# AGENDA

## ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
## THURSDAY, SEPTEMBER 11, 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 August 20, 2025

## 2. PUBLIC HEARINGS:

**a)** Request of Victor Martinez, on behalf of Barry Franklin for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 7 feet into the 18-foot rear yard setback at Lot 29, Spanish Oaks at Frontera Subdivision, Hidalgo County, Texas; 705 Grayson Avenue. **(ZBA2025-0040)**

## 3. FUTURE AGENDA ITEMS

**a)** 7608 North 26th Street

**b)** 6913 North 40th Street

**c)** 2601 Vine Avenue

**d)** 3408 La Vista 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:** **Thursday, September 11, 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 the 5th day of September 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 5th day of September 2025.**

***/s/***
**Jessica Cavazos, Administrative Supervisor**