

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, FEBRUARY 5, 2020 - 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 January 15, 2020

2. ELECTION OF OFFICERS:

- a) Chairperson
- b) Vice-Chairperson

3. PUBLIC HEARINGS:

- a) Request of Hamlin Pools (Joshua Stansberry) on behalf of Travis and Allegra Stansberry, for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 8 ft. into the 10 ft. rear yard setback for a proposed swimming pool with landing area measuring 16 ft. by 39 ft., and **2)** to allow an encroachment of 7.25 ft. into the 10 ft. rear yard setback for a proposed jacuzzi measuring 13 ft. by 16 ft., at Lot 29, Fairway Acres Subdivision, Hidalgo County, Texas; 316 Byron Nelson Drive. **(ZBA2020-0004)**
- b) 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 7.5 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: 01/15/2020)**
- c) Request of Ruben H. Laurel for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback for an existing wooden storage room measuring 9 ft. by 16 ft., **2)** to allow an encroachment of 4.58 ft. into the 10.0 ft. rear yard setback for an existing covered patio measuring 26.25 ft. by 13.83 ft., and **3)** to allow a building separation of 4.3 ft. instead of the required 5 ft. from the existing residence for an existing 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)**

- d) Request of Rosauro Palomo 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 a proposed wooden pergola, at Lot 53, Brisas del Norte Subdivision, Hidalgo County, Texas; 9215 North 28th Lane. **(ZBA2020-0002)**
- e) Request of Craig Longenecker for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of up to 4.5 ft. into the east 6 ft. side yard setback for an existing wooden addition with metal roof measuring 19 ft. by 10.42 ft., and **2)** to allow an encroachment of up to 3.25 ft. into the east 6 ft. side yard setback for an existing vinyl storage building measuring 5.66 ft. by 7.83 ft., at Lot 395, Woodhollow Subdivision Phase X, Hidalgo County, Texas; 1929 Duke Avenue. **(ZBA2020-0001)**
- f) Request of Miguel Cobos for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 6.5 ft. into the 10 ft. rear yard setback for an existing wooden porch measuring 21.5 ft. by 18 ft., **2)** to allow an encroachment of 7 ft. into the 10 ft. rear yard setback for an existing storage building measuring 10 ft. by 10 ft., and **3)** to allow an encroachment of 3.5 ft. into the south 6 ft. side yard setback for an existing storage building measuring 10 ft. by 10 ft., at Lot 22, Hackberry Creek Unit 2 Subdivision, Hidalgo County, Texas; 8414 North 18th Lane. **(ZBA2019-0065)**
- g) Request of Carolina Custom Homes, LLC, for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 ft. into the south 10 ft. corner yard setback for a proposed residence, at Lot 13, Auburn Hills Subdivision, Hidalgo County, Texas; 7903 North 25th Lane. **(ZBA2019-0066)**
- h) Request of Enrique Reynoso for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 7 ft. into the 25 ft. rear yard setback for a proposed residence, at Lot 33, Orangewood North Subdivision, Hidalgo County, Texas; 404 Grayson Avenue. **(ZBA2020-0003)**
- i) Request of Jacob Alvarado to allow the following special exception to the City of McAllen Off-Street Parking and Loading Ordinance: to not provide one parking space beyond the front yard setback for an existing single family residence, at Lot 160, Saddle Creek Unit 2 Subdivision, Hidalgo County, Texas; 3421 Ozark Avenue. **(ZBA2019-0064)**
- j) Request of Oralía Rodríguez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 ft. into the 25 ft. front yard setback for a wooden carport with decorative columns measuring 25.0 ft. by 20.0 ft., at Lot 131, Plantation Gap Subdivision Phase 1, Hidalgo County, Texas; 4400 Sandpiper Avenue **(ZBA2019-0057)**
(TABLED: 01/15/2020)

4. FUTURE AGENDA ITEMS - NONE