

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, NOVEMBER 7, 2018 - 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 October 17, 2018.

2. PUBLIC HEARINGS:

- a) Request of Pedro Zeledon to allow the following special exception and variances to the City of McAllen Zoning Ordinance: **1)** a special exception allowing an existing metal carport measuring 18 ft. by 22 ft. to encroach 9.34 ft. into the 10 ft. corner setback; **2)** variance to allow an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing brick storage building measuring 9 ft. by 12 ft.; **3)** variance to allow an encroachment of 0.42 ft. into the minimum distance separation for accessory buildings of 5 ft. at Lot 13, Block 2, McAllen Heights Subdivision, Hidalgo County, Texas; 1109 South 26th ½ Street. **(ZBA2018-0043)**
- b) Request of Selene Ortega to allow the following variances to the City of McAllen Zoning Ordinance: **1)** an encroachment of 7 ft. into the 10 ft. corner setback for a porch canopy (gazebo) measuring 14 ft. by 27.5 ft.; **2)** an encroachment of 1.5 ft. into the minimum distance separation of 5 ft. for accessory buildings at Lot 21, Daffodil Place Subdivision, Hidalgo County, Texas; 2801 N. 31st Street, Apt. A. **(ZBA2018-0044)**
- c) Request of Jorge de la Vega to allow the following variance to the City of McAllen Zoning Ordinance: an encroachment of 6 ft. into the 6 ft. west side yard setback for a garage/roof structure at Lot 14, Orangewood North Subdivision, Hidalgo County, Texas; 408 Emory Avenue. **(ZBA2018-0045)**
- d) Request of Jonathan Ramirez to allow the following variances to the City of McAllen Zoning Ordinance: **1)** an encroachment of 5 ft. into the 25 ft. front yard setback for proposed single family homes; **2)** an encroachment of 5 ft. into the 25 ft. front yard setback for garages at Lots 2-6, Silver Creek Estates Subdivision, Hidalgo County, Texas; 3704, 3708, 3712, 3716 & 3720 Wisteria Avenue. **(ZBA2018-0046)**

3. FUTURE AGENDA ITEMS

- a) 3225 Guadalupe Avenue
- b) 6800 North 33rd Street

- c) 2801 Galveston Avenue
- d) 2237 Chicago Avenue
- e) 700 East Expressway 83

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 7, 2018

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 2nd day of November, 2018 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 2nd day of November, 2018.

Iris Alvarado, Administrative Supervisor