

ZONING BOARD OF ADJUSTMENT

**TUESDAY, MAY 05, 2026, AT 5:30 PM
CITY HALL TOWN HALL (2nd FLOOR)
118 E. TYLER AVENUE
HARLINGEN, TEXAS**

This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.

Notice is hereby given of a regular meeting of the Zoning Board of Adjustment of the City of Harlingen, Texas, to consider the following:

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE/WELCOME

CONFLICT OF INTEREST

Under State Law a conflict of interest exists if an advisory board member or certain members of that person’s family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?

CITIZEN COMMUNICATION

At this time, the public is invited to address the Board and speak on any matter not specifically listed for public hearing elsewhere on this agenda. Please note that the Board members may not respond to comments or deliberate on topics addressed.

ACTION ITEMS/PUBLIC HEARINGS

1. Public hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach 7.8 feet into the required ten (10) foot north side yard setback in a Residential, Single-Family (“R-1”) District, located at 1826 North Mockingbird Lane, bearing a legal description of Lot 20, Cardinal Terrace Subdivision Unit No. 3. Applicant: Noel Sanford
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request.

2. Public hearing and presentation by city staff to consider a variance to allow an accessory structure (metal canopy) to encroach five (5) feet into the required five (5) foot south side yard setback in a Residential, Mobile Home (“MH”) District,

located at 1902 Vista Verde Circle East, bearing a legal description of Lot 22, Block 2, Vista Verde Subdivision Phase II. Applicant: Gregorio Rodriguez, Jr.

- a. Presentation by city staff
- b. Public Hearing
- c. Consideration and possible action to approve the special exception request.

ADJOURNMENT

The City of Harlingen Zoning Board of Adjustment reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

POSTED this 29th day of April 2026, at 4:00 p.m. in compliance with Chapter 551 of the Government Code and continuously remaining posted for at least 72 hours prior to meeting time and date.



Ana Hernandez, AICP, CNU-A, CPM
Planning and Development Director/
Special Projects Director

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 05, 2026**

Agenda Item:

Public hearing and take action to consider a request for a special exception to allow an accessory structure (carport) to encroach 7.8 feet into the required ten (10) foot north side yard setback in a Residential, Single-Family (“R-1”) District located at 1826 North Mockingbird Lane, bearing a legal description of Lot 20, Cardinal Terrace Subdivision Unit No. 3. Applicant: Noel Sanford

Prepared By: Rodrigo Sanchez

Title: City Planner

Signature: *Rodrigo Sanchez*

Brief Summary:

Project Timeline

- April 01, 2026 – Application for a Special Exception request submitted to the city (**ATTACHMENT I**).
- April 17, 2026 – In accordance with State and local law, notice of required public hearing mailed to all property owners within 200 feet of subject tract.
- April 18, 2026 – In accordance with State and local law, notice of required public hearing published in the Valley Morning Star.
- May 05, 2026 – Public hearing and consideration of Special Exception request by the Zoning Board of Adjustment.

Summary

- The request is for a Special Exception not to comply with Sections 111-119(b) Side Yard (5)c of the Harlingen Code of Ordinances, which states:
 - *“On a corner lot used for one-family or two-family dwellings there shall be a setback on the side street of ten feet on all lots...”*
- Noel Sanford, the applicant and property owner, is requesting a special exception to allow an encroachment of 7.8 feet into the required ten (10) foot north side yard setback to allow for an existing carport to remain. The carport will provide protection for the family cars from inclement weather. (**ATTACHMENTS I-V**)
- Cardinal Terrace Subdivision Unit No. 3 was recorded on December 21, 1976 and shows a 10 ft. side yard setback along Williamson Avenue. The property has frontage (85 ft.) along Mockingbird Lane. It has a depth of 106.50 feet for a Lot size of 9,052.5 sq. ft. (**ATTACHMENT IV**)
- There is currently an existing 1,655.00 square foot single family residence on the subject property. The driveway entrance is from Williamson Avenue along the north side of the property. (**ATTACHMENT II**)
- According to the site plan submitted, there is an existing carport measuring 20 ft. x 20 ft. built over a concrete driveway. The submitted site plan shows that the carport encroachment is 7.8 ft. into the 10 ft. side yard setback and is 2.2 ft. from

the property line and approximately 13.7 ft. from back of curb. **(ATTACHMENT II)**

- A review of Planning Department records did not reveal any approvals in the past for similar carport encroachment requests for this subdivision.
- The surrounding land uses consist of the Harlingen High School Campus to the south, and single family residential to the north and east.
- The requested variance was reviewed by the Building Inspections Department and Fire Prevention Bureau. The Fire Prevention Bureau recommended approval of the special exception request. The Building Inspections reported no objection but recommended that the required building permit application and engineered plans be submitted for review. **(ATTACHMENTS VIII and IX)**
- To present, staff have not received any calls regarding the variance request. Staff mailed 28 notices to the surrounding property owners. **(ATTACHMENT X)**
- On March 02, 2026, the Code Compliance Division sent a notice of violation letter to the property owner for construction of a carport without a building permit.
- The City of Harlingen Code of Ordinances Chapter 111-Zoning states the ZBA may:
 - “Grant a special exception to the minimum setback requirements for a carport when, in the opinion of the Board:
- The carport will not have a detrimental impact on the surrounding properties.
- In determining whether to grant this special exception, the Board shall consider the following factors:
 - Whether the requested special exception is compatible with the character of the neighborhood;
 - Whether the value of surrounding properties will be adversely affected;
 - The suitability of the size and location of the carport;
 - The materials to be used in construction of the carport;
- Storage of items other than motor vehicles is prohibited in a carport for which a special exception has been granted under this subsection.
- If the Zoning Board of Adjustment grants a special exception as provided in this section, the site plan and the minutes of the Zoning Board of Adjustment meeting shall be officially recorded with the Cameron County Clerk’s Office.
- Any special exception granted under this chapter shall run with the land and may be transferred, sold, inherited, bequeathed, or devised.

- A new special exception shall not be required upon any change or transfer in ownership of the underlying tract; a special exception granted to a previous applicant does confer any right to any other individual or corporation to maintain the carport without approval from the Zoning Board of Adjustment.
- No carport for which a special exception has been granted under this subsection shall exceed 400 square feet in size.

Staff Recommendation:

Staff recommends **approval** of the special exception request subject to the following conditions:

1. Comply with all the requirements administered by the Building, Planning, and Fire Departments; and,
2. The carport must not exceed 400 square feet.

ATTACHMENT I—Application

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1826 N. Mockingbird Ln Nearest Intersection Williamson & Mockingbird
 (Proposed) Subdivision Name Harlingen Cardinal Terrace - 3 Lot 20 Block _____
 Existing Zoning Designation R-1 Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Noel Sanford Phone 956-454-6033 FAX _____
 Email Address (for project correspondence only): n Sanford 74 @ yahoo.com
 Mailing Address 1826 N. Mockingbird Ln City Harlingen State Tx Zip 78550
 Property Owner Noel Sanford Phone 956-454-6033 FAX _____
 Email Address (for project correspondence only): n Sanford 74 @ yahoo.com
 Mailing Address 1826 N. Mockingbird Ln City Harlingen State TX Zip 78550

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|--|--|
| <input type="checkbox"/> Annexation Request..... <u>No Fee</u>
<input type="checkbox"/> Administrative Appeal (ZBA)..... <u>\$125.00</u>
<input type="checkbox"/> Comp. Plan Amendment Request... <u>\$250.00</u>
<input type="checkbox"/> Re-zoning Request..... <u>\$250.00</u>
<input type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u>
<input checked="" type="checkbox"/> <u>CP# 1190</u> Zoning Variance Request (ZBA)..... <u>\$250.00</u>
<input type="checkbox"/> PDD Request..... <u>\$250.00</u> | <input type="checkbox"/> Preliminary Construction Plans/Final Plat..... <u>\$150.00</u>
<input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u>
<input type="checkbox"/> Re-plat..... <u>\$250.00</u>
<input type="checkbox"/> Vacating Plat..... <u>\$50.00</u>
<input type="checkbox"/> License to Encroach..... <u>\$250.00</u>
<input type="checkbox"/> Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
|--|--|

PAID

Please provide a basic description of the proposed project: Proposed project is a 20 foot by 20 Foot steel/metal carport covering my Driveway. Four metal post at each corner with metal roofing. Carport is encroaching 7.8 Feet into the Corner Side Setback (into the 10Foot Corner Side setback) 9 FEET Height

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: [Signature] Date: 4-1-26
 Property Owner(s) Signature: [Signature] Date: 4-1-26
 Accepted by: RS > SF > Date: _____

Revised 09/13/2024

ATTACHMENT I—Application

ZONING VARIANCE REQUEST (for ZBA) SUBMITTAL CHECKLIST

Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the City of Harlingen Code of Ordinances Chapter 111-Zoning.

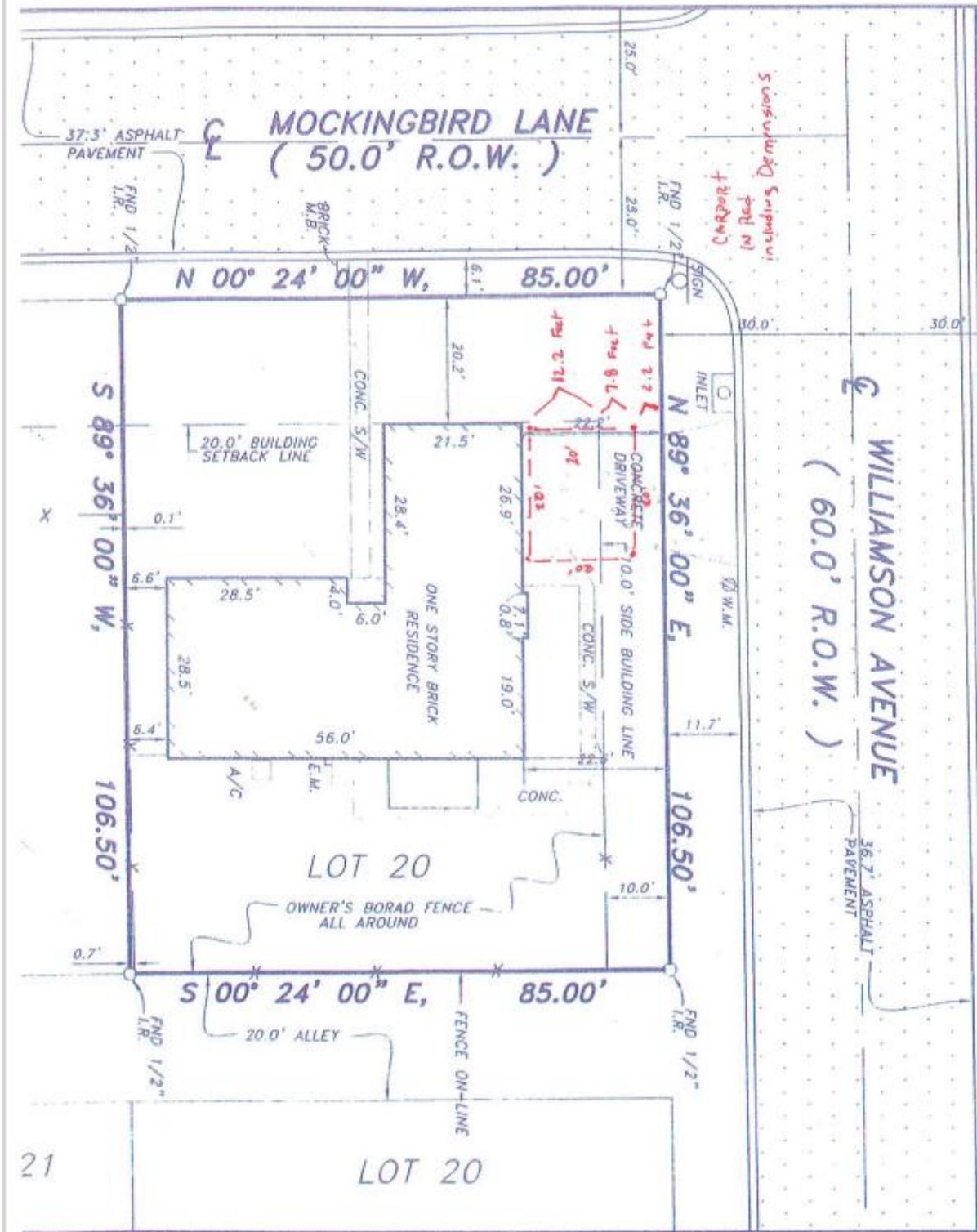
Complete

- When the variance request relates to the development, redevelopment, occupancy, or re-occupancy of a specific tract of land, one (1) copy of a site plan drawn to scale showing existing and proposed development of the property in question.
A written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance is requested.
Any other information (drawings, pictures, etc.) the applicant would like to submit in support of the subject request.

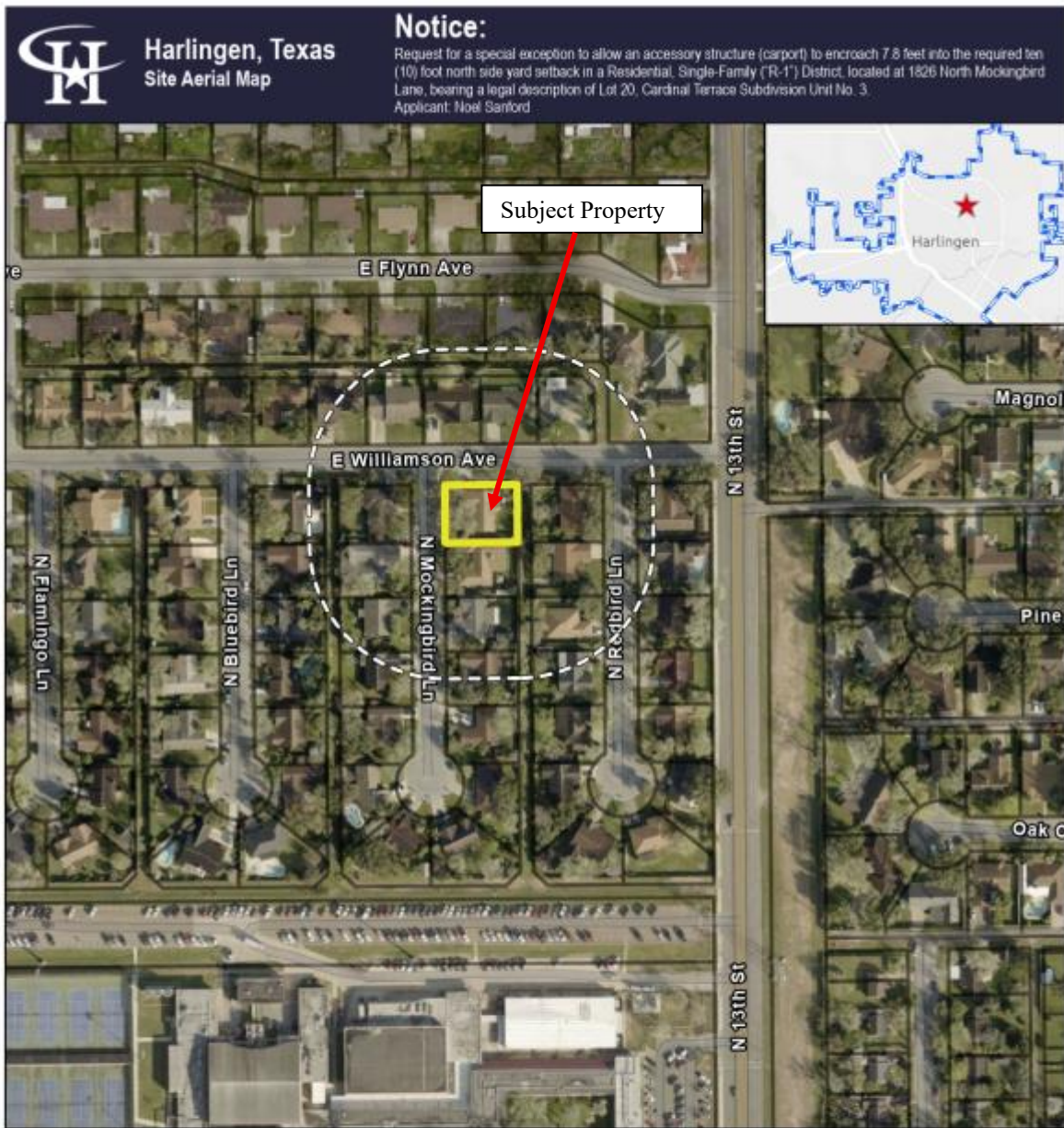
- I understand that the variance requested will not be scheduled for Zoning Board of Adjustments (ZBA) review unless all items on this list are completed.
I understand that variances cannot be granted for height exceptions in the Airport Overlay zones. (Section 111-443.5)
I understand that in accordance to State law and the City of Harlingen Code of Ordinances, Chapter 111-Zoning, no later than ten (10) day prior to ZBA consideration:
- A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing before the ZBA; and
- Notices will be mailed to all property owners within 200 feet of the tract for which the variance is requested describing the request and the date, time, and location of the public hearing before the ZBA.
I understand that the ZBA may only grant variances:
- as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modifications; and
- only if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in an unnecessary hardship. (Section 111-443)
- Financial hardship can be considered as per Section 211.009 of the Local Government Code
I have read and understand in its entirety the City of Harlingen Code of Ordinances, Chapter 111- Zoning and understand that the requirements of a variance request are subject to the terms and conditions therein.
I understand that while all requirements for the submittal of a variance request may be complete, the ZBA is the sole authority for the consideration and approval/ denial of the request or approval subject to conditions.
I understand that a 4/5-majority vote (a "super-majority") of the ZBA is required to grant any variance.
I understand that the decision of the ZBA is final and any appeals to said decision shall be in accordance with § 211.011 ("Judicial Review of Board Decision") of the Texas Local Government Code.

Owner: Noel Sanford Date 4-1-26
Owner Address: 1826 N. Mockingbird Ln. Harlingen, Texas 78550
Phone/Fax: 956-454-6033
Signature: [Handwritten Signature]

ATTACHMENT II-Site Plan

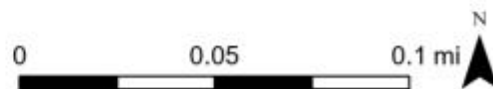


ATTACHMENT III—Aerial View



Legend

-  Subject Property: 1826 North Mockingbird Lane
-  200 ft Buffer
-  Property Parcels



ATTACHMENT V – Street View



ATTACHMENT VI – Street View

1826 N. Mockingbird Lane



ATTACHMENT VII— Street View

1826 N. Mockingbird Ln





ZBA Variance / Special Exception Request Routing Slip

Applicant: Noel Sanford

Phone No.: (956) 454-6033

Location: 1826 North Mockingbird Lane

Project Description: Request for a special exception to allow an accessory structure (carport) to encroach 7.8 feet into the required ten (10) foot north side yard setback in a Residential, Single-Family ("R-1") District, located at 1826 North Mockingbird Lane, bearing a legal description of Lot 20, Cardinal Terrace Subdivision Unit No. 3.

Department: Fire Prevention Bureau

Approval: YES NO

Comments: Applicant will have to meet any code, regulation, ordinance, and standard required for a construction permit.

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr

Date: April 22, 2026

ATTACHMENT IX –Building Inspections



ZBA VARIANCE/SPECIAL EXCEPTION REQUEST ROUTING SLIP

Applicant: Noel Sanford _____

Phone No.: 956-454-6033 _____

Variance Request: Request for a special exception to allow an accessory structure (carport) to encroach 7.8 feet into the required ten (10) foot north side yard setback in a Residential, Single-Family ("R-1") District, located at 1826 North Mockingbird Lane, bearing a legal description of Lot 20, Cardinal Terrace Subdivision Unit No. 3. _____

Location: 1826 North Mockingbird Lane _____

Department: Building Permits and Inspections Division _____

Approval: ___ YES ___ NO ___ **X** ___ PENDING

Comments:

If request is approved by the Planning Department, A Building Permit application, a site plan and sealed and signed windstorm engineer plans (minimum 140 mph wind speeds) must be submitted to the Building Department for review. The construction documents must comply with the 2024 Residential Building Code and Family of Codes.

Raul Rodriguez _____

04/28/2026 _____

Signature

Date

ATTACHMENT X—Legal Notice



Harlingen, Texas
Site Zone Map

Notice:

Request for a special exception to allow an accessory structure (carport) to encroach 7.8 feet into the required ten (10) foot north side yard setback in a Residential, Single-Family ("R-1") District, located at 1826 North Mockingbird Lane, bearing a legal description of Lot 20, Cardinal Terrace Subdivision Unit No. 3.
Applicant: Noel Sanford

Legend

- Subject Property: 1826 North Mockingbird Lane
- 200 ft Buffer
- Property Parcels
- Zone**
- Residential, Single-Family



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **May 05, 2026**

Agenda Item:

Public hearing and take action to consider a request for a variance to allow an accessory structure (metal canopy) to encroach five (5) feet into the required five (5) foot south side yard setback in a Residential, Mobile Home (“MH”) District, located at 1902 Vista Verde Circle East, bearing a legal description of Lot 22, Block 2, Vista Verde Subdivision Phase II. Applicant: Gregorio Rodriguez, Jr.

Prepared By: Rodrigo Sanchez

Title: City Planner

Signature: *Rodrigo Sanchez*

Brief Summary:

Project Timeline

- March 26, 2026 – Application for a variance request submitted to the city (**ATTACHMENT I**).
- April 17, 2026 – In accordance with State and local law, notice of required public hearing mailed to all property owners within 200 feet of subject tract.
- April 18, 2026 – In accordance with State and local law, notice of required public hearing published in the Valley Morning Star.
- May 05, 2026 – Public hearing and consideration of requested variance by the Zoning Board of Adjustment.

Summary

- The request is for a variance to Section 111-119(b) side yard(1) of the Harlingen Code of Ordinances, which states:
 - *“Five feet is required to be open and unbuilt on each side of a primary structure.”*
- Gregorio Rodriguez, Jr., the applicant and property owner is requesting a variance to allow an encroachment of five feet into the south 5-foot side yard setback for a metal canopy. The canopy is needed to provide protection from inclement weather for the applicant’s boat. (**ATTACHMENT II**)
- There is an existing 1,928 sq. ft. single-family residence on the subject property. The subject property has 62.11 feet of frontage on Vista Verde Circle East and a depth of 100 feet. The metal canopy is open on all sides. On March 10, 2026 the Code Compliance Division issued to the applicant by regular mail a Notice of Construction Without a Building Permit. (**ATTACHMENT III -VII**)
- According to the site plan submitted, the construction has dimensions of 12 ft. x 17.5 ft. (210 sq. ft.) metal canopy built to the south side property line. Along the setback encroachment side, the roof extends up to the property line. The applicant stated the adjacent property is aware but is not in disagreement with the encroachment. The applicant stated he proposes to install a rain gutter on the roof portion that is adjacent to the property line to prevent rainfall runoff from going

into the adjacent property. The applicant states that relocation of the canopy is not possible since a swimming pool in the rear yard does not leave space for relocating the canopy outside of the setbacks. **(ATTACHMENTS V-VII)**

- The surrounding land use is single family residential in all directions. A site visit of this subdivision revealed other existing side yard encroachments mostly of storage buildings.
- The requested variance review determination by the Fire Prevention Bureau is approval subject to the construction meeting “codes, regulations, ordinances, and standards required for a construction permit”. The Building Inspections Department reported no objection but recommended that the required “building permit application, a site plan and sealed and signed windstorm engineer plans” be submitted for review. **(ATTACHMENTS VIII and IX)**
- As of this writing, staff have not received any calls in opposition to this variance request. Staff mailed 18 notices to surrounding property owners. **(ATTACHMENTS X)**

A review of Planning Department records did not reveal any other variances granted within this subdivision. At a meeting of the Zoning Board of Adjustment on November 03, 2025, a variance request for a patio cover to encroach five feet into the north 5-foot side yard setback for an existing patio cover measuring 11 ft. x 20 ft. for Lot 19, Block 1, Vista Verde Subdivision Phase II was disapproved.

- The City of Harlingen Code of Ordinances Chapter 111-Zoning states the ZBA may:
 - “Permit the reconstruction, extension, or enlargement of a building occupied by a non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use”, and
 - “Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”
 - A concurring vote of four regular or alternate ZBA members is required to grant any variance.
- There is a new state law, HB 1475, that allows variances to be granted if:
 - the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;
 - compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
 - compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
 - compliance would result in the unreasonable encroachment on an adjacent property or easement; or

- the municipality considers the structure to be a nonconforming structure.

Staff Recommendation:

Staff recommends **disapproval** of the variance request as:

1. The request may not meet the standards for the issuance of a variance as described in the City of Harlingen Code of Ordinances.
2. The request may be a self-imposed hardship.
3. Approval may encourage other property owners to build similar structures.

ATTACHMENT I—Application

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1902 VISTA Verde Cir. E. Nearest Intersection _____
 (Proposed) Subdivision Name VISTA Verde Subdivision Lot 22 Block 2
 Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Gregorio Rodriguez JR Phone 956 244 4595 FAX _____
 Email Address (for project correspondence only): Boye21Rdz@ychoo.com
 Mailing Address 1902 VISTA Verde Cir. E. City Harlingen State TX Zip 78552
 Property Owner Gregorio Rodriguez JR Phone 956 244 4595 FAX _____
 Email Address (for project correspondence only): Boye21Rdz@ychoo.com
 Mailing Address 1902 VISTA Verde Cir. E. City Harlingen State TX Zip 78552

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|--|---|
| <input type="checkbox"/> Annexation Request..... <u>No Fee</u>
<input type="checkbox"/> Administrative Appeal (ZBA)..... <u>\$125.00</u>
<input type="checkbox"/> Comp. Plan Amendment Request... <u>\$250.00</u>
<input type="checkbox"/> Re-zoning Request..... <u>\$250.00</u>
<input type="checkbox"/> SUP Request/Renewal..... <u>\$250.00</u>
<input checked="" type="checkbox"/> Zoning Variance Request (ZBA)..... <u>\$250.00</u>
<input type="checkbox"/> PDD Request..... <u>\$250.00</u> | <input type="checkbox"/> Preliminary Construction Plans/Final Plat..... <u>\$150.00</u>
<input type="checkbox"/> Subdivision Variance Request..... <u>\$25.00 (each)</u>
<input checked="" type="checkbox"/> Re-plat..... <u>\$250.00</u>
<input type="checkbox"/> Vacating Plat..... <u>\$50.00</u>
<input type="checkbox"/> License to Encroach..... <u>\$250.00</u>
<input type="checkbox"/> Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
|--|---|

PAID
3-20-26

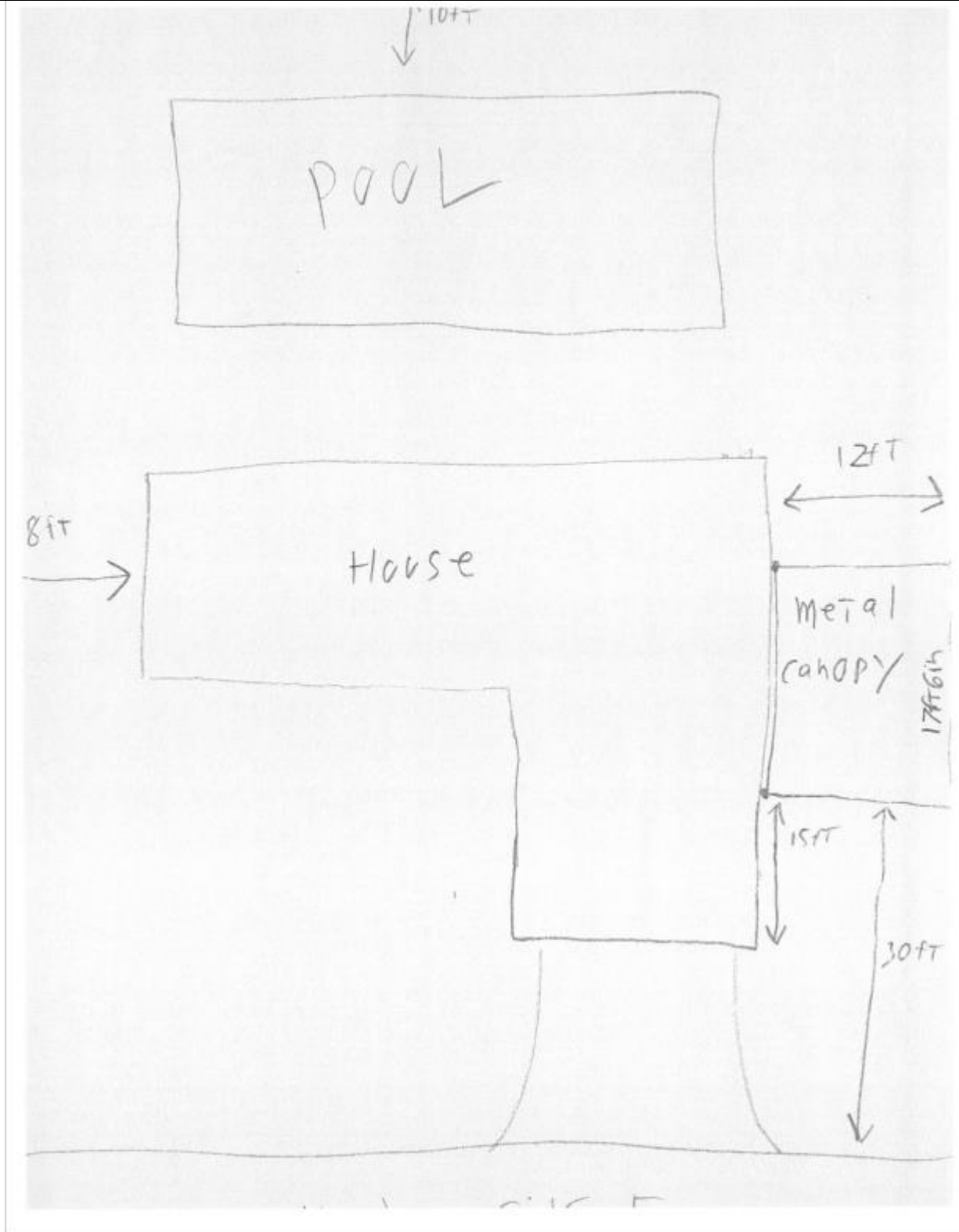
Please provide a basic description of the proposed project: Height 15ft width 10ft length 20ft
To cover tall Boat

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: [Signature] Date: 3/25/26
 Property Owner(s) Signature: [Signature] Date: 3/25/26
 Accepted by: [Signature] Date: _____

Revised 09/13/2024

ATTACHMENT II-Site Plan



ATTACHMENT III—Aerial View

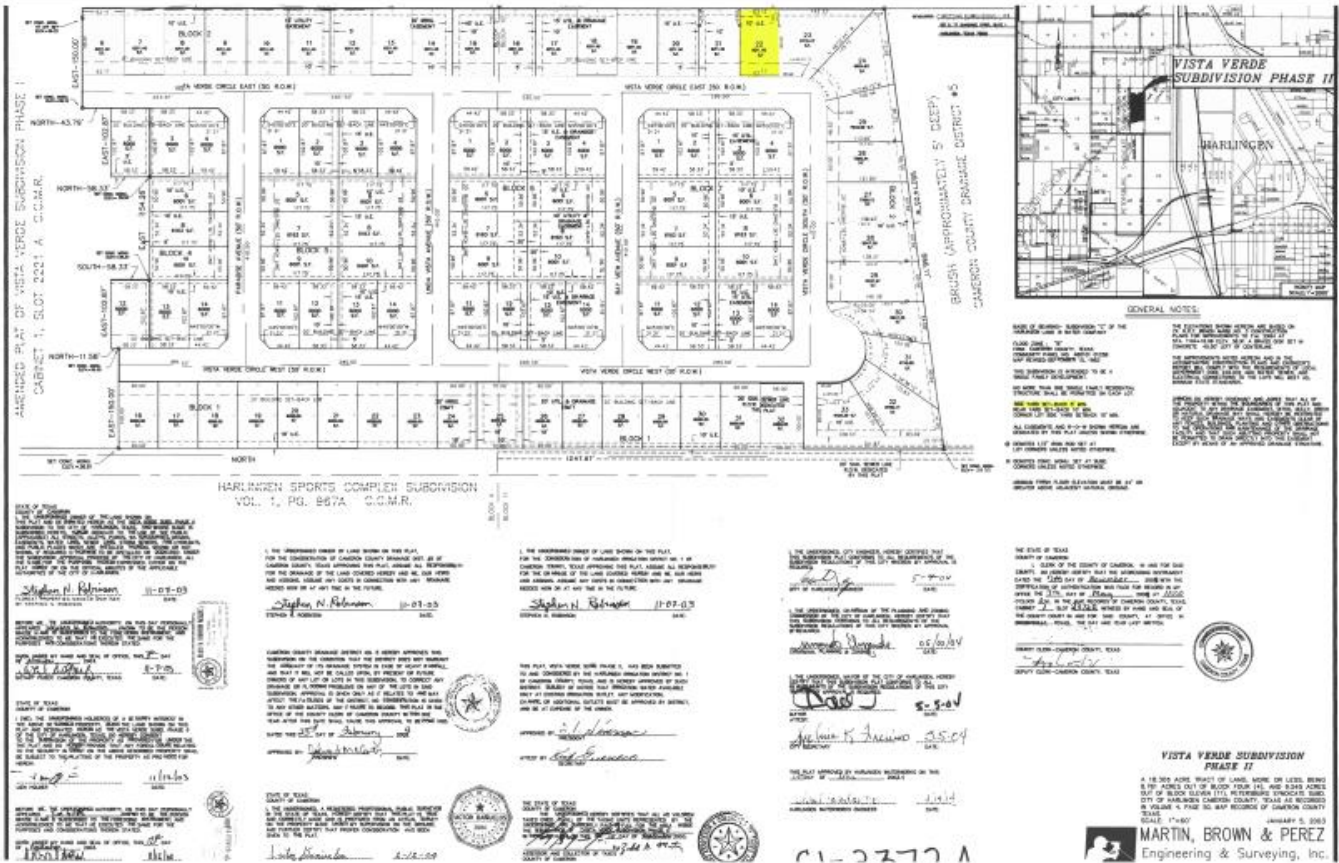


Legend

- Subject Property: 1902 Vista Verde Circle East
- 200 ft Buffer
- Property Parcels



ATTACHMENT IV—Subdivision Plat



STATE OF TEXAS
COUNTY OF CAMERON

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

Stephan N. Robinson 11-01-13
County Clerk - Cameron County, Texas

STATE OF TEXAS
COUNTY OF CAMERON

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

Stephan N. Robinson 11-01-13
County Clerk - Cameron County, Texas

STATE OF TEXAS
COUNTY OF CAMERON

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Stephan N. Robinson 11-01-13
County Clerk - Cameron County, Texas

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COUNTY OF CAMERON

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County Clerk - Cameron County, Texas

STATE OF TEXAS
COUNTY OF CAMERON

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Stephan N. Robinson 11-01-13
County Clerk - Cameron County, Texas

STATE OF TEXAS
COUNTY OF CAMERON

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

Stephan N. Robinson 11-01-13
County Clerk - Cameron County, Texas

ATTACHMENT V – Street View



ATTACHMENT VI – Street View of patio cover



ATTACHMENT VII—Street View





ZBA Variance / Special Exception Request Routing Slip

Applicant: Gregorio Rodriguez, Jr.

Phone No.: (956) 244-4595

Location: 1902 Vista Verde Circle East

Project Description: Request for a variance to allow an accessory structure (metal canopy) to encroach five (5) feet into the five (5) foot south side yard setback in a Residential, Mobile Home ("MH") District, located at 1902 Vista Verde Circle East, bearing a legal description of Lot 22, Block 2, Vista Verde Subdivision Phase II.

Department: Fire Prevention Bureau

Approval: YES NO

Comments: Applicant will have to meet any code, regulation, ordinance, and standard required for a construction permit.

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: April 22, 2026

ATTACHMENT IX –Building Inspections



ZBA VARIANCE/SPECIAL EXCEPTION REQUEST ROUTING SLIP

Applicant: Gregorio Rodriguez, Jr.

Phone No.: 956-244-4595

Variance Request: Request for a variance to allow an accessory structure (metal canopy) to encroach five (5) feet into the five (5) foot south side yard setback in a Residential, Mobile Home ("MH") District, located at 1902 Vista Verde Circle East, bearing a legal description of Lot 22, Block 2, Vista Verde Subdivision Phase II.

Location: 1902 Vista Verde Circle East

Department: Building Permits and Inspections Division

Approval: YES NO PENDING

Comments:

If request is approved by the Planning Department, A Building Permit application, a site plan and sealed and signed windstorm engineer plans (minimum 140 mph wind speeds) must be submitted to the Building Department for review. The construction documents must comply with the 2024 Residential Building Code and Family of Codes.

Raul Rodriguez

04/28/2026

Signature

Date

ATTACHMENT X—Legal Notice



Legend

-  Subject Property: 1902 Vista Verde Circle East
-  200 ft Buffer
-  Property Parcels
- Zone**
-  Residential, Single-Family
-  Residential, Mobile Home

