

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, AUGUST 17, 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 August 2, 2017

2. PUBLIC HEARINGS:

- a) Request of King Tut Enterprises, LLC C/O Jovanny A. Peralta for a variance to the City of McAllen Zoning Ordinance to provide a front yard setback of 10 feet instead of 27.5 feet to replace a canopy measuring 8 feet by 100.1 feet, for the South 129.9 feet of the East 220.7 feet, Block 26, Hammond Addition, Hidalgo County, Texas; 101 North 20th Street. **(ZBA2017-0031)**
- b) Request of Muawieh Obaid to allow the following special exception to the City of McAllen Off-Street Parking and Loading Ordinance to allow 36 parking spaces instead of the required 63 parking spaces, for Lots 7-10, Block 34, McAllen Addition, Hidalgo County, Texas; 407 South 12th Street. **(ZBA2017-0024)**
- c) Request of Valmore Service Corp. C/O W.D. Moschel for a variance to the City of McAllen Zoning Ordinance to allow 2 duplexes instead of 1 fourplex on one lot, for 3.46 acres out of Lot 61, La Lomita Irrigation & Construction Company Subdivision (proposed Lots 8-16, Parkway Estates No. 4 Subdivision), Hidalgo County, Texas; 2400 Trenton Road. **(ZBA2017-0034)**
- d) Request of Jose F. Garza for a variance to the City of McAllen Zoning Ordinance to provide **1)** a front yard setback of 5 feet instead of 30 feet for an existing metal carport measuring 15 feet by 25 feet, and **2)** a side yard setback of 2 feet instead of 5 feet for a carport measuring 15 feet by 25 feet, for Lot 7, Brashear Subdivision, Hidalgo County, Texas; 805 North 3rd Street. **(ZBA2017-0033)**
- e) Request of Adolfo Gonzalez for a variance to the City of McAllen Zoning Ordinance to provide a front yard setback of 0 feet instead of 25 feet for a proposed carport measuring

10 feet by 18 feet, and **2)** a front yard setback of 18 feet instead of 25 feet for a proposed porch with canopy measuring 26 feet by 7 feet, for Lot 6, Block 6, Blocks 5, 6, 7 & 8, Altamira Subdivision, Hidalgo County, Texas; 2621 Beaumont Avenue. **(ZBA2017-0032)**

- f)** Request of Aaron Cano for a variance to the City of McAllen Zoning Ordinance to allow a rear yard setback on a double fronting lot of 10 feet instead of 25 feet for a proposed swimming pool for Lot 72, La Floresta Phase I Subdivision, Hidalgo County, Texas; 9420 North 17th Street. **(ZBA2017-0026) (TABLED: 7/6/2017, 7/19/2017, 8/2/2017)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS

- a)** 2532 Dallas Avenue
- b)** 301 and 401 East Camellia Avenue
- c)** 405 South Bicentennial Boulevard

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, August 17, 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 11th day of August 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 11th day of August 2017.

Carmen White, Secretary