

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JULY 17, 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 -

1. MINUTES:

- a) Minutes for meeting held on June 19, 2019.

2. PUBLIC HEARINGS:

- a) Request of Hamlin Pools on behalf of Robert and Alexandra Yzaguirre for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 7 ft. into the 25 ft. front yard setback for a spa measuring 8 ft. by 8 ft., at Lot 112, Dove Crossing Phase 2 Subdivision, Hidalgo County, Texas; 2436 Zurich Avenue. **(ZBA2019-0028)**
- b) Request of Juan A. Ludwig on behalf of AEP Texas for a variance to Section 110-49 landscape buffers of the McAllen Vegetation Ordinance to not provide a masonry screen eight feet in height where a multifamily or commercial use has a side or rear property line in common with a single family use or zone for a 5.0-acre tract of land being a portion of Lot 11, Block 4, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; 6000 South 26th Street. **(ZBA2019-0029)**
- c) Request of Gonzalez Brothers Construction on behalf of Miriam Ayala and David Acosta for a variance to the McAllen Zoning Ordinance to allow an encroachment of 7 ft. into the 25 ft. garage setback for a proposed residence at Lot 7, The Quarter Subdivision, Hidalgo County, Texas; 602 South 1st Lane. **(ZBA2019-0030)**
- d) Request of Aaron Sandoval Jr. for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 8 ft. into the 20 ft. front yard setback for a proposed carport measuring 20 ft. by 20 ft., at Lot 23, Block 12, Hammond Addition, Hidalgo County, Texas; 2212 Ebony Avenue. **(ZBA2019-0026)**
- e) Request of Gerardo Moroles for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 6.58 ft. into the 25 ft. rear yard setback for a proposed porch; **2)** to allow an encroachment of 15 ft. into the 25 ft. rear yard setback for a proposed irregular-shaped swimming pool measuring 415 sq. ft., at Lot 27, The Embers Subdivision, Hidalgo County, Texas; 301 Cornell Avenue. **(ZBA2019-0027)**
- f) Request of Dolores Santillan for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 12 ft. into the 20 ft. front yard setback for a proposed porch measuring 12 ft. by 24.2 ft., **2)** an encroachment of 0.4 ft. into the 20 ft. front yard setback for an existing irregularly shaped one story wood frame residence, and **3)** an encroachment of 6.5 ft. into the 10 ft. rear yard setback for an existing wood frame residence measuring 14.4 ft. by 22.5 ft., and **4)** an encroachment of 8.5 ft. into the 10 ft. rear yard setback for a storage room measuring 8 ft. by 12 ft., at Lot 6, Block 2, Sunset Addition, Hidalgo County, Texas; 900 North 22nd Street. **(ZBA2019-0023) (TABLED: 6/19/2019)**

3. FUTURE AGENDA ITEMS

- a) 2016 South 43rd Street

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, July 17, 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 12th day of July, 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 12th day of July, 2019.

Iris Alvarado, Administrative Supervisor