

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 17, 2022 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER – Chairperson Sylvia Hinojosa

1. MINUTES:

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

2. PUBLIC HEARINGS:

- a) Request of Felipe Angel Cuellar for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for a proposed metal carport measuring 15 feet by 20 feet on Lot 12, Ponderosa Park Phase 6, Hidalgo County, Texas; 3409 North 36th Lane **(ZBA2022-0044)**
- b) Request of Andres Montiero, Jr. for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 9 feet into the 20 feet front yard setback for an existing carport measuring 14 feet by 18 feet on Lot 89, Ponderosa Park Phase II, Hidalgo County, Texas; 3221 Iris Avenue. **(ZBA2022-0045)**
- c) Request of Vanny A. Ramirez for a Variance request to the City of McAllen Zoning Ordinance to allow the height of a proposed townhouse to be at 32.50 feet rather than the required 25 feet on Lot 89, Diamante Village Subdivision, Hidalgo County, Texas; 6729 North 4th Street. **(ZBA2022-0046)**
- d) Request of Rio Delta Engineering for a Variance request to the City of McAllen Zoning Ordinance to be exempted from the 8-foot buffer requirement along the north and west side of the subject property located at the 6.713 Acres out of Lot 7, E.M. Card Survey No. 1 and out of Lot 14, Section 279, Tex-Mex Railway Company Survey Subdivision, Hidalgo County, Texas; 2300 Oxford Avenue. **(ZBA2022-0047)**
- e) Request of Juana Carballo for special exception and variance requests to the City of McAllen Zoning Ordinance to allow: **1)** encroachment of 8 feet into the 10 feet rear yard setback, and 3 feet into the 5 feet side yard setback to the north side of property for a proposed irregularly shaped carport, **2)** encroachments of 8 feet into the 10 feet rear yard setback, and 4 feet into the 7 feet south side yard setback for an apartment dwelling, **3)** encroachments of 3 feet into the 7 feet south side yard setback for a dog house measuring 8 feet by 8 feet, **4)** encroachments of 5 feet into the 7 feet side yard setback and 20 feet into the 30 feet front yard setback for a pergola measuring 10 feet by 14 feet, **5)** an encroachment of 2.5 feet into the 5 feet north side yard setback for a wooden porch/carport measuring 11 feet by 42 feet at Lot 9, North McAllen Addition, Hidalgo County, Texas; 614 North 17th Street. **(ZBA2022-0049)**
- f) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. **(ZBA2022-0037) (TABLED: 07/07/2022) (REMAIN TABLED: 07/20/2022, 08/03/2022)**

- g)** Request of Emma Veras for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing carport measuring 12 feet by 15 feet, at Lot 47, Brookwood Unit II Subdivision, Hidalgo County, Texas; 3824 Zinnia Avenue. **(ZBA2022-0038) (TABLED: 07/20/2022) (REMAIN TABLED: 08/03/2022)**

3. FUTURE AGENDA ITEMS

- a)** 425 East Shasta Avenue
- b)** 2420 South 25th Street
- c)** 2400 Helena Avenue
- d)** 5909 North 22nd Lane

ADJOURNMENT:

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

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

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, August 3, 2022 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Sylvia Hinojosa	Chairperson
	Jose Gutierrez	Vice-Chairperson
	Ann Tafel	Member
	Hugo Avila	Member
	Rogelio Rodriguez	Member
	Juan Mujica	Alternate
	Sam Saldivar	Alternate
 Absent:	 Rebecca Millan	 Alternate
 Staff Present:	 Austin Stevenson	 Assistant City Attorney
	Luis Mora	Planning Deputy Director
	Katia Sanchez	Planner II
	Samuel Nunez	Planner I
	Porfirio Hernandez	Planning Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Sylvia Hinojosa

1. MINUTES:

- a)** Minutes for the special meeting held on July 20, 2022.

The minutes for the special meeting held on July 20, 2022 were approved. The motion to approve the minutes were made by Ms. Ann Tafel. Vice-Chairperson Jose Gutierrez seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a)** Request of Florentino Gutierrez for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of: 22 feet into the 25 feet front yard setback and 6 feet into the 6 feet side yard encroachment along the west side for a proposed carport measuring 22 feet by 22 feet on Lot 64, Olivarez Subdivision No. 5, Hidalgo County, Texas; 2912 Tamarack Avenue. **(ZBA2022-0042)**

Ms. Sanchez stated the applicant was requesting a special exception for an encroachment into the front and side yard setback in order to allow a proposed carport to be placed on the existing driveway. According to the applicant, the proposed carport would protect his two vehicles from sun damage and inclement weather as his residence does not have a garage. The applicant also stated that the carport addition would greatly assist him due to his health.

The subject property was located on the North side of Tamarack Avenue. The property has 61.40 feet of frontage and a depth of 124.50 feet, the lot size is 7,644.30 square feet according to the subdivision plat. The surrounding land use is single-family residential.

Olivarez Subdivision No. 5 was recorded on February 1, 1972. The plat specifies a 25 feet front yard setback. The resident applied for a building permit on July 06, 2022. The resident applied for a special exception request on July 05, 2022, and updated the special exception application on July 14, 2022.

The special exception request is to allow an encroachment of 22 feet into the 25 feet front yard setback for a proposed carport measuring 22 feet by 22 feet over an existing driveway 6 feet into the 6 feet side yard setback along the west side of the property.

The applicant is proposing the carport to not be enclosed, which will allow for visibility when entering or exiting the property. The proposed carport not being enclosed will also allow for visibility during egress and ingress into Tamarack Avenue or for oncoming traffic.

There is no room for relocation of the carport to any other area of the property as the applicant has mature trees at the rear of the subject property.

As per the applicant, he was proposing to locate the proposed carport over an existing driveway located at the front of the subject property. The residence does not have a garage to place the applicant's two vehicles, the carport was needed in order to protect vehicles from inclement weather.

During the site visit, staff noticed other similar encroachments, specifically carports located at the front yard within the area. There are approximately seven carports within the area that appear to encroach within the front yard setback. The carport on the subject property was a characteristic of construction along the area. A review of the Planning Department records did reveal one special exception on Upas Avenue, approved by the Board in 2021.

There were no utility easements on the subject property.

Special exceptions are issued to an individual and recorded, however if new owner purchases the home they will have to apply as new owner.

Staff recommended disapproval of the special exception request. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.

Mr. Florentino Gutierrez, the applicant stated he wanted to build a carport due to his medical conditions. He stated it was going to be made of canvas material. He stated when he bought the house there was no garage.

Vice-Chairperson Gutierrez asked staff if the other encroachments that were found in the area were they similar to the proposed carport. Ms. Sanchez stated they were very similar.

Board member Talbot mentioned to staff that a special exception in this neighborhood was approved with the same type of use as being requested in this situation. He asked

what the difference between the previously approved and this one. Ms. Sanchez stated it was very similar. The applicant did have existing health conditions. It was encroaching into the front setback and it was approved.

Board member Mujica asked staff if the neighbor to the left of the applicant was all right with the carport being close to his property line. Ms. Sanchez stated yes.

Chairperson Sylvia Hinojosa asked if there was anyone present in favor of the special exception. There was no one in favor of the special exception.

Chairperson Sylvia Hinojosa asked if there was anyone present in opposition of the special exception. There was no one in opposition of the special exception.

Following discussion, Vice-Chairperson Jose Gutierrez **moved** to approve the special exception limited to the encroachment as shown on the submitted site plan. Mr. Rogelio Rodriguez seconded the motion. The Board voted to approve the special exception with five members present and voting.

- b) Request of Juan Gabriel Enriquez for a variance to the City of McAllen Zoning ordinance to allow an encroachment of 30 feet into the 60 foot side yard setback along the east side of the property for a proposed single-family residence on Lot 4A, North Bryan Estates Subdivision, Hidalgo County, Texas; 8401 State Highway 107 (ZBA2022-0043)**

Ms. Sanchez stated the applicant was requesting the variance requests to encroach 30 feet into the 60-foot side yard setback to allow for more buildable area in order to construct a single-family residence.

The subject property was located at the southwest corner of State Highway 107 and North Bryan Road. The subject property was zoned R-1(single-family residential) District, and is .91 acres. The adjacent zoning is C-3 (general business) District to the east and west and R-1 (single-family residential) District to the south. Surrounding land uses are single-family residences and The Glute Factory.

North Bryan Estates Subdivision was recorded on March 13, 1997. The plat indicates 60 feet of east side yard setback. The applicant was proposing a single-family residence on the subject property. An application for the variance requests was submitted to the Planning Department in July 2022.

A submitted site plan proposes construction that would encroach 30 feet into the 60 feet side yard setback along the east side of the subject property. The purpose of the request is to adjust the buildable area for the lot.

The R-1 district typically had a side setback along a road was typically 10 feet, however, the side setback along the east side is at 60 feet. The property is a corner lot, "on a corner lot in all districts, the width of the side yard along the street shall not be less than ten feet..." and the lot is an irregular shape. The subject property was recently rezoned from C-3 district to R-1 district in May 2022; residential lots have a reduced setback requirement than that of a general business district.

As per the applicant, should the variance be approved, the proposed residence will not

impede or obstruct the view of North Bryan Road. The applicant also stated that the variance request would allow greater living area.

The plat showed 25 feet irrigation easement along the east side of the subject property. The requested variance if approved will not impact the easements.

The Planning Department had not received any emails or phone calls in opposition to the variance request.

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

Board member Rodriguez asked staff if on a residential lot were there regulations having an additional structure and needing a certain amount of square footage. Ms. Sanchez stated it would and it would be reviewed by the Building Department.

Chairperson Sylvia Hinojosa asked if there was anyone present in favor of the variance request. There was no one in favor of the variance request.

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

Following discussion, Mr. Hugo Avila **moved** to approve the variance request limited to the footprint shown on the submitted site plan. Ms. Ann Tafel seconded the motion. The Board voted to approve the variance request with five members present and voting.

- c) Request of Antonio Zapata for a variance to the City of McAllen Zoning Ordinance for an accessory use, a proposed storage shed measuring 10 feet by 16 feet without a primary use for Lot 47, Frontera Village Subdivision, Hidalgo County, Texas; 1817 Jefferson Avenue **(ZBA2022-0039)**

Mr. Nunez stated the applicant was requesting a variance for a proposed 160-square foot storage shed to be placed on Lot 47, which has no primary use. According to the applicant, there was a lack of storage space in his house. The only feasible place to store their belongings would be an attic located in the garage area. However, the applicant states that this attic would prove to be too unsafe for him to access due to age-related factors and his 70% disability.

The applicant owned Lots 39 and 47 located between Jefferson Avenue and Incarnate Word Avenue, which are approximately 260 feet east of North 19th Street. The applicant's primary residence was located on Lot 39 and has 102.52 feet of frontage along Jefferson Avenue and a depth of 107 feet for a total lot size of 10,969.64 square feet.

Lot 47 (the lot where the applicant is proposing to build the storage shed) is located adjacent on the south side of the primary residence (Lot 39). Lot 47 has 95.38 feet of frontage along Incarnate Word Avenue and a depth of 132 feet for a total lot size of 7,326.35 square feet.

Both lots were zoned R-1 (single family residential) District. The surrounding land use is single-family residential with vacant land to the East.

The plat for Frontera Village Subdivision was recorded on April 13, 2005. An application for a building permit has not been submitted to the Building and Inspections Department (since one is not required based on the size of the structure). An application for a special exception request was submitted to the Planning Department on June 17, 2022.

The request was for a variance to allow an accessory use (a storage shed) without a primary use on Lot 47. The proposed storage shed would measure 10 feet by 16 feet and will be located on the vacant lot to the south, which serves as a backyard to the primary residence. Based on the submitted site plan, the proposed storage shed will not be encroaching into any setbacks or easements on Lot 47.

A 20-foot utility easement between Lots 39 and 47 prevents construction over the lot line. This in turn prevents the two lots from being considered, for construction purposes, as one tract.

Storage buildings that are 200 square feet or less in size do not require a building permit, however they are required to comply with the setbacks of the zoning districts in which they are located.

A review of Planning Department records revealed two approved variances along Harvard Avenue for two rear yard setback encroachments for a new residential construction and a proposed swimming pool.

There had been no calls, emails, or letters received in opposition of the variance request

Staff recommended approval of the variance request since the applicant owns both lots, and both are fenced and used as one property. Additionally, the 20-foot utility easement at the rear of the property prevents any construction over the property line, and would not allow for the placement of the proposed storage shed.

Board member Tafel asked staff how the applicant who owned one lot gained access to the storage unit. Mr. Nunez stated as the applicant walks out on Lot 39 on the rear side he had open access to Lot 47, which currently served as his backyard.

Mr. Antonio Zapata, the applicant stated his garage was occupied with household items and needed the storage to store garden equipment and household items. The storage shed was not concrete so it could be moved. He wanted to move his vehicles back inside the garage.

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

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

Following discussion, Mr. Rogelio Rodriguez moved to approve the variance request. Vice-Chairperson Jose Gutierrez seconded the motion. The Board voted to approve the variance request with five members present and voting.

d) Request of MHA Hibiscus Village, Ltd. for a special exception to the City of McAllen

Zoning Ordinance to allow an encroachment of 10 feet into the 20 feet front yard setback along Hibiscus Avenue for 46 proposed carports individually measuring 9 feet by 18 feet, for Lot 1, Hibiscus Village Subdivision, Hidalgo County, Texas; 2412 Hibiscus Avenue. **(ZBA2022-0041)**

The applicant had withdrawn this item.

- e) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. **(ZBA2022-0037) (TABLED: 07/07/2022) (REMAIN TABLED: 07/20/2022)**

This item was to remain tabled until the next meeting.

- f) Request of Emma Veras for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing carport measuring 12 feet by 15 feet, at Lot 47, Brookwood Unit II Subdivision, Hidalgo County, Texas; 3824 Zinnia Avenue. **(ZBA2022-0038) (TABLED: 07/20/2022)**

This item was to remain tabled until the next meeting.

4. FUTURE AGENDA ITEMS:

- a) 3409 North 36th Lane
- b) 3221 Iris Avenue
- c) 6729 North 4th Street
- d) 2300 Oxford Avenue
- e) 2304 Gull Avenue
- f) 614 North 17th Street

ADJOURNMENT

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

Chairperson Sylvia Hinojosa

Carmen White, Administrative Assistant

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: August 9, 2022

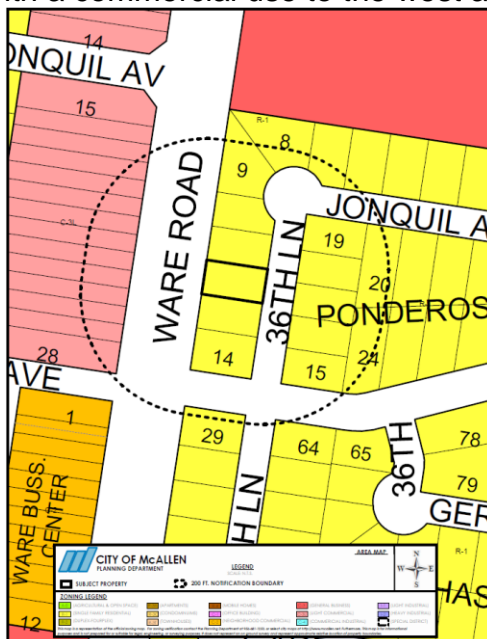
SUBJECT: REQUEST OF FELIPE ANGEL CUELLAR FOR A SPECIAL EXCEPTION REQUEST TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCHROACHMENT OF 15 FEET INTO THE 20 FEET FRONT YARD SETBACK FOR A PROPOSED METAL CARPORT MEASURING 15 FEET BY 20 FEET ON LOT 12, PONDEROSA PARK PHASE 6, HIDALGO COUNTY, TEXAS; 3409 NORTH 36TH LANE. (ZBA2022-0044)

REASON FOR APPEAL:

The applicant is requesting a special exception in order to allow an encroachment of 15 feet into the front yard setback of 20 feet for a proposed metal carport measuring 15 feet by 20 feet. The applicant is proposing the metal carport to protect his (5) vehicles from the elements, namely high temperatures. According to the applicant, the existing driveway and garage cannot accommodate or provide protection for all of his vehicles. Approval of this request would change this situation.

PROPERTY LOCATION AND VICINITY:

The subject property is located west of North 36th Lane, approximately 130 feet north of Iris Avenue. According to the subdivision plat, the property has 56.75 feet of frontage along North 36th Lane and a depth of 102 feet, for a lot size of 5,788.5 square feet. The surrounding land use is single-family residential with a commercial use to the west across North Ware Road.



BACKGROUND AND HISTORY:

The plat for Ponderosa Phase 6 Subdivision was recorded in March 12, 2001. Said plat requires 20 feet for front yard setbacks. According to Hidalgo County Appraisal District, the existing home was built in 2007. A building permit application for the proposed metal carport was submitted in July 14, 2022. The applicant submitted the special exception request a day after (July 15, 2022) upon learning of the 15-foot encroachment the proposed metal carport would have over the required 20 feet front yard setback.

ANALYSIS:

Approval of the special exception request would allow an encroachment of 15 feet into the 20 feet front yard setback as shown in the applicant's submitted site plan. Approval of this request would allow the applicant to provide protection for all of his (5) vehicles by using both his existing garage and the proposed metal carport.

According to the subdivision plat, there is 5-foot utility easement that runs alongside the 20 feet front yard setback and the 6 feet side yard setback in Lot 12. Based on the submitted site plan, these easements will not be impacted by proposed metal carport.

During the site visit, staff noticed similar encroachments, namely carports, located at the front yard within the area. There were approximately eight carports within the area that appear to encroach within the front yard setback. The proposed carport on the subject property would be characteristic of constructions along the area.

A review of the Planning Department records, however, did not reveal any approved building permits and or special exceptions for the above mentioned carport structures.

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

Staff has not received any phone calls, emails, or letters in opposition to the special exception request.

RECOMMENDATION:

Staff recommends approval of the special exception request, limited to the encroachment shown on the submitted site plan. Given that there are other carports within the area, the proposed metal carport would not be breaking with the existing character of the subdivision.

ZBA 2022-0044

ZBA
8/17/2022

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

Ponderosa Park Ph C

Lot 12

Subdivision Name

Ponderosa Park Ph C

Street Address

3409 N 36th Ln

Number of lots

1

Gross acres

Existing Zoning

Residential

Existing Land Use

Reason for Appeal (please use other side if necessary)

15 ft in to the front 20 ft

I need to cover where I usually park the cars

☒ \$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

Felipe Angel Cuellar

Phone

(956) 907-6696

Address

3409 N 36th Ln

E-mail

pikoton2014@gmail.com

City

McAllen

State

TX

Zip

78501

Owner

Name

Same

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?

☐ Yes

☒ No

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

Signature

Date

7/15/22

Print Name

Felipe Angel Cuellar

☒ Owner

☐ Authorized Agent

Office

Accepted by

Payment received by

Date

Rev 10/18

JUL 15 2022

BY:



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:

Due to high temperatures, I need to cover where I usually park the cars

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

I have no enough capacity to get cars into the garage.

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:

First of all it going to be inside of my property. Carport is going to be painted to fit color house in order to not be visual pollution.

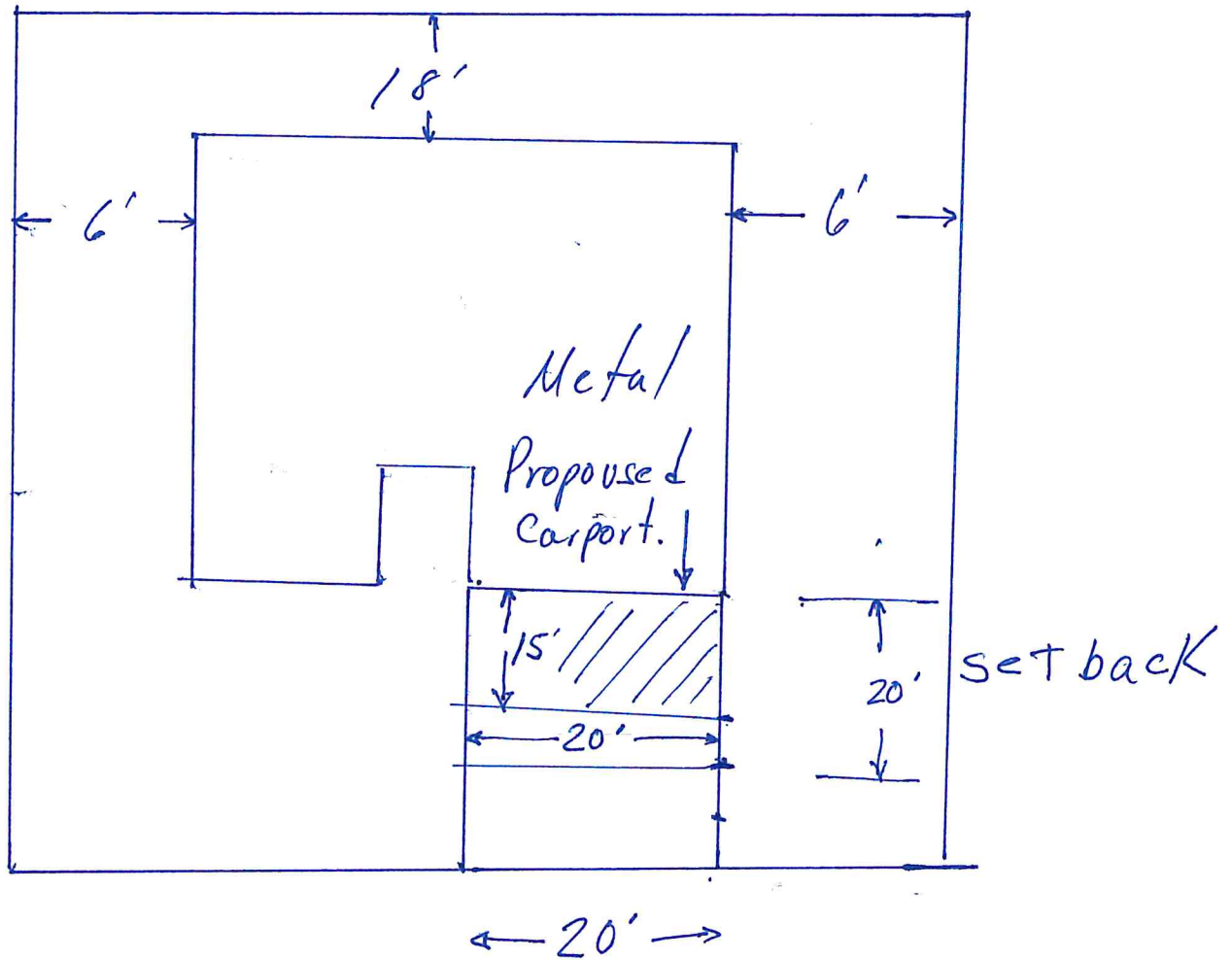
4. Describe special conditions that are unique to this applicant or property:

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



36th Ln



JUL 15 2022

BY: CW





NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0044
CITY OF MCALLEN PLANNING DEPT.
956.438.1231
WWW.MCALLEN.NET

3309
Ln

WELCOME

ITEM

ZBA2022-0045

TO BE TABLED

Memo

TO: Zoning Board of Adjustment & Appeals

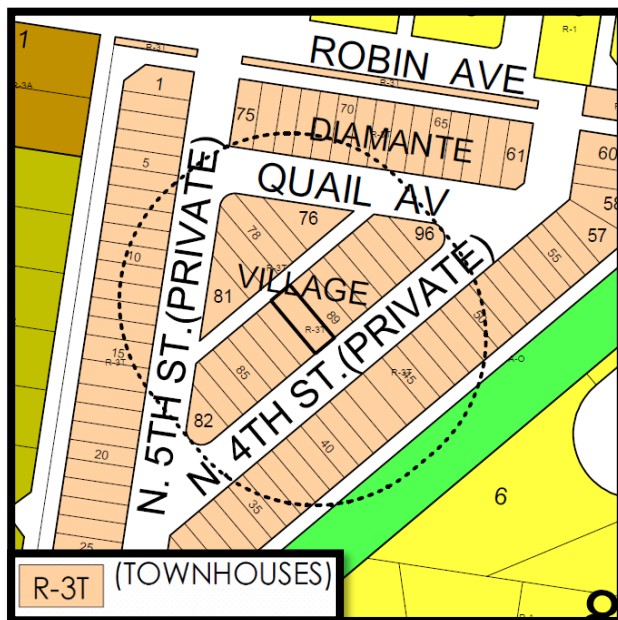
FROM: Planning Staff

DATE: August 8, 2022

SUBJECT: Request of Vanny A. Ramirez for a Variance request to the City of McAllen Zoning Ordinance to allow the height of a proposed townhouse to be at 32.50 feet rather than the required 25 feet on Lot 89, Diamante Village Subdivision, Hidalgo County, Texas; 6729 North 4th Street. (ZBA2022-0046)

REASON FOR APPEAL: The applicant is requesting a variance in order to allow the height of a proposed townhouse to be at 32.50 feet rather than the 25 feet height. As per the applicant, she is proposing to have a loft on the third floor for recreational purposes.

PROPERTY LOCATION AND VICINITY: The subject property is located along the northwest side of North 4th Street, approximately 150 feet east of North 5th Street. According to the subdivision plat, the property has 32.50 feet of frontage along North 4th Street and a depth of 90 feet, for a lot size of 2,925 square feet. The property is zoned R-3T (multi-family residential townhouse) District. The adjacent properties are zoned R-3T in all directions. The subject property is currently vacant.



BACKGROUND AND HISTORY: The plat for Diamante Village Subdivision was recorded on October 30, 2000. An application for a building permit for the proposed townhouse was submitted on May 16, 2022. The applicant submitted the variance request on July 20, 2022. The proposed

townhouse should be set back and additional 7.5 feet from the property line, which is provided along the northeast side of the subject property.

ANALYSIS: The applicant is requesting for the proposed townhouse to exceed the 25 feet height requirement. As per the applicant she is requesting a height of 32.50 feet.

As per Section 138-356(a)-Table of height and yard requirements, the maximum height requirement for residences within an R-3T District is 25 feet. Since the proposed residence is requesting to exceed the 25-foot height requirement, the structure should be set back one additional foot for each foot above the 25 feet.

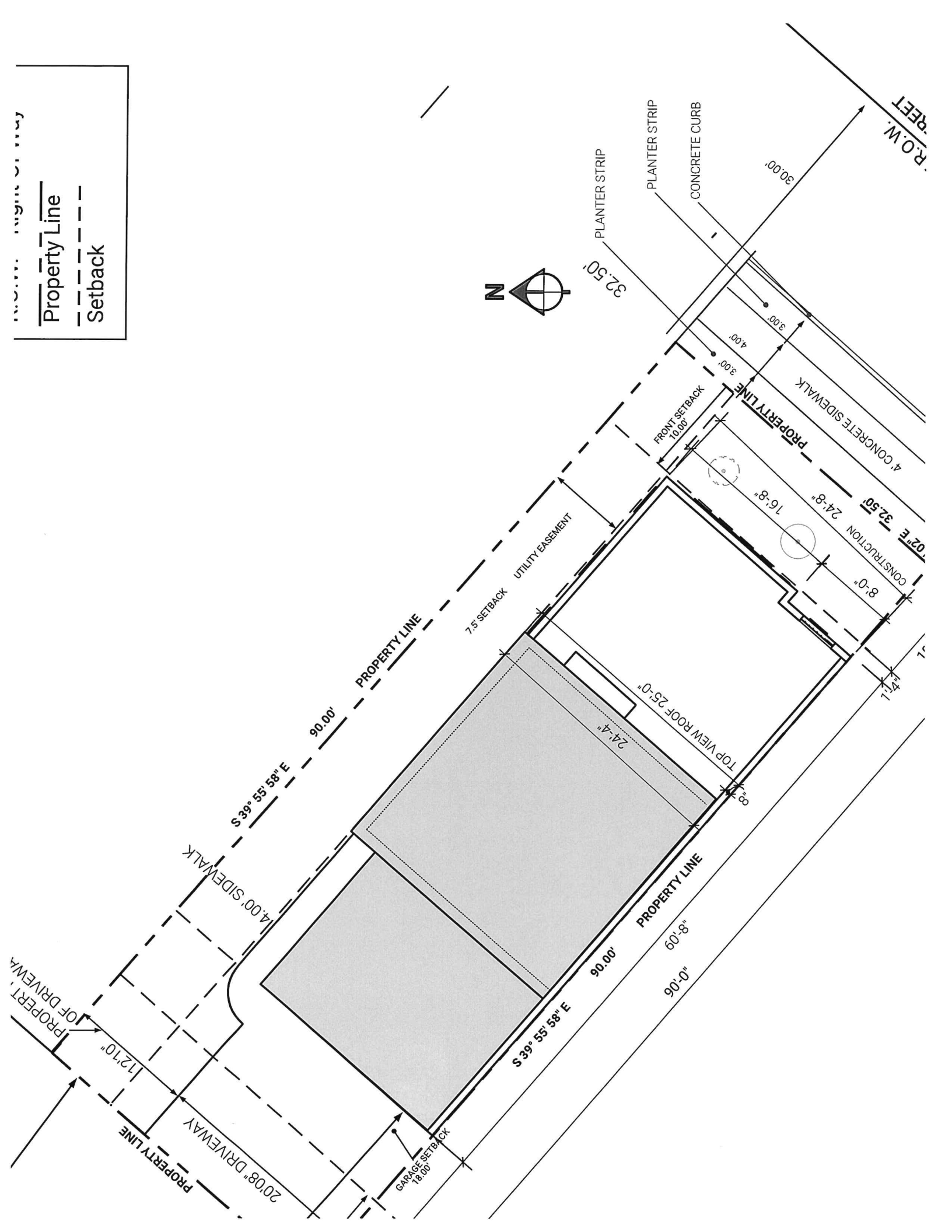
As per the applicant, she is proposing to have a loft on the third floor of the proposed townhouse for recreational purposes. Additionally, the applicant would like for the height of the proposed townhouse to blend architecturally with the adjacent townhouses.

During the site visit, staff noticed other townhouses that appeared to exceed the 25 feet height requirement. The proposed height of the townhouse on the subject property would be characteristic of construction within the subdivision. A review of the Planning Department records did not reveal any variances within Diamante Village Subdivision.

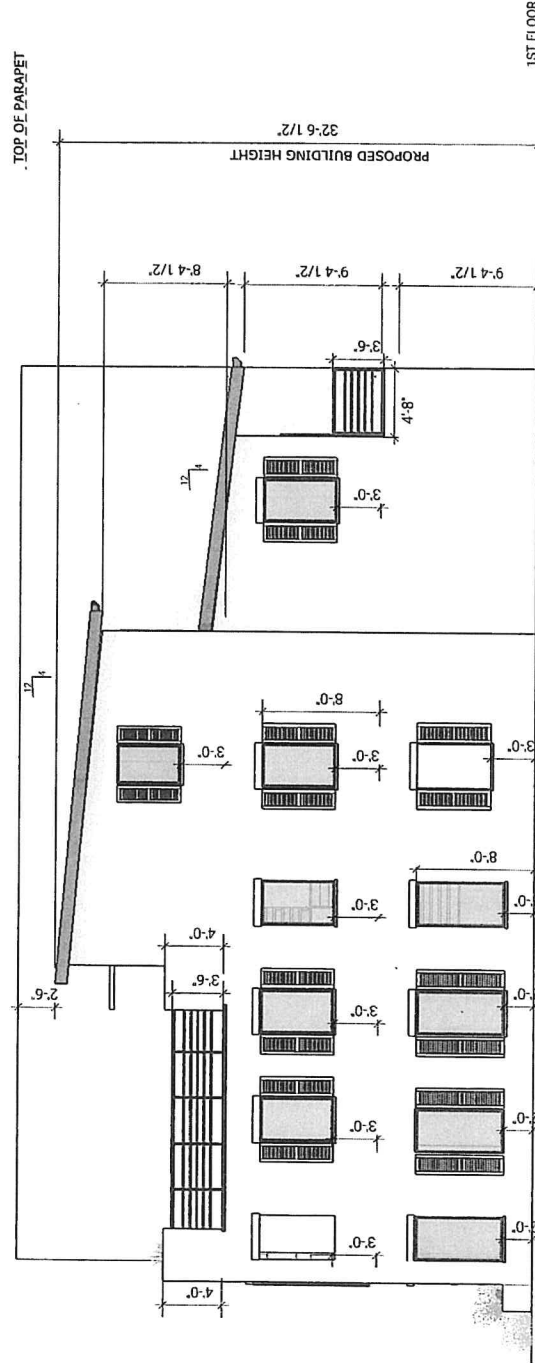
Staff has not received a phone call or email in opposition to the special exception request.

RECOMMENDATION:

Staff recommends approval of the variance request limited to the height shown on the submitted site plan since the proposed height of the townhouse is characteristic to other structures in the subdivision.

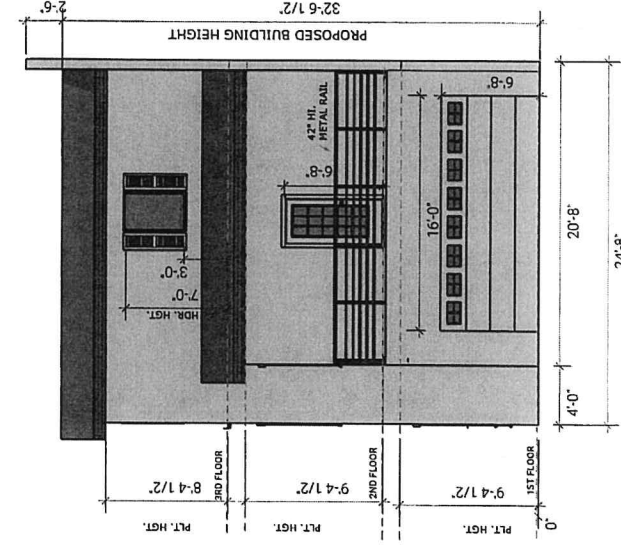


The use of these plans and specifications is restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or in part is prohibited unless authorized by De Ocampo Co. Ownership of the design, plans and specifications is solely with De Ocampo Co.

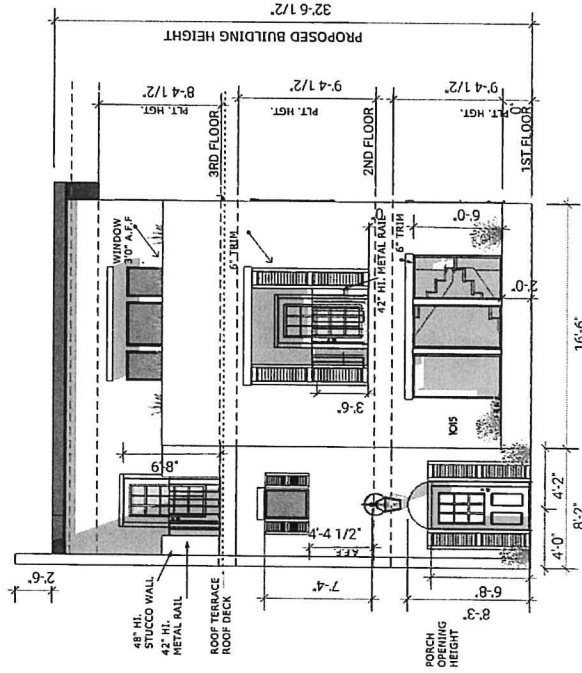


3
SIDE ELEVATION
Scale 1/8" = 1'

The use of these plans and specifications is restricted to the original site for which they were prepared. Re-use, reproduction or publication by any method in whole or in part is prohibited unless authorized by De Ocampo Co., Ownership of the design plans and specifications is solely with De Ocampo Co.



2 REAR ELEVATION
Scale 1/8" = 1'



1 FRONT ELEVATION
Scale 1/8" = 1'



Memo

TO: Zoning Board of Adjustment & Appeals

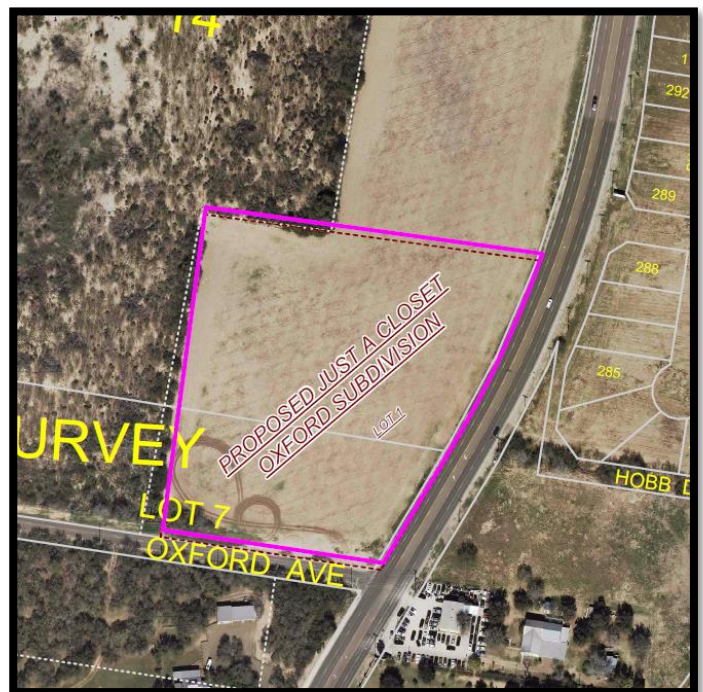
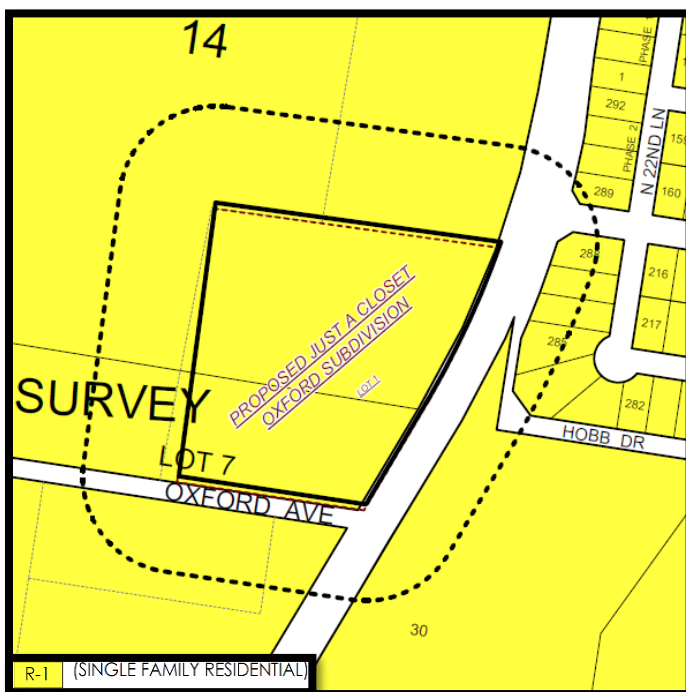
FROM: Planning Staff

DATE: August 11, 2022

SUBJECT: Request of Rio Delta Engineering for a Variance request to the City of McAllen Zoning Ordinance to be exempted from the 8-foot buffer requirement along the north and west side of the subject property located at the 6.713 Acres out of Lot 7, E.M. Card Survey No. 1 and out of Lot 14, Section 279, Tex-Mex Railway Company Survey Subdivision, Hidalgo County, Texas; 2300 Oxford Avenue. (ZBA2022-0047)

REASON FOR APPEAL: The applicant is requesting a variance from the 8-foot buffer requirement along the north and west side of the subject property. The adjoining property being used as a solar panel farm and undeveloped land (vacant), the applicant finds the requirement not necessary for the proposed self-storage facility on the subject property.

PROPERTY LOCATION AND VICINITY: The property is located along the north side of Oxford Avenue, west of North 23rd Street. The tract has a total lot size of 6.713 acres. The adjacent zoning is R-1 (single-family residential) District in all directions.



BACKGROUND AND HISTORY: A subdivision plat for a one lot subdivision under the name of Just a Closet Oxford Subdivision is currently undergoing the review process. The subject property is currently undergoing rezoning from R-1 District to C-3 (general business) District in order to construct a self-storage facility. The applicant will submit a building permit at a later date. The applicant submitted the variance request on July 20, 2022.

ANALYSIS: The applicant is requesting a variance to the 8-foot masonry screen requirement along the north and west side of the subject property. Since the adjoining property being used as a solar panel farm and undeveloped land (vacant), the applicant finds the requirement not applicable to the proposed self-storage facility on the subject property. As per Section 110-49 Landscape and buffer plan approval, an 8-foot masonry wall is required where a commercial, industrial, or multi-family use has a side or rear property line in common with a single family use of zone. As per the applicant, since the adjacent properties do not currently have single-family residences they do not find the 8-foot masonry wall applicable to the subject property. During a site visit by staff, the adjacent property located west of the subject property is zoned R-1 District and land is being used as a solar panel farm. The adjacent property located north of the subject property is also zoned R-1 and the property is currently undeveloped (vacant).

Staff has not received a phone call or email in opposition to the special exception request.

RECOMMENDATION:

Staff recommends disapproval of the variance request since the adjacent properties could potentially develop into single-family residences in the future causing the need for an 8-foot masonry screen from the self-storage facility on the subject property.

EXHIBIT "B"

TRACT 1 - 6.713 ACRES
OUT OF LOT 7, E.M. CARD SURVEY No.1, &
LOT 14, SECTION 279, TEX-MEX RAILWAY COMPANY SURVEY,
VOL. 8, PG. 1, M.R.H.C.
VOL. 24, PG. 168-171, M.R.H.C.
TO ACCOMPANY FIELD NOTES

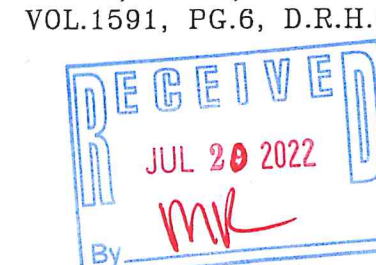
SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE "X" (UNSHADED), AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D, REVISED DATE JUNE 6, 2000
- 3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT

SCALE 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEM NETWORK

LEGEND	
○	1/2 INCH CAPPED IRON ROD SET
●	IRON ROD FOUND
△	CALCULATED POINT
(XXXX)	DEED CALL (DOC#3293889, O.R.H.C.)
XXXX	MEASURED

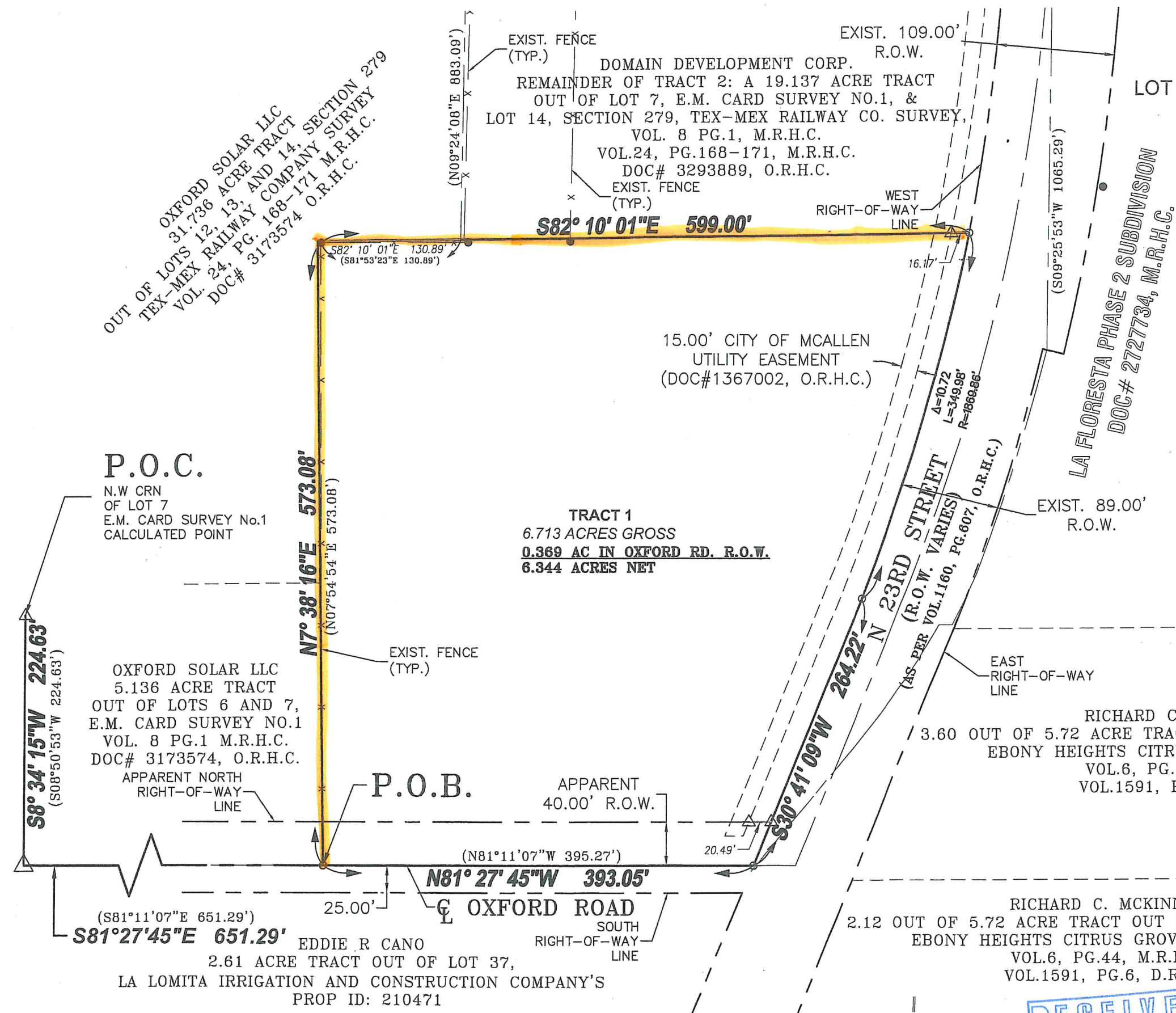
I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JUNE 2022, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" AND THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN.



IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496
DATE 6/12/22

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE JUNE 2022
PROJECT SUB 22 037
PAGE 1 OF 1





Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: August 9, 2022

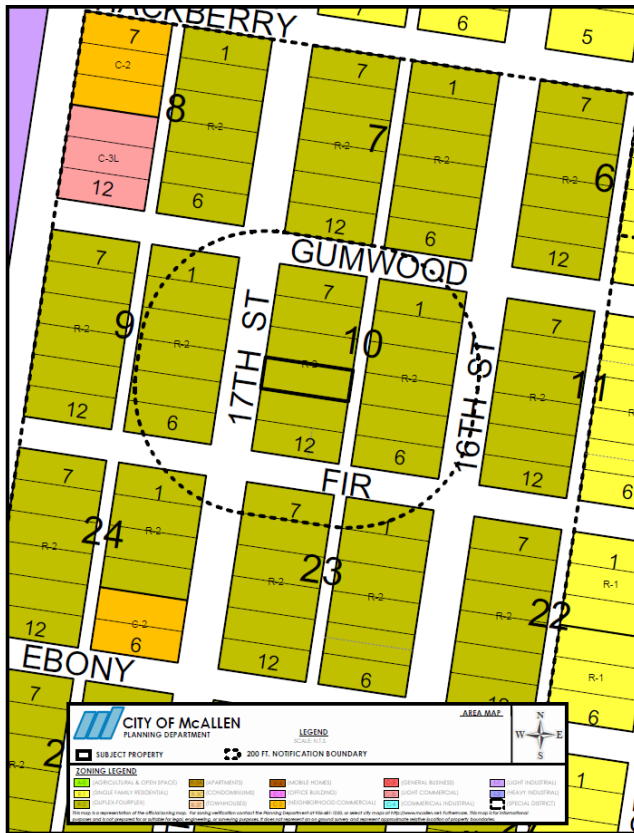
SUBJECT: REQUEST OF JUANA CARBALLO FOR SPECIAL EXCEPTION AND VARIANCE REQUESTS TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW: 1) ENCROACHMENT OF 8 FEET INTO THE 10 FEET REAR YARD SETBACK, AND 3 FEET INTO THE 5 FEET SIDE YARD SETBACK TO THE NORTH SIDE OF PROPERTY FOR A PROPOSED IRREGULARLY SHAPED CARPORT, 2) ENCROACHMENTS OF 8 FEET INTO THE 10 FEET REAR YARD SETBACK, AND 4 FEET INTO THE 7 FEET SOUTH SIDE YARD SETBACK FOR AN APARTMENT DWELLING, 3) ENCROACHMENTS OF 3 FEET INTO THE 7 FEET SOUTH SIDE YARD SETBACK FOR A DOG HOUSE MEASURING 8 FEET BY 8 FEET, 4) ENCROACHMENTS OF 5 FEET INTO THE 7 FEET SIDE YARD SETBACK AND 20 FEET INTO THE 30 FEET FRONT YARD SETBACK FOR A PERGOLA MEASURING 10 FEET BY 14 FEET, 5) AN ENCROACHMENT OF 2.5 FEET INTO THE 5 FEET NORTH SIDE YARD SETBACK FOR A WOODEN PORCH/CARPORT MEASURING 11 FEET BY 42 FEET AT LOT 9, NORTH MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 614 NORTH 17TH STREET. (ZBA2022-0049)

REASON FOR APPEAL:

The applicant is requesting approval of a special exception request to construct a carport that would have access to an alleyway located in the rear of the subject property. Applicant would like an area to store her vehicles safe from weather conditions. In additions to the special exception request, the applicant seeks approval of other variance requests that consist of encroachments into the setbacks. The applicant recently acquired the subject property (within the last 6 months), and claims that she was unaware of the City of McAllen's ordinances and requirements for building.

PROPERTY LOCATION AND VICINITY:

The subject property is located east of 17th Street, approximately 450 feet south of Hackberry Avenue. According to the subdivision plat, the lot has 50 feet of frontage along 17th Street and a depth of 140 feet for a lot size of 7,000 square feet. The property is zoned R-2 (duplex-funplex residential) District. The surrounding land uses are single-family residences.



BACKGROUND AND HISTORY:

According to Hidalgo County Appraisal District records, the main residence was built in 1980. The applicant purchased the property in November 2, 2022 from a previous owner.

A stop work order was issued by the Building Permits and Inspections Department in July 16, 2022 for a detached room that was built without a permit and is used as a living area. The stop work order also noticed a carport that was being built in the property without a building permit. An application for a building permit was submitted two days after in July 18, 2022 for the proposed carport.

Upon further review of the application and inspection of the subject property, staff discovered four nonconforming structures that had been built on the property. Said structures (items 2 through 5 on memo's subject line) were not included in the submitted site plan for the proposed carport. An application for a special exception request was submitted in July 20, 2022 to address the proposed carport. The applicant later requested that variances 2 through 5 be added to her initial appeal.

ANALYSIS:

Special exception request #1 is for a proposed irregularly shaped carport. Said carport will be located in the rear yard with access to an alleyway. If a special exception and building permit is granted for this request, the proposed carport will encroach 8 feet into the 10 feet rear yard setback, and 3 feet into the 5 feet side yard setback.

The rear yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence appeal as well as providing protection of utility easements that typically run concurrently with rear yard setback lines. During a site visit, staff noticed several structures that appeared to be encroaching into the rear yard setback in the immediate area (including one of their next door neighbors).

A review of Planning Department records revealed several variance requests in North McAllen Addition, however none for a proposed carport or any other rear yard structures.

Variance request #2 is to allow an encroachment of 8 feet into the 10 feet rear yard setback, and 4 feet into the 7 feet side yard setback for an existing apartment dwelling. Said structure includes a rear porch that would align with one of the proposed carport's sides. According to the applicant, a family member currently occupies this detached dwelling free of rent.

Variance request #3 is to allow an encroachment of 3 feet into the 7 feet side yard setback for an existing dog house with an air conditioning unit measuring 8 feet by 8 feet. Said structure is located in the rear of the property approximately 4 feet from the front of the above mentioned apartment dwelling.

Variance request #4 is to allow an encroachment of 5 feet into the 7 feet side yard setback and 20 feet into the 30 feet front yard setback for an existing pergola measuring 10 feet by 14 feet.

Variance request #5 is to allow an encroachment of 2.5 feet into the 5 feet side yard setback along the north property line for an existing wooden porch/carport measuring 11 feet by 42 feet. Said structure would align with on the sides of the proposed carport with approximately 3.8 feet of space in between them. According to the applicant, the wooden porch/carport is used for both outdoor activities and car parking.

All measurements were taken without the benefit of a survey.

Staff has not received any phone calls, emails, or letters in opposition to the above mentioned requests.

RECOMMENDATION:

Staff recommends disapproval of the special exception request and disapproval of the variance requests (2 through 5), as variances go with the land and approval would allow for future construction on the subject property. However, the Board may take into consideration the financial cost of compliance for variance request 2 through 5 that may cause unnecessary hardship to the applicant.

If the Board grants approval of the requests it should be limited to the footprint shown on the submitted site plan.

ZBA-8/17/22



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)

ZBA2022-0049

Project	Legal Description	<u>lot 9 block 10</u>		
	Subdivision Name	<u>N Macallen</u>		
	Street Address	<u>614 N 17 Th ST</u>		
	Number of lots	<u>1</u>	Gross acres	
	Existing Zoning	<u>R2</u>	Existing Land Use	<u>Casa</u>
	Reason for Appeal (please use other side if necessary)	<u>Techo dentro de los limites</u>		
	<input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input checked="" 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>IANA CARBULLO</u>	Phone	<u>956 905-2810</u>
	Address	<u>614 N 17 Th ST</u>	E-mail	
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
Owner	Name	<u>IANA CARBULLO</u>	Phone	<u>956 905-2810</u>
	Address	<u>614 N 17 Th ST</u>	E-mail	
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
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>IANA CARBULLO</u>	Date	<u>7-20-22</u>
	Print Name	<u>IANA CARBULLO</u>	<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent	
Office	Accepted by	<u>SEN</u>	Payment received by	
			Date	<u>ENTERED</u>

Rev 10/18

JUL 20 2022

Initial: AM

99



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:

Que no se pudiera construir lo que queremos debido al espacio del terreno

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

Cuando compre el terreno fue pensando poder disponer de el

ya que si respecto las medidas no podria aser nada

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 se perjudica a nadie ya que todo esta dentro del terreno sin invadir la propiedad de nadie

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

no hay suficiente sombra y pues queremos tener mas sombra y pues poder meter al porche como en azador cosas que tengo a sol y agua

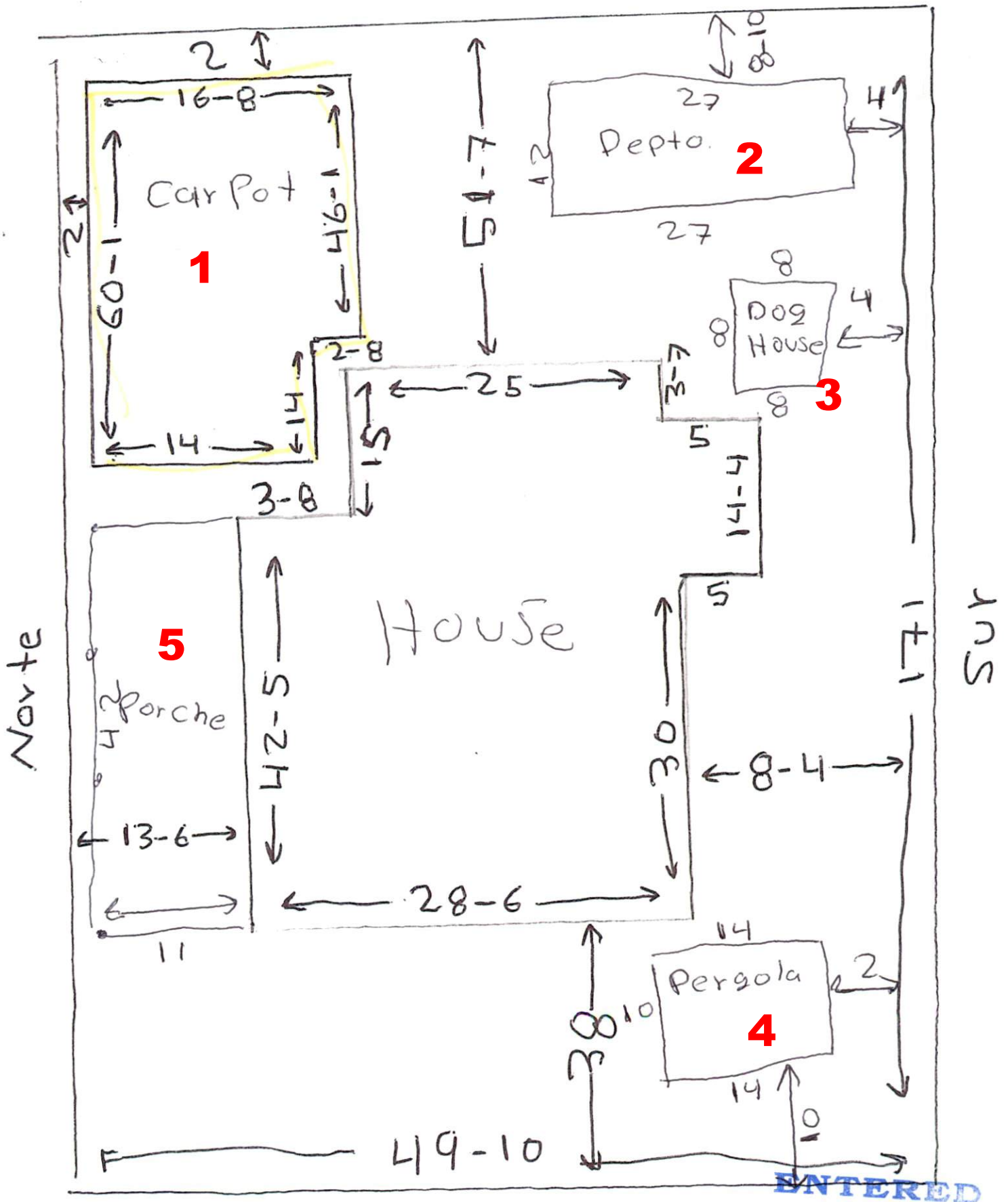
Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

Atras



ENTERED

En Frente

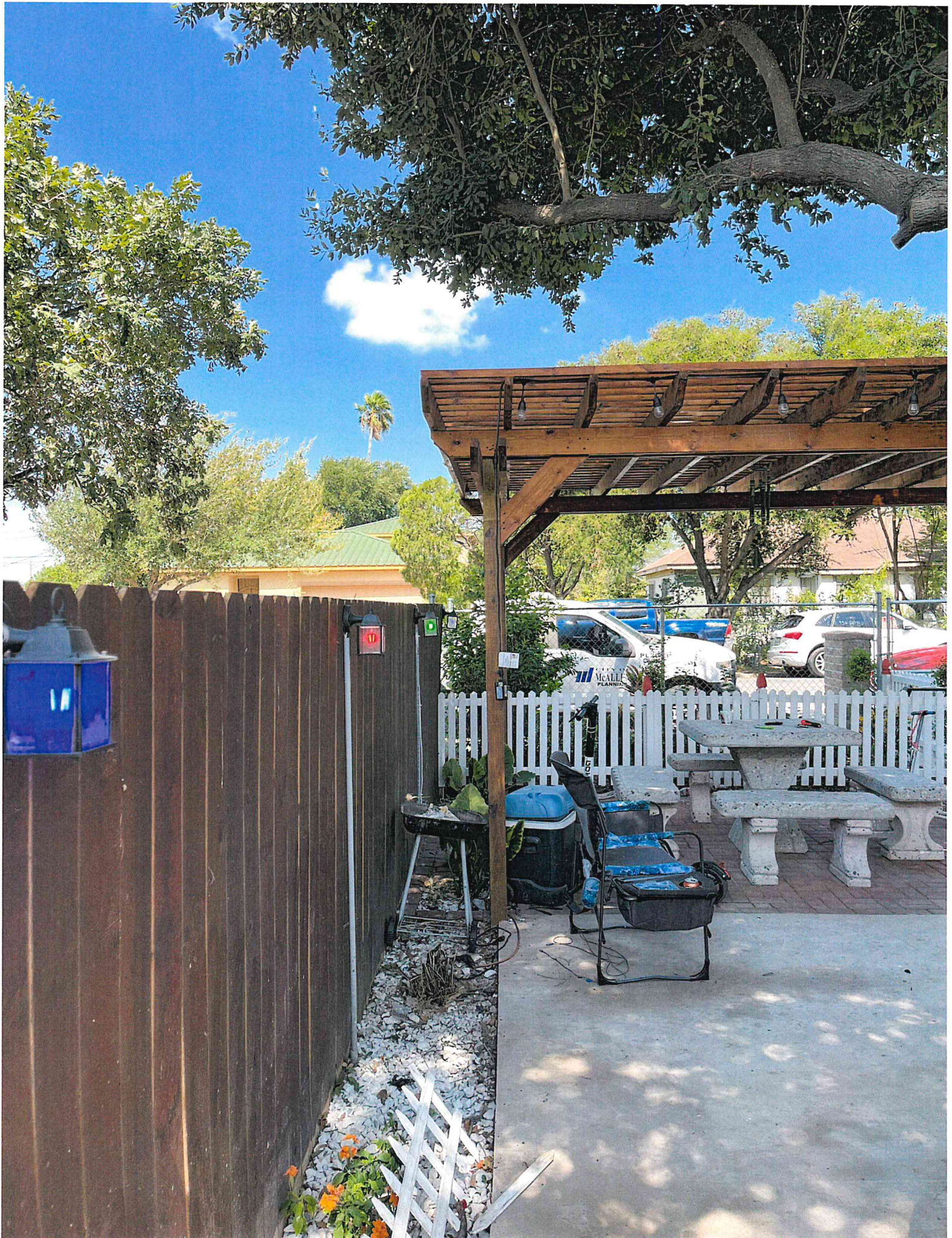
JUL 20 2022

Initial: AK













**NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0049**

 CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



**BEWARE
OF THE DOG**



Memo

TO: Zoning Board of Adjustment & Appeals

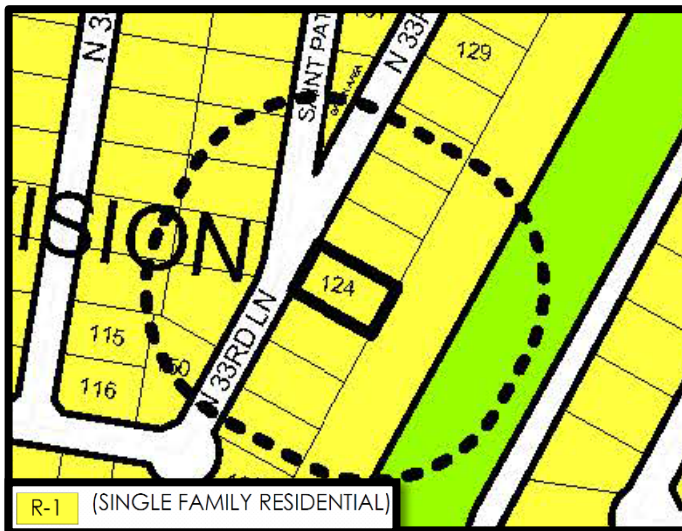
FROM: Planning Staff

DATE: July 29, 2022

SUBJECT: REQUEST OF ELIZABETH L. GARZA FOR THE FOLLOWING VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 4 FEET INTO THE 10 FEET SOUTH SIDE YARD SETBACK FOR AN EXISTING SINGLE FAMILY HOME, AT LOT 124, VENDOME SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 13818 NORTH 33RD LANE. (ZBA2022-0037)(TABLE 07/07/2022)

REASON FOR APPEAL:

The applicant is requesting to allow an existing single family residential structure with an encroachment of 4 feet into the 10 feet south side yard setback to remain.



PROPERTY LOCATION AND VICINITY:

The subject property is located on the east side of North 33rd lane. The property has 74 feet. of frontage along North 33rd Lane and a depth of 125 feet for a lot size of 9,250 square feet. The subject property is zoned R-1 (single family residential) District. The surrounding land use is single-family residential, vacant land and Hidalgo Canal No. 1 Right of Way.

BACKGROUND AND HISTORY:

Vendome Subdivision Phase II was recorded on April 21, 2021. The original building permit application for the residential home was for Lot 126 however, a final survey of the construction revealed that the house was built on Lot 124 with an encroachment on the South side yard setback. A Certificate of Occupancy was issued April 28, 2022 for a single family home.

ANALYSIS:

The variance request is to allow an encroachment of 4 feet into the 10 feet side yard setback for an existing single family home. The survey provided indicates the structure was built with an encroachment of 3.8 feet into the south side yard setback. A 10 feet drainage easement runs concurrently with the setback. According Engineering Department plans, a 24-inch drain line runs through the middle of the 10 feet drainage easement. Any damage to the line may impact the structured integrity of the home and stability of its foundation. The actual construction of the home is approximately 1.2 feet from the drain line.

Staff has not received any phone calls or e-mails in regards to the variance requests.

RECOMMENDATION:

Staff recommends disapproval of the variance request since the documents for the relocation of the drainage easement are pending.

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING OF MAY 25, 2022:

At the Zoning Board of Adjustment and Appeals meeting of May 25, 2022 no one appeared in opposition of the variance request. Elizabeth Garza, the applicant, stated that a survey requested by their financial institution showed the recently constructed home encroaching into the 10 feet side yard setback and a drainage easement that run concurrently. Board member Mujica stated the proximity of the house to a drainage line within the easement was a cause for concern since potentially the line can leak, soften the soil, and thus impact the integrity of the foundation. The structure might also be impacted repair the line in the future. Felix Hernandez, the developer, provided a letter stating that if repairs were needed (caused by the proximity of the house to the drainage line) during a certain limited time period into the future, he would cover the expense of the repairs. Following further discussion, a motion to approve the request received three votes in the affirmative and two members voted nay thus, the motion did not pass due to the required supermajority vote.

Subsequent to the meeting, the applicant through their building contractor submitted a site plan as a request for relocation of the drainage line in order to provide greater distance from the already constructed house to the existing drainage line. The Engineering Department is in the process of reviewing the feasibility of the proposed drainage line relocation and a determination is pending this review process.

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING OF JULY 07, 2022:

At the Zoning Board of Adjustments and Appeals, meeting of July 7, 2022 a rehearing of the request was tabled, since the applicant was in the process of preparing information for their case. The board voted to table the request with five members present and voting.

ZBA-5/18/22

ZBA 2022-0024



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Project

Legal Description

Lot 124

Subdivision Name

Vendome ph II

Street Address

13818 N. 33rd Ln

Number of lots

1

Gross acres

Existing Zoning

Residential

Existing Land Use

Residential

Reason for Appeal (please use other side if necessary)

4 ft. encroachment into the 10ft side yard/drainage.

☒ \$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 Elizabeth L. Garza

Phone (956) 605-8678

Address 1212 Lindberg St

E-mail elizabeth.louzada44@gmail.com

City Mission

State TX

Zip 78573

Owner

Name Elizabeth L. Garza

Phone (956) 605-8678

Address 1212 Lindberg St

E-mail elizabeth.louzada44@gmail.com

City Mission

State TX

Zip 78573

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

Elizabeth L. Garza

Date

5/2/2022

Print Name

Elizabeth L. Garza

☐ Owner

☐ Authorized Agent

Office

Accepted by MR

Payment received by

Date

ENTERED

Rev 10/18

MAY 02 2022

Initial:

au



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

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

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

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

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

The drainage easment runs alongside the property line, we left a 6'-2" easment.

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

We need the variance because the home has just been finished and having to demolish will a long & costly process.

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

the variance will not affect anybody else it is inside our property line

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

There were some mistakes on the subdivision plats we started thinking it was lot 124 but on final plot it was 124. the house is finished and we were ready to close for the owner to move in.

Reason for Appeal

Board Action

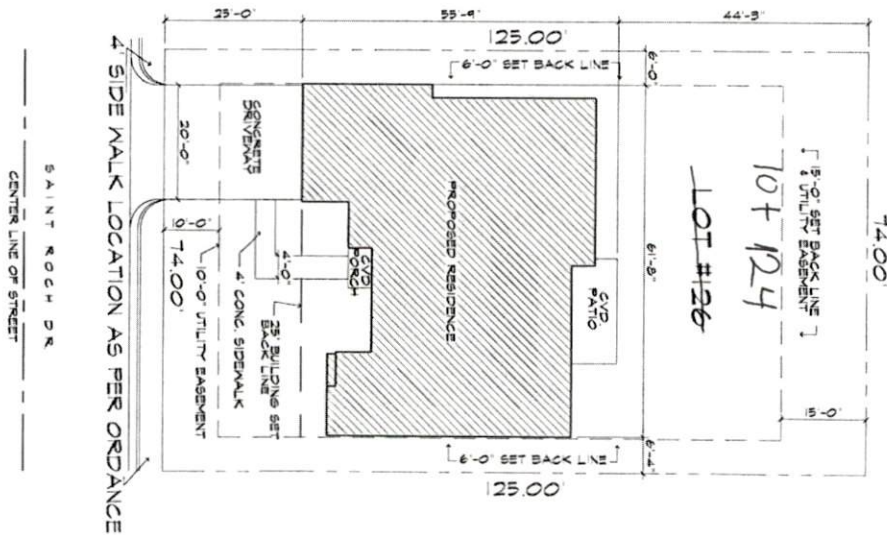
Chairman, Board of Adjustment
Signature

Date

- LEGAL DESCRIPTION

NORTH ARROW

① SITE PLAN
SCALE: 1"=10'-0"



5/2/22



TREASURE
BUILDERS LLC

Garza Residence

PLAN TS-55-20

PLAN #555-20
ENTERED

MAY 02 2022

Initial: CM

D **DISTINCTIVE**
DRAFTING & DESIGN L.L.C.

2312 S. EXPRESSWAY 83 SUITE # B
HARLINGEN, TX. 78552
OFFICE: (956) 425-7040
FAX: (956) 425-7714

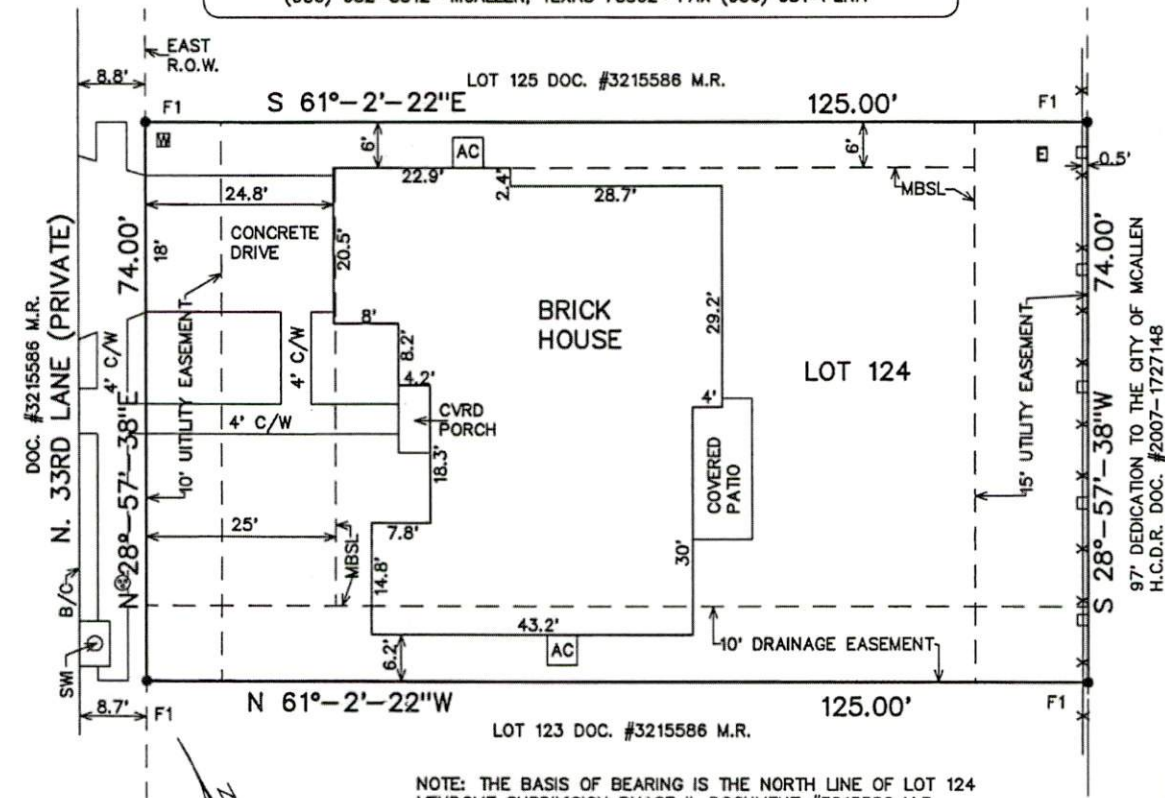
DISTINCTIVE DRAFTING & DESIGN HEREBY RESERVES ITS COMMON COPYRIGHT LAW & OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGNS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM DISTINCTIVE DRAFTING & DESIGN. DISTINCTIVE DRAFTING & DESIGN TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE RESIDENCE OR BUILDING.

C-1

SHEET

PEÑA ENGINEERING

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



NOTE: THE BASIS OF BEARING IS THE NORTH LINE OF LOT 124
VENDOME SUBDIVISION PHASE II, DOCUMENT #3215586 M.R.

LEGEND

- F1 - FOUND 1/2" IRON DIAMETER IRON ROD
- B/C - BACK OR CONCRETE CURB & GUTTER
- R.O.W. - RIGHT OF WAY
- MBSL - MINIMUM BUILDING SETBACK LINE
- SWI - STORM WATER INLET
- WM - WATER METER
- EP - ELECTRICAL PEDESTAL
- C/W - CONCRETE WALK
- X-X-X - 6' IRON FENCE W/ CONC BLOCK PILLARS
- ⊙ - MANHOLE

SCALE 1"=20'
CAD: Vendome2-124SM
JOB #76312

VENDOME
DRIVE

DOC. #3215586 M.R.

NOTE:

- 1.) BLANKET FOR IRRIGATION LINES, PUMPS AND FACILITIES DOC. #583227 O.R.
- 2.) EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

BUYER'S NAME: John Mason Garza & Elizabeth Lima Louzada Garza

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480334 0325 D
Map Revised: June 6, 2000 LOMR May 17, 2001

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

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

ADDRESS: 13902 N. 33RD. LANE, MCALLEN, TEXAS 78504
LEGAL DESCRIPTION: LOT 124, VENDOME SUBDIVISION, PHASE II (PRIVATE SUBDIVISION)
HIDALGO COUNTY, TEXAS,

ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3215586
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Pablo Peña

02-14-2022
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



ENTERED

MAY 02 2022

Initial: *AM*

STORM
L.F. S=0.67%
117.40
105.61

PROP. SEWER 24" RCP 162 L.F. STORM S=0.68%

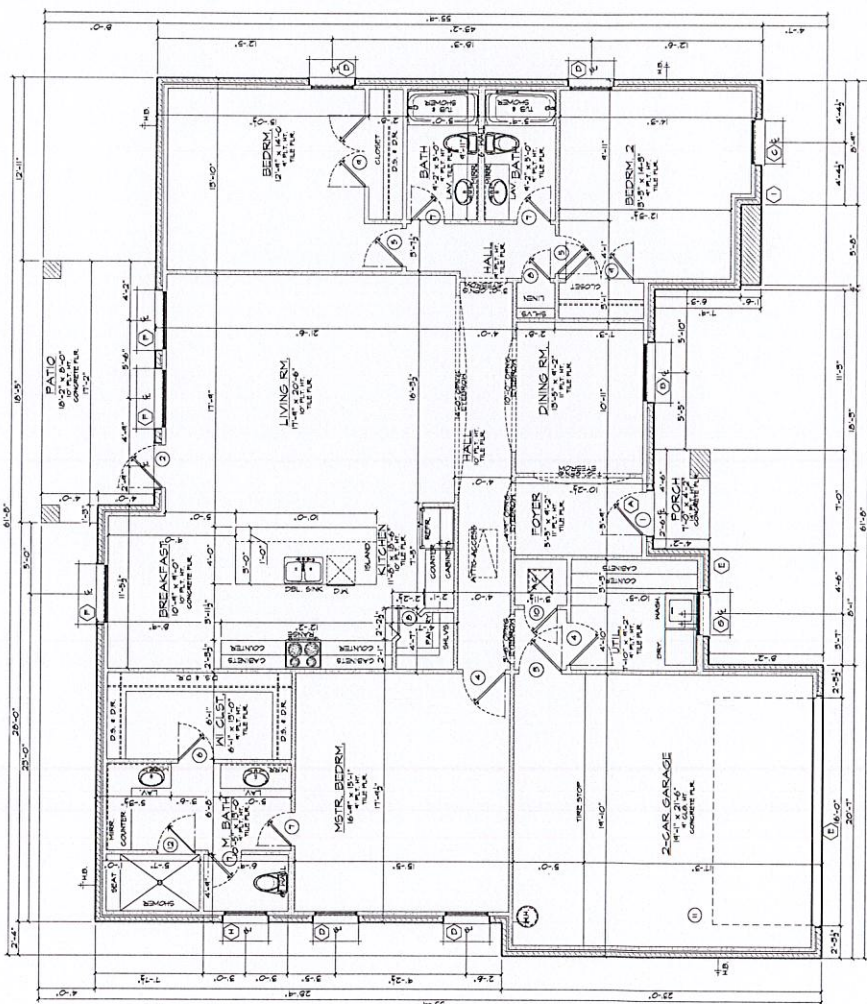
PROP. CONC.
RIP-RAP
F.L.=110.45

TO THE CITY OF McALLISTER
H.C.D.R. DOC# 2007-172

S 28°57'39"

GENERAL NOTES:

- A. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR AND/OR ARCHITECT PRIOR TO CONSTRUCTION. IF FOUND TO BE IN ERROR, THE GENERAL CONTRACTOR AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR CORRECTION AND PURCHASE IS MADE.
- B. FEDERAL, STATE, COUNTY AND LOCAL CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS. ANY CONFLICT MUST BE ADHERED TO PRIOR TO PROJECT BEGINNING AND DURING CONSTRUCTION.



FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTES
UNLESS NOTED OTHERWISE (N.O.T.)
1. 2" = 1/4" EXTERIOR
2. 1/4" = 1/8" EXTERIOR
3. 1/4" = 1/8" INTERIOR
4. TOP OF EYEBROW CASED OPENINGS TO BE 8'-0" A.F.F.

PROJECT: *Janga Residence*

DATE: 05-11-21 **PLAN #** 555-20

DISTINCTIVE DRAFTING & DESIGN

2312 S. EXPRESSWAY 83 SUITE # B
HARTLEIGH, TX 78552
OFFICE: (956) 425-7040
FAX: (956) 425-7714

DISTINCTIVE DRAFTING & DESIGN HEREBY RESERVES ITS COMMON COPYRIGHT LAW & OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGNS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM DISTINCTIVE DRAFTING & DESIGN. DISTINCTIVE DRAFTING & DESIGN TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE RESIDENCE OR BUILDING.

SHEET
A-1

13818 N 33rd Ln - UE Encroachment

Bilkis Olazaran <bolazaran@mcallen.net>

Mon 5/2/2022 10:18 AM

To: Marco Rivera <marco.rivera@mcallen.net>

Cc: Edgar Garcia <edgar.garcia@mcallen.net>; Mario Cruz <macruz@mcallen.net>

Marco,

Since this will be going before your board for consideration, we recommend disapproval. However, if the board decides to approve the encroachment, we recommend the following condition be included in the encroachment letter: *The home owner, not the City of McAllen, will be responsible for any damages related to the operation and/or maintenance of any utility lines within the 10ft utility easement along the south property line.*

Please let me know when this item will be taken for consideration. Thanks!

Bilkis



ENTERED

MAY 02 2022

Initial: am

AFFIDAVIT OF FELIX HERNANDEZ

STATE OF TEXAS

§

§

COUNTY OF HIDALGO

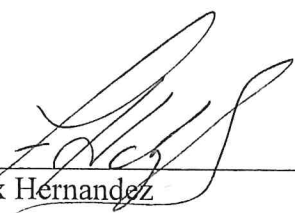
§

Before me, the undersigned authority, on this day personally appeared affiant Felix Hernandez who proved to me to be the person whose name is subscribed to this Affidavit and who acknowledged to me that he executed the same, and after he was duly sworn, upon his oath, he deposed and said:

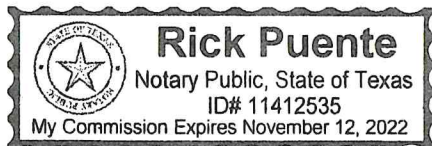
My name is Felix Hernandez. My address is 110 Becker St, Alamo, Texas 78516. I am over 18 years of age, of sound mind and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.


I am the sole managing member of Treasure Builders LLC. We built a residential home at 13818 N. 33rd Ln, McAllen, Texas (Lot 124 Vendome Phase 2). The structure was built on the drainage easement because of an issue with the lot number. Treasure Builders LLC will be responsible for any damages to the home in the future caused by any repairs or maintenance to the drainage line within the easement part of the property. Treasure Builders LLC will restore the home to the condition it existed prior to the repairs and/or maintenance. This guarantee of repairs shall only be valid while the original owner is owner of the home and shall be voided once ownership is transferred. Once ownership of the home is transferred to another party, Treasure Builders LLC shall no longer bear any responsibility for this issue.

If you should have any questions or need any additional information, please feel free to contact me at 956-821-9710.


Felix Hernandez

SWORN TO and SUBSCRIBED before me by Felix Hernandez on this 18th day of May 2022.




Notary Public in and for the State of Texas
My Commission Expires on
November 12, 2022.



¹ Rick Puente-Notary Public: PO Box 1514, San Juan, TX 78589 (956) 782-8425

Treasure Builders LLC

110 Becker St.

Alamo, Texas 78516

May 18, 2022

To whom it may concerned:

This is an estimated cost bring the construction located at 13818 N. 33rd Ln. in McAllen, Texas into compliance.

Demolition of brick and lumber wall on the south side of the home

Removing all of the south portion of the roof

Cutting and excavating the slab foundation along the south side of the home

Removing all plumbing pipe, vents and water lines on both bathrooms

Removing all ac ducts and vents

Removing all electrical wiring

Rebuilding and reconfiguring everything back to the compliance line will leave the home without 2 bathrooms and without 2 bedrooms.

Total cost \$125,000.00



Felix Hernandez





1. CONTRACTOR TO VERIFY EXISTING MATERIALS TO BE OFFSET AS SHOWN ON PLANS. INFORMATION REGARDING THE EXISTING MATERIALS WAS NOT AVAILABLE AT THE TIME THIS PLAN WAS PREPARED.
2. CONTRACTOR MUST FOLLOW THE INSTALLATION REQUIREMENTS FOR THE NEW LINE IN ACCORDANCE WITH LOCAL CITY ORDINANCES AND REQUIREMENTS

SITE PLAN
C1.0



13818

**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2022-0037**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET

ITEM

ZBA2022-0038

**TO REMAIN
TABLED**

2022 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/05/22	01/19/22	02/02/22	02/17/22	03/03/22	03/17/22	04/06/22	04/20/22	05/04/22	05/18/22	06/01/22	05/25/22	06/15/22	06/29/22	07/07/22	07/20/22	08/03/22	08/17/22	09/08/22	09/21/22	10/05/22	10/19/22	11/02/22	11/16/22	12/07/22	12/21/22
ERICK DIAZ- CHAIRPERSON	P																									
SYLVIA HINOJOSA-CHAIRPERSON	P	P	P	P	A	A	P	P	P	P	P	P	P	LQ	P	P	P									
JOSE GUTIERREZ-VICE-CHAIR	P	P	P	P	P	P	P	P	P	P	P	P	A	LQ	P	P	P									
ANN TAFEL	A	P	P	P	P	P	P	P	P	P	P	A	P	LQ	P	P	P									
HUGO AVILA	P	P	P	P	P	P	P	P	A	P	P	P	P	LQ	P	P	P									
ROGELIO RODRIGUEZ	P	P	P	P	P	P	A	P	P	P	A	A	P	LQ	P	P	P									
REBECCA MILLAN (ALT 1)	P	P	P	P	P	P	P	A	P	P	P	P	P	LQ	P	P	A									
MARK TALBOT (ATL 2)				P	P	A	P	P	P	A	A	A	A	LQ	P	A	P									
SAM SALDIVAR (ALT 3)				P	P	A	P	P	P	A	P	A	A	LQ	P	P	P									
JUAN MUJICA (ALT 4)				P	P	P	P	P	P	P	P	P	A	LQ	P	P	P									

P - PRESENT

A - ABSENT

 NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION



PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

- City Commission
- 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 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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





JUNE 2022

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

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

2022 CALENDAR

Meetings:





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

Deadlines:






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

* **Holiday** - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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

PLANNING DEPARTMENT

2022 Calendar

SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING							CITY MEETING							DEADLINE AT 5:00P.M.						
<div> <div></div> Subdivision Review Meeting - 8:30 a.m. Review with staff, developers and engineers </div>							<div> <div></div> City Commission </div>							<div> <div></div> Changes to subdivision/site plans Required to be placed on following review meeting </div>						
<div> <div></div> Staff Project Review - 8:30 a.m. Review of plats, utilities and drainage and site plans </div>							<div> <div></div> Planning and Zoning </div>							<div> <div></div> Deadline for New Plats New Plats with all supporting information and fees </div>						
JANUARY 2022							FEBRUARY 2022													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<div></div>	1			<div></div>	<div></div>		<div></div>	5			<div></div>	<div></div>		<div></div>	5
2	3	4	<div></div>	<div></div>	<div></div>	8	6	7	8	<div></div>	9	<div></div>	12	13	14	15	16	17	<div></div>	19
9	10	11	<div></div>	<div></div>	<div></div>	15	13	14	15	<div></div>	16	<div></div>	19	20	21	22	23	24	<div></div>	26
16	17	18	<div></div>	<div></div>	<div></div>	22	20	21	22	<div></div>	23	<div></div>	26	27	28	29	30	31		
23	24	25	<div></div>	<div></div>	<div></div>	30	27	28	29	<div></div>	30	<div></div>	31							
30	31																			
MARCH 2022							APRIL 2022													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	<div></div>	<div></div>	<div></div>	5							2			<div></div>	<div></div>		<div></div>	2
6	7	8	<div></div>	<div></div>	<div></div>	12	3	4	5	<div></div>	6	<div></div>	9	10	11	12	13	14	<div></div>	16
13	14	15	<div></div>	<div></div>	<div></div>	19	10	11	12	<div></div>	13	<div></div>	16	17	18	19	20	21	<div></div>	23
20	21	22	<div></div>	<div></div>	<div></div>	26	17	18	19	<div></div>	20	<div></div>	23	24	25	26	27	28	<div></div>	30
27	28	29	<div></div>	<div></div>	<div></div>	31	24	25	26	<div></div>	27	<div></div>	30	31						
MAY 2022							JUNE 2022													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
										1	<div></div>	<div></div>	4			<div></div>	<div></div>		<div></div>	4
1	2	3	<div></div>	<div></div>	<div></div>	7	5	6	7	<div></div>	8	<div></div>	11	12	13	14	15	16	<div></div>	18
8	9	10	<div></div>	<div></div>	<div></div>	14	12	13	14	<div></div>	15	<div></div>	18	19	20	21	22	23	<div></div>	25
15	16	17	<div></div>	<div></div>	<div></div>	21	19	20	21	<div></div>	22	<div></div>	25	26	27	28	29	30	<div></div>	31
22	23	24	<div></div>	<div></div>	<div></div>	28	26	27	28	<div></div>	29	<div></div>	31							
29	30	31																		

*Deadlines & meeting dates are subject to change based on staff's availability. Contact the Planning Dept. (956) 681-1250 if you have any questions.



PLANNING DEPARTMENT

2022 Calendar

SUBDIVISION AND UTILITY REVIEW CALENDAR



SUBDIVISION/UTILITY MEETING	CITY MEETING	DEADLINE AT 5:00P.M.
<div>Subdivision Review Meeting - 8:30 a.m.</div> <div>Review with staff, developers and engineers</div>	<div>City Commission</div> <div>Planning and Zoning</div> <div>Public Utility Board</div>	<div>Changes to subdivision/site plans</div> <div>Required to be placed on following review meeting</div> <div>Deadline for New Plats</div> <div>New Plats with all supporting information and fees</div>

JULY 2022

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

AUGUST 2022

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

SEPTEMBER 2022

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

*Deadlines & meeting dates are subject to change based on staff's availability. Contact the Planning Dept. (956) 681-1250 if you have any questions.