

## AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING  
WEDNESDAY, JUNE 21, 2017 - 5:30 PM  
MCALLEN CITY HALL, 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 June 7, 2017

#### **2. PUBLIC HEARINGS:**

- a) Request of Martin Mendoza to allow a variance to the City of McAllen Zoning Ordinance: accessory uses, a swimming pool, pool house, and garage without a primary use for Lot 72, Falling Water Subdivision, Hidalgo County, Texas; 4213 Worthington Avenue. **(ZBA2017-0021)**
- b) Request of John Young, Jr. to allow a variance to the City of McAllen Zoning Ordinance: to allow a front yard setback of 2.58 feet instead of 30 feet for a carport measuring 22 feet by 24 feet, for Lot 3, Block 2, Langridge Addition, Hidalgo County, Texas; 1013 North 27 ½ Street. **(ZBA2017-0022)**
- c) Request of Rolando & Amalia L. Sanchez to allow a variance to the City of McAllen Zoning Ordinance: to allow a front yard setback of 0 feet instead of 30 feet for an irregularly shaped carport measuring 11 feet by 20 feet, for Lot 25, Block 1, Retama Terrace Subdivision, Hidalgo County, Texas; 1216 North 27th Street. **(ZBA2017-0023)**
- d) Request of Felipe Cantu to allow a variance to the City of McAllen Zoning Ordinance: to allow a side yard setback of 2.5 feet instead of 6 feet along the south property line for a bathroom addition measuring 3.5 feet by 6 feet, for Lot 63, Meadow Ridge Subdivision, Hidalgo County, Texas; 4825 North 47th Street. **(ZBA2017-0020) (TABLED: 6/7/2017)**
- e) Request of Julio Gonzalez for variances to the City of McAllen Zoning Ordinance to provide: **1)** a front yard setback of 20 feet instead of 30 feet, and **2)** a rear yard setback of 5 feet instead of 10 feet for a proposed single family residence, for Lot 2, Block 7, Cathy Courts Addition, Extension, and Annex, Hidalgo County, Texas; 403 South Cynthia Street. **(ZBA2017-0016) (TABLED 5/17/2017)(TABLED: 6/7/2017)**

**3. DISCUSSION:**

**4. INFORMATION ONLY:**

**5. FUTURE AGENDA ITEMS**

- a) 401 South 12th Street
- b) 900 South 25th ½ Street
- c) 9420 North 17th Street
- d) 2140 Kennedy Circle
- e) 2600 North 7th ½ 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, June 21, 2017

**TIME:** 5:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 16th day of June, 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 16th day of June, 2017.

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**Carmen White, Administrative Secretary**