

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 7, 2022 - 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 Sylvia Hinojosa

#### 1. MINUTES:

- a) Minutes for the meeting held on November 17, 2022

#### 2. PUBLIC HEARINGS:

- a) Request of Melissa Trevino for the following Special Exception request to the City of McAllen Zoning ordinance to allow: **1)** an encroachment of 17.5 feet into the 20 feet front yard setback for an existing metal carport measuring 24 feet by 22 feet, and **2)** to allow an encroachment of 6.5 feet into the 10 feet west side yard setback adjacent to a street for an existing metal carport measuring 24 feet by 22 feet, at Lot 18, Block 1, Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas; 3008 Sonora Avenue. **(ZBA2022-0100)**
- b) Request of Juan Carlos Vasquez for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 25 feet front yard setback for an existing metal carport measuring 14 feet by 18 feet, at Lot 188, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 4509 Pelican Avenue. **(ZBA2022-0101)**
- c) Request of Quincy McGill for the following Variances and Special Exception request to the City of McAllen Zoning Ordinance to allow **1)** an accessory use without a primary use for a storage building with a carport structure measuring 30 feet by 12 feet, **2)** to allow an encroachment of 4 feet into the 10 feet rear yard setback for an existing wooden storage building measuring 20 feet by 12 feet and, **3)** a Special Exception to allow an encroachment of 4 feet into the 10 feet rear yard setback for an existing wooden carport measuring 10 feet by 12 feet, at Lot 16, Hibiscus Hill Subdivision, Hidalgo County, Texas; 3200 Northgate Lane. **(ZBA2022-0096) (TABLED: 11/17/2022)**
- d) Request of Luis Villarreal, Jr. and Cynthia Villarreal for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing metal carport measuring 18 feet by 18 feet on Lot 152, Del Sol Phase II Subdivision, Hidalgo County, Texas; 4411 North 26th Lane. **(ZBA2022-0106)**
- e) Request of Yesenia Ramirez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 24 feet into the 25 feet front yard setback for an existing carport with a canvas roof measuring 24 feet by 21 feet on Lot 20, Cielo Vista Subdivision Phase I, Hidalgo County, Texas; 3105 Tanya Avenue. **(ZBA2022-0116)**
- f) Request of Arturo Castillo for a special exception and a variance to the City of McAllen Zoning Ordinance to allow: **1)** a special exception for an encroachment of 12.5 feet into the 28 feet front yard setback and 1 foot into the 5 feet side yard setback for an existing metal carport measuring 16.42 feet by 30 feet, and **2)** a variance for an encroachment of 5 feet into the 5 feet side yard setback for an existing metal porch measuring 14.5 feet by 18 feet on Lot 7, Block 27, North McAllen Addition, Hidalgo County, Texas; 420 North 16th Street. **(ZBA2022-0105)**

- g) Request of Carlos Mariscal for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 5 feet west side yard setback for an existing metal carport measuring 17 feet by 30 feet at Lot 9, Block 4, West addition to McAllen Subdivision, Hidalgo County, Texas; 521 South 22nd Street. **(ZBA2022-0103)**
- h) Request of Maria De La Rosa for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 2 feet into the 7 feet South side yard setback for an addition measuring 38 feet by 15 feet at Lot 3, Block 3, Colonia McAllen Subdivision, Hidalgo County, Texas; 2709 South 27th Street. **(ZBA2022-0104)**

### **3. FUTURE AGENDA ITEMS**

- a) 3404 Providence Avenue
- b) 3801 Zinnia Avenue
- c) 6101 North 8th Street
- d) 2801 Ursula Avenue
- e) 3609 Queta Avenue
- f) 2005 Galveston Avenue
- g) 2813 Fullerton Avenue
- h) 615 North 36th Street
- i) 3201 Eagle Avenue
- j) 1605 North 6th 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 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 7, 2022

**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 2<sup>nd</sup> day of December, 2022 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 2<sup>nd</sup> day of December, 2022.

\_\_\_\_\_  
Jessica Cavazos, Administrative Supervisor