



ZONING BOARD OF ADJUSTMENTS

**TUESDAY, SEPTEMBER 6, 2022 AT 5:30 PM
LON C. HILL BUILDING CONFERENCE ROOM
502 E. TYLER
HARLINGEN, TEXAS**

This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.

Notice is hereby given of a regular meeting of the Zoning Board of Adjustments of the City of Harlingen, Texas to consider the following:

PLEDGE OF ALLEGIANCE/WELCOME

CONFLICT OF INTEREST

Under State Law a conflict of interest exists if an advisory board member, or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?

CITIZEN COMMUNICATION

1. Election of ZBA Chairman and Vice –Chairman
2. Approval of Minutes: Meeting of May 24, 2022
3. Public hearing and take action to consider a variance to allow a carport to encroach twenty (20) feet into the required twenty (20) foot front yard setback in a Residential, Multi-Family ("M-2") District located at 817 North "A" Street, bearing a legal description of Lot 8, Block 1, Northside Heights Subdivision. Applicant: Laura Marfileno
4. Public hearing and take action to consider a variance to allow a carport to encroach sixteen and one half (16.5) feet into the required twenty (20) foot front yard setback in a Residential, Multi-Family ("M-2") District located at 1117 North "A" Street, bearing a legal description of Lot 14, Block 4, E.B. Adams Subdivision. Applicant: Juan Antonio Cruz
5. Public hearing and take action to consider a variance to allow a patio to encroach ten (10) feet into the required ten (10) foot rear yard setback in a Residential, Single Family ("R-1") District, located at 9710 Hawk Drive, bearing a legal

5. Public hearing and take action to consider a variance to allow a patio to encroach ten (10) feet into the required ten (10) foot rear yard setback in a Residential, Single Family ("R-1") District, located at 9710 Hawk Drive, bearing a legal description of Lot 296, Block 4, Hickory Hill Subdivision Phase III. Applicant: Margarito De La Fuente
6. Public hearing and take action to consider a variance to allow a patio to encroach five (5) feet into the required ten (10) foot rear yard setback in a Residential, Single - Family ("R - 1") District, located at 9718 Hawk Drive, bearing a legal description of Lot 298, Block 4, Hickory Hill Subdivision Phase III. Applicant: Jaime Capetillo
7. Public hearing and take action to consider a variance to allow a carport to encroach ten (10) into the required ten (10) foot front yard setback and four (4) feet into the required five (5) foot side yard setback in a Residential, Mobile Home ("MH") District, located at 15748 Queen Sago Drive, bearing a legal description of Lot 7, Palm Vista Estates Subdivision. Applicant: Tomas Escamilla c/o Mary Jane Escamilla
8. Public hearing and take action to consider a variance to allow a patio to encroach four (4) feet into the required ten (10) foot rear yard setback in a Residential, Single-Family ("R-1") District, located at 9826 Hawk Drive, bearing a legal description of Lot 343, Block 8, Hickory Hill Subdivision Phase III. Applicant: Tony & Crystal Castro
9. Public hearing and take action to consider a variance to allow a back patio to encroach seven (7) feet into the required ten (10) foot rear yard setback and 2 (two) feet into the required five (5) foot side yard setback, and a front carport to encroach fifteen (15) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 9818 Hawk Drive, bearing a legal description of Lot 341, Block 8, Hickory Hill Subdivision Phase III. Applicant: Katherine Martinez Betancourt

The City of Harlingen Zoning Board of Adjustments reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

POSTED this 2nd day of September 2022, at 4:00 p.m. in compliance with Chapter 551 of the Government Code and continuously remaining posted for at least 72 hours prior to meeting time and date.



Xavier Cervantes, AICP, CPM
Planning and Development Director