

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING THURSDAY, SEPTEMBER 25, 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 August 20, 2025
- b) Minutes for the meeting held on September 11, 2025

2. PUBLIC HEARINGS:

- a) Request of Martha Galvan for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback and 3 feet into the 6-foot side yard setback for an existing carport at Lot 20, Sandalwood Subdivision, Hidalgo County, Texas; 3408 La Vista Avenue. **(ZBA2025-0041)**
- b) 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)**
- c) Request of Dennis Blum for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 25 feet into the 25-foot front yard setback for a proposed carport measuring 15 feet 5 inches by 23 feet 6 inches feet at Lot 6, Bedford Park Estates Subdivision, Hidalgo County, Texas; 6913 North 40th Street. **(ZBA2025-0043)**

3. FUTURE AGENDA ITEMS

- a) 6913 North 40th Street
- b) 2601 Vine Avenue
- c) 2800 Ursula Avenue
- d) 321 North Main 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: Thursday, September 25, 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 19th day of September 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 19th day of September 2025.

Jessica Cavazos, Management Assistant
/s/