



ZONING BOARD OF ADJUSTMENT

**MONDAY, NOVEMBER 03, 2025, AT 5:30 PM
HARLINGEN ARTS AND HERITAGE MUSEUM
2425 BOXWOOD STREET
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 Adjustment of the City of Harlingen, Texas, to consider the following:

CALL MEETING TO ORDER

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

At this time, the public is invited to address the Board and speak on any matter not specifically listed for public hearing elsewhere on this agenda. Please note that the Board members may not respond to comments or deliberate on topics addressed.

ACTION ITEMS/PUBLIC HEARINGS

1. Approval of Minutes: October 13, 2025
2. Public Hearing and presentation by city staff to consider a variance to allow an accessory structure (carport) to encroach 10.1 feet into the 20-foot front yard setback in a Residential, Single-Family ("R-1") District, located at 4601 Hummingbird Lane South, bearing a legal description of Lot 15, Block 2, Honeysuckle Estates Subdivision. Applicants: Luis A. & Adelina Sanchez
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the variance request.

3. Public hearing and presentation by city staff to consider a variance to allow an accessory structure (patio cover) to encroach five (5) feet into the north 5-foot side yard setback in a Residential, Mobile Home ("MH") District, located at 2021 Vista Verde Circle West, bearing a legal description of Lot 19, Block 1, Vista Verde Subdivision Phase II. Applicant: Gilberto Rodriguez
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the variance request.
4. Public Hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach five (5) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 1114 Greenway Drive, bearing a legal description of Lot 4, Block 1, Green Acres Subdivision. Applicant: Margarito Claudio, Jr.
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request
5. Public hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach twenty (20) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 3618 Los Alamos Circle, bearing a legal description of Lot 27, Los Alamos Estates Subdivision. Applicant: Cynthia Santana
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request
6. Public hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach eighteen (18) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District located at 2302 Lisa Ann Avenue, bearing a legal description of Lot 10 and the West 10-feet of Lot 11, Block 2, Citrus Terrace Subdivision, Unit No. 6. Applicant: Nadia Rocha
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request
7. Public hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach thirteen (13) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District located at 3913 Los Alamos Circle, bearing a legal description of Lot 5, Los Alamos Estates Subdivision. Applicant: Jose J. Villagomez
 - a. Presentation by city staff
 - b. Public Hearing
 - c. Consideration and possible action to approve the special exception request

ADJOURNMENT

The City of Harlingen Zoning Board of Adjustment 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 28th day of October 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.



Ana Hernandez, AICP, CNU-A
Planning and Development Director/
Special Projects Director