

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
JANUARY 18, 2017- 5:30 PM
MCALLEN CITY HALL - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JORGE SALINAS, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on December 7, 2016

2. ELECTION OF OFFICERS:

- a) Chairperson
- b) Vice-Chairperson

3. PUBLIC HEARINGS:

- a) Request of Sergey Bondar to allow the following variance to the City of McAllen Zoning Ordinance: a rear yard setback of 20 feet instead of 44 feet for a proposed single family residence, for Lot 13, Nuevo Santander Subdivision, Hidalgo County, Texas; 5602 North 6th Lane. **(ZBA2016-0063)**
- b) Request of Consuelo & Armando Rosales to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a rear yard setback of 7 feet instead of 10 feet for a storage building measuring 14 feet by 14 feet, and **2)** to allow an accessory building separation from the main building of 11 feet instead of the required 12 feet for a storage building measuring 14 feet by 14 feet, for Lot 9, Roby Subdivision, Hidalgo County, Texas; 301 South 28th Street. **(ZBA2016-0061)**
- c) Request of Arlene & Jose Cazares to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a rear yard setback along the alley of 1.9 feet instead of 10 feet for a 48.4 feet by 22.4 feet garage, and **2)** a rear yard setback along La Vista Drive of 13 feet instead of 25 feet for a 48.4 feet by 22.4 feet garage for Lot 53, Amended Map of Parkland Estates Subdivision, Hidalgo County, Texas; 2412 North 1st Street. **(ZBA2016-0062)**
- d) Request of Juan Zamora to allow the following special exception to the City of McAllen Off-street Parking and Loading Ordinance: to allow 11 parking spaces instead of the required 23 parking spaces, for Lot 9, Block 2, Gert's Addition No. One Revised, Hidalgo County, Texas; 1113 Nightingale Avenue. **(ZBA2016-0064)**
- e) Request of Samuel D. Maldonado for a variance to Section 110-49 Landscape Buffers of the McAllen Vegetation Ordinance: to not provide a masonry screen eight feet in height where a multifamily or commercial use has a side or rear property line in common with a single family use or zone, for 4.33 acres out of Lot 71, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 6901 North

26th Street (ZBA2016-0056) (TABLED: 10/19/2016, 11/2/2016, 11/17/2016, 12/7/2016, 1/4/2017)

4. DISCUSSION:

5. INFORMATION ONLY:

6. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

ADJOURNMENT:

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED, NOTIFY THE PLANNING DEPARTMENT AT (956) 681-1250 SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENT AND APPEALS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEAL**

DATE: Wednesday, January 18, 2017

TIME: 5:30 p.m.

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 attached agenda of the meeting of the Zoning Board of Adjustments and Appeals 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 13th day of January 2017 at 3:00 pm 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.

Dated this the 13th day of January 2017

Gardenia Perez, Administrative Supervisor