

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JULY 27, 2023 - 4:30 PM MCALLEN DEVELOPMENT CENTER, 311 NORTH 15TH STREET EXECUTIVE CONFERENCE ROOM

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 July 13, 2023

2. PUBLIC HEARINGS:

- a) Request of Jose De Leon for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 25-foot front yard setback for an existing metal carport measuring 28 feet by 13 feet at Lot 107, Idela Park Subdivision Unit No 1, Hidalgo County, Texas; 2712 Norma Avenue. **(ZBA2023-0062)**
- b) Request of Jose G. Vela for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25 feet front yard setback for an existing metal carport measuring 22 feet by 20 feet at Lot 1 and the West 22.5 feet of Lot 2, Block 3, Westway Heights Subdivision, Unit No. 1, Hidalgo County, Texas; 2021 Highland Avenue. **(ZBA2023-0063)**
- c) Request of Juan Trujillo for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 25 feet front yard setback for an existing metal carport measuring 20 feet by 22 feet at the East 47.5 feet of Lot 2 & West 45 feet of Lot 3, Block 3, Westway Heights Subdivision Unit No. 1, Hidalgo County, Texas; 2017 Highland Avenue. **(ZBA2023-0064)**
- d) Request of Rogelio Lopez 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 20 feet by 20 feet at Lot 11, Block 4, Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas; 1940 South 33rd Street. **(ZBA2023-0065)**
- e) Request of Wilberth Broca 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 20 feet by 18 feet at Lot 10, Block 4, Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas; 1936 South 33rd Street. **(ZBA2023-0066)**
- f) Request of Eduardo Gamba for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 5 feet into the 15 feet rear yard setback for a proposed bedroom addition measuring 17.90 feet by 18.50 feet, and **2)** an encroachment of 5 feet into the 15 feet rear yard setback for a proposed swimming pool measuring 11 feet by 12.90 feet at Lot 49, Green Meadows Subdivision, Hidalgo County, Texas; 1905 Robin Avenue. **(ZBA2023-0067)**
- g) 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) (TABLED: 07/13/2023)**

- h)** 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) (TABLED: 07/13/2023)**

3. FUTURE AGENDA ITEMS

- a)** 2520 Pecan Avenue
- b)** 1903 South 48th Lane
- c)** 1808 North 32nd Street
- d)** 2021 Ebony Avenue
- e)** 909 North Jackson Road

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 27, 2023

TIME: 4:30 PM

PLACE: McAllen Development Center
311 North 15th Street
Executive Conference Room
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 21st 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 21st day of July, 2023.

Jessica Cavazos, Administrative Supervisor