

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 3, 2026 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

1. MINUTES:

- a) Minutes for the meeting held on May 20, 2026

2. PUBLIC HEARINGS:

- a) Request of A1 Skylite Signs, LLC, on behalf of Freedom Bank, for a variance to allow a pole sign with a sign area of 485.29 square feet instead of 300 square feet maximum sign area allowed, at Lot 1, Freedom South McAllen Subdivision, Hidalgo County, Texas; 100 U.S. Expressway 83. **(ZBA2026-0021)**
- b) Request of Jose Refugio Flores for a special exception to allow an encroachment of 13 feet into the 20-foot front setback for a proposed carport, at Lot 92, Montebello Subdivision Unit No. 3, Hidalgo County, Texas; 3205 Upas Avenue. **(ZBA2026-0020)**

3. FUTURE AGENDA ITEMS

- a) 3100 Zenaida Avenue
- b) 216 East Verdin Avenue
- c) 3709 Jay Avenue
- d) 8600 North 29th Street

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 20, 2026 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

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

Staff Present:	Norma Borrego	Assistant City Attorney I
	Omar Sotelo	Planning Director
	Kaveh Forghanparast	Senior Planner
	Mia Fuentes	Planner I
	Jonathan Gutierrez	Technician I
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for meeting held on May 6, 2026.

The minutes for the meeting held on May 6, 2026. The motion to approve the minutes were made by Vice-Chairperson Hugo Avila. Mr. Alex Lamela seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a) Request of Gabriel Segovia, a special exception to allow an encroachment of 16 feet into the 20-foot front setback for a proposed carport, at Lot 19, Amended Parkway Estates Subdivision, Hidalgo County, Texas; 2308 Thunderbird Avenue. **(ZBA2026-0019)**

Mr. Del Bosque stated the applicant was requesting a special exception to encroach 16 feet into the 20-foot front setback for a proposed 16' x 25' carport.

The subject property was located along the north side of Thunderbird Avenue, west of North 23rd Street, and is zoned R-1 (Single-Family Residential-OC) District.

The Amended Parkway Estates Subdivision was recorded on September 26, 1994. The application for a special exception was submitted on April 7, 2026.

The applicant was requesting a special exception for a proposed 16' x 25' carport that will provide shade for their vehicles, and has stated that their vehicle does not fit within their garage.

The recorded plat of the subdivision requires a 20-foot front yard setback. During the site visit, staff did not find any properties along Thunderbird Avenue with carports encroaching into the required 20-foot front setback. Staff's research also did not reveal any records of special exception being granted for this subdivision.

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

Staff did receive one phone call in opposition to the request.

Staff recommended disapproval of the variance request due to noncompliance with the front setback requirement in this subdivision.

Board member Diaz asked staff on the printout it states 16 feet by 20 feet but on the drawing it states 25 feet. Staff stated it should be 16 feet by 25 feet, which would equal to 400 square feet.

Mr. Gabriel Segovia, 2308 Thunderbird Avenue, McAllen, Texas 78504. He stated he wanted the carport because he invested in a tree that in time would grow tall. Also, to protect his vehicles. He stated he wanted to make sure everything was up to code.

Vice-Chairperson Avila asked the applicant if he uses his garage. He stated his truck did not fit inside the garage. When he bought the house with a wash/dry room, which was cut into the garage and other side was the water heater.

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

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

Vice-Chairperson Avila asked staff if there were any other carports in the area. Staff stated no, there were no others.

Following the discussion Mr. Juan Mujica **moved** to disapprove the Special Exception. Vice-Chairperson Hugo Avila seconded the motion. The Board voted to disapprove the Special Exception with five members present and voting.

- b) Request of Spoor Engineering Consultants, Inc., on behalf of Astrid Gutierrez, for a variance to allow lot frontage of less than 50 feet and to allow lot area of less than 5,000 square feet for a proposed subdivision, at Lot 1 and the north one-half of Lot 2, Block 2, Bryan's Addition Subdivision, Hidalgo County, Texas; 324 North 4th Street. (ZBA2026-0018)**

Mr. Del Bosque stated the applicant was requesting a variance to reduce the minimum lot width to 45 feet and the minimum lot area to 3,200 square feet for a proposed three-lot subdivision.

The subject property was located on the southeast corner of North 4th Street and Date Palm Avenue, and is zoned R-1 (Single-Family Residential-OC) District.

Bryan's Addition Subdivision was recorded on October 11, 1927. A rezoning request from R-1 (Single-Family Residential-OC) District to R-3A (Multifamily Residential Apartment-OC) District was disapproved by City Commission on January 9, 2023. The subject property is going through the subdivision process under the name Astrid's Place Subdivision. The variance request was submitted on March 27, 2026.

The minimum lot area for an R-1 (Single-Family Residential-OC) District is 5,000 square feet and the minimum lot width along frontage is 50 feet. The proposed lots are showing over 45 feet of lot frontage and approximately 3,200 square feet of lot area each.

Staff received two phone calls in opposition to the request.

Staff recommended disapproval of both variance requests.

Board member Diaz asked staff even with the new UDC it will not comply. Staff stated under the new R-1 zone the lot width was reduced to 4500 square feet but the lot area remains the same at 5000 square feet.

Mr. Bryan Spoor, 510 South Broadway Street, McAllen, Texas 78501. He stated the owner and developer, Astrid Gutierrez was present as well. He stated he was surprised to receive disapproval on the lot frontage because the lot frontage under the new UDC. They were trying to save a rezoning fee and the delays. They were requesting less than the 5000 minimum lot area. Our neighbor directly to the south was in the same situation as them. He had 25 feet of frontage on 4th Street and the lot area that he had was about 3500 square feet. This development was for the owner and her siblings to build their houses on over the next several years.

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

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Variance request. There was one person to speak in opposition of the Variance request.

Ms. Cassandra Whetstone, 404 Cottonwood Avenue, which is directly in front of that lot. She stated she had concerns for the safety of her children as they play outside. Their neighborhood did not sidewalks on that side of the street. In additions, she had concerns for the increase of traffic to the neighborhood and the safety of her children. She stated there were no other lots that had multiple homes on it.

Chairperson Jose Gutierrez asked if there was anyone present to speak in opposition of the Variance request. There was one person to speak in opposition of the Variance request.

Mr. Ani Sharma, 407 Cottonwood Avenue. He had the same concerns as Ms. Whetstone. He stated the area as a whole was surrounded by single-family homes. They were all for single-family homes being present and not there for multi-zoning or multifamily. He stated three homes are being proposed or three lots are being proposed, which could signify a future whereby there a multifamily or multi zoning could take place.

Board member Mujica asked staff the variance request for the size of the property not so much for the zoning. Staff stated the variance #1 was for the lot, width and the area.

Board member Mujica asked staff regarding the two oppositions that had called in, were they the two that spoke here today. Staff stated yes they were the same ones.

Mr. Spoor stated this was very heavily developed part of the City. He did not foresee any other developments coming into this area anytime soon. They were proposing side obstruction corner clips easements on the proposed subdivision plat to prevent any kind of side obstructions from people either entering or backing out of the driveway and for the traffic on 4th Street. Chairperson Gutierrez stated no case creates a precedence we go case by case.

Board member Diaz asked the applicant was it not two lots in lieu of three. Mr. Spoor stated there were three siblings that wanted to build their houses on it.

Following the discussion, Mr. Alex Lamela **moved** to go with staff's recommendation and disapprove the Variance request. No one seconded the motion. Mr. Alex Lamela withdrew his motion.

Mr. Ari Sharma stated that eventually there would come a time when families will expand in size and one will have to move out, at that point does that not become a multifamily dwelling if they sell it onto someone else if there is three separate lots, three separate front doors. Board member Diaz stated there was no difference then selling your own house to a relative or another person. Mr. Sharma asked what would be the parking structure for the cars. Board member Diaz stated they would have to follow the building code and fit within the setbacks.

Legal asked the Board to go into Executive Session.

At 5:03 p.m., Chairperson Gutierrez made a motion to go into Executive Session. Vice-Chairperson Avila seconded the motion. The Board voted with five members present and voting.

At 5:16 p.m., the Board reconvened back to the meeting in progress.

After Executive Session, Mr. Alex Lamela **moved** to go with staff's recommendation and disapprove the Variance request. Mr. Juan Mujica seconded the motion. The Board voted to disapprove the Variance request with three members also (Chairperson Jose Gutierrez) voting aye and two members voting nay, Mr. Erick Diaz and Vice-Chairperson Hugo Avila.

Board member Juan Mujica stated they needed a super majority.

Vice-Chairperson Hugo Avila **moved** to go against staff's recommendation and approve the Variance request. Mr. Erick Diaz seconded the motion. The Board voted with two members voting aye and three members voting nay, Chairperson Jose Gutierrez, Alex Lamela and Mr. Juan Mujica.

Legal stated by operation of law, the Variance was not granted because there was not a super majority vote to grant it.

Chairperson Gutierrez stated the Variance request was not approved.

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez **moved** to adjourn the meeting at 5:21 p.m.

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

Memo

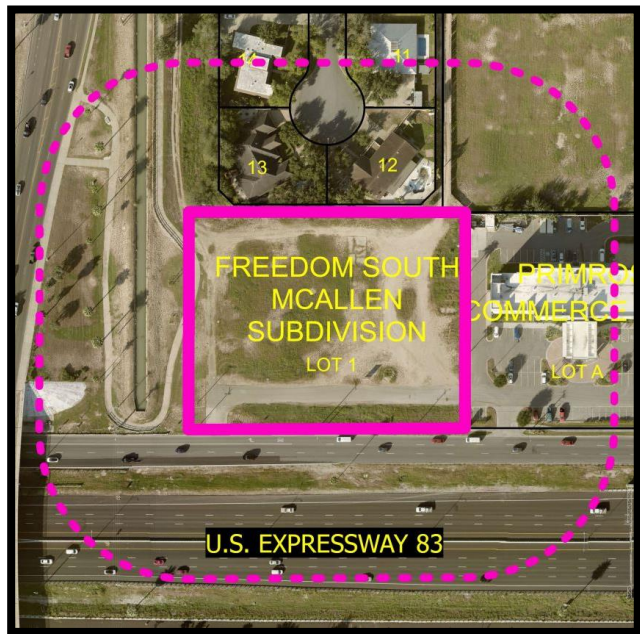
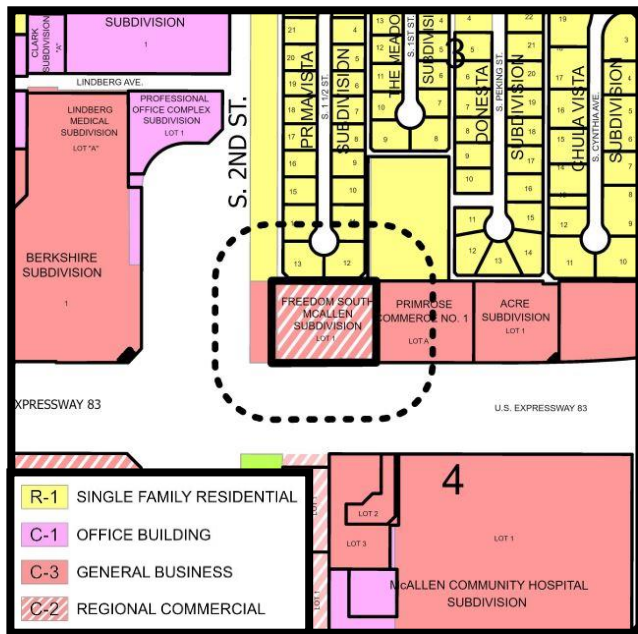
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 3, 2026

SUBJECT: REQUEST OF A1 SKYLITE SIGNS, LLC, ON BEHALF OF FREEDOM BANK, FOR A VARIANCE TO ALLOW A POLE SIGN WITH A SIGN AREA OF 485.29 SQUARE FEET INSTEAD OF 300 SQUARE FEET MAXIMUM SIGN AREA ALLOWED, AT LOT 1, FREEDOM SOUTH MCALEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 100 U.S. EXPRESSWAY 83. (ZBA2026-0021)

REASON FOR APPEAL: The applicant is requesting a variance to allow a sign with a total area of 485.29 square feet instead of the 300 square feet maximum sign area allowed.



PROPERTY LOCATION AND VICINITY: The subject property is located at the northeast corner of U.S. Expressway 83 and South 2nd Street and is zoned C-2 (Regional Commercial-UDC) District.

BACKGROUND AND HISTORY: Freedom South McAllen Subdivision was recorded on December 5, 2025. Building permits for the bank and commercial plaza were approved on December 2, 2025 and is currently under construction. The sign permit was submitted on April 2, 2026, which was rejected by staff due to the proposed sign exceeding the maximum sign area allowed. A variance request for the sign was submitted on April 16, 2026.

ANALYSIS: The applicant is requesting a variance for a pole sign with a total area of 485.29 square feet. Section 4.9.8 of the McAllen Unified Development Code states that pole signs in a C-2 District may not exceed 300 square feet in area. An additional sign is permitted on a premise for each additional 150 linear feet of frontage with a maximum sign area of 300 square feet. Based on 350 linear feet of frontage along U.S. Expressway 83, the property is eligible for two signs; however, the applicant has proposed only one sign for the subject property.

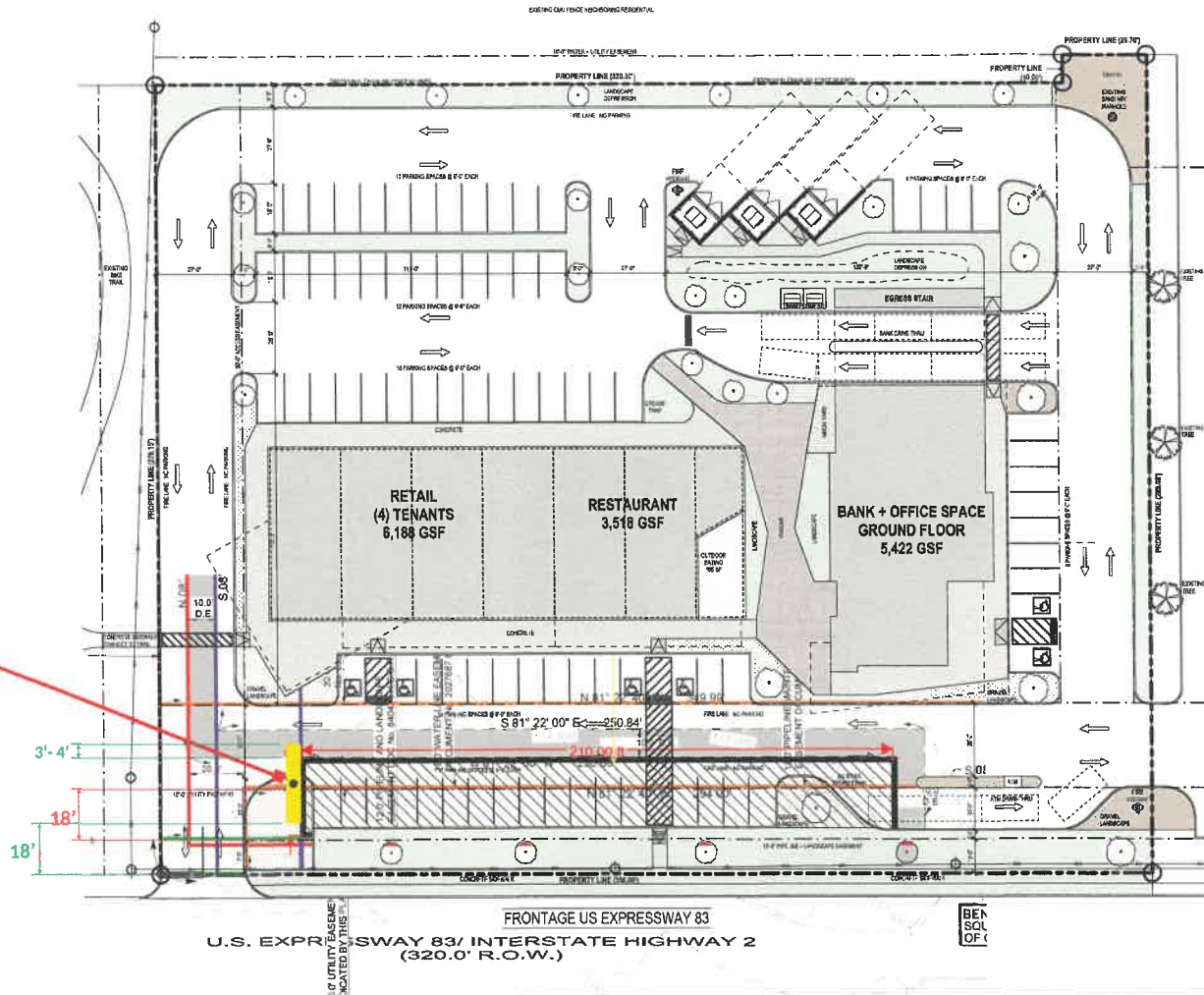
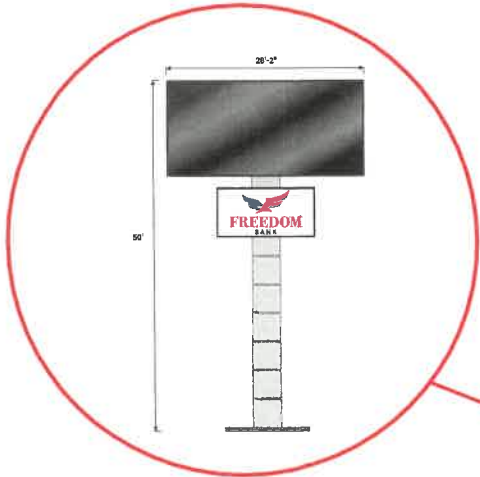
Staff has not received any phone calls, emails or letters in opposition to this request.

RECOMMENDATION: Staff recommends approval of the variance request due to only one pole sign being proposed for a property with 350 feet of frontage along U.S. Expressway 83.

PYLON SIGN

SITE PLAN
Custom Double-sided Pylon W/ Top EMC
& Illuminated I.D. Cabinet

Scale: 1:520



FRONTAGE US EXPRESSWAY 83
 U.S. EXPRESSWAY 83/ INTERSTATE HIGHWAY 2
 (320.0' R.O.W.)

BEN
 SOL
 OF C

CLIENT: FREEDOM BANK	DATE: 4/14/2026
ADDRESS: 100 I-2	CUSTOMER APPROVAL:
CITY / STATE: Allen, TX	DESIGNER: Emma Martinez
PROJECT ID: FBMC-A15-102525	DATE:

Miscellaneous:
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WALL ATTACHMENT NOTE: Installation details as shown do not always represent Actual wall conditions. The proper attachment method for specific wall materials shall be verified in the field to provide for a safe and secure installation and must meet all local and state code requirements offer site inspection.
ELECTRICAL: All signage components will be manufactured with 120 Volts A/C unless noted otherwise. All primary electrical service to the sign, and final connection thereof is the responsibility of the customer. All neon installations are required to use UL214 transformers and must have a dedicated ground wire from the transformer back to the main circuit. All signs are to meet N.E.C. Standards.

www.hiwayneon.com

1301 Maco Drive, Pharr, Tx 78577
 Phone: 956.702.0692 Fax: 956.702.1759

APR 16 2026
 By VRE

PYLON SIGN

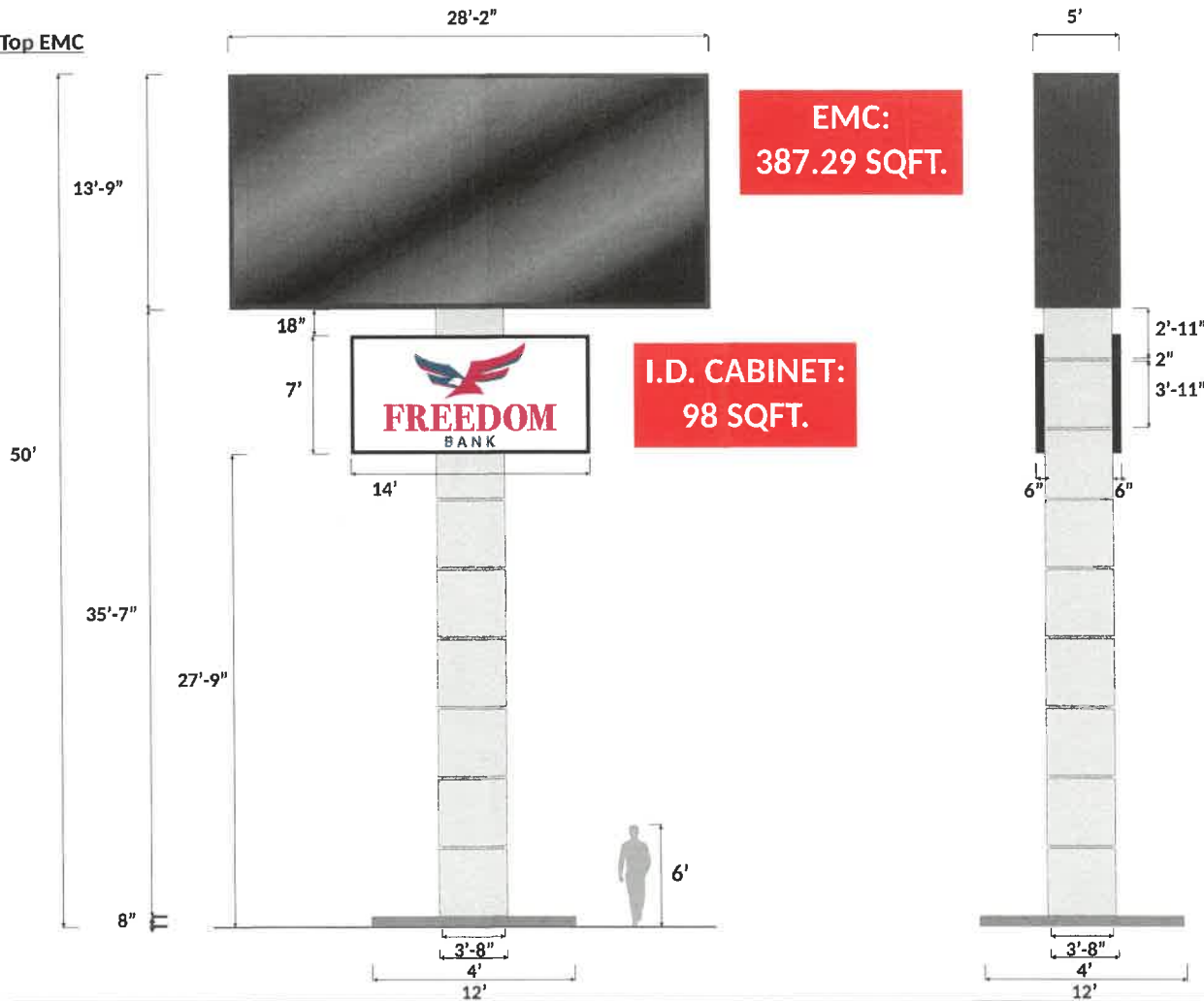
FRONT VIEW

SIDE VIEW

SCOPE OF WORK

Custom Double-sided Pylon W/ Top EMC
& Illuminated I.D. Cabinet

Scale: 1:85



Mounting Note*: Installers Required To Verify Field Conditions and provide necessary mounting hardware method of attachment. All mounting hardware to be non corrosive and all through wall penetrations made water-tight. Installation to meet N.E.C. & Local Codes.

Electrical Note*: It is The Customers Responsibility To Provide 120volt Primary Electrical Service With Dedicated Circuit(s). Including Ground Wiring From Panel Box To Within (6) Feet Of Secondary Electrical Sign Connect. Installation To Meet N.E.C & Local Codes.

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

CONFORMS TO U.L. 48 & NEC 600 CODE



CLIENT: FREEDOM BANK	
ADDRESS: 100 I-2	
CITY / STATE: McAllen, TX	
DESIGNER: Emma Martinez	DATE: 4/14/2026
PROJECT ID: FBMC-A15-102525	
CUSTOMER APPROVAL:	DATE:

Miscellaneous:

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ELECTRICAL: All signage components will be manufactured with 120 Volts A/C unless noted otherwise. All primary electrical service to the sign, and final connection thereof is the responsibility of the customer. All neon installations are required to use UL 2161 transformers and must have a dedicated ground wire from the transformer back to the main circuit. All signs are to meet N.E.C. Standards.

www.hiwayneon.com



1301 Maco Drive, Pharr Tx 78577
Phone: 956.702.0692 Fax: 956.702.1759

RECEIVED
APR 16 2026
By UR



SPEED
LIMIT
65

LEVEL
ELEVATION
CENTER

15-15

OSMA
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OSMA



ZBA2026-0021
• NOTICE •
VARIANCE
FOR THIS
PROPERTY

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



Memo

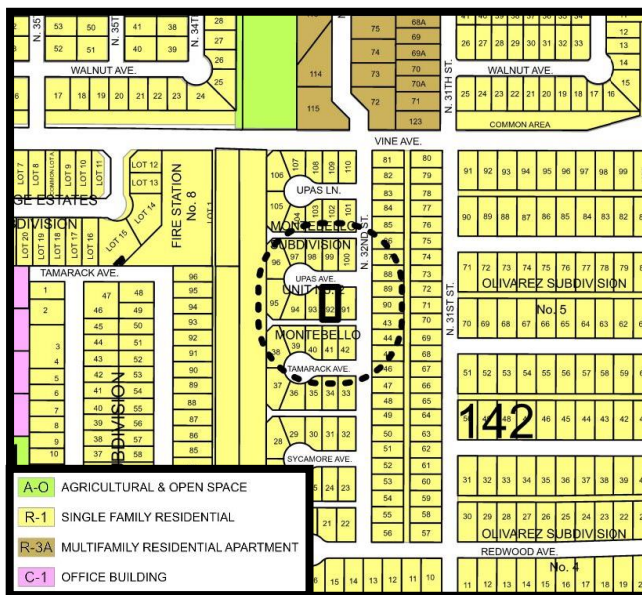
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 3, 2026

SUBJECT: REQUEST OF JOSE REFUGIO FLORES FOR A SPECIAL EXCEPTION TO ALLOW AN ENCROACHMENT OF 13 FEET INTO THE 20-FOOT FRONT SETBACK FOR A PROPOSED CARPORT, AT LOT 92, MONTEBELLO SUBDIVISION UNIT NO. 3, HIDALGO COUNTY, TEXAS; 3205 UPAS AVENUE. (ZBA2026-0020)

REASON FOR APPEAL: The applicant is requesting a special exception to allow an encroachment of 13 feet into the 20 foot front setback for a proposed carport.



PROPERTY LOCATION AND VICINITY: The subject property is located along the south side of Upas Avenue, west of North 32nd Street and is zoned R-1 (Single-Family Residential-OC) District.

BACKGROUND AND HISTORY: Montebello Subdivision Unit No. 3 was recorded on October 20, 1981. The applicant submitted a building permit application for the carport on April 1, 2026, which was rejected by staff due to the encroachment. An application for the special exception request was submitted on April 13, 2026.

ANALYSIS: The recorded plat requires a 20-foot front yard setback. The proposed carport would measure 10 feet by 20 feet. The applicant stated that the carport would help protect himself and his family from the weather elements. Staff’s research did not reveal any previously approved special exception requests in the subdivision.

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

RECOMMENDATION: Staff recommends disapproval of the special exception request.

ALLEY

← 50 FT →



6 FT

1 FT

20 FT FRONT SETBACK

CAR PORT

10 W X 20 L X 9 H FT. FT. FT.

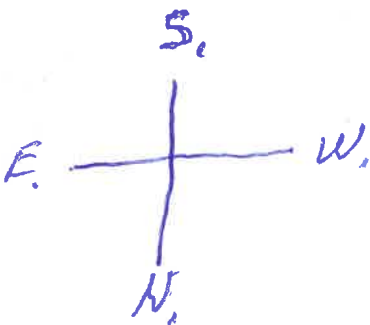
1.3 FT

20 FT

10 FT

7 FT

20 FT



40 FT

UPAS AVE

APR 13 2026

aw

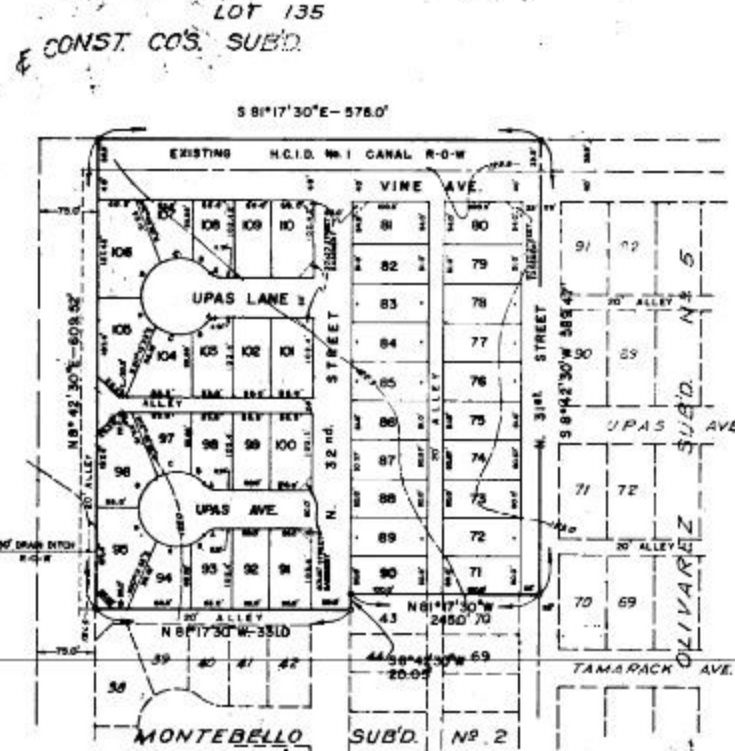
CURVE DATA

CURVE	RADIUS	ANGLE	ARC	TAN	CHORD
A	30'	49°54'00"	24.38'	12.87'	23.72'
B	30'	28°04'49"	22.76'	11.34'	22.56'
C	30'	33°14'15"	26.20'	12.17'	26.33'
D	30'	35°14'59"	26.21'	12.17'	26.37'

NOTES

- MINIMUM FLOOR ELEVATION SHALL BE 10' ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- FRONTYARD SET-BACK SHALL BE A MINIMUM OF 10 FT. EXCEPT AT CURB-DE-GRAD IT SHALL BE 10 FT.
- REARWARD SET-BACK SHALL BE 5 FT. MINIMUM EXCEPT SIDEYARDS ADJACENT TO STREET SHALL BE 10 FT.
- REARWARD SET-BACK SHALL BE 10 FT. MINIMUM.
- UNLESS SHOWN OTHERWISE ALL SIDEWALKS ARE 4 FT. WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALK ON WEST SIDE OF S. 31st STREET.
- 5'-6" EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSMISSION SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THE SYMBOL
- 3'-3" EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THE SYMBOL
- NOTE: CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT & RIGHT-OF-WAY ON EACH LOT IN THIS SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE WIRELESS & WIRELESS FOR SUCH PURPOSE AS THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED & MAINTAINED FROM TIME TO TIME.
- HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRINKING OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.
- A 10 FT x 10 FT CORNER CLIP FOR STREET EASEMENT IS HEREBY REQUIRED FROM ALL LOTS AT ALL INTERSECTIONS OF STREETS AND ALLEYS.

LOT 141
 LA LOMITA IRRIG. & CONST. CO'S. SUB'D.



MAP
 OF
MONTEBELLO SUBDIVISION
 UNIT No. 3

APPROVED
 FOR RECORDING
 Hidalgo Co. Dept. of Reg. Dept.
 by *John Walker*
 Date 10-30-81

APPROVED FOR RECORDING
 BY
 COMMISSIONER'S COURT
 THIS 24th DAY OF OCTOBER 1981
 HONORABLE SALVADOR CORDERO, County Clerk
 Hidalgo County, Texas
Salvador Cordero
 County Clerk

McALLEN, TEXAS.
 BEING A SUBDIVISION OF 2.94 ACRES OF LAND
 OUT OF LOT 142,
 LA LOMITA IRRIGATION & CONST. CO'S. SUBDIVISION
 OF PORCHES 41, 42 & 43, HIDALGO COUNTY, TEXAS.
 PREPARED BY
 FABIAN, NELSON & MEDINA INC.
 McALLEN, TEXAS
 MAP # 100 DATE 9/28/78
 REVISED 10-81

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "MONTEBELLO SUBDIVISION UNIT No. 3" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOM SAID MEMORANDUM HERETO, HEREBY DELEGATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MONTEBELLO DEVELOPERS, INC.
Felipe V. Rabon
 President FELIPE V. RABON
Antonio Salinas Jr.
 Secretary ANTONIO SALINAS, JR.

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED "AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE MEMORANDUM TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, WHEN USHER BY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF September, 1981.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY APPROVAL IS REQUIRED.

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREBY APPROVAL IS REQUIRED.

APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 23rd DAY OF SEPTEMBER 1981.





ZBA2026-0020
- NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR THIS
PROPERTY

CITY OF MCKEEN PLANNING DEPT
856-881-1120
WWW.MCKEEN.NET

3205

★ 3205 ★