# AGENDA

## ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
## WEDNESDAY, JULY 23, 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 June 18, 2025

**b)** Minutes for the meeting held on July 9, 2025

## 2. PUBLIC HEARINGS:

**a)** Request of David J. Puente for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 10-foot rear yard setback for a proposed carport that measures 17 feet by 21 feet at Lot 23A, Lots 15A Thru 32A, Block 5 Trenton Park Estates Subdivision Phase I, Amended, Hidalgo County, Texas; 7432 North 20th Street. **(ZBA2025-0031)**

**b)** Request of Della Robles on behalf of Guzman Construction LLC 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 storage shed and 6 feet into the 25-foot rear yard setback for a proposed pool at Lot 285, La Floresta Subdivision Phase II, Hidalgo County, Texas; 9301 North 22nd Street. **(ZBA2025-0035)**

**c)** Request of Nathan Chamberlain, on behalf of AEP Texas Inc. for a variance to the City of McAllen Zoning Ordinance to allow 36.30 feet instead of the minimum 50-foot lot width requirement for a 4.899-acre tract of land out of Lot 338, John H. Shary Subdivision, Hidalgo County, Texas; 4612 Buddy Owens Boulevard. **(ZBA2025-0034)**

**d)** Request of Antonio Davila, on behalf of Villa Homes RGV LLC, for a variance request to the City of McAllen Zoning ordinance to allow an encroachment of 6 inches into the 6-foot west side yard setback for an existing house at Lot 35, Block I, Eldorado at Thousand Oaks I, II, III Subdivision, Hidalgo County, Texas; 4001 Whetstone Avenue. **(ZBA2025-0036)**

**e)** Request of Casey Swenson, for a variance request to the City of McAllen Zoning Ordinance to allow encroachment of 2.5 feet into the 6-foot east side yard setback for an existing garage located in the rear of Lot 3, Block 4, Hackberry Place subdivision, Hidalgo County, Texas; 813 Ivy Avenue. **(ZBA2025-0033)**

**f)** Request of Humberto Salinas for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback for an existing carport at Lot 13, Block 1, McAllen Heights Subdivision, Hidalgo County, Texas; 821 South 26th ½ Street. **(ZBA2025-0017) (TABLED: 06/04/2025) (REMAIN TABLED: 06/18/2025, 07/09/2025)**

**g)** Request of Gerardo Morales for a variance request to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 18-foot rear yard setback for a hot tub with a pergola at Lot 65, Spanish Oaks @ Frontera Subdivision, Hidalgo County, Texas; 705 Grambling Avenue. **(ZBA2025-0021) (TABLED: 06/04/2025) (REMAIN TABLED: 06/18/2025, 07/09/2025)**

## 3. FUTURE AGENDA ITEMS

**a)** 5805 North 58th Lane

## 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, July 23, 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 agenda for the Meeting of 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 on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 18th day of July, 2025 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.**

**Date this the 18th day of July, 2025.**

**Jessica Cavazos, Management Assistant**