

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
THURSDAY, JANUARY 17, 2013 - 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JOSE GONZALEZ, CHAIRMAN

1. MINUTES:

- a) Submission of minutes for meeting of December 19, 2012.

2. PUBLIC HEARINGS:

- a) Request of Gerardo J. Duque to allow the following variances and special exception: **1)** to allow a north side yard setback of 0 feet instead of 6 feet, **2)** to allow a south side yard setback of 0 feet instead of 6 feet, and **3)** to reduce the parking requirement from 2 parking spaces to 1 parking space, for Lot 33, Amended Map of Fairway Grande Village Unit No. 1 Subdivision, Hidalgo County, Texas; 3019 South Casa Linda Street. **(ZBA2012-0050)**
- b) Request of Robert Garza to allow the following special exception and variances: **1)** a special exception to reduce the required parking spaces from 15 to 13, **2)** to reduce the required north side yard setback from 9 feet to 5 feet, and **3)** a variance to the ten (10) percent landscaping requirement, for the east 200 feet of the south 13 feet of Lot 3, and the east 200 feet of Lots 4 & 5, Block 2, T.H.E. Enterprise Subdivision, Hidalgo County, Texas; 4815 North 10th Street. **(ZBA2012-0051)**
- c) Request of Miguel Kamel to allow a special exception to reduce the required parking spaces from 188 to 166 for Lot 6, D Plaza Subdivision, Hidalgo County, Texas; 4900 West Expressway 83. **(ZBA2012-0047)**
- d) Request of Jose Garcia to allow the following variances: **1)** a zero front yard setback instead of 20 feet, and **2)** a 1.5 foot side yard setback instead of 6 feet, in order to accommodate a carport measuring 18 feet by 20 feet at Lot 62, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2112 South 29 ½ Street. **(ZBA2012-0049)**
- e) Request of Jorge De La Vega to allow the following variances: **1)** a countertop with a rear yard setback of 7.5 feet instead of 10 feet, **2)** a masonry barbeque pit with a rear yard setback of 6.6 feet instead of 10 feet and a side yard setback of 2.4 feet instead of 6 feet, **3)** a restroom addition with a side yard setback of 4.9 feet instead of 6 feet, and **4)** a porch with a side yard setback of 4.9 feet instead of 6 feet, for Lot 11, Ponderosa Park Phase 5 Subdivision, Hidalgo County, Texas; 3620 North 33rd Street. **(ZBA2012-0043) (TABLED: 12/5/2012) (REMAINED TABLED: 12/19/2012)**

- f) Request of Leonel Cepeda to allow a carport measuring 18 feet by 20 feet with a zero front yard setback instead of 20 feet and a zero side yard setback instead of 6 feet, for Lot 61, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2108 South 29 ½ Street. **(ZBA2012-0042) (TABLED: 12/19/2012)**

- g) Request of Jose Luis Garcia to allow the following variances: **1)** a rear yard setback of feet instead of 25 feet, **2)** to not provide landscape strip of 10 feet along 24th Street, **3)** to not provide landscaping of 10% of lot area, **4)** to not provide buffer for dumpster, **5)** to not provide required number of trees, **6)** a special exception to reduce required parking spaces from 8 spaces to 3 spaces, and **7)** a special exception to not provide 1 off-street parking maneuvering space, for Lot 35, Block 2, Balboa Acres Subdivision, Hidalgo County, Texas; 4512 South 23rd Street. **(ZBA2012-0045) (TABLED: 12/5/2012) (REMAINED TABLED: 12/19/2012)**

3. DISCUSSION:

- a) Election of Officers for January 2013

- b) Disclosure Forms

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 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.