

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JANUARY 18, 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 Sylvia Hinojosa

1. MINUTES:

- a) Minutes for the meeting held on January 5, 2023

2. PUBLIC HEARINGS:

- a) Request of Lauro Perez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 24 feet into the 30 feet front yard setback for an existing carport measuring 24 feet by 26.8 feet, at the West ½ of Lot 3 & all of Lot 4, Block 4, Milmor Subdivision, Hidalgo County, Texas; 1713 Maple Avenue. **(ZBA2022-0136)**
- b) Request of Mireya Espinoza for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 25-foot front yard setback for a proposed single family home, at the North 131' Lot 1, Block 6, Bryan's Addition Subdivision, Hidalgo County, Texas; 208 North 4th Street. **(ZBA2022-0135)**
- c) Request of Martin Saavedra for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 20 feet front yard setback for an existing carport measuring 18 feet by 20 feet, on Lot 78, Arrowhead Subdivision Phase II, Hidalgo County, Texas; 2921 North 40th Street. **(ZBA2022-0128) (TABLED: 01/05/2023)**
- d) Request of Carlos and Ma Elva Flores on behalf of Ramon Rodriguez (owner) for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 3.95 feet into the 3.95 feet east side yard setback for a proposed metal carport measuring 12 feet by 40 feet, at Lot 9, Block 9, D. Guerra's Addition to McAllen, Hidalgo County, Texas; 2005 Galveston Avenue. **(ZBA2022-0112) WITHDRAWN**
- e) Request of David Omar Salinas on Behalf of Maria Eugenia Zabaleta (owner) for the following Variance request to the City of McAllen Off-Street Parking and Loading Ordinance to allow 5 parking spaces instead of the required 10 parking spaces for proposed commercial use at Lot 8, Floyd Bennet Subdivision, Hidalgo County, Texas; 1605 North 6th Street. **(ZBA2022-0118) (TABLED: 12/21/2022) (TABLED: 01/05/2023)**
- f) Request of Luis D. Waldo on Behalf of Rene Castellanos (owner) for the following Variance request to the City of McAllen Vegetation Ordinance to allow the required landscaped area to be synthetic grass instead of natural grass at Lot 17, Vineyard Estates Subdivision Phase 1A, Hidalgo County, Texas; 3817 Cosentino Drive. **(ZBA2022-0126) (TABLED: 12/21/2022) (REMAIN TABLED: 01/05/2023)**

3. FUTURE AGENDA ITEMS

- a) 5912 North 35th Street
- b) 100 East Kerria Avenue
- c) 2732 Norma Avenue
- d) 3005 Sycamore Avenue
- e) 1701 Kerria 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, January 18, 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 13th day of January, 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 13th day of January, 2023.

Jessica Cavazos, Administrative Supervisor