

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, OCTOBER 8, 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 September 25, 2025

2. PUBLIC HEARINGS:

- a) Request of Jose Arturo and Maria A. Garza for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 17 feet into the 25-foot front yard setback for an existing carport at Lot 157, Lincoln Terrace Ut. No. 5 Subdivision, Hidalgo County, Texas; 2601 Vine Avenue. **(ZBA2025-0044)**
- b) Request of Luz M. Marines for the following Special Exception to the City of McAllen Zoning Ordinance: To not provide one required parking space beyond the front yard setback at Lot 87, Los Encinos III Subdivision, Hidalgo County, Texas; 2800 Ursula Avenue. **(ZBA2025-0047)**
- c) Request of Marc Millis on behalf of Sunshine Vintage on Main LLC, for a Special Exception to The City of McAllen off-street parking and Loading ordinance to not provide the required parking for a proposed coffee shop and existing photography studio, at Lot 1, Block 37, North McAllen Subdivision, Hidalgo County, Texas 321 North Main Street. **(ZBA2025-0050)**
- d) Request of Jorge Alfaro for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 15-foot side yard setback and Drainage Easement for an existing carport measuring 52 feet by 15 feet at Lot 19, Auburn Estates Subdivision, Hidalgo County, Texas; 7608 North 26th Court. **(ZBA2025-0042) (TABLED: 9/25/2025)**

3. FUTURE AGENDA ITEMS

- a) 1205 North 22nd 1/2 Street
- b) 614 North 6th Street
- c) 208 East Jay 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, October 8, 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 2nd 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 2nd of October, 2025.

Jessica Cavazos, Management Assistant
/s/