

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
JUNE 1, 2016- 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JORGE SALINAS, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on May 4, 2016

2. PUBLIC HEARINGS:

- a) Request of Raul de la Garza to allow the following variances to the City of McAllen Zoning Ordinance: **1)** A front yard setback of 7.5 feet instead of 10 feet and **2)** A rear yard setback of 8 feet for an encroachment of 2 feet by 21 feet for a proposed single family residence for Lot 67, Falling Water Subdivision, Hidalgo County, Texas; 4204 Worthington Avenue. **(ZBA2016-0019) (TABLED: 5/4/2016)**
- b) Request of Gayle King to allow a variance to the City of McAllen Zoning Ordinance: Accessory uses without a primary use to include a swimming pool measuring 15 feet by 25 feet and a cabana measuring 32.5 feet by 18.5 feet for Lot 36, Falling Water Subdivision, Hidalgo County, Texas; 4221 Ben Hogan Avenue. **(ZBA2016-0020)**
- c) Request of Roberto Salinas for a variance to the City of McAllen Zoning Ordinance to allow a side yard setback along the north property line of 6 feet instead of 25 feet for a proposed single family residence for Lot 1, Ludayusa Subdivision, Hidalgo County, Texas; 6801 North Bentsen Road. **(ZBA2016-0024)**
- d) Request of Mario Trevino Construction, LLC for a variance to the City of McAllen Zoning Ordinance to allow a rear yard setback on a double fronting lot of 10 feet instead of 20 feet for a proposed single family residence for Lot 32, Villa Valencia Subdivision, Hidalgo County, Texas; 7206 North 56th Street. **(ZBA2016-0026)**
- e) Request of Lorena C. Vasquez to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** a garage door setback of 4.75 feet instead of 18 feet, for a three-car garage measuring 29.25 feet by 21.66 feet, **2)** a 0 foot side yard setback along the west property line instead of 6 feet for a three-car garage measuring 29.25 feet by 21.66 feet, for Lot 9, Oak Manor Estates Unit 1, Hidalgo County, Texas; 1316 Tulip Circle. **(ZBA2016-0023)**
- f) Request of Michael Ross to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** a rear yard setback of 0 feet instead of 10 feet for an outdoor bar measuring 19.25 feet by 16.5 feet, **2)** a side yard setback along the east property line of 5.25 feet instead of 8 feet for a covered patio measuring 12.75 feet by 12.5 feet, **3)** 2 feet instead of 12 feet distance to the main building for an accessory

an outdoor bar measuring 19.25 feet by 16.5 feet and a kitchen area measuring 10.25 feet by 10.58, **4)** a 7.7 feet side yard setback along the east property line instead of 8 feet for an outdoor bar building measuring 19.25 feet by 16.5 feet and a kitchen area measuring 10.25 feet by 10.58 feet, for Lot 284 except the west 3 feet and the west half of Lot 285, Las Villas at Meadowood Subdivision, Hidalgo County, Texas; 205 East Yarrow Avenue. **(ZBA2016-0025)**

g) Request of Antonio Reyna to allow a special exception to the City of McAllen Off-Street Parking and Loading Ordinance to provide 7 parking spaces instead of the required 37 parking spaces for Lot 1, Block 26, McAllen Addition, Hidalgo County, Texas; 322 South 16th Street. **(ZBA2016-0022)**

h) Request of Yanhao Huang to allow a special exception to the City of McAllen Off-street Parking and Loading Ordinance to provide 43 parking spaces instead of the required 51 parking spaces for Lot 4, Wilkins Subdivision No. 3, Hidalgo County, Texas; 3724 Pecan Boulevard, Suite 6. **(ZBA2016-0007) (TABLED: 4/6/2016) (TABLED 4/20/2016 UNTIL MAY 18, 2016)**

3. DISCUSSION:

4. INFORMATION ONLY: Workshop - Wednesday, June 8, 2016 at 12 noon in the Development Center, 311 N. 15th Street.

5. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

ADJOURNMENT:

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED, NOTIFY THE PLANNING DEPARTMENT AT (956) 681-1250 SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENT AND APPEALS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEAL**

DATE: Wednesday, June 1, 2016

TIME: 5:30 p.m.

PLACE: McAllen Municipal Building
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 attached agenda of the meeting of the Zoning Board of Adjustments and Appeals 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 27th day of May 2016 at 3:00 pm 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.

Dated this the 27th day of May 2016

Gardenia Perez, Administrative Supervisor