

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, SEPTEMBER 8, 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 – Chairperson Sylvia Hinojosa

1. MINUTES:

- a) Minutes for the meeting held on August 17, 2022

2. PUBLIC HEARINGS:

- a) Request of Andres Montiero, Jr. for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 9 feet into the 20 feet front yard setback for an existing carport measuring 14 feet by 18 feet on Lot 89, Ponderosa Park Phase II, Hidalgo County, Texas; 3221 Iris Avenue. **(ZBA2022-0045) (TABLED: 08/17/2022) WITHDRAWN**
- b) Request of Andres Montiero, Jr. for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing metal carport measuring 14 feet by 18 feet on Lot 89, Ponderosa Park Phase II, Hidalgo County, Texas; 3221 Iris Avenue. **(ZBA2022-0045)**
- c) Request of David Zuniga. for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot front yard setback for a proposed single family home, at Lot 20 Blk 4 for Balboa Acres subdivision, Hidalgo County, Texas; 2400 Helena Avenue. **(ZBA2022-0052)**
- d) Request of Harold and Nancy Guthrie for a special exception to the City of McAllen Zoning Ordinance to allow encroachments of 20 feet into the 20 feet front yard setback and 1.5 feet into the 6 feet west side yard setback for a proposed metal carport measuring 23 feet by 20 feet on Lot 7, Block 2, Crosspointe Subdivision Unit # 1, Hidalgo County, Texas; 425 East Shasta Avenue. **(ZBA2022-0050)**
- e) Request of Juan M. Garza. for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback and encroachment of 2 feet into the 6ft side yard setback for a carport measuring 20 feet by 21 feet, for Lot 49, Shadow Brook UT 1, Hidalgo County, Texas; 5909 North 22nd Lane. **(ZBA2022-0053)**
- f) Request of Manuel and Juana Ramirez for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 25 feet front yard setback, and a 4 feet encroachment into the 10 feet rear yard setback along the west side of property line for a single family dwelling on Lot 2, Ramirez Subdivision, Hidalgo County, Texas; 2420 South 25th Street. **(ZBA2022-0051)**
- g) Request of Emma Veras for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing carport measuring 12 feet by 15 feet, at Lot 47, Brookwood Unit II Subdivision, Hidalgo County, Texas; 3824 Zinnia Avenue. **(ZBA2022-0038) (TABLED: 07/20/2022) (REMAIN TABLED: 08/03/2022, 08/17/2022) WITHDRAWN**

- h) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. (ZBA2022-0037) (TABLED: 07/07/2022, 07/20/2022, 08/03/2022, 08/17/2022, 8/31/2022)**

3. FUTURE AGENDA ITEMS

- a) 3528 Katrina Avenue**
- b) 5309 North 32nd Street**
- c) 4201 Zinnia Avenue**
- d) 4308 Avocet Avenue**
- e) 1717 Maple Avenue**
- f) 2011 Beaumont Avenue**
- g) 628 North 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 ZONING BOARD OF ADJUSTMENTS AND APPEALS 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: Thursday, September 8, 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 2nd of September, 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 2nd day of September, 2022.

Jessica Cavazos, Administrative Supervisor