

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, APRIL 19, 2023 - 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 Jose Gutierrez

1. MINUTES:

- a) Minutes for the meeting held on April 5, 2023

2. PUBLIC HEARINGS:

- a) Request of Sandra L. Nunez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 9 feet into the 25 feet front yard setback for an existing metal carport measuring 20 feet by 20 feet, at Lot 118, Meadow Ridge, Hidalgo County, Texas; 4915 North 46th Lane. **(ZBA2023-0028)**
- b) Request of Martin Saavedra for the following Special Exceptions to the City of McAllen Zoning Ordinance to allow an encroachment of 13.5 feet into the 20 feet front yard setback for an existing metal carport measuring 15.5 feet by 18.3 feet, at Lot 78, Arrowhead PH 2, Hidalgo County, Texas; 2921 North 40th Street. **(ZBA2023-0029)**
- c) Request of Rosa Linda Tijerina for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet rear yard setback for an existing metal carport measuring 22 feet by 28 feet at Lot 43, Parkwood Manor Subdivision Phases 1, 2 & 3, Hidalgo County, Texas; 2309 Sandpiper Avenue. **(ZBA2023-0025)**
- d) Request of Mary Freeland for a special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 23 feet into the 25 feet front yard setback for an existing carport measuring 23 feet by 12 feet and **2)** an encroachment of 6.5 feet into the 25 foot front yard setback for an existing porch measuring 6.5 feet by 34 feet at Lot 14, Block 4, North Citrus Park, Hidalgo County, Texas; 1500 Fern Avenue. **(ZBA2023-0026)**
- e) Request of Amelia Rodriguez for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5.5 feet into the 20 feet front yard setback for an existing porch patio measuring 5.5 feet by 28.5 feet on Lot 125, Los Encinos Subdivision, Hidalgo County, Texas; 3420 Queta Avenue. **(ZBA2023-0030)**
- f) Request of Nadia Avalos and Ruben Luna for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 16.4 feet into the 20 feet front yard setback for a proposed carport measuring 16.4 feet by 20 feet at Lot 66, Parkwood Manor Subdivision Phases 1, 2 & 3, Hidalgo County, Texas; 2400 Sandpiper Avenue. **(ZBA2023-0027)**
- g) Request of Andrew LeBaron for the following: **1)** Special Exception request to the City of McAllen Off-Street Parking and Loading Ordinance to allow 32 parking spaces instead of the 44 parking spaces for proposed apartment use and **2)** a Variance request to the City of McAllen Zoning Ordinance to be exempted from the 8-foot CMU buffer requirement along the west side of the subject property located at Lot 1, Wilson Subdivision No. 3, Hidalgo County, Texas; 120 South 4th Street. **(ZBA2023-0012) (TABLED: 03/08/2023) (REMAIN TABLED: 03/22/2023, 04/05/2023)**

3. FUTURE AGENDA ITEMS

- a) 2205 Daffodil Avenue
- b) 909 North 15th Street
- c) 1428 East Hibiscus 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 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: Wednesday, April 19, 2023

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 14th day of April, 2023 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 14th day of April, 2023.

Jessica Cavazos, Administrative Supervisor