

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, JANUARY 22, 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 January 7, 2026

2. PUBLIC HEARINGS:

- a) Request of Armando Martinez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25-foot front yard setback for an existing carport, Lot 33, Idela Park Subdivision Unit 2, Hidalgo County, Texas; 3025 Norma Avenue (**ZBA2025-0067**)
- b) Request of Noe Amir Aguilar Flores for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 25 foot rear setback for a proposed covered patio, located at Lot 283, La Floresta Phase II Subdivision, Hidalgo County, Texas; 2217 Ozark Avenue. (**ZBA2025-0070**)
- c) Request of David Chacon on behalf of ML Rhodes Ltd. for a variance to the City of McAllen Zoning Ordinance to not provide the required 70 foot maximum building height at a 52 Ac tract of land out of Section 232, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 15400 North Shary Road. (**ZBA2025-0069**)
- d) Request of Robert Chavez on behalf of Jaime Muriel for the following variance to the City of McAllen Zoning Ordinance to allow an encroachment of 11.7 ft. into the 11.7 ft. front yard setback for an existing extension of the metal porch measuring 11.7 ft. by 34 ft. at South 25' of Lot 3 and All of Lot 4, Block 17, Ewing's Addition Subdivision, Hidalgo County, Texas; 901 & 905 North Main Street. (**ZBA2025-0068**)

3. FUTURE AGENDA ITEMS

- a) 4901 South 33rd 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: Thursday, January 22, 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 16th day of January, 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 16th day of January, 2026.

Jessica Cavazos, Management Assistant
/s/