

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 19, 2026 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Zoning Board of Adjustment and Appeals under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER -

1. MINUTES:

- a) Minutes for the meeting held on August 5, 2026

2. PUBLIC HEARINGS:

- a) Request of Fan Zhou, for a variance to allow an existing tree house encroaching 6 feet into the 6-foot side setback on Lot 95 of The Gardens at Trinity Oaks Subdivision, Hidalgo County, Texas; 3208 Hondo Avenue **(ZBA2026-0030)**
- b) Request of Jose Luis Garcia, for a special exception to allow an encroachment of 4' into the 6' side setback and 10' into the 20' front yard setback on Lot 18 of the Kerria Crossing Subdivision, Hidalgo County, Texas; 4104 Kerria Avenue **(ZBA2026-0031)**
- c) Request of Josefina Rangel, for a special exception to allow an encroachment of 20' into the 20' front setback for a carport on Lot 90 of Harvey Terrace UT 2 PH I & 2 Subdivision, Hidalgo County, Texas; 2808 North 26th Street **(ZBA2026-0032)**
- d) Request of Jorge Sanchez, for a variance to the minimum lot area for a duplex on Lot 5 Blk 1 of South McAllen Subdivision, Hidalgo County, Texas; 809 South Bicentennial Boulevard **(ZBA2026-0033)**
- e) Request of Socorro Hinojosa, for a special exception to allow an encroachment of 20' into the 20' front setback for a carport on Lot 31 of the Arrowhead PH 1 Subdivision, Hidalgo County, Texas; 3705 Whitewing Avenue **(ZBA2026-0034)**

3. FUTURE AGENDA ITEMS

- a) 2004 Westway Avenue
- b) 1702 Kennedy Avenue
- c) 100 East Hackberry Avenue
- d) 3501 Vendome Drive

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENTS AND APPEALS MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN ZONING BOARD OF ADJUSTMENT AND APPEAL**

DATE: Wednesday, August 19, 2026

TIME: 4:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Zoning Board of Adjustment and Appeals Commission is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Zoning Board of Adjustments and Appeals Commission on the 13th day of August, 2026 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

Date this the 13th day of August, 2026.

Jessica Cavazos, Management Assistant