

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, APRIL 6, 2022 - 4:30 PM MCALLEN DEVELOPMENT CENTER, 311 NORTH 15TH STREET EXECUTIVE CONFERENCE ROOM

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 March 3, 2022.
- b) Minutes for the meeting held on March 17, 2022.

2. PUBLIC HEARINGS:

- a) Request of Maria Carmen Salazar for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 23.73 feet into the 37.73 feet front yard setback for a proposed wooden porch addition measuring 15.25 feet by 17.20 feet at Lots 10 and 11, Block 1, Monterrey Subdivision, Hidalgo County, Texas; 1410 Mobile Avenue. **(ZBA2022-0008)**
- b) Request of Joyce Landwehr on behalf of Black Bear Diner for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4.17 feet into the 75 feet front yard setback for a covered porch measuring 12.83 feet by 20 feet at Lot 1, T.M.J.C. Subdivision, Hidalgo County, Texas; 602 Expressway 83. **(ZBA2022-0009)**

3. FUTURE AGENDA ITEMS

- a) 2021 Ebony Avenue
- b) 3224 South Rose Ellen 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, April 6, 2022

TIME: 4:30 PM

PLACE: McAllen Development Center
311 North 15th Street
Executive Conference Room
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 1st 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 1st day of April, 2022.

Jessica Cavazos, Administrative Supervisor