

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 7, 2018 - 5:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 Jorge Salinas

#### 1. MINUTES:

- a) Minutes for the meeting held on February 21, 2018.

#### 2. PUBLIC HEARINGS:

- a) Request of Jorge Hernandez to allow the following variance to the City of McAllen Zoning Ordinance: an encroachment of up to 5.81 ft. into the 25 ft. front yard setback for a proposed garage at Lot 36, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 6802 North 44th Lane. **(ZBA2018-0006)**
- b) Request of Jorge Hernandez to allow the following variances to the City of McAllen Zoning Ordinance: 1) an encroachment of 1.15 ft. into the 25 ft. front yard setback for a proposed garage; and 2) an encroachment of 2.77 ft. into the 25 ft. front yard setback for a proposed covered porch at Lot 20, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 4400 Swallow Avenue. **(ZBA2018-0007)**
- c) Request of Jose O. Rios to allow the following variance to the City of McAllen Vegetation Ordinance: a landscape strip of less than 10 ft. in width along Auburn Avenue for a length of 217.15 ft. at Lot 2, Westbury Commercial Subdivision, Hidalgo County, Texas; 7824 North 23rd Street. **(ZBA2018-0002)**
- d) Request of Abel Gomez to allow the following variances to the City of McAllen Zoning Ordinance: 1) an encroachment of 7 ft. into the 25 ft. front yard setback for a second story bedroom area; and 2) an encroachment of 1 ft. into the 10 ft. side corner setback for a second story bedroom area at Lot 19, Hunter's Cove Subdivision Unit II, Hidalgo County, Texas; 5513 North 35th Street. **(ZBA2018-0004)**
- e) Request of Rebeca Acosta to allow the following variance to the City of McAllen Zoning Ordinance: a non-conforming structure to be enlarged or altered in a way which increases its structural nonconformity at Lot 24, Block 45, Hammond Addition, Hidalgo County, Texas; 2200 Dallas Avenue. **(ZBA2018-0005)**

#### 3. DISCUSSION:

#### 4. INFORMATION ONLY:

**5. FUTURE AGENDA ITEMS:**

- a) 9600 North 17th Street
- b) 813 East Whitewing Avenue

**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.