

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 15, 2022 - 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 – Chairperson Sylvia Hinojosa

#### 1. MINUTES:

- a) Minutes for the special meeting held on May 25, 2022
- b) Minutes for the meeting held on June 1, 2022

#### 2. PUBLIC HEARINGS:

- a) Request of Daniel Rosas for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 13 feet into the 20 feet front yard setback and 5 feet into the 6 feet west side yard setback for a proposed metal carport measuring 9 feet by 64 feet, at Lot 6, Block 15, Hammond's Addition To The Town of McAllen, Hidalgo County, Texas; 2021 Ebony Avenue. **(ZBA2022-0022) (TABLED: 06/01/2022)**
- b) Request of Ray Mandes II for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 8 feet into the 10 feet rear yard setback for an existing carport measuring 21 feet by 28 feet, at Lot 1, Block 14, North McAllen Subdivision, Hidalgo County, Texas; 621 North 12th Street. **(ZBA2022-0029)**
- c) Request of Juanita Lozano for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4.75 feet into the 6 feet side yard setback along the north side for an existing wooden storage measuring 8 feet by 10 feet, Lot 163A, Trinity Oaks Subdivision Phase 1A, Hidalgo County, Texas; 10701 North 30th Street. **(ZBA2022-0026)**
- d) Request of Timothy J. Motes for the following Special Exception to the City of McAllen Zoning Ordinance: to allow an encroachment of 19 feet into the 25-foot front yard setback for an existing metal carport measuring 18 feet by 19 feet, at Lot 176, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 4717 Pelican Avenue. **(ZBA2022-0030)**
- e) Request of George Boghs on behalf of Benchmark Construction for the following Special Exception to the City of McAllen Zoning Ordinance: to allow an encroachment of 5.5 feet into the 10-foot north side yard setback for a proposed metal carport measuring approximately 53.2 feet by 40 feet, at 1.48 acres being all of Lots 1, 2, and 3, Block 56, North McAllen Subdivision and an abandoned tract of right-of-way, Hidalgo County, Texas; 100 North Bicentennial Boulevard. **(ZBA2022-0031)**

#### 3. FUTURE AGENDA ITEMS

- a) 321 North Main Street
- b) 4237 Tyler Avenue
- c) 2924 Providence Avenue
- d) 301 East Trenton 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, June 15, 2022

**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 10<sup>th</sup> day of June, 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 10<sup>th</sup> day of June, 2022.

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Jessica Cavazos, Administrative Supervisor