

## AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING  
WEDNESDAY, JULY 17, 2013 - 5:30 PM  
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE  
CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

### CALL TO ORDER – JESUS BARBA, CHAIRMAN

#### 1. MINUTES:

Submission of minutes for meeting of July 3, 2013

#### 2. PUBLIC HEARINGS:

- a) Request of Jesus Leonel Moreno c/o Rocass LLC for a variance to allow a rear yard setback of 10 feet instead of 25 feet, for Lot 18, Oak Terrace Estates, Hidalgo County, Texas; 2010 North 44<sup>th</sup> Lane. **(ZBA2013-0022)**
- b) Request of Carol Munoz for variances to allow: **1)** a front yard setback of 50 feet instead of 120.55 feet for the south 10 feet of Lot 3 and the north 10 feet of Lot 4 for the Amended Map of the South 10.0 feet of Lot 3 & all of Lots 4, 5, 6, 7 & 8, Block 1, Highland Center Subdivision; **2)** a front yard setback of 50 feet instead of 145 feet for the north 40 feet of Lot 3, Highland Center Subdivision; **3)** a front yard setback of 24 feet instead of 25 feet for Lot 2, Highland Center Subdivision, Hidalgo County, Texas; 2316 North 10<sup>th</sup> Street. **(ZBA2013-0023)**
- c) Request of Patrick Costello to allow a variance to not provide an 8 foot masonry wall for the North 80 feet along the east property line for a .44 acre tract out of Lot 2, Block SE 1/4 9, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 515 Pecan Boulevard. **(ZBA2013-0027)**
- d) Request of Chris Brasher to allow a special exception to provide 55 parking spaces instead of the required 78 for Lot 4A, Plaza Del Norte Phase 1A Subdivision, Hidalgo County, Texas; 7517 North 10<sup>th</sup> Street. **(ZBA2013-0026)**
- e) Request of Marisol Cruz for a variance to allow a front yard setback of 10.33 feet instead of 25 feet for a carport measuring 10 feet by 16 feet, for Lot 11, Garza Subdivision, Hidalgo County, Texas; 2416 Mona Avenue. **(ZBA2013-0028)**
- f) Request of Arnolando Vega for variances to allow: **1)** a 19.5 foot encroachment into the 30 foot front yard setback, **2)** a 0.2 foot encroachment into the 7 foot side yard setback, **3)** a 0.5 foot encroachment into the 10 foot rear yard **4)** a 5 foot separation for an accessory building from the main building instead of the

required 12 foot separation, for Lot 16, Block 2, Morningside Addition, Hidalgo County, Texas; 2704 North 8<sup>th</sup> Street. **(ZBA2013-0021)**

- g)** Request of Delfina Quintanilla for variances to allow: **1)** a front yard setback of 12 feet instead of 25 feet for a carport measuring 13.58 feet by 17.33, **2)** a side yard setback of 3.41 feet instead of 7 feet for a storage building measuring 10.16 by 10 feet, **3)** a rear yard setback of 4.41 feet instead of 10 feet for a storage building measuring 10 feet by 10.16 feet, **4)** a side yard setback of 2.5 feet instead of 5 feet for a canopy measuring 12.25 feet by 20 feet, **5)** a minimum building separation of 8 feet instead of 12 feet to the main building, **6)** a rear yard setback of 0 feet instead of 5 feet for a chimney (barbeque pit), for Lot 3, Alta Loma Subdivision, Hidalgo County, Texas; 721 South 24<sup>th</sup> Street. **(ZBA2013-0025)**
- h)** Request of Our Lady of Sorrows Church to allow the following variance: a rear yard setback of 5 feet instead of 10 feet to allow a carport measuring 14 feet by 19 feet for Lot 15, Las Villas Subdivision Unit No. 1, Hidalgo County, Texas; 125 Kerria Avenue. **(ZBA2013-0006) (TABLED: 7/3/2013)**
- i)** Request of O.G. Construction the following special exception and variances: **1)** to allow a special exception to reduce the required parking spaces from 132 to 125, **2)** a variance to not provide a landscape strip of 10 feet along South 6th Street for the south 134 feet of the north 383 feet south of Lindberg Avenue, **3)** a variance to allow a landscape strip of 5 feet instead of 10 feet along South 6th Street for the south 239 feet out of the north 249 feet south of Lindberg Avenue, and **4)** a variance to not provide an 8 foot masonry wall for 3.016 acres out of Lot 6, Section 7, Hidalgo Canal Company Subdivision proposed as Lot 1, Napa Heights Subdivision, Hidalgo County, Texas; 611 Lindberg Avenue. **(ZBA2013-0020) (TABLED: 7/3/2013)**
- j)** Request of Rolando Martinez for variances to allow: **1)** a side yard setback of 2.5 feet instead of 6 feet for a carport measuring 46.58 feet by 11.33 feet, **2)** a rear yard setback of 4.75 feet instead of 10 feet for a storage building measuring 16 feet by 16 feet, and **3)** a storage building measuring 16 feet by 16 feet with a separation distance of 9 feet to the main building instead of 12 feet, for Lot 32, Lark Crossing Subdivision, Hidalgo County, Texas; 6314 North 19th Lane. **(ZBA2013-0024) (TABLED: 7/3/2013)**
- k)** Request of Samuel Trevino for variances to allow: **1)** a minimum building separation of 3 feet instead of 12 feet to the main building, **2)** a sheet metal awning measuring 11.5 feet by 19.5 feet with a rear yard setback of 0 feet instead of 10 feet, **3)** a sheet metal awning measuring 22 feet by 11.5 feet with a rear yard setback of 0 feet instead of 10 feet, and **4)** a sheet metal awning measuring 22 feet by 11.5 feet with a side yard setback of 3 feet instead of 6 feet, for Lot 28, Heritage Manor No. 2 Subdivision, Hidalgo County, Texas; 4513 North 5<sup>th</sup> Street. **(ZBA2013-0014) (TABLED: 6/5/2013) (TABLED: 7/3/2013)**

**3. DISCUSSION:**

- 4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)**

**ADJOURNMENT**

**IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED, NOTIFY THE PLANNING DEPARTMENT AT (956) 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.**