

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 22, 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 February 22, 2023
- b) Minutes for the meeting held on March 8, 2023

2. PUBLIC HEARINGS:

- a) Request of Reyna G. Martinez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet side yard setback adjacent to North 21st Street for an existing metal carport measuring 39 feet by 17 feet at Lot 33, Redbud Subdivision No. 2, Hidalgo County, Texas; 2101 Oriole Avenue. **(ZBA2023-0017)**
- b) Request of Jose Luis Elizondo for the following Special Exception to the City of McAllen Off-Street Parking and Loading Ordinance to not provide one parking space beyond the front yard setback, at Lot 92, Saddle Creek UT 1, Hidalgo County, Texas; 9214 North 32nd Lane. **(ZBA2023-0018)**
- c) Request of Kevin Jaime on behalf of Jaime & Mendoza Rentals, LLC (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 1, Block 16, North McAllen Subdivision, Hidalgo County, Texas; 621 North 10th Street. **(ZBA2023-0015)**
- d) Request of Mauricia Castillo for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet in to the 10 feet rear yard setback for an existing wooden carport measuring 31 feet by 17 feet at Lot 81, Los Encinos subdivision, Hidalgo County, Texas; 3420 Raquel Avenue. **(ZBA2023-0016)**
- e) Request of Victor Meza (Meza Homes Inc.) for the following Variance request to the City of McAllen Zoning Ordinance to allow an encroachment of 30 feet into the 75 feet front yard setback for the construction of a commercial building, at Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107. **(ZBA2023-0019)**
- f) Request of Andrew LeBaron for the following: **1)** Special Exception request to the City of McAllen Off-Street Parking and Loading Ordinance to allow 32 parking spaces instead of the 44 parking spaces for proposed apartment use and **2)** a Variance request to the City of McAllen Zoning Ordinance to be exempted from the 8-foot CMU buffer requirement along the west side of the subject property located at Lot 1, Wilson Subdivision No. 3, Hidalgo County, Texas; 120 South 4th Street. **(ZBA2023-0012) (TABLED: 03/08/2023)**

3. FUTURE AGENDA ITEMS

- a) 909 North Jackson Road
- b) 3101 Tanya Avenue
- c) 2808 Idela Avenue
- d) 1501 Falcon Avenue
- e) 108 East Fresno Avenue
- f) 1013 Highway 83

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, March 22, 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 17th day of March, 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 17th day of March, 2023.

Jessica Cavazos, Administrative Supervisor