

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, NOVEMBER 17, 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 November 2, 2022

2. PUBLIC HEARINGS:

- a) Request of Ahyra Guerrero for the following Variance request to the City of McAllen Zoning Ordinance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming structure, at Lot 17, Block 4, College Heights Subdivision, Hidalgo County, Texas; 817 South 22nd Street. **(ZBA2022-0095)**
- b) Request of Quincy McGill for the following Variances and Special Exception request to the City of McAllen Zoning Ordinance to allow **1)** an accessory use without a primary use for a storage building with a carport structure measuring 30 feet by 12 feet, **2)** to allow an encroachment of 4 feet into the 10 feet rear yard setback for an existing wooden storage building measuring 20 feet by 12 feet and, **3)** a Special Exception to allow an encroachment of 4 feet into the 10 feet rear yard setback for an existing wooden carport measuring 10 feet by 12 feet, at Lot 16, Hibiscus Hill Subdivision, Hidalgo County, Texas; 3200 Northgate Lane. **(ZBA2022-0096)**
- c) Request of Flamingo Pools (Marcos Ramirez III) on behalf of Chris Howard for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 25 feet rear yard setback for a proposed swimming pool measuring 14 feet by 35 feet at Lot 9, Vine Ridge Estates Subdivision, Hidalgo County, Texas; 3508 Upas Avenue. **(ZBA2022-0098)**
- d) Request of Diana Guerrero-Pena for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6.67 feet into the 10 feet corner side yard setback for an existing covered porch measuring 16 feet by 20 feet at Lot 30, Golden Acres Patio Homes Subdivision, Hidalgo County, Texas; 3620 Gumwood Avenue, Unit 30. **(ZBA2022-0099)**
- e) Request of Juan R. Dominguez for the following Variance Request to the City of McAllen Zoning Ordinance to allow an encroachment of 2.5 feet into the 6 feet east side yard setback for an existing wood storage building measuring 20 feet by 18 feet, at Lot 29, La Puerta Subdivision Phase I, Hidalgo County, Texas; 3221 La Puerta Avenue. **(ZBA2022-0097)**
- f) 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, 09/21/2022, 10/05/2022, 10/19/2022, 11/02/2022)**

3. FUTURE AGENDA ITEMS

- a)** 3008 Sonora Avenue
- b)** 4509 Pelican Avenue
- c)** 6201 North 10th Street
- d)** 521 South 22nd Street
- e)** 2709 South 27th Street
- f)** 420 North 16th Street
- g)** 4411 North 26th Lane

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: Thursday, November 17, 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 11th day of November, 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 11th day of November, 2022.

Jessica Cavazos, Administrative Supervisor