

## AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING  
WEDNESDAY, AUGUST 4, 2010 - 5:30 PM  
MCALLEN CITY HALL - 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

### CALL TO ORDER –DAVID SALINAS, CHAIRMAN

#### 1. MINUTES:

Submission of minutes of meeting of July 21, 2010

#### 2. PUBLIC HEARINGS:

- a) Request of Enedina Rocha for a variance to Section 138-43(1) to allow the following encroachments: (1) a building encroachment of 3 feet 6 inches by 59 feet into the 7 foot side yard setback and (2) a building encroachment of 16 feet 6 inches by 14 feet into the 20 foot front yard setback, for Lot 13, Block 44, Hammond Addition, Hidalgo County, Texas; 2112 Dallas Avenue. **ZBA2010-0023**
- b) Request of Nelly Liliann Medina for a variance to allow a building encroachment of 2 feet 10 inches by 10 feet 2 inches into the 6 foot side yard setback for Lot 7 and the East 3 feet of Lot 8, Deborah Heights Subdivision, Hidalgo County, Texas; 1105 Primrose Avenue. **ZBA2010-0026**
- c) Request of Nancy Houts and Charles Breeden for variances to allow the following encroachments: (1) a 1 foot by 12 feet 2 inches storage building encroachment into the 10 foot rear yard setback, (2) a 5 foot 9 inches by 18 foot 3 inches storage building encroachment into the north 6 foot side yard setback, (3) a 5 foot 5 inches by 11 foot 8 inches carport encroachment into the north 6 foot side yard setback, (4) a 3 foot 10 inch by 10 foot 4 inch storage building encroachment into the south 6 foot side yard setback for Lot 29, Quail Run Subdivision Phase I, Hidalgo County, Texas; 6217 North 14 ½ Street. **ZBA2010-0025**
- d) Request of Enrique Urueta, Jr. for variances to allow the following encroachments: (1) a 25 foot by 27 foot carport encroachment into the 25 foot front yard setback, (2) 6 foot by 25 foot carport encroachment into the 6 foot side yard setback, (3) an accessory building separation of 4 feet 8 inches and 7 feet 5 inches from the main building in the rear yard instead of 12 feet, (4) a patio cover encroachment of 10 feet by 13 feet 8 inches into the 10 foot rear yard setback, (5) a storage building encroachment of 10 feet by 10 feet into the 10 foot rear yard setback, and (6) a storage building encroachment of 6 feet by 11 feet into the 6 foot side yard setback, all for Lot 225, Idela Park Unit 3 Subdivision, Hidalgo County, Texas; 3513 Judith Avenue. **ZBA2010-0021**(Tabled 07/21/2010)

- e) Request of James Timothy Obst for variances to allow: 1) a building encroachment of 20 feet by 24 feet into the 20 foot front yard setback, 2) a storage building encroachment of 9 feet by 12 feet into the 10 foot corner side yard setback and 14 feet by 9 feet into the 10 foot rear yard setback, 3) to allow a triangular storage building to encroach 10 feet into the 10 foot rear yard setback and 6 feet into the 6 foot side yard setback, 4) a building encroachment of 11 feet by 10 feet into the 10 foot side yard setback, and 5) a building encroachment of 6 feet by 37 feet into the 6 foot side yard setback, Lot 22, Block 3, Tierra Del Sol Subdivision Unit 1, Hidalgo County, Texas; 5801 North 25<sup>th</sup> Street. ZBA2010-0016(Tabled 06/17/2010)(Tabled 07/21/2010)
  
- f) Request of Patricia Galvan for a variance to Section 138-43(1) of the McAllen Code of Ordinances to allow the following building encroachments: (1) existing encroachment of 6.5 feet by 22.5 feet into the rear yard setback, (2) new porch encroachment of 7 feet by 18 feet into the side yard setback and 3.5 feet by 10 feet into the rear yard setback, (3) 20 feet by 10 feet rear yard setback encroachment and 4.5 feet by 44 feet into the side yard setback and (5) a 3.5 feet accessory building separation from main building in the rear yard setback instead of 12 feet , Lot 16, Siebring Addition Subdivision, Hidalgo County, Texas; 803 North 27 ½ Street. ZBA2010-0020(Tabled 06/02/2010)(Tabled 06/17/2010)(Tabled 07/21/2010)

**3. OTHER BUSINESS:**

**ADJOURNMENT**

**IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED, NOTIFY THE PLANNING DEPARTMENT AT 681-1250 SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENT AND APPEALS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.**

**NOTICE OF REGULAR MEETING TO BE HELD BY  
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEALS**

**DATE:** Wednesday, August 4, 2010

**TIME:** 5:30 p.m.

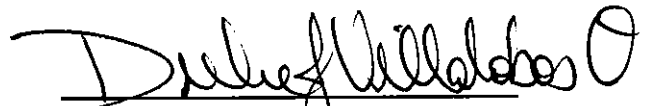
**PLACE:** McAllen Municipal Building  
1300 Houston Avenue  
Commissioners' Room - 3rd Floor  
McAllen, Texas 78501

***SUBJECT MATTERS: SEE FOREGOING AGENDA***

**CERTIFICATION**

I, the undersigned authority, do hereby certify that the attached agenda of the meeting of the Zoning Board of Adjustments and Appeals 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 30<sup>th</sup> day of July, 2010 at 11:00 am 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.

Dated this the 30<sup>th</sup> of July, 2010

  
Dulce Villalobos-Ocas, Secretary