

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, SEPTEMBER 26, 2024 - 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 – CHAIRMAN JOSE GUTIERREZ

##### 1. MINUTES:

- a) Minutes for the meeting held on September 12, 2024

##### 2. PUBLIC HEARINGS:

- a) Request of Melinda Garza on behalf of Bilal Nazif/Reem Alanbari, 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 single family home at Lot 3, The Embers Subdivision (gated community), Hidalgo County, Texas; 409 Cornell Avenue. **(ZBA2024-0032)**
- 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)**
- c) Request of Rafael Ibanez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 21 feet into the 25-foot front yard setback for a proposed carport measuring 20 feet by 20 feet at Lot 68, Saddle Creek Unit 2 Subdivision, Hidalgo County, Texas; 3104 Ozark Avenue. **(ZBA2024-0033)**
- d) Request of Michael & Iris Hines for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 11.4 feet into the 20-foot front yard setback for an existing metal carport measuring 24 feet by 19 feet at Lot 23, Arthur Terrace Subdivision, Hidalgo County, Texas; 5916 North 36th Lane. **(ZBA2024-0030) (TABLED: 09/12/2024)**

##### 3. FUTURE AGENDA ITEMS

- a) 2017 Daffodil Avenue
- b) 1324 East Nolana Avenue
- c) 4417 Thunderbird Avenue
- d) 304 Cornell Avenue
- e) 3016 South "K" Center 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:** Thursday, September 26, 2024

**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 20<sup>th</sup> day of September, 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 20<sup>th</sup> day of September, 2024.

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Jessica Cavazos, Administrative Supervisor