

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JANUARY 7, 2026 - 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:

2. PUBLIC HEARINGS:

- a) Request of Amelia Rodriguez for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 20 foot front yard setback for an existing porch at Lot 125, Los Encinos Subdivision, Hidalgo County, Texas; 3420 Queta Avenue. (ZBA2025-0066)**
- b) Request of Ramiro Flores on behalf of R & N Properties LLC for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 2 feet into the 7 foot east side yard setback for a proposed triplex at Lot 5, Block 3, Bonnie View Subdivision, Hidalgo County, Texas; 2117 Hackberry Avenue. (ZBA2025-0065)**

3. FUTURE AGENDA ITEMS

- a) 3028 Norma Avenue**
- b) 901 North Main Street**
- c) 15400 North Shary Road**
- d) 2217 Ozark 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, December 17, 2025 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Chairperson
	Hugo Avila	Vice-Chairperson
	Hiram Gutierrez	Member
	Juan Mujica	Alternate
	Alex Lamela	Alternate
	Erick Diaz	Alternate
Absent:	Daniel Santos	Member
	Ivan Garcia	Member
	Francisco Davila	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 December 3, 2025.

The minutes for the meeting held on December 3, 2025. The motion to approve the minutes were made by Vice-Chairperson Hugo Avila. Mr. Francisco Davila seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

a) Request of Yadira Gonzalez for a request of a special exception to the City of McAllen Zoning Ordinance to allow a garage enclosure, located at Lot 48, Lost Encinos III Subdivision, Hidalgo County, Texas; 5631 South 27th Lane. (ZBA2025-0063

Ms. Fuentes stated the applicant was requesting a special exception to enclose the existing garage and not provide the required parking at the subject property.

The subject property was located along the east side of South 27th Lane, south of Sarah Avenue and is zoned R-1 (Low Density Residential–UDC) District.

Los Encinos III Subdivision was officially recorded on October 4, 2006. A single-family residential home was built on the property in 2008. The applicant was given a Stop Work Order on November 8, 2025, and submitted a building permit for the enclosure of the garage on November 11, 2025. The permit was rejected by Planning due to non-compliance of Section §138-397 (a) of the Zoning Ordinance. A special exception request for the garage enclosure

was submitted on November 17, 2025.

The applicant was requesting the special exceptions to allow the garage enclosure on the property.

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

Staff recommended disapproval of the special exception request.

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.

Ms. Yadira Gonzalez, 5631 South 27th Lane, McAllen. She stated she wanted to enclose her garage to make into a bedroom. She wanted to have it enclosed for her in-laws. Her father-in-law is handicapped and to help her mother-in-law in taking care of him.

Board member Lamela asked if this was considered a hardship case.

Ms. Gonzalez stated her father-in-law had his leg amputated and they lived by themselves. Therefore, they decided to have them live with him in order to help them out.

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

- b)** Request of Christina Sanchez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 12 feet into the 30-foot front yard setback for a proposed carport at Lot 13 and East 9.5 feet of Lot 12, West Harvey Addition Unit No. 1 & Unit No. 2 Subdivision, Hidalgo County, Texas; 1901 Camellia Avenue. (**ZBA2025-0062**)

Mr. Del Bosque stated the applicant was requesting a special exception to allow an encroachment of 12 feet into the 30-foot front yard setback for a proposed 20'x20' carport.

The subject property was located on the southwest corner of Camellia Avenue and North Bicentennial Boulevard and is zone R-1 (Single Family Residential-OC) District.

West Harvey Addition Unit Number 1 and 2 Subdivision was recorded on February 11, 1958. Per the Hidalgo County Appraisal District records, the house was built in 1970. A special exception application was submitted November 14, 2025. No building permit for the carport has been submitted.

The applicant was requesting a special exception for a proposed 20'x20' carport that will be used to protect her elderly parents, both of whom use wheelchairs, from the weather elements. The carport would also provide cover for their vehicle.

The recorded plat of the subdivision requires a 30-foot front yard setback. During site visit, staff noticed multiple properties along Camellia that have carports, which seem to encroach into the required 30-foot front setback; however, staff's research, did not reveal any records of special exception being granted for this subdivision.

Special exceptions are issued to and recorded for the present applicant/owner only. New property owners would need to apply for a new special exception request.

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

Staff recommended disapproval of the special exception request since it does not comply with the setback requirement in the subdivision.

Ms. Christina Sanchez, 1901 Camellia Avenue, McAllen. She stated her and her sister take care of their elderly parents. They have many medical needs, going to doctor's appointments in ambulances. In addition, during the inclement weather they need protection when getting in and out of their vehicles.

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, Mr. Hiram Gutierrez moved to go against staff's recommendation and approve the Special Exception. Mr. Alex Lamela seconded the motion. The Board voted to approve the Special Exception with five members present and voting.

- c) Request of Fernando Martinez Jr. and Yinoha C. Cruz for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 15 feet into the 25-foot rear yard setback for a proposed covered porch, at Lot 80, Taylor Crossing Subdivision, Hidalgo County, Texas; 4808 Kiwi Avenue. (**ZBA2025-0064**)

Ms. Ramirez stated the applicant was requesting a variance to allow an encroachment of 15-feet into the 25-foot rear yard setback for a proposed covered porch measuring 15ft x 28ft to provide cover for back yard/back door from weather (rain, sun, etc.).

The subject property was located on Kiwi Avenue, South of Lark Avenue and was zoned R-1 (Single-Family Residential-OC) District.

Taylor Crossing Subdivision was officially recorded on January 6, 2010. A single-family residential home was built on the property in 2018. This is the first attempt to request a variance to encroach into a proposed porch for the rear side setback. No other requests have been received.

The applicant was requesting a variance to allow the encroachment of 15 feet into the 25 feet rear setback for a non-existing covered porch on the rear side of the property. The home sits on a double fronting property in which the owner states it prevents them from using most of the lot space. City Ordinance Section 138-367(b) states, "Where lots have double frontage, a required front yard shall be provided on one street only." The submitted site plan shows the proposed residence will be in compliance with the 25 foot front yard setback. As per our records, there have been two variance requests for encroachments for covered porches granted within this subdivision.

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

Staff recommended approval of the variance request.

Mr. Fernando Martinez and wife, 4808 Kiwi Avenue, McAllen. He stated he wanted to build a porch in the rear for protection against inclement weather. In addition, for their children to play as well.

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 approve the Variance request. Mr. Ivan Garcia seconded the motion. The Board voted to approve the Variance request with five members present and voting.

- d) 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) (REMAIN TABLED: 12/3/2025)**

Vice-Chairperson Hugo Avila made a motion to remove the item from the table. Mr. Hiram Gutierrez seconded the motion. The Board voted unanimously with five members present and voting.

Mr. Hernandez stated the applicant was 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.

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 was 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.

This property was 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.

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

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

Chairperson Gutierrez asked staff what the applicant meant by reasonable use of the commercial use and the person speak in favor of the request was it over the phone. Staff stated it was an email sent from the person in favor with his property being on the west adjacent to the subject property, which is the owner of the oil and gas well.

Mr. Beto De La Garza, 1121 Nyssa Avenue, McAllen. In responding to the Chairperson's question. He stated that was a letter, which was written from their client Vaquero. He stated putting a fence of 80 feet on the property would make it pointless. They were not planning on putting a fence on the rest of the property. Allocating that money would be more needed to put in more landscaping that could be added to the site plan.

Board member Diaz asked the representative if the same owner owns the property to the south and to the west. Their same owner selling the property to 7-11. He stated that a buffer was not required between two commercial buildings.

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, Mr. Juan Mujica moved to disapprove the Variance request. Mr. Francisco Davila seconded the motion. The Board voted to disapprove the Variance request with four members voting aye and one nay, Mr. Ivan Garcia.

- 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) (REMAIN TABLED: 11/19/2025, 12/3/2025)**

Mr. Alex Lamela made a motion to remove the item from the table. Mr. Ivan Garcia seconded the motion. The Board voted unanimously with five members present and voting.

Mr. Hernandez stated the applicant was requesting a variance to allow an encroachment of 10 feet into the 10-foot rear yard setback for an existing garage.

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

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.

The applicant was requesting the variance to allow the encroachment of the garage at the rear of the property.

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

Staff recommended disapproval of the variance request.

Mr. Forghanparast mentioned to the Board at that time on the application it had Monica Rodriguez's name on it as the owner. She has then sold it to another owner and notified him that staff had the application in process. The new owner was aware of the request and meeting today but could not attend. It had been tabled three times. They had an option to withdraw but they decided to continue.

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.

Vice-Chairperson mentioned there was an old asbestos water line. The water line was in the alley but it was close to the fence.

Board member Mujica had a concern with the depth of the line. Ralph Balderas, MPU Engineering. He stated the normal depth is four feet. Their water department went out there recently with a request of the abandonment. There were some valves at the ends of the alley. With the curve of the alley, it was difficult to pin point where exactly where the line was but it was assume it was at the north side of the alley.

Following discussion, Mr. Hiram Gutierrez moved to go with staff's recommendation and disapprove the Variance request with the condition the carport will be reduced to comply with the City's requirements. Mr. Francisco Davila seconded the motion. The Board voted to approve the Variance request with five members present and voting.

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

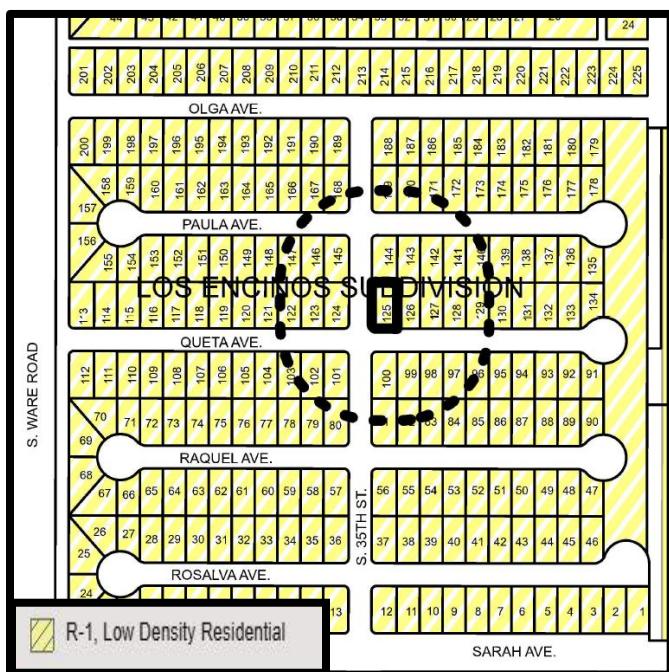
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: January 7, 2026

SUBJECT: REQUEST OF AMELIA RODRIGUEZ FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 6 FEET INTO THE 20 FOOT FRONT YARD SETBACK FOR AN EXISTING PORCH AT LOT 125, LOS ENCINOS SUBDIVISION, HIDALGO COUNTY, TEXAS; 3420 QUETA AVENUE. (ZBA2025-0066)

REASON FOR APPEAL: The applicant is requesting a variance to allow the existing porch to remain, as it helps reduce the risk of falls but slippery conditions and weather related factors.



PROPERTY LOCATION AND VICINITY: The subject property is located on the northeast corner of Queta Avenue and South 35th Street and is zoned R-1 (Low-Density Residential-UDC) District. Adjacent zoning is R-1-(UDC) District in all directions. The surrounding land use is single-family residential.

BACKGROUND AND HISTORY: Los Encinos Subdivision was recorded on July 5, 1994. The required front yard setback is 20 feet as per plat. A Stop Work Order was issued by the Building Department on September 2, 2022, for a front patio that was being constructed without a permit. An application for a building permit was submitted on September 15, 2022 for the front porch patio. A variance application was submitted March 21, 2023 and was disapproved by the Zoning Board of Adjustments on April 19, 2023. A follow up inspection was conducted and a notice of violation was posted September 27, 2025. A second application for a variance for the existing porch was submitted on November 21, 2025.

ANALYSIS: This variance is to allow an encroachment of 6 feet into the 20 feet front yard setback for an existing porch patio. Based on the submitted site plan, the porch does not encroach into the 5 foot utility easement on the west side of the lot.

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: ZBA2025-0066 ZBOA Meeting: 11-26
Accepted By: SJA

PROJECT

Legal Description

Los Encinos Lot 125

Subdivision Name

Los Encinos

Street Address

3420 Queta Ave

Number of lots _____ Gross acres _____

Existing Zoning R1 Existing Land Use R1

Reason for Appeal (please use other side if necessary) Para no caerme

Cuando llueve porque el Arbol estorcingo

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

Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required 4 series
baja con

APPLICANT

Name Amelia Rodriguez Phone 956. 867 7681

Address 3420 Queta E-mail _____

City McAllen State TX Zip 78503

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 Amelia Rodriguez Date 11-19-25

Print Name Amelia Rodriguez Owner Authorized Agent

NOV 21 2023

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:

Hueve y las semillas con la lluvia se hacen muy Resbaloso y eTenido caidas y con el techo me a ayudado porque ya no se moja la entrada

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

El techo evita que se moje la entrada de mi casa y para mi me siento mas segura. Por que aunque llueve podo bajar de mi troca sin miedo

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:

a Caerme por debajo del techo ~~estoy bien~~ tengo seco el (#3). el techo es una estructura Fija y segura que Proteje a mi y Fam de un accidente

4. Describe special conditions that are unique to this applicant or property:
 soy mayor de edad y eTenido varios Accidentes en esa entrada x piso mojado y Semillas del arbol que son redondas y no tengo otra entrada

Reason for Appeal

Board Action

Chairman, Board of Adjustment
 Signature

Amelia Rodriguez

Rev. 03/25

Date

11-19-25



3421

3417

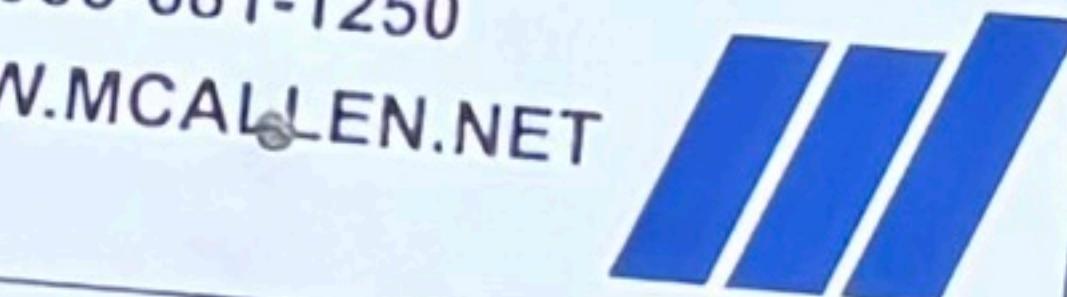
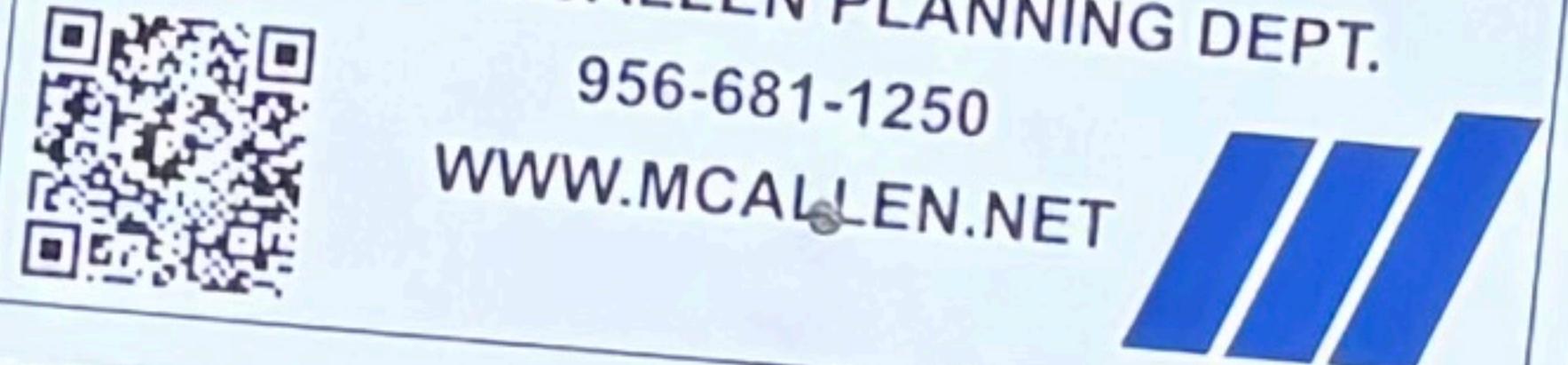
3420

3416

15
20 1/2
14 1/4
6 ft

ZBA2025-0066
•NOTICE•
VARIANCE
FOR THIS
PROPERTY

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



Memo

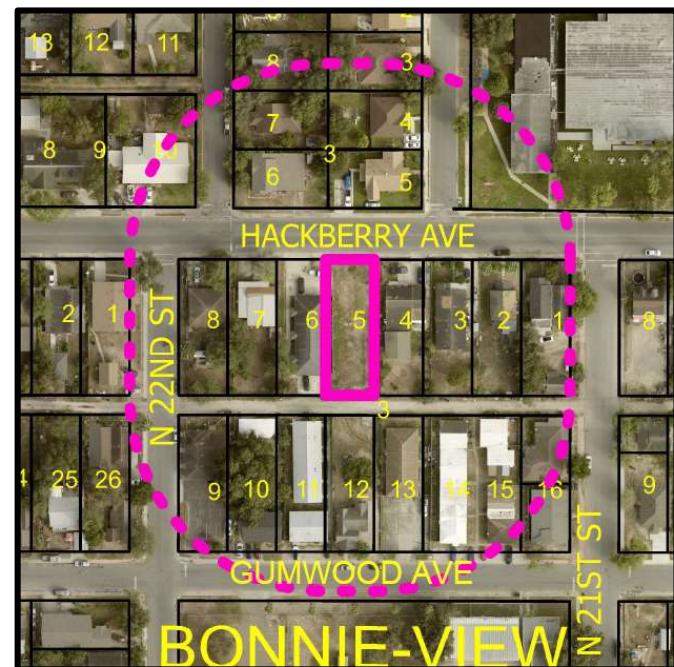
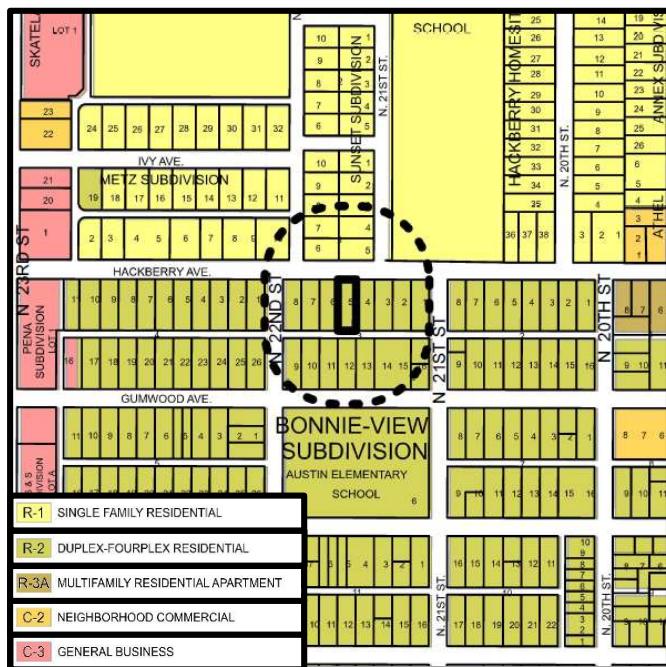
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: January 7, 2026

SUBJECT: REQUEST OF RAMIRO FLORES ON BEHALF OF R & N PROPERTIES LLC FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 2 FEET INTO THE 7 FOOT EAST SIDE YARD SETBACK FOR A PROPOSED TRIPLEX AT LOT 5, BLOCK 3, BONNIE VIEW SUBDIVISION, HIDALGO COUNTY, TEXAS; 2117 HACKBERRY AVENUE. (ZBA2025-0065)

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of 2 feet into the 7 foot east side yard setback for a proposed multifamily residence.



PROPERTY LOCATION AND VICINITY: The subject property is located along the south side of Hackberry Avenue, between North 21st and 22nd Street. The property is zoned R-2 (Duplex-Fourplex Residential - OC) District with adjacent properties being zoned R-1 (Single Family Residential – OC) District to the north and R-2 (Duplex-Fourplex Residential - OC) District to the east, west, and south. The property is currently vacant.

BACKGROUND AND HISTORY: Bonnie View Subdivision was recorded on August 23, 1927. A demolition permit for a single-family home was submitted and issued on March 14, 2022. No other building permits have been submitted since then. A rezoning application to R-2 (Medium Density Residential - UDC) District was submitted October 6, 2025; however, it has been withdrawn.

ANALYSIS: The applicant is requesting a variance to encroach 2 feet into the 7 foot east side yard setback for a proposed triplex. Current setbacks are based on setback requirements prior to 1979. For residential neighborhoods with an established pattern of 7 foot side yard setback on the east/south side and 5 foot sideway setback on the west/north side, for 12 foot building separation, the City honors the established pattern. Staff's research did not reveal any variances for this subdivision.

The Unified Development Code (UDC) adopted by the City Commission on December 9, 2025, requires 5 foot side yard setback for residential lots, for 10 foot building separation.

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

RECOMMENDATION: Staff recommends approval of the variance request since it complies with UDC requirements.

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-2015-0665 ZBOA Meeting: 01-07-2026
Accepted By: NL

PROJECT

Legal Description

Lot 5, Block 3, Hammond Addition (AKA Bonnie View)

Subdivision Name

Bonnie-View

Street Address

2117 W. Hackberry Ave McAllen Tx 78501

Number of lots 1 Gross acres

Existing Zoning R-2 (OC) Existing Land Use Vacant

Reason for Appeal (please use other side if necessary) Side set back on East Side needs to be 5 ft instead of 7 ft to accomplish Bed Room Deent Size

\$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 Ramiro Flores Phone 956-534-0247

Address 1209 S. Taylor Rd. E-mail universalrefelec@qol.com

City McAllen State TX Zip 78501

OWNER

Name R&N Properties LLC Phone 956-534-0247

Address 1209 S. Taylor Rd E-mail universalrefelec@qol.com

City McAllen Tx 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.

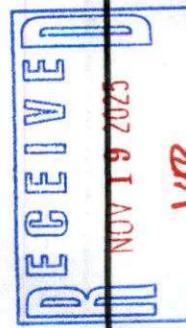
Signature Ramiro Flores

Date 1/19/15

Print Name Ramiro Flores

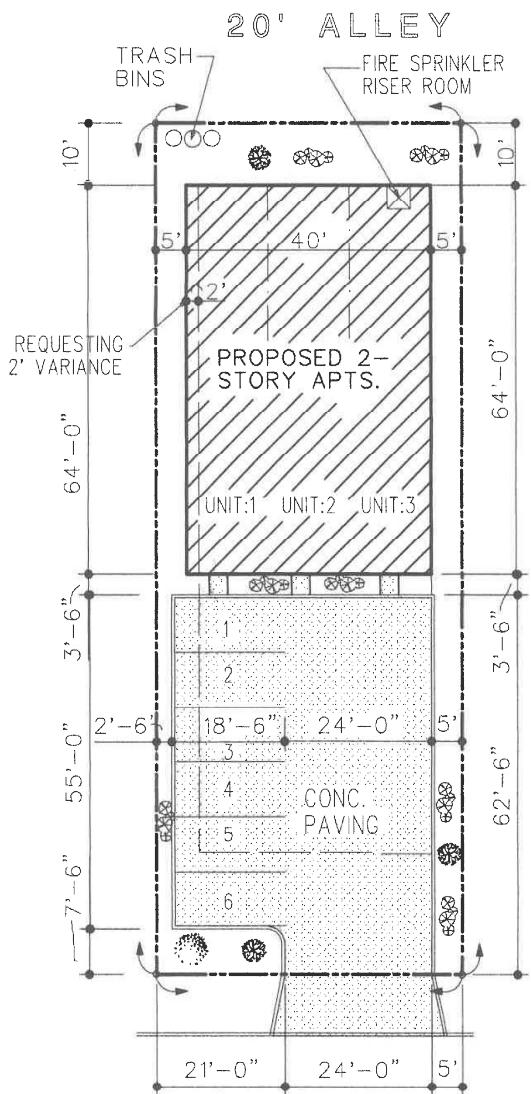
Owner

Authorized Agent



**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: (Please use an additional page if necessary to complete responses)</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>Trying to accomplish Decent Size of BedRms Maximize the use</p>	
	<p>2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:</p> <p>By adjusting set Set back from 7ft to 5ft on East side to maximize use</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>If Does not endanger any thing</p>	
	<p>4. Describe special conditions that are unique to this applicant or property:</p> <p>Why it will provide a better building that will increase value for the city as well</p>	
Board Action	Chairman, Board of Adjustment Signature <hr/>	Date <hr/>
	<small>Rev. 03/25</small>	



LANDSCAPE

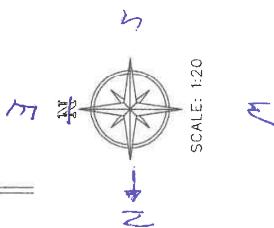
TOTAL GREEN AREA REQUIRED
750.0 SQ. FT.

TOTAL SUPPLIED = 1900.0 SQ. FT.

SITE PLAN

ADDRESS: 2117 W. HACKBERRY AVE.
McALLEN, TEXAS

LEGAL: LOT 5, BLOCK 3, BONNIE
VIEW SUBDIVISION.



SITE 7

SHEET
OF

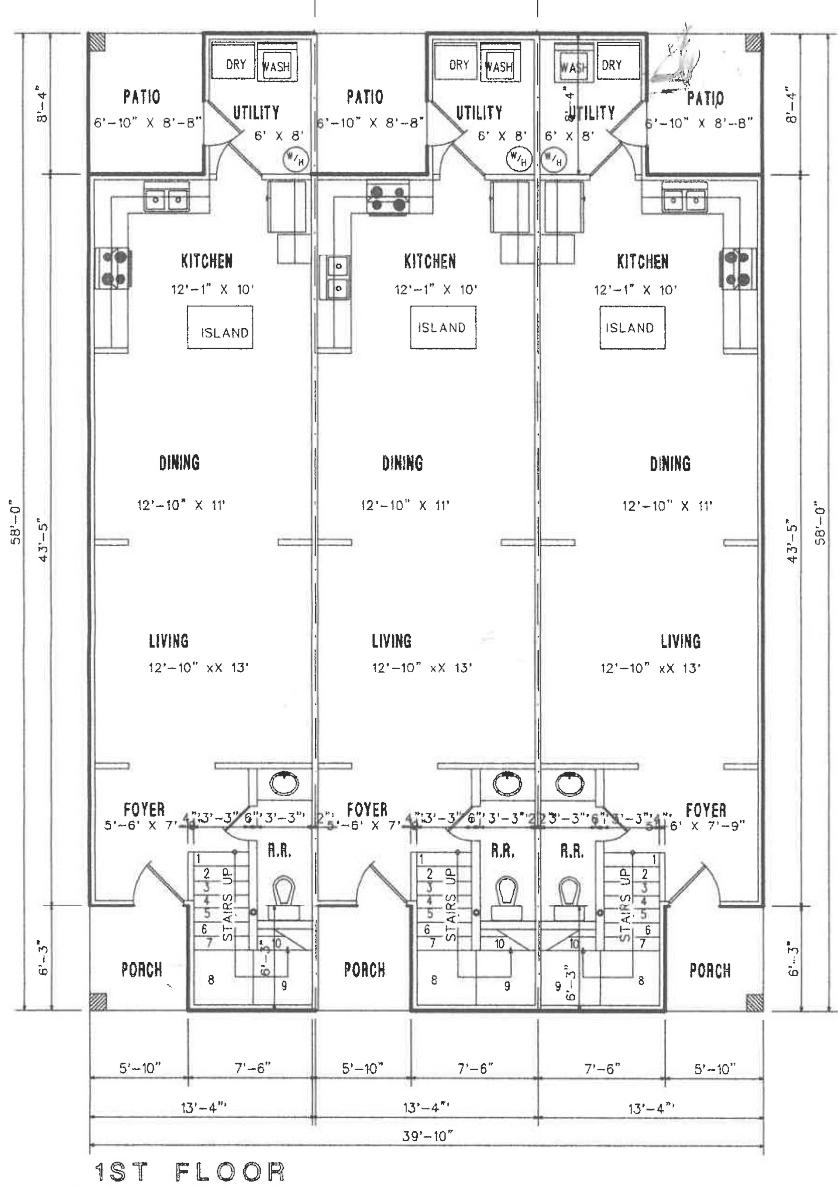


PROJECT:
HACKBERRY APTS

2117 W. HACKBERRY Ave. McALLEN, Texas

BUILDER:

MR. R. FLORES
(956) 0247

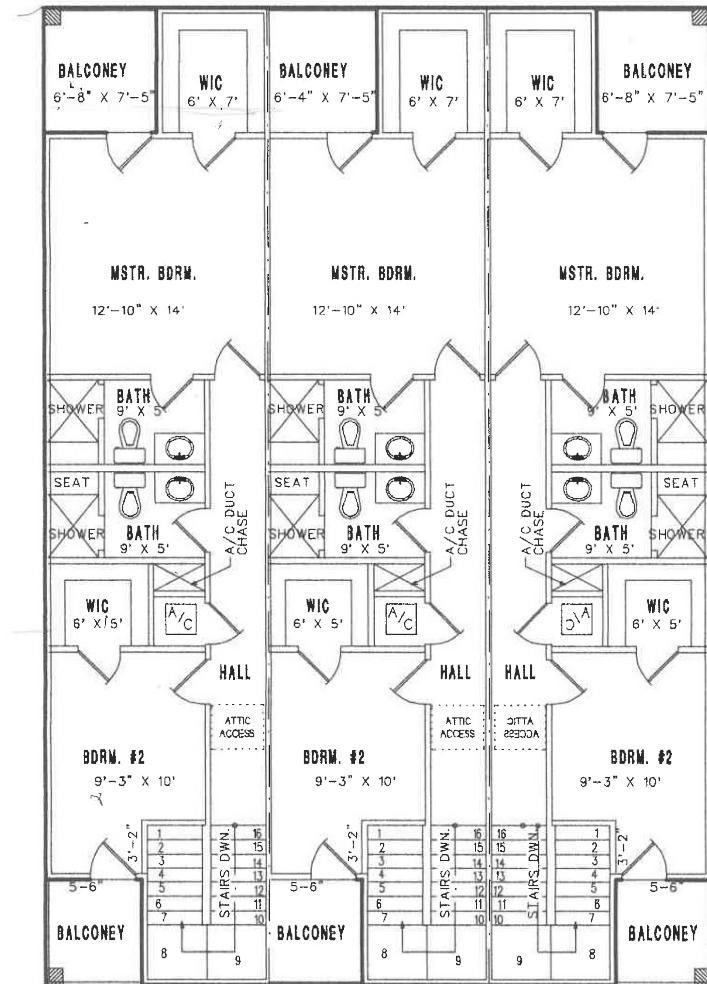


SHEET OF



PROJECT:
HACKBERRY APTS
2117 W. HACKBERRY Ave. McALLEN, Texas

BUILDER:
MR. R. FLORES
(956) 0247



2ND. FLOOR

SHEET
OF



PROJECT:
HACKBERRY APTS
2117 W. HACKBERRY Ave. McALLEN, Texas

BUILDER:

MR. R. FLORES
(956) 0247

TWENTY SIXTH AVE.
HACKBERRY

50								50
8	7	6	5	4	3	2	1	
50								50
9	10	11	12	13	14	15	16	
50								50

(3) Alley

TWENTY FIFTH AVE.

GUMWOOD

50								50
8	7	6	5	4	3	2	1	
50								50
9	10	11	12	13	14	15	16	
50								50

(6) Alley

TWENTY FOURTH AVE.

FIR

50								50
8	7	6	5	4	3	2	1	
50								50
9	10	11	12	13	14	15	16	
50								50

(11) Alley

TWENTY THIRD AVE.

FIR

50								50
8	7	6	5	4	3	2	1	
50								50
9	10	11	12	13	14	15	16	
50								50

50

50

Recorded
Aug. 23, 1927
at 11 o'clock A.M.

MAP

OF
BONNIE-VIEW
A SUBDIVISION~

BEING A RESUBDIVISION OF BLOCKS 3, 6, & 11, HAMMONDS

ADDITION TO MC ALLEN, OUT OF PORCIONES ~

61, 62, 63, 64, & 65 HIDALGO COUNTY, TEXAS ~

Scale 1-100 ft. Nov. 1926

I, E.M. (etc), a surveyor do hereby certify that the foregoing plan of Subdivision, being a resubdivision of Lots 3, 6, & 11, Hammonds Addition to Mc Allen, out of Porciones 61, 62, 63, 64, & 65 Hidalgo County, Texas, is a true and correct plan of said lands as surveyed and subdivided by me this 10th day of November 1926.