AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, DECEMBER 17, 2025 - 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 December 3, 2025

2. PUBLIC HEARINGS:

a) Request of Yadira Gonzalez for a request of a special exception to the City of McAllen Zoning Ordinance to allow a garage enclosure, located at Lot 48, Lost Encinos III Subdivision, Hidalgo County, Texas; 5631 South 27th Lane. **(ZBA2025-0063)**

b) Request of Christina Sanchez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 12 feet into the 30-foot front yard setback for a proposed carport at Lot 13 and East 9.5 feet of Lot 12, West Harvey Addition Unit No. 1 & Unit No. 2 Subdivision, Hidalgo County, Texas; 1901 Camellia Avenue. **(ZBA2025-0062)**

c) Request of Fernando Martinez Jr. and Yinoha C. Cruz for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 25-foot rear yard setback for a proposed covered porch, at Lot 80, Taylor Crossing Subdivision, Hidalgo County, Texas; 4808 Kiwi Avenue. **(ZBA2025-0064)**

d) Request of Austin Navarrette for a variance to the City of McAllen Zoning Ordinance to not provide the required masonry eight feet buffer in height or a six-foot opaque buffer at a 1.928 Ac tract out of Lot 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **(ZBA2025-0057) (TABLED: 11/19/2025) (REMAIN TABLED: 12/3/2025)**

e) Request of Monica Rodriguez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10-foot rear yard setback for an existing garage at Lot 11, Thomas Terrace Subdivision, Hidalgo County, Texas; 409 Redwood Avenue. **(ZBA2025-0052) (TABLED: 11/5/2025) (REMAIN TABLED: 11/19/2025, 12/3/2025))**

3. FUTURE AGENDA ITEMS

a) 2117 West Hackberry Avenue

b) 3420 Queta Avenue

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, December 17, 2025**

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 11th day of December 2025 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 11th day of December 2025.

Jessica Cavazos, Management Assistant
/s/