

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JANUARY 25, 2024 - 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 January 11, 2024

2. PUBLIC HEARINGS:

- a) Request of Jose M. Escobedo, for a Special Exception to the City Of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 20 foot front yard setback for a proposed carport measuring 20 feet by 12 feet at Lot 1, Block 18, College Heights Subdivision, Hidalgo County, Texas; 2001 Newport Avenue. **(ZBA2023-0121)**
- b) Request of Abel Montilla for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 7 feet into the 60-foot front yard setback for a proposed open canopy measuring 51 feet by 18 feet at Lot 1, Montilla Subdivision, Hidalgo County, Texas; 2600 Trenton Road. **(ZBA2023-0125)**
- c) Request of Allen Gray on behalf of Amanda Wright, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 25-foot front yard setback for a bedroom addition at Lot 1, Red Leaf Estates Subdivision, Hidalgo County, Texas; 1701 Wisteria Avenue. **(ZBA2023-0122)**
- d) Request of Scott Meyer on behalf of ScottsDale Properties, LTD for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment up to .63 feet into the 10 feet side yard setback along South 31st Street for an existing commercial building at Lot 1, McAllen/Mission Work Force Subdivision, Hidalgo County, Texas; 3201 Highway 83. **(ZBA2023-0124)**
- e) Request of Martin Ramirez for a special Exception to the City Of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20-foot front yard setback for an existing carport measuring 20 feet by 22 feet at Lot 2, The Rocks Subdivision, Hidalgo County, Texas; 8214 North 23rd Lane. **(ZBA2023-0123)**

3. FUTURE AGENDA ITEMS

- a) 522 South 22nd Street
- b) 2004 Galveston Avenue
- c) 4813 South 29th Street
- d) 1023 South Bicentennial Boulevard

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: Thursday, January 25, 2024

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 19th day of January, 2024 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 19th day of January, 2024.

Jessica Cavazos, Administrative Supervisor