

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, JANUARY 22, 2014 - 5:30 PM
MCALLEN MUNICIPAL BUILDING - 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – JOSE G. GONZALEZ, CHAIRMAN

1. MINUTES:

Submission of minutes for meeting of January 8, 2014

2. PUBLIC HEARINGS:

- a) Request of Javier Masso to allow the following variances to the City of McAllen Zoning Ordinance: Side yard setbacks of 0 feet instead of 6 feet for four covered patios measuring 7 feet by 10 feet for Lot 28, Martin Place Subdivision, Hidalgo County, Texas; 709 Mynah Avenue. **(ZBA2013-0046)**
- b) Request of Aurelio Flores/Framboyant Learning Center to allow a variance request to the City of McAllen Zoning Ordinance: Side yard setback of 0 feet instead of 10 feet for a canopy cover measuring 25 feet by 40 feet for Lot 1, Shasta Commercial Plaza Phase II Subdivision, Hidalgo County, Texas; 2525 Buddy Owens Boulevard. **(ZBA2013-0059)**
- c) Request of David O. Salinas to allow the following variances: **1)** to provide a 5 foot landscape strip along South Jackson Road instead of a 10 foot landscape strip for Trevino's Acre Subdivision, and a 0.56 acre tract out of Lot 2, Block 8, A.J. McColl Subdivision, and **2)** to provide a 6 foot wood fence instead of an 8 foot masonry wall along the south property line for a .56 acre tract out of Lot 2, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 2000 South Jackson Road **(ZBA2013-0057) (TABLED: 12/4/2013) (REMAINED TABLED: 12/18/2013) (REMAINED TABLED: 1/8/2014)**
- d) Request of Patricia M. Guajardo to allow the following variances: **1)** to provide a 6 foot cedar fence instead of an 8 foot masonry wall along the west property line, and **2)** to not provide an 8 foot masonry wall along the south property line, for 0.80 acres out of Lot 4, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1521 Trenton Road **(ZBA2013-0054) (TABLED: 12/4/2013) (REMAINED TABLED: 12/18/2013) (REMAINED TABLED: 1/8/2014)**

3. DISCUSSION AND POSSIBLE ACTION:

a) Amendment to Board Rules and Procedures

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.

ZBA2013-0046



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, 3rd Floor, 1300 Houston Avenue, McAllen, Texas on **January 22, 2014 at 5:30 p.m.** to consider the following:

Request of Javier Masso to allow the following variances to the City of McAllen Zoning Ordinance: Side yard setbacks of 0 feet instead of 6 feet for four covered patios measuring 7 feet by 10 feet for Lot 28, Martin Place Subdivision, Hidalgo County, Texas; 709 Mynah Avenue. **(ZBA2013-0046)**

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 1st day of January, 2014.

PLANNING DEPARTMENT

Rodrigo Sanchez

Rodrigo Sanchez
Planner II

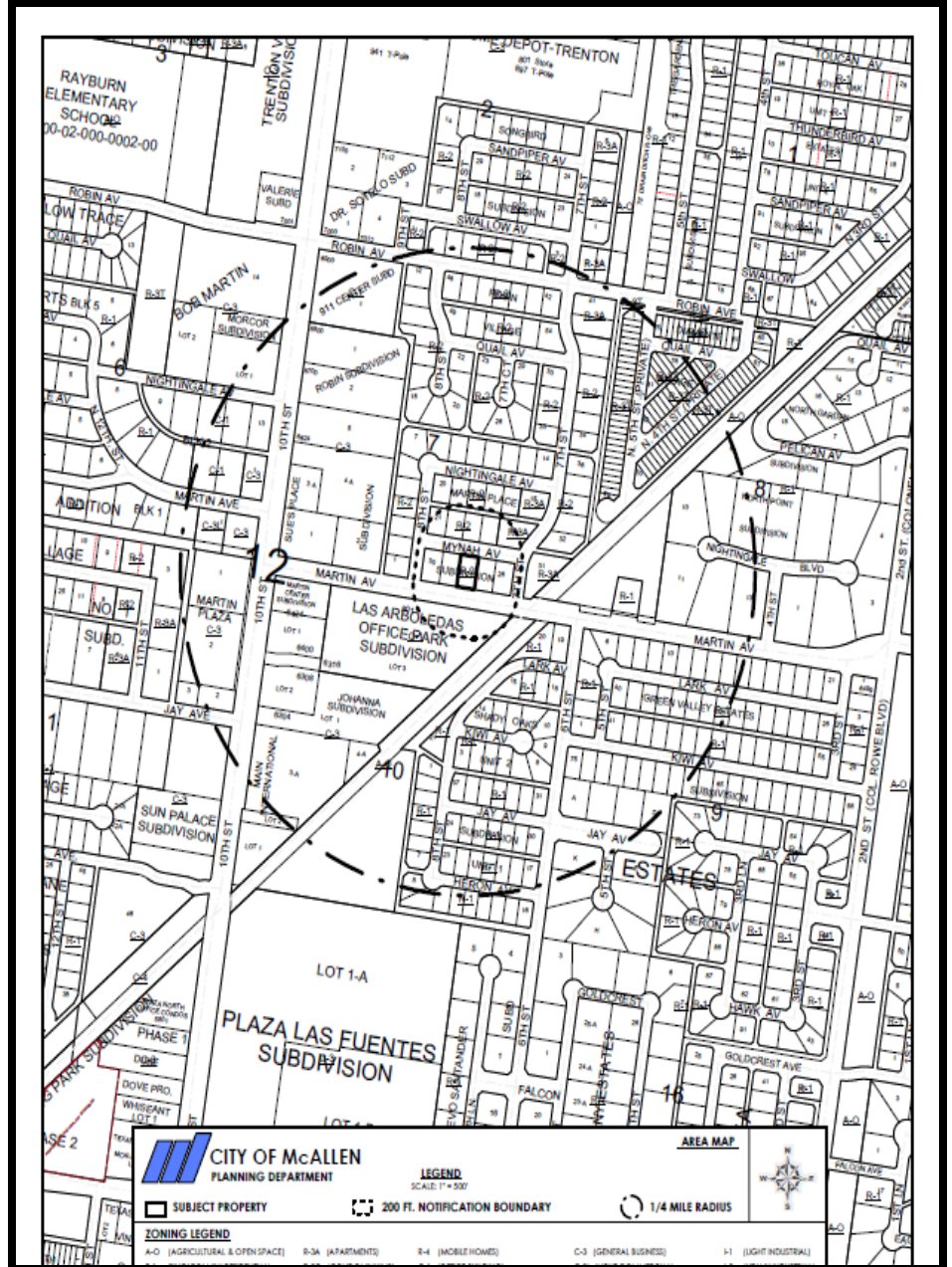
AVISO LEGAL

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 **22 de Enero de 2014**, a las **5:30 p.m.** para considerar lo siguiente:

Javier Masso ha solicitado una excepción del Código de Ordenanzas de la Ciudad De McAllen que permita cero pies como límite fijado lateral del Lote en lugar de 6 pies para cuatro cubiertas de patio con medidas de 7 pies por 10 pies para el Lote 28, de la Subdivisión "Martin Place", Condado de Hidalgo, Texas; 709 Avenida Mynah. **(ZBA2013-0046)**

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 1 de Enero de 2014.



ZBA2013-0059



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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Aurelio Flores/Framboyant Learning Center ha solicitado una excepción del Código de Ordenanzas de la Ciudad De McAllen que permita límite fijado lateral de cero pies en lugar de 10 pies para una cubierta con medidas de 25 pies por 40 pies para el Lote 1, de la Subdivisión "Shasta Commercial Plaza Phase II", Condado de Hidalgo, Texas; 2525 Bulevar Buddy Owens. **(ZBA2013-0059)**

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 1 de Enero de 2014.

