

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 15, 2018 - 5:30 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 - Chairperson, David Salinas

#### 1. MINUTES:

- a) Minutes for meeting held August 1, 2018.

#### 2. PUBLIC HEARINGS:

- a) Request of Ivan Garcia, on behalf of Eduardo Zegaib for the following special exception to the City of McAllen Off-street Parking and Loading Ordinance and variances to the vegetation ordinance to allow: **1)** to reduce the minimum dimensions for off-street parking and allow parking spaces to be 17 ft. in length instead of 18 ft. for the existing and proposed parking spaces, **2)** a landscape strip along North McColl Road of 1.7 ft. in width instead of 10 ft., **3)** to reduce the minimum 10% landscaping requirement for the lot, **4)** to reduce the 50% landscape requirement visible from the street, and **5)** parking spaces to be within 100 ft. of a landscaped area for an existing commercial building at Lot 1, Cedar Place Subdivision, Hidalgo County, Texas; 201 North McColl Road. **(ZBA2018-0031)**
- b) Request of Gilberto & Amelia Perez for the following variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 15 ft. into the 25 ft. front yard setback for an existing carport measuring 20 ft. by 15 ft., and **2)** an encroachment of 2.5 ft. into the 5 ft. west side yard setback for an existing carport measuring 20 ft. by 15 ft. at Lot 45, Tejas Subdivision Unit No. 2, Hidalgo County, Texas; 2801 Fir Avenue. **(ZBA2018-0032)**

#### 3. FUTURE AGENDA ITEMS

- a) 1501 Wisteria Avenue
- b) 4405 Quail Avenue
- c) 2717 Fir Avenue
- d) 321 South 28<sup>th</sup> 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 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, August 15, 2018

**TIME:** 5:30 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 10<sup>th</sup> day of August, 2018 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 10<sup>th</sup> day of August, 2018.

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Iris Alvarado, Administrative Supervisor