

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 8, 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

2. PUBLIC HEARINGS:

- a) Request of Melden & Hunt Inc. on behalf of Lockard McAllen Holding LLC, (property owner) for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of up to 43.4 feet into the 75 feet setback along Dove Avenue for a proposed metal carport measuring 128.58 feet by 16 feet, at Lot 4, Las Palomas Village Subdivision, Hidalgo County, Texas; 1800 Dove Avenue. **(ZBA2023-0010)**
- b) Request of Guadalupe Cabrera on behalf of Andres Cabrera (property owner) for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20.42 feet into the 25 feet front yard setback for an existing metal carport measuring 19 feet by 21 feet, at Lot 186, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 2716 Lucille Avenue. **(ZBA2023-0014)**
- c) Request of Rene Rodriguez for the following Variance requests to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot rear yard setback for an existing porch measuring 6 feet by 22 feet at Lot 93, Vendome Subdivision Phase II, Hidalgo County, Texas; 3405 Vendome Drive. **(ZBA2023-0013)**
- d) Request of Nora Lisa Lozano on behalf of Cesar A. Flores for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet sideyard setback along North 16th Street for a proposed metal carport measuring 23 feet by 23 feet at Lot 22 Less the East 5 feet, Sycamore Heights Subdivision, Hidalgo County, Texas; 1509 Sycamore Avenue. **(ZBA2023-0009) (TABLED: 02/22/2023)**
- e) 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)**
- f) Request of Javier Ibarra 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 wooden carport measuring 19 feet by 24 feet, at Lot 42, Santa Yesenia Subdivision, Hidalgo County, Texas; 2400 North 46th Street. **(ZBA2023-0011)**

- g) 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) (REMAIN TABLED: 01/18/2023, 02/08/2023, 02/22/2023)**
- h) 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, 01/18/2023, 02/08/2023, 02/22/2023)**

3. FUTURE AGENDA ITEMS

- a) 909 North Jackson Road**
- b) 621 North 10th Street**
- c) 3420 Raquel Avenue**
- d) 2101 Oriole Avenue**
- e) 9214 North 32nd Lane**
- f) 3612 State Highway 107**

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 8, 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 3rd 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 3rd day of March, 2023.

Jessica Cavazos, Administrative Supervisor