

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 1, 2021 - 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 Erick Diaz

1. MINUTES:

- a) Minutes for the meeting held on November 17, 2021

2. PUBLIC HEARINGS:

- a) Request of Jimmy Ring for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 13.67 feet into the 20 feet front yard setback for an existing metal carport at Lot 125, Harvey Terrace Subdivision Unit 2- Phase I & II, Hidalgo County, Texas; 2724 North 27th Street. **(ZBA2021-0057) (TABLED: 11/17/2021)**
- b) Request of Beatriz Sarinana for the following Special Exception to the City of McAllen Zoning Ordinance: to allow an encroachment of 20 ft. into the 20 ft. front yard setback for an existing carport measuring 20 ft. by 12 ft. at Lot 44, La Lomita Estates Subdivision, Hidalgo County, Texas; 3004 La Vista Avenue. **(ZBA2021-0061)**
- c) Request of Elizabeth Perez for the following variance to the City of McAllen Zoning Ordinance: to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use at 1.58 (net) acres out of Lot 507, John H. Shary Subdivision, Hidalgo County, Texas; 11504 North Taylor Road. **(ZBA2021-0066)**
- d) Request of Eli Rene Ochoa for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 7 ft. into the 25 ft. front yard setback for a proposed single family residence at Lot 24, The Embers Subdivision (Gated Community), Hidalgo County, Texas; 8008 North 3rd Street. **(ZBA2021-0058)**
- e) Request of Issac Choutapalli & Xiaoqian Fang for the following Variance to the City of McAllen Zoning Ordinance: to allow an encroachment of 10 ft. into the 25 ft. rear yard setback for a proposed single family residence at Lot 5, The Embers Subdivision (Gated Subdivision), Hidalgo County, Texas; 417 Cornell Avenue. **(ZBA2021-0059)**
- f) Request of Gabriela Mosquera, on behalf of Interplan LLC for the following Variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 44 ft. into the 60 ft. front yard setback for a proposed canopy measuring 27 ft. by 48 ft. and **2)** to allow an encroachment of 19 ft. into 30 ft. the side setback for a proposed canopy measuring 32 ft. by 71 ft. at Lot 1, Nolana Crossing Subdivision, Hidalgo County, Texas; 2709 Nolana Avenue. **(ZBA2021-0063)**
- g) Request of Donato Pantoja for the following Variance to the City of McAllen Zoning Ordinance: to allow an encroachment of 3 ft. into the 10 ft. rear yard setback for an existing angled carport at Lot 81, Montebello Unit No. 3 Subdivision, Hidalgo County, Texas; 2116 North 32nd Street. **(ZBA2021-0060)**

3. FUTURE AGENDA ITEMS

- a) 2001 Hibiscus Avenue
- b) 2209 Bonham Avenue
- c) 2917 North 36th Street

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, December 1, 2021

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 26th day of November, 2021 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 26th day of November, 2021.

Jessica Cavazos, Administrative Supervisor