

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, NOVEMBER 17, 2021 - 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 – Chairperson Erick Diaz

#### 1. MINUTES:

- a) Minutes for the meeting held on November 3, 2021

#### 2. PUBLIC HEARINGS:

- a) Request of Fidel Felix, for the following Special Exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 2 ft. into the 6 ft. side yard setback for a proposed carport measuring 10 ft. by 22 ft., at Lot 36, Block 2, Maravillas Subdivision Unit 1, Hidalgo County, Texas; 2420 Jonquil Avenue. **(ZBA2021-0054) (TABLED: 11/3/2021)**
- b) Request of Felipe Martinez for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet at the north 40 feet of Lots 13 and 14, Block 7, College Heights Subdivision, Hidalgo County, Texas; 915 South 22nd Street. **(ZBA2021-0045) (TABLED: 10/6/2021) (REMAIN TABLED: 10/20/2021, 11/3/2021)**
- c) Request of Felipe Martinez for the following special exception to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 20 feet into the 20 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet and **2)** an encroachment of 3 feet into the 6 feet side yard setback along the south side yard setback for a proposed metal carport measuring 20 feet by 20 feet at the north 40 feet of Lots 13 and 14, Block 7, College Heights Subdivision, Hidalgo County, Texas; 915 South 22nd Street. **(ZBA2021-0045)**
- d) Request of Micaela R. Corcoran for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10 feet rear yard setback for an existing metal carport measuring 17 feet by 20 feet at Lot 9, Block 2, The Village Townhouse Subdivision, Hidalgo County, Texas; 410 Zinnia Avenue. **(ZBA2021-0056)**
- e) Request of Jimmy Ring for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 13.67 feet into the 20 feet front yard setback for an existing metal carport at Lot 125, Harvey Terrace Subdivision Unit 2- Phase I & II, Hidalgo County, Texas; 2724 North 27th Street. **(ZBA2021-0057)**
- f) Request of Cesar Cepeda for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 25-foot front yard setback for a proposed single family residence at Lot 19, Antigua Subdivision, Hidalgo County, Texas; 3001 Zenaida Avenue. **(ZBA2021-0055)**
- g) Appeal of Jack and Hilda Edwards appealing issuance of Certificate of Occupancy to Tacos El Plebe operating at 1017 North Main Street. **(TABLED: 11/3/2021)**

### **3. FUTURE AGENDA ITEMS**

- a)** 2724 North 27th Street
- b)** 8008 North 3rd Street
- c)** 417 Cornell Avenue
- d)** 2116 North 32nd Street
- e)** 2709 Nolana Avenue
- f)** 3004 La Vista Avenue
- g)** 11504 North Taylor Road

#### **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 PLANNING & ZONING COMMISSION 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, November 17, 2021

**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 12<sup>th</sup> day of November, 2021 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 12<sup>th</sup> day of November, 2021.

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Jessica Cavazos, Administrative Supervisor