNER LOT

☐

CONCRETE BLOCK

☐

METAL SIDING

☐

METAL

☐

CUL DE SAC

☐

CONCRETE BEAM

☐

COMPOSITION

☐

BUILT UP

☐

AB #:

☐

WOOD POSTS

☐

WOOD

☐☐

OWNER

Carlos Reyes

PHONE

956 778 7715

ADDRESS

5501 N 8th St

IMPROVEMENT
VALUE \$

14700.00

CITY

McAllen

STATE

TX

ZIP

78503

LOT

1A

BLOCK

SUBDIVISION

FOX Run

SITE ADDRESS

ST NO

5501

ST NAME

N 8th St

ZONING

R-1

LU CODE

SW

PK.
DEV. #PERMIT
FEE

\$

dbl. fee
35.00REC'D
BY

2/27/04

	MO	DAY	APPR	WITH CHGS	DIS APPR
BUILDING INSPECTION	3	19		<input checked="" type="checkbox"/>	
ELECTRICAL INSPECTION	3	19		<input checked="" type="checkbox"/>	
PLUMBING INSPECTION	3	19		<input checked="" type="checkbox"/>	
PLANNING					
PLAN REVIEW					
UTILITY DEPT.					
FIRE PREVENTION					
ENGINEERING	3	22		<input checked="" type="checkbox"/>	
HEALTH DEPT.					
PLANS EXAMINER					
HOUSING INSPECTOR					

Attached conditions on bldg. permit.
2002 REC.
Plumbing Code. & City Ordinance.

~~DO NOT BUILD ON EASEMENT OR ROW.~~

The foregoing is a true and correct description of the improvements proposed by the undersigned applicant and the applicant states that he will have full authority over construction of same.

The building permit shall not be held to permit or be an approval of the violation or modification of any provisions of City ordinances, codes, subdivision restrictions or State law or be a waiver by the City of such violation. Alterations changes or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department.

The applicant hereby agrees to comply with all City ordinances, codes, subdivision, restrictions and State laws and assume all responsibility for such compliance.

It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued.

Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for six months after the time of work is commenced.

This permit is good for one year only.

Print Name: Jose A Cruz

Authorized Agent/Owner:

Jose A Cruz

Date: 2-27-04

3501 N. 8th St.

CONDITIONS FOR PERMIT APPROVAL – SWIMMING POOLS

GENERAL NOTES: (CHECK ITEMS THAT APPLY ONLY)

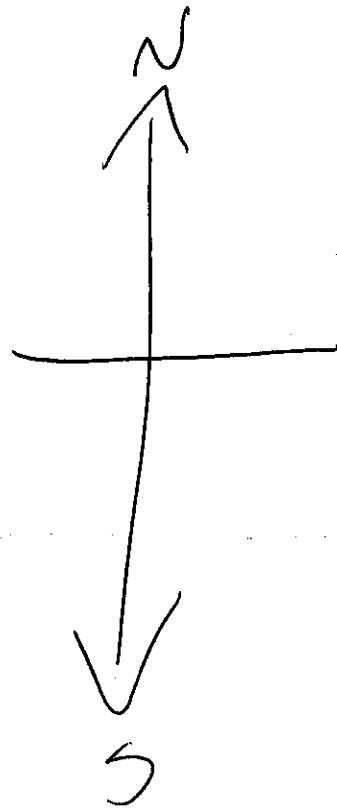
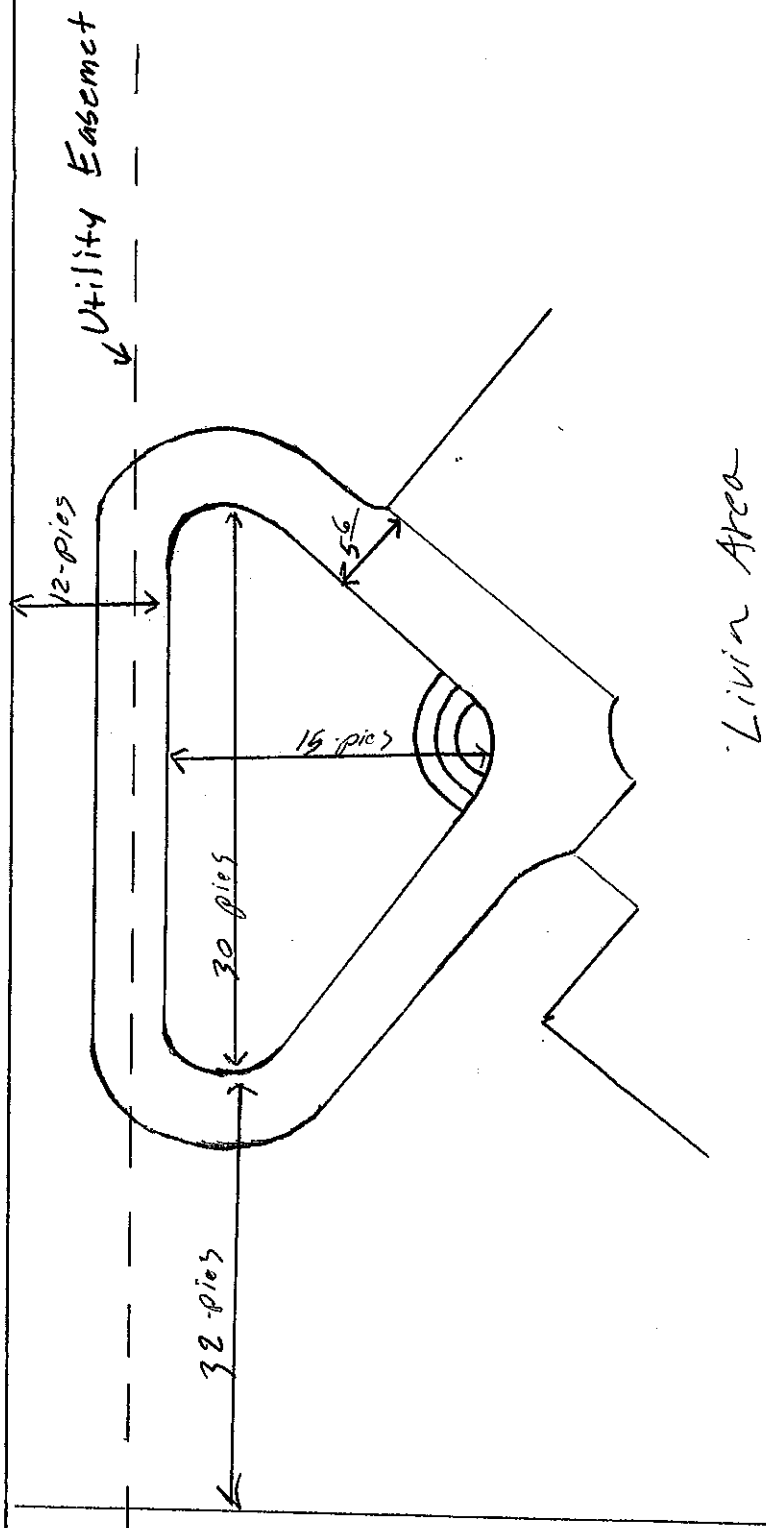
**MUST COMPLY WITH
THE 1993 SWIMMING POOL
ENCLOSURE LAW.
SENATE BILL 170**

**RECEPTACLES 10' TO 20' FROM
POOL INSIDE WALL SHALL BE
G.F.C.I.**

- ☒ 1. Two (2) off street, paved parking spaces required.
- ☒ 2. Setbacks: Front ***, Rear ***, Sides ***.
- ☐ 3. 18 feet required to garage door from property line.
- ☒ 4. Vented heating required; living area, bath.
- ☒ 5. Plumbing to City Code and Ordinance.
 - a. Master licensed plumber needed to obtain permits & install backflow prevention device. X
- ☒ 6. Electrical to City Code and Ordinance. 2002 NEC.
- ☐ 7. Mechanical to City Code and Ordinance.
 - a. A/C condensate drain cannot be in a return air plenum.
 - b. Attic installation. Every attic or furred space in which mechanical equipment is installed shall be accessible by an opening and passageway as large as the largest piece of the equipment and in no case less than 22 x 36 inches continuous from the opening to the equipment and its controls. The opening to the passageway shall be located not more than 20 feet from the equipment measured along the center line of such passageway. Every passageway shall be unobstructed and shall have solid continuous flooring not less than 24 inches wide from the entrance opening to the equipment.
- ☐ 8. Stairway construction, as per International Building Code (IBC).
- ☐ 9. Firestopping/Draftstopping required.
- ☐ 10. Firewall required: 2 hour rated, 4 hour rated.
- ☐ 11. Tenant separation; one hour required. (International Building Code- IBC)
- ☐ 12. Emergency Egress Openings. Every sleeping room on the first and second story of Group R occupancies shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools or keys. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Emergency egress openings must provide access directly or indirectly to a public street or alley.
- ☒ 13. Need to identify job site (address needs to be visible from street).
- ☐ 14. Restroom facilities at job sites must meet City Codes.
- ☐ 15. Exit doors to swing with way of travel (out).
- ☐ 16. Exit lights required.
- ☐ 17. Emergency lights required.
- ☐ 18. Fire extinguishers required.
- ☐ 19. Smoke detector required. (International Residential Code- IRC)
- ☐ 20. Fire alarm system required.
- ☐ 21. Sprinkler system required. (Plans must be approved by the City of McAllen & State Board of Insurance)
- ☐ 22. Address required on front and rear doors of all commercial buildings.
- ☐ 23. Hood and kitchen equipment must meet N.F.P.A. 96 requirements.
- ☒ 24. Maximum number of occupants shall be .
- ☒ 25. All building debris must be contained and disposed of properly prior to final. (See attached notice).

**** ALL CONSTRUCTION AS PER THE 2000 INTERNATIONAL RESIDENTIAL CODE (IRC)

**** OTHER CODES AND CITY ORDINANCES MAY APPLY.



File

FOX RUN
VOLUME

Manuel Montemayor PE/PPS
11/12/03

SITE PLAN

ALL OF

Lot 1A,

FOX RUN SUBDIVISION UNIT 4,

an addition to the City of McAllen, Hidalgo
County, Texas, according to the map recorded in Volume 33,
Page 184-B, Map Records in the Office of the County
Clerk of Hidalgo County, Texas.

AVENUE

30.5' B-B

PREPARED FOR:

CARLOS REYES

Scale: 1" = 20.0'

Date: NOVEMBER 12, 2003

MONTEMAYOR - HANSEN - GARCIA
VILAFRANCO & ASSOCIATES

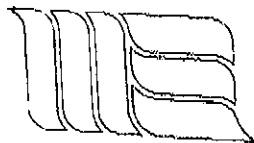
ENGINEERS - SURVEYORS AND PLANNERS

6491 PAREDES LINE ROAD, BROWNSVILLE, TX 78521

SAN BENITO, TEXAS 78586

Bro. # (956) 546-0671, S.B. # (956) 399-3321

FAX # (956) 541-8606



Drawn By: ANDRES ORTEGA

Checked by: J.C. RUIZ

Approved by: A.M. GARCIA

Project No.

ME-14791

Sheet No.

1-OF-1

File

FAX COVER

MAR 18, 04.

To: MR. JERRY MORENO

From: JOSE L. MUNOZ.
AYPCO CONSTRUCTION

Subject:

SURVEY NOVEMBER 12, 03.

CASA 5501 N. 8th ST
MC ALLEN TX

File

N08°46'00" E

145.0

2.5'

N81°02'53" W

10.0' UTILITY EASEMENT
(BY UTILITY CO. AGREEMENT)

15X30

10' UTILITY EASEMENT TO BE
ABANDONED BY THIS PLAT.

20' ALLEY ABANDONED

PROPOSED
TWO STORY BRICK
VENEER RESIDENCE

LOT 1
FOX RUN SUBDIVISION UNIT 1
VOLUME 80, PAGE 29 A

PROPOSED
DRIVEWAY
LOT 2
FOX RUN SUBDIVISION UNIT 2
VOLUME 80, PAGE 29 A

20' ASPHALT ALLEY

137.0'

10'X10' CORNER
CLIP EASEMENT

20 FT. BUILDING SET BACK LINE

10 FT. BUILDING SET BACK LINE

ARC = 125.07'

R.O.W.
TO BE DEDICATED
BY THIS PLAT

94.92' (MEAS.)

S08°46'00" W 55.0'

ASPHALT

6 NORTH 8TH STREET

EC

File

Rear yard



Swimming Pool

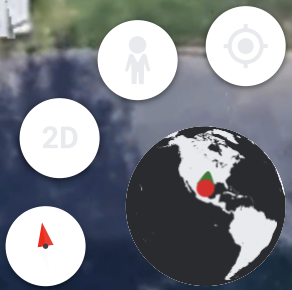
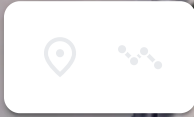
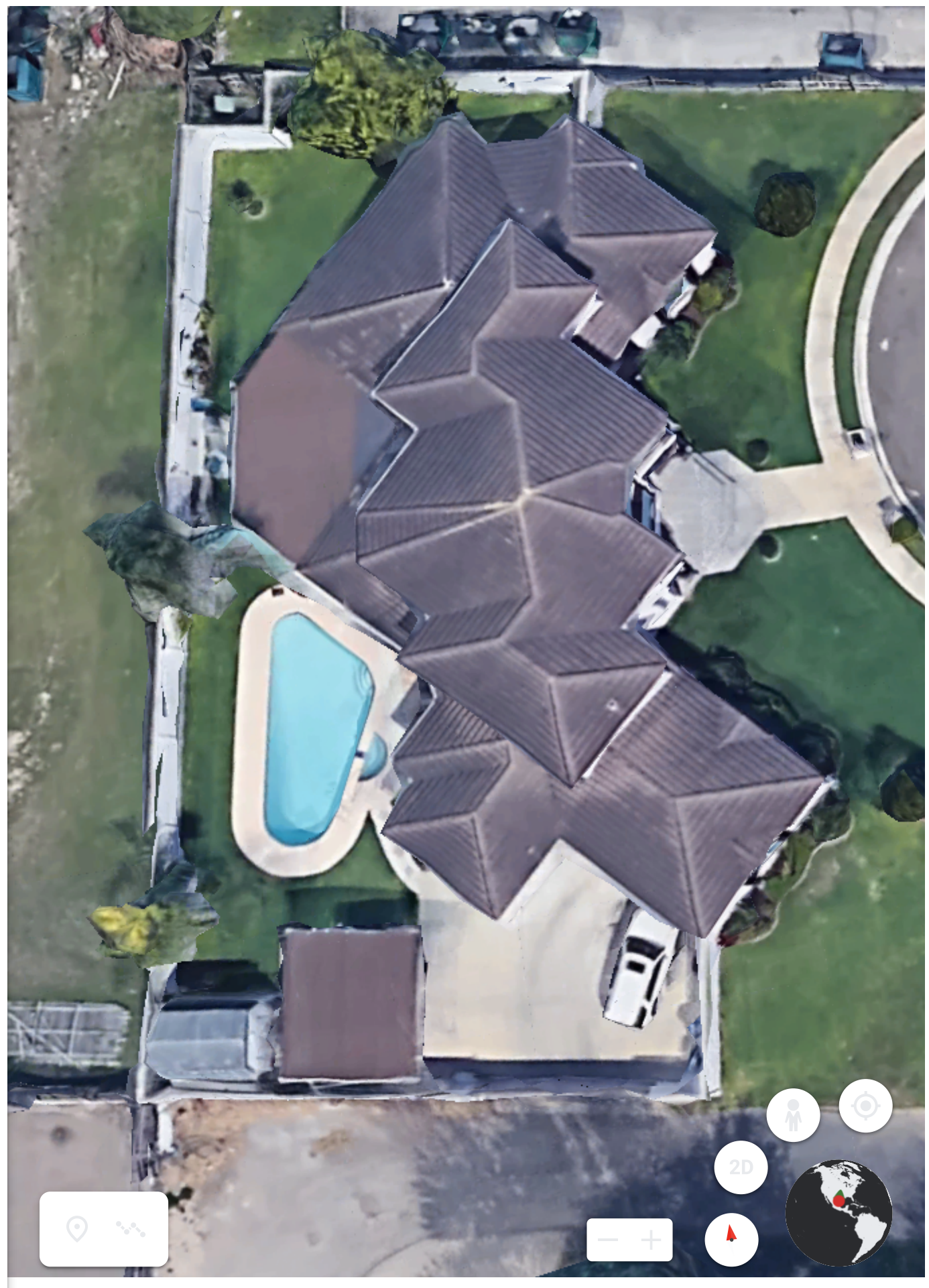


House Addition









MEMO

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: April 14, 2021

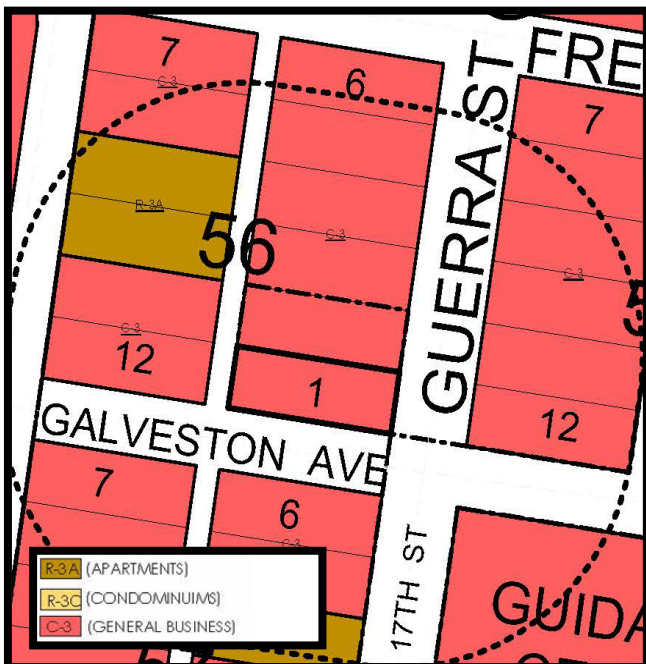
SUBJECT: REQUEST OF GILBERTO VALDEZ FOR THE FOLLOWING VARIANCES TO THE CITY OF MCALLEN ZONING ORDINANCE: 1) TO ALLOW AN ENCROACHMENT OF 10 FT. INTO THE 10 FT. CORNER SIDE YARD SETBACK ALONG THE SOUTH PROPERTY LINE, AND 2) TO ALLOW AN ENCROACHMENT OF 5 FT. INTO THE 5 FT. REAR YARD SETBACK FOR A PROPOSED COMMERCIAL BUILDING, AT LOT 1, BLOCK 56, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 620 SOUTH 17TH STREET. (ZBA2021-0009)

REASON FOR APPEAL:

Gilberto Valdez is requesting a variance to allow an encroachment of 10 ft. into the 10 ft. corner side yard setback along the south property line and 5 ft. into the 5 ft. rear yard setback along the west property line for a proposed commercial building. The applicant is requesting for the building to be encroaching into the setback lines because he states that there is no space for development.

PROPERTY LOCATION AND VICINITY:

The property is located on the corner of South 17th Street and Galveston Avenue, approximately 160 feet east of Bicentennial Boulevard. The property has 50 feet of frontage along South 17th Street with a depth of 140 ft. for a tract size of 7,000 sq. ft. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. The subject property is currently vacant. Surrounding land uses are Yerberia Cultura, Tortilleria El Arbolito, a church, and single-family residences.



BACKGROUND AND HISTORY:

McAllen Addition was recorded on May 1907. The plat does not indicate setbacks. The subdivision was recorded prior to 1979 and the applicable setbacks were subject to the 1945 Zoning Ordinance. However, the setback requirement changed to 10 feet on a corner side yard setback and half the building height on the north or 0 ft. with a fire rated wall adjacent to a commercial zone under the 1979 zoning ordinance. An application for the variances request was submitted March 9, 2021.

ANALYSIS:

The submitted site plan shows a proposed commercial building encroaching 10 ft. into the 10 ft. corner side yard setback and 5 ft. into the 5 ft. rear yard setback. The variance request is for a proposed commercial building.

The plat does not show any utility easements at the proposed location.

A review of Planning Department records did not reveal any other variances granted along this block for setbacks.

Staff has received one call in opposition to the variance request.

RECOMMENDATION:

Staff recommends disapproval of the variance request. If the Board grants approval of the request it should be limited to the footprint shown on the submitted site plan.

ZBA 2021-0009

ZBA
4-21-21

City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Project

Legal Description McAllen Addition Lot 1 block 56

Subdivision Name McAllen Addition

Street Address 6205 17th St

Number of lots 1 Gross acres 7000 sq/ft

Existing Zoning C-3 Existing Land Use Vacant

Reason for Appeal (please use other side if necessary) To Encroach 10 feet into the 10 foot corner side yard set back on South side

☒ \$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 Gilberto Valdez Phone (956) 278-4439

Address 112 SW Augusta Sq E-mail BetoValdez@Pcland.com

City McAllen State TX Zip 78503

Owner

Name Alfredo Fuentes Jr. Phone 956-369-6186

Address 1308 Claborne E-mail alfredofuentes@stcglobal.net

City Mission State TX Zip 78572

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

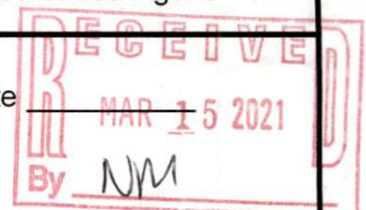
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Alfredo Fuentes Jr.Date 3-9-21Print Name Alfredo Fuentes Jr.☒ Owner☐ Authorized Agent

Office

Accepted by _____ Payment received by _____ Date _____

Rev 10/18



42 To Encroach 5 feet into the 10 foot rear yard set back on the west side

OS



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:

El terreno es solo 50 pies de ancho, si me voy 10 pies de setback, reduzco el terreno a 40 pies, se limita la entrada y salida de autos y la construcción del edificio ya no me permitiría completar los pies que se requieren.

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

A Futuro me podría expandir comprando el terreno del lado norte y construir más habitaciones, generar más trabajo, y no gustaría en construir una barda sobre la calle de Galveston st

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:

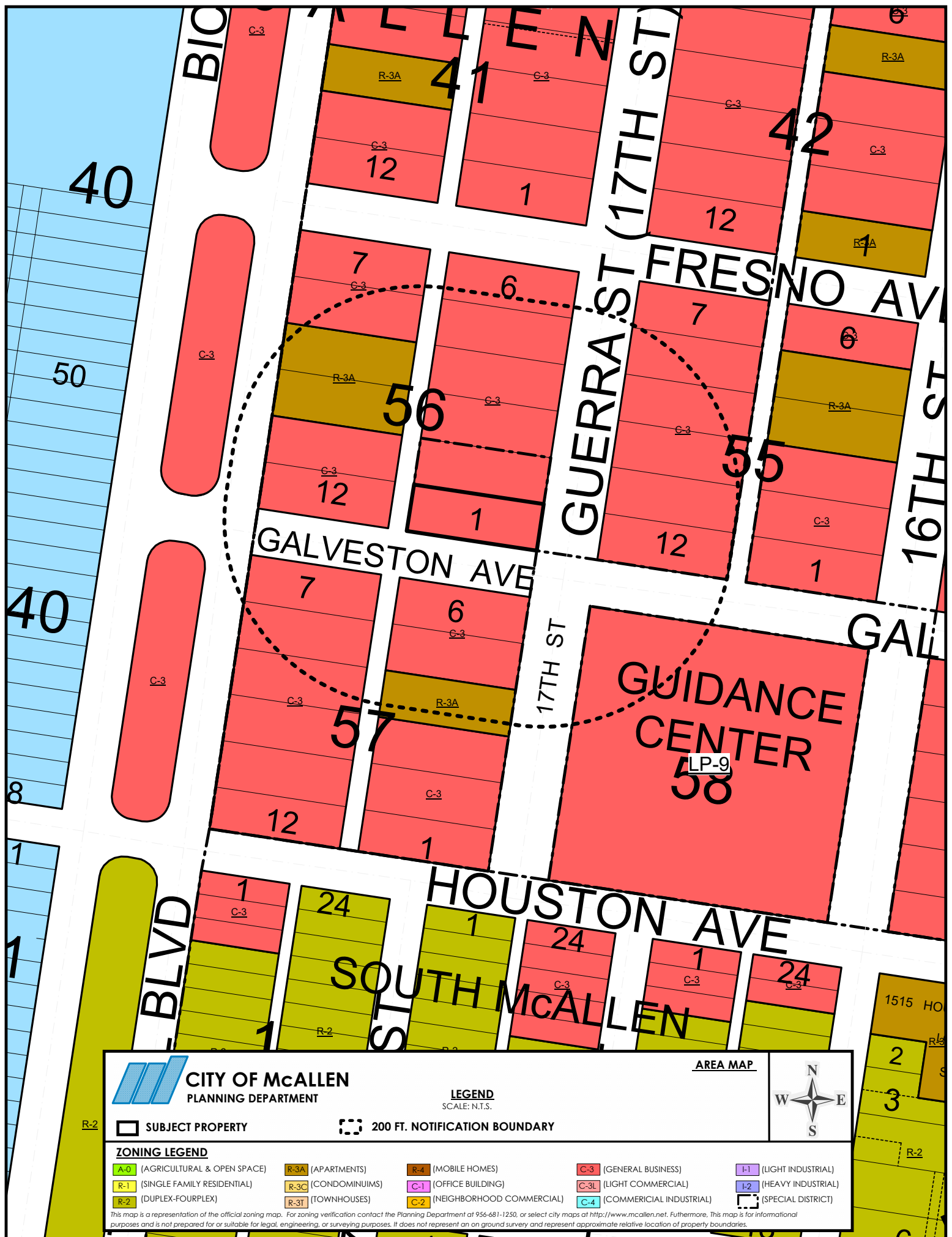
No afecta en nada a la seguridad del público, será construido en materiales modernos y sólidos.

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

Se está pensando en un proyecto moderno y atractivo para el público en general, gente que nos visita de fuera, siendo un MICROTTEL con precios accesivos al público, será un concepto del 1er MICROTTEL en Down Town McAllen.

Chairman, Board of Adjustment
Signature

Date





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY




200' NOTIFICATION BOUNDARY





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





**CITY OF McALLEN**
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

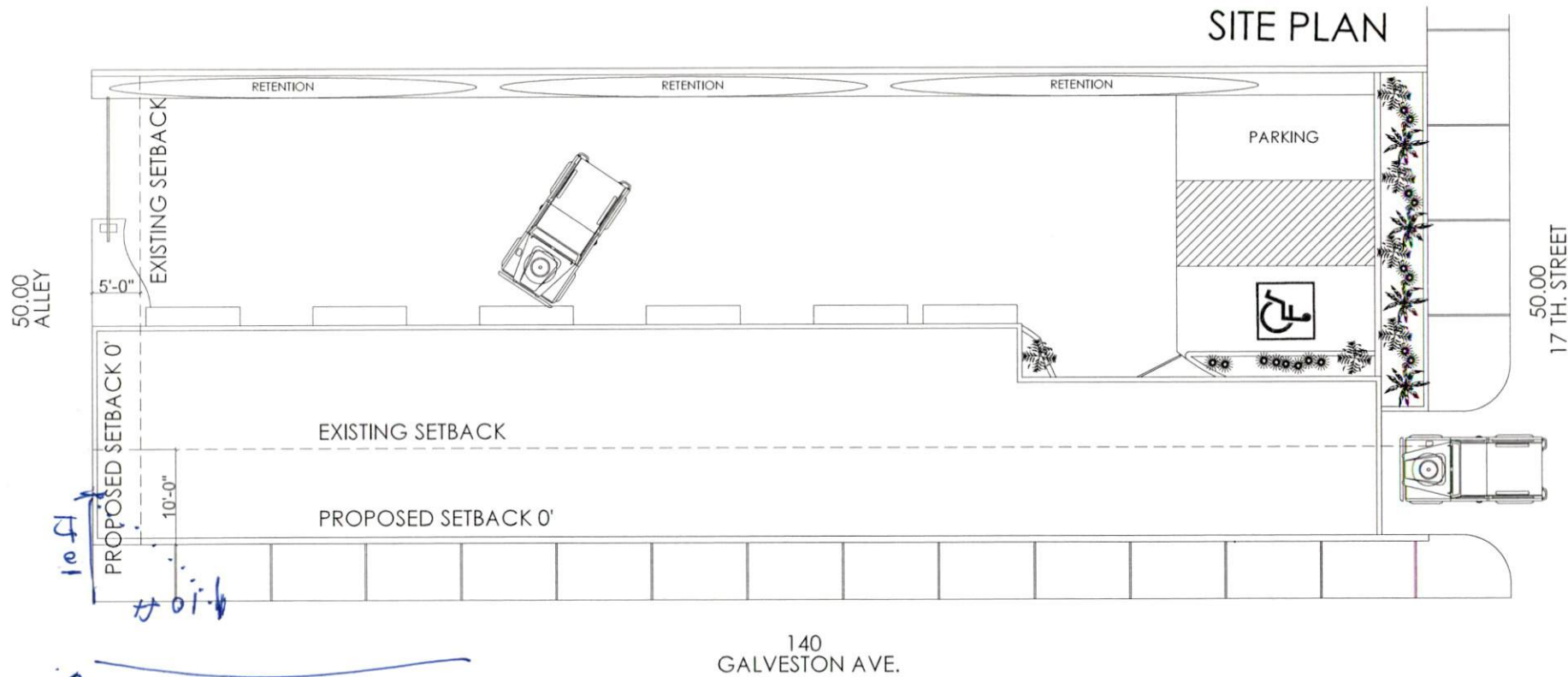


ZONING LEGEND

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

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

PROPOSED
THE SHOK PL
SUBD



SITE PLAN

IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING CONSTRUCTION.
- 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3) PLANS INDICATE LOCATION ONLY: ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THE PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS.

PROJECT: MICROTREL

DATE: 3/12/2021

SHEET:

SITE: 620 S 17TH ST MCALLEN, TX 78501

OWNER: BETO VALDEZ

SHEET TITLE(S)

SITE PLAN

Trazzo77
DRAFTING & DESIGN

CELL: (956) 9292995
NORMA BOLANOS
arq.n.bolanos@gmail.com

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS.

PROJECT: MICROTEL

SHEET TITLE(S)
FIRST FLOOR

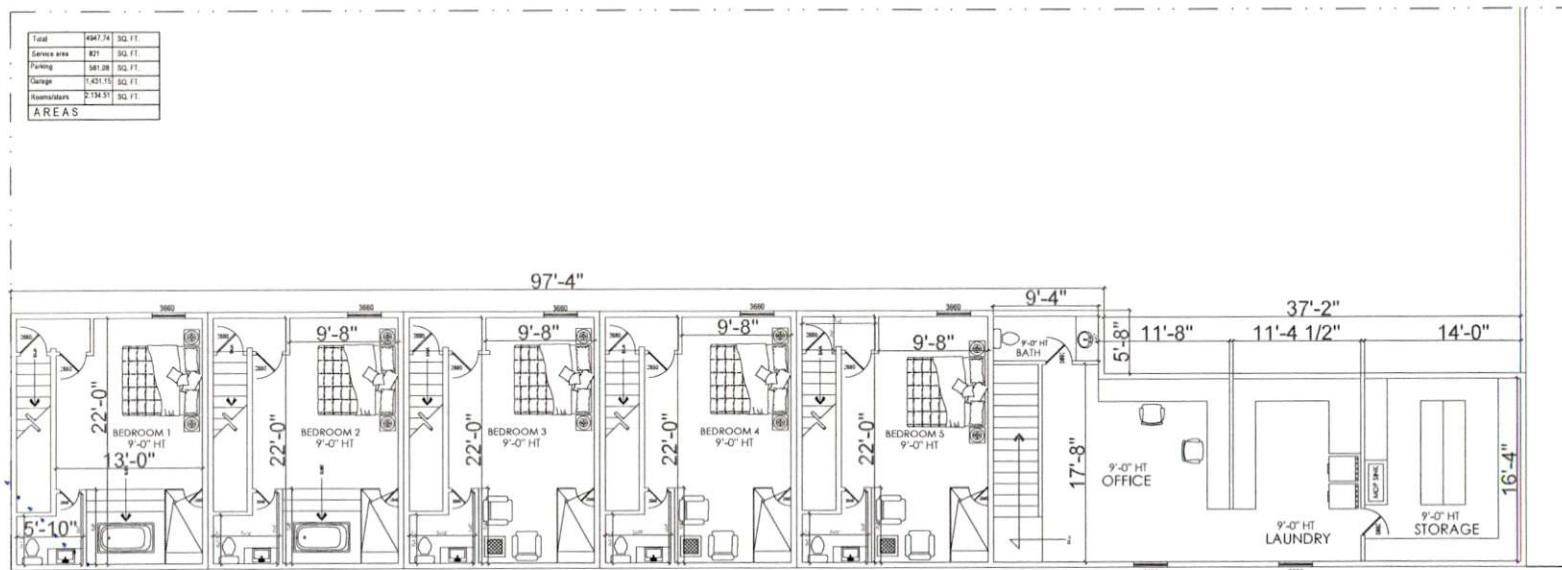
DATE: 3/9/2021	SHEET:
----------------	--------

SITE: 620 S 17TH ST MCALLEN, TX 78501

OWNER: BETO VALDEZ

Trazzo
DRAFTING & DESIGN

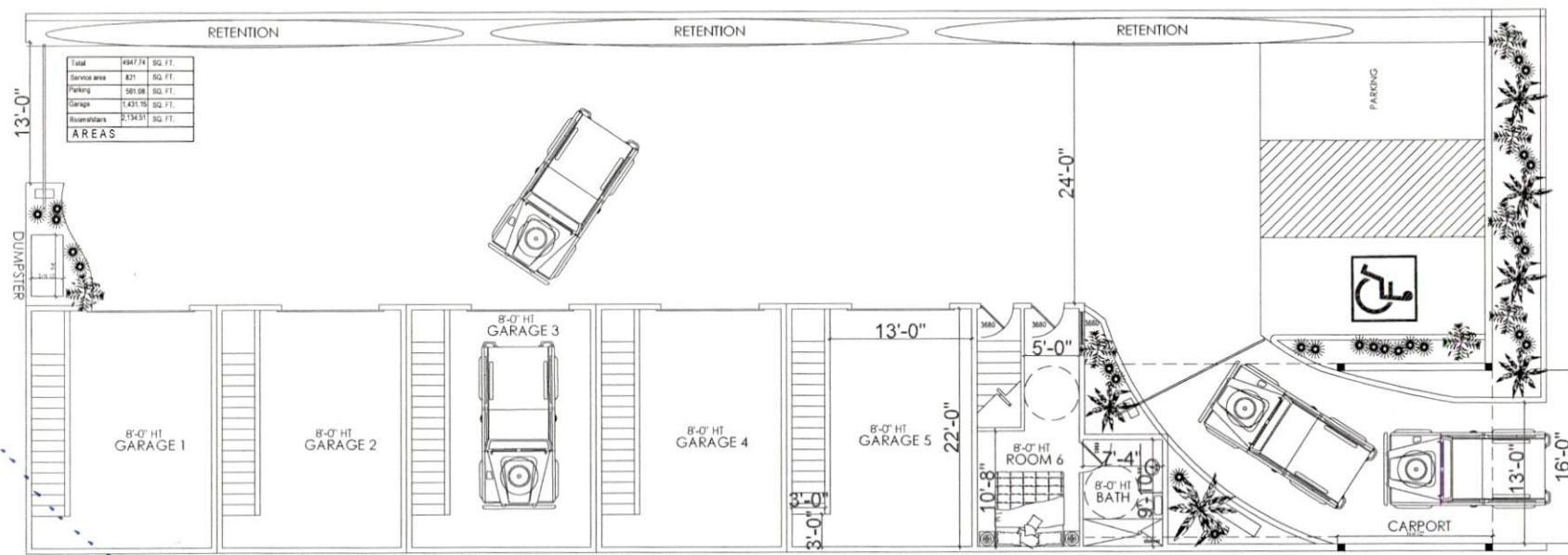
CELL: (956) 9292995
NORMA BOLANOS
arq.n.bolanos@gmail.com



Curb

61.9
side walk

50.00
ALLEY



GROUND FLOOR

RECEIVED

IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING CONSTRUCTION.
- 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THE PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS.

PROJECT: MICROTEL		SHEET TITLE(S) GROUND FLOOR	
DATE: 3/9/2021		SITE: 620 S 17TH ST MCALLEN, TX 78501	
OWNER: BETO VALDEZ			

Trazzo77
DRAFTING & DESIGN

CELL: (956) 9292995
NORMA BOLANOS
arq.n.bolanos@gmail.com

GALVESTON

SIXTEENTH

622	618	614	610	606	602
1					7

621	617	613	609	605	601
12					7

SEVENTEENTH

622	618	614	610	606	602
1					9

624	619	617	613	609	605
12					7

EIGHTEENTH

FRESNO



TORTILLERIA
EL
ARBOLITO
618-5432





PLAZA
REALTY
FOR SALE
Roy, Area Broker
(956) 451-5427
www.plaza-realty.net

NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2021-0009

2021 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/06/21	01/20/21	02/03/21	02/17/21	03/03/21	03/17/21	04/07/21	04/21/21	05/05/21															
ERICK DIAZ- CHAIRPERSON	P	P	P	P	P	P	A																	
JOHN MILLIN- VICECHAIRPERSON	P	A	P	P	P	P	P																	
SYLVIA HINOJOSA	P	P	P	A	P	P	P																	
JOSE GUTIERREZ	P	P	P	P	P	P	P																	
JUAN F. JIMENEZ	P	A	P	P	P	A	P																	
ANN TAFEL (ALT 1)	P	P	P	P	P	P	P																	
HUGO AVILA (ALT 2)	P	P	P	P	P	A	P																	
REBECCA MILLAN (ALT 3)	P	P	P	P	P	P	P																	
ROGELIO RODRIGUEZ (ALT 4)	A	P	P	P	P	P	A																	

P - PRESENT

A - ABSENT

☐ NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION

CRITERIA FOR ZBOA DETERMINATIONS

APPEALS

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

SPECIAL EXCEPTIONS

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

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

Ord. Sec. 138-86. – GENERAL POLICY.

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

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

VARIANCES

Authorized only when ALL of the following applies:

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

Definitions

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Chapter 138-Zoning

Sec. 138-1. - Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Footnotes:

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

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

Chapter 110-Vegetation

Sec. 110-26. - Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exceptions Cited within the Zoning Ordinance

Exceptions pertaining to front yard setbacks:

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

Exceptions pertaining to rear yard setbacks:

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

Exceptions pertaining to side yard setbacks:

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

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

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

Exceptions as per Planning Department Policy

By policy the following are permitted:

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

Legal opinions:

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

ZONING BOARD OF ADJUSTMENT AND APPEALS

RULES AND PROCEDURES

CITY OF MCALLEN

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

I. ORGANIZATION AND OFFICERS

A. Members

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

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

B. Officers

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

C. Duties and Officers

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

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

II. POWERS OF THE BOARD

A. General Powers

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

B. Specified Powers

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

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

III. DUTIES OF BOARD MEMBERS

A. General Duties of Members

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

B. Disqualification/Conflict of Interest

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

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

IV. A BASIS FOR ACTION

The Board shall decide each case based on the following:

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

V. APPLICANTS

A. Legally Vested Interest

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

B. Applications

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

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

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

C. Meetings

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

D. Evidence

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

VI. HARDSHIP

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

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

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

VII. MEETINGS

A. Texas Public Information Act and Open Meetings Act.

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

B. Quorum

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

C. Regular Meetings

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

D. Special Meetings

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

E. Order of Business

The usual order of business shall be:

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

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

F. Staff Recommendations

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

G. Action by the Board

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

H. Minutes of the Board

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

VIII. DECISIONS OF THE BOARD

A. Precedent

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

B. Public Statements

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

B. Parliamentary Procedure

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

IX. WITHDRAWAL OF APPEAL

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

X. ATTENDANCE

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

XI. AMENDEMENT PROCEDURE

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

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

Executive Secretary

ORDINANCE NO. 2018- 70

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SIGNED this 9th day October, 2018.

CITY OF McALLEN

John Ingram, City Commissioner

Attest:

Perla Lara

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin W. Stevenson

Austin W. Stevenson, Assistant City Attorney





PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

Deadlines:

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

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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

JUNE 2021

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

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




PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2021

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

AUGUST 2021

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

SEPTEMBER 2021

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

OCTOBER 2021

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

NOVEMBER 2021

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

DECEMBER 2021

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

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