

AGENDA

**ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
JULY 17, 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 July 2, 2014

2. PUBLIC HEARINGS:

- a) Request of Blandina Cardenas Flores for a variance request to the City of McAllen Zoning Ordinance to allow the following variances: **1)** a rear yard setback of 3.25 feet instead of 10 feet for a carport measuring 25.25 feet by 27.25 feet, **2)** a side yard setback of 27.75 feet instead of 30 feet for a carport measuring 25.25 feet by 27.25 feet **3)** a rear yard setback of 0 feet instead of 10 feet for a storage unit measuring 7.25 feet by 12.08 feet, **4)** a side yard setback of 5.33 feet instead of 30 feet for a storage unit measuring 7.25 feet by 12.08 feet, **5)** a side yard setback of 6.5 feet instead of 30 feet for a playhouse measuring 7.91 feet by 11.33 feet, **6)** a rear yard setback of 8 feet instead of 10 feet for a swimming pool, and **7)** a side yard setback of 3.25 feet instead of 6 feet for a swimming pool, for Lot 57, North Ridge Park Subdivision, and the South 15 feet of Lot 95, North Ridge Park Phase 2 Subdivision, Hidalgo County, Texas; 6910 North 1st Lane **(ZBA2013-0064)**
- b) Request of Dao Chi Truong to allow the following variance to the City of McAllen Zoning Ordinance: a side yard setback of 3 feet instead of 7 feet for an addition with a bathroom and a partially enclosed deck, for Lot 1, Block 1, Morningside Addition, Hidalgo County, Texas; 2713 North 8th Street **(ZBA2014-0020)**
- c) 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)**
- d) 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)**
- e) 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: 5/7/2014) (TABLED: 5/21/2014) (TABLED: 6/4/2014 UNTIL 7/17/2014) (REMAINED TABLED UNTIL 7/17/14)**

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.

ZBA2014-0011



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 **July 17, 2014 at 5:30 p.m.** to consider the following:

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**)

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 June, 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 **17 de Julio de 2014**, a las **5:30 p.m.** para considerar lo siguiente:

Erick Chávez solicita un excepción a la Ordenanza de Zonificación de la ciudad de McAllen para permitir las siguientes excepciones: **1)** un límite lateral fijado de 0 pies en lugar de 5 pies para un cubierto para automóvil midiendo 17.08 pies por 20.75 pies, **2)** un límite fijado de la parte de atrás de 1.66 pies en lugar de 10 pies para un cubierto para automóvil midiendo 17.08 pies por 20.75 pies, **3)** una edificio de separación de 1.16 pies en lugar de 12 pies para un edificio accesorio midiendo 17.08 pies por 20.75 pies, **4)** un límite fijado lateral de 0 pies en lugar de 7 pies para una casa de árbol midiendo 10.8 pies por 9.5 pies, **5)** un límite lateral fijado de 1.16 pies en lugar de 7 pies para una pecina midiendo 17 pies por 30 pies, **6)** un límite fijado de la parte de atrás de 5.66 pies en lugar de 10 pies para una pecina midiendo 17 pies por 30 pies, para Lote 8-A, Manzana 27, Lotes 8A y 8B, Manzana 27, Subdivisión Balboa Acres, Condado de Hidalgo, Texas; 3417 Avenida Daytona (**ZBA2014-0011**)

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 Junio de 2014



ZBA2014-0020



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
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Request of Dao Chi Truong to allow the following variance to the City of McAllen Zoning Ordinance: a side yard setback of 3 feet instead of 7 feet for an addition with a bathroom and a partially enclosed deck, for Lot 1, Block 1, Morningside Addition, Hidalgo County, Texas; 2713 North 8th Street (**ZBA2014-0020**)

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 June, 2014.

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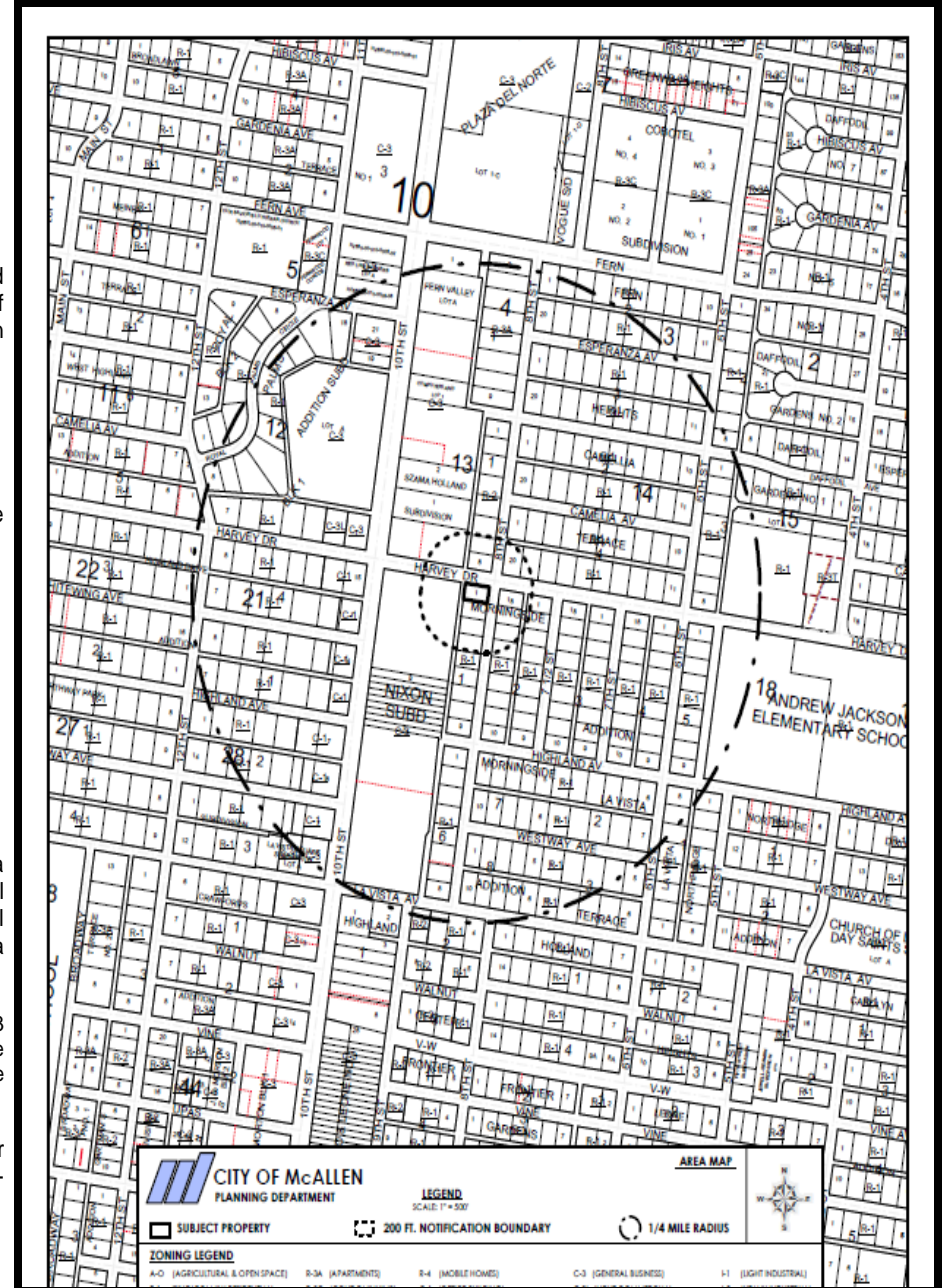
AVISO LEGAL

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Dao Chi Truong ha solicitado una excepción al Código de Ordenanzas de la Ciudad De McAllen que permita 3 pies como límite fijado lateral en lugar de 7 pies para un adición de baño y una cubierta parcialmente encerrada para Lote 1, Manzana 1, Subdivisión Morningside Addition, Condado de Hidalgo, Texas; 2713 Calle 8 Norte. (**ZBA2014-0020**)

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 Junio de 2014



ZBA2013-0064



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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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 June, 2014.

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Blandina Cardenas Flores solicita un excepción a la Ordenanza de Zonificación de la ciudad de McAllen para permitir las siguientes excepciones: **1)** como límite fijado de la parte de atrás de 3.5 pies en lugar de 10 pies para una cubierta midiendo 25.25 pies por 27.25 pies, **2)** 27.75 pies como límite lateral en lugar de 30 pies para una cubierta midiendo 25.25 pies por 27.25 pies, **3)** 0 pies como límite fijado de la parte de atrás en lugar de 10 pies para un edificio para almacenamiento midiendo 7.25 pies por 12.08 pies, **4)** 5.33 pies como límite lateral en lugar de 30 pies para un edificio para almacenamiento midiendo 7.25 pies por 12.08 pies, **5)** 6.5 pies como límite lateral en lugar de 30 pies para una casa de juegos midiendo 7.91 pies por 11.33 pies, **6)** como límite fijado de la parte de atrás de 8 pies en lugar de 10 pies para una pecina , y **7)** 3.25 pies como límite lateral en lugar de 6 pies para una pecina, del Lote 57, Subdivisión North Ridge Park, Condado de Hidalgo, Texas; 6910 Norte 1st Lane (**ZBA2013-0064**)

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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