

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, MAY 17, 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 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 - JORGE SALINAS, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on May 3, 2017.

2. PUBLIC HEARINGS:

- a) Request of Diana Canales for a variance to the City of McAllen Zoning Ordinance to provide a side yard setback of 0 feet instead of 6 feet for the north lot line of Lot 47, Amended Map of Fairway Grande Village Unit No. 1 Subdivision, Hidalgo County, Texas; 3125 South Casa Linda Street. **(ZBA2017-0015)**
- b) Request of Rene Cantu for variances to the City of McAllen Zoning Ordinance to provide: **1)** a rear yard setback of 11 feet instead of 25 feet for a pergola measuring 16 feet by 17 feet, **2)** to allow an accessory building separation from the main building of 1.5 feet instead of the required 5 feet, for Lot 83, Tiffaney Estates Subdivision, Hidalgo County, Texas; 4508 Kiwi Avenue. **(ZBA2017-0018)**
- c) Request of Julio Gonzalez for variances to the City of McAllen Zoning Ordinance to provide: **1)** a front yard setback of 25 feet instead of 30 feet, and **2)** a rear yard setback of 5 feet instead of 10 feet for a proposed single family residence, for Lot 2, Block 7, Cathy Courts Addition, Extension, and Annex, Hidalgo County, Texas; 403 South Cynthia Street. **(ZBA2017-0016)**
- d) Request of Francisco J. Pena for variances to the City of McAllen Zoning Ordinance to provide: **1)** a side yard setback of 0 feet instead of 7 feet for a storage building and canopy measuring 10 feet by 18 feet, and **2)** a rear yard setback of 0 feet instead of 10 feet for a storage building and carport measuring 10 feet by 35 feet, for Lot 29, Olivarez Subdivision No. 4, Hidalgo County, Texas; 3012 Redwood Avenue. **(ZBA2017-0017)**

- e) Request of Ernesto Palacios, Jr. to allow the following special exception to the City of McAllen off-street parking and loading ordinance: to allow 8 parking spaces instead of the required 16 parking spaces for Lot 6, Block 16, Ewing's Addition, Hidalgo County, Texas; 1001 North Main Street. **(ZBA2017-0014)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS

a) 301 Hawk Avenue

b) 4825 North 47th 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, May 17, 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 12th day of May, 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 12th day of May, 2017

Gardenia Perez, Administrative Supervisor