



## ZONING BOARD OF ADJUSTMENTS

**MONDAY, MARCH 31, 2025, AT 5:30 PM  
LON C. HILL CONFERENCE ROOM  
502 E. TYLER AVENUE  
HARLINGEN, TEXAS**

**This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.**

Notice is hereby given of a regular meeting of the Zoning Board of Adjustments of the City of Harlingen, Texas to consider the following:

### **PLEDGE OF ALLEGIANCE/WELCOME**

### **CONFLICT OF INTEREST**

**Under State Law a conflict of interest exists if an advisory board member or certain members of that person's family has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?**

### **CITIZEN COMMUNICATION**

1. Approval of Minutes: February 3, 2025
2. Public hearing and take action to consider a request for a special exception to allow accessory structures (carports) to encroach ten (10) feet into the required ten (10) foot side yard setback and eleven (11) feet, nine (9) inches into the required twenty (20) foot front yard setback in a Residential, Multi-Family ("M-2") District, located at 2204 Northridge, bearing a legal description of Lots 6, 7, 8, Block 1, Harlingen North Business Center Subdivision. Applicant: Legance Construction LLC
  - a. Public Hearing
  - b. Consider and take action on the special exception request.
3. Public hearing and take action to consider a request for a variance to allow an accessory structure (carport) to encroach nine (9) feet, ten (10) inches into the required ten (10) foot front yard setback, and five (5) feet into the required five (5) foot side yard setback, in a Mobile Home ("MH") District located at 15877 Date

Drive, bearing a legal description of Lot 199, Palm Vista Estates Unit 5  
Subdivision. Applicant: Edna Reyes

- a. Public Hearing
  - b. Consider and take action on the variance request.
4. Public hearing and take action to consider a request for a variance to allow an accessory structure (carport) to encroach seven (7) feet into the required seven (7) foot east side yard setback in a Residential, Single-Family ("R-1") District, located at 1607 Rio Hondo Road, bearing a legal description of the East thirty-nine (39) feet of Lot 14 and the West forty (40) feet of Lot 13, Block 3, R.N. Jones Subdivision. Applicant: Nick Reynolds c/o Timothy Jordan
- a. Public Hearing
  - b. Consider and take action on the variance request
5. Public hearing and take action to consider a request for a variance to allow an accessory structure (carport) to encroach seven (7) feet into the required ten (10) foot corner side yard setback in a Residential, Single-Family ("R-1") District, located at 221 East Harding Avenue, bearing a legal description of the east 54.96 feet of Lot 13, Block 32, Finwood Heights Subdivision. Applicant: Orlando Cardenas
- a. Public Hearing
  - b. Consider and take action on the variance request

The City of Harlingen Zoning Board of Adjustments reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

POSTED this 27<sup>th</sup> day of March 2025, at 4:00 p.m. in compliance with Chapter 551 of the Government Code and continuously remaining posted for at least 72 hours prior to meeting time and date.



Soledad A. Núñez, CNU-A  
Interim Planning and Development Director