

***AGENDA**

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, JUNE 19, 2019 - 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 meeting held on June 5, 2019.

2. PUBLIC HEARINGS:

- a) Request of Cristhian J. Pelaez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 4.42 ft. into the 6 ft. side yard setback along the north property line for an existing metal carport measuring 16.33 ft. by 19 ft. at Lot 33, Block 1, Tierra Del Sol Subdivision Unit 1, Hidalgo County, Texas; 5829 North 23rd Lane. **(ZBA2019-0006)**
- b) Request of Raul and Gloria A. Rivas for a special exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 5 ft. into the 10 ft. corner setback for an existing metal carport measuring 11 ft. by 20 ft. at Lot 61, Ivory Palm Estates Subdivision, Hidalgo County, Texas; 3619 North 40th Lane. **(ZBA2019-0022)**
- c) Request of Dolores Santillan for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 12 ft. into the 20 ft. front yard setback for a proposed porch measuring 12 ft. by 24.2 ft., **2)** an encroachment of 0.4 ft. into the 20 ft. front yard setback for an existing irregularly shaped one story wood frame residence, and **3)** an encroachment of 6.5 ft. into the 10 ft. rear yard setback for an existing wood frame residence measuring 14.4 ft. by 22.5 ft., and **4)** an encroachment of 8.5 ft. into the 10 ft. rear yard setback for a storage room measuring 8 ft. by 12 ft., at Lot 6, Block 2, Sunset Addition, Hidalgo County, Texas; 900 North 22nd Street. **(ZBA2019-0023)**
- d) Request of Jose M. Cavazos for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 2.67 ft. by 37.33 ft. into the 10 ft. rear yard setback for an existing single family home, and **2)** an encroachment of 1.59 ft. by 26.83 ft. into the 7 ft. side yard setback along the east property line for an existing single family home at Lot 15, Block 29, Balboa Acres Subdivision, Hidalgo County, Texas; 3612 Gloria Avenue. **(ZBA2019-0024)**
- e) Request of Cynthia G. Jaime for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment projecting beyond the average front yard as per Section 138-367(a) of the Zoning Ordinance for a proposed carport measuring 20 ft. by 20 ft. at the East ½ of Lot 4 and the West 88 ft. of Lot 5, Block 5, Ramona Park Addition, Hidalgo County, Texas; 609 Kendlewood Avenue. **(ZBA2019-0025)**

3. FUTURE AGENDA ITEMS - NONE

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 19, 2019

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 14th day of June, 2019 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 June, 2019.

Iris Alvarado, Administrative Supervisor