

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, FEBRUARY 2, 2022 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD 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

1. MINUTES:

- a) Minutes for the meeting held on January 5, 2022
- b) Minutes for the meeting held January 19, 2022

2. PUBLIC HEARINGS:

- a) Request of Diana Torres for the following special exception and variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 11 ft. into the 25 ft. front yard setback for an existing metal carport measuring approximately 111 ft. by 13 ft., **2)** an encroachment of 6 ft. into the 6 ft. side yard setback along the north property line for an existing metal carport measuring approximately 111 ft. by 13 ft., **3)** an encroachment of 6 ft. into the 6 ft. side yard setback along the north property line for an existing metal garage measuring approximately 15 ft. by 13 ft., and **4)** an encroachment of 10 ft. into the 10 ft. rear yard setback for an existing metal garage measuring approximately 15 ft. by 13 ft., at the North 60 feet of Lot 15, of the Southeast ¼ of Section 9, Hidalgo Canal Company-McAllen Subdivision, Hidalgo County, Texas; 817 North 5th Street. **(ZBA2021-0073) (TABLED: 01/19/22)**
- b) Request of Juan Gama for the following special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 12 ft. into the 20 ft. front yard setback for a proposed metal carport measuring 15 ft. by 31 ft., and **2)** encroachment of 10 ft. into the 10 ft. side yard setback along the north property line for a proposed metal carport measuring 15 ft. by 31 ft., at Lot 10, Block 4, Nelson Addition to McAllen, Hidalgo County, Texas; 900 South 15th Street. **(ZBA2021-0074)**
- c) Request of Lucas Castillo for the following special exception to the City of McAllen Zoning Ordinance to allow 4 parking spaces instead of 11 required parking spaces for a proposed office building at Lot 6A, McAllen Townsite Lot6-A, Block 47 Subdivision, Hidalgo County, Texas; 500 South 11th Street. **(ZBA2021-0075)**

3. INFORMATION ONLY:

- a) ELECTIONS OF OFFICERS

4. FUTURE AGENDA ITEMS

- a) 3013 Covina 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, February 2, 2022

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 28TH day of January, 2022 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 28th day of January, 2022.

Jessica Cavazos, Administrative Supervisor