

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 6, 2023 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER – Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for the meeting held on November 15, 2023

2. PUBLIC HEARINGS:

- a) Request of Jesus C. Muniz for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 8 feet into the 10 feet rear yard setback for a proposed metal carport measuring 21 feet by 18 feet, at Lot 2, Shady Oaks Subdivision Unit II, Hidalgo County, Texas; 6205 North 8th Street. **(ZBA2023-0099)**
- b) Request of Corando Trevino for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 16 feet into the 20 feet front yard setback for an existing metal carport measuring 25 feet by 16 feet, at Lot 11, Block 3, Colonia McAllen Unit No. 4 Subdivision, Hidalgo County, Texas; 2716 Toronto Avenue. **(ZBA2023-0100)**
- c) Request of Hector Rodriguez for the following Special Exception to the City of McAllen Zoning Ordinance to allow: 1) an encroachment of 1.33 feet into the 6 feet west side yard setback for a carport measuring 19.58 feet by 10 feet and, 2) an encroachment of 13 feet into the 20 feet front yard setback for a carport measuring 19.58 feet by 10 feet, at Lot 99, Villa De Palmas Subdivision, Hidalgo County, Texas; 4104 Gardenia Avenue **(ZBA2023-0101)**

3. FUTURE AGENDA ITEMS

- a) 8508 North 33rd Lane
- b) 6304 North 36th Street
- c) 12505 North 40th Street
- d) 3305 Whetstone Avenue
- e) 3500 Ventura Avenue
- f) 12509 North 40th Street
- g) 4012 Ventura Avenue
- h) 12500 North 33rd Lane
- i) 12606 North 33rd Lane
- j) 3300 Wolf Creek Avenue

- k) 3700 Ventura Avenue
- l) 3302 Wolf Creek Avenue
- m) 3300 Whetstone Avenue

END OF PUBLIC HEARING

4. EXECUTIVE SESSION

- a) Consultation with City Attorney regarding pending litigation: Cause No. C-4698-23-M; Sharybak I, LLC v. The City of McAllen and McAllen Zoning Board of Adjustment and Appeals (Section 551.071, T.G.C.)

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, November 15, 2023 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Chairperson
	Ann Tafel	Vice-Chairperson
	Rogelio Rodriguez	Member
	Hiram A. Gutierrez	Member
	Hugo Avila	Member
	Juan Mujica	Alternate
	Alex Lamela	Alternate

Absent:	Pablo Garcia	Alternate
----------------	---------------------	------------------

Staff Present:	Benito Alonzo	Assistant City Attorney I
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Hilda Tovar	Planner II
	Jacob Salazar	Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for the meeting held on November 1, 2023.

The minutes for November 1, 2023 will be on the next agenda meeting of December 6, 2023.

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

2. PUBLIC HEARINGS:

- a) Request of Rodrigo Barboza on behalf of Aldo Monteforte for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 25 feet front yard setback for an existing metal carport measuring 20 feet by 11 feet, at Lot 38, Fairway Grande Village Unit No. 2 Subdivision, Hidalgo County, Texas; 612 East Pineridge Avenue. **(ZBA2023-0096)**
- b) Request of Salvador Dominguez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 3 feet into the 7 feet side yard setback, encroachment of 8 feet into the rear yard setback and 4 feet distance from the main structure for an existing metal carport measuring 24 feet by 11.10 feet, at Lot 10, Block 1, McAllen Heights Subdivision, Hidalgo County, Texas; 812 South 26th Street. **(ZBA2023-0097)**

Chairperson Jose Gutierrez asked if there was anyone else present in opposition or in favor of the special exceptions. There was one in favor of the special exceptions.

Mr. Salvador Dominguez, applicant, 9803 Willow Crossing Place, Houston stated he was in favor of the special exception.

Mr. Hugo Avila **moved** to approve the previously outlined special exceptions listed on the agenda as **2a** and **2b** as per staff's recommendation, limited to the submitted plans corresponding to each item. Mr. Rogelio Rodriguez seconded the motion. The Board voted unanimously to approve with five members present and voting.

- c) Request of Ariel Olivares on behalf of Eduardo C. Longoria for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 14 feet into the 20 feet front yard setback for an existing metal carport measuring 15 feet by 20 feet, at Lot 1, The Rocks Subdivision, Hidalgo County, Texas; 8218 North 23rd Lane. **(ZBA2023-0093) (TABLED: 10/18/2023) (REMAIN TABLED: 11/1/2023)**

Vice-Chairperson Ann Tafel **moved** to remove item from the table. Mr. Rogelio Rodriguez seconded the motion. The Board voted unanimously to remove the item from the table with five members present and voting.

Ms. Tovar stated the applicant was requesting a special exception to encroach 14 feet into the 20 feet front yard setback for an existing carport measuring 15 feet by 20 feet to shield from elements such as extreme heat, rain, wind, hail and standing water on the street.

The subject property was located along the East side of North 23rd Street intersection with Emory Avenue. The lot has 67.60 feet of frontage and 145 feet of depth for a total of 9,228 square feet. The property is zoned R-1 (Single family residential) District. The surrounding zones include R-1 (single-family residential) all around.

The Rocks subdivisions was recorded on May 26, 1998. The plat shows a 20 feet front yard setback for the subdivision. The house was built in the year of 2000 with a two car garage. A stop work order was issued on June 6, 2023 for building a carport without a permit. A building permit application to enclose garage was submitted in March 10 2000. However, permit application was not finalized. Building permit application was renewed in September 28, 2023. An application for a building permit for the existing carport was submitted in June 14, 2023.

On September 14, 2023, the applicant applied for a special exception to encroach 14 feet into a 20 feet front yard setback.

The applicant was requesting a special exception to encroach 14 feet into the 20 feet front yard setback for an existing carport measuring 15 feet by 20 feet to shield from elements such as extreme heat, rain, wind, hail and standing water on the street.

Existing carport was built without a building permit. Site visit by staff revealed that the existing carport was encroaching into the front 5 feet utility easement and the 6 feet side setback. Applicant is proposing to reduce the size of the carport to comply with the setback requirements.

Property was built with a garage. According to the applicant, the previous owners enclosed the garage without a building permit approval. Building permit application was renewed and approved on September 28, 2023.

Staff site visit revealed that one carport was built in the same subdivision at Lot 2. An application for 5 feet utility easement abandonment located in the front of the property was submitted in December 7, 2023. Application is still under review.

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

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

At the last meeting on October 18, 2023, the item was tabled by the Board and applicant was given an opportunity to discuss with staff some options.

For the carport special exception, the applicant was willing to reduce the size of the existing carport to 15 feet by 20 feet carport and a request to encroach 14 feet into the 20 feet front yard setback. The proposed carport will not encroach into utility easements.

Staff was recommending disapproval of the special exception due to being non-characteristic of the neighborhood.

Mr. Ariel Olivarez, 1208 Jasmine Avenue, McAllen, representing Mr. Eduardo C. Longoria for 8218 North 23rd Lane. He stated they wanted to get a special exception for the carport that is front of the house. He met with staff discussed other options and took pictures. Staff did not recommend putting the carport in the rear or the side of the house. He previously mentioned that he house was built without a garage and had been enclosed when used as a model home. He stated that there four carports that been built and approved by the Board. Mr. Olivarez stated they were going through the legal process of getting the permits. Chairperson Gutierrez mentioned to Mr. Olivarez what happened with the other carports in the neighborhood did not create a precedence. Each one was considered individually by its own merits. Mr. Olivarez stated at the last meeting no one had opposed his request.

Mr. Eduardo C. Longoria, 8218 North 23rd Lane, owner of the property. He stated he had been trying to do the permit process legally to be in compliance. He stated they had been in contact with staff for the past 8 months and there had been no opposition from the neighbors. He also stated he was going to build it professionally.

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

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

Vice-Chairperson Tafel stated to staff that she had concerns about the house being a corner lot where others in the neighborhood were within the block. Ms. Tovar stated the only carport she saw was the neighbor's next to the subject's lot, which was built without a permit. Vice-Chairperson Tafel stated it was a corner lot coming in off a major street and had concerns sight around this corner if the carport protrudes out so far. If it were a bit shorter so that vehicles approaching the corner would not have outer most post potentially

blocking. Ms. Tovar showed the Board the aerial site view of the property. Chairperson Gutierrez asked staff how far were the posts from the property line. Mr. Olivarez stated that by looking at the front of the house they were building the carport on the right side of the house on the opposite side of the street. From the where the carport was to the corner of Emory Avenue and 23rd Lane, they had approximately 45 to 50 feet. When deciding to build the carport they were going to do the standard 20 feet by 20 feet. Nevertheless, with the same concerns as the Board they decided to do 15 feet of depth as opposed to the 20 feet for that reason.

Following discussion, Mr. Hugo Avila **moved** to approve the special exception as per the site plan submitted. Vice-Chairperson Ann Tafel seconded the motion. The Board voted unanimously to approve the special exception with five members present and voting.

3. FUTURE AGENDA ITEMS:

- a) 6205 North 8th Street
- b) 2716 Toronto Avenue
- c) 4104 Gardenia Avenue

ADJOURNMENT

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

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

Memo

TO: Zoning Board of Adjustment & Appeals

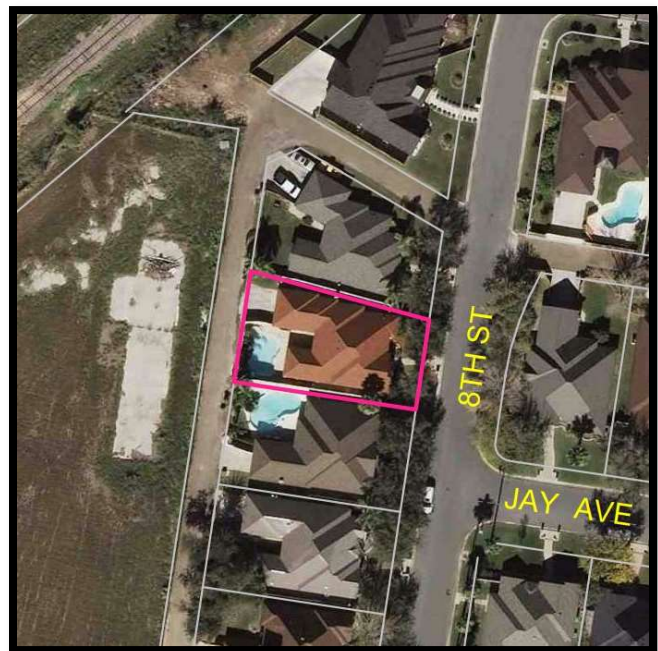
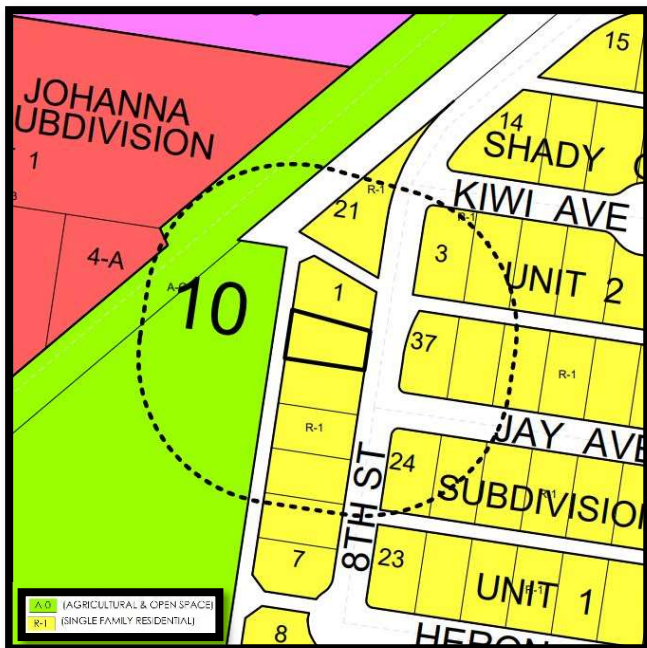
FROM: Planning Staff

DATE: November 15, 2023

SUBJECT: REQUEST OF JESUS C. MUNIZ FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 8 FEET INTO THE 10 FEET REAR YARD SETBACK FOR A PROPOSED METAL CARPORT MEASURING 21 FEET BY 18 FEET, AT LOT 2, SHADY OAKS SUBDIVISION UNIT II, HIDALGO COUNTY, TEXAS; 6205 NORTH 8TH STREET. (ZBA2023-0099)

REASON FOR APPEAL: The applicant is requesting a special exception to encroach 8 feet into the 10 foot rear yard setback for a proposed carport measuring 21 feet by 18 feet for protection of the resident's vehicles from weather conditions.

PROPERTY LOCATION AND VICINITY: The subject property is located along the North side of 8th Street. The property is zoned R-1 (Single Family Residential) District. The surrounding zones include R-1 (Single Family Residential) and A-0 (Agricultural and Open Space).



BACKGROUND AND HISTORY: Shady Oaks subdivision Unit II was recorded on May 19, 1993. The plat shows a 10 foot rear yard setback for the subdivision and a 5 foot north side utility easement. The house was built in the year of 1993 with a two car garage. On October 23, 2023 the applicant applied for a special exception to encroach 8 feet into the 10 foot rear yard setback.

ANALYSIS: The applicant is requesting a special exception to encroach 8 feet into the 10 foot rear yard setback for a proposed carport measuring 21 feet by 18 feet for protection of the resident's

vehicles from weather conditions.

The property was built with a two car garage. The applicant mentioned that the special exception request is necessary because their home was remodeled and the water heater was relocated to the garage which eliminates a parking spot. The carport would allow to cover their vehicles fully.

According to the survey submitted, the proposed carport will be encroaching 8 feet into the 10 feet front yard setback but it will not be encroaching into the 5 feet utility easement located in the north side of the property.

Staff site visit revealed that carports located in the rear of the property are typical of the area. Also, a carport located in the same alley was built with a building permit. At the Zoning Board of Adjustment and Appeals meeting of December 22, 2022 the Board approved a special exception to allow an encroachment of 10 feet into the 10 feet rear yard setback at Lot 7.

Special exceptions are issued to and recorded for the present applicant/owner only. New property 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 is recommending approval of the special exception due to being characteristic of the neighborhood.



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)

Case Number: 7BA2023-0099

ZBOA Meeting: 12/06/23

☒ Routed
☒ Scanned

Receipt No: 319944

Accepted by: P: NM S: al

Customer Acknowledgment (Int.): [Signature]

PROJECT

Legal Description SHADY OAKS UT 2 LOT 2

Subdivision Name SHADY OAKS UT 2

Street Address 6205 N. 8TH STREET, MCALLEN TEXAS 78504

Number of lots 1 Gross acres _____

Existing Zoning R1 Existing Land Use Residential

Reason for Appeal (please use other side if necessary) REQUESTING AN ADDITIONAL 8FT FROM SETBACK TO ENCROACH 8FT INTO THE 10FT REAR SETBACK FOR PROPOSED CARPORT Measuring 21' x 18'

☒ \$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 JESUS C. MUNIZ Phone 956-227-1799

Address 6205 N. 8TH STREET E-mail JESSE@AMTEXAPCI.COM

City MCALLEN State TEXAS Zip 78504

OWNER

Name JESUS C. MUNIZ & DELMA A. MUNIZ Phone 956-227-1799

Address 6205 N. 8TH STREET E-mail JESSE@AMTEXAPCI.COM

City MCALLEN State TEXAS Zip 78504

AUTHORIZATION

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

☐ Yes ☒ No

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

Signature [Signature]

Date 10-10-2023

Print Name Jesus C. Muniz

☒ Owner

☐ Authorized Agent



MS



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: <i>(Please use an additional page if necessary to complete responses)</i></p> <p>**Information provided here by the applicant does not guarantee that the Board will grant a variance.</p> <p>***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.</p>	
	1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:	
	WE ARE ASKING FOR A 8FT WAIVER FROM THE 10FT SETBACK IN ORDER TO ACCOMADATE	
	FULL COVERAGE FOR AVERAGE SIZE VEHICLES ,	
	2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:	
	THE EXCEPTION WOULD ALLOW TO FULLY PROTECT OUR VEHICLES FROM EXTREME	
	WEATHER CONDITIONS, HAIL, RAIN & SUN EXPOSURE. IT WOULD ALSO BENEFIT THE	
	HOUSE BY KEEPING THE GARAGE COOLER DURING THE EXTREME SUMMER WEATHER.	
	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 EXCEPTION WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH OR SAFETY	
	TO OTHER PROPERTY OWNERS BECAUSE THE CARPORT WOULD BE METAL THUS NOT	
	MAKING IT A FIRE HAZARD. THE PROPOSED CARPORT FACES AN EMPTY LOT.	
	4. Describe special conditions that are unique to this applicant or property:	
	WE RECENTLY REMODELED OUR HOME AND DURING THE PROCESS MADE THE DECISION	
Board Action	TO REMOVE OUR WATER HEATER FROM THE ATTIC AND PLACING IT IN THE GARAGE THUS	
	ELIMINATING A PARKING SPOT. THE CARPORT WOULD ALLOW TO COVER VEHICLE FULLY	
Chairman, Board of Adjustment Signature		Date
_____		_____



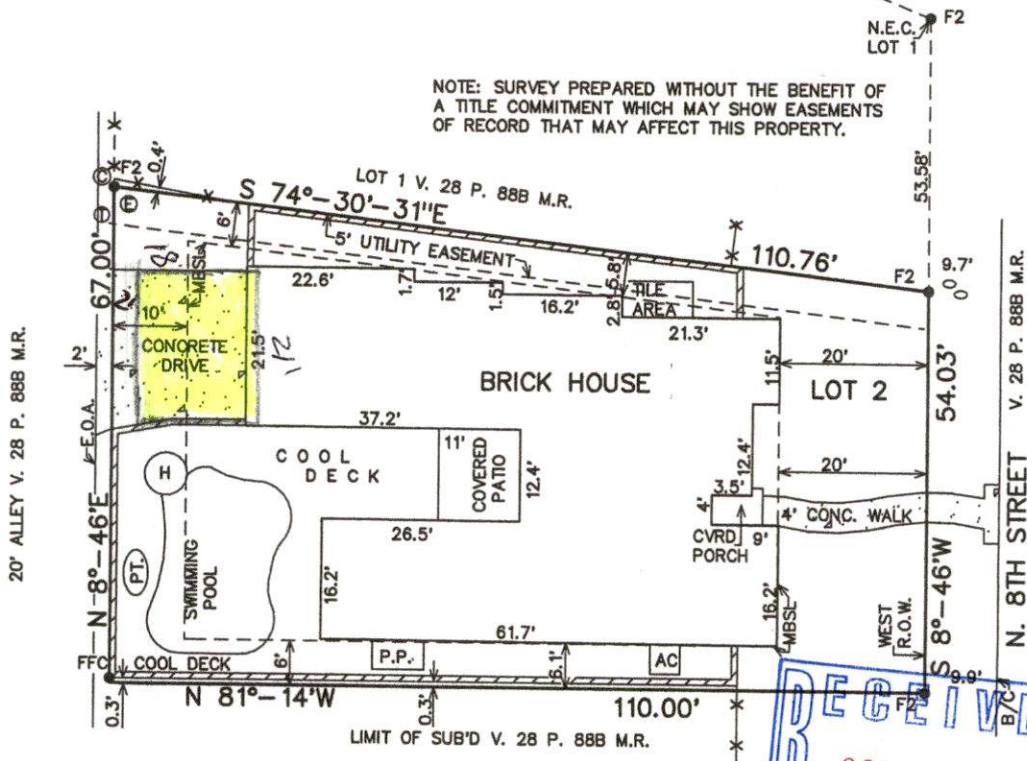
SCALE: 1"=20'
CAD: SHADYOAKS2-2/SM
JOB: #82158

NOTE: BASIS OF BEARING IS THE
EAST LINE OF LOTS 1 & 2, SHADY
OAKS SUB'D UNIT II V. 28 P. 88B M.R.

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

LEGEND
F2 - FOUND 5/8" DIAMETER IRON ROD
FFC - FOUND FENCE CORNER
MBSL - MINIMUM BUILDING SETBACK LINE
R.O.W. - RIGHT OF WAY
B/C - BACK OF CONCRETE CURB & GUTTER
X-X - 6' CEDAR FENCE
⊙ - ELECTRICAL PEDESTAL
⊙ - CABLE PEDESTAL
⊙ - TELEPHONE PEDESTAL
P.P. - POOL PUMPS
E.O.A. - EDGE OF ASPHALT
PT - PROPANE TANK
○ - WATER METER
--- - 6' BLOCK FENCE
H - HOT TUB

NOTE: SURVEY PREPARED WITHOUT THE BENEFIT OF
A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS
OF RECORD THAT MAY AFFECT THIS PROPERTY.



BUYER'S NAME: JESUS MUNOZ

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

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

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown. © copyright 2023 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: 6205 N. 8TH STREET MCALLEN, TEXAS

LEGAL DESCRIPTION: LOT 2, SHADY OAKS SUBDIVISION, UNIT II, AN ADDITION TO
THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS,

ACCORDING TO THE MAP RECORDED IN VOLUME 28 PAGE 88B
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

10/18/2023
DATE

Pablo Peña III
PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242





★ TEXAS ★
NWX-9100
The Lone Star State



RECEIVED
OCT 23 2013
by [signature]



NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA 2023-0099

6205

Memo

TO: Zoning Board of Adjustment & Appeals

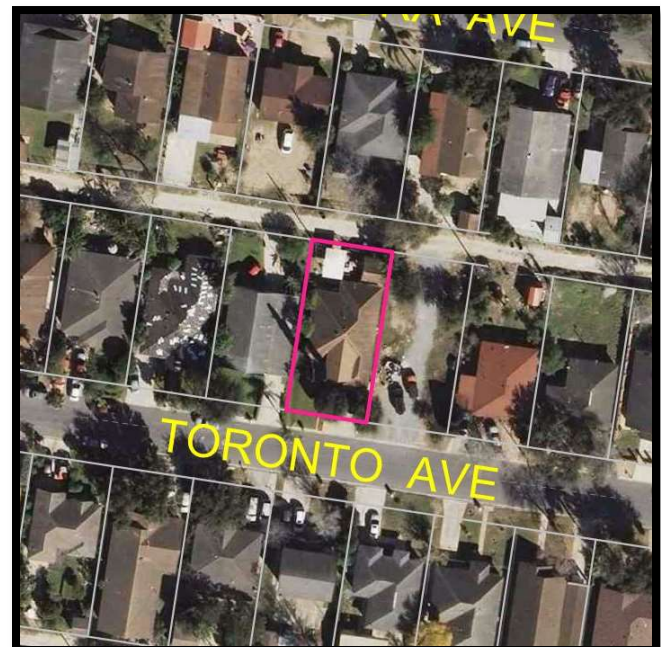
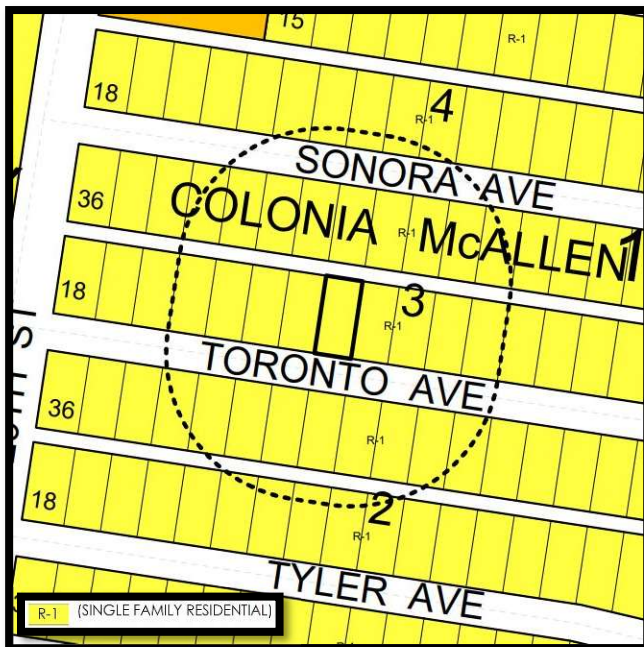
FROM: Planning Staff

DATE: November 15, 2023

SUBJECT: REQUEST OF CORANDO TREVINO FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 16 FEET INTO THE 20 FEET FRONT YARD SETBACK FOR AN EXISTING METAL CARPORT MEASURING 25 FEET BY 16 FEET, AT LOT 11, BLOCK 3, COLONIA MCALLEN UNIT NO. 4 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2716 TORONTO AVENUE. (ZBA2023-0100)

REASON FOR APPEAL: The applicant is requesting a special exception to encroach 16 feet into the 20 feet front yard setback for an existing carport measuring 25 feet by 16 feet to protect their vehicles from sun damage.

PROPERTY LOCATION AND VICINITY: The subject property is located along the West side of Toronto Avenue and 350 feet away from South 29th Street. The property is zoned R-1 (Single Family Residential) District. The surrounding zones include R-1 (Single Family Residential) all around.



BACKGROUND AND HISTORY: Colonia McAllen No.4 subdivision was recorded on June 30, 1975. The plat shows a 20 feet front yard setback for the subdivision and 6 feet side yard setback. The house was built in the year of 1986 without a car garage. A stop work order was issued on July 19, 2023 for building a carport without a building permit. On September 7, 2023 the applicant applied for a building permit to finish building the carport. However, on October 25, 2023 a special exception application was submitted to encroach 16 feet into the 20 feet front yard setback.

ANALYSIS: The applicant is requesting a special exception to encroach 16 feet into the 20 feet front yard setback for an existing carport measuring 25 feet by 16 feet to protect their vehicles from sun damage.

The existing carport was built without a building permit. Site visit by staff revealed that the existing carport is encroaching into the front 20 feet front yard setback and the 6 feet side setback. However, the applicant applied for a special exception to propose reducing the size of the existing carport to comply with the maximum square footage allowed for a carport.

At the meeting of June 26, 2023 City Commission approved Ordinance 138-371(g) in reference to the maximum square footage of 400 square feet allowed for a carport.

According to the site plan submitted, the carport will be reduced in size and it will not be encroaching into the 6 feet side yard. Measurements provided are without benefit of a survey.

Property was built without car garage. As mentioned by the applicant, the special exception request is necessary because the carport will protect their vehicles from sun damage.

Staff site visit revealed that two carports were built with a building permit in the same subdivision at block 3, Lot 31 and block 4, Lot 13.

Special exceptions are issued to and recorded for the present applicant/owner only. New property 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 is recommending approval of the special exception due to being characteristic of the neighborhood.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALEN ZONING ORDINANCE

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

Case Number: 26A2023-0100

ZBOA Meeting: 12/6/2023

☐ Routed
☐ Scanned

Receipt No: 320145

Accepted by: P: SED S: OS

Customer Acknowledgment (Int.): C.T.G.

PROJECT

Legal Description

Colonia McAllen UTNO 4
Lote #11 BLK 3

Subdivision Name

Colonia McAllen 4

Street Address

2716 Toronto AVE

Number of lots

1

Gross acres

Existing Zoning

R1

Existing Land Use

Residencia

Reason for Appeal (please use other side if necessary)

Invasión 16' Dentro
de los 20 pies para un Carport 16' x 25'

☒ \$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 Corando Treviño

Phone (956) 624 55-86

Address 2716 Toronto

E-mail NO

City McAllen

State TX

Zip 78503

OWNER

Name Corando Treviño

Phone 956 624 55 86

Address 2716 Toronto

E-mail NO

City McAllen

State TX

Zip 78503

AUTHORIZATION

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

☐ Yes

☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Corando Treviño

Date 10-25-2023

Print Name Corando Treviño

☒ Owner

☐ Authorized Agent



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:

Inuación de 16 pies dentro de los 20 pies
del patio delantero para un Cor por de Metal
Corpor 16 x 25

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

Para protección de los Corros y

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:

Corpor No Afecta a los Vecinos
El Lote del Lado es de un familiar

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

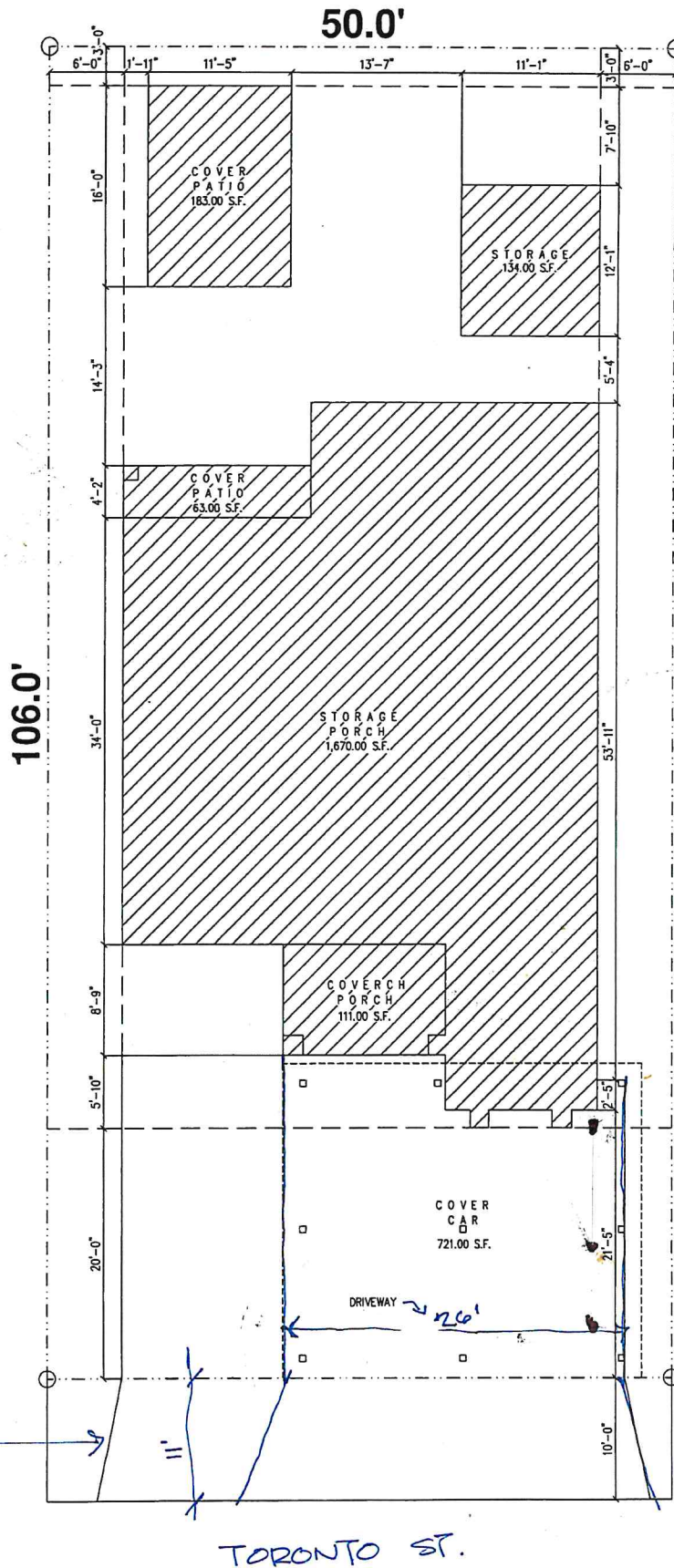
La Cosa no tiene un Garage Construido

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



SHEET NO.
1-1

SITE PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY: D.C.	REVISD DATE:
CHECKED BY:	SEP. - 03 - 21
COMPUTER:	

PROJECT NAME:
Proposed Residence for

LEGAL DESCRIPT:
2716 TORONTO
COLONIA McALLEN
CITY OF McALLEN, CAMERON, COUNTY OF TEXAS.

**CESAR H. SANCHEZ
DESIGN GROUP**

City of McAllen,
Hidalgo County of Texas

phone (956) 225 65 82
architectsanchez@live.com

PROJECT NO.
090321

Novo
Cor
Port

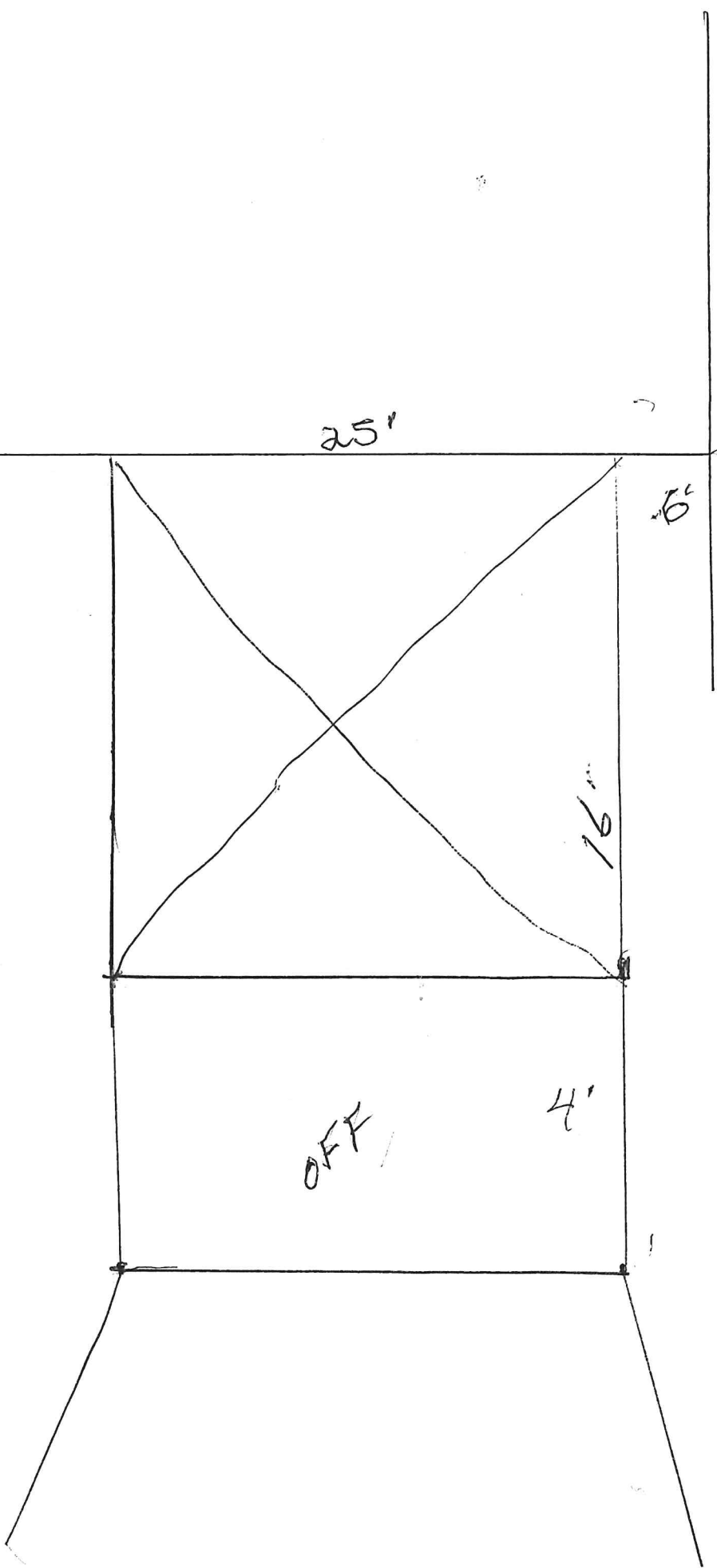
25'

15'

16'

OFF

4'





A Kien Pores ponda

Yo Corando Treviño prometo Recortar
El Car port que Orita Esista a

21- X 26 pies Con Nuevas Medidas 16 X 25 pies
Para Respetar el limite de 400 pies cuadra
dos.

X Corando Treviño 10-25-2023



NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2023-0100

Memo

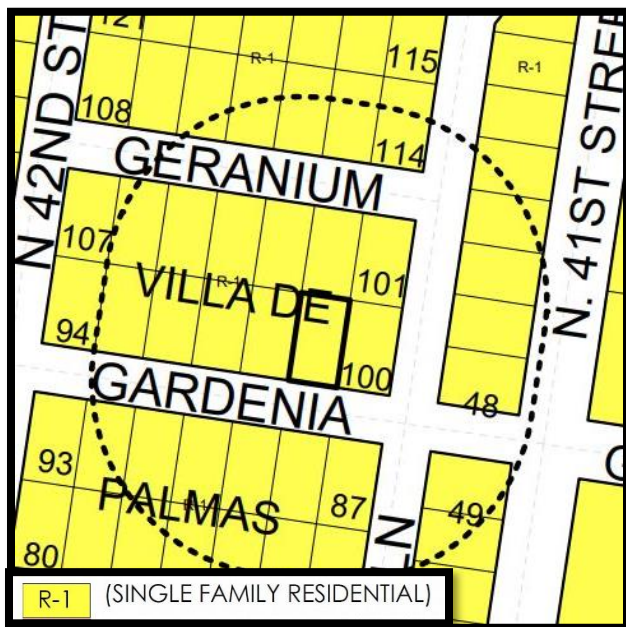
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 28, 2023

SUBJECT: REQUEST OF HECTOR RODRIGUEZ FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW: 1) AN ENCROACHMENT OF 1.33 FEET INTO THE 6 FEET WEST SIDE YARD SETBACK FOR A CARPORT MEASURING 19.58 FEET BY 10 FEET AND, 2) AN ENCROACHMENT OF 13 FEET INTO THE 20 FEET FRONT YARD SETBACK FOR A CARPORT MEASURING 19.58 FEET BY 10 FEET, AT LOT 99, VILLA DE PALMAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4104 GARDENIA AVENUE (ZBA2023-0101)

REASON FOR APPEAL: The applicant is requesting a Special Exception for an existing canvas cover carport that encroaches 13 feet into the 20 feet front yard setback and 1.33 feet into the 6 feet west side yard setback. The applicant is requesting for the carport to remain for protection of the family's vehicles and protection for a family member (medical reasons) from adverse weather conditions.



PROPERTY LOCATION AND VICINITY: The subject property is located along the north side of Gardenia Avenue between North 41st Street and North 42nd Street. The Lot has 50 feet of frontage along Gardenia Avenue and a depth of 90 feet for a total Lot size of 4,500 square feet. The property is zoned R-1 (single family residential) District. There is R-1 district in all directions.

BACKGROUND AND HISTORY: Villa De Palmas Subdivision was recorded on September 22, 1999. The plat states a front yard setback of 20 feet. A stop work order was issued on October 24, 2023 for construction without a permit. A building permit application was submitted on October 24, 2023. A special exception request application was submitted on October 27, 2023. On October 28, 2023 a citation was issued by the Building Permits and Inspection Department.

ANALYSIS: The applicant is requesting a Special Exception with encroachments into the front and side yard setbacks. The applicant would like for the carport to remain in order to provide protection from adverse weather conditions both for a family member with a medical condition and for the family's vehicles.

There is an existing one car garage with the home; however; it is narrow and the applicant states it hinders accessibility in and out of the family's vehicle.

The property owner states that a contractor was hired for the construction of the carport, but subsequently learned that building permits were not obtained.

Front yard setbacks help keep the character of single family residential areas by maintaining the street yard and curb appeal of properties in a subdivision.

Special Exceptions are issued to and recorded for the present applicant/owner only. A change in ownership would require the new owner to apply for a Special Exception.

Measurements provided are without benefit of a survey.

During a site visit by Staff of this subdivision, only one other carport was observed at Lot 6, Villa de Palmas Subdivision. A review of Planning Department records did not reveal any application for building permits or Special Exceptions granted for the existing carport.

A 5 feet utility easement adjacent to the front property line runs concurrently with the front yard setback, however; the utility easement is not impacted by the proposed encroachment.

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

RECOMMENDATION: Staff recommends disapproval of the Special Exception request since approval may encourage other property owners to build similar structures in the front yard. If the Board approves the request, approval should be limited to the encroachments shown on the submitted site plan.



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)

Case Number: 2BA703-0101

ZBOA Meeting: 12/10/23

☒ Routed
☒ Scanned

Receipt No: 310376

Accepted by: P: R.H. S: AR

Customer Acknowledgment (Int.): H.R.

PROJECT

Legal Description

LOT # 99 VILLA DE PALMAS

Subdivision Name

VILLA DE PALMAS

Street Address

4104 GARDENIA AVE

Number of lots

1

Gross acres

Existing Zoning

R-1

Existing Land Use

Reason for Appeal (please use other side if necessary)

PEDIR PERMISO PARA

DRINK CAR-POT EXISTENTE, INVADIENDO 13'0" EN SETBACK DE

FRONTE (20'0") Y 11'4" DEL LADO WEST (6'0") HECHO DE MALLA-SOMBRA

☒ \$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 HECTOR RODRIGUEZ

Phone (956) 345 9612

Address 4104 GARDENIA AVE

E-mail hector.rodriguez@gmail.com

City MC. ALLEN

State TX

Zip 78501

OWNER

Name HECTOR RODRIGUEZ

Phone (956) 345 9612

Address 4104 GARDENIA AVE

E-mail

City MC. ALLEN

State TX

Zip 78501

AUTHORIZATION

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

☐ Yes

☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature

[Signature]

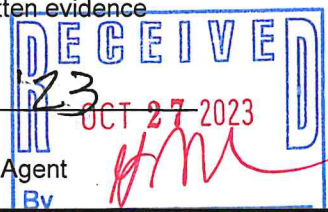
Date

10/27/23

Print Name HECTOR RODRIGUEZ

☐ Owner

☐ Authorized Agent





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:

- PARA PROTECCION DE SOL Y GRANIZO,
- POR CONDICIONES DE SALUD DE MI ESPOSA (TIENE LUPUS -
PROHIBIDO ESTAR EN LUGARES CALIENTES)

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

- PARA PROTECCION SOLAR - (ALEJAMIENTO DE INTERIOR
DEL CARRO, GRANIZO,

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:

- PORQUE ESTA EN MI PROPIEDAD Y ESTA FUERTEMENTE
DISFUNDADO, NO OBSTRUYE LA VISIBILIDAD DE LOS VECINOS

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

LO NECESITO PARA PROTECCION SOLAR, Y QUE NO SE
CALIENTE MUCHO EN EL INTERIOR DEL CARRO, PORQUE
MI ESPOSA TIENE LUPUS, Y TIENE PROHIBIDO ESTAR EN LUGARES
NO APTOS (CALOR) POR LOS DRS. PORQUE SE LE ACTIVA EL LUPUS

Chairman, Board of Adjustment
Signature

Date



LOT 115
LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBD
VOL. 24 PAGE 68 D.R.

SUBDIVISION PLAT OF VILLA DE PALMAS

BEING A 20.00 ACRE TRACT OUT OF LOT 126, LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS,
AS RECORDED IN VOLUME 24 PAGE 68 OF THE DEED RECORDS
OF HIDALGO COUNTY.

PREPARED BY: K K ENGINEERING CONSULTANTS
DATE: DEC. 15, 1998
OWNER: McALLEN AFFORDABLE HOMES INC.
600 S. ITH ST.
ALONZO CANTU, PRESIDENT
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE
VILLA DE PALMAS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME (S) IS (ARE)
SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS,
SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES
WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN
IF 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
ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE
CITY OF McALLEN.

OWNER: McALLEN AFFORDABLE HOMES INC.
ALONZO CANTU, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALONZO CANTU
KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY
OF July 1999



Bonnie Taylor
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 9-26-2000

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT
CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL
IS REQUIRED.

MR. LEO MONTALVO
MAYOR, CITY OF McALLEN, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
THIS SUBDIVISION PLAT OF VILLA DE PALMAS
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

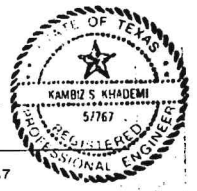
DATED THIS 7th DAY OF SEPTEMBER A. D. 1999
Chairman

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 §49.210(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.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
BY: 9/11/99

STATE OF TEXAS
COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
Kambiz S. Khademi
REG. PROFESSIONAL ENGINEER No. 57767



STATE OF TEXAS
COUNTY OF HIDALGO

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



Reynaldo Robles
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4032
P.O. BOX 476
WESLACO, TEXAS 78599

SCALE: 1" = 100'

METES AND BOUNDS DESCRIPTION

BEING A 20.00 ACRE TRACT OUT OF LOT 126, LA LOMITA IRRIGATION
& CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS
AS RECORDED IN VOLUME 24 PAGE 68 OF THE DEED RECORDS
OF SAID COUNTY, SAID 20.00 ACRES BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 126, FOR THE
SOUTHEAST CORNER HEREOF;

THENCE, WITH THE SOUTH LINE OF SAID LOT 126, AND WITH THE CENTERLINE
OF DAFFODIL AVENUE, NORTH 81°17'30" WEST 660.00 FEET TO THE
SOUTHWEST CORNER HEREOF;

THENCE, PARALLEL WITH THE EAST LINE OF SAID LOT 126, NORTH
08°42'30" EAST AT 20.00 FEET PASS A THREE-QUARTER (3/4) INCH
DIAMETER IRON PIPE FOUND FOR REFERENCE AT THE NORTH RIGHT-OF-WAY
OF DAFFODIL AVENUE, AT 1,320.00 FEET IN ALL TO A 3/4-INCH IRON PIPE
FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF SAID LOT 126, SOUTH
81°17'30" EAST 660.00 FEET TO A THREE-QUARTER (3/4) INCH
DIAMETER IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID
LOT 126 AND FOR THE NORTHEAST CORNER HEREOF;

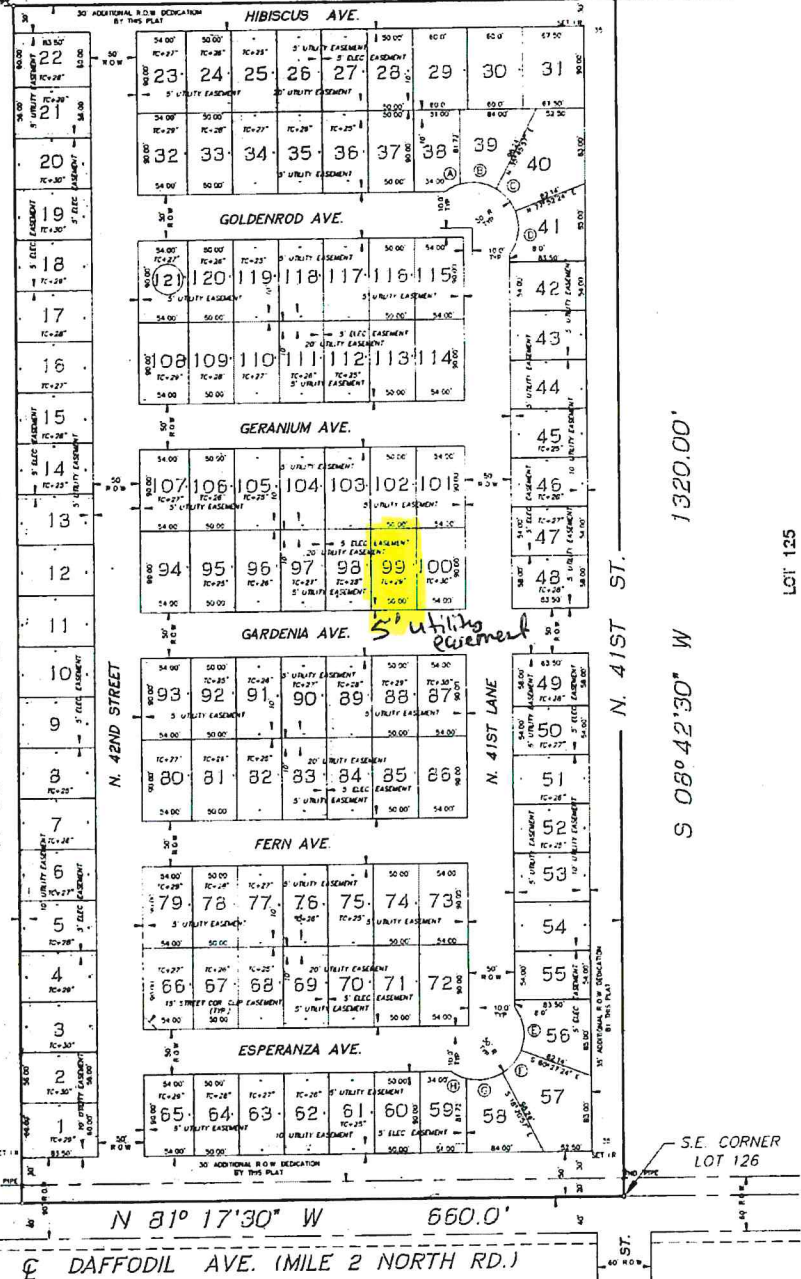
THENCE, SOUTH 08°42'30" WEST AT 1,300.00 FEET PASS A ONE (1)
INCH DIAMETER IRON PIPE FOUND FOR REFERENCE ON THE NORTH
RIGHT-OF-WAY LINE OF SAID DAFFODIL AVENUE AT 1,320.00 FEET IN ALL
TO THE PLACE OF BEGINNING AND CONTAINING TWENTY (20.00) ACRES
OF LAND MORE OR LESS.

GENERAL PLAT NOTES:

1. MINIMUM FLOOR ELEVATION SHALL BE T/C + 24" FOR EACH LOT
UNLESS, OTHERWISE AS INDICATED ON EACH LOT.
2. THE SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE
RATE MAP COMMUNITY PANEL NO. 480334-0425-C REVISED
NOVEMBER 16, 1982.
3. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 20.0' CUL-DE-SAC FRONT: 10.0'
REAR: 10.00'
SIDE: 6.0'
SIDE CORNER LOT: 10.00 FEET
GARAGE: 18.0 EXCEPT WHERE GREATER SETBACK APPLIES
4. A TOTAL OF 110 ACRE FEET OR 530 FT PER LOT OF DETENTION
IS REQUIRED FOR SUBDIVISION AN ENGINEERING DETENTION PLAN WILL
BE SUBMITTED PRIOR TO BUILDING PERMIT.
5. THE CITY OF McALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT
STREET INTERSECTIONS.
6. 6' BUFFER REQUIRED ALONG DAFFODIL AVE., N. 41ST STREET AND FROM
COMMERCIAL ZONE USE.
7. NO CURB CUTS OR LOT FRONTAGE PERMITTED ON DAFFODIL AVE. AND
N. 41ST STREET
8. 4.0' SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF DAFFODIL AVE.
N. 41ST ST. AND HIBISCUS AVE.
9. ALL LOT CORNERS ARE MARKED WITH A 1/2-INCH IRON ROD 24" LONG.
10. NO BUILDING PERMITS WILL BE ISSUED ON LOTS 23 THRU 31 UNTIL
HIBISCUS AVE. IS CONSTRUCTED.
11. NO BUILDING PERMITS WILL BE ISSUED ON LOTS 94 THRU 107 UNTIL SUCH
TIME CITY HAS MOVED THE PARK AND IS READY TO ISSUE BUILDING PERMITS.

S 81°17'30" E 660.0'

N.E. CORNER
LOT 126



THE LINKS SUBDIVISION
VOL. 24 PAGE 50 M.R.

AREAS (SQ. FT.) OF IRREGULAR LOTS:	
LOT No.	NET AREA (SQ. FT.)
38	4,508
39	5,171
40	7,520
41	5,416
56	5,416
57	7,520
58	5,171
59	4,508

CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	DELTA
A	50.00'	19.02'	18.91'	21°47'59"
B	"	40.86'	39.73'	45°49'27"
C	"	32.65'	32.07'	37°24'38"
D	"	50.36'	48.26'	57°42'18"
E	"	50.36'	48.26'	57°42'18"
F	"	32.65'	32.07'	37°24'38"
G	"	40.86'	39.73'	45°49'27"
H	50.00'	19.02'	18.91'	21°47'59"



2023 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/05/23	01/18/23	02/08/23	02/22/23	03/08/23	03/22/23	04/05/23	04/19/23	05/03/23	05/17/23	06/07/23	06/21/23	07/13/23	07/27/23	08/09/23	08/23/23	09/07/23	09/20/23	10/04/23	10/18/23	11/01/23	11/15/23	12/06/23	12/20/23
SYLVIA HINOJOSA	P	P	P	P	P	P	P	P	A	P														
JOSE GUTIERREZ- CHAIRPERSON	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
ANN TAFEL- VICE-CHAIRPERSON	P	P	P	P	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
HUGO AVILA	P	P	P	A	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	A	P		
ROGELIO RODRIGUEZ	A	P	A	P	P	P	P	A	P	P	A	P	P	P	P	P	A	P	P	P	A	P		
HIRAM A. GUTIERREZ											P	A	P	P	P	P	P	P	A	P	P	P		
REBECCA MILLAN (ALT 1)	P																							
MARK TALBOT (ATL 2)	A																							
SAM SALDIVAR (ALT 3)	P	P	P	P	P	P	A	P	P	A	P	P	P	A										
JUAN MUJICA (ALT 4)	P	P	A	P	P	P	A	P	P	P	P	P	P	A	P	P	A	P	P	P	P	P		
PABLO D. GARCIA (ALT 2)																				P	A	A		
ALEX A. LAMELA (ALT 3)																	P	P	P	P	P	P		

P - PRESENT

A - ABSENT

 NEW APPOINTMENT

MC - MEETING CANCELLED



NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION

2023 CALENDAR

Meetings:








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

Deadlines:









D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed









JULY 2023

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









AUGUST 2023

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










SEPTEMBER 2023

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






OCTOBER 2023

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

NOVEMBER 2023

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

DECEMBER 2023

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