

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JULY 5, 2018 - 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 June 20, 2018.

2. PUBLIC HEARINGS:

- a) Request of Rosalinda R. & Leonel Gonzalez for variances to the City of McAllen Zoning Ordinance to allow: **1)** an encroachment of 5.4 ft. into the 10 ft. rear yard setback for an existing hexagonal shaped gazebo, **2)** an encroachment of 6.4 ft. into the 10 ft. rear yard setback for a brick storage building measuring 6.4 ft. by 9.9 ft., **3)** an encroachment of 6 ft. into the 10 ft. rear yard setback for an existing swimming pool measuring approximately 17 ft. by 34 ft. **4)** an encroachment of 6.8 ft. into the 10 ft. rear yard setback for a portable metal storage building measuring 8.2 ft. by 10.2 ft., **5)** accessory uses without a primary use to include an existing guest house measuring 20 ft. by 40 ft. and an existing hexagonal shaped gazebo at Lots 11, 14, and 19 save and except the west 47.4 ft. of Lot 11, Belaire Subdivision, Hidalgo County, Texas; 112, 200, and 206 East Ithaca Avenue. **(ZBA2018-0024)**
- b) Request of Jorge Duran Thompson for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 15 ft. into the 20 ft. front yard setback for an existing carport measuring 18 ft. by 20 ft. at Lot 62, Linda Vista Subdivision, Hidalgo County, Texas; 2416 Mobile Avenue. **(ZBA2018-0021) (TABLED: 6/20/2018)**
- c) Request of Guilmo Gonzalez for the following special exception to the City of McAllen Off-street Parking and Loading Ordinance: to allow 6 parking spaces instead of the required 17 parking spaces for an existing 1,260 sq. ft. building for a proposed restaurant at Lot 1, North Depot Road Subdivision, Hidalgo County, Texas; 1518 North 23rd Street. **(ZBA2018-0023) (TABLED: 6/20/2018)**

5. FUTURE AGENDA ITEMS

- a) 3901 Dunlin Avenue
- b) 913 South 26th Street
- c) 1613 Esperanza Avenue
- d) 1500 Wisteria Avenue

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, July 5, 2018

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 29th day of June, 2018 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 29th day of June, 2018.

Iris Alvarado, Administrative Supervisor