

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, NOVEMBER 20, 2019 - 5:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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, DAVID SALINAS

##### 1. MINUTES:

- a) Minutes for Regular Meeting held on November 6, 2019.

##### 2. PUBLIC HEARINGS:

- a) Request of Pape-Dawson Engineers, Inc. c/o Travis McCoy on behalf of Circle K Stores Inc. for a variance to the City of McAllen Zoning Ordinance to allow a 6 ft. cedar fence instead of the required masonry screen 8 ft. in height at Lot 1, Circle K Store #4586 Subdivision, Hidalgo County, Texas; 4525 North Ware Road. **(ZBA2019-0054)**  
**WITHDRAWN**
- b) Request of Rodrigo Ventura for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 3.75 ft. into the 25.0 ft. front yard setback for a proposed single family home, and **2)** to allow an encroachment of 1 ft. into the 25 ft. front yard setback for a proposed single family home, at Lot 26, Auburn Hills Subdivision, Hidalgo County, Texas; 8002 North 23rd Lane. **(ZBA2019-0051) (TABLED: 11/6/2019)**  
**WITHDRAWN**
- c) Request of Juan Solano for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 23 ft. into the 25 ft. front yard setback for a carport measuring 20.0 ft. by 18.5 ft., at Lot 48, Unit 2, Tejas Subdivision, Unit No. 2, Hidalgo County, Texas; 2737 Fir Avenue **(ZBA2019-0056)**
- d) Request of Madeline Scalise-Jones for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 4.77 ft. into the 7.0 ft. side yard setback on the south side of the property for a proposed reconstruction of a garage measuring 28.05 ft. by 31.15 ft., **2)** to allow an encroachment of 5.72 ft. into the 18 ft. rear yard setback for an entrance to a proposed reconstruction of a garage measuring 28.05 ft. by 31.15 ft., **3)** to allow an encroachment of 7 ft. into the 7 ft. side yard setback on the south side of the property for an existing wood frame building measuring 13.95 ft. by 11.35 ft., at Lot 10, and the north 1.2 ft. of Lot 11, Block 33, North McAllen Addition, Hidalgo County, Texas; 308 North 11th Street. **(ZBA2019-0055)**

### **3. FUTURE AGENDA ITEMS**

- a) 2508 Swallow Avenue
- b) 620 South Ware Road
- c) 3113 South McColl Road

#### **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 20, 2019

**TIME:** 5:30 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 15<sup>th</sup> day of November, 2019 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 15<sup>th</sup> day of November, 2019.

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**Jessica Cavazos, Administrative Supervisor**