

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, AUGUST 21, 2013 - 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JESUS BARBA, CHAIRMAN

1. MINUTES:

Submission of minutes for meeting of July 17, 2013

2. PUBLIC HEARINGS:

- a) Request of Baltazar Quintero to allow the following variance to the City of McAllen Zoning Ordinance: a front yard setback of 18 feet instead of 25 feet for a proposed residential structure for Lot 25, Las Cabanas Subdivision, Hidalgo County, Texas; 3602 South "M" Lane **(ZBA2013-0034)**
- b) Request of Henry C. Falcon to allow the following variance to the City of McAllen Zoning Ordinance: a garage door setback of 11 feet instead of 18 feet from the alley for Lot 5, Heritage Manor No. 2 Subdivision (amended), Hidalgo County, Texas; 308 Sunflower Avenue **(ZBA2013-0035)**
- c) Request of Jose Luis Perez to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a front yard setback of 5 feet instead of 25 feet for a carport measuring 20 feet by 22 feet, **2)** a rear yard setback of 5.8 feet instead of 10 feet for a storage building measuring 11.3 feet by 14.8 feet, **3)** a rear yard setback of 7.8 feet instead of 10 feet for a storage building measuring 12 feet by 16.3 feet, **4)** to allow an accessory building separation from the main building of 8.5 feet instead of 12 feet, for the west 29 feet of Lot 9 and the east 53 feet of Lot 10, Block 4, Holland Heights Subdivision, Hidalgo County, Texas; 612 V-W Avenue **(ZBA2013-0032)**
- d) 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 44th Lane. **(ZBA2013-0022) (TABLED: 7/17/2013) (REMAINED TABLED: 8/7/2013)**
- e) 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 24th Street. **(ZBA2013-0025) (TABLED: 7/17/2013) (REMAINED TABLED: 8/7/2013)**

f) 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) (TABLED: 7/17/2013) (REMAINED TABLED: 8/7/2013)**

g) 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 5th Street. **(ZBA2013-0014) (TABLED:6/5/2013)(TABLED:7/3/2013) (REMAINED TABLED: 7/17/2013) (REMAINED TABLED: 8/7/2013)**

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.

ZBA2013-0032



JAMES E. DARLING, Mayor
 HILDA SALINAS, Mayor Pro-Tem and Commissioner District 3
 AIDA RAMIREZ, Mayor Pro-Tem and Commissioner District 4
 SCOTT C. CRANE, Commissioner District 1
 TREVY PEBLEY, Commissioner District 2
 JOHN J. INGRAM, Commissioner District 5
 VERONICA VELA WHITACRE, Commissioner District 6

MIKE R. PEREZ, City Manager

LEGAL NOTICE

You are hereby notified that there will be a public hearing before the Zoning Board of Adjustment and Appeals, created under the McAllen Zoning Ordinance (Chapter 138 of the McAllen Code of Ordinances) to be held at McAllen Municipal Building Commission Room, 3rd Floor, 1300 Houston Avenue, McAllen, Texas on **August 21, 2013 at 5:30 p.m.** to consider the following:

Request of Jose Luis Perez to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a front yard setback of 5 feet instead of 25 feet for a carport measuring 20 feet by 22 feet, **2)** a rear yard setback of 5.8 feet instead of 10 feet for a storage building measuring 11.3 feet by 14.8 feet, **3)** a rear yard setback of 7.8 feet instead of 10 feet for a storage building measuring 12 feet by 16.3 feet, **4)** to allow an accessory building separation from the main building of 8.5 feet instead of 12 feet, for the west 29 feet of Lot 9 and the east 53 feet of Lot 10, Block 4, Holland Heights Subdivision, Hidalgo County, Texas; 612 V-W Avenue (**ZBA2013-0032**)

All interested citizens are invited to appear and be heard. If any accommodations for disability are required please notify the Planning Department at (956) 681-1250 prior to the date of the meeting.

WITNESS MY HAND this 31st day of July, 2013.

PLANNING DEPARTMENT

Rodrigo Sanchez
 Planner II

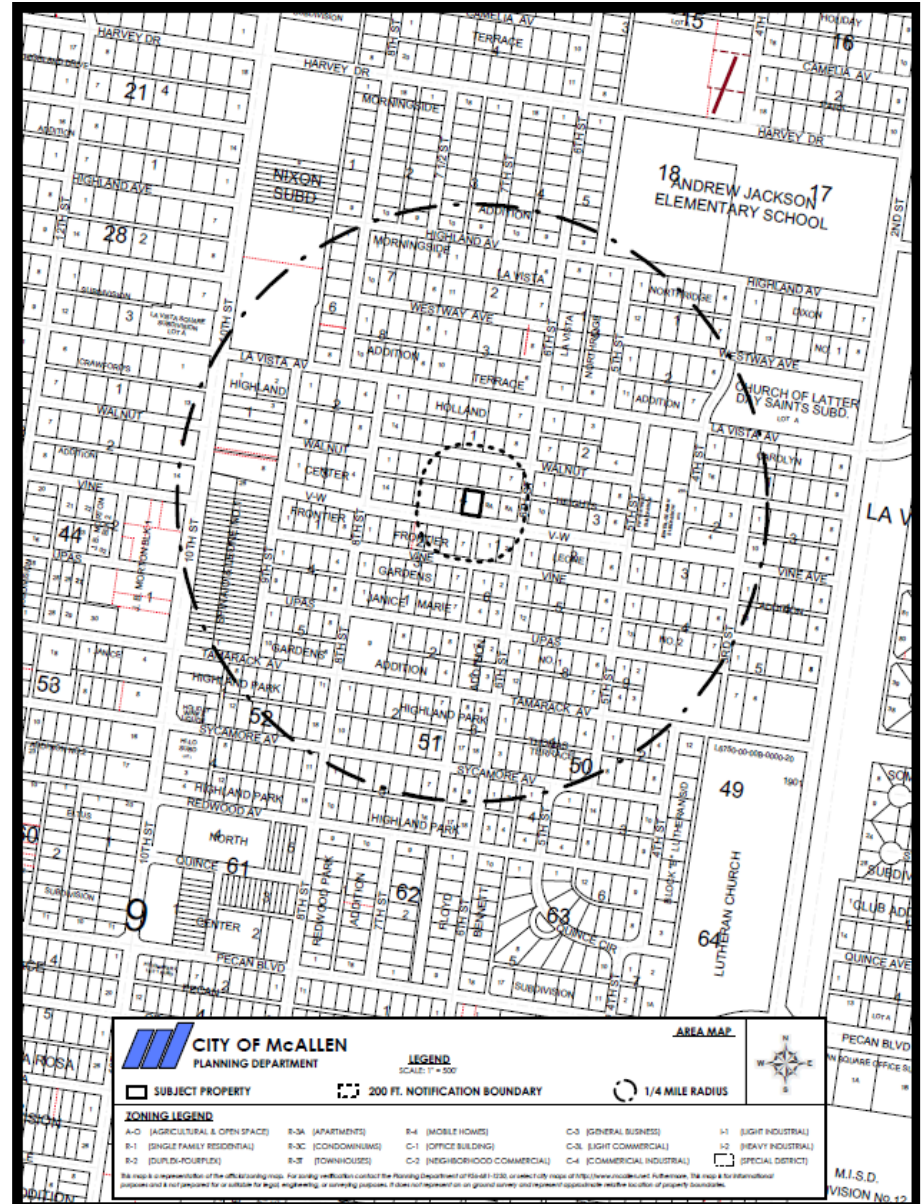
AVISO LEGAL

Por medio de este aviso queda usted notificado que habrá una audiencia publica ante La Mesa Directiva De Ajustes Y Apelaciones, creado bajo la Ordenanza de Zonificación (Capítulo 138 del Código de Ordenanzas de la Ciudad De McAllen) que se llevara a cabo en el Edificio Municipal, en el tercer piso situado en la dirección 1300 Avenida Houston, McAllen, Texas, el **21 de Agosto de 2013**, a las **5:30 p.m.** para considerar lo siguiente:

Jose Luis Perez ha solicitado las siguientes excepciones del Código de Ordenanzas de la Ciudad De McAllen: **1)** un límite fijado de enfrente del lote de 5 pies en lugar de 25 pies para una cochera midiendo 20 pies por 22 pies, **2)** 5.8 pies como límite fijado de la parte de atrás del lote en lugar de 10 pies para un edificio para almacenamiento midiendo 11.3 pies por 14.8 pies, **3)** 7.8 pies como límite fijado de la parte de atrás del lote en lugar de 10 pies para un edificio para almacenamiento midiendo 12 pies por 16.3 pies, **4)** que permita un edificio accesorio con distancia de 8.5 pies en lugar de 12 pies, para los 29 pies oeste del Lote 9 y 53 pies este del Lote 10, Manzana 4, Subdivisión Holland Heights, Condado de Hidalgo, Texas; 612 Avenida V-W (**ZBA2013-0032**)

Todos los interesados pueden presentarse para expresarse. Si alguna comodidad es necesaria por discapacidad favor de notificar al departamento de Planeación antes del día de la junta al (956) 681-1250

DOY FE FIRMANDO POR MI PUÑO Y LETRA este día 31 de Julio de 2013.



ZBA2013-0034



JAMES E. DARLING, Mayor
 HILDA SALINAS, Mayor Pro-Tem and Commissioner District 3
 AIDA RAMIREZ, Mayor Pro-Tem and Commissioner District 4
 SCOTT C. CRANE, Commissioner District 1
 TREVY PEBLEY, Commissioner District 2
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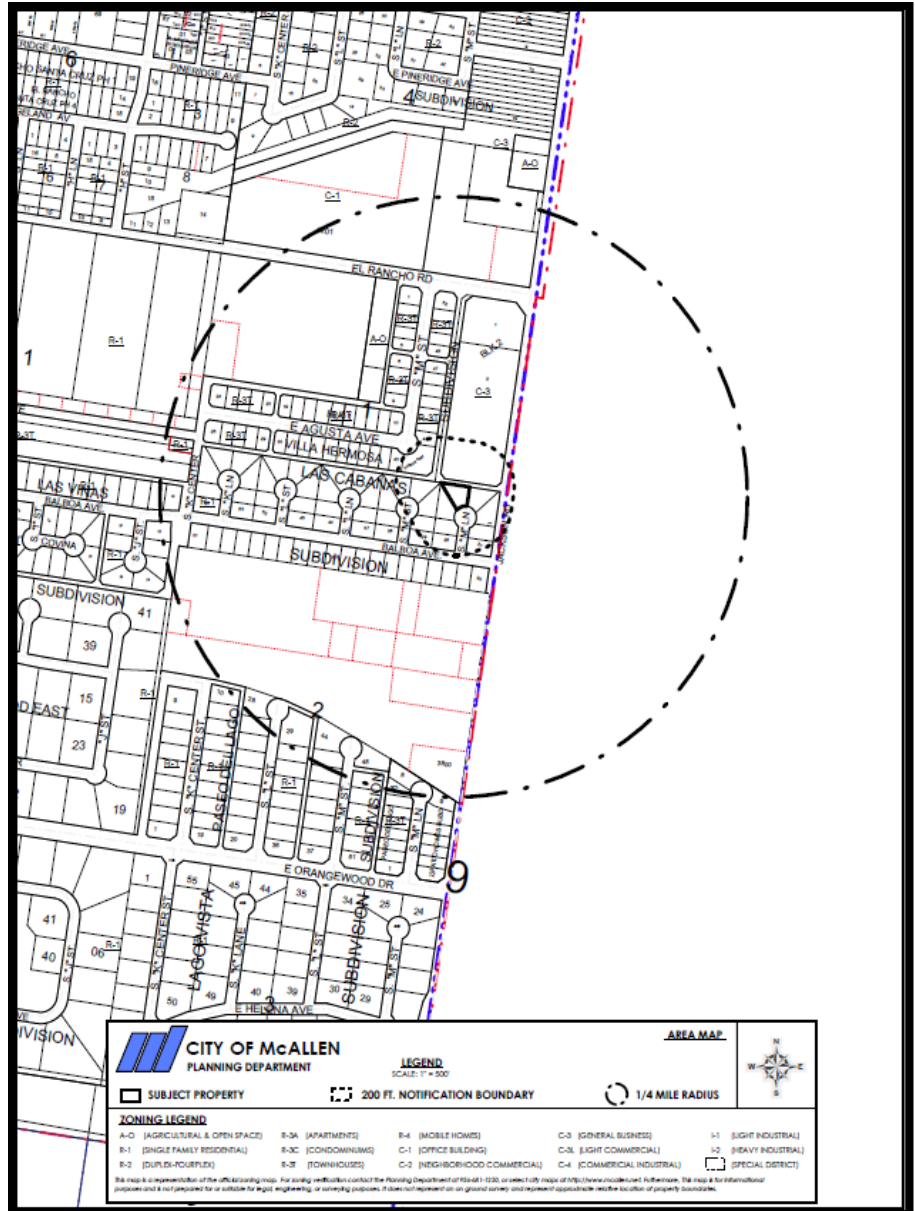
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Baltazar Quintero ha solicitado una excepción al Código de Ordenanzas de la Ciudad De McAllen: 18 pies del límite fijado en la parte de enfrente del lote en lugar de 25 pies para una propuesta estructura residencial para Lote 25, Subdivisión Las Cabanas, Condado de Hidalgo, Texas; 3602 Sur "M" Lane (**ZBA2013-0034**)

Todos los interesados pueden presentarse para expresarse. Si alguna comodidad es necesaria por discapacidad favor de notificar al departamento de Planeación antes del día de la junta al (956) 681-1250.

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ZBA2013-0035



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Henry C. Falcon ha solicitado una excepción que permita el Código de Ordenanzas de la Ciudad De McAllen: un límite fijado a la puerta de garaje con distancia de 11 pies en lugar de 18 pies al callejón para el Lote 5, Subdivisión Heritage Manor No. 2 (amended), Condado de Hidalgo, Texas; 308 Avenida Sunflower (**ZBA2013-0035**)

Todos los interesados pueden presentarse para expresarse. Si alguna comodidad es necesaria por discapacidad favor de notificar al departamento de Planeación antes del día de la junta al (956) 681-1250.

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