

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MAY 17, 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 May 3, 2023

2. PUBLIC HEARINGS:

- a) Request of David A. Guerra for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25 feet front yard setback for an existing metal carport measuring 25 feet by 10 feet at Lot 31, Olivarez, Subdivision No. 4, Hidalgo County, Texas; 3017 Sycamore Avenue. **(ZBA2023-0038)**
- b) Request of Karla F. Cantu for the following variance to the City of McAllen Off-Street Parking and Loading Ordinance to not provide one parking space beyond the front yard setback at Lot 30, Palmview Gardens, Hidalgo County, Texas; 2909 Diaz Avenue. **(ZBA2023-0034)**
- c) Request of Julio C. Cavazos and Emelina Cavazos for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 rear yard setback and an encroachment of 6 feet into the 6 feet side yard setback for an existing metal carport measuring 19.6 feet by 35.4 feet, at Lot 19-A, Montebello UT No. 2, Hidalgo County, Texas; 3212 Redwood Avenue. **(ZBA2023-0040)**
- d) Request of Ryan Stauffer for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 40 feet front yard setback for a proposed single family home, at Lot 2A, Virginia Terrace Subdivision, No.'s 1,2,3 & 4, Lots 2A & 2B, No. 3, Hidalgo County, Texas; 800 South G. Street. **(ZBA2023-0036)**
- e) Request of Joshua Belgum for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 40 feet front yard setback for a proposed single family home, at Lot 2B, Virginia Terrace Subdivision, No.'s 1,2,3 & 4, Lots 2A & 2B, No. 3, Hidalgo County, Texas; 804 South G. Street. **(ZBA2023-0037)**
- f) Request of Raul Munguia for the following variance to the City of McAllen Vegetation and Landscaping Ordinance to allow an 8 feet cedar fence buffer at SW1.00AC-S1.48AC of Out lot 1 of R/S OF 15 & 16, Block 2, C.E. Hammond, Hidalgo County, Texas; 1300 North Bentsen Road. **(ZBA2023-0035) WITHDRAWN**

3. FUTURE AGENDA ITEMS

- a) 3004 Tanya Avenue
- b) 3600 North 43rd Street
- c) 3405 Geranium 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: Wednesday, May 17, 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 12th day of May, 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 12th day of May, 2023.

Jessica Cavazos, Administrative Supervisor