

## AGENDA

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

### CALL TO ORDER – JESUS BARBA, CHAIRMAN

#### 1. MINUTES:

**Submission of minutes for meeting of October 2, 2013**

#### 2. PUBLIC HEARINGS:

- a) Request of Cesar H. Sanchez to allow a variance to the City of McAllen Zoning Ordinance for a side yard setback of 0 feet with a firewall instead of 6 feet for a townhouse, for Lot 39, Amended Map of Fairway Grande Village Unit No.1 Subdivision, Hidalgo County, Texas; 3109 South Casa Linda Street **(ZBA2013-0048)**
- b) Request of Dulce M. Robles for a variance to the City of McAllen Zoning Ordinance to allow a front yard setback of 15 feet instead of 25 feet for a carport measuring 15 feet by 20 feet, for Lot 6, Alta Loma Subdivision, Hidalgo County, Texas; 809 South 24<sup>th</sup> Street **(ZBA2013-0049)**
- c) Request of Debra Alvarez to allow the following variance to the City of McAllen Zoning Ordinance: a side yard setback of 0 feet instead of 10 feet for a storage building measuring 7.2 feet by 11.6 feet for Lot 19, The Legends Subdivision, Hidalgo County, Texas; 722 South "H" Street **(ZBA2013-0045) (TABLED: 10/2/2013)**
- d) Request of Pamm Family Properties, LLC to allow the following variances to the City of McAllen Zoning Ordinance: **1)** a front yard setback of 56.33 feet instead of 72.62 feet for a deck, **2)** a rear yard setback of 0 feet instead of 5 feet for a second story addition, **3)** a special exception to reduce the required parking spaces from 43 to 42, for the North 100 feet of Lot 1, and the North 60 feet of Lot 3, Professional Center Subdivision, Hidalgo County, Texas; 920 North Main Street **(ZBA2013-0043) (TABLED: 9/18/2013) (TABLED: 10/2/2013)**

#### 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.**

# ZBA2013-0048



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

## 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, 3<sup>rd</sup> Floor, 1300 Houston Avenue, McAllen, Texas on **October 17, 2013 at 5:30 p.m.** to consider the following:

Request of Cesar H. Sanchez to allow a variance to the City of McAllen Zoning Ordinance for a side yard setback of 0 feet with a firewall instead of 6 feet for a townhouse, for Lot 39, Amended Map of Fairway Grande Village Unit No. 1 Subdivision, Hidalgo County, Texas; 3109 South Casa Linda Street (**ZBA2013-0048**)

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 25th day of September, 2013.

PLANNING DEPARTMENT

*Rodrigo Sanchez*

Rodrigo Sanchez  
 Planner II

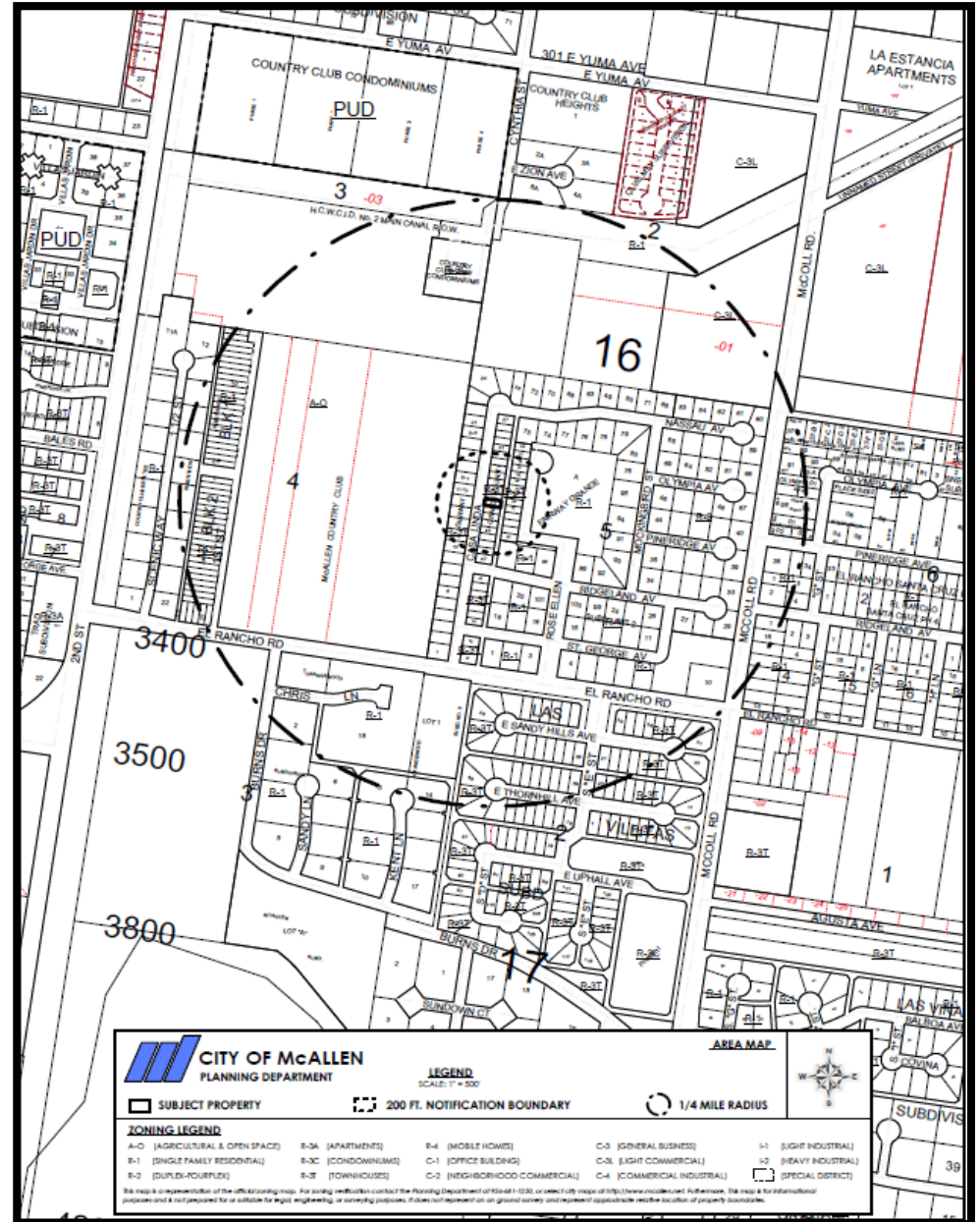
## AVISO LEGAL

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 **17 de Octubre de 2013**, a las **5:30 p.m.** para considerar lo siguiente:

Cesar H. Sanchez ha solicitado una excepción del Código de Ordenanzas de la Ciudad De McAllen que permita 0 pies como límite lateral con cortafuegos en lugar de 6 pies para una casa unifamiliar, para Lote 39, Subdivisión Amended Map of Fairway Grande Village Unit No. 1, Condado de Hidalgo, Texas; 3109 Calle Casa Linda Sur (**ZBA2013-0048**)

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 25 de Septiembre de 2013.



# ZBA2013-0049



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 Dulce M. Robles for a variance to the City of McAllen Zoning Ordinance to allow a front yard setback of 15 feet instead of 25 feet for a carport measuring 15 feet by 20 feet, for Lot 6, Alta Loma Subdivision, Hidalgo County, Texas; 809 South 24<sup>th</sup> Street (**ZBA2013-0049**)

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Dulce M. Robles ha solicitado para una excepción del Código de Ordenanzas de la Ciudad De McAllen que permita 15 pies como límite fijado enfrente de la propiedad en lugar de 25 pies para una cochera midiendo 15 pies por 20 pies, para Lote 6, Subdivisión Alta Loma, Condado de Hidalgo, Texas; 809 Calle 24 Sur (**ZBA2013-0049**)

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 25 de Septiembre de 2013

