

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 1, 2022 - 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 Sylvia Hinojosa

1. MINUTES:

- a) Minutes for the meeting held on May 18, 2022

2. PUBLIC HEARINGS:

- a) Request of Julio C. Perez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 30 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet, at Lot 17, Block 3, Fern Heights Subdivision, Hidalgo County, Texas; 712 Daffodil Avenue. **(ZBA2022-0019) (TABLED: 05/18/2022)**
- b) Request of Daniel Rosas for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 13 feet into the 20 feet front yard setback and 5 feet into the 6 feet west side yard setback for a proposed metal carport measuring 9 feet by 64 feet, at Lot 6, Block 15, Hammond's Addition To The Town of McAllen, Hidalgo County, Texas; 2021 Ebony Avenue. **(ZBA2022-0022)**
- c) Request of AAA Residential Construction on behalf of Gisela Valdez and Jerry Valdez (owners) for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed pavilion measuring 14 feet by 14 feet, at Lot 40, El Pacifico Subdivision Phase II, Hidalgo County, Texas; 13405 North 37th Lane. **(ZBA2022-0025)**
- d) Request of Abasto Corporation for the following variance request to the City of McAllen Zoning Ordinance to not provide a buffer along the property street frontage at Warehouse Kingdom Subdivision Phase II, Hidalgo County, Texas; 6101 South 23rd Street. **(ZBA2022-0023)**
- e) Request of Tomas Gutierrez, on Behalf of MDM Land Company, for the following Variance and Special Exception to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 4.9 feet into the 17.75 feet rear yard setback for a proposed multifamily apartment buildings and **2)** to allow 243 parking spaces instead of the required 245 parking spaces, at the South 302.35 ft. out of Lot 149, La Lomita (HOIT) Subdivision, (Proposed The Grove Subdivision, Lot 2), Hidalgo County, Texas; 500 South Ware Road. **(ZBA2022-0027)**

3. FUTURE AGENDA ITEMS

- a) 10701 North 30th Street
- b) 621 North 12th Street
- c) 4717 Pelican Avenue
- d) 100 North 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: Wednesday, June 1, 2022

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 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

Jessica Cavazos, Administrative Supervisor