

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 5, 2020 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: [672-423-1883](https://zoom.us/join)

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 - CHIARPERSON DAVID SALINAS

1. MINUTES:

- a) Minutes for the meeting held on July 15, 2020

2. PUBLIC HEARINGS:

- a) Request of San Juanita San Miguel for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 5 ft. into the 6 ft. side yard setback along the north property line for an existing covered patio measuring 12 ft. by 24 ft., **2)** an existing covered patio measuring 12 ft. by 24 ft. with a distance of 3 ft. instead of 5 ft. to the main building, and **3)** an encroachment of 3 ft. into the 6 ft. side yard setback along the south property line for an existing storage building measuring 10 ft. by 13 ft., at Lot 154, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2121 South 31st Street. **(ZBA2020-0034)**
- b) Request of J & J Perez Pools for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 ft. into the 25 ft. rear yard setback on a double fronting lot for a proposed swimming pool measuring 14 ft. by 24 ft. at Lot 4, Vendome Subdivision, Hidalgo County, Texas; 3605 Vendome Drive. **(ZBA2020-0035)**
- c) Request of Alexis Salinas for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 9.84 ft. into the 20 ft. front yard setback for a proposed single family residence measuring 18 ft. by 64.83 ft. at Lot 12, South McAllen Addition, Hidalgo County, Texas; 825 South Bicentennial Boulevard. **(ZBA2020-0043)**
- d) 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)**
(TABLED: 07/01/2020) (REMAIN TABLED: 07/15/2020)

3. FUTURE AGENDA ITEMS

- a) 2308 North 48th Street
- b) 300 Nolana Avenue
- c) 1018 Orange Avenue
- d) 1601 North 7th Street
- e) 1508 Upas Avenue
- f) 2612 Uvalde Avenue
- g) 2616 Uvalde 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 5, 2020

TIME: 4:30 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 3rd day of July, 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 31st day of July, 2020.

Jessica Cavazos, Administrative Supervisor