

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 17, 2018 - 5:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 3, 2018.

#### 2. STAFF REPORT – Special Exception for Carports

#### 3. PUBLIC HEARINGS:

- a) Request of Melissa Saenz for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 10 ft. into the 10 ft. rear yard setback for an existing storage building measuring 16.16 ft. by 6.25 ft. at Lot 37, Spanish Oak Estates, Hidalgo County, Texas; 1701 N. 51st Street. **(ZBA2018-0042)**
- b) Request of Nancy Garza for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 ft. into the 20 ft. front yard setback for an existing carport measuring 17 ft. by 23 ft. at Lot 22, La Lomita Estates Subdivision, Hidalgo County, Texas; 3005 Walnut Avenue. **(ZBA2018-0041)**
- c) Request of Reynaldo Tijerina for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 ft. into the 20 ft. front yard setback for an existing metal carport measuring 27 ft. by 20 ft. at Lot 119, Locksley Subdivision Phase 2, Hidalgo County, Texas; 3801 Oriole Avenue. **(ZBA2018-0039) (TABLED UNTIL 10/17/2018)**
- d) Request of Nora Rocio for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 ft. into the 20 ft. front yard setback for an existing carport measuring 19.6 ft. by 20 ft. at Lot 46, Block 1, Tierra Del Sol Subdivision Unit 1, Hidalgo County, Texas; 5704 North 24th Street. **(ZBA2018-0038) (TABLED UNTIL 10/17/2018)**
- e) Request of Maria Vargas for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 24.40 ft. into the 30 ft. front yard setback for an existing metal carport measuring 18 ft. by 20 ft., and **2)** an encroachment of 1.75 ft. into the 6 ft. side yard setback for an existing carport measuring 18 ft. by 20 ft. at Lot 4, Roby Subdivision, Hidalgo County, Texas; 321 South 28th Street. **(ZBA2018-0036) (TABLED UNTIL 10/17/2018)**

- f) Request of Perry Davis for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing wood storage building measuring 8 ft. by 10 ft., and **2)** an encroachment of 4 ft. into the 6 ft. side yard setback along the south property line for an existing wood storage building measuring 8 ft. by 10 ft. at Lot 111, Bentsen Heights Unit Two Subdivision, Hidalgo County, Texas; 1108 North 48th Street. **(ZBA2018-0037) (TABLED UNTIL 10/17/2018)**
- g) Request of Gilberto & Amelia Perez for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 15 ft. into the 25 ft. front yard setback for an existing carport measuring 20 ft. by 15 ft., and **2)** an encroachment of 2.5 ft. into the 5 ft. west side yard setback for an existing carport measuring 20 ft. by 15 ft. at Lot 45, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2801 Fir Avenue. **(ZBA2018-0032) (TABLED UNTIL 9/19/2018) (REMAINED TABLED UNTIL 10/17/2018)**
- h) Request of Ruben Ramiro Buentello for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 15 ft. into the 25 ft. front yard setback for a proposed metal carport measuring 18 ft. by 20 ft. at Lot 130, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 4405 Quail Avenue. **(ZBA2018-0034) (TABLED UNTIL 10/17/2018)**
- i) Request of Rosa Gracia for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 25 ft. into the 25 ft. front yard setback for an existing aluminum carport measuring 12 ft. by 20 ft., and **2)** an encroachment of 5 ft. into the 5 ft. side yard setback along the west property line for an existing carport measuring 12 ft. by 20 ft. at Lots 53 & 54, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2717 Fir Avenue. **(ZBA2018-0035) (TABLED UNTIL 10/17/2018)**

#### **4. FUTURE AGENDA ITEMS**

- a) 1109 South 26th 1/2 Street
- b) 2801 North 31st Street
- c) 408 Emory Avenue
- d) 3704-3720 Wisteria 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, October 17, 2018

**TIME:** 5:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 12<sup>th</sup> day of October, 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 12<sup>th</sup> day of October, 2018.

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Iris Alvarado, Administrative Supervisor