

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 9, 2024 - 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 September 26, 2024

2. PUBLIC HEARINGS:

- a) Request of Blanca Benavides for a Variance to the City Of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 25-foot rear yard setback for a proposed swimming pool at Lot 93, Falcon’s Crossing Subdivision Phase II, Hidalgo County, Texas; 2500 Denton Creek Avenue. **(ZBA2024-0040)**
- b) Request of Jorge Ancer for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of up to 5 feet into the 20-foot rear yard setback for a proposed spa at Lot 20, Lago Vista Subdivision, Hidalgo County, Texas; 4401 South “M” Street. **(ZBA2024-0034) (TABLED: 09/26/2024)**
- c) Request of Eugenio Garcia to allow a Variance to the City of McAllen Zoning Ordinance: Accessory use(s) without a primary use for a proposed covered terrace, swimming pool with jacuzzi and a guest house at Lot 48, The Embers Subdivision, Hidalgo County, Texas; 304 Cornell Avenue. **(ZBA2024-0038)**
- d) Request of Maria C. Cruz on behalf of Yolanda Cruz Rios, for a Special Exception to the City Of McAllen Zoning Ordinance to allow an encroachment of 14 feet into the 30-foot front yard setback for a proposed carport at E42' Lot 3 & W28' Lot 4 Blk 1, West Harvey Addition Unit No. 1 & Unit No. 2, Hidalgo County, Texas; 2017 Daffodil Avenue. **(ZBA2024-0035)**
- e) Request of Jose H. Moreno on behalf of Leonardo Marquez Ponce, for a Special Exception to the City Of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 20-foot front yard setback for two proposed carport structures with encroachment areas measuring six feet by eighteen feet each at, Lot 5, Block 2, Las Cañadas Subdivision, Hidalgo County, Texas; 3016 South K Center Street. **(ZBA2024-0039)**
- f) Request of Michael Garcia for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25-foot front yard setback for an existing metal carport measuring 20 feet by 20 feet at Lot 136, Plantation Gap Phase I Subdivision, Hidalgo County, Texas; 4417 Thunderbird Avenue. **(ZBA2024-0037)**
- g) Request of Anita Moon on behalf of Greater McAllen Association of Realtors for the following variance to the City of McAllen Zoning Ordinance to allow an accessory building with a one-foot separation to the main building instead of the required five feet for rear yard structures at Lot B1, Aim Media Subdivision, Hidalgo County, Texas; 1324 East Nolana Avenue. **(ZBA2024-0036)**

3. FUTURE AGENDA ITEMS

- a) 2712 Judith 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 9, 2024

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 4th day of October, 2024 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 4th day of October, 2024.

Jessica Cavazos, Administrative Supervisor