

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 17, 2020 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

All interested citizens are invited to appear and be heard via teleconference due to COVID-19:

Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: [508-755-3077](https://zoom.us/join) Meeting Password: [878576](https://zoom.us/join)

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 June 3, 2020

2. PUBLIC HEARINGS:

- a) Request of Miguel Martinez for the following special exceptions to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 17 ft. into the 25 ft. front yard setback for a proposed metal carport measuring 25 ft. by 20 ft. and **2)** to allow an encroachment of 1 ft. into the required 6 ft. north side yard setback for a proposed metal carport measuring 25 ft. by 20 ft. at Lot 9, Saldivar Subdivision Unit No. 2, Hidalgo County, Texas; 509 North 34th Street. **(ZBA2020-0022)**
- b) Request of Kimberly Belgum for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 16 ft. into the required 40 ft. front yard setback for a proposed single family residence at Lot 2, Virginia Terrace No. 3, Virginia Terrace No.'s 1, 2, 3 & 4 Subdivision, Hidalgo County, Texas; 806 East Ithaca Avenue. **(ZBA2020-0023)**
- c) Request of J. Tom Ashley III, FAIA for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 15 ft. into the 30 ft. required front yard setback for a proposed metal carport measuring 18 ft. by 18 ft. at Lot 5, Block 1, Western Acres Subdivision, Hidalgo County, Texas; 1417 Vine Avenue. **(ZBA2020-0024)**
- d) Request of Laurel McLeaish for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 1.5 ft. into the 6 ft. rear yard setback for a proposed irregularly shaped swimming pool measuring 13.5 ft. by 27 ft. at Lot 10, The Legends Subdivision, Hidalgo County, Texas; 701 South H Street. **(ZBA2020-0025)**
- e) Request of Pablo Hernandez to allow the following special exception to the City of McAllen Off-Street Parking and Loading Ordinance: to not provide one parking space beyond the front yard setback for an existing single family residence at Lot 50, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 4605 Swallow Avenue. **(ZBA2020-0026)**

- f) Request of Isaura Vasquez Castillo for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 20 ft. into the 20 ft. front yard setback for a carport measuring 20 ft. by 30 ft.; and **2)** to allow an encroachment of 2 ft. into the 6 ft. side yard setback for a carport measuring 20 ft. by 30 ft. at Lot 141, Shadow Brook Subdivision Unit 1, Hidalgo County, Texas; 2024 Hawk Avenue. **(ZBA2020-0027)**
- g) Request of Fernando Morales for the following variance to the City of McAllen Zoning Ordinance: to allow an encroachment of 7 ft. into the 12 ft. side yard setback for a new building at Lot 1, Golden Corral Subdivision, Hidalgo County, Texas; 4310 N. 10th Street. **(ZBA2020-0028)**
- h) Request of Sofia Garza for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 16.5 ft. into the 20 ft. front yard setback for an existing single family residence with a porch, at Lot 5, Block 3, Colonia Guadalupe Subdivision, Hidalgo County, Texas; 1709 Oakland Avenue. **(ZBA2020-0012) (TABLED: 04/01/2020) (REMAIN TABLED: 04/15/2020, 05/20/2020, 06/03/2020)**
- i) Request of U.S. Rags, Inc. for a special exception to the City of McAllen Off-Street Parking and Loading Ordinance and a variance to the City of McAllen Zoning Ordinance to allow: **1)** 22 parking spaces instead of the required 36 parking spaces for a proposed commercial building measuring 13,000 sq. ft. and **2)** an encroachment of 10 ft. into the 15 ft. side yard setback along the north and south property lines for a proposed commercial building measuring 13,000 sq. ft. at 0.99 acre tract of land out of Lot 18, Block 3, C.E. Hammond's Subdivision, Hidalgo County, Texas; 2621 South 23rd Street. **(ZBA2020-0013) (TABLED: 04/01/2020) (REMAIN TABLED: 04/15/2020, 05/20/2020, 06/03/2020)**
- j) 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) (TABLED: 01/15/2020) (REMAIN TABLED: 02/05/2020, 03/04/2020, 04/01/2020, 04/15/2020, 05/20/2020, 06/03/2020)**

3. FUTURE AGENDA ITEMS

- a) 2229 Ivy Avenue
- b) 821 North 27th ½ Street
- c) 2013 V-W Court

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, June 17, 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 12th day of June, 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 12th day of June, 2020.

Jessica Cavazos, Administrative Supervisor