

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, OCTOBER 17, 2019 - 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 – CHAIRPERSON, DAVID SALINAS

1. MINUTES:

- a) Minutes for Regular Meeting held on September 18, 2019

2. PUBLIC HEARINGS:

- a) Request of Jesus Olivares for the following variances to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 1.54 ft. into the 25 ft. front yard setback for the existing building, **2)** to allow an encroachment of 3.5 ft. into the 6 ft. side yard setback on the south side for the existing building, **3)** to allow an encroachment of 10 ft. into the 10 ft. rear yard setback for an existing barbeque grill of brick construction measuring 6 ft. by 4 ft., and **4)** to allow to exceed the 10% replacement value for a nonconforming structure, at the north 65 ft. of the south 249 ft. of the east 100 ft. of Lot 8, in the Southeast ¼ of Section 8, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 700 South 2nd Street. **(ZBA2019-0038)**
- b) Request of James Willoughby on behalf of Edna Diaz for a special exception to the City of McAllen zoning ordinance to allow an encroachment of 20 ft. into the 20 ft. front yard setback for a carport measuring 10.0 ft. by 20.0 ft., at lot 53, La Lomita Estates Subdivision, Hidalgo County, Texas; 2417 North 29th Lane **(ZBA2019-0044)**
- c) Request of Larry Delgado and Jessica Delgado for a variance to the City of McAllen zoning ordinance to allow an encroachment of 25 ft. into the 30 ft. front yard setback for a proposed metal canopy measuring 22.0 ft. by 40 ft., at lot 1, Sandelcast Subdivision, Hidalgo county, Texas; 1409 North Main Street. **(ZBA2019-0046)**

3. FUTURE AGENDA ITEMS

- a) 5012 South 31st Street
- b) 5604 North 4th Street
- c) 817 South 16th 1/2 Street
- d) 2332 Jordan Road
- e) 317 Cornell Avenue
- f) 8002 North 23rd Lane
- g) 518 V-W 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: Thursday, October 17, 2019

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 11th day of October, 2019 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 11th day of October, 2019.

Carmen White, Administrative Secretary