

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Thursday, January 25, 2024 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

<b>Present:</b>	Jose Gutierrez	Chairperson
	Ann Tafel	Vice-Chairperson
	Hugo Avila	Member
	Rogelio Rodriguez	Member
	Hiram A. Gutierrez	Member
	Juan Mujica	Alternate
	Alex Lamela	Alternate
<b>Absent:</b>	Pablo Garcia	Alternate
<b>Staff Present:</b>	Benito Alonzo	Assistant City Attorney I
	Rodrigo Sanchez	Senior Planner
	Adriana Solis	Planner II
	Samantha Trevino	Planner I
	Jessica Puga	Technician I
	Carmen White	Administrative Assistant

**CALL TO ORDER –Chairperson Jose Gutierrez**

**1. MINUTES:**

- a) Minutes for the meeting held on January 11, 2024.

The minutes for the meeting held on January 11, 2024 were approved. The motion to approve the minutes were made by Vice-Chairperson Ann Tafel. Mr. Hiram Gutierrez seconded the motion, which carried unanimously with five members present and voting.

**As per Chairperson Jose Gutierrez’s suggestion, the following items had been recommended for approval by staff. They are as follows:**

**2. PUBLIC HEARINGS:**

- a) Request of Jose M. Escobedo, for a Special Exception to the City Of McAllen Zoning Ordinance to allow and encroachment of 10 feet into the 20 foot front yard setback for a proposed carport measuring 20 feet by 12 feet at Lot 1, Block 18, College Heights Subdivision, Hidalgo County, Texas; 2001 Newport Avenue. **(ZBA2023-0121)**
- b) Request of Abel Montilla for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 7 feet into the 60-foot front yard setback for a proposed open canopy measuring 51 feet by 18 feet at Lot 1, Montilla Subdivision, Hidalgo County, Texas; 2600 Trenton Road. **(ZBA2023-0125)**
- c) Request of Allen Gray on behalf of Amanda Wright, for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 25-foot front yard setback for a bedroom addition at Lot 1, Red Leaf Estates Subdivision, Hidalgo County, Texas; 1701 Wisteria Avenue. **(ZBA2023-0122)**

- d) Request of Scott Meyer on behalf of ScottsDale Properties, LTD for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment up to .63 feet into the 10 feet side yard setback along South 31st Street for an existing commercial building at Lot 1, McAllen/Mission Work Force Subdivision, Hidalgo County, Texas; 3201 Highway 83. **(ZBA2023-0124)**

Chairperson Jose Gutierrez asked if there was anyone else present in opposition or in favor of the special exceptions or variance requests. There was no one in opposition or in favor of the special exceptions or variance requests.

Mr. Hugo Avila **moved** to approve Items 2a through 2d as per staff's recommendations. Mr. Hiram Gutierrez seconded the motion. The Board voted to approve Items 2a through 2d with five members present and voting.

- e) Request of Martin Ramirez for a Special Exception to the City Of McAllen Zoning Ordinance to allow and encroachment of 15 feet into the 20-foot front yard setback for an existing carport measuring 20 feet by 22 feet at Lot 2, The Rocks Subdivision, Hidalgo County, Texas; 8214 North 23rd Lane. **(ZBA2023-0123)**

Ms. Trevino stated the applicant had requested to table the item until the next meeting.

Vice-Chairperson Ann Tafel **moved** to table the Special Exception until the next meeting. Mr. Hugo Avila seconded the motion. The Board voted to table the Special Exception with five members present and voting.

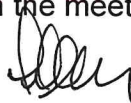
### 3. FUTURE AGENDA ITEMS:

- a) 522 South 22<sup>nd</sup> Street
- b) 2004 Galveston Avenue
- c) 4813 South 29<sup>th</sup> Street
- d) 1023 South Bicentennial Boulevard

### ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez **moved** to adjourn the meeting.

  
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Carmen White, Administrative Assistant

  
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Chairperson Jose Gutierrez