

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 18, 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 June 4, 2025

2. PUBLIC HEARINGS:

- a) Request of Edgar Chapa for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 3 1/2 feet into the 25-foot front yard setback for an existing porch measuring 8 feet by 20 feet at Lot 11, Block 21, Balboa Acres Subdivision, Hidalgo County, Texas; 3212 Covina Avenue. **(ZBA2025-0023)**
- b) Request of Maria Morales for a variance to the City of McAllen Zoning Ordinance for a garage enclosure at Lot 26, Plantation Gap Phase I Subdivision, Hidalgo County, Texas; 4704 Toucan Avenue. **(ZBA2025-0028)**
- c) Request of Jorge E. Vallina on behalf of Faith Developments and Leasing for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of **1)** 4 feet into the 10-foot corner side yard setback and **2)** An encroachment of 6 feet into the 18-foot rear yard setback feet for a proposed single family home at Lot 4A, Block 23, Ewing's Additions Subdivision, Hidalgo County, Texas; 801 North 15th Street. **(ZBA2025-0029)**
- d) Request of Jaime Valdez for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 25-foot front yard setback for a proposed carport measuring 20 feet by 20 feet at Lot 167, Lincoln Terrace UT No. 5 Subdivision, Hidalgo County, Texas; 2508 Upas Avenue. **(ZBA2025-0024)**
- e) Request of Victor Barrera for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 3 feet into the 20-foot front yard setback for an existing porch that measures 12 feet by 12 feet at Lot 4, Block 23, Youngs Subdivision, Hidalgo County, Texas; 310 South 24th Street. **(ZBA2025-0025)**
- f) Request of Aldo Salazar for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 20-foot front yard setback for an existing carport measuring 20 feet by 18 feet at Lot 21, Block 1, Gardenia Terrace No. 8 Subdivision, Hidalgo County, Texas; 6004 North 30th Street. **(ZBA2025-0026)**
- g) Request of Briana Martinez for a Variance to the City of McAllen Zoning Ordinance to allow an encroachment of 6 feet into the 6-foot side yard setback and 10 feet into the 10-foot rear yard setback for an existing patio measuring 20 feet by 20 feet and an existing shed measuring 6 feet by 20 feet at Lot 8, Block 3, Primrose Terrace UT No. 1 Subdivision, Hidalgo County, Texas; 1406 Orchid Avenue. **(ZBA2025-0027)**
- h) Request of Humberto Salinas 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 an existing carport at Lot 13, Block 1, McAllen Heights Subdivision, Hidalgo County, Texas; 821 South 26th 1/2 Street. **(ZBA2025-0017) (TABLED: 06/04/2025)**

- i) Request of Gerardo Morales for a variance request to the City of McAllen Zoning Ordinance to allow an encroachment of 18 feet into the 18-foot rear yard setback for a hot tub with a pergola at Lot 65, Spanish Oaks @ Frontera Subdivision, Hidalgo County, Texas; 705 Grambling Avenue. **(ZBA2025-0021) (TABLED: 06/04/2025)**

3. FUTURE AGENDA ITEMS

- a) 1018 South 17th 1/2 Street
- b) 7432 North 20th Street
- c) 6608 North 15th Lane

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.

Minutes for June 4, 2025 will
be uploaded on Monday

Memo

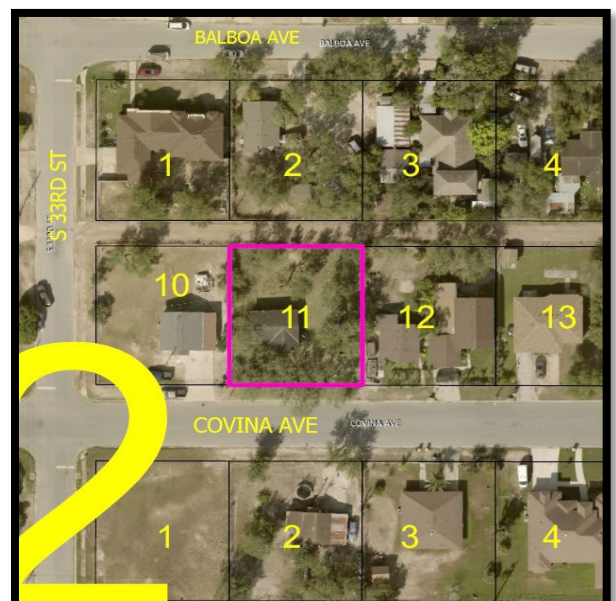
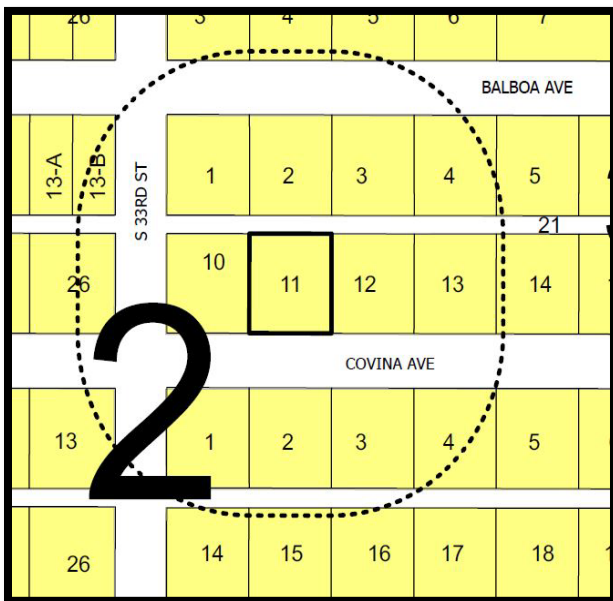
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 10, 2025

SUBJECT: REQUEST OF EDGAR CHAPA FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 3 1/2 FEET INTO THE 25 FOOT FRONT YARD SETBACK FOR AN EXISTING PORCH MEASURING 8 FEET BY 20 FEET AT LOT 11, BLOCK 21, BALBOA ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 3212 COVINA AVENUE. (ZBA2025-0023)

REASON FOR APPEAL: The applicant is requesting to encroach 3 1/2 feet into the 25 foot front yard setback for an existing front porch.



PROPERTY LOCATION AND VICINITY: The subject property is located along the north side of Covina Avenue, east of South 33rd Street. The subject property is currently Zoned R-1 (single family residential-OC) District.

BACKGROUND AND HISTORY: Balboa Acres Subdivision was recorded on December 27th, 1962. Several stop work orders have been issued between March 2025 and May 2025 for residential construction without a permit. A building permit was rejected May 9th, 2025, for a porch encroachment. An application for a variance request was submitted on May 16, 2025.

ANALYSIS: The applicant is requesting to encroach 3 1/2 feet into the 25 foot front yard setback for an existing front porch. The applicant states that porch is needed to protect the front door from

weather elements and to prevent rain from entering the house. The recorded plat does not show any utility easements along the front of the property

In the past there have been several variances granted in Balboa Acres Subdivision for encroachments into the front yard setback.

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

RECOMMENDATION: Staff recommends disapproval of the variance requests. If the request is approved it should be subject to the site plan.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Case Number: ZBA2025-0023 ZBOA Meeting: 06/18/25
Accepted By: EL

PROJECT

Legal Description

Balboa Acres Lot 11 Blk 21

Subdivision Name

Balboa Acres

Street Address

3212 COVINA AVE

Number of lots

1

Gross acres

0.2424 AC

Existing Zoning

R-1

Existing Land Use

Residencial

Reason for Appeal (please use other side if necessary)

Encroachment of 3 1/2 FT. into 25 FT 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 EDGAR CHAPA

Phone 956 4516003

Address 3212 COVINA AVE

E-mail

City McAllen

State TX

Zip 78503

OWNER

Name EDGAR CHAPA

Phone 956 4516003

Address 3212 COVINA AVE

E-mail

City McAllen

State TX

Zip 78503

AUTHORIZATION

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



Yes



No

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

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

Signature

[Signature]

Date

05/16/25

Print Name

EDGAR CHAPA

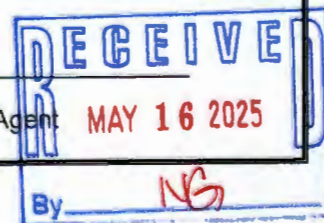
☐ Owner

☐ Authorized Agent

MAY 16 2025

By

NG





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:

Use el Porche para que la lluvia
no pegara en la puerta Principal y
entre el Agua

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

Para Cobrir del Sol, lluvia y Granizo
Y tengo 2 Niños

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 les Afecta en la visibilidad
Para Salir de sus Casas

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

No tengo un porche extra para
Cubrir el Sol y la lluvia

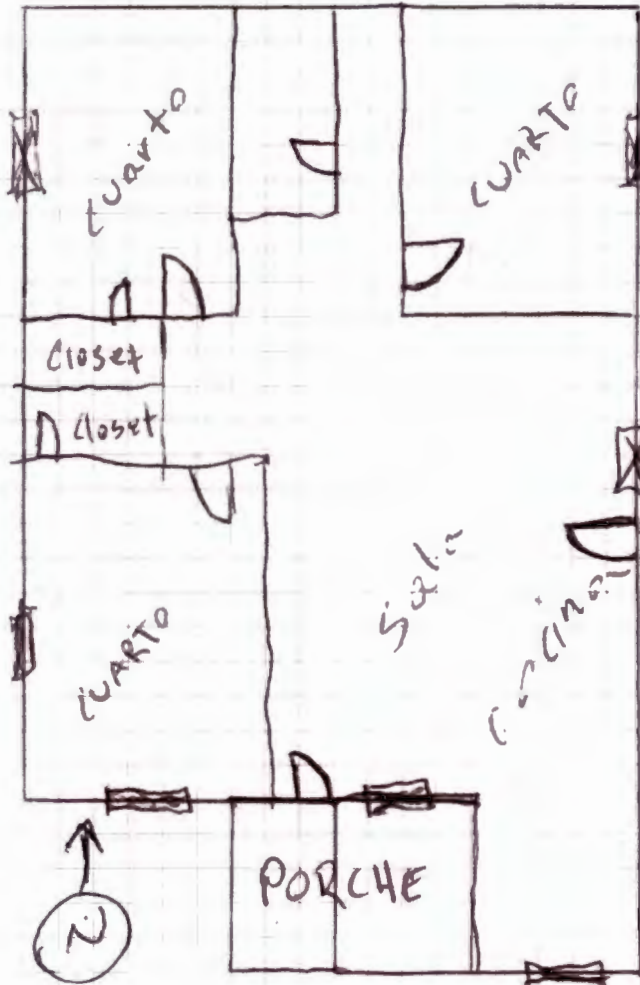
Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature


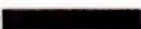
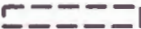
Date

Site plan



3212 Covina Ave.

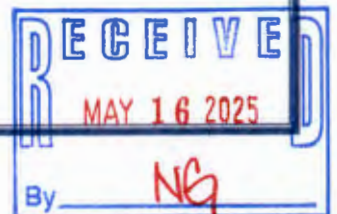
Wall Legend:

Existing 
 Proposed 
 Demolition 

Symbol Legend:

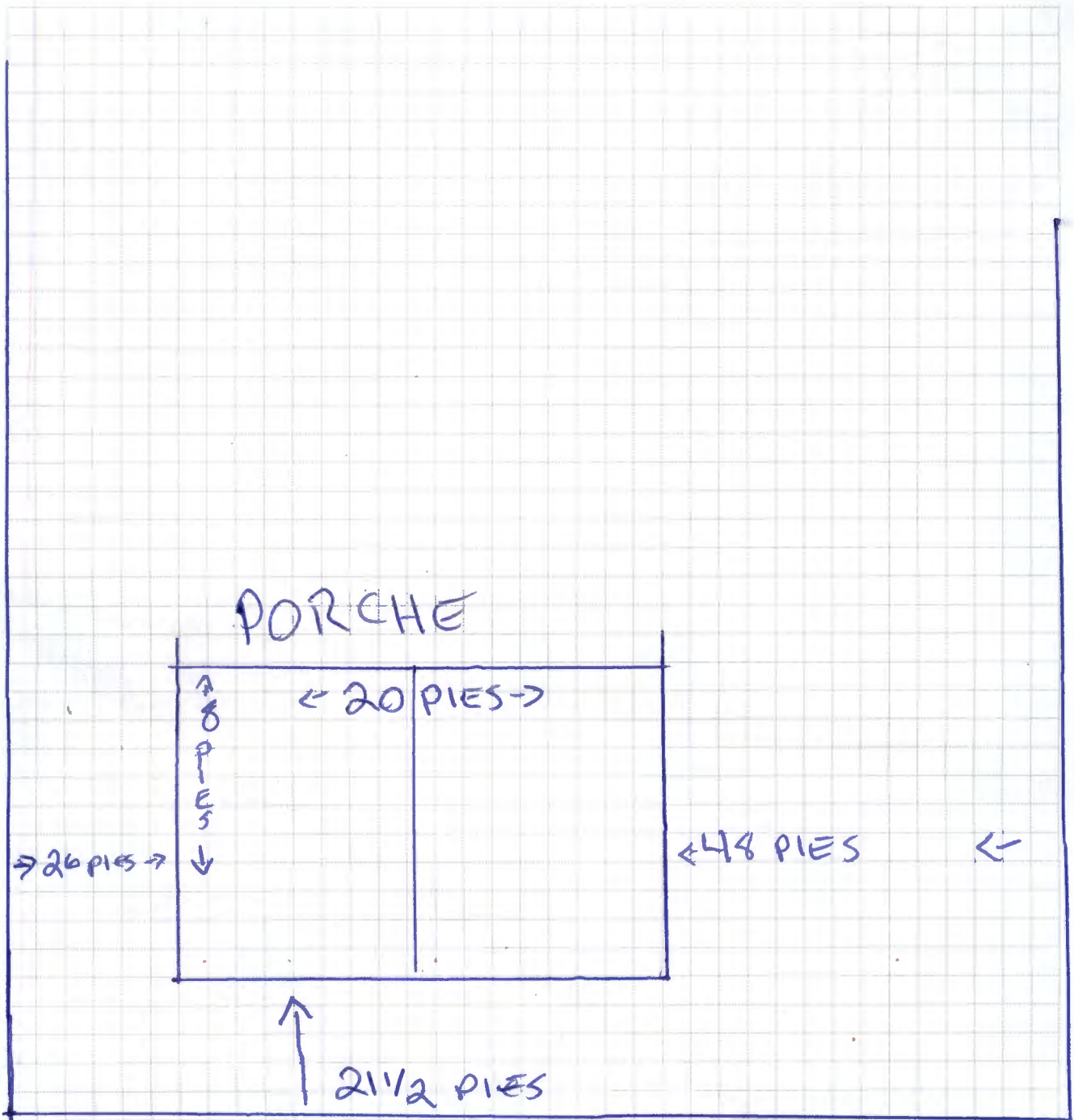
 Door  Window  Electrical Panel  A/C Unit  Toilet  Sink

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






EDGAR CHAPA

5/9/25



3212 COVINA AVE

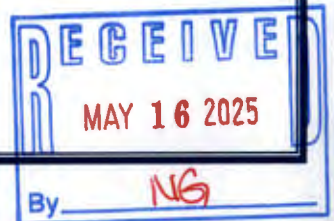
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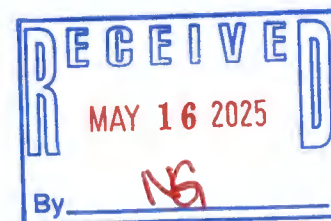
Existing 
Proposed 
Demolition 

Symbol Legend:

 Door  Window  Electrical Panel  A/C Unit  Toilet  Sink

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









**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2025-0023**



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



Memo

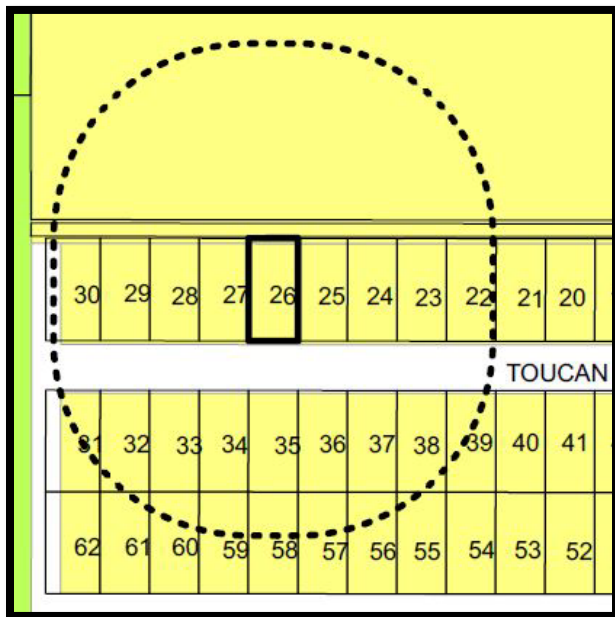
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 10, 2025

SUBJECT: REQUEST OF MARIA MORALES FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE FOR A GARAGE ENCLOSURE AT LOT 26, PLANTATION GAP PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS; 4704 TOUCAN AVENUE. (ZBA2025-0028)

REASON FOR APPEAL: The applicant is requesting to enclose their garage in order to utilize the area for storage of educational materials and their washer and dryer.



PROPERTY LOCATION AND VICINITY: The subject property is located along the North side of Toucan Avenue. The subject property is currently Zoned R-1 (single family residential-OC) District.

BACKGROUND AND HISTORY: Plantation Gap Phase I Subdivision was recorded on December 20, 2004. A building permit has not yet been submitted. An application for a variance request was submitted on May 21, 2025.

ANALYSIS: The applicant is requesting to enclose their garage in order to utilize the area for storage of educational materials and their washer and dryer. The applicant states that she is unable to utilize her garage because of it being too narrow to fit her SUV inside.

In the past there have been several variances granted in phase II of Plantation Gap Subdivision for garage enclosures, but none on file in Plantation Gap Phase I Subdivision.

Section 138-397 of the Zoning Ordinance required two parking spaces per dwelling unit; however, one parking space must be beyond the front yard setback. Enclosing the existing garage will prevent the subject property from complying with this requirement.

Staff has not received any phone calls, emails, or letters in opposition to the special exception 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 2025-0028

ZBOA Meeting: 6.18.2025

☐ Routed

Receipt No: _____

☐ Scanned

Accepted by: P: SJA S: _____

Customer Acknowledgment (Int.): MM

PROJECT

Legal Description

One Car Garage enclosure will be used to place washer/dryer and as storage space. Plantation Gap - Phase I Lot 26 for educational materials. 4704 Toucan Ave

Subdivision Name

Street Address

Number of lots 1 Gross acres _____

Existing Zoning R-1

Existing Land Use as residential

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

☒ \$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 Maria Morales

Phone 956-566-4378

Address 4704 Toucan Ave

E-mail mmcasas12@gmail.com

City McAllen

State Texas

Zip 78504

OWNER

Name Roberto Morales

Phone 956-566-9869

Address 4704 Toucan Ave

E-mail robertomoraless99@gmail.com

City McAllen

State Texas

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.

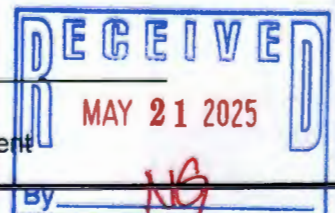
Signature Maria Morales

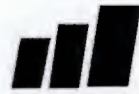
Date 5/21/25

Print Name Maria Morales

☐ 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:

I have a full size SUV that will not fit in this one car garage. Garage entrance is too narrow which prevents me from parking vehicle.

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 in order to make reasonable use of my property to meet both personal and professional needs, which include: - secure storage of my materials - installation of essential household appliances

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the rights other property owners enjoy in the area:

the requested variance ~~will be used~~ will be used for storage of my educational materials and washer/dryer. It will not obstruct visibility, interfere with traffic flow, create noise.

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

my home has very limited interior space. As a teacher, I have accumulated a substantial amount of school related materials, supplies, and equipment that require safe, organized, and accessible storage. In addition I intend to use the space to store a washer/dryer.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



4704 toucan



Show search results for 4704 toucan

(1 of 2)

McAllen Prop ID: **684,083**GEO ID: **P7040-01-000-0026-00**PIDN: **P704001000002600**Last, First Name: **REYES ROBERTO M**

Addr1:

Addr2:

Owner Addr2: **4704 TOUCAN AVE**Owner City: **MCALLEN**Owner State: **TX**Owner Zip: **78504-2144**Legal Desc: **PLANTATION GAP PH 1
LOT 26**Land Value: **\$ 57,189.00**Improv't Value: **\$ 101,966.00**Assess Value: **\$ 159,155.00**Situs Addr: **4704 TOUCAN AVE,
MCALLEN TX**[Zoom to](#)4708
R-1

4704

4612

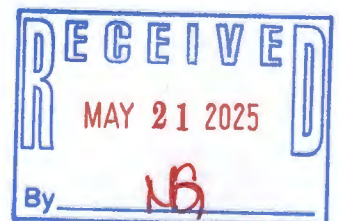
4608

4604

TOUCAN AVE

40ft

98.262 26.274 Degrees





**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2025-0028**

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



4704

4704

Memo

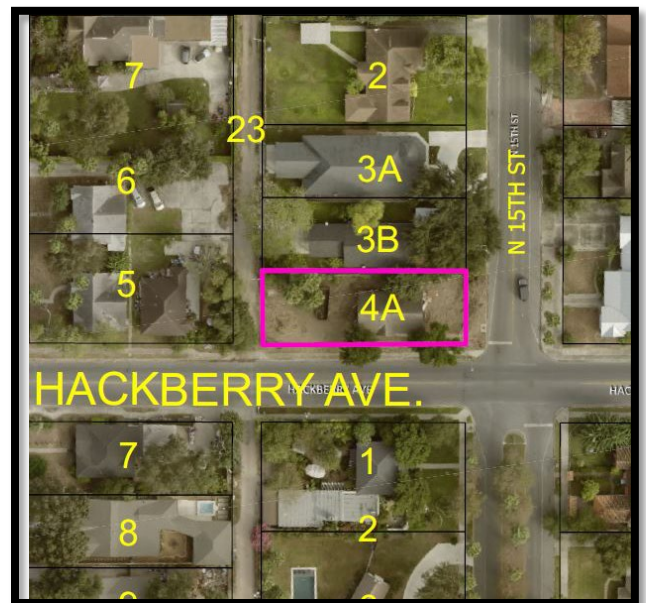
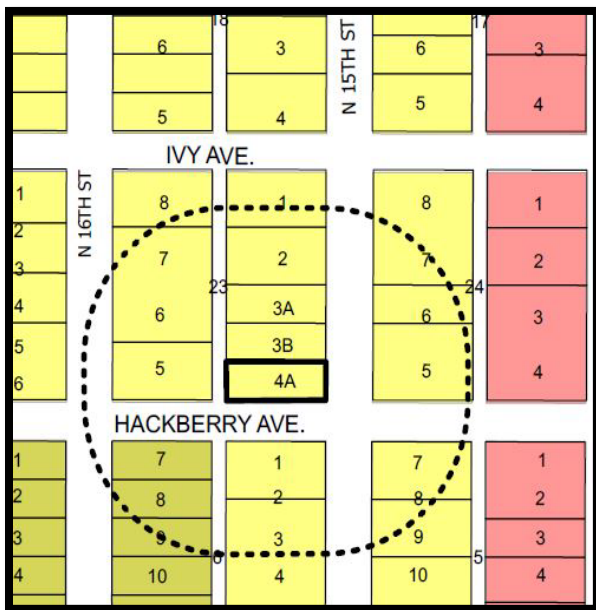
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 10, 2025

SUBJECT: REQUEST OF JORGE E. VALLINA ON BEHALF OF FAITH DEVELOPMENTS AND LEASING FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 1.) 4 FEET INTO THE 10 FOOT CORNER SIDE YARD SETBACK AND 2.) AN ENCROACHMENT OF 6 FEET INTO THE 18 FOOT REAR YARD SETBACK FEET FOR A PROPOSED SINGLE FAMILY HOME AT LOT 4A, BLOCK 23, EWING'S ADDITIONS SUBDIVISION, HIDALGO COUNTY, TEXAS; 801 NORTH 15TH STREET. (ZBA2025-0029)

REASON FOR APPEAL: The applicant is requesting to encroach 4 feet into the 10 foot corner side yard setback and 6 feet into the 18 foot rear yard setback for a proposed single-family home.



PROPERTY LOCATION AND VICINITY: The subject property is located along the west side of North 15th Street North of Hackberry Avenue. The subject property is currently Zoned R-1 (single family residential-OC) District.

BACKGROUND AND HISTORY: Ewing's Addition Subdivision was recorded on February 13, 1920. A building permit was rejected April 28, 2025 for setback encroachments. An application for a variance request was submitted on May 21, 2025.

ANALYSIS: The applicant is requesting to encroach 4 feet into the 10 foot corner side yard setback,

and 6 feet into the 18 foot rear yard setback for a proposed single-family home. The recorded plat doesn't show any utility easements that run along either side of the property. The recorded plat requires 10 foot rear yard setback except for garage which required 18 feet. Section 138-356 of the Zoning Ordinance calls for a corner side yard setback to be 10 feet except when a garage or enclosed carport are proposed, then the setback becomes 18 feet from the street or alley.

In the past there have been a couple of Variances granted in Ewing's Addition Subdivision for encroachments into the front yard setback.

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

RECOMMENDATION: Staff recommends disapproval of the variance requests. If the request is approved, it should be subject to the site plan.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Case Number: ZBA2025-0029 ZBOA Meeting: 06/18/2025
Accepted By: HT

PROJECT

Legal Description

140' x 50' LOT ON 15th ST AND HACKBERRY AVE.
801 N. 15th ST, MCALLEN, HIDALGO CO. TX.

Subdivision Name

LOT 4 "A" BLOCK 23, LOTS 3A 3B & 4A BLOCK 23
EWING'S ADDITION

Street Address

801 N. 15th ST.

Number of lots 1 Gross acres 0.1607

Existing Zoning R-1 Existing Land Use R

Reason for Appeal (please use other side if necessary) ADDITIONAL SETBACKS THAT MAKE PROJECT
PHYSICALLY SMALLER ENCROACHING 4' INTO 10 FT CORNER SETBACK AND 6' INTO 18' GARAGE
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 JORGE E. VALUINA Phone 956 933 2475
Address 2908 SAN EFRAIN E-mail jorge@apexdevelopments-us
City MISSION State TX Zip 78572

OWNER

Name BLANCA GARZA
Name FAITH DEVELOPMENT AND LEASING Phone 956 457 6065
Address _____ E-mail garzab@yaho.com
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

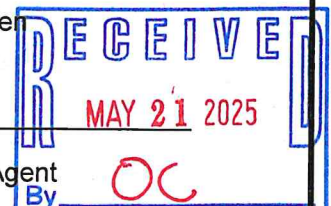
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

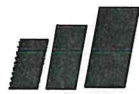
OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature]
Print Name JORGE E VALUINA

Date 5/21/2025

☐ 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:

SURVEY PRESENTS ACTUAL SETBACKS, PROJECT DESIGNED ACCORDINGLY
THEN CITY ASKED ADDITIONAL SETBACKS SO IT AFFECTS THE WHOLE
PROJECT MAKING IT PRACTICALLY SMALLER.

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

AS A NICE HOUSE IN A HISTORICAL NEIGHBORHOOD,
ELEVATIONS ARE SHOWN

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:

WILL BE A NEW BUILDING ABOUT MAKING ZONE EVEN BEAUTIFUL,
THERE'S NOT ANY BLOCKING TO THE ONCOMING TRAFFIC

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

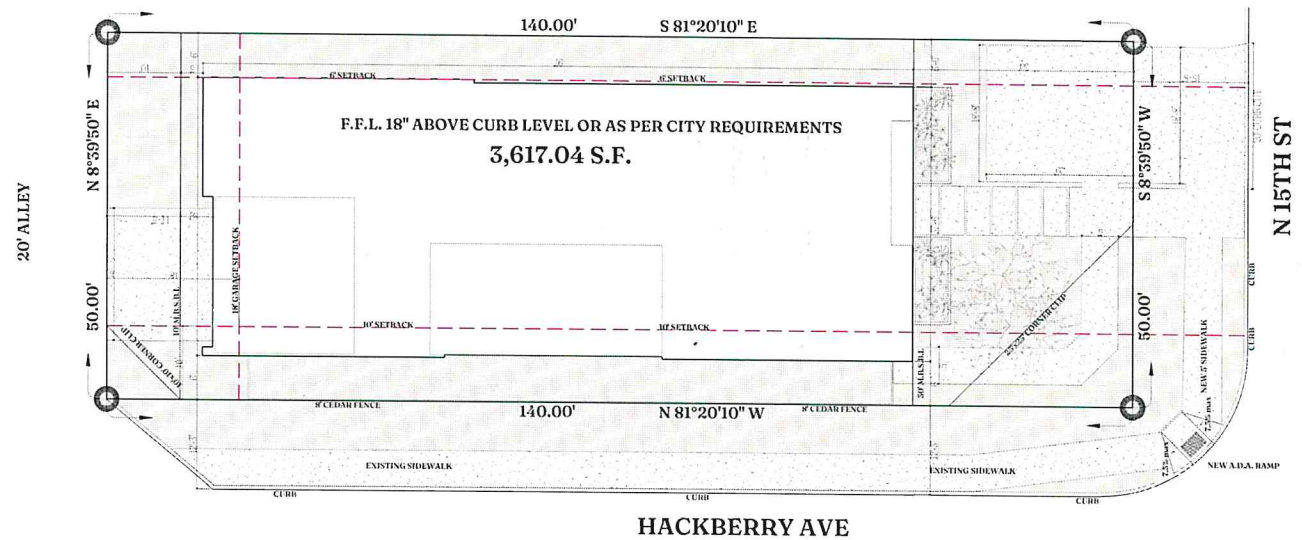
HOUSE IS SUITED FOR A 4 BR BEDROOM FAMILY AND CHANGING
WOULD AFFECT POTENTIALLY MAKING TO 2 BEDROOM.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date

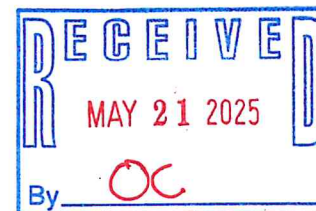


CODE REVIEW

Table 1. <i>Continued</i>	
1. 10^{-10} to 10^{-11}	1. 10^{-10} to 10^{-11}
2. 10^{-11} to 10^{-12}	2. 10^{-11} to 10^{-12}
3. 10^{-12} to 10^{-13}	3. 10^{-12} to 10^{-13}
4. 10^{-13} to 10^{-14}	4. 10^{-13} to 10^{-14}
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HACKBERRY AVE

LOT 4-A
801 N. 15TH ST, MCALLEN, TX 78509
LOT 4-A BLOCK 23 EWING'S ADDITION



SITE PLAN
SCALE: 1/8" = 1'-0"

TECHNICAL PLAN

ADDITIONAL INFORMATION:

UNIT NO. _____

A.101



SEAL

REVISION

GENERAL NOTES:

**GENERAL CONDITIONS OF THE CONTRACT FOR
CONSTRUCTION.**

1. CONTRACTOR AND SUBCONTRACTOR SHALL
BECOME FAMILIAR WITH THE PROJECT AND
THEIR RESPECTIVE CONTRACTS AND SHALL
BE RESPONSIBLE TO COMPLY WITH ANY
OR COMINGING WORK.

2. THE CONTRACTOR SHALL IMMEDIATELY
NOTIFY THE DESIGNER FOR ANY ERRORS, OMISSIONS OR
DISCREPANCIES. THE GENERAL CONTRACTOR
SHALL BE RESPONSIBLE TO CORRECT ANY
DEFECTIVE WORK CAUSED BY PROCEDURES
OR METHODS WHICH OVIENSHEN'S CLARIFIED
AND NOT F000201.

3. EXAMINE SPECIFIED PROCEDURES AND
METHODS, EXCEPT THOSE WHICH ARE
SUBSTITUTIONS WITH ANALYSIS AND
APPROVAL BY THE DESIGNER. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR ANY OMISSIONS
OR COMINGING WORK.

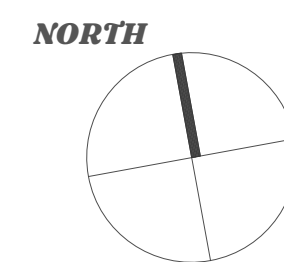
4. THE RESPONSIBILITY FOR THE ADOPTION
OF ANY SUBSTITUTION PROCEDURES OR
METHODS SHALL BE THE GENERAL CONTRACTOR, SHOULD A
SUBSTITUTION BE REQUIRED BY THE DESIGNER
WHERE THE ORIGINALLY SPECIFIED PROCEDURE
WOULD HAVE BEEN PERFORMED. THE GENERAL
CONTRACTOR SHALL BE RESPONSIBLE TO
WORK TO REINFORCE/COVER THE ORIGINAL
CONSTRUCT AT NO ADDITIONAL COST.

5. ALL MATERIAL AND WORKMANSHIP SHALL
BE GUARANTEED AGAINST DEFECT FOR A PERIOD
OF AT LEAST ONE YEAR FROM THE DATE OF
FINAL PAYMENT, UNLESS OTHERWISE

**COPYRIGHT PROTECTED
BOLD DESIGN STUDIO**

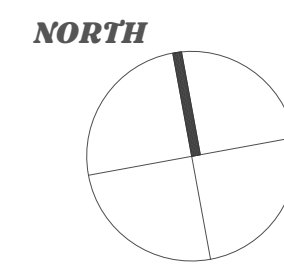
SHEET NO.:

A.102



2

SCALE: 1/8" = 1'-0"

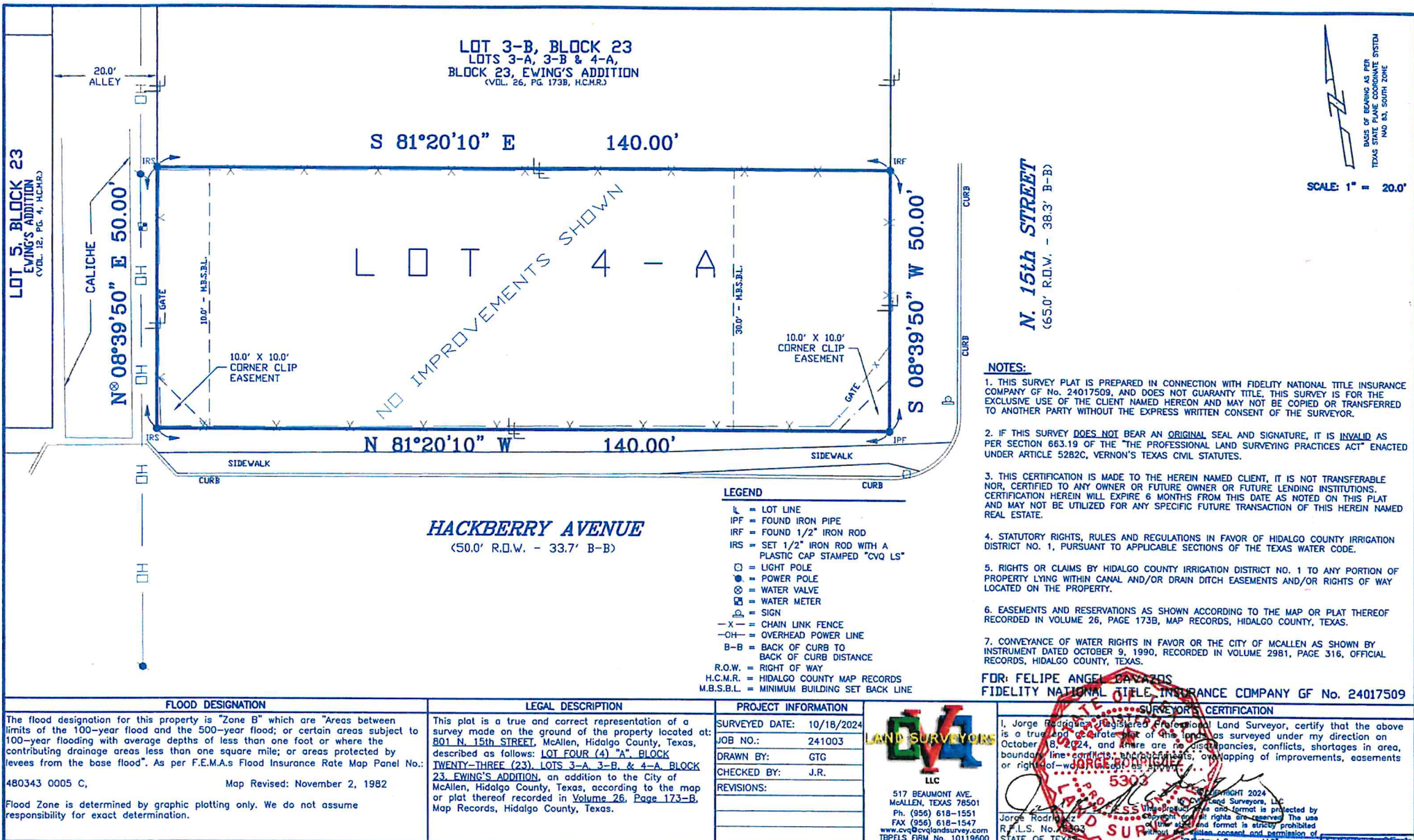


1

SCALE: 1/8" = 1'-0"

BUILDING CODE:
 2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL RESIDENTIAL CODE
 2015 INTERNATIONAL ENERGY CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS
 2018 INTERNATIONAL FIRE CODE
 2015 NATIONAL ELECTRICAL CODE

SQUARE FEET		
LIVING AREA	2,587	SQ. FT.
GARAGE AREA	411.53	SQ. FT.
TERRACE AREA	481.53	SQ. FT.
PORCH AREA	51.00	SQ. FT.
TOTAL SQ.FT.	3,530.86	SQ. FT.



**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2025-0029**



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



Memo

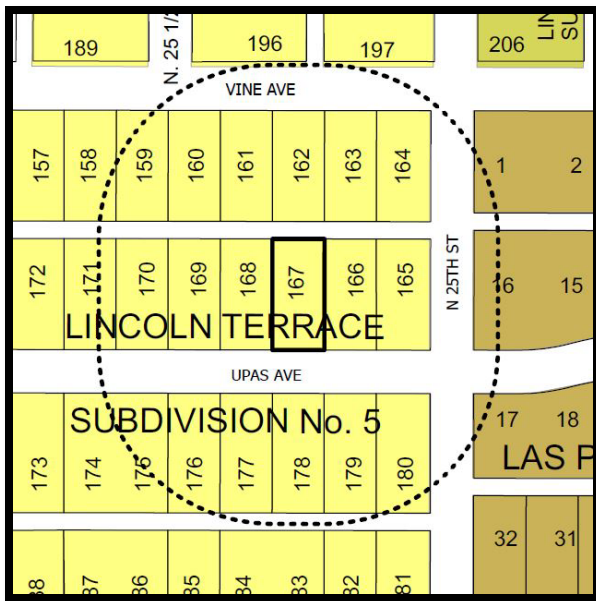
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 10, 2025

SUBJECT: REQUEST OF JAIME VALDEZ FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 18 FEET INTO THE 25 FOOT FRONT YARD SETBACK FOR A PROPOSED CARPORT MEASURING 20 FEET BY 20 FEET AT LOT 167, LINCOLN TERRACE UT NO. 5 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2508 UPAS AVENUE. (ZBA2025-0024)

REASON FOR APPEAL: The applicant is requesting to encroach 18 feet into the 25 foot front yard setback for a proposed carport measuring 20 feet by 20 feet.



PROPERTY LOCATION AND VICINITY: The subject property is located along the north side of Upas Avenue, west of North 25th Lane. The subject property is currently Zoned R-1 (single family residential-OC) District.

BACKGROUND AND HISTORY: Lincoln Terrace UT No. 5 Subdivision was recorded on October 8th, 1971. A building permit was rejected May 19, 2025 for an encroachment into the front yard setback. An application for a special exception request was submitted on May 16, 2025.

ANALYSIS: The applicant is requesting to encroach 18 feet into the 25 foot front yard setback for a proposed carport measuring 20 feet by 20 feet proposed to provide shade and protection for the

applicant's mother who has medical conditions as well as for shade for their vehicles. There are no utility easements that run along the front or sides of the property.

Staff did not find any special exceptions granted in Lincoln Terrace UT 5 Subdivision for encroachments into the front yard setback for carports.

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

RECOMMENDATION: Staff recommends disapproval of the special exception requests. If the request is approved it should be subject to the site plan provided.



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 2025-0024 ZBOA Meeting: 06/18/2025
Receipt No: _____
Accepted by: P: HT S: _____ Customer Acknowledgment (Int.): ES

☐ Routed
☐ Scanned

PROJECT

Legal Description Lincoln Terrace UT No 5 Lot 167

Subdivision Name Lincoln Terrace UT No 5 Lot 167

Street Address 2508 Upas Ave

Number of lots 1 Gross acres 7,659 Sq ft

Existing Zoning R1 - Single Family Residential Existing Land Use Residential

Reason for Appeal (please use other side if necessary) Building a car port in front of the house, to encroach 18 ft into the 25 ft front 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 Jarome Valdez + Isabel Davila Phone 956-451-0709
Address 2508 Upas Ave E-mail 956-451-2563
City McAllen State Texas Zip 78501

OWNER

Name Jarome Valdez Phone 956-451-0709
Address 2508 Upas Ave E-mail _____
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.

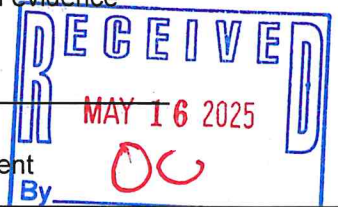
Signature _____

Date _____

Print Name _____

☐ 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:

We do not have a garage and we need it for protection of the elements and health reasons.

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

We do not have a garage and so we need to build the car port to protect our vehicles from weather condition like, rain, hail, and the sun.

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, it is not bothering neighbors.

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

My mom uses a wheelchair and is very sensitive to changes in weather. She has a lot of difficulty being exposed to extreme conditions, whether it's heat, cold, or rain, so we try to make it sure she is protected. She has a lot of doctors appointments and it is very difficult keeping her safe from the weather conditions.

Reason for Appeal

Board Action

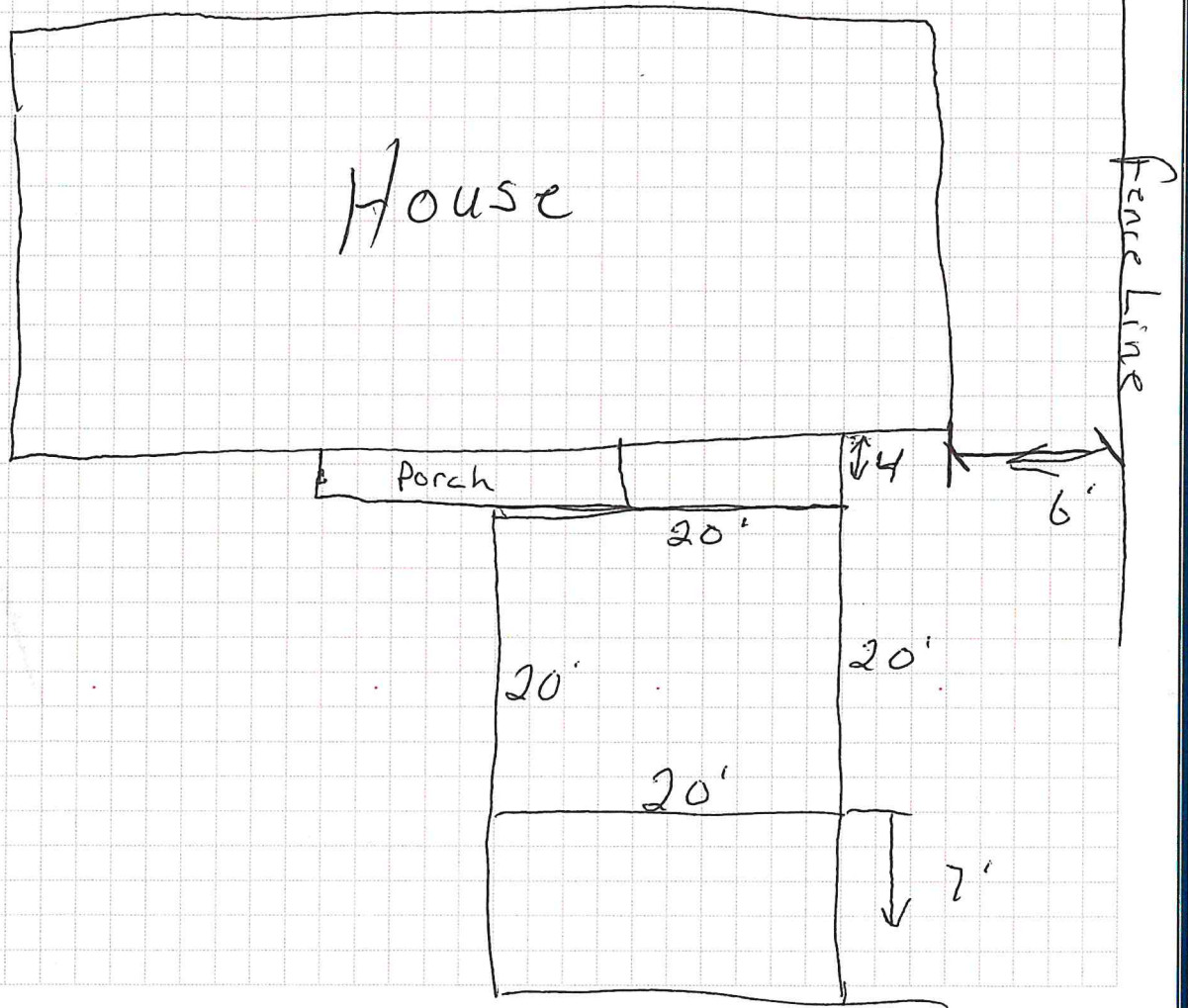
Chairman, Board of Adjustment
Signature

Date

6" metal purlings

4x4 Square Tubing for legs 1/8 Thickness

metal R pannel for Roof



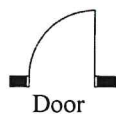
Wall Legend:

Existing

Proposed

Demolition

Symbol Legend:



Door



Window



Electrical Panel



A/C Unit

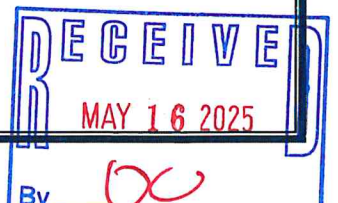


Toilet

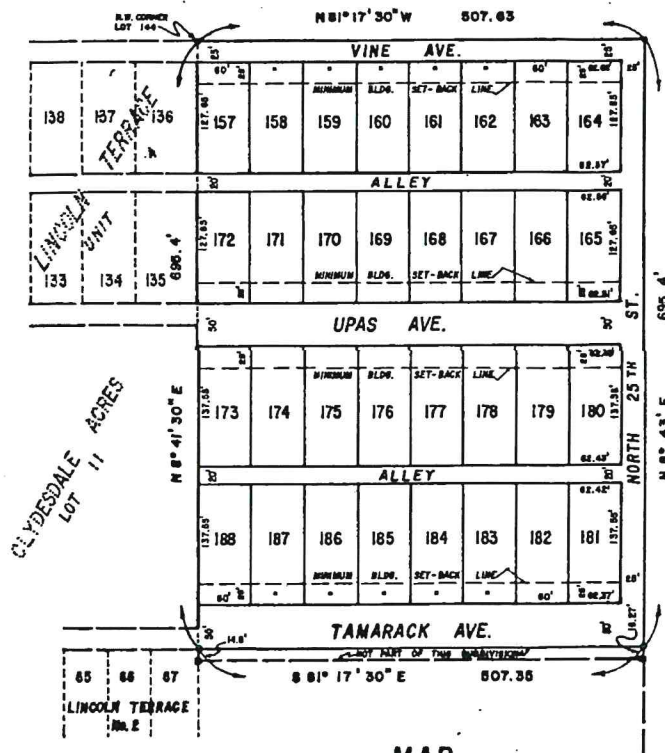


Sink

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



22510



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

SCALE: 1" = 100' DATE: 10-4-71

NOTE:

FINISH FLOOR OF BUILDING IN THIS SUBDIVISION SHALL NOT BE LESS THAN 10" ABOVE TOP OF CURB, OR NOT LESS THAN ELEVATION 181.0' ABOVE MEAN SEA LEVEL, U.S.C. & G.S. DATUM, UNLESS OTHERWISE SPECIFIED.

MAP
OF
LINCOLN TERRACE
UNIT No. 5
MCALLEN, TEXAS

BEING A SUBDIVISION OF 8.10 ACRES OF LAND OUT OF LOT 144, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION; OF PORCIONES 61, 62 AND 63; HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING

BY
COMMISSIONERS' COURT
This 10th day of Dec. 1971
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: *Lucas Salas* Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By: *Lucas Salas*
Date: 12-20-71

I, PLINIO C. MEDINA, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

STATE OF TEXAS:
COUNTY OF HIDALGO:

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas



KNOW ALL MEN BY THESE PRESENTS: THAT KWOOD INC., OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF MCALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC. IN TESTIMONY WHEREOF, KWOOD INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 8 DAY OF October A.D. 1971

STATE OF TEXAS:
COUNTY OF HIDALGO:

Bert Thanner
BERT THANNER, SECRETARY

Jack Caswood
JACK CASWOOD, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF October A.D. 1971



Jane Starling
JANE STARLING
NOTARY PUBLIC AND FOR
HIDALGO COUNTY, TEXAS.

THIS PLAT APPROVED BY THE MCALLEN ZONING AND PLANNING BOARD ON THIS THE 21st DAY OF Oct. A.D. 1971

BY: *John J. Lister*
CHAIRMAN

APPROVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS ON THIS THE 1st DAY OF November A.D. 1971

John J. Lister
CITY CLERK

James Whitaker
MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS THE 11th DAY OF November A.D. 1971

Wm. W. Ouel
SECRETARY

Richard Wieschen
PRESIDENT





**NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2025-0024**



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



Memo

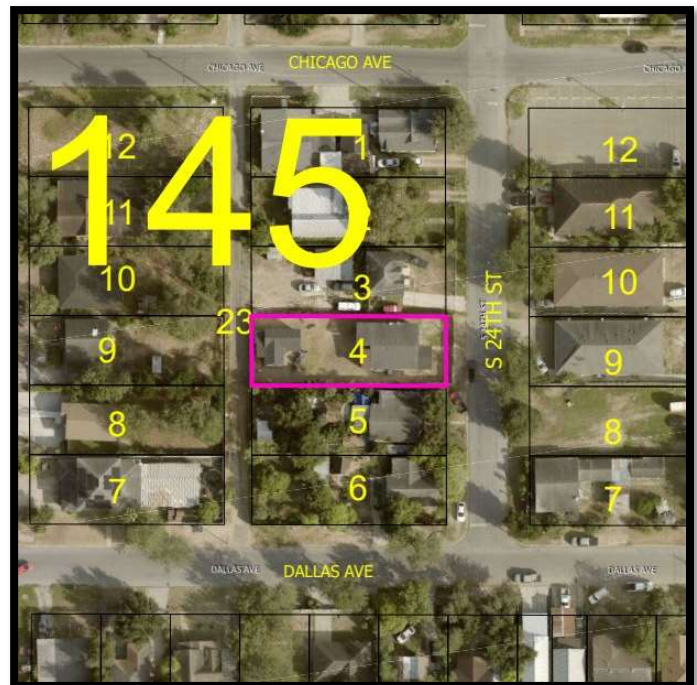
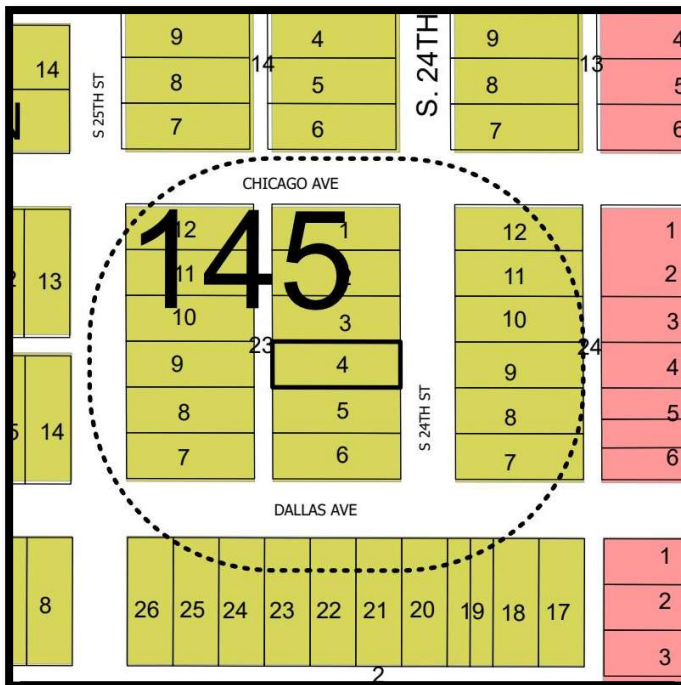
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 4, 2025

SUBJECT: REQUEST OF VICTOR BARRERA FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 3 FEET INTO THE 20 FOOT FRONT YARD SETBACK FOR AN EXISTING PORCH THAT MEASURES 12 FEET BY 12 FEET AT LOT 4, BLOCK 23, YOUNGS SUBDIVISION, HIDALGO COUNTY, TEXAS; 310 SOUTH 24TH STREET. (ZBA2025-0025)

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of 3 feet into the 20 foot front yard setback for an existing porch.



PROPERTY LOCATION AND VICINITY: The subject property is located along the west side of South 24th Street approximately 100.0 feet north of Dallas Avenue. The subject property has an area of 7,000 square feet. The property is zoned R-2 (Duplex-Fourplex Residential O.C.) District. The adjacent zoning is R-2 District O.C. in all directions.

BACKGROUND AND HISTORY: The Youngs Subdivision was officially recorded on 1920's. A variance request was submitted on May 16, 2025. The existing porch was built without a building permit, and a building permit for the existing porch has not been submitted yet.

ANALYSIS: The variance request is for an exiting 12 ft x 12 ft porch in front of the house to attached to the home entrance.

The applicant stated their grandmother needed an upgraded porch in order to use the stairs that were already broken and flimsy. The existing porch would provide extra shade for their grandmother. The applicant stated that the porch was existing but 7 ft. were added to increase its size for security reasons. The front-facing entry is consistent with neighboring homes, thereby aligning the property with the prevailing neighborhood character.

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

RECOMMENDATION: Staff recommends disapproval of the variance request since unnecessary hardship has not been established. However, if the Board approves the request, it should be limited to the encroachment shown on the submitted site plan.



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 2025-0025 ZBOA Meeting: 6.18.25
Accepted By: Natalie

PROJECT

Legal Description

upgrade porch,

Subdivision Name

Youngs lot 4 Blk 23

Street Address

310 S 24th St. McAllen TX.

Number of lots

1

Gross acres

Existing Zoning

R2

Existing Land Use

Residential

Reason for Appeal (please use other side if necessary)

"encroaching 3 Ft. into the 20 ft Front yard set back" measuring 12 x 12 ft

☒ \$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

Victor Barnera

Phone

956-844-4553

Address

310 S 24th St.

E-mail

City

McAllen

State

TX

Zip

78501

OWNER

Name

Victor Barnera

Phone

956-844-4553

Address

310 Sth 24th St.

E-mail

zangay163@yahoo.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

Victor Barnera

Date

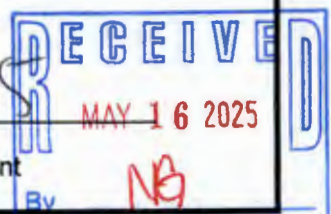
May 15-2025

Print Name

Victor Barnera

☒ 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:

Provide extra shade for my Grandmother,
Porch was also already we just added 7ft
space for security purposes

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

Failed to obtain a Building permit when they built
the Front porch.

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:

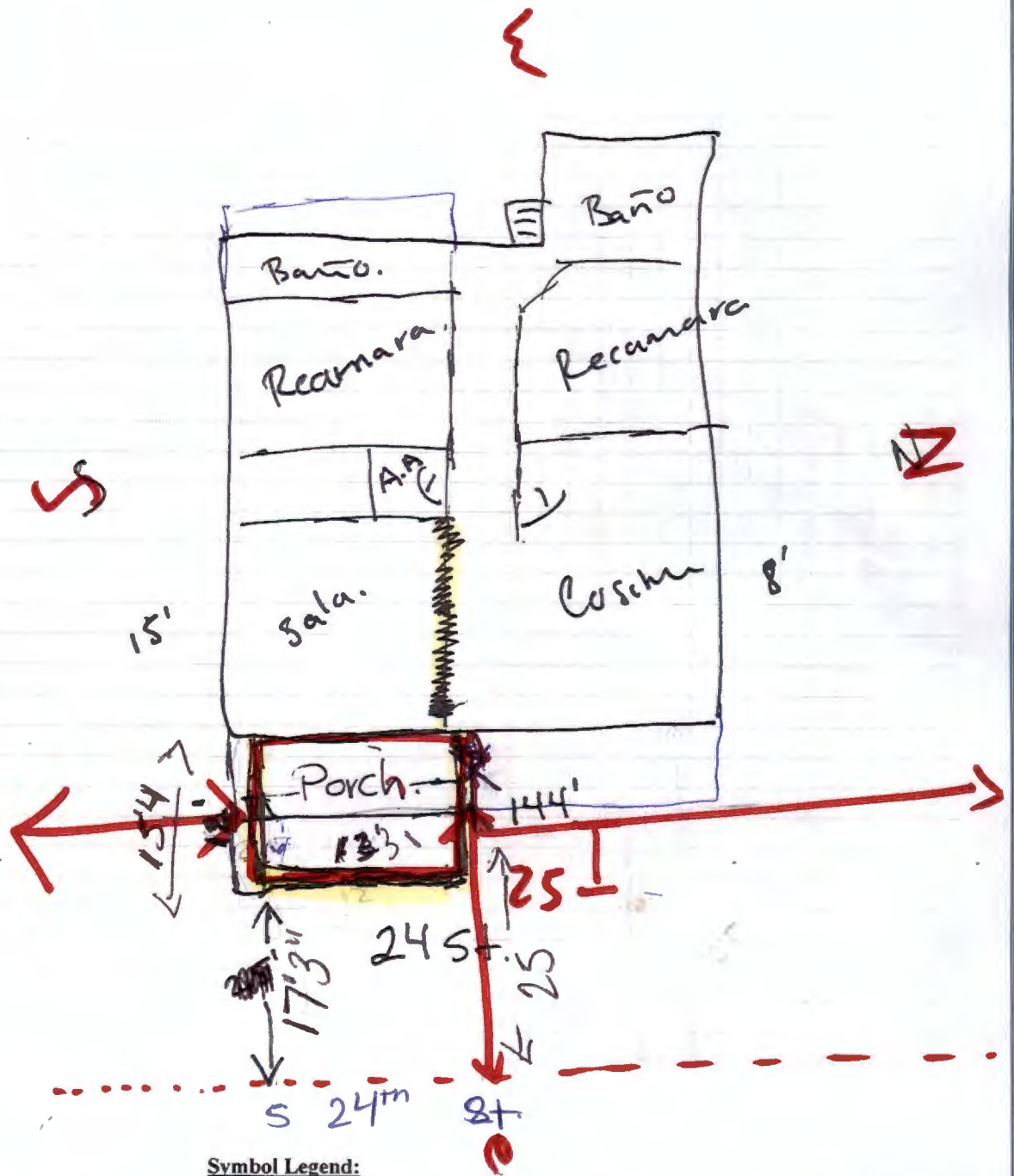
Grandmother needed an upgraded porch to go up
the stairs! Stairs that was already there were
broken + flimsy.

Reason for Appeal




Board Action

Chairman, Board of Adjustment
Signature

Date



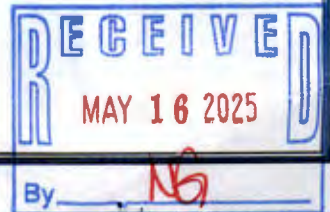
Wall Legend:

Existing 
 Proposed 
 Demolition 

Symbol Legend:

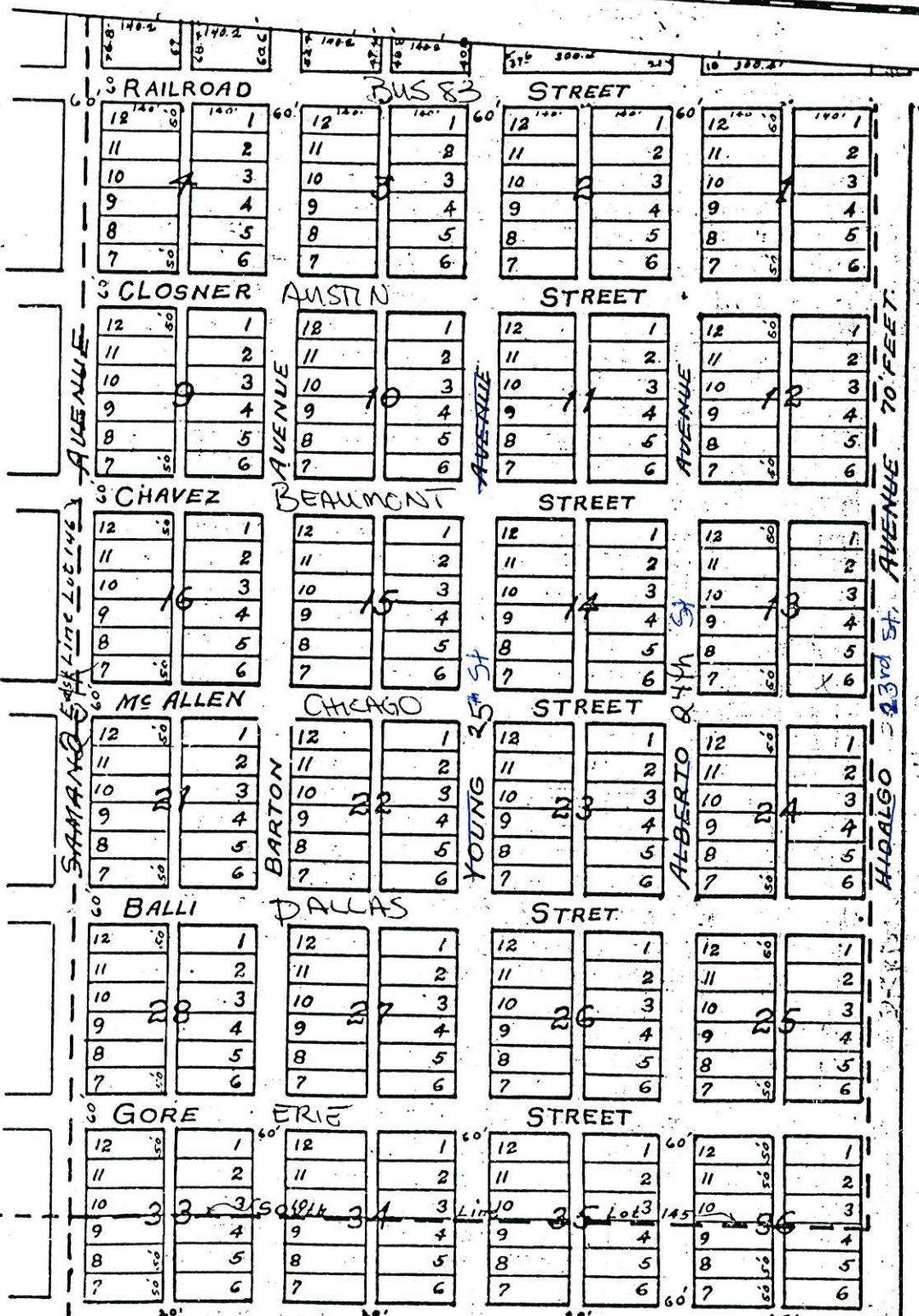
 Door  Window  Electrical Panel  A/C Unit  Toilet  Sink

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



PL-5-8

ST LOUIS BROWNVILLE & MEXICO RAILROAD



PLAT

OF

PORTION OF YOUNGS ADDITION
TO MC ALLEN TEXAS
LYING IN LOT 145 "LA LOMITA IRRIGATION
& CONSTRUCTION COMPANY'S SUBDIVISION
PORCION 63 HIDALGO COUNTY TEXAS."
MC ALLEN TEXAS JUNE 7, 1920

135-74



**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2025-0025**



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



Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 11, 2025

SUBJECT: REQUEST OF ALDO SALAZAR FOR A SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 18 FEET INTO THE 20 FOOT FRONT YARD SETBACK FOR AN EXISTING CARPORT MEASURING 20 FEET BY 18 FEET AT LOT 21, BLOCK 1, GARDENIA TERRACE NO. 8 SUBDIVISION, HIDALGO COUNTY, TEXAS; 6004 NORTH 30TH STREET. (ZBA2025-0026)

REASON FOR APPEAL: The applicant is requesting a special exception for an encroachment into the front yard setback for an existing 400 square feet metal carport that measures 20 feet by 20 feet. According to the applicant, the carport is to be built to protect his vehicles from the weather elements. The applicant has also stated on his application that the carport is for medical related reasons.



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

BACKGROUND AND HISTORY: Gardenia Terrace No. 8 was recorded on May 31, 1978, and the plat specifies a 20 feet front yard setback. A stop work order was issued by the Building Permits and Inspections Department on April 4, 2022. An application for a building permit was submitted on April 4,

2022 and an application for Special Exception was submitted to the Planning department on April 11, 2022. The request was disapproved at the Zoning Board of Adjustments meeting of May 18th, 2022.

ANALYSIS: The applicant is requesting a special exception to allow an encroachment of 18 feet into the 20 feet front yard setback for an existing metal carport measuring 20 feet by 20 feet built over an existing concrete driveway. The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view. Approval of the request to allow the carport within the front yard may encourage future carports to be constructed in the front yard. There is an existing two-car garage that is part of the residence. The applicant stated that the garage is currently being used for storage of medical supplies. Also, the applicant is a senior citizen and is requesting the special exception for the existing carport to protect his health. The carport will also help to protect the vehicles from excessive heat and weather conditions.

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

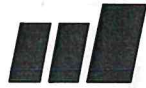
A windshield survey of the area did not reveal any other existing carports in this area.

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

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

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

RECOMMENDATION: Staff recommends disapproval of the special exception request. However, if the Board approves the request it should be limited to the encroachment shown in the submitted site plan.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

Case Number: ZBA2025-0026 ZBOA Meeting: 6/18/2025
Accepted By: Alexis Martinez

PROJECT

Legal Description

Lot 21 Gardenia Terrace #8 subdivision (re-application)

Subdivision Name

Gardenia Terrace #8 Subdiv.

Street Address

6004 N. 30th St.

Number of lots

1

Gross acres

Existing Zoning

R-1

Existing Land Use

Residence

Reason for Appeal (please use other side if necessary)

Existing carport

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

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

APPLICANT

Name

Aldo Salazar

Phone

(956) 212-9777

Address

6004 N. 30th St

E-mail

arsalaz@yahoo.com

City

McAllen

State

TX

Zip

78504

OWNER

Name

SAME

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

Aldo Salazar

Date

4/19/25

Print Name

Aldo Salazar

☒ Owner

☐ Authorized Agent

MAY 19 2025

BY:



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:

Applicant desires carport so he ~~get~~ help to protect excessive heat and vehicles from all weather elements.

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

encroachment into 20 feet front setback.
Or proposed encroachment of 18' in the front yard
Setback

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:

Carport will not interfere with.
traffic or city right away →
Medical Supplies will be stored in Garage Area

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

Applicant is a senior citizen and is requesting carport to protect his health and handicap purposes.

Reason for Appeal

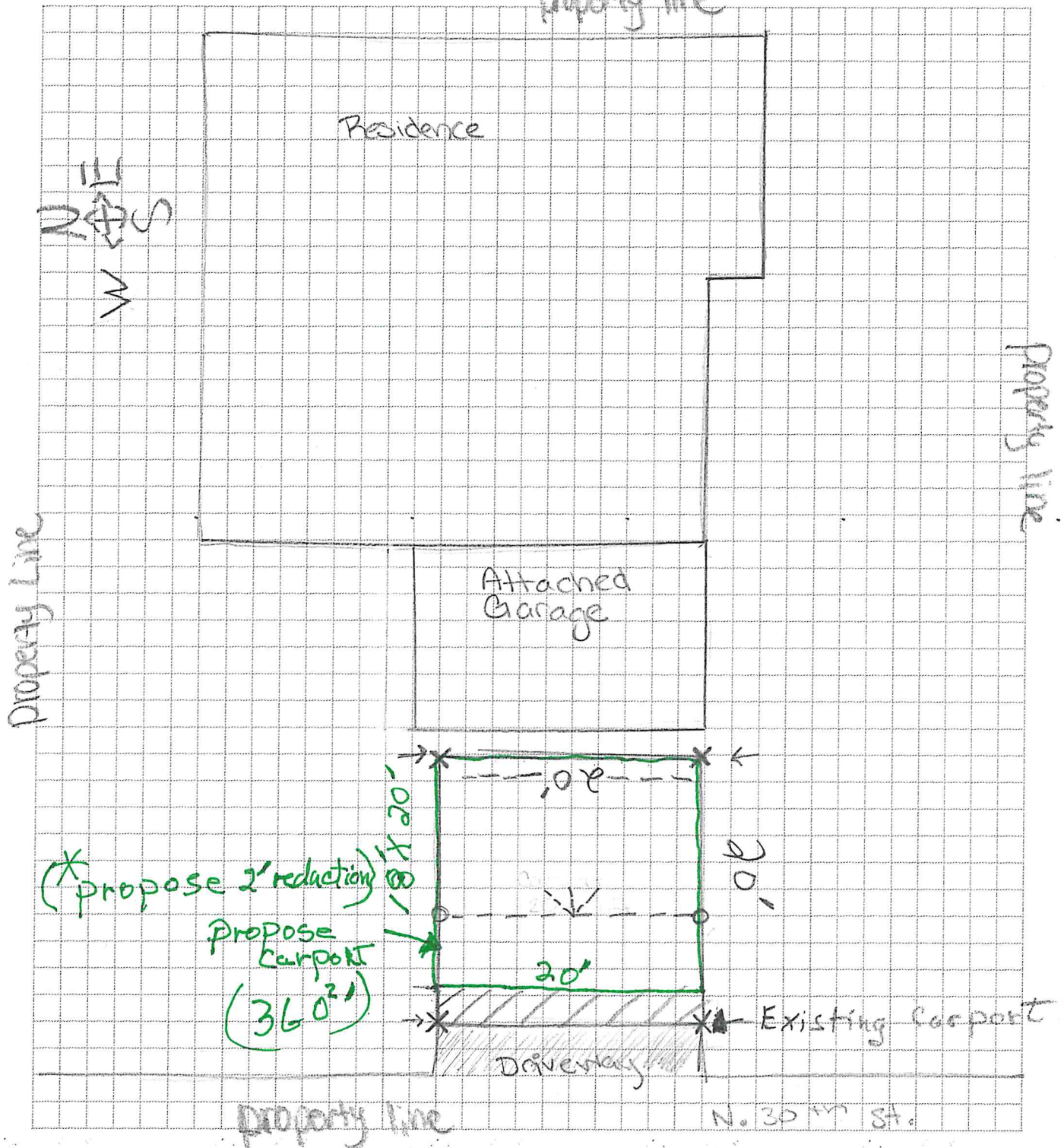
Board Action

Chairman, Board of Adjustment
Signature

Date

6004 N. 30th St.

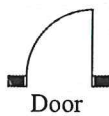
Property line



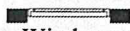
Wall Legend:

Existing	
Proposed	
Demolition	

Symbol Legend:



Door



Window



Electrical Panel



A/C Unit



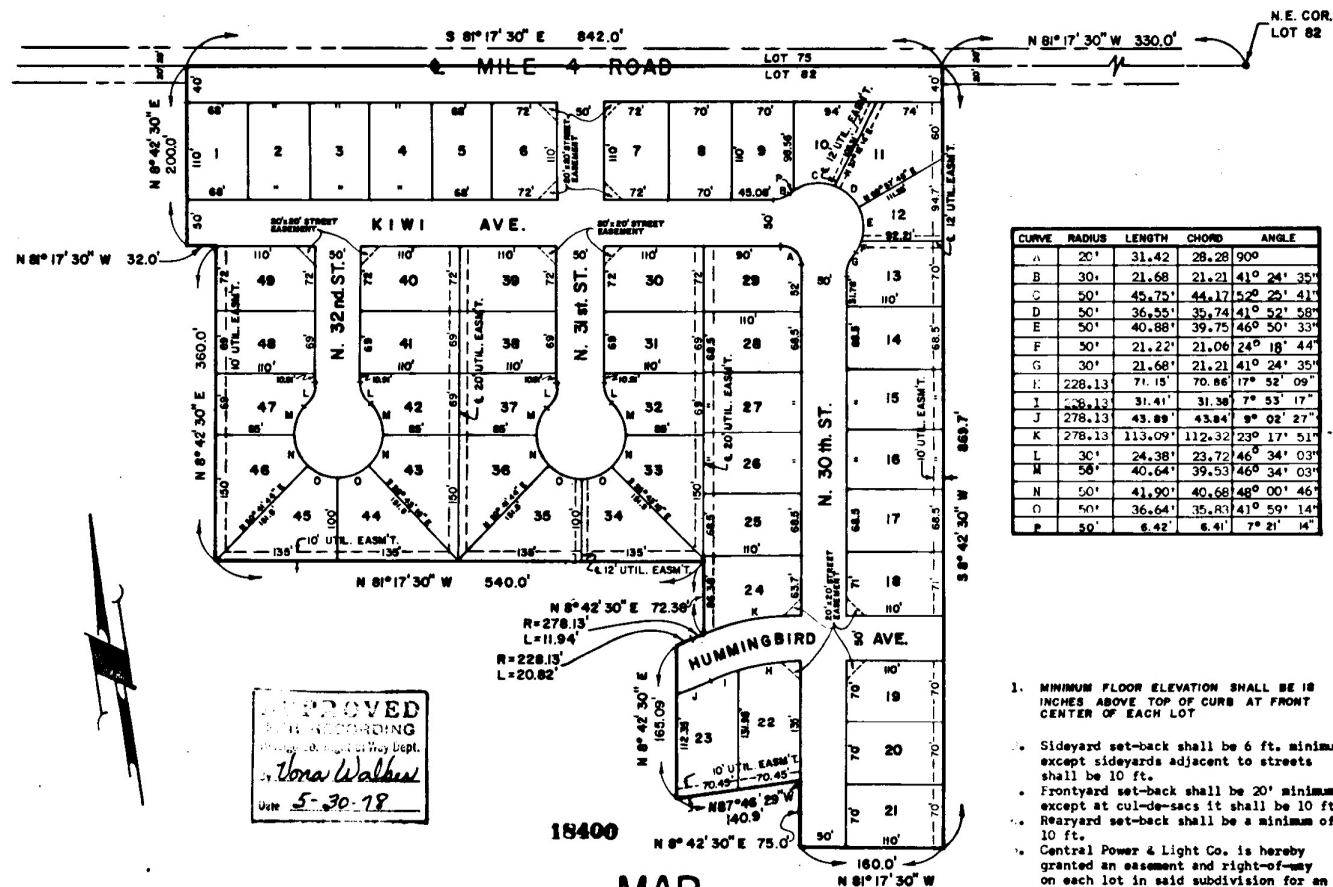
Toilet



Sink

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

4/19/25



MAP OF GARDENIA TERRACE NO. 8

McALLEN, TEXAS

BEING A SUBDIVISION OF 12.42 AC.
LAND OUT OF LOT 82, LA LOMITA
IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION,
OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS

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

SCALE: 1" = 100' DATE: 1-8-78

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "GARDENIA TERRACE No. 8" SUBDIVISION 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALAN REUSERS, 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4th DAY OF January, 1978.

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.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC 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.

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.

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS 4th DAY OF May, 1978.

- MINIMUM FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT CENTER OF EACH LOT.
- Sideyard set-back shall be 6 ft. minimum except sideyards adjacent to streets shall be 10 ft.
- Frontyard set-back shall be 20' minimum except at cul-de-sacs it shall be 10 ft.
- Rearyard set-back shall be a minimum of 10 ft.
- Central Power & Light Co. is hereby granted an easement and right-of-way on each lot in said subdivision for an underground electric service lateral together with the right of ingress and egress for such purpose at the right location where such service lateral is to be or is installed and maintained from time to time.
- UNLESS SHOWN OTHERWISE ALL SIDEWALKS ARE 40 FT WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALKS WILL BE REQUIRED ON THE SOUTH SIDE OF WAYS 4 AND ON BOTH SIDES OF HUMMINGBIRD AVE. EAST OF 30th STREET.

APPROVED FOR RECORDING

May 31 1978
SANTOS SALDANA
COUNTY CLERK, HIDALGO COUNTY, TEXAS

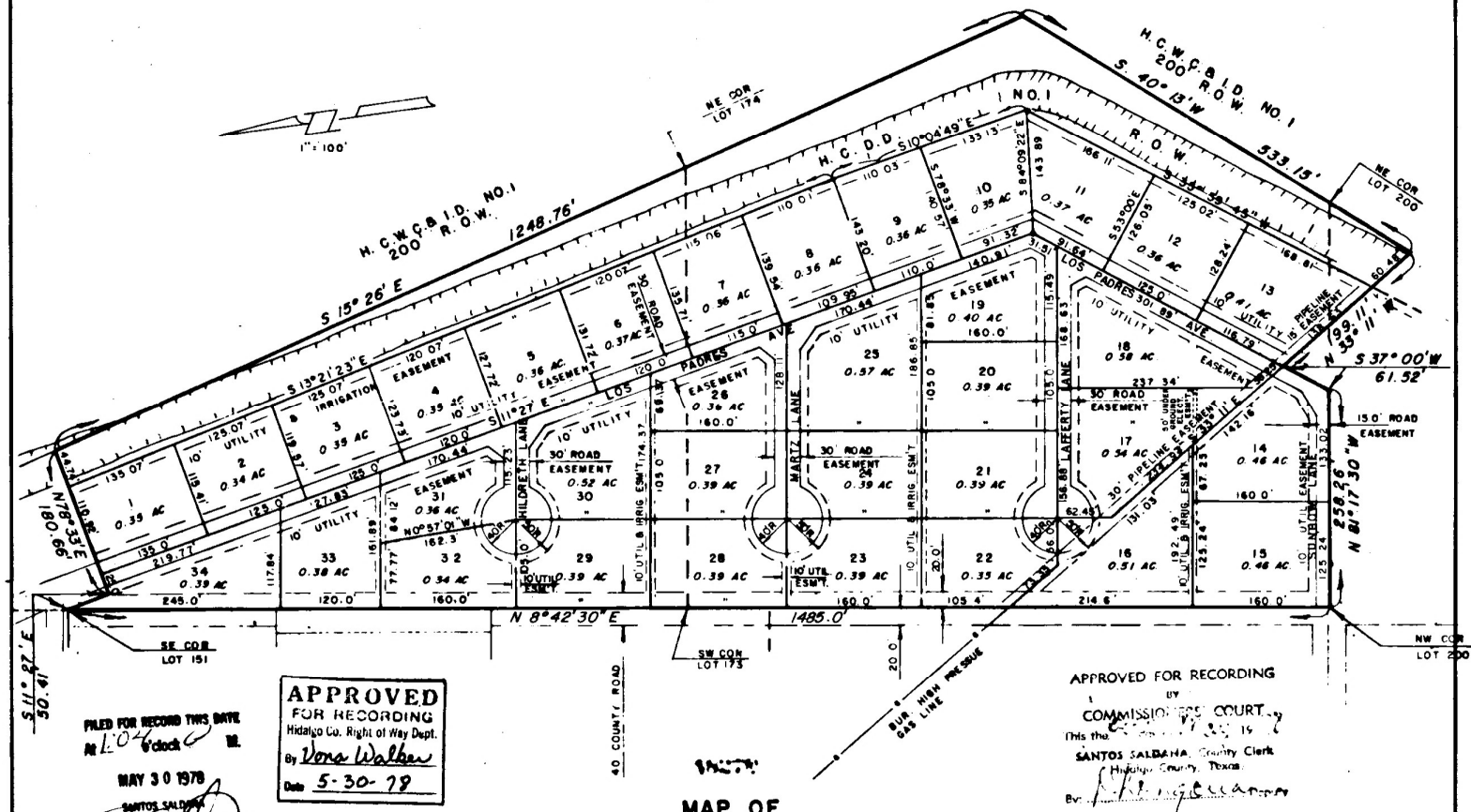
NOTARY PUBLIC

CHAIRMAN, PLANNING COMMISSION

PLINO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

MAYOR, CITY OF McALLEN

PRESIDENT



APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
by *Vona Walker*
Date 5-30-78

MAP OF LOS PADRES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF 28.44 ACRES OUT OF LOTS 173, 174 AND 200
PRIDE O' TEXAS SUBDIVISION
HIDALGO COUNTY, TEXAS

I, LARRY L. SMITH, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREOF DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT, CITRUS CITY LAKE DEVELOPMENT CORPORATION, ACTING THROUGH ITS CHAIRMAN OF THE BOARD, MR. W. T. ELLIS, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LOS PADRES SUBDIVISION" OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY RESERVE THE RIGHT TO GRANT USE OF STREETS, ALLEYS, AND EASEMENTS TO SUCH UTILITIES AND SERVICES AS MAY HEREAFTER APPLY TO OWNERS FOR SUCH SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF SUCH UTILITIES OR SERVICES GRANTED USE AND THE RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

CITRUS CITY LAKE DEVELOPMENT CORPORATION

W. T. ELLIS, CHAIRMAN OF THE BOARD

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. T. ELLIS, 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 CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF A.D., 1978.

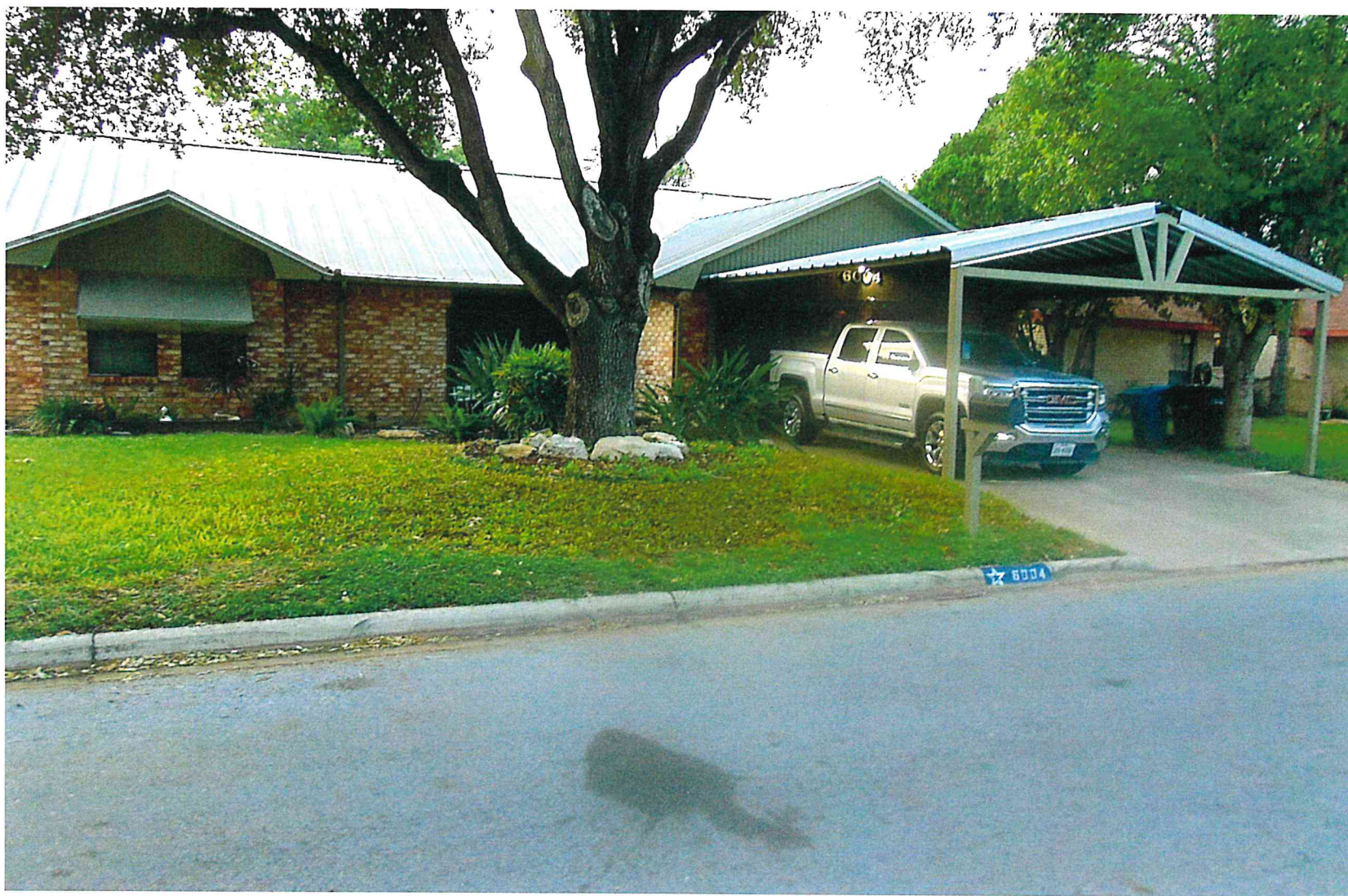
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, ON THIS THE 16th DAY OF May, A.D., 1978.

PRESIDENT


ATTEST:

SECRETARY





NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2025-0026

 CITY OF McALLEN PLANNING DEPT.
956-681-1200
WWW.MCALLENNET.ORG



6004

Memo

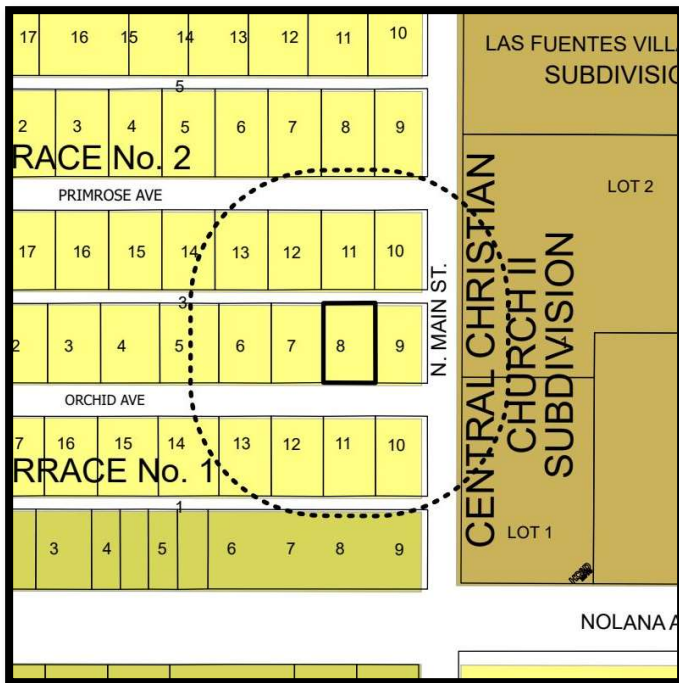
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: June 12, 2025

SUBJECT: REQUEST OF BRIANA MARTINEZ FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW AN ENCROACHMENT OF 6 FEET INTO THE 6 FOOT SIDE YARD SETBACK AND 10 FEET INTO THE 10 FOOT REAR YARD SETBACK FOR AN EXISTING PATIO MEASURING 20 FEET BY 20 FEET AND AN EXISTING SHED MEASURING 6 FEET BY 20 FEET AT LOT 8, BLOCK 3, PRIMROSE TERRACE UT NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1406 ORCHID AVENUE. (ZBA2025-0027)

REASON FOR APPEAL: The applicant is requesting a variance to allow an encroachment of 6 feet into the 6 foot side yard setback and 10 feet into the 10 foot rear yard setback for an existing patio measuring 20 feet by 20 feet and an existing shed measuring 6 feet by 20 feet.



PROPERTY LOCATION AND VICINITY: The subject property is located along the north side of Orchid Avenue approximately 78.5 feet west of North Main Street. The subject property has an area of 9,420 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 except to the east across North Main Street.

BACKGROUND AND HISTORY: The Primrose Terrace UT No. 1 Subdivision was officially recorded on April 8, 1963. A building permit was submitted in August 1st, 2022 for a residential addition which included adding a “porch and a future kitchen expansion”. The permit was renewed in February 18th,

2025. The building permit was disapproved by planning department since the site plan did not specify if the patio and the kitchen were existing or proposed. Building department requested additional details for their review such as framings details to include location and height. A variance request is required since the existing patio and shed are encroaching into the rear and side setback. The variance request was submitted on May 20, 2025.

ANALYSIS: The variance request is for an existing patio and an existing shed which are considered accessory structures and require to comply with setbacks. The existing patio consists of an outdoor kitchen and a bar area. The applicant built the existing patio and shed to enjoy outdoor activities.

The submitted site plan shows that the existing patio is encroaching 6 feet into the six foot side yard setback along the west side of property line and an existing shed encroaching 10 feet into the ten foot rear setback and encroaching 6 feet into the six foot side yard setback along the west side of property line. The recorded plat does not show any utility easements that would be impacted by the proposed encroachment.

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

RECOMMENDATION: Staff recommends disapproval of the variance request since unnecessary hardship has not been established. However, if the Board approves the request, it should be limited to the encroachment shown on the submitted site plan.



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 2025-0027

ZBOA Meeting: 6/18/25

Accepted By: P.H.

PROJECT

Legal Description

primrose terrace UT
NO. 1 Lot 8 BIK 3

Subdivision Name

Street Address

1406 Orchid Ave McAllen TX 78504

Number of lots

1

Gross acres

Existing Zoning

R1

Existing Land Use

residence

Reason for Appeal (please use other side if necessary)

request variance for encroaching
Six feet into the six foot side yard set back & 10ft. into rear
yard set 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

Briana Martinez

Phone

956-655-4755

Address

1406 Orchid Ave

E-mail

bsornelas214@gmail.com

City

McAllen

State

TX

Zip

78504

OWNER

Name

Briana Martinez

Phone

956-655-4755

Address

1406 Orchid Ave

E-mail

bsornelas214@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

Briana Martinez

Date

5/20/25

Print Name

Briana Martinez

☒ Owner

☐ Authorized Agent

MAY 20 2025

RV.

G



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:

the structure is already built.

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

Being it built and does not disturb neighbors.

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:

Structure is built correctly and in no danger of neighbors

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

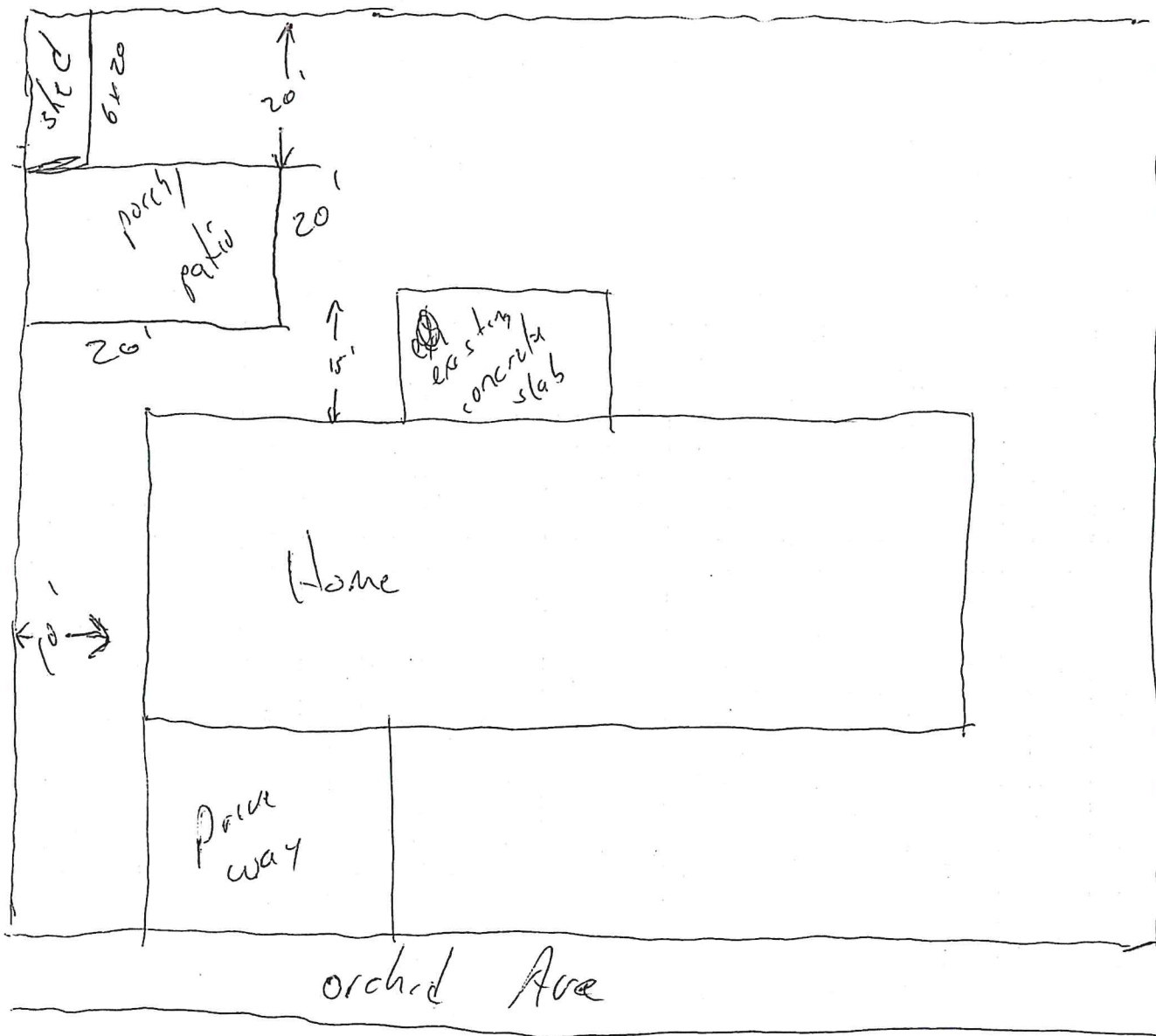
the structure is built fully already and would not want to demolish it.

Reason for Appeal

Board Action

Chairman, Board of Adjustment
Signature

Date



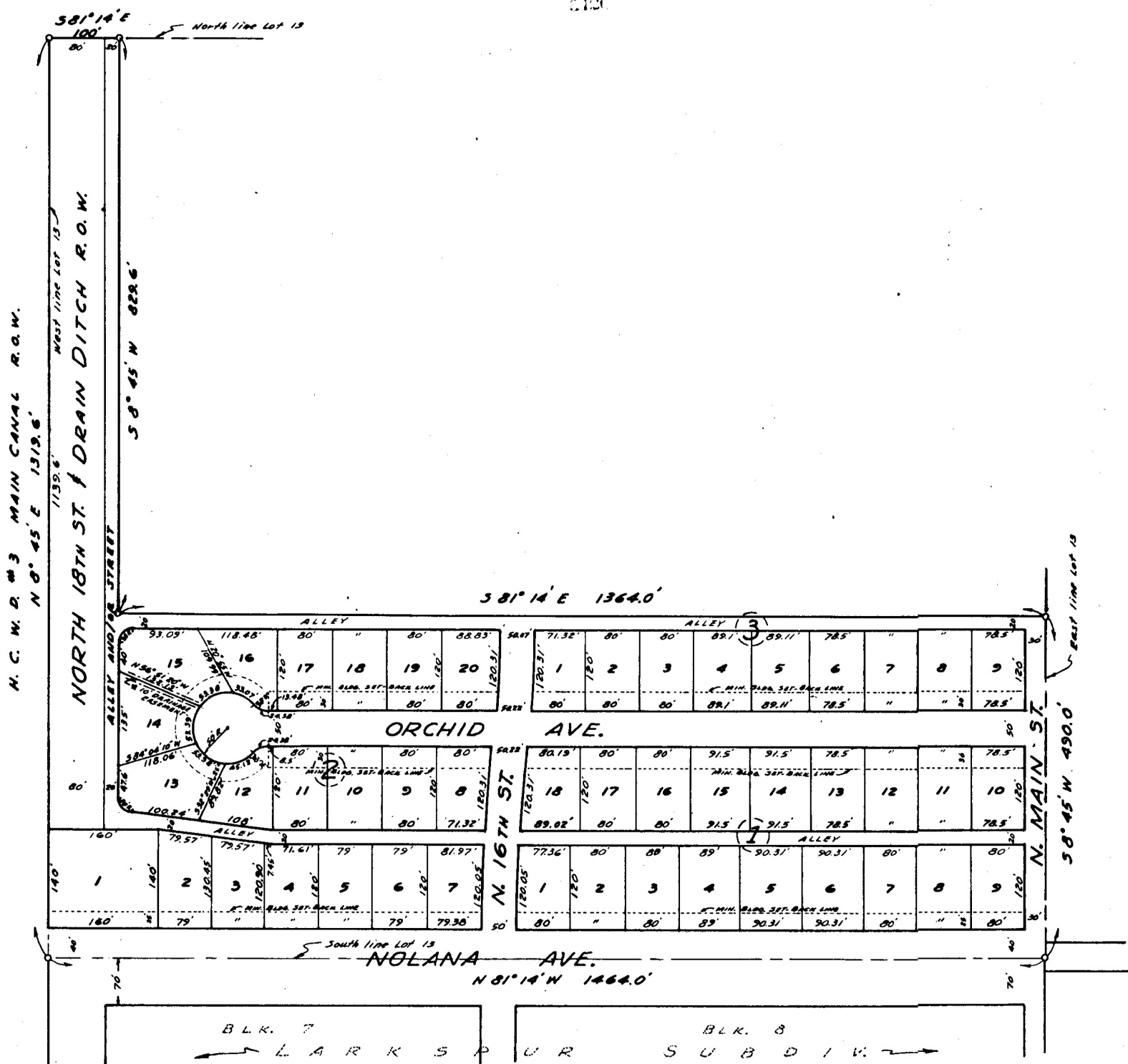
Wall Legend:

Existing	
Proposed	
Demolition	

Symbol Legend:

Door	Window	Electrical Panel	A/C Unit	Toilet	Sink

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



MAP OF PRIMROSE TERRACE UNIT NO. 1, MC ALLEN, TEXAS

BEING A SUBDIVISION OF 18.36 ACRES OUT OF
LOT 13, SOUTHWEST 1/4 SECTION 11, HIDALGO
CANAL CO.'S SUBDIVISION, OF PORCIONES 64,65166,
HIDALGO COUNTY, TEXAS

Scale: 1" = 100'

Date: March 7, 1963

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 7th day of April 1963
JULIO GUZMAN County Clerk
By *Samuel DeBuc* Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By *[Signature]*
Date: 3/20/63

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

[Signature]
C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
MC ALLEN, TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT ART BUILDERS, INCORPORATED AND MRS. GEORGE L. ANDERSON, OWNERS OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS, ALLEYS AND EASEMENTS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF MC ALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME TO THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, ART BUILDERS, INCORPORATED AND MRS. GEORGE L. ANDERSON, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 11th DAY OF March A. D. 1963.

ART BUILDERS, INC.
By: *[Signature]*
A. J. HAUSMAN, PRESIDENT
ATTEST:
[Signature]
ASST. SECRETARY

[Signature]
Mrs. GEORGE L. ANDERSON

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A. J. HAUSMAN, PRESIDENT OF ART BUILDERS, INC. AND MRS. GEORGE L. ANDERSON, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 11th DAY OF March A. D. 1963.

[Signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS



THIS PLAT APPROVED BY THE MC ALLEN ZONING AND PLANNING BOARD ON THIS THE 7th DAY OF March A. D. 1963.

MC ALLEN ZONING AND PLANNING BOARD
By: *[Signature]*
W. E. COOK, JR. CHAIRMAN

FILED FOR RECORD THIS DATE
APR 8 - 1963
JULIO GUZMAN
County Clerk
By *[Signature]* Deputy

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MC ALLEN, TEXAS ON THIS THE 18th DAY OF March A. D. 1963.

ATTEST:
[Signature]
MATILDA SANCHEZ, CITY SECRETARY

[Signature]
ROBERT F. BARNES, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE 15th DAY OF March A. D. 1963.

ATTEST:
[Signature]
SECRETARY

[Signature]
PRESIDENT





RESIDENTIAL PERMIT APPLICATION

REV. 07/2023

P.O. BOX 220 McALLEN, TEXAS 78505-0220

PERMIT APPLICATION REFERENCE NUMBER

RES2022-07293

APPLICATION MUST BE COMPLETE

(Please type or print in black or blue ink)

GC NUMBER _____

APPLICANT

NAME Jesus Martinez PHONE 956-648-8846
ADDRESS 1406 Orchid Ave 956-655-4755
CITY McAllen Tx 78504 STATE Tx ZIP 78504
CONTACT NAME: Jesus Martinez PHONE _____
☒ OWNER ☐ CONTRACTOR ☐ TENANT ☐ OTHER _____

OWNER

NAME Jesus Martinez PHONE 956-648-8846
ADDRESS 1406 orchid Ave *EMAIL: smart207@hotmail.com
CITY McAllen REQ'D _____
STATE Tx ZIP 78504

*OWNER INFORMATION NOT PROVIDED, INITIAL:

☐ NEW ☐ IMAGINE TOMMORROW ☐ REMODELING ☐ REPAIR ☐ MOVE ☐ ADDITION ☐ REMOVE _____ BLDG. HGT. _____ NO. OF FLOORS _____

BLDG SQ. FT. 400 NO. PARKING SPACES _____ SQ. FT. LOT _____ FLOOR EL. ABOVE CURB _____
EXISTING USE OF LOT Residencial NEW USE Residencial

SCOPE OF WORK TO BE DONE metal carport / paver patio (existing plumbing / electric)STRUCTURE BUILT BEFORE 1978 ☐ YES ☐ NOPLEASE SELECT ☐ PLUMBING ☐ ELECTRICAL ☐ MECHANICAL

PROJECT

RESIDENTIAL NEW UNITS _____ NO. BDRMS _____ NO. BATHRMS _____ SQ. FT. NON-LIVING _____ SQ. FT. LIVING _____

FOUNDATION ☐ CONCRETE SLAB ☐ CONCRETE PIER ☐ CONCRETE BLOCK ☐ CONCRETE BEAM ☐ WOOD POSTS
EXT WALL ☐ MASONRY VENEER ☐ MASONRY SOLID ☐ METAL SIDING ☐ COMPOSITION ☐ WOOD
ROOF ☐ WOOD SHINGLE ☐ COMPOSITION ☐ METAL ☐ BUILD UP ☐ CLAY OR CONCRETE TILE
UPGRADES/OTHER ☐ GRANITE COUNTERTOPS ☐ MARBLE TUBS/FLOORS ☐ CUSTOM WINDOWS ☐ POLYURETHANE INSULATION ☐ OTHER UPGRADES _____
☐ SEPTIC TANK EXISTING OR PROPOSED ☐ YES ☐ NO

LOT 8 BLOCK 3 SUBDIVISION Primrose terrace Unit No 1
SITE ADDRESS ST. NO. 1406 ST. NAME Orchid Ave

CITY USE ONLY

Construction Cost Permit Fee \$ _____ Rec'd by [Signature]
Value \$ 10,000 Double Fee \$ _____ Date 08/12/2024
Zoning _____ Park Zone _____ Park Development Fee \$ _____ Time 11:03 am
Total Fee \$ _____

The foregoing is a true and correct description of the improvement proposed by the undersigned applicant and the applicant states that he will have full authority over construction of same. Every building application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued or a permit has been issued. The building permit shall not be held to permit or be an approval of the violation or modification of any provisions of City ordinances, codes, subdivision restrictions of State law or be a waiver by the City of such violation. Alteration changes or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department. The applicant hereby agrees to comply with all City ordinances, codes, subdivision, restrictions and State laws and assume all responsibility for such compliance. It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for six months after the time of work is commenced.

Jesus Martinez [Signature] smart207@hotmail.com 8/12/24
PRINT (AUTHORIZED AGENT/OWNER) SIGNATURE EMAIL ADDRESS (required) DATE



RESIDENTIAL PERMIT APPLICATION

REV. 6/2022

P.O. BOX 220 McALLEN, TEXAS 78505-0220

PERMIT APPLICATION REFERENCE NUMBER

Res 2022-07293

APPLICATION MUST BE COMPLETE

(Please type or print in black or blue ink)

GC NUMBER

R202

APPLICANT

NAME Jesus Martinez PHONE 956-648-9846

ADDRESS 1406 ORCHID AVE

CITY McAllen STATE Tx ZIP 78504

CONTACT NAME: Jesus Martinez PHONE _____

☒ OWNER ☐ CONTRACTOR ☐ TENANT ☐ OTHER

OWNER

NAME Same as Above PHONE _____

ADDRESS _____ *EMAIL: _____

CITY _____ STATE _____ ZIP _____

*OWNER INFORMATION NOT PROVIDED, INITIAL:

☐ NEW ☐ IMAGINE TOMMORROW ☐ REMODELING ☐ REPAIR ☐ MOVE ☒ ADDITION ☐ REMOVE BLDG. HGT. _____ NO. OF FLOORS _____

BLDG SQ. FT. 1020 NO. PARKING SPACES _____ SQ. FT. LOT 9600 LOT FRONT 28.5' FLOOR EL. ABOVE CURB 7

EXISTING USE _____ NEW USE _____

SCOPE OF WORK TO BE DONE porch addition, then future kitchen expansionSTRUCTURE BUILT BEFORE 1978 ☒ YES ☐ NO

PROJECT

RESIDENTIAL NEW NO. OF UNITS _____ NO. BDRMS _____ NO. BATHRMS _____ SQ. FT. NON-LIVING _____ SQ. FT. LIVING _____

FOUNDATION ☒ CONCRETE SLAB ☐ CONCRETE PIER ☐ CONCRETE BLOCK ☐ CONCRETE BEAM ☐ WOOD POSTS

EXT WALL ☐ MASONRY VENEER ☐ MASONRY SOLID ☐ METAL SIDING ☐ COMPOSITION ☒ WOOD

ROOF ☐ WOOD SHINGLE ☐ COMPOSITION ☒ METAL ☐ BUILD UP ☐ CLAY OR CONCRETE TILE

UPGRADES/OTHER ☐ GRANITE COUNTERTOPS ☐ MARBLE TUBS/FLOORS ☐ CUSTOM WINDOWS ☐ POLYURETHANE INSULATION ☐ OTHER UPGRADES _____

☐ SEPTIC TANK EXISTING OR PROPOSED ☐ YES ☐ NO

LOT 8 BLOCK 3 SUBDIVISION Primrose Terrace Unit No 1SITE ADDRESS ST. NO. 1406 ST. NAME Orchid Ave

CITY USE ONLY

Construction Cost Permit Fee \$ 163.20 Rec'd by [Signature]

Value \$ 20,000 Double Fee \$ _____ Date 8/1/22

Zoning R-1 Park Zone _____ Park Development Fee \$ _____ Time 4:26

Total Fee \$ _____

The foregoing is a true and correct description of the improvement proposed by the undersigned applicant and the applicant states that he will have full authority over construction of same. The building permit shall not be held to permit or be an approval of the violation or modification of any provisions of City ordinances, codes, subdivision restrictions of State law or be a waiver by the City of such violation. Alteration changes or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department. The applicant hereby agrees to comply with all City ordinances, codes, subdivision, restrictions and State laws and assume all responsibility for such compliance. It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for six months after the time of work is commenced. This permit is good for one year only.

PRINT (AUTHORIZED AGENT/OWNER)

SIGNATURE

EMAIL ADDRESS (required)

DATE

Jesus Martinez [Signature] jmart2070@hotmail.com 8/1/22



23 Jul 2024



INSPECTIONS REQUEST FOR SERVICE

CASE NUMBER

BLD2024-00304

DATE

05/14/2024

CASE OF ADDRESS

1406 ORCHID Ave

DETAILED DESCRIPTION

Scope of work: Put a cement slab with kitchen expansion (RES2022-07293)

* App. was rejected

* App. never issued

* No inspections

* 180 day expired

Please verify that scope of work has not been done

INSPECTION RESULTS

Insp. Date	Ins. Type	Request Comments	Result Comments	Result	Inspector
07/23/2024	Investigate	Scheduled via Script	Visible work on the back of the property posted notice of violation .	Posted SWO	Denilson Guevara
10/21/2024	Follow-up 1st	Scheduled via Script	spoke with Mr. Martinez, advised him a citation will be issued do to failure to come into compliance , issue RCS	Issued Citation	Denilson Guevara

SIGNATURE OF INSPECTOR





**NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2025-0027**

 CITY OF McALLEN PLANNING DEPT
356-681-1250
WWW.McALLEN.NET



 **1406**

**Tabled until July 9,
2025 meeting**

**Tabled until July 9,
2025 meeting**