AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
WEDNESDAY, NOVEMBER 19, 2025 - 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 November 5, 2025

2. PUBLIC HEARINGS:

a) Request of Lionel Frederick on behalf of South Villa Hermosa LTD, for a Variance to the City of McAllen ordinance to encroach 8 feet into the 18-foot garage setback, at Lots 1-12 and 23-31, Paseo Del Lago Townhomes Subdivision, Hidalgo County, Texas, 3900-3923 South "M" Lane. **(ZBA2025-0059)**

b) Request of Marianela Martinez for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback and 6 feet into the 6-foot side yard setback for an existing carport at Lot 68, Montebello Subdivision Unit No. 2, Hidalgo County, Texas; 1921 North 31st Street. **(ZBA2025-0056)**

c) Request of Austin Navarrette for a variance to the City of McAllen Zoning Ordinance to not provide the required masonry eight feet buffer in height or a six-foot opaque buffer at a 1.928 Ac tract out of Lot 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **(ZBA2025-0057)**

d) Request of Bertha J. Vela for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 19 feet into the 20-foot front yard setback and 6 feet into the 6-foot side yard setback for an existing carport at Lot 173, Woodhollow Subdivision Phase 5, Hidalgo County, Texas; 7316 North 22nd Street. **(ZBA2025-0058)**

e) Request of Monica Rodriguez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10-foot rear yard setback for an existing garage at Lot 11, Thomas Terrace Subdivision, Hidalgo County, Texas; 409 Redwood Avenue. **(ZBA2025-0052) (TABLED: 11/5/2025)**

3. FUTURE AGENDA ITEMS

a) 4120 Pecan Boulevard

b) 2900 Northwestern 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, November 5, 2025 at 4:31 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	**Jose Gutierrez**	**Chairperson**
	Hiram Gutierrez	**Member**
	Ivan Garcia	**Member**
	Juan Mujica	**Alternate**
	Erick Diaz	**Alternate**
Absent:	**Hugo Avila**	**Vice-Chairperson**
	Daniel Santos	**Member**
	Alex Lamela	**Alternate**
Staff Present:	**Martin Canales**	**Assistant City Attorney III**
	Omar Sotelo	**Planning Director**
	Kaveh Forghanparast	**Senior Planner**
	Nicolas Lopez	**Planner II**
	Samantha Trevino	**Planner I**
	Jessica Puga	**Technician II**
	Carmen White	**Administrative Assistant**

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

a) Minutes for meeting held on October 22, 2025.

The minutes for the meeting held on October 22, 2025. The motion to approve the minutes were made by Mr. Hiram Gutierrez. Mr. Juan Mujica seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

a) Request of Cindy Lou Reyes for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 13 feet into the 25-foot rear yard setback for an existing porch at Lot 50, Taylor Crossing Subdivision, Hidalgo County, Texas; 6109 North 51st Street. **(ZBA2025-0055)**

Ms. Trevino the applicant was requesting a variance to allow an encroachment of 13 feet into the 25-foot rear yard setback for an existing porch that is used for family gatherings and for the safety of their special needs child.

The subject property is located along the west side of North 51st Street and is zone R-1 (Single-Family Residential-OC) District.

Taylor Crossing Subdivision was recorded January 6, 2010. The first stop work order was issued 06.28.22. A Building permit was submitted July 29, 2022, which was rejected by the

Planning Department due to the rear yard setback encroachment. A special exception application was submitted October 6, 2025.

The applicant is requesting a variance to allow the encroachment of the patio in the rear of the property that is used for family gatherings and the protection of their special needs son. The applicant is willing to cut the carport back to meet the rear setback required by the city and for the patio to clear the 10-foot utility easement.

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

Staff recommended approval of the variance request.

Cindy Lou Reyes, 6109 North 51st Street. She stated they were not allowed to have a patio in the front porch and could not fence her front house. She stated she had a special needs child and often will wander off the property. It is more of a safety issue. Board member Mujica asked the applicant if she had access from the rear street into her property. She responded no. She stated they are trying to comply to be able to keep the existing porch.

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 Variance request.

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

Following discussion, Mr. Hiram Gutierrez **moved** to approve the Special Exception. Mr. Daniel Santos seconded the motion. The Board voted to approve the Special Exception with five members present and voting.

b) Request of Olga Santillana for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 25-foot front yard setback for an existing carport at Lot 45, Plantation Gap Subdivision, Hidalgo County, Texas; 4505 Toucan Avenue. **(ZBA2025-0046)**

Ms. Trevino stated the applicant was requesting a special exception to allow an encroachment of 20 feet into the 25-foot front yard setback for an existing metal carport.

The subject property was located at the south side of Toucan Avenue, east of north 45th Street. The subject property has an area of 5,149 square feet. The property is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District in all directions.

Plantation Gap Subdivision Phase I was recorded on December 6, 2004. The subdivision plat indicates a front yard setback requirement of 25 feet. A Stop Work Order was issued on July 19, 2025, for the existing carport, which was constructed without the required building permit. An application for a building permit for the existing metal carport was submitted on July 29, 2025, which was rejected by Planning Department due to the encroachment into the front and side yard setback. A citation was issued for the existing carport on July 31, 2025, due to the continued violation. A special exception request for the existing metal carport was submitted on August 19, 2025.

The applicant was requesting the special exception for an existing metal carport measuring 20 feet x 25 feet with a total of 500 square feet, which exceeds the 400 square foot size allowed by ordinance, and encroaches into the front and side yard setbacks. The applicant

is proposing to reduce the size of the carport to 14 feet x 25 feet for a total of 350 square feet to comply with the 400-square-foot maximum requirement and eliminate the encroachment into the side setback. Applicant states the structure provides necessary shade and protection for her son, who has health issues, while practicing sports.

There have been five other carports approved in this subdivision by the Zoning Board of Adjustments since 2023.

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

Staff recommended approval of the special exception, since the request conforms to the existing neighborhood characteristics.

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.

Following discussion, Mr. Daniel Santos **moved** to approve the Special Exception. Mr. Juan Mujica seconded the motion. The Board voted to approve the Special Exception with five members present and voting.

c) Request of Raquel Espinoza for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback for a proposed carport at Lot 55, Montebello Unit No. 2 Subdivision, Hidalgo County, Texas; 1804 North 32nd Street. **(ZBA2025-0054)**

Ms. Trevino stated the applicant was requesting a special exception to allow an encroachment of 20 feet into the 20-foot front yard setback for a proposed carport measuring 22.33ft x 14ft.

The subject property was located on the east side of North 32nd Street north of Redwood Avenue and is zoned R-1 (Single-Family Residential-OC) District.

Montebello Subdivision Unit No. 2 was officially recorded on August 21, 1978. A building permit for the proposed carport was submitted on September 22, 2025, which was rejected pending a special exception approval. A special exception request was submitted on October 2, 2025.

The applicant was requesting a special exception to install a carport due to the lack of a garage on their home. The proposed structure would provide protection for vehicles from hail, sun exposure, and other weather related damage. Additionally, the carport would facilitate safer and more convenient access for a handicapped member of the household, particularly during inclement weather.

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

Staff recommended disapproval of the special exception request.

Ms. Raquel Espinoza, 1804 North 32nd Street. She stated she was proposing a carport. She had a handicapped member living with her who uses a walker. She needed it for protection against inclement weather for safety issues.

Board member Mujica asked the applicant if the house had a garage. Ms. Espinoza stated there was no garage.

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.

Board member Mujica asked staff the recommendation to disapprove was based on what reason. Staff stated the fact that it was built over the setbacks. It was standard recommendation.

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

d) Request of Raul Mendoza for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback and 3 feet into the side yard setback for an existing carport at Lot 26, Kerria Crossing Subdivision, Hidalgo County, Texas; 3603 North 41st Lane. **(ZBA2025-0051)**

Ms. Trevino stated the applicant was requesting a special exception to allow an encroachment of 20 feet into the 20-foot front yard setback and 3 feet into the side yard setback for an existing metal carport measuring 19ft x 19ft.

The subject property is located on the west side along North 41st Lane south of Kerria Avenue and is zoned R-1 (Single Family Residential-OC) District.

Kerria Crossing Subdivision was officially recorded on July 28, 1999. A Stop Work Order was issued on February 21, 2025, for the construction of the carport without a building permit. A citation was issued on July 7, 2025, due to the continued violation. A building permit for the carport was submitted on October 15, 2024, which was rejected by Planning due to the encroachment. An Abandonment request for the 10 foot Utility Easement was submitted on February 25, 2025 and is pending approval. Utilities has tentatively approved the encroaching agreement pending the meeting's conclusion. A special exception request for the existing metal carport was submitted on September 12, 2025.

A request for an encroachment agreement was submitted to the Wastewater Department, which responded indicating no objection to the agreement.

The applicant is requesting the special exception to allow the encroachment of the metal carport in the front of the property.

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

Staff recommended disapproval of the special exception request.

Board member Lamela asked staff if the house had a garage. Staff stated it was one car garage.

Mr. Raul Mendoza, 3603 North 41st Lane. He stated he built the carport three years ago after the hailstorm that damaged two of his vehicles. He now has two classic vehicles that he needed to protect against inclement weather. He only had a one-car garage.

Chairperson Jose Gutierrez asked if there was anyone present to speak in favor of the Special Exception. There was one to speak in favor of the Special Exception.

Mr. Alfredo Cuellar, 3506 North 41st Lane. He stated he wanted to build a carport for the same reason as his neighbor. His vehicles were damaged by the hailstorm as well.

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

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

Board member Mujica asked staff on the right side of the porch, were the columns aligned with the house or beyond the side yard. Staff stated it was three feet away.

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

e) Request of Monica Rodriguez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 10 feet into the 10-foot rear yard setback for an existing garage at Lot 11, Thomas Terrace Subdivision, Hidalgo County, Texas; 409 Redwood Avenue. **(ZBA2025-0052)**

This is item is to be tabled until the next meeting.

Following discussion, Mr. Juan Mujica **moved** to table based on staff's recommendation. Mr. Hiram Gutierrez seconded the motion. The Board voted to table the item with five members present and voting.

ADJOURNMENT

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

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

Planning Department

Memo

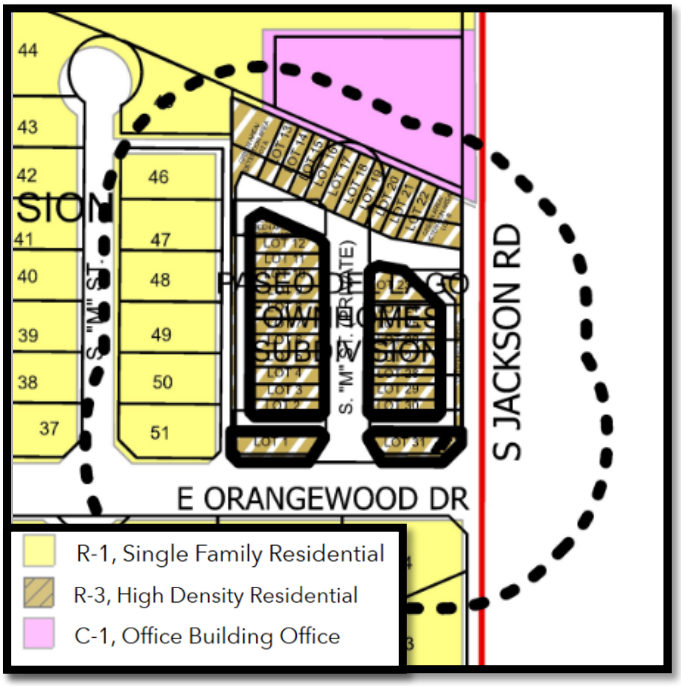
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 19, 2025

SUBJECT: **REQUEST OF LIONEL FREDERICK ON BEHALF OF SOUTH VILLA HERMOSA LTD, FOR A VARIANCE TO THE CITY OF MCALLEN ORDINANCE TO ENCROACH 8 FEET INTO THE 18-FOOT GARAGE SETBACK, AT LOTS 1-12 AND 23-31, PASEO DEL LAGO TOWNHOMES SUBDIVISION, HIDALGO COUNTY, TEXAS, 3900-3923 SOUTH "M" LANE. (ZBA2025-0059)**

REASON FOR APPEAL: The applicant is requesting a variance for an encroachment of 8 feet into the 18-foot rear yard setback for townhome development.



PROPERTY LOCATION AND VICINITY: The subject property is loc ated on the north side of East Orangewood Avenue, west of South Jackson Road. The property is zoned R-3 (High-Density Residential-UDC) District. Adjacent zoning is R-1 (Single-Family Residential-OC) District to the west and south, and R-3 (High-Density Residential-UDC) to the north. Surrounding land uses are single-family residences and apartment residences.

BACKGROUND AND HISTORY: Paseo Del Lago Subdivision was recorded on December 09, 2004. The current variance request was submitted on October 21, 2025.

ANALYSIS: The request is for a variance to allow an encroachment of 8 feet into the 18 feet rear garage setback for proposed buildings at lots 1-12 and 23-31 in the Paseo Del Lago Subdivision. This would allow developers to utilize more of the rear portion of properties for larger townhome designs. The applicant also submitted photos of some existing townhomes developments, indicating that they are proposing to develop similarly.

Article 2.2 of the Unified Development Code requires 18 ft. garage setback for R-3(UDC) residential lots. The recorded plat also references 18 ft. garage setback.

Since Paseo Del Lago Townhomes Subdivision is a private and gated neighborhood and that the ROW maintenance will be by the HOA, approval of the variance request will not impact city operations.

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

RECOMMENDATION: Staff recommends disapproval of the variance request since it doesn't comply with minimum 18-foot garage setback required by UDC.

ZBA2025-0059

11/19/2025
ZBOA

City of McAllen
Planning Department

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

APPEAL TO ZONING BOARD OF ADJUSTMENT TO MCALLEN ZONING ORDINANCE

Project

Legal Description: A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBD. CITY OF MCALLEN.

Subdivision Name: Paseo Del Lago Townhomes Subdivision

Street Address: _____

Number of lots: Lots 2-12, 23-30, 1 & 31 (total of 21) Gross acres: _____

Existing Zoning: R3T Existing Land Use: Vacant- Propose Townhouses

Reason for Appeal (please use other side if necessary): Changing rear garage setback 18' as per flat to 10'

☒ $300.00 non-refundable filing fee + ☐ $50.00 Recording Fee for Special Exception (carport)

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name: Lionel Frederick Phone: 956-739-0952

Address: 5221 N McColl Rd. E-mail: lionel@cantuconstruction.com

City: McAllen State: TX Zip: 78504

Owner

Name: SOUTH VILLA HERMOSA LTD Alonzo Cantu (PRESIDENT.) Phone: 956-631-1273

Address: 5221 N McColl Rd. E-mail: alonzo@cantuconstruction.com

City: McAllen State: TX Zip: 78501

Authorization

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

☐ Yes ☒ No

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

Signature: _____ Date: 10.18.25

Print Name: ALONZO CANTU ☒ Owner ☐ Authorized Agent

Office

Accepted by: KF Payment received by: _____ Date: OCT 20 2025

Rev 10/18

BY: CW

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:

Garage back at rear of property (alley) as per flat is 18'-0" we are needing 10'-0"

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

Will fit and accommodate design floor plan on lots 1-12 EAST SIDE OF CANARY AVE. & 27-31 WEST OF CANARY AVE.

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:

Would not affect any public health, safety or welfare and/or cause any dangerous in traffic since variance will be at the alley not at main street where we have thru regular traffic

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

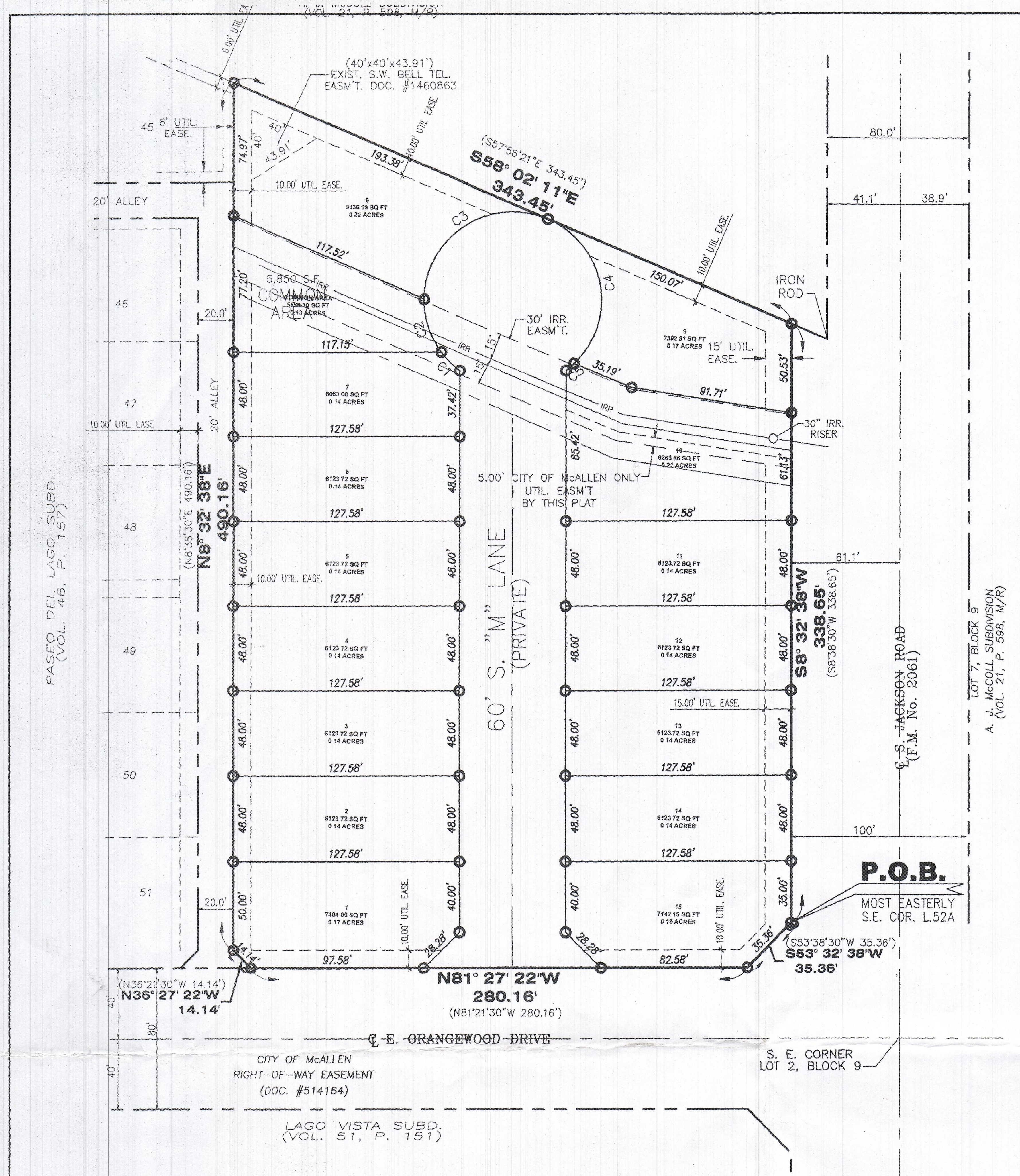
* PLEASE SEE PHOTOS ATTACHED.

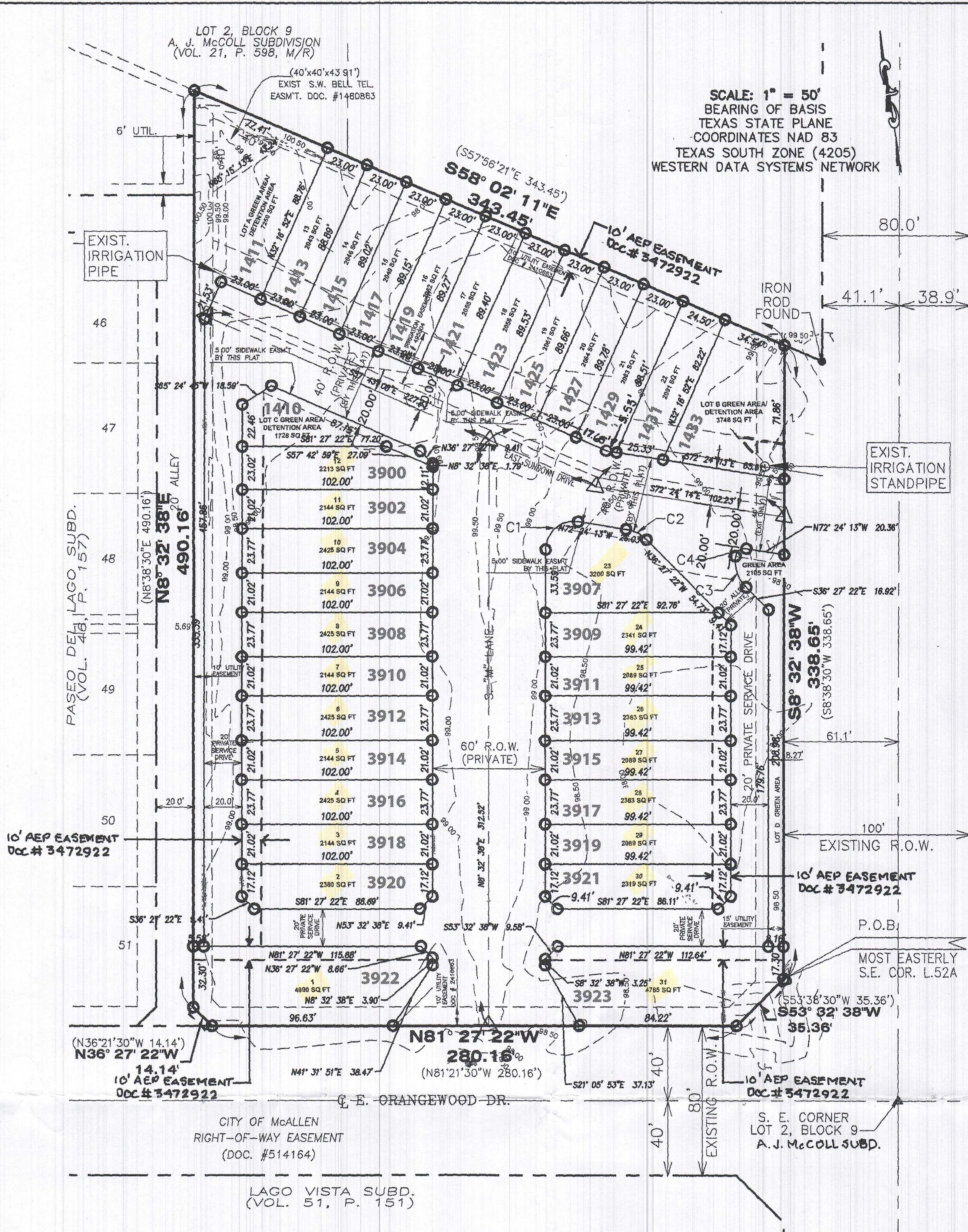
Board Action

Chairman, Board of Adjustment Signature _____

Date _____

Rev. 9/20





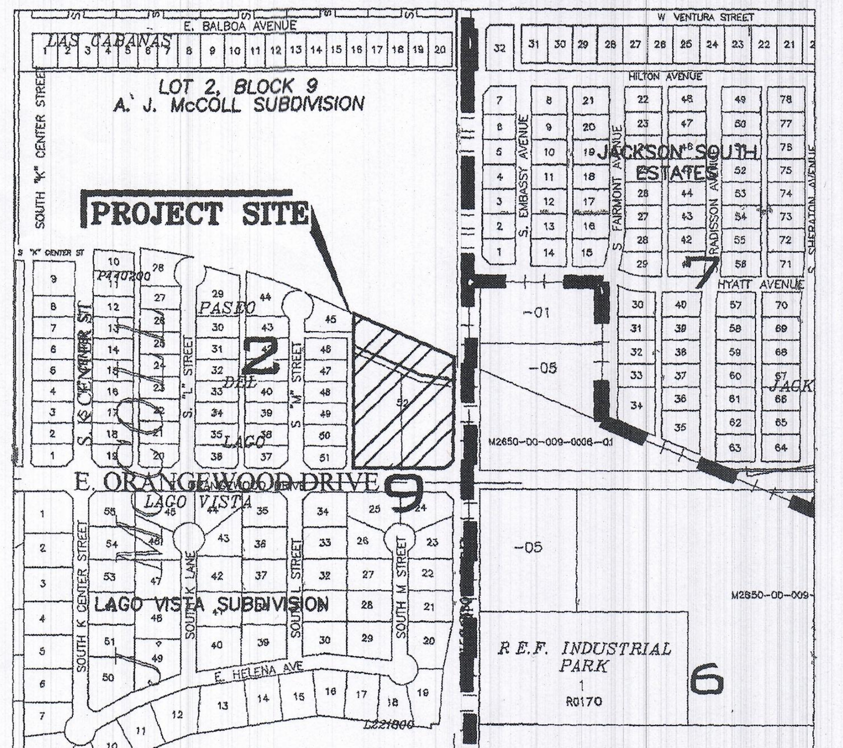
SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

"VACATING & REPLAT TO PASEO DEL LAGO PATIO HOMES SUBDIVISION AND PASEO DEL LAGO TOWNHOMES SUBDIVISION"

(PRIVATE)
MCALLEN, TEXAS
A 3.116 ACRE TRACT OF LAND, BEING ALL OF PASEO DEL LAGO PATIO HOMES SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2410663, HIDALGO COUNTY, MAP RECORDS.

PASEO DEL LAGO TOWNHOMES" SUBDIVISION

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.93	15.00	99.05	S58° 04' 13"W	22.82
C2	12.55	20.00	35.95	N54° 25' 47"W	12.34
C3	17.99	20.00	51.53	S10° 41' 35"E	17.39
C4	7.76	5.08	87.62	S63° 26' 27"W	7.03



LOCATION MAP SCALE: 1":500'

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
℄	CENTER LINE
⅃	LOT LINE
H.C.D.D.#1	HIDALGO COUNTY DRAINAGE DIST. #1

LEGEND

- SET C-P-S
- FD. C-P-S
- CALCULATED POINT
- SET 1/2" IRON ROD
- FD. 1/2" IRON ROD
- FD. 5/8" IRON ROD
- FD. 60-D NAIL
- SET PK NAIL
- STORM INLET
- POWER POLE
- FIRE HYDRANT
- IRR. STAND PIPE
- CHAIN LINK FENCE

VACATING PLAT "PASEO DEL LAGO PATIO HOMES" SUBDIVISION

MCALLEN, TEXAS
A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.

METES AND BOUNDS:
A 3.116 ACRE TRACT OF LAND, BEING ALL OF PASEO DEL LAGO PATIO HOMES SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. 2410663 HIDALGO COUNTY, MAP RECORDS.

BEGINNING AT AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 52A, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061)

THENCE, WITH EXISTING CORNER CLIP, WITH THE SOUTHEAST LINE OF LOT 52A, SOUTH 53 DEG. 32 MIN. 38 SEC. WEST, 35.36 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHEAST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHEAST CORNER HEREOF, SAID POINT LOCATED ON THE NORTH LINE OF 80.0 FOOT EAST ORANGEWOOD DRIVE;

THENCE, WITH THE SOUTH LINE OF LOT 52A AND NORTH LINE OF 80.0 FOOT EAST ORANGEWOOD DRIVE, NORTH 81 DEG. 27 MIN. 22 SEC. WEST, 280.16 FEET TO AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHWEST CORNER OF LOT 52A , FOR THE MOST EASTERLY SOUTHWEST CORNER HEREOF, SAID POINT BEING THE EAST CORNER OF ALLEY CORNER CLIP;

THENCE, WITH THE SOUTHWEST LINE OF LOT 52A, WITH SAID ALLEY CORNER CLIP, NORTH 36 DEG. 27 MIN. 22 SEC. WEST, 14.14 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF, SAID POINT LOCATED ON EAST LINE OF EXISTING 20.0 FOOT ALLEY;

THENCE, WITH THE WEST LINE OF LOT 52A AND EAST LINE OF EXISTING 20.0 FOOT ALLEY, NORTH 08 DEG. 32 MIN. 38 SEC. EAST, 490.16 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 52A, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF LOT 52A, SOUTH 58 DEG. 02 MIN. 11 SEC. EAST, 343.45 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 52A FOR THE NORTHEAST CORNER HEREOF, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061);

THENCE, WITH THE EAST LINE OF LOT 52A AND WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061) SOUTH 08 DEG. 32 MIN. 38 SEC. WEST, 338.65 FEET THE POINT OF BEGINNING. CONTAINING 3.116 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.

2. THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0005 C DATED NOVEMBER 2, 1982

3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT: 10 FT. OR GREATER FOR EASEMENTS
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER: 10 FT OR GREATER FOR EASEMENTS
SIDE: IN ACCORDDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

4. A TOTAL OF 0.443 ACRE FEET OF DETENTION IS REQUIRED (19,315 C.F.) FOR THIS SUBDIVISION AND AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

5. THE CITY OF MCALLEN TO HAVE A 25'x25' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS MEASURED FROM THE CURB.

6. 5 FT. WIDE SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD, AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON EAST ORANGEWOOD DRIVE AND BOTH SIDES ALL INTERIOR STREETS.

7. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. JACKSON ROAD AND E. ORANGEWOOD DRIVE. AN 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. ORANGEWOOD DRIVE & S. JACKSON RD.

9. THIS SUBDIVISION IS IN AN EXISTING AIRPORT FLIGHT PATH, AIRCRAFT NOISE AFFECTS THE GENERAL AREA.

10. CITY OF MCALLEN BENCHMARK: NUMBER MC96, TOP OF 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP AT THE WEST BOUND ON FM3362 (1 MILE SOUTH OF EL RANCHO RD). THE MONUMENT IS 65 FORT WEST FROM THE EOP OF JACKSON RD., INSTALLED ON AN ELEVATED AREA (LEVEE). GRID ZONE: TEXAS SOUTH (4205) HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88, N=16581272.21987, E=1078735.53029 ELEV. = 106.45 FT.

11. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.

12. LOT OWNERS OR BUILDERS OR LOTS 7, 8, 9 & 10, SHOULD CONTACT IRR. DIST. No. 2 FOR EXACT LOCATION OF THEIR LINE BEFORE COMMENCING CONSTRUCTION OF THE HOUSE.

13. COMMON AREAS (LOT A, LOT B, LOT C, LOT D AND LOT E), PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

14. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PASEO DEL LAGO TOWNHOMES SUBDIVISION, RECORDED AS DOCUMENT # 3613315, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

15. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

16. MCALLEN PUBLIC UTILITY SHALL HAVE ACCESS TO OPERATE AND PROVIDE MAINTENANCE TO WATER AND SEWER LINES INSTALLED WITHIN THE LIMITS OF THE PRIVATE ACCESS DRIVE INCLUDING SERVICE DRIVES

RE-PLAT TO "PASEO DEL LAGO TOWNHOMES" SUBDIVISION

(PRIVATE)
MCALLEN, TEXAS
A 3.116 ACRE TRACT OF LAND, BEING ALL OF PASEO DEL LAGO PATIO HOMES SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2410663, HIDALGO COUNTY, MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALG

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE "VACATING & REPLAT TO PASEO DEL LAGO PATIO HOMES SUBDIVISION & PASEO DEL LAGO TOWNHOMES" SUBDIVISION DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

April 20th, 2023
DATE

SOUTH VILLA HERMOSA, LTD. A TX. L.P.
BY PREFERENCE INC., GENERAL PARTNER
ALONZO CANTU, PRESIDENT
P.O. BOX 2673, MCALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALG

BEFORE ME, THEUNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alonso Cantu 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF April 2023.

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

Odette Castillo
NOTARY PUBLIC

ODETTE CASTILLO
Notary ID #7809062
My Commission Expires
September 21, 2026

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

7/21/23
MAYOR, CITY OF MCALLEN
DATE:

CITY OF McALLEN TEXAS

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 WHERE IN MY APPROVAL IS REQUIRED

7-19-23
CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF MCALLEN
DATE:

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 6th DAY OF July 2023.

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
ATTEST:
SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT #2 SAN JUAN TEXAS

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PE, 9ES 07.27.23
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, (SURVEYOR), REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN, TEXAS.

DATED THIS THE 20th DAY OF April 2023

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

STATE OF TEXAS REGISTERED IVAN GARCIA 6496 PROFESSIONAL LAND SURVEYOR

No. 6496 STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

4.20.23
REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CHLH ENGINEERING, LLC
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (CELL)956-222-5423

STATE OF TEXAS C. HINOJOSA, JR. 90636 LICENSED PROFESSIONAL ENGINEER

No. 90636 STATE OF TEXAS.

THE COUNTY OF HIDALGO TEXAS

COUNTY COURT COUNTY OF HIDALGO, TEXAS

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 8/18/2025 AT 4:01 AM/PM
INSTRUMENT NUMBER 3673319
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY

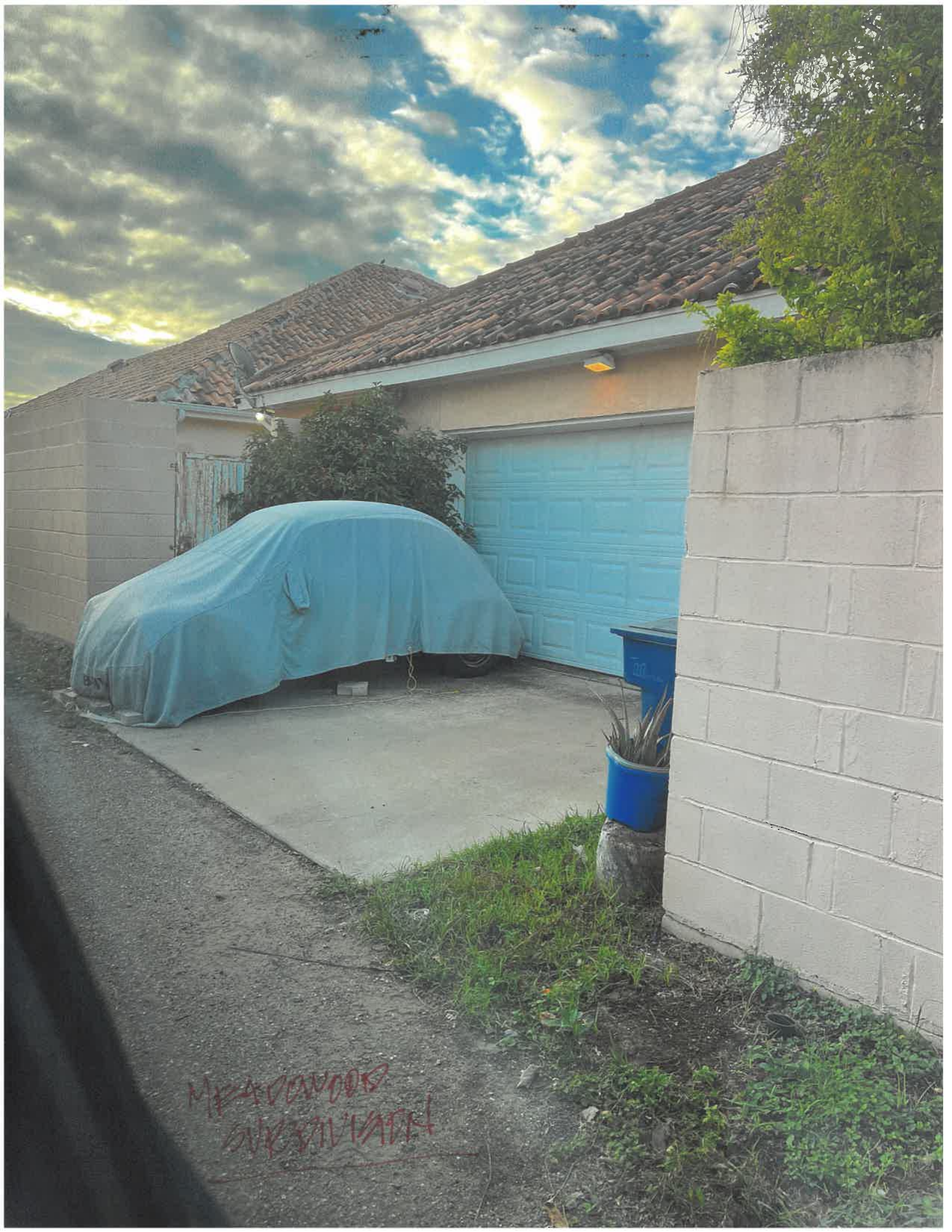
DATE OF PREPARATION: APRIL 19, 2023

OCT 20 2025
BY: CW

VILLAGE ON DOVE SUBD.

(DOVE & SECOND AVE)

MEADOWOOD SUPN.



109
DRIVEWAY
1

MEADOWOOD SUBDIV.

DOVE & SPECIAL
VILLAGE & DOVE OVER.

Planning Department

Memo

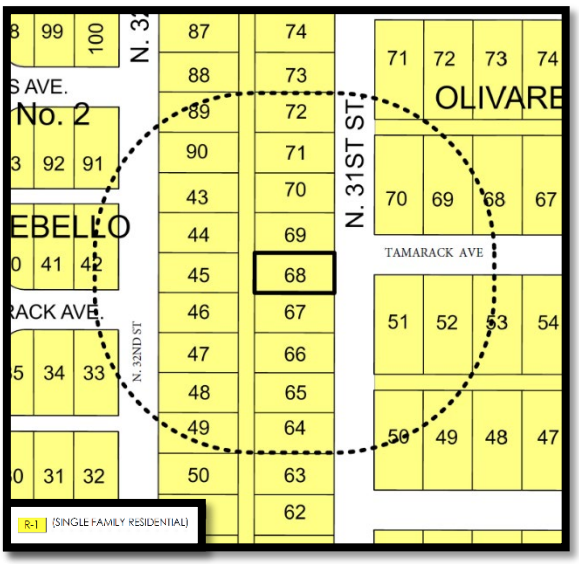
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 19, 2025

SUBJECT: **REQUEST OF MARIANELA MARTINEZ FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 20 FEET INTO THE 20 FOOT FRONT YARD SETBACK AND 6 FEET INTO THE 6 FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT AT LOT 68, MONTEBELLO SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS; 1921 NORTH 31ST STREET. (ZBA2025-0056)**

REASON FOR APPEAL: The applicant is requesting a special exception to allow an encroachment of 20 feet into the 20-foot front yard setback and 6 feet into the 6 foot side yard setback for an existing carport measuring 18ft x 24ft.



PROPERTY LOCATION AND VICINITY: The subject property is located on the west side of North 31st Street at the intersection with Tamarack Avenue and is zoned R-1 (Single-Family Residential-OC) District.

BACKGROUND AND HISTORY: Montebello Subdivision Unit No. 2 was officially recorded on August 21, 1978. The plat notes a 20 foot front yard setback and 6 foot sideyard setback. A stop work order was issued on October 1, 2022 for no building permit for the carport. A building permit for the proposed carport was submitted on September 25, 2025 which was rejected for encroachment into the setbacks. A special exception request was submitted on October 8, 2025.

ANALYSIS: The applicant is requesting a special exception to allow the existing carport to remain. The residence does not include a garage, and the carport was built to provide necessary protection for vehicles from hail, sun exposure, and other weather-related damage. The applicant proposes to reduce the carport's size to 18 feet by 18 feet, ensuring compliance with the 6-foot side yard setback on the north side and with the maximum allowable 400 square footage for a special exception for a carport.

As per our records, there have been three special exceptions for carports granted within this subdivision.

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

RECOMMENDATION: Staff recommends approval of the special exception request since the request conforms to the existing neighborhood characteristics.

City of McAllen

McAllen, TX 78501
311 North 15th Street

P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Planning Department

APPEAL TO ZONING BOARD OF ADJUSTMENT TO MCALLEN ZONING ORDINANCE

Case Number: ZBA2025-0056 ZBOA Meeting: 11.19.25

Accepted By: SJ

PROJECT

Legal Description: Montebello UT No2. Lot 68

Subdivision Name: Montebello

Street Address: 1921 North 31 St.

Number of lots: 1 Gross acres: _____

Existing Zoning: R-1 Existing Land Use: Residencial

Reason for Appeal (please use other side ifnecessary): Encroaching 20ft into 20ft Front yard Setback (Existenting)

☐ $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: Marianela Martinez Phone: 956 7394320

Address: 1921 North 31 St. E-mail: maymartinez620@hotmail.com

City: McAllen State: Tx Zip: 78501

OWNER

Name: Marianela Martinez Phone: 9567394320

Address: 1921 North 31 St E-mail: maymartinez620@hotmail.co

City: McAllen Tx State: _____ Zip: 78501

AUTHORIZATION

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

☐ Yes ☐ No

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

Signature: _____ Date: Oct-08-25

Print Name: MARIANELA MARTINEZ ☑ Owner ☐ Authorized Agent

RECEIVED
OCT 08 2025
By: OC

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:

Para mis carros tengo 3' carros.

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

No tengo Garage.

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:

No

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

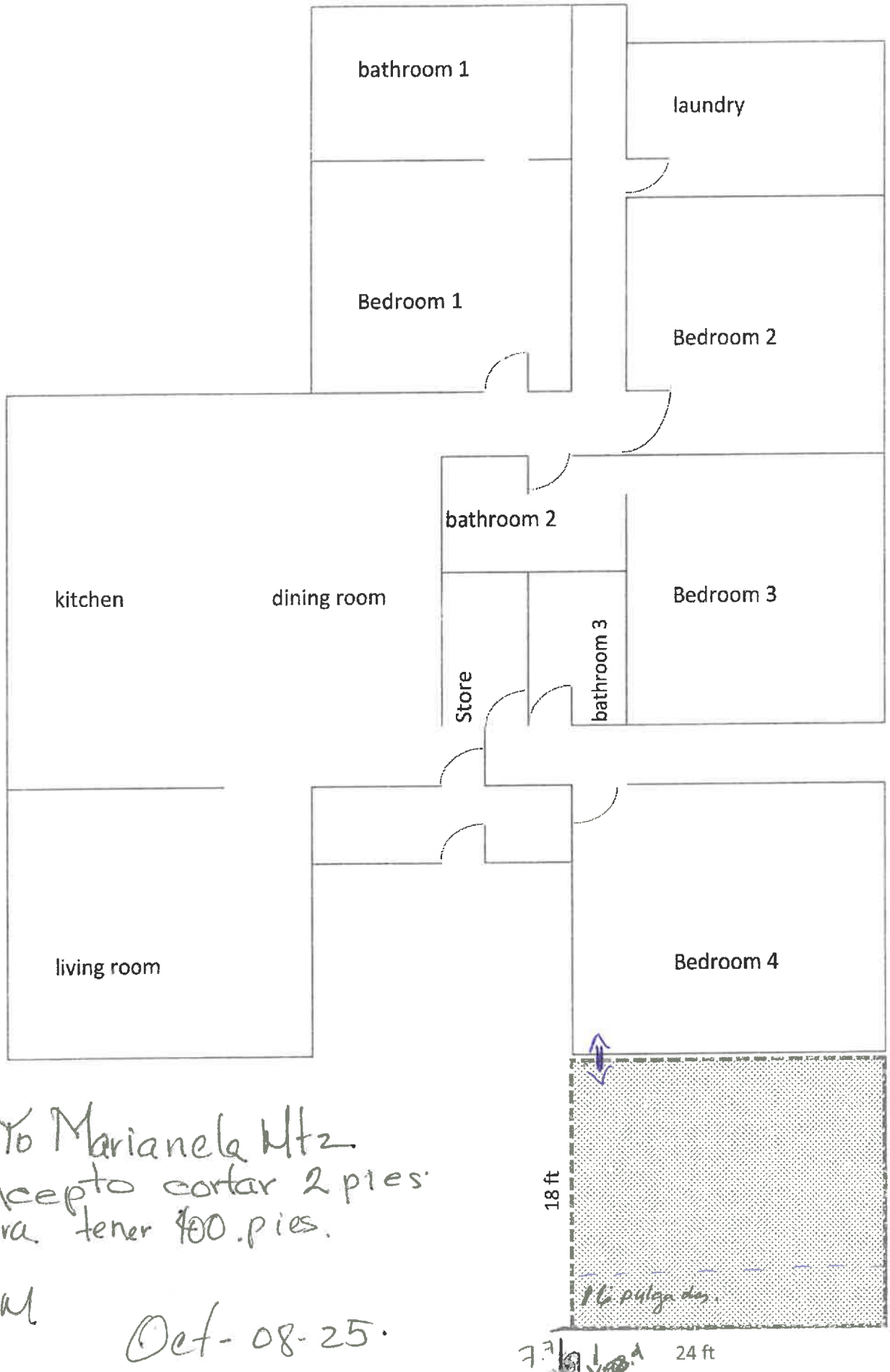
No tengo Garage.

Board Action

Chairman, Board of Adjustment Signature _____

Date _____

Rev. 03/25

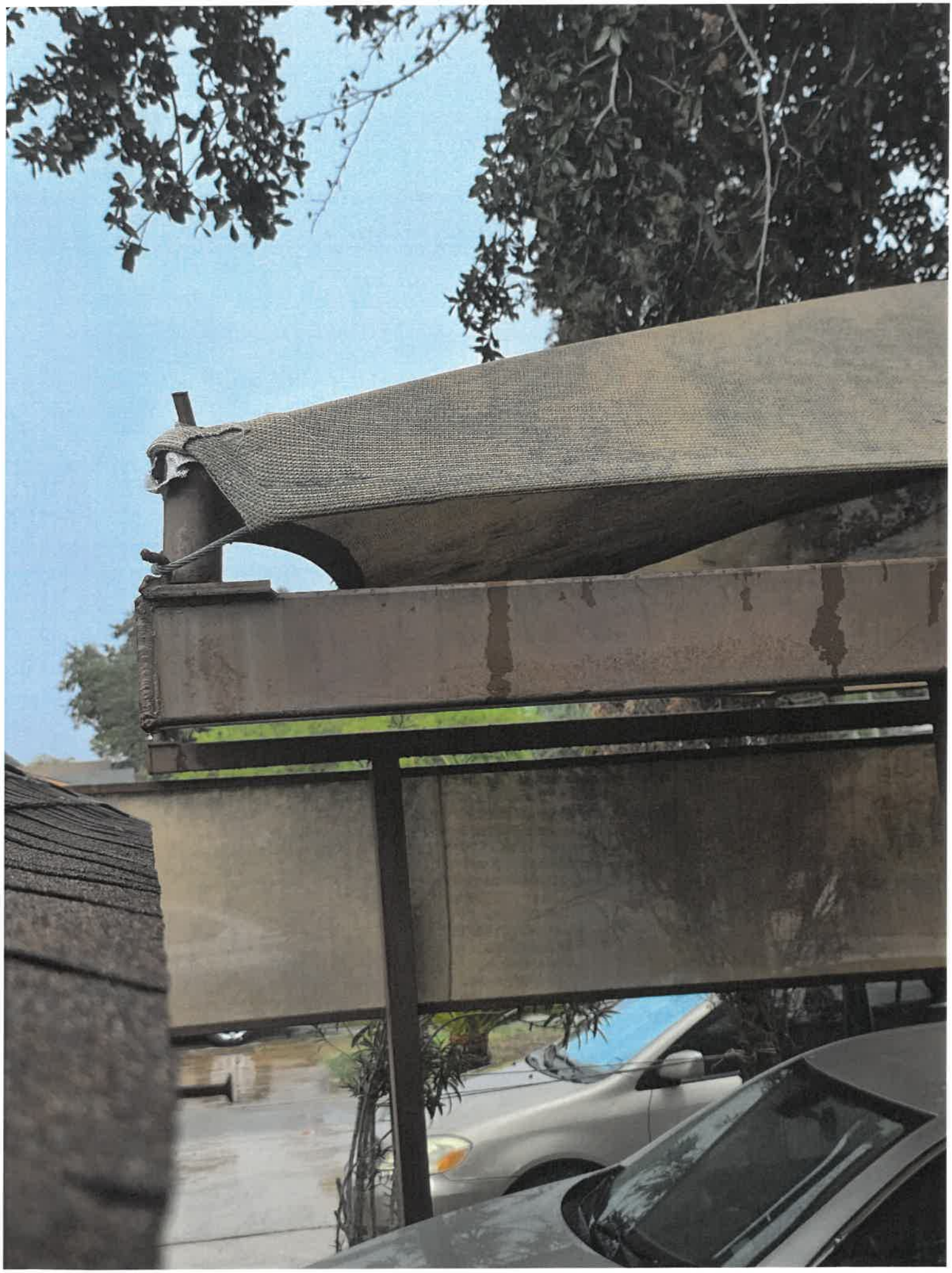


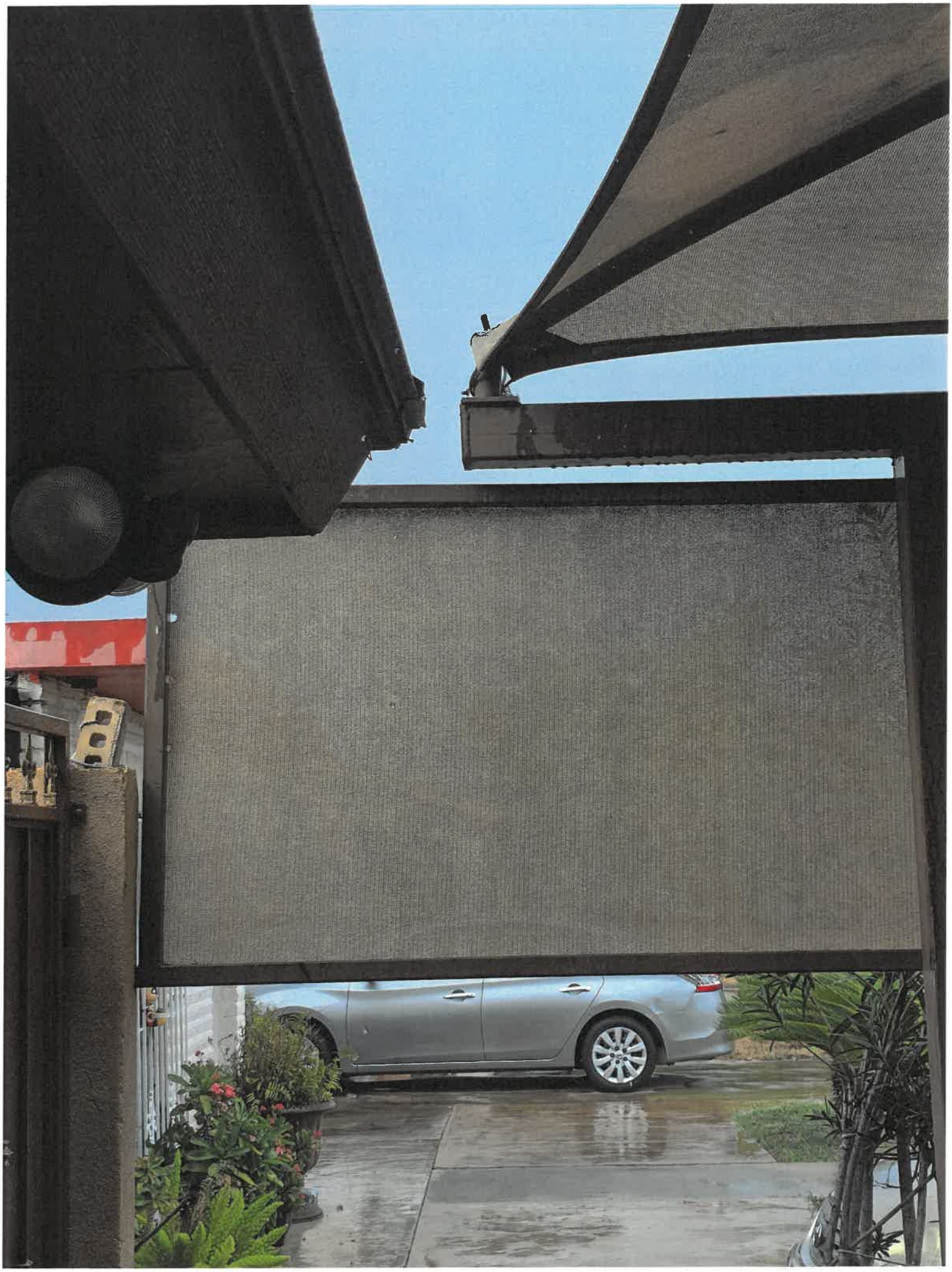
Yo Marianela Mtz
Acepto cortar 2 pies
para tener 100. pies.

MM

Oct-08-25.

RECEIVED
OCT 08 2025
By GC





N O T E S :

1- FRONTYARD SET-BACK SHALL BE A MINIMUM OF 20 FT. EXCEPT AT CUL-DE-SACS IT SHALL BE 10 FT.

2- SIDEYARD SET-BACK SHALL BE 6 FT. MINIMUM EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10 FT.

3- REAR YARD SET-BACK SHALL BE 10 FT. MINIMUM

4- 6'x6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL

3'x3' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL

CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT & RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS & EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED & MAINTAINED FROM TIME TO TIME.

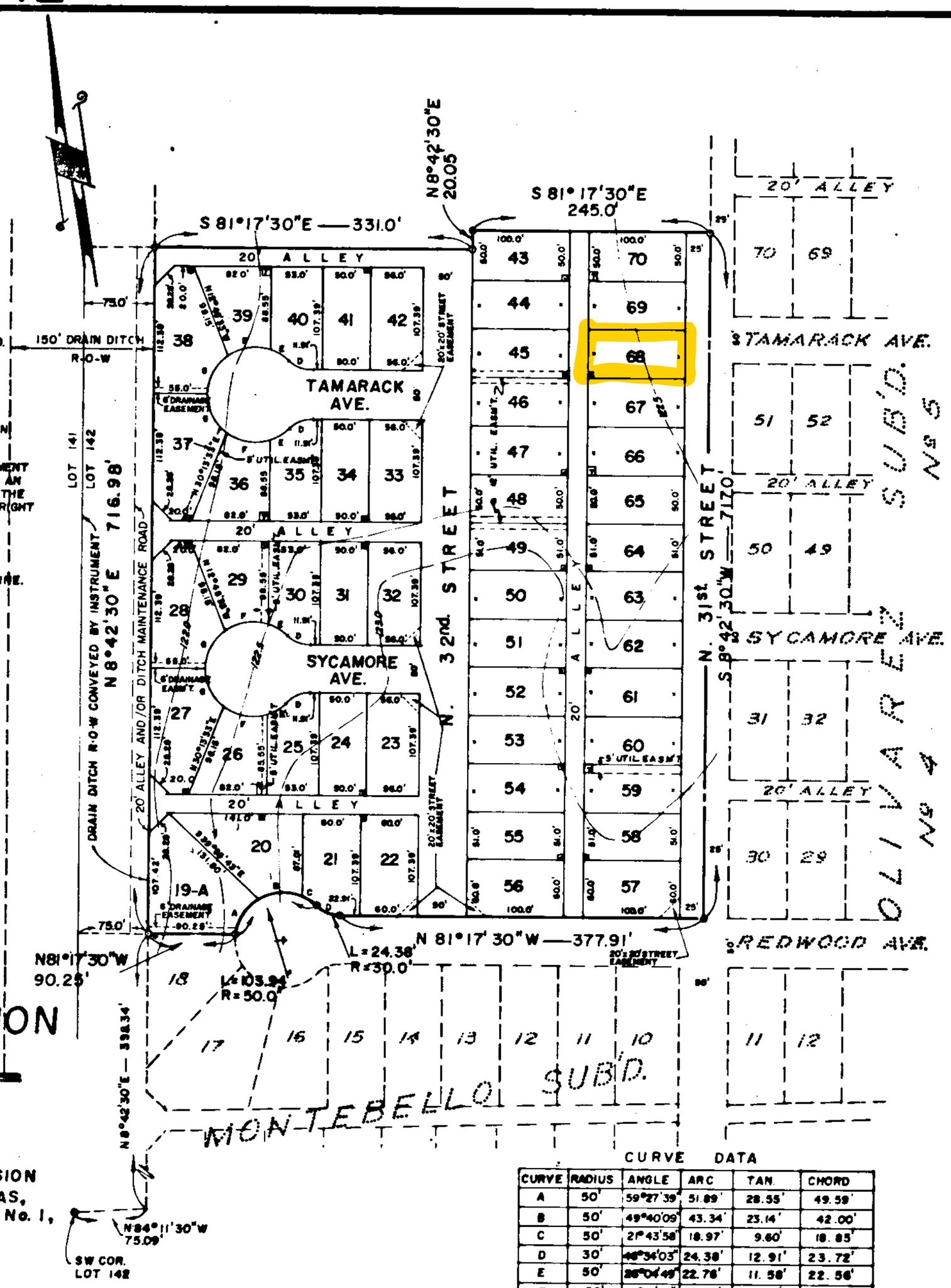
5- UNLESS SHOWN OTHERWISE ALL SIDEWALKS ARE 4.0' WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALK ON WEST SIDE OF NORTH 31st. STREET.

6- MINIMUM FLOOR ELEVATION FOR ALL LOTS SHALL BE 24" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.

FILED FOR RECORD THIS DATE
AUG 21 1978
SANTOS SALDANA
County Clerk, Hidalgo County, Texas

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Vera Walker
Date 8-21-78

27712



MAP
OF
MONTEBELLO SUBDIVISION
UNIT No. 2

McALLEN , TEXAS.

BEING A SUBDIVISION OF 9.11 AC. OF LAND OUT OF LOT 142, LA LOMITA IRRIGATION & CONST. CO'S. SUBDIVISION OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 19, MONTEBELLO SUBDIVISION UNIT No. 1, McALLEN, TEXAS.
CONTAINING 9.34 AC. MORE OR LESS.

CURVE DATA

CURVE	RADIUS	ANGLE	ARC	TAN.	CHORD
A	50'	59°27'39"	51.89'	28.55'	49.59'
B	50'	49°40'09"	43.34'	23.14'	42.00'
C	50'	21°43'58"	18.97'	9.60'	18.85'
D	30'	46°34'03"	24.38'	12.91'	23.72'
E	50'	26°04'49"	22.76'	11.58'	22.56'
F	50'	55°14'15"	48.20'	26.16'	46.38'
G	50'	55°14'59"	48.21'	26.17'	46.37'

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1"=100' DATE: 3-17-78

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. 2" SUBDIVISION 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MONTEBELLO DEVELOPERS, Inc.

President, FELIPE V. RAMON

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF March, 1978

NOTARY PUBLIC SANDRA BYRD, Notary Public
Hidalgo County, Texas

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.

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

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 WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

APPROVED FOR RECORDING
21st Aug 1978
By: D Longoria Deputy

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 4th DAY OF May A.D. 1978

SECRETARY

PRESIDENT

From: Mary Martinez
To: Porfirio Hernandez
Subject: Re: 1921 N 31st Street Special Exception request
Date: Wednesday, November 12, 2025 11:57:35 AM

Hola buen día ,
Si estoy de acuerdo

Enviado desde Outlook para iOS

De: Porfirio Hernandez <porfirio_hernandez@mcallen.net>
Enviado: Wednesday, November 12, 2025 11:49:05 AM
Para: Mary Martinez <marymartinez620@hotmail.com>
Asunto: RE: 1921 N 31st Street Special Exception request

Sra. Martinez,

Como hablamos por teléfono, ¿podría enviarme un correo electrónico respecto a la invasión en el lado norte? En el mensaje, por favor confirme que reducirá el tamaño del cobertizo para despejar el retiro lateral de seis pies. Hableme si tiene preguntas.

Porfirio Hernandez
Planner II
City of McAllen
(956)681-1250

From: Mary Martinez <marymartinez620@hotmail.com>
Sent: Thursday, October 23, 2025 3:28 PM
To: Porfirio Hernandez <porfirio_hernandez@mcallen.net>
Cc: Johanna Maldonado <JMaldonado@mcallen.net>
Subject: Re: 1921 N 31st Street Special Exception request

Hola buenas tardes,
Me gustaría hacer una corrección en la aplicación , que estoy invadiendo 6 pies del lado del vecino al igual de 20 pies de enfrente , de ante mano muchas gracias

Enviado desde Outlook para iOS

De: Porfirio Hernandez <porfirio_hernandez@mcallen.net>
Enviado: Thursday, October 23, 2025 9:53:38 AM
Para: marymartinez620@hotmail.com <marymartinez620@hotmail.com>
Cc: Johanna Maldonado <JMaldonado@mcallen.net>
Asunto: 1921 N 31st Street Special Exception request

Dear Ms. Martinez,

I hope you're doing well. I'm reaching out regarding your application, as I'm reviewing your site plan and looking at street view and aerial pictures, It appears that the proposed project encroaches not only into the front yard setback but also into the side yard setback.

Please stop by the office at your earliest convenience so we can update your application accordingly. I've tried reaching you by phone and left a voicemail, but have not received a call back.

Kindly note that if the application is not revised, it cannot be advertised for the upcoming meeting. This means it will need to be scheduled for the next available meeting once the revisions are completed.

Please let me know when you'll be able to come in so we can assist you with the necessary updates.

Best regards,

Porfirio Hernandez
Planner I
City of McAllen
(956)681-1250

Disclaimer: If you are not the intended recipient or have received this e-mail in error, please notify me via return e-mail and telephone at 956-681-3111, and permanently delete and purge the original and any copy thereof. This e-mail, with attachments hereto, if any, is intended only for receipt and use by the addressee(s) named herein, and may contain legally privileged and/or confidential information. Regardless of address or routing, if you are not the intended recipient, then you are hereby notified that any use, copying, reproduction, dissemination, distribution, or transmission of this e-mail, and any attachments hereto, is strictly prohibited. Whereas all reasonable steps have been taken to ensure the accuracy and confidentiality of the information and data submitted herein, the City of McAllen and its employees are not liable if information or data is corrupted or does not reach its intended destination.

Disclaimer: If you are not the intended recipient or have received this e-mail in error, please notify me via return e-mail and telephone at 956-681-3111, and permanently delete and purge the original and any copy thereof. This e-mail, with attachments hereto, if any, is intended only for receipt and use by the addressee(s) named herein, and may contain legally privileged and/or confidential information. Regardless of address or routing, if you are not the intended recipient, then you are hereby notified that any use, copying, reproduction, dissemination, distribution, or transmission of this e-mail, and any attachments hereto, is strictly prohibited. Whereas all reasonable steps have been taken to ensure the accuracy and confidentiality of the information and data submitted herein, the City of McAllen and its employees are not liable if information or data is corrupted or does not reach its intended destination.

ZBA2025-0056
NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET
1921

Planning Department

Memo

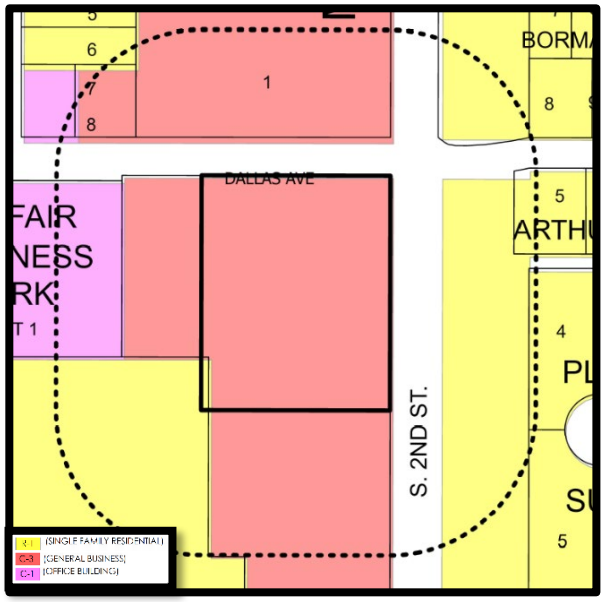
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 19, 2025

SUBJECT: **REQUEST OF AUSTIN NAVARRETTE FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO NOT PROVIDE THE REQUIRED MASONRY EIGHT FEET BUFFER IN HEIGHT OR A SIX-FOOT OPAQUE BUFFER AT A 1.928 AC TRACT OUT OF LOT 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 201 DALLAS AVENUE. (ZBA2025-0057)**

REASON FOR APPEAL: The applicant is requesting a variance to not provide an eight-foot masonry screen or a six-foot buffer along the property adjacent to an R-1 (Single Family Residential) District.



PROPERTY LOCATION AND VICINITY: The subject property is located at the southwest corner of Dallas Avenue and South 2nd Street. The property is zoned C-3 (General Business) District. The adjacent zoning is R-1 (Single-Family Residential) District to the southwest and C-3 (General Business) District to the south and west. Surrounding land uses are single-family residences, commercial businesses and vacant land.

BACKGROUND AND HISTORY: This property is currently undergoing the subdivision process under the name of 7-11 Mcallen Subdivision and recently got approved in preliminary form on November 4, 2025. An application for this variance request was submitted on October 9, 2025.

ANALYSIS: This request is to not provide an eight-foot masonry wall nor a six-foot opaque buffer adjacent to an R-1(single family residential) District. Applicant states that the adjacent residential zone is used for oil and gas operations with no nearby or planned residential uses. They indicated that enforcing the wall requirement would create unnecessary construction burdens, safety issues by reducing visibility, and have no public benefit, while preventing reasonable use of the commercially zoned property.

Section 110-49(a) of the vegetation ordinance states that a masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks.

Based on the submitted survey, the commercial property has less than 100 feet in common with adjacent single-family zone, therefor an eight-foot-high cedar fence would be required.

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

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

ZBA 2025-0057

ZBA 11/19/25

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: 1.928 Acres out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision

Subdivision Name: N/A

Street Address: 201 Dallas Avenue

Number of lots: 1 Gross acres: 1.928

Existing Zoning: C-3 (OC) Existing Land Use: Vacant Land

Reason for Appeal (please use other side if necessary): Requesting a variance to remove the requirement of a 8' masonry wall and a 6' opaque buffer.

☒ $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: Austin Navarrette Phone: 940-231-5523

Address: 2627 Tillar Street, Ste 111 E-mail: anavarrette@vaqueroventures.com

City: Fort Worth State: TX Zip: 76133

Owner

Name: MMGJ SOUTH TEXAS LLC Phone: 956-429-0600

Address: 401 W Dallas Ave E-mail: kyle.horgan@meritenergy.com

City: McAllen State: TX Zip: 78501

Authorization

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

☐ Yes ☒ No

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

Signature: [signature] Date: 10/08/2025

Print Name: Austin Navarrette ☐ Owner ☒ Authorized Agent

Office

Accepted by: KF Payment received by: _____ Date: _____

Rev 10/18

OCT 09 2025

BY: CW

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:

While the neighboring property is currently zoned residential, the property is currently used as an oil and gas collection facility with no future residential plans. We are respectfully requesting that the city allows a variance to no longer require a 6' tall opaque buffer or an 8' tall masonry wall as they would impose unnecessary construction burdens without mitigating any impacts on residential uses. Therefore, strict application of these provisions would deprive the applicant of the reasonable use of the land.

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

The requested variance is necessary because the strict buffer and wall requirements would impose unnecessary construction obligations that do not protect any adjacent residential uses. Granting the variance allows the owner to reasonably develop and use the property consistent with its commercial zoning while preserving the full legal rights to build and operate on the site. Walls/buffers on the west side of the subject property would adversely affect visibility and vehicular ingress/egress of the site, posing a safety issue and an impact on the business.

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 variance will not be detrimental to the neighboring property, because while the neighboring property is currently zoned residential, the current/future usage plans for the site are not residential. As the current/future usage is not residential, neighbors privacy, safety, or visual enjoyment will not be impacted. Allowing the variance ensures the owner can develop the site without affecting the legal rights or welfare of surrounding property owners.

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

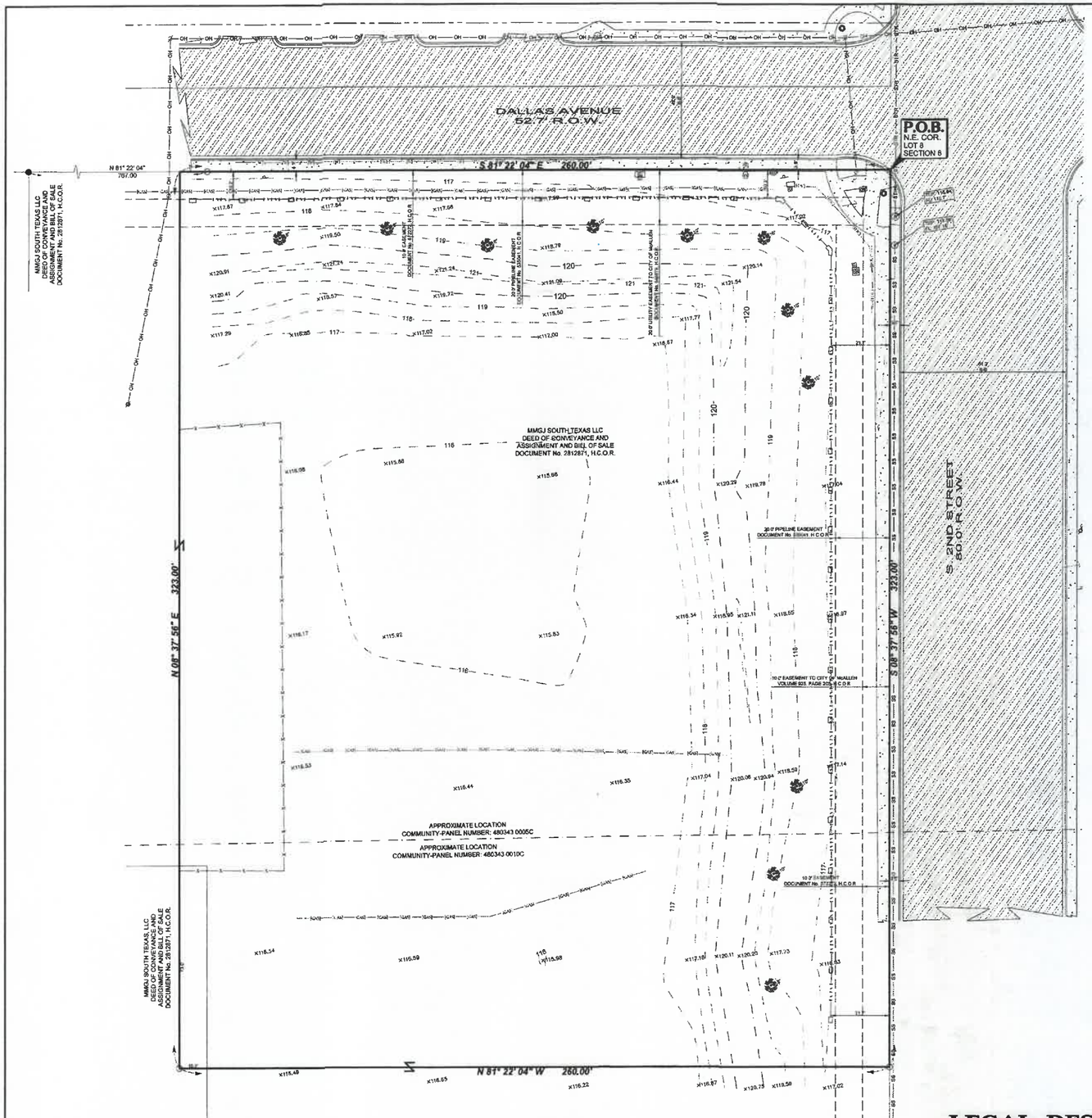
The property is currently has no shared boundaries with single-family residential uses, and adjacent parcels include a commercial office building and a current oil and gas collection facility with the current owner having no plans for any future residential use. These conditions eliminate the need for the standard buffer or wall requirements, making the situation distinct from typical commercial-residential interfaces.

Board Action

Chairman, Board of Adjustment Signature _____

Date _____

Rev. 9/20



FLOOD ZONE

ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WITH DRAINAGE AREAS LESS THAN TEN SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD

COMMUNITY-PANEL NUMBER 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
& COMMUNITY-PANEL NUMBER: 480343 0010 C
MAP REVISED: NOVEMBER 2, 1982

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- POWER POLE
- SERVICE POLE
- GUY WIRE
- FIBER OPTIC CABLE MARKER
- SINGLE POST SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GAS MARKER
- ELECTRIC BOX
- TRAFFIC LIGHT POLE
- —X—X— CHAIN LINK FENCE
- WROUGHT IRON FENCE
- —OH—OH— OVERHEAD POWER LINE
- —STR—STR— STORM SEWER LINE
- —SS—SS— SANITARY SEWER LINE
- SPOTTED FIBER OPTIC LINE [APPROXIMATE LOCATION]
- SPOTTED GAS LINE [APPROXIMATE LOCATION]
- SPOTTED WATER LINE [APPROXIMATE LOCATION]
- ASPHALT AREA
- CONCRETE AREA
- B.B.C. - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- SAME OWNER
- OAK TREE (SIZE AS NOTED)

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.928 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 1.928 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS. SAID 1.928 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 8, SECTION 8, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 37' 56" W ALONG THE EAST LINE OF SAID LOT 8, SECTION 8 AND THE WEST RIGHT-OF-WAY LINE OF S. 2nd STREET, A DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT
2. THENCE, N 81° 22' 04" W A DISTANCE OF 250.00 FEET PASS THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC, CONTINUING A TOTAL DISTANCE OF 260.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 37' 56" E A DISTANCE OF 313.00 FEET PASS THE NORTH LINE OF SAID TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC, CONTINUING A TOTAL DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 81° 22' 04" W A DISTANCE OF 767.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 04" E ALONG THE NORTH LINE OF SAID LOT 8, SECTION 8 AND THE SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.928 ACRES OF LAND MORE OR LESS

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MMGJ SOUTH TEXAS, LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT No. 2812871, HIDALGO COUNTY OFFICIAL RECORDS AND A No. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. NO PHYSICAL ADDRESS WAS OBSERVED FOR SUBJECT TRACT DURING TIME OF SURVEY.
5. A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT IN REGARDS TO THE CURRENT ZONING CLASSIFICATION, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS.
6. NO BUILDINGS OBSERVED ON SUBJECT TRACT DURING TIME OF SURVEY.
7. NO PARKING SPACES FOUND UPON SUBJECT TRACT DURING TIME OF SURVEY.
8. NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING TIME OF SURVEY.
9. S. 2ND STREET IS SHOWN AS AN EXSITING PRINCIPAL ARTERIAL 120' AS PER THE RGVMPO THOROUGHFARE (APPROVED FEBRUARY 2024)
10. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY COMMITMENT GF No. 1250996
EFFECTIVE DATE: JUNE 18, 2025
ISSUED: JULY 7, 2025

EASEMENTS LISTED IN SCHEDULE B:

10.c.- EASEMENT AND RIGHT OF WAY DATED OCTOBER 17, 1929, RECORDED IN VOLUME 325, PAGE 357, DEED RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, BLANKET IN NATURE NOT PLOTTABLE.

10.d.- EASEMENT DATED SEPTEMBER 12, 1958, RECORDED IN VOLUME 925, PAGE 225, DEED RECORDS, HIDALGO COUNTY, TEXAS AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.

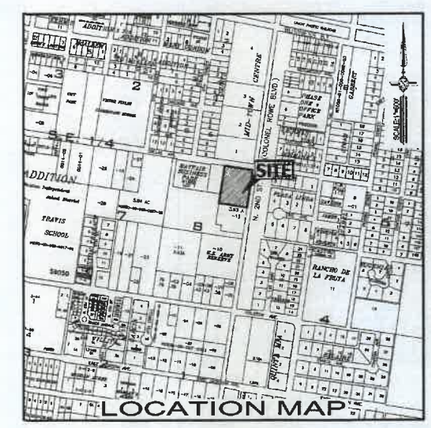
10.e.- PIPELINE EASEMENT DATED JUNE 26, 1996, RECORDED UNDER CLERK'S FILE NO. 535041, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.

10.f.- UTILITY EASEMENT DATED AUGUST 8, 1996, RECORDED UNDER CLERK'S FILE NO. 544878, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.

10.g.- EASEMENT AGREEMENT DATED JULY 1, 1996, RECORDED UNDER CLERK'S FILE NO. 572272, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON

10.l.- EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.

10.n.- OIL, GAS AND MINERAL LEASES DATED APRIL 29, 1938, RECORDED IN RECORDED IN VOLUME 29, PAGE 20, OIL AND GAS RECORDS AND UNITIZED IN INSTRUMENT(S) DATED NOVEMBER 21, 1949, RECORDED IN VOLUME 106, PAGE 127 , OIL AND GAS RECORDS AND DATED MARCH 27, 1950, RECORDED IN VOLUME 107, PAGE 359, OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, BLANKET IN NATURE, NOT A SURVEY MATTER



To: Vaquero Ventures Management LLC, MMGJ South Texas LLC, Central Title Company, Title Resources Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on August 1, 2025.

Date of Plat or Map: 08/01/2025

Roberto N. Tamez

R.P.L.S. No.: 6238

Email: robert@meldenandhunt.com

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

LEGAL DESCRIPTION
1.928 ACRES OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION
VOLUME Q, PAGES 175-177, H.C.D.R.
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

JOB No. 25121.02	REVISED WITH COMMENTS	08/07/2025	J.G.
DRAWING DATE: 08/05/2025	REVISED BOUNDARY UPDATE	08/10/2025	M.L.S.
DRAWN BY: J.G.,M.L.S.	REVISION	DATE	BY
File Name: 25121.02 _REV 100.00ADD			
T-XXX, PG. XXX			

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MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10019900

OCT 09 2025
BY:

LANE ENDS
SHARE THE ROAD
ZBA2025-0057
NOTICE
VARIANCE
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

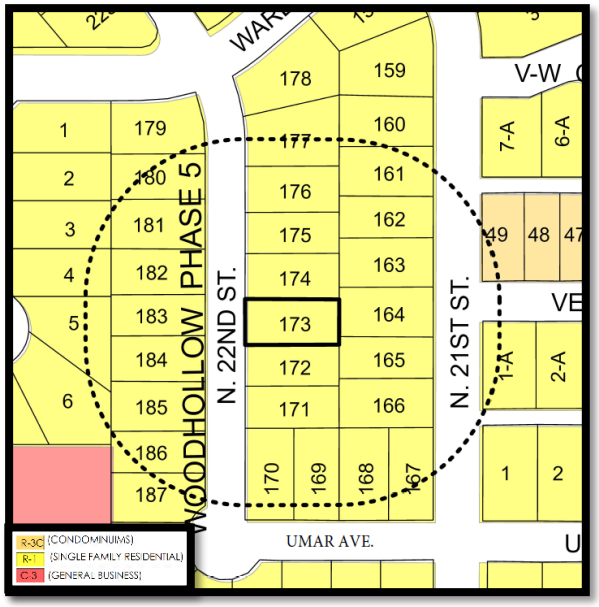
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 19, 2025

SUBJECT: **REQUEST OF BERTHA J. VELA FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 19 FEET INTO THE 20 FOOT FRONT YARD SETBACK AND 6 FEET INTO THE 6 FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT AT LOT 173, WOODHOLLOW SUBDIVISION PHASE 5, HIDALGO COUNTY, TEXAS; 7316 NORTH 22ND STREET. (ZBA2025-0058)**

REASON FOR APPEAL: The applicant is requesting a special exception to allow an encroachment of 19 feet into the 20 foot front yard setback and 6 feet into the 6 foot north side yard setback for an existing carport measuring 30ft x 19ft.



PROPERTY LOCATION AND VICINITY: The subject property is located on the east side of North 22nd Street, north of Umar 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 a 20 foot front yard setback and a 6 foot sideyard setback. A stop work order was issued on September 25, 2025 for no building permit for the carport. 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 hail storms. The applicant proposes to reduce the carport's size to 23 feet by 17 feet, ensuring compliance with the 6-foot side yard setback on the north side and with the maximum allowable square footage of 400 sq. ft. for a special exception for a carport.

As per our records, there are no special exceptions granted within this 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.

ZBA 2025-0058

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: _____ ZBOA Meeting: 11/19/25
Accepted By: P.A.

PROJECT

Legal Description: WOODHOLLOW PH 5 LOT 173

Subdivision Name: WOODHOLLOW

Street Address: 7316 N. 22nd St McAllen, Tx. 78504

Number of lots: 173 Gross acres: _____

Existing Zoning: R-1 Existing Land Use: _____

Reason for Appeal (please use other side if necessary): Special Exception to encroach 19 ft into the 20' front yard setback & 6' into the side yard setback. for a metal carport. (propose to reduce)

☑ $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

R

APPLICANT

Name: Bertha J. Vela Phone: (956) 638-3393
Address: 7316 N. 22nd st. McAllen, Tx 78504 E-mail: Berthajvela@gmail.com
City: McAllen State: Tx. Zip: 78504

OWNER

Name: Bertha J. Vela Phone: (956) 638-3393
Address: 7316 N. 22nd st. E-mail: Berthajvela@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: Bertha Vela Date: 10/20/25

OCT 20 2025

Print Name: Bertha J. Vela ☑ 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:

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

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:

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

Board Action

Chairman, Board of Adjustment Signature _____

Date _____

Rev. 03/25

10/20/25

A quién corresponda:

Hola!

Mi nombre: Bertha J. Vela, tengo 69 años y mi dirección es: 7316 N. 22nd St. McAllen, Tx.

Mi problema: Puse un techo de maya sombra al frente de mi casa, pero me dijeron que está pasado de medidas.

Mi esposo se llamava Ruben Vela (+) fué un soldado Marine de la guerra de Vietnam 100 % Disabled Veteran.

y como quisiera que el estuviera aquí conmigo, porque juntos resolvíamos cosas de la familia y de la casa, y ahora que decidí mandar poner el techo de maya sombra, no fué lo correcto me siento desorientada y con miedo en este momento.

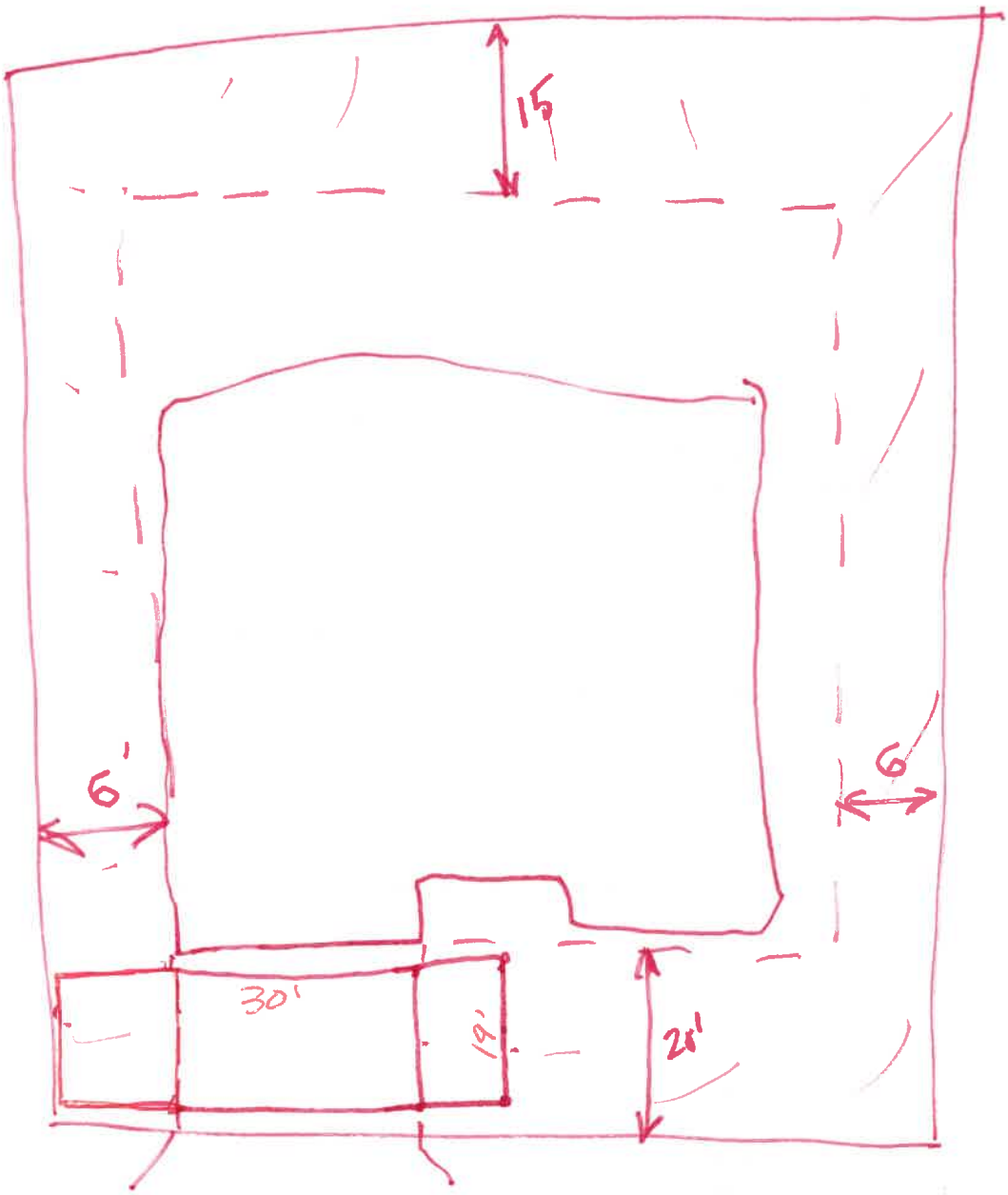
Yo quisiera solucionar esto, y mi pregunta hacia usted(es): podría yo mandar a reducir el techo de maya sombra, si usted(es) me darían el permiso para reducirlo y poderlo conservar?

Bertha J. Vela

→

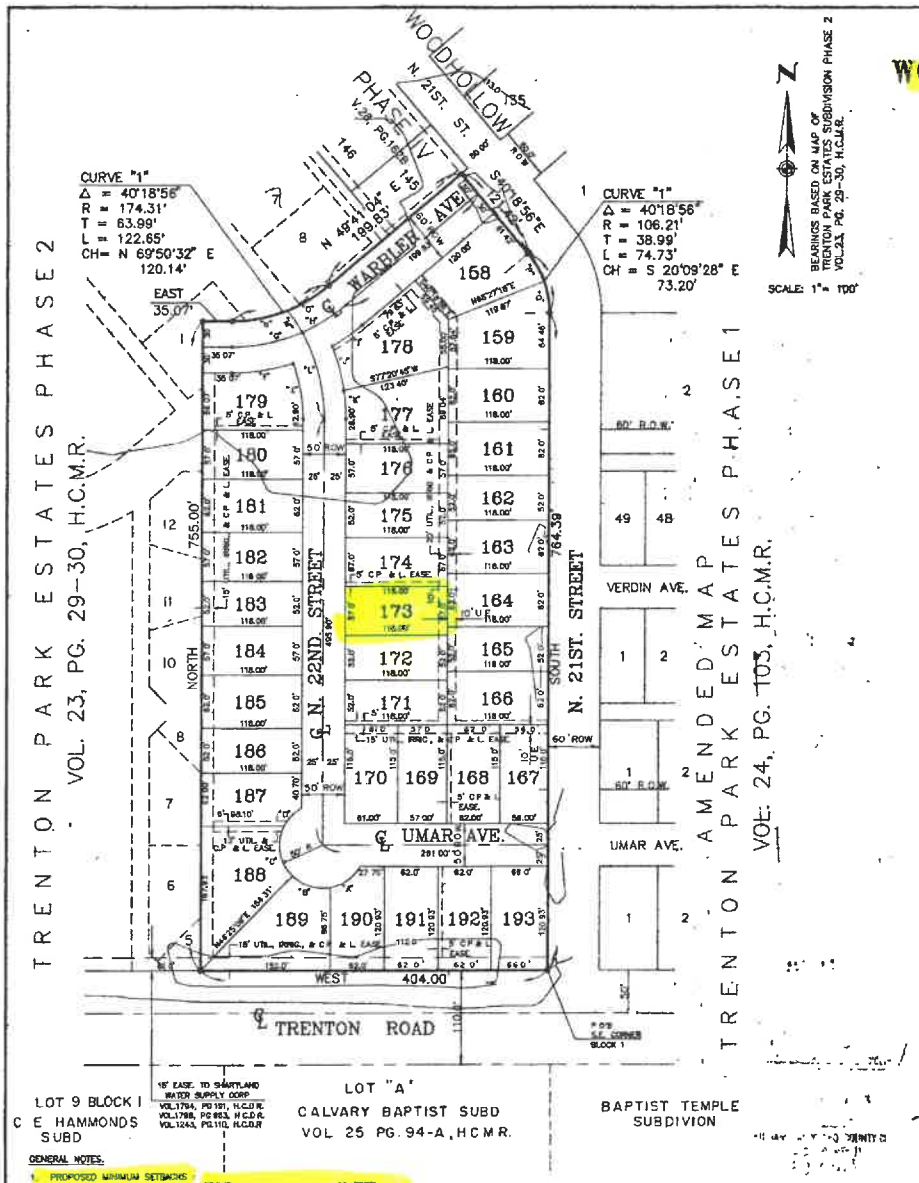
10/15/25

Edzon Lara



proposed to reduce to 23' x 17'
to clear 6' side setback & lower
sq. footage.

10/20/25

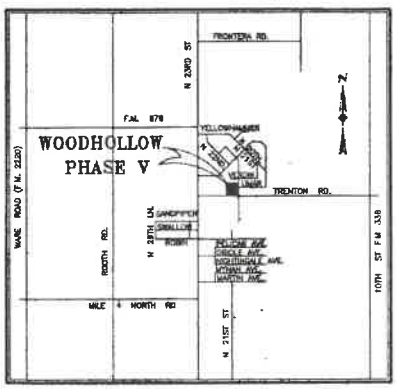


GENERAL NOTES:

1. PROPOSED MINIMUM SETBACKS

FRONT	-	20 FEET
FRONT CUL-DE-SAC	-	10 FEET
REAR	-	15 FEET
SIDE INTERIOR	-	6 FEET
SIDE CORNER	-	10 FEET
GARAGE	-	18 FEET, EXCEPT WHERE GREATER SETBACK APPLIES

2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR ELEVATION 111.50, WHICHEVER IS HIGHER.
3. ANTICIPATED HIGH WATER CREATED BY A 100-YEAR STORM WILL NOT POND IN THIS SUBDIVISION AND IS LOCATED IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 480343 0425C, REVISED NOVEMBER 16, 1982.
4. BENCH MARK: NAIL IN POWER POLE LOCATED ON THE EAST SIDE OF DEPOT ROAD AT THE INTERSECTION OF MILE 5 EL. = 113.56
5. EACH LOT IN THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN OF STORM WATER RUNOFF C.F.
6. 25'X 25' CORNER CUP AT ALL STREET INTERSECTIONS
7. NO CURB CUT OR LOT FRONTAGE ALONG TRENTON ROAD.
8. 8' BUFFER REQUIRED ALONG NORTH SIDE OF TRENTON RD.
9. 4' SIDEWALK REQUIRED ON NORTH SIDE OF TRENTON RD, WEST SIDE OF N. 21ST STREET AND BOTH SIDES OF WARBLER AVE
10. NO CURB CUT OR LOT FRONTAGE PERMITTED ON TRENTON RD.



LOCATION MAP

METES AND BOUNDS DESCRIPTION

A tract of land containing 7.66 acres of land situated in the City of Mcallen, Hidalgo County, Texas and also being part or portion of BLOCKS 1,6 & 7, TRENTON PARK ESTATES PHASE II SUBDIVISION (Deed Reference: Volume 23, Page 29-30, H.C.M.R.) and said 7.78 acres also being more particularly described as follows:

BEGINNING on a # 4 rebar set on the southeast corner of said Block 1 and the intersection of the west right-of-way line of 21st Street with the north right-of-way of Trenton Road, for the southeast corner of this tract;

THENCE, WEST along the north right-of-way line of said Trenton Road and the south line of said Block 1, a distance of 404.00 feet to a # 4 rebar set for the southwest corner of this tract;

THENCE, NORTH a distance of 755.00 feet to a # 4 rebar set for the northwest corner of this tract;

THENCE, EAST a distance of 35.07 feet to a # 4 rebar set for a point of curvature of this tract;

THENCE, along said curve to the left with a radius of 174.31 feet, an interior angle of 40°18'56", a tangent of 63.99 feet, an arc length of 122.65 feet and a chord that bears N 69°50'32" E a distance of 120.14 feet to a point of tangency of this tract,

THENCE, N 49° 41'04" E a distance of 199.83 feet to a # 4 rebar set for the northeast corner of this tract;

THENCE, S 40°18'56" E a distance of 121.42 feet to a # 4 rebar set for a point of curvature of this tract;

THENCE, along said curve to the right with a radius of 106.21 feet, an interior angle of 40°18'56", a tangent of 38.99 feet, an arc length of 74.73 feet and a chord that bears S 20°09'28" E a distance of 73.20 feet to a point of tangency of this tract;

THENCE, SOUTH along the west right-of-way line of said 21st Street a distance of 764.39 feet to the POINT OF BEGINNING, containing 7.66 acres of land, more or less.

SUBDIVISION PLAT OF

WOODHOLLOW SUBDIVISION PHASE V

CITY OF McALLEN

BEING 7.66 ACRES OUT OF
RESUBDIVISION PLAT OF BLOCKS 1,6, & 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

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 HEREIN, 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 SIEKKINK
U E HOME
3411 N. 10th STREET, STE. 'E'
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM SIEKKINK 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 PURPOSES AND CONSIDERATIONS, THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF May, 1994

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

FRED L. KURTH
Notary Public, State of Texas
My Comm. Exp. 3-20-97

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.

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.

MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE 12th DAY OF May, 1994

ATTEST:
SECRETARY

PRESIDENT

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND AccURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED

4/7/94

FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: 7/21/91
DATE PREPARED: 7/23/93
FB 310 , PG 66-67 JOB No 93141

STATE OF TEXAS
FRED L. KURTH
54151
REGISTERED PROFESSIONAL ENGINEER

FRED L. KURTH
REGISTERED PROFESSIONAL ENGINEER
4750

IRREGULAR LOT AREAS	
LOT No	SQUARE FEET
158	9,496
159	9,398
177	8,978
178	10,308
179	7,905
187	7,068
188	11,582
189	10,331
196	6,952

LEGEND
● FND NO. 4 REBAR
○ SET NO. 4 REBAR

CHECKED FOR DRAINAGE

BY

VOL. 29 Page 78B
Hidalgo County Texas

Melden & Hunt, Inc.
6-13-94

BEING

County Clerk
Hidalgo County Texas

MELDEN & HUNT, INC.
CONSULTING ENGINEERS & SURVEYORS
303 S. 10th STREET
EDINBURG, TEXAS 78539
PH (512) 381-0981 FAX 381-1839

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	43.31'	23.11'	41.97'	N64°45'30"E	49°37'46"
C2	50.00'	67.81'	38.99'	62.71'	S73°58'31"E	77°41'21"
C3	50.00'	83.38'	56.12'	74.38'	S3°44'18"E	95°32'43"
C4	50.00'	18.58'	9.39'	18.47'	S42°03'11"W	21°17'16"
C5	174.31'	63.99'	32.37'	63.63'	N61°12'14"E	21°01'24"
C6	234.31'	72.15'	36.34'	71.87'	N69°50'28"E	17°38'04"
C7	234.31'	84.02'	42.51'	83.57'	N79°16'06"E	20°32'41"
C8	234.31'	58.74'	29.53'	58.59'	N49°38'38"E	14°22'06"
C9	234.31'	42.34'	21.22'	42.28'	N64°53'10"E	10°21'11"
C10	234.31'	53.80'	26.97'	53.68'	N77°56'42"E	13°09'32"
C11	234.31'	33.61'	16.84'	33.58'	S84°56'56"E	8°13'04"
C12	234.31'	154.73'	80.34'	151.92'	N144°01'07"W	37°51'11"
C13	234.31'	90.58'	45.82'	90.00'	N33°30'11"W	22°08'33"
C14	174.31'	88.33'	45.37'	87.37'	N31°05'34"E	29°01'04"
C15	174.31'	56.32'	28.41'	56.06'	N50°06'28"E	18°30'44"
C16	106.21'	37.37'	18.88'	37.17'	S30°14'13"E	20°09'28"
C17	106.21'	37.37'	18.88'	37.17'	N10°05'45"W	20°09'28"

7318

ZBA2025-0058
NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET
7316

Planning Department

Memo

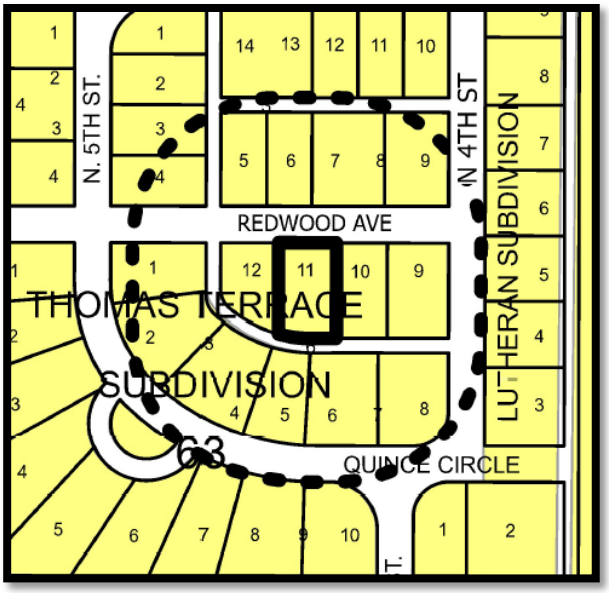
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: November 5, 2025

SUBJECT: **REQUEST OF MONICA RODRIGUEZ FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 10 FEET INTO THE 10 FOOT REAR YARD SETBACK FOR AN EXISTING GARAGE AT LOT 11, THOMAS TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 409 REDWOOD AVENUE. (ZBA2025-0052)**

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of 10 feet into the 10 foot rear yard setback for an existing garage.



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

BACKGROUND AND HISTORY: Thomas Terrace Subdivision was officially recorded on April 15, 1950. A Stop Work Order was issued on December 29, 2009, for the construction of the garage without a building permit. A subsequent Stop Work Order was issued on January 7, 2010, due to the continued violation. A follow-up was scheduled for January 20, 2010 to issue a citation but no one was at the residence. The property underwent a change of ownership in 2014. The new owner was informed that the existing violation needed to be resolved before proceeding with an application for an additional permit. A building permit for the garage was submitted on August 22, 2024 which was rejected by Planning due to the encroachment. A variance request for the existing garage was submitted on September 15, 2025. At the time of the memo, owner was working with utilities to come to an agreement.

ANALYSIS: The applicant is requesting the variance to allow the encroachment of the garage at the rear of the property.

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

RECOMMENDATION: Staff recommends disapproval of the variance request.

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

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

Case Number: ZBA 2025-0052 ZBOA Meeting: 10/22/2025
Accepted By: HT

PROJECT

Legal Description: Thomas Terrance Lot 11 Blc 6

Subdivision Name: Thomas Terrance

Street Address: 409 Redwood Ave, McAllen TX 78501

Number of lots: 11 Gross acres: _____

Existing Zoning: _____ Existing Land Use: _____

Reason for Appeal (please use other side if necessary): requesting a variance to encrouch 10 ft into 10 ft rear set back for existing garage

☐ $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

(R)

Name: Monica Rodriguez Phone: 956-451-5427
Address: 409 Redwood Ave E-mail: monicarodriguez38@ymail.com
City: McAllen State: TX Zip: 78501

OWNER

Name: Monica Rodriguez Phone: 956-451-5427
Address: 409 Redwood Ave E-mail: monicarodriguez38@ymail.com
City: McAllen State: TX Zip: 78501

AUTHORIZATION

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

☑ Yes ☐ No

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

Signature: [signature] Date: 9-15-2025

Print Name: Monica Rodriguez ☑ Owner ☐ Authorized Agent

SEP 15 2025
BY: CW

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:

Garage was built before I purchased property in 2016.

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

Need ~~carport~~ garage due weather conditions.

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:

It is inside property line

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

I was unaware of permit issue when property was purchased. I need resolve permit condition.

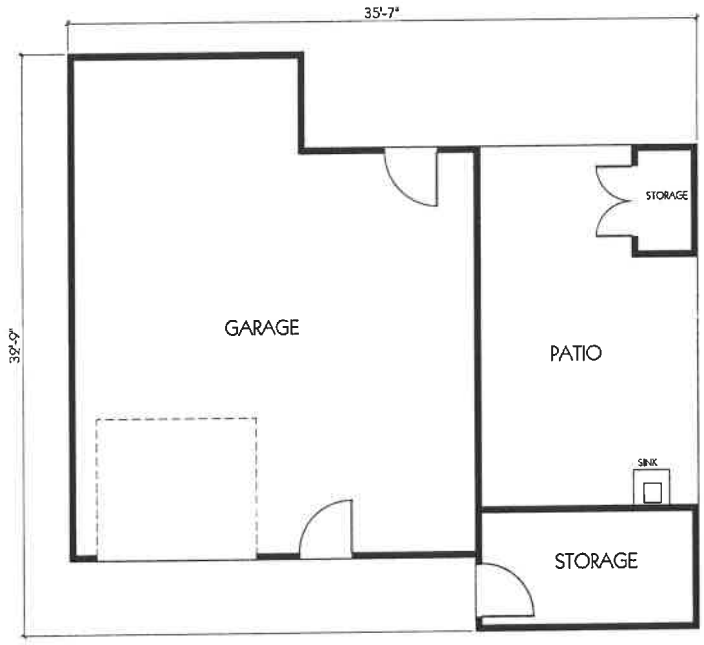
Board Action

Chairman, Board of Adjustment Signature

Date

9-15-2025

Rev. 03/25



N

EXIST .FLOOR PLAN LAYOUT

AREA = 950.0FT

REVISIONS BY

SCALE 3/16"=1'-0"

PROJECT 409 REDWOOD AVE.

OWNER + BUILDER

South Texas Designs

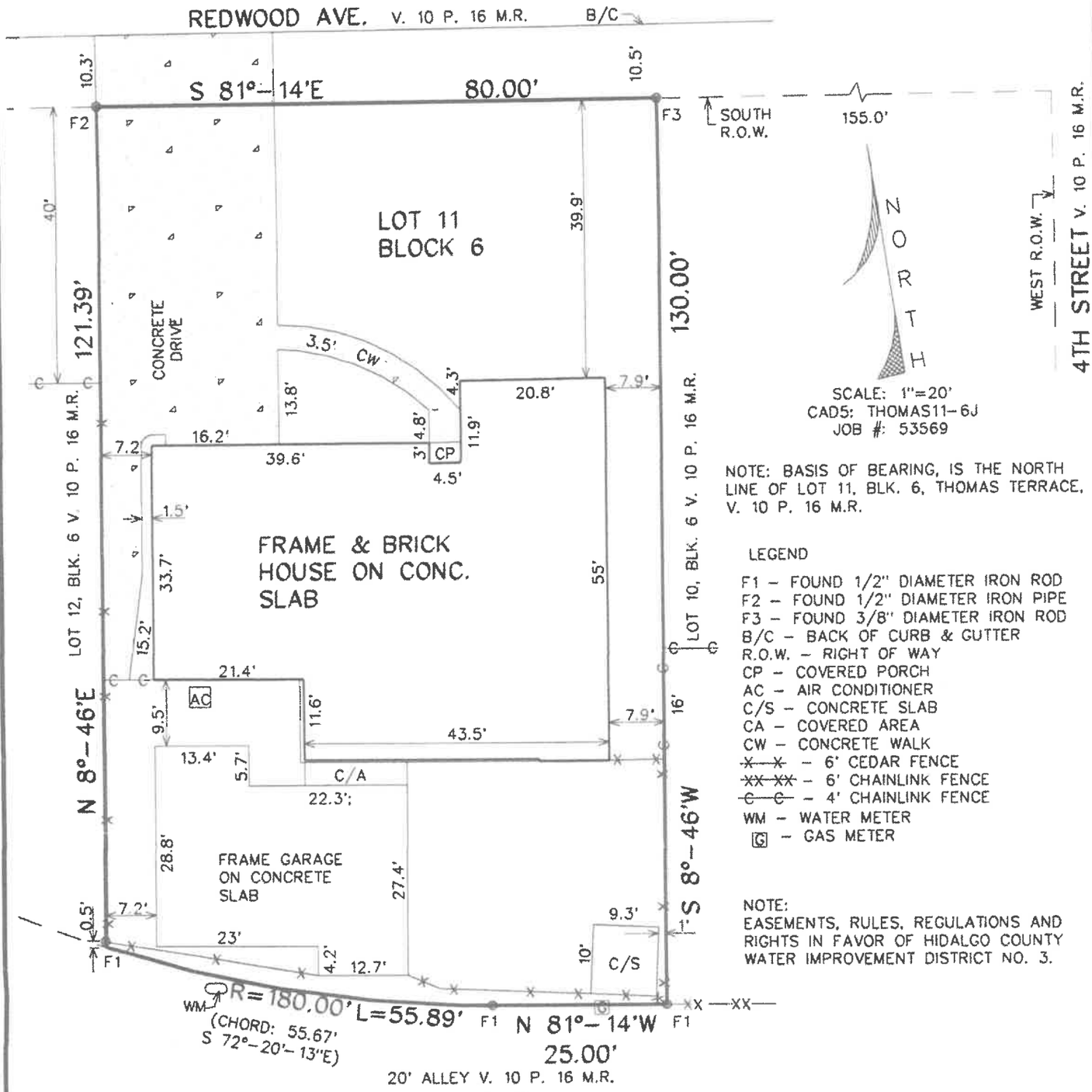
210 NOLANA SUITE "D" McALLEN, TEXAS 78504 (956) 687-1406

JOB No. SHT.

SEP 15 2025

BY: CW

PEÑA ENGINEERING
1001 WHITEWING · P.O. BOX 4320
(956) 682-8812 · McALLEN, TEXAS 78502 · FAX (956) 631-PENA



NOTE: BASIS OF BEARING, IS THE NORTH LINE OF LOT 11, BLK. 6, THOMAS TERRACE, V. 10 P. 16 M.R.

LEGEND

F1 – FOUND 1/2" DIAMETER IRON ROD
F2 – FOUND 1/2" DIAMETER IRON PIPE
F3 – FOUND 3/8" DIAMETER IRON ROD
B/C – BACK OF CURB & GUTTER
R.O.W. – RIGHT OF WAY
CP – COVERED PORCH
AC – AIR CONDITIONER
C/S – CONCRETE SLAB
CA – COVERED AREA
CW – CONCRETE WALK
~~X—X~~ – 6' CEDAR FENCE
~~XX-XX~~ – 6' CHAINLINK FENCE
~~C—C~~ – 4' CHAINLINK FENCE
WM – WATER METER
G – GAS METER

NOTE:
EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3.

BUYER'S NAME: MONICA RODRIGUEZ

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NO. 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

- ☐ Zone "A" – This is to certify that this property is in a flood prone area.
- ☒ Zone "B" – This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" – This is to certify that this property is not in a flood prone area.

I 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 2014 PENA ENGINEERING 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.

ADDRESS: 409 REDWOOD AVE. McALLEN, TX

LEGAL DESCRIPTION: LOT ELEVEN (11), BLOCK SIX (6), THOMAS TERRACE, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

ACCORDING TO THE MAP RECORDED IN VOLUME 10 PAGE 6 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

06-18-14
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

ZBA2025-0052
NOTICE
VARIANCE
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET
409