

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 17, 2021 - 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

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 Erick Diaz

1. MINUTES:

- a) Minutes for the meeting held on March 3, 2021

2. PUBLIC HEARINGS:

- a) Request of Potenciano and Madeline Garcia for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 7.67 ft. into the 10 ft. south corner side yard setback for an existing metal patio canopy cover measuring 12 ft. by 10 ft., **2)** an encroachment of 6.67 ft. into the 10 ft. south corner side yard setback for an existing metal carport measuring 30 ft. by 16 ft., **3)** an encroachment of 8.67 ft. into the 10 ft. rear yard setback for an existing metal carport measuring 30 ft. by 16 ft., and **4)** to not require a 5 ft. separation for an accessory building to the main building for an existing metal carport measuring 30 ft. by 16 ft., at Lot 1, The Gardens Subdivision, Hidalgo County, Texas; 7001 North 5th Street. **(ZBA2021-0003) (TABLED: 02/17/2021) (TABLED: 03/03/2021)**
- b) Request of Enrique Reynoso for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 15 ft. into the 25 ft. rear yard setback for a proposed pool house with a covered terrace measuring 25.16 ft. by 29.16 ft., at Lot 33, Orangewood North Subdivision, Hidalgo County, Texas; 404 Grayson Avenue. **(ZBA2021-0004)**
- c) Request of Luis Muro, for the following variances to the City of McAllen Zoning Ordinance, Off-Street Parking and Loading Ordinance and Vegetation Ordinance: **1)** to allow issuance of a building permit in excess of 10% value for a non-conforming structure, **2)** to allow 11 parking spaced instead of the required 19 spaces, **3)** to not provide a landscape area with a tree within 50 ft. of any parking space and **4)** to not provide 50% of the required landscape area to be visible from the street fronting the property, at the South 28 ft. of Lot 6, all of 7 & 8 & all of Ash Avenue lying south of Lot 8, Block 54, North McAllen Subdivision, Hidalgo County, Texas; 110 North 16th Street. **(ZBA2021-0005)**

3. FUTURE AGENDA ITEMS

- a) 3012 Yellowhammer Avenue
- b) 912 South 25th 1/2 Street E.

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, March 17, 2021

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 12th day of March, 2021 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 12th day of March, 2021.

Jessica Cavazos, Administrative Supervisor