

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
SEPTEMBER 17, 2015 - 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – ROBERT MOREHEAD, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on September 2, 2015

2. PUBLIC HEARINGS:

- a) Request of Ariel Salinas for a variance to the City of McAllen Zoning Ordinance to allow a side yard setback of 6 feet instead of 10 feet for a residential structure encroachment measuring 4 feet by 64.17 feet, for lot 27, Frontera Estates Subdivision, Hidalgo County, Texas; 2017 Harvard Avenue **(ZBA2015-0037)**
- b) Request of Jake Trevino for variances to the City of McAllen Zoning Ordinance to allow: **1)** a rear yard setback of 22 feet instead of 25 feet for an existing porch measuring 12 feet by 14.41 feet, **2)** a rear yard setback of 10 feet instead of 25 feet for a proposed swimming pool measuring 19 feet by 30 feet, for Lot 57, Tiffany Estates Subdivision, Hidalgo County, Texas; 6102 North 44th Lane. **(ZBA2015-0040)**
- c) Request of Gladys and Guadalupe Silva for variance requests to the City of McAllen Zoning Ordinance to allow: **1)** a front yard setback of 0 feet instead of 20 feet for a carport measuring 12.5 feet by 14.25 feet, **2)** a front yard setback of 16 feet instead of 20 feet for a porch measuring 5.75 feet by 5.83 feet, **3)** a side yard setback of 1 foot instead of 6 feet for an aluminum carport measuring 18 feet by 20 feet, **4)** a side yard setback of 4.08 feet instead of 6 feet for a storage building measuring 8.16 feet by 8.08 feet, for the east 57 feet and 7 ½ inches of the south 58 feet 3 inches of Lot 4, Block 2, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas; 405 North 37th ½ Street. **(ZBA2015-0032) (TABLED: 8/19/2015 UNTIL 9/2/2015) REMAIN TABLED UNTIL 9/17/2015)**
- d) Request of Patricia Hernandez for variance requests to the City of McAllen Zoning Ordinance to allow: **1)** a rear yard setback of 0 feet instead of 10 feet for a covered patio measuring 50 feet by 10 feet for Lot 8, **2)** a side yard setback along the east property line of 0 feet instead of 6 feet for a covered patio measuring 50 feet by 10 feet for Lot 8, **3)** a side yard setback along the west property line of 0 feet instead of 6 feet for a covered patio measuring 50 feet by 10 feet for Lot 8, **4)** A rear yard setback of 0 feet instead of 10 feet for a storage building measuring 6 feet by 6 feet for Lot 8, **5)** A side yard setback of 0 feet instead of 6 feet along the east lot line for a storage building measuring 6 feet by 6 feet for Lot 8, **6)** 1 foot instead of 12 feet building separation for an accessory structure to the main building for a covered patios on Lots 8 & 9, **7)** A rear yard setback of 0 feet instead of 10 feet for a covered patio measuring 44 feet by 10 feet, for Lot 9, **8)** A side yard setback along the east

property line of 0 feet instead of 6 feet for a covered patio measuring 44 feet by 10 feet, for Lot 9, Idela Park Unit No. 4, Hidalgo County, Texas; 2429 & 2433 Lucille Avenue. **(ZBOA2015-0028) (TABLED: 8/19/2015 UNTIL 9/17/2015)**

- e) Request of Jose Luis Galindo to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** side yard setback of 2.25 feet instead of 5 feet for a carport measuring 24.16 feet by 25.25 feet, **2)** front yard setback of 2.41 feet instead of 25 feet for a carport measuring 24.16 feet by 25.25, for Lot 18, Block 3, McAllen Heights Subdivision, Hidalgo County, Texas; 1009 South 27th Street. **(ZBA2014-0026) (TABLED: 11/19/2014 UNTIL MEETING OF 1/21/2015) (TABLED UNTIL JULY 15, 2015) (TABLED: 7/15/2015) (REMAIN TABLED UNTIL 9/2/2015) (REMAIN TABLED UNTIL 9/17/2015)**

- f) Request of Daniel R. Valdez to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** a front yard setback of .5 feet instead of 20 feet for a carport measuring 19.75 feet by 19.66 feet, **2)** a side yard setback of 0 feet instead of 6 feet for a storage building measuring 10 feet by 12.83 feet, **3)** a side yard setback of 0 feet instead of 6 feet for a pool pump storage building measuring 7 feet by 4.16 feet, **4)** a rear yard setback of 0 feet instead of 15 feet for a water fountain measuring 4 feet by 4.41 feet, for Lot 94, Oak Terrace Subdivision, Hidalgo County, Texas; 1924 North 34th Street.**(ZBA2014-0041) (TABLED: UNTIL JANUARY 7, 2015) (ITEM #1: TABLED: 1/7/2015 UNTIL JULY 15, 2015) (TABLED: 7/15/2015 UNTIL 9/17/2015)**

- g) Request of Armando Sotelo for a variance request to the City of McAllen Zoning Ordinance to allow: **1)** a rear yard setback of 11.83 feet instead of 60 feet for a storage building measuring 8 feet by 40 feet, **2)** a special exception for 51 parking spaces instead of 56 parking spaces for Lot 2, Jackson Triangle Subdivision, Hidalgo County, Texas; 1409 East Expressway 83. **(ZBA2015-0035) (TABLED: 8/19/2015 UNTIL 10/21/2015)**

3. DISCUSSION:

4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED, NOTIFY THE PLANNING DEPARTMENT AT (956) 681-1250 SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENT AND APPEALS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.