

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JULY 1, 2020 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

#### CALL TO ORDER - CHAIRPERSON DAVID SALINAS

##### 1. MINUTES:

- a) Minutes for the meeting held on June 17, 2020

##### 2. PUBLIC HEARINGS:

- a) Request of Sofia Garza for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 20 ft. into the 20 ft. front yard setback for an existing single family residence and an existing porch measuring 6 ft. by 22.4 ft., and **2)** an encroachment of up to 3.5 ft. into the 3.5 ft. side yard setback for an existing porch area measuring 11.7 ft. by 6.2 ft., at Lot 5, Block 3, Colonia Guadalupe Subdivision, Hidalgo County, Texas; 1709 Oakland Avenue. **(ZBA2020-0012)**
- b) Request of Jose Alfredo Vargas on behalf of Maria Romana Vargas for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 15.75 ft. into the 25 ft. front yard setback for an existing treehouse structure measuring 12 ft. by 11.83 ft., and **2)** an encroachment of 3.25 ft. into the 5 ft. side yard setback along the west property line for an existing treehouse structure measuring 12 ft. by 11.83 ft., at Lot 18, Block 3, Metz Subdivision, Hidalgo County, Texas; 2229 Ivy Avenue. **(ZBA2020-0029)**
- c) Request of Maria Isabel Avendano for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 4 ft. into the 6 ft. side yard setback for an irregularly shaped existing carport at Lot 5A, Block 8, Trenton Park Estates Subdivision Phase 1 Amended, Hidalgo County, Texas; 2013 V-W Court. **(ZBA2020-0031)**
- d) Request of Isaura Vasquez Castillo for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 20 ft. into the 20 ft. front yard setback for a carport measuring 20 ft. by 30 ft.; and **2)** to allow an encroachment of 2 ft. into the 6 ft. side yard setback for a carport measuring 20 ft. by 30 ft. at Lot 141, Shadow Brook Subdivision Unit 1, Hidalgo County, Texas; 2024 Hawk Avenue. **(ZBA2020-0027) (TABLED: 06/17/2020)**
- e) Request of Richard A. Arciniegas for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 15 ft. into the 30 ft. front yard setback for a proposed porch measuring 13 ft. by 14.33 ft., and **2)** an encroachment of 5.5 ft. into the 7 ft. side yard setback along the south property line for a proposed porch measuring 6 ft. by 33 ft. at Lot 12, Siebring Addition Subdivision, Hidalgo County, Texas; 821 North 27th ½ Street. **(ZBA2020-0030)**

- f) Request of U.S. Rags, Inc. for a special exception to the City of McAllen Off-Street Parking and Loading Ordinance and a variance to the City of McAllen Zoning Ordinance to allow:  
**1) 22 parking spaces instead of the required 36 parking spaces for a proposed commercial building measuring 13,000 sq. ft. and 2) an encroachment of 10 ft. into the 15 ft. side yard setback along the north and south property lines for a proposed commercial building measuring 13,000 sq. ft. at 0.99 acre tract of land out of Lot 18, Block 3, C.E. Hammond's Subdivision, Hidalgo County, Texas; 2621 South 23rd Street. (ZBA2020-0013) (TABLED: 04/01/2020) (REMAIN TABLED: 04/15/2020, 5/20/2020, 06/03/2020) (TABLED: 06/17/2020)**

### **3. FUTURE AGENDA ITEMS**

- a) 3501 Vendome Drive
- b) 4912 Vermont Avenue

#### **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 PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY  
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEAL**

**DATE:** Wednesday, July 1, 2020

**TIME:** 4:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> Floor  
McAllen, Texas 78501

***SUBJECT MATTERS: SEE FOREGOING AGENDA***

**C E R T I F I C A T I O N**

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Zoning Board of Adjustment and Appeals Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 26<sup>th</sup> day of June, 2020 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Date this the 26<sup>th</sup> day of June, 2020.

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Jessica Cavazos, Administrative Supervisor