

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, FEBRUARY 15, 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 Planning & Zoning Board 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 Planning and Zoning Commission 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 February 1, 2017.

2. PUBLIC HEARINGS:

- a) Request of Esponjas Development, Ltd. to allow the following variances to the City of McAllen Zoning and Vegetation Ordinance: **1)** to allow a landscape area less than the required 50% in the required front yard, **2)** to allow a building separation of 10 feet instead of 12 feet, for 23.23 acres out of Lot 1, Block 16, Steele & Pershing Subdivision (proposed The Heights at McColl Subdivision), Hidalgo County, Texas; 2701 South McColl Road. **(ZBA2017-0004)**
- b) Request of Victor Trevino for a variance to the City of McAllen Zoning Ordinance to allow a rear yard setback on a double fronting lot of 10 feet instead of 20 feet for a proposed swimming pool for Lot 32, Villa Valencia Subdivision, Hidalgo County, Texas; 7206 North 56th Lane. **(ZBA2016-0002)**
- c) Request of Ivan Garcia to allow the following variance and special exception requests to the City of McAllen Off-street Parking and Loading Ordinance: **1)** to not provide a 10 foot landscape strip along 11th Street, **2)** a front yard setback of 44 feet instead of 50 feet along South 10th Street, and **3)** to allow 60 parking spaces instead of the required 72 parking spaces, for Lot 1, H.L.H. Enterprise, Inc. Subdivision, and Lot 1, Laredo National Bank Subdivision, Hidalgo County, Texas; 1804 South 10th Street. **(ZBA2017-0003)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. 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, February 15, 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 10th day of February 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 10th day of February 2017.

Gardenia Perez, Administrative Supervisor