



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JUNE 30, 2021- 4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

- 1. CALL MEETING TO ORDER, ESTABLISH QUORUM**
 - A. Prayer
 - B. Pledge of Allegiance
- 2. CERTIFICATION OF PUBLIC NOTICE**
- 3. PUBLIC COMMENTS**
 - A. Public Comments are limited to three (3) minutes. If a resident desires to make a public comment, please notify the Chairperson prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.
- 4. THE FOLLOWING ARE THE MEETING PROCEDURES USED BY THE ZONING BOARD OF ADJUSTMENT:**
 - A. All items are generally considered as they appear on the agenda. As each item is introduced:
 - B. Staff will present its findings and recommendation on the item being considered.
 - C. The party making the request may make a presentation and may address the Board on any issues arising during the discussion of the item being considered.

- D.** Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minutes time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E.** Once the Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.
- F.** A minimum of four votes are required for an item to be approved by the Board.

5. ABSENCES

- A.** Consider excusing the absence of Board Member George Cardenas from the May 26, 2021 Regular Meeting
- B.** Consider excusing the absence of Board Member Mario Escobar from the May 26, 2021 Regular Meeting
- C.** Consider excusing the absence of Board Member Jorge Ortegon from the May 26, 2021 Regular Meeting
- D.** Consider excusing the absence of Board Member Andre Maldonado from the May 26, 2021 Regular Meeting

6. MINUTES

- A.** Consider approval of the Minutes for the May 26, 2021 Regular Meeting

7. PUBLIC HEARINGS

- A.** Consider Variance to the City's Unified Development Code Article 3, Section 3.201 Districts Standards, Residential and Nonresidential, being a 5.36 acre tract of land, out of and forming a part or portion of Lot 8, Kelly-Pharr Subdivision, located at 2617 South Sugar Road, as requested by Rio Delta Engineering
- B.** Consider Variance to the City's Unified Development Code Article 3, Section 3.505, Easements & Utilities, being Lot 39, Las Villas at Autumn Ridge Subdivision, located at 3502 Rhonda Street, as requested by Michael Jon Sanchez
- C.** Consider Variance to the City's Unified Development Code Article 2, Section 2.302, General Use Standards, Non-Residential Use, Storage and Utility Sheds, being Lot 10, Cibolo Estates Subdivision, located at 12506 North Bail Bond Drive, as requested by Norman Cordova

- D. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 27, Amended Plat of Telfair Subdivision, located at 441 Manshir Circle, as requested by Rene Solis
- E. Consider Variance to the City's Unified Development Code Article 2, Section 2.301, Residential Uses (D) Fences, being Lot 5, Southwest Estates Phase 2 Subdivision, located at 3113 Las Cruces Drive, as requested by Jose & Sandra Saenz

8. ADJOURNMENT

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the bulletin board located at the main entrance to the City offices of the City of Edinburg, (415 West University Drive), visible and accessible to the general public after regular working hours, at 12:00 P.M. on this 25th day of June, 2021.



Nikki Marie Cavazos, Urban Planner I

**MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE
PLANNING AND ZONING DEPARTMENT AT 956-388-8202**

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Memo

To: Zoning Board of Adjustment Board Members
From: Nikki Marie Cavazos, Administrative Assistant
Subject: Board Members Absence
Date: June 17, 2021

This is to advise you that action needs to be taken with regards to the absence of Board Member George Cardenas from the May 26, 2021 Regular Meeting.

Should you have any questions, you may call me at 956-388-8202.

Memo

To: Zoning Board of Adjustment Board Members
From: Nikki Marie Cavazos, Administrative Assistant
Subject: Board Members Absence
Date: June 17, 2021

This is to advise you that action needs to be taken with regards to the absence of Board Member Mario Escobar from the May 26, 2021 Regular Meeting.

Should you have any questions, you may call me at 956-388-8202.

Memo

To: Zoning Board of Adjustment Board Members
From: Nikki Marie Cavazos, Administrative Assistant
Subject: Board Members Absence
Date: June 17, 2021

This is to advise you that action needs to be taken with regards to the absence of Board Member Jorge Ortegon from the May 26, 2021 Regular Meeting.

Should you have any questions, you may call me at 956-388-8202.

Memo

To: Zoning Board of Adjustment Board Members
From: Nikki Marie Cavazos, Administrative Assistant
Subject: Board Members Absence
Date: June 17, 2021

This is to advise you that action needs to be taken with regards to the absence of Board Member Andre Maldonado from the May 26, 2021 Regular Meeting.

Should you have any questions, you may call me at 956-388-8202.

**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
MAY 26, 2021 -4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 W UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

MEMBERS PRESENT

Jason De Leon
Alex Rios
Dr. Samuel Simon
Eddie Garza

MEMBERS ABSENT

George Cardenas
Mario Escobar
Jorge Ortegon
Andre Maldonado

STAFF

Brian Kelsey, Assistant City Manager
Kimberly A. Mendoza, Director of Planning & Zoning
Rita Lee Guerrero, Planner I
Nikki M. Cavazos, Planner I
Patrizia Longoria, Engineer III
Robert Hernandez, Engineering Graphics Technician I
Peter Hermida, Engineer III
Daniel A. Colina, Planner I
Tilfred Farley, Planning Assistant
Jaime Ayala, Planner II
Abel Beltran, Planner I
Natalia Velasquez, Chief Building Official
Mardoqueo Hinojosa, City Engineer

VISITORS

Zulema Monarez
Joel De Jesus Cano
Amber Zapata
Elia Lopez Cano
Rene Barrera
Thomas Gonzalez

Pasul S. Desai
Oscar Falcon
Julio C. Hernandez
Bridgette Garcia
Alma Cortez
Fidel Cortez

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

The meeting was formally called to order by Vice Chairperson Dr. Samuel Simon at 4:05 P.M.

- A. Prayer – Announced by Vice Chairperson Dr. Samuel Simon.
- B. Pledge of Allegiance – The Pledge of Allegiance was said.

2. CERTIFICATION OF PUBLIC NOTICE

Vice Chairperson Dr. Samuel Simon verified the posting of the Zoning Board of Adjustment meeting notice and its compliance with the Open Meetings Act. Staff indicated the agenda had been posted on Friday, May 21, 2021 at 4:25 P.M.

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MAY 26, 2021
PAGE 2**

3. PUBLIC COMMENTS

- A. Public Comments are limited to three (3) minutes. If a resident desires to make a public comment, please notify the Chairperson prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

4. THE FOLLOWING ARE THE MEETING PROCEDURES USED BY THE ZONING BOARD OF ADJUSTMENT:

- A. All items are generally considered as they appear on the agenda. As each item is introduced:
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Board on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.
- F. A minimum of four votes are required for an item to be approved by the Board.

5. ABSENCES

- A. Consider excusing the absence of Board Member George Cardenas from the April 28, 2021 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. GEORGE CARDENAS FROM THE APRIL 28, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY.

- B. Consider excusing the absence of Board Member Jorge Ortegon from the April 28, 2021 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. ALEX RIOS AND SECONDED BY BOARD MEMBER MR. EDDIE GARZA TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. JORGE ORTEGON FROM THE APRIL 28, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY.

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MAY 26, 2021
PAGE 3**

- C. Consider excusing the absence of Board Member Mario Escobar from the April 28, 2021 Regular Meeting.

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. MARIO ESCOBAR FROM THE APRIL 28, 2021 REGULAR MEETING.

6. MINUTES

- A. Consider approval of the Minutes for the April 28, 2021 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO APPROVE THE MINUTES FOR THE APRIL 28, 2021 REGULAR MEETING.

7. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code Article 3, Section 3.303, Multi-family Residential Bulk Standards, Setbacks, being Lots 2-44, Bel-Air Estates Subdivision, located at 2519 N. Closner Boulevard, as requested by Desai Satish

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. ALEX RIOS TO APPROVE THE VARIANCE REQUEST OF DESAI SATISH, TO ALLOW FOR THE REAR YARD SETBACK TO BE REDUCED FROM 20 FT. TO 10 FT., AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY.

- B. Consider Variance to the City's Unified Development Code, Article 3, Section 3.404, Nonresidential Bulk Requirements, Building Height, being Lot 1, Doctor's Center Phase 2 Subdivision, located at 5502 S. McColl Road, as requested by Oscar Falcon, on behalf of Cantu Construction

MOTION WAS MADE BY BOARD MEMBER MR. JASON DE LEON AND SECONDED BY BOARD MEMBER MR. EDDIE GARZA TO APPROVE THE VARIANCE REQUEST OF OSCAR FALCON, ON BEHALF OF CANTU CONSTRUCTION, TO ALLOW A BUILDING HEIGHT OF 155 FT. FOR THE PROPOSED EIGHT-STORY MEDICAL TOWER, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY.

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MAY 26, 2021
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- C. Consider Variance to the City's Unified Development Article 3, Section 3.304, Nonresidential Bulk Requirements, Setbacks, being Lot 1, Doctor's Center Phase 2 Subdivision, located at 5502 S. McColl Road, as requested by Oscar Falcon, on behalf of Cantu Construction

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. ALEX RIOS TO APPROVE THE VARIANCE REQUEST OF OSCAR FALCON, ON BEHALF OF CANTU CONSTRUCTION, TO ALLOW THE PROPOSED CANOPY TO ENCROACH INTO THE 25 FT. FRONT YARD SETBACK BY 20 FT. LEAVING ONLY A 5 FT. SEPARATION FROM PROPERTY LINE TO STRUCTURE, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY.

- D. Consider Variance to the City's Unified Development Code, Article 3, Section 3.505, Easements & Utilities, being Lot 35, Santa Cruz Estates Phase II Subdivision, located at 3206 Francis Lane, as requested by Zulema Monarez

MOTION WAS MADE BY BOARD MEMBER MR. JASON DE LEON AND SECONDED BY BOARD MEMBER MR. EDDIE GARZA TO APPROVE THE VARIANCE REQUEST OF ZULEMA MONAREZ, TO ALLOW FOR THE CONSTRUCTION OF A POOL LOCATED IN A 10 FT. DRAINAGE SWALE AND 15 FT. UTILITY EASEMENT LOCATED AT THE REAR OF THE PROPERTY, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY.

- E. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 28, Boomtown Subdivision, located at 307 Bronze Avenue, as requested by Thomas Gonzalez

MOTION WAS MADE BY BOARD MEMBER MR. ALEX RIOS AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO APPROVE THE VARIANCE REQUEST BY THOMAS GONZALEZ, TO ALLOW FOR PLACEMENT OF A MOBILE HOME WITH AN ENCROACHMENT OF 15 FT. INTO THE FRONT YARD SETBACK, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY.

- F. Consider Variance to the City's Unified Development Code, Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, being Lot 7, Cactus Land Subdivision Phase I, located at 201 Cactus Lane, as requested by Fidel Cortez

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. ALEX RIOS TO APPROVE THE VARIANCE REQUEST OF FIDEL CORTEZ, TO ALLOW FOR A 1 FT. 9 INCH REDUCTION IN THE ELEVATION REQUIREMENT SET FORTH BY THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY.

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8. ADJOURNMENT

There being no further business to consider, the meeting was adjourned at 4:50 P.M.

Nikki Marie Cavazos
Nikki Marie Cavazos, Urban Planner I

**ZONING BOARD OF ADJUSTMENT REGULAR MEETING
JUNE 30, 2021**

Item:

Consider Variance to the City's Unified Development Code Article 3, Section 3.201 Districts Standards, Residential and Nonresidential, being a 5.36 acre tract of land, out of and forming a part or portion of Lot 8, Kelly-Pharr Subdivision, located at 2617 South Sugar Road, as requested by Rio Delta Engineering

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 3, Section 3.201, District Standards, Residential and Nonresidential. The applicant stated that the basis for the request is to be allowed to build a 116,951 sq. ft. self-storage facility on the subject property. The applicant indicated that the Floor Area Ratio is too low for the self-storage facility with low intensity uses.

Property Location and Vicinity:

The property is located at the northwest intersection of South Sugar Road and West Canton Road. This property is currently zoned Commercial General (CG) District. The surrounding zoning is Suburban Residential (S) District to the north, Commercial neighborhood (CN) District and Commercial General (CG) District to the east, Auto Urban Residential (AU) District to the west, and Neighborhood Conservation Mobile Home (NC-MH) District to the south.

Background and History:

Just-A-Closet # 6 Subdivision is currently under Preliminary Review. The site is approximately 4.45 net acres, or 193,842 square feet.

Analysis:

The applicant is requesting a variance to the maximum allowable Floor Area Ratio for Nonresidential Development. The preliminary design shows a total of 116,951 sq. ft. of buildable area, resulting in a Floor Area Ratio of (.603). According to the City's Unified Development Code, the maximum floor Area Ratio (buildable area) would be (.388) or 75,210 square feet.

Recommendation:

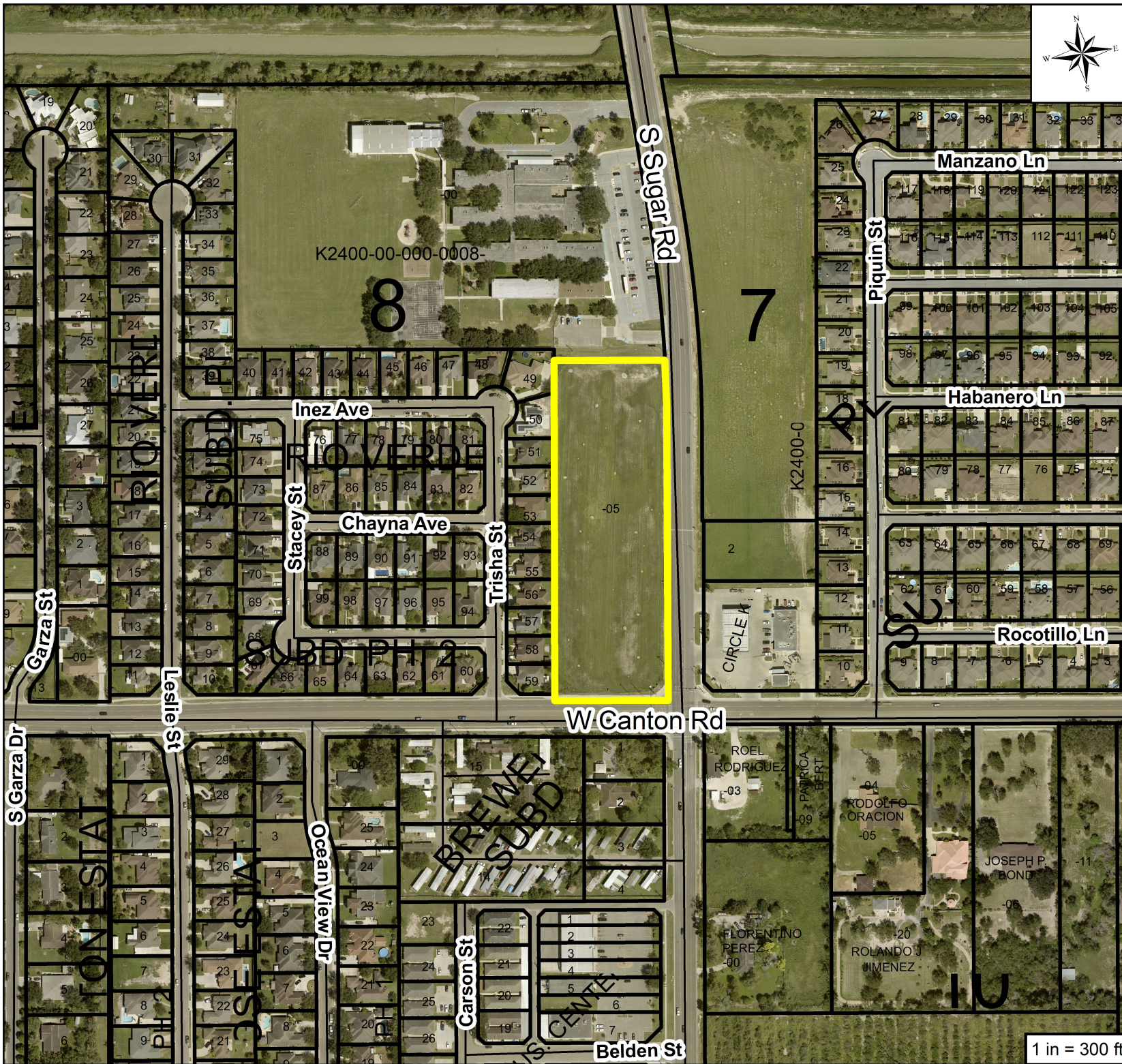
Staff recommends approval of the request, based on a previous similar variance being granted. If approved, the applicant will need to comply with all other requirements during the permitting process including but not limited to building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Tilfred R. Farley

Assistant Planner

Approved By:
Kimberly A. Mendoza, MPA

Director of Planning & Zoning



AERIAL MAP



CASE CAPTION:

SUBDIVISION NAME:

RIO DELTA ENGINEERING

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.201 DISTRICT STANDARDS, RESIDENTIAL AND NONRESIDENTIAL, BEING A 5.36 ACRES TRACT OF LAND, BEING OUT OF AND FORMING A PART OR PORTION OF LOT 8, KELLY PHARR SUBDIVISION, LOCATED AT 2617 S. SUGAR ROAD, AS REQUESTED BY RIO DELTA ENGINEERING

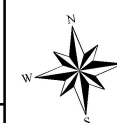
Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 300 ft



CASE CAPTION:

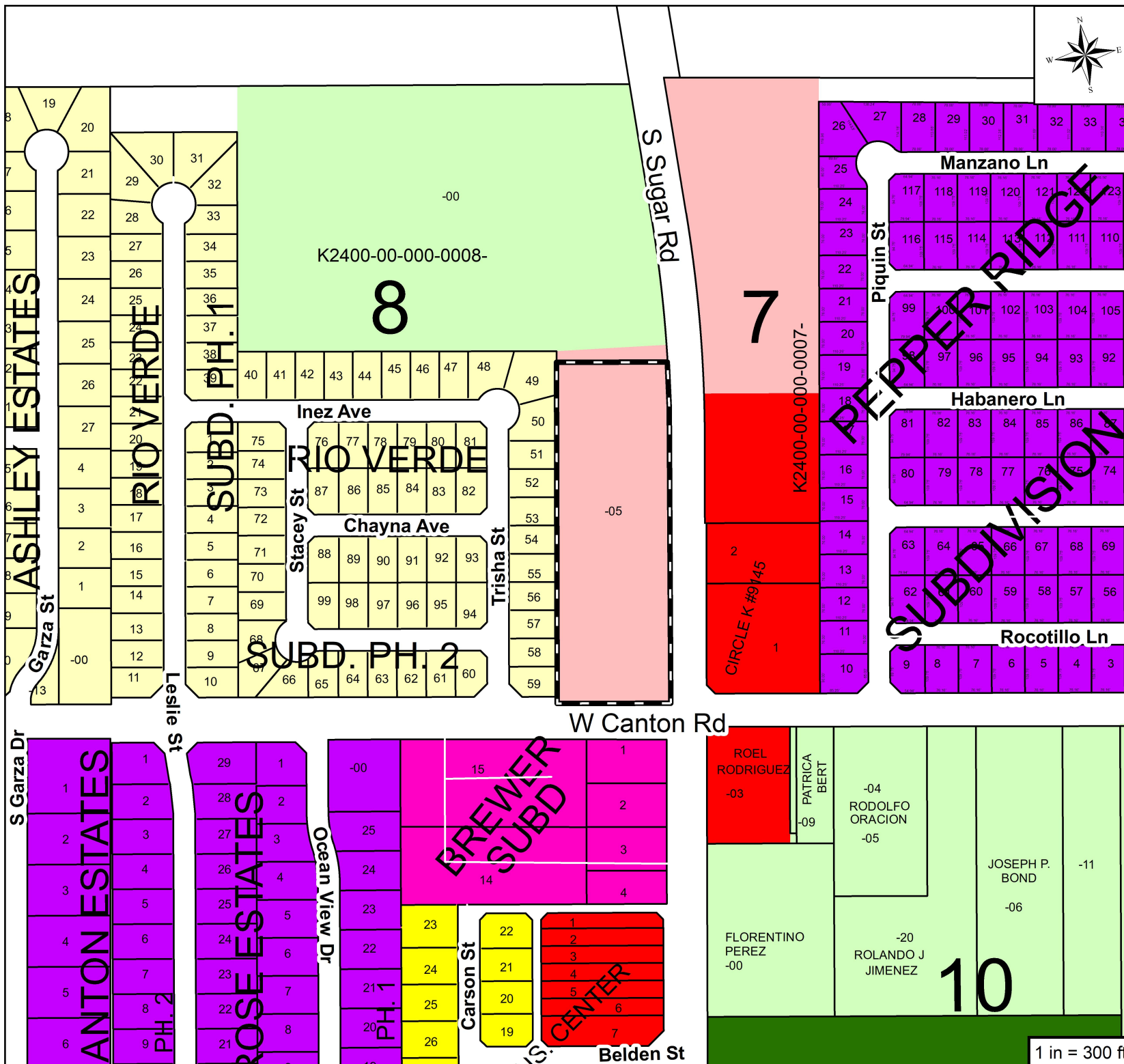
SUBDIVISION NAME:
RIO DELTA ENGINEERING

CITY LIMITS
APPLICANT SITE

ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP





FUTURE LANDUSE MAP

CASE CAPTION:

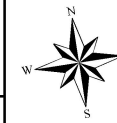
SUBDIVISION NAME:
RIO DELTA ENGINEERING

Legend

- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
 - Agriculture
 - Auto-Urban
 - Downtown District
 - General Commercial
 - Industrial
 - Mobile Home
 - Neighborhood Commercial
 - Office Business Park
 - Suburban
 - Urban
 - Urban University

SITE LOCATION MAP



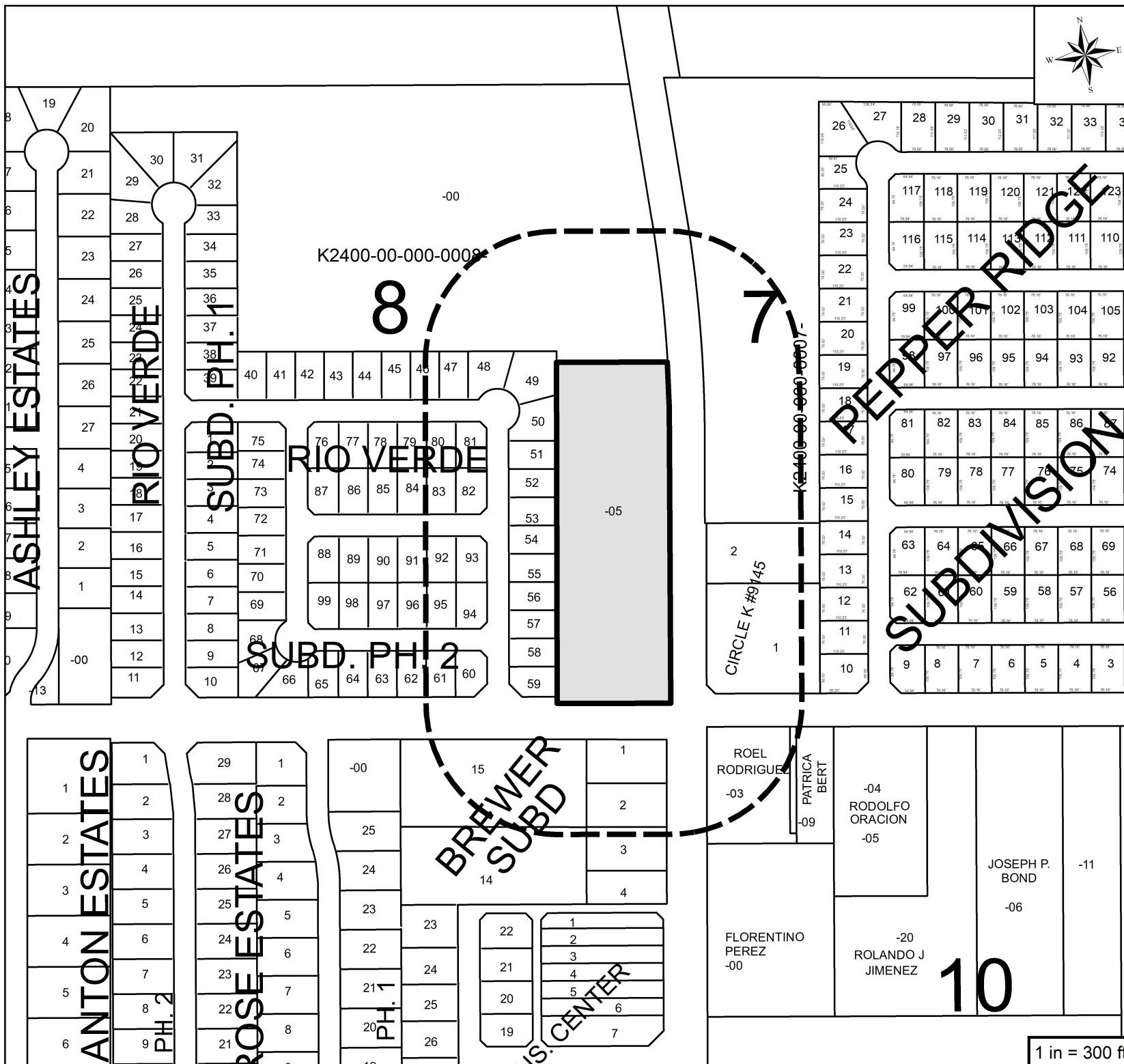
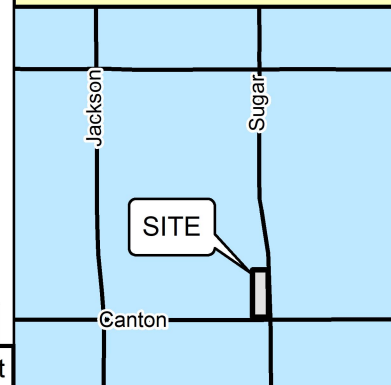


CASE CAPTION:

[illegible]

CITY LIMITS
300FT NOTIFICATION
APPLICANT SITE

SITE LOCATION MAP





Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

**ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE**

Nature of Request: Article 3, Section 3.201.B Non-Residential Use District Floor Area Ratio for Commercial Development

Reason for Hardship: F.A.R. IS TO LOW FOR THE SELF-STORAGE USE. THERE IS NO CATEGORY FOR
(use other side if necessary) SELF-STORAGE. MOST OF PROJECT IS "ACCESSORY" BUILDINGS WITH LOW "INTENSITY".

Property Description: 8 KELLY-PHARR SUBDIVISION
Lot Block Subdivision

Property Address: 2617 S. Sugar Rd.

Present Property Zoning: CN - COMMERCIAL NEIGHBORHOOD

Person requesting Variance: IVAN GARCIA P.E., R.P.L.S. - RIO DELTA ENGINEERING

Mailing Address: 921 S 10TH AVENUE EDINBURG 78539
Street Address City/State Zip Code

Phone No. (Home): (956) 380-5152 **(Work):** **(Cell):**

Owner's Name: JOSEPH W HOLAND - JUST A CLOSET #6 LLC

Mailing Address: 1308 JASMINE AVENUE MCALLEN 78504
Street Address City/State Zip Code

As owners or agents for the above described property, I, (we) hereby request a hearing before the Zoning Board of Adjustment.

Signature:  **Date:** 6/1/21

Owner/Agent's Name (Please Print): Ivan Garcia P.E., R.P.L.S.

\$450 Application Fee: 11285 **Application Received by:**
Receipt No.

Application deadline: **ZBA Hearing date:**

- \$40 ZBA Order Form- Make Check Payable to: Hidalgo County Clerk
- Submit survey, if applicable
- Reduced copy of site plan & 1 blue print, if applicable

415 W. University Dr. • P. O. Box 1079 • Edinburg, TX 78540
Phone (956) 388-8202 • Fax (956) 292-2080 • www.cityofedinburg.com

RECEIVED

JUN 02 2021

Name:

JUN 02 2021

Name: _____

JUST-A-CLOSET SELF STORAGE #6

2012 International Building Code Analysis

04.16.2021

Occupancy Classification (311.2) Group S-1 Moderate Hazardous Storage
(304.1) Group B Business

Bldg. 1 Storage (S-1) 57,277 S.F.
Office (B) 1,320 S.F.
Phase 1 Total 58,597 S.F.

Bldg. 2 Storage (S-1) 58,354 S.F.
Phase 2 Total 58,354 S.F.

Total Building 116,951 S.F.

*Occupant load (Table 1004.1.2):

Bldg. 1 Storage: (1/300 gross warehouse) 191
Office: (1/100 gross business) 13
Phase 1 Total 209

Bldg. 2 Storage: (1/300 gross warehouse) 195
Phase 2 Total 195

Total Building 404

*Note: Bldg. 1 and 2 are 75% unoccupied space with the remainder being: Corridor, AHU Closets, Electrical Rooms, Riser Rooms, etc.

**Toilet Count (Table 2902.1): 1 per 100

Men: 1 Water Closet, 1 lavatory
Women: 1 Water Closet, 1 lavatory
General: Hi/Lo D.F., Service Sink (office)

**Note: Request Occupancy Load Count decrease to an actual number of occupants for whom each occupied space, floor, or building is designed. The change in Occupancy Load is driven solely by the Toilet Room Calculations.

Construction Type (Table 601):

Type II-B

Height Allowed (Table 503: stories allowed;
504.2.1 story increase allowed with approved automatic
Sprinkler system): 3 stories allowed

Bldg. 1-2: 1 story provided

Floor Area Allowed

(Table 503) Type IIB Group S-1: 17,500 sf
(506.3) Auto Sprinkler Increase: Is = 3
(Equation 5-1)

$\{17,500 + [17,500 \text{ sf} \times 3]\} = 70,000 \text{ sf allowable}$
58,597 sf provided Bldg. 1
58,354 sf provided Bldg. 2

Sprinkler System (903.2.9):

Bldg. 1-2 - Required / Provided

Fire Separation (Table 508.4):

Bldg. 1-2 - None Required / None Provided

Fire Alarms (907.2):

None Required / None Provided

Rated Corridors (Table 1018.1):

None required/ None provided with sprinkler system

Exiting (1021.2):

(Table 1016.2):
(1018.2):

Exits req. per floor: 2
Exit Distance
Exit width req. 44"

Exits provided 2/floor min.
250" allowable
60" width provided

Fire Resistance Rating Exterior Walls (Table 602):

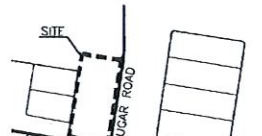
None Required / None Provided

PHASE 1

CANTON ROAD & SUGAR ROAD
EDINBURG, TX 78539

DALLENBACH-COLE
ARCHITECTURE



CIVIL ENGINEER	ARCHITECT	MEP ENGINEER
RIO DELTA ENGINEERING PH: 956.380.5152 921 SOUTH 10TH AVE EDINBURG, TX 78539	DALLENBACH - COLE ARCHITECTURE PH: 210.493.2234 12035 COLWICK, STE. 200 SAN ANTONIO, TX 78216	SILBER & ASSOCIATES PH: 210.826.6392 8610 BROADWAY #415 SAN ANTONIO, TX 78217
STRUCTURAL ENGINEER		LANDSCAPE ARCHITECT
DANYSH & ASSOCIATES PH: 210.341.5161 FAX: 210.341.7991 105 BILTMORE, STE. 100 SAN ANTONIO, TX 78213		GARDINO LANDSCAPING PH: 956.219.3257 918 E. PINDO ST. SAN JUAN, TX 78589



LOCATION MAP

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL HAVE PARTIAL USE OF THE PREMISES FOR CONSTRUCTION OPERATIONS. CONFINE APPARATUS, OPERATIONS OF WORKMEN, AND STORAGE OF MATERIAL TO THE AREAS DEFINED BY THE OWNER.
2. ALL WORK SHALL BE PERFORMED TO COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE, 2011 NATIONAL ELECTRICAL CODE, 2012 UNIFORM PLUMBING CODE, 2012 UNIFORM MECHANICAL CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE, 2012 INTERNATIONAL FIRE CODE ALL CITY ADOPTED AMENDMENTS, AND ANY OTHER APPLICABLE CODES AND BUILDING STANDARDS AS ADOPTED BY CITY OF EDINBURG, TX.
3. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR FINAL MATERIAL AND PRODUCT SELECTIONS. THE CONSTRUCTION DOCUMENTS INDICATE GENERAL DESIGN INTENT BUT MAY NOT DEFINE ALL STANDARDS AND PRODUCTS REQUIRED FOR THE FULL PERFORMANCE AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW AND APPROVAL OF SUBMITTALS AND SHOP DRAWINGS FROM THE SUBCONTRACTORS AND FOR COMPLIANCE WITH APPLICABLE INDUSTRY STANDARDS, CITY CODES, AND ORDINANCES. FOLLOWING CONTRACTOR APPROVAL OF SUBMITTALS AND SHOP DRAWINGS, SUBMITTAL TO OWNER FOR FINAL REVIEW IS REQUIRED.
4. COORDINATION OF SUBMITTALS FOR FABRICATION, PURCHASING, TESTING, DELIVERY, WITH OTHER SUBMITTALS AND RELATED CONSTRUCTION OPERATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. SUBMITTALS TO INCLUDE QUALITY CONTROL PROCEDURES, DESIGN DATA, CERTIFICATIONS, MANUFACTURER'S INSTRUCTIONS, AND WARRANTY INFORMATION (1 YEAR MINIMUM).
5. THE CONTRACTOR IS RESPONSIBLE FOR OVERSIGHT OF ALL PHASES OF THE PROJECT IN RELATION TO APPLICABLE INDUSTRY STANDARDS FOR THE MATERIALS AND PRODUCTS INCORPORATED INTO THE PROJECT.
6. THE GENERAL CONTRACTOR WITH OWNER TO COORDINATE ALL TESTING AND/OR INSPECTIONS WITH OWNER HIRED COMPANIES UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO COORDINATE OVERHEAD DUCTWORK, CONDUIT, ETC. SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR COORDINATION PURPOSES.
8. ALL DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS, INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC. ARE TO BE USED TOGETHER. ANY DISCREPANCIES BETWEEN THE DOCUMENTS OR EXISTING CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT FOR INTERPRETATION AND/ OR CLARIFICATION PRIOR TO PROCEEDING WITH ANY WORK RELATED TO THE DISCREPANCY.
9. NECESSARY FRAMING AND/OR BLOCKING IS REQUIRED FOR ALL WALL MOUNTED ITEMS. ALL WOOD PRODUCTS TO BE FIRE RETARDANT.
10. FIRE-RETARDANT-TREATED WOOD SHALL BE PERMITTED IN NON-BEARING PARTITIONS WHERE THE REQ. FIRE-RESISTANCE RATING IS 2 HOURS OR LESS, NON BEARING EXTERIOR WALLS WHERE NO FIRE RATING IS REQ., AND ROOF CONSTRUCTION INCLUDING GIRDERS, TRUSSES, FRAMING AND DECKING PER IBC 603.1. FIRE-RETARDANT-TREATED WOOD TO COMPLY WITH IBC 2303.2 STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR SAFETY, SECURITY AND PROTECTION OF EXISTING IMPROVEMENTS THROUGHOUT THE DURATION OF CONSTRUCTION.
12. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH AIA DOCUMENT A201-2007 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION WHICH BECOMES PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT.
13. A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT WHICH IS INCLUSIVE OF DESIGN RECOMMENDATIONS. ENGINEERING DESIGN WAS COMPLETED BASED ON THE GEOTECHNICAL DESIGN RECOMMENDATIONS AND A COPY OF THE GEOTECHNICAL REPORT CAN BE OBTAINED FROM THE OWNER FOR REFERENCE.

LIST OF DRAWINGS

COVER SHEET

CIVIL DRAWINGS

SHT 1 COVER SHEET
SHT 2 PLAT SHEET
SHT 3 EXISTING TOPOGRAPHICAL
SHT 4 DIMENSIONED LAYOUT
SHT 5 UTILITY LAYOUT
SHT 6 PAVING & DRAINAGE LAYOUT
SHT 7 LIGHTING LAYOUT
SHT 8 RECOMMENDED EROSION
LAYOUT
SHT 9 TYPICAL DETAILS
SHT 10 TYPICAL DETAILS
SHT 11 CITY OF EDINBURG
STANDARD DETAILS
SHT 12 CITY OF EDINBURG
STANDARD DETAILS
SHT 13 CITY OF EDINBURG
STANDARD DETAILS
SHT 14 CITY OF EDINBURG
STANDARD DETAILS
SHT 15 CITY OF EDINBURG
STANDARD DETAILS

ARCHITECTURE DRAWINGS

A1.1 PHASE 1 SITE PLAN
A1.2 OVERALL SITE PLAN
A1.3 PH-1 BLDG. 1 ROOF PLAN
A1.4 SITE DETAILS
A2.1 PH-1 BLDG. 1 FLOOR PLAN
A2.2 PH-1 BLDG. 1 FLOOR PLAN
A2.3 OFFICE PLAN & RCP
A2.4 ADA & INTERIOR ELEVATIONS
A2.5 INTERIOR ELEVATIONS
A2.6 PH-1 BLDG. 1 EGRESS PLAN
A3.1 PH-1 BLDG. 1 EXT. ELEVATIONS
A4.1 WALL SECTIONS
A4.2 WALL SECTIONS
A4.3 WALL SECTIONS
A4.4 WALL SECTIONS
A5.1 WDW/DOOR SCHEDULES
A5.2 WINDOW TYPES
A5.3 WINDOW TYPES
A6.1 BUILDING DETAILS
A6.2 BUILDING DETAILS
A6.3 BUILDING DETAILS
A6.4 BUILDING DETAILS
A7.1 SPECIFICATIONS

STRUCTURAL DRAWINGS

S2.1 BLDG 1 FND. PLAN
S2.2 BLDG 1 FND. PLAN
S2.3 BLDG 1 ROOF PLAN
S2.4 BLDG 1 ROOF PLAN
S4.1 NOTES & DETAILS
S4.2 SECTIONS & DETAILS
S4.3 SECTIONS & DETAILS
S4.4 SECTIONS & DETAILS
S4.5 SECTIONS & DETAILS
S5.1 SPECIFICATIONS
S5.2 SPECIFICATIONS
S5.3 SPECIFICATIONS

MEP DRAWINGS - PHASE 1

MEP-1 PHASE 1 SITE PLAN
M1.1 PHASE 1 BLDG 1 MECH SOUTH
M1.2 PHASE 1 BLDG 1 MECH NORTH
M1.3 PHASE 1 BLDG 1 MECH OFFICE
M2.1 PHASE 1 BLDG 1 MECH SCHEDULES
M3.1 PHASE 1 BLDG 1 MECH SPECIFICATIONS
E1.1 PHASE 1 BLDG 1 LIGHTING SOUTH
E1.2 PHASE 1 BLDG 1 LIGHTING NORTH
E1.3 PHASE 1 BLDG 1 LIGHTING OFFICE
E2.1 PHASE 1 BLDG 1 POWER SOUTH
E2.2 PHASE 1 BLDG 1 POWER NORTH
E2.3 PHASE 1 BLDG 1 POWER OFFICE
E3.1 PHASE 1 BLDG 1 ELEC DIST DIAGRAM
E3.2 PHASE 1 BLDG 1 PANELBOARD SCHEDULE
E3.3 PHASE 1 BLDG 1 ELEC DETAILS
E4.1 PHASE 1 BLDG 1 ELEC SPECIFICATIONS
P1.1 PHASE 1 BLDG 1 PLUMBING SOUTH
P1.2 PHASE 1 BLDG 1 PLUMBING NORTH
P1.3 PHASE 1 BLDG 1 PLUMBING OFFICE
P2.1 PHASE 1 BLDG 1 PLUMBING SCHEDULES
P3.1 PHASE 1 BLDG 1 PLUMBING DETAILS
P3.2 PHASE 1 BLDG 1 PLUMBING RISER DIAGRAM
P4.1 PHASE 1 BLDG 1 PLUMBING SPECIFICATIONS

PROJECT NO. 2107 JUST-A-CLOSET #6 CANTON ROAD & SUGAR ROAD

JUST-A-CLOSET #6 SUBDIVISION

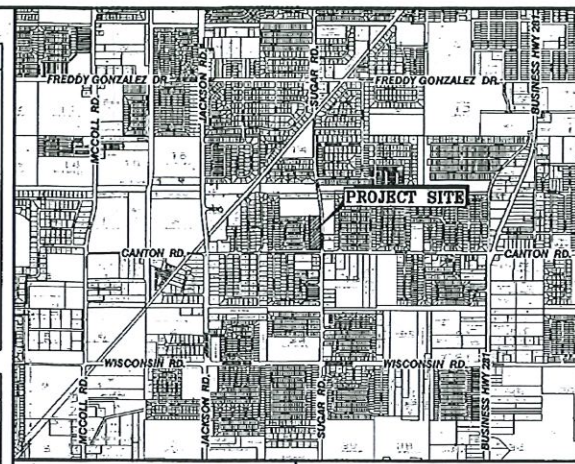
BEING A 5.36 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF LOT 8, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

- - SET 1/2 INCH IRON ROD
- - FOUND 1/2 INCH IRON ROD
- - FOUND 5/8 INCH IRON ROD
- △ - FOUND COTTON PICKER SPINDLE
- - FOUND 60-D NAIL
- △ - SET COTTON PICKER SPINDLE
- - POWER POLE
- - GUY WIRE
- - FOUND FENCE POST
- - TRAFFIC SIGN
- - WATER METER
- - WATER VALVE
- - IRRIGATION STAND PIPE
- (XXXX) - DEED RECORD CALL
- XXXX - NATURAL GROUND
- △ - CALCULATED POINT
- △ - ELECTRICAL & UTILITY EASEMENT

ABBREVIATION LEGEND

- F.B.S.L. - FRONT BUILDING SETBACK LINE
- R.B.S.L. - REAR BUILDING SETBACK LINE
- S.B.S.L. - SIDE BUILDING SETBACK LINE
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- F.T. - FARM TRACT
- F.M. - FARM-TO-MARKET
- U.E. - UTILITY EASEMENT
- E.A.E. - ELECTRICAL AND UTILITY EASEMENT
- C.L. - CENTER LINE
- L. - LOT LINE



LOCATION MAP SCALE: 1"= 2000'

GENERAL PLAT NOTES

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "AH" (SHADED), FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF FLOODING, BASE FLOOD ELEVATIONS (DETERMINED) IN THE CITY OF EDINBURG, HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON COMMUNITY PANEL NO. 480338 0030 E, REVISED JUNE 6, 2000 AND LAMR ISSUED DATE.
- SETBACKS:**
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION** SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
- BENCHMARKS (B.M.):**
GRATE INLET TOP BEING APPROXIMATELY 93 FEET WEST FROM THE INTERSECTION OF SOUTH SUGAR ROAD AND WEST CANTON ROAD. TOP OF GRATE INLET, ELEV.=99.31 (N.A.V.D. 88)
NORTHING: 18526484.65 EASTING: 1086296.94 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
- DRAINAGE:**
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DESIGN A TOTAL OF 27,424 CUBIC FEET OR DRAINAGE ACRES FEET OF STORM WATER RUNOFF. DRAINAGE ANALYSIS WILL BE REQUIRED DURING BUILDING PERMIT STAGE.
- ALL LOT CORNERS** ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SODWALK** AND ADA RAMPS ARE REQUIRED ALONG SOUTH SUGAR ROAD AND WEST CANTON ROAD.
- ALL EASEMENTS SHOWN** ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- ADDITIONAL FIRE HYDRANTS** MIGHT BE REQUIRED AT BUILDING PERMIT STAGE.

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

DATED THIS _____ DAY OF _____, 2021.

IVAN GARCIA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 - STATE OF TEXAS**STATE OF TEXAS
COUNTY OF HIDALGO**

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

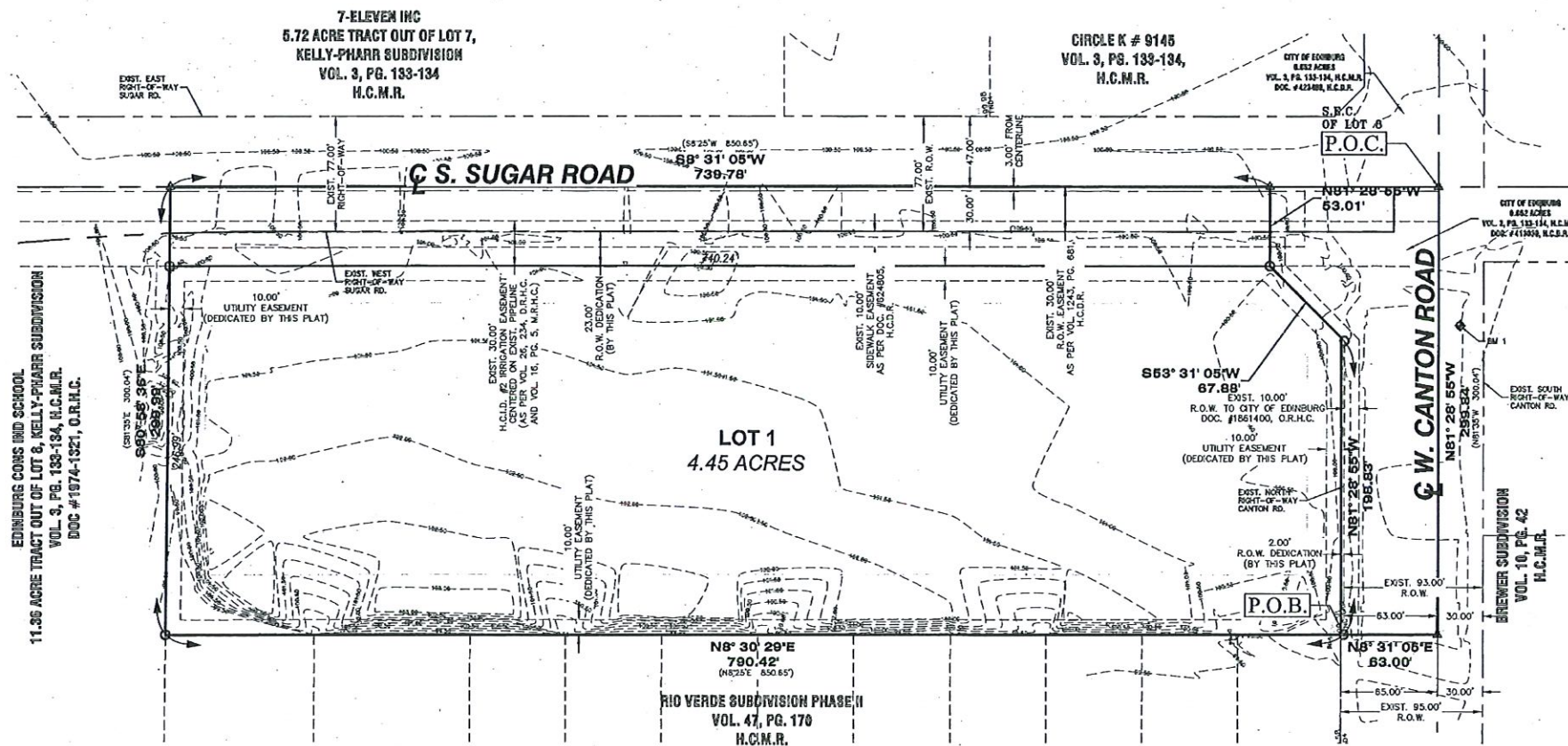
DATED THIS _____ DAY OF _____, 2021.

IVAN GARCIA P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8498
SURVEY FIRM # 10194027FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUERRA, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTYFILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUERRA, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY**PRINCIPAL CONTACTS:**

PHONE & FAX

SUB 20 055

PAGE NO. C1

**OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO**

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE BE-SUBDIVISION OF LOTS 1A, 1B & 1C, AKA JUST A CLOSET #6, SUBDIVISION, ADDITION OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JOSEPH WILLIAM HOLLAND
JUST A CLOSET #6, LLC
1308 E. JASMINE AVENUE
MCALLEN, TEXAS 78501**STATE OF TEXAS
COUNTY OF HIDALGO**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

COUNTY OF HIDALGO

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

RECEIVED

JUN 02 2021

Name: _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS DAY OF _____, 2021 SUBJECT TO THE FOLLOWING:

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 2 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

SECRETARY

PRESIDENT

CITY OF EDINBURG
STATE OF TEXAS
COUNTY OF HIDALGO

I, KIMBERLY MENDOZA, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS JUST-A-CLOSET #6 SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 2020 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JUST-A-CLOSET #6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE _____ DAY OF _____, 2021.

MAYOR, CITY OF EDINBURG

DATE

SECRETARY, CITY OF EDINBURG

DATE

METES AND BOUNDS DESCRIPTION

BEING A 5.36 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF LOT 8, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.36 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 8, SAME BEING A POINT WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD;

THENCE N 81°28'55" W ALONG THE SOUTH LINE OF THE SAID LOT 8, SAME BEING WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 299.84 FEET TO A CALCULATED POINT;

THENCE N 81°31'05" W ACROSS THE SAID LOT 8, TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD AS PER DOCUMENT# 1861400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 63.80 FEET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 87°52'25" E ALONG THE EAST BOUNDARY LINE OF A CALLED RIO VERDE SUBDIVISION PHASE II, RECORDED IN VOLUME 45, PAGE 170, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT TRACT DESCRIBED IN VOLUME 1388, PAGE 548, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 792.42 FEET TO A 1/2-INCH IRON ROD FOUND, SAME POINT BEING THE NORTHEAST CORNER OF THE SAID RIO VERDE SUBDIVISION PHASE II, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 80°58'36" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT TRACT, TO A POINT ON THE EAST LINE OF THE SAID LOT 8, IN THE GENERAL DIRECTION OF FENCE PASSING AT 255.64 FEET AN IRON ROD FOUND IN LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 299.89 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

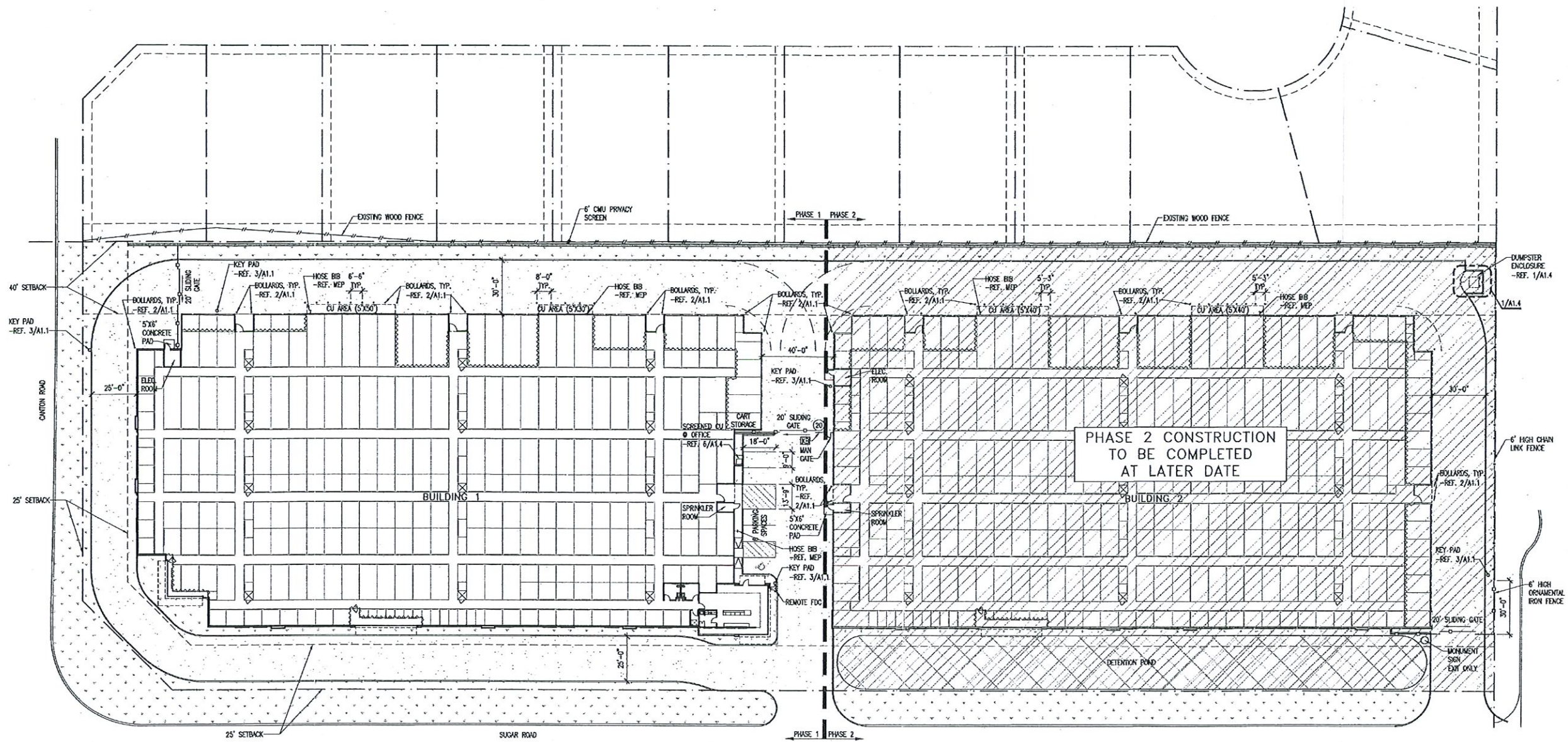
THENCE S 81°31'05" W ALONG THE EAST LINE OF THE SAID LOT 8, A DISTANCE OF 739.78 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°28'55" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD AS PER DOCUMENT# 1861400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 53.01 FEET TO A 1/2-INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 53°31'05" W CONTINUING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD AS PER DOCUMENT# 1861400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 70.71 FEET TO A 1/2-INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°28'55" W CONTINUING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD AS PER DOCUMENT# 1861400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 196.83 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.36 ACRES OF LAND MORE OR LESS, OUT OF WHICH THE EAST 34.00 FEET LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD AS PER VOLUME 1243, PAGE 631, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

NAME	ADDRESS	PHONE & FAX
OWNER: JOSEPH WILLIAM HOLLAND	1308 E. JASMINE AVENUE MCALLEN, TX 78501	
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083



TRUE NORTH
 PLAN NORTH
1 SITE PLAN
 SCALE: 1" = 30'-0"

SITE PLAN LEGEND			SITE PLAN NOTES	
	BUYERS/ EASEMENTS		CONCRETE PAVING -REF. CIVIL DWGS.	1. REFER CIVIL DRAWINGS FOR RECORDED PLAT/SURVEY FOR PROPERTY BOUNDARIES, EASEMENTS, SETBACKS, ETC. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. 2. REFER CIVIL DRAWINGS FOR ALL DRIVE, PARKING, AND CURB LOCATIONS, DETAILS, AND DIMENSIONAL INFORMATION. 3. REFER CIVIL DRAWINGS FOR EXTENTS OF REQUIRED LANDSCAPING. 4. PROVIDE CONCRETE FILLED STEEL TUBE BOLLARD AT BUILDING CORNERS AND BUILDING ENTRIES AT DRIVE AREAS (REF. DETAIL 2/A1.1 FOR LOCATIONS, CIVIL FOR DETAIL). 5. PROVIDE FUC VISIBLE FROM STREET WITH LOCKING CAPS PER IFD 912.3.1. 6. SECURITY CONTRACTOR TO PROVIDE SIREN OPERATED SYSTEM (SOS) ACCESS, PROVIDE MANUAL FAIL SAFE OPERATION, AND 20'-0" GATE OPENING FOR ELECTRICAL GATE PER FIRE MARSHALL REQUIREMENTS. 7. SECURITY CONTRACTOR TO PROVIDE KNOX EMERGENCY KEY BOX AT SHOWN LOCATIONS. KNOX BOXES TO BE KEYS TO EDINBURG FIRE DEPARTMENT SPECIFICATIONS.
	PROPERTY LINES		LANDSCAPE AREA -REF. LANDSCAPE DRAWINGS	
	6'-0" HIGH, ORNAMENTAL IRON FENCE W/ SLIDING GATE -REF. 4/A1.4		6" STEEL PIPE BOLLARD -REF. 2/A1.1	
	6'-0" HIGH, CHAIN LINK FENCE		4" STRIPES PAINTED ON PAVING AT 2'-0" O.C. -PARKING LOT STRIPING TO BE WHITE	
	6'-0" HIGH, EXISTING CEDAR FENCE		KNOX BOX	

DALLENBACH-COLE
 ARCHITECTURE
 12035 COLWICK, SUITE 200
 SAN ANTONIO, TEXAS 78216
 WWW.DALLENBACH-COLE.COM
 P 210-499-1234



JUST-A-CLOSE
SELF STORAGE #6
 CANTON ROAD & SUGAR ROAD
 EDINBURG, TX 78539

PROJECT NO. 2107

DATE: 04.23.2021

DRAWN: CH

REVISIONS:

OVERALL
SITE PLAN

SHEET NO.

A1.2

RECEIVED

JUN 02 2021

Name: _____



**ZONING BOARD OF ADJUSTMENT REGULAR MEETING
JUNE 30, 2021**

Item:

Consider Variance to the City's Unified Development Code Article 3, Section 3.505, Easements & Utilities, being Lot 39, Las Villas at Autumn Ridge Subdivision, located at 3502 Rhonda Street, as requested by Michael Jon Sanchez

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 3, Section 3.505, Easements & Utilities. The applicant stated that the basis for the request is to allow for the construction of a 588 sq. ft. accessory structure built on foundation located on a 30 ft. drainage and utility easement located at the rear of the property.

Property Location and Vicinity:

The property is located at the southeast corner of Rhonda Street and Wisconsin Road. The property has 48.30 ft. of frontage along Rhonda Street and 125.38 ft. of depth for a tract size of 6,0555 square feet. This property is currently zoned Neighborhood Conservation 5 (NC 5) District. Surrounding zoning is Neighborhood Conservation 5 (NC 5) District to the east, south, and west and Auto Urban Residential (AU) District to the north. The surrounding land use consists of residential uses.

Background and History:

Las Villas at Autumn Ridge Subdivision was recorded on August 26, 2004. The applicant is constructed an accessory structure located on a 30 ft. drainage and utility easement. A site plan and photos for the structure has been provided for the Board's consideration. No similar variances have been granted in this area.

Staff mailed a notice of the variance request to 47 neighboring property owners and received no comments in favor or against this request at the time of this report.

Analysis:

The applicant has indicated that the basis of the request is to allow for the encroachment of the accessory structure within the 30 ft. drainage and utility easements. The level of encroachment is 20 ft. into the 30 ft. easement leaving only a 10 ft. separation from property line to structure.

Recommendation:

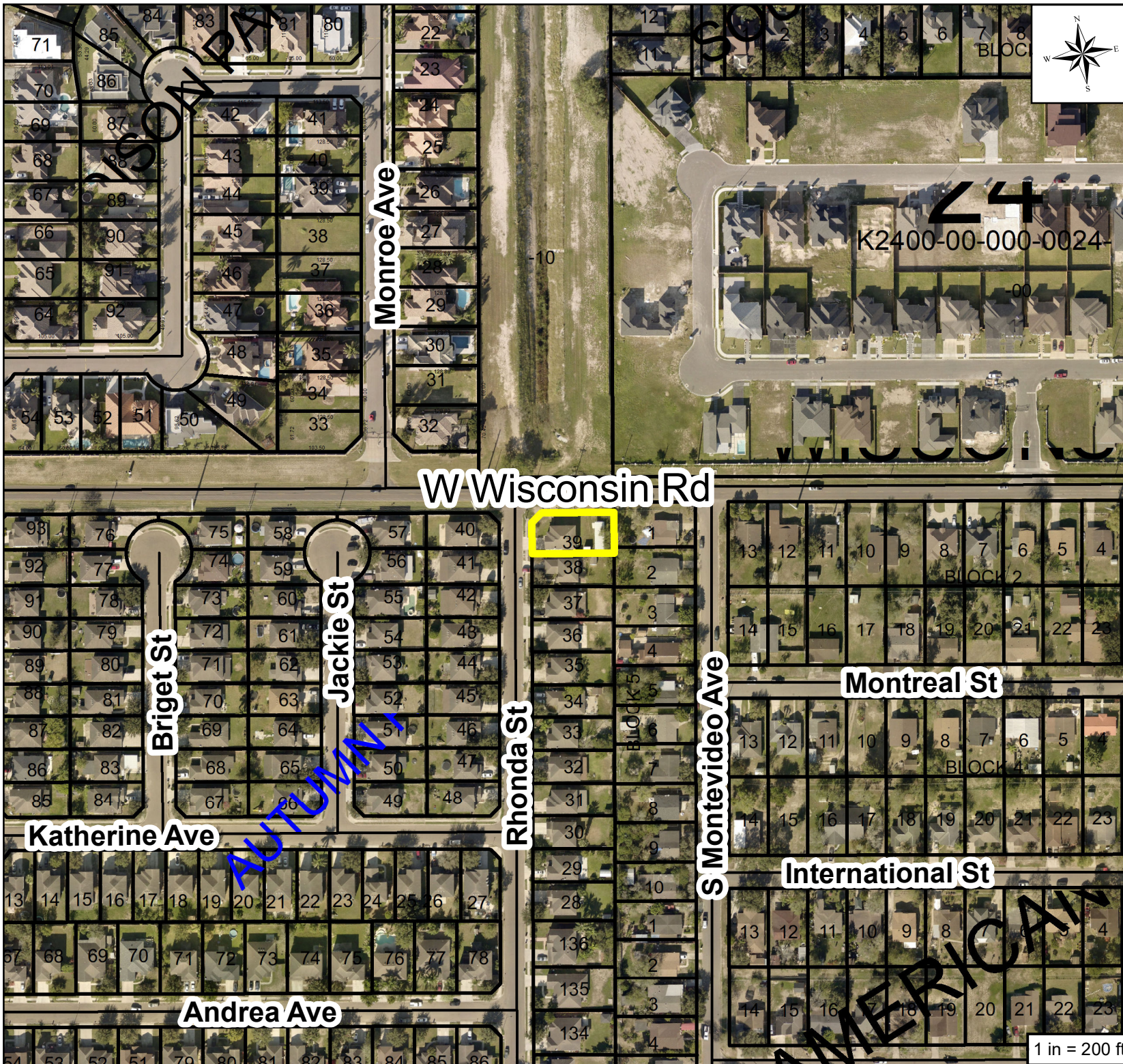
Staff recommends disapproval of the variance request. If approved, the applicant will need to comply with all other requirements during the permitting process including but not limited to building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Rita Lee Guerrero

Urban Planner

Approved By:
Kimberly A. Mendoza, MPA

Director of Planning & Zoning



AERIAL MAP


CASE CAPTION:

APPLICANT NAME:

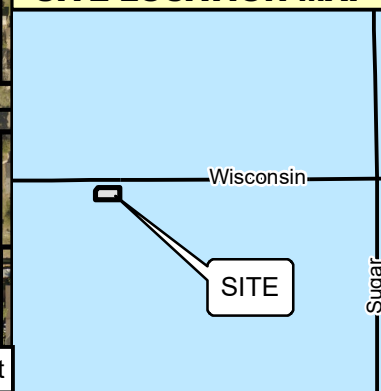
MICHAEL JON SANCHEZ

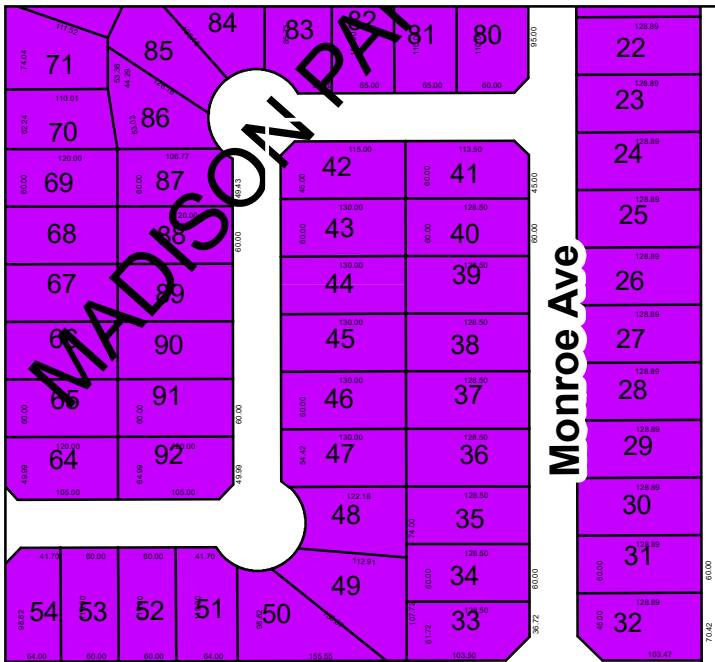
CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.505, EASEMENTS & UTILITIES, BEING LOT 39, LAS VILLAS AT AUTUMN RIDGE SUBDIVISION, LOCATED AT 3502 RHONDA STREET, AS REQUESTED BY MICHAEL JON SANCHEZ

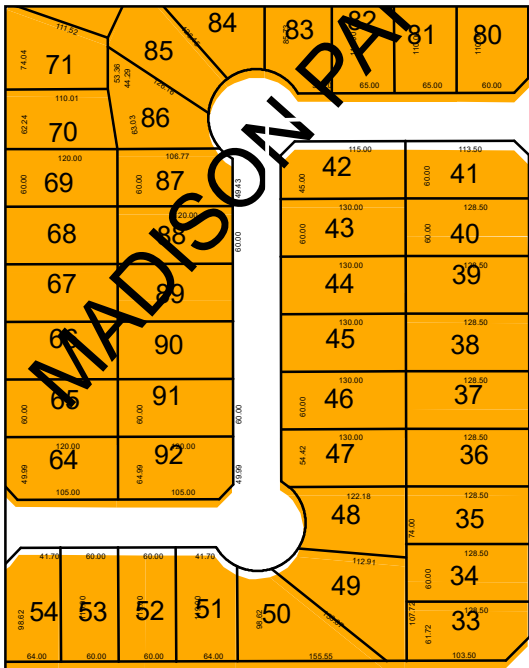
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP

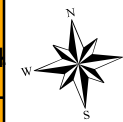
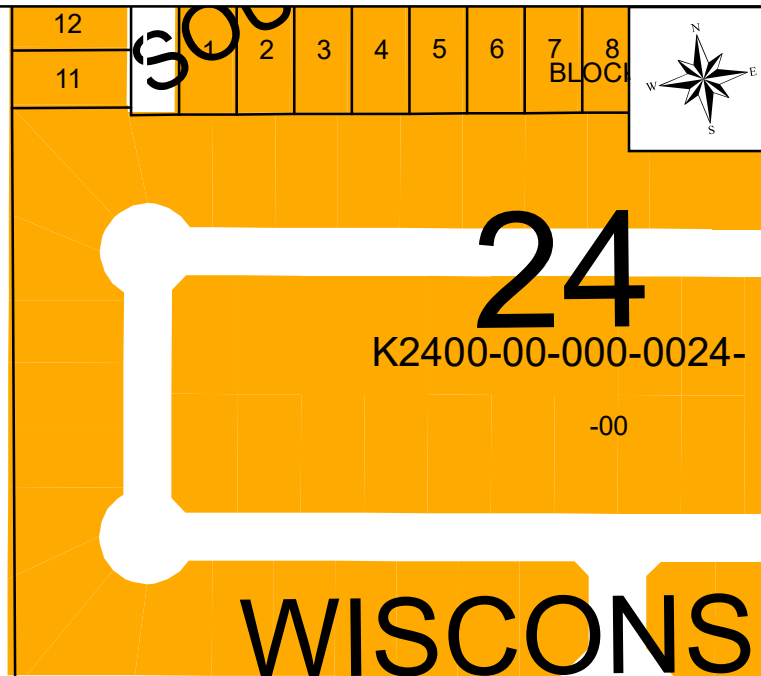






Monroe Ave

-10



FUTURE LAND USE MAP

CASE CAPTION:

APPLICANT NAME:

MICHAEL JON SANCHEZ

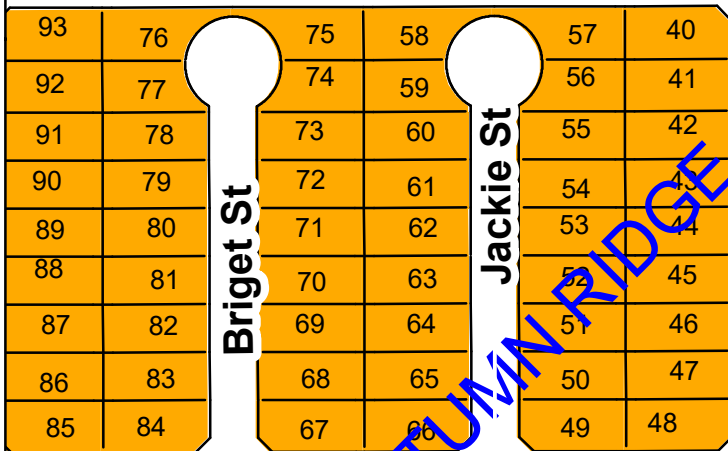
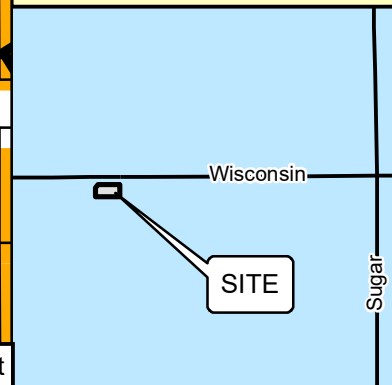
Legend

- CITY LIMITS
- APPLICANT SITE

FUTURE LANDUSE

- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP



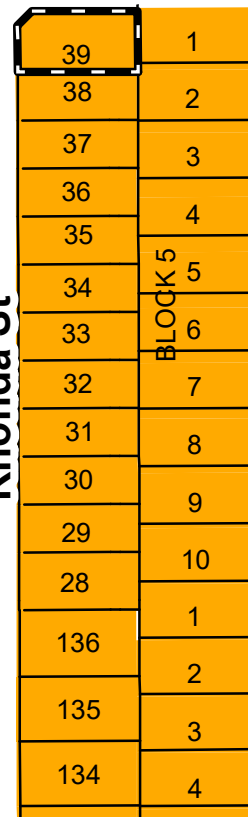
Katherine Ave



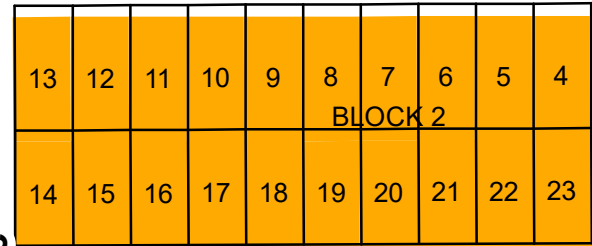
Andrea Ave



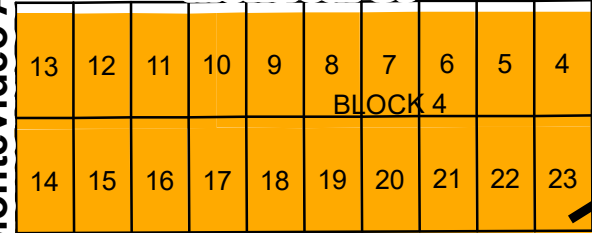
Rhonda St



S Montevideo Ave



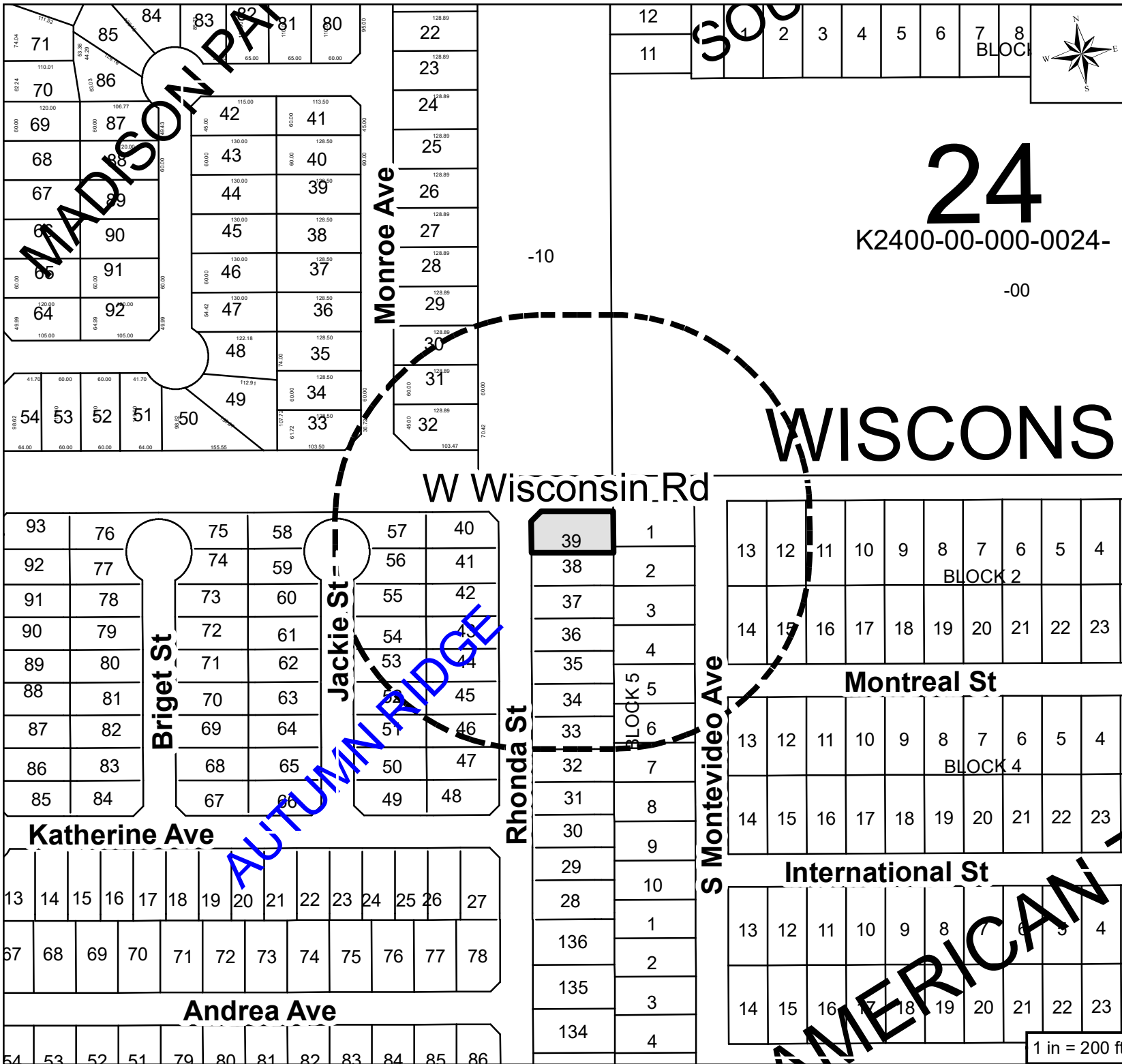
Montreal St



International St



1 in = 200 ft



MAILOUT AND SITE MAP




CASE CAPTION:

APPLICANT NAME:

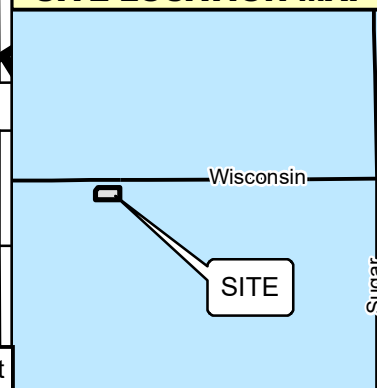
MICHAEL JON SANCHEZ

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.505, EASEMENTS & UTILITIES, BEING LOT 39, LAS VILLAS AT AUTUMN RIDGE SUBDIVISION, LOCATED AT 3502 RHONDA STREET, AS REQUESTED BY MICHAEL JON SANCHEZ

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP





Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

**ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE**

Nature of Request: Building permit for backyard metal shed.

Reason for Hardship: Unable to move shed from it's current location. Metal shed is on slab.
(use other side if necessary)

Pictures of said pictures are attached.

Property Description: 39 -- Las Villas at Autumn Ridge
Lot Block Subdivision

Property Address: 3502 Rhonda Street

Present Property Zoning: RS

Person requesting Variance: Michael Jon Sanchez

Mailing Address: 3502 Rhonda Street Edinburg, TX 78539
Street Address City/State Zip Code

Phone No. (Home): **(Work):** **(Cell):** 956.655.2653

Owner's Name: Michael Jon Sanchez

Mailing Address: 3502 Rhonda Street Edinburg, TX 78539
Street Address City/State Zip Code

As owners or agents for the above described property, I, (we) hereby request a hearing before the Zoning Board of Adjustment.

Signature:  **Date:** 6-5-21

Owner/Agent's Name (Please Print): Michael Jon Sanchez

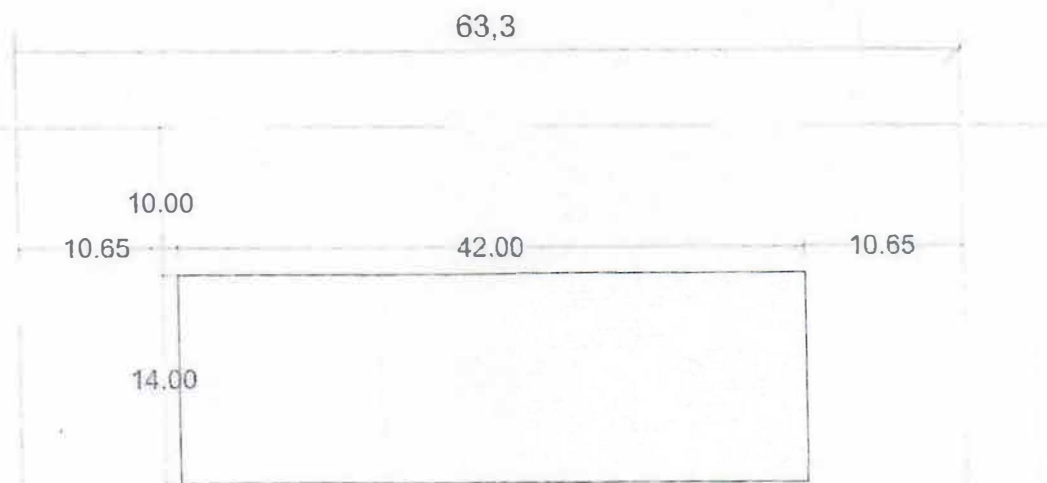
\$450 Application Fee: **Application Received by:**
Receipt No.

Application deadline: **ZBA Hearing date:**

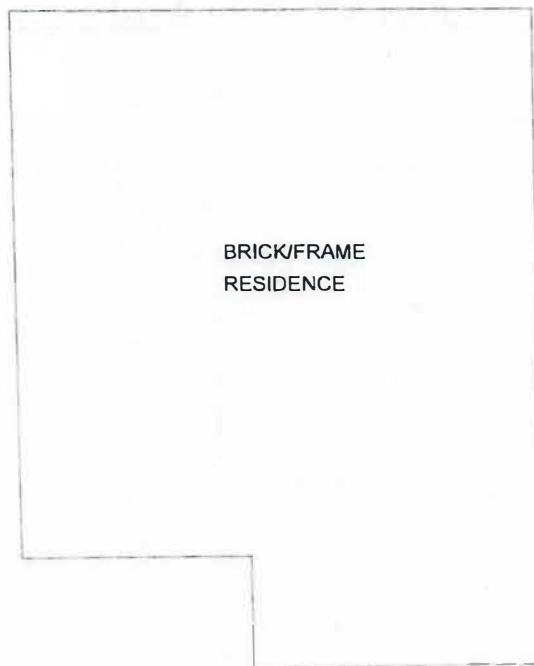
- \$40 ZBA Order Form- Make Check Payable to: Hidalgo County Clerk
- Submit survey, if applicable
- Reduced copy of site plan & 1 blue print, if applicable

415 W. University Dr. • P. O. Box 1079 • Edinburg, TX 78540
Phone (956) 388-8202 • Fax (956) 292-2080 • www.cityofedinburg.com

110,38



30,00



125,38

8,00

SUBDIVISION PLAT OF
**LAS VILLAS AT
AUTUMN RIDGE**

THAT 16.80 ACRE TRACT OF LAND OUT OF LOT 8,
BLOCK 2, A.J. MCCOLL SUBDIVISION, HIDALGO
COUNTY, TEXAS, AS PER MAP THEREOF RECORDED
IN VOLUME 21 PAGE 598 OF THE HIDALGO
COUNTY DEED RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT
AND DESIGNATED HEREIN AS LAS VILLAS AT AUTUMN RIDGE AN
ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS
SUBSCRIBED HERETO, HEREBY FOREVER DEDICATE TO THE USE OF
THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES,
DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR
THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

R. Rend
OWNER
STONEOAK DEVELOPMENT, LLC
1429 E. TAMARACK AVENUE
MCALLEN, TEXAS 78501
BY: ROMEO RENDON

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE 12th DAY OF July, A.D. 2004.



Claudia N. Ybarra
NOTARY PUBLIC, TEXAS
EXPIRATION DATE: 03-23-2008

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS THE 1st DAY OF April, A.D. 2004.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. #2
RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF THE H.C.I.D. #2.

Bartholme SECRETARY
Alan PRESIDENT

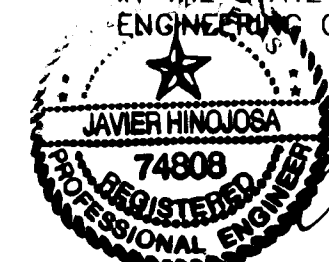
I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT
CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS
CITY WHEREIN MY APPROVAL IS REQUIRED GIVEN UNDER MY HAND OF OFFICE,

DATED THIS 9 DAY OF SEPTEMBER, A.D. 2003.

[Signature]
CHAIRPERSON, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

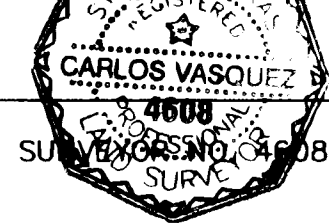
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER
ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT



Javier Hinojosa
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF
THE PROPERTY MADE UNDER MY SUPERVISION OF THE
GROUND.



Carlos Vasquez
CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4808
CVO LAND SURVEYORS
2014 NORTH WARE ROAD
MCALLEN, TEXAS 78501
(956) 618-1551
DATE SURVEYED: 03-14-03

P.O.B.

NORTHEAST CORNER
LOT 8 BLOCK 2
A.J. MCCOLL SUBDIVISION
VOL. 21, PG. 598, H.C.D.R.

FND. CPS
SET I.R.

30' H.C.I.D. No. 2
DRAINAGE EASEMENT

SCALE: 1" = 60'

BASIS OF BEARING:
THE NORTH LINE OF LOT 8
BLOCK 2, A.J. MCCOLL SUBDIVISION
VOL. 21 PG. 598 H.C.D.R.

METES AND BOUNDS:

THAT 16.80 ACRE TRACT OF LAND OUT OF LOT 8,
BLOCK 2, A.J. MCCOLL SUBDIVISION, HIDALGO
COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN
VOLUME 21 PAGE 598 OF THE DEED RECORDS OF
SAID COUNTY, SAID TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT,
FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT SOUTH
08°42'00" WEST, AT 20.00 FEET FOUND A COTTON
PICKER SPINDLE AT THE EXISTING SOUTH
RIGHT-OF-WAY OF WISCONSIN ROAD, AT 40.00 FEET
SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT
THE PROPOSED SOUTH RIGHT-OF-WAY OF SAID
ROAD, AT 663.30 FEET IN ALL TO A FIVE-EIGHTHS
(5/8) INCH DIAMETER IRON ROD FOUND FOR THE
SOUTHEAST CORNER HEREOF;

THENCE NORTH 81°18'00" WEST 1103.30 FEET TO A
ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR
THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 08°42'00" EAST, AT 623.30 FEET SET
A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE
PROPOSED SOUTH RIGHT-OF-WAY OF WISCONSIN
ROAD, AT 643.30 FEET PASS THE EXISTING SOUTH
RIGHT-OF-WAY OF SAID ROAD, AT 663.30 FEET IN
ALL TO THE NORTHWEST CORNER HEREOF;

THENCE WITH THE CENTERLINE OF WISCONSIN ROAD,
SOUTH 81°18'00" EAST 1103.30 FEET TO THE PLACE
OF BEGINNING, CONTAINING SIXTEEN AND EIGHTY
HUNDREDTHS (16.80) ACRES, MORE OR LESS.

GENERAL NOTES

- THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE
RATE MAP - COMMUNITY PANEL NO. 480338 0030 E, REVISED JUNE 06, 2000
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE T/C +18" AS MEASURED
AT CENTER OF EACH LOT.
- THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS FOR LOTS 1-48:
FRONT: 25.00 FEET; 15 FEET FOR CUL-DE-SACS.
SIDE (INTERIOR): 6.00 FEET
SIDE CORNER (STREET): 10.00 FEET
GARAGE: 18.00 FEET
REAR: 20% OF LOT DEPTH;
15 FEET FOR LOTS 56-59
AND 74-77
- THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG WATER AND
SANITARY SEWER SYSTEMS.
- A TOTAL OF 45,274 CUBIC FEET (487 CUBIC FEET PER LOT) OF DETENTION
IS REQUIRED FOR THIS SUBDIVISION.
- ALL LOT CORNERS 1/2" Ø IRON ROD, OR AS NOTED ON THIS PLAT.
- BENCH MARK: ELEV. = 112.26 TOP OF DRAIN MANHOLE LOCATED ON THE EAST
R.O.W. OF JACKSON ROAD AND 15' (FEET) SOUTH OF THE SOUTH PROPERTY
LINE OF THIS SUBDIVISION
- NO ACCESS OR LOT FRONTAGE WILL BE ALLOWED FOR LOTS 1, 93, 76,
75, 58, 57, 40 & 39 FROM WISCONSIN ROAD.
- 50% PARKLAND DEDICATION FEE WILL BE DUE AT BUILDING PERMIT
STAGE ON ALL RESIDENTIAL LOTS.
- A 4' SIDEWALK WILL BE REQUIRED ALONG THE FRONTAGE OF ALL RESIDENTIAL LOTS
AT THE BUILDING PERMIT STAGE.
- NO MORE THAN ONE DETACHED DWELLING WILL BE PERMITTED FOR LOTS 1 TO 93.
- A 4' SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF WISCONSIN ROAD BY THE
DEVELOPER. MONEY IS ESCROWED WITH THE CITY OF EDINBURG.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 6/26/04 AT 9:23 AM
AS A RECORDING NUMBER 137446
BY: *[Signature]* DEPUTY

Recorded in Volume 45, Page 172
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

LOT 5 BLOCK 1
A.J. MCCOLL SUBDIVISION
VOL. 21, PG. 598 H.C.D.R.

WISCONSIN ROAD
(VOL. 21 PG. 598 H.C.D.R.)

S 81°18'00" E

1103.30'

25' ELECTRICAL EASEMENT
VOL. 1839, PG. 598, H.C.D.R.

NORTHWEST CORNER
LOT 8 BLOCK 2
A.J. MCCOLL SUBDIVISION
VOL. 21, PG. 598, H.C.D.R.

S 81°18'00" E
355.00'

JACKSON ROAD

120' R.O.W.

40' 60'

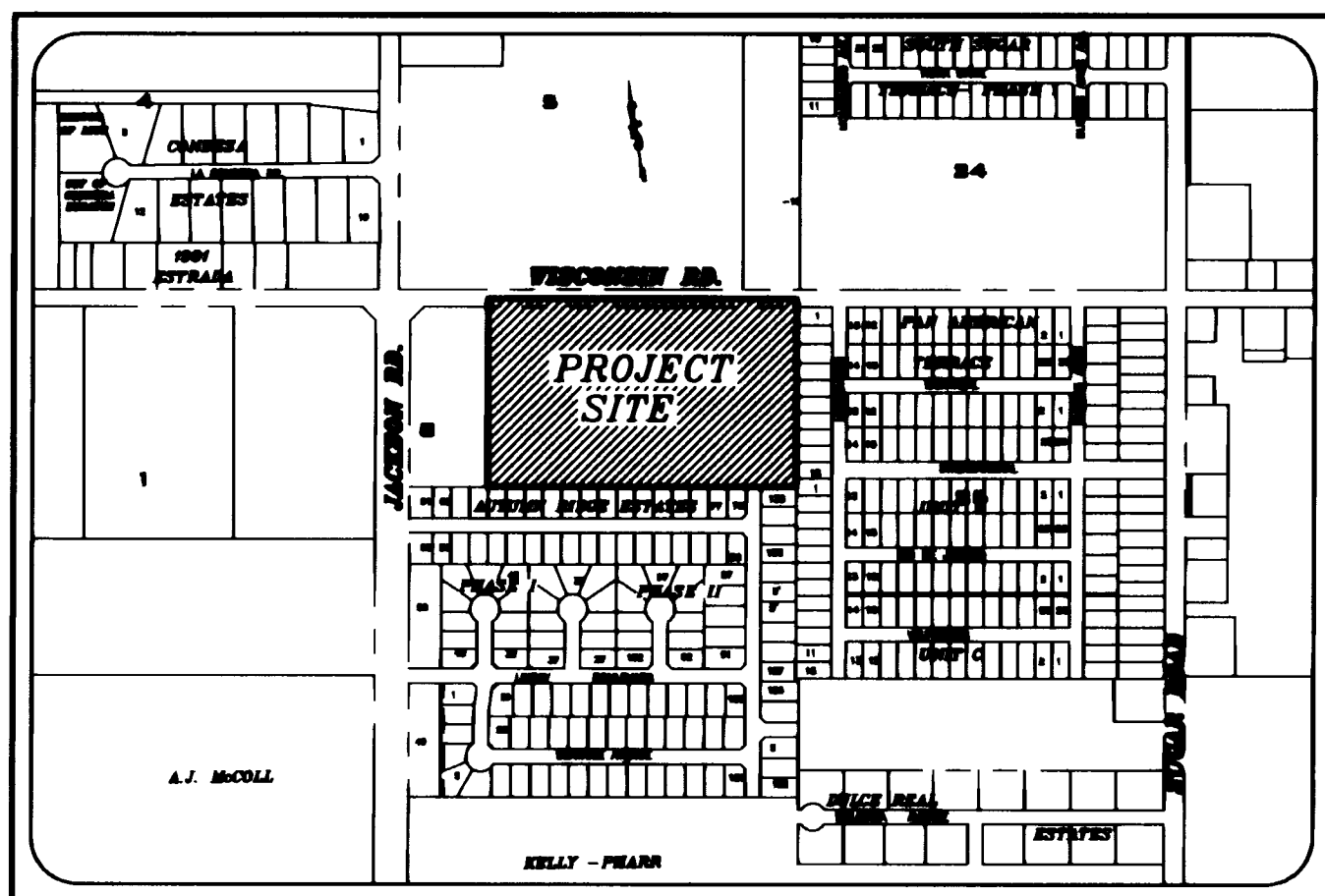
LOT 8 BLOCK 2
A.J. MCCOLL SUBDIVISION
VOL. 21, PG. 598 H.C.D.R.

N 08°42'00" E
663.30'

AUTUMN RIDGE ESTATES PHASE I
VOL. 41 PG. 103 H.C.M.R.

AUTUMN RIDGE ESTATES PHASE II
VOL. 44, PG. 51, H.C.M.R.

ANDREA AVENUE



LOCATION MAP
N.T.S.

DATE OF PREPARATION: 04/25/03 DRAWN BY: L. HERNANDEZ, P.GONZALEZ

J.E.H. JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588

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 TEX. WATER CODE §49.21(C). THE DISTRICT HAS NOT REVIEWED
AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE
FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA.
IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER
TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: *[Signature]*













**ZONING BOARD OF ADJUSTMENT REGULAR MEETING
JUNE 30, 2021**

Item:

Consider Variance to the City's Unified Development Code Article 2, Section 2.302, General Use Standards, Non-Residential Use, Storage and Utility Sheds, being Lot 10, Cibolo Estates Subdivision, located at 12506 North Bail Bond Drive, as requested by Norman Cordova

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 2, Section 2.302, B. Storage and Utility Sheds. The applicant is proposing to construct an accessory structure on a vacant lot (Lot 10) adjacent to his existing office on Lot 11.

Property Location and Vicinity:

The property is located on the east side of North Bail Bond Drive, approximately 400 ft. north of East El Cibolo Road. The property is currently vacant and is zoned Agriculture (AG) District. Surrounding zoning is Agriculture (AG) District in all directions.

Background and History:

This property is part of Cibolo Estates Subdivision, which was recorded on December 16, 2002. The applicant is proposing to construct a 1,014 sq. ft. storage building on the vacant property. On January 27, 2021, the Zoning Board of Adjustment granted a variance for a storage building consisting of 529 sq. ft. on the subject property. A building permit for construction of the storage building was received by the City on January 4, 2021. Upon review it was determined the size of the structure was augmented by 485 sq. ft.

As part of the building permit review, staff notified the applicant and advised that the accessory structure was much larger than what was initially approved by the Zoning Board of Adjustment, hence the variance request. The applicant submitted the application for the variance on May 26, 2021. The building permit is pending the decision of the Zoning Board of Adjustment.

Staff mailed a notice of the variance request to 9 neighboring property owners and received no comments in favor or against for this request at the time of this report.

Analysis:

The applicant is requesting the Board grant the variance in order to proceed with the issuance of a permit to allow for the construction of a 1,014 sq. ft. storage building to be constructed on the vacant property. There have been no other similar variances granted in this area.

Recommendation:

Staff recommends disapproval of the variance as requested. Staff recommends that the applicant comply with what was previously approved by the Zoning Board of Adjustment. If the Board chooses to approve the request, it shall be subject to compliance with the minimum building setbacks as required on the recorded plat and limited to the footprint and as shown on the site plan, as well pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable.

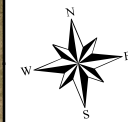
Prepared By:
Rita Lee Guerrero

Urban Planner

Approved By:
Kimberly A. Mendoza, MPA

Director of Planning & Zoning

BAKERS



AERIAL MAP



CASE CAPTION:

APPLICANT NAME:

NORMAN CORDOVA JR

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 2, SECTION 2.302 GENERAL USE STANDARDS, NON-RESIDENTIAL USE, STORAGE & UTILITY SHEDS, BEING LOT 10, CIBOLO ESTATES SUBDIVISION, LOCATED AT 12506 N BAIL BOND DRIVE, AS REQUESTED BY NORMAN CORDOVA JR

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



El-Cibolo

El Cibolo Rd

Bail Bond Dr

CIBOLO RD

77

ANDRIEL

SUCCESSIO

1 in = 200 ft

BAKER'S



ZONING MAP

CASE CAPTION:

APPLICANT NAME:

NORMAN CORDOVA JR

Legend



CITY LIMITS

APPLICANT SITE

ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP



El-Cibolo

El Cibolo Rd

Bail Bond Dr

CIBOLO ESTATES

CIBOLO RD

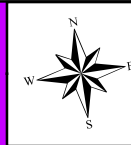
77

SANDHILL

SUCCESSION

1 in = 200 ft

BAKER'S



FUTURE LAND USE MAP

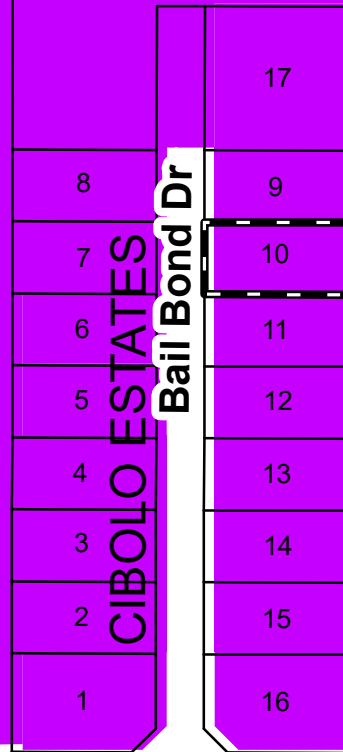
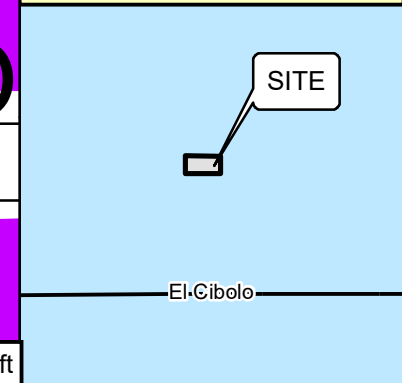
CASE CAPTION:

APPLICANT NAME:
NORMAN CORDOVA JR

Legend

- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP



El Cibolo Rd

CIBOLO RD

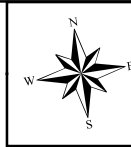
77

SANDHILL

SUCCESSION

1 in = 200 ft

BAKER'S



MAILOUT AND SITE MAP




CASE CAPTION:

APPLICANT NAME:

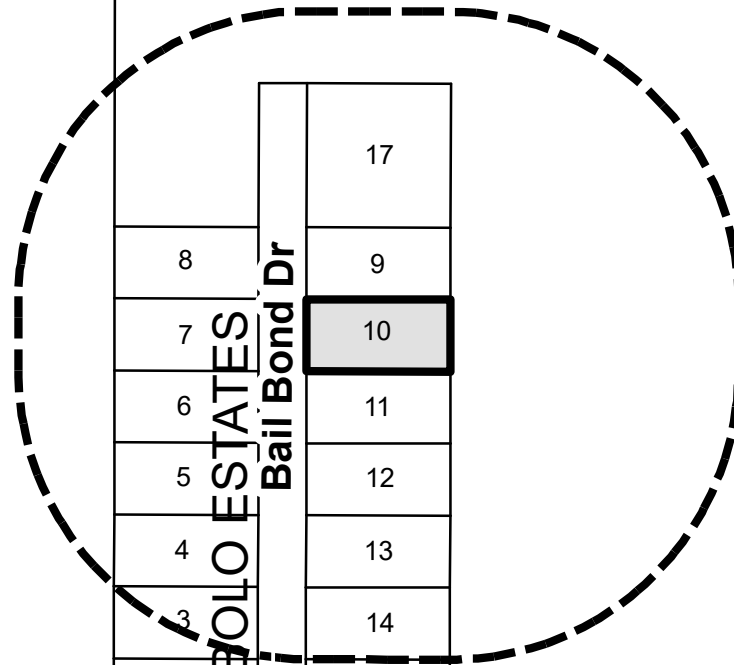
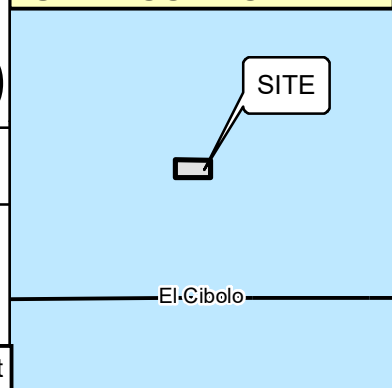
NORMAN CORDOVA JR

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 2, SECTION 2.302 GENERAL USE STANDARDS, NON-RESIDENTIAL USE, STORAGE & UTILITY SHEDS, BEING LOT 10, CIBOLO ESTATES SUBDIVISION, LOCATED AT 12506 N BAIL BOND DRIVE, AS REQUESTED BY NORMAN CORDOVA JR

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



El Cibolo Rd

CIBOLO RO

77

SANDHILL

SUCCESSION

1 in = 200 ft



Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE

Nature of Request: Need to build A Storage Room.

Reason for Hardship: No Storage Room for my office supplies & Files.

Property Description: 10 Lot 10 Block 10 Subdivision 10 Estates.

Property Address: 12504 Bail Bond Dr. Edinburg Tx. 78542.

Present Property Zoning: Agricultural zone

Person requesting Variance: Norman Cordova Jr.

Mailing Address: 1204 Susan Dr. Edinburg Tx. 78539
Street Address City/State Zip Code

Phone No. (Home): _____ (Work): 956-377-5381 (Cell): 954-867-9304

Owner's Name: Norman Cordova Jr. normancordova@rocketmail.com

Mailing Address: 1204 Susan Dr. Edinburg Tx. 78539
Street Address City/State Zip Code

As owners or agents for the above described property, I, (we) hereby request a hearing before the Zoning Board of Adjustment.

Signature: [Signature] Date: 5-24-21

Owner/Agent's Name (Please Print): Norman Cordova Jr.

\$450 Application Fee: _____ Application Received by: _____
Receipt No.

Application deadline: _____ ZBA Hearing date: _____

- \$40 ZBA Order Form- Make Check Payable to: Hidalgo County Clerk
- Submit survey, if applicable
- Reduced copy of site plan & 1 blue print, if applicable

415 W. University Dr. • P. O. Box 1079 • Edinburg, TX 78540
Phone (956) 388-8202 • Fax (956) 292-2080 • www.cityofedinburg.com

RECEIVED

MAY 26 2021

Name: _____

5-26-2021

**ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE**

Dear members of the board,

This request is for the ability to build a storage room for my business South Texas Bail Bonds. We currently are in desperate need of a place to store filing cabinets, cleaning supplies, vehicles left as collateral and landscaping tools.

The storage room building will be made of metal and will have a permanent cement foundation. The foundation will be 26ft x 26ft which is 676 sq ft. The storage room will also include a loft type area which will consist of 338 sq ft to store filing cabinets. This means that the total sq footage will be 1,014.0 sq ft. The loft will include metal railing for safety purposes. The building will have metal type walls 17 ft in height with a metal roof and will be made with the up most professionalism.. We will be using a battery and solar panel for any electrical light fixtures we need to install. I have provided the city of Edinburg with copies of a blue print for this storage room which will be signed off by a engineer and will show more detail...

I pray that the board considers and approves the ability for our business to built a much needed storage room..

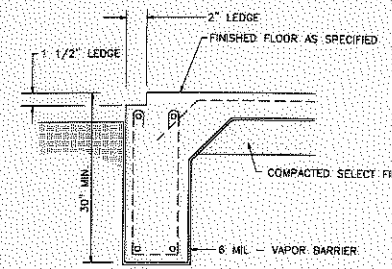
Thank you

Norman Cordova Jr

RECEIVED

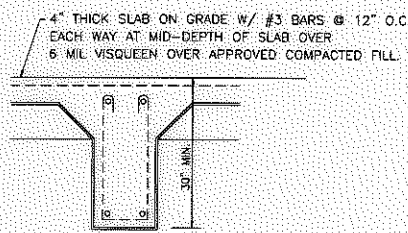
MAY 26 2021

Name: _____



EXTERIOR FOOTING DETAIL "A"

EXTERIOR BEAMS TO BE 12" X 30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STIRRUPS AT 24" O.C. AND A MINIMUM OF 12" IN DEPTH TO UNDISTURBED SOIL.



INTERIOR FOOTING DETAIL "B"

INTERIOR BEAMS TO BE 12" X 30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STIRRUPS AT 24" O.C. AND A MINIMUM OF 12" IN DEPTH TO UNDISTURBED SOIL.

FOUNDATION NOTES

4" THICK SLAB ON GRADE W/ #3 BARS @ 12" O.C. EACH WAY AT MID-DEPTH OF SLAB OVER 6 MIL VISQUEEN OVER APPROVED COMPACTED FILL.

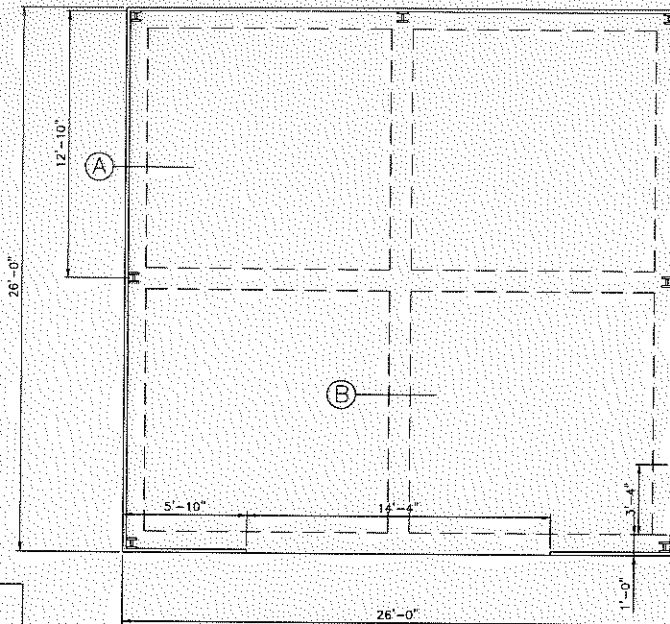
EXTERIOR BEAMS TO BE 12" X 30" WITH 4 #5 CONT. TOP & BOTTOM WITH #3 STIRRUPS AT 24" O.C. AND A MINIMUM OF 12" IN DEPTH TO UNDISTURBED SOIL.

INTERIOR BEAMS TO BE 12" X 30" WITH 4 #5 CONT. TOP & BOTTOM WITH #3 STIRRUPS AT 24" O.C. AND A MINIMUM OF 12" IN DEPTH TO UNDISTURBED SOIL.

CORNER BARS: AT ALL CORNERS & INTERSECTIONS 2' X 2' - #5 APPLY 6X6 #8 WIRE MESH AT SIDEWALKS

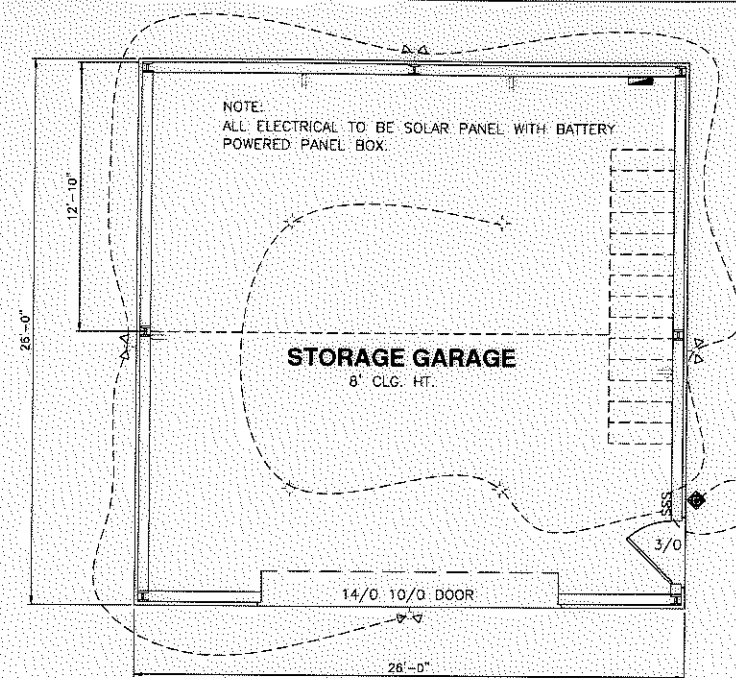
USE ONLY COMPACTED SELECTED FILL DIRT. FINISH FLOOR TO BE 18" FROM TOP OF CURB. UNLESS OTHERWISE NOTED.

IT IS RECOMMENDED THAT THIS FOUNDATION DESIGN BE REVIEWED BY A STRUCTURAL ENGINEER. THE GENERAL CONTRACTOR NEEDS TO REVIEW ALL PLANS, DIMENSIONS AND NOTES PRIOR TO COMMENCING ANY WORK. DESIGNER OF PLANS ASSUMES NO LIABILITY OF ANY KIND FROM THE WORK DONE BY THESE PLANS.

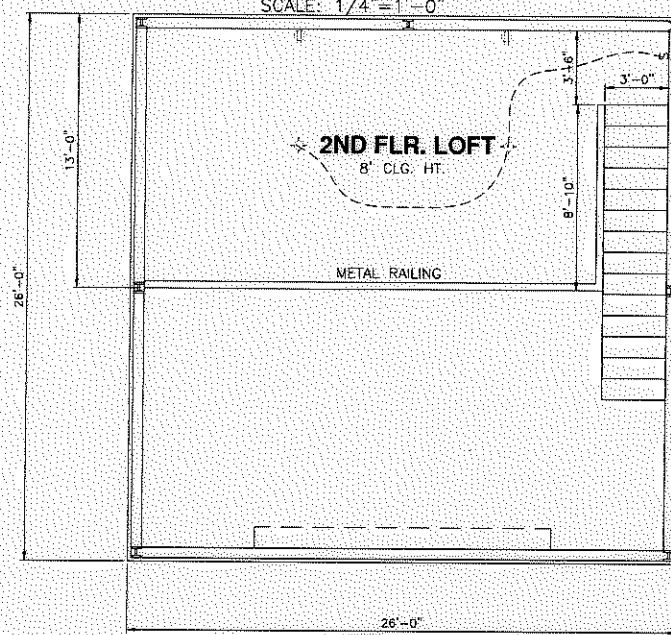


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

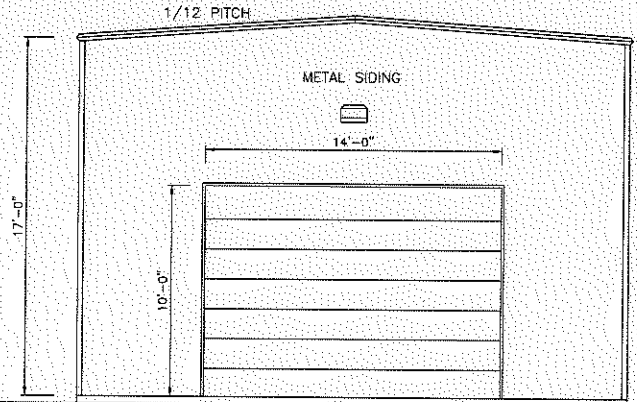
STORAGE GARAGE	676.0
2ND FLOOR LOFT	338.0
TOTAL BUILDING AREA	1,014.0 S.F.



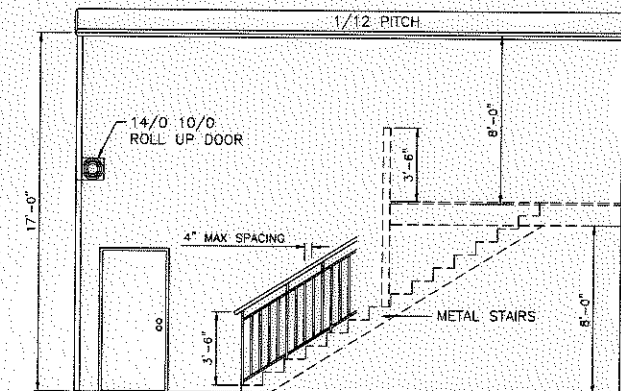
1ST FLOOR - FLOOR PLAN
SCALE: 1/4"=1'-0"



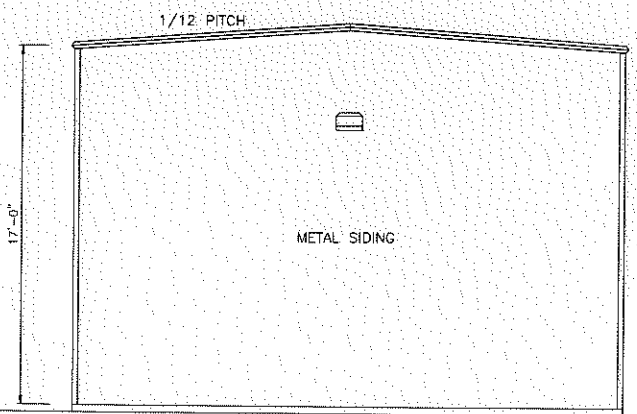
2ND FLOOR - FLOOR PLAN
SCALE: 1/4"=1'-0"



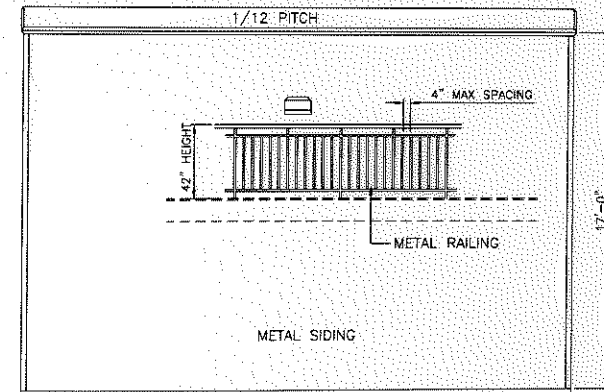
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

ELECTRICAL SCHEDULE

▼	PHONE JACK
TV	CABLE JACK/TELEVISION
EO	110 ELECTRICAL FLOOR OUTLET
EO	220 ELECTRICAL FLOOR OUTLET
EO	110 ELECTRICAL OUTLET
WP-EO	110 G.F.C.I. OUTLET/WATERPROOF
EO	220 ELECTRICAL OUTLET

ELECTRICAL SCHEDULE

●	FLOOR SPOT LIGHT
◆	WALL MOUNT LIGHT FIXTURE
EXIT	EXIT SIGN FIXTURE
S	WALL SWITCH
EL	EMERGENCY LIGHT FIXTURE
BPB	BATTERY POWERED PANEL BOX

NOTE:
ALL ELECTRICAL OUTLETS LOCATED ON EXTERIOR, BATHROOMS, UTILITY ROOM, KITCHEN AND GARAGE CLOSER THAN 4 FT. FROM ANY SINK SHALL BE (G.F.C.I.) PROTECTED.

NOTE:
THE GENERAL CONTRACTOR NEEDS TO REVIEW ALL PLANS, DIMENSIONS AND NOTES PRIOR TO COMMENCING ANY WORK.

Escala 
Design Build
Residential & Commercial
956-458-6623

project no.
11-118

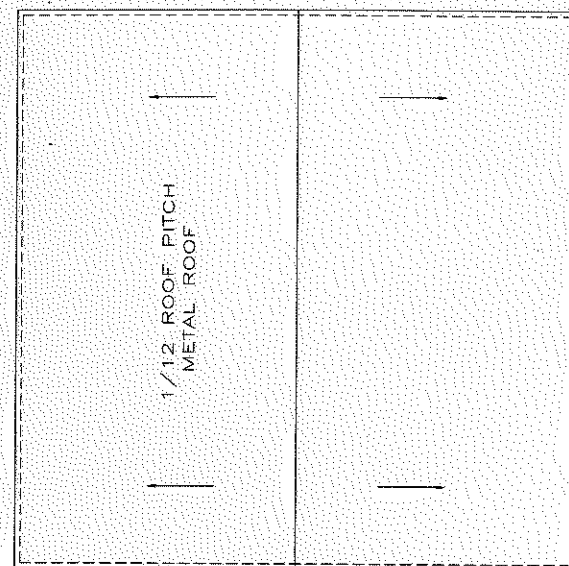
GENERAL NOTE:
THESE PLANS ARE THE PROPERTY OF ESCALA DESIGNS AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ESCALA DESIGNS IS PROHIBITED.

PROPOSED BUILDING
CORDOVA BAIL BONDS
HIDALGO COUNTY, TEXAS

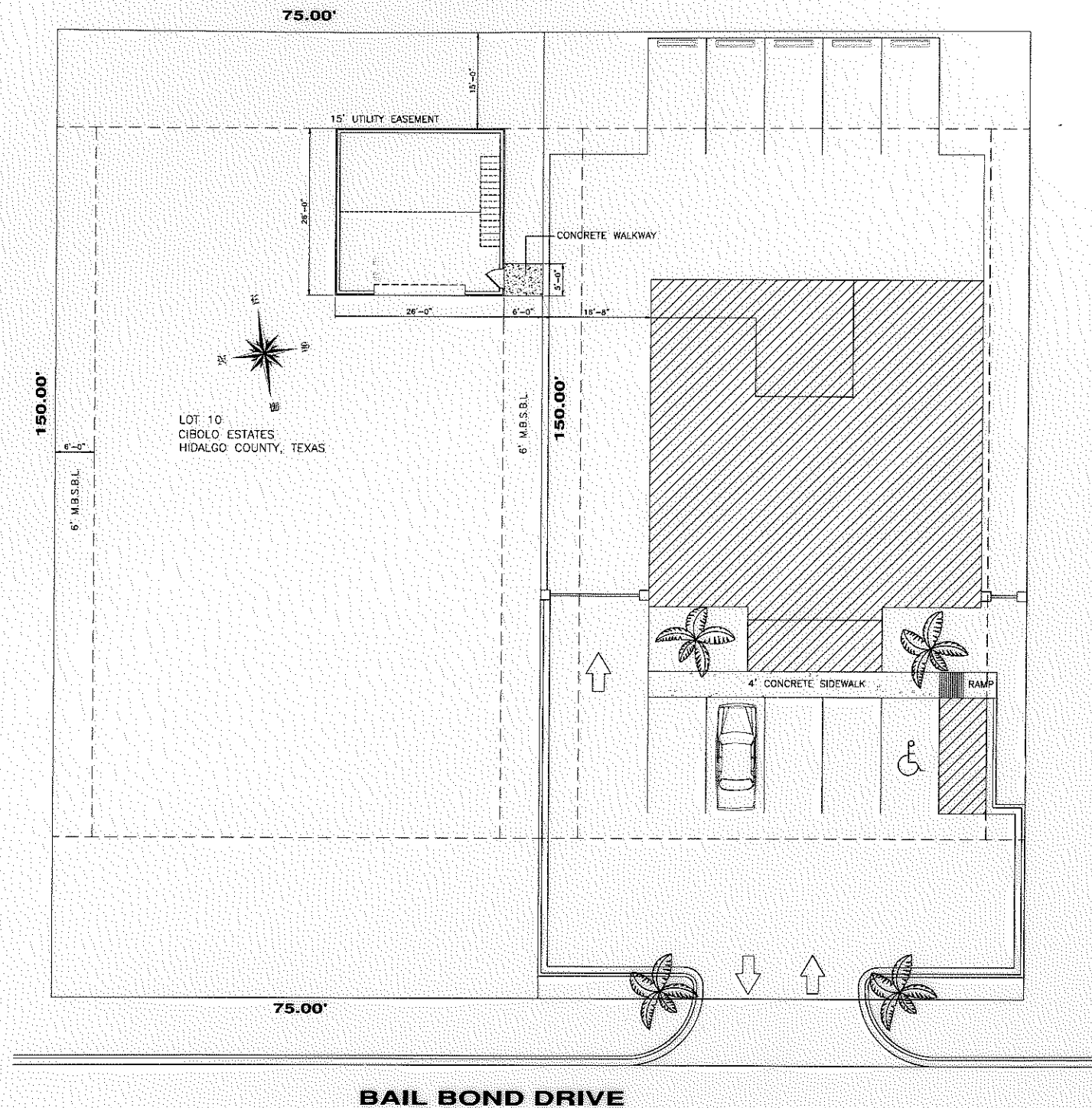
PROJECT DATE	MAY 21, 2021
PROJECT DESCRIPTION	COMMERCIAL
LOCATION	ESCALADESIGNS/11-118.DWG

FLOOR PLAN
ELEVATION PLAN
ELECTRICAL PLAN
FOUNDATION PLAN
SCALE: AS SHOWN

SH 1



ROOF PLAN
SCALE: 1/4"=1'-0"



SITE PLAN
SCALE: 1"=10'-0"

project no.
11-118

GENERAL NOTE:
THESE PLANS ARE THE PROPERTY OF ESCALA DESIGNS AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ESCALA DESIGNS IS PROHIBITED.

PROPOSED BUILDING
CORDOVA BAIL BONDS
HIDALGO COUNTY, TEXAS

PROJECT DATE:	MAY 21, 2021
PROJECT DESCRIPTION:	COMMERCIAL
LOCATION:	/ESCALA/DESIGNS/11-118.DWG

ROOF PLAN
SITE PLAN
SCALE: AS SHOWN



**ZONING BOARD OF ADJUSTMENT REGULAR MEETING
JUNE 30, 2021**

Item:

Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 27, Amended Plat of Telfair Subdivision, located at 441 Manshir Circle, as requested by Rene Solis

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks. The applicant stated that the basis for the request is to allow for the encroachment of a carport located in the 20 ft. front yard setback.

Property Location and Vicinity:

The property is located on the north side of Manshir Circle, approximately 125 ft. west of Alvarado Street. The property has 53 ft. of frontage along Manshir Circle and 100 ft. of depth for a tract size of 5,300 square feet. This property is currently zoned Auto Urban Residential (AU) District. Surrounding zoning is Neighborhood Conservation 7.1 (NC7.1) District to the north, and Auto Urban Residential (AU) District to the east, south and west. The area consists of residential uses.

Background and History:

Amended Plat of Tel Fair Subdivision was recorded on July 12, 2017. Code Enforcement placed a stop work order on the property on May 11, 2021 and a notice of violation was sent on May 13, 2021 hence the variance request. The applicant constructed a canopy of 18 ½ ft. x 20 ft. x 10 ft. within the front yard setbacks of 20 ft. Setbacks called for by zoning is as follows: front 20 ft., side 6 ft., rear 20 ft.

Staff mailed a notice of the variance request to 62 neighboring property owners and received no comments in favor or against this request at the time of this report.

Analysis:

The applicant has indicated that the basis of the request is to allow for the encroachment of the carport within the 20 ft. The structure currently sits 0 ft. away from property line, leaving a 0 ft. separation from structure to property line. Pictures have been provided for the Board's consideration.

Recommendation:

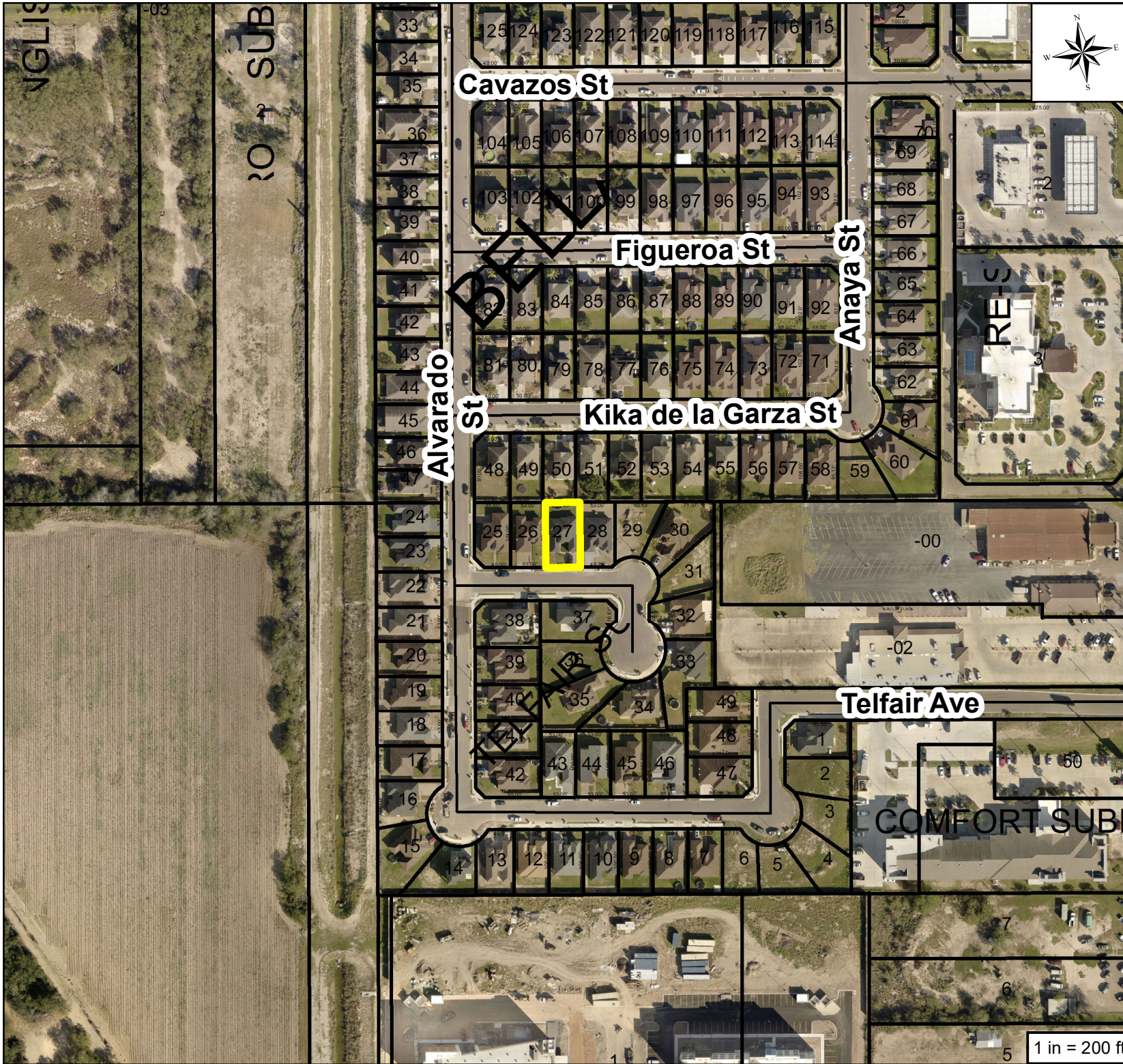
Staff recommends disapproval of the variance request. If approved staff recommends it be on the current foot print provided. If approved, the applicant will need to comply with all other requirements during the permitting process including but not limited to building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Rita Lee Guerrero

Urban Planner

Approved By:
Kimberly A. Mendoza, MPA

Director of Planning & Zoning



AERIAL MAP



CASE CAPTION:

APPLICANT NAME:

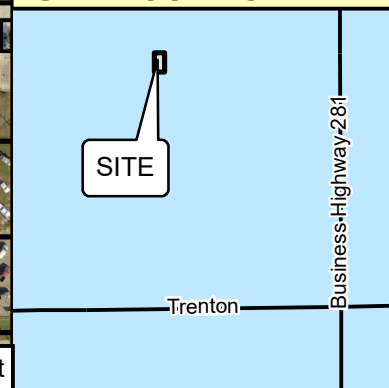
RENE SOLIS

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 3, SECTION 3.301, SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING LOT 27, AMENDED PLAT OF TELFAIR SUBDIVISION, LOCATED AT 441 MANSHER CIRCLE, AS REQUESTED BY RENE SOLIS

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



ADVENTIST ENGLISH

-03

EL TESORO SUB 2

Cavazos St

Figueroa St

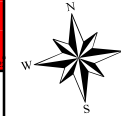
Kika de la Garza St

Anaya St

Telfair Ave

COMFORT SUBD

RE-SUB OF BLK 2,



ZONING MAP

CASE CAPTION:

APPLICANT NAME:

RENE SOLIS

Legend



CITY LIMITS



APPLICANT SITE

ZONING DISTRICTS

AGRICULTURE

AUTO-URBAN RESIDENTIAL

COMMERCIAL, GENERAL

COMMERCIAL, NEIGHBORHOOD

DOWNTOWN DISTRICT

INDUSTRIAL

NEIGHBORHOOD CONSERVATION 5

NEIGHBORHOOD CONSERVATION 7.1

NEIGHBORHOOD CONSERVATION MH

SUBURBAN RESIDENTIAL

URBAN RESIDENTIAL

URBAN UNIVERSITY

SITE LOCATION MAP



Trenton

Business Highway 281

1 in = 200 ft

ADVENTIST ENGLISH

-03

EL TESORO SUB 2

33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Alvarado St

Cavazos St

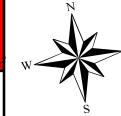
Figueroa St

Kika de la Garza St

Anaya St

Telfair Ave

RE-SUB OF BLK 2,



FUTURE LAND USE MAP

CASE CAPTION:

APPLICANT NAME:

RENE SOLIS

Legend



CITY LIMITS



APPLICANT SITE

FUTURE LANDUSE

- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP



Trenton

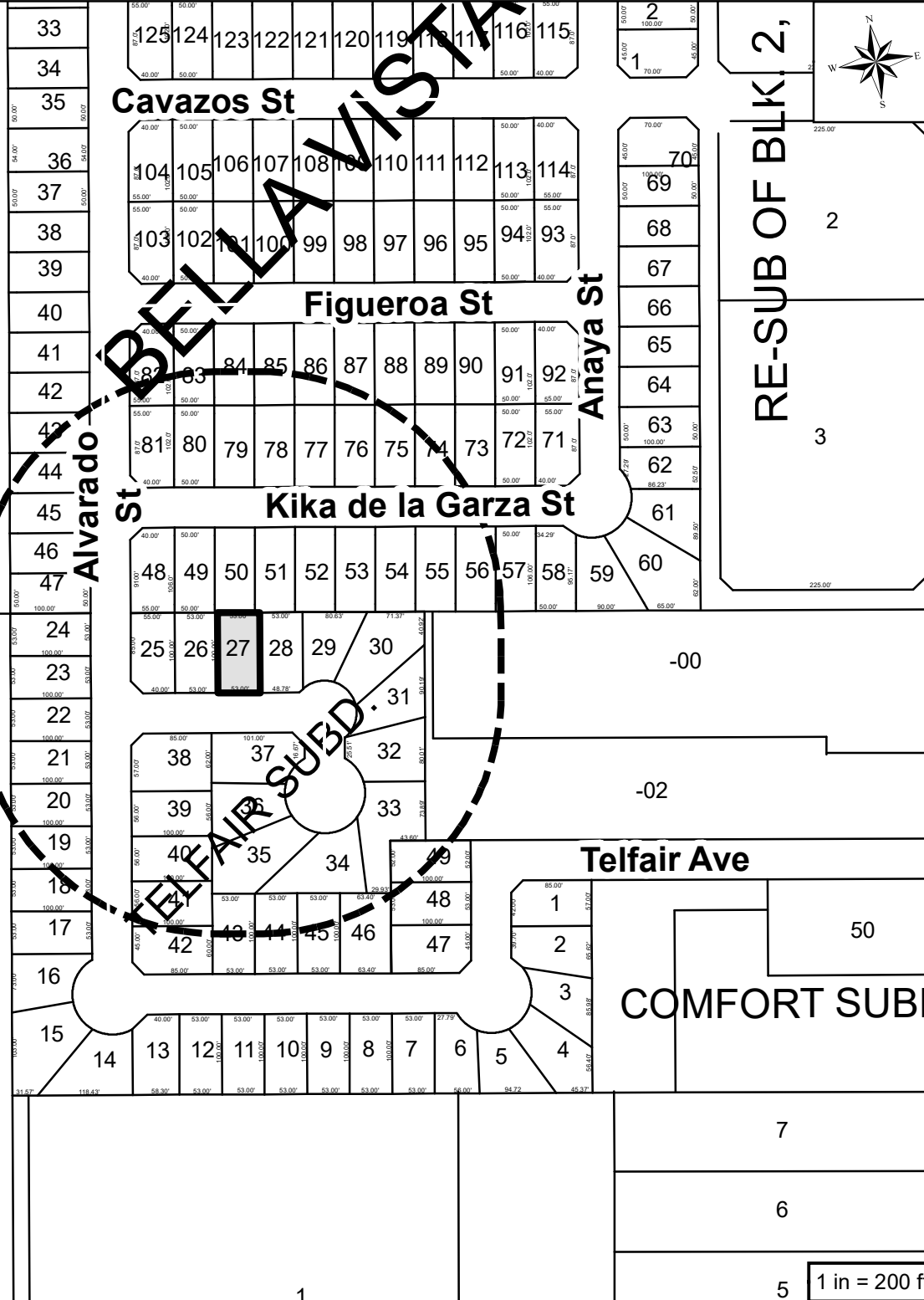
Business Highway 281

1 in = 200 ft

ADVENTIST ENGLISH

-03

EL TESORO SUB 2





Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

**ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE**

Nature of Request: Eclipse Textile Shade

Reason for Hardship: We have recently moved from Mcallen and purchase a home in Edinburg.
(use other side if necessary)

We hired a company Eclipse Textile Shade to add a shade to our front home.

at no time did the company advised us we needed a permit as he stated he has already had installed several shades in the city of Edinburg areas.

Property Description: _____
Lot Block Subdivision

Property Address: 441 Manshir Circle , Edinburg, Tx 78539

Present Property Zoning: _____

Person requesting Variance: Rene Solis , Ezequiel Gallo

Mailing Address: 441 Manshir Circle , Edinburg, Tx 78539

Street Address City/State Zip Code
Phone No. (Home): _____ (Work): 956-383-6240 (Cell): 956-605-6662
Hidalgo Co CSA

Owner's Name: Ezequiel Gallo

Mailing Address: 441 Manshir Circle , Edinburg, Tx 78539

Street Address City/State Zip Code

As owners or agents for the above described property, I, (we) hereby request a hearing before the Zoning Board of Adjustment.

Signature: Ezequiel Gallo Date: 05/04/2021

Owner/Agent's Name (Please Print): Rene Solis, Ezequiel Gallo

\$450 Application Fee: _____ Application Received by: _____
Receipt No.

Application deadline: _____ ZBA Hearing date: _____

- \$40 ZBA Order Form- Make Check Payable to: Hidalgo County Clerk
- Submit survey, if applicable
- Reduced copy of site plan & 1 blue print, if applicable

415 W. University Dr. • P. O. Box 1079 • Edinburg, TX 78540
Phone (956) 388-8202 • Fax (956) 292-2080 • www.cityofedinburg.com

RECEIVED

JUN 07 2021

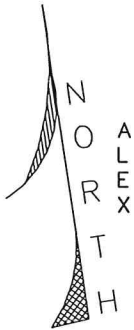
Name: _____



PEÑA ENGINEERING

FIRM #10087200 · 1001 WHITEWING · P.O. BOX 4320
(956) 682-8812 · McALLEN, TEXAS 78502 · FAX (956) 631-PENA

ALVARADO STREET
DOC#2830999 M.R.
EAST R.O.W.

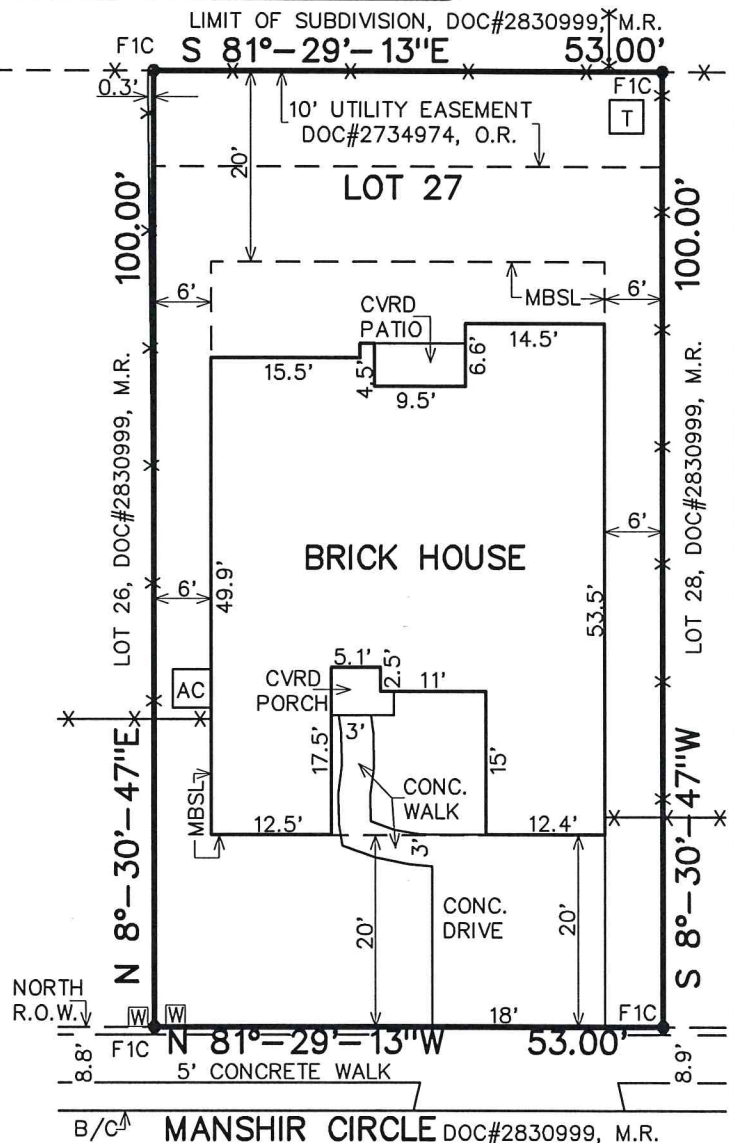


SCALE: 1"=20'
CAD: TELFAIR27
JOB: 71898

NOTE: BASIS OF BEARING IS THE WEST LINE OF LOT 27,
AMENDED PLAT OF TELFAIR SUBDIVISION, DOCUMENT
NUMBER 2830999, MAP RECORDS

LEGEND:

- F1C - FOUND 1/2" DIAMETER IRON ROD W/CAP
STAMPED "MELDEN & HUNT INC."
- B/C - BACK OF CONCRETE CURB & GUTTER
- R.O.W. - RIGHT OF WAY
- MBSL - MINIMUM BUILDING SETBACK LINE
- W - WATER METER
- T - ELECTRICAL TRANSFORMER
- X-X - 6' CEDAR FENCE



NOTES:

- 1.) STATUTORY EASEMENTS, RULES, REGULATIONS, AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2
- 2.) BLANKET EASEMENTS FOR ROADWAYS, CANALS, & DRAINAGE DITCHES IN FAVOR OF LOUISIANA RIO GRANDE SUGAR COMPANY, V. 29 P. 176, D.R.
- 3.) BLANKET EASEMENT TO TENNESSEE GAS TRANSMISSION COMPANY, V. 752 P. 174, DEED RECORDS OF HIDALGO COUNTY, TEXAS
- 4.) BLANKET EASEMENT TO AEP TEXAS CENTRAL COMPANY, DOC#2734974, DEED RECORDS OF HIDALGO COUNTY, TEXAS (PLOTTED)

BUYER'S NAME: EZEQUIEL GALLO

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL No. 480338 0030 E
MAP REVISED: JUNE 6, 2000 (LOMR MAY 14, 2001)

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

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2020 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, In conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 441 MANSHIR CIRCLE EDINBURG, TEXAS 78539

LEGAL DESCRIPTION: LOT 27, AMENDED PLAT OF TELFAIR SUBDIVISION, AN ADDITION
TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 2830999
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

01/04/2021
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

Eclipse Textile Shades
713 Pekins Ave. Suite 1
Mission, TX 78572
956-336-7655

ECLIPSETM
Textile Shades

Order Form

Order # Solis
Date of Order 4 / 11 / 21

Customer Information

Billing Address	
Name	Joey R Solis
Address	441 Manshirk Cir
City	Edinburg
State	Tx Zip Code 78539
Tel.	956-605-6662

Job Address (if different from billing)	
Name	
Address	Same
City	
State	Zip Code
Tel.	

Job Information

Eclipse Shades will perform the following work as listed in the written details below:

Two Post Arch Shade Structure 18 1/2 x 20 x 10 ft.
Metal Structure finished in Black
with Brown cover

Textile Color:

- | | |
|------------------------------------|---|
| <input type="radio"/> Black | <input type="radio"/> Cherry Red |
| <input type="radio"/> Dessert Sand | <input type="radio"/> Aquatic Blue |
| <input type="radio"/> Ochre Red | <input type="radio"/> Steel Gray |
| <input type="radio"/> Yellow | <input checked="" type="radio"/> Other <u>Brown</u> |

Price for above	\$	2,700
Sales Tax	\$	
Total	\$	2,700
Deposit w/Order	\$	1,350
Balance	\$	1,350

Terms and Conditions of Sale

Eclipse Shades requires a 50% deposit at the time the order is placed, ~~a 50% when the metal structure is completed~~ and final payment is due upon job completion. All orders are considered custom. The cancellation of an order will result in a deposit forfeiture. Payment should be made in the form of credit card or check payable to Gregorio B. Canchola or Eclipse Shades.

Eclipse Shades can assist with any paperwork that has to be submitted with the city (when necessary) like building permits, variances, drawings, etc. but it is the customer's responsibility to meet any requirement requested by the city.

Warranty

Eclipse Shades warrants its product to be free from defect in material and workmanship for a period of seven (7) years on all iron structure and seven (7) years on textile fabric from the date of sale. Eclipse Shades will repair or replace any defective product at our discretion. This warranty excludes weathering discoloration of the textile fabric, acts of God or damage caused by accident, misuse or abuse.

RECEIVED

JUN 07 2021









**ZONING BOARD OF ADJUSTMENT REGULAR MEETING
JUNE 30, 2021**

Item:

Consider Variance to the City's Unified Development Code Article 2, Section 2.301, Residential Uses (D) Fences, being Lot 5, Southwest Estates Phase 2 Subdivision, located at 3113 Las Cruces Drive, as requested by Jose & Sandra Saenz

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 2, Section 2.301, Residential Uses (D) Fences. The applicant stated the basis for the request is to allow for the placement of an 8 ft. fence along the south and west property lines.

Property Location and Vicinity:

The property is located at the end of the cul-de-sac of Las Cruces Drive and Mesa Drive. The property is an irregular shaped lot that has a street frontage measured along the curve of 93.97 ft. and a depth of 198.04 ft. to its deepest point. The size of the lot is 19,864 square feet. This property is currently zoned Neighborhood Conservation 7.1 (NC 7.1) District. The surrounding zoning is Neighborhood Conservation 7.1 (NC 7.1) District to the north, east, and west. A drainage ditch is located to the south of the property.

Background and History:

Amended Southwest Estates Phase II was recorded on August 8, 1996. A site plan / photo of the property has been provided to the board for consideration.

Staff mailed a notice of the variance request to 26 neighboring property owners and received 1 comment in favor and none against this request at the time of this report.

Analysis:

The applicant stated the basis for the request is to allow for the placement of an 8 ft. fence along the south and west property lines for security reasons. The applicant's rear yard currently sits on the west side of the property and is currently exposed to Jackson Road traffic. An elevated drainage ditch currently falls to the south of the property and the applicant would like a higher fence for security purposes. A similar variance request was approved by the Zoning Board of Adjustment on November 17, 2017 for an 8 ft. fence on lot 6, Strong Subdivision, since then the fence has been removed thence the variance request.

Recommendation:

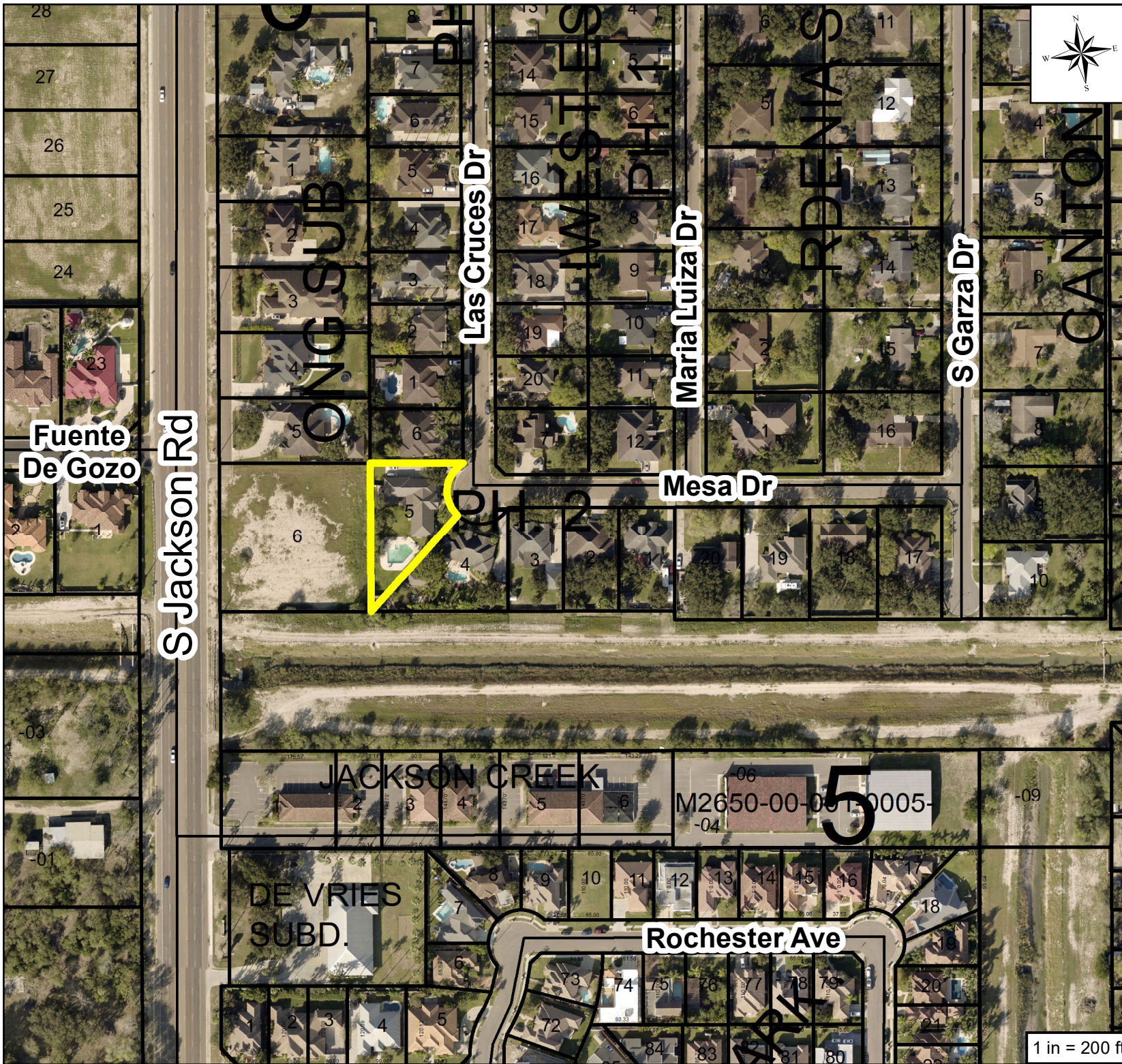
Staff recommends approval of the request, based upon the similar variance granted to the property to the west. If approved, the applicant will need to comply with all other requirements during the permitting process including but not limited to building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Rita Lee Guerrero

Urban Planner

Approved By:
Kimberly A. Mendoza, MPA

Director of Planning & Zoning



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

JOSE AND SANDRA SAENZ

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 2, SECTION 2.301, RESIDENTIAL USES (D) FENCED, BEING LOT 5, SOUTHWEST ESTATES PHASE 2 SUBDIVISION, LOCATED AT 3113 LAS CRUCES DRIVE, AS REQUESTED BY JOSE & SANDRA SAENZ

Legend

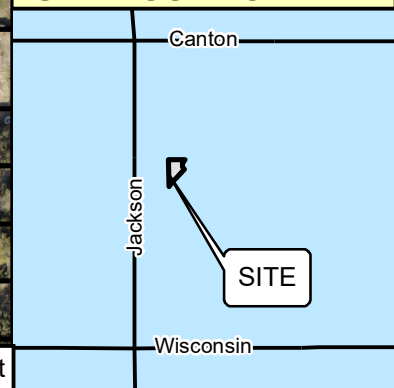


CITY LIMITS

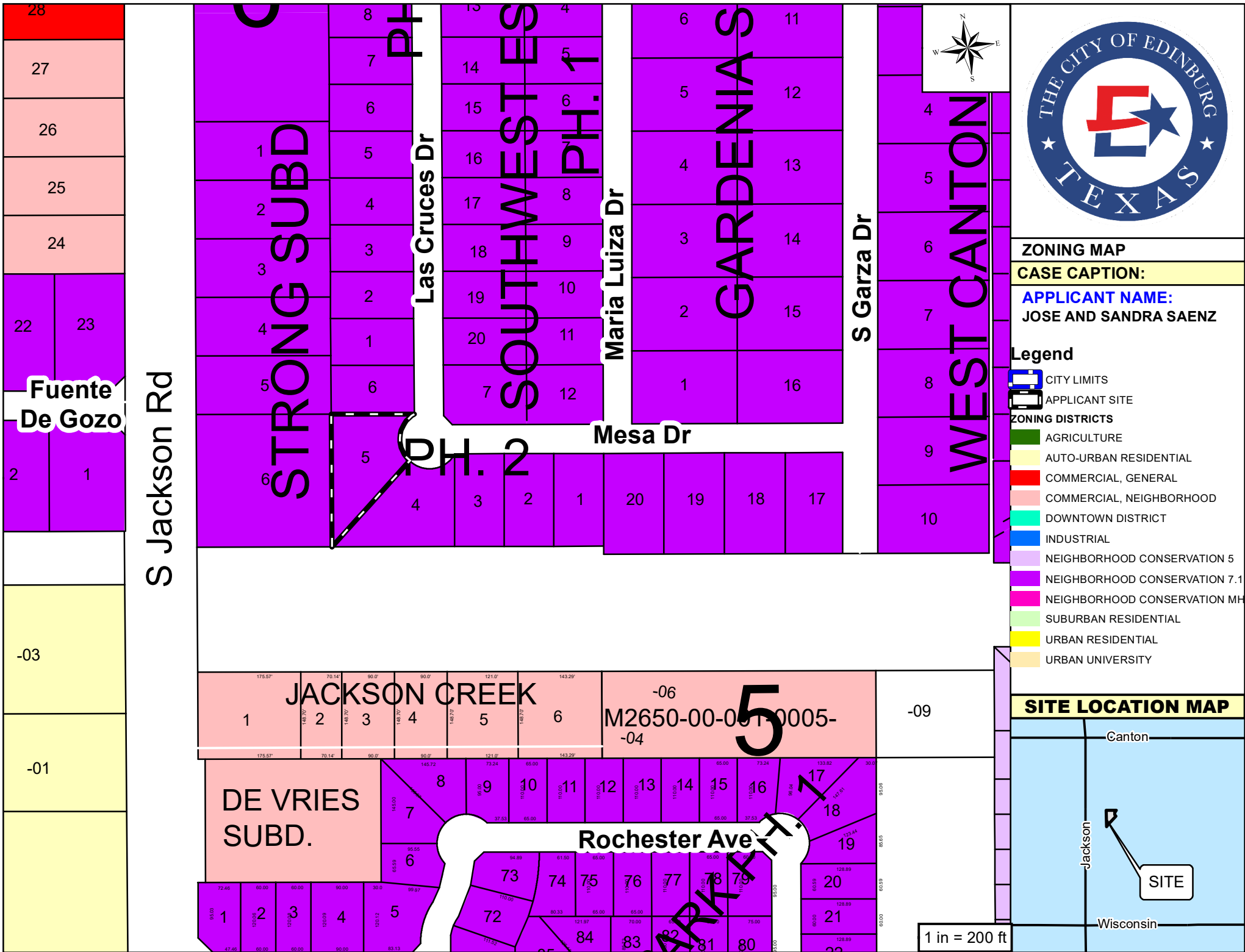


APPLICANT SITE

SITE LOCATION MAP



1 in = 200 ft





MAILOUT AND SITE MAP

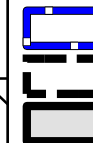
CASE CAPTION:

APPLICANT NAME:

JOSE AND SANDRA SAENZ

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 2, SECTION 2.301, RESIDENTIAL USES (D) FENCED, BEING LOT 5, SOUTHWEST ESTATES PHASE 2 SUBDIVISION, LOCATED AT 3113 LAS CRUCES DRIVE, AS REQUESTED BY JOSE & SANDRA SAENZ

Legend

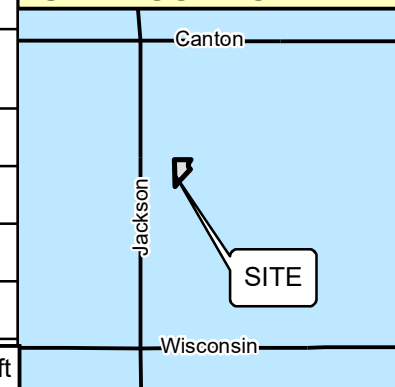


CITY LIMITS

300FT NOTIFICATION

APPLICANT SITE

SITE LOCATION MAP



1 in = 200 ft



Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

**ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE**

Nature of Request: Height of fence from 6' to 8'

Reason for Hardship: To reduce noise from vehicle traffic along Jackson Road
(use other side if necessary)

Property Description: 5 S. West Estates Phase 2
Lot Block Subdivision

Property Address: 3113 Las Cruces Dr

Present Property Zoning: Residential (RS)

Person requesting Variance: Jose E. and Sandra Saenz

Mailing Address: 3113 Las Cruces Dr Edinburg, TX 78539
Street Address City/State Zip Code

Phone No. (Home): _____ (Work): 956-369-2676 (Mrs. Saenz cell) (Cell): 956-239-2984

Owner's Name: Jose E. and Sandra Lee Saenz

Mailing Address: 3113 Las Cruces Dr Edinburg, TX 78539
Street Address City/State Zip Code

As owners or agents for the above described property, I, (we) hereby request a hearing before the Zoning Board of Adjustment.

Signature: _____ Date: May 13, 2021

Owner/Agent's Name (Please Print): Jose E. Saenz

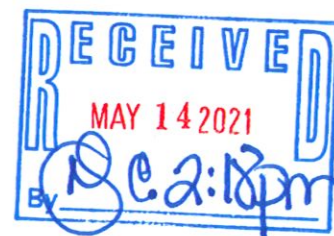
\$450 Application Fee: _____ Application Received by: RG+MC

Receipt No. _____

Application deadline: 6/7/21 ZBA Hearing date: 6/30/21

- \$40 ZBA Order Form- Make Check Payable to: Hidalgo County Clerk
- Submit survey, if applicable
- Reduced copy of site plan & 1 blue print, if applicable

415 W. University Dr. • P. O. Box 1079 • Edinburg, TX 78540
Phone (956) 388-8202 • Fax (956) 292-2080 • www.cityofedinburg.com



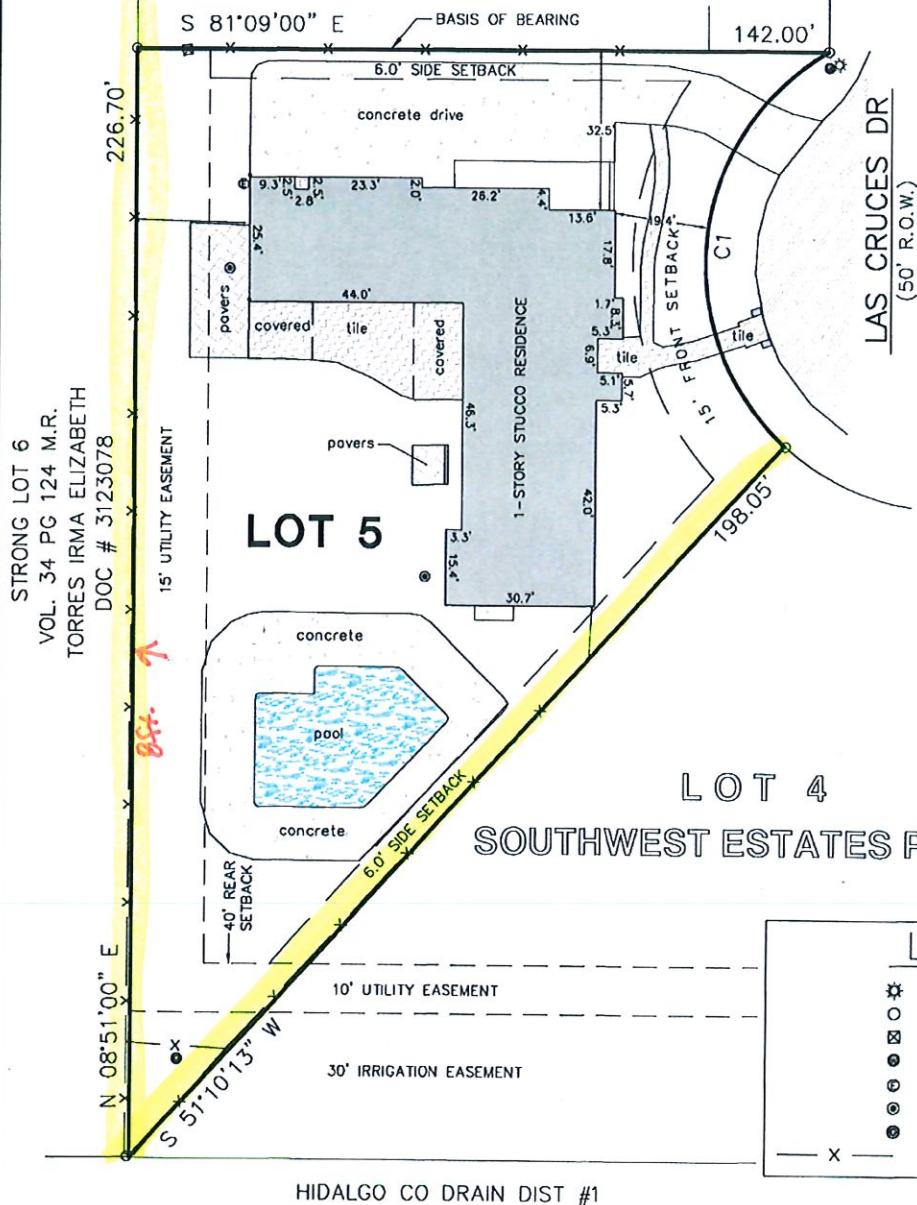
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	93.98'	50.00'	107°41'55"	S 15°00'37" W	80.75'



SCALE: 1" = 30'

SOUTHWEST ESTATES PHASE 2

LOT 6



PLAT SHOWING

LOT 5, SOUTHWEST ESTATES PHASE 2, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 31 PAGE 49 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GF#: none

ADDRESS: 3113 LAS CRUCES DR
EDINBURG, TX

SURVEYED: 05-05-2021

REQUESTED BY: EDDIE SAENZ

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480338 0030 E
MAP REVISED: 06-06-2000

JOB NUMBER
RIO 21 140

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THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

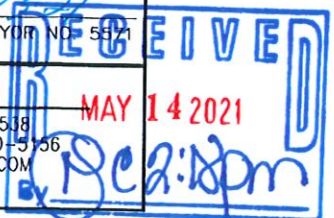
I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

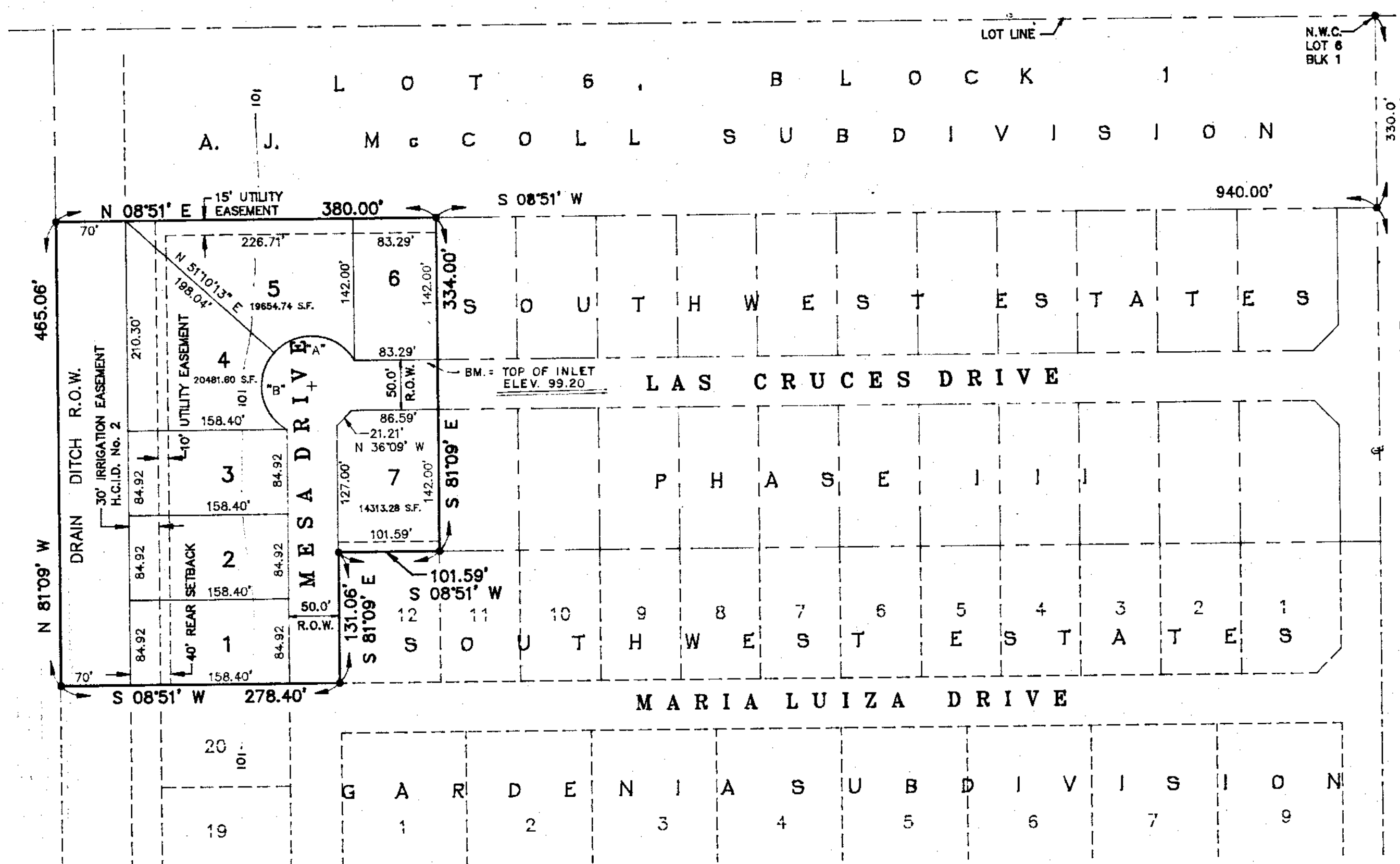
RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900



SCALE: 1"=100'
BEARINGS SHOWN
BASED ON RECORD
PLAT

CURVE DATA				
CURVE	RADIUS	ARC	DELTA	CHORD
"A"	50.0'	93.97'	107°41'07"	80.74'
"B"	50.0'	89.29'	102°19'12"	77.89'



AMENDED SOUTHWEST ESTATES PHASE II

BEING A 3.75 ACRE TRACT OF LAND, OUT OF A 14.13 ACRE TRACT BEING THE EAST 14.19 ACRES OF THE WEST 24.19 ACRES, OF LOT 6, BLOCK 1, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: JULY, 1995

STATE OF TEXAS
COUNTY OF HIDALGO

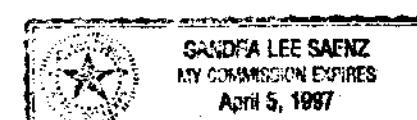
I, ROBERTO D. ALANIZ, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOUTHWEST ESTATES PHASE II, SUBDIVISION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Roberto D. Alaniz
ROBERTO D. ALANIZ
P.O. BOX 3377
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO D. ALANIZ, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF March, 1996.



Sandra Lee Saenz
NOTARY PUBLIC COUNTY OF HIDALGO

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 15 DAY OF March, 1995.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No. 2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. No. 2

PRESIDENT

SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Roberto D. Alaniz
CHAIRMAN
CITY OF EDINBURG
PLANNING AND ZONING COMMISSION

ATTESTED BY:

Sandra Lee Saenz
CITY CLERK
Roberto D. Alaniz
MAYOR
CITY OF EDINBURG

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Pablo Soto, Jr.
PABLO SOTO, JR., P.E. NO. 66278
R.P.L.S. NO. 4541

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 15 day of Aug, 1996
JOSE ELOY PULIDO, County Clerk
Hidalgo County, Texas
By: *Carroll Williams*, Deputy

Recorded in Volume 31 Page 117
of the map records of Hidalgo County, Texas
Madden and Hunt, Inc.

Recorded in Volume 31 Page 117
of the map records of Hidalgo County, Texas
Madden and Hunt, Inc.
County Surveyors

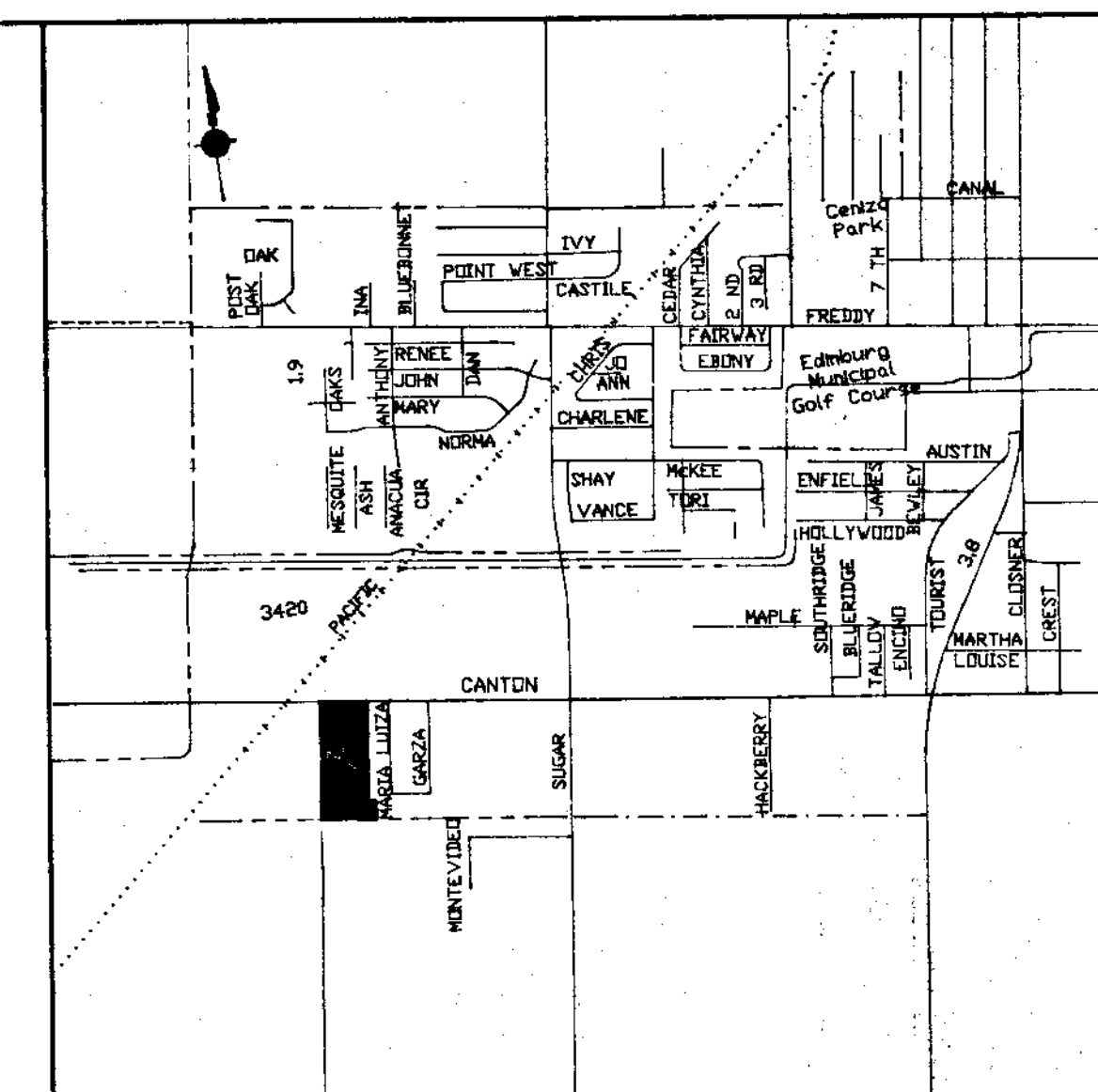
APPROVED:

Donna Walker
Donna Walker 59-96
Hidalgo County ROW DEPT.
and RECORD

NOTES:

- ONE DWELLING PER LOT.
- BUILDING SETBACKS AS FOLLOWS:
FRONT 25.0 FT. (CUL-DE-SAC LOT SHALL HAVE 15 FT. FRONT SETBACK)
SIDE 6.0 FT AND 10.0' ON LOTS ADJACENT TO STREETS OR AS NOTED
REAR 20% OF LOT DEPTH
- SET 1/2" IRON RODS AT ALL CORNERS OR AS NOTED.
- EACH LOT SHALL REQUIRE 673 C.F. OF ON-SITE DETENTION.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB.
- FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL No. 480338 0015 D
MAP REVISED: AUGUST 04, 1987
- 50% OF PARKLAND DEDICATION FEE SHALL BE PAID PRIOR TO BUILDING PERMIT ACQUISITION.

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY: _____
DATE: _____



LOCATION MAP

542523

Filed for Record in:
Hidalgo County, Texas
by Jose E. Pulido
County Clerk
Aug 28, 1996 at 12:29P
As a
Map - Large
Map Number: 59-96
Cal Fees: \$11.00
Receipt Number - 47619
Bea Cruz, Tx.

J.E. SAENZ & ASSOCIATES, INC.

P.O. BOX 3293 EDINBURG, TEXAS 78540
TEL 383-2984 FAX 383-8162





NOTIFICATION

Dear Property Owner:

A public hearing will be held on Wednesday, June 30, 2021 at 4:00 p.m. by the Zoning Board of Adjustment to consider the following:

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 2, SECTION 2.301, RESIDENTIAL USES (D) FENCED, BEING LOT 5, SOUTHWEST ESTATES PHASE 2 SUBDIVISION, LOCATED AT 3113 LAS CRUCES DRIVE, AS REQUESTED BY JOSE & SANDRA SAENZ

As part of a City effort to encourage greater participation in the process, the City is using this notice to solicit your input. You may return your response by the mail, fax or email by the following:

You may return your response by one of the following:

- P. O. Box 1079 Edinburg, Texas 78540
- Fax # : (956) 292-2080 by Wednesday, June 30, 2021
- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☒ In Favor/A Favor

☐ Against/En Contra

☐ No Comments/No Comentario

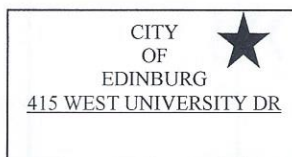
Comments: _____

Print Name: Pedro Suarez Phone No.: 956-212-9862
Address: 3115 Maria Luisa Dr City: Edinburg State: TX Zip: 78539

NOTIFICACION

Si tiene preguntas ó necesita más información sobre esta peticion, llame al Departamento de Planeacion y Zonificacion al numero (956) 388-8202.

Planning and Zoning Department
City of Edinburg
415 West University Drive
Edinburg, TX 78541



8th Ave.

University Dr. (S.H.107)

RECEIVED

By Nikki Marie Cavazos at 8:43 am, Jun 23, 2021

RECEIVED VIA EMAIL 06/22/2021 AT 5:26 P.M.