

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 9, 2023 - 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 Jose Gutierrez

1. MINUTES:

- a) Minutes for the meeting held on July 27, 2023

2. PUBLIC HEARINGS:

- a) Request of Duncan Architects, LLC on behalf of Wendy Hovorka for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 12 feet into the north 30 feet minimum building setback along East Jasmine Avenue for a proposed modular medical office building measuring 14 feet by 70 feet, and **2)** an encroachment of 20 feet into the north 30 feet minimum building setback along East Jasmine Avenue for a proposed metal canopy measuring 8 feet by 12.5 feet at Lot 6A, Block 2, Market Center Subdivision, Hidalgo County, Texas; 909 North Jackson Road. **(ZBA2023-0072)**
- b) Request of Sergio Linares for a special exception to the City of McAllen Zoning Ordinance to allow: **1)** An encroachment of 20 feet into the 30 feet front yard setback and **2)** an encroachment of 1 feet into the 6 feet west side yard setback for a proposed carport measuring 10 feet by 20 feet, at Lot 40, Olivarez Subdivision Unit No.1, Hidalgo County, Texas; 2520 Pecan Avenue. **(ZBA2023-0068)**
- c) Request of Adan Longoria for a variance to the City of McAllen Zoning Ordinance to not provide one parking space beyond the front yard setback line for a garage enclosure, at Lot 23, Las Villas Del Rio Subdivision, Hidalgo County, Texas; 1903 South 48th Lane. **(ZBA2023-0069)**
- d) 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)**
- e) Request of Daniel Rosas for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6 feet west side yard setback for a proposed carport measuring 10 feet by 48.67 feet, at Lot 6, Block 15, Hammond Addition Subdivision, Hidalgo County, Texas; 2021 Ebony Avenue. **(ZBA2023-0071)**

3. FUTURE AGENDA ITEMS

- a) 2001 Hibiscus Avenue
- b) 213 East Vine Avenue
- c) 5416 North 35th Street
- d) 325 Bluebird Avenue
- e) 2504 Fir Avenue
- f) 3013 Ursula 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 9, 2023

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 4th 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 4th day of August, 2023.

Jessica Cavazos, Administrative Supervisor