

**CITY OF PENITAS
BOARD OF ADJUSTMENTS
THURSDAY, SEPTEMBER 24, 2026 – 6:30 PM
PENITAS PUBLIC LIBRARY, 1111 S. MAIN STREET**

Notice is hereby given in accordance with S.B.270 chapter 277, Page Acts of the 61st Legislature of the State of Texas, 1969 that the following matters will be considered by the Board of Adjustments of the City of Penitas, Texas at said meeting, Board of Adjustments of the City of Penitas reserve the right to adjourn into Executive (closed) session at any time during the course of the meeting to discuss any of the items listed on the agenda as authorized by the Texas Open Meeting Act. No final action will be taken in Executive session

Agenda

CALL TO ORDER

- 1. OPEN MEETING & DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE/PRAYER**
- 3. CERTIFICATE OF POSTING**
- 4. MINUTES-APPROVAL OF MINUTES FOR MAY 21,2026, REGULAR MEETING**
- 5. DISCLOSURE OF CONFLICT OF INTEREST**
- 6. PUBLIC HEARING/DISCUSSION AND APPROPRIATE ACTION**

- A) VARIANCE REQUEST** – Requesting dumpster area to encroach into the required eight (8) foot building setback by up to 4.9 feet. -*St. Ives Ph 2 Lot 5-2213 Expressway 83-McDonald's*
- B) VARIANCE REQUEST** – Variance fee to be structured as a single project-wide fee, otherwise significantly reduces the actual scope of review and the value contributed to the city. - *Bobwhite Estates Subdivision -being a 18.86 acres gross, tract of land out of the 48.31-acre tract of land all part of portion out of Los Ejidos de Reynosa Subdivision, Hidalgo County, Texas.*
- C) -VARIANCE REQUEST** – Requesting for the proposed warehouse to be constructed at a height not to exceed eight (8) inches above the height of the existing warehouse instead of the required eighteen (18) inches finish floor elevation.
-**LOS EJIDOS DE REYNOSA W761'-E1347.16'-N148.8' BNG AN IRR TR OF LOT 377
5.0AC GR 4.95AC NET -2430 Expressway 83**

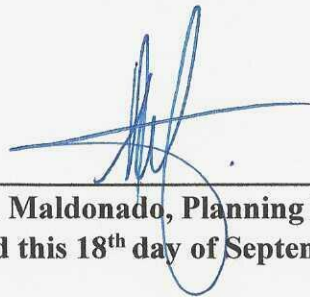
- 7. PUBLIC COMMENTS**
- 8. OTHER BUSINESS**
- 9. ADJOURNMENT**

***Note If during the meeting the Board of Adjustments should determine that a closed or executive session is required, then such closed or executive session is authorized by Article 6252-17 Revised Civil Statute of Texas Section2(e),2(g). Notice of the closed or executive session will be given after the commencement of the meeting covered by this notice. Should any final decision, final notice upon reconvening of the public meeting.**

Posted on this 18th day of September 2026 at the Penitas Public Library. All agendas are also posted
on the city website www.cityofpenitas.com

"CERTIFICATION ON POSTING"

**I, ALMA D. MALDONADO, CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE
FOREGOING NOTICE OF THIS AGENDA AT A PLACE ACCESSIBLE TO THE PUBLIC AT
LEAST THREE (3) BUSINESS DAYS PRIOR TO THE MEETING.**



Alma D. Maldonado, Planning Department
Posted this 18th day of September 2026

