

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 23, 2023 - 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 Jose Gutierrez

#### 1. MINUTES:

- a) Minutes for the Workshop meeting held on August 9, 2023
- b) Minutes for the meeting held on August 9, 2023

#### 2. PUBLIC HEARINGS:

- a) Request of Adelina Alexander 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 metal carport measuring 19.9 feet by 22.5 feet at Lot 43, Apollo Gardens Subdivision, Hidalgo County, Texas; 2001 Hibiscus Avenue. **(ZBA2023-0047)**
- b) Request of Omar Lopez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 22 feet into the 25-foot front yard setback for an existing metal carport measuring 20 feet by 20 at Lot 23, Casa Bonita Subdivision, Hidalgo County, Texas; 2504 Fir Avenue. **(ZBA2023-0076)**
- c) Request of Itzel Sanchez on behalf of Armando Sanchez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25 feet front yard setback for an existing metal carport with canvas cover measuring 16 feet by 27 feet at Lot 81, Cielo Vista Subdivision Phase 1, Hidalgo County, Texas; 3013 Ursula Avenue. **(ZBA2023-0077)**
- d) Request of Irma G. Presas de Hdz. for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet at Lot 14, Hunter's Cove Subdivision, Unit No. 2, Hidalgo County, Texas; 5416 North 35th Street. **(ZBA2023-0074)**
- e) Request of Robert J. Worster for a Special Exception and Variance to the City of McAllen Zoning Ordinance to: **1)** allow an encroachment of 8 feet into the 10 feet rear yard setback and 4 feet into the 6 feet west side yard setback for an existing metal carport measuring 26 feet by 15 feet and **2)** to allow an encroachment of 8 feet into the 10 feet rear yard setback for an existing patio measuring 20 feet by 15 feet at Lot 10, Block 2, Heritage Manor, Hidalgo County, Texas; 325 Bluebird Avenue. **(ZBA2023-0075)**
- f) Request of Mario & Diana Alejos for a special exception to the City of McAllen Zoning Ordinance to allow: **1)** An encroachment of 20 feet into the 20 feet front yard setback and **2)** an encroachment of 6 feet into the 6 feet south side yard setback for a detached proposed carport measuring 20 feet by 20 feet, at Lot 54, Montebello Subdivision Unit No. 2, Hidalgo County, Texas; 1808 North 32nd Street. **(ZBA2023-0070) (TABLED: 08/09/2023)**

### **3. FUTURE AGENDA ITEMS**

- a) 213 East Vine Avenue
- b) 1106 North 15th Street
- c) 1909 South 39th Street
- d) 2001 Cortez Avenue
- e) 108 East Fresno 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, August 23, 2023

**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 18<sup>th</sup> day of August, 2023 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 18<sup>th</sup> day of August, 2023.

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Jessica Cavazos, Administrative Supervisor