

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 22, 2025 - 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 October 8, 2025

2. PUBLIC HEARINGS:

- a) Request of Cecilia Orta for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 11 feet into the 25-foot front yard setback for a proposed carport at Lot 4, Kendlewood Heights Subdivision, Hidalgo County, Texas; 1205 North 22nd ½ Street East. **(ZBA2025-0048)**
- b) Request of Kandi M. Garza for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 16.25 feet into the 25-foot front yard setback for a proposed carport at Lot 2, Block 1, Happe Homes Subdivision, Hidalgo County, Texas; 614 North 6th Street. **(ZBA2025-0049)**
- c) Request of Jaime J. Guerra for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6 foot side yard setback for an existing carport at Lot 38, Country Place Subdivision Unit 1, Hidalgo County, Texas; 208 Jay Avenue. **(ZBA2025-0053)**

3. FUTURE AGENDA ITEMS

- a) 4505 TOUCAN AVENUE
- b) 3603 NORTH 41ST LANE
- c) 409 REDWOOD AVENUE
- d) 1804 NORTH 323ND STREET
- e) 6109 NORTH 51ST 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: Wednesday, October 22, 2025

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 October 2025 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 October 2025.

Jessica Cavazos, Management Assistant
/s/