

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, SEPTEMBER 2, 2020 - 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](https://zoom.us/join)

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

1. MINUTES:

- a) Minutes for the meeting held on August 19, 2020.

2. PUBLIC HEARINGS:

- a) Request of Cesar Pavel Cal Camarillo for the following special exception to the City of McAllen Zoning Ordinance: to not provide one required parking space beyond the front yard setback at Lot 21, Trinity Oaks Subdivision Phase I, Hidalgo County, Texas; 3209 Guadalupe Avenue. **(ZBA2020-0046)**
- b) Request of Eva Barrera for the following Special Exception to the City of McAllen Zoning Ordinance: to allow an encroachment of 10 ft. into the 20 ft. front yard setback for an existing carport measuring 20 ft. by 38 ft. at Lot 23, Block 5, Colonia McAllen Unit No.7 Subdivision, Hidalgo County, Texas; 1909 South 33rd Street. **(ZBA2020-0044)**
- c) Request of Ivan Garcia on behalf of Rio Delta Engineering for the following variance to the City of McAllen Zoning Ordinance: to allow an encroachment of 27 ft. into the 75 ft. front yard setback for a new meeting room addition to existing building, at Lot 2, T.M.J.C. Subdivision, Hidalgo County, Texas; 612 Expressway 83. **(ZBA2020-0047)**
- d) Request of America I. Lopez for the following special exceptions and variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 7 ft. into the 7 ft. side yard setback on the east property line for an existing storage building measuring 7 ft. by 17 ft., **2)** to allow an encroachment of 5 ft. into the 5 ft. side yard setback on the west property line for an existing storage building measuring 8 ft. by 10 ft., **3)** to allow an encroachment of 23 ft. into the 30 ft. front yard setback for a proposed carport measuring 19 ft. by 20 ft., **4)** to allow an encroachment of 7 ft. into the 7 ft. side yard setback on the east side for a proposed carport measuring 19 ft. by 20 ft., **5)** to allow an encroachment of 23 ft. into the 30 ft. front yard setback for a proposed carport measuring 20 ft. by 30 ft., and **6)** to allow an encroachment of 5 ft. into the 5 ft. side yard setback on the west property line for a proposed carport measuring 20 ft. by 30 ft. at Lot 17, Block 1, Western Acres Subdivision, Hidalgo County, Texas; 1508 Upas Avenue. **(ZBA2020-0040) (TABLED: 08/19/2020)**
- e) Request of Juana L. De Leon for the following special exceptions and variances to the City of McAllen Zoning Ordinance **1)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the east property line for an existing carport measuring 21 ft. by 25 ft., **2)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback for an existing porch along the east property line measuring

6 ft. by 58.5 ft., **3)** to allow an encroachment of 20 ft. into the 20 ft. front yard setback for an existing wooden carport, **4)** to allow an encroachment of .58 ft. into the 3 ft. rear yard setback for an existing storage room measuring 16.4 ft. by 13 ft., **5)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the east property line for an existing storage room measuring 16.4 ft. by 13 ft., **6)** to allow an encroachment of 3 ft. into the 3 ft. rear yard setback for an existing wooden porch measuring 16.66 ft. by 20.33 ft., and **7)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the west property line for an existing wooden porch measuring 16.66 ft. by 20.33 ft. at Lot 4, Block 1, Colonia McAllen Unit No. 4, Hidalgo County, Texas; 2616 Uvalde Avenue. **(ZBA2020-0042) (TABLED: 08/19/2020)**

- f) Request of Robert Zamora for the following special exception and variance to the City of McAllen Zoning Ordinance **1)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the west property line for an existing carport with an encroachment area measuring 2.9 ft. by 25 ft., **2)** to allow an encroachment of 6 ft. into the 6 ft. side yard setback along the west property line for an existing wooden storage building measuring 12.4 ft. by 19 ft., and **3)** to allow an encroachment of 20 ft. into the 20 ft. front yard setback for an existing carport with an encroachment area measuring 2.9 ft. by 20 ft. at Lot 3, Block 1, Colonia McAllen Unit No. 4, Hidalgo County, Texas; 2612 Uvalde Avenue. **(ZBA2020-0041)**
- g) Request of Cesar H. Sanchez for the following variance to the City of McAllen Zoning Ordinance: to allow an unattached structure in the R-2 (duplex- fourplex residential) District, at the east 6 ft. of Lot 4, Block 7 and all of Lot 5, Block 7, Larkspur Subdivision No.2, Hidalgo County, Texas; 1607 Nolana Avenue. **(ZBA2020-0045)**
- h) Request of San Juanita San Miguel for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 5.17 ft. into the 6 ft. side yard setback along the north property line for an existing covered patio measuring 10 ft. by 24.33 ft., **2)** an existing covered patio measuring 10 ft. by 24.33 ft. with a distance of 3.17 ft. instead of 5 ft. to the main building, and **3)** an encroachment of 6 ft. into the 6 ft. side yard setback along the south property line for an existing storage building measuring 12.75 ft. by 13.33 ft., at Lot 154, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2121 South 31st Street. **(ZBA2020-0034)(TABLED: 08/05/2020) (REMAIN TABLED: 08/19/2020)**

3. FUTURE AGENDA ITEMS

- a) 2913 Wanda Avenue
- b) 409 Dove Avenue
- c) 7723 North 4th Court
- d) 2113 Hibiscus Avenue
- e) 1504 North 22nd Street
- f) 301 Pelican Avenue
- g) 5517 South 29th Street

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, September 2, 2020

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 28th day of August, 2020 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 28th day of August, 2020.

Jessica Cavazos, Administrative Supervisor