

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
NOVEMBER 17, 2016- 5:30 PM
MCALLEN CITY HALL - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JORGE SALINAS, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on October 19, 2016

2. PUBLIC HEARINGS:

- a) Request of Jack Pollock to allow the following variance to the City of McAllen Zoning Ordinance: a front yard setback of 24.5 feet instead of 25 feet for a single family residence, for Lot 48, The Gardens at Trinity Oaks Subdivision, Hidalgo County, Texas; 11203 North 32nd Lane. **(ZBA2016-0059)**
- b) Request of Juan Gama for the following variance to the City of McAllen Zoning Ordinance: a lot size of 7,000 square feet instead of 7,800 square feet for a proposed fourplex, for Lot 10, Block 4, Nelson Addition, Hidalgo County, Texas; 900 South 15th Street. **(ZBA2016-0041)**
- c) Request of Arthur V. Torres to allow the following variance to the City of McAllen Zoning Ordinance: a front yard setback of 20.44 feet instead of 25 feet for a proposed single family residence, for Lot 58, Las Cabanas Subdivision, Hidalgo County, Texas; 3606 South “K” Lane. **(ZBA2016-0057)**
- d) Request of Albert Suarez for the following variances to the City of McAllen Zoning Ordinance: **1)** a side yard setback of 1 foot instead of 6 feet for a single family residence, and **2)** a rear yard setback of 4.95 feet instead of 10 feet for a carport measuring 33.07 feet by 19.79 feet, for Lot 46, North Ridge Park Subdivision, Hidalgo County, Texas; 6909 North 1st Street. **(ZBA2016-0058)**
- e) Request of Samuel D. Maldonado for a variance to Section 110-49 Landscape Buffers of the McAllen Vegetation Ordinance: to not provide a masonry screen eight feet in height where a multifamily or commercial use has a side or rear property line in common with a single family use or zone, for 4.33 acres out of Lot 71, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 6901 North 26th Street. **(ZBA2016-0056) (TABLED UNTIL 11/2/2016)**

3. DISCUSSION: Holiday dates for meetings

4. INFORMATION ONLY:

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.