

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, FEBRUARY 7, 2024 - 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 January 25, 2024

2. PUBLIC HEARINGS:

- a) Request of Martin Lopez for the following Special Exception and Variance to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 10 feet into the 10-foot rear yard setback and an encroachment of 2.5 feet into the 10-foot south side setback for an existing carport measuring 26.5 ft by 10 ft and, **2)** an encroachment of 9 feet into the 10-foot rear yard setback and an encroachment of 2.5 feet into the 6-foot north side setback for a storage building measuring 12 feet by 8 feet at Lot 56, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 4813 South 29th Street. **(ZBA2024-0003)**
- b) Request of Alfredo Alaniz to allow the following Variances to the City of McAllen Zoning Ordinance: **1)** a front yard setback of 15 feet instead of 20 feet, **2)** a lot area of 3,500 square feet instead of the required 5,600 square feet for a single family residence at the South ½ of Lot 24, Block 3, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2200 Fresno Avenue. **(ZBA2024-0001)**
- c) Request of Isidro Rodriguez for the following Variance to the City of McAllen Zoning Ordinance to allow a lot area of 4,912.8 square feet instead of the required 5,600 square feet for a Duplex, for Lot 2, Block 3, and Lot 13, Block 5, La Paloma Addition Subdivision, Hidalgo County, Texas; 1023 South Bicentennial Boulevard. **(ZBA2024-0004)**
- d) Request of Gilberto R. Ramirez for a Variance to the City of McAllen Zoning Ordinance to allow a lot area of 5,530 square feet instead of the required 5,600 square feet for a duplex at Lot 12, Block 8, D. Guerra’s Addition to McAllen Subdivision, Hidalgo County, Texas; 2004 Galveston Avenue. **(ZBA2024-0002)**
- e) Request of Martin Ramirez for a Special Exception to the City Of McAllen Zoning Ordinance to allow and encroachment of 15 feet into the 20-foot front yard setback for an existing carport measuring 20 feet by 22 feet at Lot 2, The Rocks Subdivision, Hidalgo County, Texas; 8214 North 23rd Lane. **(ZBA2023-0123) (TABLED: 01/25/2024)**

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, February 7, 2024

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 2nd day of February, 2024 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 2nd day of February, 2024.

Jessica Cavazos, Administrative Supervisor