

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
McALLEN CITY HALL - 1300 HOUSTON AVENUE
LARGE CONFERENCE ROOM, 2ND FLOOR
THURSDAY JANUARY 17, 2008 5:00 P.M**

AGENDA

CALL TO ORDER – LEONEL GARZA, III, CHAIRMAN

1. MINUTES

- a) Submission of minutes of meeting of December 5, 2007
- b) Submission of minutes of meeting of October 18, 2006
- c) Submission of minutes of meeting of October 4, 2006
- d) Submission of minutes of meeting of September 20, 2006
- e) Submission of minutes of meeting of September 6, 2006

2. PUBLIC HEARINGS

- a) Request of Jackson-Houston East, LTD, for a variance to allow the following: (1) a 5 ft. encroachment into the required 10 ft. landscape strip on South 10th Street to allow for a bus stop turnout, and (2) to allow a 10 ft. encroachment in to the required 10 ft. landscape setback on South 8th Street to allow 7 parking spaces for employee parking at Lot A, Fairfield Place Unit #2 Subdivision, Hidalgo County, Texas; 915 South 10th Street.
- b) Request of Zarsky Lumber Company Inc., for a variance to allow the reconstruction of nonconforming building which has been damaged to the extent of more than 50 percent of its replacement cost at Lots 43 and 44, Block 40, Hammond Addition Subdivision, Hidalgo County, Texas; 600 South Bicentennial Boulevard.
- c) Request of David Conine, for a variance to allow the following : (1) a 7 ft. reduction of the 10 ft. landscape strip along a public street (2) to reduce the parking requirement from 52 to 50 parking spaces, at 1.02 acres a part of Lots 9 and 10, Country Club Acres Subdivision, Hidalgo County, Texas; 2020 South 10th Street.
- d) Request of Paul Dueck, for a variance to allow a building setback of 13 ft. from

garage instead of 18 ft. at Lot 3, Belaire Subdivision, Hidalgo County, Texas; 100 East Ithaca Avenue.

- e) Request of Grandeur Homes, for a variance to reduce the parking requirement from 49 to 42 parking spaces at Lot 1, Violet Venue Subdivision, Hidalgo County, Texas; 4801 North 10th Street.
- f) Request of Vishal Buxani for a variance to allow 5 parking spaces instead of 28 as required by ordinance at Lots 2 and 3, Nolana Commercial Subdivision, Hidalgo County, Texas; 121-129 East Nolana Avenue. **(Tabled 12/5/07)**

3) INFORMATION ONLY:

- a) Board Roster and Terms

ADJOURNMENT

C E R T I F I C A T E

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of McAllen, Texas on the 11th Day of January, 2008 at 10:00 a.m.

Misty Torres, Secretary

THIS MEETING WILL BE ACCESSIBLE TO ALL PERSONS. IF YOU HAVE A DISABILITY THAT MIGHT REQUIRE SPECIAL MATERIALS, SERVICES OR ASSISTANCE, PLEASE CONTACT THE PLANNING DEPARTMENT OFFICE AT LEAST 72 HOURS PRIOR TO THE MEETING.