

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 3, 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 -

1. MINUTES:

- a) Minutes for the meeting held on July 20, 2022

2. PUBLIC HEARINGS:

- a) Request of Florentino Gutierrez for a special exception request to the City of McAllen Zoning Ordinance to allow an encroachment of: 22 feet into the 25 feet front yard setback and 6 feet into the 6 feet side yard encroachment along the west side for a proposed carport measuring 22 feet by 22 feet on Lot 64, Olivarez Subdivision No. 5, Hidalgo County, Texas; 2912 Tamarack Avenue. **(ZBA2022-0042)**
- b) Request of Juan Gabriel Enriquez for a variance to the City of McAllen Zoning ordinance to allow an encroachment of 30 feet into the 60 foot side yard setback along the east side of the property for a proposed single-family residence on Lot 4A, North Bryan Estates Subdivision, Hidalgo County, Texas; 8401 State Highway 107. **(ZBA2022-0043)**
- c) Request of Antonio Zapata for a variance to the City of McAllen Zoning Ordinance for an accessory use, a proposed storage shed measuring 10 feet by 16 feet without a primary use for Lot 47, Frontera Village Subdivision, Hidalgo County, Texas; 1817 Jefferson Avenue **(ZBA2022-0039)**
- d) Request of MHA Hibiscus Village, Ltd. for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 20 feet front yard setback along Hibiscus Avenue for 46 proposed carports individually measuring 9 feet by 18 feet, for Lot 1, Hibiscus Village Subdivision, Hidalgo County, Texas; 2412 Hibiscus Avenue. **(ZBA2022-0041)**
- e) 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) (REMAIN TABLED: 07/20/2022)**
- f) Request of Emma Veras for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 20 feet front yard setback for an existing carport measuring 12 feet by 15 feet, at Lot 47, Brookwood Unit II Subdivision, Hidalgo County, Texas; 3824 Zinnia Avenue. **(ZBA2022-0038) (TABLED: 07/20/2022)**

3. FUTURE AGENDA ITEMS

- a)** 3409 North 36th Lane
- b)** 3221 Iris Avenue
- c)** 6729 North 4th Street
- e)** 2300 Oxford
- f)** 2304 Gull Avenue
- g)** 614 North 17th 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 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 3, 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 29th day of July, 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 29th day of July, 2022.

Jessica Cavazos, Administrative Supervisor