

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, MAY 5, 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 April 21, 2021

2. PUBLIC HEARINGS:

- a) Request of Cedric Williams for the following variances to the City of McAllen Zoning Ordinance **1)** an encroachment of 18.75 ft. into the 20 ft. front yard setback for an existing metal carport measuring 18 ft. by 20 ft., **2)** an encroachment of 3.21 ft. into the 6 ft. north side yard setback for an existing metal carport measuring 18 ft. by 20 ft. at Lot 9, Harvey Terrace Unit 2 Subdivision Phase 1 & 2, Hidalgo County, Texas; 2813 North 27th Lane. **(ZBA2021-0012)**
- b) Request of Vanessa Masell for the following variances to the City of McAllen Zoning Ordinance **1)** to allow 111 parking spaces instead of the required 138 parking spaces, **2)** to not provide the 10 ft. wide landscaping strip along 11th Street at Lot 1, Toys-R-Us Subdivision, Hidalgo County, Texas; 1101 Expressway 83. **(ZBA2021-0014)**
- c) Request of Adela Gallegos for the following variances to the City of McAllen Zoning Ordinance: **1)** an encroachment of 9.83 ft. into the 20 ft. front yard setback for a proposed porch measuring 19.91 ft. by 7.83 ft., **2)** an encroachment of 3.5 ft. into the 3.5 ft. side yard setback along the west side of the property for a proposed porch measuring 19.91 ft. by 7.83 ft., **3)** an encroachment of 5.25 ft. into the 10 ft. rear yard setback for an existing storage building measuring 12 ft. by 22.25 ft. at Lot 14, Block 4, La Paloma Subdivision, Hidalgo County, Texas; 1625 Kennedy Avenue. **(ZBA2021-0008)**
- d) Request of Jose Olvera Tellez 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 0.36 acre of land out of Lot 328, John H. Shary Subdivision, Hidalgo County, Texas; 4509 Buddy Owens Boulevard Unit E. **(ZBA2021-0015)**

3. FUTURE AGENDA ITEMS

- a) 713 Tamarack Avenue

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, May 5, 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 30th 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 30th day of April, 2021.

Jessica Cavazos, Administrative Supervisor