

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 15, 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
- b) Minutes for the meeting held on December 1, 2021

2. PUBLIC HEARINGS:

- a) Request of Adelina Alexander for the following Special Exception to the City of McAllen Zoning Ordinance: to allow an encroachment of 20 feet into the 20 feet front yard setback for an existing metal carport measuring 19.9 feet by 22.5 feet at Lot 43, Apollo Gardens Subdivision, Hidalgo County, Texas; 2001 Hibiscus Avenue. **(ZBA2021-0064)**
- b) 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) (TABLED: 12/01/2021)**
- c) 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) (TABLED: 12/01/2021)**
- d) Request of Eladio Ayala Jr. for the following Variances to the City of McAllen Zoning Ordinance: **1)** to allow an existing secondary structure (garage) remain in its current location with no primary structure and **2)** to allow an encroachment of 2 feet into the 6 feet side yard setback along the south side for an existing irregular shaped steel garage at Lot 47, Bonham Subdivision Unit No. 2, Hidalgo County, Texas; 2209 South 28th Street. **(ZBA2021-0065)**
- e) Request of Edward De La Tejera on behalf of Terra Homes Corporation for the following Variances to the City of McAllen Zoning Ordinance: to allow an encroachment of 10 feet into the 25 feet front yard setback for proposed single-family residences at Lots 5, 6, 19, 30, and 31, Sun Gate Subdivision, Hidalgo County, Texas; 2917 North 36th Street, 2920 North 36th Street, 2916 North 35th Street, 2921 North 34th Street, and 2920 North 34th Street. **(ZBA2021-0067)**

3. INFORMATION ONLY:

- a) Election of Officers to be held on January 19, 2022

4. FUTURE AGENDA ITEMS

- a) 2728 North 27th Lane
- b) 2415 Hackberry Avenue
- c) 3300 North 27th 1/2 Street
- d) 3000 La Vista Avenue
- e) 2721 North 27th Lane

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 15, 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 10th day of December, 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 10th day of December, 2021.

Jessica Cavazos, Administrative Supervisor