

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 5, 2024 - 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 May 22, 2024

2. PUBLIC HEARINGS:

- a) Request of Francisco Rodriguez, for a Special Exception to the City Of McAllen Zoning Ordinance to allow: **1)** an encroachment of 17 feet into the 20-foot front yard setback, **2)** an encroachment of .5 feet into the 3½ foot east side yard setback, and **3)** an encroachment of 1.5 feet into the 3½ foot west side yard setback, for a proposed carport measuring 20 feet by 20 feet at the West ½ of Lot 19, Block 2, College Addition Subdivision, Hidalgo County, Texas; 2323 Dallas Avenue. **(ZBA2024-0017)**
- b) Request of Irma Gonzalez, for a Special Exception to the City Of McAllen Zoning Ordinance to allow an encroachment of 14 feet into the 20-foot front yard setback for a proposed carport measuring 20 feet by 20 feet at Lot 7, Block 18, College Heights Subdivision, Hidalgo County, Texas; 2025 Newport Avenue. **(ZBA2024-0019)**
- c) Request of Juan Muniz for the following variance to the City of McAllen Zoning Ordinance to allow a Lot size of 5,250 square feet instead of the required 5,600 square feet for a duplex at Lot 17, Block 11, College Heights Subdivision, Hidalgo County, Texas; 2164 Kennedy Circle. **(ZBA2024-0014)**
- d) Request of Orlando De Jesus Valdez Rodriguez for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 10-foot rear yard setback for a proposed swimming pool measuring 8.91 feet by 22.67 feet at Lot 25, Derby Downs Subdivision, Hidalgo County, Texas; 2213 North 46th Street. **(ZBA2024-0015)**
- e) Request of Arnold Cavazos on behalf of Gabriel Alanis for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 20-foot rear yard setback on the East Rear and South Rear portion for a proposed residence at Lot 19, Lago Vista Subdivision, Hidalgo County, Texas; 4501 South “M” Street. **(ZBA2024-0018)**
- f) Request of Juan A. Rodriguez on behalf of Laura A. Rios for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6-foot side yard setback for an existing covered patio measuring 17.5 feet by 22 feet at Lot 61, Saddle Creek Unit 1 Subdivision, Hidalgo County, Texas; 9216 North 30th Street. **(ZBA2024-0016)**

3. FUTURE AGENDA ITEMS

- a) 2317 Sandpiper Avenue
- b) 3212 Kerria 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: Wednesday, June 5, 2024

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 31st of May, 2024 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 31st of May, 2024.

Jessica Cavazos, Administrative Supervisor