

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JULY 13, 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 June 21, 2023

2. PUBLIC HEARINGS:

- a) Request of Adan Pena on behalf of Thirumurugan Gopalasamy for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet and 7 inches into the 25 feet rear yard setback for a swimming pool at Lot 28, Embers, Hidalgo County, Texas; 305 Cornell Avenue. **(ZBA2023-0049)**
- b) Request of Cynthia Zimmerman on behalf of World Gospel Mission for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 13.5 feet into the 20 feet front yard setback for a proposed carport measuring 20 feet by 20 feet, at Lots 23 and 24, Block 11, College Heights Subdivision, Hidalgo County, Texas; 2107 Jackson Avenue. **(ZBA2023-0053)**
- c) Request of George Craft for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet front yard setback for a proposed carport measuring 18 feet by 20 feet, at Lot 11, Timberhill Villa Subdivision, Hidalgo County, Texas; 9401 North 10th Street Unit 4-11. **(ZBA2023-0054)**
- d) Request of Ana G. Hinojosa De Soto for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 2.5 feet into the 10 feet rear yard setback for an existing metal carport measuring 18 feet by 16 feet at Lot 116, Arrowhead Subdivision Phase 2, Hidalgo County, Texas; 2820 North 39th Street. **(ZBA2023-0055)**
- e) Request of Manuel Villegas for the following 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 16.83 feet by 18.83 feet at Lot 156, Del Sol Phase 2 Subdivision, Hidalgo County, Texas; 4319 North 26th Lane. **(ZBA2023-0058)**
- f) Request of Roberto and Rebecca Vela for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25 feet front yard setback for a proposed carport measuring 26 feet by 20 feet at Lot 58, Olivarez No. 5 Subdivision, Hidalgo County, Texas; 2909 Tamarack Avenue. **(ZBA2023-0059)**
- g) Request of Roosevelt Alvarado for the following Special Exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 11 feet into the 20 feet front yard setback for a proposed carport measuring 19 feet by 20 feet and **2)** and encroachment of 6 feet into the 6 feet side yard setback for a proposed carport measuring 19 feet by 20 feet on Lot 33, Block 4, Tierra Del Sol Unit No. 1 Subdivision, Hidalgo County, Texas; 2524 Goldcrest Avenue. **(ZBA2023-0060)**

- h) Request of Rodolfo Rios for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6 feet side yard setback for an existing metal porch at Lot 24 and E20' Lot 23, Fern Terrace, Hidalgo County, Texas; 100 Fern Avenue. **(ZBA2023-0050)**
- i) Request of Donaciano Gomez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 23 feet into the 25 front yard setback and an encroachment of 5 feet into the 6 feet side yard setback for a metal carport measuring 20 feet by 20 feet, at Lot 1, Lincoln Terrace No. 8, Hidalgo County, Texas; 2721 Upas Avenue. **(ZBA2023-0051)**
- j) Request of Wilfredo Charles for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 21 feet into the 25 front yard setback for an existing metal carport measuring 18 feet by 18 feet, at Lot 71, Idela Park UT No. 1, Hidalgo County, Texas; 2752 Judith Avenue. **(ZBA2023-0052)**
- k) Request of Gilma Cuellar for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6 feet side yard setback for an existing carport measuring 10 feet by 47 feet at Lot 24, Brookwood Subdivision, Unit 2 Hidalgo County, Texas; 4105 Zinnia Avenue. **(ZBA2023-0056)**
- l) Request of Baldemar Sanchez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25-foot front yard setback for a proposed carport measuring 20 feet by 30 feet at Lot 46, Idela Park Subdivision, Unit 2 Hidalgo County, Texas; 5101 South 29th Street. **(ZBA2023-0057)**
- m) Request of Maria Saldana for a Special Exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 15 feet into the 20 feet front yard setback for an existing metal carport with canvas cover measuring 21 feet by 20 feet, and **2)** an encroachment of 6 feet into the 6 feet west side yard setback for an existing metal carport with canvas cover measuring 21 feet by 20 feet, at Lot 11, Los Encinos Subdivision Unit 2, Hidalgo County, Texas; 3036 Olga Avenue. **(ZBA2023-0044) (TABLED: 06/21/2023)**
- n) Request of Mario Ferron for a 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 with canvas cover measuring 18 feet by 20 feet, at Lot 43, Ponderosa Park Phase 6 Subdivision, Hidalgo County, Texas; 3409 Gardenia Avenue. **(ZBA2023-0045) (TABLED: 06/21/2023)**

3. FUTURE AGENDA ITEMS

- a) 2712 Norma Avenue
- b) 2021 Highland Avenue
- c) 2017 Highland Avenue
- d) 1940 South 33rd Street
- e) 1936 South 33rd Street
- f) 1905 Robin 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: Thursday, July 13, 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 7th day of July, 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 7th day of July, 2023.

Jessica Cavazos, Administrative Supervisor