

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
JUNE 4, 2014 - 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER – JOSE G. GONZALEZ, CHAIRPERSON

1. MINUTES:

Submission of minutes for meeting of May 21, 2014

2. PUBLIC HEARINGS:

- a) Request of Shaddai Leasing, LLC for a variance request to the City of McAllen Zoning Ordinance to allow a front yard setback of 11 feet instead of 20 feet for 2 carports measuring 18 feet by 36 feet for Lot 1, Shary Landing Subdivision, Hidalgo County, Texas; 416 South 49th Street **(ZBA2014-0015)**
- b) Request of Maricela Garcia to allow reconstruction of a portion of a commercial building measuring 8 feet by 24 feet as a variance to the City of McAllen Zoning Ordinance for Lot 10, Block 1, La Flor Addition, Hidalgo County, Texas; 1200 South 16th Street **(ZBA2014-0016)**
- c) Request of Guillermo Mendoza, Jr. to allow the following variances to the City of McAllen Zoning Ordinance for a carport measuring 16 feet by 20.83 feet: **1) front yard setback of 2 feet instead of 25 feet, and 2) side yard setback of 0 feet instead of 5 feet, for Lot 129, Lincoln Terrace Unit No. 4 Subdivision, Hidalgo County, Texas; 2704 Upas Avenue (ZBA2014-0017)**
- d) Request of Daniel Alvarez for the following variances and special exception: **1) a front yard setback of 10.8 feet instead of 20.0 feet for a single family residence, 2) a rear yard setback of 2 feet instead of 10 feet for a storage building measuring 10.3 feet by 8.2 feet and 3) a special exception to not provide 2 off-street parking spaces for Lot 29, Brookwood Unit 2, Hidalgo County, Texas; 4120 Zinnia Avenue (ZBA2014-0010) (ITEMS 2 & 3 TABLED: 4/17/2014 AND REMAINED TABLED: 5/7/2014) (TABLED: 5/21/2014 and REMAIN TABLED UNTIL 6/18/2014)**
- e) Request of Erick Chavez for a variance request to the City of McAllen Zoning Ordinance to allow the following variances: **1) a side yard setback of 1.5 feet instead of 5 feet for a carport measuring 18 feet by 22 feet, 2) a rear yard setback of 3.5 feet instead of 10 feet for a carport measuring 18 feet by 22 feet, 3) a building separation of 6 feet instead of 12 feet for an accessory building measuring 18 feet by 22 feet, 4) a side yard setback of 0 feet instead of 7 feet for a treehouse measuring 8 feet by 9.5 feet, for the west ½ of Lot 8-A, Block 27, Lots 8A & 8B, Block 27, Balboa Acres Subdivision, Hidalgo County, Texas; 3417 Daytona Avenue (ZBA2014-0011) (TABLED: 5/7/2014) (TABLED: 5/21/2014 and REMAIN TABLED UNTIL 6/18/2014)**

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.

ZBA2014-0015



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
TREY PEBLEY, Commissioner District 2
JOHN J. INGRAM, Commissioner District 5
VERONICA VELA WHITACRE, Commissioner District 6

ROEL RODRIGUEZ, P.E., Interim 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 **June 04, 2014 at 5:30 p.m.** to consider the following:

Request of Shaddai Leasing, LLC for a variance request to the City of McAllen Zoning Ordinance to allow a front yard setback of 11 feet instead of 20 feet for 2 carports measuring 18 feet by 36 feet for Lot 1, Shary Landing Subdivision, Hidalgo County, Texas; 416 South 49th Street **(ZBA2014-0015)**

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 14th day of May, 2014.

PLANNING DEPARTMENT

Rodrigo Sanchez
Rodrigo Sanchez
Planner II

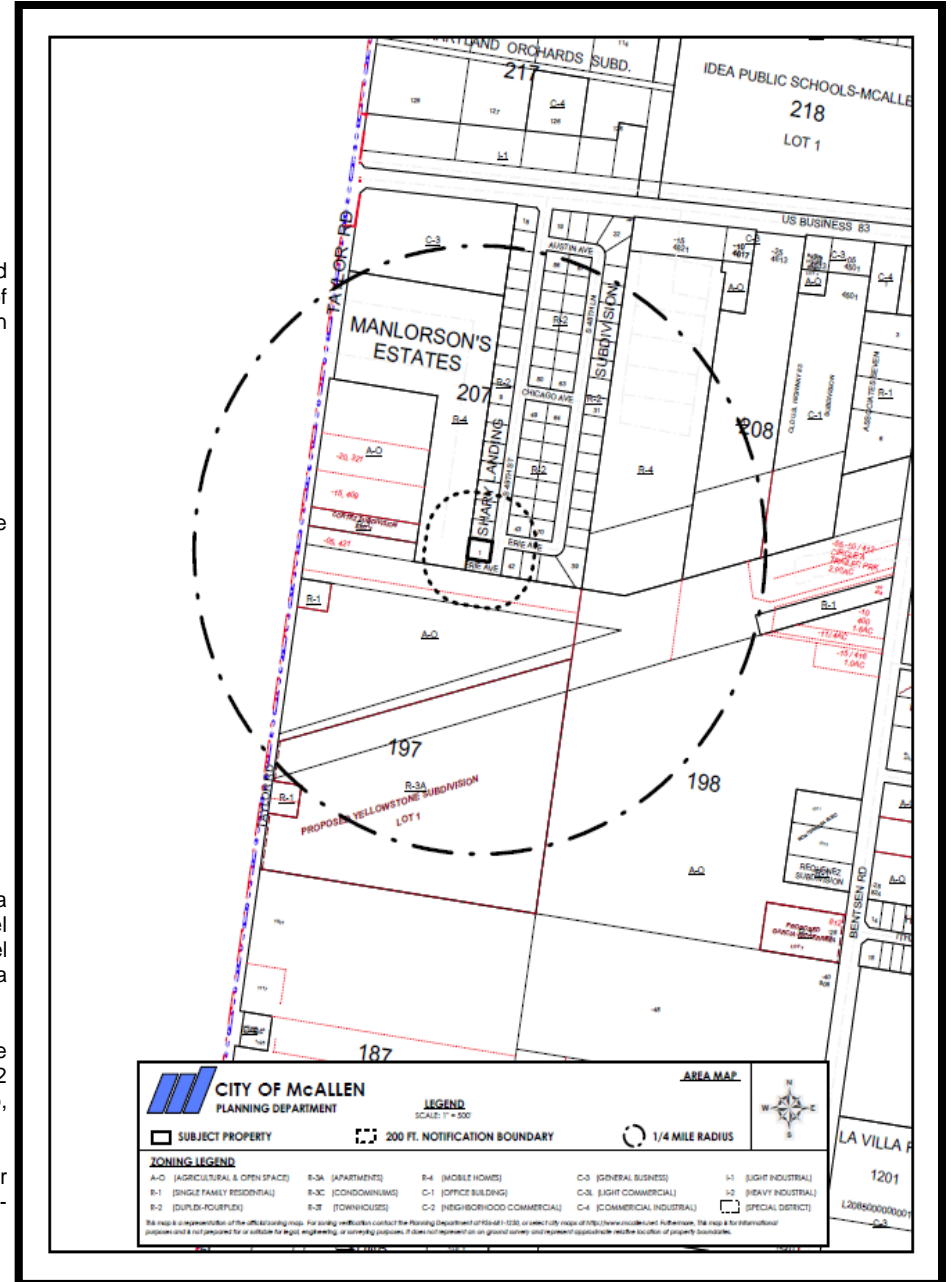
AVISO LEGAL

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 **04 de Junio de 2014**, a las **5:30 p.m.** para considerar lo siguiente:

Shaddai Leasing, LLC ha solicitado una excepción al Código de Ordenanzas de la Ciudad De McAllen que permita 11 pies como límite fijado enfrente de la propiedad en lugar de 20 pies para 2 cocheras midiendo 18 pies por 36 pies para Lote 1, Subdivisión Shary Landing, Condado de Hidalgo, Texas; 416 Calle 49th Sur **(ZBA2014-0015)**

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 14 de Mayo de 2014.



ZBA2014-0016



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
 TREY PEBLEY, Commissioner District 2
 JOHN J. INGRAM, Commissioner District 5
 VERONICA VELA WHITACRE, Commissioner District 6

MIKE R. PEREZ, City Manager

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 **June 04, 2014 at 5:30 p.m.** to consider the following:

Request of Maricela Garcia to allow reconstruction of a portion of a commercial building measuring 8 feet by 24 feet as a variance to the City of McAllen Zoning Ordinance for Lot 10, Block 1, La Flor Addition, Hidalgo County, Texas; 1200 South 16th Street (**ZBA2014-0016**)

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 14th day of May, 2014.

PLANNING DEPARTMENT

Rodrigo Sanchez
 Rodrigo Sanchez
 Planner II

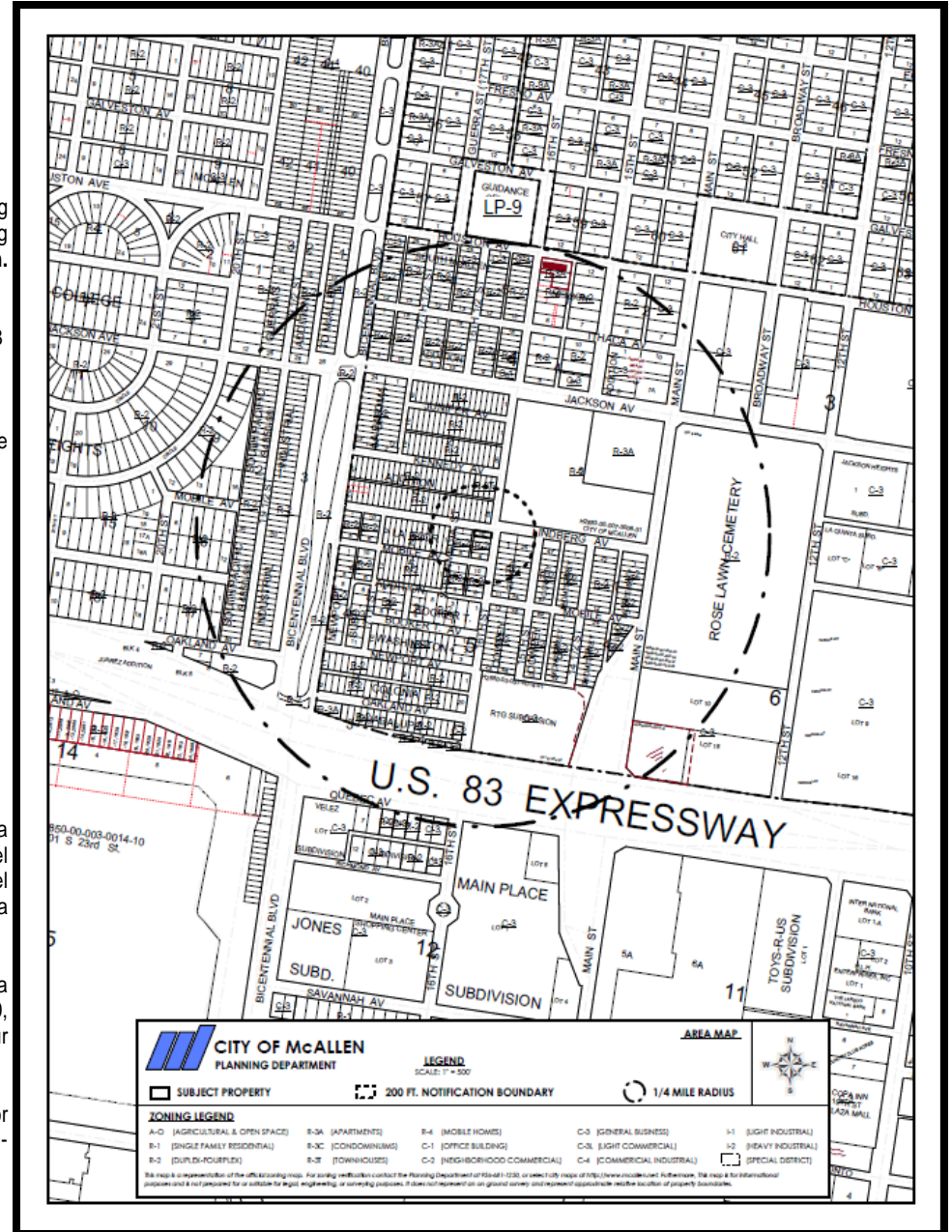
AVISO LEGAL

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 **04 de Junio de 2014**, a las **5:30 p.m.** para considerar lo siguiente:

Maricela Garcia ha solicitado una excepción al Código de Ordenanzas de la Ciudad De McAllen para reconstrucción de una porción de un edificio comercial midiendo 8 pies por 24 pies para Lote 10, Manzana 1, Subdivisión La Flor Addition, Condado de Hidalgo, Texas; 1200 Calle 16th Sur (**ZBA2014-0016**)

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 14 de Mayo de 2014.



ZBA2014-0017



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
 TREY PEBLEY, Commissioner District 2
 JOHN J. INGRAM, Commissioner District 5
 VERONICA VELA WHITACRE, Commissioner District 6

ROEL RODRIGUEZ, P.E., Interim 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 **June 04, 2014 at 5:30 p.m.** to consider the following:

Request of Guillermo Mendoza, Jr. to allow the following variances to the City of McAllen Zoning Ordinance for a carport measuring 16 feet by 20.83 feet: **1)** front yard setback of 2 feet instead of 25 feet, and **2)** side yard setback of 0 feet instead of 5 feet, for Lot 129, Lincoln Terrace Unit No. 4 Subdivision, Hidalgo County, Texas; 2704 Upas Avenue (**ZBA2014-0017**)

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 14th day of May, 2014.

PLANNING DEPARTMENT

Rodrigo Sanchez
 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 **04 de Junio de 2014**, a las **5:30 p.m.** para considerar lo siguiente:

Guillermo Mendez ha solicitado las siguientes excepciones al Código de Ordenanzas de la Ciudad De McAllen para una cochera midiendo 16 pies por 20.83 pies: **1)** 2 pies como límite fijado enfrente de la propiedad en lugar de 25 pies, y **2)** 0 pies como límite fijado en lugar de 5 pies, para Lote 129, Subdivisión Lincoln Terrace Unit No. 4, Condado de Hidalgo, Texas; 2704 Avenida Upas (**ZBA2014-0017**)

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 14 de Mayo de 2014.

