

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, APRIL 3, 2024 - 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 on February 7, 2024.

2. PUBLIC HEARINGS:

- a) Request of Oscar Falcon on behalf of South Villa Hermosa LTD., for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow a rear yard garage setback of 5 feet instead of the required 18 feet, and **2)** to allow a north side yard setback of 0 feet instead of the required 6 feet at Lot 54, Amended Map of Fairway Grande Village Unit No.1 Subdivision, Hidalgo County, Texas; 3213 South Casa Linda Street. **(ZBA2024-0007)**
- b) Request of Oscar Falcon on behalf of South Villa Hermosa LTD., for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow a rear yard garage setback of 5 feet instead of the required 18 feet, **2)** to allow a north side yard setback of 0 feet instead of the required 6 feet, and **3)** to allow a south side yard setback of 0 feet instead of 6 feet at Lot 53, Amended Map of Fairway Grande Village Unit No.1 Subdivision, Hidalgo County, Texas; 3211 South Casa Linda Street. **(ZBA2024-0008)**
- c) Request of Juan Roberto Moreno on behalf of Ricardo Rendon for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 7 feet into the 10 feet rear yard setback and **2)** 2 feet distance to the main building instead of the required 5 feet distance for a proposed palapa measuring 30 feet by 22 feet, at Lot 42, Candleflower Subdivision No. 2, Hidalgo County, Texas; 1925 Lark Avenue. **(ZBA2024-0009)**
- d) Request of Jorge Vanegas on behalf of Mirna Rivas for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow side yard setbacks of 0 feet instead of the required 6 feet, and **2)** to allow a rear garage setback of 10.66 feet instead of the required 18 feet for Lot 31, Amended map of Fairway Grande Village Unit No. 1 Subdivision, Hidalgo County, Texas; 3015 South Casa Linda Street. **(ZBA2024-0010) WITHDRAWN**

3. FUTURE AGENDA ITEMS

- a) NO NEW CASES

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 3, 2024

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 March, 2024 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 March, 2024.

Jessica Cavazos, Administrative Supervisor