

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, JULY 21, 2021 – 4:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR
Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: 672 423 1883

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 July 7, 2021.

2. PUBLIC HEARINGS:

- a) Request of Riverside Development Service, LLC for the following variance to the City of McAllen Zoning Ordinance to allow a lot width less than 50 ft. with a minimum width of 29.66 ft. for lot 90 of proposed Campo de Sueños Phase II, 41.18 ft. to 49.98 ft. for Lots 58-64,66-68,71,73-79,88,91-97,101-103 of proposed Campo de Sueños Phase II, 24.65 ft. for Lot 139 of proposed Campo de Sueños Phase III, 26.89 ft. for Lot 138 of proposed Campo de Sueños Phase III, 34.12 ft. to 38.82 ft. for Lots 124,125,137,140,143-146,148 of proposed Campo de Sueños Phase III, 40.22 ft. to 49.49 ft. for Lots 106,111-113,123,126,127,130-136,141,147,149,151-160,168-172 of proposed Campo de Sueños Phase III, For a 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8300 North Ware Road.(**ZBA2020-0087**) (**TABLED: 07/07/2021**) **WITHDRAWN**
- b) Requests of Armando Cobos for the following special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 14.33 ft. into the 25 ft. front yard setback for a proposed metal carport measuring 16 ft. by 26 ft., and **2)** an encroachment of up to 3.52 ft. into the 6 ft. side yard setback for a proposed metal carport measuring 16 ft. by 26 ft., at Lot 44, North Depot Subdivision, Hidalgo County, Texas; 2232 Nyssa Avenue. (**ZBA2021-0022**)
- c) Request of Sinai Ramirez, for the following Special Exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 ft. into the 20 ft. front yard setback for a proposed metal carport measuring 25 ft. by 20 ft., at Lot 152, Colonia McAllen Subdivision No. 6, Hidalgo County, Texas; 2201 South 31st Street. (**ZBA2021-0027**)
- d) Request of Jonathan C. Arthur, for the following Variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 15 ft. into the 25 ft. rear yard setback for 1.) A proposed pool measuring 37.19 ft. by 13.92 ft., and 2.) a proposed BBQ area measuring 13.92 ft. by 10.80 ft. at Lot 71, La Floresta Subdivision Phase I, Hidalgo County, Texas; 9500 North 17th Street. (**ZBA2021-0026**)
- e) Request of Eugenio Garcia 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 single family residence at Lot 23, The Embers Subdivision (Gated Community), Hidalgo County, Texas; 8100 North 3rd Street. (**ZBA2021-0028**)

3. FUTURE AGENDA ITEMS

- a)** 2908 Upas Avenue
- b)** 2904 Kerria Avenue
- c)** 3416 Esperanza Avenue
- d)** 9216 North 32nd Street
- e)** 101 East Marigold 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, July 21, 2021

TIME: 12:00 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 16th day of July, 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 16th day of July, 2021.

Jessica Cavazos, Administrative Supervisor