

## AGENDA

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

#### 2. PUBLIC HEARINGS:

- a) Request of Ricardo Alvarez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18.25 feet into the 20-foot front yard setback for an existing carport at Lot 179, Woodhollow Subdivision Phase V, Hidalgo County, Texas; 7413 North 22nd Street. **(ZBA2026-0004)**
- b) Request of Frederick Zuniga for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 18-foot garage setback for a detached garage, located at Lot 38, Apollo Gardens Subdivision, Hidalgo County, Texas; 1909 Hibiscus Avenue. **(ZBA2026-0002)**
- c) Request of Pamm Family Properties, LLC. for a variance to the landscape requirement within the right-of-way for Lots 47 - 58, International Center Block 2 Subdivision, Hidalgo County, Texas; 4400 North 23rd Street. **(ZBA2026-0003)**
- d) Request of Jorge Gonzalez, on behalf of G 956 Properties LLC, for a variance to the minimum lot size requirement for 36.84 acres out of Lots 1 and 2, Block 10, A. J. McColl Subdivision (Proposed Blue Jay Subdivision) Hidalgo County, Texas, 6000 South Jackson Road. **(ZBA2026-0005)**

#### 3. FUTURE AGENDA ITEMS

- a) 1805 Rice Avenue
- b) 2301 South 30th Street
- c) 220 North 11th Street
- d) 1905 Fairmont Avenue
- e) 6213 North 8th Street
- f) 5704 North 3rd Street
- g) 1417 Whitewing 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:** Wednesday, March 4, 2026

**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***

**CERTIFICATION**

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 26<sup>th</sup> day of February, 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 26<sup>th</sup> day of February, 2026.

  
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Jessica Cavazos, Management Assistant