

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, FEBRUARY 3, 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 January 20, 2021.

2. PUBLIC HEARINGS:

- a) Request of Daryl J. Minor for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 35 ft. into the 35 ft. front yard setback along the west property line and **2)** to allow an encroachment of 7 ft. into the 7 ft. side yard setback along the south property line for an existing metal carport measuring 11 ft. by 35 ft., at Lot 16, Block 6, Milmor Subdivision, Hidalgo County, Texas; 1106 North 17th Street. **(ZBA2020-0086)**
- b) Request of Lance Strand for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 ft. into the 15 ft. rear yard setback for a proposed swimming pool measuring 19.5 ft. by 29 ft., at Lot 32, Dominion Subdivision, Hidalgo County, Texas; 7913 North 1st Street. **(ZBA2020-0089)**
- c) Request of *J* and *J* Perez Pools for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 12 ft. into the 25 ft. rear yard setback on a double fronting lot for a proposed swimming pool measuring 10 ft. by 20 ft., at Lot 118, Meadow Ridge Subdivision, Hidalgo County, Texas; 4915 North 46th Lane. **(ZBA2020-0090)**
- d) Request of Eunice Salinas and Jarad Saladino for the following variance to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 10 ft. into the 25 ft. front yard setback for a proposed single family house at Lot 57, Frontera Village Subdivision, Hidalgo County, Texas; 1808 Harvard Avenue. **(ZBA2020-0091)**
- e) Request of Cynthia Cervantes for the following variance to the City of McAllen Zoning Ordinance: to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use at Lot 12, Block 16, North McAllen Subdivision, Hidalgo County, Texas; 602 North 11th Street. **(ZBA2021-0002)**

3. FUTURE AGENDA ITEMS:

- a) 7001 North 5th 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, February 3, 2021

TIME: 4:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room - 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

CERTIFICATION

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 29th day of January, 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 29th of January, 2021.

Jessica Cavazos, Administrative Supervisor