

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 6, 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 May 17, 2018.

2. PUBLIC HEARINGS:

- a) Request of Albert Garza/First Choice Realty to allow the following variance to the City of McAllen Zoning Ordinance: an encroachment ranging from 1.1 ft. to 2.8 ft. into the 6 ft. side yard setback for a distance of 56 linear ft. along the south property line for an existing single family residence at Lot 88, Windfern Subdivision, Hidalgo County, Texas; 125 North Cynthia Circle. **(ZBA2018-0019)**
- b) Request of Jimmy Flores to allow the following variances to the City of McAllen Zoning Ordinance: **1)** an encroachment of 3 ft. into the 25 ft. front yard setback for a proposed irregularly shaped foyer, **2)** an encroachment of 1 ft. into the 25 ft. front yard setback for an existing porch measuring 5.16 ft. by 23.49 ft., at Lot 20, Block 7, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2028 Diaz Avenue. **(ZBA2018-0018)**
- c) Request of Adelaida Ortega to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a non-conforming structure to be enlarged or altered in a way which increases its structural nonconformity, **2)** no existing structure devoted to a use not permitted by Section 138 of the Zoning Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered, **3)** to allow to exceed 10 percent of the replacement cost of ordinary repairs of the existing nonconforming structure, **4)** an encroachment of 10 ft. into the 10 ft. rear yard setback for an existing commercial building measuring 16.12 ft. by 36.16 ft., **5)** an encroachment of 2.29 ft. into the 4.2 ft. west side yard setback for an existing commercial building measuring 16.12 ft. by 36.16 ft. at Lot 20, Block 1, Colonia Guadalupe Subdivision, Hidalgo County, Texas; 1406 South 16th Street. **(ZBA2018-0017)**

3. FUTURE AGENDA ITEMS

- a) 2200 Dallas Avenue
- b) 2416 Mobile Avenue

c) 124 East Redwood Avenue

d) 1518 North 23rd 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 6, 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 1st 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 1st day of June, 2018.

Iris Alvarado, Administrative Supervisor