

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 19, 2022 - 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 Sylvia Hinojosa

#### 1. MINUTES:

- a) Minutes for the meeting held on October 5, 2022

#### 2. PUBLIC HEARINGS:

- a) Request of Blanca Puente for the Variance and Special Exception to the City of McAllen Zoning Ordinance, and Vegetation Ordinance to allow an encroachment of 20.5 feet into the 25 feet front yard setback for an existing porch measuring 7 feet by 26.25 feet, a proposed carport measuring 13 feet by 38 feet, and to allow the existing cement to remain rather than the required landscaping requirement at Lot 172, Idela Park Unit 3 Subdivision, Hidalgo County, Texas; 3408 Lucille Avenue. **(ZBA2022-0084)**
- b) Request of Jorge Herrera for the Variance to the City of McAllen Off-Street Parking and Loading Ordinance to allow 8 parking spaces instead of the required 9 parking spaces for proposed apartments at Lot 5, Block 54, McAllen Addition Subdivision, Hidalgo County, Texas; 604 South 15th Street. **(ZBA2022-0085)**
- c) Request of Juan A. Ramos for the following Special Exception request to the City of McAllen Zoning Ordinance to allow an encroachment of 7.5 feet into the 10 feet corner south side yard setback for an existing metal carport measuring 12 feet by 17 feet, at Lot 9, Janice Addition Subdivision, Hidalgo County, Texas; 1801 North 12th Street. **(ZBA2022-0086)**
- d) Request of Elvia Mar Galvan for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 3 feet into the 6 feet south side yard setback and 1 feet into the 5 feet rear yard setback for an existing metal carport, at a 0.32 acre tract of land more or less being the north 70.00 feet of the south 165.00 feet of the west 200.00 feet of Lot 57, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7608 North Ware Road. **(ZBA2022-0088)**
- e) Request of Villa Del Sol Construction LLC for the following Variance to the City of McAllen Zoning Ordinance to not provide one required parking space beyond the front yard setback line at Lot 41, Auburn Estates Phase II Subdivision, Hidalgo County, Texas; 7533 North 27th Street. **(ZBA2022-0079)**
- f) Request of Rio Delta Engineering for the Variance 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 the 6.713 Acres out of Lot 7, E.M. Card Survey No. 1 and out of Lot 14, Section 279, Tex-Mex Railway Company Survey Subdivision, Hidalgo County, Texas; 2300 Oxford Avenue. **(ZBA2022-0081)**

- g) Request of Aqua Mill, LLC on behalf of Velmej Investments, LLC for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 114 feet into the 120 feet front yard setback for a water kiosk measuring 12 feet by 12 feet on the West 119.4 feet out of Lot 3, Spring Glen Subdivision, Hidalgo County, Texas; 714 North McColl Road. **(ZBA2022-0060)**
- h) Request of Trevino Engineering on behalf of Sonia Salkinder for a variance to the City of McAllen Vegetation Ordinance to not provide a masonry wall 8 feet in height along the west property line for the south 2.06 acres out of Lot 17, Ebony Heights Citrus Groves Unit 1 Subdivision (Proposed Salkinder Plaza Subdivision), Hidalgo County, Texas; 8801 North 10th Street. **(ZBA2022-0082) (TABLED: 10/05/2022)**
- i) Request of Baldemar Sanchez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 22 feet into the 25 feet front yard setback and 3.5 feet into the 7 feet south side yard setback for an existing metal carport measuring 20 feet by 30 feet, at Lot 46, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 5101 South 29th Street. **(ZBA2022-0080)**
- j) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. **(ZBA2022-0037) (TABLED: 07/07/2022, 07/20/2022, 08/03/2022, 08/17/2022, 8/31/2022, 09/08/2022, 09/21/2022, 10/05/2022)**

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

- a) 3408 Rosalva Avenue
- b) 1022 North 17th Street
- c) 413 North 17th Street
- d) 1013 South 25th 1/2 Street
- e) 9400 North 17th Street
- f) 5012 Redwood 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, October 19, 2022

**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 14<sup>th</sup> day of October, 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 14<sup>th</sup> day of October, 2022.

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Jessica Cavazos, Administrative Supervisor