

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MAY 18, 2022 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

1. MINUTES:

- a) Minutes for the meeting held on May 4, 2022

2. PUBLIC HEARINGS:

- a) Request of Marilin Mendoza for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 6 foot South side yard setback for a proposed carport measuring 300 square feet (10 feet x 30 feet) at Lot 1, Idela Park Unit 2 Subdivison, Hidalgo County, Texas; 4600 South 29th Street. **(ZBA2022-0021)**
- b) Request of Julio C. Perez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 30 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet, at Lot 17, Block 3, Fern Heights Subdivision, Hidalgo County, Texas; 712 Daffodil Avenue. **(ZBA2022-0019)**
- c) Request of Aldo R. Salazar 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 proposed metal carport measuring 20 feet by 20 feet, at Lot 21, Gardenia Terrace No. 8 Subdivision, Hidalgo County, Texas; 6004 North 30th Street. **(ZBA2022-0018)**
- d) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. **(ZBA2022-0024)**

3. FUTURE AGENDA ITEMS

- a) 6201 South 23rd Street
- b) 13405 North 37th Lane
- c) 500 South Ware Road

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, May 4, 2022 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Sylvia Hinojosa	Chairperson
	Jose Gutierrez	Vice-Chairperson
	Ann Tafel	Member
	Rogelio Rodriguez	Member
	Rebecca Millan	Alternate
	Mark Talbot	Alternate
	Sam Saldivar, Jr.	Alternate
	Juan Mujica	Alternate
Absent:	Hugo Avila	Member
Staff Present:	Issac Tawil	City Attorney
	Austin Stevenson	Assistant City Attorney
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Marco Rivera	Planner I
	Jose Luis Flores, Jr.	Planner I
	Porfirio Hernandez	Planning Technician II
	Julian Hernandez	Planning Technician I
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Sylvia Hinojosa

1. MINUTES:

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

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

2. PUBLIC HEARINGS:

- a)** Request of Diana Chavez for the following special exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 12ft into the 25ft. front yard setback for an existing carport measuring 408 square feet (17ft x 24ft) at Lot 112, Plantation Gap Subdivision Phase 1, Hidalgo County, Texas; 4425 Sandpiper Avenue. **(ZBA2022-0012)**

Mr. Flores stated Mrs. Diana Chavez, the property owner requests a special exception to allow an encroachment of 12 ft. into the 25 ft. front yard setback for a wooden carport with

decorative columns measuring 17.0 ft. by 24.0 ft. The applicant has indicated that the basis for the request is allow the existing structure to remain.

The property is located on the south side of Sandpiper Avenue and 50 feet from North 45th Lane. The lot has 50 ft. of frontage along Sandpiper Avenue and a depth of 102.98 ft. for a lot size of 5,149 sq. ft. The property is zoned R-1 (single-family residential) District and a single-family residence is located on the property. The surrounding land uses are single-family residences in all directions.

Plantation Gap Subdivision Phase 1 was recorded on December 20, 2004. A general note on the subdivision plat indicates a front yard setback of 25 feet. The original building permit for construction of this residence was submitted on March 9, 2006. A citation for doing work without a permit was issued on March 07, 2022. The applicant applied for a building permit on March 16, 2022, and is pending ZBA board approval and compliance with building code requirements. An application for a special exception was submitted on March 21, 2022.

The subdivision plat indicates there is a 25 ft. setback that runs along the front property line. The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view. Approval of the special exception allowing a carport within the front yard may encourage future carports to be constructed in the front yard.

The submitted site plan indicates the proposed carport to be 13 feet from the front property line; however, measurements provided are without the benefit of a survey.

The carport is not enclosed which allows for visibility when entering or exiting the property, since the carport is located 23 feet from the back of curb it does not pose any obstruction to the flow of traffic.

During the site visit, staff noticed another encroaching carport that reaches the property line located at the end of Sandpiper Avenue, which was approved in June of 2019.

No phone calls have been received in opposition to the special exception request.

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

Staff recommended approval of the request due to the previous approval of a 25-foot encroachment into the front setback. If the Board approves the request, it should be limited to the existing encroachment.

Ms. Diana Chavez, the applicant stated she had built the carport during the pandemic. She stated she looked around at other carports in the neighborhood. Ms. Chavez did not know that she had to measure from the property line and not the street curb.

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

Chairperson Sylvia Hinojosa asked if there was anyone present in opposition of the

special exception. There was no one in opposition of the special exception.

Vice-Chairperson Jose Gutierrez moved to approve special exception. Mr. Rogelio Rodriguez seconded the motion. The Board voted to approve the special exception with five members present and voting.

- b) Request of John M. Sczline for the following variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 3 ft. – 8 in. into the 6 ft. side yard setback for a pergola measuring 168 square feet (12ft x 14ft) at Lot 46, Quail Crossing Subdivision, Hidalgo County, Texas; 2612 Brazos Court. **(ZBA2022-0013)**

Mr. Flores stated Mr. John Sczline, the property owner is requesting a variance to allow an encroachment of 3 ft. 8 in. into the 6 ft. side yard setback for a proposed pergola measuring 168 square feet (12 ft. by 14 ft.) The applicant has indicated that the basis for the request is the construction of the pergola to continue.

The property is located at the corner of Brazos Avenue and Brazos Court. The irregular lot has 98.45 ft. of frontage along Brazos Court, 155.00 ft. in the rear of the property, a depth of 225.71 ft. on the North side and 117.31' on the South side for a lot size of 22,212.47 sq. ft. The property is zoned R-1 (single-family residential) District and a single-family residence is located on the property. The surrounding land uses are single-family residences in all directions.

Quail Crossing Subdivision was recorded on January 27, 2006. As stated on the plat notes and restrictions the subdivision indicates a common side yard setback to be 6 feet. The original building permit for construction of this residence was submitted on July 30, 2012. A building permit for an attachment to the current residence was issued on March 24, 2022. After submitting a separate building permit for the pergola, customer was notified he would need a variance, and is requesting one to continue to construct the pergola.

The subdivision plat indicates there is a 6 ft. setback that runs along the north property line. The side yard setbacks are important in establishing the character of a single-family neighborhood by promoting privacy, reduce fire danger and allow landscaping to enhance the residence and uniformity within the subdivision. Approval of the variance allowing the pergola within the side yard may encourage future side yard encroachments to be constructed in the side yard.

The submitted site plan indicates the proposed pergola to be 2 ft. – 4 in from the north property line; however, measurements provided are without the benefit of a survey.

The pergola is located at the rear of the property and does not pose any obstructions or cause any hardship to anyone.

During the site visit, staff noticed another encroaching sun tarp that reaches the property line located on the end of Brazos Court at the cul-de-sac, there is no permit on file for that structure.

No phone calls have been received in opposition to the special exception request.

Staff recommended disapproval due to the R-1 zoning requirement in Section 138-356 of the ordinance and the subdivision requirement of a 6-foot side yard setback. If the Board approves the request it should be limited to the encroachment submitted on the site plan.

Chairperson Sylvia Hinojosa asked staff if there was any issues with utilities. Mr. Flores stated no.

Mr. Frank Sczline, the applicant stated the pergola on the original survey homeowner gave him there was an error. It stated the fence was four feet inside the property line but was actually four inches. This was before the slab.

Board member Mujica asked the applicant to describe the slab. Mr. Sczline stated it had 4-inch slab with one-foot footings all around.

Board member Millan asked if the pergola would be drilled into the slab. Mr. Sczline stated it would be bolted with the metal straps. There was a 6-foot block fence between the pergola and the neighbor's property.

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

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

Following discussion, Ms. Ann Tafel **moved** to approve the variance request. No one seconded the motion so the motion died.

Mr. Sam Saldivar **moved** to disapprove the variance request Vice-Chairperson Jose Gutierrez seconded the motion. The Board voted to disapprove the variance request with four members voting aye and Ms. Ann Tafel voting nay.

- c) Request of Alberto Pedroza for the following special exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 20ft into the 25ft. front yard setback for a carport measuring 528 square feet (22ft x 24ft) at Lot 7, Block 4 Frontier Gardens Subdivision, Hidalgo County, Texas; 808 Upas Avenue. **(ZBA2022-0014)**

Mr. Flores stated the applicant was requesting a special exception for an encroachment into the front yard setback in order to construct a metal carport that measures a total of 528 square feet (22ft x 24ft). According to the applicant, the carport is to be built to protect his vehicles from the weather elements and increase the appeal of the house while also increasing the resell value of the home.

The subject property was located on the North side of Upas Avenue. The property was located 150 feet from North 9th Street the lot size is 7085 sq. feet according to the subdivision plat. The surrounding land use includes adjacent R-1 zoning along with R-2 zoning across the street and C-3 zoning off to the West.

The property was located along the south side of Ebony Avenue, approximately 100 feet east of North 21st Street. The property had 50 feet of frontage along Ebony Avenue

with a depth of 140 feet for a total area of 7,000 square feet. There is a single-family residence on the subject property. The property is zoned R-1 (single family residential) District. Adjacent zoning is R-1 (single family residential) District in all directions. The surrounding land use is single family residential.

There had been no previous permits requested for this property.

Applicants request was for a special exception to allow an encroachment of 22 feet into the 25 feet front yard setback for a proposed metal carport measuring 22 feet by 24 feet over an existing driveway; however, measurements provided are without the benefit of a survey.

The proposed carport was not enclosed which allows for visibility when entering or exiting the property, since the car port is located 13 feet from the curb it does not pose any obstruction to traffic.

There was an alley on the subject property.

During the site visit, staff noticed other similar encroachments, specifically carports located at the front yard along Upas, Tamarack and Vine Avenue; there are two other metal carports along Upas Avenue, in which they encroach the front yard setbacks within the same block. There are four other carports along Vine Ave and Tamarack Ave between N 6th and N 9th. The metal carport on the subject property is a characteristic of construction along the area.

Other carports vary on distances from the property lines most carports are within 8 ft. of their respective property lines while 2 of them go all the way to the property line.

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

Staff recommended disapproval of the request due to the R-1 district requirement of a 25-foot front yard setback. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.

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

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

Mr. Juan Mujica **moved** to disapprove special exception. Ms. Ann Tafel seconded the motion. The Board voted to disapprove the special exception with five members present and voting.

- d)** Request of Hamlin Pools (Joshua Stanberry) on behalf of Bethol Balbotin (owner) for the following Variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed swimming pool landing area measuring 7 feet by 8 feet and **2)** to allow an encroachment of 4.5 feet into the East 6 feet side yard setback for a proposed

swimming pool spa measuring 7 feet by 8 feet **3)** to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed swimming pool spa measuring 7 feet by 8 feet, at Lot 2, The Embers Subdivision, Hidalgo County, Texas; 405 Cornell Avenue. **(ZBA2022-0015)**

Mr. Rivera stated the applicant was requesting a variance to the rear yard setback on a double fronting lot for a proposed swimming pool landing area and spa. The applicant is requesting to allow the swimming pool landing area and spa to be constructed with an encroachment of 10 feet into the 25 feet rear yard setback as required on the subdivision plat.

The subject property was located on the south side of Cornell Avenue, 102 feet west of North 4th Street. The property has 98 ft. of frontage along Cornell Avenue and a depth of 112.5 ft. with a lot size of 11,025 square feet. The property and adjacent zoning is R-1 (single family residential) District. The surrounding land use is single-family residential and vacant land.

The Embers Subdivision was recorded on June 6, 2016. An application for a variance request for the subject property for an encroachment of 9.75 feet into the 25 feet rear yard setback for a proposed swimming pool was approved by the Zoning Board of Adjustments and Appeals on August 18, 2021.

Lots 1-5 and 27-32 in The Embers Subdivision have double frontage with Wisconsin Road at the rear of the lots and have a 25 feet rear yard setback requirement on the recorded plat.

Variance request #1 is to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed swimming pool landing area measuring 7 feet by 8 feet. The proposed landing area will complement a proposed swimming pool. The city of McAllen zoning ordinance states “where lots have double frontage... a required front yard shall be provided on one street only.” The proposed site plan shows that the front yard setback along Cornell Avenue will be 25 feet. Since the setback plat notes require a 25 feet rear yard setback, a variance is needed to resolve the plat note requirement.

Variance request #2 has been withdrawn in writing by the applicant.

Variance request #3 is to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed swimming pool spa measuring 7 feet by 8 feet. A revised site plan submitted by the applicant shows the actual measurements to be 7.5 feet by 8.5 feet; however, the encroachment area remains unchanged. The proposed pool spa will be connected to and will complement the proposed swimming pool and pool landing area. The City of McAllen Zoning Ordinance states, “Where lots have double frontage... a required front yard shall be provided on one street only.” The proposed site plan shows that the front yard setback along Cornell Avenue will be 25 feet. A variance request is necessary to resolve the plat note setback requirement of 25 feet for the rear yard.

A 15 feet utility easement adjacent to the rear property line of lot 2 runs concurrently with the 25 feet rear yard setback and will not be impacted by the proposed encroachment.

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

In the past, the Zoning Board of Adjustments has generally approved variance requests for accessory uses but not for living areas.

Staff recommended approval of the variance request since the required front yard was proposed to be at 25 feet along Cornell Avenue in compliance with the Zoning Ordinance.

Staff mentioned to the Board that variance request #2 had been withdrawn by the applicant by writing.

Mr. Joshua Stansberry, Hamlin Pools stated they would not be encroaching on the south side and will stay in line with the house. They moved the spa from the east side to the west side of the project of the pool.

Board member Mujica asked the applicant if the foundation for the pool a footing on the straight line. Mr. Stansberry stated the back of the swimming pool 6-inch beam went straight down on that line.

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

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

Mr. Mark Talbot **moved** to approve the variance requests #1 and #2. Vice-Chairperson Jose Gutierrez seconded the motion. The Board voted to approve the variance requests with five members present and voting.

- e) Request of Teresa Valenzuela Cox for the following Variance and Special Exception to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 5 feet into the 5 feet side yard setback for an existing art studio building addition, **2)** to allow an encroachment of 5 feet into the 5 feet side yard setback for an existing carport, at Lot 5, Block 5, Orange Terrace Subdivision No. 3, Blocks 4 & 5, Hidalgo County, Texas; 1017 Orange Avenue. **(ZBA2022-0016)**

Mr. Rivera stated Teresa Valenzuela Cox was requesting a variance to allow an encroachment of 5 ft. into the 5 ft. side yard setback for an existing building addition comprising of an art studio and a special exception for an existing porch canopy. The applicant was unaware that a building permit was never obtained by the builder at the time of construction. The applicant uses the existing art studio for creating and displaying her artwork. She would also like the existing carport to remain as well.

The property was located along the south side of Orange Avenue, 270 ft. west of N. 10th Street. The lot has 67 ft. of frontage along Orange Avenue and a depth of 138 ft. for a lot size of 9,246 sq. ft. The property is zoned R-1 (single family residential) District. Adjacent zoning is R-1 District in all directions. There is a single-family residence on the subject property. The surrounding land uses are single-family residences and commercial business.

Orange Terrace Subdivision No. 3 was recorded on July 17, 1945. 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 side yard setbacks are 7 feet

on the east side and 5 feet along the west side. A stop work order was issued by Buildings and Inspections Department staff on July 02, 2021 for construction without a building permit. An application for a building permit was submitted to the Building and Inspections Department on August 18, 2021. An application for a variance request was submitted to the Planning Department on August 23, 2021 for the existing building addition. The variance request was disapproved by the Zoning Board of Adjustments and Appeals at the meeting of October 6, 2021. A new application was submitted April 4, 2022 for a consideration of the variance request once again.

The submitted survey from 2021 shows a carport that is considered non-conforming since (according to Hidalgo County Appraisal district information) the existing carport was constructed in 1975. The carport was altered therefore requiring compliance with the Zoning Ordinance and Building Code requirements.

The art studio which measured approximately 21.75 ft. by 13.13 ft. is encroaching 5 ft. into the 5 ft. west side yard setback.

The remaining carport canopy measures approximately 33 ft. by 13.6 ft. and also encroaches 5 ft. into the 5 ft. west side yard setback. Both structures share the same roofline and are attached to the existing single-family residence.

The encroachments could be reduced or eliminated by modifying the structure to be in compliance with setbacks. The application has submitted an estimate adding the concept that the financial cost of compliance cost to be \$28,745 and the amount may be greater than 50 percent of the value of the structure and this may result in unnecessary hardship.

The Buildings and Inspections Department may require (during the permitting process) fire protection modifications to comply with building fire rated requirements if a structure is to remain at zero property line.

The applicant had provided gutters along the west property line, to prevent rainfall from spilling into the neighbor's property.

Staff had not received any calls in opposition.

Staff recommended disapproval of the variance request. If the Board chooses to grant the variance, it should be limited to the footprint of the site plan submitted.

Ms. Teresa Valenzuela Cox, the applicant stated when she built the studio it was built with all the safety modern materials. The building was wrapped around with material for a one-hour retardant feature. Once she learned, the contractor had not submitted a building permit she went to the City to see how to comply with the permit. The initial request was denied because she was not familiar with the process.

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

Chairperson Sylvia Hinojosa asked if there was anyone present in opposition of the variance requests. There was one in opposition of the variance requests.

Ms. Maria Cantu, 1101 Orange Avenue stated she expressed her concern with the fire hazard. She had her elderly mom living with her and had concerns that her car and house would catch fire.

Vice-Chairperson Gutierrez asked Ms. Cantu what was the distance from her car from the fence. Ms. Cantu stated about 2 or 3 feet.

Chairperson Hinojosa asked the applicant how long had she lived at the residence and did the fence existed. Ms. Cox stated one year. The fence already existed. Ms. Cox stated it had never been a problem until the structure was built. The studio was built very soundly. She mentioned the cost of the art studio.

Board member Mujica asked Ms. Cox if when she moved had she done any improvements including the carport. Ms. Cox stated that including the studio she did some improvements inside the house. The house recently renovated by a local realtor who sold the house to her.

Vice-Chairperson Gutierrez asked the applicant was she had the name of the contractor. She stated Lupe Sanchez with OMS Construction.

Mr. Austin Stevenson suggested if the Board would like to adjourn to Executive Session, they may do so and entertain to make a motion.

Vice-Chairperson Gutierrez made a motion to adjourn to Executive Session at 5:18 p.m. Ms. Ann Tafel seconded the motion. The Board voted to adjourn to Executive Session with five members present and voting.

The Board reconvened at 5:24 p.m.

Board member Mujica asked staff if the carport an open structure when she bought the house then a wall was built or enclosed. Mr. Rivera stated it was a non-conforming carport so it was open.

Ms. Cox stated it was a double carport but she used the back portion of the carport to build a wall of a fire retardant material of one hour.

Board member Millan asked the difference between the meetings of October 6, 2021 and today's meeting as far as the items were concerned. Staff explained both items at the October 6 meeting were both variances. Today's item for the carport was a special exception.

Mr. William Brown, 1105 Orange Avenue stated he was concerned with setbacks. Setbacks were made for safety reasons.

Following discussion, Vice-Chairperson Jose Gutierrez **moved** to approve special exception #2. There was no second so the motion died.

Mr. Rogelio Rodriguez **moved** to disapprove special exception #2. Ms. Ann Tafel seconded the motion. The Board voted to disapprove special exception #2 with four members voting aye and Vice-Chairperson Jose Gutierrez voting nay.

Ms. Ann Tafel **moved** to disapprove the variance request #1. Ms. Rebecca Millan seconded the motion. The Board voted to disapprove the variance request with five members present and voting.

- f) Request of Ricardo D. Martinez, on behalf of Habitat Developers, LLC for the following Variance to the City of McAllen Zoning Ordinance: continuation of a non-conforming use to include enlarging the non-conforming use and issuance of a building permit in excess of 10% replacement value, at Lot 8, Block 42, North McAllen Subdivision, Hidalgo County, Texas; 218 North 17th Street. **(ZBA2022-0017)**

Mr. Rivera stated the applicant was requesting a variance for continuation of a non-conforming use, enlarging the non-conforming use and issuance of a building permit in excess of 10% replacement value.

The subject property was located on the east side of North 17th Street, approximately 50 ft. south of Cedar Avenue. The property has 50 ft. of frontage along North 17th Street and a depth of 140 ft. with a lot size of 7,000 square feet. The zoning for the subject property and the adjacent zoning for surrounding properties is C-3 (general business) District in all directions. There was R-2 (duplex-fourplex residential) District to the north across Cedar Avenue. Surrounding land uses include Triumph Public High School and multifamily residential.

An application for a variance request for continuation of a non-conforming use to include enlarging the building and issuance of a building permit in excess of 10% replacement value for a proposed duplex was submitted to the Planning Department on April 6, 2022. The property was previously used for a duplex. A duplex is not allowed in the C-3 District. A request for a rezoning from C-3 District to R-3A (multifamily residential apartments) District was disapproved by the City Commission on May 4, 2021 due to the area being C-3 District. The applicant wishes to continue the previous use of a duplex on this property.

The variance request was to allow the continuation of the use as a duplex. The building had been vacant for an undetermined amount of time. The developer was proposing to demolish the current structure and construct a duplex on the property. The proposed construction represents an increase in size of approximately 1,309 square feet from the current structure. The proposed construction represents replacement costs in excess of 10% replacement value especially in view of current construction costs. An approval of the request would allow for continuation of a duplex use.

Staff had not received any phone calls or concerns in regards to the variance request.

Staff recommended disapproval of the variance request since the non-conforming structure would be increasing by 41%. If the Board chooses to approve the request, the approval should be limited to the footprint shown on the submitted site plan.

Mr. Ricardo D. Martinez, 8916 North 21st Street, the applicant stated they purchased the property with the idea of building apartments. He tried to rezone to R-3A to build apartments for rentals. It had been denied. At that point, the City offered to apply for a variance to continue with the use of the duplex. The building had graffiti, windows broken and foundation was damaged and needed to be demolished.

Vice-Chairperson Gutierrez asked the applicant what type of businesses were next to the property. Mr. Martinez stated he was not sure but he thought it might be an institutional use for a school.

Board member Rodriguez asked the applicant what type of units were being built. Mr. Martinez stated he would like build a 1200 square foot per unit with three bedrooms, two baths with two parking spaces in the rear.

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

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

Following discussion, Mr. Sam Saldivar **moved** to disapprove the variance request. Mr. Rogelio Rodriguez seconded the motion. The Board voted to disapprove the variance request with five members present and voting.

4. FUTURE AGENDA ITEMS:

- a) 6004 North 30th Street
- b) 712 Daffodil Avenue
- c) 4600 South 29th Street

ADJOURNMENT

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

Chairperson Sylvia Hinojosa

Carmen White, Administrative Assistant

MEMO

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: May 9, 2022

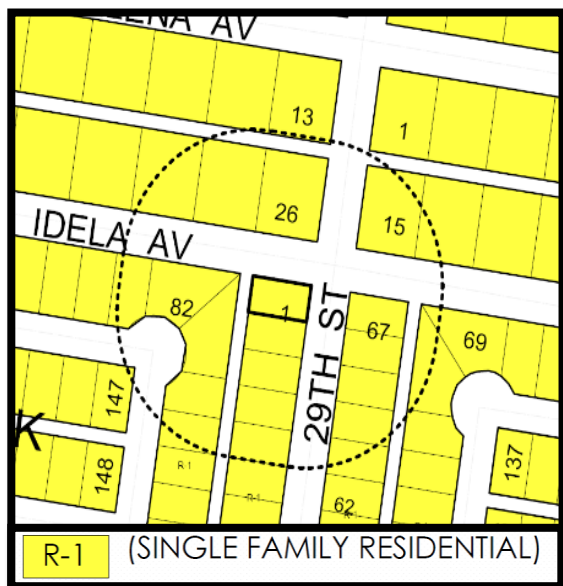
SUBJECT: REQUEST OF MARILIN MENDOZA FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 4 FEET INTO THE 6 FOOT SOUTH SIDE YARD SETBACK FOR A PROPOSED CARPORT MEASURING 300 SQUARE FEET (10 FEET BY 30 FEET) AT LOT 1, IDELA PARK UNIT 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 4600 SOUTH 29TH STREET. (ZBA2022-0021)

REASON FOR APPEAL:

The applicant is requesting a special exception to allow an encroachment of 4 feet into the 6 foot South side yard setback for a metal carport measuring 10 feet by 30 feet. The applicant has indicated that the basis for the request is to protect her vehicles from the weather elements and to provide shade that helps her child, who has a medical condition.

PROPERTY LOCATION AND VICINITY:

The property is located on the southwest corner of Idela Avenue and South 29th Street. The lot has 50 feet of frontage along South 29th Street and 90 feet along Idela Avenue for a lot size of 4,500 square feet. The property is zoned R-1 (single-family residential) District and a single-family residence is located on the property. The surrounding land uses are single-family residences in all directions.



BACKGROUND AND HISTORY:

Idela Park Unit 2 Subdivision was recorded on July 25, 1978. A general note on the subdivision plat indicates a South side yard setback of 6 feet for the subject property. The original construction of this residence was in 1994, according to the Hidalgo County Appraisal records. A stop work order was issued on April 07, 2022 for construction without a permit. The applicant applied for a building permit on April 07, 2022. An application for a special exception was submitted on April 19, 2022. The issuance of the building permit is pending special exception approval.

ANALYSIS:

The subdivision plat indicates there is a 6 foot side yard setback along the South property line. The side yard setbacks are important in establishing the character of a single-family neighborhood by promoting privacy, reducing fire danger and allowing landscaping to enhance the residence and promote uniformity of the building sites within the subdivision.

The applicant has proposed to include rain gutters to prevent rain water from spilling into neighbor's yard.

During the site visit, staff noticed other encroachments in the area. Side yard setback encroachments are a common characteristic within the neighborhood due to the fact that most residences in the area were built without a garage. Between 2009 and 2021, there have been six requests approved with encroachments within this subdivision. Of those requests, three of them have been for carport side and front yard setback encroachments. Of these three requests all of them have been approved to the property lines.

The submitted site plan indicates the proposed carport to be two feet from the front property line; however, measurements provided are without the benefit of a survey.

Special exceptions are issued to an individual and recorded, however if there is a change of ownership of the property, they will have to apply as the new owner.

No phone calls have been received in opposition to the special exception request.

RECOMMENDATION:

Staff recommends approval of the request due to encroachments being a common characteristic of the neighborhood. If the Board approves the request it should be limited to the existing encroachment.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

ZBA2022-0021
5/18/22

Project	Legal Description <u>Idela Park Lot 1</u>
	Subdivision Name <u>Idela Park</u>
	Street Address <u>4600S 29th St McAllen TX</u>
	Number of lots <u>1</u> Gross acres _____
	Existing Zoning <u>R1</u> Existing Land Use <u>Residencial</u>
Reason for Appeal (please use other side if necessary) <u>Techo de metal</u>	
<u>10 x 30 en el lado asta la linea de la Propiedad</u>	
<input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input checked="" type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport)	
<input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required	
Applicant	Name <u>Marián Mendoza</u> Phone <u>956 274 4669</u>
	Address <u>4600S 29th</u> E-mail <u>guilchmadeline369@gmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>
Owner	Name <u>ROCIO GONZALEZ RIOS</u> Phone <u>956-285-6915</u>
	Address <u>4600S 29th</u> E-mail _____
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78503</u>
Authorization	<p>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?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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.</p>
	Signature <u>ROCIO GLEZ.</u> Date <u>4-18-2022</u>
	Print Name <u>ROCIO GONZALEZ</u> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
	Accepted by <u>JLF</u> Payment received by _____ Date <u>ENTERED</u>
Office	Rev 10/18
	Initial: <u>DM</u> APR 19 2022



City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

12/10/2020

*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:

Construir Techo de metal. en los 6 Pies de el limite fijado de lado

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

Para construir el techo de metal

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:

el techo no va a causar daño al Pùblico

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

mi hijo tiene una Condicion medica y requiere el techo Para su salud

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

29 st

(10) ←

en línea con casa 10-

Living Room

Master Bedroom

Roof

Kitchen

Bathroom

Bedroom

Laundry

Callison

Idela

ENTERED

APR 19 2022

Initial: Nm



TEXAS
KKX-2907







NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0021
CITY OF MCALLEN PLANNING DEPT.
800-471-1070
WWW.MCALLEN.UTX

Memo

TO: Zoning Board of Adjustment & Appeals

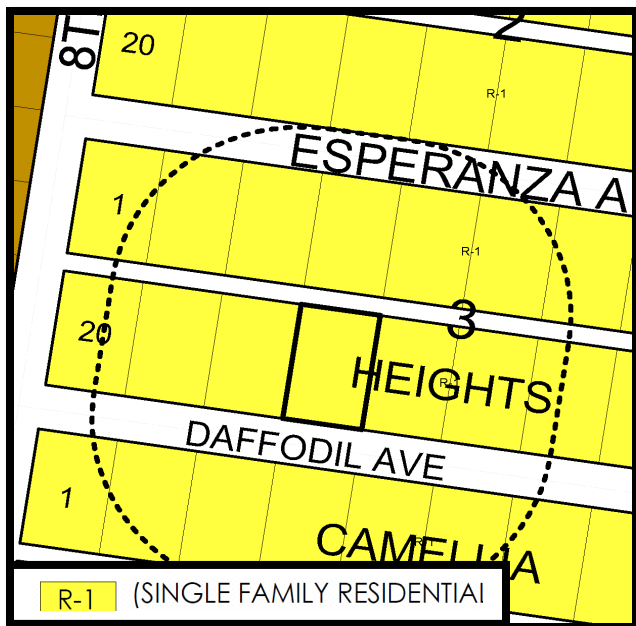
FROM: Planning Staff

DATE: May 12, 2022

SUBJECT: REQUEST OF JULIO C. PEREZ FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 20 FEET INTO THE 30 FEET FRONT YARD SETBACK FOR A PROPOSED METAL CARPORT MEASURING 20 FEET BY 20 FEET, AT LOT 17, BLOCK 3, FERN HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 712 DAFFODIL AVENUE. (ZBA2022-0019)

REASON FOR APPEAL:

The applicant is requesting a special exception for an encroachment into the front yard setback in order to construct a metal carport with a size of 400 square feet having dimensions of 20 feet x 20 feet. According to the applicant, the carport is for protection from the weather elements for a family member with medical conditions.



PROPERTY LOCATION AND VICINITY:

The subject property is located along the North side of Daffodil Avenue, 252 feet east of North 8th Street. The lot has 84 feet of frontage along Daffodil Avenue and a depth of 130 feet for a lot size of 10,920 square feet. The property is zoned R-1 (single family residential) District and a single family residence is located on the property. The surrounding land uses are single-family residences

BACKGROUND AND HISTORY:

Fern Heights was recorded on October 4, 1960. The front yard setback is 30 feet as per plat. An application for a Special Exception request was submitted to the Planning Department on April 14, 2022. An application for a building permit has not been submitted.

ANALYSIS:

The request is for a special exception to allow an encroachment of 20 feet into the 30 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet to be constructed over an existing concrete driveway. There is an existing two-car "carport", but due to medical conditions of one of the occupants of the residence, more covered space is needed for wheel chair access in and out of the vehicles.

The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view. Approval of the request allowing a carport within the front yard may encourage future carports to be constructed in the front yard.

Measurements provided are without the benefit of a survey.

A review of Planning Department records did not reveal any variances approved for Blocks 2 and 3 of Fern Height Subdivision.

There have been no calls or emails received in opposition of the Special Exception request

Special exceptions are issued to an individual and recorded, however a change of ownership requires the new owner to apply for their own Special Exception.

RECOMMENDATION:

Staff recommends disapproval of the Special Exception request since there is an existing two car "carport" that provides protection from the weather elements. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.

2BA2022-0019

2BA-
5/18/22

City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501

P. O. Box 220

McAllen, TX 78505-0220

(956) 681-1250

(956) 681-1279 (fax)

Project

Legal Description FERN HEIGHTS LOT 17 BLK 3Subdivision Name FERN HEIGHTSStreet Address 712 DAFFODIL AVE MCALLEN TX 78501Number of lots 1 Gross acres 0.2507Existing Zoning R1 Existing Land Use RESIDENTIAL

Reason for Appeal (please use other side if necessary) _____

PROPOSED 20'X20' CARPORT☒ \$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 JULIO C PEREZ Phone (956) 739-7955Address 712 DAFFODIL AVE. E-mail JCPYAP89@YAHOO.COMCity MCALLEN State TX Zip 78501

Owner

Name JULIO C PEREZ Phone (956) 739-7955Address 712 DAFFODIL AVE. E-mail JCPYAP89@YAHOO.COMCity 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☒ NoI 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 4-14-22Print Name JULIO C PEREZ☒ Owner☐ Authorized Agent

Office

Accepted by [Signature]

Payment received by _____

Date ENTERED

Rev 09/20

APR 14 2022

Initial: AM

J.L.F



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:

CONSTRUCTING A 20' X 20' CARPORT ENCRDACHING
INTO THE FRONT SET BACK OF 20'

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

TO PREVENT SLIP & FALL WITH WEATHER
PATTERNS

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:

PROPOSED CARPORT WILL NOT INTERFERE
WITH DRIVER ON THE ROAD

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

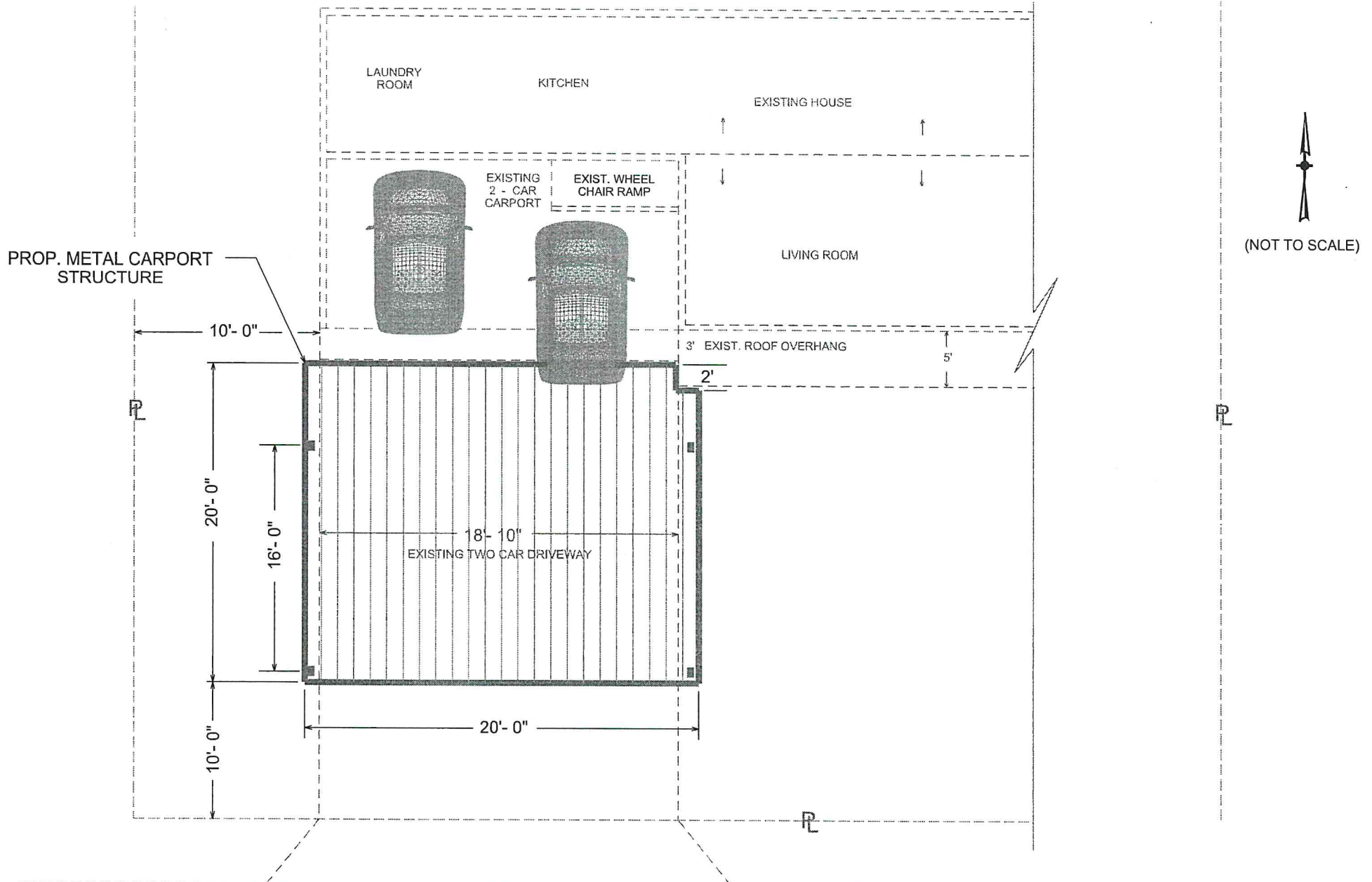
CARPORT IS NECESSARY DISE TO OLDER AGE
AND HANDICAP PERSONS, TRIP & FALLS
TO RAIN & HUMIDITY

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



DAFFODIL AVE.

SITE PLAN

DAFFODIL AVE.

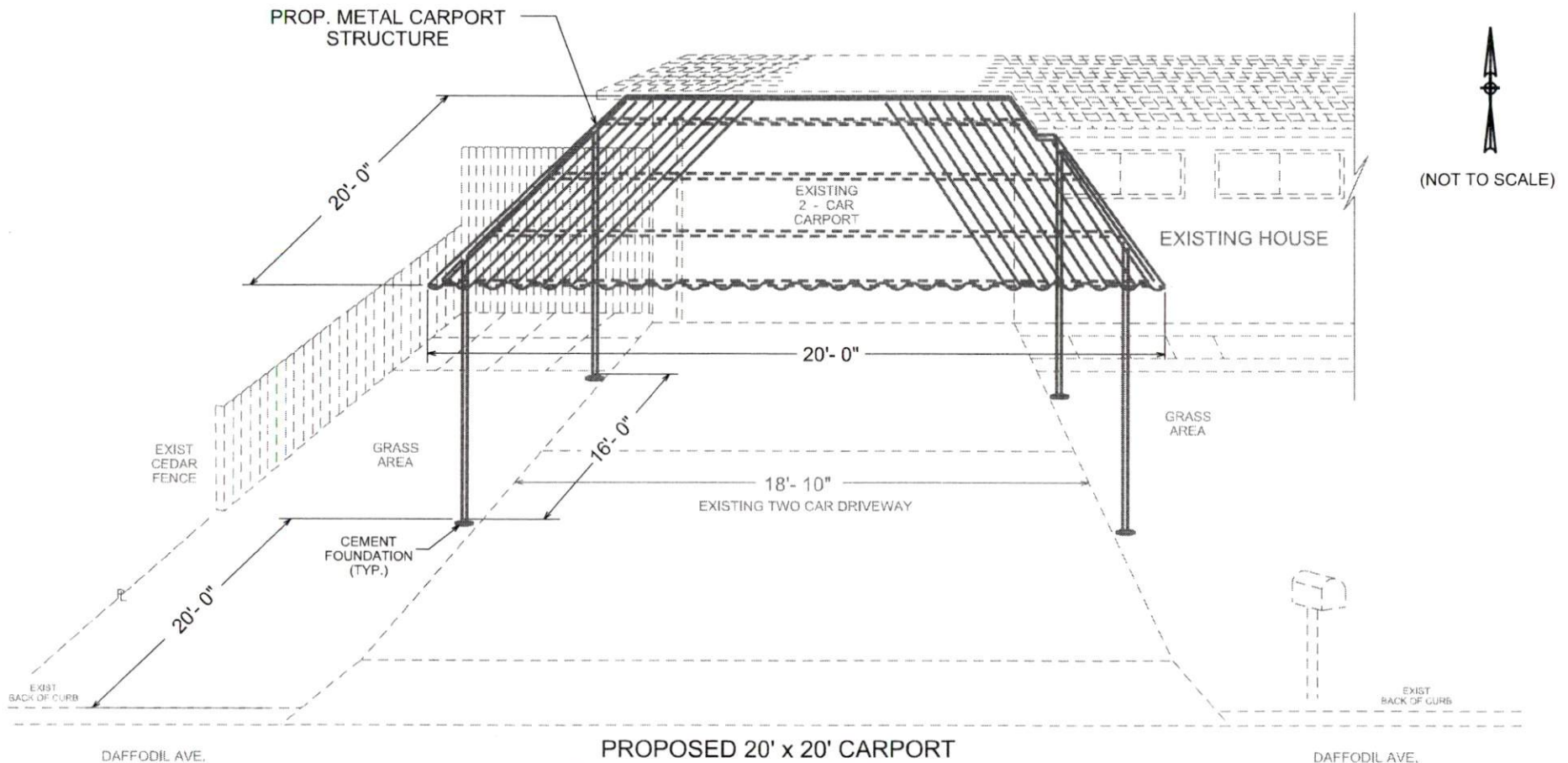
PROPOSED 20' x 20' CARPORT
GALVINIZED ROOF WITH METAL STRUCTURE
AT
712 DAFFODIL AVE.
MCALLEN, TEXAS 78501

ENTERED

MAY 02 2022

Initial:

[Handwritten signature]



PROPOSED 20' x 20' CARPORT
GALVANIZED ROOF WITH METAL STRUCTURE
AT
712 DAFFODIL AVE.
MCALLEN, TEXAS 78501

(NOT TO SCALE)

ENTERED

APR 14 2022


Initial:

an





NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0019

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



Memo

TO: Zoning Board of Adjustment & Appeals

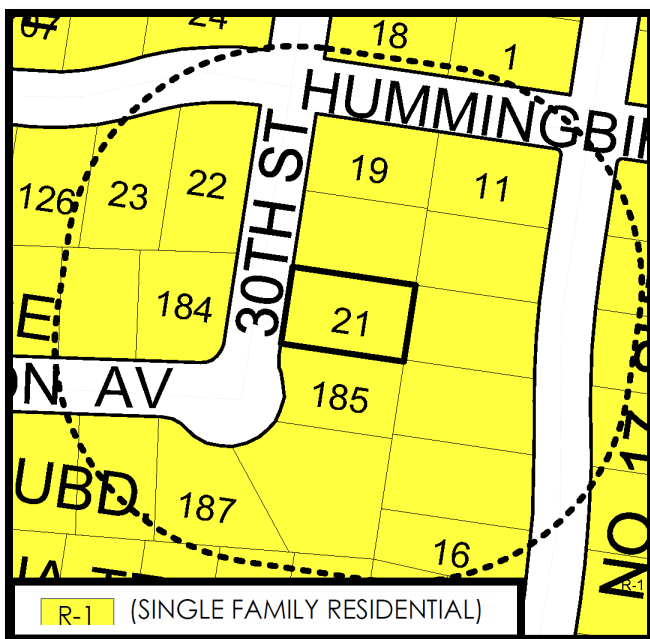
FROM: Planning Staff

DATE: May 13, 2022

SUBJECT: REQUEST OF ALDO R. SALAZAR 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 PROPOSED METAL CARPORT MEASURING 20 FEET BY 20 FEET, AT LOT 21, GARDENIA TERRACE NO. 8 SUBDIVISION, HIDALGO COUNTY, TEXAS; 6004 NORTH 30TH STREET. (ZBA2022-0018)

REASON FOR APPEAL:

The applicant is requesting a special exception for an encroachment into the front yard setback in order to construct a metal carport with a size of 400 square feet and dimensions of 20 feet x 20 feet. According to the applicant, the carport is to be built to protect his vehicles from the weather elements. The applicant has also stated on his application for a special exception request that the carport is for medical related reasons.



PROPERTY LOCATION AND VICINITY:

The subject property is located along the East side of North 30th Street, 140 feet South of Hummingbird Avenue. The lot size is 7,700 square feet. The surrounding land use is single family residential.

BACKGROUND AND HISTORY:

Gardenia Terrace No. 8 was recorded on May 31, 1978, and the plat specifies a 20 feet front yard setback. A stop work order was issued by the Building Permits and Inspections Department on April 4, 2022. An application for a building permit was submitted on April 4, 2022 and an application for Special Exception was submitted to the Planning department on April 11, 2022.

ANALYSIS:

The applicant is requesting a special exception to allow an encroachment of 20 feet into the 20 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet to be constructed over an existing concrete driveway. The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view. Approval of the request to allow the carport within the front yard may encourage future carports to be constructed in the front yard. However, there is an existing two-car garage that is part of the residence. The garage is partially used for storage leaving only room for 1 vehicle. One of the residents needs more space to access the vehicle because of medical conditions and for protection from the rain or sun.

Staff has received a phone call in opposition to the special exception request. Another resident appear in person at the Planning Department to state his opposition to the Special Exception request.

A windshield survey of the area did not reveal any other existing carports in the general area.

A review of Planning Department records did not reveal any variances granted within this subdivision.

The construction of the carport appears to encroach into street right of way however measurements provided are without benefit of a survey.

There is no alley on the subject property that would allow for relocation of the proposed carport.

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

RECOMMENDATION:

Staff recommends disapproval of the request since the home already has a two car garage. Approval of the request may encourage other property owners to build similar structures. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.

ZBA 2022-0018

ZBA
5/18/22

City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Project	<p>Legal Description <u>Gardenia Terrace No.8 Lot 21</u></p> <p>Subdivision Name <u>Gardenia Terrace</u></p> <p>Street Address <u>6004 N. 30th</u></p> <p>Number of lots <u>21</u> Gross acres <u>0.1768</u></p> <p>Existing Zoning <u>R-1</u> Existing Land Use <u>Residential</u></p> <p>Reason for Appeal (please use other side if necessary) <u>Construction of 20x20 Carport</u></p> <p><input type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport)</p> <p><input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
	<p>Name <u>Aldo R Salazar</u> Phone <u>(956) 212-9777</u></p> <p>Address <u>6004 N. 30th</u> E-mail <u>arsalaz@yahoo.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p>
Owner	<p>Name <u>Aldo R Salazar</u> Phone <u>(956) 212-9777</u></p> <p>Address <u>6004 N. 30th</u> E-mail <u>arsalaz@yahoo</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p>
Authorization	<p>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?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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.</p> <p>Signature <u>Aldo R Salazar</u> Date <u>4/11/22</u></p> <p>Print Name <u>Aldo R Salazar</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p>
Office	<p>Accepted by _____ Payment received by _____ Date _____</p> <p>Rev 09/20</p>

5

J.L.F



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 desires carport so he ~~get~~ help to protect excessive heat and vehicles from all weather elements.

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

encroachment into 20 foot front setback.

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:

Carport will not interfere with traffic or city right a way.

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

Applicant is a senior citizen and is requesting carport to protect his health and handicap purposes.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

I Aldo Salazar with residing

6004 N. 30th St. in

McAllen, TX 78504 (956) 212-9777

Give authorization to Maria D. Borjas

to represent and go on my behalf

on my Permit Application.

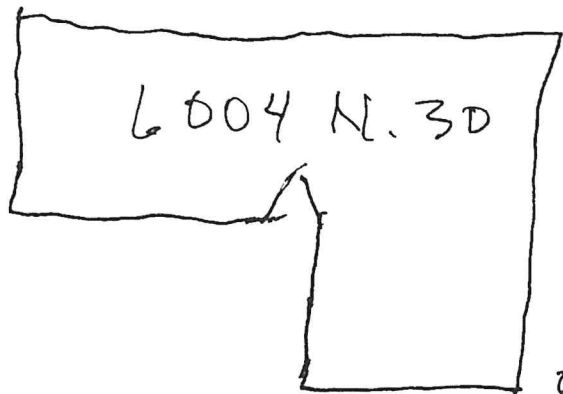
4/11/22 Aldo R Salazar

Maria D. Borjas (Lola)

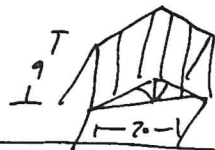
(956) 270-2704 cell

(956) 513-8011 - phone

W



1 ft

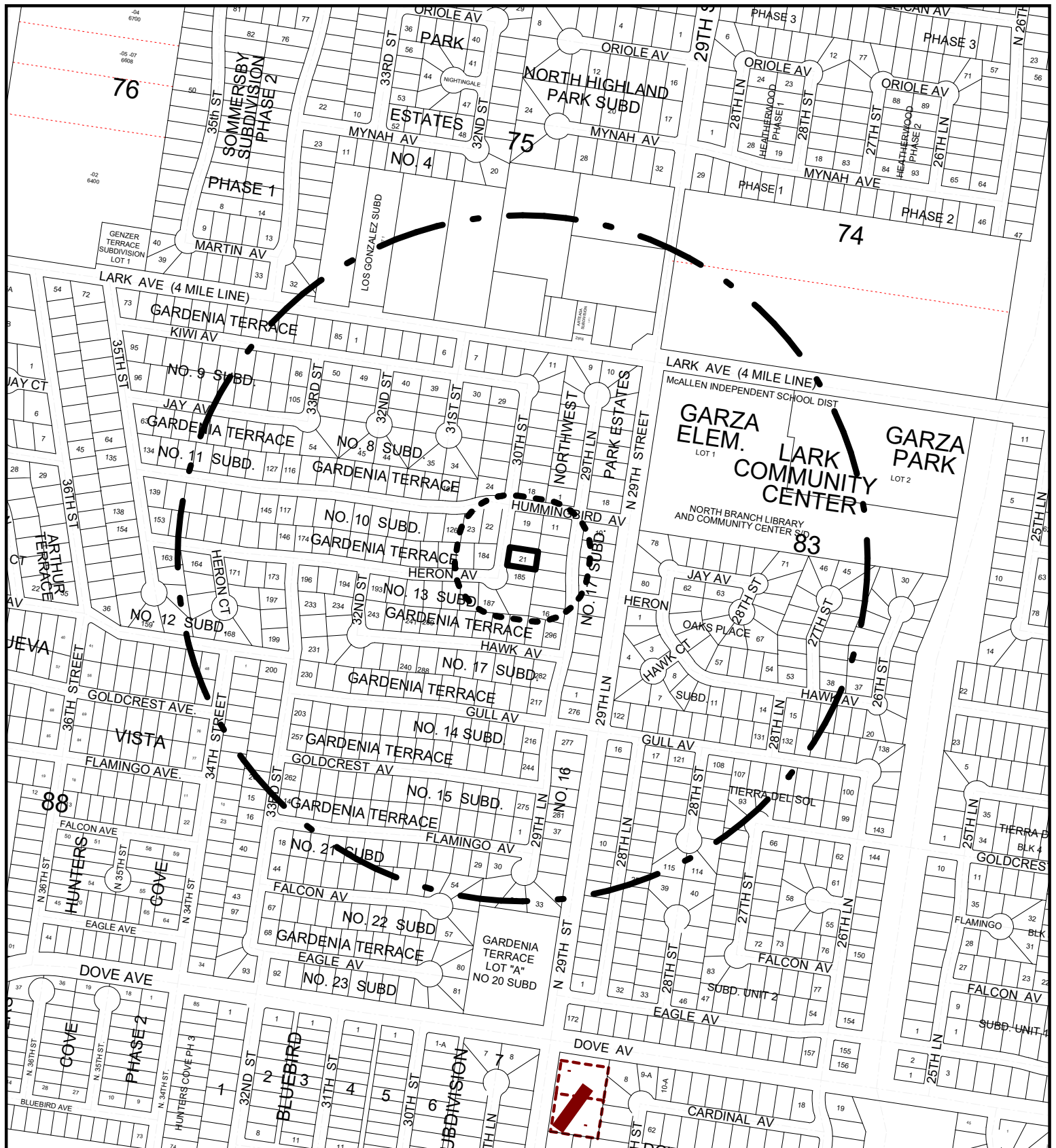


8 ft

30th St

S

E



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP




 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

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

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





6004

*6004



**NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0018**

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



Memo

TO: Zoning Board of Adjustment & Appeals

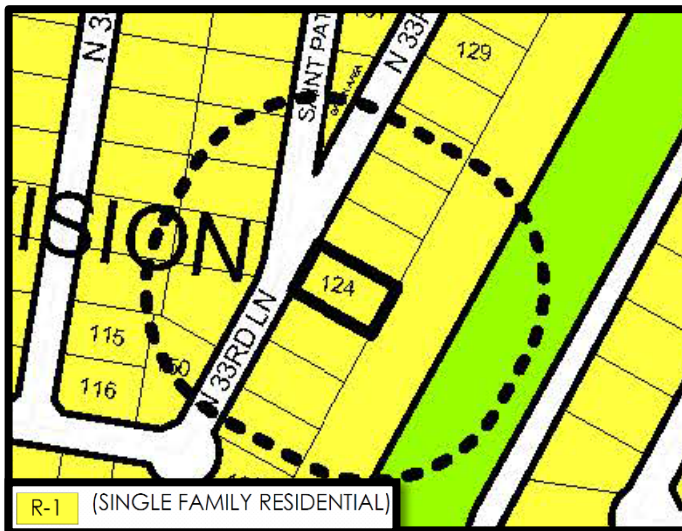
FROM: Planning Staff

DATE: May 13, 2022

SUBJECT: REQUEST OF ELIZABETH L. GARZA FOR THE FOLLOWING VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 4 FEET INTO THE 10 FEET SOUTH SIDE YARD SETBACK FOR AN EXISTING SINGLE FAMILY HOME, AT LOT 124, VENDOME SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 13818 NORTH 33RD LANE. (ZBA2022-0024)

REASON FOR APPEAL:

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



PROPERTY LOCATION AND VICINITY:

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

BACKGROUND AND HISTORY:

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

ANALYSIS:

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

Engineering Department staff has provided a recommendation of disapproval for the request and in the event the request is approved, they have requested a liability stipulation (see attached) be included with any document of approval to the property owner.

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

Options the Board may consider:

- 1) Calculating the cost of demolition versus the cost of reconstruction of the building may be more than 50%. (cost of compliance may result in unnecessary hardship)
- 2) Relocation of the building to be in compliance may result in noncompliance with the North side yard setback. (compliance would result in the structure not being in compliance with another requirement)

RECOMMENDATION:

Staff recommends disapproval of the variance request since the request goes against the purpose and intent of the setback and utility easement more specifically to prevent construction inside setbacks and/or over utility easements. While the situation may be unique, the condition of the property is not unique since the construction could have been done outside of the setbacks. Unnecessary hardship is not present since compliance with the ordinance does not prevent the owner from using the property to build a single family home.

ZBA-5/18/22

ZBA 2022-0024



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Project

Legal Description

Lot 124

Subdivision Name

Vendome ph II

Street Address

13818 N. 33rd Ln

Number of lots

1

Gross acres

Existing Zoning

Residential

Existing Land Use

Residential

Reason for Appeal (please use other side if necessary)

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

☒ \$300.00 non-refundable filing fee + ☐ \$50.00 Recording Fee for Special Exception (carport)

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name Elizabeth L. Garza

Phone (956) 605-8678

Address 1212 Lindberg St

E-mail elizabeth.louzada44@gmail.com

City Mission

State TX

Zip 78573

Owner

Name Elizabeth L. Garza

Phone (956) 605-8678

Address 1212 Lindberg St

E-mail elizabeth.louzada44@gmail.com

City Mission

State TX

Zip 78573

Authorization

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

☐ Yes

☐ No

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

Signature

Elizabeth L. Garza

Date

5/2/2022

Print Name

Elizabeth L. Garza

☐ Owner

☐ Authorized Agent

Office

Accepted by MR

Payment received by

Date

ENTERED

Rev 10/18

MAY 02 2022

Initial:

au



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

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

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

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

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

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

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

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

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

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

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

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

Reason for Appeal

Board Action

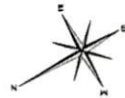
Chairman, Board of Adjustment
Signature

Date

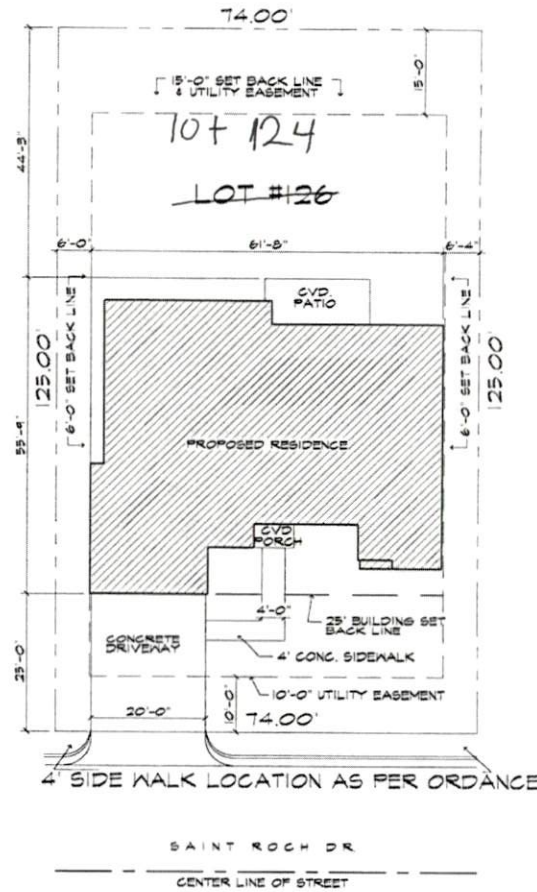
1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK, INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARACADES, PENDING CONSTRUCTION TRAILER, CLEARING PROCEDURE, BRUSHING AND CHAINING, COMPLIANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL BRUSHING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOI, AND IRRIGATION SYSTEM.

LEGAL DESCRIPTION

LOT	126
PHASE	3
SUBDIVISION	VENDOME
CITY	HEALLEN, TX
CONC. DRIVE (SQ. FT.)	
APPROX. TOTAL DRIVE PAV.	400.0'
APPROX. TOTAL SIDEWALK	114.0'
TOTAL CONCRETE	514.0'
NORTH ARROW	



1 SITE PLAN
SCALE: 1"=10'-0"



PROJECT: *Gargo Residence*

DATE: 05-11-21

2312 S. EXPRESSWAY 53 SUITE # B
HARLINGEN, TX 78552
OFFICE: (956) 425-7040
FAX: (956) 425-7714

D DISTINCTIVE
DRAFTING & DESIGN L.L.C.

SHEET

C-1

ENTERED

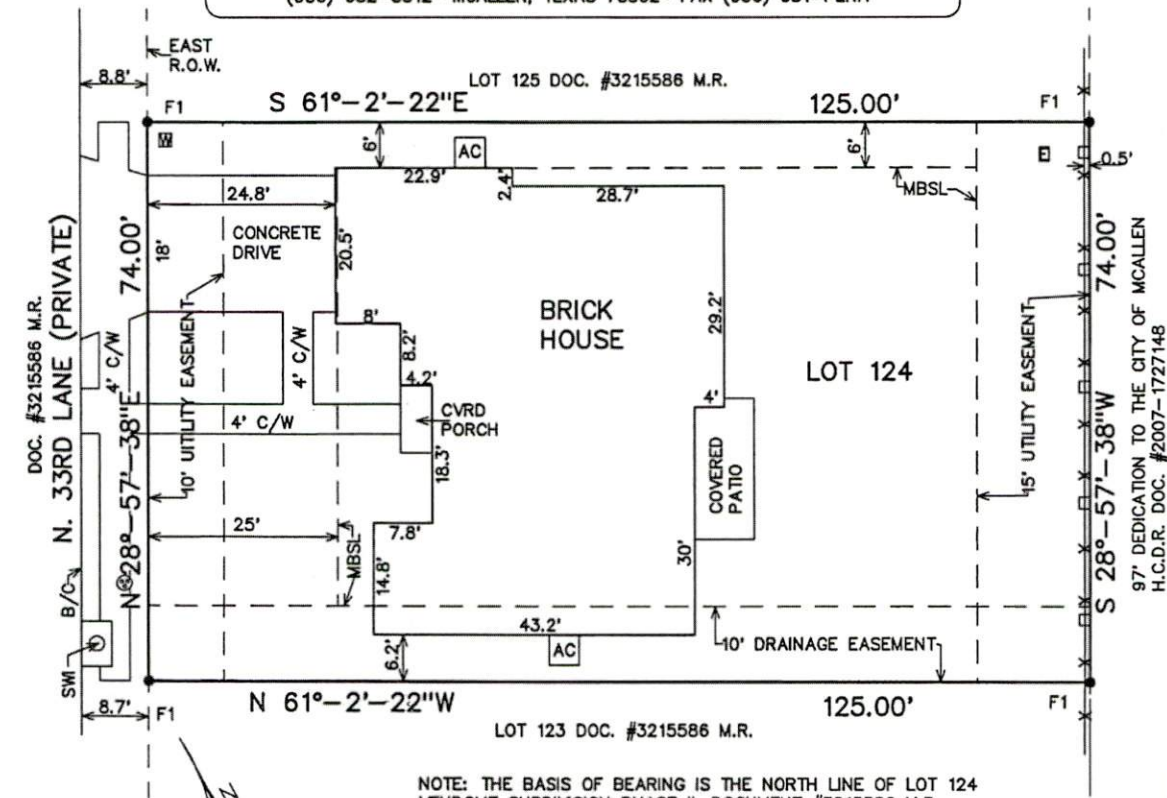
DISTINCTIVE DRAFTING & DESIGN HEREBY RESERVES ITS COMMON COPYRIGHT LAW & OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGNS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN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

02 2022

Initial: *04*

PEÑA ENGINEERING

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



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

LEGEND

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

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

VENDOME
DRIVE

DOC. #3215586 M.R.

NOTE:

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

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

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

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

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

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

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

Pablo Peña

02-14-2022
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



ENTERED

MAY 02 2022

Initial: *AM*

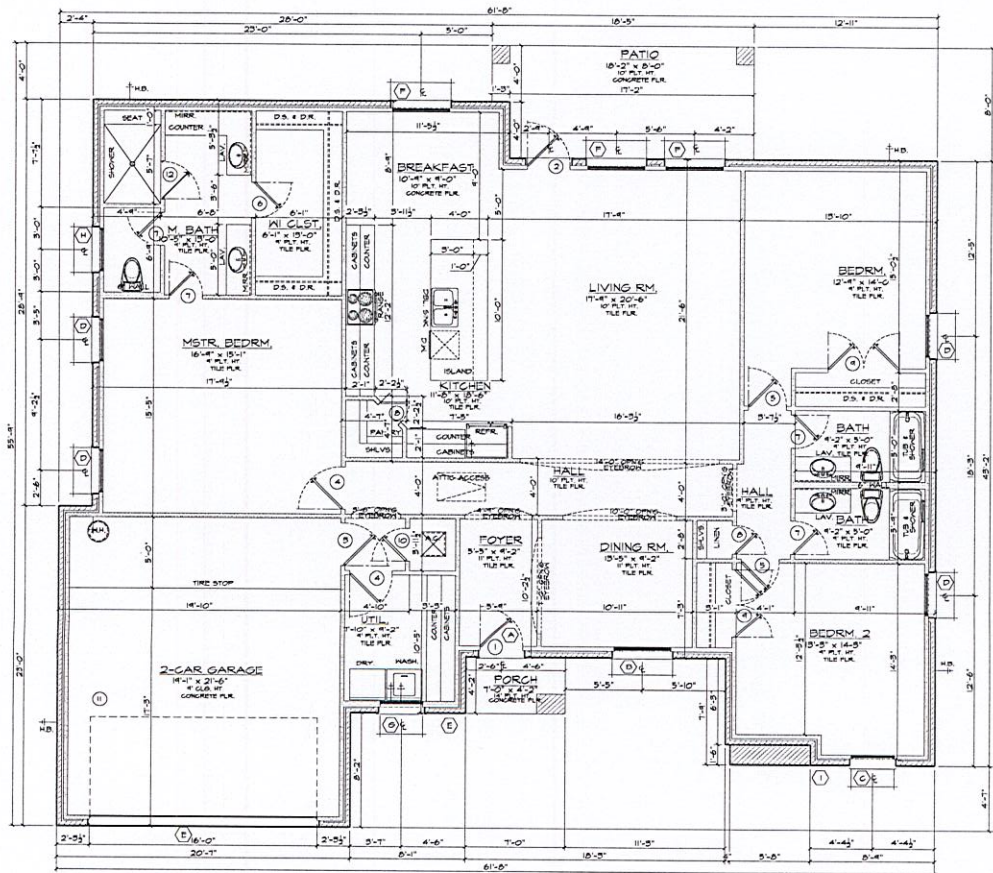
STORM
L.F. S=0.67%
117.40
105.61

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

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

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

S 28°57'39"



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

GENERAL NOTES:

- A. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR. ANY DISCREPANCY, ERROR AND/OR OMISSION, IF FOUND, IS TO BE BROUGHT IMMEDIATELY TO THE OWNER BEFORE CONSTRUCTION WORK OR PURCHASE IS MADE.
- B. FEDERAL, STATE, COUNTY, AND LOCAL CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS. ANY CONFLICT MUST BE ADHERED TO THE PROJECT BEFORE AND DURING CONSTRUCTION.

DOOR SCHEDULE					
SYM	W	H	T	MATL	NOTES
1	3'-0"	6'-0"	1-3/4"	S.C. WOOD	EXTERIOR ENTRY DOOR
2	3'-0"	6'-0"	1-3/4"	GLASS	FRENCH DOOR
3	3'-0"	6'-8"	1-3/4"	S.C. WOOD	EXTERIOR DOOR
4	3'-0"	6'-8"	1-3/8"	H.C. WOOD	INTERIOR DOOR
5	2'-8"	6'-8"	1-3/8"	H.C. WOOD	INTERIOR DOOR
6	2'-8"	6'-8"	1-3/8"	H.C. WOOD	INTERIOR DOOR
7	2'-4"	6'-8"	1-3/8"	H.C. WOOD	INTERIOR DOOR
8	2'-0"	6'-8"	1-3/8"	H.C. WOOD	INTERIOR DOOR
9	2'-8"	6'-8"	1-3/8"	H.C. WOOD	DEL. CLST. DOORS
10	2'-4"	6'-8"	1-3/8"	H.C. WOOD	A.G. DOOR
11	6'-0"	8'-0"			GARAGE DOOR
12	2'-8"	5'-0"			SHOWER DOOR

WINDOW SCHEDULE				
SYM	W	H	TYPE	NOTES
A	3'-0"	2'-0"	EYEDROH TRANSHOM	
B	4'-0"	6'-0"	FIXED FRAME	DIVIDED LTB
C	3'-0"	6'-0"	EYEDROH SINGLE HUNG	DIVIDED LTB
D	3'-0"	5'-0"	SINGLE HUNG	
E	1'-6"	2'-0"	TRANSHOM	SEE ELEVATION
F	4'-0"	6'-0"	FIXED FRAME	DIVIDED LTB
G	3'-0"	3'-0"	SINGLE HUNG	DIVIDED LTB
H	3'-0"	1'-0"	SLIDER	OBSCURED GLASS
I	1'-6"	1'-6"	FIXED FRAME	



NOTES UNLESS NOTED OTHERWISE (N.O.)
 01. 2" x 4" STUDS @ 16" O.C. IN BRICK-EXTERIOR
 02. 2" x 4" STUDS @ 16" O.C. INTERIOR
 03. TOP OF EYE-DROH CASED OPENINGS TO BE @ 5'-0" A.F.F.

PROJECT: *Garga Residence*
 DATE: 05-11-21
 PLAN: #555-20

2312 S. EXPRESSWAY 83 SUITE # B
 HARLINGEN, TX 78552
 OFFICE: (956) 425-7040
 FAX: (956) 425-7714
D **DISTINCTIVE**
DRAFTING & DESIGN L.L.C.

SHEET
A-1

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

13818 N 33rd Ln - UE Encroachment

Bilkis Olazaran <bolazaran@mcallen.net>

Mon 5/2/2022 10:18 AM

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

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

Marco,

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

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

Bilkis



ENTERED

MAY 02 2022

Initial: am



13818

**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2022-0024**

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



2022 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

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

P - PRESENT

A - ABSENT

 NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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

JUNE 2022

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

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

2022 CALENDAR

Meetings:





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

Deadlines:






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

* **Holiday** - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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