

## AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING  
JUNE 15, 2016- 5:30 PM  
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

**CALL TO ORDER – JORGE SALINAS, CHAIRPERSON**

**1. MINUTES:**

- a) Minutes for regular meeting held on June 1, 2016

**2. PUBLIC HEARINGS:**

- a) Request of Isaac Kim for a variance to the City of McAllen Vegetation Ordinance to not provide a masonry screen 8 feet in height where a commercial use has a side property line in common with a single family zone for Lot 1, Sky Sports, Hidalgo County, Texas; 4801 Colbath Road. **(ZBA2016-0028)**
- b) Request of James L. Williams for a variance to the City of McAllen Zoning Ordinance to allow a side yard setback for a corner lot of 28 feet instead of 50 feet for a proposed carport measuring 20 feet by 26 feet for Lot 1, Williams Acres Subdivision, Hidalgo County, Texas; 11213 North Glasscock Road. **(ZBA2016-0029)**
- c) Request of Sergio Guerra Solla for a variance to the City of McAllen Zoning Ordinance to allow a front yard setback of 15 feet instead of 25 feet for Lots 1A, 7A, 8A, 9A and 10A, San Angel Country Subdivision, Hidalgo County, Texas; 2500, 2604, 2608, 2609 and 2605 South C Street. **(ZBA2016-0027)**
- d) Request of Clint Schroff to allow a special exception to the City of McAllen Off-Street Parking and Loading Ordinance to provide 0 parking spaces instead of the required 6 parking spaces for a Beauty Supply Store for a lease space of 1,189 square feet out of Lot 1, Jackson Triangle Subdivision, Hidalgo County, Texas; 1400 East Expressway 83, Suite 130. **(ZBA2016-0030)**
- e) Request of Michael Ross to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** a rear yard setback of 0 feet instead of 10 feet for an outdoor bar measuring 19.25 feet by 16.5 feet, **2)** a side yard setback along the east property line of 5.25 feet instead of 8 feet for a covered patio measuring 12.75 feet by 12.5 feet, **3)** 2 feet instead of 12 feet distance to the main building for an accessory an outdoor bar measuring 19.25 feet by 16.5 feet and a kitchen area measuring 10.25 feet by 10.58, **4)** a 7.7 feet side yard setback along the east property line instead of 8 feet for an outdoor bar building measuring 19.25 feet by 16.5 feet and a kitchen area measuring 10.25 feet by 10.58 feet, for Lot 284 except the west 3 feet and the west half of Lot 285, Las Villas at Meadowood Subdivision, Hidalgo County, Texas; 205 East Yarrow Avenue. **(ZBA2016-0025) (TABLED: 6/1/2016)**

**3. DISCUSSION:**

**4. INFORMATION ONLY:** Workshop – Introduction to Planning and Development Regulation

**5. 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, June 15, 2016  
**TIME:** 5:30 p.m.  
**PLACE:** McAllen Municipal Building  
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 10<sup>th</sup> day of June 2016 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 10<sup>th</sup> day of June 2016

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Gardenia Perez, Administrative Supervisor