

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 21, 2019 - 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 Regular Meeting held on August 7, 2019.

#### 2. PUBLIC HEARINGS:

- a) Request of Carolina Custom Homes, LLC for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 ft. into the 25 ft. front yard setback for a proposed residence, at Lot 9, Auburn Hills Subdivision, Hidalgo County, Texas; 8011 North 25th Lane. **(ZBA2019-0034)**
- b) Request of Jonathan Ramirez for the following variances to the City of McAllen Zoning Ordinance: 1) to allow an encroachment of 10 ft. into the 25 ft. front yard setback for a proposed residence; 2) to allow an encroachment of 3.83 ft. into the 10 ft. rear yard setback for a proposed swimming pool measuring 18.5 ft. by 13.5 ft., at Lot 18, La Veranda Subdivision, Hidalgo County, Texas; 4704 Sweetwater Avenue. **(ZBA2019-0035)**
- c) Request of Daniel Ramirez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 9 ft. into the 20 ft. front yard setback for a proposed carport measuring 13 ft. by 17 ft., at Lot 15, Vine Terrace Unit No. 2 Subdivision, Hidalgo County, Texas; 2608 La Vista Avenue. **(ZBA2019-0032) (TABLED: 8/7/2019)**

#### 3. FUTURE AGENDA ITEMS

- a) 2836 Sycamore Avenue
- b) 805 South 25th Street
- c) 700 South 2nd 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 21, 2019

**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 16<sup>th</sup> day of August, 2019 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 16<sup>th</sup> day of August, 2019.

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Carmen White, Administrative Secretary