

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, SEPTEMBER 21, 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 September 8, 2022

2. PUBLIC HEARINGS:

- a) Request of Juan Muniz for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot front yard setback for an existing single family home at Lot 220, Idela Park Unit 3, Hidalgo County, Texas; 3528 Katrina Avenue. **(ZBA2022-0054)**
- b) Request of Noelia Salazar for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 26 feet into the 31 feet front yard setback for an existing metal carport measuring 25 feet by 22 feet on Lot 5, Block 4, Milmor Addition, Hidalgo County, Texas; 1717 Maple Avenue. **(ZBA2022-0058)**
- c) Request of Vicente Martinez on behalf of Maria C. Martinez for a variance to the City of McAllen Zoning Ordinance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use at Lot 4, Block 38, Hammond Addition, Hidalgo County, Texas; 2011 Beaumont Avenue **(ZBA2022-0059)**
- d) Request of Aqua Mill, LLC on behalf of Velmej Investments, LLC for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 114 feet into the 120 feet front yard setback for a water kiosk on Lots 1 thru 14, Spring Glen Subdivision, Hidalgo County, Texas; 628 North McColl Road. **(ZBA2022-0060)**
- e) Request of Hilda Trevino for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback for an existing carport measuring 20 feet by 20 feet, at Lot 10, Block 1, Bluebird Subdivision, Hidalgo County, Texas; 5309 North 32nd Street. **(ZBA2022-0055)**
- f) Request of Diana Cerecedo for variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 5.75 feet into the 25-foot front yard setback for a garage setback and an encroachment of .91 feet into the 25 feet front yard setback for a proposed single family home, at Lot 16 Bentsen Park subdivision, Hidalgo County, Texas; 4201 Zinnia Avenue. **(ZBA2022-0056)**
- g) Request of Diana Cerecedo for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6.4 feet into the 25-foot front yard setback for a garage setback, at Lot 4 Bentsen Park Subdivision, Hidalgo County, Texas; 4308 Avocet Avenue. **(ZBA2022-0057)**

- h) Request of David Zuniga. for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot front yard setback for a proposed single family home, at Lot 20 Blk 4 for Balboa Acres subdivision, Hidalgo County, Texas; 2400 Helena Avenue. **(ZBA2022-0052) (TABLED: 09/08/2022)**
- i) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. **(ZBA2022-0037) (TABLED: 07/07/2022, 07/20/2022, 08/03/2022, 08/17/2022, 8/31/2022, 09/08/2022)**

3. FUTURE AGENDA ITEMS

- a) 2445 North 31st Street
- b) 1901 South 33rd Street
- c) 3112 Northwestern Avenue
- d) 2005 Newport Avenue
- e) 1516 Flamingo Avenue
- f) 6105 North 30th Street
- g) 3913 Zinnia Avenue
- h) 2205 Nyssa Avenue
- i) 10734 North 29th Lane
- j) 2309 North 31st Street
- k) 615 Dallas Avenue
- l) 407 East Vine Avenue
- m) 600 North 43rd Street
- n) 9410 North 29th Lane
- o) 2801 North 39th 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, September 21, 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 16th day of September, 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 16th day of September, 2022.

Jessica Cavazos, Administrative Supervisor