

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JULY 7, 2021 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

Web: <https://zoom.us/join> or phone: (346) 248-7799  
Meeting ID: 672 423 1883

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 Erick Diaz

#### 1. MINUTES:

- a) Minutes for the meeting held on June 17, 2021.

#### 2. PUBLIC HEARINGS:

- a) Request of Yolanda Zapata for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18.42 ft. into the 25 ft. front yard setback for an existing metal carport measuring 19 ft. by 16 ft., at Lot 204, Idela Park Unit 2 Subdivision, Hidalgo County, Texas; 3000 Melba Avenue. **(ZBA2021-0021)**
- b) Request of Melinda Garza on behalf of MDG Investment Group LLC for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 ft. into the 25 ft. rear yard setback for a proposed single family residence at Lot 4, The Embers Subdivision (Gated Community), Hidalgo County, Texas; 413 Cornell Avenue. **(ZBA2021-0023)**
- c) Request of Edwin R. Rodriguez for the following variances to the City of McAllen Zoning Ordinance to allow: 1) to encroach 7 ft. into the 10 ft. rear yard setback for a proposed wooden storage building measuring 10 ft. by 12 ft., and 2) to encroach 4 ft. into the 10 ft. rear yard setback for a proposed porch measuring 10 ft. by 11 ft., at Lot 74, Parkwood Manor Subdivision Phases 1, 2, & 3, Hidalgo County, Texas; 7108 North 23rd Lane. **(ZBA2021-0024)**
- d) Request of Clint Hernandez for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10.67 ft. into the 25 ft. rear yard setback for a proposed swimming pool measuring 24.33 ft. by 36.33 ft., at Lot 8, Northgate Crossing Subdivision Phase II, Hidalgo County, Texas; 8915 North 22nd Lane. **(ZBA2021-0025)**
- e) Request of Riverside Development Service, LLC for the following variance to the City of McAllen Zoning Ordinance to allow a lot width less than 50 ft. with a minimum width of 29.66 ft. for lot 90 of proposed Campo de Sueños Phase II, 41.18 ft. to 49.98 ft. for Lots 58-64,66-68,71,73-79,88,91-97,101-103 of proposed Campo de Sueños Phase II, 24.65 ft. for Lot 139 of proposed Campo de Sueños Phase III, 26.89 ft. for Lot 138 of proposed Campo de Sueños Phase III, 34.12 ft. to 38.82 ft. for Lots 124,125,137,140,143-146,148 of proposed Campo de Sueños Phase III, 40.22 ft. to 49.49 ft. for Lots 106,111-113,123,126,127,130-136,141,147,149,151-160,168-172 of proposed Campo de Sueños Phase III, For a 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8300 North Ware Road.**(ZBA2020-0087)**

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

- a)** 2232 Nyssa Avenue
- b)** 9500 North 17th Street
- c)** 2201 South 31st Street
- d)** 8100 North 3rd 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 PLANNING & ZONING COMMISSION 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, July 7, 2021

**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 July, 2021 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 July, 2021.

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Jessica Cavazos, Administrative Supervisor