

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, AUGUST 19, 2020 - 4:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

**Web: <https://zoom.us/join> or phone: [\(346\) 248-7799](tel:3462487799)
Meeting ID: [672-423-1883](https://zoom.us/join?meetingid=6724231883)**

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 the meeting held on August 5, 2020.

2. PUBLIC HEARINGS:

- a) Request of Adrian Melendez for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 8.5 ft. into the 10 ft. rear yard setback for an existing frame garage measuring 20.3 ft. by 20.3 ft. at Lot 16, Block 4, Orange Terrace Subdivision No.3, Hidalgo County, Texas; 1018 Orange Avenue. **(ZBA2020-0038)**
- b) Request of Hector Leal for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 16 ft. into the 25 ft. rear yard setback for a proposed carport measuring 16 ft. by 24 ft. at East 18' of Lot 6 and W 7' of Lot 7, Wilson Subdivision No.2, Hidalgo County, Texas; 300 Nolana Avenue. **(ZBA2020-0037)**
- c) Request of Robert Zamora for the following special exception and variance to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the west property line for an existing carport with an encroachment area measuring 2.9 ft. by 25 ft. and, **2)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the west property line for an existing wooden storage building measuring 12.4 ft. by 19 ft., at Lot 3, Block 1, Colonia McAllen Unit No. 4, Hidalgo County, Texas; 2612 Uvalde Avenue. **(ZBA2020-0041)**
- d) Request of Juana L. De Leon for the following special exceptions and variances to the City of McAllen Zoning Ordinance **1)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the east property line for an existing carport measuring 21 ft. by 25 ft., **2)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback for an existing porch along the east property line measuring 6 ft. by 58.5 ft., **3)** to allow an encroachment of 20 ft. into the 20 ft. front yard setback for an existing wooden carport, **4)** to allow an encroachment of .58 ft. into the 3 ft. rear yard setback for an existing storage room measuring 16.4 ft. by 13 ft., **5)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the east property line for an existing storage room measuring 16.4 ft. by 13 ft., **6)** to allow an encroachment of 3 ft. into the 3 ft. rear yard setback for an existing wooden porch measuring 16.66 ft. by 20.33 ft., and **7)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the west property line for an existing wooden porch measuring 16.66 ft. by 20.33 ft. at Lot 4, Block 1, Colonia McAllen Unit No. 4, Hidalgo County, Texas; 2616 Uvalde Avenue. **(ZBA2020-0042)**

- e) Request of Esthela de Hoyos for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 ft. into the 10 ft. rear yard setback for a proposed swimming pool measuring 17.5 ft. by 8.44 ft. at Lot 63, Santa Yesenia Subdivision, Hidalgo County, Texas; 2308 North 48th Street. **(ZBA2020-0036)**
- f) Request of San Juanita San Miguel for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 5 ft. into the 6 ft. side yard setback along the north property line for an existing covered patio measuring 12 ft. by 24 ft., **2)** an existing covered patio measuring 12 ft. by 24 ft. with a distance of 3 ft. instead of 5 ft. to the main building, and **3)** an encroachment of 3 ft. into the 6 ft. side yard setback along the south property line for an existing storage building measuring 10 ft. by 13 ft., at Lot 154, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2121 South 31st Street. **(ZBA2020-0034) (TABLED: 08/05/2020)**
- g) Request of America I. Lopez for the following special exceptions and variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 7 ft. into the 7 ft. side yard setback on the east property line for an existing storage building measuring 7 ft. by 17 ft., **2)** to allow an encroachment of 5 ft. into the 5 ft. side yard setback on the west property line for an existing storage building measuring 8 ft. by 10 ft., **3)** to allow an encroachment of 23 ft. into the 30 ft. front yard setback for a proposed carport measuring 19 ft. by 20 ft., **4)** to allow an encroachment of 7 ft. into the 7 ft. side yard setback on the east side for a proposed carport measuring 19 ft. by 20 ft., **5)** to allow an encroachment of 23 ft. into the 30 ft. front yard setback for a proposed carport measuring 20 ft. by 30 ft. ,and **6)** to allow an encroachment of 5 ft. into the 5 ft. side yard setback on the west property line for a proposed carport measuring 20 ft. by 30 ft. at Lot 17, Block 1, Western Acres Subdivison, Hidalgo County, Texas; 1508 Upas Avenue. **(ZBA2020-0040)**
- h) Request of Blanca I. Cantu for the following special exception to the City of McAllen Off-Street Parking and Loading Ordinance to allow 5 parking spaces instead of the required 7 parking spaces, at Lot 18, Block 1, Redwood Park Addition, Hidalgo County, Texas; 1601 North 7th Street. **(ZBA2020-0039)**

3. FUTURE AGENDA ITEMS

- a) 1909 South 33rd Street
- b) 1607 Nolana Avenue
- c) 3209 Guadalupe Avenue
- d) 612 Expressway 83

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, August 19, 2020

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 14th day of August, 2020 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 14th day of August, 2020.

Jessica Cavazos, Administrative Supervisor