

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
MAY 21, 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 May 7, 2014

2. PUBLIC HEARINGS:

- a)** Request of Eugenio Garcia to allow a special exception to the City of McAllen Off-Street Parking and Loading Ordinance to allow 53 parking spaces instead of the required 68 parking spaces for Lots 1 & 2, Vitruvian Plaza Subdivision, Hidalgo County, Texas; 5300 North McColl Road **(ZBA2014-0014)**
- b)** Request of Daniel Alvarez for the following variances and special exception: **1)** a front yard setback of 10.8 feet instead of 20.0 feet for a single family residence, **2)** a rear yard setback of 2 feet instead of 10 feet for a storage building measuring 10.3 feet by 8.2 feet and **3)** a special exception to not provide 2 off-street parking spaces for Lot 29, Brookwood Unit 2, Hidalgo County, Texas; 4120 Zinnia Avenue **(ZBA2014-0010) (ITEMS 2 & 3 TABLED: 4/17/2014 AND REMAINED TABLED: 5/7/2014)**
- c)** 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 1.5 feet instead of 5 feet for a carport measuring 18 feet by 22 feet, **2)** a rear yard setback of 3.5 feet instead of 10 feet for a carport measuring 18 feet by 22 feet, **3)** a building separation of 6 feet instead of 12 feet for an accessory building measuring 18 feet by 22 feet, **4)** a side yard setback of 0 feet instead of 7 feet for a treehouse measuring 8 feet by 9.5 feet, for the west ½ of Lot 8-A, Block 27, Lots 8A & 8B, Block 27, Balboa Acres Subdivision, Hidalgo County, Texas; 3417 Daytona Avenue **(ZBA2014-0011) (TABLED: 5/7/2014)**
- d)** Request of Shawn Investments, LLC to allow the following variance to the City of McAllen Vegetation Ordinance: to not provide landscape material for the portion of the front yard located between the property line and the extension of the side yard setback line, for the South 20 feet of Lot 4 and the North 40 feet of Lot 5, Block 3, Renken's Addition, Hidalgo County, Texas; 704 North 9th Street **(ZBA2014-0012) (TABLED: 5/7/2014)**

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.

ZBA2014-0014



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 **May 21, 2014 at 5:30 p.m.** to consider the following:

Request of Eugenio Garcia to allow a special exception to the City of McAllen Off-Street Parking and Loading Ordinance to allow 53 parking spaces instead of the required 68 parking spaces for Lots 1 & 2, Vitruvian Plaza Subdivision, Hidalgo County, Texas; 5300 North McColl Road (**ZBA2014-0014**)

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 30th day of April, 2014.

PLANNING DEPARTMENT

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

Eugenio García ha solicitado una excepción especial al Código de Ordenanzas de la Ciudad De McAllen para Estacionamiento afuera de la vía pública y área de carga y descarga para proveer 53 estacionamientos en lugar de 68 estacionamientos requeridos para Lotes 1 & 2, Subdivisión Vitruvian Plaza, Condado de Hidalgo, Texas; 5300 Calle McColl Norte (**ZBA2014-0014**)

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 30 de Abril de 2014.

