

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, NOVEMBER 3, 2021 - 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 Erick Diaz

1. MINUTES:

- a) Minutes for the meeting held on October 20, 2021

2. PUBLIC HEARINGS:

- a) Request of Fidel Felix, for the following Special Exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 2 ft. into the 6 ft. side yard setback for a proposed carport measuring 10 ft. by 22 ft., at Lot 36, Block 2, Maravillas Subdivision Unit 1, Hidalgo County, Texas; 2420 Jonquil Avenue. **(ZBA2021-0054)**
- b) Request of Jesus Espino for the following Variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 3.58 ft. into the 25 ft. rear yard setback for a proposed house, at Lot 93, Vendome Phase II Subdivision, Hidalgo County, Texas; 3405 Vendome Drive. **(ZBA2021-0051)**
- c) Request of Yesenia Lorie Vargas, for the following Variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 5 ft. into the 10 ft. side yard setback for a proposed swimming pool measuring 29.5 ft. by 11 ft., at Lot 53, Forest Valley Subdivision, Hidalgo County, Texas; 4013 Falcon Avenue. **(ZBA2021-0053)**
- d) Request of Juan Gastelum, on behalf of GGC Group LLC, for the following Variance to the City of McAllen Zoning Ordinance to allow: the property a 40.58 ft. of frontage instead of the 50 ft. requirement, at a 0.959-acre tract of land out of Lot 6, Rancho de la Fruta Subdivision No. 2, Hidalgo County, Texas; 816 East Cedar Avenue. **(ZBA2021-0052)**
- e) Request of Felipe Martinez for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25-foot front yard setback for a proposed metal carport measuring 20 feet by 20 feet at the north 40 feet of Lots 13 and 14, Block 7, College Heights Subdivision, Hidalgo County, Texas; 915 South 22nd Street. **(ZBA2021-0045)**
(TABLED: 10/6/2021) (REMAIN TABLED: 10/20/2021)
- f) Appeal of Jack and Hilda Edwards appealing issuance of Certificate of Occupancy to Tacos El Plebe operating at 1017 North Main Street.

3. FUTURE AGENDA ITEMS

- a) 3001 Zenaida Avenue
- b) 410 Zinnia Avenue
- c) 2724 North 27th 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 PLANNING & ZONING COMMISSION 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, November 3, 2021

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 October, 2021 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 October, 2021.

Jessica Cavazos, Administrative Supervisor