

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, DECEMBER 3, 2025 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Zoning Board of Adjustment and Appeals under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER -

1. MINUTES:

- a) Minutes for the meeting held on November 19, 2025

2. PUBLIC HEARINGS:

- a) Request of Laura Cantu on behalf of Mahan Properties, LLC for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 5 feet into the 5-foot rear yard setback for an existing garage at Lot A, Save an Except 414 square feet of land conveyed to the City of McAllen, Druscilla Subdivision, Hidalgo County, Texas; 4120 Pecan Boulevard. **(ZBA2025-0060)**
- b) Request of Alejandro Sanchez for a Special Exception to the City of McAllen Zoning Ordinance for a garage enclosure at Lot 4, Saddle Creek Subdivision Unit 1, Hidalgo County, Texas; 2900 Northwestern Avenue **(ZBA2025-0061)**
- c) Request of Austin Navarrette for a variance to the City of McAllen Zoning Ordinance to not provide the required masonry eight feet buffer in height or a six-foot opaque buffer at a 1.928 Ac tract out of Lot 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **(ZBA2025-0057) (TABLED: 11/19/2025)**
- d) Request of Monica Rodriguez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10-foot rear yard setback for an existing garage at Lot 11, Thomas Terrace Subdivision, Hidalgo County, Texas; 409 Redwood Avenue. **(ZBA2025-0052) (TABLED: 11/5/2025) (REMAIN TABLED: 11/19/2025)**

3. FUTURE AGENDA ITEMS

- a) 1901 Camellia Avenue
- b) 5631 South 27th Lane
- c) 4808 Kiwi Avenue

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENTS AND APPEALS MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, November 5, 2025 at 4:31 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Chairperson
	Hiram Gutierrez	Member
	Ivan Garcia	Member
	Juan Mujica	Alternate
	Erick Diaz	Alternate

Absent:	Hugo Avila	Vice-Chairperson
	Daniel Santos	Member
	Alex Lamela	Alternate

Staff Present:	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Kaveh Forghanparast	Senior Planner
	Nicolas Lopez	Planner II
	Samantha Trevino	Planner I
	Jessica Puga	Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a)** Minutes for meeting held on November 5, 2025.

The minutes for the meeting held on November 5 2025. The motion to approve the minutes were made by Mr. Daniel Santos. Vice-Chairperson Hugo Avila seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a)** Request of Lionel Frederick on behalf of South Villa Hermosa LTD, for a Variance to the City of McAllen ordinance to encroach 8 feet into the 18-foot garage setback, at Lots 1-12 and 23-31, Paseo Del Lago Townhomes Subdivision, Hidalgo County, Texas, 3900-3923 South “M” Lane. **(ZBA2025-0059)**

Mr. Lopez stated the applicant was requesting a variance for an encroachment of 8 feet into the 18-foot garage setback for townhome development.

The subject property was located on the north side of East Orangewood Avenue, west of South Jackson Road. The property is zoned R-3 (High-Density Residential-UDC) District. Adjacent zoning is R-1 (Single-Family Residential-OC) District to the west and south, and R-3 (High-Density Residential-UDC) to the north. Surrounding land uses are single-family residences and apartment residences.

Paseo Del Lago Subdivision was recorded on December 09, 2004. The current variance request was submitted on October 21, 2025.

The request was for a variance to allow an encroachment of 8 feet into the 18 feet garage setback for proposed buildings at lots 1-12 and 23-31 in the Paseo Del Lago Subdivision. This would allow developers to utilize more of the rear portion of properties for larger townhome designs. The applicant also submitted photos of some existing townhomes developments, indicating that they are proposing to develop similarly.

Article 2.2 of the Unified Development Code requires 18 ft. garage setback for R-3(UDC) residential lots. The recorded plat also references 18 ft. garage setback.

Since Paseo Del Lago Townhomes Subdivision is a private and gated neighborhood and that the ROW maintenance will be by the HOA, approval of the variance request will not impact city operations.

Staff had not received phone calls, letters, or emails in opposition to the variance request.

Staff recommended disapproval of the variance request since it does not comply with minimum 18-foot garage setback required by UDC.

Chairperson Gutierrez asked staff what was on the west side of the property. Mr. Sotelo stated the CMU wall was on the west side of the property all the way around it but there was a neighborhood to the west. Chairperson Gutierrez asked if it was a gated community. Mr. Sotelo stated it was not a gated community and did not have access to the subject property. Mr. Sotelo stated the 18-foot garage was set because many people do not use their garages. They have the Homeowners Association so they will be taking care of it.

Chairperson Gutierrez asked staff if the garage dimensions the applicant plans on having they do comply with City's recommendations. Mr. Sotelo stated they have no guidelines for interior garage.

Mr. Lionel Frederick, 3105 Redwood Avenue, McAllen, TX. Oscar Falcon, 5221 North McColl Road. Mr. Falcon stated the rear setbacks is something they have been done in the past. They are doing few lots as possible for the as they called it, Cozy Communities. This was a townhouse subdivision. When they have a floor plan that has a master bedroom downstairs, it tends to generate more families versus younger people. The location where it is at South Jackson Road it is close to the shopping and the airport.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Variance request. There was no one else to speak in favor of the Variance request.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Variance request. There was no one to speak in opposition of the Variance request.

Following discussion, Vice-Chairperson Hugo Avila **moved** to go against staff's recommendation and approve the Variance request. Mr. Ivan Garcia seconded the motion. The Board voted to approve the Variance request with five members present and voting.

- b)** Request of Marianela Martinez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback and 6 feet into the 6-foot side yard setback for an existing carport at Lot

68, Montebello Subdivision Unit No. 2, Hidalgo County, Texas; 1921 North 31st Street. **(ZBA2025-0056)**

Mr. Hernandez stated the applicant as requesting a special exception to allow an encroachment of 20 feet into the 20-foot front yard setback and 6 feet into the 6-foot side yard setback for an existing carport measuring 18ft x 24ft.

The subject property was located on the west side of North 31st Street at the intersection with Tamarack Avenue and is zoned R-1 (Single-Family Residential-OC) District.

Montebello Subdivision Unit No. 2 was officially recorded on August 21, 1978. The plat notes a 20-foot front yard setback and 6-foot side yard setback. A stop work order was issued on October 1, 2022 for no building permit for the carport. A building permit for the proposed carport was submitted on September 25, 2025, which was rejected for encroachment into the setbacks. A special exception request was submitted on October 8, 2025.

The applicant is requesting a special exception to allow the existing carport to remain. The residence does not include a garage, and the carport was built to provide necessary protection for vehicles from hail, sun exposure, and other weather-related damage. The applicant proposes to reduce the carport's size to 18 feet by 18 feet, ensuring compliance with the 6-foot side yard setback on the north side and with the maximum allowable 400 square footage for a special exception for a carport.

As per our records, there have been three special exceptions for carports granted within this subdivision.

Staff had not received any phone calls, emails or letters in opposition to this request.

Staff recommended approval of the special exception request since the request conforms to the existing neighborhood characteristics.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Special Exception. There was no one else to speak in favor of the Special Exception.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Special Exception. There was no one to speak in opposition of the Special Exception.

Following discussion, Vice-Chairperson Hugo Avila **moved** to go against staff's recommendation and approve the Special Exception. Mr. Daniel Santos seconded the motion. The Board voted to approve the Special Exception with five members present and voting.

- c) Request of Austin Navarrette for a variance to the City of McAllen Zoning Ordinance to not provide the required masonry eight feet buffer in height or a six-foot opaque buffer at a 1.928 Ac tract out of Lot 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **(ZBA2025-0057)**

This item was tabled per the applicant until the next meeting.

- d) Request of Bertha J. Vela for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 19 feet into the 20-foot front yard setback and 6 feet into the 6-foot side yard setback for an existing carport at Lot 173,

Woodhollow Subdivision Phase 5, Hidalgo County, Texas; 7316 North 22nd Street.
(ZBA2025-0058)

Mr. Hernandez stated the applicant was requesting a special exception to allow an encroachment of 19 feet into the 20-foot front yard setback and 6 feet into the 6-foot north side yard setback for an existing carport measuring 30ft x 19ft.

The subject property is located on the east side of North 22nd Street, north of Umar Avenue and is zoned R-1 (Single-Family Residential-OC) District.

Woodhollow Phase 5 Subdivision was recorded on June 13, 1994. The plat notes a 20-foot front yard setback and a 6-foot side yard setback. A stop work order was issued on September 25, 2025 for no building permit for the carport. A building permit for the existing carport was submitted on September 30, 2025, which was rejected due to the encroachment into the setbacks. A special exception request was submitted on October 20, 2025.

The applicant is requesting a special exception to allow the existing carport to remain. The carport was built to provide protection for their vehicles from the extreme heat and hailstorms. The applicant proposes to reduce the carport's size to 23 feet by 17 feet, ensuring compliance with the 6-foot side yard setback on the north side and with the maximum allowable square footage of 400 sq. ft. for a special exception for a carport.

As per our records, there are no special exceptions granted within this subdivision.

Staff had not received any phone calls, emails or letters in opposition to this request.

Staff recommended disapproval of the special exception request.

Ms. Bertha J. Vela, 7316 North 22nd Street. She stated she had a carport built with larger dimensions. She is requesting to reduce the carport to comply with allowable 400 square footage without having to remove it. Chairperson Gutierrez asked which side the applicant was going to reduce it. She stated from the width.

Board member Avila asked the applicant what was in the garage. She stated there was a large truck in it. She also uses it for her son's items.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Special Exception. There was one to speak in favor of the Special Exception.

Mr. Ricardo Alvarez, 7413 North 22nd Street. He stated he also had a carport. He stated if he could fit his vehicles in the garage, he would not have built one. Mr. Alvarez stated he had a half-ton Tundra truck and did not fit. His wife's vehicle fits in the garage. The same person who built his neighbor's carport built his carport. The person who installed it stated he did not need a permit.

Chairperson Jose Gutierrez asked if there was anyone else present to speak in favor of the Special Exception. There was one to speak in favor of the Special Exception.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Special Exception. There was no one to speak in opposition of the Special Exception.

Chairperson Gutierrez asked the applicant what other reason for the carport being built. She stated she had a widowed sister living with her that had surgeries on both her knees and cannot too fast or climb stairs.

Board member Santos asked if there were other carports in the area besides the two that were mentioned earlier. Staff stated Mr. Alvarez lived three or four houses down from the applicant. As per their records, there were no other Special Exceptions granted.

Following discussion, Vice-Chairperson Hugo Avila **moved** to go against staff's recommendation and approve the Special Exception with the condition the carport will be reduced to comply with the City's requirements. Mr. Daniel Santos seconded the motion. The Board voted to approve the Special Exception with four members present voting aye and one nay, Mr. Alex Lamela.

- e) Request of Monica Rodriguez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10-foot rear yard setback for an existing garage at Lot 11, Thomas Terrace Subdivision, Hidalgo County, Texas; 409 Redwood Avenue. **(ZBA2025-0052) (TABLED: 11/5/2025)**

This was item was to remain tabled until the next meeting.

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez **moved** to adjourn the meeting.

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

Memo

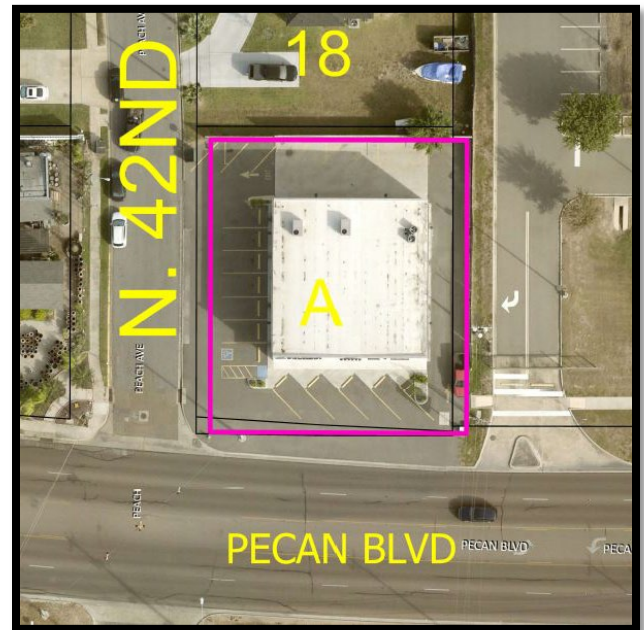
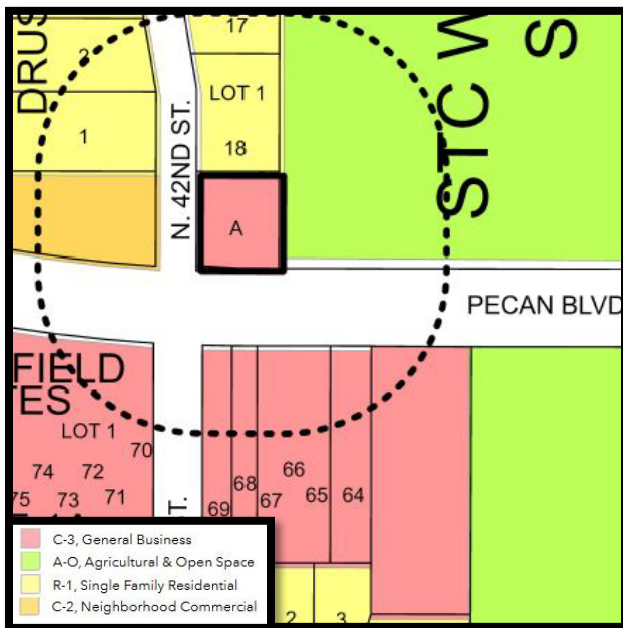
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: December 3, 2025

SUBJECT: REQUEST OF LAURA CANTU ON BEHALF OF MAHAN PROPERTIES, LLC FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 5 FEET INTO THE 5 FOOT REAR YARD SETBACK FOR AN EXISTING GARAGE AT LOT A, SAVE AN EXCEPT 414 SQUARE FEET OF LAND CONVEYED TO THE CITY OF MCALLEN, DRUSCILLA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4120 PECAN BOULEVARD. (ZBA2025-0060)

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of 5 feet into the 5 foot rear yard setback for an existing commercial garage that is used for vehicle protection from the weather elements.



PROPERTY LOCATION AND VICINITY: The subject property is located on the northeast corner of Pecan Boulevard and North 42nd Street and is zone C-3 (General Business-OC) District. The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the North and C-2 (Neighborhood Commercial-OC) District to the east and C-3 (General Business-OC) District to the South across Pecan Boulevard.

BACKGROUND AND HISTORY: Druscilla Subdivision was recorded on September 13, 1976. Based on a google earth search, staff noticed there was an existing garage that seemed to have been built back in the 90's that was part of the commercial business at that time. The garage portion was demolished by the new owner and reconstructed without a permit. A notice of violation was issued June 21, 2025 for additions of structure without a permit. A second notice of violation was issued September

26, 2025 for the same violation. A Building permit was submitted June 30, 2025, which was rejected by the Planning Department due to the rear yard setback encroachment. A variance application was submitted October 21, 2025.

ANALYSIS: The applicant is requesting a variance to allow the encroachment of 5 feet into the 5 foot rear setback for an existing garage built without a permit.

Section 138-356 of the Zoning Ordinance requires a five foot rear setback for commercial properties. Also, Section 138-87 of the Zoning Ordinance states that if a non-conforming structure is damaged by any means to an extent of more than 50 percent of its replacement value at the time of destruction, it shall not be reconstructed except if it is approved by the Zoning Board of Adjustments.

Staff has not received any phone calls, emails or letters in opposition to this request.

RECOMMENDATION: Staff recommends disapproval of the variance request since it does not comply with rear setback requirements.



City of McAllen

McAllen, TX 78501
311 North 15th Street

P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Planning Department

APPEAL TO ZONING BOARD OF ADJUSTMENT TO MCALLEN ZONING ORDINANCE

Case Number: ZBA2025-0060 ZBOA Meeting: 11/19/25
Accepted By: [Signature]

PROJECT

Legal Description

MANCHA SCREEN PRINT & EMBROIDERY
DRUSOLLA LOT A EXC 414

Subdivision Name

DRUSOLLA

Street Address

4120 PECAN BLVD

Number of lots _____ Gross acres _____

Existing Zoning C-3 Existing Land Use COMMERCIAL

Reason for Appeal (please use other side if necessary) SEE ATTACHMENT

☒ \$300.00 non-refundable filing fee + ☐ \$50.00 Recording Fee for Special Exception (carport)

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

APPLICANT

Name LAURA CANTU Phone 956 414-0033

Address 1815 TRINITY ST E-mail _____

City MISSION State TX Zip 78572

OWNER

Name SAME ↑ Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

AUTHORIZATION

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☐ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature]

Date 10/21/2025

Print Name LAURA CANTU

☒ Owner

☐ Authorized Agent

OCT 21 2025

BY: _____



4120 Pecan Blvd. McAllen, TX 78501

October 13, 2025

City of McAllen – Building Permits Department

Dear Sirs:

I hereby explain the situation regarding the porch built on my property located at 4120 Pecan Blvd, McAllen, Texas.

Before undertaking said work, I personally went to the Permitting Department to inquire if a permit was necessary to reconstruct the porch. At that time, I was informed that it was not necessary, as the structure had previously existed and was merely being reinstalled in the same location.

Based on that information, I proceeded to reconstruct the porch with the intention of maintaining the original aesthetics and functionality of the property without altering the main structure.

Subsequently, I was notified of a potential violation and the need to obtain a permit and submit plans.

Therefore, I respectfully request that my case be reconsidered and evaluated, taking into account the good faith with which I acted by previously going to the municipal offices and following the city zoning guidelines.

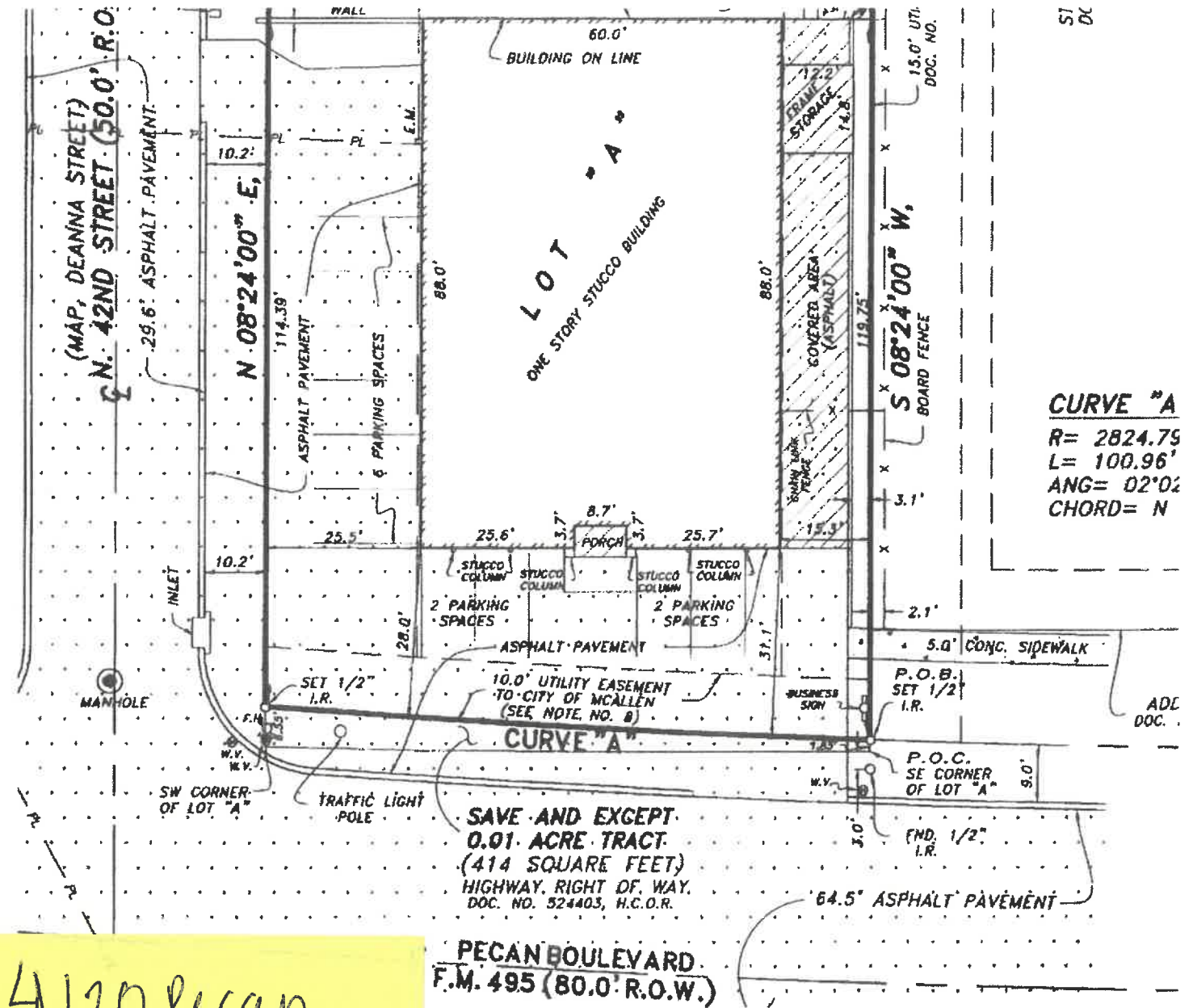
It's worth mentioning that the porch was built by professionals in engineering, electricity, and construction, using the finest materials in compliance with city codes.

I appreciate your understanding and support in resolving this situation amicably and in compliance with established regulations.

Sincerely,

Laura Cantú de Fernández

956 414-0033



MAPS

SIGNS

DTF EMBROIDERY

MOTIONAL PRODUCTS

MANCHA

SCREEN PRINTING



Memo

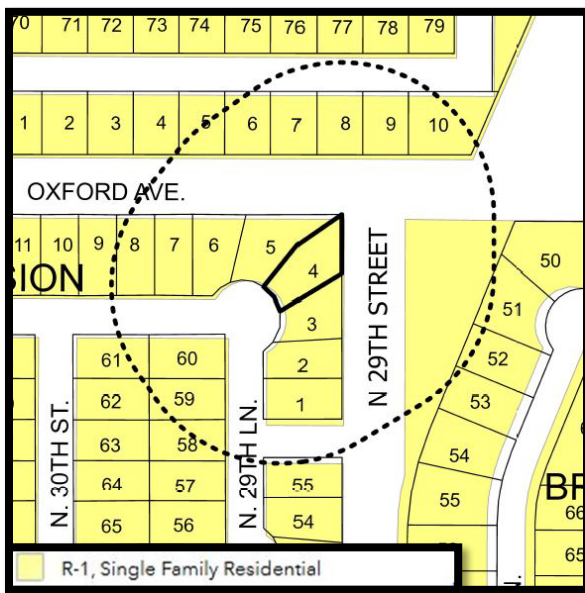
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: December 3, 2025

SUBJECT: REQUEST OF ALEJANDRO SANCHEZ FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE FOR A GARAGE ENCLOSURE AT LOT 4, SADDLE CREEK SUBDIVISION UNIT 1, HIDALGO COUNTY, TEXAS; 2900 NORTHWESTERN AVENUE (REZ2025-0061)

REASON FOR APPEAL: The applicant is requesting a Special Exception for a garage enclosure to make the home more attractive, by remodeling the house's façade.



PROPERTY LOCATION AND VICINITY: The subject property is located on the northeast corner of Northwestern Avenue and North 29th Lane and is zone R-1 (Single-Family Residential-OC) District. Surrounding land uses are single-family residential in all directions.

BACKGROUND AND HISTORY: Saddle Creek Subdivision Unit 1 was recorded September 11, 2001. A special exception application was submitted on November 3, 2025.

ANALYSIS: The applicant is requesting a special exception to enclose the existing garage since it is too small to fit any vehicles properly and to make the front of the home more modern.

Section 138- 397 of the Zoning Ordinance requires two parking spaces per dwelling unit. One off-street parking shall be located beyond the front yard setback. Enclosing the garage will eliminate the one off-street parking requirement beyond the front yard setback.

During site inspection, staff notices several homes with enclosed garages in this subdivision. Staff's research did reveal 5 garage enclosures approved by the Zoning Board of Adjustments in the past.

Staff has not received any phone calls, emails or letters in opposition to this request.

RECOMMENDATION: Staff recommends approval of the special exception request.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Case Number: ZBA2025-0061 ZBOA Meeting: 12/3/25
Accepted By: JM

PROJECT

Legal Description SADDLE CREEK U-7 1 3074
Subdivision Name Saddle Creek Unit 1
Street Address 2900 Northwestern Ave
Number of lots 1 Gross acres _____
Existing Zoning _____ Existing Land Use R1
Reason for Appeal (please use other side if necessary) CAMBIAN FACHADA

- ☐ \$300.00 non-refundable filing fee + ☐ \$50.00 Recording Fee for Special Exception (carport)
☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

APPLICANT

Name Alejandro Sanchez Phone 956 533 0522
Address 2900 Northwestern Ave E-mail _____
City McAllen State TX Zip 78504

OWNER

Name Alejandro Sanchez Phone 956 533 0522
Address 2900 Northwestern Ave E-mail bono4uuss@yahoo.com
City McAllen State TX Zip 78504

AUTHORIZATION

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☐ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Alejandro Sanchez Date 11-03-05
Print Name Alejandro Sanchez ☒ Owner ☐ Authorized Agent

NOV 03 2025

BY: AM



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider **any combination** of the following: (*Please use an additional page if necessary to complete responses*)

**Information provided here by the applicant does not guarantee that the Board will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

Desde que se adquirio la casa, hace mas de 15 años, no se ha hecho uso de el garage por ser muy pequeño, ahora deseo remodelar la fachada de mi casa.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:

La remodelacion la quiero hacer para que nuestro hogar se vea más moderna y acogedora.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:

La modificacion no molestará a los vecinos por que se realizara por una compañía profesional, respetando los horarios permitidos por la ciudad.

4. Describe special conditions that are unique to this applicant or property:

Para conseguir una estetica mas atractiva y agradable que mejorara la confortabilidad de el hogar

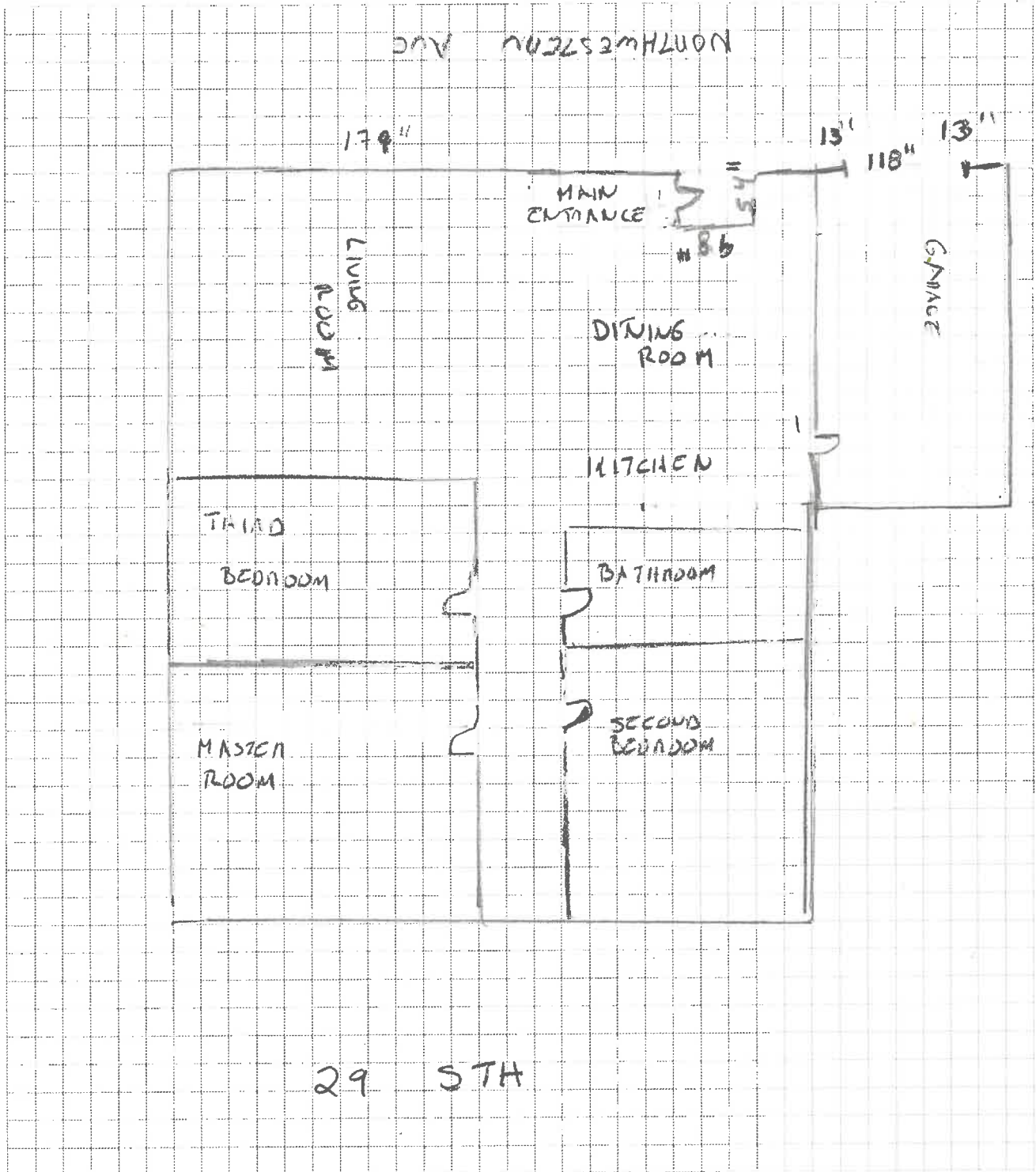
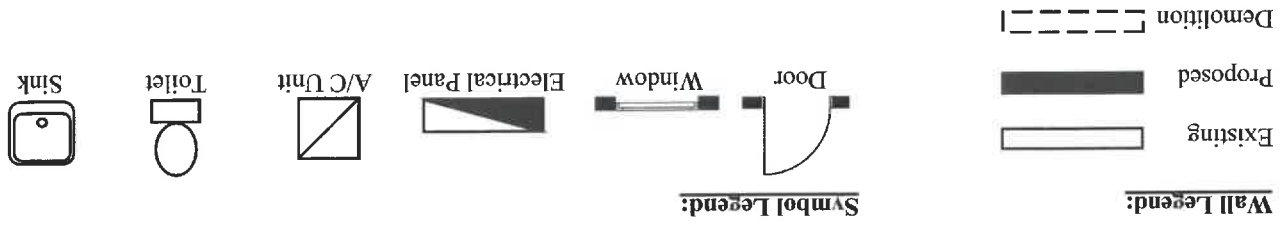
Reason for Appeal

Board Action

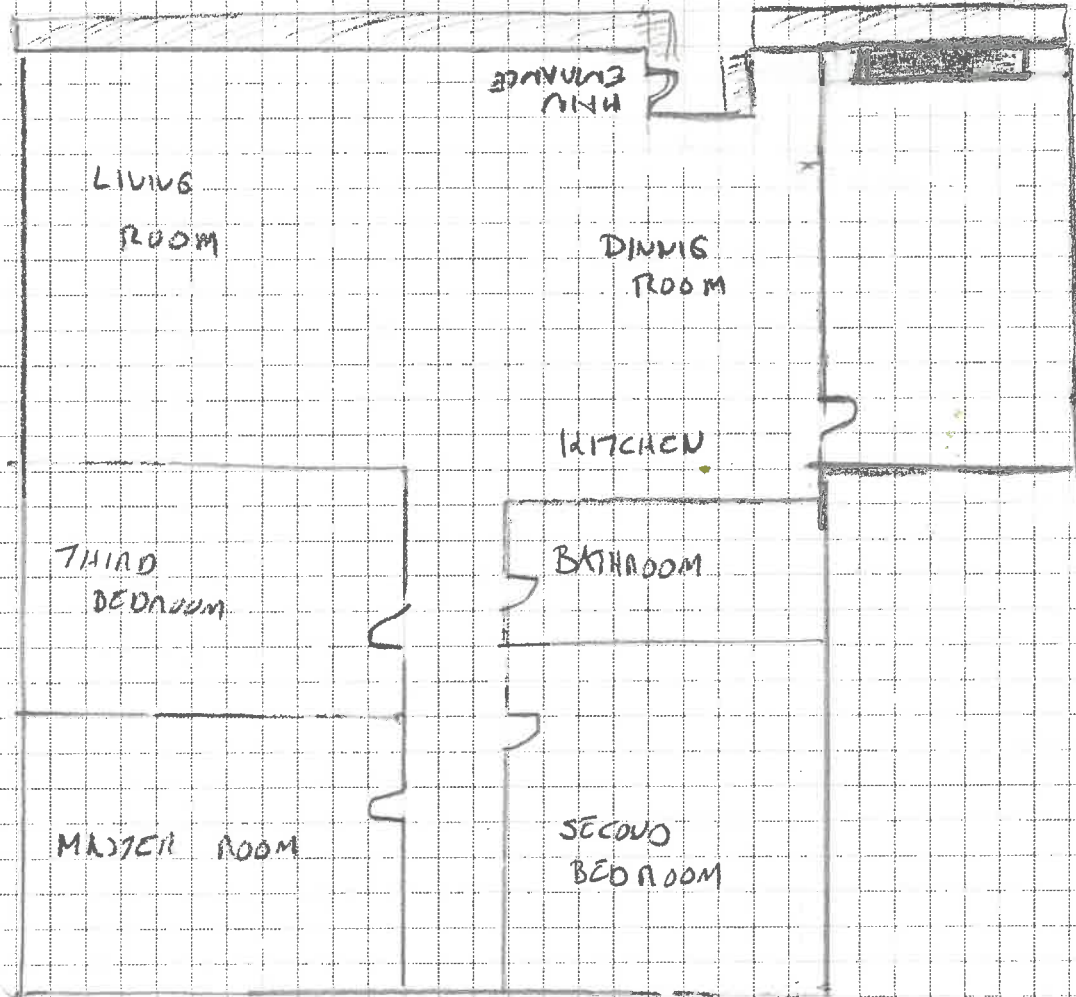
Chairman, Board of Adjustment
Signature

Date

Application and documents can be submitted electronically to






NORTHWESTERN NE



29 5TH

Wall Legend:

Existing 
Proposed 
Demolition 

Symbol Legend:



Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET



2900

TX 79400

ZBA2025-0061
*** NOTICE ***
VARIANCE
FOR THIS
PROPERTY

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Memo

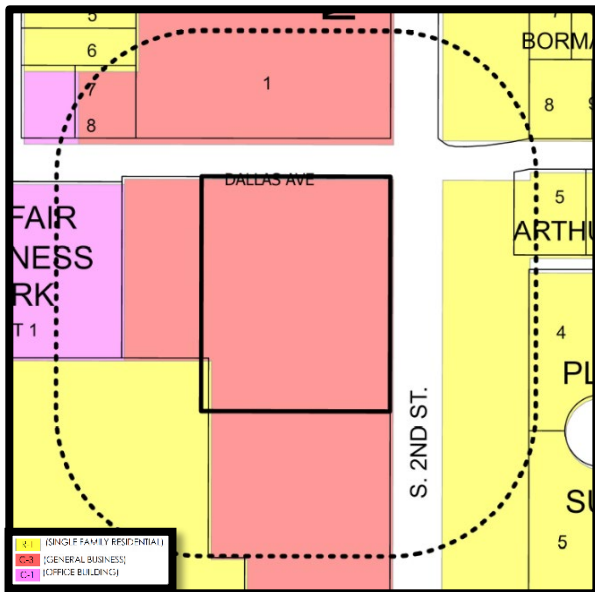
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 19, 2025

SUBJECT: REQUEST OF AUSTIN NAVARRETTE FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO NOT PROVIDE THE REQUIRED MASONRY EIGHT FEET BUFFER IN HEIGHT OR A SIX-FOOT OPAQUE BUFFER AT A 1.928 AC TRACT OUT OF LOT 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 201 DALLAS AVENUE. (ZBA2025-0057)

REASON FOR APPEAL: The applicant is requesting a variance to not provide an eight-foot masonry screen or a six-foot buffer along the property adjacent to an R-1 (Single Family Residential) District.



PROPERTY LOCATION AND VICINITY: The subject property is located at the southwest corner of Dallas Avenue and South 2nd Street. The property is zoned C-3 (General Business) District. The adjacent zoning is R-1 (Single-Family Residential) District to the southwest and C-3 (General Business) District to the south and west. Surrounding land uses are single-family residences, commercial businesses and vacant land.

BACKGROUND AND HISTORY: This property is currently undergoing the subdivision process under the name of 7-11 Mcallen Subdivision and recently got approved in preliminary form on November 4, 2025. An application for this variance request was submitted on October 9, 2025.

ANALYSIS: This request is to not provide an eight-foot masonry wall nor a six-foot opaque buffer adjacent to an R-1(single family residential) District. Applicant states that the adjacent residential zone is used for oil and gas operations with no nearby or planned residential uses. They indicated that enforcing the wall requirement would create unnecessary construction burdens, safety issues by reducing visibility, and have no public benefit, while preventing reasonable use of the commercially zoned property.

Section 110-49(a) of the vegetation ordinance states that a masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks.

Based on the submitted survey, the commercial property has less than 100 feet in common with adjacent single-family zone, therefor an eight-foot-high cedar fence would be required.

Staff has not received any emails or phone calls in opposition of the variance request.

RECOMMENDATION: Staff recommends disapproval of the variance request since it does not comply with requirements established under Section 110-49(a) of the vegetation ordinance requirements.

ZBA 2025-0057

ZBA 11/19/25



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project	Legal Description	1.928 Acres out of Lot 8, Section 8, Hidalgo Canal Company's		
	Subdivision			
Project	Subdivision Name	N/A		
	Street Address	201 Dallas Avenue		
Project	Number of lots	1	Gross acres	1.928
	Existing Zoning	C-3 (OC)	Existing Land Use	Vacant Land
Project	Reason for Appeal (please use other side if necessary) Requesting a variance to remove the requirement of a 8' masonry wall and a 6' opaque buffer.			
	<input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport) <input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required			
Applicant	Name	Austin Navarrette		Phone 940-231-5523
	Address	2627 Tillar Street, Ste 111		E-mail anavarrette@vaqueroventures.com
Applicant	City	Fort Worth	State TX	Zip 76133
Owner	Name	MMGJ SOUTH TEXAS LLC		Phone 956-429-0600
	Address	401 W Dallas Ave		E-mail kyle.horgan@meritenergy.com
Owner	City	McAllen	State TX	Zip 78501
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?			
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.			
Authorization	Signature			Date 10/08/2025
	Print Name	Austin Navarrette		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	Accepted by	KF		Payment received by _____ Date _____
	Rev 10/18			

OCT 09 2025

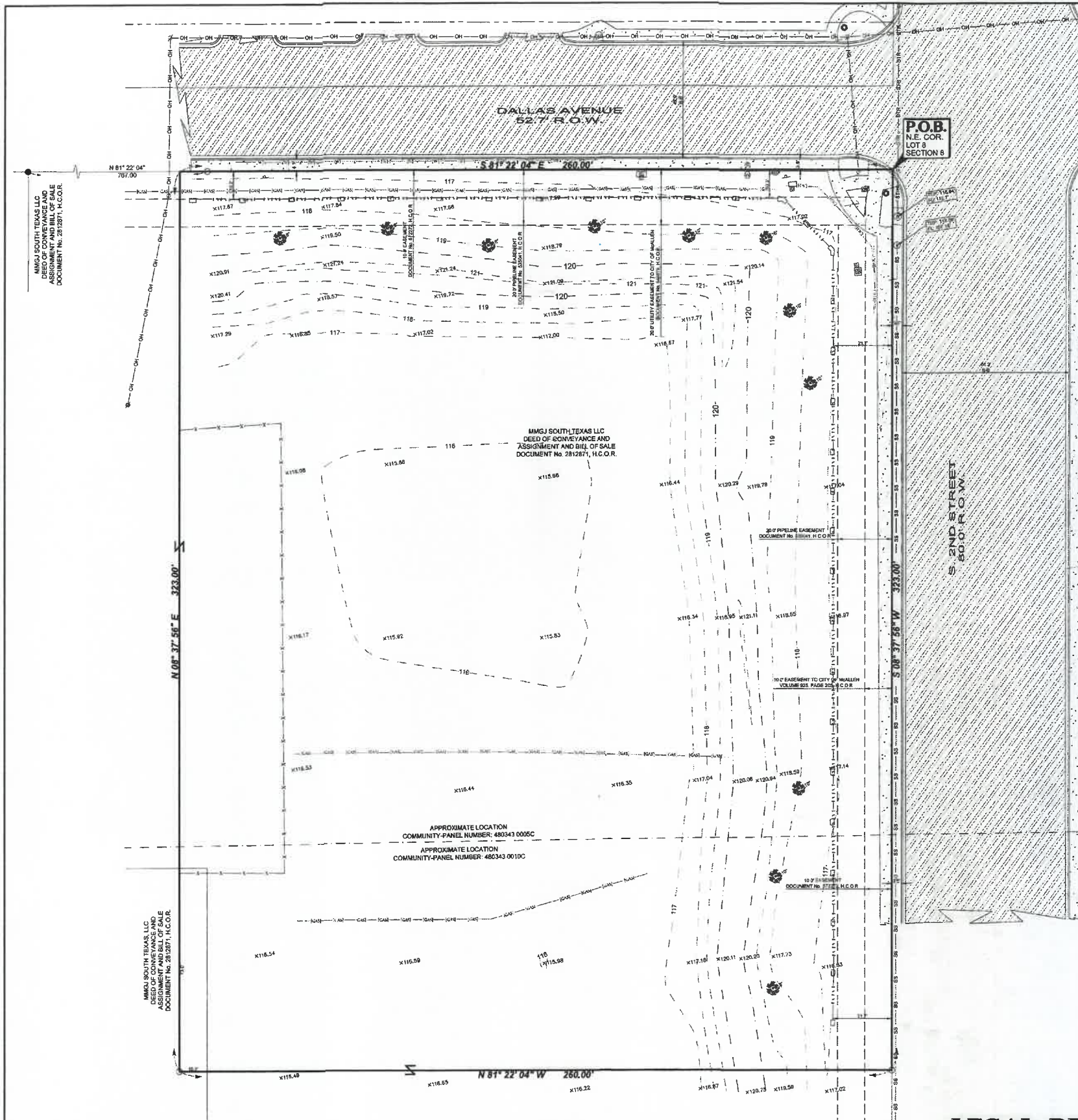
BY:

CW



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: <i>(Please use an additional page if necessary to complete responses)</i></p> <p>**Information provided here by the applicant does not guarantee that the Board will grant a variance.</p> <p>***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.</p>			
	<p>1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:</p>			
	<p>While the neighboring property is currently zoned residential, the property is currently used as an oil and gas collection facility with no future residential plans. We are respectfully requesting that the city allows a variance to no longer require a 6' tall opaque buffer or an 8' tall masonry wall as they would impose unnecessary construction burdens without mitigating any impacts on residential uses. Therefore, strict application of these provisions would deprive the applicant of the reasonable use of the land.</p>			
	<p>2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:</p>			
	<p>The requested variance is necessary because the strict buffer and wall requirements would impose unnecessary construction obligations that do not protect any adjacent residential uses. Granting the variance allows the owner to reasonably develop and use the property consistent with its commercial zoning while preserving the full legal rights to build and operate on the site. Walls/buffers on the west side of the subject property would adversely affect visibility and vehicular ingress/egress of the site, posing a safety issue and an impact on the business.</p>			
	<p>3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:</p>			
	<p>The variance will not be detrimental to the neighboring property, because while the neighboring property is currently zoned residential, the current/future usage plans for the site are not residential. As the current/future usage is not residential, neighbors privacy, safety, or visual enjoyment will not be impacted. Allowing the variance ensures the owner can develop the site without affecting the legal rights or welfare of surrounding property owners.</p>			
	<p>4. Describe special conditions that are unique to this applicant or property:</p>			
	<p>The property is currently has no shared boundaries with single-family residential uses, and adjacent parcels include a commercial office building and a current oil and gas collection facility with the current owner having no plans for any future residential use. These conditions eliminate the need for the standard buffer or wall requirements, making the situation distinct from typical commercial-residential interfaces.</p>			
	Board Action			
<table><tr><td>Chairman, Board of Adjustment Signature</td><td>Date</td></tr><tr><td>_____</td><td>_____</td></tr></table>		Chairman, Board of Adjustment Signature	Date	_____
Chairman, Board of Adjustment Signature	Date			
_____	_____			



FLOOD ZONE
ZONE 1B
AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN 15 FEET. THESE AREAS ARE NOT TO BE CONSIDERED AS AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
1. COMMUNITY PANEL NUMBER: 480343 0010 C
MAP REVISED: NOVEMBER 2, 1982



- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. BEARING BASIS IS FROM THE NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MMG SOUTH TEXAS, LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NO. 2812871, HIDALGO COUNTY OFFICIAL RECORDS AND A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT.
 3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 4. NO PHYSICAL ADDRESS WAS OBSERVED FOR SUBJECT TRACT DURING TIME OF SURVEY.
 5. A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT IN REGARDS TO THE CURRENT ZONING CLASSIFICATION, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS.
 6. NO BUILDINGS OBSERVED ON SUBJECT TRACT DURING TIME OF SURVEY.
 7. NO PARKING SPACES FOUND UPON SUBJECT TRACT DURING TIME OF SURVEY.
 8. NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING TIME OF SURVEY.
 9. S. 2ND STREET IS SHOWN AS AN EXISTING PRINCIPAL ARTERIAL 120' AS PER THE RGVPO THOROUGHFARE (APPROVED FEBRUARY 2024).
 10. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY COMMITMENT OF NO. 1250999 EFFECTIVE DATE: JUNE 18, 2025 ISSUED: JULY 7, 2025.

- EASEMENTS LISTED IN SCHEDULE B:**
- 10.- EASEMENT AND RIGHT OF WAY DATED OCTOBER 17, 1928, RECORDED IN VOLUME 325, PAGE 357, DEED RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, BLANKET IN NATURE, NOT PLOTTABLE.
 - 10.- EASEMENT DATED SEPTEMBER 12, 1954, RECORDED IN VOLUME 925, PAGE 305, DEED RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.
 - 10.- PIPELINE EASEMENT DATED JUNE 26, 1998, RECORDED UNDER CLERK'S FILE NO. 535041, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.
 - 10.- UTILITY EASEMENT DATED AUGUST 9, 1998, RECORDED UNDER CLERK'S FILE NO. 544878, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.
 - 10.- EASEMENT AGREEMENT DATED JULY 1, 1996, RECORDED UNDER CLERK'S FILE NO. 572272, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.
 - 10.- EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.
 - 10.- OIL, GAS AND MINERAL LEASES DATED APRIL 29, 1938, RECORDED IN VOLUME 10, PAGE 39, OIL AND GAS RECORDS AND UNUNITED IN INSTRUMENT(S) DATED NOVEMBER 21, 1948, RECORDED IN VOLUME 106, PAGE 127, OIL AND GAS RECORDS AND DATED MARCH 27, 1950, RECORDED IN VOLUME 107, PAGE 359, OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, BLANKET IN NATURE, NOT A SURVEY MATTER.

- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT, INC.
 - ▲ SET NAIL
 - POWER POLE
 - SERVICE POLE
 - GUY WIRE
 - FIBER OPTIC CABLE MARKER
 - SINGLE POST SIGN
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - GAS MARKER
 - ELECTRIC BOX
 - TRAFFIC LIGHT POLE
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE
 - OVERHEAD POWER LINE
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - SPOTTED FIBER OPTIC LINE (APPROXIMATE LOCATION)
 - SPOTTED GAS LINE (APPROXIMATE LOCATION)
 - SPOTTED WATER LINE (APPROXIMATE LOCATION)
 - ASPHALT AREA
 - CONCRETE AREA
 - B.B. - BACK OF CURB TO BACK OF CURB
 - R.O.W. - RIGHT OF WAY
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING OF TRACT
 - SAME OWNER
 - OAK TREE (SIZE AS NOTED)

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.928 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 1.928 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMG SOUTH TEXAS, LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.928 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 8, SECTION 8, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 89° 37' 56" W ALONG THE EAST LINE OF SAID LOT 8, SECTION 8 AND THE WEST RIGHT-OF-WAY LINE OF S. 2ND STREET, A DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 22' 04" W A DISTANCE OF 250.00 FEET PASS THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO MMG SOUTH TEXAS, LLC, CONTINUING A TOTAL DISTANCE OF 250.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 89° 37' 56" W A DISTANCE OF 71.00 FEET PASS THE NORTH LINE OF SAID TRACT CONVEYED TO MMG SOUTH TEXAS, LLC, CONTINUING A TOTAL DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND BEARS N 81° 22' 04" W A DISTANCE OF 701.00 FEET FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 04" E ALONG THE NORTH LINE OF SAID LOT 8, SECTION 8 AND THE SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.928 ACRES OF LAND, MORE OR LESS.



LEGAL DESCRIPTION
1.928 ACRES OUT OF LOT 8,
SECTION 8,
HIDALGO CANAL COMPANY'S
SUBDIVISION
VOLUME Q, PAGES 175-177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

To: Vaqueiro Ventures Management LLC, MMG South Texas LLC, Central Title Company, Title Resources Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on August 1, 2025.

Date of Plot or Map: 09/10/2025

Roberto H. Tamez

R.P.L.S. No.: 6238

Email: roberto@meldeandhunt.com



JOB No.	25121.02	REVISED WITH COMMENTS	08/07/2025	J.G.
DRAWING DATE:	08/05/2025	REVISED BOUNDARY UPDATE	08/10/2025	M.L.S.
DRAWN BY:	J.G., M.L.S.	REVISION	DATE	BY
File Name:	25121.02			
	_REV 100.00ADD			
T-XXX, PG. XXX				
© Copyright 2025 Melde & Hunt, Inc. All Rights Reserved.		115 W. MCINTYRE - EDINBURG, TX 78641 PH: (956) 381-0981 - FAX: (956) 381-1039 ESTABLISHED 1947 - www.meldenandhunt.com		

OCT 09 2025

BY:

LANE
ENDS

SHARE
THE
ROAD

ZBA2025-0057
NOTICE
VARIANCE
FOR THIS
PROPERTY

CITY OF MCALLEN PLANNING DEPT | 956-681-1250 | WWW.MCALLEN.NET

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 5, 2025

SUBJECT: REQUEST OF MONICA RODRIGUEZ FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 10 FOOT REAR YARD SETBACK FOR AN EXISTING GARAGE AT LOT 11, THOMAS TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 409 REDWOOD AVENUE. (ZBA2025-0052)

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of 10 feet into the 10 foot rear yard setback for an existing garage.



PROPERTY LOCATION AND VICINITY: The subject property is located along the south side of Redwood Avenue west of North 4th Street and is zoned R-1 (Single-Family Residential-OC) District.

BACKGROUND AND HISTORY: Thomas Terrace Subdivision was officially recorded on April 15, 1950. A Stop Work Order was issued on December 29, 2009, for the construction of the garage without a building permit. A subsequent Stop Work Order was issued on January 7, 2010, due to the continued violation. A follow-up was scheduled for January 20, 2010 to issue a citation but no one was at the residence. The property underwent a change of ownership in 2014. The new owner was informed that the existing violation needed to be resolved before proceeding with an application for an additional permit. A building permit for the garage was submitted on August 22, 2024 which was rejected by Planning due to the encroachment. A variance request for the existing garage was submitted on September 15, 2025. At the time of the memo, owner was working with utilities to come to an agreement.

ANALYSIS: The applicant is requesting the variance to allow the encroachment of the garage at the rear of the property.

Staff has not received any phone calls, emails or letters in opposition to this request.

RECOMMENDATION: Staff recommends disapproval of the variance request.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Case Number: ZBA 2025-0052 ZBOA Meeting: 10/22/2025
Accepted By: HT

PROJECT

Legal Description

Thomas Terrance Lot 11 Blk 6

Subdivision Name

Thomas Terrance

Street Address

409 Redwood Ave, McAllen TX 78501

Number of lots 11 Gross acres _____

Existing Zoning _____ Existing Land Use _____

Reason for Appeal (please use other side if necessary) requesting a variance to
encroach 10 ft into 10 ft rear set back for existing
garage

☐ \$300.00 non-refundable filing fee + ☐ \$50.00 Recording Fee for Special Exception (carport)

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

APPLICANT

Name Monica Rodriguez Phone 956-451-5427

Address 409 Redwood Ave E-mail monica.rodriguez38@gmail.com

City McAllen State TX Zip 78501

OWNER

Name Monica Rodriguez Phone 956-451-5427

Address 409 Redwood Ave E-mail monica.rodriguez38@gmail.com

City McAllen State TX Zip 78501

AUTHORIZATION

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☒ Yes ☐ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 9-15-2025

Print Name Monica Rodriguez ☒ Owner ☐ Authorized Agent

SEP 15 2025

BY: CW



City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (Please use an additional page if necessary to complete responses)

**Information provided here by the applicant does not guarantee that the Board will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

Garage was built before I purchased property in 2016.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:

Need ~~carport~~ due weather conditions.
garage

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:

It is inside property line

4. Describe special conditions that are unique to this applicant or property:

I was unaware of permit issue when property was purchased. I need resolve permit condition.

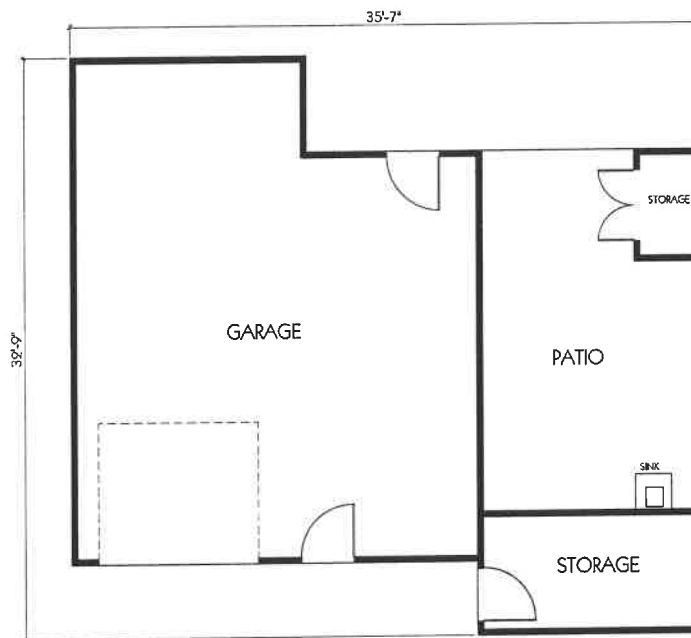
Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

9-15-2025



EXIST FLOOR PLAN LAYOUT
AREA = 950.0FT

South Texas Designs



PROJECT 409 REDWOOD AVE
OWNER - BUILDER

SCALE 3/16"=1'-0"

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS BUILDING CODE, THE TEXAS MECHANICAL CODE, THE TEXAS ELECTRICAL CODE, THE TEXAS PLUMBING CODE, THE TEXAS FIRE CODE, AND THE TEXAS ENERGY CODE.

REVISIONS

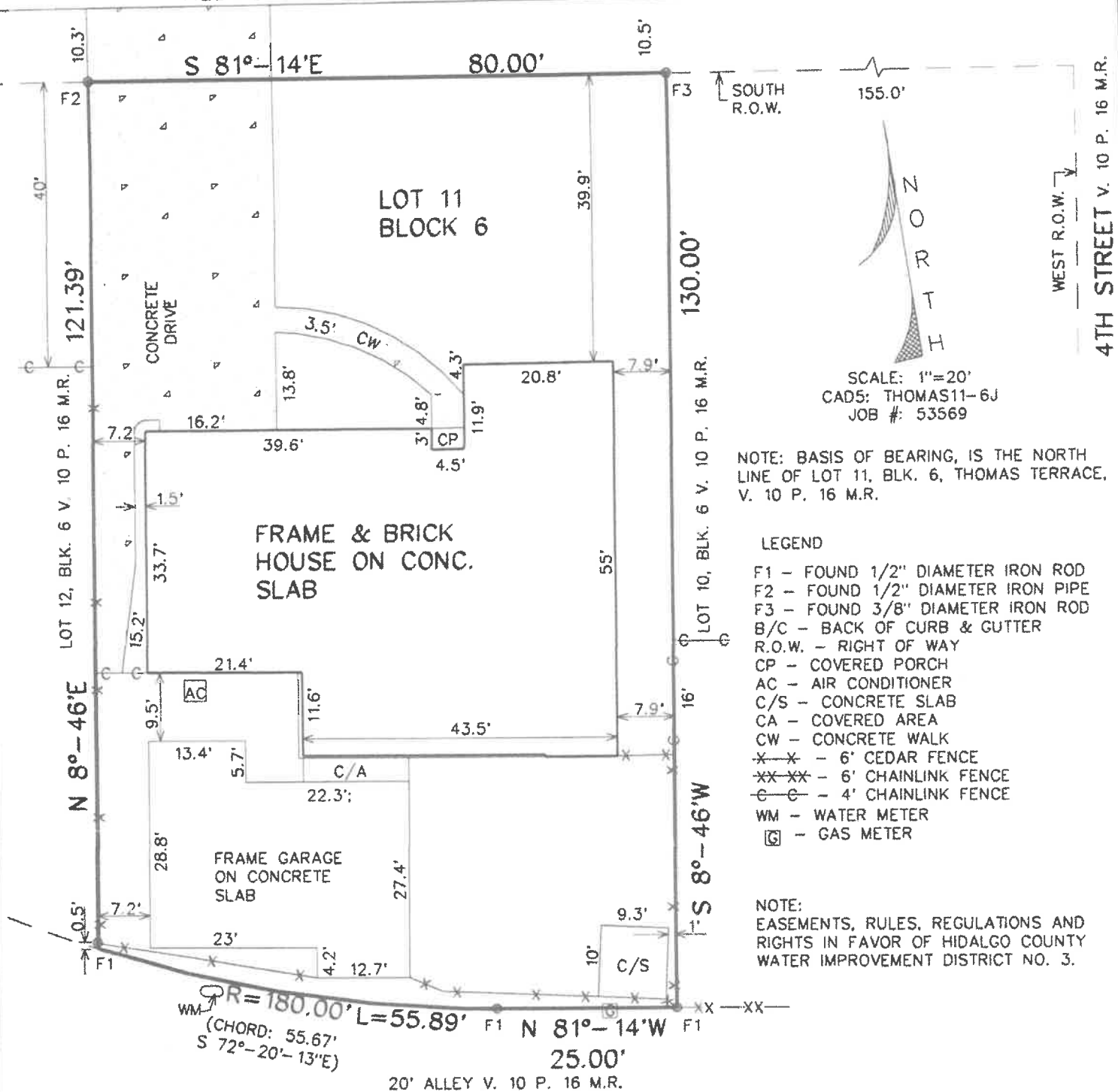
BY

210 MOLANA STREET "B" WALKER, TEXAS 75084 (956) 887-1408

SEP 15 2025

BY: CW

REDWOOD AVE. V. 10 P. 16 M.R. B/C



BUYER'S NAME: MONICA RODRIGUEZ

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NO. 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☒ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2014 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 409 REDWOOD AVE.

McALLEN, TX

LEGAL DESCRIPTION: LOT ELEVEN (11), BLOCK SIX (6), THOMAS TERRACE, AN
ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

ACCORDING TO THE MAP RECORDED IN VOLUME 10 PAGE 6
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

06-18-14
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



ZBA2025-0052
NOTICE
VARIANCE
FOR THIS
PROPERTY

CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET