

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, AUGUST 4, 2021 - 4:30 PM
MCALLEN DEVELOPMENT CENTER, 311 NORTH 15TH STREET
EXECUTIVE CONFERENCE ROOM**

Web: <https://zoom.us/join> or phone: (346) 248-7799

Meeting ID: 672 423 1883

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 Erick Diaz

1. MINUTES:

- a) Minutes for the meeting held on July 21, 2021

2. PUBLIC HEARINGS:

- a) Request of Maria Garcia for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of up to 8 ft. into the 20 ft. front yard setback for an existing carport measuring 20 ft. by 20 ft., at Lot 12, Ponderosa Park Phase I Subdivision, Hidalgo County, Texas; 2904 Kerria Avenue. **(ZBA2021-0029)**
- b) Request of Rafael de la Fuente for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 24.5 ft. into the 25 ft. front yard setback for an existing canvas carport measuring 22.9 ft. by 19.8 ft., at Lot 83, Ponderosa Park Phase 7 Subdivision, Hidalgo County, Texas; 3416 Esperanza Avenue. **(ZBA2021-0030)**
- c) Request of Sonia Abigail De Leon for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 22.4 ft. into the 25 ft. front yard setback for a proposed carport measuring 20 ft. by 21.5 ft., at Lot 81, Saddle Creek Unit 1 Subdivision, Hidalgo County, Texas; 9216 North 32nd Street. **(ZBA2021-0031)**
- d) Requests of Arnulfo and Maria Segovia for the following special exception and variance to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of up to 19.1 ft. into the 25 ft. front yard setback for a existing metal carport measuring 20 ft. by 18 ft., **2)** an encroachment of up to 4.33 ft. into the 5 ft. side yard setback along the west property line for an existing metal carport measuring 20 ft. by 18 ft., and **3)** an encroachment of 1.7 ft. into the 10 ft. rear yard setback for an existing storage building measuring 12 ft. by 12 ft. at Lot 83, Olivarez Subdivision No. 5, Hidalgo County, Texas; 2908 Upas Avenue. **(ZBA2021-0020)**
- e) Request of Ignacio Guerra III for the following special exception and variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 10 ft. into the 10 ft. rear yard setback for a proposed irregular shaped metal carport, **2)** to not require a 5 ft. separation for an accessory building to the main building for a proposed irregular shaped metal carport, **3)** to allow an encroachment of 10 ft. into the 10 ft. corner side yard setback along the west property line for an existing jacuzzi, and **4)** to allow an encroachment of 10 ft. into the 10 ft. corner side yard setback along the west property line for a proposed porch canopy measuring 17 ft. by 34 ft., at Lot 82, Las Villas Subdivision Unit No. 2, Hidalgo County, Texas; 101 East Marigold Avenue. **(ZBA2021-0032)**

3. FUTURE AGENDA ITEMS

- a)** 2604 Toronto Avenue
- b)** 400 Date Palm Avenue
- c)** 405 Cornell Avenue
- d)** 1325 East Keeton Avenue
- e)** 3608 Upas 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, August 4, 2021

TIME: 4:30 PM

PLACE: McAllen Development Center
311 North 15th Street
Executive Conference Room
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 30th day of July, 2021 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 30th day of July, 2021.

Jessica Cavazos, Administrative Supervisor