

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, NOVEMBER 15, 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 October 18, 2017

2. PUBLIC HEARINGS:

- a) Request of City of McAllen for variances to the City of McAllen Zoning Ordinance to allow:
1) an encroachment of 5 feet into the 10 foot rear yard setback for a proposed fire station building, 2) an encroachment of 27.75 feet into the 40 foot side yard setback for a proposed fire station building for the South 96 feet of the North 192 feet of the South half (S ½) of the East 132 feet of Lot 10, Southwest Quarter of Section 10, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 2811 North Main Street. (ZBA2017-0043)
- b) Request of Lucia Padilla for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 10-foot rear yard setback for a storage building measuring 10 feet by 9 feet for Lot 115, Ponderosa Park Phase II Subdivision, Hidalgo County, Texas; 3518 North 32nd Lane. **(ZBA2015-0044)**
- c) Request of Jesus & Hermelinda Garza for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 7 feet into the 25-foot rear yard setback for a proposed bedroom and porch area, for Lot 3, Country Meadows Subdivision, Hidalgo County, Texas; 4009 Country Meadows Drive. **(ZBA2017-0045)**
- d) Request of Juan M. Lopez for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6.67 feet into the 10-foot side yard setback for an existing carport measuring 18 feet by 28 feet for Lot 178, Saddle Creek Unit 2 Subdivision, Hidalgo County, Texas; 3408 Ozark Avenue. **(ZBA2017-0042)**
- e) Request of Guillermo A. Romero to allow the following special exception to the City of McAllen Off-Street Parking and Loading ordinance: to allow 6 parking spaces instead of the required 30 parking spaces, for Lots 19 & 20, North East Crossing Subdivision, Hidalgo County, Texas; 111 Nolana Avenue. **(ZBA2017-0046)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS

- a)** 217 East Kiwi Avenue
- b)** 1312 Redbud Avenue
- c)** 1920 Highland Avenue
- d)** 1700 North 10th Street, Suite K
- e)** 4713 Sweetwater 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.

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

DATE: Wednesday, November 15, 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 10th day of November 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 10th day of November 2017

Carmen White, Secretary