

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 5, 2018 - 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 November 7, 2018.

2. PUBLIC HEARINGS:

- a) Request of Mimco in c/o Charlie Gomez for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 15 ft. into the 75 ft. front yard setback for a proposed commercial building, at Lot 1, Amended Map of Concord Property Corp. Subdivision No. 1, Hidalgo County, Texas; 700 East Expressway 83. **(ZBA2018-0052)**
- b) Request of Jose Cavazos, Jr. for a variance to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 3 ft. into the 6 ft. side yard setback for an existing metal canopy measuring 18.5 ft. by 20 ft., and **2)** an encroachment of 3 ft. into the 6 ft. side yard setback for a proposed storage shed measuring 12 ft. by 18.5 ft. at Lot 25, Trinity Oaks Subdivision Phase 1, Hidalgo County, Texas; 3225 Guadalupe Avenue. **(ZBA2018-0047)**
- c) Request of El Rojo Grande Real Estate Holdings, LLC for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of up to 1.96 ft. into the 5 ft. east side yard setback for a steel frame warehouse building at Lot C, Amended Map of Form-O-Uth Subdivision, Hidalgo County, Texas; 2801 Galveston Avenue. **(ZBA2018-0050)**
- d) Request of Edmundo H. Lozano for a special exception to the City of McAllen Off-Street Parking and Loading Ordinance: to allow 3 parking spaces instead of the required 13 parking spaces, at Lot 10, Block 45, Hammond Addition, Hidalgo County, Texas; 2237 Chicago Avenue. **(ZBA2018-0051)**
- e) Request of Hector Guerra, Jr. for variances and a special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 7.2 ft. into the 10 ft. rear yard setback for an existing wood storage building measuring 8.3 ft. by 12.3 ft., **2)** an encroachment of 3.2 ft. into the 6 ft. side yard setback for an existing wood storage building measuring 8.3 ft. by 12.3 ft., **3)** an encroachment of 7.9 ft. into the 10 ft. rear yard setback for a wood hexagonal shaped gazebo, **4)** a special exception for an encroachment of 7.5 ft. into the 10 ft. rear yard setback for a metal carport measuring 14 ft. by 30 ft., at Lot 5, Block 3, Regency Park Estates Subdivision Units 1 & 2, Hidalgo County, Texas; 6800 North 33rd Street. **(ZBA2018-0049)**

- f) Request of Pedro Zeledon to allow the following special exception and variances to the City of McAllen Zoning Ordinance: **1)** a special exception allowing an existing metal carport measuring 18 ft. by 22 ft. to encroach 9.34 ft. into the 10 ft. corner setback; **2)** variance to allow an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing brick storage building measuring 9 ft. by 12 ft.; **3)** variance to allow an encroachment of 0.42 ft. into the minimum distance separation for accessory buildings of 5 ft. at Lot 13, Block 2, McAllen Heights Subdivision, Hidalgo County, Texas; 1109 South 26th ½ Street. **(ZBA2018-0043) (TABLED UNTIL 12/5/2018)**
- g) Request of Selene Ortega to allow the following variances to the City of McAllen Zoning Ordinance: **1)** an encroachment of 7 ft. into the 10 ft. corner setback for a porch canopy (gazebo) measuring 14 ft. by 27.5 ft.; **2)** an encroachment of 1.5 ft. into the minimum distance separation of 5 ft. for accessory buildings at Lot 21, Daffodil Place Subdivision, Hidalgo County, Texas; 2801 N. 31st Street, Apt. A. **(ZBA2018-0044) (TABLED UNTIL 12/5/2018)**

3. DISCUSSION:

a) **Board meeting schedules:**

Wednesday, December 19, 2018

Wednesday, January 2, 2019

Thursday, January 17, 2019.

4. FUTURE AGENDA ITEMS

a) 1913 Highland 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, December 5, 2018

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 30th day of November, 2018 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 November, 2018.

Iris Alvarado, Administrative Supervisor