

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 3, 2018 - 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 September 19, 2018.

2. PUBLIC HEARINGS:

- a) Request of Jacob Alvarado for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 7 ft. into the 15 ft. rear yard setback for a proposed porch canopy measuring 12 ft. by 30 ft. at Lot 160, Saddle Creek Unit 2 Subdivision, Hidalgo County, Texas; 3421 Ozark Avenue. **(ZBA2018-0040)**
- b) Request of Reynaldo Tijerina for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 ft. into the 20 ft. front yard setback for an existing metal carport measuring 27 ft. by 20 ft. at Lot 119, Locksley Subdivision Phase 2, Hidalgo County, Texas; 3801 Oriole Avenue. **(ZBA2018-0039)**
- c) Request of Nora Rocio for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 ft. into the 20 ft. front yard setback for an existing carport measuring 19.6 ft. by 20 ft. at Lot 46, Block 1, Tierra Del Sol Subdivision Unit 1, Hidalgo County, Texas; 5704 North 24th Street. **(ZBA2018-0038)**
- d) Request of Lillian Renner for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 ft. into the 6 ft. side yard setback for an existing porch canopy measuring 11.8 ft. by 54.5 ft. at lot 12, Block 18, Primrose Terrace Unit No. 9, Hidalgo County, Texas; 1501 Wisteria Avenue. **(ZBA2018-0033) (TABLED 9/5/2018) (REMAIN TABLED 9/19/2018)**
- e) Request of Maria Vargas for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 24.40 ft. into the 30 ft. front yard setback for an existing metal carport measuring 18 ft. by 20 ft., and **2)** an encroachment of 1.75 ft. into the 6 ft. side yard setback for an existing carport measuring 18 ft. by 20 ft. at Lot 4, Roby Subdivision, Hidalgo County, Texas; 321 South 28th Street. **(ZBA2018-0036) (TABLED UNTIL 10/17/2018)**
- f) Request of Perry Davis for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing wood storage building measuring 8 ft. by 10 ft., and **2)** an encroachment of 4 ft. into the 6 ft. side yard setback along the south property line for an existing wood storage building measuring 8 ft. by 10 ft. at Lot 111, Bentsen Heights Unit Two Subdivision, Hidalgo County, Texas; 1108 North 48th Street. **(ZBA2018-0037) (TABLED UNTIL 10/17/2018)**

- g)** Request of Gilberto & Amelia Perez for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 15 ft. into the 25 ft. front yard setback for an existing carport measuring 20 ft. by 15 ft., and **2)** an encroachment of 2.5 ft. into the 5 ft. west side yard setback for an existing carport measuring 20 ft. by 15 ft. at Lot 45, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2801 Fir Avenue. **(ZBA2018-0032) (TABLED UNTIL 9/19/2018) (REMAIN TABLED UNTIL 10/17/2018)**
- h)** Request of Ruben Ramiro Buentello for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 15 ft. into the 25 ft. front yard setback for a proposed metal carport measuring 18 ft. by 20 ft. at Lot 130, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 4405 Quail Avenue. **(ZBA2018-0034) (TABLED UNTIL 10/17/2018)**
- i)** Request of Rosa Gracia for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 25 ft. into the 25 ft. front yard setback for an existing aluminum carport measuring 12 ft. by 20 ft., and **2)** an encroachment of 5 ft. into the 5 ft. side yard setback along the west property line for an existing carport measuring 12 ft. by 20 ft. at Lots 53 & 54, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2717 Fir Avenue. **(ZBA2018-0035) (TABLED UNTIL 10/17/2018)**

3. INFORMATION ONLY:

- a)** Wednesday, November 21, 2018 meeting.

4. FUTURE AGENDA ITEMS

- a)** 3005 Walnut Avenue
- b)** 1701 North 51st 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, October 3, 2018

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 28th day of September, 2018 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 28th day of September, 2018.

Iris Alvarado, Administrative Supervisor