

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MAY 21, 2025 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 7, 2025

#### 2. PUBLIC HEARINGS:

- a) Request of Luis Gudino and Kimberly Gudino for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25-foot front yard setback for an existing metal carport at Lot 24, Block 20, Balboa Acres Subdivision, Hidalgo County, Texas; 2912 Daytona Avenue. **(ZBA2025-0013)**
- b) Request of April Rodriguez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25-foot front yard setback for a proposed carport measuring 20 feet x 20 feet at Lot 74, Plantation Gap Subdivision Phase 1, Hidalgo County, Texas; 4517 Thunderbird Avenue. **(ZBA2025-0014)**
- c) Request of Andres and Dora Hilda Benavidez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 15.5 feet into the 25-foot front yard setback for an existing carport at Lot 22, Plantation Gap Subdivision Phase 1, Hidalgo County, Texas; 4608 Toucan Avenue. **(ZBA2025-0015)**
- d) Request of CRV Construction, LLC on behalf of Reyes Ramon Ayala for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 11 feet into the 20-foot front yard setback for a proposed metal carport at Lot 73, Ware Heights Subdivision, Hidalgo County, Texas; 3412 Xanthisma Avenue. **(ZBA2025-0012)**
- e) Request of Saul Briones for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 21 feet 8 inches into the 25-foot front yard setback for an existing carport measuring 21 feet by 19 feet at Lot 9, Derby Downs Subdivision, Hidalgo County, Texas; 2301 North 47th Street. **(ZBA2025-0016)**
- f) Request of Raudel Garcia for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 7-foot north side yard setback for a proposed irregular-shaped swimming pool with an area of approximately 352 square feet at Lot 25, Block 7, Milmor Addition Subdivision, Hidalgo County, Texas; 1214 North 16th Street. **(ZBA2025-0010) (TABLED: 05/07/2025)**

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

- a) 821 South 26th 1/2 Street
- b) 3320 North Taylor Road
- c) 2828 North 28th 1/2 Street
- d) 2505 Erie Avenue
- e) 705 Grambling Avenue
- f) 2900 South Bentsen 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:** Wednesday, May 21, 2025

**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 16<sup>th</sup> 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 16<sup>th</sup> day of May, 2025

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Jessica Cavazos, Administrative Supervisor