

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, February 18, 2026 at 4:36 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Chairperson
	Hiram Gutierrez	Member
	Daniel Santos	Member
	Ivan Garcia	Member
	Alex Lamela	Alternate
	Erick Diaz	Alternate

Absent:	Hugo Avila	Vice-Chairperson
	Juan Mujica	Alternate
	Francisco Davila	Alternate

Staff Present:	Norma Borrego	Assistant City Attorney I
	Kaveh Forghanparast	Senior Planner
	Mia Fuentes	Planner I
	Jessica Puga	Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for meeting held on February 4, 2026.

The minutes for the meeting held on February 4, 2026. The motion to approve the minutes were made by Mr. Hiram Gutierrez. Mr. Alex Lamela seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a) Request of Antonio Andrade Jr. for the following variances to the City of McAllen Zoning Ordinance: **(1)** to allow an encroachment of 6.9 feet into the 10 foot rear setback for an existing guest house and **(2)** to allow the repair of a non-conforming structure to exceed the 10% maximum limit as required by ordinance, located at Lot 22, Block 2, Pecan Acres Subdivision, Hidalgo County, Texas; 802 Orange Avenue. **(ZBA2026-0001)**

Ms. Fuentes stated the applicant was requesting a variance to encroach 6.9 feet into the 10-foot rear setback for an existing guesthouse and to allow the repair of the non-conforming guesthouse to exceed the 10% maximum limit to ensure safety and compliance with current building standards.

The subject property was located at the northwest corner Orange Avenue and N. 8th St. The property is zoned R-1 (Single-Family Residential–OC) District. The adjacent zoning was R-1 (Single-Family Residential–OC) to the south, east, and west, and C-3 (General

Business-OC) to the north. Surrounding land uses include single-family residences and commercial businesses.

Pecan Acres Subdivision was recorded on June 15, 1946. A Stop Work Order was issued on December 31, 2025 for the remodeling of the guesthouse. The applicant submitted a building permit for the remodeling on January 7, 2026. The permit was rejected by Planning due to the encroachment into the rear setback, and the scope of repair work being more than the 10% maximum limit of a non-conforming structure. A variance request to encroach into the rear setback and to exceed the 10% maximum repair limit was submitted on January 9, 2026.

The applicant was requesting to encroach 6.9 feet into the 10-foot rear setback for an existing guesthouse and allow the repair of the non-conforming guesthouse to exceed the 10% maximum limit.

At the time of the memo, staff had not received any phone calls, emails or letters in opposition to this request. However, at the time of the packet, we received two letters and twenty signatures in favor of this request.

Staff recommended approval of variance requests (1) and (2).

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Variance request. There was no one to speak in favor of the Variance request.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Variance request. There was one to speak in opposition of the Variance request.

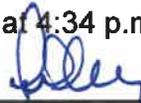
Following discussion, Mr. Alex Lamela moved to follow staff's recommendation and approve the Variance request. Mr. Daniel Santos seconded the motion. The Board voted to approve the Variance request with five members present and voting.

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez moved to adjourn the meeting at 4:34 p.m.



Carmen White, Administrative Assistant



Chairperson Jose Gutierrez