AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
NOVEMBER 5, 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 October 15, 2014

2. PUBLIC HEARINGS:

a) Request of Vicente Arevalo Garza to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** side yard setbacks of 0 feet instead of 6 feet, **2)** entrance to a garage or enclosed carport setback from streets or alleys of 5 feet instead of 18 feet, **3)** a special exception for 1 parking space instead of 2 parking spaces, for Lot 97, Fairway Grande Village Unit No. 2 Subdivision, Hidalgo County, Texas; 3102 South Rose Ellen Boulevard **(ZBA2014-0025)**

b) Request of Ruben Romero to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a side yard setback of 0 feet instead of 6 feet for an irregularly shaped covered patio and Jacuzzi measuring 9.66 feet by 17.5 feet, **2)** a side yard setback of 0 feet instead of 6 feet for a storage unit measuring 5.67 feet by 20.58 feet, and **3)** a rear yard setback of 5.58 feet instead of 10 feet for a storage unit measuring 5.67 feet by 20.58 feet, for Lot 26, The Gardens Subdivision, Hidalgo County, Texas; 7132 North 5th Street **(ZBA2014-0037)**

c) Request of Antonio Villalobos to allow the following variance to the City of McAllen Zoning Ordinance: a rear yard setback of 10 feet instead of 20 feet, for Lot 19, Orangewood East Subdivision, Hidalgo County, Texas; 3909 South J Street **(ZBA2014-0038)**

d) 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 0 feet instead of 5 feet for a carport measuring 17.08 feet by 20.75 feet, **2)** a rear yard setback of 1.66 feet instead of 10 feet for a carport measuring 17.08 feet by 20.75 feet, **3)** a building separation of 1.16 feet instead of 12 feet for an accessory building measuring 17.08 feet by 20.75 feet, **4)** a side yard setback of 0 feet instead of 7 feet for a treehouse measuring 10.08 feet by 9.5 feet, **5)** a side yard setback of 1.16 feet instead of 7 feet for a swimming pool measuring 17 feet by 30 feet, **6)** a rear yard setback of 5.66 feet instead of 10 feet for a swimming pool measuring 17 feet by 30 feet, for Lot 8-A, Block 27, Lots 8A & 8B, Block 27, Balboa Acres Subdivision, Hidalgo County, Texas; 3417 Daytona Avenue **(ZBA2014-0011) TABLED: UNTIL 11/5/2014)**

e) Request of Jose R. Mata to allow the following variance to the City of McAllen Zoning Ordinance: to allow a front yard setback of 0 feet instead of 25 feet for a

carport measuring 20.81 feet by 20.5 feet, for Lot 68, Lincoln Terrace Unit No. 3, Hidalgo County, Texas; 2844 Sycamore Avenue. **(ZBA2014-0018) (TABLED: 7/2/2014) (TABLED: 7/17/2014)**

f) 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) (TABLED: 6/4/2014) (TABLED: 6/18/14) (REMAINED TABLED: 7/2/2014) (TABLED: 7/17/2014)**

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.

ZBA2014-0025

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

Request of Vicente Arevalo Garza to allow the following variance requests to the City of McAllen Zoning Ordinance: **1)** side yard setbacks of 0 feet instead of 6 feet, **2)** entrance to a garage or enclosed carport setback from streets or alleys of 5 feet instead of 18 feet, **3)** a special exception for 1 parking space instead of 2 parking spaces, for Lot 97, Fairway Grande Village Unit No. 2 Subdivision, Hidalgo County, Texas; 3102 South Rose Ellen Boulevard **(ZBA2014-0025)**

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 15th day of October, 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 **5 de Noviembre del 2014**, a las **5:30 p.m.** para considerar lo siguiente:

Vicente Arevalo Garza ha solicitado excepciones a la Ordenanza de Zonificación de la ciudad de McAllen: **1)** 0 pies como límite lateral en lugar de 6 pies, **2)** límite para la entrada de la cochera o una cubierta encerrada de calle o callejón de 5 pies en lugar de 18 pies, **3)** una excepción especial para un estacionamiento en lugar de 2 estacionamientos, para Lote 97, Subdivisión Fairway Grande Village Unit No. 2, Condado de Hidalgo, Texas; 3102 South Rose Ellen Boulevard **(ZBA2014-0025)**

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 15 de Octubre de 2014.

ZBA2014-0037

CITY OF McALLEN

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
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Request of Ruben Romero to allow the following variance to the City of McAllen Zoning Ordinance: a side yard setback of 0 feet instead of 6 feet for an irregularly shaped covered patio and jacuzzi measuring 9.66 feet by 17.5 feet, for Lot 26, The Gardens Subdivision, Hidalgo County, Texas; 7132 North 5th Street **(ZBA2014-0037)**

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Ruben Romero ha solicitado un excepción a la Ordenanza de Zonificación de la ciudad de McAllen que permita: 0 pies como límite lateral en lugar de 6 pies para una cubierta con forma irregular y jacuzzi midiendo 9.66 pies por 17.5 pies, para Lote 26, Subdivisión The Gardens, Condado de Hidalgo, Texas; 7132 Calle 5 Norte **(ZBA2014-0037)**

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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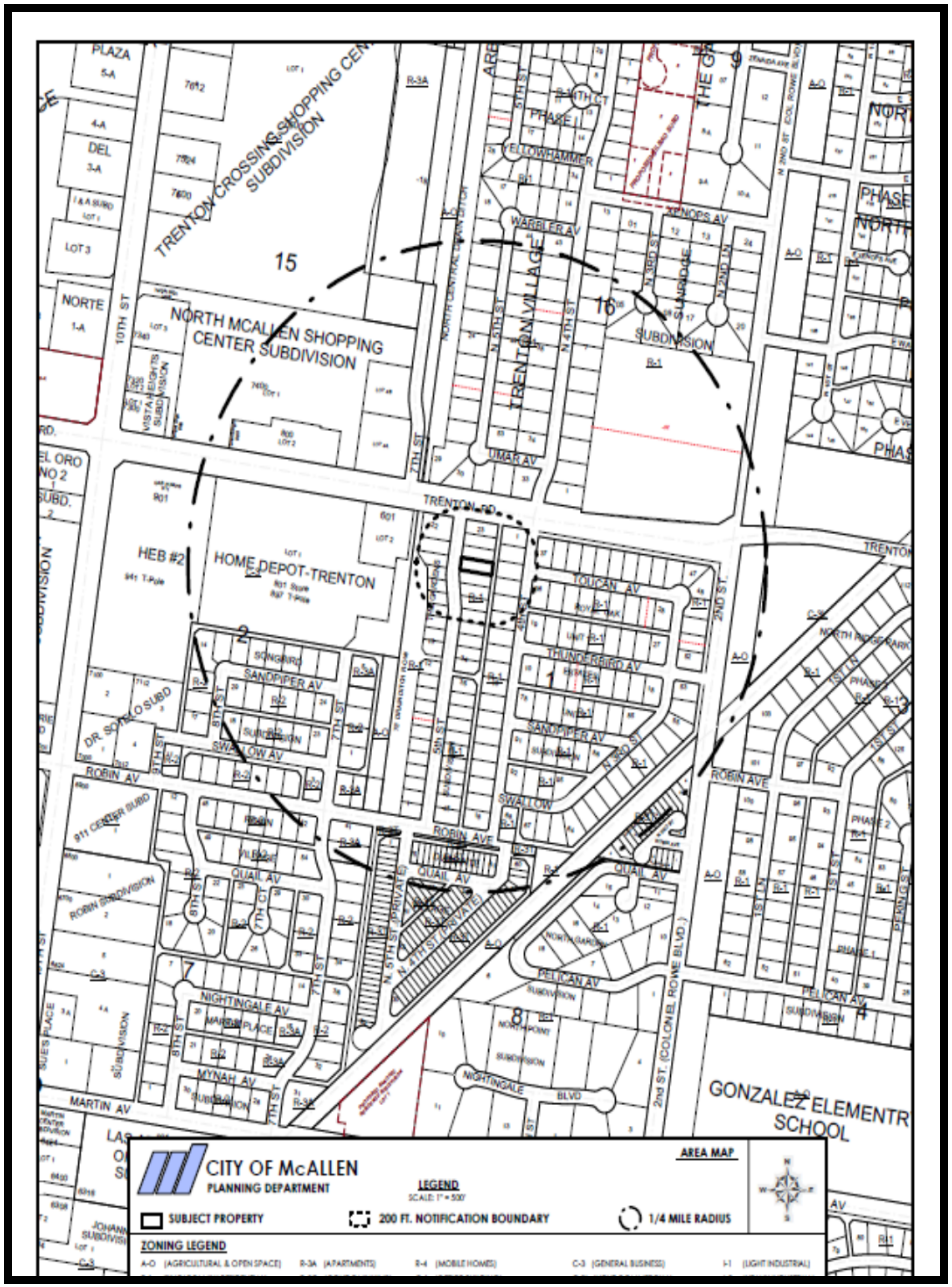

ZBA2014-0038

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
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Antonio Villalobos ha solicitado una excepción a la Ordenanza de Zonificación de la ciudad de McAllen que permita: 10 pies como límite fijado de la parte de atrás del lote en lugar de 20 pies, para Lote 19, Subdivisión Orangewood East, Condado de Hidalgo, Texas; 3909 Calle J Sur **(ZBA2014-0038)**

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 15 de Octubre de 2014.