

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 19, 2025 - 4:30 PM MCALLEN DEVELOPMENT CENTER, 311 NORTH 15TH STREET EXECUTIVE CONFERENCE ROOM

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 March 5, 2025

2. PUBLIC HEARINGS:

- a) Request of Reyes Aguilar, for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 17.84 feet into the 25-foot front yard setback for an existing 11-foot x 20-foot metal carport at Lot 79, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 2716 Judith Avenue. **(ZBA2025-0004)**
- b) Request of Drake Alford on behalf of Krake Investments, LLC. for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10-foot rear yard setback and 7 feet into the 7-foot East side yard setback for an existing 9.91 feet x 18 feet detached garage at Lot 3, Block 4, Louise Addition Subdivision, Hidalgo County, Texas; 815 Cedar Avenue. **(ZBA2025-0005)**

3. FUTURE AGENDA ITEMS

- a) 2108 South 30th-1/2 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, March 5, 2025 at 4:31 p.m. in the McAllen Development Center, Executive Conference Room with the following present:

Present:	Jose Gutierrez	Chairperson
	Hiram A. Gutierrez	Member
	Daniel Santos	Member
	Juan Mujica	Alternate
	Alex Lamela	Alternate
	Erick Diaz	Alternate
Absent:	Hugo Avila	Member
	Ivan Garcia	Member
Staff Present:	Rodrigo Sanchez	Senior Planner
	Samuel Nunez	Senior Planner
	Alexis Martinez	Planner I
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

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

The minutes for the meeting held on February 19, 2025. The motion to approve the minutes were made by Mr. Alex Lamela. Mr. Juan Mujica seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a) Request of Ruzca/Julio Ruz for a Variance to the City Of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 20-foot rear yard setback for a proposed Guest House at Lot 4, Orangewood East Subdivision, Hidalgo County, Texas; 700 East Sundown Drive. **(ZBA2025-0003)**

Ms. Martinez stated the applicant was requesting to encroach 10 feet into the 20 foot rear yard setback for a proposed guest house, approximately 2,897 square feet of living area in size. It will contain a kitchen, bedroom, study room, spa, entertainment room, and gym. The reason for the variance request is to accommodate construction of the guesthouse.

The subject property was located along the north side of East Orangewood Drive and at the intersection with South “F” Street. The irregular shaped lot had 109.42 feet of frontage along East Sundown Drive with a depth of 239.88 feet. The subject property currently had a residential home. The subject property was zoned R-1 (single family residential) District. The adjacent zoning was R-1 District in all directions. The surrounding land uses include

Orangewood East Subdivision was recorded August 6, 1996. The plat showed a 10-foot utility easement adjacent to the rear property line that runs concurrently with the 20-foot rear yard setback for double fronting lots. The subject property was granted a Conditional Use Permit for a guesthouse for life of use in May 2023, however; no construction took place and the permit expired. A new CUP application was required and submission was pending outcome of the Variance request. A building permit application was submitted on January 8, 2025 to the Building Inspections and Permits Department for a guesthouse, but was disapproved due to the rear setback encroachment of 10 feet into the 20-foot rear yard setback. An application for a Variance request was submitted January 29, 2025.

The applicant was requesting to encroach 10 feet into the 20-foot rear yard setback for a proposed guesthouse as an accessory use that will contain a kitchen, bedroom, study room, spa, entertainment room, and gym. The owners of the lot are requesting the variance in order to accommodate the proposed guesthouse at the rear yard of the property.

The plat for this subdivision showed a 10-foot utility easement adjacent to the rear property line that runs concurrently with the 20-foot rear yard setback but the utility easement will not be impacted by the proposed encroachment.

The subject property was a double frontage lot. City Unified Development Code ordinance Section 5.3.5 (f) states, "A front yard building setback shall be provided along each side of the lot fronting onto a street in accordance with the zoning district."

An approved variance was necessary to resolve the proposed encroachment as well as plat note setback requirement of 20 feet for the rear yard. Furthermore, a plat note (#8) of the plat for this subdivision states, "No curb cuts permitted, or lots fronting on South McColl Road, East Orangewood Drive, and at the rear of lots 16-19 along future South "K" Center Street".

The standard rear yard setback in an R-1 District was 10 feet as per current Code of Ordinance.

A review of Planning Department records revealed one other variance request granted within Orangewood East Subdivision for an encroachment of 10 feet into the 20-foot rear yard setback for a single-family home at Lot 19.

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

Staff recommended approval of the variance request.

Mr. Julio Ruz, 517 S. 9th Street, the contractor stated that they wanted to build a guesthouse. The project was to be done at 20 feet but ultimately it was completed at 10 feet. There was an existing swimming pool. The permit had been approved by the other departments, Engineering and Building Permits and Inspections.

Board member Mujica asked staff that a permit was issued several years ago but nothing was constructed. Staff stated it was a Conditional Use Permit for a guesthouse but nothing was constructed during that six month period and the permit expired. Then they had applied for a building permit and it was disapproved and that is why they applied for a variance. It

was modified as per square footage and had increased in footage recently.

Board member Mujica asked the owner when the first Conditional Use Permit was approved why didn't they do the construction. Ms. Calderon stated she felt the recent construction was different than the original project.

Board member Santos asked staff what was the basis for recommending approval. Staff stated as per current code ordinance it would be 10 feet for all residential lots as well as the construction that was existing on the property. This request was to accommodate the structure.

Board member Mujica asked staff if there was an alley or a street. Staff stated it was a street. The street was in the interior subdivision.

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 no one to speak in opposition of the Variance request.

Following discussion, Mr. Alex Lamela **moved** to approve the Variance request. Mr. Daniel Santos seconded the motion. The Board voted to approve Variance request with five members present and voting.

ADJOURNMENT

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

Chairperson Jose Gutierrez

Carmen White, Administrative Assistan

Memo

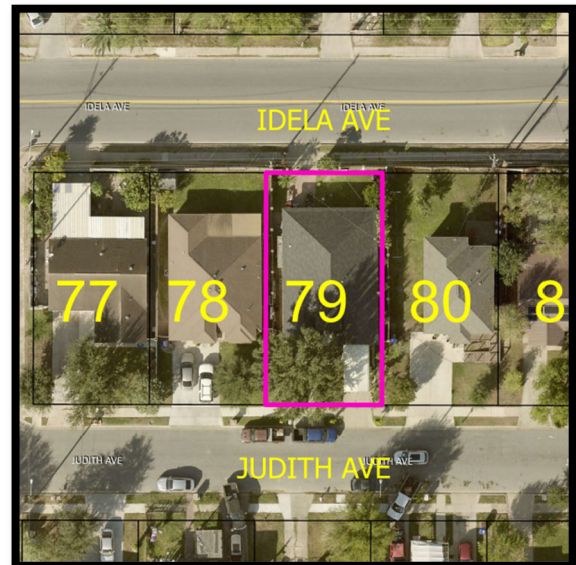
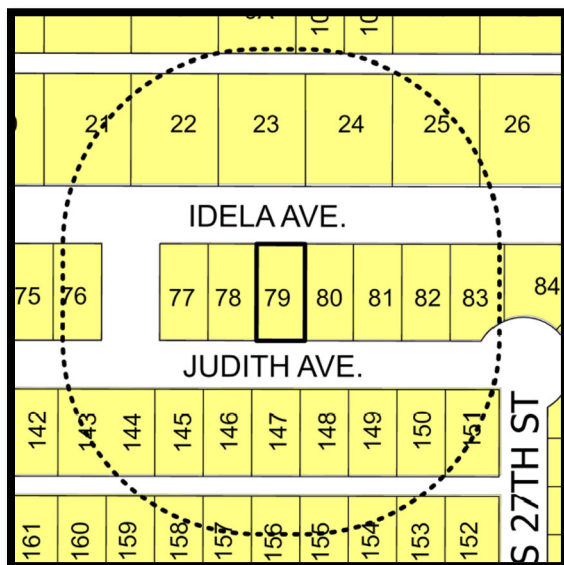
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 13, 2025

SUBJECT: REQUEST OF REYES AGUILAR, FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 17.84 FEET INTO THE 25 FOOT FRONT YARD SETBACK FOR AN EXISTING 11 FOOT X 20 FOOT METAL CARPORT AT LOT 79, IDELA PARK UNIT NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2716 JUDITH AVENUE. (ZBA2025-0004)

REASON FOR APPEAL: The applicant is requesting to encroach 17.84 feet into the 25 foot front yard setback for an existing metal carport that will be used to protect his vehicles from inclement weather and provide shade for gatherings.



PROPERTY LOCATION AND VICINITY: The subject property is located along the north side of Judith Avenue approximately 105 feet east of North 27th Lane. The subject property is zoned R-1 (single family residential O.C.) District.

BACKGROUND AND HISTORY: Idela Park Unit No. 1 Subdivision was recorded on February 13, 1978. The plat states a 25 foot front yard setback. An application for a building permit has not been submitted at this time and a special exception request were submitted on February 17, 2025.

ANALYSIS: The applicant is requesting to encroach 17.84 feet into the 25 foot front yard setback for an existing carport being used to protect his vehicle from inclement weather conditions and to

provide the owner a shaded space for relaxation which contributes to his well being and mental health. The home was constructed without a garage in 1998 since one parking space beyond the front yard setback was not required at the time of subdivision recordation.

In the past there have been other variances and special exceptions in Idela Park Unit No. 1 Subdivision for encroachments into the front yard setbacks.

Measurements are provided without the benefit of a survey.

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 has not received any phone calls, emails, or letters in opposition to the special exception request.

RECOMMENDATION: Staff recommends approval of the special exception request since the approval is granted solely to the present owner and does not negatively impact the existing character of the neighborhood.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Case Number: 2BA2025-0004

ZBOA Meeting: 3/19/25

☐ Routed

Receipt No: 1092427

☐ Scanned

Accepted by: P: PH S: [Signature]

Customer Acknowledgment (Int.): _____

PROJECT

Legal Description

LOT 79

IDEIA PARK UT NO 1 LOT

Subdivision Name

Street Address

2716 JUDITH AV

Number of lots

1

Gross acres

Existing Zoning

R 1

Existing Land Use

Residencial

Reason for Appeal (please use other side if necessary)

Permitir el carport 11' x 20' existiendo
Invadiendo 17.84 del front setback de 25'

☒ \$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

Reyes Aguilar

Phone

773-456-6806

Address

2716 JUDITH

E-mail

City

MCALLEN

State

TX

Zip

78503

OWNER

Name

Reyes Aguilar

Phone

773-456-6806

Address

2716 JUDITH

E-mail

City

MCALLEN

State

TX

Zip

78503

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

Reyes Aguilar

Date

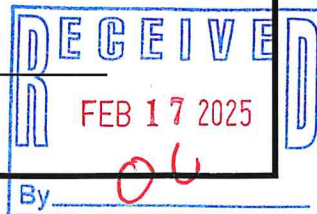
2-17-25

Print Name

Reyes Aguilar

☒ Owner

☐ Authorized Agent





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:

El techo fue echo con la intencion de que el propetario pueda disfrutar el aire fresco al estar afuera y no ser afectado por lluvia ni sol ya que el propetario sufre de Astma.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner: El propetario iso el techo con el fin de poder estar afuera sin preocuparse del clima y que afecte su salud.

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: El techo fue echo con

materiales adecuados para prevenir accidentes. El techo no invade a otros propetarios y no afecta a ningun vecino, ni al medio ambiente.

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

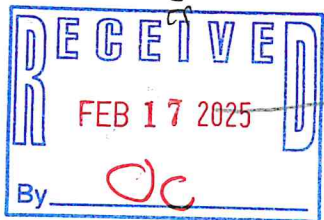
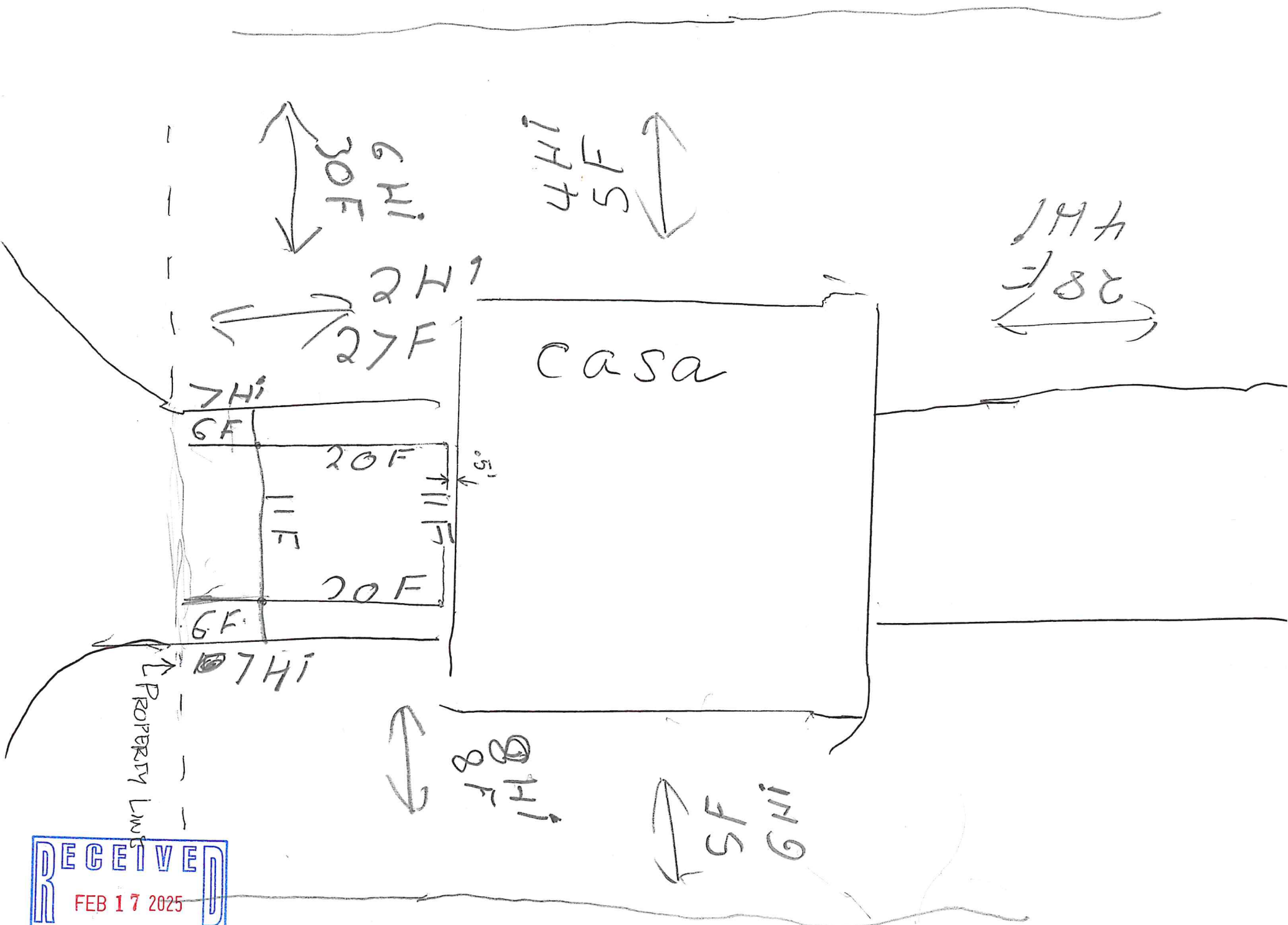
El techo fue echo con el unico proposito de ayudar al dueño con su salud tanto fisica como mental. El estar todo el tiempo adentro de casa puede afectar la salud del propetario.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date





2716

NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2025-0004



Memo

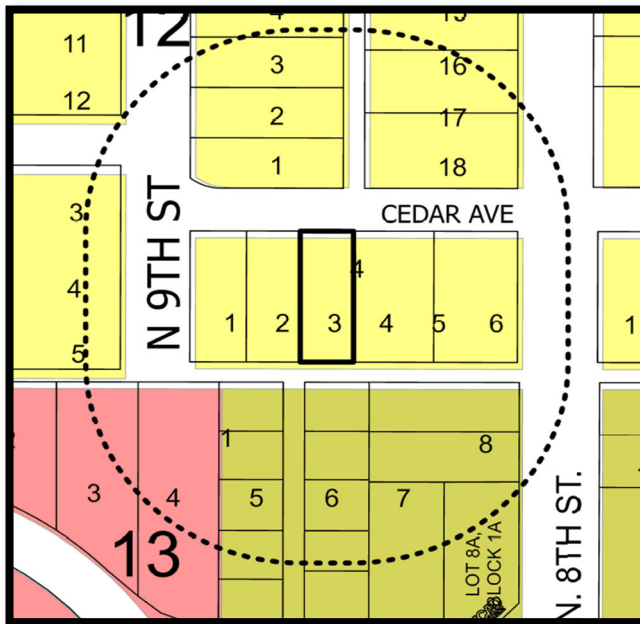
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 13, 2025

SUBJECT: REQUEST OF DRAKE ALFORD ON BEHALF OF KRAKE INVESTMENTS, LLC. FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 10 FOOT REAR YARD SETBACK AND 7 FEET INTO THE 7 FOOT EAST SIDE YARD SETBACK FOR AN EXISTING 9.91 FEET X 18 FEET DETACHED GARAGE AT LOT 3, BLOCK 4, LOUISE ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 815 CEDAR AVENUE. (ZBA2025-0005)

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of ten feet into the ten foot rear yard setback and seven feet into the seven foot east side yard setback for an existing detached garage.



PROPERTY LOCATION AND VICINITY: The subject property is located along the south side of Cedar Avenue approximately 102.5 feet east of North 9th Street. The subject property has an area of 6,500 square feet. The property is zoned R-1 (Single Family Residential O.C.) District. The adjacent zoning is R-1 District O.C. to the North, East and West and R-2 (Duplex-Fourplex Residential O.C.) District to the South across the alley.

BACKGROUND AND HISTORY: The Louise Addition Subdivision was officially recorded on December 11, 1921. According to Hidalgo County records, the main house and detached garage were

constructed in 1968. A variance request was submitted on February 19, 2025.

ANALYSIS: The applicant intends to purchase the property and is seeking a variance request for encroachment into the rear and side yard setbacks for an existing detached garage. Approval of the variance request will allow the applicant to secure a mortgage as part of the transaction. The detached garage is considered a nonconforming structure since it was constructed under a previous zoning ordinances. The character of the subdivision is not negatively impacted by the existing encroachments. A 20 foot alley at the rear of the property serves as a buffer for the property to the south. The applicant has stated that there are no plans to modify the structure. The garage currently measures 9.91 feet x 18 feet having a total of 178.4 square feet.

No utility easements will be impacted by the encroachment.

If the variance request is approved, the structure must comply with building code requirements.

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

RECOMMENDATION: Staff recommends approval of the variance request since approval will allow the closing on the property.



City of McAllen
Planning Department
APPEAL TO ZONING BOARD OF
ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Case Number: ZBA2025-0005

ZBOA Meeting: 3/19/25

☐ Routed

Receipt No: _____

☐ Scanned

Accepted by: P: _____ S: _____

Customer Acknowledgment (Int.): _____

PROJECT

Legal Description LOUISE ADDN LOT 3 BLK 4

Subdivision Name _____

Street Address 815 W Cedar Ave McAllen, TX 78501

Number of lots 1 Gross acres 0.15

Existing Zoning R Existing Land Use Residential Single Family

Reason for Appeal (please use other side if necessary) Vareince needed due to carport Enchroachment 10ft into rear set-back and 7ft on east encroachment.

☒ \$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 Drake Alford - Krake Investments, LLC Phone 956-292-9358

Address 1511 Camellia Ave E-mail drake@m2propertygroup.net

City McAllen State TX Zip 78501

OWNER

Name Alonzo & Bertha Nassiff Phone 956-739-5670

Address 2400 Sendero Avenue E-mail alinassiff@hotmail.com

City Palmhurst State TX Zip 78573

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.

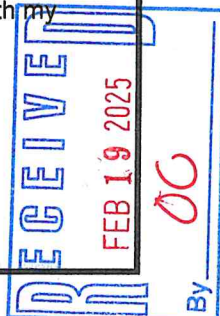
Signature [Signature]

Date 02-18-25

Print Name Drake Alford

☐ Owner

☒ Authorized Agent





City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

Reason for Appeal

*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:

The property was built in 1968, per county record. Carport and west side the home lies within the set-back.

There have been no additions made to the property since 1968. Encroachments render the property owner

unable to transfer property ownership.

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

The applicant is unable to obtain a mortgage, and the seller is unable to sell the property due

to this encroachment. This variance is necessary due to the current set-back regulation causing undue hardship.

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:

This variance is a request for an exception to the standard setback requirements in order to allow the property

owner to not have further negative implications.

The variance will not have any effect on neighboring property owners.

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

We are simply requesting a variance to the setback requirements, there are NO plans to add or modify the

existing structures on the property. We merely request that the set-back requirement be adjusted

to accommodate the original structure built in 1968 as reflected in the attached survey.

Board Action

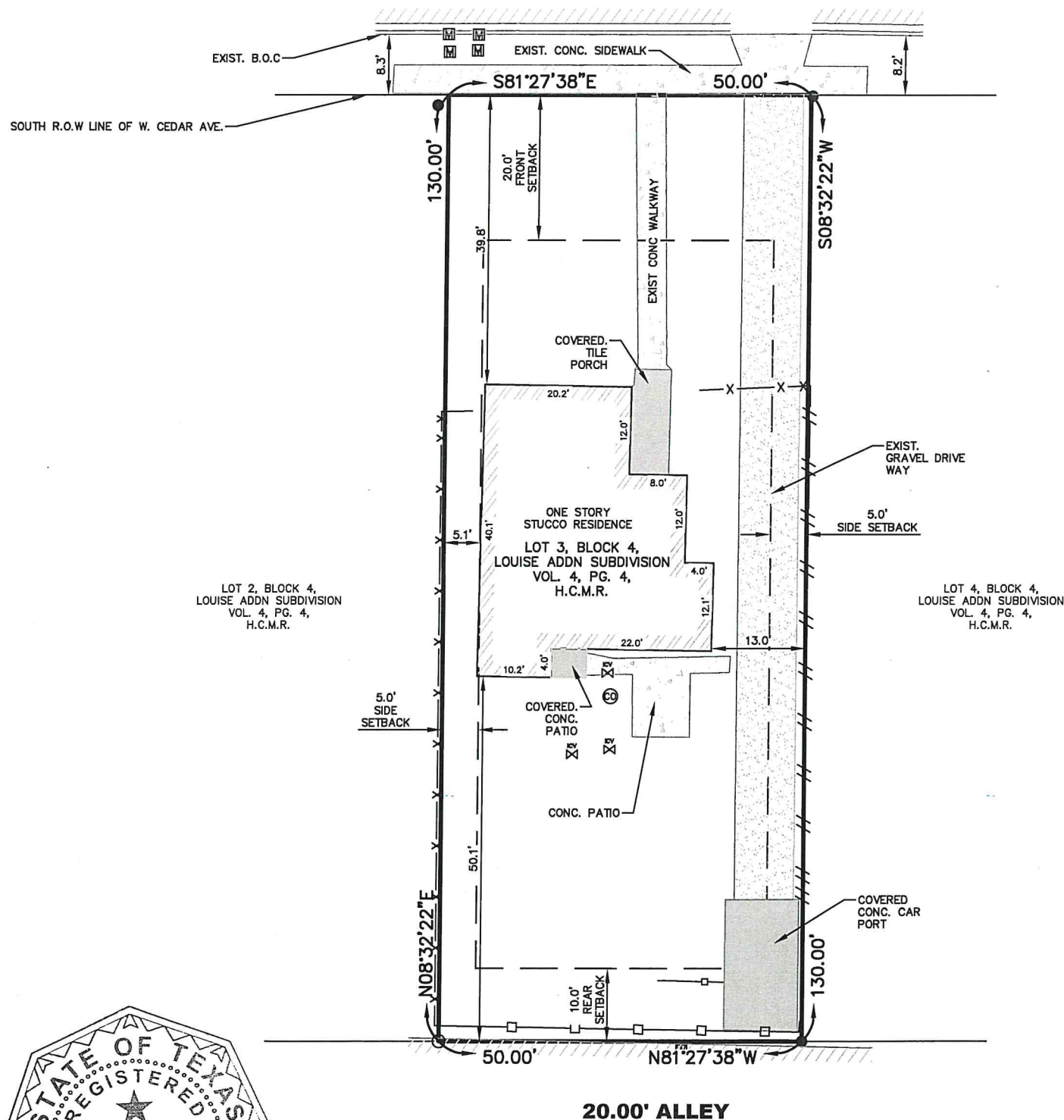
Chairman, Board of Adjustment
Signature

Date



SCALE: 1" = 20'

815 W CEDAR AVE.
(50.00' R.O.W)



SETBACK NOTES:
ALL SETBACKS AS PER THE CITY OF MCALEN

LEGEND

- - FND. 1/2" IRON ROD W/CAP CLS RPLS 6388
- - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- ✕ - IRRIGATION CONTROL VALVE
- ✕ - MAIL BOX
- ⊙ - CLEAN OUT
- ⊙ - WATER METER
- ✕ - CHAINLINK FENCE LINE
- ✕ - CMU FENCE LINE
- /// - CEDAR FENCE LINE
- - GRAVEL
- EXIST. - EXISTING
- CONC. - CONCRETE
- /// - ASPHALT
- - CONCRETE
- EXIST. - EXISTING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- R.O.W. - RIGHT OF WAY
- FND. - FOUND

GENERAL NOTES:

ADDRESS: 815 W CEDAR AVE, MCALEN TEXAS
SURVEYED: 1/30/25
REQUESTED BY: DRAKE ALFORD-REMAX PROPERTY GROUP
PROPOSED BORROWER: KRAKE INVESTMENTS, LLC
FLOOD ZONE DESIGNATION: "ZONE C" - AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.



LEO L. RODRIGUEZ, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
MORT 25.042	J.P.	LL.R.	1/30/25

SHEET 1 OF 1: SURVEY PLAT

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE SOUTH R.O.W LINE OF W. CEDAR AVE. LOUISE ADDN SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON LOUISE ADDN SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY FIRST AMERICAN TITLE GUARANTY COMPANY, UNDER GF NO. 957884, AND TITLE COMMITMENT DATED EFFECTIVE JANUARY 17, 2025. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.
6. "SCHEDULE B" AS PER THE TITLE.
- 10E. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3.
- 10F. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION.

PLAT SHOWING

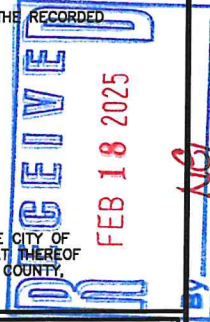
LOT 3, BLOCK 4, LOUISE ADDITION, AN ADDITION TO THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 4, MAP RECORDS, MAP COUNTY, TEXAS.



200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALEN, TEXAS 78501 FAX: (956) 702-8883

SURVEY FIRM REG. No. 101418-00

MCALEN TX. | HAZELINGEN TX. | SAN ANTONIO TX. | LOS ALAMOS NM.







CROSS TRAFFIC
DOES NOT STOP

NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2023-0005