

# AGENDA

## ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, APRIL 21, 2021 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 April 7, 2021

#### 2. PUBLIC HEARINGS:

- a) Request of Carlos Reyes for the following variances to the City of McAllen Zoning Ordinance 1) to allow an encroachment of 11.34 ft. into the 20 ft. rear yard setback for an existing irregularly shaped swimming pool 2) to allow an encroachment of 7.75 ft. into the 20 ft. rear yard setback for an existing house addition at Lot 1A, Fox Run Subdivision Unit 4, Hidalgo County, Texas; 5501 North 8th Street. **(ZBA2021-0010)**
- b) Request of Gilberto Valdez for the following variances to the City of McAllen Zoning Ordinance: 1) to allow an encroachment of 10 ft. into the 10 ft. corner side yard setback along the south property line, and 2) to allow an encroachment of 5 ft. into the 5 ft. rear yard setback for a proposed commercial building, at Lot 1, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 620 South 17th Street. **(ZBA2021-0009)**

#### 3. FUTURE AGENDA ITEMS

- a) 1625 Kennedy Avenue
- b) 2813 North 27th Lane
- c) 1101 Expressway 83
- d) 4509 Buddy Owens Boulevard

#### 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, April 21, 2021

**TIME:** 4:30 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 16<sup>th</sup> day of April, 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 16<sup>th</sup> day of April, 2021.

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Jessica Cavazos, Administrative Supervisor