

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JANUARY 5, 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 December 21, 2022

2. PUBLIC HEARINGS:

- a) Request of Maria Villasenor for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25-foot front yard setback for an existing canvas cover carport with metal supports measuring 20 feet by 23 feet, at Lot 72, Cielo Vista Subdivision Phase I, Hidalgo County, Texas; 3121 Ursula Avenue. **(ZBA2022-0119)**
- b) Request of Rolando Cedillo for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 23 feet into the 25 feet front yard setback for an existing metal carport measuring 18 feet by 20 feet, at Lot 185, Idela Park Unit 3 Subdivision, Hidalgo County, Texas; 3524 Lucille Avenue. **(ZBA2022-0127)**
- c) Request of Miguel Cedillo, Jr. for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 24 feet into the 25 feet front yard setback, and 4 feet into the 6 feet north side yard setback for an existing metal carport measuring 22.33 feet by 22.5 feet, at Lot 10, Idela Park Unit 2 Subdivision, Hidalgo County, Texas; 4804 South 29th Street. **(ZBA2022-0130)**
- d) Request of Irma Hermida on behalf of Jose Cervera for the following Variance request to the City of McAllen Zoning Ordinance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming structure at 1.096 acres out of Lot 56, La Lomita Irrigation & Construction Company Subdivision (El Rancho Deluxe Condominiums), Hidalgo County, Texas; 7809 North Ware Road. **(ZBA2022-0131)**
- e) Request of Melden & Hunt, Inc. for the following Variance Request to the City of McAllen Zoning Ordinance to allow 10 ft. separation between the dwelling units on individual lots instead of the required 12 ft., at 6.427 acres out of Lot 308, John H. Shary Subdivision (proposed Brier Village Subdivision), Hidalgo County, Texas; 3901 North Bentsen Road. **(ZBA2022-0133)**
- f) Request of Mark Hanna on behalf of Odon Capital Property Holdings, LLC, for the following Variance request to the City of McAllen Zoning Ordinance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming structure, at Lot 4, Block 1, Poorbaugh's Subdivision, Hidalgo County, Texas; 301 North 3rd Street. **(ZBA2022-0123)**
WITHDRAWN
- g) Request of Maximo and Rita Campos for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25-foot front yard setback for an existing canvas cover carport with metal supports measuring 20 feet by 23 feet, at Lot 75, Cielo Vista Subdivision Phase I, Hidalgo County, Texas; 3109 Ursula Avenue. **(ZBA2022-0120)**

- h) Request of Maria C. Valdez De Zamora for the following Special Exception and Variance requests to the City of McAllen Zoning Ordinance: **1)** A Special Exception to allow an encroachment of 16 feet into the 25 feet front yard setback for an existing metal carport measuring 11.16 feet by 15.66 feet, and **2)** a Variance to allow an encroachment of 16 feet into the 25 feet front yard setback for an existing metal porch cover measuring 10.41 feet by 15.66 feet, at Lot 111, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 2728 Norma Avenue. **(ZBA2022-0121)**
- i) Request of Lucero Mendoza for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25 feet front yard setback for an existing carport measuring 16 feet by 29 feet, at Lot 78, Cielo Vista Subdivision Phase I, Hidalgo County, Texas; 3025 Ursula Avenue. **(ZBA2022-0122)**
- j) Request of Onesimo Pulido for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet rear yard setback for an existing carport measuring 13 feet by 23 feet at Lot 56, Cielo Vista Subdivision Phase I, Hidalgo County, Texas; 3001 Teresa Avenue. **(ZBA2022-0124)**
- k) 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)**
- l) Request of Bellanira W. Murillo for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 1 foot in the 10 feet rear yard setback, and 5 feet in to the 10 feet side yard setback at Lot 47, Northgate Crossing Subdivision Phase II, Hidalgo County, Texas; 9002 North 22nd Lane. **(ZBA2022-0129)**
- m) 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)
- n) 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)**

3. FUTURE AGENDA ITEMS

- a) 2005 Galveston Avenue
- b) 5912 North 35th Street
- c) 100 East Kerria Avenue
- d) 2732 Norma Avenue
- e) 208 North 4th Street
- f) 1718 Maple 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: Thursday, January 5, 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 30th day of December, 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 30th day of December, 2022.

Jessica Cavazos, Administrative Supervisor