

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 18, 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 February 4, 2026

2. PUBLIC HEARINGS:

- a) Request of Martha S. Maldonado for a special exception, to allow an encroachment of 20 feet into the 20-foot front yard setback for an existing carport, at Lot 83, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2301 South 30th Street. **(ZBA2026-0007)**
- b) Request of Ala Qubbaj for a variance, to allow an encroachment of 9.5 feet into the 10-foot rear yard setback for an existing swimming pool and proposed expansion of the house, at Lot 21, Shady Oaks Subdivision Unit II, Hidalgo County, Texas; 6213 North 8th Street. **(ZBA2026-0010)**
- c) Request of Joel M. Ramos for a variance, to allow an encroachment of 5 feet into the 10-foot rear yard setback for a proposed swimming pool, at Lot 80, La Floresta Subdivision Phase I, Hidalgo County, Texas; 1805 Rice Avenue. **(ZBA2026-0006)**
- d) Request of David S. Valdez, on behalf of LOF Investments, for a variance, to allow an encroachment of 9.5 feet into the 15-foot front yard setback and 9.33 feet into the 10-foot corner setback for an existing metal carport at Lot 7, Block 48, North McAllen Subdivision, Hidalgo County, Texas; 220 North 11th Street. **(ZBA2026-0008)**
- e) Request of Christian Canseco for a special exception, to allow and encroachment of 15 feet into the 20-foot front yard setback and 1.9 feet into the 6-foot side yard setback for an existing metal carport located at Lot 61, Hackberry Creek Unit 2 Subdivision, Hidalgo County, Texas; 1905 Fairmont Avenue. **(ZBA2026-0009)**
- f) Request of Hamlin Pools, on behalf of Jesus Garza III, for a variance, to allow an encroachment of 2 feet and 6 inches into the 10-foot rear yard setback for a proposed swimming pool at Lot 7, Block 1, Nerea Estates Subdivision, Hidalgo County, Texas; 5704 North 3rd Street. **(ZBA2026-0011)**
- g) Request of Mario A. Reyna, on behalf of Urban City Developers, LLC, for a variance to the landscape requirements at Lots 1-78, Enclave on Jackson Subdivision, Hidalgo County, Texas; 1200-1417 East Whitewing Avenue. **(ZBA2026-0012)**

3. FUTURE AGENDA ITEMS

- a) 3337 North 42nd Street

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, March 18, 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 12th day of March, 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 12th day of March, 2026.

Jessica Cavazos, Management Assistant