

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, APRIL 5, 2017 - 5:30 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 - JORGE SALINAS, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on March 15, 2017.

2. PUBLIC HEARINGS:

- a) Request of Dru Kahlenberg for a variance to the City of McAllen Vegetation Ordinance to allow a landscape strip with a width of 5 feet with a hedge instead of a landscape strip with a width of 10 feet for Lot 5, The District at McAllen Subdivision, Hidalgo County, Texas; 3200 North McColl Road. **(ZBA2017-0007)**
- b) Request of Lockard McAllen LLC for a variance to the City of McAllen Vegetation Ordinance to allow a slatted chain link fence instead of an 8 foot masonry wall for a tract comprising 8.347 acres out of Lots 15 and 16, Block 1, C. E. Hammond Subdivision, Hidalgo County, Texas; (a/k/a Proposed Lot 4, Dove Town Square Phase 2), 2020 Dove Avenue. **(ZBA2017-0008)**
- c) Request of Enrique Kalifa for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** a side yard setback of 2 feet instead of 10 feet along the south and north lot lines of Lots 2 and 3 for a proposed canopies, and **2)** a side yard setback of 3.5 feet instead of 10 feet along the south lot line of Lot 4 for an existing metal building, Bil-Tex Industrial Subdivision, Hidalgo County, Texas; 4301 North 23rd Street. **(ZBA2017-0009)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS:

- a) 901 East Yuma Avenue
- b) 800 Ash Avenue
- c) 901 Trenton Road

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 PLANNING & ZONING COMMISSION 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, April 5, 2017

TIME: 5:30 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 31st day of March 2017 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 31st day of March 2017

Gardenia Perez, Administrative Supervisor