

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, JUNE 5, 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 May 15, 2013

2. PUBLIC HEARINGS:

- a) Request of Jose S. Gamez for variances to allow: **1)** a building addition measuring 10.5 feet by 18.33 feet with a rear yard setback of 0 feet instead of 20 feet, and **2)** a west side yard setback of 2.25 feet instead of 3.5 feet for Lot 5, Block 1, La Paloma Addition, Hidalgo County, Texas; 1608 Juniper Avenue. **(ZBA2013-0013)**
- b) 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)**
- c) Request of Carlos Mejia for a special exception to not provide one parking space for a single family use located beyond the front yard setback for Lot 48, Plantation Gap Phase 2 Subdivision, Hidalgo County, Texas; 4517 Swallow Avenue. **(ZBA2013-0016)**
- d) Request of Tom Tepper for variances to allow: **1)** a swimming pool with a rear yard setback of 6 feet instead of 10 feet, and **2)** a corner yard setback of 6 feet instead of 10 feet, for Lot 172, Resubdivision Plat of Regency Park Estates Units 1 & 2, Hidalgo County, Texas; 3200 Umar Avenue. **(ZBA2013-0017)**
- e) Request of Gerardo Medina for a variance to allow a wooden deck with a rear yard setback of 4.66 feet instead of 10 feet in order to accommodate a 19 foot by 30 foot deck for Lot 29, Emerald Valley at Perez Point Subdivision, Hidalgo County, Texas; 2118 North 48th Lane. **(ZBA2013-0019)**
- f) Request of Celia Maldonado Reyman for variances to allow: **1)** a building addition measuring 11.16 feet by 28.5 feet with a side yard setback of 3.5 feet instead of 6 feet, and **2)** a carport addition measuring 11.16 feet by 24 feet with a side yard setback

of 3.5 feet instead of 6 feet, for Lot 93, T.H.E. Enterprise Subdivision Unit No. 4,
Hidalgo County, Texas; 1109 Yucca Avenue. (ZBA2013-0015) (TABLED: 5/15/2013)

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.**