

## **ZONING BOARD OF ADJUSTMENT**

**TUESDAY, SEPTEMBER 01, 2026, AT 5:30 PM  
CITY HALL TOWNHALL (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. July 7, 2026
  - b. August 04, 2026
2. Public Hearing and presentation by city staff to consider a variance to allow an accessory structure (carport) to encroach twenty (20) feet into the required twenty (20) foot front yard setback and five (5) feet into the five (5) foot east side yard setback in a Residential, Single-Family ("R1") District, located at 3525 Memorial Lane, bearing a legal description of Lot 8, Block 5, Park Meadows Section III Subdivision. Applicant: Juan Hugo Aboytes
  - 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 (carport) to encroach twenty (20) feet into the required twenty (20) foot front yard setback in a Residential, Single-Family ("R1") District, located at 214 W. Hurst

Avenue, bearing a legal description of Lot 12, Block 2, Beck-Williamson Subdivision.  
Applicant: Jovanna Hernandez

- 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 twenty (20) feet into the required twenty (20) foot front yard setback in a Residential, Mobile Home ("MH") District, located at 15870 Washington Palm Drive, bearing a legal description of Lot 163, Palm Vista Estates Unit 4 Subdivision. Applicant: Samantha M. Juarez
  - 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 variance to allow an encroachment of ten (10) feet into the required fifteen (15) foot side yard building setback for a multi-family development in an Office ("O") District, located at 1724 N. Ed Carey Drive, bearing a legal description of Lots 1 & 2, Medical Subdivision. Applicant: Reynaldo Del Toro c/o Oscar Burkholder
  - a. Presentation by city staff
  - b. Public Hearing
  - c. Consideration and possible action to approve the variance request
6. Public hearing and presentation by city staff to consider a variance to allow an accessory structure (carport) to encroach twenty (20) feet into the required twenty (20) foot front yard setback and five (5) feet into the required five (5) foot side yard building setback in a Residential, Single-Family ("R1") District, located at 3513 Boardwalk Avenue, bearing a legal description of Lot 11, Block 6, Park Meadows Subdivision Section IV. Applicant: Mariela Herrera
  - a. Presentation by city staff
  - b. Public Hearing
  - c. Consideration and possible action to approve the variance request
7. 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 and four (4) feet into the required five (5) foot side yard setback in a Residential, Multi-Family ("M2") District located at 1805 Sugar Court, bearing a legal description of Lot 16, Haverford Square Subdivision Phase III. Applicant: Doris Gonzalez & Kyle Stockton
  - 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 26<sup>th</sup> day of August 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.

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