

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, MARCH 3, 2022 - 4:30 PM MCALLEN DEVELOPMENT CENTER, 311 N. 15TH STREET EXECUTIVE CONFERENCE ROOM

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 February 2, 2022 and February 17, 2022

2. PUBLIC HEARINGS:

- a) Request of Teresa C. Gutierrez and Jose M. Gutierrez, Jr. for the following special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 20 ft. into the 20 ft. front yard setback for an existing metal carport measuring 11.41 ft. by 22.25 ft. **2)** to not provide one required parking space beyond the front setback at Lot 43, La Lomita Estates Subdivision, Hidalgo County, Texas; 3008 La Vista Avenue. **(ZBA2022-0002)**
- b) Request of James Joseph Granchelli on behalf of Granchelli Development Group, LTD for the following Special Exception to the City of McAllen Zoning Ordinance: to allow an encroachment of 58.42 feet into the 136 feet front yard setback for a carport measuring 18.5 feet by 74 feet, at Lots 11-14, McAllen Industrial Dr. Subdivision, Hidalgo County, Texas; 2017, 2013, 2009, and 2005 Industrial Drive. **(ZBA2022-0004) WITHDRAWN**
- c) Request of Daryl J. Minor for the following Special Exception to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 35 ft. into the 35 ft. front yard setback along the west property line and **2)** to allow an encroachment of 7 ft. into the 7 ft. side yard setback along the south property line for an existing metal carport measuring 11 ft. by 35 ft., at Lot 16, Block 6, Milmor Addition to McAllen Subdivision, Hidalgo County, Texas; 1106 North 17th Street. **(ZBA2022-0005)**
- d) Request of Robert Fountila, MD on behalf of Fountila Investments, LLC for the following Variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 7 feet into the 25 feet front yard setback for an existing metal gazebo (porch) measuring 10 feet by 10 feet and **2)** to allow an encroachment of 10.5 feet into the 25 feet front yard setback for an existing metal gazebo (porch) measuring 10 feet by 16 feet, at Lot 101, Fairway Grande Village Unit No. 2 Subdivision, Hidalgo County, Texas; 416 East Ridgeland Avenue. **(ZBA2022-0003)**

3. FUTURE AGENDA ITEMS

- a) 1512 Tulip 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, March 3, 2022

TIME: 4:30 PM

PLACE: McAllen Development Center
311 North 15th Street
Executive Conference Room
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 25th day of February, 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 25th day of February, 2022.

Jessica Cavazos, Administrative Supervisor