

**CITY OF PENITAS  
BOARD OF ADJUSTMENT  
THURSDAY, AUGUST 18, 2022 – 6:00 PM  
PENITAS PUBLIC LIBRARY, 1111 S. MAIN STREET**

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**Notice is hereby given in accordance with S.B.270 chapter 277, Page Acts of the 61<sup>st</sup> Legislature of the State of Texas, 1969 that the following matters will be considered by the Board of Adjustment of the City of Penitas, Texas at said meeting, Board of Adjustment of the City of Penitas reserve the right to adjourn into Executive (closed) session at any time during the course of the meeting to discuss any of the items listed on the agenda as authorized by the Texas Open Meeting Act. No final action will be taken in Executive session**

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**Agenda**

**CALL TO ORDER -**

**1. OPEN MEETING & DETERMINATION OF QUORUM**

- a) Pledge of Allegiance
- b) Prayer

**2. CERTIFICATE OF POSTING**

**3. DISCLOSURE OF CONFLICT OF INTEREST**

**4. PUBLIC COMMENTS**

- a) Public Comments are limited to three (3) minutes. If a resident desires to make a public comment, please notify the Chairperson prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

**5. THE FOLLOWING ARE THE MEETING PROCEDURES USED BY THE BOARD OF ADJUSTMENTS:**

- a) All items are generally considered as they appear on the agenda. As each item is introduced.
- b) Staff will present its findings and recommendation on the item being considered.
- c) The party making the request may make a presentation and may address the Board on any issues arising during the discussion of the item being considered.
- d) Anyone in the audience desiring to speak in favor or in opposition may do so. A 3 – 5-minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- e) Once the Chair closes the public hearing, the board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate
- f) A minimum of four votes are required for an item to be approved by the Board.

**6. MINUTES**

- a) Consider Approval of the Minutes for the July 21, 2022 Regular Meeting

**7. OPEN PUBLIC HEARING**

- A) Request of Oviedo Garcia for a variance to the City of Penitas Zoning ordinance to allow an OSSF System instead of a Sewer connection at Homeville Association D Lot 5 Blk 8 (Tabled on 7/13/2022)
- B) Discussions and appropriate Action**
- C) Close Public Hearing**

**8. OPEN PUBLIC HEARING**

- A) Request of Juan Garcia for a variance to the City of Penitas Zoning ordinance to allow dead ends on Alma Avenue and Cindy Avenue on the northside of proposed Main Estate Apartments Subdivision, Los Ejidos de Reynosa IRR TR TRACT 354 5.00 AC.
- B) Discussions and appropriate Action**
- C) Close Public Hearing**

**9. OPEN PUBLIC HEARING**

- A) Request of Juan Garcia for a variance to the City of Penitas Zoning ordinance to allow 0-foot side setbacks instead of a 6-foot side setback and a 15 foot front setback instead of a 25 foot front setback at Town House at 3 Mile Subdivision, Homeville Association D Lot 6 Blk 9.
- B) Discussions and appropriate Action**
- C) Close Public Hearing**

**10. OPEN PUBLIC HEARING**

- A) Request of Esmeralda Mendoza for a variance to the City of Penitas Zoning ordinance to allow for a connection to an existing OSSF System instead of a Sewer System at Homeville Association D Lot 5 blk 37, 1307 Pino Street. (Tabled on 7/13/2022)
- B) Discussions and appropriate Action**
- C) Close Public Hearing**

**11. OPEN PUBLIC HEARING**

- A) Request of Julio Garza for a variance to the City of Penitas Zoning ordinance to install an OSSF System instead of a Sewer connection at Nuevo Penitas Norte No. 1 Lot 53, 1101 Ignite Street.
- B) Discussions and appropriate Action**
- C) Close Public Hearing**

**12. OPEN PUBLIC HEARING**

- A) Request of Antonio Hernandez & Araceli Lara for a variance to the City of Penitas Zoning ordinance to place an older model mobile home at Salinas Garza Lot 6, 39121 Austen Street.
- B) Discussions and appropriate Action**
- C) Close Public Hearing**

**13. OTHER BUSINESS-**

**D) ADJOURNMENT:**

**\*Note If during the meeting the Board of Adjustment should determine that a closed or executive session is required, then such closed or executive session is authorized by Article 6252-17 Revised Civil Statute of Texas Section2(e),2(g). Notice of the closed or executive session will be given after the commencement of the meeting covered by this notice. Should any final decision, final notice upon reconvening of the public meeting.**

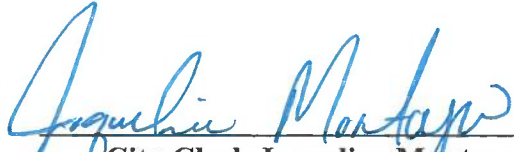
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**Posted on this 15<sup>th</sup> day of August 2022 at 5:00 pm at the Penitas Public Library. A Duplicate copy of this agenda has been posted at the Penitas Post Office.**

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**“CERTIFICATION ON POSTING”**

**I, JAQUELINE MONTOYA CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE FOREGOING NOTICE OF THIS AGENDA AT A PLACE ACCESSIBLE TO THE PUBLIC AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.**

  
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City Clerk Jaqueline Montoya

**POSTED THIS 15<sup>th</sup> Day Of August 2022**