

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, JUNE 19, 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 June 5, 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 44th Lane. **(ZBA2013-0022)**
- b) 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 setback, and **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 8th Street. **(ZBA2013-0021)**
- c) 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 10th Street. **(ZBA2013-0023)**
- d) 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)

- e) 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) (TABLED: 6/5/2013)**

- 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) (TABLED: 6/5/2013)**

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.