

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, APRIL 5, 2023 - 4:30 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 Jose Gutierrez

#### 1. MINUTES:

- a) Minutes for the meeting held on March 22, 2023

#### 2. PUBLIC HEARINGS:

- a) Request of Norma Elizondo for the following Special Exceptions to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 10 feet into the 10 feet rear yard setback for an existing metal carport measuring 16.5 feet by 19 feet, and **2)** to allow an encroachment of 4 feet into the 6 feet west side yard setback for an existing metal carport measuring 16.5 feet by 19 feet, at Lot 43, Northpark Estates Subdivision, Hidalgo County, Texas; 1501 Falcon Avenue. **(ZBA2023-0022)**
- b) Request of Oscar Flores for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25 feet front yard setback for an existing carport with a canvas roof measuring 18 feet by 20 feet on Lot 21, Cielo Vista Subdivision Phase I, Hidalgo County, Texas; 3101 Tanya Avenue. **(ZBA2023-0020)**
- c) Request of Jorge Herrera on behalf of Surprise Ron & Estela for a special exception to the City of McAllen's Off-Street Parking and Loading Ordinance to allow 8 parking spaces instead of the required 9 parking spaces for a 6-unit multi-family apartment development at Lot 4, Block 54, North McAllen Addition, Hidalgo County, Texas; 608 South 15th Street. **(ZBA2023-0024)**
- d) Request of Ma. Del Carmen Castro for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25-foot front yard setback for an existing metal carport measuring 36 feet by 25 feet, at Lot 16, Block 14, Balboa Acres Subdivision, Hidalgo County, Texas; 2808 Idela Avenue. **(ZBA2023-0021)**
- e) 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)**

#### 3. FUTURE AGENDA ITEMS

- a) 2309 Sandpiper Avenue
- b) 1500 Fern Avenue
- c) 2400 Sandpiper Avenue
- d) 4915 North 46th Lane
- e) 2921 North 40th Street
- f) 3420 Queta 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 5, 2023

**TIME:** 4:30 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 31<sup>st</sup> of March, 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 31<sup>st</sup> day of March, 2023.

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Jessica Cavazos, Administrative Supervisor