

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MAY 7, 2025 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 -

#### 1. MINUTES:

- a) Minutes for the meeting held on April 23, 2025

#### 2. PUBLIC HEARINGS:

- a) Request of Raudel Garcia for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 7-foot north side yard setback for a proposed irregular-shaped swimming pool with an area of approximately 352 square feet at Lot 25, Block 7, Milmor Addition Subdivision, Hidalgo County, Texas; 1214 North 16th Street. **(ZBA2025-0010)**
- b) Request of Gilberto Gutierrez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5.5 feet into the 20-foot front yard setback for a proposed porch measuring 5.5 feet x 10 feet at Lot 3, Block 9, Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas; 1952 South 33rd Street. **(ZBA2025-0009)**
- c) Request of Tomas Rios Jr. for a Variance to the City of McAllen Zoning Ordinance to allow a lot frontage width of 39.67 feet instead of the 50-foot minimum requirement along the west front property line for a proposed single family dwelling at a 0.19 Acre Tract of Land, More or Less, Out of Lot 6, Block 16, Steele And Pershing Subdivision (Proposed Lot 1, De Rios Subdivision), Hidalgo County, Texas; 3021 South "J" Street. **(ZBA2025-0011)**

#### 3. FUTURE AGENDA ITEMS

- a) 3412 Xanthisma Avenue
- b) 2912 Daytona Avenue
- c) 4517 Thunderbird Avenue
- d) 4608 Toucan Avenue
- e) 2301 North 47th Street

#### 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 7, 2025

**TIME:** 4:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 2<sup>nd</sup> day of May, 2025 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 2<sup>nd</sup> day of May, 2025.

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Jessica Cavazos, Management Assistant