AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, NOVEMBER 18, 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 November 4, 2026

2. PUBLIC HEARINGS:

a) Request of Erica Perez, for a variance **(1)** to allow an encroachment of 6 ft. into the 25 ft. front yard setback for a proposed porch and **(2)** a special exception to allow an encroachment of 20 ft. into the 25 ft. front yard setback for a proposed carport at Lot 54, Plantation Gap Subdivision Phase 2, Hidalgo County, Texas; 4701 Swallow Avenue. **(ZBA2026-0046)**

b) Request of Eduardo Regalado, for a special exception to allow an encroachment of 10 ft. into the 10 ft. rear yard setback for an existing carport and an encroachment of 20 ft. into the 30 ft. front yard setback for an existing carport at Lot 4, Block 4, Southwest Heights Subdivision No. 2, Hidalgo County, Texas; 513 South 29th Street. **(ZBA2026-0047)**

3. FUTURE AGENDA ITEMS

a) 6109 North 3rd Street

b) 10307 North 28th Lane

c) 9208 North 32nd Street

d) 5913 North 22nd Street

e) 2701 West Expressway 83

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, November 18, 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 12th day of November, 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 12th day of November, 2026.

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Jessica Cavazos, Management Assistant