

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, SEPTEMBER 9, 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 August 19, 2026

2. PUBLIC HEARINGS:

- a) Request of Juan M. Cedillo, for a special exception to allow an encroachment of 16 ft. into the 25 ft. front setback for a proposed carport at Lot 16, Block 3, Westway Heights Subdivision Unit No. 1, Hidalgo County, Texas; 2004 Westway Avenue **(ZBA2026-0035)**
- b) Request of Cesar A. Santoy, for a variance to allow an encroachment of 4 ft. into the 10 ft. rear setback for a room addition at Lot 21, Block 2, La Paloma Addition Subdivision, Hidalgo County, Texas; 1702 Kennedy Avenue **(ZBA2026-0036)**
- c) Request of Tim Clark, on behalf of Paradise Park Inc., for the following variances to allow encroachments of: **1)** 7 ft. into the 10 ft. front setbacks and **2)** 1 ft. into the 5 ft. side setbacks for all mobile home properties at 34.06 acres out of Lot 3, less West 3.79 acres, Block 12, Steele and Pershing Subdivision, Hidalgo County, Texas; 100 East Hackberry Avenue **(ZBA2026-0037)**
- d) Request of Anabel and Roosevelt Martin, for a variance to allow an encroachment of 10 ft. into the 25 ft. rear setback for a proposed swimming pool at Lot 1, Vendome Subdivision, Hidalgo County, Texas; 3501 Vendome Drive **(ZBA2026-0038)**
- e) Request of Jose Luis Garcia, for a special exception to allow an encroachment of 4' into the 6' side setback and 10' into the 20' front yard setback on Lot 18 of the Kerria Crossing Subdivision, Hidalgo County, Texas; 4104 Kerria Avenue **(ZBA2026-0031) (TABLED: 08/19/2026) WITHDRAWN**

3. FUTURE AGENDA ITEMS

- a) NONE

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, September 9, 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 2nd day of September, 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 2nd day of September, 2026.

Jessica Cavazos, Management Assistant