

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, NOVEMBER 18, 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 meeting held on October 21, 2020
- b) Minutes for meeting held on November 4, 2020

2. PUBLIC HEARINGS:

- a) Request of Douglas and Rosalia LaRoque for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 ft. into the 20 ft. front yard setback for an existing gazebo measuring 10 ft. by 10 ft. at Lot 33, El Rancho Santa Cruz Subdivision Phase I, Hidalgo County, Texas; 800 East Pineridge Avenue. **(ZBA2020-0070) (TABLED: 11/4/2020)**
- b) Request of Derrick Munoz, for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an entrance of 5 ft. to a garage instead of the required 18 ft. for an existing garage structure measuring 20 ft. by 25 ft., and **2)** to allow an encroachment of 5 ft. into the 10 ft. west side yard setback for a proposed room addition measuring 19.67 ft. by 25 ft., on Lot 4, Block 20, Camellia Terrace Subdivision, Hidalgo County, Texas; 722 Harvey Drive. **(ZBA2020-0009)**
- c) Request of Alonzo Cantu for a variance to the City of McAllen Zoning Ordinance to allow a lot size of less than 2,000 sq. ft. with a minimum lot size of 1,580 sq. ft. for Lots 2-12, 1,705 sq. ft. for Lots 15-21, and 1,924.54 sq. ft. for Lot 13, for a 1.23-acre tract of land out of Lot 1, Section 11, Hidalgo Canal Company Subdivision (proposed 2nd and Dove Subdivision), Hidalgo County, Texas; 201 Dove Avenue. **(ZBA2020-0073)**
- d) Request of Maricela Galvan, for the following variances to the City of McAllen Zoning Ordinance: **1)** allow an accessory use without a primary use for a proposed swimming pool, **2)** to allow an encroachment of 4 ft. into the 6 ft. east side yard setback for an existing pergola measuring 10 ft. by 10 ft. on Lots 2 & 3, Oxford Heights Subdivision, Hidalgo County, Texas; 3504 and 3500 Kilgore Avenue. **(ZBA2020-0074)**

- e) Request of Brenda Castro to allow a special exception request to not provide one required parking space beyond the front yard setback line at Lot 131, Taylor Crossing Subdivision, Hidalgo County, Texas; 4905 Ibis Avenue. **(ZBA2020-0072)**

3. FUTURE AGENDA ITEMS

- a) 9505 North 22nd Lane
- b) 5812 North 39th Street
- c) 2600 Notre Dame

4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

- a) Consultation with Attorney regarding Cause No. C-3589-20-H; Roberto Zamora v. City of McAllen (Section 551.071, T.G.C.)

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, November 18, 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 13th day of November, 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 13th day of November, 2020.

Jessica Cavazos, Administrative Supervisor