

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, SEPTEMBER 6, 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 August 17, 2017.

2. PUBLIC HEARINGS:

- a) Request of C. Wesley Kittleman for variances to the City of McAllen Zoning Ordinance to provide: **1)** An encroachment between 0.1 foot and 1.7 feet into the 20 foot side yard setback for Building "A", **2)** An encroachment of 0.1 foot into the 20 foot side yard setback for Building "B", and **3)** An encroachment between .2 feet and .3 feet into the 20 foot front yard setback for Building E, for Lots 6A & 6B, of Lots 5A, 5B, 6A, 6B, 7A & 7B, The Atrium Plaza Subdivision, Hidalgo County, Texas; 301 and 401 East Camellia Avenue. **(ZBA2017-0036)**
- b) Request of Aaron Cano for a variance to the City of McAllen Zoning Ordinance to allow: **1)** a 0.5 foot encroachment into the 25 foot rear yard setback, **2)** an encroachment of 15 feet into the 25 foot rear yard setback 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, 7/19/2017, 8/2/2017) REMAINED TABLED: 8/17/2017
- c) Request of Fernando J. Elizondo for the following special exception to the City of McAllen Off-street Parking and Loading ordinance: to allow 9 parking spaces instead of the required 17 parking spaces for a proposed 2,690 square foot office building on Lot 8, Block 40, McAllen Addition, Hidalgo County, Texas; 405 South Bicentennial Boulevard. **(ZBA2017-0037)**
- d) Request of Blas and Janie Madero for a variance to the City of McAllen Zoning Ordinance to allow: an encroachment of 20 feet by 38 feet into the 20 foot front yard setback for a proposed carport measuring 21 feet by 38 feet, for Lot 22, Block 20, Altamira Subdivision, Hidalgo County, Texas; 2532 Dallas Avenue. **(ZBA2017-0035)**

3. DISCUSSION:

4. INFORMATION ONLY:

5. FUTURE AGENDA ITEMS

- a) 4005 Tyler 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: Wednesday, September 6, 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 1st day of September 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 1st day of September 2017

Carmen White, Secretary