

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, DECEMBER 17, 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

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 December 2, 2020.

2. PUBLIC HEARINGS:

- a) Request of Maricela Galvan for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** accessory uses without a primary use for a proposed swimming pool measuring 10 ft. by 20 ft., an existing storage building measuring 12 ft. by 22 ft., and an existing pergola measuring 10 ft. by 10 ft. and, **2)** an encroachment of 2 ft. into the 6 ft. east side yard setback for an existing pergola measuring 10 ft. by 10 ft. at Lot 2, Oxford Heights Subdivision, Hidalgo County, Texas; 3504 Kilgore Avenue. **(ZBA2020-0074)**
- b) Request of Jose A. Carrasco for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 17 ft. into the 20 ft. front yard setback for an existing metal carport measuring 20 ft. by 16.5 ft. and, **2)** an encroachment of 5.5 ft. into the 6 ft. north side yard setback for an existing metal carport measuring 20 ft. by 16.5 ft. at Lot 140, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2208 South 30th ½ Street. **(ZBA2020-0078)**
- c) Request of Alejandro Reyes Jr., for the following variances to the City of McAllen Zoning Ordinance: **1)** to not provide one required parking space beyond the front yard setback line and **2)** to allow an encroachment of 6 ft. into the 6 ft. side setback for an existing metal canopy measuring 6 ft. by 10 ft. at Lot 88, Los Encinos III Subdivision, Hidalgo County, Texas; 2716 Ursula Avenue. **(ZBA2020-0079)**
- d) Request of Adriana Salazar, on behalf of Servikon, LLC, INC for the following variance to the City of McAllen Zoning Ordinance to allow a 4 ft. landscaping strip along South Bentsen Road instead of the required 10 ft. at a 1.55-acre tract of land out of lot 178, John H. Shary Subdivision, Hidalgo County, Texas; 1820 South Bentsen Road. **(ZBA2020-0080)**
- e) Request of Ismael Gonzalez for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 ft. into the 10 ft. rear yard setback for an existing wooden storage building measuring 20 ft. by 10 ft. at Lot 123, Eagle's Crossing Subdivision, Hidalgo County, Texas; 2717 York Avenue. **(ZBA2020-0081)**

- f) Request of Jorge Herrera for the following variance to the City of McAllen Off-Street Parking and Loading Ordinance to allow 8 parking spaces instead of the required 9 parking spaces at Lot 3, Block 54, McAllen Addition Subdivision, Hidalgo County, Texas; 612 South 15th Street. **(ZBA2020-0083)**

3. FUTURE AGENDA ITEMS

- a) 800 East Pineridge Avenue
- b) 2502 South 43rd Lane

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: Thursday, December 17, 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 11th day of December, 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 11th day of December, 2020.

Jessica Cavazos, Administrative Supervisor