

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
OCTOBER 21, 2015 - 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – ROBERT MOREHEAD, CHAIRPERSON

[ZBOA – 10/21/15](#)

1. MINUTES:

- a) Minutes for regular meeting held on September 17, 2015 and October 7, 2015

2. PUBLIC HEARINGS:

- a) Request of El Pistalon, LLP c/o Ramon Garcia to allow the following variance requests: to not provide 50 percent of the 10% landscaping rule in the front or “visible” for 2.410 acre out of Lot 1A, Lot 1A & 1B, Plaza Las Fuentes Subdivision, Hidalgo County, Texas; 5800 North 10th Street. **(ZBA2015-0048)**
- b) Request of Dynasty Custom Homes, LLC c/o Ivan Guajardo to allow the following variance: A rear yard setback of 10 feet instead of 25 feet for an irregularly shaped swimming pool measuring 14.83 feet by 30 feet for Lot 62, Frontera Village Subdivision, Hidalgo County, Texas; 1825 Harvard Avenue. **(ZBA2015-0046)**
- c) Request of Elida Reyes for a special exception to the City of McAllen Zoning Ordinance to provide 44 parking spaces instead of 60 required spaces for Lot 1, Alonzo Barrera Subdivision, Hidalgo County, Texas; 2711 South 23rd Street. **(ZBA2015-0045)**
- d) Request of Carlos Luna for a variance request to the City of McAllen Zoning Ordinance to allow: a front yard setback of 8 feet instead of 20 feet for a carport measuring 22 feet by 23.33 feet for Lot 20, Block 9, Colonia Hermosa Subdivision No. 2, Hidalgo County, Texas; 2124 El Rancho Avenue. **(ZBA2015-0042)**
- e) Request of Ramiro Hinojosa for a variance to the City of McAllen Zoning Ordinance to allow: a front yard setback of 3 feet instead of 20 feet for a carport measuring 18 feet by 21 feet for Lot 18, Block 9, Colonia Hermosa Subdivision No. 2, Hidalgo County, Texas; 2116 El Rancho Avenue. **(ZBA2015-0043)**
- f) Request of Ramiro Hinojosa for a variance to the City of McAllen Zoning Ordinance to allow: a front yard setback of 2.41 feet instead of 20 feet for a carport measuring 17 feet by 22 feet for Lot 19, Block 9, Colonia Hermosa Subdivision No. 2, Hidalgo County, Texas; 2120 El Rancho Avenue. **(ZBA2015-0044)**
- g) Request of Jose Luis Galindo to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** side yard setback of 2.25 feet instead of 5 feet for a carport measuring 24.16 feet by 25.25 feet, **2)** front yard setback of 2.41 feet instead

of 25 feet for a carport measuring 24.16 feet by 25.25, for Lot 18, Block 3, McAllen Heights Subdivision, Hidalgo County, Texas; 1009 South 27th Street. **(ZBA2014-0026) (TABLED: 11/19/2014 UNTIL MEETING OF 1/21/2015) (TABLED UNTIL JULY 15, 2015) (TABLED: 7/15/2015) (REMAIN TABLED UNTIL 9/2/2015) (REMAIN TABLED UNTIL 9/17/2015) (REMAIN TABLED UNTIL 10/21/2015)**

- h) Request of Daniel R. Valdez to allow the following variance requests to the City of McAllen Zoning Ordinance: **1) a front yard setback of .5 feet instead of 20 feet for a carport measuring 19.75 feet by 19.66 feet, 2) a side yard setback of 0 feet instead of 6 feet for a storage building measuring 10 feet by 12.83 feet, 3) a side yard setback of 0 feet instead of 6 feet for a pool pump storage building measuring 7 feet by 4.16 feet, 4) a rear yard setback of 0 feet instead of 15 feet for a water fountain measuring 4 feet by 4.41 feet, for Lot 94, Oak Terrace Subdivision, Hidalgo County, Texas; 1924 North 34th Street.(ZBA2014-0041) (TABLED: UNTIL JANUARY 7, 2015) (ITEM #1: TABLED: 1/7/2015 UNTIL JULY 15, 2015) (TABLED: 7/15/2015 UNTIL 9/17/2015) (REMAIN TABLED UNTIL 10/21/2015)**
- i) Request of Armando Sotelo for a variance request to the City of McAllen Zoning Ordinance to allow: **1) a rear yard setback of 11.83 feet instead of 60 feet for a storage building measuring 8 feet by 40 feet, 2) a special exception for 51 parking spaces instead of 56 parking spaces for Lot 2, Jackson Triangle Subdivision, Hidalgo County, Texas; 1420 East Expressway 83. (ZBA2015-0035) (TABLED: 8/19/2015 UNTIL 10/21/2015)**

3. DISCUSSION:

4. 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: Thursday, October 21, 2015
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 16th day of October 2015 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 October 16, 2015

Carmen White, Secretary