

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JUNE 17, 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 June 2, 2021

2. PUBLIC HEARINGS:

- a) Request of Riverside Development Service, LLC for the following variances to the City of McAllen Zoning Ordinance **1)** to allow a lot width less than 50 ft. with a minimum width of 29.66 ft. for Lot 103 of proposed Campo de Sueños Phase II, 39 ft. to 44.5 ft. for Lots 61,67,68,72,73,77-80,82-86,92,104,105 of proposed Campo de Sueños Phase II, 45 ft. to 49.6 ft. for Lots 56-60,62,64-66,69,70,71,81,87,89-91,101 of proposed Campo de Sueños Phase II, 23.17 ft. for Lot 137 of proposed Campo de Sueños Phase III, 29 ft. to 34.5 ft. for Lots 135,144,145 of proposed Campo de Sueños Phase III, 34.51 ft. to 39 ft. for Lots 124,125,130,131,136,138,139,143,158 of proposed Campo de Sueños Phase III, 40 ft. to 45.5 ft. for Lots 111,112,123,126,129,132-134,140-142,146,148,150-152,155-157,163-166 of proposed Campo de Sueños Phase III, and 46 ft. to 50 ft. for Lots 113,147,153,154,159 of proposed Campo de Sueños Phase III, **2)** to allow a lot size of less than 5,000 sq. ft. with a minimum lot size of 4,512.31 for Lot 56 and 4,725.36 sq. ft. for Lot 57 of proposed Campo de Sueños Phase II, 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Lomita Irrigation and Construction Company's Subdivision Hidalgo County, Texas; 8300 North Ware Road.**(ZBA2020-0087) WITHDRAWN**
- b) Request of Jose G. Vela for the following Special Exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 20.83 ft. into the 25 ft. front yard setback for an existing metal carport measuring 20 ft. by 20 ft., at Lot 87, Olivarez Subdivision No. 5, Hidalgo County, Texas; 3004 Upas Avenue. **(ZBA2021-0017) (TABLED: 06/02/2021)**
- c) Request of Antonio & Martina Ramos, for the following Special Exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 21.75 ft. into the 25 ft. front yard setback for an existing metal carport measuring 18.42 ft. by 23.33 ft., at Lot 67, Casa Bonita Subdivision, Hidalgo County, Texas; 512 North 26th Street. **(ZBA2021-0019)**
- d) Request of Alicia G. Duarte for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** to not require a 5 ft. separation for an accessory building to the main building for an existing storage building measuring 12.91 ft. by 18.08 ft.,**2)** an encroachment of 7 ft. into the 7 ft. side yard setback for an existing chimney measuring 13.04 ft. by 2.77 ft. **3)** an encroachment of 7 ft. into the 7 ft. south side yard setback for a proposed carport measuring 19.92 ft. by 20 ft., and **4)** an encroachment of 10 ft. into the 10 ft. rear yard setback for a proposed carport measuring 19.92 ft. by 20 ft., at Lot 24, Block 3, Retama Terrace Subdivision, Hidalgo County, Texas; 1020 North 27th ½ Street. **(ZBA2021-0018)**

3. FUTURE AGENDA ITEMS

- a)** 8300 North Ware Road
- b)** 3000 Melba Avenue
- c)** 2232 Nyssa Avenue
- d)** 413 Cornell Avenue
- e)** 7108 North 23rd Lane
- f)** 8915 North 22nd Lane

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: Thursday, June 17, 2021

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 11th day of June, 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 11th day of June, 2021.

Jessica Cavazos, Administrative Supervisor