

## AGENDA

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 18, 2025 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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 4, 2025

#### 2. PUBLIC HEARINGS:

- a) Request of Edgar Chapa for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 3 1/2 feet into the 25-foot front yard setback for an existing porch measuring 8 feet by 20 feet at Lot 11, Block 21, Balboa Acres Subdivision, Hidalgo County, Texas; 3212 Covina Avenue. **(ZBA2025-0023)**
- b) Request of Maria Morales for a variance to the City of McAllen Zoning Ordinance for a garage enclosure at Lot 26, Plantation Gap Phase I Subdivision, Hidalgo County, Texas; 4704 Toucan Avenue. **(ZBA2025-0028)**
- c) Request of Jorge E. Vallina on behalf of Faith Developments and Leasing for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of **1)** 4 feet into the 10-foot corner side yard setback and **2)** An encroachment of 6 feet into the 18-foot rear yard setback feet for a proposed single family home at Lot 4A, Block 23, Ewing's Additions Subdivision, Hidalgo County, Texas; 801 North 15th Street. **(ZBA2025-0029)**
- d) Request of Jaime Valdez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 25-foot front yard setback for a proposed carport measuring 20 feet by 20 feet at Lot 167, Lincoln Terrace UT No. 5 Subdivision, Hidalgo County, Texas; 2508 Upas Avenue. **(ZBA2025-0024)**
- e) Request of Victor Barrera for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 3 feet into the 20-foot front yard setback for an existing porch that measures 12 feet by 12 feet at Lot 4, Block 23, Youngs Subdivision, Hidalgo County, Texas; 310 South 24th Street. **(ZBA2025-0025)**
- f) Request of Aldo Salazar for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 20-foot front yard setback for an existing carport measuring 20 feet by 18 feet at Lot 21, Block 1, Gardenia Terrace No. 8 Subdivision, Hidalgo County, Texas; 6004 North 30th Street. **(ZBA2025-0026)**
- g) Request of Briana Martinez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6-foot side yard setback and 10 feet into the 10-foot rear yard setback for an existing patio measuring 20 feet by 20 feet and an existing shed measuring 6 feet by 20 feet at Lot 8, Block 3, Primrose Terrace UT No. 1 Subdivision, Hidalgo County, Texas; 1406 Orchid Avenue. **(ZBA2025-0027)**
- h) 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 1/2 Street. **(ZBA2025-0017) (TABLED: 06/04/2025)**

- i) 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)**

### **3. FUTURE AGENDA ITEMS**

- a) 1018 South 17th 1/2 Street
- b) 7432 North 20th Street
- c) 6608 North 15th 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, June 18, 2025

**TIME:** 4:30 PM

**PLACE:** McAllen City Hall  
1300 Houston Avenue  
Commissioners' Room – 3<sup>rd</sup> 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 13<sup>th</sup> day of June, 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 13<sup>th</sup> day of June, 2025.

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Jessica Cavazos, Management Assistant