

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, AUGUST 2, 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 of regular meeting of July 19, 2017.

2. PUBLIC HEARINGS:

- a) Request of Tri-Vest Inc. to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a 5 foot side yard setback with a firewall for 80 feet of Building A along the north property line instead of a side yard setback of one foot back for each two feet in height, **2)** a 5.5 foot side yard setback with a firewall for the west 55 feet of Building B along the north property line instead of a side yard setback of one foot back for each two feet in height, **3)** a 5 foot side yard setback for Building B along the west property line instead of one foot back for each 2 feet in height, and **4)** a 6 foot side yard setback of Building C along the east property line instead of one foot back for each 2 feet in height, for Lot B, La Quinta Subdivision, Hidalgo County, Texas; 1100 South 10th Street. **(ZBA2017-0029)**
- b) Request of Osiel Maldonado to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a front yard setback of 8 feet instead of 30 feet for a carport measuring 24 feet by 24 feet, **2)** a rear yard setback of 5.66 feet instead of 10 feet for a carport measuring 19 feet by 20 feet, **3)** a side yard setback along the south side property line of 5 feet instead of 7 feet for a storage building measuring 12 feet by 16 feet, and **4)** a side yard setback along the south side property line of 5 feet instead of 7 feet for a carport measuring 19 feet by 20 feet, for Lot 23, Block 2, Langridge Addition, Hidalgo County, Texas; 1016 North 28th Street. **(ZBA2017-0030)**
- c) 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)**

- d) Request of Muawieh Obaid to allow the following special exception to the City of McAllen Off-Street Parking and Loading Ordinance: to allow 42 parking spaces instead of the required 63 parking spaces, for Lots 7-10, Block 34, McAllen Addition, Hidalgo County, Texas; 401 South 12th Street. **(ZBA2017-0024) (TABLED: 7/6/2017) (REMAIN TABLED: 7/19/2017)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS

- a) 101 North 20th Street
- b) 2621 Beaumont Avenue
- c) 805 North 3rd Street
- d) 2400 Trenton Road

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.