

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 20, 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 October 6, 2021

2. PUBLIC HEARINGS:

- a) 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) (TABLED: 10/6/2021)**
- b) 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) (TABLED: 10/6/2021)**
- c) Request of Erick M. Chavez for the following Variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 0.25 ft. into the 6 ft. side yard setback along the east property line for an existing structure measuring 69.5 ft. by 24 ft., **2)** to provide 2.5 ft. of landscape instead of the 6 ft. required side yard landscape requirement along the west property line and **3)** an encroachment of 6 ft. into the 6 ft. side yard setback for an existing structure measuring 69.5 ft. by 24 ft. at Lot 23, Jackson Meadows Subdivision, Hidalgo County, Texas; 1325 East Keeton Avenue. **(ZBA2021-0046)**
- d) Request of Rodolfo Salazar for the following Variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 10 ft. into the 25 ft. rear yard setback for a proposed pool measuring 30 ft. by 15 ft. at Lot 12, Vendome Subdivision, Hidalgo County, Texas; 13821 North 37th Street. **(ZBA2021-0047)**
- e) Requests of Kim Ranson for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 17.8 ft. into the 30 ft. front yard setback for a proposed metal carport measuring 19 ft. by 10.75 ft., at Lot 5, Block 7, Morningside Addition Subdivision, Hidalgo County, Texas; 713 Highland Drive. **(ZBA2021-0048)**

- f) Request of Rosa M. Duran for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 ft. into the 25 ft. front yard setback for a proposed front porch measuring 6 ft. by 7 ft., at Lot 18, Olivarez Subdivision No. 4, Hidalgo County, Texas; 2909 Redwood Avenue. **(ZBA2021-0050)**
- g) Request of Miguel Saldana for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 8 ft. into the 10 ft. rear yard setback for an existing wooden storage building measuring 20.08 ft. by 40.41 ft., and **2)** an encroachment of 2 ft. into the 5 ft. side yard setback along the west property line for an existing wooden storage building measuring 20.08 ft. by 40.41 ft. at Lot 5, Block 6, Balboa Acres Subdivision, Hidalgo County, Texas; 2501 Elmira Avenue. **(ZBA2021-0049)**

3. FUTURE AGENDA ITEMS

- a) 3405 Vendome Drive
- b) 900 East Cedar Avenue
- c) 4013 Falcon Avenue
- d) 2420 Jonquil 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 20, 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 15th 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 15th day of October, 2021.

Jessica Cavazos, Administrative Supervisor