

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 6, 2021 - 4:30 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 Erick Diaz

1. MINUTES:

- a) Minutes for the meeting held on September 15, 2021

2. PUBLIC HEARINGS:

- a) Request of Teresa Valenzuela Cox for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 ft. into the 5 ft. side yard setback for an existing building addition comprising an art studio and porch canopy, at Lot 5, Block 5, Orange Terrace Subdivision No.3, Hidalgo County, Texas; 1017 Orange Avenue. **(ZBA2021-0041)**
- b) Requests of Rosemary G. Silva for the following special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 10 ft. into the 10 ft. front yard setback for an existing metal carport measuring 20 ft. by 20 ft., and **2)** an encroachment of up to 4 ft. into the 6 ft. side yard setback along the west property line for an existing metal carport measuring 20 ft. by 20 ft. at Lot 45, Oaks Place Subdivision, Hidalgo County, Texas; 6112 North 27th Street. **(ZBA2021-0042)**
- c) Request of Jose Zavala for the following special exception and variance to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 30 feet into the 30 feet front yard setback for an existing carport measuring 23.92 feet by 23.70 feet, **2)** an encroachment of 4.25 feet into the 5 feet north side yard setback for an existing carport measuring 23.92 feet by 23.70 feet, and **3)** an encroachment of 5 feet into the 30 feet front yard setback for an existing garage at Lot 16, Block 2, Langridge Addition, Hidalgo County, Texas; 912 North 28th Street. **(ZBA2021-0040) (TABLED: 09/15/2021)**
- d) Request of Jesus Espino, for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of up to 4.08 feet into the 25 feet rear yard setback for a proposed single-family residence at Lot 3, Vendome Subdivision, Hidalgo County, Texas; 3601 Vendome Drive. **(ZBA2021-0043)**
- e) Request of Chad Haycraft, for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 11.9 feet into the 15 feet rear yard setback for an existing metal storage building measuring 10 feet by 12 feet, **2)** an encroachment of 3.2 feet into the 6 feet side yard setback along the south side for an existing storage building measuring 10 feet by 12 feet, **3)** an encroachment of 4.5 feet into the 6 feet side yard setback along the north side for an existing wooden storage building measuring 9 feet by 12 feet, **4)** an encroachment of 13.6 feet into the 15 feet rear yard setback for an existing wooden storage building measuring 9 feet by 12 feet, **5)** an encroachment of 13.6 feet into the 15 feet rear yard setback for an existing wooden deck measuring 9 feet by 10 feet at Lot 106, Woodhollow Subdivision Phase III, Hidalgo County, Texas; 1925 Baylor Avenue. **(ZBA2021-0044)**

- f) Request of Felipe Martinez for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25-foot front yard setback for a proposed metal carport measuring 20 feet by 20 feet at the north 40 feet of Lots 13 and 14, Block 7, College Heights Subdivision, Hidalgo County, Texas; 915 South 22nd Street.
(ZBA2021-0045)

3. FUTURE AGENDA ITEMS

- a) 1325 East Keeton Avenue
- b) 13821 North 37th Street
- c) 713 Highland Drive
- d) 2501 Elmira Avenue
- e) 2909 Redwood Avenue

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 6, 2021

TIME: 4:30 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 1st day of October, 2021 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 1st day of October, 2021.

Jessica Cavazos, Administrative Supervisor