

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JULY 18, 2018 - 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 - Chairperson, David Salinas

1. MINUTES:

- a) Minutes for meeting held on July 5, 2018.

2. PUBLIC HEARINGS:

- a) Request of Orange Made Architecture for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 5 ft. into the 30 ft. front yard setback for a proposed porch canopy measuring 5 ft. by 28 ft. at Lot 3, Block 3, Second Amended Map Bonita Heights Subdivision, Hidalgo County, Texas, 1613 Esperanza Avenue. **(ZBA2018-0027)**
- b) Request of Gerardo J. Avila for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 10 ft. into the 10 ft. side corner setback for an existing 5 sided storage building at Lot 36, Forest Valley Subdivision No. 2, Hidalgo County, Texas; 3901 Dunlin Avenue. **(ZBA2018-0025)**
- c) Request of Hilario Figueroa, Jr. for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 ft. into the 20 ft. front yard setback for a proposed metal carport measuring 12 ft. by 20 ft. at Lot 76, Rowland Addition No. 2 Subdivision, Hidalgo County, Texas; 913 South 26th Street. **(ZBA2018-0026)**
- d) Request of Martina Reichwald for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of up to 3.84 ft. into the 7 ft. side yard setback for an irregularly shaped swimming pool, **2)** an encroachment of 1.09 ft. into the 7 ft. side yard setback for a porch canopy, **3)** an encroachment of 7 ft. into the 7 ft. side yard setback for a tile waterfall, at Lot 4, Primrose Terrace Unit No. 10 Subdivision, Hidalgo County, Texas, 1500 Wisteria Avenue. **(ZBA2018-0028)**
- e) Request of Guilmo Gonzalez for the following special exception to the City of McAllen Off-street Parking and Loading Ordinance: to allow 6 parking spaces instead of the required 17 parking spaces for an existing 1,260 sq. ft. building for a proposed restaurant at Lot 1, North Depot Road Subdivision, Hidalgo County, Texas; 1518 North 23rd Street. **(ZBA2018-0023) (TABLED: 6/20/2018) (REMAIN TABLED: 7/5/2018)**

3. FUTURE AGENDA ITEMS

- a) 322 South 16th 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, July 18, 2018

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 13th day of July, 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 13th day of July, 2018.

Iris Alvarado, Administrative Supervisor