

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 20, 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 November 1, 2023
- b) Minutes for the meeting held on December 6, 2023

2. PUBLIC HEARINGS:

- a) Request of Christian Leonardelli for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 14 feet into the 25 feet rear yard setback for a proposed swimming pool measuring 29 feet by 13 feet, at Lot 29, Campo de Suenos Subdivision, Hidalgo County, Texas; 8508 North 33rd Lane. **(ZBA2023-0102)**
- b) Request of Ramiro Ramirez 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 carport measuring 19 feet by 19 feet, at Lot 53, Arthur Terrace Subdivision, Hidalgo County, Texas; 6304 North 36th Street. **(ZBA2023-0103)**

3. FUTURE AGENDA ITEMS

- a) 2913 La Vista Avenue
- b) 2538 Lindberg Avenue
- c) 705 Grambling Avenue
- d) 4101 Zinnia Avenue
- e) 305 Cornell Avenue
- f) 12505 North 40th Street
- g) 3305 Whetstone Avenue
- h) 3500 Ventura Avenue
- i) 12509 North 40th Street
- j) 4012 Ventura Avenue
- k) 12500 North 40th Street
- l) 12606 North 33rd Lane
- m) 3300 Wolf Creek Avenue
- n) 3700 Ventura Avenue
- o) 3302 Wolf Creek Avenue
- p) 3300 Whetstone 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, December 20, 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 15th day of December, 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 15th day of December, 2023.

Jessica Cavazos, Administrative Supervisor