

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, JUNE 2, 2021 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

Web: <https://zoom.us/join> or phone: (346) 248-7799

Meeting ID: 672 423 1883

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 – CHAIRPERSON ERICK DIAZ

1. MINUTES:

- a) Minutes for the meeting held on May 19, 2021.

2. PUBLIC HEARINGS:

- a) Request of Jose G. Vela for the following Special Exception to the City of McAllen Zoning Ordinance to allow: an encroachment of 20.83 ft. into the 25 ft. front yard setback for an existing metal carport with a proposed measurement of 15 ft. by 20 ft., at Lot 87, Olivarez Subdivision No. 5, Hidalgo County, Texas; 3004 Upas Avenue. **(ZBA2021-0017)**
- b) Request of Riverside Development Service, LLC for the following variances to the City of McAllen Zoning Ordinance **1)** to allow a lot width less than 50 ft. with a minimum width of 29.66 ft. for Lot 103 of proposed Campo de Sueños Phase II, 39 ft. to 44.5 ft. for Lots 61,67,68,72,73,77-80,82-86,92,104,105 of proposed Campo de Sueños Phase II, 45 ft. to 49.6 ft. for Lots 56-60,62,64-66,69,70,71,81,87,89-91,101 of proposed Campo de Sueños Phase II, 23.17 ft. for Lot 137 of proposed Campo de Sueños Phase III, 29 ft. to 34.5 ft. for Lots 135,144,145 of proposed Campo de Sueños Phase III, 34.51 ft. to 39 ft. for Lots 124,125,130,131,136,138,139,143,158 of proposed Campo de Sueños Phase III, 40 ft. to 45.5 ft. for Lots 111,112,123,126,129,132-134,140-142,146,148,150-152,155-157,163-166 of proposed Campo de Sueños Phase III, and 46 ft. to 50 ft. for Lots 113,147,153,154,159 of proposed Campo de Sueños Phase III, **2)** to allow a lot size of less than 5,000 sq. ft. with a minimum lot size of 4,512.31 for Lot 56 and 4,725.36 sq. ft. for Lot 57 of proposed Campo de Sueños Phase II, For a 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision Hidalgo County, Texas; 8300 North Ware Road.**(ZBA2020-0087)**

3. FUTURE AGENDA ITEMS

- a) 1020 North 27th 1/2 Street
- b) 512 North 26th Street

ADJOURNMENT:

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

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

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, May 19, 2021 at 4:30 p.m. in the City Commission Meeting Room with the following present:

Present:	Erick Diaz	Chairperson
	John Millin	Vice-Chairperson (Zoom)
	Sylvia Hinojosa	Member (Zoom)
	Juan F. Jimenez	Member (Zoom)
	Jose Gutierrez	Member
	Rogelio Rodriguez	Alternate (Zoom)
	Rebecca Millan	Alternate (Zoom)

Absent:	Ann Tafel	Alternate
	Hugo Avila	Alternate

Staff Present:	Victor Flores	Assistant City Attorney
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Liliana Garza	Planner II
	Mario Escamilla	Planner I
	Porfirio Hernandez	Planning Technician II
	Julian Hernandez	Planning Technician
	Carmen White	Secretary

CALL TO ORDER –Chairperson Erick Diaz

1. MINUTES:

- a)** Minutes for the meeting held on May 5, 2021.

The minutes for the meeting held on May 5, 2021 were approved. The motion to approve the minutes was made by Ms. Sylvia Hinojosa. Mr. Jose Gutierrez seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a)** Request of Teodoro Quinones for the following Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 19.58 ft. into the 35 ft. front yard setback for a proposed carport measuring 12 ft. by 20 ft., at Lot 2, Block 2, Highland Park Subdivision, Hidalgo County, Texas; 713 Tamarack Avenue. **(ZBA2021-0016)**

Mr. Escamilla stated Teodoro Quinones, was requesting a special exception to allow an encroachment of 19.58 ft. into the 35 ft. front yard setback for a proposed carport measuring 12 ft. by 20 ft. The applicant was requesting the carport to accommodate his larger vehicle (van) which he utilizes for transportation, since he uses a walker, wheel

chair and cane. The applicant had stated that due to the size of his vehicle unloading, loading, and maneuvering is difficult in the existing garage space. The applicant had also been advised by his physician to stay out of the sun and the carport will aide him during recreational activities.

The property was located along the south side of Tamarack Avenue, approximately 71 feet east of North 8th Street. The property had 71 feet of frontage along Tamarack Avenue with a depth of 130 feet for a total area of 9,230 square feet. There was a single-family residence on the subject property. The property was zoned R-1 (single family residential) District. Adjacent zoning was R-1 (single family residential) District in all directions. The surrounding land use was single family residential.

Highland Park Subdivision was recorded on March 10, 1950. The plat does not indicate setbacks. The subdivision was recorded prior to 1979 and the applicable setbacks were subject to the 1945 Zoning Ordinance. The front yard setback under the 1945 Zoning Ordinance was 40 feet, however a request "for exception to place houses, on all lots in Blocks 2,3,5 and 6 Highland Park, 35 feet from front lot line", was granted on August 9th, 1950. The side yard setbacks are 7 feet on the east side and 5 feet along the west side. The rear yard setback under the 1945 Zoning Ordinance was 3 feet for accessory buildings; however, the rear yard setback requirement changed to 10 feet under the 1979 zoning ordinance. An application for the variance request was submitted on April 16, 2021. An application for a building permit had not yet been submitted.

A variance request for a carport encroachment of 5 ft. into the 10 ft. rear yard setback was approved in August 2011 for Lot 4, Block 2, Highland Park Subdivision.

The proposed 12 ft. by 20 ft. flat, roof carport will be open on all sides and be of aluminum construction. It would be built over an existing concrete driveway. The submitted site plan shows a proposed carport attached to the house encroaching 19.58 ft. into the 35 ft. front yard setback.

Front yard setbacks are important to help to keep the character of single-family residential areas by maintaining the street yard and curb appeal of properties in a subdivision. The current home utilizes tandem parking which would allow one car to be parked in the garage while another in the driveway, a common characteristic of homes constructed during that period. The current garage space does not provide the necessary room needed for the applicant, since he uses multiple forms of mobility aids that require additional space during loading and unloading.

The applicant can relocate the proposed carport to the rear of the property to be in compliance, but this option however, would involve, a re-design of the rear yard to accommodate the carport and construction of a concrete driveway with alley access. In addition, the current alley surface (caliche/dirt) may make it difficult to traverse during inclement weather.

Staff had not received any phone calls or emails in opposition to this special exception request.

Staff recommended approval of the special exception request. If the Board grants approval of the request, it should be limited to the footprint shown on the submitted site plan.

Mr. Raymond H. Rodriguez, Jr., 705 Tamarack Avenue, representative and neighbor for Mr. Quinones, stated the applicant was requesting the special exception to build a carport for his new van to carry his electrical wheelchair as well as his walker. The existing garage was too narrow to open the vehicle's doors.

Chairperson Erick Diaz asked if there was anyone present or on Zoom in favor of the special exception request. There was no one else in favor of the special exception request.

Chairperson Erick Diaz asked if there was anyone present or on Zoom in opposition of the special exception request. There was no one in opposition of the special exception request.

Ms. Sylvia Hinojosa **moved** to approve the special exception limited to the footprint shown. Mr. Jose Gutierrez seconded the motion. The Board voted to approve the special exception with five members present and voting.

- b) Request of Cedric Williams for the following variances to the City of McAllen Zoning Ordinance 1) an encroachment of 18.75 ft. into the 20 ft. front yard setback for an existing metal carport measuring 18 ft. by 20 ft., 2) an encroachment of 3.21 ft. into the 6 ft. north side yard setback for an existing metal carport measuring 18 ft. by 20 ft. at Lot 9, Harvey Terrace Unit 2 Subdivision Phase 1 & 2, Hidalgo County, Texas; 2813 North 27th Lane. (ZBA2021-0012) (TABLED: 05/05/2021)**

Board member Sylvia Hinojosa **moved** to remove the item from the table. Board member Rebecca Millan seconded the motion. The Board voted unanimously with five members present and voting.

Ms. Garza stated the applicant was requesting a variance request to encroach 18.75 ft. into the 20 ft. front yard setback and withdrew variance request #2, therefore, variance request #1 was considered a special exception.

The subject property was located on the north side of 27th Lane, approximately 125 ft. north of Harvey Drive. The property had 50 ft. of frontage along 27th Lane and a depth of 100 ft. with a lot size of 5,000 square feet. The property and adjacent zoning was R-1 (single family residential) District in all directions. Surrounding land use include single-family residential.

Harvey Terrace Unit 2 Subdivision Phase 1 & 2 was recorded on March 9, 1981. The plat specifies a 20 ft. front yard setback and 6 ft. side yard setbacks. A stop work order was issued by Building and Inspections Department staff on April 1, 2021 for the installation of a carport without a permit. An application for a building permit for a carport was submitted to the Building Permits & Inspections Department on April 5, 2021. An application for variance request for encroachments of an existing carport was submitted to the Planning Department

on April 5, 2021.

The variance request #1 is to allow an encroachment of 18.75 ft. into the 20 ft. front yard setback for an existing metal carport measuring 18 ft. by 20 ft. The plat for the subdivision specifies a 20 ft. front yard setback. The applicant is requesting to allow the carport to remain at this location since there is no available area for relocation that would place it out of the setback.

The variance request #2 is to allow an encroachment of 3.21 ft. into the 6 ft. north side yard setback for an existing metal carport measuring 18 ft. by 20 ft. The plat for the subdivision specifies a 6 ft. side yard setback and the standard side yard setback for a lot in R-1 (single family residential) district is 6 ft. As per City's ordinance, no structures are allowed to be built on any setbacks.

There were no variance requests on file for carports encroaching into the setbacks for this subdivision; however, a site inspection confirmed that there are existing carports built around the neighborhood without a permit.

- Building Permits & Inspection Department issued stop work orders for the construction of carports without permits for lots 30, 4, 139, 140, 63, 64, and 75 on April 8, 2021
- Building Permits & Inspection Department issued a stop work order for the construction of a carport without a permit for lot 118 on April 8, 2021 and the customer applied for a Building Permit on April 19, 2021
- Building Permits & Inspection Department issued a stop work order for construction of carports without a permits for lot 102 on October 8, 2020 and the customer applied for a Building Permit; however, Planning Department staff rejected the permit for encroachments and informed customer and explained variance process
- Building Permits & Inspection Department has created a stop work order case for the construction of a carport without permits for lot 125

Should the request be approved, it may encourage other property owners to request a variance for carports to encroach into the setbacks. Approval of the request will allow the existing carport to remain as depicted on the site plan.

Staff had not received any phone calls or concerns in regards to the variances requests.

Staff recommended approval of the special exception request subject to compliance with Zoning Ordinance Section 138-366.

Chairperson Erick Diaz asked if there was anyone present or on Zoom in favor of the variance request. There was no one else in favor of the variance request.

Chairperson Erick Diaz asked if there was anyone present or on Zoom in opposition of the variance request. There was no one in opposition of the variance request.

Ms. Sylvia Hinojosa moved to approve the special exception. Mr. Juan Jimenez seconded the motion. The Board voted to approve the special exception with five members present and voting.

3. FUTURE AGENDA ITEMS:

- a)** 8300 North Ware Road
- b)** 3004 Upas Avenue
- c)** 1020 North 27th ½ Street

Board member Sylvia Hinojosa asked staff there was any discussion with City Commission concerning the carports. Mr. Edgar Garcia, Planning Director stated last Monday at the City Commission meeting there was no new direction yet. The Mayor suggested taking the matter back in June. As of now, staff is taking in applications but with no scheduled meeting date. Ms. Hinojosa asked if façades if a house was built a certain way to stay within the same design that already existed. Mr. Garcia and Mr. Flores stated they could not take facades into the Board's decisions.

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Ms. Sylvia Hinojosa **moved** to adjourn the meeting. Mr. Juan Jimenez seconded the motion, which carried unanimously with five members present and voting.

Chairperson Erick Diaz

Carmen White, Secretary

Planning Department

Memo

TO: Zoning Board of Adjustment & Appeals

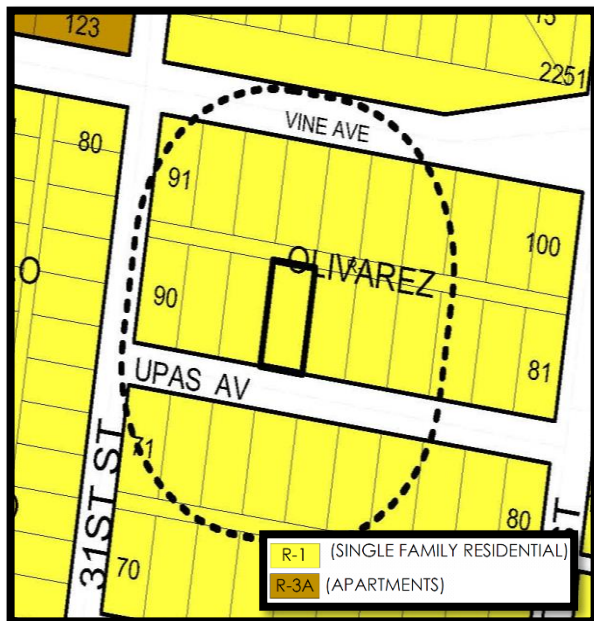
FROM: Planning Staff

DATE: May 19, 2021

SUBJECT: REQUEST OF JOSE G. VELA, FOR THE FOLLOWING SPECIAL EXCEPTION TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW: AN ENCROACHMENT OF 20.83 FT. INTO THE 25 FT. FRONT YARD SETBACK FOR AN EXISTING METAL CARPORT WITH A PROPOSED MEASUREMENT OF 15 FT. BY 20 FT. AT LOT 87, OLIVAREZ SUBDIVISION NO. 5, HIDALGO COUNTY, TEXAS; 3004 UPAS AVENUE. (ZBA2021-0017)

REASON FOR APPEAL:

The applicant is requesting a special exception to encroach 20.83 ft. into the 25 ft. front yard setback an existing metal carport that currently measures 20 ft. by 20 ft.



PROPERTY LOCATION AND VICINITY:

The subject property is located on the north side of Upas Avenue, approximately 180 ft. east of North 31st Street. The property has 61 ft. of frontage along Upas Avenue and a depth of 124.8 ft. with a lot size of 7,612.8 square feet. The property and adjacent zoning is R-1 (single family residential) District in all directions. Surrounding land use include single-family residential.

BACKGROUND AND HISTORY:

Olivarez Subdivision No.5 was recorded on February 1, 1972. The plat specifies a 25 ft. front yard

setback. A stop work order was issued by Building and Inspections Department staff on April 19, 2021 for the installation of a carport without a permit. An application for a building permit for a carport was submitted to the Building Permits & Inspections Department on April 22, 2021. An application for special exception request for encroachment of an existing carport was submitted to the Planning Department on April 30, 2021.

ANALYSIS:

The special exception request is to allow an encroachment of 20.83 ft. into the 20 ft. front yard setback for an existing metal carport that currently measures 20 ft. by 20 ft. The plat for the subdivision specifies a 25 ft. front yard setback. The applicant is proposing to modify the carport to measure 15 ft. by 20 ft. (5 ft. reduction on the west side, and 2 ft. overhang) to avoid encroachment into the side setback (5 ft. as per pattern). The applicant is requesting to allow the carport to remain at this location with the proposed modification since this would allow protecting his truck from inclement weather. In addition, the applicant is unable to walk for a far distance and needs to get to his truck slowly to avoid injuries, having the carport would provide protection and shade.

There are no variance requests on file for carports encroaching into the setbacks for this subdivision; however, a site inspection confirmed that there are existing carports (approximately 7) built around the neighborhood without a permit. There are other structures around the area that seemed to be encroaching into rear and side setbacks.

Approval of the request will allow the existing carport to be modified as depicted on the site plan.

Staff has not received any phone calls or concerns in regards to the special exception request.

RECOMMENDATION:

Staff recommends approval of the special exception since reasons of appeal are health related and it complies with Section 138-371 (b) (1) of the Zoning Ordinance. If the Board chooses to approve the request, the approval should be limited to the modified carport shown on the site plan.

ZBA2021-0017



City of McAllen

Planning Department

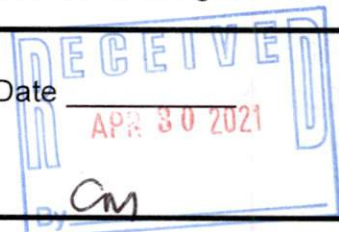
APPEAL TO ZONING BOARD OF

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)

ZBA
4.2.21

Project	Legal Description <u>Olivarez No5 Lot 87</u>
	Subdivision Name <u>Olivarez No5</u> Street Address <u>3004 Lpas Ave</u>
Project	Number of lots <u>1</u> Gross acres <u>7644.30</u> Existing Zoning <u>R1</u> Existing Land Use <u>Residential</u>
	Reason for Appeal (please use other side if necessary) <u>Build carport about 2-3yr Contractor fail to get permit.</u> <input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input checked="" type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport) <input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
Applicant	Name <u>Jose G. Vela</u> Phone <u>956-605-1264</u> Address <u>3004 Lpas Ave</u> E-mail <u>Vela7606a@icloud.com</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>
Owner	Name <u>Same</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature <u>[Signature]</u> Date <u>4/30/21</u> Print Name <u>Jose G. Vela</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent
Office	Accepted by _____ Payment received by _____ Date _____ Rev 09/20



05

H.C.



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:

n/a

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

protection of vehicle

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:

n/a

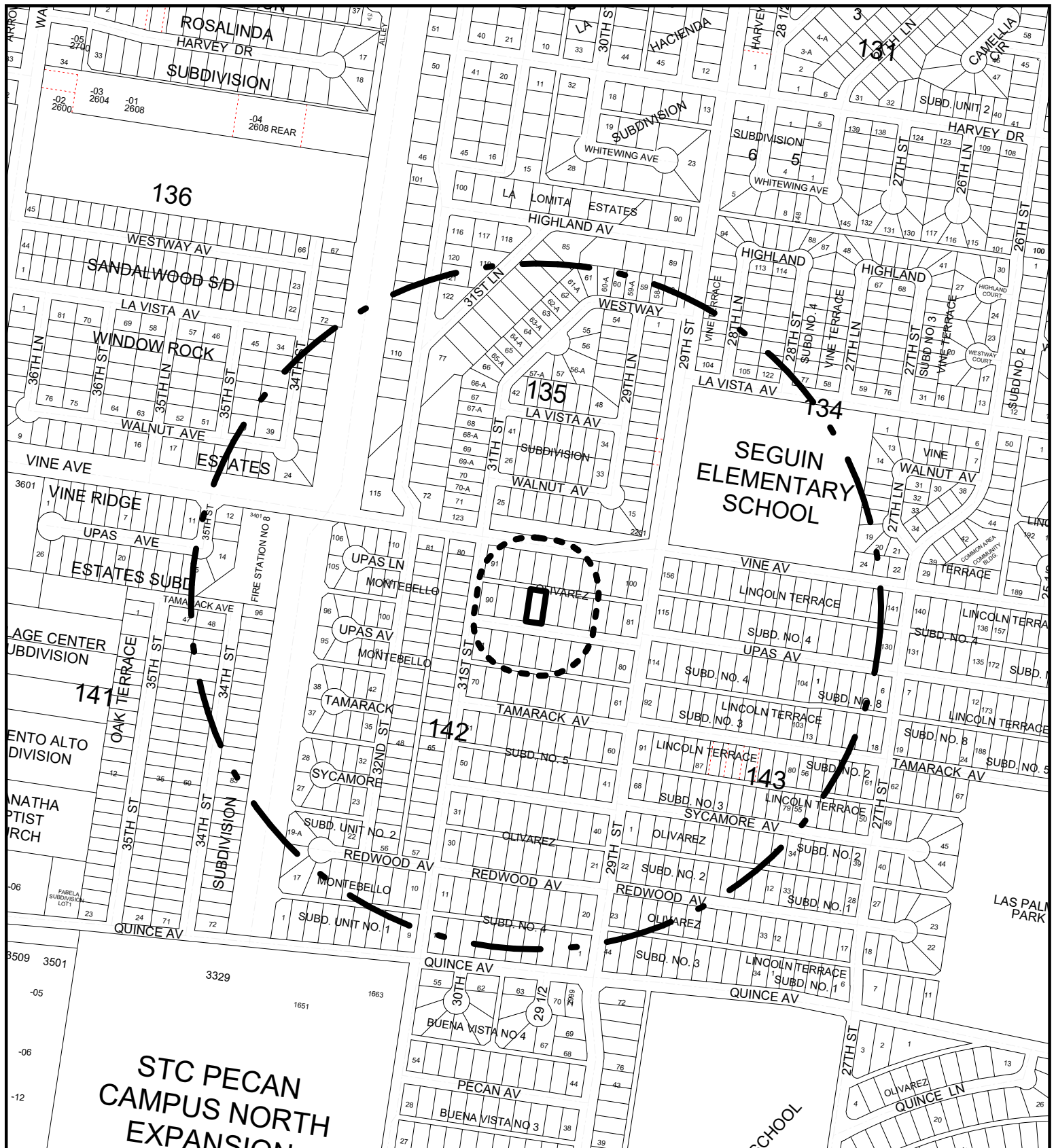
4. Describe special conditions that are unique to this applicant or property:

To protect our truck from Bad weather. Like the storm ^{we had in} 3/2012

Health reason, Jose G. Vela is a disable veteran and is unable to walk for a far distance, and needs to get to his truck very slow also he needs the shade provided by the Carport

Chairman, Board of Adjustment
Signature

Date



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

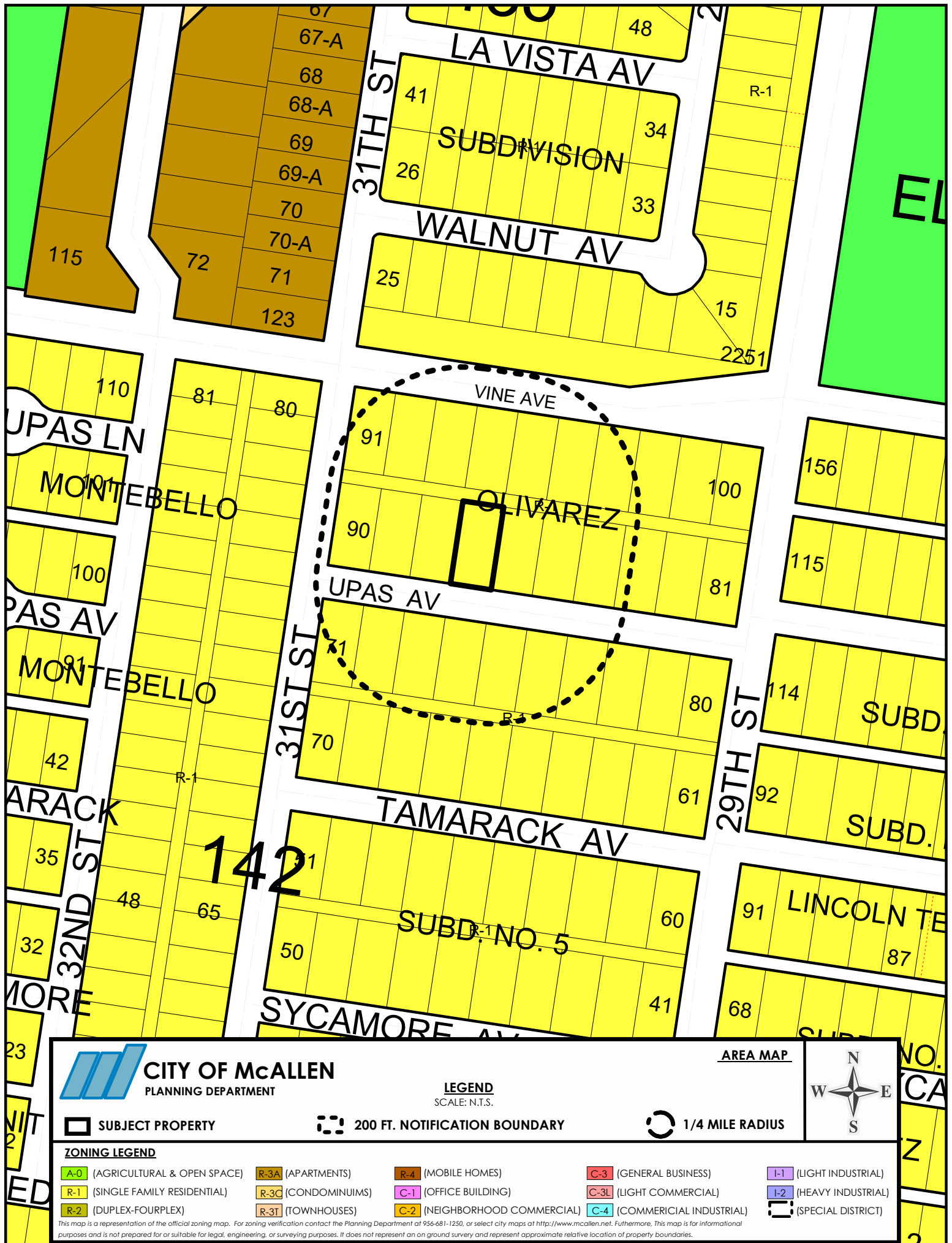
1/4 MILE RADIUS



ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

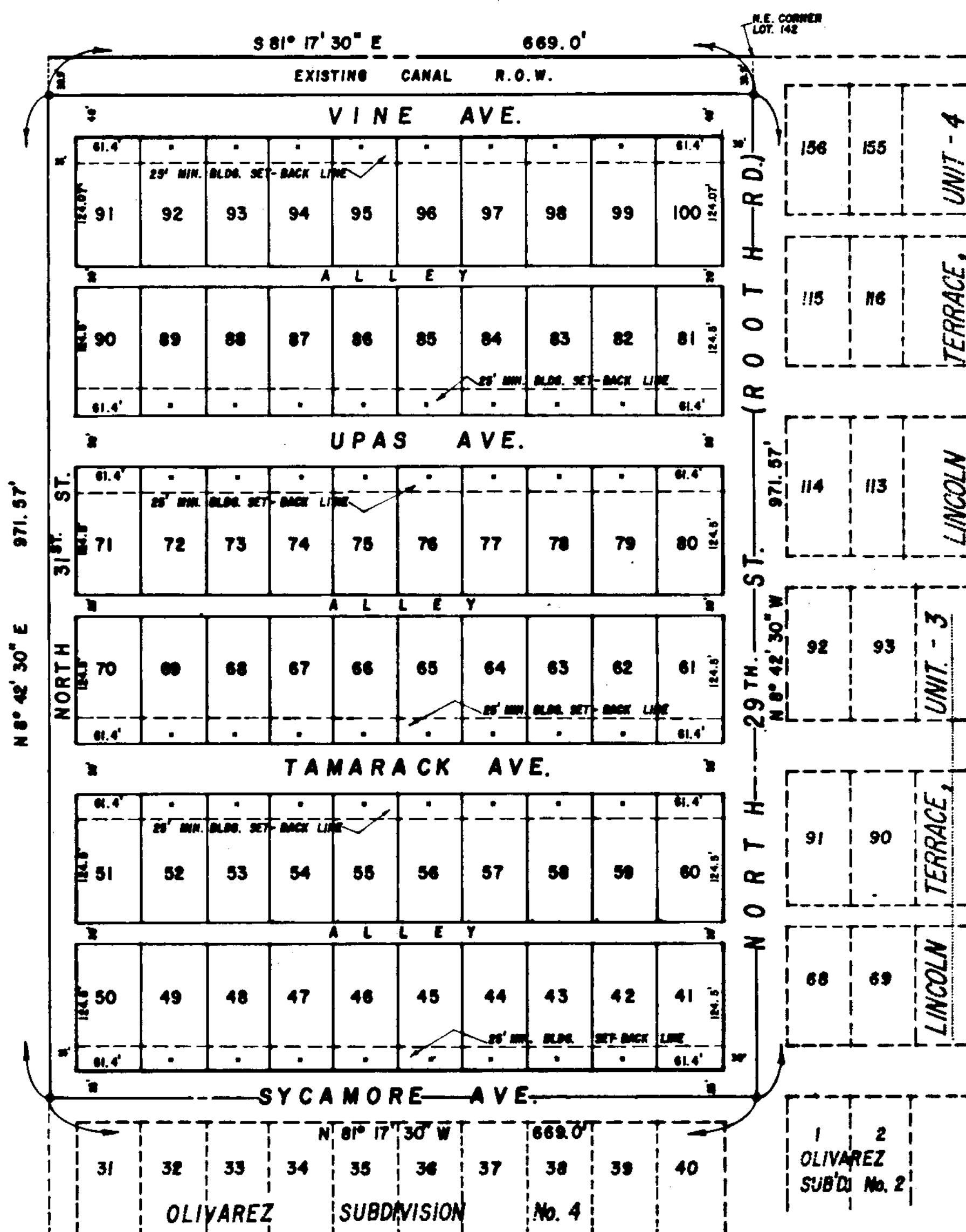


200' NOTIFICATION BOUNDARY



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2318



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 14th day of February 1972
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By *Luis De la Cruz*

MAP
OF

OLIVAREZ SUBDIVISION No. 5
HIDALGO COUNTY, TEXAS.

BEING A SUBDIVISION OF THE NORTH 14.91 ACRES OF THE EAST 25.16 AC. OF LOT 142, LA LOMITA IRRIG. & CONST. CO'S. SUB'D. OF PORCIONES 61, 62, 63 & 64. HIDALGO COUNTY, TEXAS.
Lying South of Canal R.O.W.

APPROVED
FOR RECORDING
Hidalgo Co. Highways Dept.
By *[Signature]*
Date *2-1-72*

NOTE 1

EXISTING FLOOR ELEVATION SHALL NOT BE LESS THAN 12.5' U.S.C. & G.S. DATUM OR NOT LESS THAN 15' ABOVE TOP OF HIGHEST ADJACENT CURB WHICHEVER IS THE HIGHER ELEVATION.

FILED FOR RECORD THIS DATE
At 4:32 o'clock P.M.

FEB 1 1972

SANTOS SALDANA

County Clerk, Hidalgo County, Texas
[Signature]

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

SCALE: 1" = 100' DATE: 12-6-71

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 THE SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS THAT ENRIQUE OLIVAREZ CONSTRUCTION, 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, ENRIQUE OLIVAREZ CONSTRUCTION, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 6TH DAY OF DECEMBER A.D. 1971.

STATE OF TEXAS:
COUNTY OF HIDALGO:

[Signature]
Rafael Guerra Secretary

[Signature]
Enrique Olivarez 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 THE 6TH DAY OF DECEMBER A.D. 1971.



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

FILED C. L. MEDINA
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS.

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 14th DAY OF December A.D. 1971.

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 20th DAY OF December A.D. 1971.

[Signature]
CITY CLERK

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS THE 23rd DAY OF December A.D. 1971.

[Signature]
SECRETARY

[Signature]
MAYOR
[Signature]
PRESIDENT



Property line

45 ft

house

45 ft

5 ft

Existing

Carport
DW

20

Propose

70

15 ft

Property Line

existing carport

PL

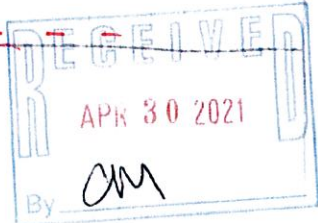
10 ft

10 ft

Curb

Street

3004 W. 45



4'-2"
Post to PL

Proposed





NOTICE
VARIANCE
SPECIAL EXCEPTION
FOR
THIS PROPERTY
ZBA2021-0017

★ 5064

Memo

TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: May 26, 2021

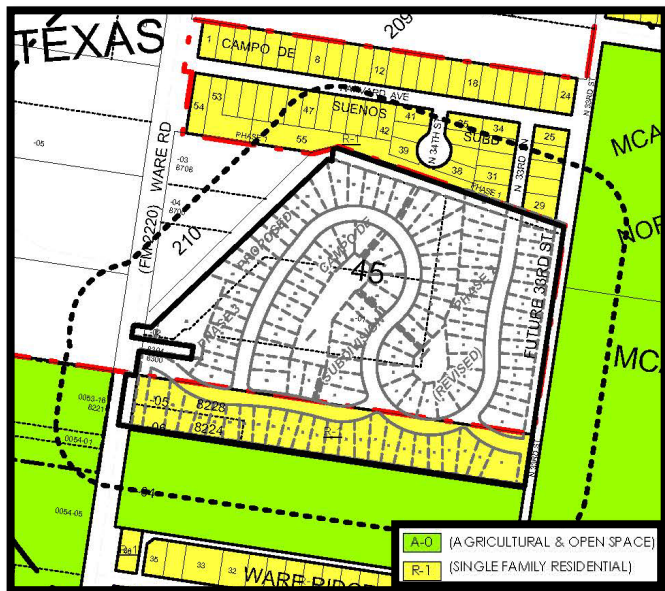
SUBJECT: Request of Riverside Development Service, LLC for the following variances to the City of McAllen Zoning Ordinance 1) to allow a lot width less than 50 ft. with a minimum width of 29.66 ft. for lot 103 of proposed Campo de Sueños Phase II, 39 ft. to 44.5 ft. for Lots 61,67,68,72,73,77-80,82-86,92,104,105 of proposed Campo de Sueños Phase II, 45 ft. to 49.6 ft. for Lots 56-60,62,64-66,69,70,71,81,87,89-91,101 of proposed Campo de Sueños Phase II, 23.17 ft. for Lot 137 of proposed Campo de Sueños Phase III, 29 ft. to 34.5 ft. for Lots 135,144,145 of proposed Campo de Sueños Phase III, 34.51 ft. to 39 ft. for Lots 124,125,130,131,136,138,139,143,158 of proposed Campo de Sueños Phase III, 40 ft. to 45.5 ft. for Lots 111,112,123,126,129,132-134,140-142,146,148,150-152,155-157,163-166 of proposed Campo de Sueños Phase III, and 46 ft. to 50 ft. for Lots 113,147,153,154,159 of proposed Campo de Sueños Phase III, 2) to allow a lot size of less than 5,000 sq. ft. with a minimum lot size of 4,512.31 for Lot 56 and 4,725.36 sq. ft. for Lot 57 of proposed Campo de Sueños Phase II, For a 26.663 acre tract of land out of Lot 45 and 52, La Lomita Irrigation and Construction Company's Subdivision Hidalgo County, Texas; 8300 North Ware Road. (ZBA2020-0087)

REASON FOR APPEAL:

The applicant is requesting two variance requests, first request is to not comply with the 50 ft. minimum width of frontage for proposed Campo de Sueños Phase II subdivision and proposed Campo de Sueños Phase III subdivision lots to accommodate the coving design of the proposed subdivisions. The second request is to not comply with the 5,000 sq. ft. minimum lot size for two lots of proposed Campo de Sueños Phase II subdivision.

PROPERTY LOCATION AND VICINITY:

The subject property is located on the east side of North Ware Road, approximately 1,250 ft. north of Auburn Avenue. The irregularly-shaped tract in question is described by metes and bound for a lot size of 26.663 acres and is being subdivided into two proposed subdivisions under the names of Campo de Sueños Phase II and Campo de Sueños Phase III. The property zoning is R-1 (single family residential) District. The adjacent zoning is A-O (agricultural-open space) District to the south, east and west, R-1 District to the north, and ETJ (Extra-Territorial Jurisdiction) to the west. Surrounding land use include single-family residential, Texas Ranch Apartments, baseball field, elementary school and vacant land.



BACKGROUND AND HISTORY:

The Planning and Zoning Commission Board voted to approve the proposed subdivisions in revised preliminary form subject to staff recommendations and variances with conditions noted on January 19, 2021. A variance request to the block length requirement at Campo de Sueños Phase II was approved by City Commission on February 22, 2021. Annexation and initial zoning to R-1 District for the portion of the tract that was outside City limits has been approved by City Commission on May 24, 2021.

ANALYSIS:

The variance request #1 is to allow a lot width less than 50 ft. for proposed Campo de Sueños Phase II subdivision and proposed Campo de Sueños Phase III subdivision. Section 138-356 of the zoning ordinance shows the required minimum lot width for lots in the R-1 District is 50 ft. The lot width requirements are established to conserve and enhance the environment and character of a given use district, and to protect the health, safety, and general welfare of the residents of that district. The lot width enables residential parcels to devote a minimum 50 percent of landscape area within the front yard setback and between the property line and the extension of side yard setback line as required under Section 110-48. The applicant is requesting to allow:

- 29.66 ft. for lot 103 of proposed Campo de Sueños Phase II
- 39 ft. to 44.5 ft. for Lots 61,67,68,72,73,77-80,82-86,92,104,105 of proposed Campo de Sueños Phase II
- 45 ft. to 49.6 ft. for Lots 56-60,62,64-66,69,70,71,81,87,89-91,101 of proposed Campo de Sueños Phase II
- 23.17 ft. for Lot 137 of proposed Campo de Sueños Phase III
- 29 ft. to 34.5 ft. for Lots 135,144,145 of proposed Campo de Sueños Phase III
- 34.51 ft. to 39 ft. for Lots 124,125,130,131,136,138,139,143,158 of proposed Campo de Sueños Phase III
- 40 ft. to 45.5 ft. for Lots 111,112,123,126,129,132-134,140-142,146,148,150-152,155-157,163-166 of proposed Campo de Sueños Phase III
- 46 ft. to 50 ft. for Lots 113,147,153,154,159 of proposed Campo de Sueños Phase III

If variance is approved, on-street parking may cause hazards and increase risk of road users; such as collision with other vehicles while darting out between two parked cars. On-street parking may also affect maneuvering areas for fire truck and public works waste truck. Both subdivisions are proposing streets to be at 32 ft. of pavement back to back; therefore, if vehicles are parked on both sides of street, there will only be 14 ft. for traffic flow.

The variance request #2 is to allow a lot size of less than 5,000 sq. ft. The minimum lot area includes internal sidewalks, recreation areas, floor space, parking area, open space and utility easements, but does not include any public right of way easement or alley easements. Section 138-356 of the zoning ordinance shows the required lot size for lots in the R-1 District is 5,000 sq. ft. The lot size requirements are established to conserve and enhance the environment and character of a given use district, and to protect the health, safety, and general welfare of the residents of that district. A minimum lot size of 4,512.31 is proposed for Lot 56 and 4,725.36 sq. ft. is proposed for Lot 57 of proposed Campo de Sueños Phase II. Applicant is proposing 51 lots and 49 of those lots will be in compliance with the minimum lot size requirement.

The plight of the owner in regards to meet the 50 ft. minimum width of frontage and the lot size is not unique since a reduction in the number of proposed lots may enable the property to achieve compliance.

Staff has not received any phone calls or concerns in regards to the variances requests.

RECOMMENDATION:

Staff recommends disapproval of the variance requests subject to compliance with Zoning Ordinance Section 138-356.

ZBA 2020-0087

ZBA
1/20/2021

City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

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

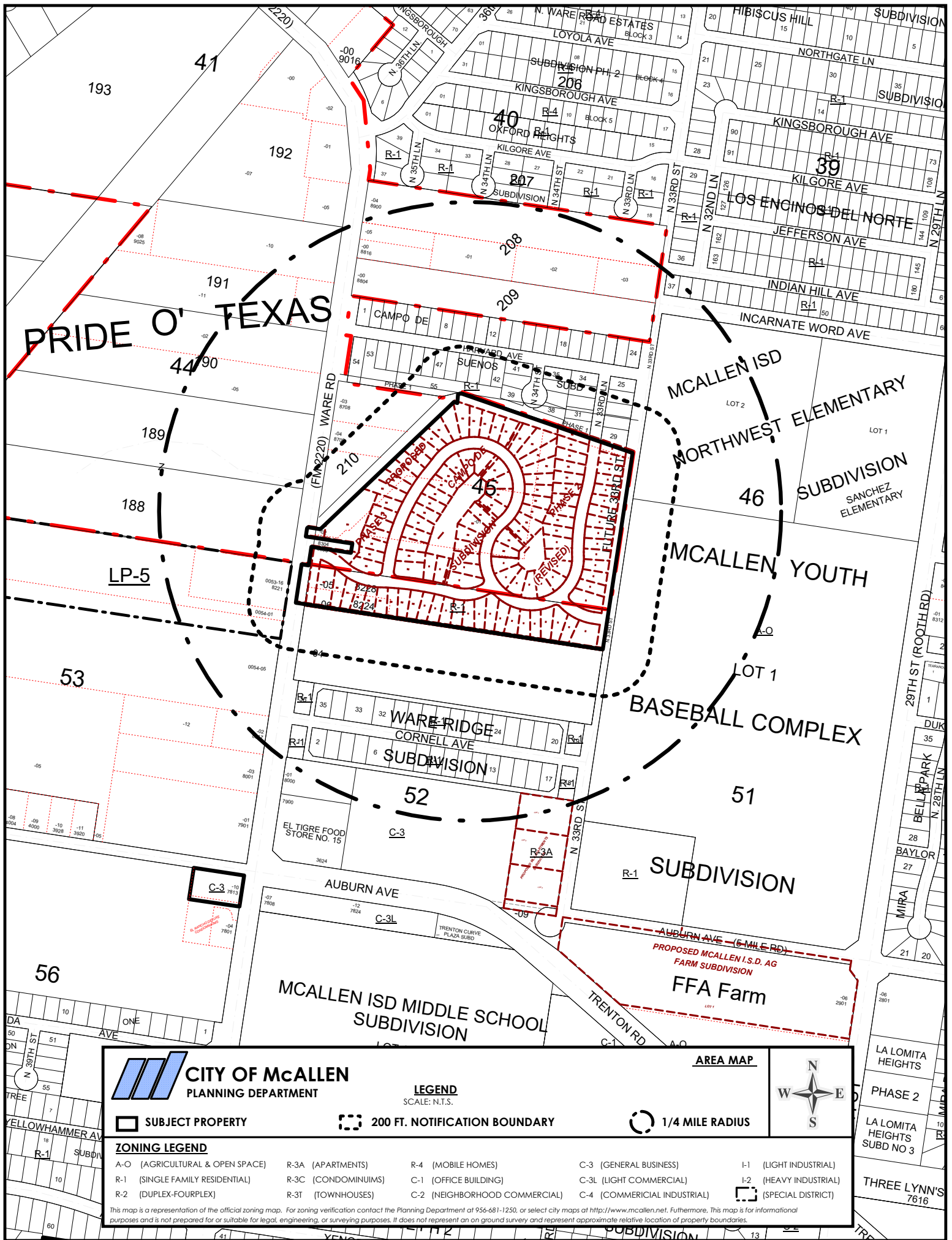
Project	Legal Description <u>Approx. 23.13 Acres o/o Lots 45 & 52</u> <u>La Lomita Irrigation & Constr. Co.</u> Subdivision Name <u>(Proposed Campo De Sueños II & III)</u> Street Address _____ Number of lots <u>113</u> Gross acres <u>23.13</u> Existing Zoning <u>None at this time</u> Existing Land Use <u>Vacant</u> Reason for Appeal (please use other side if necessary) <u>to accommodate the</u> <u>COVING DESIGN</u> <input checked="" type="checkbox"/> \$300.00 non-refundable filing fee + <input type="checkbox"/> \$50.00 Recording Fee for Special Exception (carport) <input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
	Applicant Name <u>Riverside Development Services, LLC</u> Phone <u>(956) 207-1047</u> Address <u>2606 Zinnia Ave.</u> E-mail <u>taguirreconsulting@me.com</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>
Owner	Name <u>Riverside Development Services, LLC</u> Phone <u>(956) 207-1047</u> Address <u>2606 Zinnia Ave.</u> E-mail <u>taguirreconsulting@me.com</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature <u>[Signature]</u> Date <u>12-10-2020</u> Print Name <u>Antonio M. Aguirre, Jr.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	Accepted by _____ Payment received by _____ Date _____ Rev 10/18 <div style="text-align: right;"> BY: <u>[Signature]</u> </div>

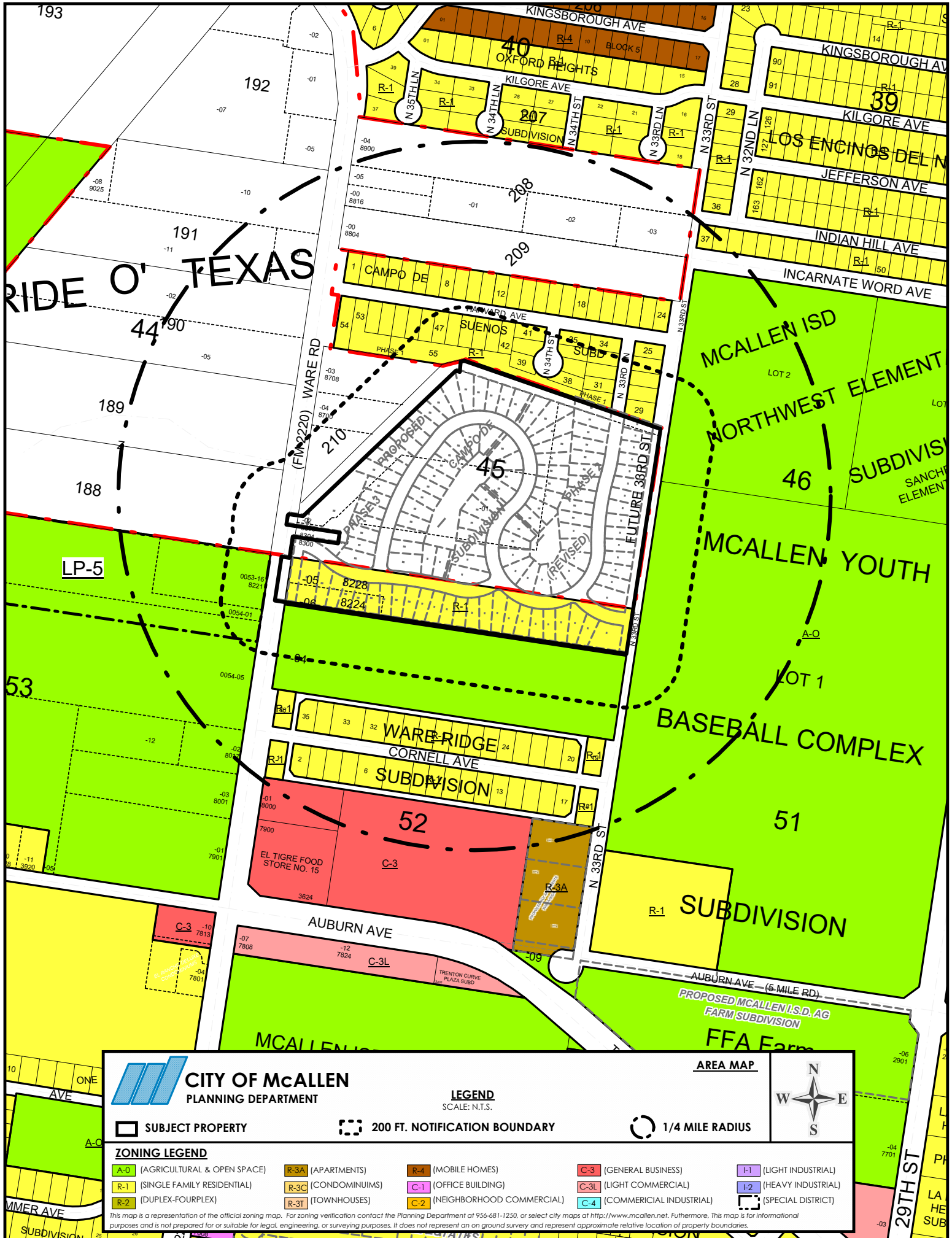
Rct# 753936



City of McAllen
Planning Department
REASON FOR APPEAL & BOARD ACTION

Reason for Appeal	<p>*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider any combination of the following: <i>(Please use an additional page if necessary to complete responses)</i></p> <p>**Information provided here by the applicant does not guarantee that the Board will grant a variance.</p> <p>***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.</p>	
	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:	
	MADE TO ACCOMMODATE THE COVING DESIGN	
	2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:	
	N/A	
	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:	
	NONE	
	4. Describe special conditions that are unique to this applicant or property:	
	MADE TO ACCOMMODATE THE COVING DESIGN	
	Board Action	
Chairman, Board of Adjustment Signature _____		Date _____





March 29, 2021

**METES AND BOUNDS
23.663 ACRES OUT OF LOT 45 AND 52,
LA LOMITA IRRIGATION &
CONSTRUCTION Co. SUBDIVISION
HIDALGO COUNTY, TEXAS**

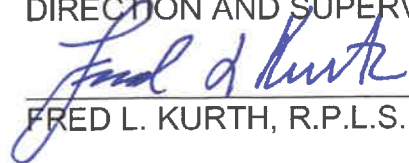
A tract of land containing 23.663 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lots 45 and 52, La Lomita Irrigation and Construction Company's Subdivision, according to the plat thereof recorded in Volume 24, Pages 67-68, Hidalgo County Deed Records, said 23.663 acres were conveyed to Riverside Development Services, LLC., by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3135302 and 3135352, a Special Warranty Deed with Vendor's Lien recorded under Document Number 3158972, and by a Deed without Warranty recorded under Document Number 3205186, Hidalgo County Official Records, said 23.663 acres also being more particularly described as follows:

BEGINNING at a Nail set at the Southwest Corner of said Lot 45;

1. THENCE, S 81° 22' 09" E along the South line of said Lot 45 and the North line of said Lot 52, a distance of 30.00 feet to a No. 4 rebar set for an inside corner of this tract;
2. THENCE, N 08° 37' 51" E a distance of 80.00 feet to a No. 4 rebar set for an outside corner of this tract;
3. THENCE, S 81° 22' 09" E at a distance of 10.00 feet pass a No. 4 rebar set on the existing East right-of-way line of N. Ware Road (F.M. 2220), continuing a total distance of 170.00 feet to a No. 4 rebar set for an inside corner of this tract;
4. THENCE, N 08° 37' 51" E a distance of 40.00 feet to a No. 4 rebar set for an inside corner of this tract;
5. THENCE, N 81° 22' 09" W at a distance of 160.00 feet pass a No. 4 rebar set on the East right-of-way line of N. Ware Road (F.M. 2220), continuing a total distance of 200.00 feet to a Nail set for an outside corner of this tract;
6. THENCE, N 08° 37' 51" E along the West line of said Lot 45 and within the existing right-of-way of N. Ware Road (F.M. 2220), a distance of 35.60 feet to a No. 4 rebar set for the Southernmost Northwest corner of this tract;
7. THENCE, N 45° 56' 21" E along an East line of Lot 210, Pride O' Texas Subdivision, according to the plat thereof recorded in Volume 5, Pages 58 and 59, Hidalgo County Map Records, a distance of 5.53 feet to a No. 4 rebar set for an outside corner of this tract;

8. THENCE, S 81° 22' 09" E a distance of 52.65 feet to a No. 4 rebar set for an inside corner of this tract;
9. THENCE, N 46° 24' 50" E a distance of 784.14 feet to a No. 4 rebar set for an outside corner of this tract;
10. THENCE, S 71° 43' 09" E a distance of 15.35 feet to a No. 4 rebar set for an inside corner of this tract;
11. THENCE, N 04° 21' 48" E a distance of 38.04 feet to a No. 4 rebar set for an outside corner of this tract;
12. THENCE, N 76° 14' 57" E a distance 13.53 feet to a No. 4 rebar found for an outside corner of this tract;
13. THENCE, S 70° 51' 03" E a distance of 771.73 feet to a No. 4 rebar set for the Northeast corner of this tract;
14. THENCE, S 08° 37' 51" W at a distance of 679.36 feet pass a No. 4 rebar set on the Southeast corner of said Lot 45 and the Northeast corner of said Lot 52, continuing a total distance of 844.36 for the Southeast corner of this tract;
15. THENCE, N 81° 22' 09" W at a distance of 1,280.00 feet pass a No. 4 rebar set on the existing East right-of-way line of N. Ware Road (F.M. 2220), continuing a total distance of 1,320.00 feet to the Southwest corner of this tract;
16. THENCE, N 08° 37' 51" E a distance of 165.00 feet to the POINT OF BEGINNING and containing 23.663 acres, of which 0.207 of one acre lies within the existing right-of-way line of N. Ware Road (F.M. 2220), leaving a net of 23.456 acres of land, more or less

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/10/2020 UNDER MY DIRECTION AND SUPERVISION.



FRED L. KURTH, R.P.L.S. #4750

DATE:

5-14-21



FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR
FLOODPLAIN
COMMUNITY PANEL NUMBER 480334 0295 D
MAP REVISED JUNE 6, 2020

Line Table		
Line #	Direction	Length
"L1"	S 81° 22' 00" E	30.00'
"L2"	N 08° 37' 51" E	80.00'
"L3"	S 81° 22' 00" E	170.00'
"L4"	N 08° 37' 51" E	40.00'
"L5"	N 81° 22' 00" W	200.00'
"L6"	N 08° 37' 51" E	35.60'
"L7"	N 48° 56' 21" E	5.53'
"L8"	S 81° 22' 00" E	52.65'

- LEGEND**
- FOUND No. 4 REBAR
 - ⊗ FOUND No. 5 REBAR
 - FOUND 3" DISK
 - ⌘ SET NAIL
 - ⌘ SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ▨ ASPHALT AREA
 - R.O.W. - RIGHT OF WAY
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - N.T.S. - NOT TO SCALE
 - W.D. - WARRANTY DEED
 - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - () - RECORDED DEED CALLS
 - LOT LINE

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES

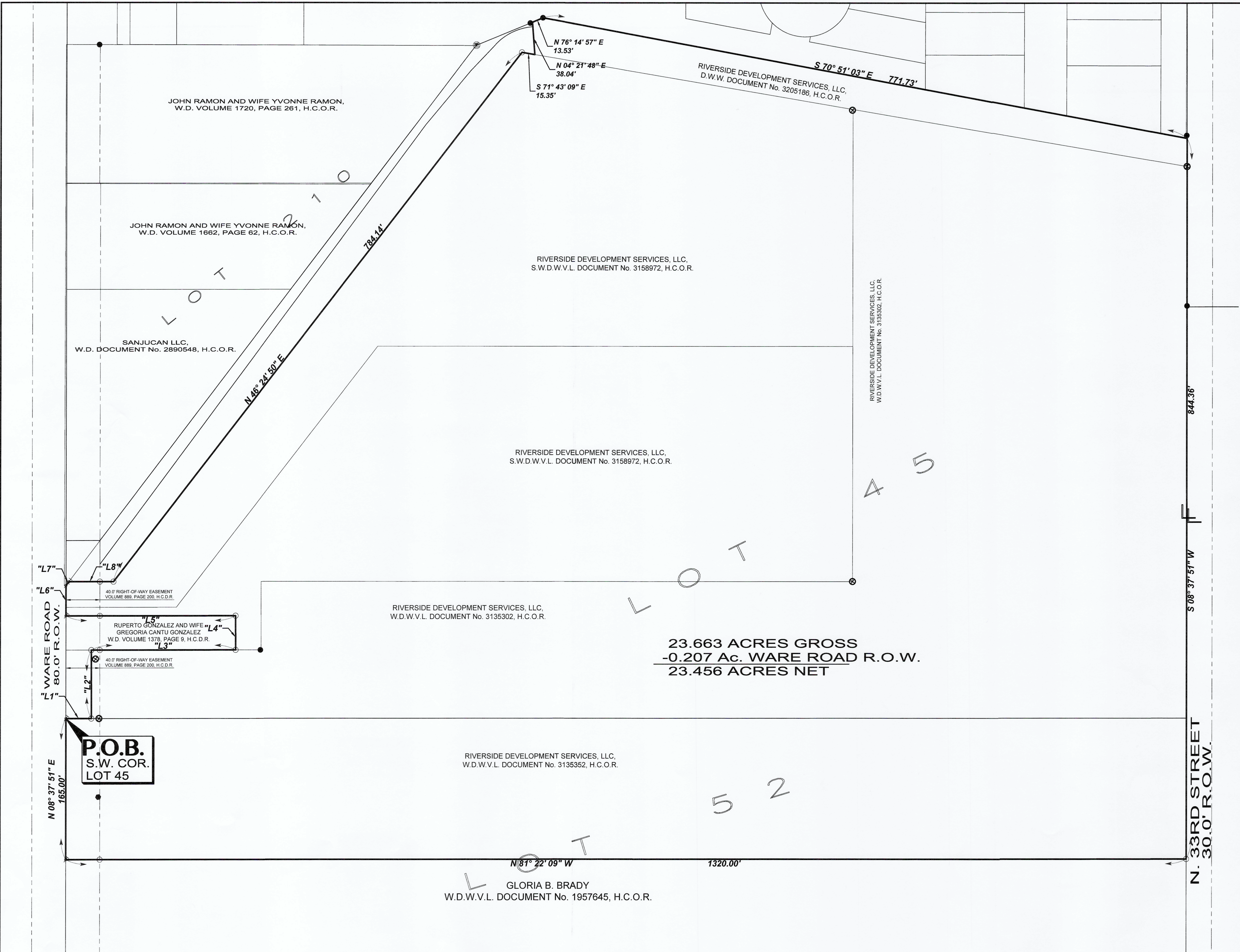
JOB No. **20570**
DRAWING DATE: 5/17/2021
DRAWN BY: J.G.
File Name: 20570 OVERALL

REVISION DATE BY

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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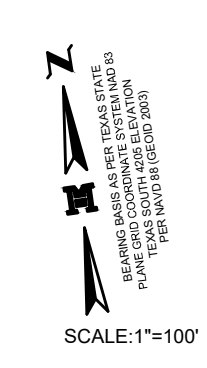


**PLAT SHOWING
23.663 ACRES
OUT OF LOT 45 AND 52,
LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY'S SUBDIVISION
VOLUME 24, PAGES 67-68, H.C.D.R.
HIDALGO COUNTY, TEXAS**

I, FRED L. KURTH, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE
FOREGOING PLAT TO BE TRUE AND CORRECT
REPRESENTATION OF A SURVEY MADE ON THE
GROUND ON 07/10/2020 UNDER MY DIRECTION
AND SUPERVISION.



Fred L. Kurth 5-17-21
FRED L. KURTH, RPLS No. 4750 DATE:



BEING A SUBDIVISION OF 9.755 ACRES SITUATED IN THE COUNTY OF
HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA
LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68,
HIDALGO COUNTY DEED RECORDS

CAMPO DE SUEÑOS SUBDIVISION PHASE II BEING A TRACT OF LAND CONTAINING 9.755 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 9.755 ACRES WERE CONVEYED TO RIVERSIDE DEVELOPMENT SERVICES, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S TEN RESERVE RECORDED UNDER NUMBER 3135302 AND DOCUMENT NUMBER 3136352 AND A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3205186, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.755 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, S 81° 22' 09" E A DISTANCE OF 514.66 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THE SITE LIES IN ZONE "X" UNSHADED , ZONE "X" UNSHADED IS DEFINED AS " AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". ZONE "X" UNSHADED SHOWN ON:
COMMUNITY-PANEL NUMBER: 480334 0295 D
MAP REVISED: JUNE 6, 2000

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 25 FEET OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT EXCEPT 25 FT. FOR DOUBLE FRONTING LOTS
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

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.

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

DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS TAYLOR VALLEY ESTATES SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REALTY PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIAN VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS THE ____ DAY OF _____, 2020.

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 THESE DETERMINATIONS.

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

THE _____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

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.

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

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHEET 1 OF 2

Diagram illustrating the front property line and street layout. The diagram shows a dashed circle representing the property boundary. A vertical line segment is labeled "Front Property Line". To the right of this line is a horizontal line labeled "(Public Street)". To the left of the vertical line, there are two horizontal line segments: the top one is labeled "1' T.E." and the bottom one is labeled "10' S.W. & U.E.". The diagram is labeled "DETAIL 'A'" and "N.T.S." (Not To Scale).

[illegible]

M
TBLPS No. 10096900

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

DRAWN BY: CESAR/ DATE 04-07-21
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
56	4512.31	0.104	76	6338.66	0.146	96	5897.58	0.133
57	4725.38	0.108	77	5893.13	0.135	97	5792.15	0.133
58	5008.70	0.115	78	5311.84	0.118	98	5771.84	0.133
59	5000.71	0.115	79	5311.84	0.122	99	5840.39	0.134
60	5002.25	0.117	80	5547.29	0.127	100	5752.23	0.132
61	5605.54	0.129	81	5617.11	0.129	101	5075.90	0.117
62	5491.81	0.126	82	5486.02	0.126	102	6356.40	0.146
63	5860.52	0.135	83	6109.79	0.140	103	8102.97	0.186
64	5674.62	0.130	84	6306.48	0.145	104	8276.91	0.121
65	5350.08	0.123	85	6057.14	0.139	105	5388.83	0.123
66	5082.86	0.117	86	5973.30	0.137	106	29232.46	0.671
67	5130.30	0.118	87	5447.98	0.125			
68	5310.30	0.122	88	5404.66	0.124			
69	5631.09	0.129	89	5154.97	0.118			
70	10180.96	0.234	90	5694.17	0.131			
71	5276.91	0.121	91	5809.57	0.133			
72	5410.67	0.124	92	6157.50	0.141			
73	5772.44	0.133	93	5981.17	0.138			
74	6053.51	0.139	94	5986.86	0.138			
75	7345.85	0.169	95	5988.42	0.135			

Center Line Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
"C50"	77.64	600.00'	007° 24' 50"	N12° 20' 16"E	77.58'
"C51"	272.37	900.00'	017° 20' 23"	S7° 22' 29"W	271.33'
"C52"	191.60'	197.00'	055° 43' 28"	N26° 34' 02"E	184.14'
"C53"	175.85'	220.00'	045° 47' 55"	S58° 28' 12"E	171.21'
"C54"	315.04'	197.00'	091° 37' 39"	S79° 45' 25"E	282.53'
"C55"	128.93'	196.72'	037° 33' 04"	S15° 10' 51"E	126.64'
"C56"	149.13'	170.00'	050° 15' 49"	N81° 11' 19"E	144.40'
"C57"	134.48'	1,196.19'	008° 26' 30"	N76° 53' 43"W	134.42'

Boundary Line Table		
Line #	Direction	Length
"L1"	N 15° 00' 00"E	122.66'
"L2"	N 02° 12' 35"W	51.14'
"L3"	N 05° 00' 00"E	114.52'
"L4"	S 77° 00' 00"E	116.90'
"L5"	N 09° 00' 00"E	37.10'
"L6"	S 82° 00' 00"E	109.84'
"L7"	S 78° 46' 21"E	50.49'
"L8"	S 80° 00' 00"E	116.99'
"L9"	S 03° 00' 00"W	25.16'
"L10"	S 51° 00' 00"E	50.41'
"L11"	N 80° 00' 00"E	52.45'
"L12"	N 04° 52' 53"W	152.25'
"L14"	N 24° 03' 41"E	92.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.78'	625.00'	002° 32' 47"	N8° 54' 14"E	27.77'
C2	45.16'	625.00'	004° 08' 23"	N13° 14' 49"E	45.15'
C3	7.94'	625.00'	000° 43' 40"	N15° 40' 50"E	7.94'
C4	35.24'	875.00'	002° 18' 28"	S14° 53' 27"W	35.24'
C5	45.01'	875.00'	002° 56' 50"	S12° 15' 48"W	45.00'
C6	53.94'	875.00'	003° 31' 58"	S9° 01' 25"W	53.93'
C7	49.56'	875.00'	003° 14' 42"	S5° 38' 08"W	49.55'
C8	45.02'	875.00'	002° 56' 53"	S2° 52' 19"W	45.01'
C9	36.04'	875.00'	002° 21' 35"	S0° 06' 55"E	36.03'
C10	9.08'	222.00'	002° 20' 39"	N0° 07' 23"W	9.08'
C11	42.95'	222.00'	011° 05' 04"	N6° 35' 29"E	42.88'
C12	42.52'	222.00'	010° 58' 30"	N17° 37' 17"E	42.46'
C13	45.12'	222.00'	011° 38' 48"	N28° 55' 59"E	45.05'
C14	31.53'	222.00'	008° 08' 16"	N38° 49' 26"E	31.50'
C15	31.34'	20.00'	089° 46' 23"	S1° 59' 37"E	28.23'
C16	117.38'	195.00'	034° 29' 21"	S64° 07' 29"E	115.62'
C17	162.99'	245.00'	038° 08' 59"	S62° 18' 40"E	160.00'
C18	162.99'	245.00'	038° 08' 59"	S62° 18' 40"E	160.00'
C19	162.99'	245.00'	038° 08' 59"	S62° 18' 40"E	160.00'
C20	25.19'	20.00'	072° 10' 25"	N79° 20' 23"W	23.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	59.59'	222.00'	019° 21' 20"	N72° 15' 04"E	59.32'
C22	45.20'	222.00'	011° 39' 58"	N85° 45' 42"E	45.12'
C23	42.08'	222.00'	010° 51' 41"	S82° 58' 28"E	42.02'
C24	44.30'	222.00'	011° 25' 58"	S71° 49' 39"E	44.22'
C25	56.64'	222.00'	014° 37' 05"	S58° 48' 08"E	56.49'
C26	26.84'	222.00'	006° 55' 36"	S48° 01' 47"E	26.82'
C27	26.51'	20.00'	075° 58' 12"	N82° 32' 05"W	24.61'
C28	9.64'	165.00'	002° 50' 02"	N60° 54' 50"E	9.64'
C29	56.14'	165.00'	016° 29' 38"	N70° 34' 40"E	55.94'
C30	42.36'	165.00'	012° 26' 50"	N85° 02' 54"E	42.28'
C31	43.61'	165.00'	012° 48' 53"	S82° 19' 15"E	43.52'
C32	7.60'	165.00'	002° 14' 02"	S74° 47' 47"E	7.60'
C33	35.33'	1,175.00'	001° 43' 23"	N74° 32' 28"W	35.33'
C34	42.64'	1,175.00'	002° 04' 44"	N76° 26' 31"W	42.63'
C35	48.35'	1,175.00'	002° 21' 28"	N78° 39' 37"W	48.35'
C36	42.67'	1,225.00'	001° 59' 44"	N79° 21' 14"W	42.66'
C37	42.50'	1,225.00'	001° 59' 15"	N77° 21' 44"W	42.49'
C38	42.49'	1,225.00'	001° 59' 14"	N74° 40' 23"W	42.49'
C39	112.44'	145.00'	044° 25' 48"	N84° 09' 20"E	109.64'
C40	29.66'	20.00'	084° 57' 40"	N19° 24' 38"E	27.01'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	60.84'	222.00'	015° 42' 04"	S15° 13' 12"E	60.65'
C42	45.70'	222.00'	011° 47' 43"	S1° 28' 19"E	45.62'
C43	76.27'	172.00'	025° 24' 24"	S10° 16' 08"E	75.65'
C44	82.15'	172.00'	027° 21' 56"	S36° 39' 18"E	81.37'
C45	72.24'	172.00'	024° 03' 54"	S62° 22' 12"E	71.71'
C46	72.07'	172.00'	024° 00' 30"	S88° 24' 25"E	71.55'
C47	76.13'	172.00'	026° 01' 37"	N88° 34' 32"E	77.46'
C48	76.07'	172.00'	026° 00' 21"	N42° 33' 33"E	77.40'
C49	74.72'	172.00'	024° 53' 24"	N17° 06' 40"E	74.13'
C50	17.90'	172.00'	005° 57' 41"	N1° 41' 08"E	17.89'
C51	37.82'	925.00'	002° 20' 34"	S0° 07' 26"E	37.82'
C52	39.69'	925.00'	002° 27' 31"	S2° 16' 37"W	39.69'
C53	45.18'	925.00'	002° 47' 55"	S4° 14' 20"W	45.18'
C54	45.04'	925.00'	002° 47' 24"	S7° 42' 00"W	45.04'
C55	45.01'	925.00'	002° 47' 16"	S10° 29' 19"W	45.00'
C56	54.25'	925.00'	003° 21' 38"	S13° 33' 46"W	54.25'
C57	12.94'	925.00'	000° 48' 05"	S15° 36' 38"W	12.94'
C58	32.87'	575.00'	003° 16' 32"	N14° 24' 25"E	32.87'
C59	41.53'	575.00'	004° 08' 18"	N10° 42' 00"E	41.52'

Centerline Lot Line Table		
Line #	Length	Direction
"L15"	160.54'	N08° 37' 51"E
"L16"	5.79'	N35° 34' 14"W
"L17"	60.02'	N81° 22' 09"W
"L18"	27.95'	S56° 03' 22"W

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 04-07-2021
ENGINEERING JOB No. 18207.00

DATE



STATE OF TEXAS
COUNTY OF HIDALGO:

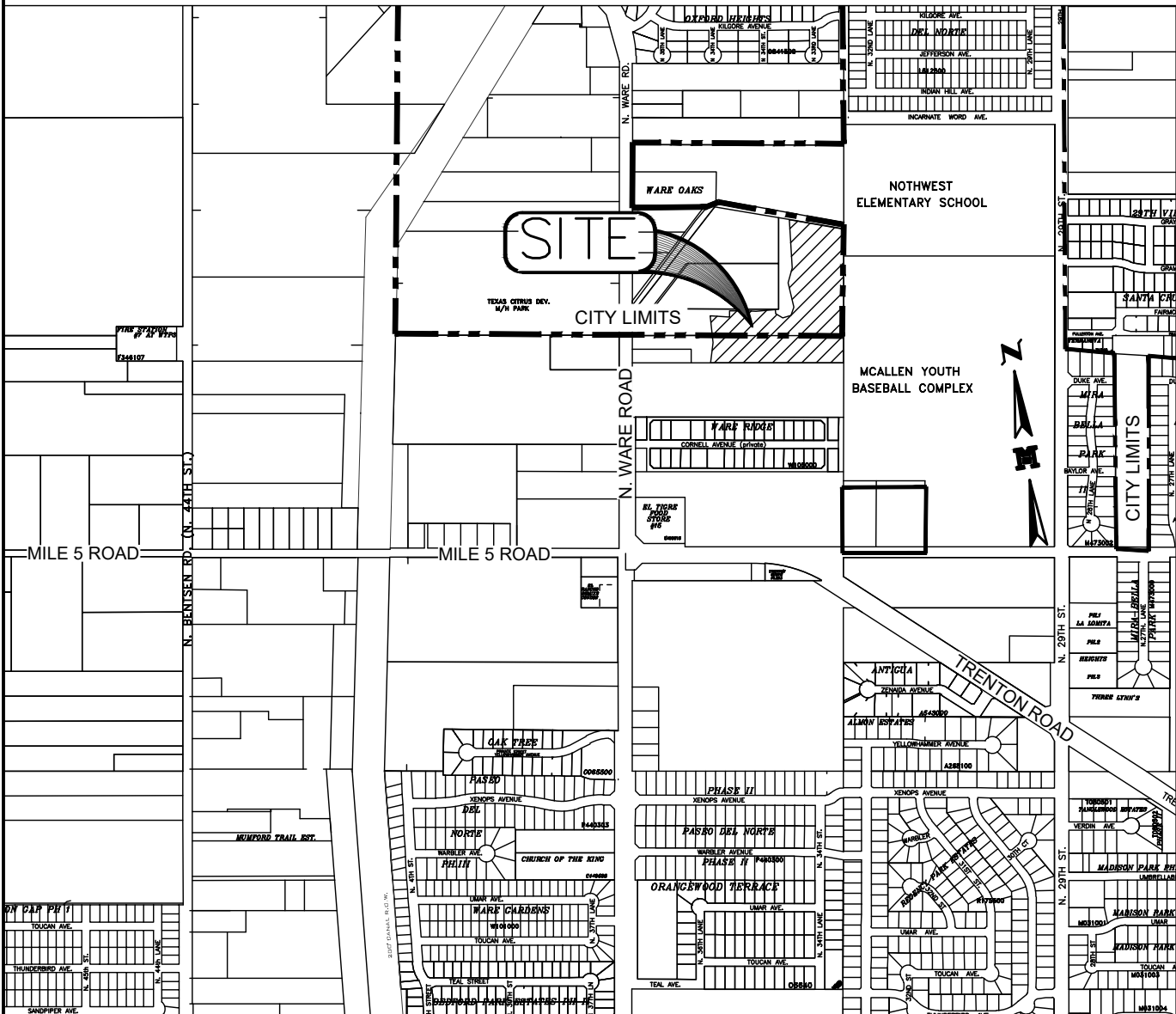
I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF CAMPO DE SUEÑOS SUBDIVISION PHASE II & III, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-27-18, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 11-27-18
T-1047, PAGE 57
SURVEY JOB No. 18207.08

DATE

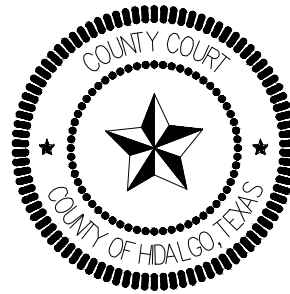


LOCATION MAP
SCALE: 1"=1000'



M MELDEN & HUNT INC.
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PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESAR/DAVID CHAVEZ DATE 03-30-20
SURVEYED, CHECKED DATE
FINAL CHECK DATE

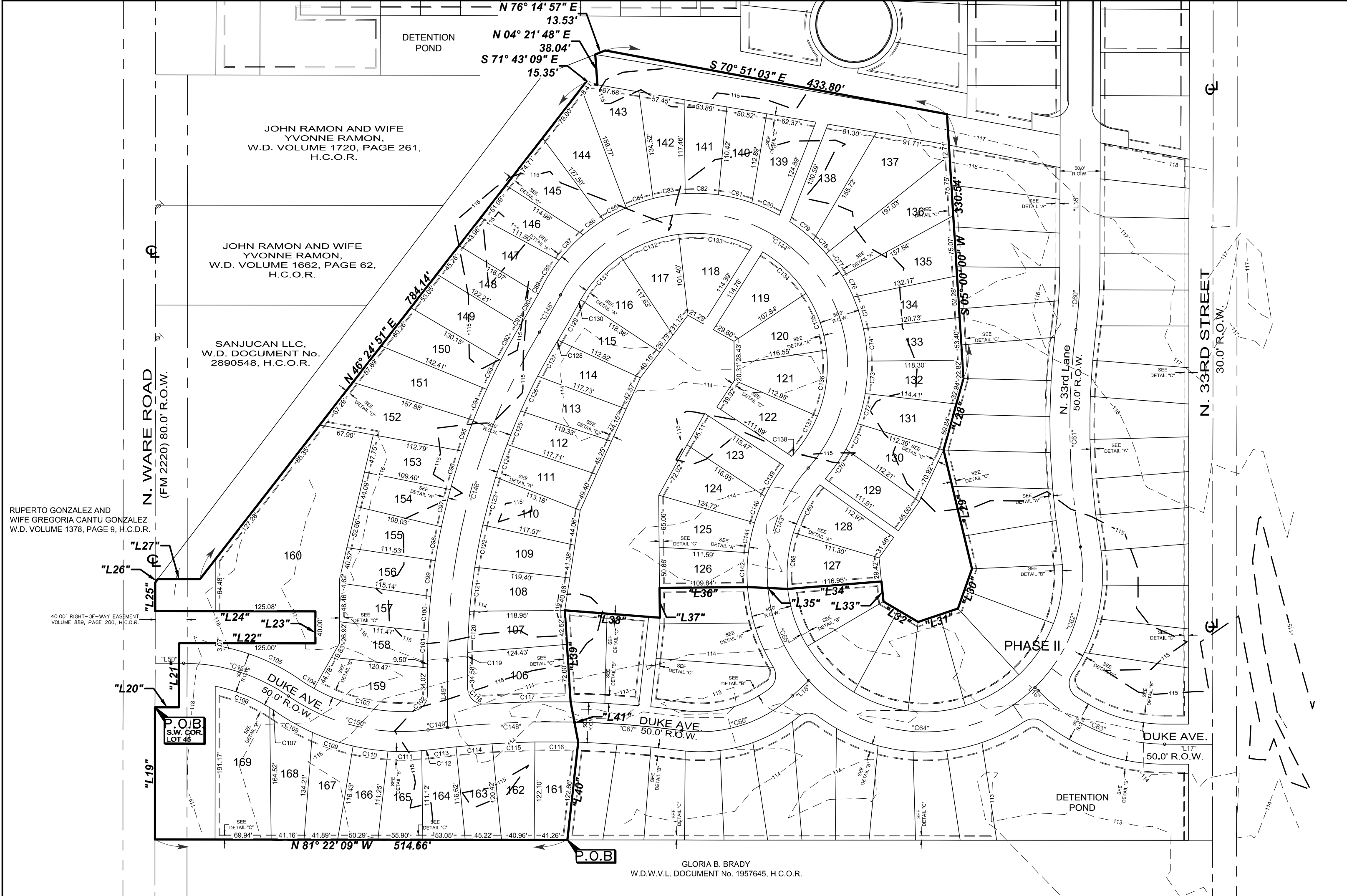


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LEGEND

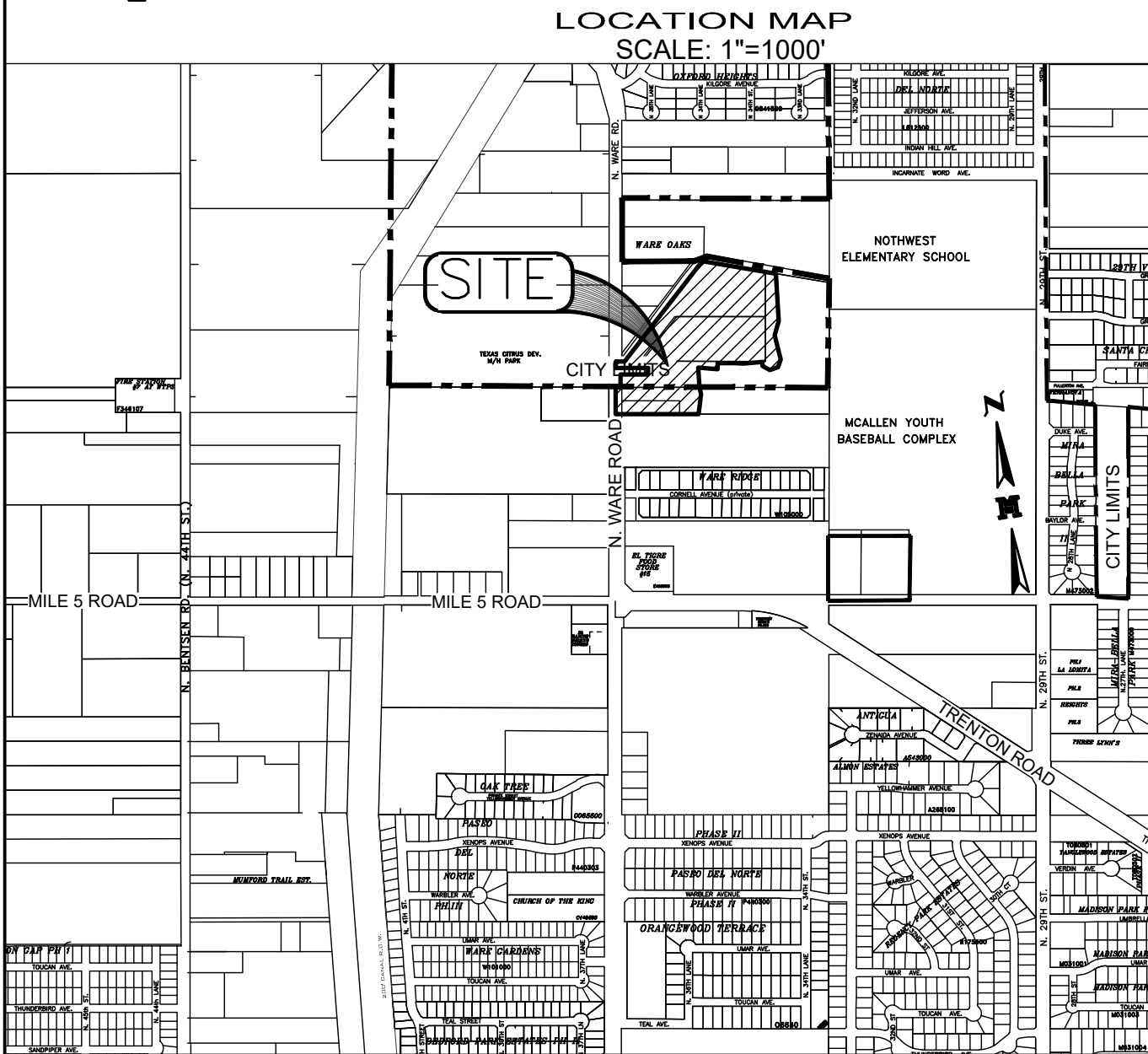
- FOUND No. 4 REBAR
- ⊗ FOUND No. 5 REBAR
- ⊙ FOUND PIPE
- ⊖ FOUND 2" DISK
- SET NAIL
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT-OF-WAY
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
G.W.D. - GENERAL WARRANTY DEED
D.W.W. - DEED WITHOUT WARRANTY
EXIST. - EXISTING
DOC. NO. - DOCUMENT NUMBER
W.D. - WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
N.T.S. - NOT TO SCALE
C - CENTERLINE OF ROAD

DETAIL "A"
N.T.S.
Front Property Line
Rear Property Line
(Public Street)
9' U.E.

DETAIL "B"
N.T.S.
Front Property Line
Rear Property Line
(Public Street)
10' S.W. & U.E.

DETAIL "C"
N.T.S.
Front Property Line
Rear Property Line
(Public Street)
10' S.W. & U.E.



GENERAL NOTES:

- THE SITE LIES IN ZONE "X" UNSHADED. ZONE "X" UNSHADED IS DEFINED AS * AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. ZONE "X" UNSHADED SHOWN ON COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 25 FEET OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT EXCEPT 25 FT. FOR DOUBLE FRONTING LOTS
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 55,776 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 115,118 CUBIC FEET TO THAT WAS ACCOMMODATED FROM PHASE II DETENTION. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED OFF-SITE THAT IS BEING BUILT BY OTHERS.
- CITY OF McALLEN BENCHMARK: "MC 48" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999, BEING LOCATED ON SOUTHEAST CORNER OF THE INTERSECTION OF N. WARE ROAD & MILE 5 LINE ROAD. 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION - 115.95, NORTHING: 16628507.8143, EASTING: 1086370.9556 (NAD83).
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND 5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH WARE ROAD AS PER ENGINEERING DEPARTMENT.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD.
- 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG N. WARE ROAD.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- COMMON AREAS, ANY PRIVATE STREETS, AND DETENTION AREAS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR CAMPO DE SUEÑOS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3135352, HIDALGO COUNTY OFFICIAL RECORDS. DEVELOPER/HOMEOWNERS 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 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.
- COMMON LOT 104, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, CAMPO DE SUEÑOS SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 104, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 104 TRANSFER OF TITLE TO THE CAMPO DE SUEÑOS SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE CAMPO DE SUEÑOS SUBDIVISION HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-108(G), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 104 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT No. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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DRAWN BY: CESAR/ DAVID CHAVEZ DATE 03-30-20
SURVEYED, CHECKED DATE
FINAL CHECK DATE

SUBDIVISION MAP OF
**CAMPO DE SUEÑOS
SUBDIVISION PHASE III**
BEING A SUBDIVISION OF 13.908 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

CAMPO DE SUEÑOS SUBDIVISION PHASE III BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 13.908 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 45 AND 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 13.908 ACRES WERE CONVEYED TO RIVERSIDE DEVELOPMENT SERVICES, BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3135302 AND DOCUMENT NUMBER 3135352, A SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3158972, AND BY A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3205186, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.908 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 45 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD, FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 81° 22' 09" E ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH LINE OF SAID LOT 52, A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 08° 37' 51" E A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 81° 22' 09" E AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WARE ROAD, CONTINUING A TOTAL DISTANCE OF 170.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 08° 37' 51" E A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 81° 22' 09" W AT A DISTANCE OF 160.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF WARE ROAD, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 37' 51" E ALONG THE WEST LINE OF SAID LOT 45 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF WARE ROAD, A DISTANCE OF 35.60 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, N 45° 56' 21" E ALONG AN EAST LINE OF LOT 210, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGES 58 AND 59, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 5.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 81° 22' 09" E A DISTANCE OF 52.65 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 46° 24' 51" E A DISTANCE OF 784.14 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, S 71° 43' 09" E A DISTANCE OF 15.35 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 04° 21' 48" E A DISTANCE OF 38.04 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 76° 14' 57" E A DISTANCE OF 13.53 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 70° 51' 03" E A DISTANCE OF 433.80 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 05° 00' 00" W A DISTANCE OF 330.54 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 24° 03' 41" W A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 04° 52' 53" W A DISTANCE OF 152.25 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 28° 00' 00" W A DISTANCE OF 52.56 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 80° 00' 00" W A DISTANCE OF 52.47 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 51° 00' 00" W A DISTANCE OF 50.41 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 03° 00' 00" E A DISTANCE OF 25.16 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 86° 00' 00" W A DISTANCE OF 116.95 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE, N 78° 46' 21" W A DISTANCE OF 50.46 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE, N 82° 00' 00" W A DISTANCE OF 109.84 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 00' 00" W A DISTANCE OF 37.16 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 77° 00' 00" W A DISTANCE OF 119.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 05° 00' 00" W A DISTANCE OF 114.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 02° 12' 35" E A DISTANCE OF 51.14 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 15° 00' 00" W A DISTANCE OF 122.66 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 22' 09" W AT A DISTANCE OF 474.66 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WARE ROAD, CONTINUING A TOTAL DISTANCE OF 514.66 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT

THENCE, N 08° 37' 51" E ALONG THE WEST LINE OF SAID LOT 52 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.908 ACRES, OF WHICH 0.207 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD, LEAVING A NET OF 13.701 ACRES OF LAND, MORE OR LESS.

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 DATE
CITY SECRETARY DATE

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 DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

RIVERSIDE DEVELOPMENT SERVICES, LLC
ANTONIO M. AGUIRRE, JR., MANAGER
2606 ZINNIA AVE.
McALLEN, TX. 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS TAYLOR VALLEY ESTATES SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

ADRIAN VILLARREAL-TRUSTEE
INTERNATIONAL BANK OF COMMERCE
ONE SOUTH BROADWAY
McALLEN, TX. 78505

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIAN VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY NOTARY EXPIRES: _____

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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS
THE _____ DAY OF _____, 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT SECRETARY



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
106	8497.36	0.192	129	5144.30	0.118	146	5253.05	0.121	166	5348.10	0.123
107	5701.07	0.131	127	5741.81	0.132	147	5252.72	0.121	167	5886.86	0.135
108	5721.87	0.131	128	5634.45	0.129	148	5369.78	0.123	168	7044.87	0.162
109	5646.38	0.130	129	5507.41	0.115	149	6483.06	0.149	169	12425.30	0.285
110	6083.80	0.140	130	5888.99	0.135	150	6728.14	0.154			
111	5343.03	0.123	131	5530.69	0.127	151	7240.29	0.166			
112	5343.24	0.123	132	5638.08	0.129	152	8628.91	0.198			
113	5469.78	0.126	133	5600.30	0.129	153	5385.67	0.124			
114	5413.53	0.124	134	5850.01	0.134	154	5011.38	0.115			
115	5608.42	0.129	135	7218.14	0.166	155	5260.07	0.121			
116	5996.48	0.138	136	8809.73	0.202	156	5112.35	0.117			
117	5772.63	0.133	137	10067.65	0.231	157	5211.86	0.120			
118	6151.23	0.141	138	6773.65	0.156	158	5079.35	0.117			
119	5850.32	0.134	139	5847.73	0.134	159	7249.31	0.166			
120	5800.99	0.133	140	5167.05	0.119	160	34056.41	0.782			
121	6007.79	0.138	141	5374.85	0.123	161	5828.00	0.134			
122	5857.74	0.130	142	6019.95	0.138	162	5734.24	0.132			
123	5255.88	0.121	143	7803.34	0.179	163	5340.02	0.123			
124	5371.55	0.146	144	7406.33	0.170	164	5481.10	0.125			
125	5885.97	0.137	145	6224.74	0.143	165	5419.69	0.124			

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C88	70.83	172.00	022° 37' 38"	S14° 14' 53"W	75.43	35.97
C89	68.59	172.00	022° 50' 57"	S37° 29' 09"W	68.14	34.76
C70	45.08	215.00	012° 00' 52"	N43° 37' 08"E	45.00	22.62
C71	35.16	215.00	009° 22' 12"	N32° 50' 34"E	35.12	17.62
C72	38.77	215.00	010° 10' 53"	N23° 04' 32"E	38.72	19.44
C73	40.68	215.00	010° 50' 28"	N12° 29' 21"E	40.62	20.40
C74	41.03	215.00	010° 58' 00"	N1° 38' 07"E	40.96	20.58
C75	41.58	215.00	011° 04' 48"	N0° 24' 16"W	41.51	20.85
C76	29.42	215.00	007° 50' 25"	N18° 51' 52"W	29.40	14.73
C77	34.77	215.00	009° 10' 56"	N27° 23' 02"W	34.73	17.42
C78	23.17	215.00	006° 10' 31"	N35° 08' 16"W	23.16	11.60
C79	37.31	215.00	009° 58' 30"	N43° 11' 46"W	37.28	16.70
C80	37.69	215.00	010° 02' 43"	N57° 14' 50"W	37.65	18.90
C81	42.99	215.00	011° 27' 23"	N67° 59' 53"W	42.92	21.57
C82	41.59	215.00	011° 06' 02"	N79° 16' 07"W	41.53	20.86
C83	40.61	215.00	010° 04' 16"	S89° 46' 45"W	40.55	20.36
C84	35.38	215.00	009° 26' 42"	S79° 39' 19"W	35.34	17.73
C85	32.45	215.00	008° 38' 55"	S70° 36' 57"W	32.42	16.26
C86	30.79	215.00	008° 12' 18"	S62° 11' 20"W	30.76	15.42
C87	44.00	215.00	011° 43' 30"	S52° 12' 28"W	43.92	22.08

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C88	37.82	215.00	010° 04' 44"	S41° 19' 19"W	37.77	18.96
C89	11.78	825.00	000° 49' 04"	N38° 41' 29"E	11.78	5.89
C90	39.91	825.00	002° 46' 19"	N38° 29' 10"E	39.91	19.96
C91	5.11	815.00	000° 21' 32"	S39° 41' 34"W	5.11	2.56
C92	50.50	815.00	003° 33' 00"	S37° 44' 17"W	50.49	25.26
C93	40.08	815.00	002° 48' 58"	S34° 33' 18"W	40.08	20.03
C94	41.89	815.00	002° 56' 30"	S31° 40' 32"W	41.88	20.94
C95	41.09	815.00	002° 53' 20"	S28° 45' 34"W	41.09	20.55
C96	49.84	815.00	003° 30' 39"	S25° 33' 34"W	49.93	24.98
C97	47.82	815.00	003° 22' 07"	S22° 07' 11"W	47.91	23.97
C98	43.01	815.00	003° 01' 26"	S18° 55' 24"W	43.01	21.51
C99	45.02	815.00	003° 09' 53"	S15° 49' 44"W	45.01	22.51
C100	44.19	815.00	003° 06' 23"	S12° 41' 37"W	44.18	22.10
C101	35.70	815.00	002° 30' 35"	S8° 53' 07"W	35.70	17.85
C102	30.27	20.00	086° 43' 22"	N51° 59' 31"E	27.48	16.89
C103	127.76	225.00	032° 32' 03"	S68° 22' 47"E	128.05	65.65
C104	21.07	225.00	005° 21' 56"	S49° 25' 47"E	21.06	10.54
C105	114.49	255.00	025° 43' 31"	N59° 38' 35"W	113.53	59.23
C106	73.55	205.00	020° 33' 23"	N59° 59' 58"W	73.16	37.17
C107	10.64	205.00	002° 58' 27"	N48° 14' 03"W	10.64	5.32

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C108	50.87	275.00	010° 35' 54"	S02° 02' 46"E	50.80	25.51
C109	53.78	275.00	011° 12' 10"	S02° 56' 53"E	53.70	26.98
C110	43.85	275.00	009° 08' 10"	S73° 07' 07"E	43.80	21.97
C111	42.38	275.00	008° 49' 48"	S82° 06' 06"E	42.34	21.23
C112	11.17	275.00	002° 19' 38"	S87° 40' 48"E	11.17	5.58
C113	31.85	1175.00	001° 33' 28"	N88° 03' 52"W	31.94	15.97
C114	45.01	1175.00	002° 11' 41"	N88° 11' 18"W	45.00	22.51
C115	53.61	1175.00	002° 36' 52"	N83° 47' 02"W	53.61	26.81
C116	54.09	1175.00	002° 38' 10"	N81° 09' 20"W	54.08	27.05
C117	167.32	1225.00	005° 01' 11"	N82° 51' 42"W	167.29	53.70
C118	32.81	20.00	094° 00' 07"	S38° 22' 14"E	29.25	21.45
C119	10.08	765.00	000° 49' 17"	S9° 00' 28"W	10.08	5.04
C120	51.23	765.00	003° 50' 14"	S11° 18' 14"W	51.23	25.63
C121	56.30	765.00	004° 08' 45"	S19° 17' 44"W	56.34	27.69
C122	53.81	765.00	004° 01' 48"	S19° 23' 00"W	53.80	26.91
C123	61.78	765.00	004° 37' 33"	S23° 42' 40"W	61.79	30.90
C124	43.21	765.00	003° 14' 11"	S27° 38' 30"W	43.21	21.61
C125	45.11	765.00	003° 22' 44"	S30° 57' 00"W	45.11	22.56
C126	48.43	765.00	003° 37' 39"	S34° 27' 11"W	48.43	24.22
C127	48.14	765.00	003° 36' 19"	S38° 04' 10"W	48.13	24.08

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C128	3.16	875.00	000° 12' 28"	N59° 46' 07"E	3.16	1.58
C129	51.66	875.00	003° 22' 57"	N37° 58' 25"E	51.65	25.84
C130	6.21	165.00	002° 09' 28"	S37° 21' 41"W	6.21	3.11
C131	74.29	165.00	029° 47' 48"	S51° 20' 19"W	73.66	37.78
C132	78.11	165.00	027° 07' 31"	S77° 47' 56"W	77.39	39.80
C133	93.92	165.00	032° 36' 48"	N72° 19' 53"W	92.66	48.27
C134	75.53	165.00	028° 13' 45"	N37° 41' 02"W	74.88	38.44
C135	75.88	165.00	028° 20' 58"	N11° 23' 41"W	75.21	36.62
C136	84.30	165.00	039° 16' 17"	N16° 24' 57"E	83.38	43.09
C137	56.86	165.00	019° 44' 42"	N40° 55' 26"E	56.58	28.72
C138	45.10	222.00	011° 38' 21"	S40° 18' 33"W	45.02	22.63
C140	35.44	222.00	009° 06' 46"	S29° 55' 00"W	35.40	17.76
C141	38.08	222.00	009° 49' 44"	S20° 25' 45"W	38.04	19.09
C142	42.97	222.00	011° 05' 21"	S8° 58' 13"W	42.90	21.55

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 03-30-2020
ENGINEERING JOB No. 18207.00

DATE



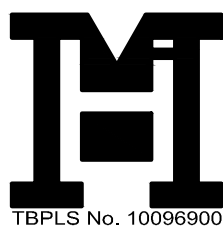
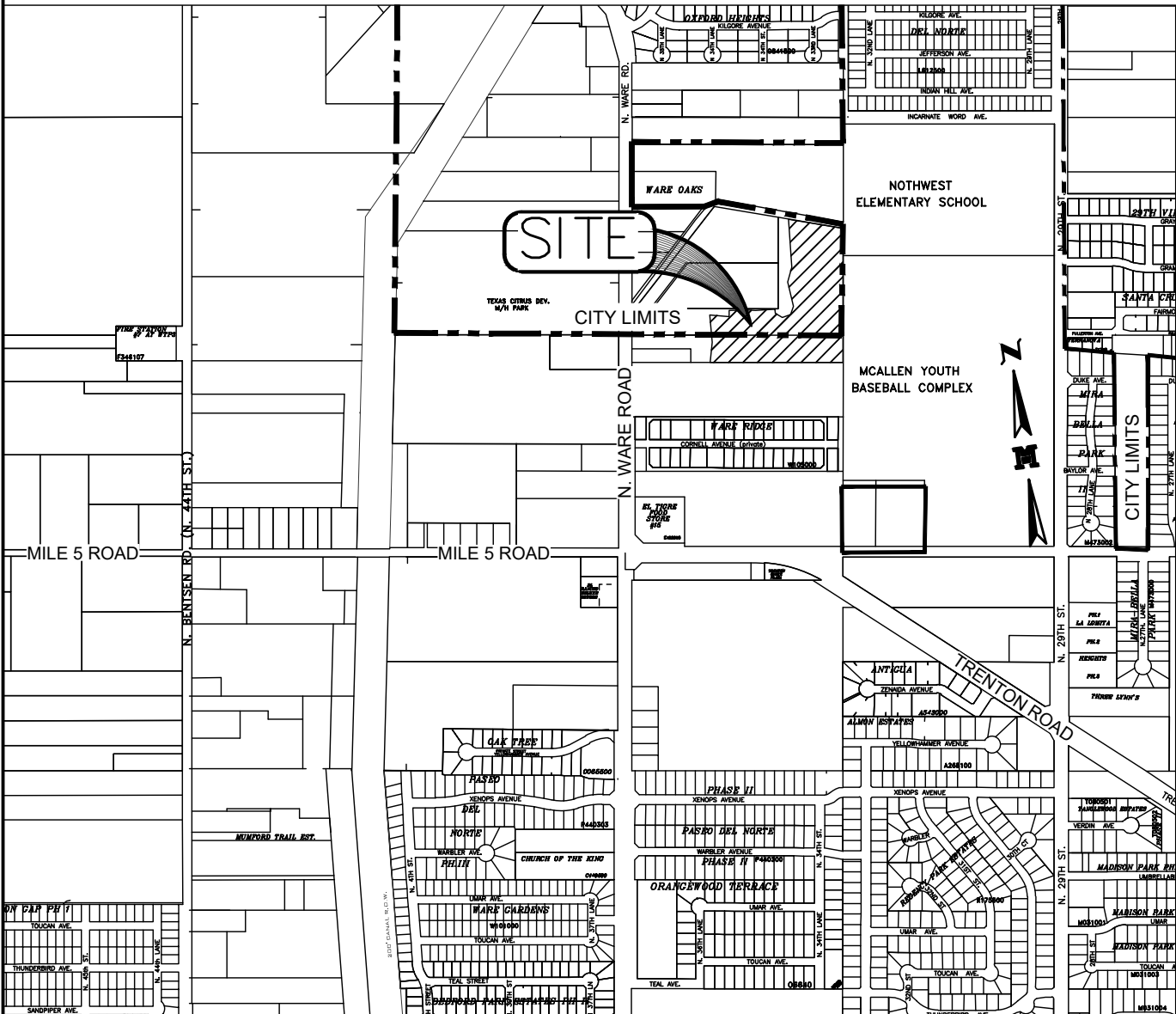
Centerline Lot Line Table		
Line #	Length	Direction
"L.49"	83.81	N08° 37' 50"E
"L.50"	35.95	S01° 22' 09"E

Boundary Line Table		
Line #	Length	Direction
"L.19"	165.00	N08° 37' 51"E
"L.20"	30.00	S01° 22' 09"E
"L.21"	80.00	N08° 37' 51"E
"L.22"	170.00	S01° 22' 09"E
"L.23"	40.00	N08° 37' 51"E
"L.24"	200.00	N01° 22' 09"W
"L.25"	35.00	N08° 37' 51"E
"L.26"	5.53	N45° 56' 21"E
"L.27"	52.88	S01° 22' 09"E
"L.28"	92.78	S24° 03' 41"W
"L.29"	152.23	S04° 52' 53"E
"L.30"	52.56	S28° 00' 00"W
"L.31"	52.47	S80° 00' 00"W
"L.32"	50.41	N51° 00' 00"W
"L.33"	25.16	N03° 00' 00"E
"L.34"	116.85	N08° 00' 00"W
"L.35"	50.46	N78° 48' 21"W
"L.36"	109.84	N82° 00' 00"W
"L.37"	37.16	S08° 00' 00"W
"L.38"	119.00	N77° 00' 00"W

Boundary Line Table		
Line #	Length	Direction
"L.39"	114.52	S05° 00' 00"W
"L.40"	122.86	S15° 00' 00"W
"L.41"	51.14	S02° 12' 39"E

Center Line Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C143"	162.42	197.00	047° 14' 20"	S27° 10' 37"W	157.86	86.15
"C144"	945.03	190.00	194° 30' 50"	N46° 27' 30"W	376.96	1,492.07
"C145"	53.25	850.00	003° 35' 23"	N36° 04' 38"E	53.25	26.84
"C146"	430.76	790.00	031° 14' 30"	S34° 15' 07"W	426.45	226.88
"C148"	158.73	1200.00	007° 34' 43"	N83° 53' 25"W	158.61	79.48
"C149"	24.38	1200.00	001° 09' 50"	S88° 15' 41"E	24.38	12.19
"C150"	183.68	250.00	042° 05' 47"	S67° 47' 43"E	179.59	96.21
"C151"	138.96	230.00	034° 37' 20"	S64° 03' 29"E	136.86	71.69

LOCATION MAP
SCALE: 1"=1000'



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

DRAWN BY: CESAR/ DAVID CHAVEZ DATE 03-30-20
SURVEYED, CHECKED DATE
FINAL CHECK DATE



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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA 2020-0087

CRITERIA FOR ZBOA DETERMINATIONS

APPEALS

1. ZBOA may hear and decide appeals **where it is alleged there is error** in any order, requirement, decision or determination made by an administrative official **in the enforcement of Chapter 138** of the Code of Ordinances ("Zoning").
2. In conformity with the provisions of V.T.C.A., Local Government Code § 211.009 et seq. and Chapter 138 of the Code of Ordinances, the **ZBOA may reverse or affirm, wholly or partly, or may modify** the order, requirement, decision or determination appealed from.

SPECIAL EXCEPTIONS

Authorized under Ord. Sec. 138-43 ("Powers") in the following instances:

1. Where the **street layout** actually on the ground varies from the street layout as shown on such maps.
2. To permit the **reconstruction of a nonconforming building** which has been damaged to the extent of more than 50 percent of its replacement cost.
3. To **waive or reduce the parking and loading requirements** whenever:
 - a. The character or use of the building is such as to make unnecessary the full provisions of parking or loading facilities, OR
 - b. Where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or a convenience.
4. To allow a change **from an existing nonconforming use to another nonconforming use** of a structure, or a structure and premises in combination, if:
 - a. No structural alterations are made, AND
 - b. The Board finds that the proposed nonconforming use is not more nonconforming in the district as the existing nonconforming use.

Ord. Sec. 138-86. – GENERAL POLICY.

The general public, the board of commissioners, and the planning board are directed to take note that nonconformities in the use and development of land and buildings are to be avoided, or eliminated where now existing, wherever and whenever possible, except:

- (1) When necessary to preserve property rights established prior to the date the ordinance from which this article is derived became effective as to the property in question, and
- (2) When necessary to promote the general welfare and to protect the character of the surrounding property.

VARIANCES

Authorized only when ALL of the following applies:

1. Owing to special conditions, a literal enforcement of Zoning Ordinance provisions would result in **unnecessary hardship**.
2. **Applicant proves** to the Board the following:
 - a. Land in question cannot yield a reasonable return if used only for a purpose allowed in that zone,
 - b. **Plight is unique** and not shared in general by others in the neighborhood, and
 - c. Variance will **not alter the essential character of the locality**.
3. Variance would **not merely serve as a convenience** to the applicant.
4. Variance must be in **harmony with purpose and intent of Zoning Ordinance**.
5. Variance would **not be contrary to the public interest**.
6. **Surrounding property is be properly protected**.
7. **The spirit of this Zoning Ordinance is observed and substantial justice done**.

Definitions

Table of Contents

Chapter 138-Zoning1

 Section 138-1 Definitions1

Chapter 110-Vegetation6

 Section 110-26 Definitions6

Chapter 138-Zoning

Sec. 138-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building, located on the same lot as the main building, the use of which is clearly incidental to and customarily found in connection with the main building or principal use of the property.

Accessory use means a use which is clearly incidental to and customarily found in connection with the principal use of the premises and which is located on the same lot as the principal use.

Accessory use of building means a subordinate use or structure customarily incident to and located on the lot occupied by the main use or structure and conforming with setback and other regulations concerning location.

Alley means a minor public right-of-way which is used primarily for vehicular and utility service access to the backs or sides of properties otherwise abutting on a public street.

Apartment means a room or suite of rooms located in a building with other such rooms or suites arranged, designed, or to be occupied as a residence by a family. (See Dwelling unit.)

Associated recreation means recreational uses which are an integral part of a common ownership or associated or high density residential development (example: homeowners' association with a private club or facility).

Authorized agent means an architect, builder, developer or other person empowered to act on behalf of such persons.

Base station. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below, except for new base stations that are not eligible for Section 6409, need not be existing at the time of the application, nor does subsection 138-1.A(a)1.c. apply to a new base station.

Boardinghouse means a building other than a hotel where lodging and meals are provided for compensation.

Building means any structure designed to be built for the support, enclosure, shelter or protection of persons, animals, chattel or property of any kind. The word "building" includes the word "structure."

Carrier on wheels or cell on wheels ("COW"). A portable self-contained mobile facility moved to a location and set up to provide wireless services on a temporary or emergency basis.

Concealed or stealth design elements. A design elements of any tower, base station or transmission equipment that allows it to be integrated as an architectural feature of a tower or base station or so that it is not readily apparent to a casual observer. It may be screened, disguised, concealed or otherwise camouflaged as a natural structure, structure or part of a structure so that it is not easily recognizable from other natural structures.

Conditional use means a use which may be suitable in certain locations in a zoning district if developed and operated under specific conditions and/or for a limited period of time.

Depth of lot means the mean horizontal distance between the front and rear lot lines. (See definitions of Front and Rear lot lines.)

District means a section of the city for which the regulations governing the areas, heights or uses of buildings are uniform.

Dwelling unit means any building or portion thereof which is designed for or used primarily for residential occupancy, but not including hotels, boardinghouses or mobile homes.

- (1) *Single-family* means a building designed for and/or occupied exclusively by one family as a separate dwelling unit.

- (2) *Duplex* means a building designed for and/or occupied exclusively by two families living independently of each other.
- (3) *Triplex* means a building designed for and/or occupied exclusively by three families living independently of each other.
- (4) *Fourplex* means a building designed for and/or occupied exclusively by four families living independently of each other.
- (5) *Multiple* means a building designed for and/or occupied exclusively by five or more families living independently of each other.

The determination of whether one family is living independent of another is based on one or more of the following criteria: separate sanitary facilities; separate kitchen facilities; separate entrances; or separate utilities.

Eligible facilities request. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Eligible support structure. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Existing. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Family means one or more persons living together as a single housekeeping unit with common sanitary and kitchen facilities.

Garage, commercial means a building or premises used for storage, repair, rental or servicing of motor vehicles.

Garage, private means an accessory building, attached or detached, designed or used for the storage of motor-driven vehicles owned and used only by the occupants of the building to which it is accessory.

Guesthouse means an accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration. "Maids' quarters" means a portion of a dwelling unit, within the same enclosure and not a separate accessory building attached to the primary building, that may contain separate sanitary and/or kitchen facilities which is designed for or used for residential occupancy by an employee of the primary residence.

Height means, for a building or portion of a building, the vertical distance from grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, and the mean height level between eaves and ridge for hip, gable or gambrel roofs. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, elevator bulkheads, mechanical rooms, tanks, water towers, radio towers, television antennas, ornamental cupolas, domes or spires, and parapet walls not exceeding four feet in height. Heights authorized in this chapter are subordinate to the airport zoning ordinance, appendix A.

Loading space means a space within the main building or on the same lot therewith, providing for the standing, loading or unloading of trucks and having a minimum dimension of 12 by 35 feet and a vertical clearance of at least 14 feet.

Lot means an undivided tract or parcel of land having frontage on a public street, and which is, or in the future may be, offered for sale, conveyance, transfer or improvement, which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record. The word "lot" includes the word "plot."

- (1) *Corner lot* means a lot abutting upon two or more public streets at their intersection.
- (2) *Building coverage* means percentage of the lot that is occupied by the ground area of a building and its accessory buildings.
- (3) *Lot, double frontage* means a lot abutting on two nonintersecting public streets as distinguished from a corner lot.

- (4) *Lot lines* means the lines bounding a lot as defined in this section.
- a. *Front lot line* means the property line between the front yard and the contiguous street right-of-way boundary.
 - b. *Rear lot line* means the property line between the rear yard and the adjacent property or right-of-way, and contiguous with the legal boundary of such use.
 - c. *Side lot line* means the property between two adjacent lots or between the side yard and the contiguous street right-of-way boundary on corner lots.

Lot of record means a parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk; or a tract of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk prior to October 15, 1973, which has not been divided since recording.

Maneuvering space means the space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.

Mobile home means a movable or portable dwelling originally constructed to be towed, on its own chassis, by a motor vehicle over public roads.

Mobile home and modular home park means a unified development of five acres or more for mobile homes arranged on a tract of land owned by an individual or a single business entity for the purpose of renting or leasing lots, and meeting the requirements of chapter 122, article II of this Code.

Mobile home and modular home subdivision means a unified development of five acres or more for mobile homes arranged on a tract of land in such a manner as to provide an individual lot (see definition of Lot) for each of the mobile homes.

Modular home means a dwelling unit in which more than 50 percent of the structure is constructed at other than the construction site, brought to the site in modules, and set on a permanent foundation.

Ornamental feature means an addition to a structure designed to enhance the appearance of the structure, in compliance with all of the following criteria:

- (1) Any space occupied by or enclosed by the ornamental feature should not be included in or made a part of the air conditioned, heated, or enclosed portion of the structure;
- (2) The feature should serve no purpose or function for the structure other than ornamentation. The building should be equally functional without the feature as with the feature; and
- (3) The feature shall extend no further than 24 inches into a required yard.

Parking area means a space used exclusively for the parking of vehicles and where no other business is conducted.

Parking space means an area, not closer than six feet from the back edge of the curb, the width and length of which shall exceed by a minimum of two feet the dimensions of the type of vehicle normally to be parked in the space, and connected with a street or alley by a driveway affording satisfactory ingress and egress. The minimum dimension of a parking space shall be in accordance with the city off-street parking requirements in article VII of this chapter.

Planned unit development (PUD) means and includes a combination of different dwelling types and/or a variety of land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity, and which comply with the Planned Unit Development provisions of chapter 134, article IV of this Code.

Portable building means a temporary building that does not have a foundation and is transportable.

Recreational vehicle or travel trailer means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified as a travel trailer by the manufacturer of the trailer and, when factory-equipped for the road, it shall have a body width not exceeding eight feet and a body length not exceeding state maximums.

Residential storage building means any building, either portable or constructed onsite, utilized for storage purposes and not requiring plumbing and electrical wiring, and not used for living quarters.

Restaurant means a building or portion of a building where the primary business is the on-premises sale of prepared food, with adequate kitchen facilities for the preparation of the food to be sold, the adequacy of such kitchen facilities to be based upon the seating capacity of the restaurant and the type of menu offered, and where alcoholic beverages may be sold under the following conditions:

- (1) At least 51 percent of the gross income shall be derived from the sale of prepared food.
- (2) Any outside entrances, outside separate identification, outside signs or other separate advertising for lounge or bar areas shall be permitted only as an accessory or secondary feature of the restaurant.
- (3) Live entertainment may be permitted.
- (4) Whenever the director of planning on the basis of a sworn complaint from any person determines that a violation of this section exists, he may require any person serving alcoholic beverages as an incidental use to provide the city, within 30 days of notification, a verified audit for each quarter of the calendar year, showing the gross income derived from the sale of food.

Retail means the sale of goods directly to a consumer; engaged in, pertaining to or relating to the sale of merchandise at retail; or selling by individual items, or by the piece, directly to a consumer.

Right-of-way line means a dividing line between a lot, tract or parcel of land and the public right-of-way.

Street means a public or private thoroughfare which affords the principal means of access to abutting property, excluding alleys.

Structural alteration means any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Structure means anything constructed, erected or artificially built up; or composed of parts and joined together in a permanent manner.

Substantial change. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Tower. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below, except for new towers that are not eligible for Section 6409, they need not be existing at the time of the application.

Townhouse means a single-family dwelling unit constructed in a series or a group of units having common walls, each on a separate lot.

Transmission equipment. As defined in section 138-1.A - Eligible facilities request (Section 6409) Definitions, below.

Yard means an open space between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in the definitions of "yard" set out in this section. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

- (1) *Front yard* means a yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the right-of-way line and wall of the main building or any projections thereof other than projections of the usual uncovered steps, uncovered balconies or uncovered porches. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension, except where corner lots may be square in dimension and/or have double frontage, in which case the front yard shall correspond to the lot's side adjacent to the longest block face in which it occurs and to which the majority of the existing structures front.

- (2) *Rear yard* means a yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than projections of uncovered steps, uncovered balconies or uncovered porches. On all lots, the rear yard shall be in the rear of the front yard.
- (3) *Side yard* means a yard between the main building and the side line of the lot, and being the minimum horizontal distance between a side lot line and the sides of the main buildings or any projections thereof.

(Code 1966, § 32-2; Ord. No. 1996-8, § I, 1-22-96; Ord. No. 1996-70, § I, 11-18-96; Ord. No. 1998-68, § 1, 2-27-98; Ord. No. 1999-69, § 1, 8-9-99; Ord. No. 2004-15, § 5, 2-9-04; Ord. No. 2015-38, § II, 5-11-15)

Cross reference— Definitions and rules of construction generally, § 1-2.

Footnotes:

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Note— 47 U.S.C. § 332(c)(7)(C) Definitions. For purposes of this paragraph—(i) the term "personal wireless services" means commercial mobile services [cellular service], unlicensed wireless services, and common carrier wireless exchange access services..."; 47 U.S.C. § 332(d)(1) the term "commercial mobile service" means any mobile service (as defined in section 153 of this title) that is provided for profit and makes interconnected service available (A) to the public or (B) to such classes of eligible users as to be effectively available to a substantial portion of the public, as specified by regulation by the Commission;..."

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Note— 47 U.S.C. § 332(c)(7)(C) Definitions for purposes of this paragraph... (ii) the term "personal wireless service facilities" means facilities for the provision of personal wireless services..."

Chapter 110-Vegetation

Sec. 110-26. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Buffer means a screen constructed of wood, concrete block, masonry, a combination of wood and masonry, or landscape material with a chain link fence in such a manner that adjacent property is visually screened, and so that noise, solid waste or other objectionable influences will be avoided. Such buffer shall be perpendicular to the ground, a minimum of six feet in height, continuous and uninterrupted, and 100 percent opaque except where extraordinary circumstances exist where additional height will more adequately accomplish the desired end.

Caliper means the diameter of a tree measured 12 inches above the ground for trees up to and including eight inches in diameter and four and one-half feet above the ground for trees having a diameter of more the eight inches. The diameter of a multi-stem tree shall be measured at the point below branching or the sum of the two largest stems measured at four and one-half feet above the ground which ever is greater.

Contiguous means adjacent property whose property lines are shared, or are separated by only a street, alley, easement or right-of-way.

Developed property means that portion of a lot or parcel upon which a building, structure, pavement, or other improvements have been or are proposed to be placed.

Diameter-at-breast-height (DBH) means the tree trunk diameter measured in inches at a height of four and one-half feet (54 inches) above natural grade or the DBH measurement according to the latest edition of the Guide for Plant Appraisal as published by the Council of Tree and Landscape Appraisers, when the tree trunk branches out at a point lower than four and one-half feet.

Frontage means lineal distance measured along abutting street rights-of-way.

Ground cover means low growing plants planted in such a manner as to form a continuous cover over the ground, typical horizontal growth form with a maximum height of 24 inches, such as liriopse, low growing varieties of honeysuckle, confederate jasmine, English ivy or others.

Landscape material means trees, shrubs, ground cover, vines or grass installed in planting areas, including but not limited to those installed for the purpose of fulfilling the requirements of this article.

Landscape strip area means a planting area within the property lines of specified width and parallel to a public street, excluding driveways for ingress and egress.

Paved ground surface area (also referred to in this article as paved area or paved ground area) means any paved ground surface area (excepting public rights-of-way) used for the purpose of driving, parking, storing or displaying of vehicles, boats, trailers and mobile homes, including new and used car lots and other open lot uses. Parking structures, covered drive-in parking areas to the drip line of the covering or garages shall not be considered as paved ground surface areas.

Planting area means an area intended or used for landscaping that has a minimum of 40 square feet of actual plantable area and an inside dimension on any side of at least 36 inches.

Reconstruction means rehabilitation or replacement of structures on nonresidential or multifamily property to an extent exceeding 50 percent of the assessed valuation of such structures as shown on the most recent tax roll of the city.

Shrub means any woody plant of relatively low height, having several stems arising from the base and lacking a single trunk.

Stormwater detention facility means an impoundment on a lot or parcel reserved for detaining and controlling the release of stormwater runoff as required by City of McAllen Drainage Policy.

Street line means that line separating the right-of-way from any adjacent property.

Tree means any self-supporting woody plant of a single trunk and of a species which normally grows to an overall mature height of a minimum of 15 feet in the lower Rio Grande Valley of the state.

Vine means any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or tendrils, or which may simply sprawl over the ground or other plants.

Xeriscape means landscape methods which conserve water through the use of drought-tolerant plants and planting techniques.

(Code 1966, § 17 3/8 -4; Ord. No. 1993-88, § I, 12-13-93; Ord. No. 2006-118, § 1, 11-13-06; Ord. No. 2007-28, § 1, 3-26-07)

Cross reference— Definitions and rules of construction generally, § 1-2.

Exceptions Cited within the Zoning Ordinance

Exceptions pertaining to front yard setbacks:

1. Balconies opening upon fire towers not to exceed 5 feet (*Section 138-366 (d)*)
2. Balconies, uncovered (*Section 138-1, Yard (1)*)
3. Chimneys not to exceed 5 feet (*Section 138-366 (d)*)
4. Cornices up to 2 feet (*Section 138-366 (c)*)
5. Eaves up to 2 feet (*Section 138-366 (c)*)
6. Fence not to exceed 3 feet within 25 feet of a curb intersection in residential zones (*Section 138-367 (c)*)
7. Fire escapes, open or lattice-enclosed not to exceed 5 feet (*Section 138-366 (d)*)
8. Flues not to exceed 5 feet (*Section 138-366 (d)*)
9. Ornamental features up to 2 feet (*Section 138-366 (c)*)
10. Planting not to exceed 3 feet within 25 feet of a curb intersection in residential zones (*Section 138-367 (c)*)
11. Porches, uncovered (*Section 138-1, Yard (1)*)
12. Projections up to 2 feet (*Section 138-366 (c)*)
13. Pumps, filling station not less than 13 feet from the property line or 18 feet from the curb, whichever greater (*Section 138-367(d)*)
14. Pumps, gas and canopies not less than 9 feet from the property line or 10 feet from the curb, whichever greater (*Section 138-259*)
15. Pumps, islands not less than 13 feet from the property line or 18 feet from the curb, whichever greater (*Section 138-367(d)*)
16. Sills up to 2 feet (*Section 138-366 (c)*)
17. Stairways, outside not to exceed 5 feet (*Section 138-366 (d)*)
18. Steps, uncovered (*Section 138-1, Yard (1)*)
19. Structure not to exceed 3 feet within 25 feet of a curb intersection in residential zones (*Section 138-367 (c)*)

Exceptions pertaining to rear yard setbacks:

1. Balconies opening upon fire towers not to exceed 5 feet (*Section 138-366 (d)*)
2. Balconies, uncovered (*Section 138-1, Yard (1)*)
3. Buildings, accessory may occupy no more than 30% (*Section 138-369*)
4. Carports, unenclosed abutting an alley may be built up to the rear property line within the R-3A and R-3C Districts (*Section 138-356, Footnote 5*)
5. Chimneys not to exceed 5 feet (*Section 138-366 (d)*)
6. Cornices up to 2 feet (*Section 138-366 (c)*)
7. Eaves up to 2 feet (*Section 138-366 (c)*)
8. Fire escapes, open or lattice-enclosed not to exceed 5 feet (*Section 138-366 (d)*)
9. Flues not to exceed 5 feet (*Section 138-366 (d)*)
10. Ornamental features up to 2 feet (*Section 138-366 (c)*)
11. Parking, unenclosed may occupy no more than 90% (*Section 138-369*)
12. Porches, uncovered (*Section 138-1, Yard (1)*)
13. Projections up to 2 feet (*Section 138-366 (c)*)
14. Sills up to 2 feet (*Section 138-366 (c)*)
15. Stairways, outside not to exceed 5 feet (*Section 138-366 (d)*)
16. Steps, uncovered (*Section 138-1, Yard (1)*)

Exceptions pertaining to side yard setbacks:

1. Balconies opening upon fire towers not to exceed 5 feet (*Section 138-366 (d)*)
2. Canopy, unenclosed and not less than 4 feet from the side lot line or 8 feet from a corner lot line (*Section 138-368 (d)*)
3. Chimneys not to exceed 5 feet (*Section 138-366 (d)*)
4. Cornices up to 2 feet (*Section 138-366 (c)*)
5. Eaves up to 2 feet (*Section 138-366 (c)*)
6. Fire escapes, open or lattice-enclosed not to exceed 5 feet (*Section 138-366 (d)*)
7. Flues not to exceed 5 feet (*Section 138-366 (d)*)
8. Ornamental features up to 2 feet (*Section 138-366 (c)*)
9. Porte-cochere, unenclosed and not less than 4 feet from the side lot line or 8 feet from a corner lot line (*Section 138-368 (d)*)
10. Projections up to 2 feet (*Section 138-366 (c)*)
11. Side yards can be reduced to 10% of the lot width provided the lot has a width less than 50 feet. However, no side yard shall be less than 3.5 feet (*Section 138-368 (f)*)
12. Sills up to 2 feet (*Section 138-366 (c)*)
13. Stairways, outside not to exceed 5 feet (*Section 138-366 (d)*)
14. Townhouses can be built up to the side property line with a firewall (*Section 138-356, Footnote 10*)

Exceptions pertaining to height measurements (*Section 138-1, Height*):

1. Chimneys
2. Cooling towers
3. Domes
4. Elevator bulkheads
5. Mechanical rooms
6. Ornamental cupolas
7. Parapet walls not exceeding four feet in height
8. Radio towers
9. Spires
10. Tanks
11. Television antennas
12. Water towers

Exceptions as per Planning Department Policy

By policy the following are permitted:

1. AC Units
2. Clothes lines
3. Concrete slabs
4. Fire pits
5. Pergolas, arbors, and trellises as a landscape feature (legal opinion, 2009)
6. Playground equipment
7. Pool decks
8. Pool pumps
9. Portable grills
10. Sports equipment i.e. basketball hoop
11. Swimming pools prior to 2009 (legal opinion)
12. Umbrellas and patio furniture
13. Water features and fountains

Legal opinions:

1. In 2009 Assistant City Attorney Ignacio Perez made an interpretation to allow arbors, pergolas, and trellises within the required setbacks. The definition of landscape material is stated as trees, shrubs, ground cover, vines or grass installed in planting areas in Section 110-26 of the Vegetation Ordinance. The legal interpretation was if vines were allowed by code as a planting area and they cover vertical planes such as walls then the same logic could be applied to arbors, pergolas, and trellises as a planting area. Mr. Perez also cited Section 110-56 (g) of the Vegetation Ordinance stating architectural planters may be permitted to fulfill landscape requirements.
2. Prior to 2009 swimming pools were not considered a structure due to the fact they were constructed underground and the Zoning Ordinance defines a structure as anything constructed, erected or artificially built up or composed of parts and joined together in a permanent manner. However, an interpretation was made in 2009 to consider swimming pools as a structure to abide by setback requirements.

ZONING BOARD OF ADJUSTMENT AND APPEALS

RULES AND PROCEDURES

CITY OF MCALLEN

The McAllen Zoning Board of Adjustment and Appeals adopts the following Rules and Procedures (hereinafter “Rules”) to govern the substance of all board matters.

I. ORGANIZATION AND OFFICERS

A. Members

The McAllen City Commission created the Zoning Board of Adjustment and Appeals (hereinafter referred to as “Board”) pursuant to Chapter 211 of the Texas Local Government Code and Chapter 138, Article II, Division 3 of the City of McAllen, Texas Code of Ordinances (the “City Code”). The Commission appoints the members for that Board under Section 211.008 of the Texas Local Government Code (the “Code”).

The Commission composed the Board to sit five (5) members. Each member serves a two-year term. The Commission may renew a member’s term for a maximum of three total consecutive terms. The Commission also appoints four (4) alternate members to serve in the absence of a regular board member. Alternate members serve just as regular members and are subject to the same rules as regular members, unless otherwise provided in these Rules, but do not vote except in the absence of a regular member.

B. Officers

The Board shall elect a Chair and a Vice Chair from its own regular members by majority vote. The Chair and Vice Chair each serve one year. The Board shall accept an Executive Secretary appointed by the McAllen Planning Department. The Board shall adopt an attorney advisor appointed by the McAllen Legal Department. The Board shall only accept the appointment of personnel under the condition each person remains the employee and charge of the City of McAllen, with no employment relationship to the Board.

C. Duties and Officers

The Chair shall preside over the Board, hold meetings of the Board, decide points of order, and dispense the business of the Board. The Chair may administer oaths, compel the attendance of witnesses, and issue subpoenas as per Section 211.008 of the Code. The Chair shall sign the minutes of board meeting after the minutes have been approved by the Board.

In the absence of the Chair, the Vice Chair, or in both their absences the most senior member, according to the member’s appointment date, shall dispense the duties of the Chair.

II. POWERS OF THE BOARD

A. General Powers

The Board has those powers specified in Section 211.009 and 241.033 of the Code, and those powers granted by the City Commission under Chapter 138 (Zoning Ordinance) and Chapter 110 (Vegetation Ordinance) of the City Code, and those powers granted to the Board by ordinance.

B. Specified Powers

As per city ordinance and state statute, the Board has those powers described in Section 211.009 of the Code and Section 138-43 of the City Code. Those powers described in Section 138-43 are:

1. Hear and decide appeals that allege an error in any order, requirement, decision or determination made by an administrative official or agency in the enforcement of applicable provisions of the Local Government Code, the City Ordinance;
2. Authorize variances to specific cases from the terms of the City Code as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of City Ordinance will result in unnecessary hardship, and so that the spirit of ordinances shall be observed and substantial justice done;
3. Grant special exception to waive or reduce parking and loading requirements whenever the character and use of the building is such as to make unnecessary the full provisions of parking or loading, or where such regulations would impose an unreasonable hardship upon the use of the lot; and
4. Hear and decide any other matters authorized by the City Commission through ordinance.

III. DUTIES OF BOARD MEMBERS

A. General Duties of Members

1. All members of the Board should attempt to inspect the premises of each case which is under consideration at each meeting and become generally familiar with each case prior to Board meetings.
2. All members shall attend all meetings, provided, however, the member must provide 72 hours prior notice to the Executive Secretary in the event the member cannot attend.
3. All members of the Board shall arrive at a logical and fair decision on each case, except where a conflict may preclude a vote on the case.

B. Disqualification/Conflict of Interest

All members of the Board of Adjustment are subject to the City of McAllen Ethics Ordinance (Chapter 2 of the City Code).

In all cases before the Board where a member of the Board has a conflict as described in the Ethics Ordinance, the member shall refrain from any discussion, deliberation or vote. When applicable, the member shall complete and submit a City Conflict of Interest form, but in all cases alert the Executive Secretary at least 72 hours prior to the meeting on which the conflict is at issue. The Executive Secretary shall submit all notices of conflict to the City's attorney.

IV. A BASIS FOR ACTION

The Board shall decide each case based on the following:

1. Facts filed with application.
2. Testimony presented at the public hearing on the appeal.
3. The Planning Department's technical report on the appeal.
4. The Board's findings in its field inspection of the property may question all witnesses to assist the Board in arriving at a correct, logical and fair decision.
5. The applicable standards of review described in Section 138-43 of the City Code and Sections II.A., II.B. and VI. of these Rules.
6. All decisions shall be made on the Basis for Action. Neither the Board nor the individual members may use personal, first hand knowledge of any facts to make a determination, if such information has not been entered into the record or made available at the public hearing.

V. APPLICANTS

A. Legally Vested Interest

The Board shall not consider an application from any applicant who does not have a vested legal or equitable interest in the property in question. Applicants may appear on their own behalf or may be represented by counsel or agent. Any representation by someone other than an applicant must be accompanied with a written designation by the applicant for the agent to act on behalf of the applicant. (For example, the representative may produce a letter from the applicant to the Planning Department to authorize the representative to speak on behalf of the applicant; or, the representative may submit an application on behalf of a verifiable power of attorney.)

B. Applications

All applications for consideration by the Board must be on the prescribed form approved by the Planning Department and acceptable to the Board. The Board shall not consider applications for a variance or a special exception or any other Board action, if the application is not on a designated form. The Board shall approve the official application and the Chair shall implement it.

All applications for variances and special exceptions to commercial properties must be submitted with a current, valid "on the ground" survey. An applicant must submit a pauper form with their application if

they cannot proffer a valid survey; provided, however, the applicant illustrates their property with setbacks and encroachments as a survey would.

C. Meetings

Applicants have the right to be heard at all meetings where their applications are considered for a dispositive vote. Applicants not able to be present at the scheduled meeting to consider their application may submit to the Planning Department a written request for the Board to table the application. The Board will decide whether or not to grant the applicant's request to table. No application may be tabled at the request of applicant for more than two meetings prior to being considered for a dispositive vote. However, if the applicant requests for his/her application to be tabled because there are only four (4) board members present, such request shall not be counted against applicant's two (2) opportunities to table his/her request. Board action may proceed on any application despite the request of any applicant to table the application. The Board shall note on the record the reason(s) for the tabling of an agenda item. The reason(s) for each tabling, as well as the number of times an agenda item has been tabled, shall be reflected in an activity log in the meeting minutes at the end of each agenda item.

D. Evidence

Applicants should be prepared to present evidence necessary to prove their application. The burden of persuasion on seeking a remedy from the Board remains with the applicant at all times.

VI. HARDSHIP

A. For an "unnecessary hardship" to apply to a variance, it must relate to the very property for which the variance is sought and be a condition unique, oppressive, and uncommon to other properties. An unnecessary hardship may not be self-created, or be solely financial.

B. "Hardship" must be based on hardship resulting from sharp changes in topography or unusual terrain features. The applicant may prove the topography with a plot plan which includes topographic information related to known base points or surveys, and profiles or particular problems involved, including relationships to topographic features of adjoining properties.

C. There is no unnecessary hardship if the property is suitable and useable for the uses permitted in the district in which it lies, although there will be a loss of profit or other economic disadvantage on account of such use.

VII. MEETINGS

A. Texas Public Information Act and Open Meetings Act.

Except as permitted under the advice of the Board's attorney, all meetings of the Board are subject to the Texas Public Information Act and shall be open to the public. The minutes of the Board's meetings and records of its examination or other official actions are public records, unless excepted under law.

B. Quorum

A quorum consists of seventy-five percent (75%) of the full complement of members. For a full complement of five (5) members, therefore, four (4) members present constitute a quorum. The Chair may declare a quorum does not exist fifteen (15) minutes following a posted meeting time, having found at least four (4) members and alternate members are not present; provided however, the Chair may not declare a quorum thirty (30) minutes from the posted time, should at least members and alternate members not be present.

C. Regular Meetings

Regular meetings shall be held every first and third Wednesday at 5:30 P.M., or at other times as determined by the Board, in the City Commission Chambers. The Board by majority vote may change the place, day, and hour of the meetings; provided that, notice complies with the Texas Open Meetings Act (Chapter 511 of the Texas Government Code).

D. Special Meetings

The Chair may call a special meeting. A special meeting shall have a lawful purpose and members and public shall be given at least seventy-two (72) hours notice prior to the meeting.

E. Order of Business

The usual order of business shall be:

1. Call to Order
2. Approval of Minutes
3. Open Public Hearing
4. Other Statements
5. Introduction: New Information Recommendation
 - a) Presentation of recommendation by City Staff.
 - b) The Chair shall call the applicant or his representative(s) to present the case and answers any questions. If the applicant or representative is not present when called, the Chair may move a case to the end of the agenda.
 - c) The Chair shall then inquire if there are others who wish to address the Board in support of the case.
 - d) The Chair shall then inquire if there are those present who wish to address the Board who are opposed to the case.
 - e) The applicant or his representative may then give a rebuttal to any opposition.
 - f) If new facts are presented during this rebuttal, opposition shall be given the opportunity for rebuttal
 - g) Staff shall then have an opportunity to provide additional information, clarification or address questions from the Board.
 - h) Board discussion.
 - i) The Chair shall then declare that the discussion of the case is closed.

- j) In order to achieve an unambiguous decision, motions should be made in affirmative manner when possible.
- k) Any motion by a member shall require a second. After a motion has been made and duly seconded, discussion of the motion may be held for a reasonable time. Discussion shall terminate whenever a member shall call for a vote upon the question or whenever the Chair shall so rule.
- l) Vote on a motion.
- 6. The Chair may move a case out of regular agenda order.
- 7. Staff Report
- 8. Other Business posted on the Agenda
- 9. Adjournment

F. Staff Recommendations

City staff shall provide recommendations on each case before the Board.

G. Action by the Board

The super-majority concurring vote of seventy-five percent of the full board compliment, i.e., four affirming members of the Board, shall be necessary to reverse an order, requirement, decision or determination of an administrative official or agency; to decide in favor of an applicant on a matter upon which the Board is required to pass under any such ordinance or regulation; to authorize a variation; or to recommend to the Director of Planning to uphold or modify the interpretation of the City Code. All other matters shall be decided by a majority vote, unless otherwise specified in the City Code. The Board on its own motion may table an application when an applicant does not appear; provided however, in no case may the board table an application, for failure of the applicant to appear, more than twice without taking a dispositive vote.

H. Minutes of the Board

The Board, through its designated appointee, shall keep minutes of all meetings that indicate the vote of each member on every question on which it is required to act, or the fact that a member is absent or fails to vote. The minutes shall be filed in the office of the Planning Department and are public record.

VIII. DECISIONS OF THE BOARD

A. Precedent

There is not precedent. Any one case does not set a precedent for any future case. Each case shall be decided on its own merits and upon the circumstances of the case.

B. Public Statements

No Board member shall release any official statement to the public or the press. Only the Director of the Planning Department or her designated representative may make official statements on behalf of the Board.

B. Parliamentary Procedure

Any question regarding parliamentary procedure not covered by these rules shall be decided according to the latest edition of Robert's Rules of Order.

IX. WITHDRAWAL OF APPEAL

Any appeal or application may be withdrawn by the applicant upon written notice to the Director of Planning.

X. ATTENDANCE

Excessive absences cannot be tolerated, as the Board depends on a super majority of attendance in order to exercise decisions on applications for a variance. Three absences or more in a six-month period are excessive. If a Board member is excessively absent from regularly scheduled meetings, the Board may recommend to City Commission, by majority vote, that the Commission appoint an immediate replacement.

XI. AMENDEMENT PROCEDURE

Amendment to these rules and procedures may be made by the Board at any meeting, upon the affirmative vote of five (5) members, provided any such amendment is proposed at a preceding meeting and entered into the minutes of such meeting. However, board members may adopt through unanimous consent of all members an amendment at the meeting at which it was introduced; provided, however, the amendment shall not become effective until the next regular meeting.

Adopted this _____ day of _____, 2014 as affirmed by the designated Executive Secretary assigned by the Planning Department of the City of McAllen.

Executive Secretary

ORDINANCE NO. 2018- 70

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), ARTICLE VI ("SUPPLEMENTARY DISTRICT REGULATIONS"), DIVISION 3 ("LOTS AND YARDS"), BY ADDING PROVISIONS REGULATING CARPORTS AND GRANTING THE ZONING BOARD OF ADJUSTMENTS TO GRANT SPECIAL EXCEPTIONS THERETO; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen desires to establish rules and regulations relating to the construction and maintenance of carports within the City,

WHEREAS, the City Commission finds that it is in the public interest to delegate the authority to regulate carports to the Zoning Board of Adjustments,

WHEREAS, the City of McAllen seeks to protect the value of property located within the corporal limits of the City,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 ("Zoning"), Article VI ("Supplementary District Regulations"), Division 3 ("Lots and Yards") is hereby amended to read as follows:

Sec. 138-371. – Special Exception for carports.

- (a) The Zoning Board of Adjustment may grant a special exception to the minimum setback requirements for a carport when, in the opinion of the board:
 - (1) there is no adequate vehicular access to an area behind the required front building line that would accommodate a parking space; and

- (2) the carport will not have a detrimental impact on surrounding properties.
- (b) In determining whether to grant this special exception, the board shall consider the following factors:
 - (1) Whether the requested special exception is compatible with the character of the neighborhood.
 - (2) Whether the value of surrounding properties will be adversely affected.
 - (3) The suitability of the size and location of the carport
 - (4) The materials to be used in construction of the carport
- (c) Storage of items other than motor vehicles is prohibited in a carport for which a special exception has been granted under this subsection.
- (d) If the Zoning Board of Adjustmnet Grants a special exception as provided in this section, the site plan and the minutes of the Zoning Board of Adjustment meeting shall be officially recorded with Hidalgo County.
- (e) Any special exception granted under this chapter is granted solely to the applicant and may not be transferred, sold, inherited, bequeathed, or devised.
- (f) A new special exception shall be required upon any change or transfer in ownership of the underlying tract; a special exception granted to a previous applicant does not confer any right to any other individual or corporation to maintain the carport without approval from the Zoning Board of Adjustment.

SECTION II: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances.

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 38, Article VI, Division 3, the McAllen Code of Ordinances, as amended by Section I, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

SECTION IV: This Ordinance shall be and remain in full force and effect from and

after its passage by the Board of Commissioners, and execution by the Mayor.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 8th day of October, 2018, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this 9th day October, 2018.

CITY OF McALLEN

John Ingram, City Commissioner

Attest:

Perla Lara

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin W. Stevenson

Austin W. Stevenson, Assistant City Attorney



2021 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/06/21	01/20/21	02/03/21	02/17/21	03/03/21	03/17/21	04/07/21	04/21/21	05/05/21	05/19/21													
ERICK DIAZ- CHAIRPERSON	P	P	P	P	P	P	A	P	A	P													
JOHN MILLIN- VICECHAIRPERSON	P	A	P	P	P	P	P	P	P	P													
SYLVIA HINOJOSA	P	P	P	A	P	P	P	P	P	P													
JOSE GUTIERREZ	P	P	P	P	P	P	P	P	P	P													
JUAN F. JIMENEZ	P	A	P	P	P	A	P	P	P	P													
ANN TAFEL (ALT 1)	P	P	P	P	P	P	P	P	P	A													
HUGO AVILA (ALT 2)	P	P	P	P	P	A	P	P	P	A													
REBECCA MILLAN (ALT 3)	P	P	P	P	P	P	P	P	P	P													
ROGELIO RODRIGUEZ (ALT 4)	A	P	P	P	P	P	A	P	P	P													

P - PRESENT

A - ABSENT

☐ NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION



PLANNING DEPARTMENT

311 N 15th Street McAllen, TX 78501
Phone: 956-681-1250 Fax: 956-681-1279



2021 CALENDAR

Meetings:

- City Commission
- ▲ Public Utility Board
- Planning & Zoning Board
- Zoning Board of Adjustment

HPC - Historic Preservation Council

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification

* Holiday - Office is closed

JANUARY 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 HOLIDAY	2
3	4 A-1/19 & 1/20	5 ■	6 N-1/19 & 1/20 D-2/2 & 2/3	7	8	9
10	11 ●	12 ▲	13	14	15	16
17	18 A-2/2 & 2/3	19 ■	20 HPC N-2/2 & 2/3 D-2/16 & 2/17	21	22	23
24	25 ●	26 ▲	27	28	29	30
31						

FEBRUARY 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 A- 2/16 & 2/17	2 ■	3 N- 2/16 & 2/17 D- 3/2 & 3/3	4	5	6
7	8 ●	9 ▲	10	11	12	13
14	15 A-3/2 & 3/3	16 ■	17 N-3/2 & 3/3 D-3/16 & 3/17	18	19	20
21	22 ●	23 ▲	24 HPC	25	26	27
28						

MARCH 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 A-3/16 & 3/17	2 ■	3 N-3/16 & 3/17 D-4/6 & 4/7	4	5	6
7	8 ●	9 ▲	10	11	12	13
14	15	16 ■	17 D-4/20 & 4/21	18	19	20
21	22 ●	23 ▲	24 HPC N-4/6 & 4/7	25	26	27
28	29 A-4/6 & 4/7	30	31			

APRIL 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 HOLIDAY	3
4	5 A-4/20 & 4/21	6 ■	7 N-4/20 & 4/21 D-5/4 & 5/5	8	9	10
11	12 ●	13 ▲	14	15	16	17
18	19 A- 5/4 & 5/5	20 ■	21 HPC N- 5/4 & 5/5 D-5/18 & 5/19	22	23	24
25	26 ●	27 ▲	28	29	30	

MAY 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 A- 5/18 & 5/19	4 ■	5 D: 6/1 & 6/2 N-5/18 & 5/19	6	7	8
9	10 ●	11 ▲	12	13	14	15
16	17 A-6/1 & 6/2	18 ■	19 N-6/1 & 6/2 D-6/16 & 6/17	20	21	22
23	24 ●	25 ▲	26 HPC	27	28	29
30	31 HOLIDAY					

JUNE 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 PZ	2 N-6/16 & 6/17 D-7/6 & 7/7	3 PZ	4	5
6	7	8	9	10	11	12
13	14 ●	15 ▲	16 ■	17	18	19
20	21 A-7/6 & 7/7	22	23 HPC N-7/6 & 7/7	24	25	26
27	28 ●	29 ▲	30			

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2021 CALENDAR

Meetings:  City Commission  Public Utility Board  Planning & Zoning Board  Zoning Board of Adjustment HPC - Historic Pres Council							Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed						
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JULY 2021							AUGUST 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	1	2	3	4	5	6	7
					A-7/20 & 7/21			A- 8/18 & 8/19		N- 8/18 & 8/19 D-9/1 & 9/2			
4	5 HOLIDAY	6	7 N-7/20 & 7/21 D-8/4 & 8/5	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21 HPC N-8/4 & 8/5 D-8/18 & 8/19	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				
								A-ZBA 9/1		N-ZBA 9/1 D-9/16 & 9/17			
								A-PZ 9/7		HPC N-PZ 9/7			
								A-ZBA 9/15					

SEPTEMBER 2021							OCTOBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 N-ZBA 9/15 D-10/5 & 10/6	2	3	4						1	2
					A-PZ 9/21								
5	6 HOLIDAY	7	8 N-PZ 9/21	9	10	11	3	4	5	6 N-10/19 & 10/20 D-11/2 & 11/3	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22 HPC N-10/5 & 10/6	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31			HPC			

NOVEMBER 2021							DECEMBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 N-11/16 & 11/17 D-12/1 & 12/7	4	5	6				HPC N-ZBA 12/15 D-1/4 & 1/5	2	3	4
	A-11/16 & 11/17												
7	8	9	10	11	12	13	5	6	7	8	9	10	11
								A-PZ 12/21		N- PZ 12/21			
14	15	16	17 N-ZBA 12/1 D-PZ-12/21	18	19	20	12	13	14	15	16	17	18
	A-ZBA 12/1									D-1/18 & 1/19			
21	22	23	24	25	26	27	19	20	21	22	23	24	25
	A-PZ 12/7		N-PZ 12/7	HOLIDAY				A- 1/4 & 1/5		N- 1/4 & 1/5	HOLIDAY	HOLIDAY	
28	29	30					26	27	28	29	30	31	
	A-ZBA 12/15											HOLIDAY	

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