

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 20, 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 meeting held on March 6, 2019.

2. PUBLIC HEARINGS:

- a) Request of Claudia Ramirez for a variance to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 6 ft. into the 6 ft. side yard setback and 10 ft. into the 10 ft. rear yard setback for an existing wooden gazebo measuring 25 ft. by 17 ft. and **2)** a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 8.84 ft. into the 10 ft. rear yard setback for an existing metal irregular-shaped carport, at Lot 22, Map of Bonham Subdivision Unit No. 1, Hidalgo County, Texas; 2733 S. 28th Street. **(ZBA2019-0008)**
- b) Request of Jaime Maldonado Tijerina for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 ft. into the 30 ft. front yard setback for a proposed wooden porch measuring 10 ft. by 23 ft., at Lots 17 & 18, Block 1, Map of Retama Terrace Subdivision, Hidalgo County, Texas; 1112 N. 27th Street. **(ZBA2019-0003)**
- c) Request of Christian J. Pelaez for a special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 20 ft. into the 20 ft. front yard setback for a metal carport measuring 16.33 ft. by 19 ft., and **2)** a variance to allow an encroachment of 3.84 ft. into the 10 ft. rear yard setback for a storage shed, at Lot 33, Block 1, Tierra del Sol Subdivision Unit 1, Hidalgo County, Texas; 5829 N. 23rd Lane. **(ZBA2019-0006)**
- d) Request of Rafaqut P. Sultan 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 4.77 acres out of Lot 124, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3100 North Ware Road. **(ZBA2019-0005)**
(TABLED: 3/6/2019)
- e) Request of Benito Martinez 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 1.07 acres out of Lot 9, Gray Subdivision, Hidalgo County, Texas; 4500 Pecan Boulevard. **(ZBA2019-0002)** **(TABLED: 2/20/2019)** **(REMAIN TABLED: 3/6/2019)**

3. FUTURE AGENDA ITEMS

- a)** 1308 North 16th Street
- b)** 608 Nyssa Avenue
- c)** 2504 North 28th Street
- d)** 2820 Fir Avenue
- e)** 6117 North Ware Road
- f)** 3100-3136 Arroyo Avenue and 10419-10303 North 32nd 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, March 20, 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 15th day of March, 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 15th day of March, 2019.

Iris Alvarado, Administrative Supervisor