

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 18, 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 Regular Meeting held on December 4, 2019

2. PUBLIC HEARINGS:

- a) Request of Yildirim Durak for the following variances to the City of McAllen Vegetation Ordinance: **1)** to provide the required minimum 10% landscaped area with synthetic grass instead of natural grass, **2)** to provide the required minimum 50% landscaped area within the required front yard of synthetic grass instead of natural grass, **3)** to provide the required 150 square feet of landscaped area in the east side yard located within the front yard setback with synthetic grass instead of natural grass, and **4)** to provide the required 150 square feet of landscaped area in the west side yard located within the front yard setback with synthetic grass instead of natural grass at Lot 3, The Estates at Orangewood North Subdivision, Hidalgo County, Texas; 300 Frontera Road. **(ZBA2019-0062)**
- b) Request of Ruben H. Laurel for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 ft. into the 6 ft. side yard setback for a wooden storage room measuring 9 ft. by 16 ft. at Lot 30, Parkwood Manor Subdivision Phases 1, 2 & 3, Hidalgo County, Texas; 2508 Swallow Avenue. **(ZBA2019-0058) (TABLED: 12/4/2019) WITHDRAWN**
- c) Request of Diana Rodriguez on behalf of Arturo Rosel for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 30 ft. into the 60 ft. front yard setback for a proposed patio measuring 55 ft. by 74 ft., and **2)** to allow an encroachment of 10.4 ft. into the 60 ft. front yard setback for restrooms measuring 40 ft. by 12 ft., at Lot 1, Ware Road Place Subdivision, Hidalgo County, Texas; 620 South Ware Road. **(ZBA2019-0059) (TABLED: 12/4/2019)**
- d) Request of Juan Solano for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 ft. into the 25 ft. front yard setback for a metal carport measuring 12 ft. by 21 ft., at Lot 48, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2737 Fir Avenue. **(ZBA2019-0056) (TABLED: 11/20/2019) (TABLED: 12/4/2019)**
- e) Request of Juan A. Ruiz on behalf of San Juanita Ruiz for the following special exception and variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing carport measuring 17 ft. by 31 ft., **2)** to allow an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing storage building measuring 10 ft. by 12 ft., and **3)** to allow an encroachment of 3 ft. into the 6 ft. north side yard setback for an existing storage building measuring 10 ft. by 12 ft., at Lot 2, Block 1, El Rancho Santa Cruz Subdivision Phase IV, Hidalgo County, Texas; 3113 South McColl Road. **(ZBA2019-0060) (TABLED: 12/4/2019)**

3. FUTURE AGENDA ITEMS

- a) 4400 Sandpiper Avenue
- b) 9315 North 34th Lane

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 18, 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 13th day of December, 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 13th day of December, 2019.

Jessica Cavazos, Administrative Supervisor