

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, JULY 19, 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 on July 5, 2017.

2. PUBLIC HEARINGS:

- a) 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)**
- b) Request of Enriqueta Ramirez for variances to the City of McAllen Zoning Ordinance to allow: **1)** a front yard setback of 0 feet instead of 20 feet, and **2)** a side yard setback of 1 foot instead of 5 feet, for a proposed carport measuring 10 feet by 27 feet, for Lot 11, Block 11, College Heights Subdivision, Hidalgo County, Texas; 2140 Kennedy Circle. **(ZBA2017-0027) (TABLED: 7/6/2017)**
- c) Request of Marvin Almon for a variance to the City of McAllen Zoning Ordinance to allow: a front yard setback of 6.41 feet instead of 30 feet for an existing wooden carport measuring 19 feet by 24 feet, for Lot 10, Block 3, Morningside Addition, Hidalgo County, Texas; 2600 North 7th ½ Street. **(ZBA2017-0028) (TABLED: 7/6/2017)**
- 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; 407 South 12th Street. **(ZBA2017-0024) (TABLED: 7/6/2017)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS

- a)** 1100 South 10th Street
- b)** 1016 North 28th 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: Wednesday, July 19, 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 14th day of July, 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 14th day of July, 2017

Carmen White, Administrative Secretary