

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MAY 4, 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 April 20, 2022

2. PUBLIC HEARINGS:

- a) Request of Diana Chavez for the following special exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 12ft into the 25ft. front yard setback for an existing carport measuring 408 square feet (17ft x 24ft) at Lot 112, Plantation Gap Subdivision Phase 1, Hidalgo County, Texas; 4425 Sandpiper Avenue. **(ZBA2022-0012)**
- b) Request of John M. Sczline for the following variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 3 ft. – 8 in. into the 6 ft. side yard setback for a pergola measuring 168 square feet (12ft x 14ft) at Lot 46, Quail Crossing Subdivision, Hidalgo County, Texas; 2612 Brazos Court. **(ZBA2022-0013)**
- c) Request of Alberto Pedroza for the following special exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 20ft into the 25ft. front yard setback for a carport measuring 528 square feet (22ft x 24ft) at Lot 7, Block 4 Frontier Gardens Subdivision, Hidalgo County, Texas; 808 Upas Avenue. **(ZBA2022-0014)**
- d) Request of Hamlin Pools (Joshua Stanberry) on behalf of Bethol Balbotin (owner) for the following Variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed swimming pool landing area measuring 7 feet by 8 feet and **2)** to allow an encroachment of 4.5 feet into the East 6 feet side yard setback for a proposed swimming pool spa measuring 7 feet by 8 feet **3)** to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed swimming pool spa measuring 7 feet by 8 feet, at Lot 2, The Embers Subdivision, Hidalgo County, Texas; 405 Cornell Avenue. **(ZBA2022-0015)**
- e) Request of Teresa Valenzuela Cox for the following Variance and Special Exception to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 5 feet into the 5 feet side yard setback for an existing art studio building addition, **2)** to allow an encroachment of 5 feet into the 5 feet side yard setback for an existing carport, at Lot 5, Block 5, Orange Terrace Subdivision No. 3, Blocks 4 & 5, Hidalgo County, Texas; 1017 Orange Avenue. **(ZBA2022-0016)**
- f) Request of Ricardo D. Martinez, on behalf of Habitat Developers, LLC for the following Variance to the City of McAllen Zoning Ordinance: continuation of a non-conforming use to include enlarging the non-conforming use and issuance of a building permit in excess of 10% replacement value, at Lot 8, Block 42, North McAllen Subdivision, Hidalgo County, Texas; 218 North 17th Street. **(ZBA2022-0017)**

3. FUTURE AGENDA ITEMS

- a) 6004 North 30th Street
- b) 712 Daffodil Avenue
- c) 4600 South 29th Street

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEAL**

DATE: Wednesday, May 4, 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 29th day of April, 2022 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 29th day of April, 2022.

Jessica Cavazos, Administrative Supervisor