

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, NOVEMBER 6, 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 Regular Meeting held on October 17, 2019

2. PUBLIC HEARINGS:

- a) Request of Rogelio Camarillo for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 22 ft. into the 25 ft. front yard setback for a carport measuring 20.0 ft. by 20.0 ft., at Lot 117, Idela Park Unit 2 Subdivision, Hidalgo County, Texas; 5012 South 31st Street **(ZBA2019-0045)**
- b) Request of Jonathan Ramirez on behalf of Benjamin Salazar for the following special exception and variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 6 ft. into the 8 ft. side yard setback on the south side of the property for a proposed carport measuring 587 sq. ft., **2)** to allow an encroachment of 6 ft. into the 8 ft. side yard setback on the south side of the property for a proposed garage measuring 1,040 sq. ft. with a second story storage area measuring 870 sq. ft., **3)** to allow an encroachment of 8 ft. into the 18 ft. rear yard setback on the east side of the property for a proposed garage measuring 1,040 sq. ft. with a second story storage area measuring 870 sq. ft., at Lot 12, Tuscany Estates Subdivision, Hidalgo County, Texas; 5604 North 4th Street. **(ZBA2019-0047)**
- c) Request of Rebecca Stocker on behalf of Hope Family Health Center for a special exception to the City of McAllen Off-Street Parking and Loading Ordinance to allow 47 parking spaces instead of the required 70 parking spaces for an existing medical services building measuring 13,256 sq. ft. at Lot 1, Community Hope Projects, Inc. Phase 1, Hidalgo County, Texas; 2332 Jordan Road **(ZBA2019-0049)**
- d) Request of Juan C. Rocha on behalf of Rogelio and Hilda Morales for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 10 ft. into the 25 ft. rear yard setback for a spa measuring 8 ft. by 8 ft., and **2)** to allow an encroachment of 2 ft. into the 25 ft. rear yard setback for an irregular shaped swimming pool, at Lot 31, The Embers Subdivision, Hidalgo County, Texas; 317 Cornell Avenue. **(ZBA2019-0050)**

- e) Request of Rodrigo Ventura for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 3.75 ft. into the 25.0 ft. front yard setback for a proposed single family home, and **2)** to allow an encroachment of 1 ft. into the 25 ft. front yard setback for a proposed single family home, at Lot 26, Auburn Hills Subdivision, Hidalgo County, Texas; 8002 North 23rd Lane. **(ZBA2019-0051)**
- f) Request of Oscar Lopez for the following special exception and variance to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 25.0 ft. into the 25.0 ft. front yard setback for a wooden carport measuring 26.0 ft. by 21.5 ft., and **2)** to allow an encroachment of 9 ft. into the 25 ft. front yard setback for a wood framed irregularly shaped porch measuring approximately 9 ft. by 30 ft., at Lot 9, Block 3, Holland Heights Subdivision, Hidalgo County, Texas; 518 V-W Avenue **(ZBA2019-0053)**
- g) Request of Jesus F. Gonzalez on behalf of Suresh Mansinghani for the following special exception and variances to the City of McAllen Zoning Ordinance and Off-Street Parking and Loading Ordinance: **1)** continuation of a similar commercial use, **2)** to allow re-occupancy of a non-conforming use when vacant for more than six months, **3)** issuance of a building permit in excess of 10% replacement value for non-conforming use, **4)** to not provide the required 8-foot cedar fence with masonry columns every 10 ft., and **5)** to allow 3 parking spaces instead of the required 6 parking spaces at Lots 9 and 10, Block 5, South McAllen Addition, Hidalgo County, Texas; 817 South 16 ½ Street. **(ZBA2019-0048)**

3. FUTURE AGENDA ITEMS

- a) 4525 North Ware Road
- b) 308 North 11th Street
- c) 2737 Fir 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, November 6, 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 1st day of November, 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 1st day of November, 2019.

Jessica Cavazos, Administrative Supervisor