

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
JULY 20, 2016- 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JORGE SALINAS, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on July 6, 2016

2. PUBLIC HEARINGS:

- a) Request of Ricardo Villarreal to allow a variance to the City of McAllen Zoning Ordinance: Accessory use without a primary use for a palapa measuring 20 feet by 25 feet for Lot 44, Ventana Del Sol Subdivision Phase I, Hidalgo County, Texas; 4003 North 42nd Lane. **(ZBA2016-0035)**
- b) Request of Sergio N. Garza to allow a variance to the City of McAllen Zoning Ordinance: a rear yard setback of 6 feet instead of 10 feet for a gazebo measuring 12 feet by 12 feet for Lot 108, Cielo Vista Subdivision Phase 1, Hidalgo County, Texas; 3017 Vanessa Avenue. **(ZBA2016-0034)**
- c) Request of Rafael Sanchez to allow a variance to the City of McAllen Zoning Ordinance: a rear yard setback of 10 feet instead of 25 feet for a swimming pool measuring 10 feet by 24 feet for a double frontage lot for Lot 43, Paseo Del Rio Subdivision, Hidalgo County, Texas; 4113 Tyler Avenue. **(ZBA2016-0033)**
- d) Request of Tracie and Jeff Espino to allow a variance to the City of McAllen Zoning Ordinance: a rear yard setback of 18.25 feet instead of 25 feet for an irregularly shaped swimming pool for a double frontage lot for Lot 12, Eagle's Crossing Subdivision, Hidalgo County, Texas; 10319 North 28th Lane. **(ZBA2016-0036)**
- e) Request of Melden & Hunt, Inc. for the following variance to the City of McAllen Vegetation Ordinance: To not provide a buffer where a nonresidential use has a side or rear property line in common with any residential use or zone, for all units 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 6A, 6B, 7A, 7B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, Lakes Condominium Association of Owners situated out of Block 3, Lakes Business Park Phase 2, Hidalgo County, Texas; 901 East Redbud Avenue. **(ZBA2016-0031)**
(TABLED: 7/6/16 UNTIL 7/20/16)
- f) Request of Clint Schroff to allow a special exception to the City of McAllen Off-Street Parking and Loading Ordinance to provide 0 parking spaces instead of the required 6 parking spaces for a Beauty Supply Store for a lease space of 1,189 square feet out of Lot 1, Jackson Triangle Subdivision, Hidalgo County, Texas; 1400 East Expressway 83, Suite 130. **(ZBA2016-0030)** **(TABLED: 6/15/2016 UNTIL 7/20/16)**

3. DISCUSSION:

4. INFORMATION ONLY:

**5. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071
(CONSULTATION WITH ATTORNEY)**

ADJOURNMENT:

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED, NOTIFY THE PLANNING DEPARTMENT AT (956) 681-1250 SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENT AND APPEALS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEAL**

DATE: Wednesday, July 20, 2016

TIME: 5:30 p.m.

PLACE: McAllen Municipal Building
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 attached agenda of the meeting of the Zoning Board of Adjustments and Appeals 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 15th day of July 2016 at 3:00 pm 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.

Dated this the 15th day of July 2016

Gardenia Perez, Administrative Supervisor