

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JANUARY 15, 2020 - 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 Regular Meeting held on December 18, 2019

2. PUBLIC HEARINGS:

- a) Request of Juan Solano for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 ft. into the 25 ft. front yard setback for a metal carport measuring 12 ft. by 21 ft., at Lot 48, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2737 Fir Avenue. **(ZBA2019-0056) (TABLED: 11/20/2019) (TABLED: 12/4/2019) (TABLED: 12/18/2019)**
- b) Request of Juan A. Ruiz on behalf of San Juanita Ruiz for the following special exception and variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 7.5 ft. into the 10 ft. rear yard setback for an existing carport measuring 17 ft. by 31 ft., **2)** to allow an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing storage building measuring 10 ft. by 12 ft., and **3)** to allow an encroachment of 3 ft. into the 6 ft. north side yard setback for an existing storage building measuring 10 ft. by 12 ft., at Lot 2, Block 1, El Rancho Santa Cruz Subdivision Phase IV, Hidalgo County, Texas; 3113 South McColl Road. **(ZBA2019-0060)**
- c) Request of Ruben H. Laurel for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback for an existing wooden storage room measuring 9 ft. by 16 ft., and **2)** to allow an encroachment of 4.58 ft. into the 10.0 ft. rear yard setback for an existing covered patio measuring 26.25 ft. by 13.83 ft. at Lot 30, Parkwood Manor Subdivision, Phases 1, 2 & 3, Hidalgo County, Texas; 2508 Swallow Avenue. **(ZBA2019-0058)**
- d) Request of Oralia Rodriguez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 ft. into the 25 ft. front yard setback for a wooden carport with decorative columns measuring 25.0 ft. by 20.0 ft., at Lot 131, Plantation Gap Subdivision Phase 1, Hidalgo County, Texas; 4400 Sandpiper Avenue **(ZBA2019-0057)**
- e) Request of Ramon I. Pecina, III on behalf of Armando Contreras for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of up to 2.5 ft. into the north 6 ft. side yard setback for an existing residence, at Lot 158, Saddle Creek Unit 2 Subdivision, Hidalgo County, Texas; 9315 North 34th Lane. **(ZBA2019-0063)**

3. FUTURE AGENDA ITEMS

- a) 3421 Ozark Avenue
- b) 8414 North 18th Lane
- c) 7903 North 25th Lane
- d) 1929 Duke Avenue
- e) 9215 North 28th Lane
- f) 316 Byron Nelson Drive
- g) 404 Grayson 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, January 15, 2020

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 10th day of January, 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 10th day of January, 2020.

Jessica Cavazos, Administrative Supervisor