

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JULY 7, 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 – Chairperson Sylvia Hinojosa

1. MINUTES:

- a) Minutes for the meeting held on June 15, 2022

2. PUBLIC HEARINGS:

- a) Request of Marc Millis for a Special Exception to the City of McAllen off-street parking and Loading ordinance to not provide the required parking for a proposed antique shop and a photographic studio, at Lot 1, Block 37, North McAllen Subdivision, Hidalgo County, Texas; 321 North Main Street. **(ZBA2022-0028)**
- b) Request of Sergio Vasquez for the following Variance request to the City of McAllen Zoning Ordinance to allow an encroachment of 14.5 feet into the 25 feet rear yard setback for an existing construction of a gazebo measuring 14.08 feet by 12.08 feet at Lot 54, Paseo Del Rio Subdivision, Hidalgo County, Texas; 4237 Tyler Avenue. **(ZBA2022-0032)**
- c) Request of Frank Elizondo 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 30 feet by 24.10 feet, at Lot 22, Saddle Creek Unit 2 Subdivision, Hidalgo County, Texas; 2924 Providence Avenue. **(ZBA2022-0033)**
- d) Request of Melden & Hunt, Inc. on behalf of Trentbak I, LLC for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 19 feet into the 50 feet front yard setback for a proposed canopy (carport) measuring 21.51 feet by 44.24 feet, at Premier Storage Subdivision, Hidalgo County, Texas; 301 East Trenton Road. **(ZBA2022-0034)**
- 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)**

3. FUTURE AGENDA ITEMS

- a) 3917 Umar Avenue
- b) 8004 North 3rd Street
- c) 3824 Zinnia Avenue
- d) 7303 North 55th Lane

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, July 7, 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 1st 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 1st of July, 2022.

Jessica Cavazos, Administrative Supervisor