

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

WEDNESDAY, JUNE 4, 2025 - 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 -

1. MINUTES:

- a) Minutes for the meeting held on May 21, 2025

2. PUBLIC HEARINGS:

- a) Request of Humberto Salinas for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback for an existing carport at Lot 13, Block 1, McAllen Heights Subdivision, Hidalgo County, Texas; 821 South 26th ½ Street. **(ZBA2025-0017)**
- b) Request of Jorge Guerra for a Variance to the City of McAllen Zoning Ordinance to not provide a masonry screen eight feet in height and instead provide an eight-foot cedar fence for the proposed Los Encinos on Taylor Subdivision at 20.01 Acres out of Lots 297 & 298, John H. Shary Subdivision, Hidalgo County, Texas; 3320 North Taylor Road. **(ZBA2025-0018)**
- c) Request of Michael I. Phelps for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 foot front yard setback for an existing carport at Lot 4 & North 4ft of Lot 3, Block 2, Harvey Terrace Subdivision, Hidalgo County, Texas; 2828 North 28th ½ Street. **(ZBA2025-0019)**
- d) Request of Ma M. Hernandez Amaya for the following variance to the City of McAllen Zoning Ordinance: **1)** to allow a 3500-square foot lot instead of the required 5600 square feet Lot area as required per section 138-356 of the zoning ordinance; **2)** to allow a Lot fronting of 25 feet instead of the 50 feet minimum requirement; **3)** to allow 3 ½ feet side yard setback instead of the required building setback for the side yards, at E ½ of Lot 7, Amended map of Lots 1 thru 8, inclusive, Block 4, College Addition Subdivision, Hidalgo County, Texas; 2505 Erie Avenue. **(ZBA2025-0020)**
- e) Request of Gerardo Morales for a variance request to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 18-foot rear yard setback for a hot tub with a pergola at Lot 65, Spanish Oaks @ Frontera Subdivision, Hidalgo County, Texas; 705 Grambling Avenue. **(ZBA2025-0021)**
- f) Request of Melden & Hunt on behalf of Maria A. Garcia for a variance for a Lot minimum front width requirement reduced to 30.56 feet to the City of McAllen Zoning Ordinance at 2.595 acre tract of land out of Lot 4, A.J. McColl's Addition to McAllen First Suburban Citrus Grove, and out of Lots 138A and 148A John H Shary Subdivision, Hidalgo County, Texas; 2900 South Bentsen Road. **(ZBA2025-0022)**

3. FUTURE AGENDA ITEMS

- a) 3212 Covina Avenue
- b) 2508 Upas Avenue
- c) 310 South 24th Street
- d) 6004 North 30th Street
- e) 1406 Orchid Avenue
- f) 4704 Toucan Avenue
- g) 801 North 15th 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 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 4, 2025

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 30th day of May, 2025 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 30th day of May, 2025.

Jessica Cavazos, Management Assistant