

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MAY 6, 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 April 22, 2026

2. PUBLIC HEARINGS:

- a) Request of Miguel de la Cruz for a special exception to allow an encroachment of 16.5 feet into the 30-foot front setback for a carport, at Lot 21, Block 2, Langridge Addition Subdivision, Hidalgo County, Texas; 1008 North 28th Street. **(ZBA2026-0015)**
- b) Request of Jorge Ancer, on behalf of Lidza Kalifa, for a variance to allow an encroachment of 7 feet into the 10-foot side setback for a swimming pool, at Lot 1, Spanish Oaks @ Frontera Subdivision, Hidalgo County, Texas; 912 Grayson Avenue. **(ZBA2026-0016)**
- c) Request of Sergio Alaniz for a special exception to allow an encroachment of 7 feet into the 20-foot front setback and 1 foot into the 6-foot side setback for a carport, at Lot 12, Block 6, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2105 Cortez Avenue. **(ZBA2026-0017)**

3. FUTURE AGENDA ITEMS

- a) 324 North 4th Street
- b) 2308 Thunderbird 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, May 6, 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 30th day of April, 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 30th day of April, 2026.

Jessica Cavazos, Management Assistant