

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
SEPTEMBER 21, 2016- 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JORGE SALINAS, CHAIRPERSON

1. MINUTES:

- a) Minutes for regular meeting held on September 7, 2016

2. PUBLIC HEARINGS:

- a) Request of Jose Pena for the following variance to the City of McAllen Zoning Ordinance: a front yard setback of 20.2 feet instead of 30 feet for an existing two story apartment complex, for Lot 1, Block 8, Larkspur Subdivision Unit No. 2, Hidalgo County, Texas; 1519 Nolana Avenue. **(ZBA2016-0051)**
- b) Request of Walid Haidar to allow the following variance to the City of McAllen Zoning Ordinance: to allow work within 12 consecutive months to an extent exceeding ten percent of the current replacement cost of the non-conforming structure or the nonconforming portion of the structure for the East 152 feet of Lot 6, Country Club Acres Subdivision, Hidalgo County, Texas; 1900 South 10th Street. **(ZBA2016-0052)**
- c) Request of Rafael Sanchez to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a rear yard setback of 12 feet instead of 25 feet for a proposed canopy measuring 15 feet by 10 feet, and **2)** a separation of 5 feet instead of 12 feet between an accessory building and the main building in the rear yard, for Lot 43, Paseo del Rio Subdivision, Hidalgo County, Texas; 4113 Tyler Avenue. **(ZBA2016-0050)**
- d) Request of Halff Associates, Inc. to allow a variance to the City of McAllen Zoning Ordinance: a side yard setback of 39.86 feet instead of 50 feet for a proposed building addition measuring 68.8 feet by 40.5 feet, for Lot 1, Sharyland Business Park Phase 1 Subdivision, Hidalgo County, Texas; 6800 South International Parkway. **(ZBA2016-0053)**
- e) Request of Jose G. Figueroa to allow a variance to the City of McAllen Zoning Ordinance: a front yard setback of 0 feet instead of 15 feet for a proposed carport measuring 15 feet by 18 feet for Lot 22, Fairway Grande Village Unit No. 1 Subdivision, Hidalgo County, Texas; 3000 South Casa Linda Street. **(ZBA2016-0047) (TABLED UNTIL 9/21/2016)**

3. DISCUSSION:

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.

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

DATE: Wednesday, September 21, 2016

TIME: 5:30 p.m.

**PLACE: McAllen Municipal Building
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 attached agenda of the meeting of the Zoning Board of Adjustments and Appeals 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 16th day of September 2016 at 3:00 pm 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.

Dated this the 16th day of September 2016

Gardenia Perez, Administrative Supervisor