

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 6, 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 November 15, 2017

2. PUBLIC HEARINGS:

- a) Request of Jimmy Marin for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of up to 7 feet into the 10-foot rear yard setback for an existing irregularly shaped covered patio and carport measuring 826 square feet, and **2)** a separation of 4.75 feet instead of 5.0 feet between an accessory and main building, for Lot 117, The Country Place Unit 1 & 2 Subdivision, Hidalgo County, Texas; 217 East Kiwi Avenue. **(ZBA2017-0047)**
- b) Request of Martin Mendoza for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 7 feet into the 25-foot front yard setback for a proposed single family home with garage, for Lot 16, La Veranda Subdivision, Hidalgo County, Texas; 4713 Sweetwater Avenue. **(ZBA2017-0052)**
- c) Request of Reynaldo Castillo for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 19.67 feet into the 25-foot front yard setback for a proposed carport measuring 19.25 feet by 18 feet, for Lot 19, Block 2, Westway Heights Subdivision, Hidalgo County, Texas; 1920 Highland Avenue. **(ZBA2017-0050)**
- d) Request of Jovanna Cantu to allow the following special exception to the City of McAllen Off-street Parking and Loading Ordinance: to allow 134 parking spaces instead of the 192 required parking spaces, for all of Block 4, North Center Subdivision, Hidalgo County, Texas; 1700 North 10th Street. **(ZBA2017-0051)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS

- a) 6903 North 1st Lane

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, December 6, 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 1st day of December 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 1st day of December 2017

Carmen White, Secretary