

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 1, 2022 - 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 – Chairperson Sylvia Hinojosa

1. MINUTES:

- a) Minutes for the meeting held on May 18, 2022

2. PUBLIC HEARINGS:

- a) Request of Julio C. Perez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 30 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet, at Lot 17, Block 3, Fern Heights Subdivision, Hidalgo County, Texas; 712 Daffodil Avenue. **(ZBA2022-0019) (TABLED: 05/18/2022)**
- b) Request of Daniel Rosas for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 13 feet into the 20 feet front yard setback and 5 feet into the 6 feet west side yard setback for a proposed metal carport measuring 9 feet by 64 feet, at Lot 6, Block 15, Hammond's Addition To The Town of McAllen, Hidalgo County, Texas; 2021 Ebony Avenue. **(ZBA2022-0022)**
- c) Request of AAA Residential Construction on behalf of Gisela Valdez and Jerry Valdez (owners) for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed pavilion measuring 14 feet by 14 feet, at Lot 40, El Pacifico Subdivision Phase II, Hidalgo County, Texas; 13405 North 37th Lane. **(ZBA2022-0025)**
- d) Request of Abasto Corporation for the following variance request to the City of McAllen Zoning Ordinance to not provide a buffer along the property street frontage at Warehouse Kingdom Subdivision Phase II, Hidalgo County, Texas; 6101 South 23rd Street. **(ZBA2022-0023)**
- e) Request of Tomas Gutierrez, on Behalf of MDM Land Company, for the following Variance and Special Exception to the City of McAllen Zoning Ordinance: **1)** to allow an encroachment of 4.9 feet into the 17.75 feet rear yard setback for a proposed multifamily apartment buildings and **2)** to allow 243 parking spaces instead of the required 245 parking spaces, at the South 302.35 ft. out of Lot 149, La Lomita (HOIT) Subdivision, (Proposed The Grove Subdivision, Lot 2), Hidalgo County, Texas; 500 South Ware Road. **(ZBA2022-0027)**

3. FUTURE AGENDA ITEMS

- a) 10701 North 30th Street
- b) 621 North 12th Street
- c) 4717 Pelican Avenue
- d) 100 North Bicentennial Boulevard

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, May 18, 2022 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Sylvia Hinojosa	Chairperson
	Jose Gutierrez	Vice-Chairperson
	Ann Tafel	Member
	Rogelio Rodriguez	Member
	Hugo Avila	Member
	Rebecca Millan	Alternate
	Juan Mujica	Alternate
Absent:	Mark Talbot	Alternate
	Sam Saldivar	Alternate
Staff Present:	Austin Stevenson	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Marco Rivera	Planner I
	Jose Luis Flores, Jr.	Planner I
	Bilkis Olazaran Martinez	Development Engineer
	Porfirio Hernandez	Planning Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Sylvia Hinojosa

1. MINUTES:

- a)** Minutes for the meeting held on May 4, 2022.

The minutes for the meeting held on May 4, 2022 were approved. The motion to approve the minutes was made by Vice-Chairperson Jose Gutierrez. Ms. Ann Tafel seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a)** Request of Marilin Mendoza for the following special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 6 foot South side yard setback for a proposed carport measuring 300 square feet (10 feet x 30 feet) at Lot 1, Idela Park Unit 2 Subdivision, Hidalgo County, Texas; 4600 South 29th Street. **(ZBA2022-0021)**

Mr. Flores stated the applicant was requesting a special exception to allow an encroachment of 4 feet into the 6-foot south side yard setback for a metal carport

measuring 10 feet by 30 feet. The applicant has indicated that the basis for the request is to protect her vehicles from the weather elements and to provide shade that helps her child, who has a medical condition.

The property is located on the southwest corner of Idela Avenue and South 29th Street. The lot has 50 feet of frontage along South 29th Street and 90 feet along Idela Avenue for a lot size of 4,500 square feet. The property is zoned R-1 (single-family residential) District and a single-family residence is located on the property. The surrounding land uses are single-family residences in all directions.

Idela Park Unit 2 Subdivision was recorded on July 25, 1978. A general note on the subdivision plat indicates a south side yard setback of 6 feet for the subject property. The original construction of this residence was in 1994, according to the Hidalgo County Appraisal records. A stop work order was issued on April 07, 2022 for construction without a permit. The applicant applied for a building permit on April 07, 2022. An application for a special exception was submitted on April 19, 2022. The issuance of the building permit is pending special exception approval.

The subdivision plat indicates there is a 6-foot side yard setback along the South property line. The side yard setbacks are important in establishing the character of a single-family neighborhood by promoting privacy, reducing fire danger and allowing landscaping to enhance the residence and promote uniformity of the building sites within the subdivision.

The applicant has proposed to include rain gutters to prevent rainwater from spilling into neighbor's yard.

During the site visit, staff noticed other encroachments in the area. Side yard setback encroachments are a common characteristic within the neighborhood due to the fact that most residences in the area were built without a garage. Between 2009 and 2021, there have been six requests approved with encroachments within this subdivision. Of those requests, three of them have been for carport side and front yard setback encroachments. Of these three requests, all of them have been approved to the property lines.

The submitted site plan indicates the proposed carport to be two feet from the front property line; however, measurements provided are without the benefit of a survey.

Special exceptions are issued to an individual and recorded, however if there is a change of ownership of the property, they will have to apply as the new owner.

No phone calls have been received in opposition to the special exception request.

Staff recommended approval of the request due to encroachments being a common characteristic of the neighborhood. If the Board approves the request, it should be limited to the existing encroachment.

Ms. Marilin Mendoza, the applicant stated she wanted to build a carport due her son's medical condition from the inclement weather.

Chairperson Sylvia Hinojosa asked if there was anyone present in favor of the special exception. There was no one else in favor of the special exception.

Chairperson Sylvia Hinojosa asked if there was anyone present in opposition of the special exception. There was one in opposition of the special exception.

Mr. Hugo Avila moved to approve the special exception as recommended by staff. Ms. Ann Tafel seconded the motion. The Board voted to approve the special exception with five members present and voting.

- b) Request of Julio C. Perez for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 30 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet, at Lot 17, Block 3, Fern Heights Subdivision, Hidalgo County, Texas; 712 Daffodil Avenue. **(ZBA2022-0019)**

Mr. Rivera stated the applicant was requesting a special exception for an encroachment into the front yard setback in order to construct a metal carport with a size of 400 square feet having dimensions of 20 feet x 20 feet. According to the applicant, the carport is for protection from the weather elements for a family member with medical conditions.

The subject property was located along the North side of Daffodil Avenue, 252 feet east of North 8th Street. The lot has 84 feet of frontage along Daffodil Avenue and a depth of 130 feet for a lot size of 10,920 square feet. The property is zoned R-1 (single family residential) District and a single family residence is located on the property. The surrounding land uses are single-family residences

Fern Heights was recorded on October 4, 1960. The front yard setback is 30 feet as per plat. An application for a Special Exception request was submitted to the Planning Department on April 14, 2022. An application for a building permit has not been submitted.

The request is for a special exception to allow an encroachment of 20 feet into the 30 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet to be constructed over an existing concrete driveway. There is an existing two-car "carport", but due to medical conditions of one of the occupants of the residence, more covered space was needed for wheel chair access in and out of the vehicles.

The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view. Approval of the request allowing a carport within the front yard may encourage future carports to be constructed in the front yard.

Measurements provided are without the benefit of a survey.

A review of Planning Department records did not reveal any variances approved for Blocks 2 and 3 of Fern Height Subdivision.

There have been no calls or emails received in opposition of the Special Exception request

Special exceptions are issued to an individual and recorded, however a change of ownership requires the new owner to apply for their own Special Exception.

Staff recommended disapproval of the Special Exception request since there is an existing two-car “carport” that provides protection from the weather elements. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.

Vice-Chairperson Gutierrez asked staff if the existing carports were currently in use now. Staff stated the applicant was present to answer question.

Mr. Julio Perez, the applicant stated he wanted to build a carport due to his daughter’s medical condition. The existing carport was built too small for their minivan and a truck to fit making it hard to open doors. They also get a lot of humidity, which affects the driveway and makes it slippery so he has replaced the tiles many times.

Board member Mujica asked the applicant if they had access to the carport from inside the house. Mr. Perez stated they use the kitchen because they have a wheelchair ramp.

Board member Avila suggested tabling the item to give the applicant the opportunity to make any modifications to the carport.

Chairperson Sylvia Hinojosa asked if there was anyone present in favor of the special exception. There was no one else in favor of the special exception.

Mr. Rogelio Cavazos, 615 Daffodil Avenue, stated he was in favor of the special exception. He stated the applicant wanted to have a carport that looked aesthetically pleasing to the neighborhood.

Chairperson Sylvia Hinojosa asked if there was anyone present in opposition of the special exception. There was no one in opposition of the special exception.

Following discussion, Vice-Chairperson Jose Gutierrez **moved** to table special exception. Mr. Rogelio Rodriguez seconded the motion. The Board voted to table the special exception with five members present and voting.

- c) Request of Aldo R. Salazar for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20 feet front yard setback for an proposed metal carport measuring 20 feet by 20 feet, at Lot 21, Gardenia Terrace No. 8 Subdivision, Hidalgo County, Texas; 6004 North 30th Street. **(ZBA2022-0018)**

Mr. Rivera stated the applicant was requesting a special exception for an encroachment into the front yard setback in order to construct a metal carport with a size of 400 square feet and dimensions of 20 feet x 20 feet. According to the applicant, the carport was to be built to protect his vehicles from the weather elements. The applicant has also stated on his application for a special exception request that the carport was for medical related reasons.

The subject property was located along the East side of North 30th Street, 140 feet South of Hummingbird Avenue. The lot size is 7,700 square feet. The surrounding land use is single family residential.

Gardenia Terrace No. 8 was recorded on May 31, 1978, and the plat specifies a 20 feet front yard setback. A stop work order was issued by the Building Permits and Inspections Department on April 4, 2022. An application for a building permit was submitted on April 4, 2022 and an application for Special Exception was submitted to the Planning department on April 11, 2022.

The applicant was requesting a special exception to allow an encroachment of 20 feet into the 20 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet to be constructed over an existing concrete driveway. The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view. Approval of the request to allow the carport within the front yard may encourage future carports to be constructed in the front yard. However, there was an existing two-car garage that is part of the residence. The garage was partially used for storage leaving only room for 1 vehicle. One of the residents needs more space to access the vehicle because of medical conditions and for protection from the rain or sun.

Staff had received a phone call in opposition to the special exception request. Another resident appear in person at the Planning Department to state his opposition to the Special Exception request.

A windshield survey of the area did not reveal any other existing carports in the general area.

A review of Planning Department records did not reveal any variances granted within this subdivision.

The construction of the carport appears to encroach into street right of way however; measurements provided are without benefit of a survey.

There was no alley on the subject property that would allow for relocation of the proposed carport.

Special exceptions are issued to an individual and recorded, however if new owner purchases the home they will have to apply as new owner.

Staff recommended disapproval of the request since the home already has a two-car garage. Approval of the request may encourage other property owners to build similar structures. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.

Ms. Maria Borjas, representative for Aldo R. Salazar, stated he was requesting a carport. She stated he was an elderly man and the other person who resides with him had two hip replacements. She stated the applicant was present. Ms. Borjas stated he was not aware of obtaining a building permit.

Board Ann Tafel stated they had created a hardship by using part of the garage as a storage.

Mr. Aldo Salazar, the applicant stated in the immediate area they were no carports. He stated his truck was too big to fit in the garage and did not want to leave it out in the open during inclement weather.

Board member Mujica stated he did not see a hardship with this case. He was concern that it would engage others to build carports in the area.

Chairperson Sylvia Hinojosa asked if there was anyone present in favor of the special exception. There was no one else in favor of the special exception.

Chairperson Sylvia Hinojosa asked if there was anyone present in opposition of the special exception. There was someone in opposition of the special exception.

Mr. Arnolando Gutierrez, 6104 N. 29th Lane stated he was concerned with the deterioration of the neighborhood. He stated he has resided there for 21 years. Mr. Gutierrez spoke about the ordinances to keep the neighborhood aesthetically appealing.

Mr. Rigoberto Balderas, Jr., 6100 N. 30th Street stated he kept his residence looking good and uses his garage for his vehicle. He stated the Mr. Salazar's proposed carport would not look compatible with the neighborhood.

Ms. Maria Sekula, 6004 N. 30th Street, stated she resided at the applicant's house. She stated she was disabled with two hip replacements. She stated it made it difficult to get in and out of the vehicle when parked in the garage.

Vice-Chairperson Jose Gutierrez **moved** to disapprove the special exception. Mr. Hugo Avila seconded the motion. The Board voted to disapprove the special exception with five members present and voting.

- d) Request of Elizabeth L. Garza for the following Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet into the 10 feet South side yard setback for an existing single family home, at Lot 124, Vendome Subdivision Phase II, Hidalgo County, Texas; 13818 North 33rd Lane. **(ZBA2022-0024)**

Mr. Edgar Garcia, Planning Director stated this item was to be tabled in order to be heard at a Special Meeting on May 25, 2022.

Ms. Ann Tafel **moved** to table the item until the special meeting of May 25, 2022. Mr. Hugo Avila seconded the motion. The Board voted to table the item with five members present and voting.

4. FUTURE AGENDA ITEMS:

- a) 6201 South 23rd Street
- b) 13405 North 37th Lane
- c) 500 South Ware Road

ADJOURNMENT

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

Chairperson Sylvia Hinojosa

Carmen White, Administrative Assistant

Memo

TO: Zoning Board of Adjustment & Appeals

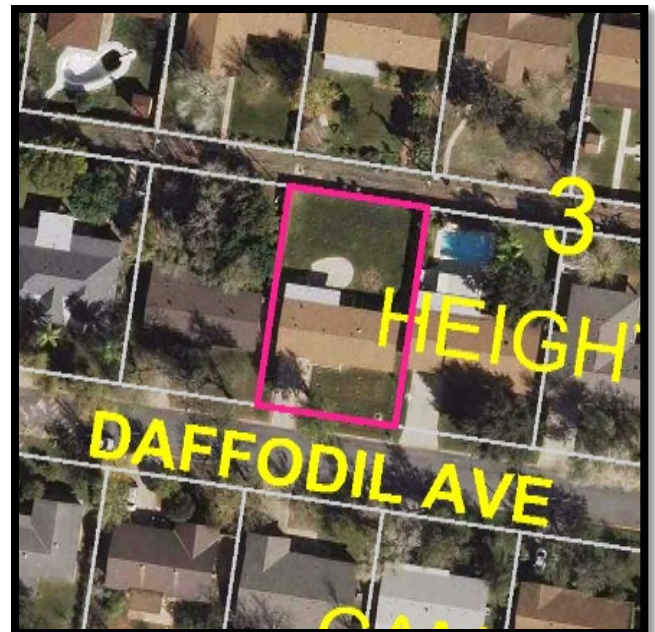
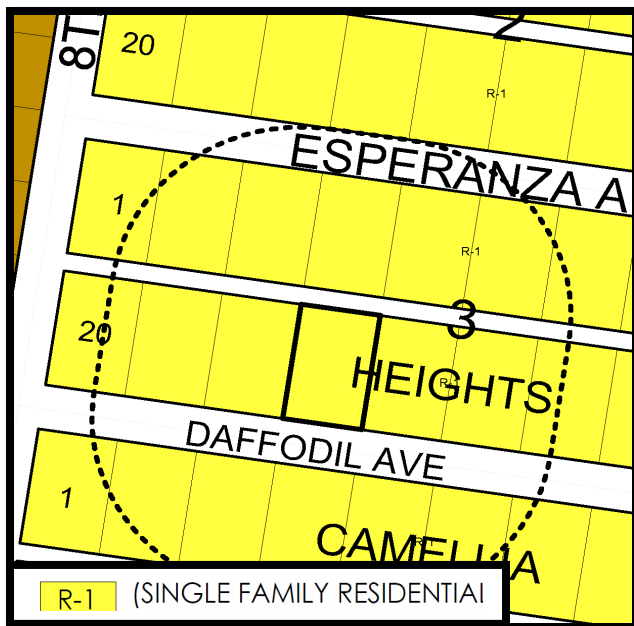
FROM: Planning Staff

DATE: May 26, 2022

SUBJECT: REQUEST OF JULIO C. PEREZ FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 20 FEET INTO THE 30 FEET FRONT YARD SETBACK FOR A PROPOSED METAL CARPORT MEASURING 20 FEET BY 20 FEET, AT LOT 17, BLOCK 3, FERN HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 712 DAFFODIL AVENUE. (ZBA2022-0019) (TABLED 05/18/2022)

REASON FOR APPEAL:

The applicant is requesting a special exception for an encroachment into the front yard setback in order to construct a metal carport with a size of 400 square feet having dimensions of 20 feet x 20 feet. According to the applicant, the carport is for protection from the weather elements for a family member with medical conditions.



PROPERTY LOCATION AND VICINITY:

The subject property is located along the North side of Daffodil Avenue, 252 feet east of North 8th Street. The lot has 84 feet of frontage along Daffodil Avenue and a depth of 130 feet for a lot size of 10,920 square feet. The property is zoned R-1 (single family residential) District and a single family residence is located on the property. The surrounding land uses are single-family residences

BACKGROUND AND HISTORY:

Fern Heights was recorded on October 4, 1960. The front yard setback is 30 feet as per plat. An application for a Special Exception request was submitted to the Planning Department on April 14, 2022. An application for a building permit has not been submitted.

ANALYSIS:

The request is for a special exception to allow an encroachment of 20 feet into the 30 feet front yard setback for a proposed metal carport measuring 20 feet by 20 feet to be constructed over an existing concrete driveway. There is an existing two-car “carport”, but due to medical conditions of one of the occupants of the residence, more covered space is needed for wheel chair access in and out of the vehicles.

The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view. Approval of the request allowing a carport within the front yard may encourage future carports to be constructed in the front yard.

Measurements provided are without the benefit of a survey.

A review of Planning Department records did not reveal any variances approved for Blocks 2 and 3 of Fern Height Subdivision.

There have been no calls or emails received in opposition of the Special Exception request

Special exceptions are issued to an individual and recorded, however a change of ownership requires the new owner to apply for their own Special Exception.

RECOMMENDATION:

Staff recommends disapproval of the Special Exception request since there is an existing two car “carport” that provides protection from the weather elements. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.

ZBOA MEETING ON MAY 18, 2022:

At the Zoning Board of Adjustments meeting of on May 18, 2022 the item was tabled due to concerns regarding the size of the carport. Julio C. Perez, the applicant, stated addition to the existing “carport” was needed for access in and out of the family vehicle for a family member with a medical condition. It would also provide protection during inclement weather. Board member Mujica stated that the proposed carport size was excessive. Board member Taffel stated that the proposed construction would not go to the property line and that makes a difference. A resident speaking in favor of the request stated that cutting the carport would not look good. Subsequent to the meeting the applicant submitted a revised site plan modifying the request from a length of 20 feet to 14 feet – a 6 feet encroachment reduction to the original request. The Board unanimously voted to table the Special Exception request.

2BA2022-0019

2BA-
5/18/22

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 FERN HEIGHTS LOT 17 BLK 3Subdivision Name FERN HEIGHTSStreet Address 712 DAFFODIL AVE MCALLEN TX 78501Number of lots 1 Gross acres 0.2507Existing Zoning R1 Existing Land Use RESIDENTIAL

Reason for Appeal (please use other side if necessary) _____

PROPOSED 20'X20' CARPORT☒ \$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 JULIO C PEREZ Phone (956) 739-7955Address 712 DAFFODIL AVE. E-mail JCPYAP89@YAHOO.COMCity MCALLEN State TX Zip 78501

Owner

Name JULIO C PEREZ Phone (956) 739-7955Address 712 DAFFODIL AVE. E-mail JCPYAP89@YAHOO.COMCity 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☒ NoI 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 4-14-22Print Name JULIO C PEREZ☒ Owner☐ Authorized Agent

Office

Accepted by [Signature]

Payment received by _____

Date ENTERED

Rev 09/20

APR 14 2022

Initial: AM

J.L.F



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:

CONSTRUCTING A 20' X 20' CARPORT ENCRDACHING INTO THE FRONT SET BACK OF 20'

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

TO PREVENT SLIP & FALL WITH WEATHER PATTERNS

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:

PROPOSED CARPORT WILL NOT INTERFERE WITH DRIVER ON THE ROAD

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

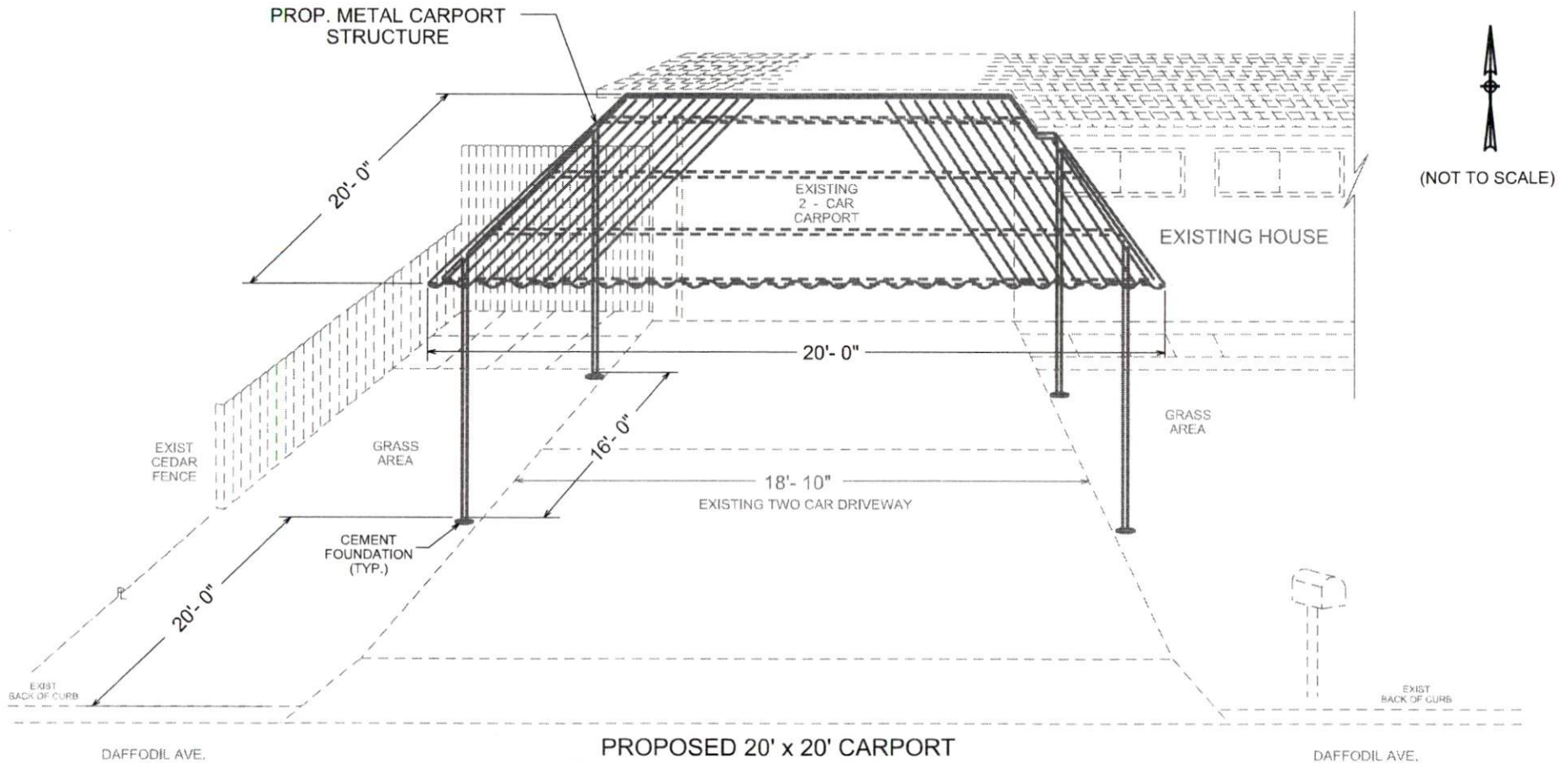
CARPORT IS NECESSARY DISE TO OLDER AGE AND HANDICAP PERSONS, TRIP & FALLS TO RAIN & HUMIDITY

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



PROPOSED 20' x 20' CARPORT
GALVANIZED ROOF WITH METAL STRUCTURE
AT
712 DAFFODIL AVE.
MCALLEN, TEXAS 78501

(NOT TO SCALE)

ENTERED

APR 14 2022


Initial:

an





NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0019

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



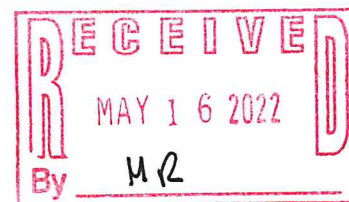
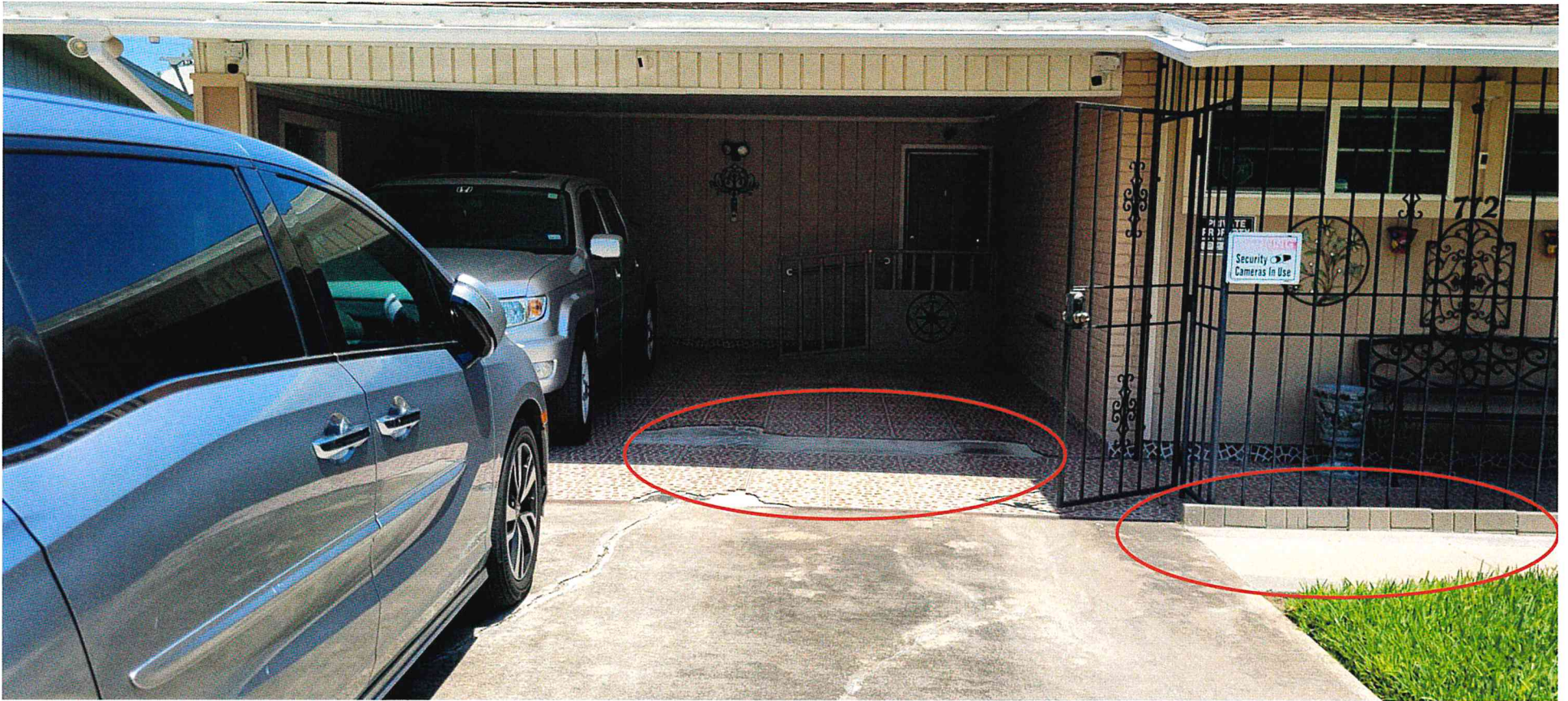
**LIMITED FRONT DOOR ACCESS
AND WHEELCHAIR ACCESS BETWEEN
VEHICLES INCASE OF EMERGENCY**



**EXISTING WHEELCHAIR RAMP
KITCHEN DOOR**



**WATER ACCUMULATION AND
HUMIDITY BUILTUP DURING
RAIN EVENTS MAKES IT
SLIPPERY**



Memo

TO: Zoning Board of Adjustment & Appeals

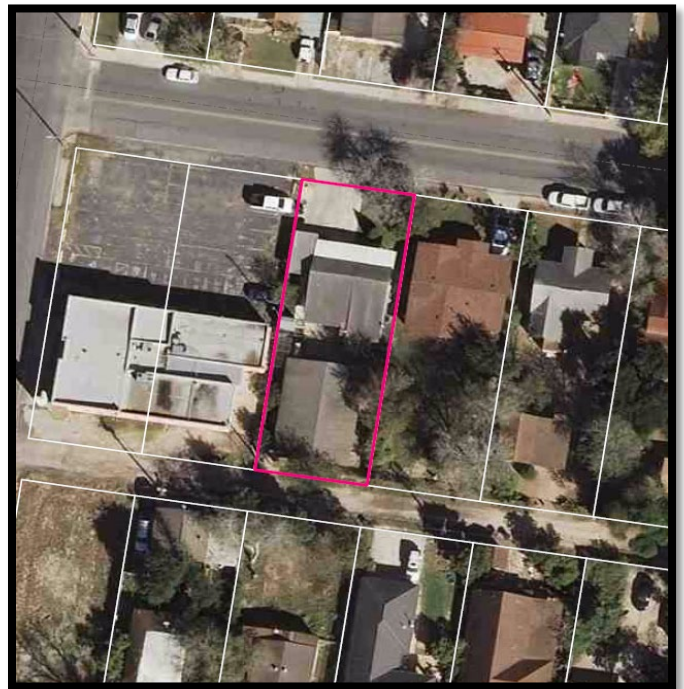
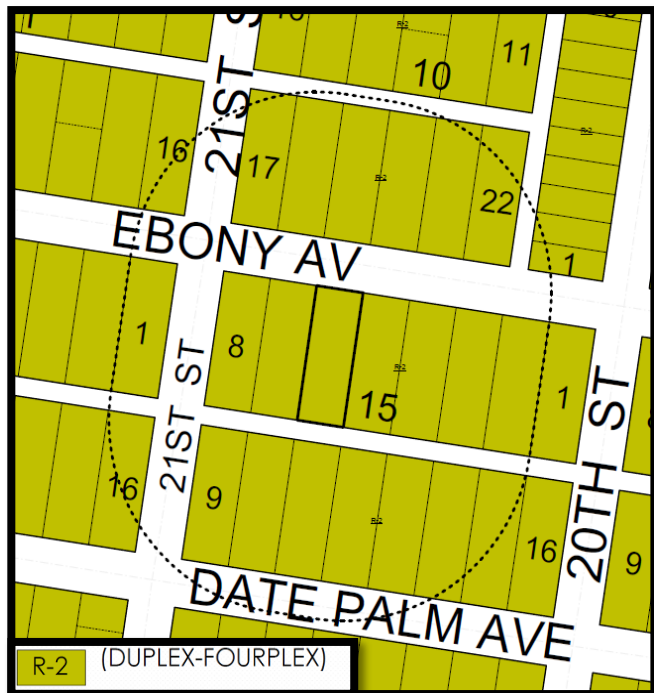
FROM: Planning Staff

DATE: May 25, 2022

SUBJECT: REQUEST OF DANIEL ROSAS FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 13 FEET INTO THE 20 FEET FRONT YARD SETBACK AND 5 FEET INTO THE 6 FEET WEST SIDE YARD SETBACK FOR A PROPOSED METAL CARPORT MEASURING 9 FEET BY 64 FEET, AT THE LOT 6, BLOCK 15, HAMMOND'S ADDITION TO THE TOWN OF MCALLEN, HIDALGO COUNTY, TEXAS; 2021 EBONY AVENUE (ZBA2022-0022)

REASON FOR APPEAL:

The applicant is requesting a special exception for an encroachment into the front yard and side yard setbacks for a proposed metal carport measuring 9 feet by 64 feet. According to the applicant, the purpose of the carport is to protect his vehicles from the weather elements and provide parking area at the front of his property.



PROPERTY LOCATION AND VICINITY:

The subject property is located along the South side of Ebony Avenue between 20th Street and 21st Street. The property has 50 feet of frontage along Ebony Avenue with a depth of 140 feet for a total area of 7,000 square feet. There is a single-family residence on the subject property. The property is zoned R-2 (duplex-fourplex residential) District. Adjacent zoning is R-2 District in all directions.

BACKGROUND AND HISTORY:

At the Zoning Board of Adjustments and Appeals meeting on April 20, 2022 the Board approved a special exception request to allow an encroachment of 13 feet into the 20 feet front yard setback for a metal carport measuring 20 feet by 25 feet. A second request for an encroachment of 6 feet into the 6 feet side yard setback for a proposed carport measuring 10 feet by 64 feet was disapproved. An application and site plan for a special exception request for an encroachment of 5 feet into the 6 feet side yard setback for a proposed metal carport measuring 9 feet by 64 feet has been submitted and involves a reduction of the encroachment into the side yard setback from the original request.

ANALYSIS:

The request is for a special exception to allow an encroachment of 13 feet into the 20 feet front yard setback and for an encroachment of 5 feet into the 6 feet side yard setback for a proposed metal carport measuring 9 feet by 64 feet. The proposed carport will replace an existing 10 feet by 20 feet carport.

According to the applicant reducing the side yard encroachment less than 5 feet would not be practical since the reduced width would not accommodate a car. The proposed length of the structure remains at 64 feet.

Approval of the request will allow the proposed carport construction to be squared off with the proposed construction to be undertaken with the encroachment previously approved by the Board on April 20, 2022.

During the site visit, staff noticed other similar encroachments in the area.

Special exceptions are issued to an individual and recorded, however a change in ownership of the property will require a special exception request by the new owner.

RECOMMENDATION:

Staff recommends disapproval of the special exception request of the proposed carport, due to the excessive size in length of the structure. However, if the Board approves the request it should be limited to the encroachments shown on the submitted site plan.

ZBDA. 5/1/22

ZBA2022-0022



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

HAMMOND ADDITION LOT 6 BLK 15

Subdivision Name

HAMMOND ADDITION

Street Address

2021 EBONY AVE MCALLEN, TX 78501

Number of lots

1

Gross acres

Existing Zoning

R2

Existing Land Use

RESIDENTIAL

Reason for Appeal (please use other side if necessary)

CARPORT MEASURING 9'X64' INTO SIDE SETBACK OF 6' ENVELOPING FIRE

☒ \$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 DANIEL ROSAS

Phone (956) 923-1269

Address 2021 EBONY AVE

E-mail ROSAY82.DLC@GMAIL.COM

City MCALLEN

State TX

Zip 78501

Owner

Name DANIEL ROSAS

Phone (956) 923-1269

Address 2021 EBONY AVE

E-mail ROSAY82.DLC@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

Date

APRIL 22, 2022

Print Name

DANIEL

☒ Owner

☐ Authorized Agent

Office

Accepted by

Payment received by

Date

APR 22 2022

Rev 10/18

Initial:

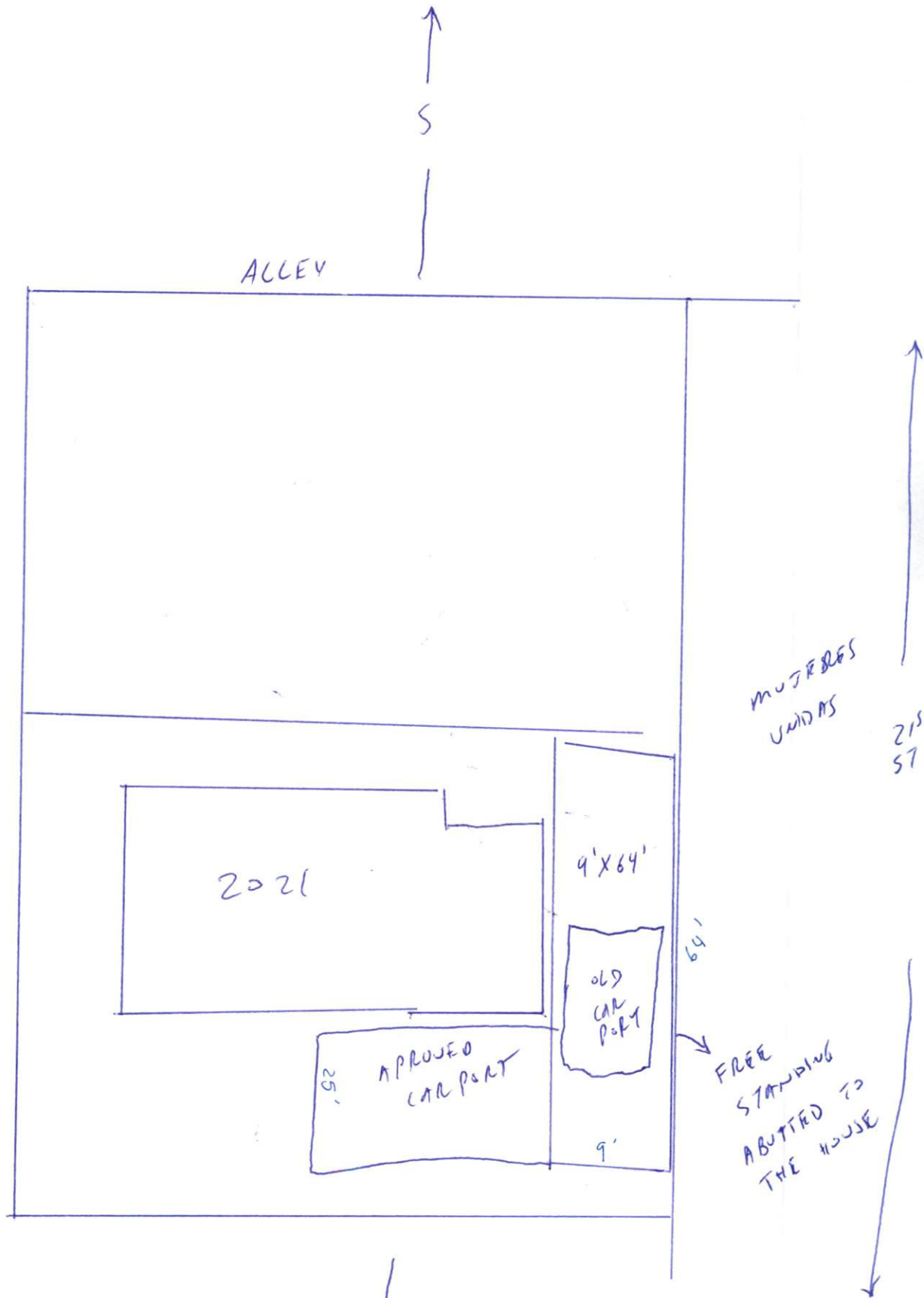
ENTERED

J.L.F.



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>	
	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:	
	REQUESTING ENCROACHMENT OF 5' INTO THE 6' SETBACK	
	FOR A FIRE-RATED FREE STANDING CARPORT ABUTTED TO THE	
	CURRENT RESIDENCE	
	2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:	
	VARIANCE IS NECESSARY FOR THE PRESERVATION AND	
	ENJOYMENT OF MY VEHICLES AND PROPERTY ACTIVITIES	
	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:	
	THE CARPORT WILL NOT INTERFERE WITH FLOW OF TRAFFIC.	
Board Action	4. Describe special conditions that are unique to this applicant or property:	
	THIS CARPORT WILL NOT BE USED FOR BUSINESS. SOLELY	
	FOR LEISURE AND PROTECTION OF VEHICLES.	
Chairman, Board of Adjustment		Date
Signature		
Rev. 9/20		



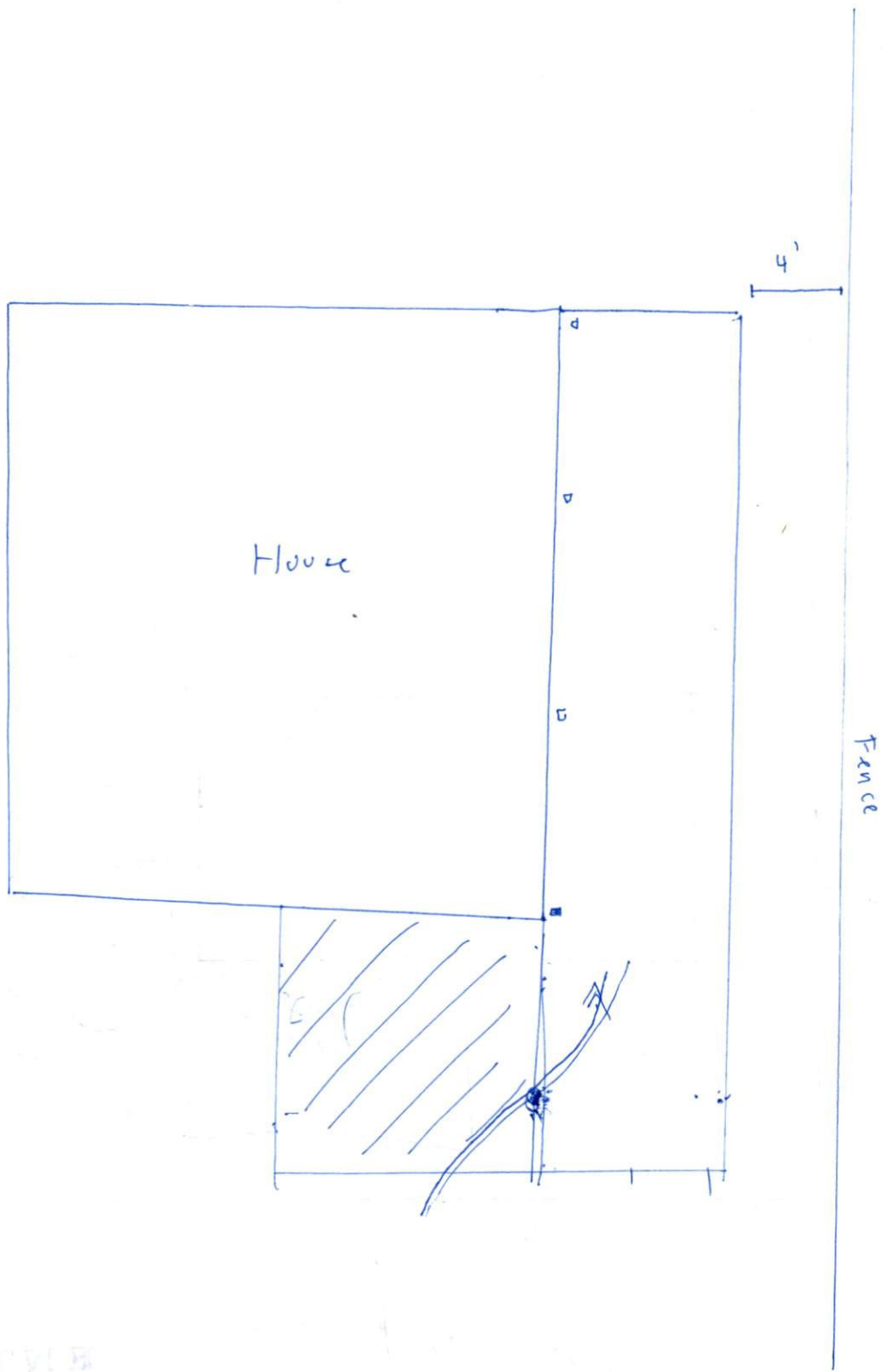
EBONY AVE

N

ENTERED

APR 22 2022

Initial: CUR



2021 EBONY AVE CARPORT SETBACK APPEAL

Decision Making Panel,

Hello my name is, Daniel Rosas, the owner of the Hammond lot on 2021 Ebony Ave. I respectfully would like to appeal the setbacks stipulated with McAllen building permit policy for the aforementioned lot. I have depicted the desired carport proposal on an attachment. When I purchased this property in 2016 the lot had/has a preexisting car port. This carport is not only old and brittle but also has seepage issues that cause water stains on any vehicle parked underneath. I have a total of 4 cars. Currently I am paying storage fees to protect 2 of my vehicles. It is a fact that Mother Nature elements of water, sun, and dirt are a deteriorating factor in a vehicles exterior condition. As a professional which specializes in the automotive industry; I experience the effects of those elements day to day on the vehicles I service on a weekly basis. Because a garage is not feasible option I would to remedy this by being authorized to create a carport where I will be able to provide the protection to my vehicles and preserve their condition. The carport will be completely fire-rated proof because it will be manufactured of galvanized steel along with a gutter system which would allow water to flow away from any neighbors. I have taken the liberty to address the proposal with the neighboring Non-profit organization, *Mujeres Unidas*, and they have no objection to the carport. As a veteran of the U.S. Army and law-abiding citizen I will be truly grateful for an approval to this carport. Thank you for your careful consideration.

Daniel Rosas

ENTERED

MAY 09 2022

Initial: MM





**NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2022-0022**

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



Memo

TO: Zoning Board of Adjustment & Appeals

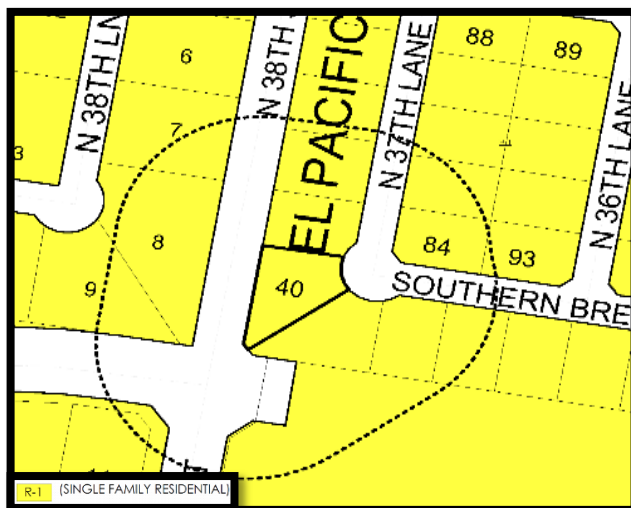
FROM: Planning Staff

DATE: May 26, 2022

SUBJECT: REQUEST OF AAA RESIDENTIAL CONSTRUCTION ON BEHALF OF GISELA VALDEZ AND JERRY VALDEZ (OWNERS) FOR THE FOLLOWING VARIANCE REQUEST TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 25 FEET REAR YARD SETBACK FOR A PROPOSED PAVILION MEASURING 14 FEET BY 14 FEET, AT LOT 40, EL PACIFICO SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 13405 NORTH 37TH LANE. (ZBA2022-0025)

REASON FOR APPEAL:

The applicant is requesting a variance to the rear yard setback on a double fronting lot for a proposed pavilion measuring 14 feet by 14 feet. As per the applicant the irregular shape of the lot and compliance with the 25 feet rear yard setback makes it “impossible” to build the pavilion.



PROPERTY LOCATION AND VICINITY:

The subject property is located at the elbow intersection of North 37th Lane and Southern Breeze Street. The property has an irregular shape and has an area of 13,145 square footage. The zoning of the property and adjacent zoning is R-1 (single family residential) District. The surrounding land use is single-family residential.

BACKGROUND AND HISTORY:

El Pacifico Subdivision Phase II was recorded on April 16, 2007. An application for a variance request for an encroachment of 10 feet into the 25 feet rear yard setback for a proposed pavilion was submitted to the Planning Department on May 4, 2022. An application for a building permit has not been submitted.

ANALYSIS:

Lot 40 in El Pacifico Subdivision Phase II has double frontage along North 38th Street and a 25 feet rear yard setback as per plat note.

The variance request is to allow an encroachment of 10 feet into the 25 feet rear yard setback for a proposed pavilion measuring 14 feet by 14 feet. The city of McAllen zoning ordinance states "where lots have double frontage... a required front yard shall be provided on one street only." The proposed site plan shows that the front yard setback along North 37th Street will be 25 feet. Since the setback plat notes require a 25 feet rear yard setback, a variance is needed to resolve the plat note requirement.

There is an existing swimming pool at the rear of the property that prevents relocation of the proposed pavilion out of the 25 feet rear yard setback.

A review of Planning Department records did not reveal any variances approved for El Pacifico Subdivisions Phase II.

A 15 feet utility easement adjacent to the rear property line of lot 40 runs concurrently with the 25 feet rear yard setback and will not be impacted by the proposed setback encroachment.

Staff has not received any phone calls or e-mails in regards to the variance requests.

In the past, the Zoning Board of Adjustments has generally approved variance requests for accessory uses but not for living areas.

RECOMMENDATION:

Staff recommends approval of the variance request since double frontage as per ordinance, requires the front yard setback to be provided on one street only. The required 25 feet front yard setback has been provided along North 37th Lane.

ZBA-6/1/22

ZBA102-0025



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

EL PACIFICO PH 2 LOT 40

Subdivision Name

El Pacifico Phase 2

Street Address

13405 North 37th Lane

Number of lots

1

Gross acres

Existing Zoning

R1

Existing Land Use

single family Residence

Reason for Appeal (please use other side if necessary)

To construct a pavilion
into ^{25' Rear} set back. To encroach 10'

☒ \$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
Adrien Romo

Name AAA Residential Construction

Phone (575) 956-3984

Address 2408 N 47th street

E-mail adrien.romo@gmail.com

City McAllen

State TX

Zip 78501

Owner

Name Gisela Valdez / Jerry Valdez

Phone (956) 329-4527 .com

Address 13405 North 37th Lane

E-mail giselle23edu@icloud.com

City McAllen

State TX

Zip 78541

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

Jerry Valdez

Date

5/4/22

Print Name

Jerry Valdez

☐ Owner☐ Authorized AgentOffice
KS

Accepted by _____

Payment received by _____

Date

ENTERED

Rev 10/18

MAY 04 2022

Initials

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:

Due to the odd shape of the property it makes compliance impossible to build accessory/pavilion approx. 196 sqft on approx. 1500 sqft of land due to 25' set back ^{generally a set Back is 10'}

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

The variance is necessary for the use and enjoyment of the property because the pavilion that is being requested, will be used for the owner and guest with shade. It will also enhance the visual concept of the Back

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:

The pavilion is not going to be larger than 200 sqft it will not ease into anyone's property line and it is going to be contained in the property owner Backyard. It is not Blocking any Exits.

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

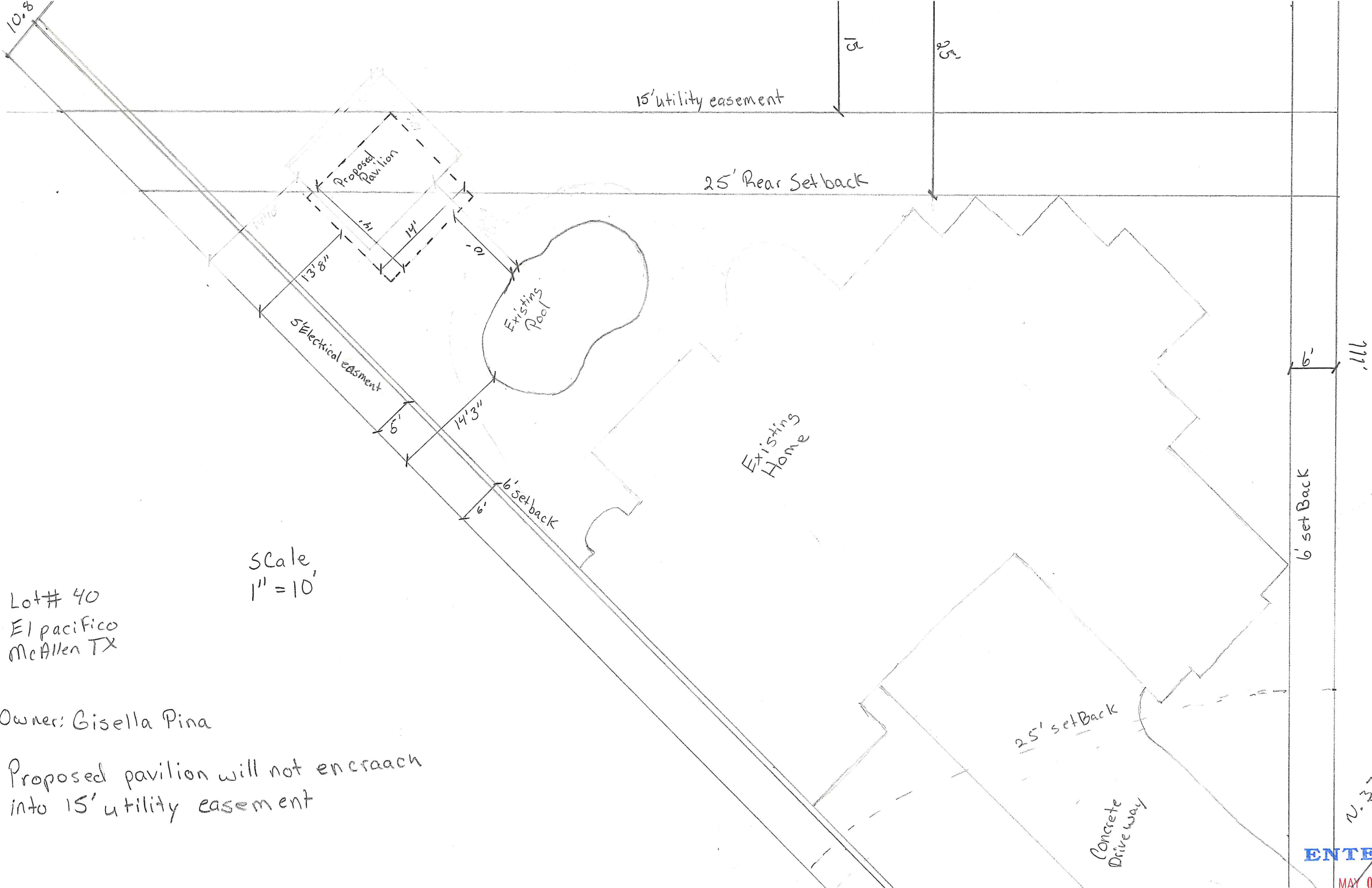
Due to triangular shape of the property approx 1500 sqft of land is unusable in the area proposed pavilion will be located

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



Lot # 40
El Pacifico
McAllen TX

Scale,
1" = 10'

Owner: Gisella Pina

Proposed pavilion will not encroach
into 15' utility easement







13405

**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2022-0025**



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



Memo

TO: Zoning Board of Adjustment & Appeals

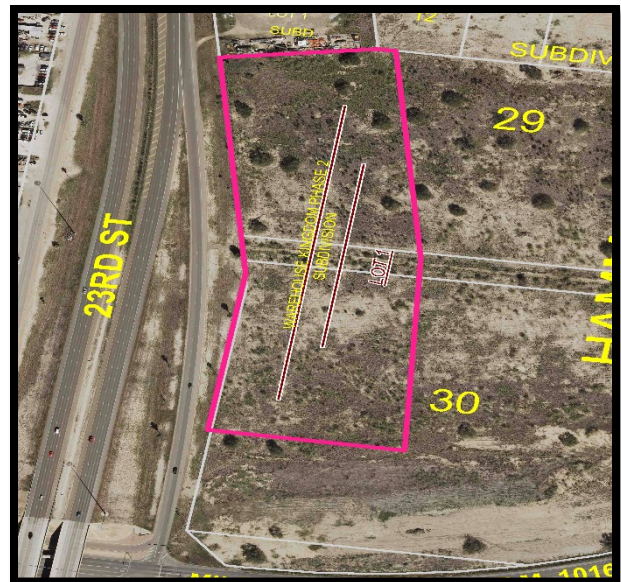
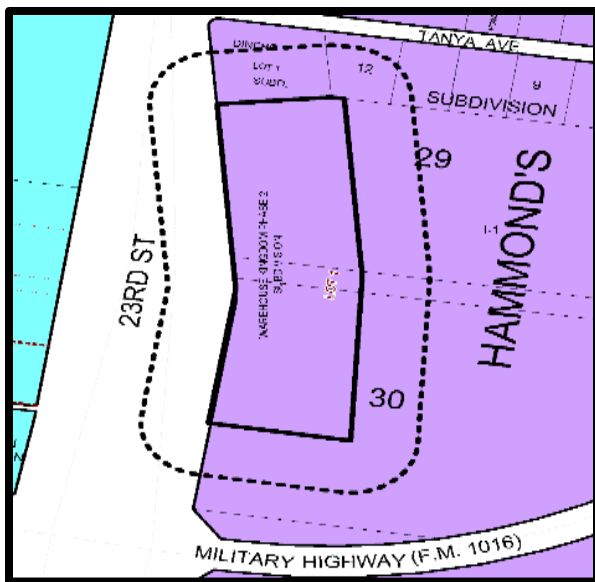
FROM: Planning Staff

DATE: May 25, 2022

SUBJECT: Request of Abasto Corporation for the following Variance request to the City of McAllen Zoning Ordinance to not provide a buffer along the property street frontage at Warehouse Kingdom Subdivision Phase II, Hidalgo County, Texas; 6101 South 23rd Street. (ZBA2022-0023)

REASON FOR APPEAL:

The applicant is requesting a variance to not provide a buffer along the property street frontage. According to the applicant, the buffer will “infringe” on the aesthetic view of the building from 23rd Street.



PROPERTY LOCATION AND VICINITY:

The subject property is located along the east side of South 23th Street just north of FM 1016. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 District to the North, East, and South. The adjacent zoning is C-4 (commercial-industrial) District to the West. Surrounding land uses are light industrial businesses and vacant land.

BACKGROUND AND HISTORY:

Warehouse Kingdom Subdivision Phase II was recorded on January 4, 2022. An application for a building permit was submitted on June 15, 2021 for the construction of new warehouse shell which is nearing final inspection. An application for a variance request to provide a buffer was submitted on May 2, 2022.

ANALYSIS:

This request is to not provide a buffer along the property street frontage to screen loading dock areas and the section 110-49(f) Vegetation Ordinance requires a buffer to be provided to screen refuse areas(including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. The vegetation ordinance describes a buffer as a screen constructed of wood, concrete block, masonry or landscape material with a chain link fence in such a manner that the property is visually screened. The buffer shall be a minimum of six feet in height unless additional height will more adequately screen. The main purpose of the buffer for this property is to screen loading docks and the commercial activity associated with this from a public street.

Loading docks are usually constructed at the rear of a building. In this case, the loading docks are proposed to be constructed facing 23rd Street.

The Planning Department has not received any emails or phone calls in opposition of the variance request.

RECOMMENDATION:

Staff recommends disapproval of the variance request since compliance with the ordinance would not create unnecessary hardship that is, preventing the owner from using the property for a permitted purpose and compliance with the ordinance may not be unnecessarily burdensome since the buffer can be at a minimum landscaping material with a chain link fence.

2BA2022-0023

2BA2022-0023



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 <u>Warehouse Kingdom Subdivision Phase II as recorded in Instrument No. 3297741 Map Records of Hidalgo County .</u>
	Subdivision Name <u>Warehouse Kingdom Subdivision Phase II</u>
	Street Address <u>6101 S. 23rd Street</u> Number of lots <u>1</u> Gross acres <u>11.95</u>
	Existing Zoning <u>L-I</u> Existing Land Use <u>Warehouse</u>
	Reason for Appeal (please use other side if necessary) <u>Not in agreement to build buffer fence along front of property due to it being a distraction to the view of the new warehouse.</u> <input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport) <input 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 <u>Abasto Corp.</u> Phone <u>(956) 631-2133</u>
	Address <u>2501 Military Highway, Suite F-2</u> E-mail <u>eliojb@abastocorp.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>
Owner	Name <u>Abasto Corp.</u> Phone <u>(956) 631-2133</u>
	Address <u>2501 Military Highway, Suite F-2</u> E-mail <u>eliojb@abastocorp.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>
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 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. Signature <u>[Signature]</u> Date <u>MAY - 2ND - 2022</u> Print Name <u>Elio J. Botello</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent
Office	Accepted by _____ Payment received by _____ Date _____ Rev 10/18 <div style="text-align: right;"> ENTERED MAY 02 2022 Initial: <u>CB</u> </div>

OS K5
























City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

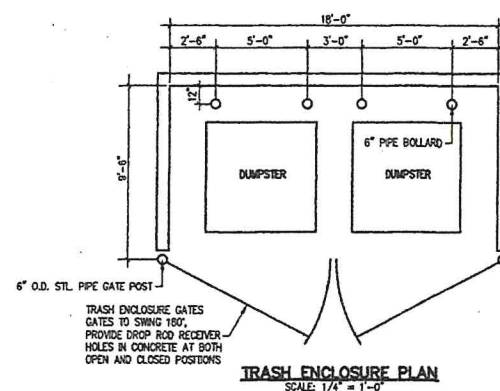
Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: <i>(Please 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>	
	1.	<p>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>Not in agreement to build buffer fence along the front of the building (23rd Street). This will infringe on the view of the building from 23rd Street. We have invested a tremendous amount of money to make the building look beautiful.</p>
	2.	<p>Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:</p> <p>The buffer fence will distract to the view of the building.</p>
	3.	<p>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>This variance will not affect the public in any way regarding health, safety or welfare.</p>
	4.	<p>Describe special conditions that are unique to this applicant or property:</p> <p>The applicant has invested a tremendous amount of money for this building to enhance the tax base of the City of McAllen.</p>
Board Action		
	<p>Chairman, Board of Adjustment Signature</p> <p>_____</p>	<p>Date</p> <p>_____</p>

CAUTION!!
GAS LINE
TEXAS GAS SERVICE
IN EMERGENCY CALL
PH. 1-800-344-8377

FIBER OPTIC
SPRINT
1800-521-0579

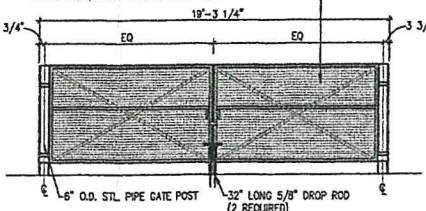
CAUTION:
TEXAS GAS SERVICE
1800-344-8377

	FIBER OPTIC LINE MARKER
	POWER POLE
	LIGHT POLE
	GUY WIRE
	ROAD SIGN
	GAS LINE MARKER
	WATER METER
	GAS METER
	SOUTH WESTERN BELL MARKER
	SOUTH WESTERN BELL MANHOLE
	MAIL BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	IRRIGATION VENT
	GAS VALVE
	FENCE
	OVER HEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	EXIST TEXAS GAS LINE
	EXIST FIBER OPTIC LINE
EC=96.87	EDGE OF CONCRETE ELEVATIONS
CL=98.85	CENTERLINE PAVING ELEVATIONS
EQP=100.07	EXIST. EDGE OF PAVING ELEVATIONS
	PROPOSED PAVING AREA

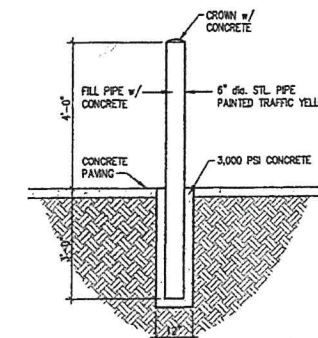


TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER - FINISH
4	RICHARD WILCOX: HINGE	1035.00271 2" - BLACK
2	RICHARD WILCOX: CAVE BOLT	0524.00321 - BLACK
2	LAWRENCE BROS PULP	CD1210S - BLACK
1	LAWRENCE BROS HASP	CD19155-6"
1	PAOLOOK	C955-2-FIC-606
1	HARDWARE CORE	(HARDWARE NUMBER TO BE DETERMINED)

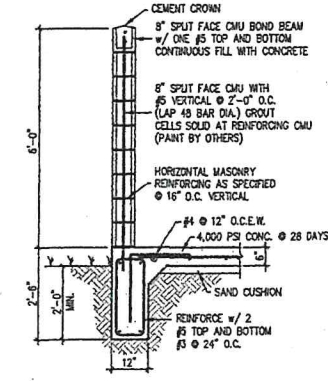
TRASH ENCLOSURE GATES. 1 1/2" 16 GA. STEEL DECKING
WELDED TO 1 3/4"x1 3/4"x3/16" STEEL ANGLE FRAME w/
2" WIDE "X" STRAP BRACING WELDED TO STEEL ANGLE FRAME
ON INSIDE FACE. PAINT BLACK FOX SW 7024



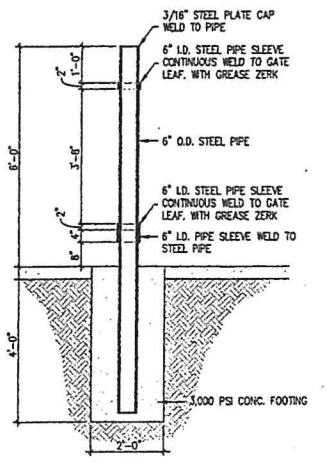
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"



GATE POST
SCALE: 1/2" = 1'-0"

ENTERED

REVISIONS		200602
		PROJECT No.
		MAY, 2021
		DATE:
		GIL AND L.H.
		DRAWN BY:
		J.H.
		CHK BY:

$$J_E H$$

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 868-1588
javhin@rgv.rr.com
TBELS FIRM NUMBER F-1295

PROPOSED SITE PLAN
WAREHOUSE KINGDOM SUBDIVISION PHASE II
McALLEN, TEXAS



SHEET
MAY 32 2022
Initial: *ah*
OF 12 SHEETS

200602



FIRE LANE PARKING PROHIBITED



6101 S. 23rd. Street
BUILDING 100

**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2022-0023**



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



Planning Department

Memo

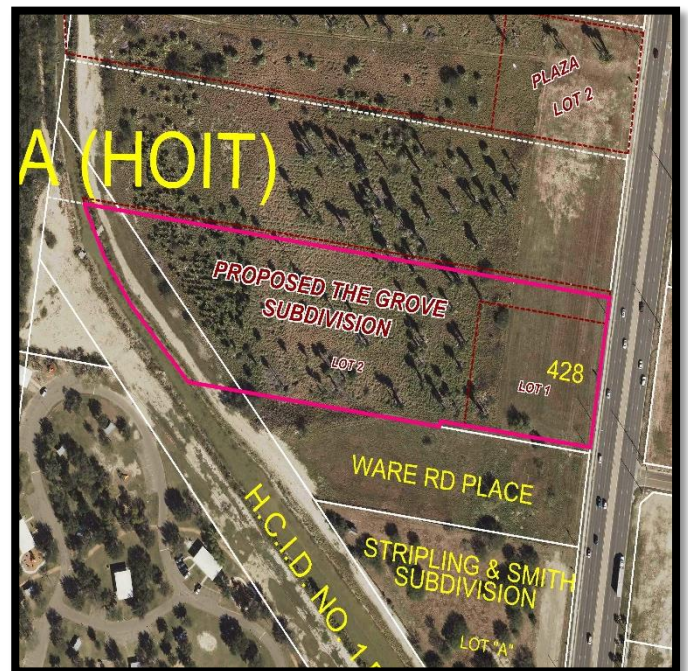
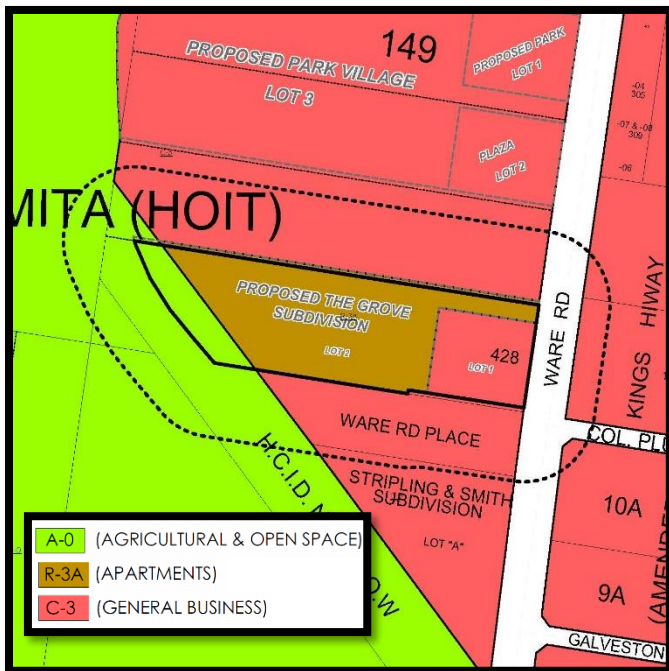
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: May 25, 2022

SUBJECT: REQUEST OF TOMAS GUTIERREZ, ON BEHALF OF MDM LAND COMPANY, FOR THE FOLLOWING VARIANCE AND SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE: 1) TO ALLOW AN ENCROACHMENT OF 4.9 FEET INTO THE 17.75 FEET REAR YARD SETBACK FOR A PROPOSED MULTIFAMILY APARTMENT BUILDINGS AND 2) TO ALLOW 243 PARKING SPACES INSTEAD OF THE REQUIRED 245 PARKING SPACES, AT THE SOUTH 302.35 FT. OUT OF LOT 149, LA LOMITA (HOIT) SUBDIVISION, (PROPOSED THE GROVE SUBDIVISION, LOT 2), HIDALGO COUNTY, TEXAS; 500 SOUTH WARE ROAD. (ZBA2022-0027)

REASON FOR APPEAL: The applicant is requesting a special exception to allow 243 parking spaces instead of the 245 parking spaces requirement. The variance request has been address and will not be required. The location of the two parking spaces interfere with the emergency exit, hence the request.



PROPERTY LOCATION AND VICINITY: The subject property is located at the northwest corner of South Ware Road and Erie Avenue. The property is zoned R-3A (multifamily apartments) District. Adjacent

zoning is C-3 (general business) District to the north, east and south and A-O (agricultural-open space) to the west.

BACKGROUND AND HISTORY: The proposed subdivision (The Groves) has not been recorded, however it has received approval in final form at the P&Z meeting of July 8, 2022. An application for the variance request was submitted to the Planning Department on May 10, 2022.

ANALYSIS: The Special Exception is to allow 243 parking spaces instead of the 245 required, based on the total numbers of Units: 99 parking spaces required based on 66 one bedroom units 146 parking spaces required based on 73 two bedroom or more units. There are two parking spaces provided on site plan that are not being counted towards the requirement as these spaces will interfere with the Emergency Exit Gate, hence the deficiency of the 2 parking spaces.

There are landscape areas that can be converted to the required two additional parking spaces without affecting fire hydrant location or landscape requirements' the changes to the landscape area are minimal as the required landscape is 21,518.64 SF and provided area is 58,029 SF.

Staff has not received any phone call or email in opposition of the special exception request.

RECOMMENDATION:

Staff recommends disapproval of the special exception request.

ZBDA
6/1/2022



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 the grove subdivision lot 2

Subdivision Name the grove subdivision

Street Address 500 S WARE RD, MCALLEN TX 78503

Number of lots 1 Gross acres 4.94

Existing Zoning B3A Existing Land Use ao

Reason for Appeal (please use other side if necessary) see attached letter

☒ \$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 TOMAS GUTIERREZ Phone (956) 445-7631

Address 2515 COLORADO ST STE 6 E-mail TGTZ@MDMCO.NET

City MISSION State TX Zip 78572

Owner

Name mdm land co. Phone (956) 445-7631

Address 2515 COLORADO ST STE 6 E-mail TGTZ@MDMCO.NET

City Mission State TX Zip 78572

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 5/10/22

Print Name tomas gutierrez

☐ Owner

☒ Authorized Agent

Office

Accepted by H.C. Payment received by _____ Date _____

Rev 10/18

MAY 10 2022

BY: [Signature]

May 5, 2022



City of McAllen

Planning and Zoning

To Whom it May Concern,

Please accept this letter as a variance request for the following property:

The Grove Subdivision Lot 2 (Habitat at the Grove)

The items we are seeking to differ are the following

1. rear set back additional requirements for the additional height over 25 feet (short additional 7.5 feet)
2. parking requirements (short 2 parking spaces)

Reasons

1. The current site meets the setback requirements, additional requirements will cause the building to shift which in turn reduce the parking lots and drives. The rear buildings(c1) are back against the canal so there would be no interference with any other future developments.
2. We lost 2 parking spaces due to spaces being located along the emergency exit, the site is very compact, and we don't have space for the additional 2 parking spaces.

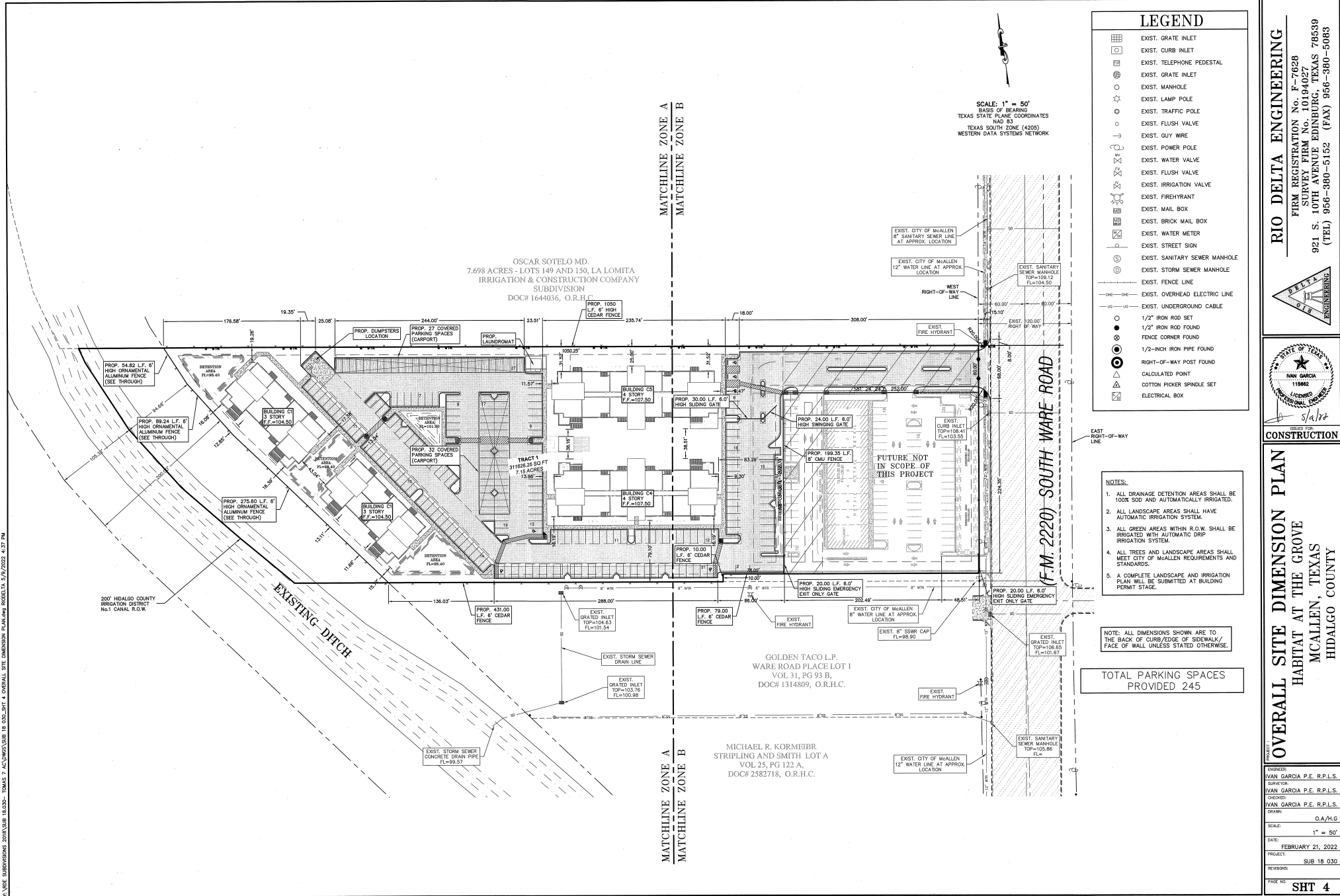
MDM Real estate Development is very excited to break ground on this project and to continue working with the City of McAllen. If you have any questions or concerns, please contact us.

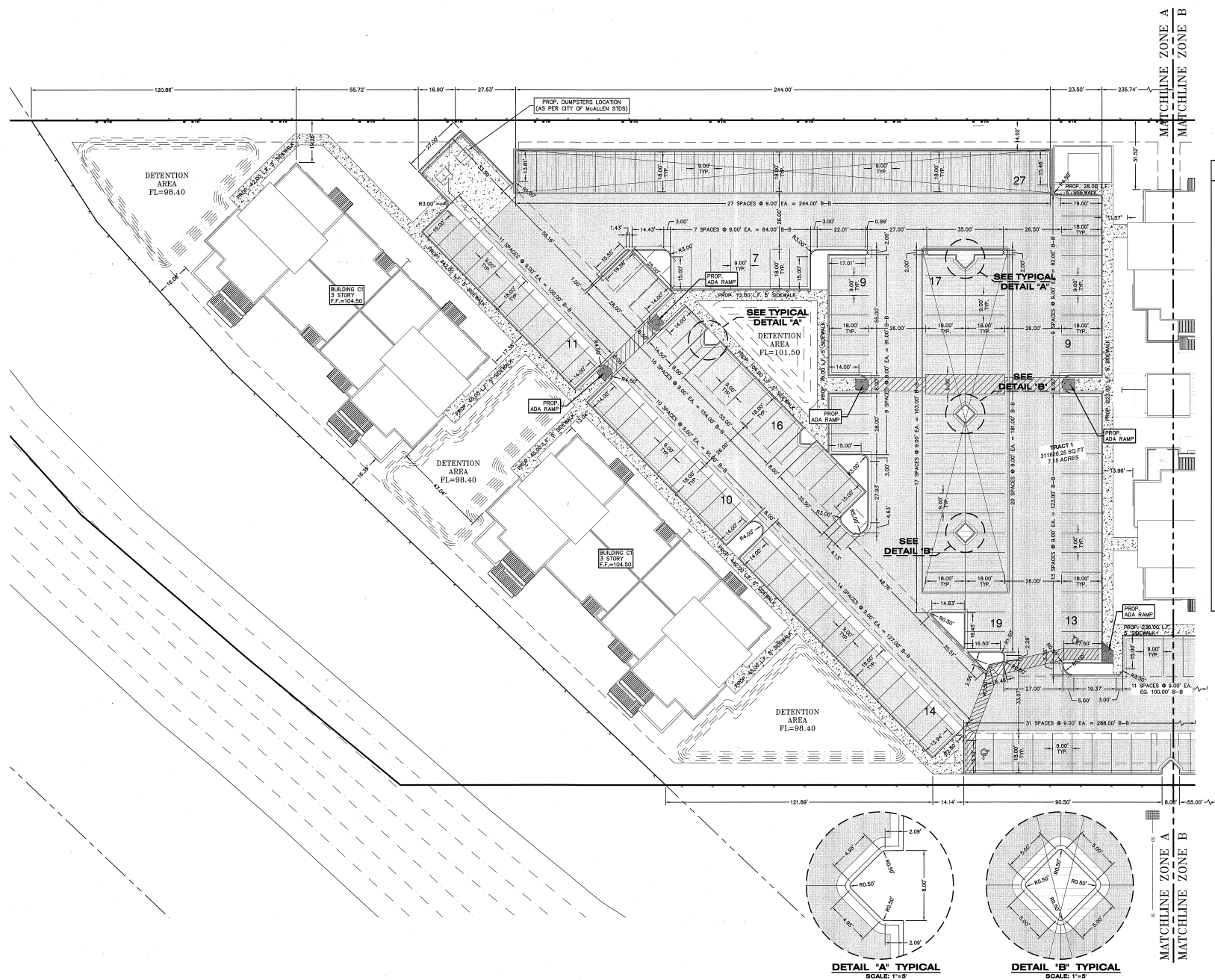
Thank You,

A handwritten signature in blue ink, appearing to read 'Tomas Gutierrez', written over a horizontal line.

Tomas Gutierrez
































Vice President





SCALE: 1" = 20'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- | | |
|---|-------------------------------|
|  | EXIST. GRATE INLET |
|  | EXIST. CURB INLET |
|  | EXIST. TELEPHONE PEDESTAL |
|  | EXIST. GRATE INLET |
|  | EXIST. MANHOLE |
|  | EXIST. LAMP POLE |
|  | EXIST. TRAFFIC POLE |
|  | EXIST. FLUSH VALVE |
|  | EXIST. GUY WIRE |
|  | EXIST. POWER POLE |
|  | EXIST. WATER VALVE |
|  | EXIST. FLUSH VALVE |
|  | EXIST. IRRIGATION VALVE |
|  | EXIST. FIREHYDRANT |
|  | EXIST. MAIL BOX |
|  | EXIST. BRICK MAIL BOX |
|  | EXIST. WATER METER |
|  | EXIST. STREET SIGN |
|  | EXIST. SANITARY SEWER MANHOLE |
|  | EXIST. STORM SEWER MANHOLE |
|  | EXIST. FENCE LINE |
|  | EXIST. OVERHEAD ELECTRIC LINE |
|  | EXIST. UNDERGROUND CABLE |
|  | 1/2" IRON ROD SET |
|  | 1/2" IRON ROD FOUND |
|  | FENCE CORNER FOUND |
|  | 12-INCH IRON PIPE FOUND |
|  | RIGHT-OF-WAY POST FOUND |
|  | CALCULATED POINT |
|  | COTTON PICKER SPINDLE SET |
|  | ELECTRICAL BOX |

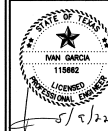
NOTES:

1. ALL DRAINAGE DETENTION AREAS SHALL BE 100% SOD AND AUTOMATICALLY IRRIGATED.
2. ALL LANDSCAPE AREAS SHALL HAVE AUTOMATIC IRRIGATION SYSTEM.
3. ALL GREEN AREAS WITHIN R.O.W. SHALL BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
4. ALL TREES AND LANDSCAPE AREAS SHALL MEET CITY OF McAllen REQUIREMENTS AND STANDARDS.
5. A COMPLETE LANDSCAPE AND IRRIGATION PLAN WILL BE SUBMITTED AT BUILDING PERMIT STAGE.

NOTE: ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB/EDGE OF SIDEWALK/ FACE OF WALL UNLESS STATED OTHERWISE.

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
CONSTRUCTION

DIMENSION LAYOUT ZONE A

ON LAPOINZ
BITAT AT THE GROVE
MCALLEN, TEXAS
HIDALGO COUNTY

1100

ENGINEER:

IVAN GARCIA P.E. R.P.L.S.

IVAN GARCIA P.E. R.P.L.S.

CHECKED:
MAN. CAROL DE DOLLO

CRAWNE

	O.A/H.G.
CONF.	

 $1^{\circ} = 20'$

DATE: FEBRUARY 14, 2022

PROJECT:

SUB 18 030
RECEIVED

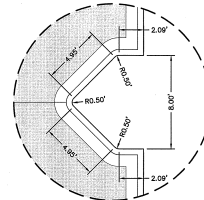
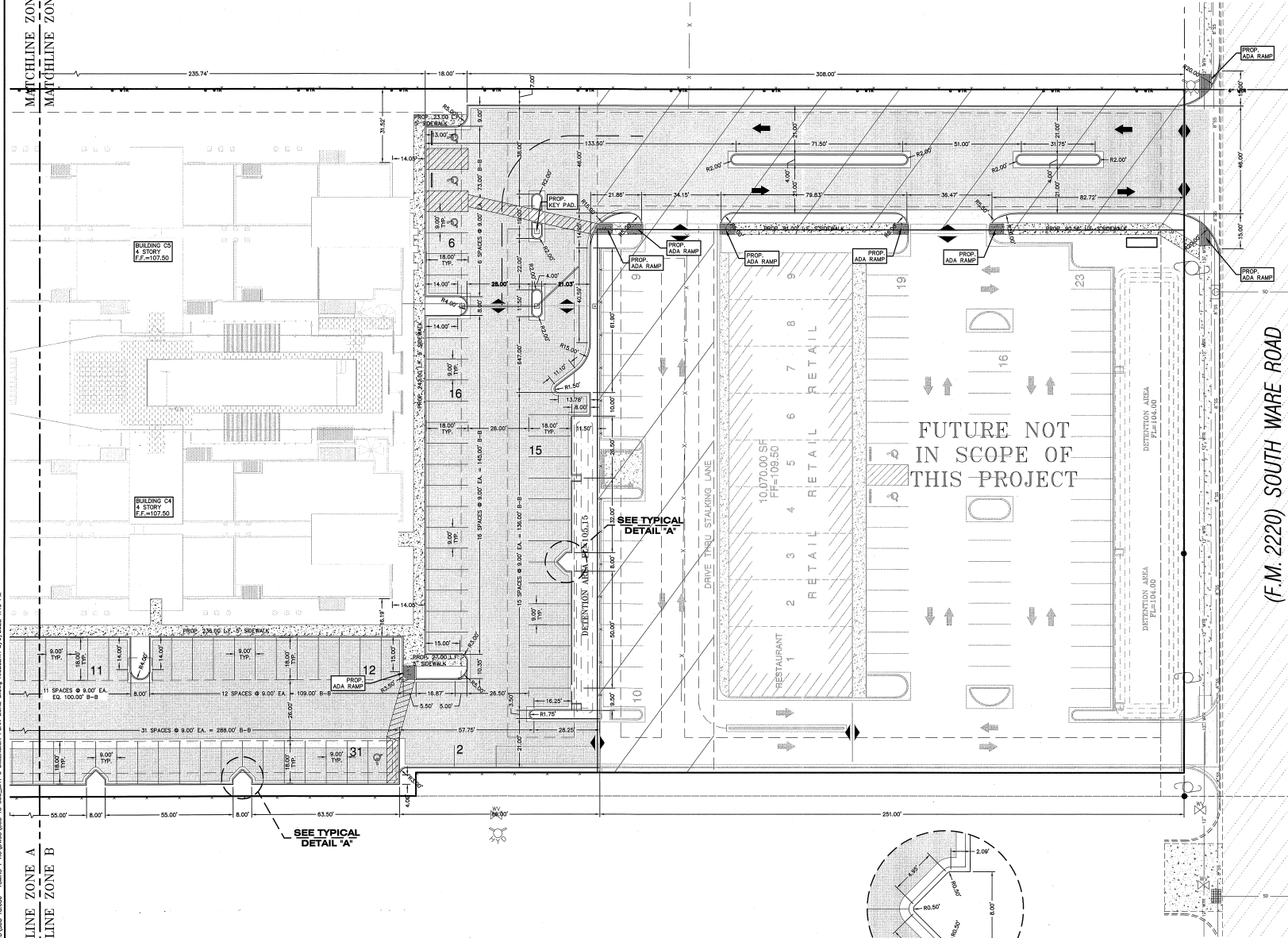
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PAGE NO. SHT 5

V:\VISE SUBDIVISIONS\2018\SUB 18-0300- TOMAS 7 AC\WORKSHEET 18-0300- SUB 6 DIMENSION PLAN ZONE B.dwg R02/22 1:18 PM

MATCHLINE ZONE A
MATCHLINE ZONE B

MATCHLINE ZONE A
MATCHLINE ZONE B



DETAIL "A" TYPICAL
SCALE: 1"=8'

SCALE: 1" = 20'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. MANHOLE
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- EXIST. UNDERGROUND CABLE
-

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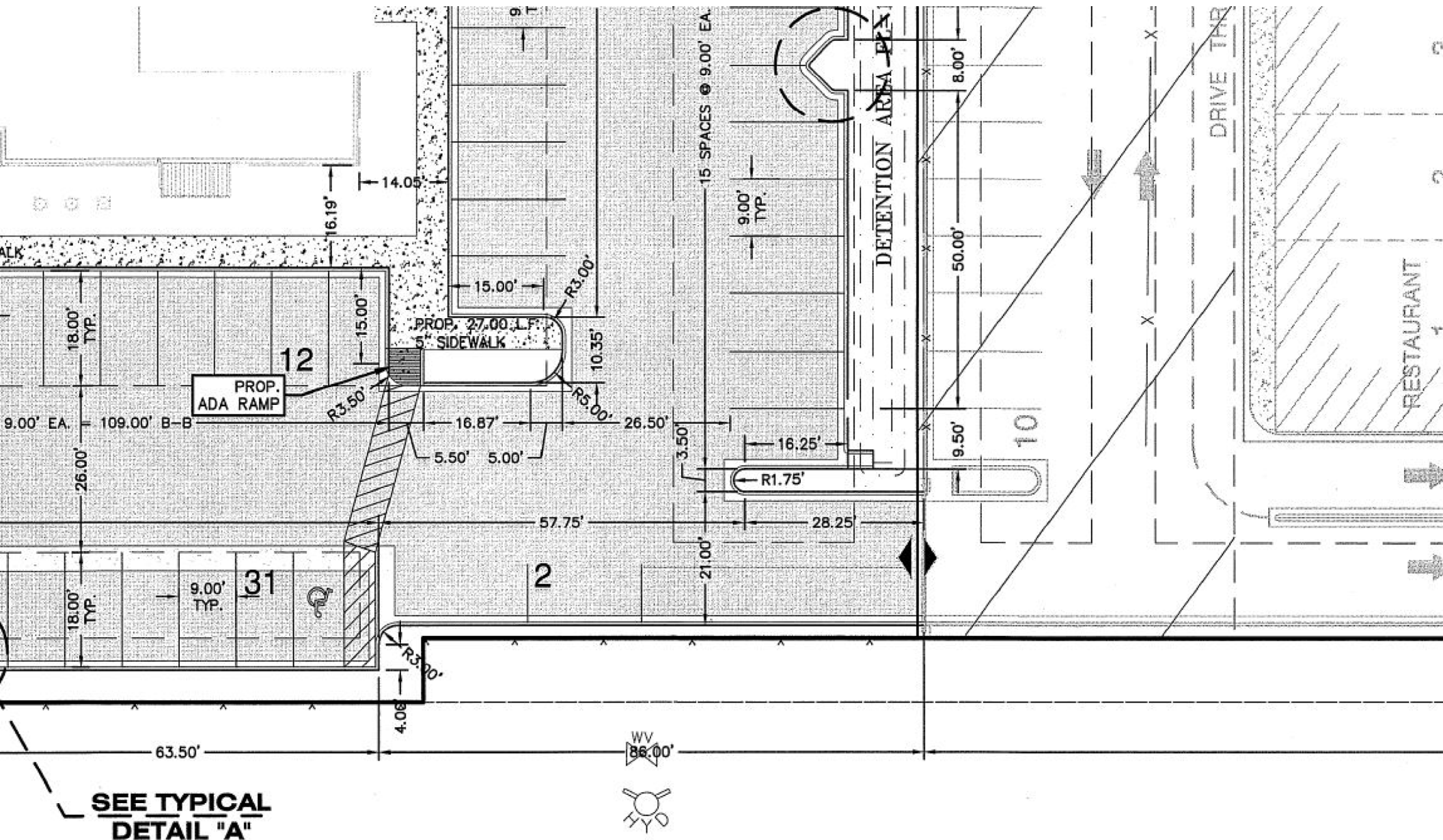
RIO DELTA ENGINEERING
FIRM REGISTRATION No. P-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



CONSTRUCTION

DIMENSION LAYOUT ZONE B
HABITAT AT THE GROVE
MCALLEN, TEXAS
HIDALGO COUNTY

DESIGNED BY: IVAN GARCIA P.E. R.P.L.S.
CHECKED BY: IVAN GARCIA P.E. R.P.L.S.
DRAWN BY: IVAN GARCIA P.E. R.P.L.S.
SCALE: O.A./H.G.
DATE: FEBRUARY 21, 2022
PROJECT: SUB 18-0300
PAGE NO: SHT 6





Office of the Secretary of State

CERTIFICATE OF FILING OF

MDM LAND COMPANY, LLC
File Number: 803040862

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

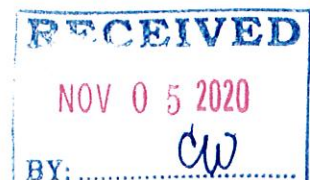
Dated: 06/11/2018

Effective: 06/11/2018



A handwritten signature in black ink, appearing to read "R. Pablos".

Rolando B. Pablos
Secretary of State



Come visit us on the internet at <http://www.sos.state.tx.us/>

JUN 11 2018

Corporations Section

CERTIFICATE OF FORMATION

OF

MDM LAND COMPANY, LLC
(A Limited Liability Company)

ARTICLE ONE

The name of the filing entity being formed is MDM LAND COMPANY, LLC (the "Company").

ARTICLE TWO

The filing entity being formed is a limited liability company.

ARTICLE THREE

The purpose for which the Company is formed is any lawful purpose for which a limited liability company may be formed under the Texas Business Organizations Code.

ARTICLE FOUR

The street address of the Company's initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Tomas Gutierrez III
2515 Colorado, Suite 6
Mission, Texas 78572

ARTICLE FIVE

The Company will have one or more Managers. The names and addresses of the initial Managers are:

Blanca A. Ramirez Ayala
2515 Colorado, Suite 6
Mission, Texas 78572

Tomas Gutierrez III
2515 Colorado, Suite 6
Mission, Texas 78572

Ivan Gutierrez
2515 Colorado, Suite 6
Mission, Texas 78572

Madiam J. Gutierrez
2515 Colorado, Suite 6
Mission, Texas 78572

ARTICLE SIX

The following reasonable restrictions upon the transfer of units of membership interest of this Company ("Units"), hereinafter stated, are hereby imposed and shall be referred to on the face of each certificate and reproduced in full or in summary on the back thereof, to wit:

No Units of this Company shall be transferred whether through the voluntary or involuntary act of a Member or his personal representative or by the operation of law, unless such Units shall first have been offered to the Managers of the Company, which shall have for a period of fifteen (15) days after such offer is submitted to said Company in writing the exclusive right and option to purchase all such Units at a price equal to the price at which such Units are being sold by operation of law or the price to be paid by a bona fide purchaser under written contract; but the personal representative of a deceased Member in the case of the death of a Member shall have the alternative right to offer such Units to the Company at a price determined by three arbitrators, one of whom shall be designated by the personal representative of the deceased Member, one of whom shall be designated by the Managers of the Company, and one of whom shall be designated by the first two arbitrators so selected. It shall be the duty of the governing authority to notify the Members promptly in writing of the receipt of such offer. If the Company shall not have exercised its option to purchase within

such time, then each of the other Members shall have within the next fifteen (15) days the exclusive option to purchase at such price that portion of Units submitted as each Member's ownership bears to the total outstanding Units, excluding those Units being submitted, or to purchase proportionately any or all of the Units submitted if not purchased by the other Members. After the expiration of such time, the Units so submitted that have not been purchased by either the Company or the other Members may be transferred for such price to the purchaser who has contracted for same or is entitled to same by law. The failure of the Company, or of any Member, to purchase any Units so submitted shall not, as to any future sale or transfer, discharge any such Units from any of the restrictions.

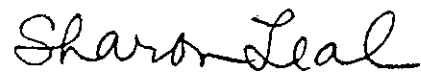
ARTICLE SEVEN

No Manager of the Company shall be liable to the Company or its Members for monetary damages for an act or omission in the Manager's capacity as a governing person, except for liability (i) for a breach of the Manager's duty of loyalty to the Company or its Members, (ii) for acts or omissions not in good faith that constitute a breach of duty of the Manager to the Company or which involve intentional misconduct or a knowing violation of law, (iii) a transaction from which the Manager received an improper benefit, whether or not the benefit resulted from an act taken within the scope of the Manager's office, (iv) for acts related to a wrongful distribution or wrongful payment of a dividend, or (v) for acts or omissions for which the liability of a governing person is expressly provided by an applicable statute. Any repeal or amendment of this Article by the Members of the Company shall be prospective only, and shall not adversely affect any limitation on the personal liability of a Manager of the Company existing at the time of such repeal or amendment.

ARTICLE EIGHT

The undersigned Organizer hereby disclaims any past or future interests in or control of MDM LAND COMPANY, LLC and resigns as the Organizer effective upon the formation of the Company.

IN WITNESS WHEREOF, I have hereunto set my hand this eleventh day of June, 2018.



Sharon Leal, Organizer
408 W. 17th Street, Suite 101
Austin, Texas 78701-1207
(512) 474-2002



Office of the Secretary of State

June 12, 2018

Lawyer's Aid Service Inc
PO Box 848
Austin, TX 78767 USA

RE: MDM LAND COMPANY, LLC
File Number: 803040862

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

**COMPANY AGREEMENT
OF MDM LAND COMPANY, LLC**

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Article One — Adoption, Amendment, and Interpretation of the Agreement

1.01 Definitions

“Agreement” means the company agreement of this limited liability company, as it may be amended from time to time.

“Company” means the limited liability company formed as described in Article 2.01 of the Agreement.

“Governing authority” has the meaning set forth in Section 1.002(35)(A), TBOC: the Managers of a limited liability company that is managed by Managers or the Members of a limited liability company that is managed by Members who are entitled to manage the company. The term does not include an officer who is acting in the capacity of an officer.

“Governing documents” has the meaning set forth in Section 1.002(36), TBOC: the certificate of formation, the Agreement and other documents or agreements adopted by the Company to govern the formation or internal affairs of the Company.

“Governing person” has the meaning set forth in Section 1.002(37), TBOC: a person serving as part of the governing authority of an entity.

“Managerial official” has the meaning set forth in Section 1.002(52), TBOC: an officer or a governing person.

“Member” has the meaning set forth in Section 1.002(53)(A), TBOC: a person who is a Member or has been admitted as a Member in the Company under its governing documents.

“Membership interest” has the meaning set forth in Section 1.002(54), TBOC: a Member’s interest in an entity.

“Signature” has the meaning set forth in Section 1.002(82), TBOC: any symbol executed or adopted by a person with present intention to authenticate a writing. Unless the context requires otherwise, the term includes a digital signature, an electronic signature, and a facsimile of a signature.

“TBOC” means the Texas Business Organizations Code, as amended from time to time.

“TLLCL” means the Texas Limited Liability Company Law, the short title for the provisions of Title 3, TBOC and the provisions of Title 1, TBOC to the extent applicable to limited liability companies, as amended from time to time.

“Units of Membership Interest” or “Units” means the units into which membership interests in the Company are divided for the purpose of providing a quantitative measurement of each Members’ relative membership interest in the Company.

"Writing" or "written" has the meaning set forth in Section 1.002(89), TBOC: an expression of words, letters, characters, numbers, symbols, figures, or other textual information that is inscribed on a tangible medium or that is stored in an electronic or other medium that is retrievable in a perceivable form. Unless the context requires otherwise, the term includes stored or transmitted electronic data, electronic transmissions, and reproductions of writings; and does not include sound or video recordings of speech other than transcriptions that are otherwise writings.

1.02 Interpretation and Severability

The Agreement is governed by and shall be construed in accordance with the laws of the State of Texas. If any provision of the Agreement or the application thereof to any person or circumstance is held invalid or unenforceable, the remainder of the Agreement and the application of that provision to other persons or circumstances are not affected thereby, and that provision shall be enforced to the greatest extent permitted by the applicable law.

1.03 Gender and Number

Whenever the context requires, the gender of all words used in the Agreement will include the masculine, feminine, and neuter, and the number of all words will include the singular and plural.

1.04 Articles and Other Headings

The articles and other headings contained in the Agreement are for reference purposes only and will not affect the meaning or interpretation.

1.05 Adoption, Amendment, and Repeal of Company Agreement

The Agreement constitutes the entire agreement of the Members relating to the Company and supersedes all prior contracts or agreements with respect to it, whether oral or written. The Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or the Certificate of Formation. The Members may amend, alter, or repeal the Agreement and adopt a new Company Agreement. All amendments shall be upon advice of counsel as to legal effect, except in emergency. Adoption, amendment, alteration, or repeal of the Agreement, or any part hereof, requires the affirmative vote, approval or consent of the Members. Changes to the Agreement shall take effect upon adoption unless otherwise specified.

Article Two — Company Certificate of Formation

2.01 Certificate of Formation

The Certificate of Formation of MDM LAND COMPANY, LLC was duly filed with the Texas Secretary of State and became effective on June 11, 2018. The Certificate of Formation sets forth the Company's name, purpose, duration if not

perpetual, registered office, registered agent, and type of management, and may set forth other provisions as well. Each provision of the Certificate of Formation shall be observed until amended by a Restated Certificate or Certificate of Amendment duly filed with the Secretary of State.

2.02 Registered Office and Agent

The address of the registered office provided in the initial Certificate of Formation as duly filed with the Texas Secretary of State is:

2515 Colorado, Suite 6
Mission, Texas 78572

The name of the registered agent of the Company at such address, as set forth in its initial Certificate of Formation, is Tomas Gutierrez III.

The registered agent or office may be changed by filing a "Statement of Change of Registered Office or Registered Agent" with the Texas Secretary of State, and not otherwise. Such filing shall be made promptly with each change. Any such change shall not be effective until filed with the Texas Secretary of State. Proper filing of each change in registered agent or office shall ensure that the Company is not exposed to the possibility of a default judgment. Each successive registered agent shall be of reliable character and well informed of the necessity of immediately furnishing the papers of any lawsuit against the Company to its attorneys.

2.03 Principal Place of Business

The address of the Company's principal place of business is hereby established as:

2515 Colorado, Suite 6
Mission, Texas 78572

The Company may have additional business offices within the State of Texas, and where it may be duly qualified to do business outside of Texas, as the Managers may from time to time designate or the business of the Company may require.

2.04 Liability to Third Parties

Except as otherwise expressly agreed in writing, no Member or Manager shall be personally liable for the debts, obligations, or liabilities of the Company, including under a court judgment, decree, or order.

The Agreement is for the benefit and convenience of the Company and can be modified by the Company as provided herein. To the extent allowed by law, nothing in the Agreement will create any duty to any third party, and no third parties are entitled to rely on the provisions in the Agreement.

Article Three — Management

3.01 Governing Authority

The governing authority of the Company consists of all the Managers of the Company. The business and affairs of the Company shall be managed under the direction of, and all Company powers shall be exercised by or under authority of, the Managers, subject to the limitations imposed by the governing documents, as amended from time to time, the TBOC, and all applicable laws and regulations. No Member (other than a Manager or Officer) has the authority or power to act for or on behalf of the Company, to do any act that would be binding on the Company, or to incur any expenditures on behalf of the Company, unless such power is specifically granted elsewhere in the Agreement. A Manager shall not have the power to transfer all or substantially all of the Company's assets without the written consent of all of the Members.

3.02 Rights of Managers to Rely on Work of Others

In discharging a duty or exercising a power, an Officer or a Manager, including a Manager who is a member of a committee, may, in good faith and with ordinary care, rely on information, opinions, reports, or statements, including financial statements and other financial data, concerning a domestic entity or another person, and prepared or presented by:

1. An officer or employee of the entity;
2. Legal counsel;
3. A certified public accountant;
4. An investment banker;
5. A person who the Manager reasonably believes possesses professional expertise in the matter; or
6. A committee of the Managers of which the Manager is not a member.

A Manager may not in good faith rely on the information described above if the Manager has knowledge of a matter that makes the reliance unwarranted.

3.03 Actions Outside the Ordinary Course of Business

The affirmative vote, approval, or consent of a majority of all of the Members is required to take any action that is not apparently for carrying out the ordinary course of business of the Company. Any act that would make it impossible to carry on the ordinary business of the Company must be authorized by the affirmative vote, approval, or consent of all of the Members.

3.04 No Authority to Execute Instruments Absent Specific Authorization

The Agreement provides certain authority for the execution of instruments. The Managers, except as otherwise provided in the Agreement, may additionally authorize any Officer(s) or agent(s) to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Company. Such authority may be general or confined to specific instances. Unless expressly authorized by the Agreement or the Managers, no Member, Manager, Officer, agent, or employee shall have any power or authority to bind the Company to any contract or engagement, nor to pledge its credit, nor to render it liable pecuniarily for any purpose or in any amount.

3.05 Designation of Agents

Except as otherwise provided by the governing documents, each Manager and each officer or agent of the Company vested with actual or apparent authority by the Managers of the Company is an agent of the Company for purposes of carrying out the Company's business.

An act committed by an agent of the Company that is not apparently for carrying out the ordinary course of business of the Company binds the Company only if the act is authorized in accordance with the Agreement, including, but not limited to, Article 3.03.

3.06 Execution of Instruments

An act committed by an agent of the Company for the purpose of apparently carrying out the ordinary course of business of the Company, including the execution of an instrument, document, mortgage, or conveyance in the name of the Company, binds the Company unless:

1. The agent does not have actual authority to act for the Company; and
2. The person with whom the agent is dealing has knowledge of the agent's lack of actual authority.

3.07 Compensation

Managers shall receive such compensation for their services in managing the Company as shall be determined from time to time by resolution of the Managers. Any Manager may serve the Company in another capacity as an Officer, agent, employee, or otherwise, and receive additional compensation for that service.

3.08 Number of Managers

The number of Managers the Company shall have is four. No Manager need be a resident of Texas nor a Member of the Company. The number of Managers may be increased or decreased from time to time by amendment of the Agreement. Any decrease in the number of Managers shall not have the effect of shortening the tenure of any incumbent Manager.

3.09 Manager Voting

Each Manager shall be entitled to one vote on each matter submitted to a vote at a meeting of the governing authority of the Company, or a committee thereof.

3.10 Election and Term of Office of Managers

Elections for all Manager positions, vacant or not, shall occur at each annual meeting of the Members and may be held at any special meeting of the Members called specifically for that purpose. An affirmative vote of a majority of the Members entitled to vote to elect Managers shall be required to elect a Manager. Managers shall be entitled to hold office until their successors are elected and qualified, or until the Manager's earlier death, resignation, or removal.

3.11 Vacancies of Manager Positions

Vacancies of Manager positions shall exist upon: a) the failure of the Members to elect the full authorized number of Managers to be voted for at any meeting of the Members at which any Manager is to be elected; b) a declaration of vacancy under this article; c) an increase in the authorized number of Managers; or d) the death, resignation, or removal of any Manager.

3.11(a) Declaration of Vacancy

A majority of the remaining Managers, though less than a quorum, or a sole remaining Manager, may declare vacant the office of a Manager if the Manager (1) is adjudged incompetent by a court; (2) is convicted of a crime involving moral turpitude; or (3) fails to accept the office of Manager, either by a letter of acceptance or by attending a Managers' meeting, within thirty (30) days of notice of election.

3.11(b) Filling Vacancies by Managers

Vacancies other than those caused by an increase in the number of Managers may be temporarily filled by majority vote of the remaining Managers, though less than a quorum, or by a sole remaining Manager. Each Manager so elected shall hold office for the unexpired term of the predecessor in office or until a qualified successor is elected at a meeting of the Members.

3.11(c) Filling Vacancies by Members

Any vacancy, including one caused by an increase in the number of Managers, shall be filled by a majority vote of the Members, at an annual or special meeting of Members called for that purpose, except that temporary vacancies may be filled by the Managers under the provisions of the preceding subparagraph. Upon the resignation of a Manager tendered to take effect at a future time, the Managers or Members may elect a successor to take office when the resignation becomes effective.

3.12 Removal of Managers

All of the Managers, or any individual Manager, may be removed from office, with or without cause, by a majority vote of the Members entitled to vote to elect Managers, at a meeting called for that purpose. If Managers are so removed, new Managers may be elected at the same meeting.

3.13 Election, Vacancy, Removal and Replacement of Manager Elected by Class or Group of Members

If a class or group of the Members of the Company is entitled by the governing documents to elect one or more Managers of the Company, a vacancy in the position of a Manager so elected may be filled only by a majority vote of the Managers serving on the date the vacancy occurs who were elected by that class or group of Members, or by a majority vote of the Members of that class or group. A Manager elected by a class or group may be removed from office only by the class or group that elected the Manager. In such a case, the provisions of the Agreement relating to Removal of Managers apply to the vote of that class or group and not to the vote of the outstanding Units as a whole.

3.14 Contracts or Transactions Involving Interested Managers or Officers

Any otherwise valid contract or other transaction between the Company and one or more of its Managers or Officers (or any entity or other organization in which any of its Managers or Officers is a managerial official or has a direct or indirect financial interest) shall be valid for all purposes notwithstanding the presence or participation of that interested party at the meeting during which the contract or transaction was authorized, if any of the following conditions are met:

1. The contract or transaction is fair to the Company at the time it is authorized, approved, or ratified; or
2. The material facts as to the relationship or interest of each interested party and as to the contract or transaction are known by or disclosed to the other Managers, and they nevertheless authorize or ratify the contract or transaction in good faith by an affirmative vote of a majority of the disinterested Managers present; or
3. The relationship or interest is disclosed or known to the Members entitled to vote thereon and the contract or transaction is specifically approved in good faith by vote of the Members.

Each interested Manager may be counted in determining whether a quorum is present, but shall not vote and shall not be counted in calculating the majority necessary to carry the vote. Article 3.14 shall not be construed to invalidate contracts or transactions that would be valid in its absence. The Company shall have a cause of action for damages against the interested Manager if the transaction is not fair to the

Company. Any interest in the Company or the subject of the transaction held by the interested Manager will be available as security for any such damages.

3.15 Indemnification

The Managers shall have the power to indemnify any of the Company's Managers or Members, former Managers or Members, or any person who may have served at its request as a Director, Manager, or Officer of another business organization in which it owns shares of capital or stock, or of which it is a creditor, against any costs or expenses actually and necessarily incurred by that person in connection with the defense of any action, suit, or proceeding to which the person is made a party by reason of having been a Manager, Member, or Officer of the Company, or of such other business organizations, provided, however, that no Manager, Member, or Officer shall receive such indemnification if finally adjudicated therein to be liable for negligence or misconduct in the performance of duty. This indemnification shall extend to good-faith expenditures incurred in anticipation of threatened or proposed litigation. By unanimous vote, the Managers may, in proper cases, extend the indemnification to cover the good-faith settlement of any such action, suit, or proceeding, whether formally instituted or not. Any indemnification or advance of expenses to a Manager, Member, or Officer shall be reported in writing to all the Members with or before the notice or waiver of notice of the next Membership Meeting, or with or before the next submission to Members of a consent to action without a meeting, and, in any case, within the 12-month period immediately following the date of the indemnification or advance. Such indemnification shall not be deemed exclusive of any other right to which those indemnified may be entitled, under any Regulation, agreement, vote of Members, resolution, or otherwise.

3.16 Insuring Managers, Officers, and Employees

The Company may purchase and maintain insurance on behalf of any Manager, Member, Officer, employee, or agent of the Company, or on behalf of any person serving at the request of the Company as a Manager, Officer, employee, or agent of another organization or enterprise, against any liability asserted against that person and incurred by that person in any such enterprise, whether or not the Company has the power to indemnify that person against liability for any of those acts.

3.17 Committees

The Managers may designate one or more committees to conduct the business and affairs of the Company to the extent authorized. Each committee shall consist of one or more Managers. The Managers shall have the power to change the powers and membership of, fill vacancies in, and dissolve any committee at any time. Committee members shall receive such compensation as the Managers may from time to time provide. The designation of any committee and the delegation of authority thereto shall not operate to relieve the Managers of any responsibility imposed by law. No committee shall be authorized to approve a plan of merger or share exchange;

recommend a voluntary winding up of the Company or a revocation thereof; fill Manager vacancies; fix the compensation of any committee member; or alter or repeal any resolution of the Manager that, by its terms, provides that it shall not be so amendable or repealable.

3.18 Fundamental Business Transactions

A fundamental business transaction (a merger, interest exchange, conversion, or sale of all or substantially all of the Company's assets), or any other action that would make it impossible to carry out the ordinary business of the Company, must be approved by the affirmative vote of the majority of ALL of the Members.

Article Four — Membership and Membership Interests

4.01 Initial Members

The initial Members of the Company are the persons executing the Agreement as Members, each of whom is admitted to the Company as a Member, effective contemporaneously with the date the Company is formed or the date stated in the records of the Company as the date the person becomes a Member, whichever is later, or, if no date is stated in those records, on the date that the person's admission is first reflected in the records of the Company (see the Membership Register in the Appendix to the Agreement).

4.02 Members and Membership Interest

A Member has the right to participate in the management and affairs of the Company. If one or more persons own a membership interest in the Company, any other person may be admitted as a Member without acquiring a membership interest. A Member who assigns his membership interest, or any part thereof, to another, does not cease to be a Member for that reason alone.

A membership interest includes a Member's share of profits and losses or similar items and the right to receive distributions, but does not include a Member's right to participate in management. A membership interest does not convey an interest in any specific property of the Company. It is personal property.

Each Member or assignee's membership interest in the Company shall be represented by the Units of Membership Interest duly issued or transferred to that Member or assignee pursuant to the governing documents of the Company, and properly reflected in the Membership Register, or, in the case of an assignee, the membership interests transfer ledger of the Company. Each Member's or assignee's relative membership interest in the Company may be readily determined by dividing the total number of Units held by that Member or assignee by the total number of outstanding Units issued by the Company.

4.03 Issuance of Membership Interests After Formation

After the initial formation of the Company, the Company may issue new Units to any person with the affirmative vote of a majority of all the Members of the Company, and in accordance with the procedures set forth in Article 4.21, Sale or Transfer of Membership Interests.

4.04 Admission of New Members

Admission to membership in the Company is conditioned upon meeting the requirements set out in the Agreement and its Appendix. After the formation of the Company, a person only becomes a new Member upon meeting all conditions of membership, which are: a) execution of a signed written agreement to be subject to the Agreement; b) a recorded vote of approval by a majority of all of the Members; c) payment of the full amount of any initial capital contribution as determined according to the Agreement, or, if the Units are to be received in exchange for agreements to contribute cash, property, or services in the future, execution of a signed written agreement specifying the future contribution to be made and when it is due; and d) the receipt from the Company of a certificate evidencing said person's membership interest in the Company. A person may be admitted as a Member of the Company and acquire a membership interest in the Company without making a contribution to the Company.

4.05 Assignees of a Membership Interest

A membership interest may be wholly or partly assigned. An assignee is a holder of a membership interest in the Company who is entitled to the economic rewards of the Company, but does not have the right to participate in the management and affairs of the Company. An assignment entitles the assignee to receive any allocation of income, gain, loss, deduction, credit, or similar items, and to receive distributions to which the assignor was entitled, to the extent those items are assigned, and for any proper purpose, to require reasonable information or account of transactions of the Company and to make reasonable inspection of the books and records of the Company. Until and unless the assignee becomes a Member, the assigning Member retains all other rights, duties, and powers of membership, in particular, the right to participate in the management and governance of the Company.

4.06 Admission of Assignees as New Members

An assignee of a membership interest may become a Member only upon meeting all of the conditions listed for admission of new Members in the Agreement, including, but not limited to Article 4.04, Admission of New Members.

4.07 Continuing Liabilities and Duties of Assigning Member

No assignment of any membership interest shall relieve the assignor from any duties to the Company. Whether or not an assignee of a membership interest becomes a Member, the assignor is not released from his or her duties or liabilities to the

Company, including the duty to make any future contributions agreed to by the assignor, until and unless a written statement releasing him or her from liability is executed by all the Members of the Company in accordance with the Agreement.

4.08 Rights and Liabilities of Assignees Admitted as Members

An assignee of a membership interest who becomes a Member has, to the extent assigned, the rights and powers, and is subject to the restrictions and liabilities, of a Member under the governing documents and the TLLCL. An assignee who becomes a Member is liable for the obligations of the assignor to make contributions to the Company, but is not obligated for liabilities unknown to the assignee on the date the assignee became a Member, and which could not be ascertained from the Agreement and its Appendix, as amended from time to time.

4.09 Reasonable Doubts as to Right to Assign

When an assignment of a membership interest is requested and there is reasonable doubt as to the right of the person seeking the assignment, before recording the assignment of the Units on the Company's books, the Managers may require from the person seeking the assignment reasonable proof of that person's right to the assignment. If there remains a reasonable doubt of the right to the assignment, the Managers may refuse an assignment unless the person gives adequate security or a bond of indemnity executed by a corporate surety or by two individual sureties satisfactory to the Managers as to form, amount, and surety responsibility. The bond shall be conditioned to protect the Company, its Members, Managers, Officers, and agents, or any of them, against any loss, damage, expense, or other liability for the assignment of the membership interest.

4.10 Community Property Provisions

4.10(a) Non-Member Spouse Bound by the Agreement

Each spouse of a Member who is not a Member in his or her own right, may have an interest in the Company standing in the name of his or her spouse who is a Member, by reason of the applicable state community property laws. Without determining either the existence or extent of any community property or other interest, each such non-member spouse of a Member agrees to be bound by the terms of the Agreement, as required in accordance with subarticle (f).

4.10(b) Interest of Non-Member Spouse

It is the specific intent of the Members and the Company that each Member's membership interest is held in the sole name of the Member, is deemed to be that Member's sole property, and is under the sole management and control of that Member. Management and control over the membership interest includes the right to vote or to sell such membership interest. This provision is not intended to, and shall not, affect the existence or extent of any

community property or other interest that a non-member spouse may have in such membership interest.

4.10(c) Death or Incapacity of a Member

The membership interest of a deceased Member shall vest in his or her legal representative or surviving spouse, subject to the terms of the Agreement. That person shall neither become a Member of the Company, nor have the right to vote, nor otherwise manage the Company unless that person is admitted as a Member in accordance with the Agreement.

4.10(d) Joint Tenants with Right of Survivorship

If the non-member spouse of a Member shall predecease the Member, and the non-member spouse has a community property or other interest in the Company, the Member shall continue to own all of the Units standing in his or her name. The non-member spouse shall duly implement this provision of the Agreement by providing in his or her will for the devise of his or her interest in the Company to the Member. If the community property or other interest of the non-member spouse in said Units does not pass entirely to the Member by intestate succession or through the non-member spouse's will, then the Member and non-member spouse shall be deemed to own such interest not as community property or tenants-in-common, but rather, pursuant to this provision, the Member and non-member spouse agree to hold his or her Units as joint tenants with the right of survivorship.

4.10(e) Divorce of a Member

In the event of the divorce of a Member whose non-member spouse owns a community property or other interest in the Company, all of the Member's Units shall pass to the Member upon divorce. The Member and non-member spouse shall duly effectuate this provision in their property settlement agreement or other like instrument. This provision shall not affect any rights the non-member spouse may have (as between the spouse and the said Member) as to any benefits receivable as a result of such community property interest in the Company.

4.10(f) Member's Duty to Obtain Spouse's Written Consent

Any Member who is now married to a non-member spouse, or who marries after he or she has signed the Agreement, shall cause his or her non-member spouse to sign a document indicating said non-member spouse's agreement to be bound by the terms of the Agreement within a reasonable time. The failure of the Member to obtain said non-member spouse's consent to the Agreement shall constitute a material breach of the Agreement by said Member.

4.11 All Other Forms of Joint Ownership of Membership Interests

The Company may authorize the issue or transfer of Units to joint owners only after consulting such legal and tax counsel as they deem necessary and enacting such provisions as they deem necessary to control membership rights and ownership rights.

4.12 Withdrawal of Members

A Member may withdraw from the Company upon thirty (30) days' written notice to the Managers of the Company. If the Member has a contribution due within ninety (90) days of the date of withdrawal, withdrawal shall be effective only if approved by a majority of the Managers. Otherwise, withdrawal is effective at the time specified in the notice, or if no time is specified, upon receipt by the Company. Acceptance is not necessary to make it effective unless expressly provided in the notice of resignation. Withdrawal does not relieve the Member of any liability to the Company for future contributions agreed to in writing by the withdrawing Member.

4.13 Expulsion of Members

Any Member may be expelled from membership in the Company by the affirmative vote of ALL of the other Members of each class or group to which the Member belongs at any annual or special meeting of the Members.

4.14 Continuity of the Company

The Company shall not wind up and terminate upon the death, expulsion, bankruptcy, winding up, dissolution, termination or withdrawal of any Member, but shall continue unless a majority of the remaining Members affirmatively votes to wind up the Company. If the termination or withdrawal was of the last remaining Member, then the Company shall wind up unless, no later than the 90th day after the date of the termination of the membership of the last remaining Member, the legal representative or successor of the last remaining Member agrees to: a) continue the Company, and b) become a Member of the Company effective as of the date of the termination or designate another person who agrees to become a Member of the company effective as of the date of the termination.

4.15 Classes or Groups of Membership Interests

The Company may establish one or more classes or groups of membership interests in its Certificate of Formation, or by adoption of an amendment to the Agreement. Any of these classes may have full, limited, or no voting rights, and may have such other preferences, rights, privileges, and restrictions as are stated or authorized in the governing documents, as amended. All membership interests of any one class or group shall have the identical voting, conversion, redemption, and other rights, preferences, privileges, and restrictions. There shall always be a class or group of membership interests outstanding that has complete voting rights except as limited or restricted by voting rights conferred on some other class of outstanding membership interests.

4.16 Certificates as Evidence of Membership Interest

Each Member's membership interest shall be evidenced by one or more certificates of membership interest issued by the Company. Each certificate shall be consecutively numbered. The front of the certificate shall state that the Company is

organized under the laws of the State of Texas; the name of the Company; the number of Units represented by the certificate and their class or group, if any; the name of the person to whom the certificate is issued; and the date the certificate was issued.

The front of each certificate shall state, in conspicuous print, the following:

See reverse for transfer and membership restrictions, and for potential duties and liabilities of members.

The back of the certificate shall contain the following notice:

NOTICE: These Units of Membership Interest ("Units") have not been registered under the Securities Act of 1933 or under any securities law, and cannot be offered, sold, resold, or transferred unless and until registered under all applicable securities laws, or an exemption from registration is available, or the Company has in effect a determination, pursuant to its Company Agreement, that the Units of Membership Interest are not securities. Units of Membership Interest are transferable on the books of the Company only. Ownership of Units does not automatically confer membership, or allow the owner to participate in the voting or management of the Company. The Certificate of Formation, the Company Agreement, members' agreements, or relevant law may additionally restrict transferability and sale of Units, restrict or condition membership, and impose additional membership obligations and liabilities including, but not limited to, Company management and future contributions.

4.17 Additional Notices Required on Certificates

Additional reasonable restrictions may be imposed on the transferability or sale of membership interests if the Company conspicuously sets forth a full or summary statement of the restrictions on the back of the certificate. The statement shall be in a new paragraph and begin with the boldfaced words "**NOTICE: Additional Restrictions on Transferability and Sale:**" and shall either a) clearly set forth the restrictions, or b) summarize the restrictions and conspicuously state on the back of the certificate that a restriction exists pursuant to a specified document and that the Company, on written request to its principal place of business, will provide a free copy of the document to the record holder of the certificate.

If the Company has more than one class or group of membership interests, then the back of the certificate must also contain a) the designations, preferences, limitations, and relative rights of the membership interests of each class or group to the extent they have been determined, and the authority of the governing authority to make those determinations as to subsequent series; or b) a statement that the required information is stated in the Company's governing documents and that, on written request to the Company's principal place of business or registered office, the

Company will provide a free copy of that information to the record holder of the certificate.

4.18 Signing Certificates – Facsimile Signatures

All membership interest certificates shall be signed by the Manager. A signature may be a facsimile if the certificate is countersigned by a transfer agent or registered by a registrar, either of which is not the Company itself or an employee of the Company. If the person who has signed the certificate, or whose facsimile signature has been placed on the certificate, ceases to hold such position before the issuance of the certificate, the certificate may nevertheless be issued by the Company with the same effect as if he or she continued to hold such position on the date of its issuance.

4.19 Issuance and Replacement of Certificates

Upon satisfaction of all prerequisites for admission of a new Member and issuance or transfer of Units, a new certificate shall be issued. If the Member received his Units by assignment, the original certificate of the assignor shall be cancelled and a new certificate issued to the assignee and such shall be noted on the records of the Company. If the seller transferred only part of the Units represented by a certificate, a new certificate shall be issued to the seller for the Units retained. No new certificate shall be issued until the former certificate for a like number of Units shall have been surrendered and cancelled, except that in the case of a lost, destroyed, or mutilated original certificate, a new one may be issued, but only upon such terms to the Company (such as bonding or indemnity) as the Managers may prescribe.

4.20 Mandatory Prerequisites Before Sale or Transfer of Membership Interests

The Company, and all its Managers, Officers, employees, and agents, shall sell no Units, nor shall they allow or participate in any purported transfer of any Units, except under the following circumstances:

1. There is on file in the Company records a written attorney's opinion, satisfactory to the Company, which states that currently effective registration statements exist under the Securities Act of 1933 and all applicable state acts; or
2. There is on file in the Company records a written attorney's opinion, satisfactory to the Company, which states that neither federal nor state securities registration is required because the attorney has determined that the Units are not currently securities and will not become securities upon completion of the type of issuance or transfer proposed; or
3. The transaction differs in no detail from a proposed transaction described in an attached written attorney's opinion, satisfactory to the Company, which states that the attorney has reviewed the facts of this proposed transaction, and under the facts as disclosed to him, there is no fraud under Rule 10b-5, and neither federal nor state securities registration is required because, even

if the Units are securities, or become securities upon completion of this proposed transaction, the Units or transaction fall within an exemption from registration; or

4. There is on file in the Company records a unanimous resolution of the Managers who, having inquired into the issue and sought such legal counsel as they deem sufficient, authorize the proposed issuance or transfer and determine that neither federal nor state securities registration is required to complete this transaction because the transaction will fall under a securities exemption or the Units will not be considered securities upon completion of the transaction.

4.21 Sale or Transfer of Membership Interests

The Secretary shall ensure that the requirements of Section 4.20 have been met before the sale or transfer of any Units. Sale and transfer of Units shall be valid only on the membership interest transfer books of the Company subject to the requirements of Section 4.20. Transfer shall be only at the written request of the holder of record of such Units, or by his or her legal representative who shall furnish proper evidence of authority to transfer, or by his or her attorney so authorized by power of attorney duly executed and filed with the Company, and upon surrender for cancellation of any certificates for such Units.

The person in whose name Units stand on the books of the Company, shall be deemed to be the owner thereof as regards the Company. Whenever any assignment of Units may be made for collateral security, written notice thereof shall be given to the Secretary of the Company, or the appropriate Manager, and the fact that such Units are held for collateral security, and not absolutely, shall be stated on all certificates and records related to the assignment.

4.22 Restrictions on Sale and Transfer of Membership Interests

No Units of the Company and no certificates representing such Units shall be sold or transferred, nor shall any purported sale or transfer of Units be valid if such sale or transfer:

1. Is without a current resolution of the Managers approving the transfer; or
2. Is in violation of any law, including state and federal securities law; or
3. Is in violation of any restriction on such transfer set forth in Regulation 4.20, any other provision of the Agreement, or the Certificate of Formation as amended; or
4. Is in violation of any restriction contained in any buy-sell agreement, right of first refusal, or other such agreement entered into by the holders of such Units and duly filed in the records of the Company; or

5. Fails to follow the detailed issue and transfer procedures set out in the Company Record Book Section Five: Membership, or other procedures provided by the Company's legal counsel.

4.23 Annual Limit on Transfers

If the Company is taxed as a partnership, and if a proposed transaction would result in over forty-nine percent (49%) of the Company's total Units being sold or exchanged in a fiscal year, the transaction is prohibited unless ALL Members approve it and specifically acknowledge, in writing, their understanding that the transaction may lead to the deemed termination of the "partnership" for federal income tax purposes under I.R.C. § 708. This restriction does not apply to the admission of a new Member by contribution to the Company rather than by purchase of existing Members' Units.

Article Five — Contributions, Allocations, and Distributions

5.01 Member Contributions

Units may be issued for such contribution, including no contribution, as may be fixed from time to time by unanimous vote of ALL of the Members. The consideration paid for the Units may consist of any tangible or intangible benefit to the Company; or other property of any kind or nature, including cash, services rendered, a contract for services to be performed, a promissory note or other obligation of a person to pay cash or transfer property to the Company; or securities or other interests in or obligations of an entity. No Units shall be issued until the receipt of the full amount of any contribution due from the prospective Member before issuance; or, if the Units are to be issued in exchange for an agreement to contribute cash, property, or services in the future, receipt of both a signed written agreement specifying the future contribution to be made and when it is due, and a signed written agreement to be bound by the Agreement.

5.02 Enforceable Promise for Future Contribution

A Member is obligated to perform an enforceable promise to make a contribution or to otherwise pay cash or transfer property to the Company, as shown in the records kept under Article 7.01, without regard to the death, disability, or other change in circumstances of the Member. An enforceable promise is one that is in writing and signed by the person making the promise.

5.03 Failure to Perform Enforceable Promise

A Member, or the Member's legal representative or successor, who does not perform an enforceable promise to make a payment of cash or transfer property to the Company, whether as a contribution or in connection with a contribution already made, is obligated, at the written request of the Company, to pay in cash the agreed value of the contribution, as stated in the Agreement or the Company's records

required under Article 7.01, less any amount already paid for the contribution and the value of any property already transferred. In addition to any other remedy available in law or in equity to the Company or the other Members, if the Member fails to deliver the additional contribution, cash, or property to the Company within thirty (30) days of delivery of the written request, on additional thirty (30) days' written notice to the defaulting Member, the membership interest of the defaulting Member may be:

1. Reduced, including, but not limited to, the limitation or reduction of the Member's voting and/or distribution rights;
2. Subordinated to other membership interests of non-defaulting Members;
3. Redeemed or sold at a value determined by appraisal or other formula to be set by a majority of the Members; or
4. Made the subject of:
 - a) A forced sale;
 - b) Forfeiture. Upon such forfeiture, the Member shall be entitled to a distribution as under Section 5.07(b) of the Agreement, but shall receive only one-half (1/2) of the fair market value of his or her membership interest;
 - c) A loan from other Members of the company in an amount necessary to satisfy the enforceable promise; or
 - d) Another penalty or consequence determined by a majority of the Members.

Whenever the Company is to pay any sum to a defaulting Member, any amount that Member owes the Company may be deducted from that sum before payment to the Member.

5.04 Consent Required to Release Enforceable Obligation

The obligation of a Member, or of the Member's legal representative or successor, to make a contribution or otherwise pay cash or transfer property to the Company, or to return cash or property to the Company paid or distributed to the Member in violation of the TBOC or the Agreement, may be released or settled only by consent of each Member of the Company.

5.05 Non-return of Contributions

No Member is entitled to the return of the whole or any part of his or her capital contribution, or to be paid interest in respect of either his or her capital account or capital contribution. No un-repaid capital contribution is a liability of the Company or any Member. No Member shall be required to contribute or lend any cash or property to the Company to enable it to return any Member's capital contribution.

5.06 Voluntary Advances by Members

If the Company does not have sufficient cash to pay its obligations, any Member who agrees to do so may, with the consent of a majority of the Managers, advance all or part of the needed funds to, or on behalf of, the Company. Such an advance is not a contribution. It constitutes a loan from the lending Member to the Company, and bears interest from the date of the advance until the date of payment at the rate agreed to by the lending Member and a majority of the Managers.

5.07 Distributions

Distributions may consist, in whole or in part, of cash, promissory notes, or other property, as the Managers may determine is in the best interest of the Company. No Member, regardless of the nature of the Member's contribution, may demand and receive a distribution from the Company in any form other than cash, unless authorized by a majority of the Managers of the Company.

5.07(a) Allocation of Distributions

Each Member shall be entitled to a share of any distributions in proportion to each Member's Units in the Company, or in accordance with the special allocations for that Member, as set out in the Membership Register and amended from time to time.

5.07(b) Interim Distributions

Before the winding up of the company, a Member is not entitled to receive, and may not demand, a distribution from the Company until a distribution is declared to each Member of the Company, or to a class or group of Members that includes the Member. A majority vote of the Managers is required to declare an interim distribution. If the declaration does not contain a different record date, only the Members listed in the Company records on the date of the declaration shall be entitled to any such distribution.

5.07(c) Distributions on Withdrawal

Any Member who validly exercises the right to withdraw from the Company as granted under the Agreement, is entitled to receive, within thirty (30) days after the date of withdrawal, the fair value of that Member's interest in the Company, determined as of the date of withdrawal, unless such distribution would work an undue hardship on the Company, in which case the distribution will be paid in installments to be agreed upon by the parties.

5.07(d) Distributions on Expulsion

On expulsion, any expelled Member is entitled to receive, within a reasonable time, the fair value of that Member's interest in the Company as of the date of expulsion.

5.07(e) Prohibited Distributions

Notwithstanding the provisions herein, the Company shall not make a distribution that would cause the Company's total liabilities to exceed the fair market value of its total assets as those terms are defined in Section 101.206, TBOC. A Member who receives a distribution from the Company in violation of this subarticle is required to promptly return the distribution to the Company if the Member had knowledge of the violation.

5.08 Allocations of Profit, Loss, and Other Similar Items

The allocation of profits, losses, income, gain, expenditures, deductions, property upon the winding up and termination of the Company, and similar items shall be in proportion to each Member's number of Units in the Company, unless otherwise specified in the special allocations section of the Membership Register.

Article Six — Officers

6.01 Title and Appointment

The Managers may elect or appoint one or more persons, who may or may not be Members, as Officers of the Company. In addition, the Managers may assign titles (including, without limitation, "President," "Vice President," "Secretary," and "Treasurer") to any such Officers. Unless the Managers decide otherwise, and subject to law, the Certificate of Formation, and the Agreement, if the title is one commonly used for an Officer of a for-profit corporation formed under the Texas Business Organizations Code, the assignment of such title shall constitute the delegation to such person of the authority and duties that are normally associated with that office. Any such titled persons shall be deemed Officers of the Company. Any number of titles may be held by the same person, and any delegation pursuant to this section may be revoked at any time by the Managers. For purposes of convenience and maintenance of organizational formalities, the Managers shall appoint a responsible person to serve as Secretary of the Company.

6.02 President

The President, if any, shall be the principal executive officer of the Company, subject to the control of the Managers. The President shall have general supervision, direction, and control of the business and Officers of the Company; shall have the general powers and duties of management usually vested in the office of President of a corporation, except for those powers reserved to the Managers or Members by law, the governing documents, or a resolution of the Managers; shall have such other powers and duties as may be prescribed by the Managers or the Agreement; and shall be *ex officio* a member of all standing committees.

6.03 Vice President

The Vice President(s), if any, shall have such powers and perform such duties as from time to time may be prescribed by the Agreement, the Managers, or the President. In the absence or disability of the President, the senior or duly appointed Vice President shall perform all the duties of the President until such time as the President is able to resume his duties, or a new President is appointed. When so acting, the senior Vice President shall have all the powers of, and be subject to all the restrictions on, the President.

6.04 Secretary

The Secretary shall:

1. See that all notices are duly given as required by the Agreement and as required by law. In case of the absence or disability of the Secretary, or the Secretary's refusal or neglect to act, notice may be given and served by an Assistant Secretary or by the President, any Vice President, or the Managers.
2. Be custodian of the minutes of the Company's meetings, its Company Record Book, its other records, and any seal which it may adopt, as required by the Agreement. When the Company exercises its right to use a seal, the Secretary shall see that the seal is embossed on all documents authorized to be executed under seal in accordance with the Agreement.
3. Maintain in the Company Record Book a record of all Units of the Company that have been issued, cancelled, assigned, or transferred, as well as a record of all Members of the Company.
4. Maintain a worksheet during each fiscal year to account for the percentage of Units that have been transferred during that year, if the Company is taxed as a partnership. If a proposed sale, transfer, or assignment would result in over forty-nine percent (49%) of such interests being transferred in a fiscal year, the Secretary shall notify the Managers before any vote to approve such sale, transfer, or assignment.
5. Send a notice incorporating a current copy of the Company's Certificate of Formation and the Agreement to every assignee of any membership interest within fifteen (15) days of receiving notice of the assignment.
6. Act as the transfer agent for issuance and transfer of Units in accordance with the Agreement.
7. Perform all duties incident to the office of Secretary, and such other duties as from time to time may be required by Article Four of the Agreement, the Agreement generally, the Managers, the President or by law.

6.05 Treasurer

The Treasurer, if any, shall:

1. Have charge and custody of, and be responsible for, all funds and securities of the Company, and deposit all funds in the name of the Company in those banks or other depositories as shall be selected by the Managers.
2. Receive, and give receipt for, monies due and payable to the Company.
3. Disburse, or cause to be disbursed, the funds of the Company as may be directed by the Managers, taking proper vouchers for those disbursements.
4. Give to the Company a bond to assure the faithful performance of the duties of the Treasurer's office and the restoration to the Company of all Company books, papers, vouchers, money, and other property of whatever kind in the Treasurer's possession or control, in case of the Treasurer's death, resignation, retirement, or removal from office, if such bond is required by the Managers or the President. Any such bond shall be with one or more sureties or a surety company, and in a sum satisfactory to the Managers.
5. Act as the "Tax Matters Partner" as defined in Internal Revenue Code ("I.R.C.") § 6231(a)(7) if the Company is taxed as a partnership and the Treasurer is a Member. If the Treasurer is not a Member, or there is no Treasurer, the Managers shall select a Member to serve as the "Tax Matters Partner."
6. Perform all the duties incident to the office of Treasurer and such other duties as may be required by law, by the Agreement generally, by the Managers, or by the President.

6.06 Powers of the Officers

Any and all Officers shall perform their duties subject to the direction and under the supervision of the Managers. No Officer is authorized to transfer all or substantially all of the Company's assets without the written consent of ALL of the Members.

6.07 Removal and Resignation

Any Officer may be removed, with or without cause, by vote of a majority of the Managers, at any regular or special meeting of the Managers, or by any committee or Officer upon whom that power of removal may be conferred by the Managers. Such removal shall be without prejudice to the contract rights, if any, of the person removed. Any Officer may resign at any time by giving written notice to the Managers of the Company, or to the President or Secretary if such offices have been filled. Any resignation shall take effect upon receipt, or at any later time specified therein. Unless otherwise stated, the acceptance of that resignation shall not be necessary to make it effective.

6.08 Term of Office

Each Officer, if any, shall serve until a successor is chosen and qualified in his or her stead, or until his or her earlier death, resignation, or removal from office.

6.09 Vacancies

Upon the occasion of any vacancy occurring in any Company office, by reason of resignation, removal, or otherwise, the Managers may elect an acting successor to hold office for the unexpired term or until a permanent successor is elected.

6.10 Compensation

The compensation of the Officers shall be fixed from time to time by the Managers, and no Officer shall be prevented from receiving a salary by reason of the fact that the Officer is also a Manager or Member of the Company.

Article Seven — Company Records and Fiscal Matters

7.01 Records Required by Texas Business Organizations Code § 101.501

The Company shall keep at its principal office in the United States, or make available to a person, meaning a governing person, Member, or assignee of a membership interest, at its principal office in the United States not later than the fifth (5th) day after the date the person submits a written request to examine the books and records of the company under Sections 3.152(a) and 101.502 of the Texas Business Organizations Code, a current list that states the following:

1. The percentage or other interest in the Company owned by each Member;
2. If one or more classes or groups of membership interests are established in or under the Certificate of Formation or Company Agreement, the names of the Members of each specified class or group;
3. A copy of the Company's federal, state, and local tax information or income tax returns for each of the six preceding tax years;
4. A copy of the Company's Certificate of Formation, including any amendments to or restatements of the Certificate of Formation;
5. A copy of the Company Agreement, including any amendments to or restatements of the Company Agreement;
6. An executed copy of any powers of attorney;
7. A copy of any document that establishes a class or group of Members of the Company as provided by the Company Agreement; and
8. Except as stated within the Company Agreement, a written statement of:

- a) The amount of a cash contribution and a description and statement of the agreed value of any other contribution made or agreed to be made by each Member;
- b) The dates any additional contributions are to be made by a Member;
- c) Any event the occurrence of which requires a Member to make additional contributions;
- d) Any event the occurrence of which requires the winding up of the Company; and
- e) The date each Member became a Member of the Company.

The Company shall keep at its registered office located in this state and make available to a Member of the Company on reasonable request, the street address of the Company's principal office in the United States in which the records required by this article are maintained or made available.

7.02 Minutes of Company Meetings

The Company shall keep at its principal office, or such other place as the Managers may order, a Company Record Book containing the minutes of the proceedings of the Members, Managers, and any committees of the Company. The minutes shall show the time and location of each meeting; whether such meeting was annual, regular, or special; a copy of the notice given or the written waiver thereof; and, if special, how the meeting was authorized. The minutes shall further show the names and number of votes of the Members present or represented at meetings of the Members, and the names of all those present at, and the proceedings of, all meetings.

7.03 Membership Register

To meet the requirements of Sections 3.151(a)(3), 101.501(a)(1), 101.501(a)(7)(A)–(C) and 101.501(a)(7)(E), TBOC, the Company shall keep at its principal office a membership register which shall be a current record of a) each Member's name, mailing address, the amount and class or group of their membership interest(s); b) the date the Member became a Member of the Company; c) the amount of any cash contribution and a description and statement of the agreed value of any other contributions made or agreed to be made by a Member; d) the dates any additional contributions are to be made by a Member; e) any event the occurrence of which requires a Member to make additional contributions; and f) special allocations of profits and losses or similar items, if any.

7.04 Membership Interests Transfer Ledger

The Company shall keep a membership interests transfer ledger at its principal office showing the name and mailing address of each Member (or certificate holder); the date of transfer; whether it is an original issue or reissue; the number of Units issued on that date; the certificate number of the issued Units; and the amount paid or

the agreed or fair market value of non-cash payments. For transfers, the ledger shall also show the person to whom and from whom the Units were transferred; the number of Units transferred or surrendered; the certificate number of the transferred or surrendered Units; the payment received by the Member; and the number of Units owned (balance) after the transactions.

7.05 Right to Examine Company Records

As provided by Section 101.502, TBOC, a Member of the Company or an assignee of a membership interest in the Company, or a representative of the Member or assignee, on written request and for a proper purpose, may examine and copy at any reasonable time and at the Member's or assignee's expense, records required to be kept under Sections 3.151 and 101.501, TBOC and other information regarding the business, affairs, and financial condition of the Company that is reasonable for the person to examine and copy.

The Company shall provide to a Member of the Company or an assignee of a membership interest in the Company, on written request by the Member or assignee sent to the company's principal office in the United States or, if different, the person and address designated in the Agreement, a free copy of the Certificate of Formation and Agreement, including any restatements of or amendments thereto, any Members' agreements restricting transfer of membership interests, and any tax returns specified in Section 101.501(a)(2), TBOC.

7.06 Books and Records of Account

The Company shall maintain correct and complete books and records of account, including accounts of its properties and business transactions, assets, liabilities, receipts, disbursements, gains, losses, capital, surplus, and membership interests. The Company bookkeeping procedures shall conform to generally accepted accounting practices for the business or businesses in which the Company is engaged. Subject to the foregoing, the chart of financial accounts shall be taken from, and designed to facilitate preparation of, current Company tax returns. Any surplus, including earned surplus, paid-in surplus, and surplus arising from a reduction of stated capital, shall be classified according to source and shown in a separate account.

7.07 Capital Accounts

A capital account shall be established and maintained for each Member. Each Member's capital account shall be:

1. Increased by:
 - a) That Member's cash capital contributions;
 - b) The fair market value of property contributed by that Member to the Company (net of liabilities secured by the contributed property that the

Company is considered to assume or take subject to I.R.C. § 752, or equivalent section for LLCs not taxed as partnerships); and

- c) The allocations to that Member of Company income and gain (or items thereof), including income and gain exempt from tax, and income and gain described in Treasury Regulation ("Treas. Reg.") § 1.704-1(b)(2)(iv)(g), but excluding income and gain described in Treas. Reg. § 1.704-1(b)(4)(i), or equivalent sections for LLCs not taxed as partnerships.

2. Decreased by:

- a) The cash distributions to that Member;
- b) The fair market value of property distributed to that Member by the Company (net of liabilities secured by the distributed property that the Member is considered to assume or take subject to under I.R.C. § 752 or equivalent section for LLCs not taxed as partnerships);
- c) The allocations to that Member of Company expenditures described in I.R.C. § 705(a)(2)(B), or equivalent section for LLCs not taxed as partnerships; and
- d) The allocations of Company loss and deduction (or items thereof), including loss and deduction described in Treas. Reg. § 1.704-1(b)(2)(iv)(g), but excluding items described in § 1.704-1(b)(2)(iii) and loss or deduction described in § 1.704-1(b)(4)(i) or (iii), or equivalent sections for LLCs not taxed as partnerships.

The Members' capital account shall also be maintained and adjusted as required and permitted by the provisions of Treas. Reg. § 1.704-1(b)(2)(iv) and (b)(4), or equivalent sections for LLCs not taxed as partnerships, including adjustments to reflect the allocations to the Members of depreciation, depletion, amortization, and gain or loss as computed for book purposes rather than the allocation of the corresponding items as computed for tax purposes, as required by Treas. Reg. § 1.704-1(b)(2)(iv)(g), or equivalent section for LLCs not taxed as partnerships. A Member who has more than one membership interest shall have a single capital account that reflects all his or her Units, regardless of the class of Units owned by that Member and regardless of the time or manner in which those Units were acquired. On the transfer of all or part of a Member's Units, the capital account of the transferor that is attributable to the transferred Units or part thereof shall carry over to the transferee Member in accordance with the provisions of Treas. Reg. § 1.704-1(b)(2)(iv)(i), or equivalent section for LLCs not taxed as partnerships.

7.08 Deficit Capital Accounts

Notwithstanding anything to the contrary contained in the Agreement, and notwithstanding any custom or rule of law to the contrary, to the extent that the

deficit, if any, in the capital account of any Member results from or is attributable to deductions and losses of the Company (including non-cash items such as depreciation), or distributions of money pursuant to the Agreement to all Members in proportion to their respective Units, upon winding up and termination of the Company such deficit shall not be an asset of the Company and such Members shall not be obligated to contribute such amount to the Company to bring the balance of such Member's capital account to zero.

7.09 Federal Tax Classification of the Company

The Members intend that the Company be an eligible entity under 26 C.F.R. § 301.7701(1-3), and thus, that the Company may accept the default classification as a partnership (or if the Company only has one Member, as a sole proprietorship disregarded as a separate entity), or if all of the Members consent, may elect to be treated as a corporation for federal tax purposes. This election can only be changed every sixty (60) months (unless there has been a greater than fifty percent (50%) change in ownership of the Company, and the IRS has issued a favorable private letter ruling), and only with the written consent of all of the Members authorizing an agent to make the election. The Treasurer or the Tax Matters Partner shall forthwith arrange a consultation with the Company's tax advisors before determining whether to make the election or to accept the default classification.

7.10 Fiscal Year

The Company shall have the fiscal year determined by the Managers and approved by the Internal Revenue Service ("IRS"). The Treasurer or Tax Matters Partner shall forthwith arrange a consultation with the Company's tax advisors to determine whether the Company is to have a fiscal year other than the calendar year. If so, the Treasurer or Tax Matters Partner shall file an election with the IRS as early as possible, and all correspondence with the IRS, including the application for an Employer Identification Number ("EIN"), shall reflect such non-calendar year election.

7.11 Company Seal

The Managers may at any time adopt, prescribe the use of, or discontinue the use of, such seal as they deem desirable, and the Secretary shall cause such seal to be affixed to, impressed on, or reproduced on such documents as the Managers may direct.

7.12 Maintenance of Records

The books, records, minutes, and ownership or membership records of the Company shall be maintained in written paper form, or another form capable of being converted into written paper form within a reasonable time, in the principal United States office of the Company. The Company shall maintain in its registered office in the State of Texas, and make available to Members on reasonable request within a

reasonable time, the street address of its principal United States office in which these records are kept.

Article Eight — Winding Up

8.01 Events Requiring Winding Up

The Company shall wind up upon the first occurrence of any of the following:

1. The expiration of the period fixed for the duration of the Company in its Certificate of Formation, if not perpetual;
2. A voluntary decision to wind up the Company by written consent of ALL Members to the winding up;
3. An event specified in the governing documents of the Company as requiring the winding up or termination of the Company;
4. The occurrence of any event that terminates the continued membership of the last remaining Member; unless the legal representative or successor of the last remaining Member agrees to continue the Company and to become a Member of the Company, or designates another person who agrees to become a Member, both as of the date of the termination of the last remaining Member's membership in the Company. This agreement or designation must be made not later than ninety (90) days after the date of termination of the last remaining Member's membership in the Company; or
5. A decree by a court requiring the winding up or termination of the Company under Section 11.301(a), TBOC, or other law.

8.02 Winding Up

Upon the occurrence of an event requiring the winding up of the Company, the Company's affairs are to be wound up unless a revocation, as provided by Section 11.151, TBOC, or a cancellation, as provided by Section 11.152, TBOC, occurs. This includes cessation of business, mailing of notice of winding up to all creditors, liquidation of business and affairs, and the distribution of any surplus.

8.03 Persons Responsible for Winding Up Company

The winding up of the Company must be carried out by:

1. The Managers, or one or more persons designated by the Managers; who shall be paid reasonable compensation for such duties;
2. The legal representative or successor of the last remaining Member or one or more persons designated by the legal representative or successor, if the event requiring the winding up of the Company is the termination of the continued membership of the last remaining Member of the Company; or

3. A person appointed by the court to carry out the winding up of the Company under Sections 11.054, 11.405, 11.409, or 11.410, TBOC.

Article Nine — Meetings and Voting

9.01 Notice of Meetings

The Secretary shall deliver written notice to each Manager, Member or committee member, as appropriate, at least ten (10), but not more than sixty (60), days before the date of the meeting. Such notice shall state the date, time, and location of the meeting, and, in the case of a special meeting or a meeting called for the purpose of considering a matter described by Section 101.356, TBOC, the business to be transacted at the meeting or the purpose of the meeting. Notice may be given personally, by mail, or by electronic transmission including, but not limited to, facsimile, electronic mail, or other means. A Member may specify the form of electronic transmission to be used to communicate notice. Notice shall be addressed to each recipient at such address as appears in the Company's records, or such address or number as the recipient has given to the Company for the purpose of notice.

9.01(a) Notice Considered Delivered

Notice is considered delivered under this section on the date notice is: deposited in the U.S. mail with postage paid in an envelope addressed to the person at the person's address as it appears on the Company's records; successfully transmitted to a facsimile number provided by the person for the purpose of receiving notice; successfully transmitted to an electronic mail address provided by the person for the purpose of receiving notice; or communicated to the person by any other form of electronic transmission consented to by the person.

Upon providing notice, the Secretary or other person sending notice shall sign and file in the Company Record Book a statement of the details of the notice given to each person. If such statement should later not be found in the Company Record Book, due notice shall be presumed.

9.01(b) Failure of Electronic Transmission

The Secretary shall cease to provide notice by electronic transmission to an address or number provided by a person if the Company is unable to successfully deliver by electronic transmission two consecutive notices, and the Secretary knows that delivery of those two electronic transmissions was unsuccessful. Notice by electronic transmission may be reinstated upon written request by the person. Inadvertent failure to treat the unsuccessful transmissions as a revocation of the address or number provided does not affect the validity of a meeting or other action.

9.02 Waiver of Notice and Consent to Action

If a person entitled to notice of a meeting participates in or attends the meeting, the participation or attendance constitutes a waiver of notice of the meeting, and the person is considered present at the meeting, unless the person participates in or attends the meeting solely to object to the transaction of business at the meeting on the ground that the meeting was not lawfully called or convened. Notice of a meeting is not required to be given to a Member, Manager, or committee member entitled to notice, if the person entitled to notice signs a written waiver of notice of the meeting, regardless of whether the waiver is signed before or after the time of the meeting.

9.03 Location of Meetings

Meetings of the Company may be held at any location in or outside the State of Texas as may be designated by the Managers. The location of such meetings shall be stated in the notice of the meeting or in a duly executed waiver thereof. A meeting may be held solely, or in part, by using a conference telephone or other suitable communications system authorized by Section 6.002, TBOC. The location of a meeting means either the physical location of the meeting, or in the case of an alternative form of meeting, the form of communications system to be used for the meeting and the means of accessing that communications system.

9.04 Alternative Forms of Meetings

The Members or Managers, or a committee of the Members or Managers, may hold meetings by using a conference telephone or similar communications equipment, or another suitable electronic communications system, including videoconferencing technology or the Internet, or any combination, so long as the telephone or other equipment or system permits each person participating in the meeting to communicate with all other persons participating in the meeting.

If voting is to take place at the meeting, the Company must implement reasonable measures to verify that every person voting by means of remote communications is sufficiently identified, and keep a record of any vote or other action taken.

9.05 Conduct of Meetings

Each meeting shall be chaired by a person chosen by a majority of the votes represented at that meeting. The Chairman may appoint any person to act as meeting secretary, or the Secretary may serve if present. The meeting secretary shall keep minutes of the proceedings which shall be placed in the minute book of the Company.

9.06 Proxies

A Member may vote either in person or by proxy executed in writing by the Member or his or her duly authorized attorney-in-fact. Unless otherwise provided in the proxy or by law, each proxy shall be revocable and shall not be valid after eleven (11) months from the date of its execution, unless the proxy form conspicuously states

that it is irrevocable and the proxy is coupled with an interest, or as otherwise provided by law.

9.07 Dissent

A person who is present at a meeting at which action on any matter is taken, and who is entitled to vote on that action, shall be presumed to have assented to the action unless: a) his or her dissent is entered in the minutes of the meeting; b) his or her written dissent to such action is filed with the person acting as Secretary of the meeting before the adjournment thereof; or c) he or she delivers such dissent by registered mail to the Company's Secretary, or other authorized person, immediately after adjournment of the meeting. Such right to dissent shall not apply to any person who voted in favor of such action.

9.08 Adjournment and Notice of Adjourned Meetings

A quorum may adjourn any meeting to meet again at a stated hour on a stated day. Notice of the time and location where an adjourned meeting will be resumed need not be given to absent persons entitled to vote at the meeting if the time and location are fixed at the adjourned meeting. In the absence of a quorum, a majority of the votes present may adjourn until the time of the next regular meeting, or to a set time and location if notice is duly given to the absent persons entitled to vote at the meeting. Notice of the reconvening of an adjourned meeting is not necessary unless the meeting is adjourned for more than thirty (30) days past the date stated in the notice, in which case notice of the adjourned meeting shall be given as in the case of any special meeting.

9.09 Regular Meetings

Meetings for the management of the Company shall be held, without requiring call or notice, immediately following each annual meeting of the Members and at such regularly repeating times and places as the Managers designate.

9.10 Special Meetings

Special meetings may be called for any purpose at any time by the President, if any, or by any two Managers (or one Manager if the Company has only one) or by any one or more Members holding in the aggregate at least ten percent (10%) of the voting interests of the Company. The party calling the meeting may do so only by written request sent by registered mail or delivered in person to the President or Secretary or other designated person. The Officer receiving the written request shall cause notice of the meeting to be sent to all the persons entitled to vote at such a meeting. If the Officer fails to give notice within ten (10) days from the date of its receipt, the person calling the meeting may fix the time of meeting and give the notice. Written notices of the special meeting, stating the time and location of the meeting, shall be mailed ten (10) days before, or otherwise sent so as to be received by each person entitled to vote at the meeting not later than two (2) days before the

day appointed for the meeting. Notice of a special meeting must indicate an agenda. The meeting shall be confined to any agenda included with the notice; however, any other actions may be adopted by the written consent of all the persons entitled to vote at the meeting, which may be secured after the meeting.

9.11 Annual Meeting of the Members

The time, location, and date of the annual meeting of the Members for the purpose of electing Managers, if any, and for the transaction of any other business as may come before the meeting, shall be set by a majority vote of the Managers. If the day fixed for the annual meeting is on a legal holiday in the State of Texas, such meeting shall be held on the next business day. If elections are not held on the day designated, or at any adjournment of the meeting, the Managers shall cause the elections to be held at a special meeting of the Members as soon thereafter as possible.

9.12 Failure to Hold Annual Meeting of the Members

If, within any thirteen (13)-month period, an annual meeting of the Members is not held, any Member may apply to a court of competent jurisdiction in the county in which the Company's principal office is located for a summary order that an annual meeting be held. Failure to hold annual meetings shall not require the winding up and termination of the Company.

9.13 Quorums

The presence (in person or by proxy) of a majority of the total number of membership interests, Managers, or members of any committee constitutes a quorum for the transaction of business at any meeting of the Members, Managers, or the committee, respectively.

9.14 Adjournment for Lack of Quorum

No business may be transacted in the absence of a quorum, or upon the withdrawal of enough persons to leave less than a quorum, other than to adjourn.

9.15 Action Taken by Vote, Written Consent, or Failure to Object

Except as otherwise specified in the Certificate of Formation or the Agreement, any action is effective if taken:

1. By an affirmative vote of those persons having at least the minimum number of votes that would be necessary to take the action at a meeting at which each Member or Manager, as appropriate, entitled to vote on the action is present and votes; or
2. At a meeting of the Members or Managers at which a quorum is present, by the affirmative vote of a majority of the Members or Manager, as appropriate, who are present and entitled to vote on the matter; or

3. For an action required or authorized to be taken at an annual or special meeting of the Managers or at an annual, regular, or special meeting of the Members, without holding a meeting, providing notice, or taking a vote, by written consent stating the action to be taken, and signed by the number of Members, Managers, or committee members, as appropriate, necessary to have at least the minimum number of votes that would be necessary to take the action at a meeting at which each Member, Manager, or committee member, as appropriate, entitled to vote on the action is present and votes, and such consent has been filed in the Company Record Book and mailed by the Secretary to all the persons entitled to vote on the action; or
4. For an action required or authorized to be taken at a regular meeting of the Managers, without holding a meeting, providing notice, or taking a vote, by unanimous written consent stating the action to be taken, and signed by all the Managers, or committee members, as appropriate, and such consent has been filed in the Company Record Book and mailed by the Secretary to all the persons entitled to vote on the action; or
5. With the consent of each Member of the Company entitled to vote on the matter. Consent of a Member may be established by either:
 - a) The signed written consent to action by the Member; or
 - b) The Member's failure to object to the proposed action in a timely manner, if the Member has full knowledge of the action. Full knowledge requires, at a minimum, that at least ten (10) business days prior to the date the action is to become effective, the Member has been mailed, or otherwise sent by reliable means, unmistakably plain, clear, and detailed notice of the nature and effective date of the action, the requirement that each Member consent, and the effect of failure to make an objection in a timely manner. Any objection received on or before the date the action is to become effective will be considered timely.

9.16 Determining Number of Votes Held by Members

Members' votes need not be by ballot unless a Member demands voting by ballot before the voting begins. Each unit of membership interest shall be entitled to one vote on each matter submitted to a vote of the Members, except to the extent membership interests of any class or group are limited or denied voting rights by the governing documents or by law. A Member shall continue to have the exclusive right to vote his or her Units after assignment of those Units until the assignee is admitted as a Member. Whenever the Agreement require a vote, approval, or consent by a majority, or other percentage, of the Members, they shall be read to require a vote, approval, or consent by the relevant percentage of the issued and outstanding Units.

Article Ten — Execution of Company Agreement


The Agreement was acknowledged by the Managers and duly executed by the initial Members on the fourth day of June, 2018.

By our signatures hereto, we hereby agree to be bound by all the provisions of the Agreement.


Blanca A. Ramirez Ayala, Manager


Tomas Gutierrez III, Manager


Ivan Gutierrez, Manager


Madiam J. Gutierrez, Manager


Madiam, L.P., Member

Spouse

Company Seal

2022 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/05/22	01/19/22	02/02/22	02/17/22	03/03/22	03/17/22	04/06/22	04/20/22	05/04/22	05/18/22	06/01/22	06/15/22	07/07/22	07/20/22	08/03/22	08/17/22	09/08/22	09/21/22	10/05/22	10/19/22	11/02/22	11/16/22	12/07/22	12/21/22
ERICK DIAZ- CHAIRPERSON	P																							
SYLVIA HINOJOSA-CHAIRPERSON	P	P	P	P	A	A	P	P	P	P														
JOSE GUTIERREZ-VICE-CHAIR	P	P	P	P	P	P	P	P	P	P														
ANN TAFEL	A	P	P	P	P	P	P	P	P	P														
HUGO AVILA	P	P	P	P	P	P	P	P	A	P														
ROGELIO RODRIGUEZ	P	P	P	P	P	P	A	P	P	P														
REBECCA MILLAN (ALT 1)	P	P	P	P	P	P	P	A	P	P														
MARK TALBOT (ATL 2)				P	P	A	P	P	P	A														
SAM SALDIVAR (ALT 3)				P	P	A	P	P	P	A														
JUAN MUJICA (ALT 4)				P	P	P	P	P	P	P														

P - PRESENT

A - ABSENT

 NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION







PLANNING DEPARTMENT

311 N 15th Street McAllen, TX 78501
Phone: 956-681-1250 Fax: 956-681-1279



2022 CALENDAR

Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
	A-1/18 & 1/19		N-1/18 & 1/19 D-2/1 & 2/2			
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	A-2/1 & 2/2		N-2/1 & 2/2 D-2/16 & 2/17			
23	24	25	26	27	28	29
			HPC			
30	31					
	A-2/16 & 2/17					

FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N- 2/16 & 2/17 D- 3/28 & 3/3			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
	A-3/2 & 3/3		N-3/2 & 3/3 D-3/16 & 3/17			
20	21	22	23	24	25	26
				HPC		
27	28					
	A-3/16 & 3/17					

MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N-3/16 & 3/17 D - 4/5 & 4/6			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
			D-4/19 & 4/20			
20	21	22	23	24	25	26
	A-4/5 & 4/6		N-4/5 & 4/6			
27	28	29	30	31		
			HPC			

APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
	A-4/19 & 4/20		N-4/19 & 4/20 D-5/3 & 5/4			
10	11	12	13	14	15	16
					HOLIDAY	
17	18	19	20	21	22	23
	A- 5/3 & 5/4		N- 5/3 & 5/4 D-5/17 & 5/18			
24	25	26	27	28	29	30
			HPC			

MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	A- 5/17 & 5/18		D: 6/1 & 6/7 N-5/17 & 5/18			
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	A-6/1 ZBA		N-6/1 ZBA D-6/15 & 6/21			
22	23	24	25	26	27	28
	A-6/7 PZ		HPC		A-6/15 ZBA	
29			N-6/7 PZ			
	HOLIDAY	30	31			

JUNE 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			N-6/15 ZBA D-7/6 & 7/7			
5	6	7	8	9	10	11
	A-6/21 P&Z		N-6/21 P&Z			
12	13	14	15	16	17	18
			D-7/19 & 7/20			
19	20	21	22	23	24	25
	A-7/6 & 7/7		N-7/6 & 7/7			
26	27	28	29	30		
			HPC			

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2022 CALENDAR

Meetings:





-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council

Deadlines:






- D- Zoning/CUP Application
- N - Public Notification

* Holiday - Office is closed





JULY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					A-7/19 & 7/20	
3	4 HOLIDAY	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9
10	11 	12 	13	14	15	16
17	18 A-8/2 & 8/3	19	20 N-8/2 & 8/3 D-8/16 & 8/17	21	22	23
24	25 	26 	27 HPC	28	29	30
31						






AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6
	A- 8/16 & 8/17					
7	8 	9 	10	11	12	13
14	15	16	17 D-9/20 & 9/21	18	19	20
21	22 	23 	24 N-9/7 & 9/8	25 HPC	26	27
28	29	30	31			





SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					A-10/20 & 10/21	
4	5 HOLIDAY	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10
11	12 	13 	14	15	16	17
18	19 A-10/4 & 10/5	20	21 D-10/18 & 10/19 N-10/4 & 10/5	22	23	24
25	26 	27 	28 HPC	29	30	




OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 N-10/18 & 10/19 D-11/1 & 11/2	6	7	8
	A-10/18 & 10/19					
9	10 	11 	12	13	14	15
16	17 A- 11/1 & 11/2	18	19 N- 11/1 & 11/2 D-11/16 & 11/17	20	21	22
23	24 	25 	26 HPC	27	28	29
30	31 A-11/16 & 11/17					

NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5
6	7	8	9	10	11	12
13	14 	15 	16 D-12/20 & 12/21	17	18	19
20	21 A-12/6 & 12/7	22	23 N-12/6 & 12/7	24 HOLIDAY	25	26
27	28 	29 	30			

DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 HPC D-1/3 & 1/4 N- 12/20 & 12/21	8	9	10
	A-12/20 & 12/21					
11	12 	13 	14	15	16	17
18	19 A- 1/3 & 1/4	20	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 HOLIDAY	24
25	26 HOLIDAY	27	28	29	30	31