

## **ZONING BOARD OF ADJUSTMENT**

**TUESDAY, JULY 07, 2026, AT 5:30 PM  
CITY HALL TOWN HALL (2<sup>nd</sup> FLOOR)  
118 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 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
  - a. April 7, 2026
  - b. June 2, 2026
  
2. Public hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach 25 feet into the required twenty-five (25) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 1609 Sunnyside Drive, bearing a legal description of Lot 89, Block 3, Sun Country Estates Phase II Subdivision. Applicant: Silvia Arevalo
  - a. Presentation by city staff
  - b. Public Hearing

- c. Consideration and possible action to approve the special exception request.
  
3. Public hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach 7.25 feet into the required thirty (30) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 2414 E. Bowie Avenue, bearing a legal description of Lot 16, Block 2, Pendleton Place, Unit No. 3 Subdivision. Applicant: Israel Hernandez Serrato
  - a. Presentation by city staff
  - b. Public Hearing
  - c. Consideration and possible action to approve the special exception request.
  
4. Public hearing and presentation by city staff to consider a special exception to allow an accessory structure (carport) to encroach three (3) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R-1") District, located at 513 Chapote Avenue, bearing a legal description of Lot 143, Block 8, Hickory Hill Subdivision Phase 2. Applicants: Ernest & Janie Mendez
  - 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 1st day of July 2026, 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.



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