

**CITY OF PENITAS
BOARD OF ADJUSTMENT
THURSDAY, MARCH 21, 2024 – 6:30 PM
PENITAS PUBLIC LIBRARY, 1111 S. MAIN STREET**

Notice is hereby given in accordance with S.B.270 chapter 277, Page Acts of the 61st 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.

Agenda

Call to order:

- 1. Open Meeting & Determination of Quorum**
- 2. Pledge of allegiance / prayer**
- 3. Certificate of posting**
- 4. Minutes – Consider Approval of Minutes for February 22, 2024, Regular Meeting**
- 5. Disclosure of conflict of interest**

***NOTE 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. Open public hearing/ discussion and appropriate action**
- a) Variance request by Pedro A. Rodriguez for a porch to encroach 5 feet into the 6-foot side yard setback on the north side of Colonia Camargo Lot 57, Property ID 150096, 503 S 11 Street Penitas TX 78576. (Tabled February 22, 2024)

- b) Variance request by Alvaro and Norma Iglesias not to provide a sprinkler/fire suppression system at Aguilar Subdivision Phase 1 Lot 7/8, 2308 Expressway 83 Suites D & E, Penitas TX 78576. Property ID# 20829378.
- c) Variance request by Humberto & Noelia Garcia to build an addition on the west side of the existing residential structure and encroach 1 foot into the 6-foot side yard setback and 2 feet into the 10-foot rear yard setback at Los Ejidos de Reynosa 0.16 AC an IRR TR – N60’-S289.4’ LOT 357 0.16 AC, 911 S Main Street Penitas TX 78576.

7. Other business

8. 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 Section 2(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.**

Posted on this 18th day of March 2024 at 5:00 pm at the Penitas Public Library. A Duplicate copy of this agenda has been posted at the Penitas City Hall.

“CERTIFICATION ON POSTING”

I, DULCE VILLALOBOS, 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.



Planning Department, Dulce Villalobos

Posted this 18th Day of March 2024