

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JANUARY 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 meeting held on December 19, 2018.

2. PUBLIC HEARINGS:

- a) Request of R. Cramer Miller for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 1.8 ft. into the 10 ft. rear yard setback for an existing brick guest house measuring 775 square feet in size, at Lot 39 except the South 45.60 ft., and all of Lots 40 and 41, Map of Lots 31 through 95 inclusive, Country Club Terrace Subdivision, Hidalgo County, Texas; 101 NE Greenbriar Square. **(ZBA2018-0054)**
- b) Request of Juan Carlos Fernandez 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 proposed canvas carport measuring 20 ft. by 20 ft. at Lot 175, Los Encinos Subdivision, Hidalgo County, Texas; 3320 Paula Avenue. **(ZBA2018-0055)**
- c) Request of Mimco C/O Charlie Gomez for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 15 ft. into the 75 ft. front yard setback for a proposed commercial building, at Lot 1, Amended Map of Concord Property Corp. Subdivision No. 1, Hidalgo County, Texas; 700 East Expressway 83. **(ZBA2018-0052)**
(TABLED: 12/5/2018) (TABLED UNTIL 1/17/2019)
- d) Request of David Salinas for a variance to Section 110-49 Landscape Buffers of the McAllen Vegetation Ordinance to not provide a masonry screen eight feet in height where a multifamily or commercial use has a side or rear property line in common with a single family use or zone, for 1.07 acres out of Lot 9, Gray Subdivision, Hidalgo County, Texas; 4500 Pecan Boulevard. **(ZBA2018-0056)**

3. FUTURE AGENDA ITEMS

- a) 5513 North 35th Street

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, January 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 January, 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 January, 2019.

Iris Alvarado, Administrative Supervisor