

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, MARCH 4, 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 February 18, 2026

2. PUBLIC HEARINGS:

- a) Request of Ricardo Alvarez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18.25 feet into the 20-foot front yard setback for an existing carport at Lot 179, Woodhollow Subdivision Phase V, Hidalgo County, Texas; 7413 North 22nd Street. **(ZBA2026-0004)**
- b) Request of Frederick Zuniga for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 18-foot garage setback for a detached garage, located at Lot 38, Apollo Gardens Subdivision, Hidalgo County, Texas; 1909 Hibiscus Avenue. **(ZBA2026-0002)**
- c) Request of Pamm Family Properties, LLC. for a variance to the landscape requirement within the right-of-way for Lots 47 - 58, International Center Block 2 Subdivision, Hidalgo County, Texas; 4400 North 23rd Street. **(ZBA2026-0003)**
- d) Request of Jorge Gonzalez, on behalf of G 956 Properties LLC, for a variance to the minimum lot size requirement for 36.84 acres out of Lots 1 and 2, Block 10, A. J. McColl Subdivision (Proposed Blue Jay Subdivision) Hidalgo County, Texas, 6000 South Jackson Road. **(ZBA2026-0005)**

3. FUTURE AGENDA ITEMS

- a) 1805 Rice Avenue
- b) 2301 South 30th Street
- c) 220 North 11th Street
- d) 1905 Fairmont Avenue
- e) 6213 North 8th Street
- f) 5704 North 3rd Street
- g) 1417 Whitewing Avenue

ADJOURNMENT:

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

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

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, February 18, 2026 at 4:36 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Chairperson
	Hiram Gutierrez	Member
	Daniel Santos	Member
	Ivan Garcia	Member
	Alex Lamela	Alternate
	Erick Diaz	Alternate

Absent:	Hugo Avila	Vice-Chairperson
	Juan Mujica	Alternate
	Francisco Davila	Alternate

Staff Present:	Norma Borrego	Assistant City Attorney I
	Kaveh Forghanparast	Senior Planner
	Mia Fuentes	Planner I
	Jessica Puga	Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for meeting held on February 4, 2026.

The minutes for the meeting held on February 4, 2026. The motion to approve the minutes were made by Mr. Hiram Gutierrez. Mr. Alex Lamela seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a) Request of Antonio Andrade Jr. for the following variances to the City of McAllen Zoning Ordinance: **(1)** to allow an encroachment of 6.9 feet into the 10 foot rear setback for an existing guest house and **(2)** to allow the repair of a non-conforming structure to exceed the 10% maximum limit as required by ordinance, located at Lot 22, Block 2, Pecan Acres Subdivision, Hidalgo County, Texas; 802 Orange Avenue. **(ZBA2026-0001)**

Ms. Fuentes stated the applicant was requesting a variance to encroach 6.9 feet into the 10-foot rear setback for an existing guesthouse and to allow the repair of the non-conforming guesthouse to exceed the 10% maximum limit to ensure safety and compliance with current building standards.

The subject property was located at the northwest corner Orange Avenue and N. 8th St. The property is zoned R-1 (Single-Family Residential–OC) District. The adjacent zoning was R-1 (Single-Family Residential–OC) to the south, east, and west, and C-3 (General

Business-OC) to the north. Surrounding land uses include single-family residences and commercial businesses.

Pecan Acres Subdivision was recorded on June 15, 1946. A Stop Work Order was issued on December 31, 2025 for the remodeling of the guesthouse. The applicant submitted a building permit for the remodeling on January 7, 2026. The permit was rejected by Planning due to the encroachment into the rear setback, and the scope of repair work being more than the 10% maximum limit of a non-conforming structure. A variance request to encroach into the rear setback and to exceed the 10% maximum repair limit was submitted on January 9, 2026.

The applicant was requesting to encroach 6.9 feet into the 10-foot rear setback for an existing guesthouse and allow the repair of the non-conforming guesthouse to exceed the 10% maximum limit.

At the time of the memo, staff had not received any phone calls, emails or letters in opposition to this request. However, at the time of the packet, we received two letters and twenty signatures in favor of this request.

Staff recommended approval of variance requests (1) and (2).

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 to speak in opposition of the Variance request.

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

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez **moved** to adjourn the meeting at 4:34 p.m.

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

Memo

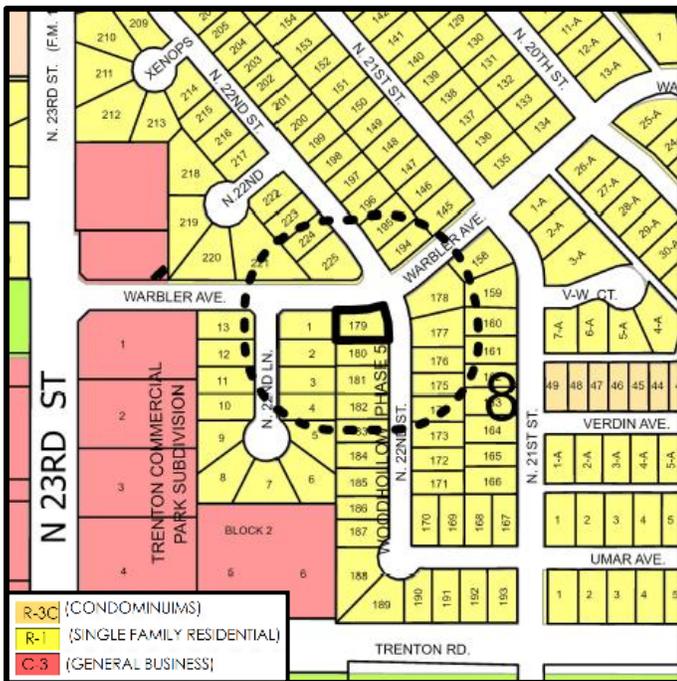
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 4, 2026

SUBJECT: REQUEST OF RICARDO ALVAREZ FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 18.25 FEET INTO THE 20 FOOT FRONT YARD SETBACK FOR AN EXISTING CARPORT AT LOT 179, WOODHOLLOW SUBDIVISION PHASE V, HIDALGO COUNTY, TEXAS; 7413 NORTH 22ND STREET. (ZBA2026-0004)

REASON FOR APPEAL: The applicant is requesting a special exception to allow an encroachment of 18.25 feet into the 20 foot front yard setback for an existing carport.



PROPERTY LOCATION AND VICINITY: The subject property is located on the west side of North 22nd Street, south of Warbler Avenue and is zoned R-1 (Single-Family Residential-OC) District.

BACKGROUND AND HISTORY: Woodhollow Phase 5 Subdivision was recorded on June 13, 1994. The plat notes require a 20-foot front yard setback and a 6-foot side yard setback. A stop work order was issued on September 25, 2025, for a carport without a building permit. A building permit for the existing carport was submitted on September 30, 2025 which was rejected due to the encroachment into the setbacks. A special exception request was submitted on October 20, 2025.

ANALYSIS: The applicant is requesting a special exception to allow the existing carport to remain. The carport was built to provide protection for their vehicles from the extreme heat and weather conditions. The existing carport is larger than 400 square feet and encroaches into the front and side yard setbacks. The applicant proposes to reduce the carport's size to 19.67 feet by 19.67 feet, ensuring compliance with the 6-foot side yard setback on the south side and the maximum 400 sq. ft. allowable carport size for a special exception.

As per our records, one special exception was granted for a carport within this subdivision in 2025.

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

RECOMMENDATION: Staff recommends disapproval of the special exception request since it does not meet the setback requirement.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Case Number: ZBA 2026-0004 ZBOA Meeting: 03.04.2026
Accepted By: [Signature]

PROJECT

Legal Description

Wood Hollow PH 5 LOT 179

Subdivision Name

Wood Hollow

Street Address

7413 N. 22nd ST. McAllen TX 78504

Number of lots

1

Gross acres

—

Existing Zoning

R-1

Existing Land Use

Residential

Reason for Appeal (please use other side if necessary)

Request existing CARPORT to be modified, proposed carport will be encroaching 18.25' into the 20' front yard setback.

\$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

Ricardo ALVAREZ

Phone

956-357-2552

Address

7413 N. 22nd ST.

E-mail

RRALVAREZ1358@gmail.com

City

McAllen

State

TX

Zip

78504

OWNER

Name

Ricardo ALVAREZ

Phone

956-357-2552

Address

7413 N. 22nd ST

E-mail

RRALVAREZ1358@gmail.com

City

McAllen

State

TX

Zip

78504

AUTHORIZATION

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

Yes

No

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

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

Signature

[Signature]

Date

1-20-2026

Print Name

Ricardo ALVAREZ

Owner

Authorized Agent

JAN 21 2026

BY:

[Signature]



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:

I have multiple vehicles and they don't fit in garage.

Also to protect from inclement weather. Also the extreme heat.

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

I request this because carport is being build over set backs.

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 does not bother my neighbors and poses no safety concerns.

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

I have 3 vehicles and two motorcycles and use the garage for one car & two motorcycles.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

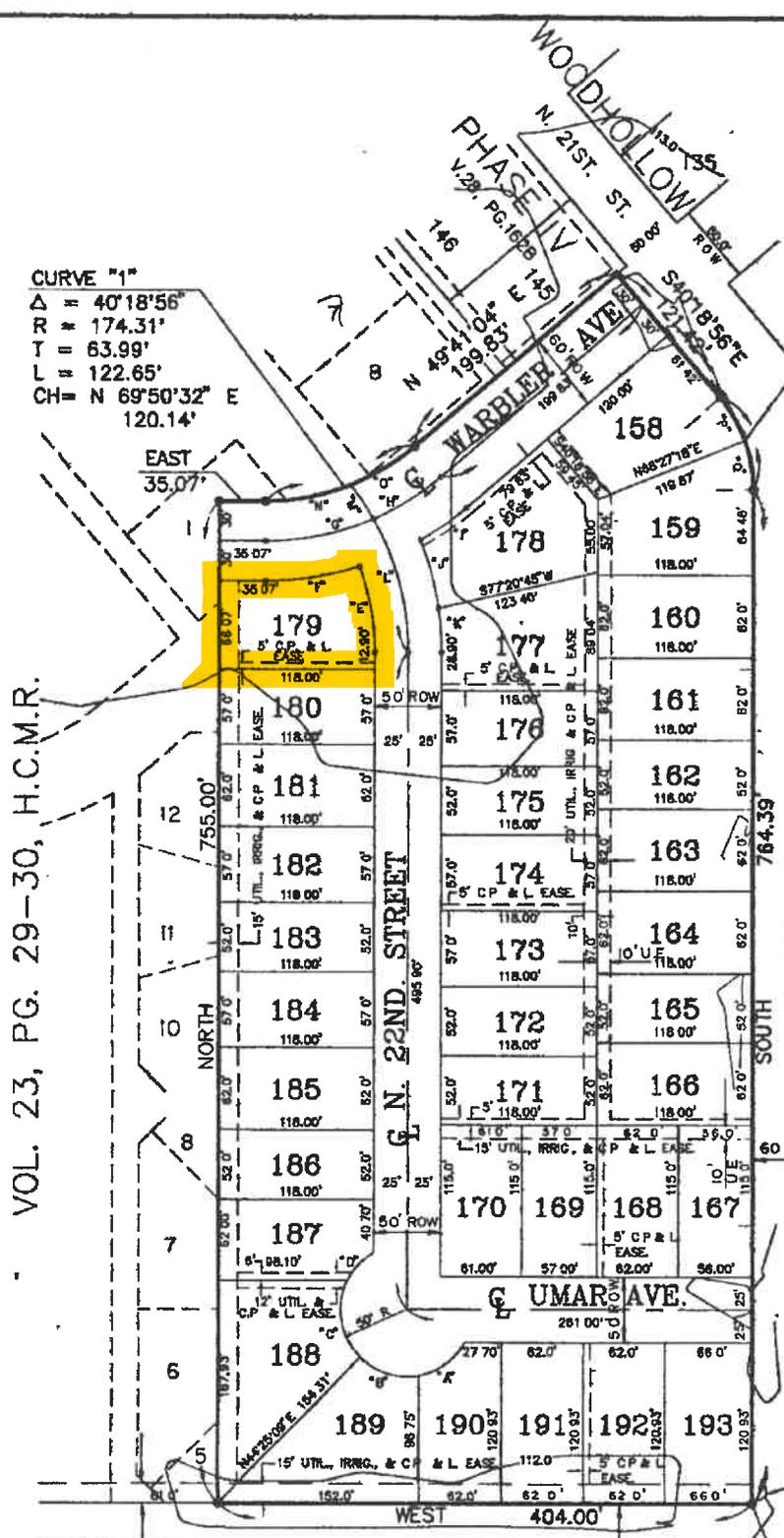
SUBDIVISION PLAT OF
WOODHOLLOW SUBDIVISION
PHASE V
 CITY OF McALLEN

BEING 7.66 ACRES OUT OF
 RESUBDIVISION PLAT OF BLOCKS 1, 8, & 7,
 TRENTON PARK ESTATES PHASE II
 SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN
 AS RECORDED IN VOL. 23, PG. 29-30 H.C.M.R.
 HIDALGO COUNTY, TEXAS

BEARINGS BASED ON MAP OF
 TRENTON PARK ESTATES SUBDIVISION PHASE 2
 VOL. 23, PG. 29-30, H.C.M.R.
 SCALE: 1" = 100'

CURVE "1"
 $\Delta = 40^{\circ}18'56''$
 $R = 174.31'$
 $T = 63.99'$
 $L = 122.65'$
 $CH = N 69^{\circ}50'32'' E$
 $120.14'$

CURVE "1"
 $\Delta = 40^{\circ}18'56''$
 $R = 106.21'$
 $T = 38.99'$
 $L = 74.73'$
 $CH = S 20^{\circ}09'28'' E$
 $73.20'$



VOL. 23, PG. 29-30, H.C.M.R.

AMENDED MAPS P.H.A.S.E. I
 VOL. 24, PG. 103, H.C.M.R.

STATE OF TEXAS
 COUNTY OF TEXAS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WOODHOLLOW SUBDIVISION PHASE V TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN

Jim Sirkink
 JIM SIRKINK
 U.S. HOME
 3411 N 10th STREET, STE. 'E'
 McALLEN, TEXAS 79504

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Sirkink KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF May, 19 74

Fred L. Korth
 FRED L. KORTH
 Notary Public,
 State of Texas
 My Commission Expires: 3-28-84

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 WHEREIN MY APPROVAL IS REQUIRED.

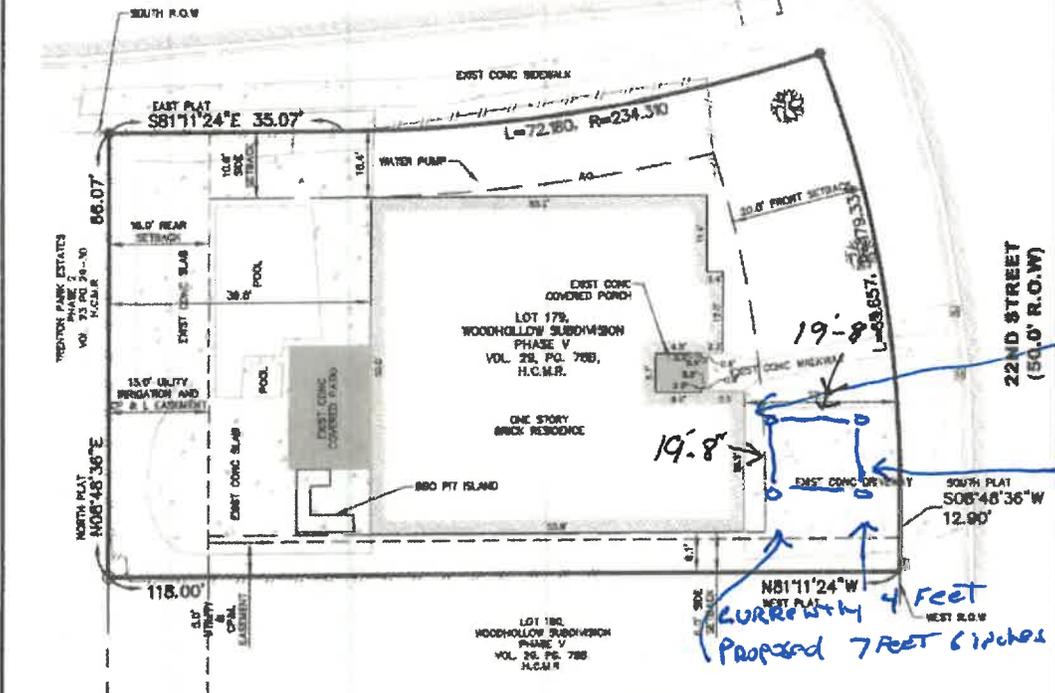
W. E. ...
 CHAIRMAN, PLANNING COMMISSION

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

Jim M. Kinke
 JIM M. KINKE
 MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON May 12, 1974

**WARBLER AVENUE
(50.0' R.O.W)**



7 inches from fence
21 inches from property line + NO OVERHANG

19'-8\"/>

LEGEND	
●	- FIND 1/2" IRON ROD W/ NO CAP
○	- SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SAMES"
⌵	- FIB. FR-PIPE
⊙	- WATER METER
⊠	- MAIL BOX
⊙	- TREE
—	- EBBING
—	- CONCRETE
—	- ASPHALT
—	- CONCRETE
—	- UTILITY EASEMENT
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.B.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
R.G.W.	- RIGHT OF WAY
FND.	- FOUND

SURVEY NOTICE

1. NONE OF BEYOND THE WEST R.O.W. LINE OF 22ND STREET, WOODHOLLOW SUBDIVISION PHASE V, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 788, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANE, SOUTH ZONE, US SURVEY FEET, GRID BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS TECHNIQUE.
4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER NO. 220350, AND TITLE COMMITMENT DATED EFFECTIVE SEPTEMBER 19, 2022. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS ARE ALL TERMS OF THE DOCUMENTS CITED OR REFERRED TO BY THE SURVEYOR:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.
6. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 788, MAP RECORDS, HIDALGO COUNTY, TEXAS.
7. EIGHT OF MANY EASEMENTS GRANTED TO COASTAL TRANSMISSION CORP., DATED AUGUST 22, 1984, RECORDED IN VOLUME 897, PAGE 586, DEED RECORDS, HIDALGO COUNTY, TEXAS.
8. CONTRACT, EASEMENT AND USE RESTRICTION BY AND BETWEEN CENTRAL POWER AND LIGHT CO. AND U.S. HOME CORP., DATED JANUARY 8, 1984, FILED FEBRUARY 19, 1984 UNDER DOCUMENT NO. 388802, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

GENERAL NOTES:
ADDRESS: 7413 NORTH 22ND STREET, McALLEN, TEXAS 78504
SURVEYED: OCTOBER 7, 2023
REQUESTED BY: KRISTINA CANTU - FINANCE HOME AMERICA
PROPOSED BORROWER: RICARDO ALVAREZ
FLOOD ZONE DESIGNATION: "ZONE C" - AREAS OF MINIMAL FLOODING
COMMUNITY-PANEL NUMBER: 4803430006C
MAP NUMBER: 11/02/1962



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 BOUNDARIES OR UTILITY EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2023 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN HERETIC ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONNECTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 90 DAYS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN OBTAINED OR DULY COPIED THIS SURVEY. SURVEY VALID ONLY IF PRINT THE ORIGINAL SEAL AND SIGNATURE.

PLAT SHOWING
LOT ONE HUNDRED SEVENTY-NINE (179), WOODHOLLOW SUBDIVISION PHASE V, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 788, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE, FOR ALL PURPOSES.

LEO L. RODRIGUEZ, JR. DATE 10/17/2023
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2449

SAMES SAM Engineering & Surveying
800 S. LEE STREET, SUITE 1000 TEL: (956) 702-8888
McALLEN, TEXAS 78501 FAX: (956) 702-8888
ISSUED FROM SET NO. 20 101412-01

JOB NUMBER	DESIGN BY	DATE
SUR 22.798	CM	10/17/2023



7 4 1 3

Memo

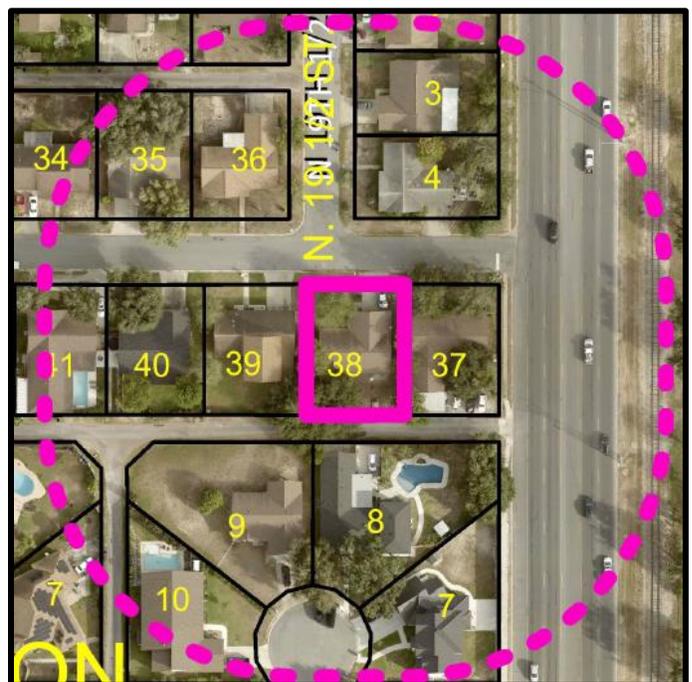
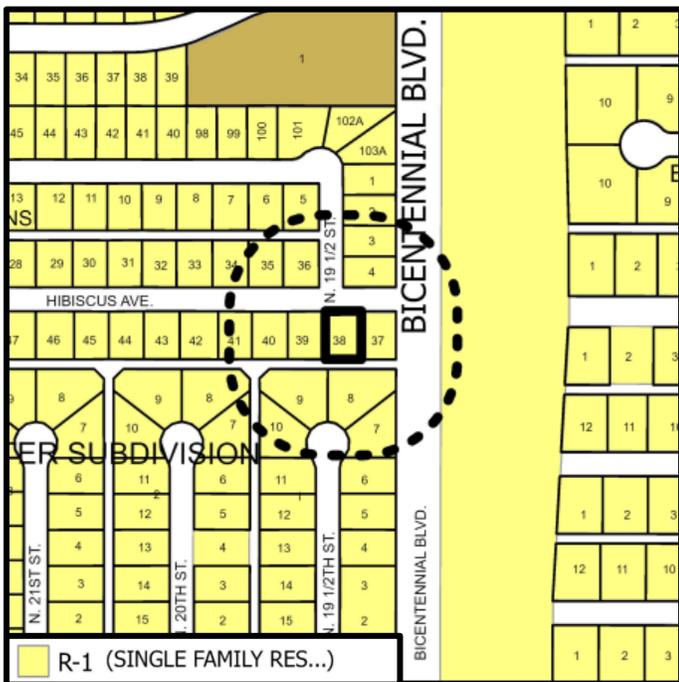
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 4, 2026

SUBJECT: REQUEST OF FREDERICK ZUNIGA FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 18 FOOT GARAGE SETBACK FOR A DETACHED GARAGE, LOCATED AT LOT 38, APOLLO GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1909 HIBISCUS AVENUE. (ZBA2026-0002)

REASON FOR APPEAL: The applicant is requesting a variance to encroach 10 feet into the 18-foot garage setback for a detached garage to ensure the safety of his belongings.



PROPERTY LOCATION AND VICINITY: The subject property is located along the south side of Hibiscus Avenue and is zoned R-1 (Single-Family Residential–OC) District. The adjacent zoning is R-1 (Single-Family Residential–OC) in all directions. Surrounding land uses include single-family residences.

BACKGROUND AND HISTORY: Apollo Gardens Subdivision was recorded on June 14, 1976. A building permit to enclose an existing carport in the rear of the property was approved on November 20, 2025. A Stop Work Order was issued on December 16, 2025, for a new carport built in the rear of

the property without a permit. The applicant submitted another building permit application for the addition of a garage also in the rear of the property. The permit was rejected by the Planning Department due to the encroachment into the minimum 18 ft. garage setback. A variance request to encroach into the garage setback was submitted on January 13, 2026. There have been two previous special exceptions and variances approved in the Apollo Gardens Subdivision in 2020 for carports and a storage building.

ANALYSIS: The applicant is requesting to encroach 10 feet into the 18-foot garage setback at the rear side of the property in order to build a detached garage to protect their vehicles and personal properties from vandalism and theft.

Section 138-356 of the Zoning Ordinance and Section 2.2.2 of the UDC require entrances to a garage or enclosed carport to be a minimum of 18 feet from streets or alleys.

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

RECOMMENDATION: Staff recommends disapproval of the variance since it does not comply with City ordinances.



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)

am

Case Number: ZBA 2026 0002 ZBOA Meeting: 03/04/26
Accepted By: MF

PROJECT

Legal Description Lot # 38
Subdivision Name APOLLO GARDENS
Street Address 1909 HIBISCUS AVE
Number of lots 1 Gross acres _____
Existing Zoning R1 Existing Land Use Residential
Reason for Appeal (please use other side if necessary) GARAGE ENCLASUR
19 ft by 20 ft Increase being 10 ft into 18 ft
 \$300.00 non-refundable filing fee + \$50.00 Recording Fee for Special Exception (carport) Set Back
 Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

APPLICANT

Name FREDERICK A. ZUNIGA Phone 956-996-2121
Address 1909 HIBISCUS AVE E-mail STARROCE133@gmail.com
City MCALLEN State TEXAS Zip 78501

OWNER

Name FREDERICK A. ZUNIGA Phone 956-996-2121
Address 1909 HIBISCUS AVE E-mail STARROCE133@gmail.com
City MCALLEN State TEXAS 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?

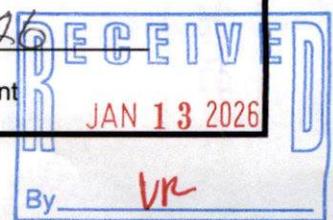
Yes No

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 Frederick A. Zuniga
Print Name FREDERICK A. ZUNIGA

Date JAN 13, 2026
 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:

FOR MY TRUCKS NOT BEING VANDALIZED AND ITEMS LIKE WASHER AND DRYING BEING STOLEN AND BBQ TAKEN FROM PROPERTY.

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

SAME REASONS AS ABOVE AND STOP THE ITEMS STOLEN FROM MY PROPERTY AND TO PROTECT MY NEW TRUCKS

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:

ITS NOT GOING TO BE IN THE WAY OF THE NEIGHBORS PROPERTY OR CAUSE ANY CHANGE TO OTHERS.

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

TO PROTECT THE 2 NEW TRUCKS AND STOP FROM ITEMS BEING STOLEN OVER AND OVER AGAIN

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

1/5/26 corrected/revised site

Hibiscus



Wall Legend:

- Existing
- Proposed
- Demolition

Symbol Legend:

- Door
- Window
- Electrical Panel
- A/C Unit
- Toilet
- Sink

ALLU

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

RECEIVED
 JAN 13 2026
 By VR



Memo

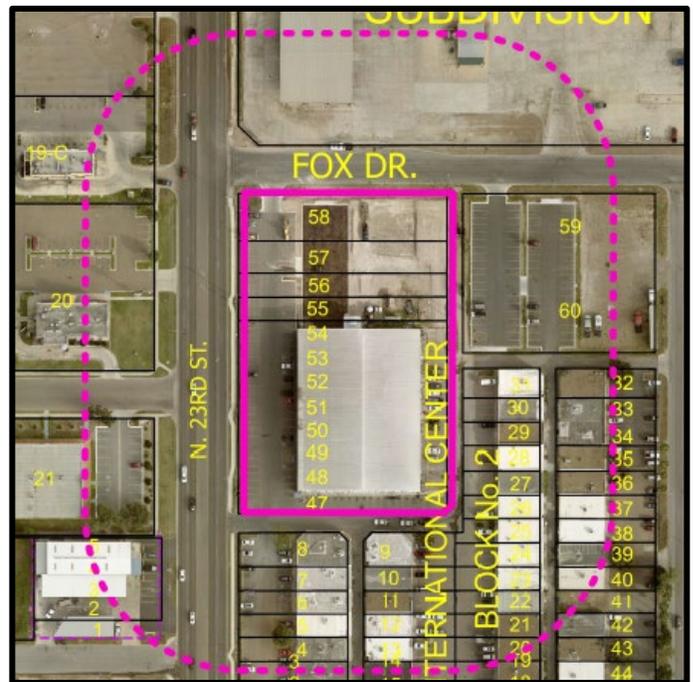
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 4, 2026

SUBJECT: REQUEST OF PAMM FAMILY PROPERTIES, LLC, FOR A VARIANCE TO THE LANDSCAPE REQUIREMENT WITHIN THE RIGHT-OF-WAY FOR LOTS 47 - 58, INTERNATIONAL CENTER BLOCK 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 4400 NORTH 23RD STREET. (ZBA2026-0003)

REASON FOR APPEAL: The applicant is seeking a variance to waive the landscape requirement within the right-of-way and instead install artificial turf and shrubs.



PROPERTY LOCATION AND VICINITY: The subject property is located at the southeast corner of North 23rd and Fox Drive and is zoned C-3 (General Business-OC) District.

BACKGROUND AND HISTORY: International Center Block 2 Subdivision was officially recorded on February 13, 1979. Building permits have been issued for the business operating under the name “Mercado District” since 2020. Pursuant to the conditions of the approved building permits, and in addition to standard landscaping requirements, the right-of-way areas—excluding sidewalks and driveway sections—are required to be landscaped.

At the subject property, work had commenced to clear the right-of-way area in preparation for landscape improvements. This activity came to the attention of the Planning Department, at which time the property owner was advised that any required landscaping within the right-of-way must consist of sod.

Subsequently, the owner proposed installing artificial turf and shrubs in lieu of sod and submitted an application for a variance on January 15, 2026 seeking approval of this alternative landscaping treatment.

ANALYSIS: The applicant is requesting a variance to permit the installation of two-foot wide artificial turf with Texas Sage and Lantana within the right-of-way area. The submitted application states that the proposed landscape improves the appearance of the city, conserves water, and will have no negative impact on the right-of-way. They added that the modification is minor in scope and is intended solely to enhance the overall visual appeal of the site.

Section 4.6.4 of the Unified Development Code states that Landscape areas within public and private rights-of-way, shall comply with the specifications of the department of engineering and shall be maintained in perpetuity by the property owners as common area. The same section indicates that synthetic or artificial lawns or plants shall not be used in lieu of plant requirements.

Engineering Department has recommended disapproval of the variance request.

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

RECOMMENDATION: Staff recommends disapproval of the variance request due to not being in compliance with city ordinance.

ZBA 2626-0003

280A
3/4/26



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>International Center BLK 2 Lots 47-54</u>	
	Subdivision Name	_____	
	Street Address	<u>4400 N 23rd St</u>	
	Number of lots	<u>47-54</u>	Gross acres <u>1.4435</u>
	Existing Zoning	<u>C-3</u>	Existing Land Use <u>Retail, commercial</u>
	Reason for Appeal (please use other side if necessary)	<u>To have artificial grass, 2 ft wide of turf, lantana and texas sage on the right of way</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>Pamm Family Properties</u>	Phone	<u>956-369-9487</u>
	Address	<u>4400 N 23rd St</u>	E-mail	<u>jgonzalez@pammproperties.com</u>
	City	<u>McAllen</u>	State	<u>Texas</u>
			Zip	<u>78504</u>

Owner	Name	<u>Pamm Family Properties</u>	Phone	<u>956-369-9487</u>
	Address	<u>617 Beaumont Ave</u>	E-mail	<u>jgonzalez@pammproperties.com</u>
	City	<u>McAllen</u>	State	<u>Texas</u>
			Zip	<u>78501</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	Date <u>12/30/2025</u>
Print Name	<u>Jesus F. Gonzalez</u>	
		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent

Office	Accepted by <u>mr</u>	Payment received by _____	Date _____
	Rev 10/18		

IAN 15 2026

BY: aw

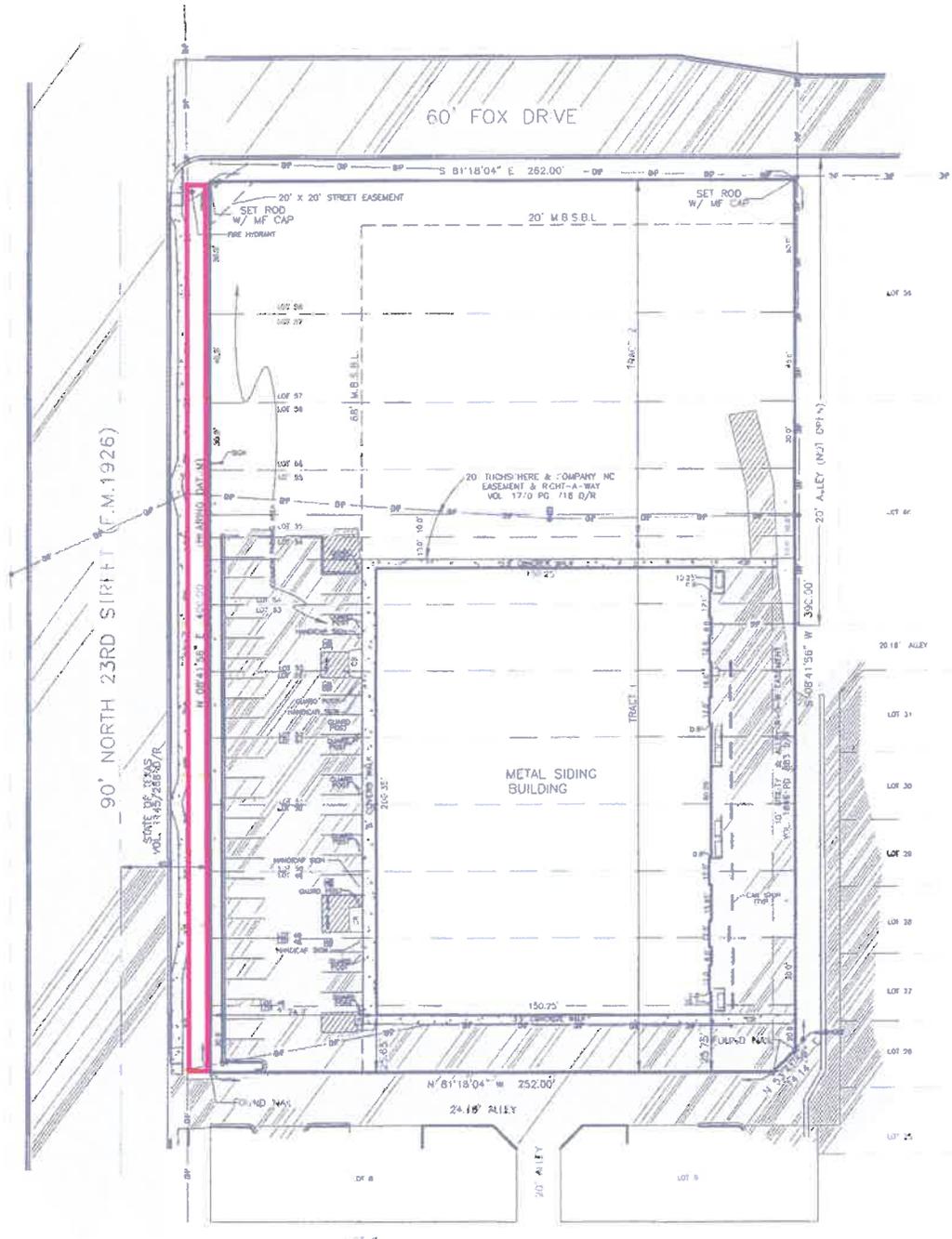


City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: (Please use an additional page if necessary to complete responses)</p> <p>**Information provided here by the applicant does not guarantee that the Board will grant a variance.</p> <p>***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.</p>
	<p>1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:</p> <p>We require a variance for the right of way in order to have install artificial grass, Texas sage and lantanas, the artificial grass will be only 2 feet wide</p>
	<p>2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:</p> <p>We need approval for this variance to achieve a pleasing look for the property. This type of vegetation helps conserve water because it requires minimal maintenance.</p>
	<p>3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:</p> <p>There is no risk to the health, safety, or well-being of the public using this area, will not affect the rights of the neighboring property owners. Small changes like this improve the appearance of the city.</p>
Board Action	<p>4. Describe special conditions that are unique to this applicant or property: PAMM Family Properties owns more than 50 properties in the McAllen area and is known for maintaining these properties in excellent condition, including parking lots, general maintenance, landscaping, etc, all this encourages local businesses to operate within our facilities and consequently, contributes to the city's economy.</p>
	<p>Chairman, Board of Adjustment Signature _____</p> <p>Date _____</p>



THIS PROPERTY SUBJECT TO COMMON AREA FOR PARKING AND SIDEWALK FOR COMMON ACCESS & EGRESS.

PROPERTY SUBJECT TO CP & L EASEMENT & RIGHT-A-WAY FOR UNDERGROUND ELECTRICAL & SERVICE LINES

SIERRA TITLE OF HIDALGO
 CF # 0003182693
 BORROWER: PAMM FAMILY PROPERTIES, LLC

FASFMENI STATUS

GRANTEE	VOL.	PG.
CENTRAL POWER & LIGHT	611	210 D/P
TENNESSEE GAS TRANSMISSION CO	763	3 D/R
STATE OF TEXAS	1145	288 D/R
TWINSCHERE COMPANY	184e	693 D/R

STATUS
BLANKET INSTRUMENT 51 CENTERED ON WITH (MC LINE THIS AREA)
NOT APPLICABLE, FALLS IN EXISTING 23rd ST. R-O-W
PLOTTED

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAPS.

Michael Fabian
MICHAEL FABIAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MCALLEN, TEXAS
 #4893

COPYRIGHT MICHAEL FABIAN SURVEYING INC. NO LICENSE HAS BEEN CREATED. COPYRIGHT OR OTHER RIGHTS IN THIS MAP OR SURVEY DATA ARE RESERVED BY MICHAEL FABIAN SURVEYING INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS MAP OR SURVEY DATA MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MICHAEL FABIAN SURVEYING INC. THIS MAP OR SURVEY DATA IS PROVIDED AS IS AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP OR SURVEY DATA. THIS MAP OR SURVEY DATA IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS CREATED. MICHAEL FABIAN SURVEYING INC. IS NOT RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP OR SURVEY DATA. THIS MAP OR SURVEY DATA IS PROVIDED AS IS AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP OR SURVEY DATA. THIS MAP OR SURVEY DATA IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS CREATED.

MAP
 OF
LOTS 27, THRU 38 INCLUSIVE
INTERNATIONAL CENTER
BLOCK 2
CITY OF MCALLEN
 HIDALGO COUNTY, TEXAS
 RECORDED IN VOL. 20, PG. 189, M/R

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
 1203 E. HACKBERRY AVE.
 MCALLEN, TEXAS 78501

TEL: (954) 530-1432 FAX: (954) 627-4660

MICHAEL FABIAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR

WO# 05611 CRD - SAME PRINT SIZE/LEDOER
 SCALE: 1" = 50' DATE: 08/22/2011
 EMAIL ADDRESS: SURVEY@MFIANSURVEYING.COM
 FIRM # 10193965



MERCADO FOOD HALL



MORE FOOD MORE SHOPS & MORE FUN

TRAFFIC STOP NOTICE: WE ARE CURRENTLY WORKING ON IMPROVING THE PROPERTY

LIVE Music

Memo

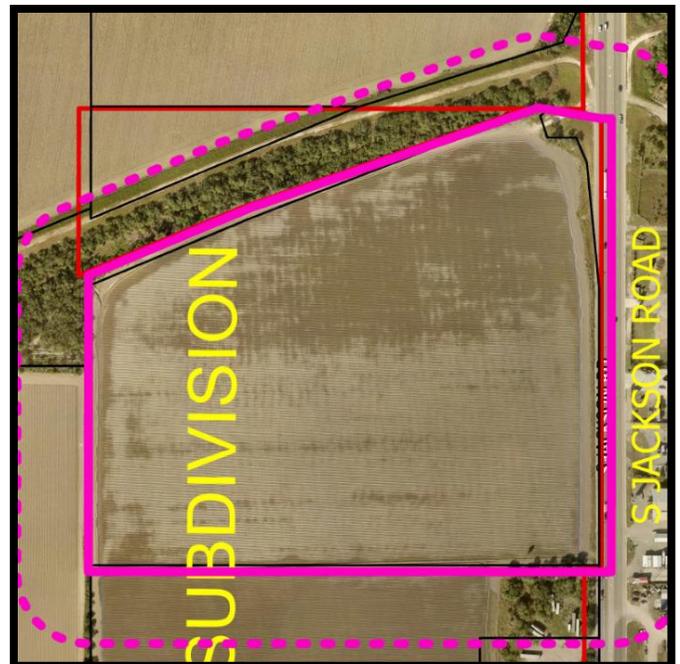
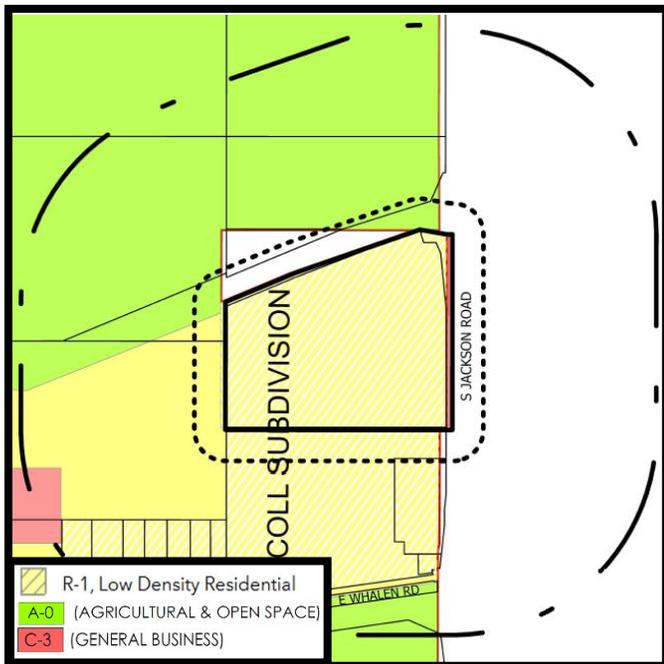
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: March 4, 2026

SUBJECT: REQUEST OF JORGE GONZALEZ, ON BEHALF OF G 956 PROPERTIES LLC, FOR A VARIANCE TO THE MINIMUM LOT SIZE REQUIREMENT FOR 36.84 ACRES OUT OF LOTS 1 AND 2, BLOCK 10, A. J. MCCOLL SUBDIVISION (PROPOSED BLUE JAY SUBDIVISION) HIDALGO COUNTY, TEXAS, 6000 SOUTH JACKSON ROAD. (ZBA2026-0005)

REASON FOR APPEAL: The applicant is requesting for a variance to not provide the minimum 5,000 square feet lot size for a proposed single-family development proposed as Blue Jay Subdivision.



PROPERTY LOCATION AND VICINITY: The subject property is located along the west side of South Jackson Avenue, north of East Whalen Road, and is zoned R-1 (Low Density Residential-UDC) District. The property is currently vacant.

BACKGROUND AND HISTORY: A single-family residential subdivision application for the subject property under the name of Blue Jay Subdivision was submitted on May 8, 2025, and is currently under review. City Commission approved annexation and initial zoning requests to R-1 (Low-Density Residential-UDC) District for the subject property on September 8, 2025. The current variance application request for the minimum lot size was submitted on January 26, 2026.

ANALYSIS: The applicant is requesting to not provide the 5,000 square foot minimum lot size for proposed Blue Jay Subdivision. Based on the latest submitted plat, approximately 61 lots out of 150 proposed lots, located on the west half of the subdivision, do not meet the minimum lot size requirement. The minimum lot size is proposed to be 4,500 square feet. The lots located on the east side of the subdivision are typically larger with lot sizes larger than 6,000 square feet. The proposed plat can be revised to comply with minimum lot size requirement.

The submitted application states that the variance is needed to keep the number of proposed lots at 150. It adds that the proposed lot size provides ample area to build a house for first time home owners.

Section 2.2.2 of the UDC, requires the minimum lot size for R-1 (Low-Density Residential-UDC) District to be 5,000 square feet.

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

RECOMMENDATION: Staff recommends disapproval of the variance request, as the UDC requires the minimum lot size in an R-1 (UDC) District to be 5,000 square feet and the proposed plat can be revised to comply with lot size requirements.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Case Number: ZBA2026-0005 ZBOA Meeting: 03/04/26
Accepted By: ME

PROJECT

Legal Description 36.84 AC. O/O LOTS 1 & 2, B12.10,
A.T. M&C O&B.
Subdivision Name BLUE JAY
Street Address 750' N. OF WINDLIFT RD. ALONG W. SIDE OF
S. JACKSON 36.84
Number of lots 150 Gross acres 36.84
Existing Zoning R-1 Existing Land Use OPEN
Reason for Appeal (please use other side if necessary) SEE BACK

- \$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 Jorge Godwin Phone 533-1919
Address 2900 N. TEXAS BLVD E-mail TRIGENT24@GMAIL.COM
City WESLACO State TX Zip 78599

OWNER

Name Same as Applicant Phone _____
Address _____ E-mail _____
City _____ State _____ Zip _____

AUTHORIZATION

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

- Yes
- No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)
OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 1/26/26
Print Name Diana O. Salazar Owner Authorized Agent

JAN 26 2026



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:

PROP. LOT SIZES MEET FUTURE
ALIGNMENT OF MILITARY ROAD.

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

KEEPS # OF LOTS @ 150

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:

PROP. LOTS PROVIDE AMPLE AREA TO
BUILD FOR FIRST TIME HOME BUYERS

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

FUTURE LOCATION OF MILITARY ROAD

Reason for Appeal

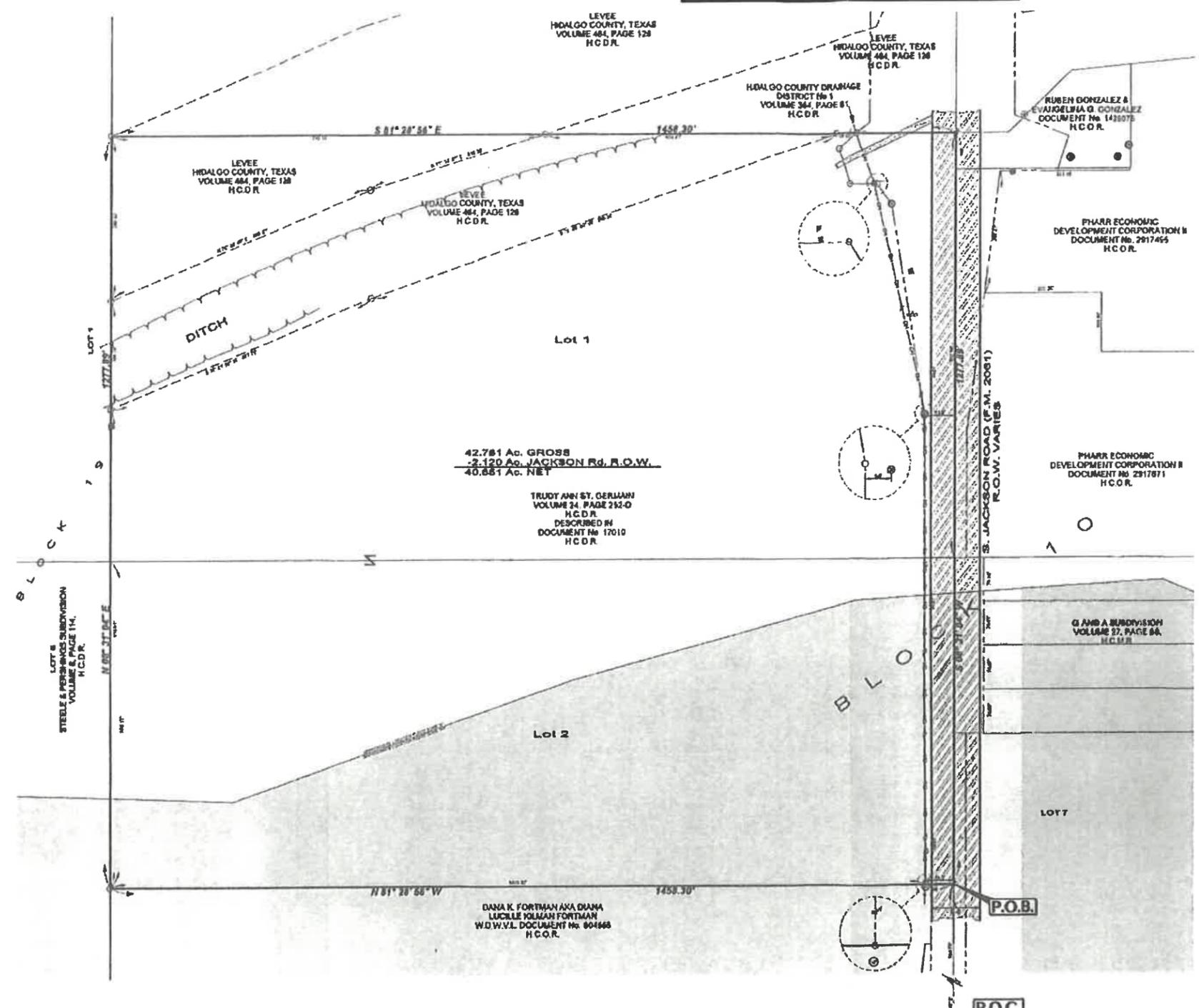
Board Action

Chairman, Board of Adjustment
Signature

Date

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 dsalinas@salinasingeering.com
 TPLS 12100 PARK 35 CIRCLE, BLDG. A, SUITE 158, MC-230, AUSTIN, TEXAS 78752 (512) 236-5263

- LEGEND**
- FOUND CONCRETE MONUMENT
 - FOUND PIPE (SIZE AS NOTED)
 - FOUND No. 4 REBAR
 - SET No. 4 REBAR IN PLASTIC CAP STAMPED W/DATE & NAME
 - SET SIGN
 - POWER POLE
 - CUT WARE
 - UNDERGROUND CABLE MARKER
 - FRTT UNDERGROUND CABLE MARKER
 - REGULATION VALVE
 - FUNDATION STAND PIPE BRZL AS NOTED
 - BOOK OF 8 FTCH TOP
 - OVERHEAD POWER LINE
 - ASPHALT AREA
 - CULVERT DRAINWAY
 - FLOOD "SIDE A"
 - 8" - 8" RICE OF CURVE TO BACK OF CURB
 - R.O.W. - RIGHT OF WAY
 - H.C.D.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - 34 FT. - SQUARE FEET



METES AND BOUNDS DESCRIPTION
 42.781 ACRES BEING
 OUT OF LOT 1, AND LOT 2, BLOCK 10
 A.J. McCOLL TRACT SUBDIVISION
 COUNTY OF HIDALGO, TEXAS

A tract of land containing 42.781 acres situated in the County of Hidalgo Texas, being out of Lot 1, and Lot 2, Block 10, A.J. McColl Tract Subdivision, according to the plat thereof recorded in Volume 21, Page 597, Hidalgo County Deed Records, which said 42.781 acres being all of a certain tract conveyed to Trudy Ann St. Germain, by virtue of a Deed recorded in Volume 24, Page 252-D, Hidalgo County Deed Records and described in Volume 1624, Page 894, Hidalgo County Deed Records, said 42.781 acres also being more particularly described as follows:

COMMENCING, at the Southeast corner of said Lot 2, Block 10, point also being the centerline of Jackson Road-F.M. 2061;

THENCE, N 08° 25' 40" E, a distance of 764.73 feet along the East line of said Lot 2, Block 10, and centerline of Jackson Road-F.M. 2061 to a Nail set on the Northeast corner of a certain tract of land conveyed to Dana K. Fortman, aka Diana Lucille Kilman Fortman, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 604565, Hidalgo County Official Records, for the POINT OF BEGINNING, for the Southeast corner of this herein described tract;

1. THENCE, N 81° 34' 14" W, at a distance of 49.00 feet pass a No. 4 rebar set on the West right-of-way line of Jackson Road-F.M. 2061, continuing a total distance of 1,458.30 feet to a No. 4 rebar set on the west line of said Lot 2, Block 10 and East line of Lot 5, Block 19, Steele and Partridge Subdivision, according to the plat thereof recorded in Volume 8, Page 114, Hidalgo County Deed Records, for the Southwest corner of this tract;
2. THENCE, N 08° 31' 04" E at a distance of 655.17 feet pass the Northwest corner of said Lot 2, Block 10 and Southwest corner of said Lot 1, Block 10, at a distance of 812.61 feet pass a No. 4 rebar set on the South line of a certain tract of land conveyed to Hidalgo County Texas by virtue of a Floodway and Levee Easement recorded in Volume 464, Page 126, Hidalgo County Deed Records, at a distance of 997.37 feet pass a No. 4 rebar set on the North line of said Floodway and Levee Easement, continuing a total distance of 1,277.89 feet, to a No. 4 rebar set, for the Northwest corner of this tract;
3. THENCE, S 81° 28' 58" E, at a distance of 746.19 feet pass a No. 4 rebar set on the North line of said Floodway and Levee Easement, at a distance of 1,248.58 feet pass a No. 4 rebar set on the South line of said Floodway and Levee Easement, at a distance of 1,285.28 feet pass a No. 4 rebar set on the West right-of-way line of Jackson Road-F.M. 2061, continuing a total distance of 1,458.30 feet to a Nail set on the East line of said Lot 1, Block 10, for the Northeast corner of this tract;
4. THENCE, S 08° 31' 04" W, at a distance of 722.59 feet pass the Southeast corner of said Lot 1, Block 10 and Northeast corner of said Lot 2, Block 10, continuing a total distance of 1,277.89 feet, to the POINT OF BEGINNING and containing 42.781 acres of which 2.120 acres lie in the existing right-of-way of Jackson Road-F.M. 2061, leaving a net of 40.661 acres of land, more or less.

GENERAL PLAT NOTES:

1. Being Book: A.J. McCOLL SUBDIVISION, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title search. The record of any encumbrance is not within the scope of this boundary/improvement survey. Any encumbrance shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, access or shortages in area, encroachments or any overlapping improvements, visible or apparent encumbrances shown on shown or noted herein.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein. Nor does the survey make any representations of being an environmental assessment of the tract of land shown herein.
5. The surveyor has made no attempt to locate or define archaeological sites, historical sites or undocumented structures on the tract of land shown herein. Nor does the survey make any representations of being an archeological or historical survey of the tract of land shown herein.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown herein. Nor has the surveyor made any attempt to research with the Railroad Commission of Texas or any other State agency. Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey shall ever be used in an actual deed and signature it is based on per Section 691.46 and Section 682.19 of the "The Professional Land Surveying Practices Act" enacted under Article 522c, Vernon's Texas Civil Statutes.

PLAT SHOWING
42.781 ACRES
[1,863,546.987 Sq. Ft.] OUT OF
LOTS 1 AND 2
BLOCK 10
A.J. McCOLL TRACT SUBDIVISION
VOLUME 21, PAGE 597 H.C.D.R.
HIDALGO COUNTY, TEXAS

This is to certify that I have, this date, made a careful and accurate property corner survey on the ground of property which is located at AS SHOWN ABOVE in McALLEN, Texas, described as follows: BEING A 42.781 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF

(SEE METES AND BOUNDS DESCRIPTION)

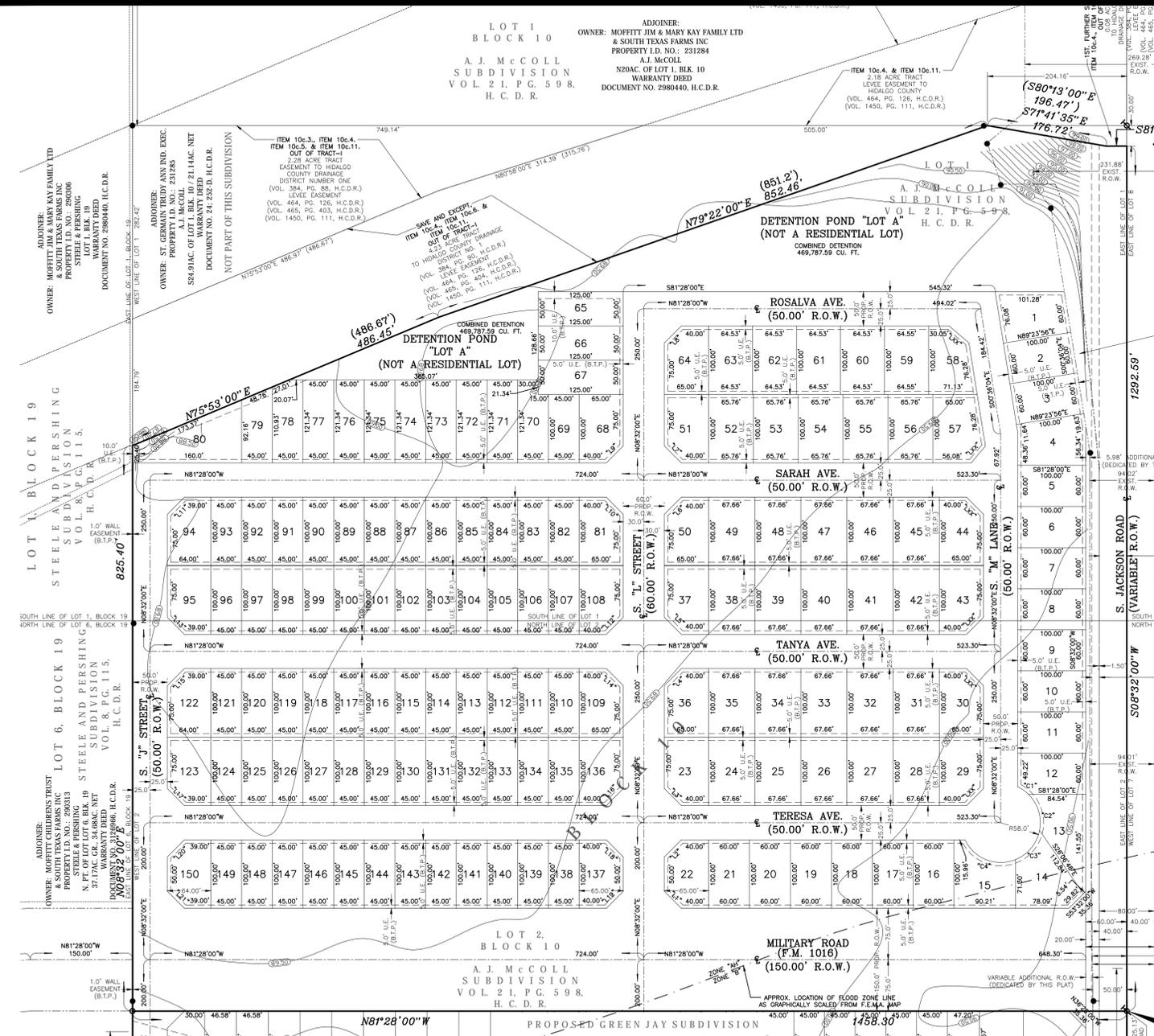
Lots 1 & 2, Block 10, of A.J. McCOLL SUBDIVISION

Texas, according to the plat recorded in Volume 21, Pages 597, of the Official Records of Hidalgo County, Texas. I further certify that this property lies in Zone 1, Flood Insurance Rate Map) dated NOV. 16, 1992, Community Panel No. 0135124 O-1.

DRAWN BY: DAVID OMAR SALINAS
 DATE: JUNE 13, 2025
 JOB NO.: SP-24-262898

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

JAN 26 2026
 BY: *DS*



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- NAIL SET
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

LOT(S) TABLE

LOT NO.	SQ. FT.
1	6,000.00
2	6,000.00
3	6,000.00
4-9	6,059.00
10-14	6,000.00
15-16	6,000.33
17-22	6,000.40
23-29	6,122.00
30-39	6,121.00
40-49	6,187.50
50	6,000.15
51	6,000.58
52-59	6,033.00
60	6,000.54
61	6,000.54
62	6,000.03
63	6,000.00
64-68	6,000.00
69-72	6,000.00
73-75	7,886.84
76-80	7,280.16
81	6,329.36
82	10,345.29
83	6,717.00
84-89	6,750.00

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	106.99	50.00	281°34'24"	36.919151	87.28°
C2	24.81	50.00	28°55'36"	8.354487	24.55°
C3	101.70	50.00	116°32'17"	54.944087	85.05°
C4	29.20	50.00	33°27'43"	10.551532	28.79°
C5	101.70	50.00	116°32'17"	54.944087	85.05°
C6	29.20	50.00	33°27'43"	10.551532	28.79°
C7	101.70	50.00	116°32'17"	54.944087	85.05°
C8	29.20	50.00	33°27'43"	10.551532	28.79°
C9	101.70	50.00	116°32'17"	54.944087	85.05°
C10	29.20	50.00	33°27'43"	10.551532	28.79°
C11	100.89	50.00	127°32'51"	55.949476	89.50°
C12	29.05	50.00	32°56'40"	10.500202	19.89°
C13	95.58	50.00	109°31'31"	53.757207	81.68°
C14	40.30	50.00	46°10'14"	13.333739	39.25°

LINE TABLE

LINE	BEARING & DISTANCE
L1, L3, L5, L7, L13, L17 & L21	N08°28'00"W 35.36'
L2, L4, L6, L8, L11, L15 & L20	N53°32'00"W 35.36'
L9, L12, L16 & L19	S53°32'00"W 35.36'
L10, L14 & L18	S30°00'00"W 35.36'

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **BLUE JAY** TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: G 956 PROPERTIES, LLC
 JORGE GONZALEZ, MANAGING MEMBER
 2900 N. TEXAS BLVD.
 WESLACO, TEXAS 78599

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

MAYOR, CITY OF McALLEN _____ DATE _____

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR 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.

DAVID OMAR SALINAS, P.E.
 REG. PROFESSIONAL ENGINEER #71973 _____ DATE _____

DAVID O. SALINAS, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR #5782 _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 _____ DATE _____

STATE OF TEXAS
 HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

RAUL E. SESIN, P.E., C.F.M.
 GENERAL MANAGER _____ DATE _____

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES = FRONT: 20.0 FT. OR GREATER FOR EASEMENTS.
 SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
 REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
 GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
 CORNER: 10.0 FT., OR, GREATER FOR EASEMENTS.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONES "AH" AND "B", ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C. ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) ZONE "AH", AREAS OF 100-YEAR SHALLOW FLOODING WHERE ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 92.0. (BFE 92.0) FOR LOTS LOCATED IN ZONE "AH", OR, 24" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
 - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH JACKSON ROAD, MILITARY ROAD, AND BOTH SIDES OF INTERIOR STREETS.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO OBTAIN A TOTAL OF 233,657.02 CUBIC FEET, OR, 5.364 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
 - A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON RD. AND MILITARY ROAD.
 - AN 8" MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD. THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST-WEST. ELEV. = 103.88. N: 16576673.92183, E: 1078055.06121.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. JACKSON ROAD AND MILITARY ROAD.
 - COMMON AREAS, DETENTION POND, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
 - A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JORGE GONZALEZ	2900 N. TEXAS BLVD.	WESLACO, TEXAS 78599	(956) 533-1919	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

BLUE JAY SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

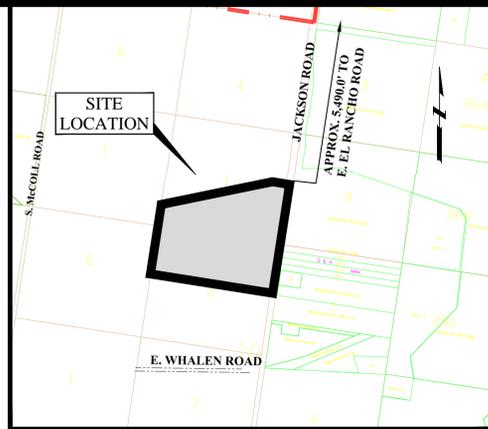
BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

_____ PRESIDENT _____ SECRETARY



LOCATION MAP SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 36.84 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 LOCATED IN THE CENTER OF S. JACKSON ROAD; THENCE, AS FOLLOWS:

- THENCE, NORTH 81 DEGREES 28 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 50.0 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD, AT A DISTANCE OF 1,458.30 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 32 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOTS 2 AND 1, A DISTANCE OF 14.70 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST OF SAID LOT 1, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 825.40 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 75 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 487.67 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5783" SET ON AN ANGLE POINT OF A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 79 DEGREES 22 MINUTES EAST, A DISTANCE OF 851.19 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 28 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 204.20 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 LOCATED IN THE CENTER OF SAID S. JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 32 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 1,292.59 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 36.84 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: A.J. MCCOLL SUBDIVISION, H.C.T.
 N:\SUBDIVISION\PLATS\BLUEJAY\PHASE1.36.84.042225

BLUE JAY SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
 DATE OF PREPARATION: JAN. 16, 2026.
 JOB NUMBER: SP-24-26269
 OWNER: G 956 PROPERTIES, LLC
 JORGE GONZALEZ, MANAGING MEMBER
 2900 N. TEXAS BLVD.
 WESLACO, TEXAS 78599

SEA

SALINAS ENGINEERING & ASSOC.
 (956) 686-1489 (T) (956) 686-1489 (F)
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. McALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 1815 12100 PARK 35E CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JAN. 16, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.