

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, APRIL 3, 2019 - 5:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER - CHAIRPERSON, DAVID SALINAS

1. MINUTES:

- a) Minutes for meeting held on March 20, 2019.

2. PUBLIC HEARINGS:

- a) Request of Claudia Ramirez for a variance to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 6 ft. into the 6 ft. side yard setback and 10 ft. into the 10 ft. rear yard setback for an existing wooden gazebo measuring 25 ft. by 17 ft. and **2)** a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 8.84 ft. into the 10 ft. rear yard setback for an existing metal irregular-shaped carport, at Lot 22, Map of Bonham Subdivision Unit No. 1, Hidalgo County, Texas; 2733 South 28th Street. **(ZBA2019-0008) (TABLED: 3/20/2019)**
- b) Request of Manuel H. Chacon for a special exception and variance to the City of McAllen Zoning Ordinance to allow: **1)** a special exception for an encroachment of 16 ft. into the 40 ft. front yard setback for a proposed wooden carport measuring 14.83 ft. by 14.75 ft., **2)** an encroachment of 4 ft. into the 6 ft. side yard setback along the east property line for an existing 8 ft. by 10 ft. wooden storage building at Lot 20 & the West 2 ft. of Lot 21, Block 4, Map of Pecan Acres Subdivision, Hidalgo County, Texas; 608 Nyssa Avenue. **(ZBA2019-0009)**
- c) Request of Antonia Fuentes for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 ft. into the 20 ft. front yard setback for an existing wooden carport measuring 20 ft. by 20 ft. at Lot 83, Vine Terrace Unit No. 4 Subdivision, Hidalgo County, Texas; 2504 North 28th Street. **(ZBA2019-0010)**
- d) Request of Indalecio Barajas for a special exception and variances to the City of McAllen Zoning Ordinance to allow: **1)** a special exception for an encroachment of 18 ft. into the 25 ft. front yard setback for an existing metal carport measuring 16 ft. by 16.33 ft., **2)** a special exception for an encroachment of 4.75 ft. into the 5 ft. west side yard setback for an existing metal carport measuring 16 ft. by 16.33 ft., **3)** a variance to allow an encroachment of 15 ft. into the 25 ft. front yard setback for an existing pergola measuring 6.25 ft. by 7.83 ft., and **4)** a variance to allow an encroachment of 4 ft. into the 7 ft. east side yard setback for an existing pergola measuring 6.25 ft. by 7.83 ft., at Lot 37, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2820 Fir Avenue. **(ZBA2019-0011)**

- e) Request of Ruben Lopez for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 4 ft. into the 6 ft. side yard setback along the south property line for a circular aboveground swimming pool, **2)** an encroachment of 3.42 ft. into the 6 ft. side yard setback along the north property line for a storage building measuring 9.41 ft. by 10 ft., **3)** an encroachment of 7.5 ft. into the 10 ft. rear yard setback for a storage building measuring 9.41 ft. by 10 ft., **4)** an encroachment of 3 ft. into the 6 ft. side yard setback along the south property line for a storage building measuring 9.41 ft. by 10 ft., **5)** an encroachment of 6.75 ft. into the 10 ft. rear yard setback for a storage building measuring 9.41 ft. by 10 ft., and **6)** an encroachment of 7.84 ft. into the 10 ft. rear yard setback for a porch measuring 10 ft. by 20 ft., at Lot 19, Block 2, Milmor Addition, Hidalgo County, Texas; 1308 North 16th Street. **(ZBA2019-0007)**
- f) Request of Melden & Hunt, Inc. for a variance to the City of McAllen Zoning Ordinance: to allow an encroachment of 10 ft. into the 25 ft. rear yard setback for proposed single family homes at Lots 26-55, Villanueva Estates at Trinity Oaks Subdivision, Hidalgo County, Texas; 3100 - 3136 Arroyo Avenue and 10419 – 10303 North 32nd Lane. **(ZBA2019-0013)**
- g) Request of Damian Orozco for a variance to Section 110-49 Landscape Buffers of the McAllen Vegetation Ordinance to not provide a masonry screen eight feet in height where a multifamily or commercial use has a side or rear property line in common with a single family use or zone, for 1.70 acres out of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road. **(ZBA2019-0012)**
- h) Request of Benito Martinez for a variance to Section 110-49 Landscape Buffers of the McAllen Vegetation Ordinance to not provide a masonry screen eight feet in height where a multifamily or commercial use has a side or rear property line in common with a single family use or zone, for 1.07 acres out of Lot 9, Gray Subdivision, Hidalgo County, Texas; 4500 Pecan Boulevard. **(ZBA2019-0002) (TABLED: 2/20/2019) (REMAIN TABLED: 3/6/2019) (TABLED: 3/20/2019)**
- i) Request of Rafaqut P. Sultan for a variance to Section 110-49 Landscape Buffers of the McAllen Vegetation Ordinance to not provide a masonry screen eight feet in height where a multifamily or commercial use has a side or rear property line in common with a single family use or zone, for 4.77 acres out of Lot 124, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3100 North Ware Road. **(ZBA2019-0005) (TABLED: 3/6/2019) (REMAINED TABLED: 3/20/2019)**

3. FUTURE AGENDA ITEMS

- a) 2412 North 26th Street
- b) 9620 North 17th Street
- c) 1707 Larkspur 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, April 3, 2019

TIME: 5:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd 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 29th day of March, 2019 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 29th day of March, 2019.

Iris Alvarado, Administrative Supervisor