

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JANUARY 25, 2024 - 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 January 11, 2024

2. PUBLIC HEARINGS:

- a) Request of Jose M. Escobedo, for a Special Exception to the City Of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 20 foot front yard setback for a proposed carport measuring 20 feet by 12 feet at Lot 1, Block 18, College Heights Subdivision, Hidalgo County, Texas; 2001 Newport Avenue. **(ZBA2023-0121)**
- b) Request of Abel Montilla for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 7 feet into the 60-foot front yard setback for a proposed open canopy measuring 51 feet by 18 feet at Lot 1, Montilla Subdivision, Hidalgo County, Texas; 2600 Trenton Road. **(ZBA2023-0125)**
- c) Request of Allen Gray on behalf of Amanda Wright, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 25-foot front yard setback for a bedroom addition at Lot 1, Red Leaf Estates Subdivision, Hidalgo County, Texas; 1701 Wisteria Avenue. **(ZBA2023-0122)**
- d) Request of Scott Meyer on behalf of ScottsDale Properties, LTD for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment up to .63 feet into the 10 feet side yard setback along South 31st Street for an existing commercial building at Lot 1, McAllen/Mission Work Force Subdivision, Hidalgo County, Texas; 3201 Highway 83. **(ZBA2023-0124)**
- e) Request of Martin Ramirez for a special Exception to the City Of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20-foot front yard setback for an existing carport measuring 20 feet by 22 feet at Lot 2, The Rocks Subdivision, Hidalgo County, Texas; 8214 North 23rd Lane. **(ZBA2023-0123)**

3. FUTURE AGENDA ITEMS

- a) 522 South 22nd Street
- b) 2004 Galveston Avenue
- c) 4813 South 29th Street
- d) 1023 South Bicentennial Boulevard

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE 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 Thursday, January 11, 2024 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Ann Tafel	Vice-Chairperson
	Hugo Avila	Member
	Hiram A. Gutierrez	Member
	Juan Mujica	Alternate
	Pablo Garcia	Alternate
Absent:	Jose Gutierrez	Chairperson
	Rogelio Rodriguez	Member
	Alex Lamela	Alternate
Staff Present:	Benito Alonzo	Assistant City Attorney I
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Hilda Tovar	Planner II
	Samantha Trevino	Planner I
	Natalie Moreno	Planner I
	Jessica Puga	Technician I
	Carmen White	Administrative Assistant

CALL TO ORDER –Vice-Chairperson Ann Tafel

1. MINUTES:

- a) Minutes for the meeting held on December 20, 2023.

The minutes for the meeting held on December 20, 2023 were approved. The motion to approve the minutes were made by Mr. Hugo Avila. Mr. Pablo Garcia seconded the motion, which carried unanimously with five members present and voting.

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

2. PUBLIC HEARINGS:

- a) Request of Elda Langoni for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback for an existing metal carport measuring 20 feet by 12 feet, at Lot 37, La Lomita States Subdivision, Hidalgo County, Texas; 2913 La Vista. **(ZBA2023-0116)**
- b) Request of Maria Elena Garza for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 12 feet into the 20 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet, at Lot 28, Linda Vista Subdivision, Hidalgo County, Texas; 2538 Lindberg Avenue. **(ZBA2023-0117)**
- c) Request of Thirumurugan Gopalasamy, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 9.75 feet into the 25 feet rear yard setback

for a proposed covered patio at Lot 28, The Embers Subdivision, Hidalgo County, Texas; 305 Cornell Avenue. **(ZBA2023-0120)**

- d) Request of Dennis Steele, for Variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 4.5 feet into the 10 feet rear yard setback and 5 feet into the 10 feet east side yard setback for an existing swimming pool, **2)** an encroachment of up to 10 feet into the 10 feet east side yard setback for an existing covered patio and barbecue grill area, and **3)** an encroachment of 4.8 feet into the 10 feet rear yard setback and 3.6 feet into the 6 feet west side yard setback for an existing shed at Lot 23, Brookwood Subdivision Unit 2, Hidalgo County, Texas; 4101 Zinnia Avenue. **(ZBA2023-0119)**

Vice-Chairperson Ann Tafel asked if there was anyone else present in opposition or in favor of the special exceptions/variances. There was one in favor of the special exceptions/variances.

Mr. Hugo Avila **moved** to approve the special exceptions and variances. Mr. Alex Lamela seconded the motion. The Board voted to approve the special exceptions and variances with five members present and voting.

- e) Request of Ramiro Ramirez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback for an existing carport measuring 19 feet by 19 feet, at Lot 53, Arthur Terrace Subdivision, Hidalgo County, Texas; 6304 North 36th Street. **(ZBA2023-0103) (TABLED: 12/20/2023)**

Mr. Hugo Avila **moved** to remove item from the table. Mr. Hiram Gutierrez seconded the motion. The Board voted unanimously to remove the item from the table with five members present and voting.

Ms. Moreno stated the applicant was requesting to allow an encroachment of 20 feet into the 20 feet front yard setback for an existing carport. The applicant is requesting the carport to remain for protection of the family's vehicles from adverse weather elements.

The subject property was located along the east side of North 36th Street between North 35th Street and North 36th Street. The Lot had 68 feet of frontage along North 36th Street and a depth of 100 feet for a total Lot size of 6,800 square feet. The property was zoned R-1 (single family residential) District. There was R-1 District in all directions except to the west across North 36th Street there was C-2 (neighborhood commercial) District and was the site for El Rodeo Meat Market and El Rodeo Taco Express Restaurant.

Arthur Terrace Subdivision was recorded on June 22, 1982. The plat states a front yard setback of 20 feet. A stop work order was issued on June 10, 2023 for a carport built without a permit. A building permit application was submitted on September 22, 2023. A Special Exception request application was submitted on November 15, 2023.

The Special Exception request was for an existing metal carport that encroaches 20 feet into the 20 feet front yard setback. The applicant would like the carport to remain in order to provide protection from adverse weather conditions such as hail, rain and excessive sunlight, for the family's vehicles.

There was an existing two-car garage, which the applicant stated was used to park his daughter's vehicle(s).

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

There was no alley at the rear of the property that would allow for relocation of the carport out of the front yard setback.

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.

During a site visit of Arthur Terrace Subdivision, Staff noticed there were 2 carports with possible encroachments along North 36th Lane at Lots 22 and 23. A review of Planning Department records did not reveal any application for building permits or Special Exceptions granted for these existing carports on these Lots.

Staff had received a letter signed by three residents in support of this Special Exception request.

At the Zoning Board of Adjustments and Appeals meeting of December 20, 2023, no one appeared in opposition of the Special Exception request. Mr. Ramiro Ramirez, the applicant stated that a builder had been hired but resulted in an unfinished carport and he finished the construction himself. He stated the family uses the carport for shade. Board member Tafel stated that carports do not add to property values. Chairman Gutierrez reminded the applicant that since the recommendation from staff was "disapproval" a super majority of votes is required in order for the Board to grant approvals. The applicant was informed that the request could be tabled if he so chose the opportunity so the request can be heard by a full (five member) Board since there were only four members present. The applicant opted for the request to be tabled in order to be heard by a full Board. The Board members voted to table the request until it can be heard by a full Board. The vote was three members in favor of the motion to table the request with one Board member voting nay. Board member Tafel voted nay.

Staff recommended disapproval of the Special Exception request since there are no other carports along North 36th Street between Lark and Gull Avenues. If the Board approves the request, approval should be limited to the encroachment shown on the submitted site plan.

Vice-Chairperson Tafel explained for the Board members who were not present at the last meeting concerning the situation of this case.

Mr. Ramiro Ramirez, 6304 North 36th Street. The applicant stated that when does his family gatherings they move the vehicles out into the street. He also uses the carport for his vehicles. He did agree the street was narrow but that other residents park their vehicles in the street as well. He stated there were two other carports nearby in the same subdivision. Mr. Ramirez stated his two neighbors on each side of him were in favor of the carport. Board member Avila asked the applicant to explain what exactly happened to the carport. Mr. Ramirez stated he hired a contractor who did work on his daughter's home. When the

contractor came to start the job, he only installed the beams. He stated that the contractor did not return for two days. When he returned, he mentioned to Mr. Ramirez that his father had passed away and needed the money for the burial. At which time, he gave him the money and never returned to finish the job. Mr. Ramirez made a report. Board member Mujica asked the applicant when the carport was completed. Mr. Ramirez stated about a year and a half.

Board member Mujica had concerns regarding the impact of the structure for the remainder of the neighborhood. It did not go through the process the City had in place for permitting.

Following discussion, Mr. Juan Mujica **moved** to disapprove the special exception until the next meeting. Mr. Alex Lamela seconded the motion. The Board voted to disapprove the special exception with four members voting aye and one voting nay, Mr. Hugo Avila.

- f) Request of Gerardo Morales, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 17 feet into the 18 feet rear yard setback and 6 feet into the 6 feet east side yard setback for an existing pergola at Lot 65, Spanish Oaks @ Frontera Subdivision, Hidalgo County, Texas; 705 Grambling Avenue. **(ZBA2023-0118)**

Ms. Trevino stated the request was to allow encroachments of 17 feet into the 18 foot rear yard setback, and 6 feet into the 6 foot east side yard setback for an existing pergola.

The subject property was located along the south side of Grambling Avenue approximately 59.25 feet east of North 8th Street. The property was zoned R-1 (single-family residential) District. There was R-1 District in all directions, except to the south there is C-3 (general business) District.

Spanish Oaks @ Frontera Subdivision was recorded May 8, 2018. The plat shows an 18-foot rear building setback line and a 6-foot interior side yard setback. A stop work order was issued July 28, 2023 for construction without a permit. An application for a building permit was submitted on August 3, 2023. A citation was issued September 28, 2023. The variance request application was submitted November 10, 2023.

Furthermore, the applicant was requesting that the pergola with its encroachments be allowed to remain. The applicant stated that the pergola would help to provide shade for a proposed hot tub that will be used for therapy purposes for a family member.

According to the dimensions and distances shown on the submitted site plan at the rear yard area, there was insufficient space to accommodate placement of the pergola in its current form without encroaching into the rear yard setback. At best, relocation would minimize the rear yard setback encroachment; however, the encroachment along the interior east side yard could be eliminated. The structure was built on a concrete foundation. There is a concrete wall at the rear of the property that screens the pergola from the alleyway.

A review of Planning Department records did not reveal any other variances granted within the Subdivision.

Staff had not received any phone calls, emails, or letter in opposition to the variance request.

Staff was recommending disapproval of the variance request since reduction in size and relocation may achieve compliance.

Vice-Chairperson Tafel asked staff if there were any utility lines across the rear. Staff stated there were none.

Board member Avila asked staff if the new wall that is shown across the alley was that because the lot next door was commercial lot. Staff stated it was the end of the subdivision.

Mr. Gerardo Morales, 705 Grambling Avenue, McAllen. The applicant stated he was requesting a variance but never obtained a permit. He asked the builder and he stated he had built many pergolas and never needed a permit. Vice-Chairperson Tafel explained to the applicant the difference between a variance, which runs with the land, anyone could build anything there, and a special exception, was to the current owner. If he were to sell the house, the new owner would have to return to obtain a permit for the pergola.

Board member Mujica had an issue with the side encroachment concerning a fire hazard.

Vice-Chairperson Ann Tafel asked if there was anyone else present in favor of the variance request. There was no one in favor of the variance request.

Vice-Chairperson Ann Tafel asked if there was anyone present in opposition of the variance request. There was no one in opposition of the variance request.

Ms. Trevino stated there was one neighbor who called inquiring the case that was in favor of the variance request.

Following discussion, Mr. Juan Mujica **moved** to disapprove the variance request. Mr. Pablo Garcia seconded the motion. The Board voted to disapprove the variance request with five members present and voting.

3. FUTURE AGENDA ITEMS:

- a)** 2001 Newport Avenue
- b)** 1701 Wisteria Avenue
- c)** 8214 North 23rd Street
- d)** 3201 Highway 83
- e)** 2600 Trenton Road
- f)** 12505 North 40th Street
- g)** 3305 Whetstone Avenue
- h)** 3500 Ventura Avenue
- i)** 12509 North 40th Street
- j)** 4012 Ventura Avenue
- k)** 12500 North 40th Street
- l)** 12606 North 33rd Lane

- m) 3300 Wolf Creek Avenue
- n) 3700 Ventura Avenue
- o) 3302 Wolf Creek Avenue
- p) 3300 Whetstone 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

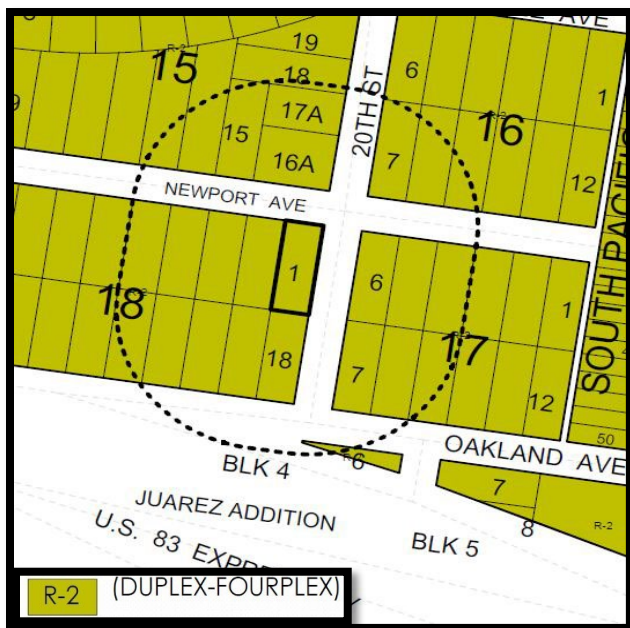
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: January 10, 2024

SUBJECT: REQUEST OF JOSE M. ESCOBEDO, FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 20 FOOT FRONT YARD SETBACK FOR A PROPOSED CARPORT MEASURING 20 FEET BY 12 FEET AT LOT 1, BLOCK 18, COLLEGE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2001 NEWPORT AVENUE. (ZBA2023-0121)

REASON FOR APPEAL: The applicant is requesting to encroach 10 feet into the 20 foot front yard setback for a proposed carport that will be used for protection from adverse weather conditions for an elderly household member. The proposed carport will also serve for protection of the family vehicles from the extreme hot temperatures and will help maintain the cars' exterior. The applicants home does not have a garage.



PROPERTY LOCATION AND VICINITY: The subject property is located at the southwest corner of Newport Avenue and South 20th Street. The property is zoned R-2 (duplex-fourplex residential) District. There is R-2 District in all directions.

BACKGROUND AND HISTORY: College Heights Subdivision was recorded December 28, 1926. The plat does not indicate setbacks. The subdivision was recorded prior to 1979 and the applicable setbacks were subject to the 1945 Zoning Ordinance. The front yard setback is 20 feet as the average front yard setbacks established by existing structures within the block. The Special Exception request was submitted December 15, 2023.

ANALYSIS: The applicant is requesting to encroach 10 feet into the 20 foot front yard setback for a proposed carport that will be used to protect his elderly mother in law from the weather elements while accessing the family vehicle.

At the Zoning Board of Adjustments and Appeals meeting of October 5, 2022 the Board unanimously voted to approve a special exception for an encroachment of 16 feet into the 26 foot front yard setback for a proposed carport measuring 20 feet by 20 feet at Lot 2, Block 18, College Heights Subdivision.

At the Zoning Board of Adjustments and Appeals meeting of July 13, 2023 the Board unanimously voted to approve a special exception for an encroachment of 13.5 feet into the 20 foot front yard setback for a proposed carport measuring 20 feet by 20 feet at Lots 23 & 24, Block 11, College Heights Subdivision.

At the Zoning Board of Adjustments and Appeals meeting of October 5, 2022 the Board unanimously voted to approve a special exception for an encroachment of 16 feet into the 26 feet front yard setback for a proposed carport measuring 20 feet by 20 feet at Lot 2, Block 18, College Heights Subdivision.

At the Zoning Board of Adjustments and Appeals meeting of June 3, 2020 the Board unanimously voted to approve a special exception for an encroachment of 20 feet into the 20 feet front yard setback for a proposed carport measuring 18 feet by 28 feet at Lot 14, Block 11, College Heights Subdivision.

Measurements provided are without benefit of a survey.

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 request since there have been other similar requests approved within the subdivision. The structure will not change the character of the neighborhood.

ZBA-
1/25/24



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: ZBA2023-0121 ZBOA Meeting: 1/25/2023 ☐ Routed
Receipt No: 996146 ☐ Scanned
Accepted by: P: _____ S: [Signature] Customer Acknowledgment (Int.): _____

PROJECT

Legal Description LOT 1, Blk 18
Subdivision Name College Heights
Street Address 2001 W. Newport Ave. McAllen TX 78501
Number of lots _____ Gross acres _____
Existing Zoning R-2 Existing Land Use Residencial
Reason for Appeal (please use other side if necessary) Building a carport - Encroaching 10 feet into the 20 feet front yard setback
☒ \$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 Jose M. Escobedo Phone (713) 249-4793
Address 2001 W. Newport Ave E-mail escobedo.jose30@yahoo.com
City McAllen State Tx Zip 78501

OWNER

Name Jose M. Escobedo Phone (713) 249-4793
Address 2001 W. Newport Ave E-mail escobedo.jose30@yahoo.com
City McAllen State Tx Zip 78501

AUTHORIZATION

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

☐ Yes

☒ No

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

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

Signature [Signature]
Print Name Jose M. Escobedo

Date 12/15/2023

☒ Owner

☐ Authorized Agent

RECEIVED
DEC 15 2023

BY: [Signature]



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:

Quiero construir un carport porque mi casa no tiene garage y tenemos 2 vehiculos. El driveway ya está construido

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

Necesito pedir un permiso porque parte de la estructura del carport estaría invadiendo las medidas de setback al frente de la propiedad (aproximadamente 10 pies)

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:

Este proceso no molestaría a mi vecino ya que estará dentro de las medidas de setback de su propiedad y la caída del agua sería hacia el frente de mi propiedad

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

Mi suegra tiene 99 años de edad y cuando la trasladamos a servicios médicos o algún lugar, si llueve ella se moja y la afecta en su salud. También los vehiculos se calientan mucho en summer time y es difícil mantenerlos limpios por el polvo y los pájaros.

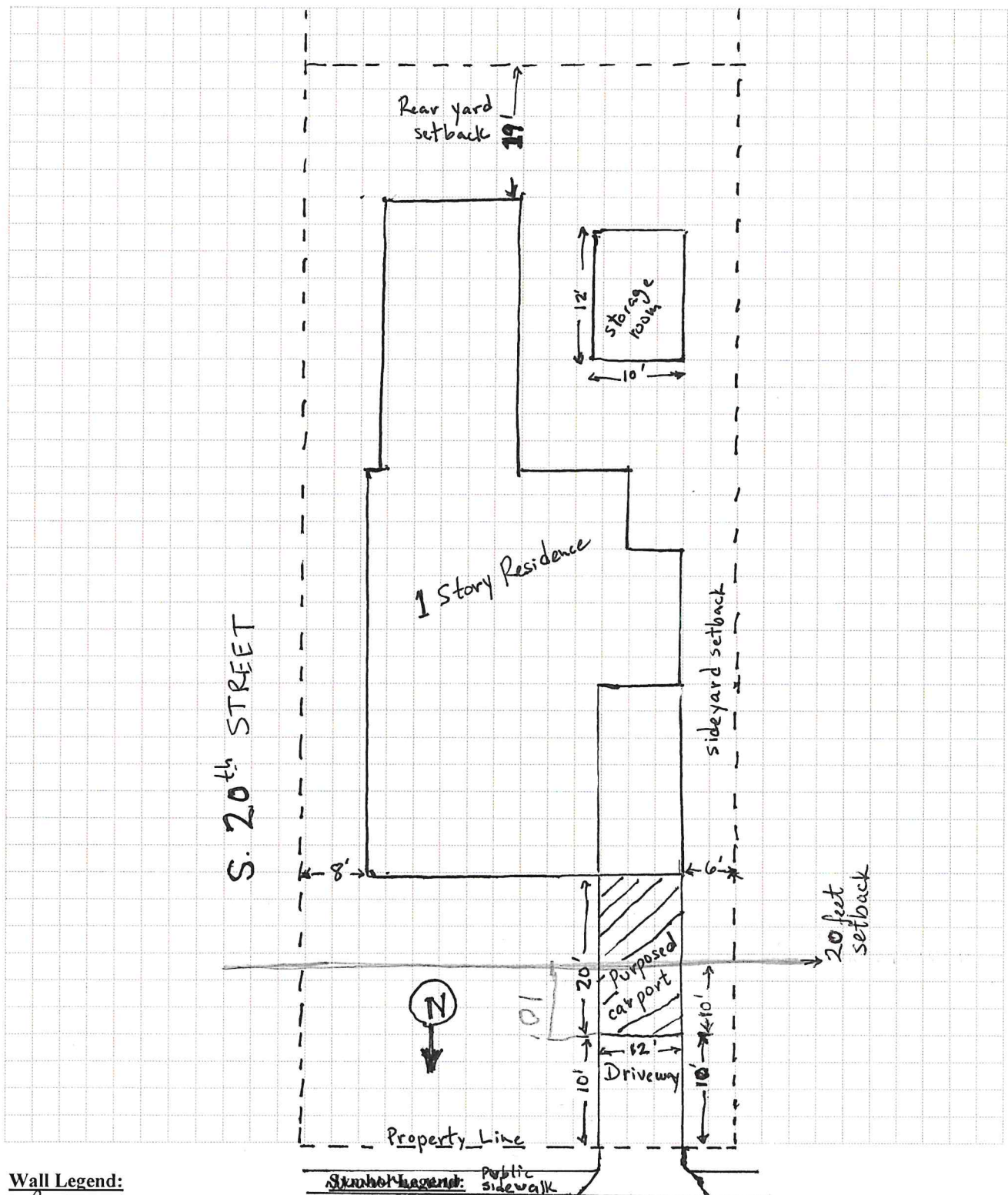
Chairman, Board of Adjustment
Signature

Date

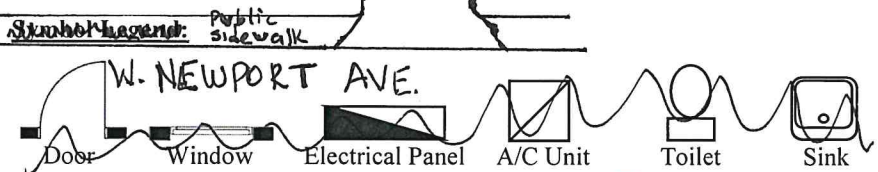
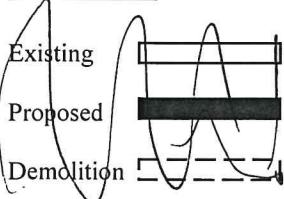
Rev. 9/20

RECEIVED
DEC 15 2023

BY:



Wall Legend:



Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET

RECEIVED
 DEC 15 2023

BY:



NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2023-0121

WELCOME

Memo

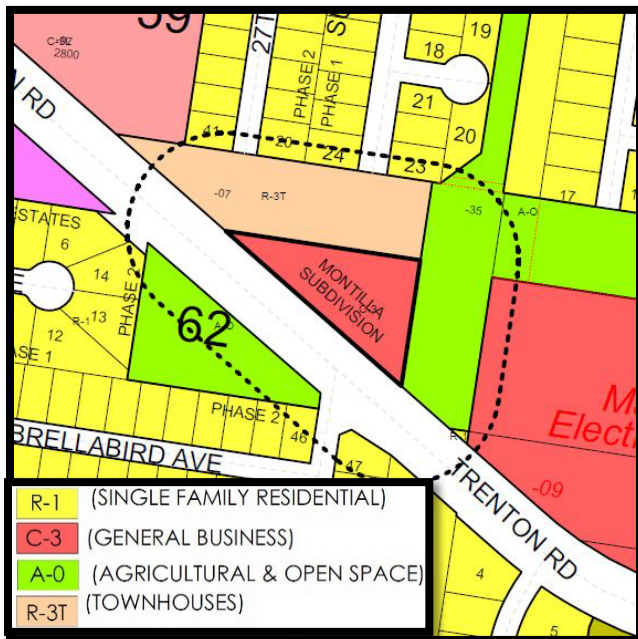
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: January 10, 2024

SUBJECT: REQUEST OF ABEL MONTILLA FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 7 FEET INTO THE 60 FOOT FRONT YARD SETBACK FOR A PROPOSED OPEN CANOPY MEASURING 51 FEET BY 18 FEET AT LOT 1, MONTILLA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2600 TRENTON ROAD. (ZBA2023-0125)

REASON FOR APPEAL: The applicant is requesting to encroach 7 feet into the 60 foot front yard setback for a proposed covered canopy that will be used as protection from weather conditions for employees.



PROPERTY LOCATION AND VICINITY: The subject property is located along the north side of Trenton Road at the intersection of Trenton Road and North 26th Street.. The property is Zoned C-3 (general business) District, and is the location for King's Fast Lube.

BACKGROUND AND HISTORY: Montilla Subdivision was recorded on January 22, 2010. The plat states a 60 foot front yard setback along Trenton Road. The application for a commercial building permit for construction of a canopy to the existing building was submitted August 21, 2023. The application for the Special Exception request was submitted December 21, 2023.

ANALYSIS: The applicant is requesting to encroach 7 feet into the 60 feet front yard setback for a proposed covered canopy that will be used to protect the employees while they work from the weather elements.

At the Zoning Board of Adjustments and Appeals meeting of July 7, 2022 the Board unanimously voted to approve a special exception for an encroachment of 19 feet into the 50 feet front yard setback for a proposed canopy measuring 21.51 feet by 44.24 feet at Premier Storage Subdivision.

Measurements provided are without benefit of a survey.

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 recommends approval of the request since the location of the existing bays within the building reduces work area and the proposed canopy will provide additional work space.

1/25/24



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: 2BA2023-0125 ZBOA Meeting: 1/25/2024

Receipt No: 927141

☐ Routed

☐ Scanned

Accepted by: P: P.H. S: RL Customer Acknowledgment (Int.): _____

PROJECT

Legal Description

Lot 1, Montilla Subdivision

Subdivision Name

Montilla Subdivision

Street Address

2600 Trenton Rd.

Number of lots

1

Gross acres

Existing Zoning

C3

Existing Land Use

Commercial

Reason for Appeal (please use other side if necessary)

Request to encroage 7'

feet into the 60' front yard setback for canopy

☒ \$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

Abel Montilla

Phone

956 655-9037

Address

2600 Trenton Rd.

E-mail

City

McAllen

State

TX

Zip

78539

OWNER

Name

Same As

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

[Signature]

Date

12/20/23

Print Name

Abel Montilla

☒ 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:

To protect Employees from the weather conditions.

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

To allow employees to work under the proposed canopy and not being exposed to weather conditions.

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

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

As an owner I want to protect the employer from weather conditions

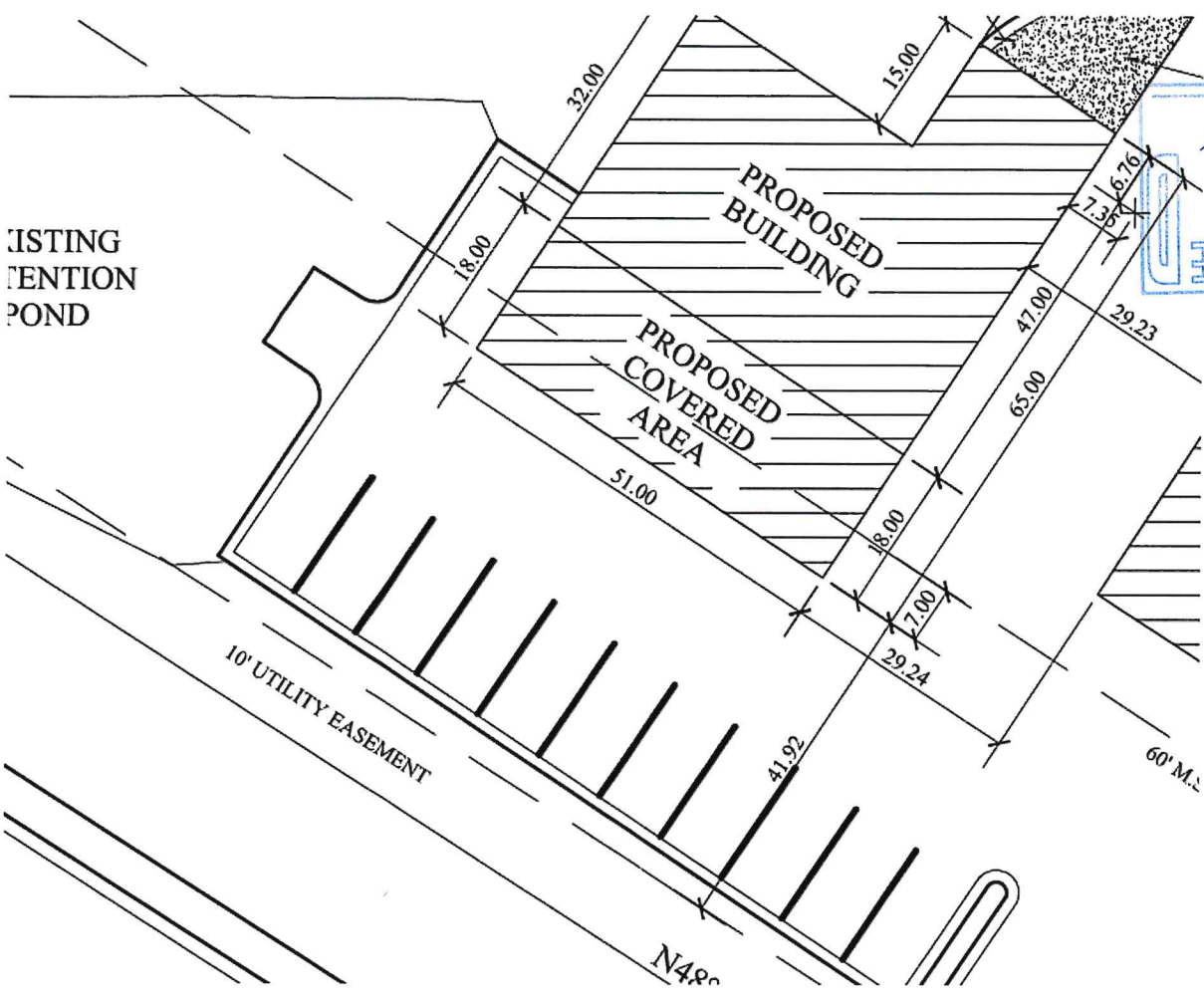
Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

EXISTING
RETENTION
POND



RECEIVED
DEC 21 2023
By *mw*



**NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2023-0125**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLENNET



Memo

TO: Zoning Board of Adjustment & Appeals

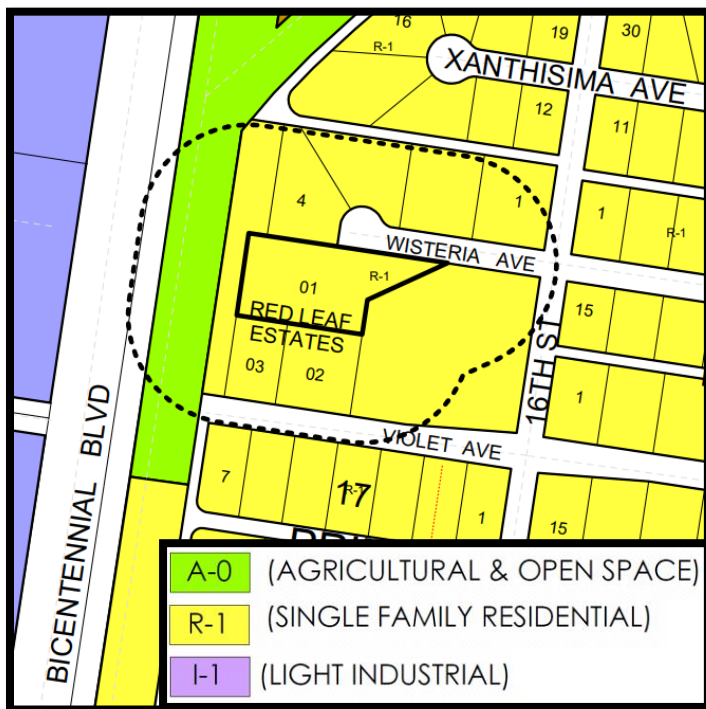
FROM: Planning Staff

DATE: January 18, 2024

SUBJECT: Request of Allen Gray on behalf of Amanda Wright, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 25 foot front yard setback for a bedroom addition at Lot 1, Red Leaf Estates Subdivision, Hidalgo County, Texas; 1701 Wisteria Avenue. **(ZBA2023-0122)**

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of four feet into the 25 foot front yard setback for a bedroom addition that will help to allow an expansion for an existing bathroom that serves a family member with medical needs.

PROPERTY LOCATION AND VICINITY: The subject property is located alongside the south side of Wisteria Ave and considered a cul-de-sac. The lot size is approximately 40,296.00 square feet. The subject property is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions.



BACKGROUND AND HISTORY: The plat for Red Leaf Estates Subdivision was recorded March 7, 2008. The home was constructed on July 29, 2011 according to the Hidalgo Country Appraisal records. The applicant, for the variance request for the proposed bedroom addition was submitted on December 18, 2023.

ANALYSIS: Approval of the variance request would allow an encroachment of four feet into the 25 foot front yard setback for the bedroom addition. The applicant states the variance is for the existing bedroom that is to be expanded to accommodate an expansion for a bathroom or a family member due to medical needs. In essence, the bathroom expansion will take up space from the bedroom. The bathroom will be expanded replacing the closet space square footage permitting requirements. The applicant would like to expand about 8 feet, only encroaching 4 feet into the 25 foot front yard setback. If the variance request is approved, the applicant must comply with all other building and zoning ordinance requirement.

Along Wisteria Avenue, Wisteria Terrace Subdivision requires a 20 foot front yard setback for both cul-de-sac and regular lots.

A review of Planning Department records did not reveal any approved variances in the immediate area.

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

RECOMMENDATION: Staff recommends approval of the variance request since the lot configuration is irregular and front yard setback compliance is more difficult, as well as adjacent lots also deemed cul-de-sacs are required a 20 foot front yard setback.

ZBA 2023-0122 925

ZBA
1/25/2024



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 1~~ Red leaf Estates Lot 1

Subdivision Name Red leaf Estates

Street Address 1701 Wisteria.

Number of lots 1 Gross acres _____

Existing Zoning R1 Existing Land Use Existing Home.

Reason for Appeal (please use other side if necessary) Into Front Yard Requesting A 4 Foot Addition into the 25' Setback To Accommodate A Larger ADA Space.

☒ \$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 Allen Gray Phone 956 227 5632

Address 4800N 10th Street STE E E-mail Allen@Averillbuilders.com

City McAllen State TX Zip 78504

Owner

Name Amanda Wright Phone 956

Address 1701 Wisteria E-mail _____

City McAllen State TX 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 Amanda Wright Date 12/13/2023

Print Name AMANDA WRIGHT ☐ Owner ☐ Authorized Agent

Office

Accepted by KS Payment received by _____ Date DEC 18 2023

BY: CW



City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

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

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

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

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

Applicant wishes to have more space to ~~accommodate~~ ^{accommodate} the ~~massing~~ ^{massing} space for her child with ~~special~~ ^{SPECIAL} needs.

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

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 lot has room to accommodate the additional 8 feet that would ~~encroach~~ ^{encroach} the 25 foot Cude's Setback.

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

The Owners child is severely disabled and requires a larger ADA ~~room~~ ^{room} and would require ~~room~~ ^{room} for the bedroom. We are proposing to add to the bedroom in the front of the residence.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



design
color
space
form
interiors

WRIGHT Residence
McAllen, TX
HIDALGO COUNTY

Addendum
Date July 12, 2023
September 16, 2023
December 4, 2023

Drawn by JMW
Sheet Title

Site
Plan

Sheet No.

A1

NORTH

WISTERIA AVE.



+ Building Setbacks

MAIN HOUSE
Front 20'-0"
Sides 6'-0"
Rear 10'-0"

ACCESSORY BUILDING (Parish)
Front X0'-0"
Side X0'-0"
Rear X0'-0"

+ Location

1701 Wisteria Avenue,
McAllen, Texas
Lot 1, Red Leaf Estates
Hidalgo County

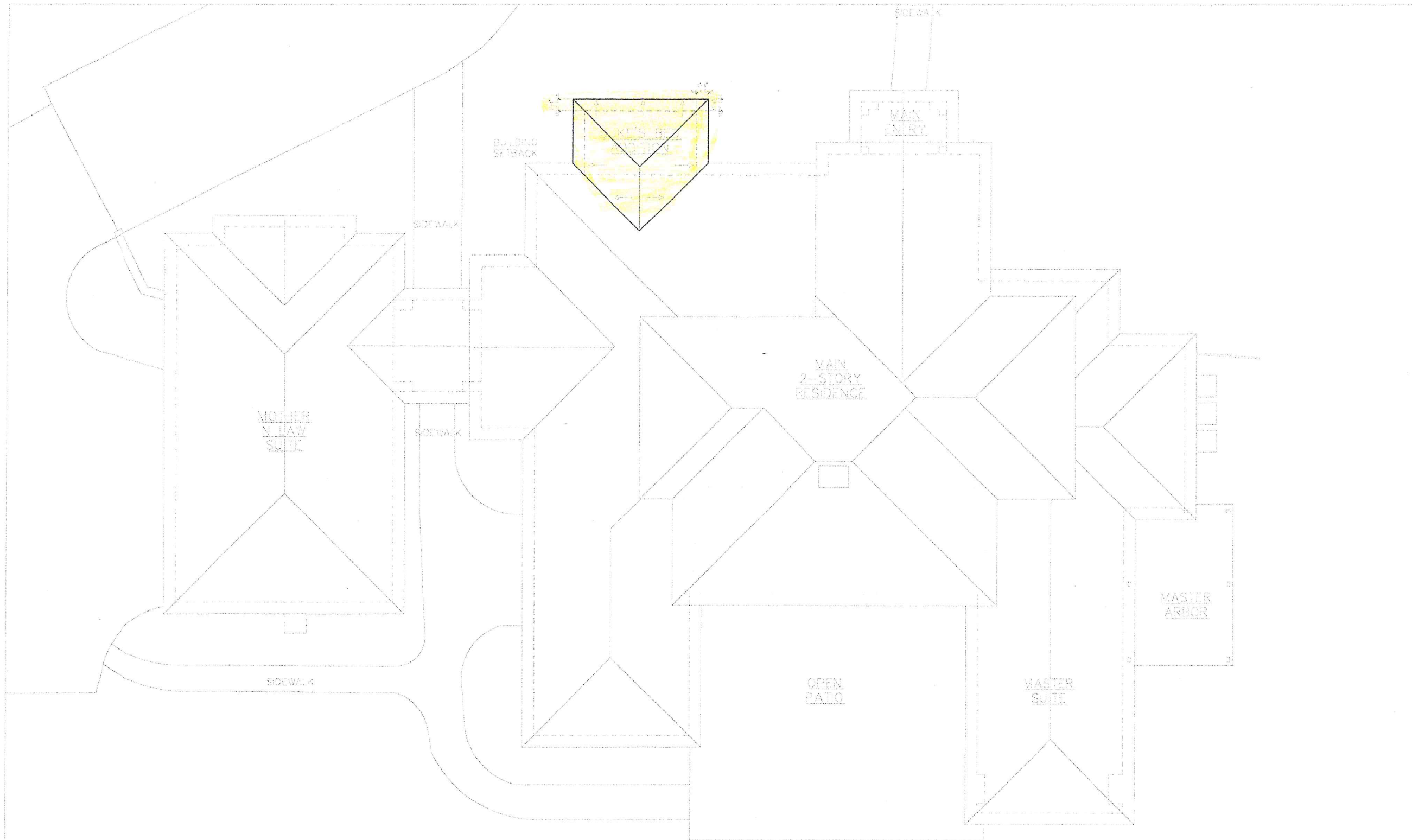
*NOTE - Verify survey & setbacks.

Site Plan
Scale: 1/16" = 1'-0"

studioMV

WRIGHT RESIDENCE

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Proposed Roof Plan, Main House
Scale: 3/16" = 1'-0"

WRIGHT RESIDENCE

studioMV



design
color
space
form
interiors

WRIGHT Residence
McAllen, TX
HOUSING CONSULTANT

Addendum

Date July 12, 2023
September 18, 2023
November 20, 2023
December 4, 2023

Drawn by JMW

Sheet Title

Proposed
Roof
Plan

Sheet No.

A8





Memo

TO: Zoning Board of Adjustment & Appeals

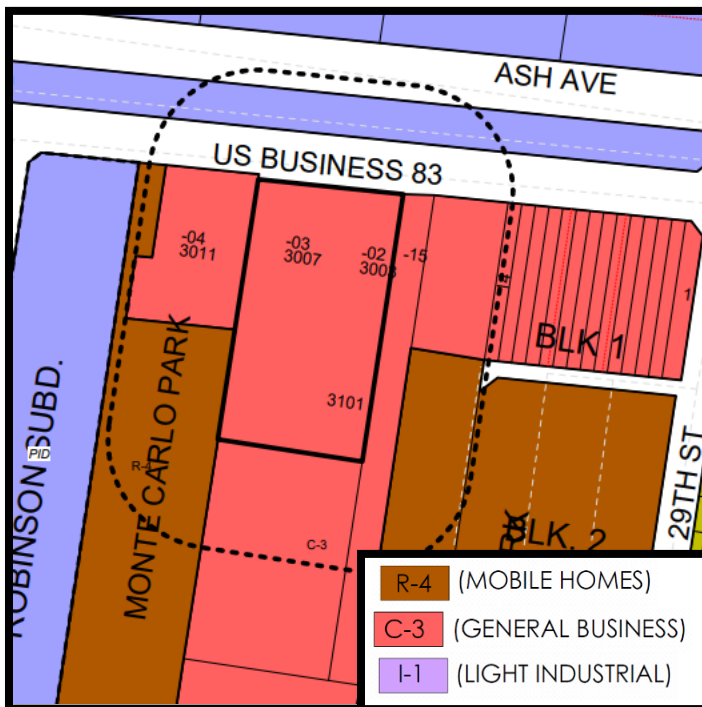
FROM: Planning Staff

DATE: January 18, 2024

SUBJECT: Request of Scott Meyer on behalf of ScottsDale Properties, LTD for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment up to .63 feet into the 10 feet side yard setback along South 31st Street for an existing commercial building at Lot 1, McAllen/Mission Work Force Subdivision, Hidalgo County, Texas; 3201 Highway 83. **(ZBA2023-0124)**

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment up to .63 feet into the 10 feet side yard setback for an existing commercial building.

PROPERTY LOCATION AND VICINITY: The subject property is located along the south side of Highway 83 and west of South 29th Street. The property is approximately 126,654 square feet. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, south and east. The property across Business Highway 83 to the north of the subject property is zoned I-1 (light industrial) District. Surrounding land uses include the Texan Mobile Park, a restaurant, a hotel and other commercial uses.



BACKGROUND AND HISTORY: The plat for McAllen/Mission Work Force was recorded December 19, 2001. The applicant submitted the variance request on February 21, 2023.

ANALYSIS: Approval of the variance request would allow an encroachment up to .63 feet into the 10 foot side yard setback for an existing commercial building that is the location for McAllen/Mission Workforce Center. The submitted improvement survey shows a one-story brick commercial building. The subject property does require a 30 foot side yard setback, however the minimum setback line narrows into 10 feet south of the property. The applicant states the encroachment into the side yard setback along South 31st Street has existed since the construction of the building in 2002. The encroachment of the building appears to consist mostly of decorative brick veneer and not the actual wall for support of the building thus reducing the actual encroachment. In essence, the encroachment is minor. The applicant also stated that to achieve setback compliance would require major renovation to the building – ultimately affecting the tenant and surrounding neighbors. There is also a 10-foot utility easement that runs along the east property line however both the setback and easement narrow to 10 feet at the area where the building is constructed. The utility easement abandonment process is required in order to resolve the encroachment into the 10 foot utility easement.

A review of Planning Department records did not reveal any previously approved special exceptions or variances for this property.

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

RECOMMENDATION: Staff recommends approval of the variance request since the encroachments are minor.

2BA2023-0124

2B011
1/25/24

City of McAllen

Planning Department

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

APPEAL TO ZONING BOARD OF ADJUSTMENT TO MCALLEN ZONING ORDINANCE

Project	Legal Description <u>Lot 1, McAllen Mission Workforce Subdivision</u>
	Subdivision Name <u>McAllen Mission Workforce Subdivision</u> Street Address <u>3101 Highway 83</u>
	Number of lots <u>1</u> Gross acres <u>2.91</u> Existing Zoning <u>C-3</u> Existing Land Use <u>Office</u> Reason for Appeal (please use other side if necessary) <u>The existing building encroaches into side yard setback (encroachment varies between 4" to 8" into the setback)</u> <input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport) <input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
Applicant	Name <u>Scott Meyer, V.P. of GP Inc., General Partner for ScottsDale Properties LTD</u> Phone <u>956-929-1255</u> Address <u>5111 N. McColl road</u> E-mail <u>smeyer1039@aol.com</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
Owner	Name <u>ScottsDale Properties LTD</u> Phone <u>956-929-1255</u> Address <u>5111 N. McColl road</u> E-mail <u>smeyer1039@aol.com</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</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><i>Scott Meyer</i></u> Date <u>12-20-23</u> Print Name <u>SCOTT MEYER, V.P. Pres.</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent
Office	Accepted by <u>EJG</u> Payment received by _____ Date _____ Rev 10/18 <u>OS</u> <div style="text-align: right;"> </div>



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

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

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

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

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

The encroachment into the side-corner setback has existed since the building was constructed in 2002 and no one was aware of the encroachment

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

In order to correct the setback, a major renovation to the building would be required and would affect the operation of the existing tenant and neighbors.

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 encroachment is less than 12 inches - no one has noticed or been negatively impacted by the encroachment since the buildings construction in 2002.

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

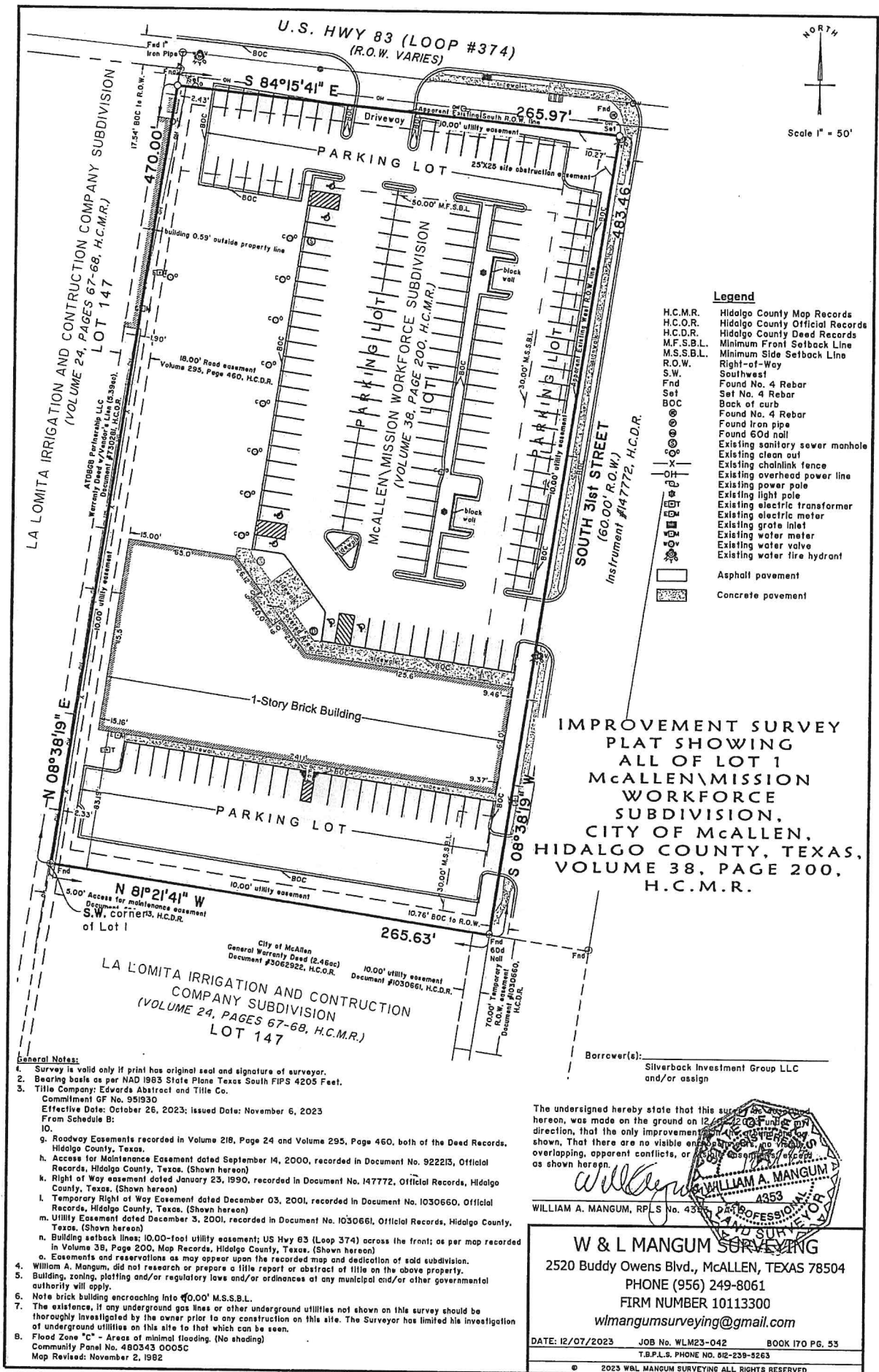
n/a

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date







Memo

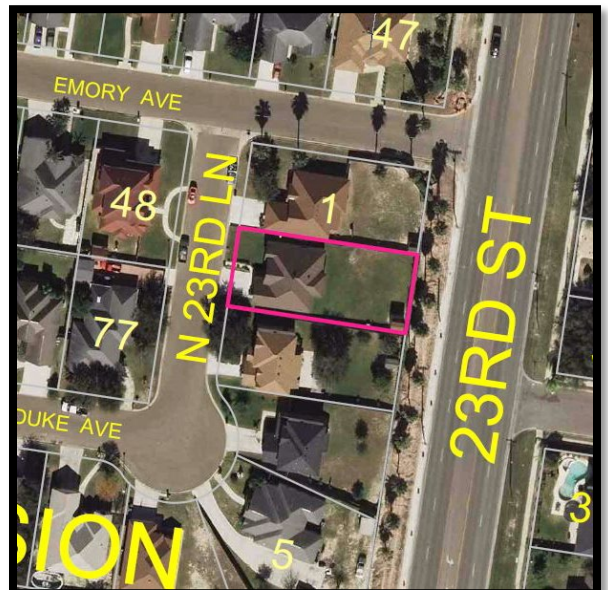
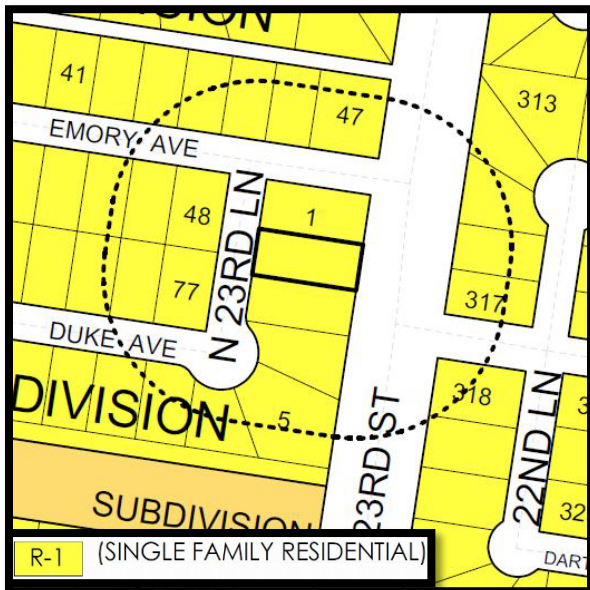
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: January 12, 2024

SUBJECT: REQUEST OF MARTIN RAMIREZ FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 15 FEET INTO THE 20 FOOT FRONT YARD SETBACK FOR AN EXISTING CARPORT MEASURING 20 FEET BY 22 FEET AT LOT 2, THE ROCKS SUBDIVISION, HIDALGO COUNTY, TEXAS; 8214 NORTH 23RD LANE. (ZBA2023-0123)

REASON FOR APPEAL: The applicant is requesting to encroach 15 feet into the 20 foot front yard setback for an existing carport that is being used for the protection of his family vehicles from the weather elements.



PROPERTY LOCATION AND VICINITY: The subject property is located along the east side of North 23rd Lane. The property is zoned R-1 (single family residential) District.

BACKGROUND AND HISTORY: The Rocks Subdivision was recorded May 26, 1998. The plat shows a 20 foot front yard setback and a 5 foot utility easement that runs concurrently along the front property line. An application for a building permit was submitted November 8, 2022. An abandonment application to abandon the 5 foot utility easement was submitted December 7, 2022, but was not approved by the City of McAllen. A non compliance notice was issued on May 6, 2023 for a carport structure built without a permit. The Special Exception application was submitted December 20, 2023.

ANALYSIS: The applicant is requesting to encroach 15 feet into the 20 foot front yard setback for an existing carport that is being used for the protection of the family vehicles from the weather elements. The applicant has five vehicles, and states that his garage is not sufficient to protect the multiple vehicles.

At the Zoning Board of Adjustments and Appeals meeting of November 15, 2023 the Board unanimously voted to approve a special exception for an encroachment of 14 feet into the 20 foot front yard setback for an existing carport measuring 15 feet by 20 feet at Lot 1, The Rocks Subdivision. The applicant proposed a reduction in the size of the carport for an encroachment of 14 feet into the 20 foot front yard setback.

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 recommends disapproval of the Special Exception request since the house has an existing two car garage.

ZBA 2023-0123

ZBA-1/25/24



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)

Project

Legal Description The Rocks Subdivision Lot 2

Subdivision Name The Rocks

Street Address 8214 N. 23rd Lane

Number of lots 1 Gross acres 0

Existing Zoning Residential Existing Land Use Residential

Reason for Appeal (please use other side if necessary) Please refer to the back of this form. Encroachment of 14.5' into 20' front yard setback.

☒ \$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 Martin Ramirez Phone (956) 648-5664

Address 8214 N. 23rd Lane E-mail mangel.1969@hotmail.com

City McAllen State TX Zip 78504

Owner

Name Martin Ramirez Phone (956) 648-5664

Address 8214 N. 23rd Lane E-mail mangel.1969@hotmail.com

City McAllen State TX 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.

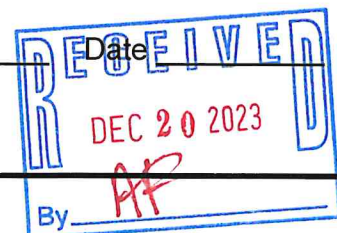
Signature Martin RamirezDate 12-19-2023Print Name Martin Ramirez☒ Owner ☐ Authorized Agent

Office

Accepted by Sjt

Payment received by _____

Rev 10/18



8810-8208-A-75



City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

18/02/1-ACOLS

Reason for Appeal

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

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

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

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

We have multiple vehicles, two car garage is not enough to protect us from elements.

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

We have a 2 car garage, but we own 5 vehicles and we need the carport to shield us from the elements; extreme heat, hail, rain, etc. The last hail storm back in April our vehicles were not damaged because they were under the carport.

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 proposed open carport does not have any walls so it will not create an obstruction for our neighbors or anyone driving/walking in the subdivision.

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

Multiple vehicles, two car garage not enough.

Board Action

Chairman, Board of Adjustment
Signature

Date

Rev. 9/20



Planning department

Reason for appeal and Board Action

Reason for appeal:

To allow an encroachment of 14.5 feet into the 20 feet front yard setback for an existing metal carport. Right now, the carport measures 20 feet by 22 feet, invading the 5 feet utility easement. If the encroachment is approved, I will modify the carport to measure 14 feet by 22 feet staying off the 5 feet of utility easement.



ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE,

McALLEN, TEXAS 78504

PH: (956) 618-5565

FAX: (956) 618-5540

N. 23RD STREET
(F.M. 1926)

SCALE: 1"=20'

S8°42'30"W
62.5'

POWER POLE

OVERHEAD POWER LINE

POWER POLE

BLOCK WALL

GAS LINE

LOT 2
(9,062.5 S.F.)

TRANSFORMER

TELE. PED.

10' UTILITY
EASEMENT

6'x6' ESM'T. TO C.P. & L.
FOR TRANSFORMER SPACE

LOT 1

6' SIDE
SETBACK

LOT 3

6' SIDE
SETBACK

5' UTILITY
EASEMENT

LEGEND
- - DENOTES FOUND 5/8" ROD
● - DENOTES NO MONUMENT

S81°17'30"E

BRICK
RESIDENCE
F.F.=T/C+18.0"

COVERED
PORCH

POWER
BOX

5' UTILITY
EASEMENT

20' FRONT
SETBACK

CONC.
WALK

CONCRETE
DRIVEWAY

FIRE HYDRANT

18' GARAGE
SETBACK

B.O.C.

CONC. SLAB

B.O.C.

67.60' TO
EMORY AVE.

62.5'
N8°42'30"E

N. 23RD LANE
(VOL. 33, PG. 85B, H.C.M.R.)

FLOOD CERTIFICATION: The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480334-0425-C dated 11-16-82.

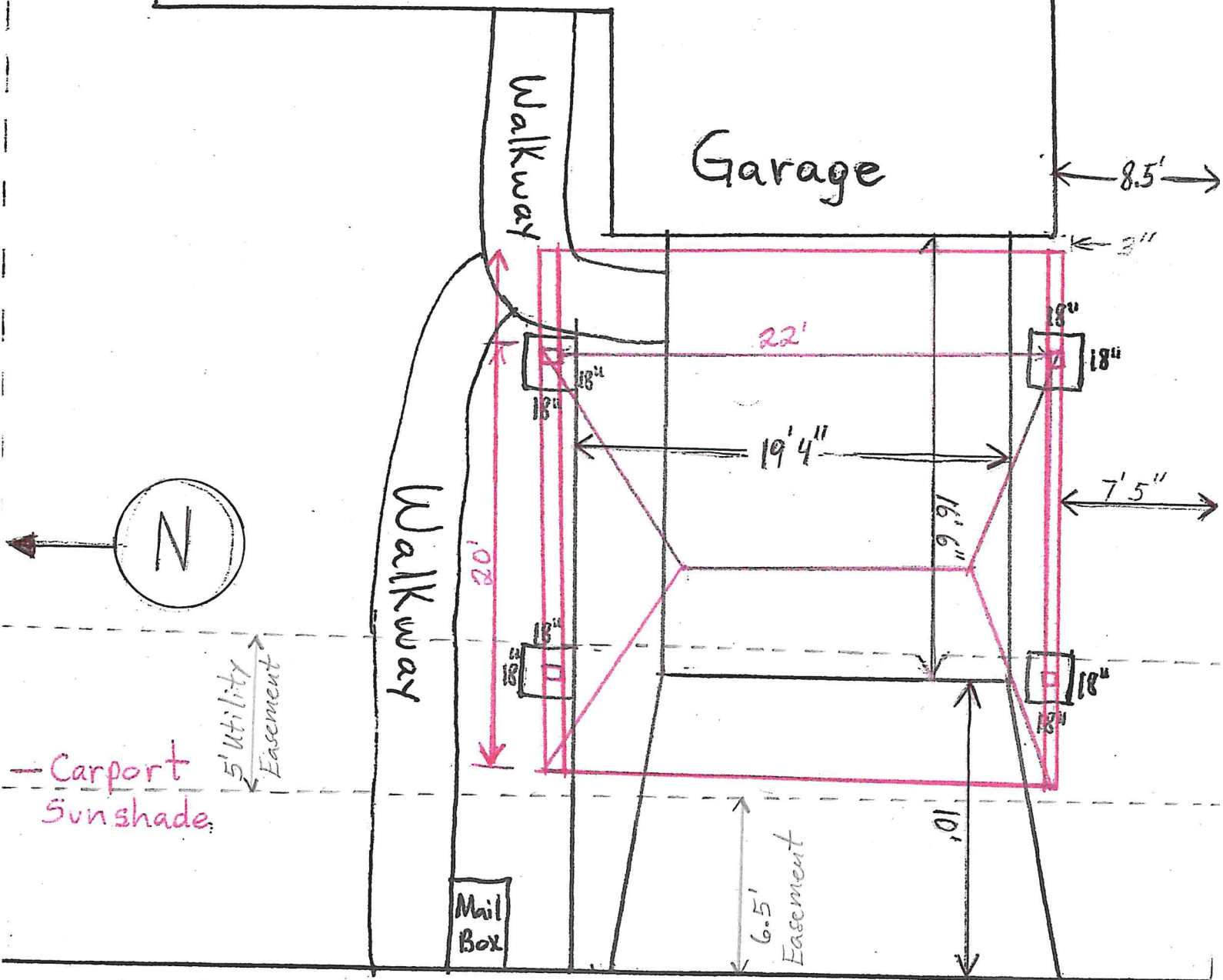
PLAT NOTES:

1. There are no discrepancies, conflict or shortages in area or boundaries in area or boundaries, any encroachments, or any overlapping of improvements except as shown or noted hereon.
2. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
3. Blanket easement and Agreement in favor of Central Power and Light Company, dated March 12, 1938, filed June 19, 1938 under Document Number 887170 in the Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
4. Pipeline easement in favor of Coastal Transmission Corporation as shown by instrument dated July 3, 1957, recorded in Volume 893, Page 13, Dead Records of Hidalgo County, Texas. (Blanket)
5. This plat is for the exclusive use of the client named hereon, the title company in connection with G.F.# 71,938 and the respective lender thereof. The undersigned surveyor is not responsible to any others for any loss resulting therefrom.
6. Bearing Basis: "THE ROCKS SUBDIVISION"

BORROWERS: MARTIN RAMIREZ and wife, DIANA RAMIREZ

This is the actual carport

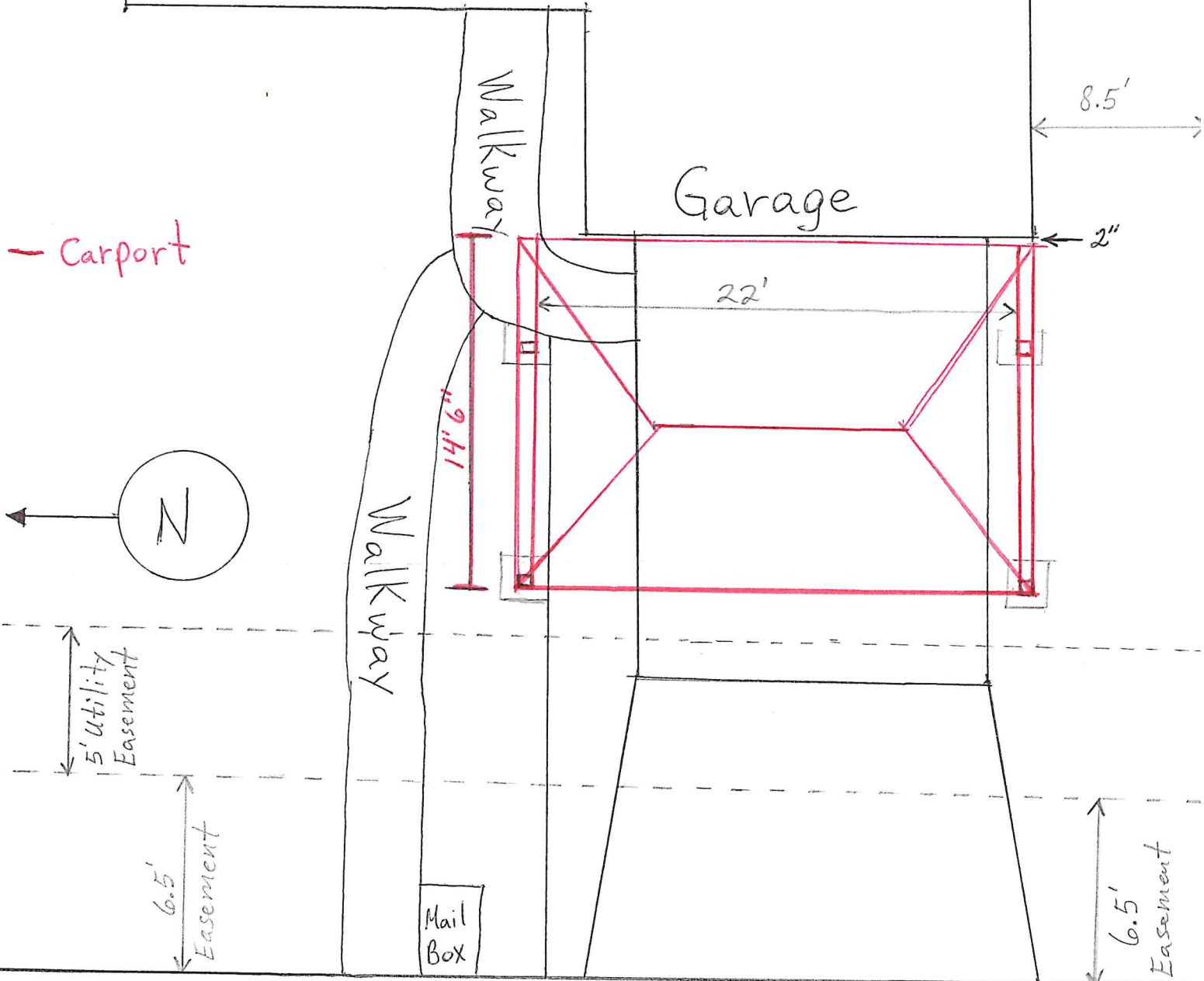
1 Story Residence



N. 23rd Lane

New proposed carport; staying
off of the utility easement.

1 Story Residence



N. 23rd Lane



NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2023-0123

8214

2024 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/11/24	01/25/24	02/07/24	02/21/24	03/06/24	03/20/24	04/03/24	04/17/24	05/08/24	05/22/24	06/05/24	06/19/24	07/10/24	07/24/24	08/07/24	08/21/24	09/12/24	09/26/24	10/09/24	10/23/24	11/05/24	11/20/24	12/04/24	12/18/24
JOSE GUTIERREZ- CHAIRPERSON	A																							
ANN TAFEL- VICE-CHAIRPERSON	P																							
HUGO AVILA	P																							
ROGELIO RODRIGUEZ	A																							
HIRAM A. GUTIERREZ	P																							
JUAN MUJICA (ALT 4)	P																							
PABLO D. GARCIA (ALT 2)	P																							
ALEX A. LAMELA (ALT 3)	A																							

P - PRESENT

A - ABSENT

 **NEW APPOINTMENT**

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION