



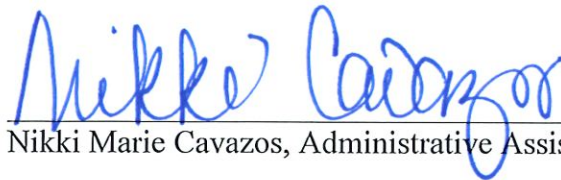
**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
NOVEMBER 18, 2020 – 4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 W UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

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 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. Consider excusing the absence of Board Member Andre Maldonado from the October 28, 2020 Regular Meeting.

ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
NOVEMBER 18, 2020
PAGE 2

6. Consider excusing the absence of Board Member Mario Escobar from the October 28, 2020 Regular Meeting.
7. Consider excusing the absence of Board Member Eddie Garza from the October 28, 2020 Regular Meeting.
8. Consider approval of the Minutes for the September 30, 2020 Regular Meeting
9. Consider approval of the Minutes for the October 28, 2020 Regular Meeting
10. Consider Variance to the City's Unified Development Code Article 3, Section 3.403 (D) Weak Link Townhouse & Townhouse Units, Being Lots 9, 10 & 11, Lemon Tree Subdivision, Located at 2010, 2012, and 2014 Lemon Tree Court, As Requested By Gustavo Casas
11. Consider Variance to the City's Unified Development Code Article 3, Section 3.304, Non Residential Bulk Requirements, Being Lot 1, Corral & Company Subdivision, Located at 3107 S. Business Highway 281, As Requested By Riverfront Leasing
12. Consider Variance to the City's Unified Development Code Article 2, Section 2.301 (D) Fences, Being Lot 43, Borderland Retreat R.V. and Mobile Home Subdivision Phase 1, Located at 5213 Kaat Street, As Requested By Araceli Doud
13. Consider Variance to the City's Unified Development Code Article 2, Section 2.301 (D) Fences Facing or Abutting a Golf Course, Being Lot 20, Los Lagos Phase 1 Subdivision, Located at 2131 Arlina Drive, As Requested By Artemio Chapa
14. Consider Variance to the City's Unified Development Code Article 2, Section 2.301 (D) Fences Facing or Abutting a Golf Course, Being Lot 11, Los Lagos Phase 1 Subdivision, Located at 2312 Arlina Drive, As Requested By Jose Villarreal
15. Consider Variance to the City's Unified Development Code Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lot 7 & the West 25 Feet of Lot 8, Block 3, Ebony Terrace Subdivision, Located at 1032 West Ebony Drive, As Requested By Arnoldo Perez Jr.
16. Consider Variance Request to the City's Unified Development Code Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lots 4,5,8,9,13-16,25,26,31-33, 39, 42, 44, 48, 49, 59, 61, 63, and 64, Located at Soñador Coves Phase I Subdivision As Requested By Melden & Hunt
17. 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 5:00 P.M. on this 13th day of November, 2020


Nikki Marie Cavazos, Administrative Assistant

MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY
THE PLANNING AND ZONING DEPARTMENT AT 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: November 13, 2020

This is to advise you that action needs to be taken with regards to the absence of Board Member Mr. Mario Escobar from the October 28, 2020 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: November 13, 2020

This is to advise you that action needs to be taken with regards to the absence of Board Member Mr. Andre Maldonado from the October 28, 2020 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: November 13, 2020

This is to advise you that action needs to be taken with regards to the absence of Board Member Mr. Eddie Garza from the October 28, 2020 Regular Meeting.

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

**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 30, 2020 -4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 W UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

MEMBERS PRESENT

Juan R. Lopez
George Cardenas
Jason De Leon
Eddie Garza
Alex Rios

MEMBERS ABSENT

Mario Escobar
Andre Maldonado
Jorge Ortegon
Samuel Simon

STAFF

Kimberly A. Mendoza, Director of Planning & Zoning
Natalia Velasquez, Building Official
Rita L. Guerrero, Planner
Jessica Lee Ramirez, Planner
Nikki M. Cavazos, Administrative Assistant

VISITORS

Johnnie Gutierrez	Joy Joquin	Amanda Ramirez
Edgar Delgadillo	Taylor Snowden	Stephanie Casper
Shakera Reygoza	Juan Reygoza	Susan Elhas
Alexis Racelis	Holly Rippon-Butler	Angelita Garcia
Arnie Guerra	Roberto Reyna	Michelle Rodriguez
Christopher Bueno	Rosela Hernandez	

1. CALL MEETING TO ORDER, ESTABLISH QUORUM:

The meeting was formally called to order by Mr. Lopez, Chair at 4:09 PM.

- A. Prayer- Announced by Chairperson Mr. Juan Lopez
- B. Pledge of Allegiance- Announced by Board Member Mr. Alex Rios

2. CERTIFICATION OF PUBLIC NOTICE

Juan Lopez, 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, September 25, 2020 at 5:00 PM

3. PUBLIC COMMENTS

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

**ZONING BOARD OF ADJUSTMENT MINUTES
SEPTEMBER 30, 2020
PAGE 2**

4. The following are the meeting procedures used by the Zoning Board of Adjustments:

Mr. Juan Lopez, reviewed the meeting procedures used by the Zoning Board of Adjustment. The procedures were as follows:

- A. All items are generally considered as they appear on the agenda.
 - 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. Consider excusing the absence of Board Member Mario Escobar from the August 26, 2020 Regular Meeting.

MOTION WAS MADE BY BOARD MEMBER MR. ALEX RIOS AND SECONDED BY BOARD MEMBER MR. GEORGE CARDENAS TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. MARIO ESCOBAR FROM THE AUGUST 26, 2020 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY

6. Consider Variance Request to the City's Unified Development Code Article 3, Section 3.301, Single Family Lot and Building Standards, Setbacks, Being Lot 50, University Village Phase II Subdivision, located at 1003 N. Yale Drive, As Requested By Johnnie Gutierrez

MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CADENAS AND SECONDED BY BOARD MEMBER MR. ALEX RIOS TO DENY THE VARIANCE REQUEST OF MR. JOHNNIE GUTIERREZ, MOTION CARRIED FOUR TO ONE WITH AN OBJECTION BY CHAIRPERSON, MR. JUAN LOPEZ

7. Reconsider Variance Request to the City's Unified Development Code Article 13, Section 13.201, Decision Making Rules, Interpretation, Being Lots 14 & 15, Winsor Estates Subdivision, located at 2604 Windsor Street, As Requested By Paula Delgadillo

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. GEORGE CARDENAS TO RECONSIDER THE VARIANCE REQUEST OF MS. PAULA DELGADILLO MOTION CARRIED UNANIMOUSLY

**ZONING BOARD OF ADJUSTMENT MINUTES
SEPTEMBER 30, 2020
PAGE 3**

**MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND
SECONDED BY BOARD MEMBER MR. ALEX RIOS TO APPROVE THE
VARIANCE REQUEST OF MS. PAULA DELGADILLO MOTION CARRIED
UNANIMOUSLY**

8. Consider the Variance Request to the City's Unified Development Code Article 6, Nonconformities, Being the East 660' of Lot 12, Block 248, Texas-Mexican Railway Company's Survey, located at 2806 E. Rogers Road, As Requested By Shakera Raygoza

**MOTION WAS MADE BY CHAIRPERSON MR. JUAN LOPEZ TO LIMIT ONLY
TWO WINDTUNNELS ON THE PROPERTY, MOTION WITH NO SECOND,
MOTION DID NOT CARRY**

**BOARD MEMBER MR. JASON DE LEON AND SECONDED BY BOARD
MEMBER MR. GEORGE CARDENAS TO DENY THE VARIANCE REQUEST OF
MRS. SHAKERA RAYGOZA, MOTION CARRIED FOUR TO ONE WITH AN
OBJECTION BY CHAIRPERSON MR. JUAN LOPEZ**

9. **INFORMATION ONLY**

A. Comprehensive Plan Workshop- October 2, 2020

Mrs. Mendoza announced the Comprehensive Plan Workshop would be held on Friday, October 2, 2020 from 8:30 A.M. till 2:30 P.M. at the DHR Conference Room A & B, located at 118 Paseo Del Prado, Edinburg, Texas, 78539

10. **ADJOURNMENT**

There being no further business to consider, the meeting was adjourned at 5:56 P.M.

**MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CADENAS AND
SECONDED BY BOARD MEMBER MR. EDDIE GARZA TO ADJOURN THE MEETING
AT 5:36 P.M. MOTION CARRIED UNANIMOUSLY**

Juan R. Lopez, Chairperson

Minutes Transcribed By: Nikki Marie Cavazos

**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
OCTOBER 28, 2020 -4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 W UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

MEMBERS PRESENT

Juan R. Lopez
George Cardenas
Jason De Leon
Jorge Oregton
Samuel Simon

MEMBERS ABSENT

Mario Escobar
Andre Maldonado
Alex Rios
Eddie Garza

STAFF

Kimberly A. Mendoza, Director of Planning & Zoning
Natalia Velasquez, Building Official
Rita L. Guerrero, Planner
Nikki M. Cavazos, Administrative Assistant
Jessica Lee Ramirez, Administrative Specialist

VISITORS

Shakera Reygoza	Saei Hamzah	Marco Rios
Alexis J. Villarreal	Evelyn Garcia	Rosalva Garza
Vanessa Vera	Victoriano E. Guerra	Ramon Pecina
Aurelio Garza	Cesar Guerra	

1. CALL MEETING TO ORDER, ESTABLISH QUORUM:

The meeting was formally called to order by Chairperson, Mr. Juan Lopez, Chair at 4:06 PM.

- A. Prayer- Announced by Chairperson Mr. Juan R. Lopez
- B. Pledge of Allegiance- Announced by Board Member Mr. George Cardenas

2. CERTIFICATION OF PUBLIC NOTICE

Chairperson, Mr. Juan Lopez, 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, October 23, 2020 at 5:00 PM

3. PUBLIC COMMENTS

- A. Public Comments are limited to three (3) Minutes. If a resident desires to make a public comment, please notify the Chair Person 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 Adjustments:

Chairperson Mr. Juan Lopez, reviewed the meeting procedures used by the Zoning Board of Adjustment. The procedures were as follows:

ZONING BOARD OF ADJUSTMENT MINUTES
OCTOBER 28, 2020
PAGE 2

- A. All items are generally considered as they appear on the agenda.
 - 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. Consider excusing the absence of Board Member Mario Escobar from the August 26, 2020 Regular Meeting.

MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. MARIO ESCOBAR FROM THE SEPTEMBER 30, 2020 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY

6. Consider excusing the absence of Board Member Andre Maldonado from the September 30, 2020 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. SAMUEL SIMON AND SECONDED BY BOARD MEMBER MR. GEORGE CARDENAS TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. ANDRE MALDONADO FROM THE SEPTEMBER 30, 2020 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY

7. Consider excusing the absence of Board Member Jorge Ortegon from the September 30, 2020 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND SECONDED BY BOARD MEMBER MR. SAMUEL SIMON TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. JORGE ORTEGON FROM THE SEPTEMBER 30, 2020 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY

**ZONING BOARD OF ADJUSTMENT MINUTES
SEPTEMBER 30, 2020
PAGE 3**

8. Consider excusing the absence of Board Member Samuel Simon from the September 30, 2020 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. SAMUEL SIMON FROM THE SEPTEMBER 30, 2020 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY WITH ABSTENTION BY BOARD MEMBER SAMUEL SIMON

Chairperson Mr. Juan Lopez moved to hear Shakera Raygoza's Request to be first.

9. Reconsider Variance to the City's Unified Development Code, Article 6, Nonconformities, Being the East 660' of Lot 12, Block 248, Texas-Mexican Railway Company Survey, Located at 2806 E. Rogers Road, As Requested By Shakera Raygoza

MOTION WAS MADE BY BOARD MEMBER MR. SAMUEL SIMON AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO RECONSIDER THE VARIANCE REQUEST OF MRS, SHAKERA RAYGOZA MOTION CARRIED UNANIMOUSLY

MOTION WAS MADE BY BOARD MEMBER MR. SAMUEL SIMON AND SECONDED BY BOARD MEMBER MR. JORGE ORTEGON TO APPROVE THE VARIANCE REQUEST OF MS. SHAKERA RAYGOZA MOTION CARRIED UNANIMOUSLY

10. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.305, Easements and Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lot 6, Summer Field Manor Subdivision, Located at 1415 July Drive, As Requested by Alexis J. Villarreal

MOTION WAS MADE BY BOARD MEMBER MR. JASON DE LEON AND SECONDED BY BOARD MEMBER MR. JORGE ORTEGON TO APPROVE THE VARIANCE REQUEST OF MR. ALEXIS J. VILLARREAL MOTION CARRIED UNANIMOUSLY

11. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.505, Being Lot 100, Summer Field Manor Subdivision, Located at 4917 Juno Drive, As Requested By Vanessa Vera

MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO APPROVE THE VARIANCE REQUEST OF MS. VANESSA VERA MOTION CARRIED UNANIMOUSLY

**ZONING BOARD OF ADJUSTMENT MINUTES
SEPTEMBER 30, 2020
PAGE 4**

12. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.305, Easements, Being Lots 24 & N 32.5' of Lot 25, Hacienda Del Bronco Unit 3 Subdivision, Located at 303 Oriente Street, As Requested By Evelyn Garcia

**MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND
SECONDED BY BOARD MEMBER MR. SAMUEL SIMON TO APPROVE THE
VARIANCE REQUEST OF MS. EVELYN GARCIA MOTION CARRIED
UNANIMOUSLY**

13. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.304, Non Residential Bulk Standards, Setbacks, Being Lot 1, Sugarland Apartments Subdivision, Located at 2326 Sugar Road, As Requested By Victoriano E. Guerra

**MOTION WAS MADE BY BOARD MEMBER MR. JASON DE LEON AND
SECONDED BY BOARD MEMBER MR. GEORGE CARDENAS TO APPROVE THE
VARIANCE REQUEST OF MR. VICTORIANO E. GUERRA MOTION CARRIED
UNANIMOUSLY**

14. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lot 48, Block 2, Reserve at Canton Subdivision, Located at 3111 Grulla Avenue, As Requested By Ramon Pecina

**MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND
SECONDED BY BOARD MEMBER MR. SAMUEL SIMON TO APPROVE THE
VARIANCE REQUEST OF MR. RAMON PECINA MOTION CARRIED
UNANIMOUSLY**

15. Consider Variance Request to Article 2, Section 301.D.3, General Use Standards, Being Lots 32 and 33, Bar Unit 6 Subdivision, Located at 3110 Pablo Street, As Requested By Marco Rios

**MOTION WAS MADE BY BOARD MEMBER MR. JASON DE LEON AND
SECONDED BY BOARD MEMBER MR. JORGE ORTEGON TO APPROVE THE
VARIANCE REQUEST OF MR. MARCO RIOS MOTION CARRIED FOUR TO
ONE WITH AN OBJECTION BY CHAIRPERSON, MR. JUAN LOPEZ**

16. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.302, Manufactured Homes, Being Lot 75, Mesquite Village Manufactured Home Phase II Subdivision, Located at 608 Bougainvillea Avenue, As Requested By Rosalva Garza

**MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND
SECONDED BY BOARD MEMBER MR. JORGE ORTEGON TO APPROVE THE
VARIANCE REQUEST OF MS. ROSALVA GARZA MOTION CARRIED
UNANIMOUSLY**

17. **ADJOURNMENT**

There being no further business to consider, the meeting was adjourned at 5:38 P.M.

**MOTION WAS MADE BY BOARD MEMBER MR. SAMUEL CARDENAS AND
SECONDED BY BOARD MEMBER MR. GEORGE CARDENAS TO ADJOURN THE
MEETING AT 5:38 P.M. MOTION CARRIED UNANIMOUSLY**

Juan R. Lopez, Chairperson

Minutes Transcribed By: Nikki Marie Cavazos

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
November 18, 2020

Item: Consider Variance to the City's Unified Development Code Article 3, Section 3.403 (D) Weak Link Townhouse & Townhouse Units, Being Lots 9, 10 & 11, Lemon Tree Subdivision, Located at 2010, 2012, and 2014 Lemon Tree Court, As Requested By Gustavo Casas

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 3, Section 3.403 (D) Weak Link Townhouse & Townhouse Units. The applicant basis for the request is to build with the following setbacks: Front 19 feet 6 inches, Side 0 feet, Rear 7.5 feet, Side Corner 0 feet to replicate the surrounding homes in the area.

Property Location and Vicinity:

The properties are located at 2010, 2012, and 2014 Lemon Tree Court. The properties are currently vacant and are the last lots to be developed in this subdivision. Each lot has a lot frontage of 35 feet and a depth of 80 feet for a lot size of 2,800 square feet. Setbacks called for by Unified Development Code are as follows: Front 15 feet, Rear 30 feet, Building separation 10 feet, a 7.5 foot easement is located at the rear of the lots. The property is zoned Urban Residential (UR) District. Surrounding zoning is Urban Residential (UR) District to the North, South and West, and Auto Urban Residential (AU) District to the East.

Background and History:

Lemon Tree Court Subdivision was recorded on June 25, 1985 and is a single family residential development. A site plan has been submitted to the City of Edinburg and is attached for the Boards review.

Staff mailed a notice of the variance request to fifteen (15) neighboring property owners and received no comments in favor and no comments against for this request at the time of this report.

Analysis:

The applicant is requesting the Board grant the setbacks as requested to replicate the surrounding homes in the area. There have been no other variances granted in this area.

Recommendation

Staff recommends approval of the variance request based on the existing homes built with 0 ft side yard setback in the subdivision. If the Board chooses to approve the request, it shall be 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. 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



Initials

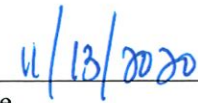
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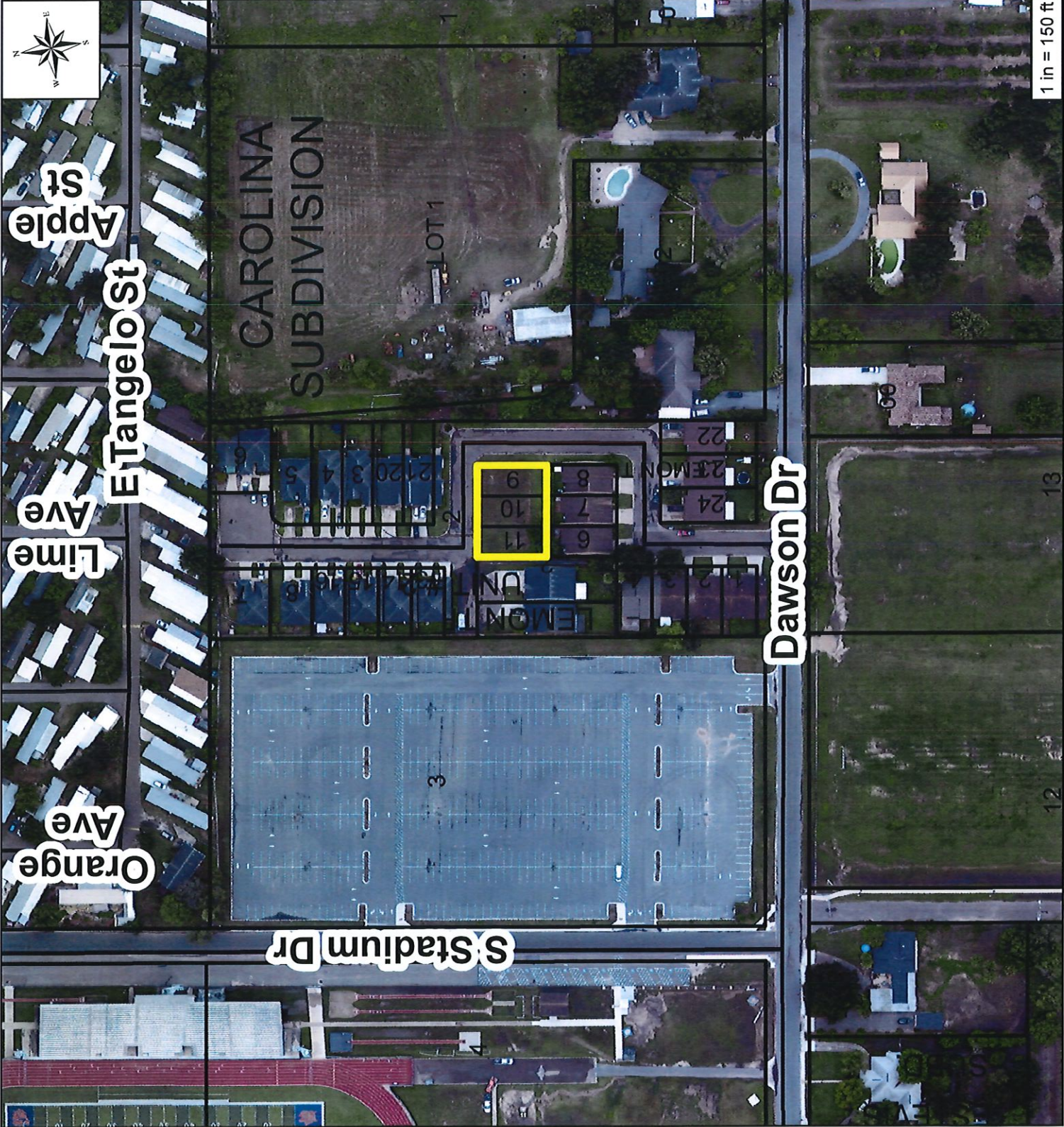
Date

Zoning Board of Adjustment
Gustavo Casas
Page 2

Approved By:
Kimberly A. Mendoza, MPA
Director of Planning & Zoning


Initials


Date



AERIAL MAP

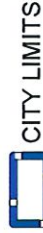
CASE CAPTION:

APPLICANT NAME:

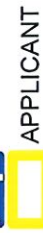
GUSTAVO CASAS

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.403 (D) WEAK LINK TOWNHOUSE & TOWNHOUSE UNITS, BEING LOTS 9, 10 & 11, LEMON TREE SUBDIVISION, LOCATED AT 2010, 2012, AND 2014 LEMON TREE COURT, AS REQUESTED BY GUSTAVO CASAS

Legend



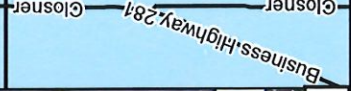
CITY LIMITS



APPLICANT SITE

SITE LOCATION MAP

Freddy Gonzalez



SITE

1 in = 150 ft



ZONING MAP

CASE CAPTION:

APPLICANT NAME:

GUSTAVO CASAS

Legend



Agriculture

Auto-Urban Residential

Business Park

Commercial, General

Commercial, Neighborhood

Downtown District

Industrial

Neighborhood Conservation 5

Neighborhood Conservation 7.1

Neighborhood Conservation MH

Suburban Residential

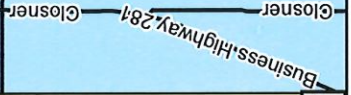
Urban Center

Urban Residential

Urban University

SITE LOCATION MAP

Freddy Gonzalez



Apple St

Lime Ave

Orange Ave

E Tangelo St

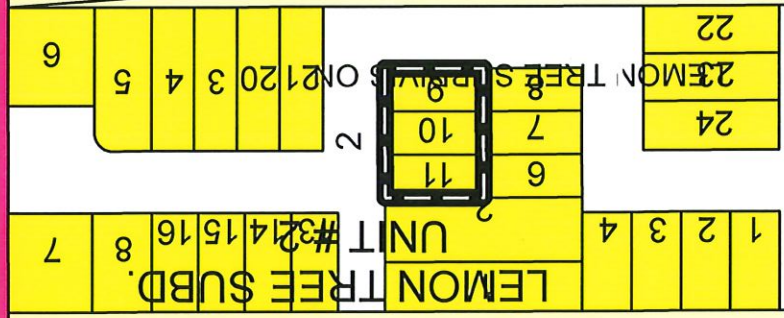
CAROLINA
SUBDIVISION

LOT 1

-02

-00

1 in = 150 ft



Dawson Dr

S Stadium Dr

ESTEVIS
SUBD.

-01

12

13

4

3

2





FUTURE LANDUSE MAP

CASE CAPTION:

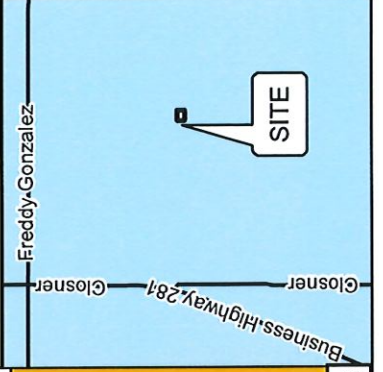
APPLICANT NAME:

GUSTAVO CASAS

Legend

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

SITE LOCATION MAP



Apple St

Lime Ave

Orange Ave

E Tangelo St

CAROLINA
SUBDIVISION

LOT 1

3

4

S Stadium Dr

LEMONTREE SUBD. UNIT #32

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24

Dawson Dr

ESTEVIS
SUBD.

-01

-00

-02

-01

12

13

1 in = 150 ft



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

GUSTAVO CASAS

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.403 (D) WEAK LINK TOWNHOUSE & TOWNHOUSE UNITS, BEING LOTS 9, 10 & 11, LEMON TREE SUBDIVISION, LOCATED AT 2010, 2012, AND 2014 LEMON TREE COURT, AS REQUESTED BY GUSTAVO CASAS

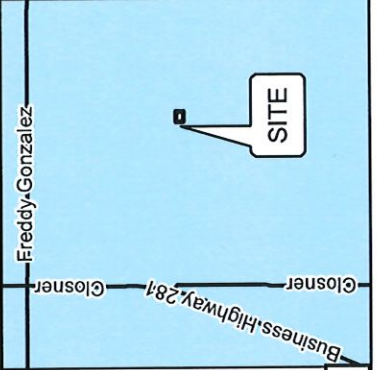
Legend

CITY LIMITS

300FT NOTIFICATION

APPLICANT SITE

SITE LOCATION MAP



Orange Ave
Lime Ave
Apple St

E Tangelo St

CAROLINA SUBDIVISION

LOT 1

-02

-00

1 in = 150 ft

S Stadium Dr

4

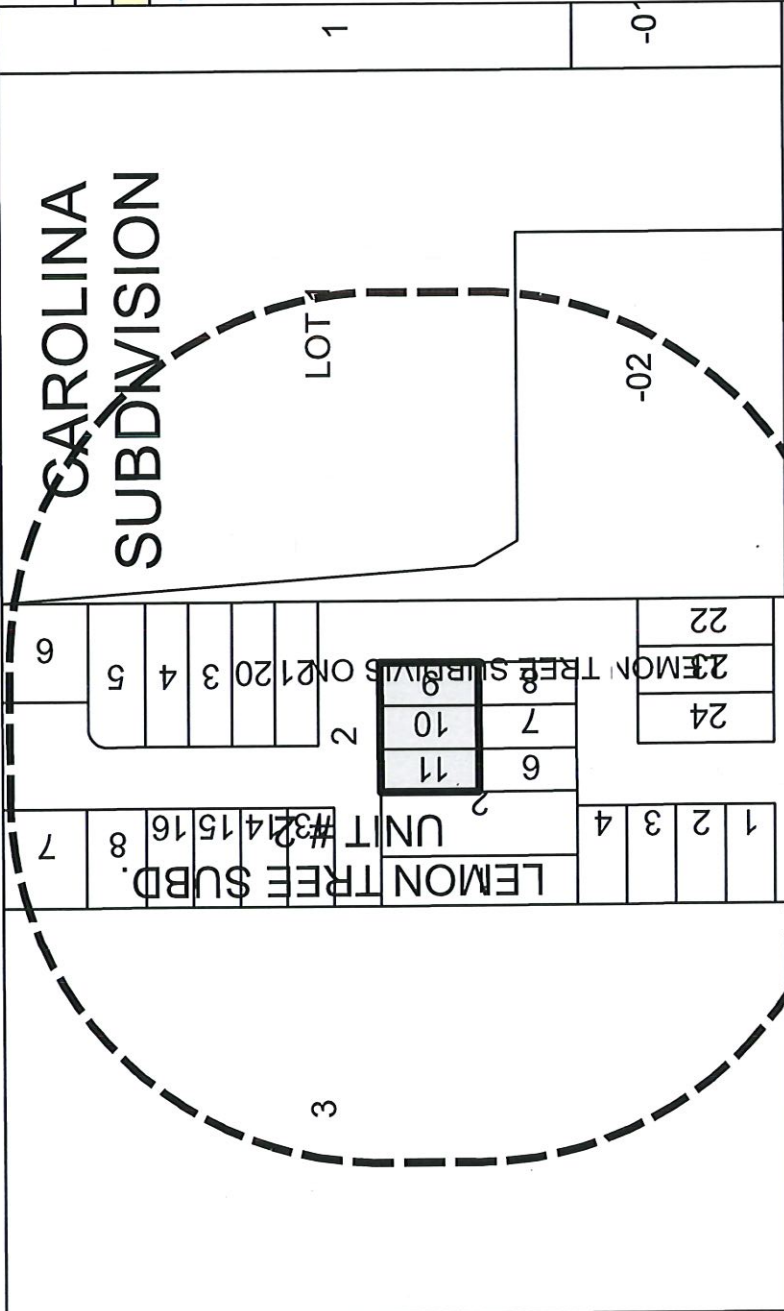
Dawson Dr

ESTEVIS SUBD.

-01

12

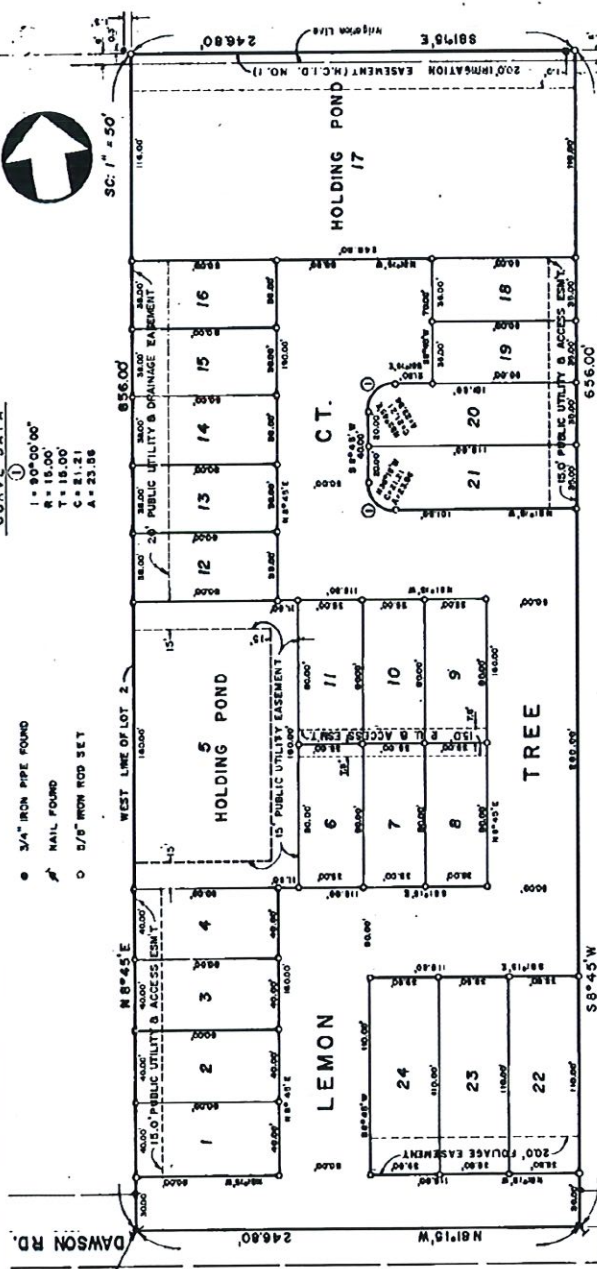
13



CURVE DATA

1 = 90°00'00"
R = 15.00'
T = 15.00'
C = 81.21
A = 23.56

- 3/4" IRON PIPE FOUND
- NAIL FOUND
- 5/8" IRON ROD SET



LEMON TREE SUBDIVISION

EDINBURG, TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: That I, Ramon Villarreal, Owner of that certain 3.72 AC. tract of land, being the West 246.8 feet of the South 656.0 feet of Lot 2, Acres Bontitos, Edinburg, Hidalgo County, Texas do hereby Subdivide the said 3.72 acres that in accordance with the attached Plat entitled LEMON TREE SUBDIVISION and do hereby dedicate to the public the street and easement shown hereon.

Witness by my hand on this the 1 day of Aug A.D. 1984.

Ramon Villarreal
RAMON VILLARREAL

STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned authority on this day appeared Ramon Villarreal Known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office on this the 1 day of August A.D. 1984.

Capote Pineda
Notary Public
Hidalgo County, Texas

APPROVED - PLANNING COMMISSION

I, the undersigned, chairman of the Planning and Zoning Commission of the City of Edinburg, Texas hereby certify that this Subdivision Plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required

GIVEN this the 20 day of Nov A.D. 1984.

Arthur D. Pineda
Chairman Planning Commission
City of Edinburg, Texas

APPROVED - CITY OF EDINBURG

This Plat has been approved by the City Commission of the City of Edinburg on this the 21 day of September A.D. 1984.

ATTEST *Rainie G. Carson*
City Secretary

APPROVED - WATER DISTRICT

This Plat is approved by HIDALGO COUNTY IRRIGATION DISTRICT No. 1 on this the 20 day of August A.D. 1984.

Don Wilcans
Secretary

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, a Registered Professional Engineer and Public Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and made under my supervision on the ground, and further certify that proper engineering consideration has been given to this Plat.

Jorge D. Perez, P.E.
Jorge D. Perez, P.E.
Registered Public Surveyor
DATE 11/26/84

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

S.A. GARZA ENGINEERS, INC.
1200 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

11-10-84 24 Page 11/25
of 11-10-84 to records of Hidalgo
County, Texas
PESH- and NUTL INC
County Surveys

CHECKED FOR DRAINAGE
BY: *[Signature]*

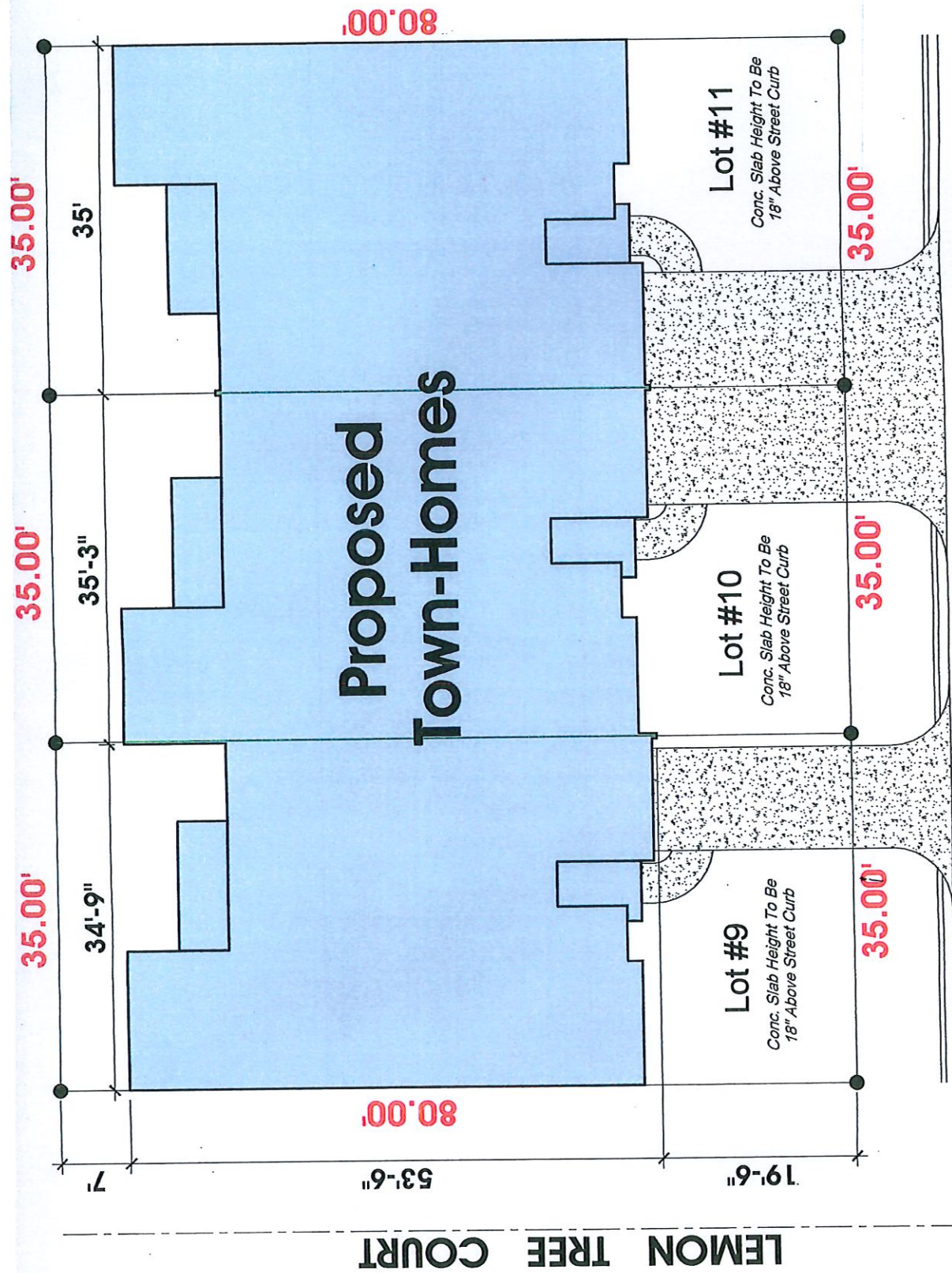
NOTE: THE EAST 5.0' OF LOTS 1, 2, 3, 4, 12, 13, 14, 15 AND 16 IS RESERVED FOR A 5.0' ELECTRICAL EASEMENT.

25 JUN 85
[Signature]

[Signature]
25 JUN 85

Mayor

President



SITE PLAN

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
November 18, 2020

Item: Consider Variance to the City's Unified Development Code Article 3, Section 3.304, Non Residential Bulk Requirements, Being Lot 1, Corral & Company Subdivision, Located at 3107 S Business Highway 281, As Requested By Riverfront Leasing

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 3, Section 3.304, Non Residential Bulk Requirements, Setbacks. The applicant is undergoing a transaction of the property. A side yard setback encroachments to the North and South was discovered at time of the surveying. The basis for the request is to allow the encroachment of 10 feet on the North side and 3 feet 4 inches on the South side for the existing building.

Property Location and Vicinity:

The property is located at the southwest corner of South Business Highway 281 and Rodeo Drive. The property currently has a commercial business. The property has 105.60 ft. of frontage along South Business Highway 281 and a lot depth of 225.50 ft. for a lot size of 23,812.80 square feet. The property is currently zoned Commercial General (CG) District. Surrounding zoning is Commercial General (CG) District to the North and East, Commercial General (CG) District and Neighborhood Conservation 7.1(NC 7.1) District to the South and Neighborhood Conservation 7.1(NC 7.1) District to the West.

Background and History:

Corral & Company Subdivision was recorded on May 24, 2010. Setbacks called for by zoning are as follows: Front 25 feet, Side 10 Feet, Rear 10 feet. The survey provided indicates an encroachment of 10 feet on the North side yard setback of 10 feet and 3 feet 4 inches on the South side yard setback of 10 feet.

Staff mailed a notice of the variance request to twenty-seven (27) neighboring property owners and received no comments in favor or against this request at the time of this report.


Analysis:

The applicant is requesting the board's approval of the encroachment of both the North and South side yard setbacks.

Recommendation

Staff recommends approval of the variance request based on the footprint of the existing building. 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



Initials

11/13/2020

Date

**Zoning Board of Adjustment
Melden & Hunt
Page 2**

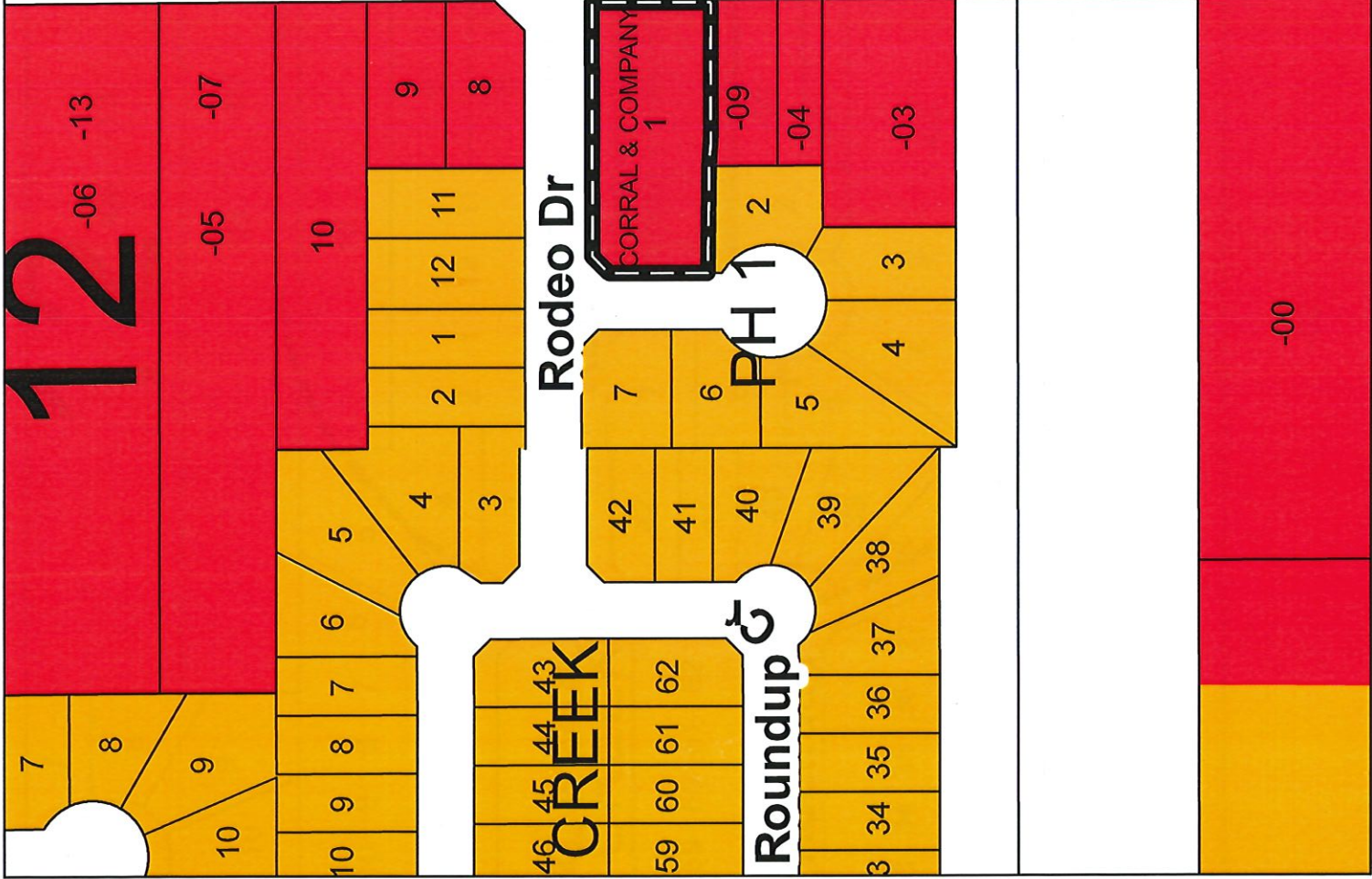
Approved By:
Kimberly A. Mendoza, MPA
Director of Planning & Zoning

Kimberly A. Mendoza
Initials

11/13/2020
Date



S Business Highway 281


$$1 \text{ in} = 150 \text{ ft}$$

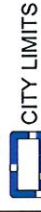
FUTURE LANDUSE MAP

CASE CAPTION:

APPLICANT NAME:

RIVERFRONT LEASING

Legend



APPLICANT SITE

Agriculture

Auto-Urban

Downtown

DOWNTOWN DISTRICT

General C

Industrial

Mobile Home

Neighborhood Commercial

Office Business Desk

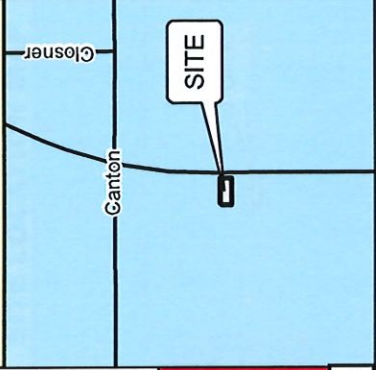
Office Business Park

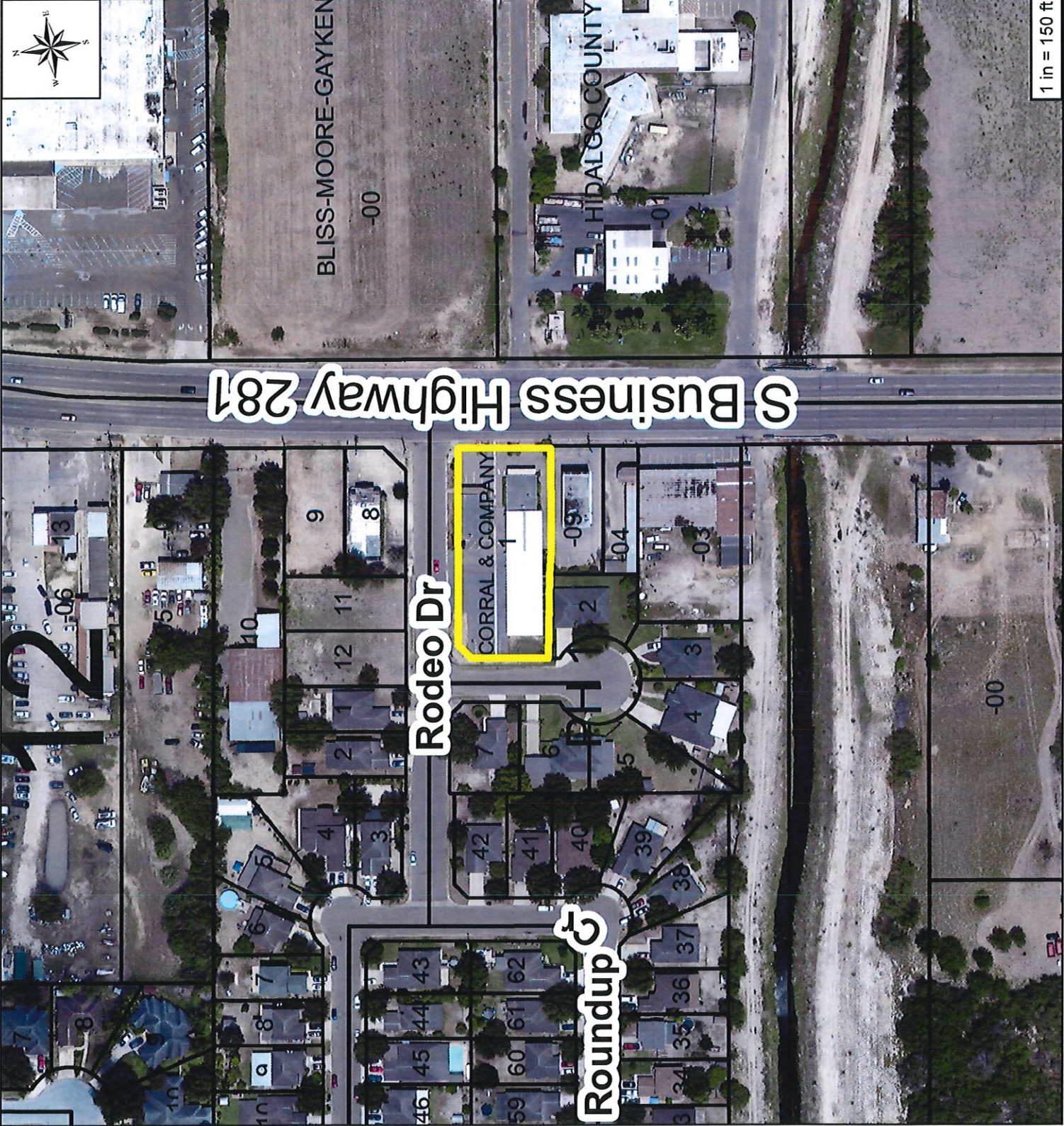
Suburban

Urban

Urban University

SITE LOCATION MAP





AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

RIVERFRONT LEASING

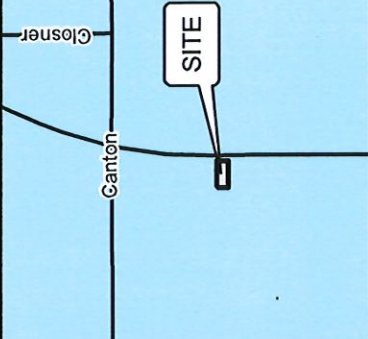
CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.304, NON RESIDENTIAL BULK REQUIREMENTS, BEING LOT 1, CORRAL & COMPANY SUBDIVISION, LOCATED AT 3107 S BUSINESS HIGHWAY 281, AS REQUESTED BY RIVERFRONT LEASING

Legend

CITY LIMITS

APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft



ZONING MAP

CASE CAPTION:

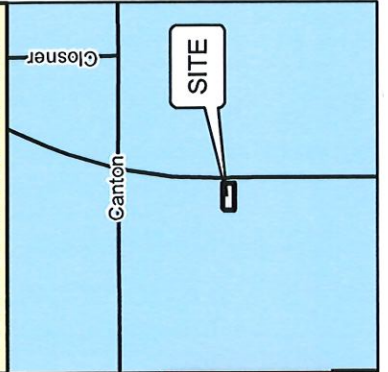
APPLICANT NAME:

RIVERFRONT LEASING

Legend

- CITY LIMITS
- APPLICANT SITE
- Agriculture
- Auto-Urban Residential
- Business Park
- Commercial, General
- Commercial, Neighborhood
- Downtown District
- Industrial
- Neighborhood Conservation 5
- Neighborhood Conservation 7.1
- Neighborhood Conservation MH
- Suburban Residential
- Urban Center
- Urban Residential
- Urban University

SITE LOCATION MAP

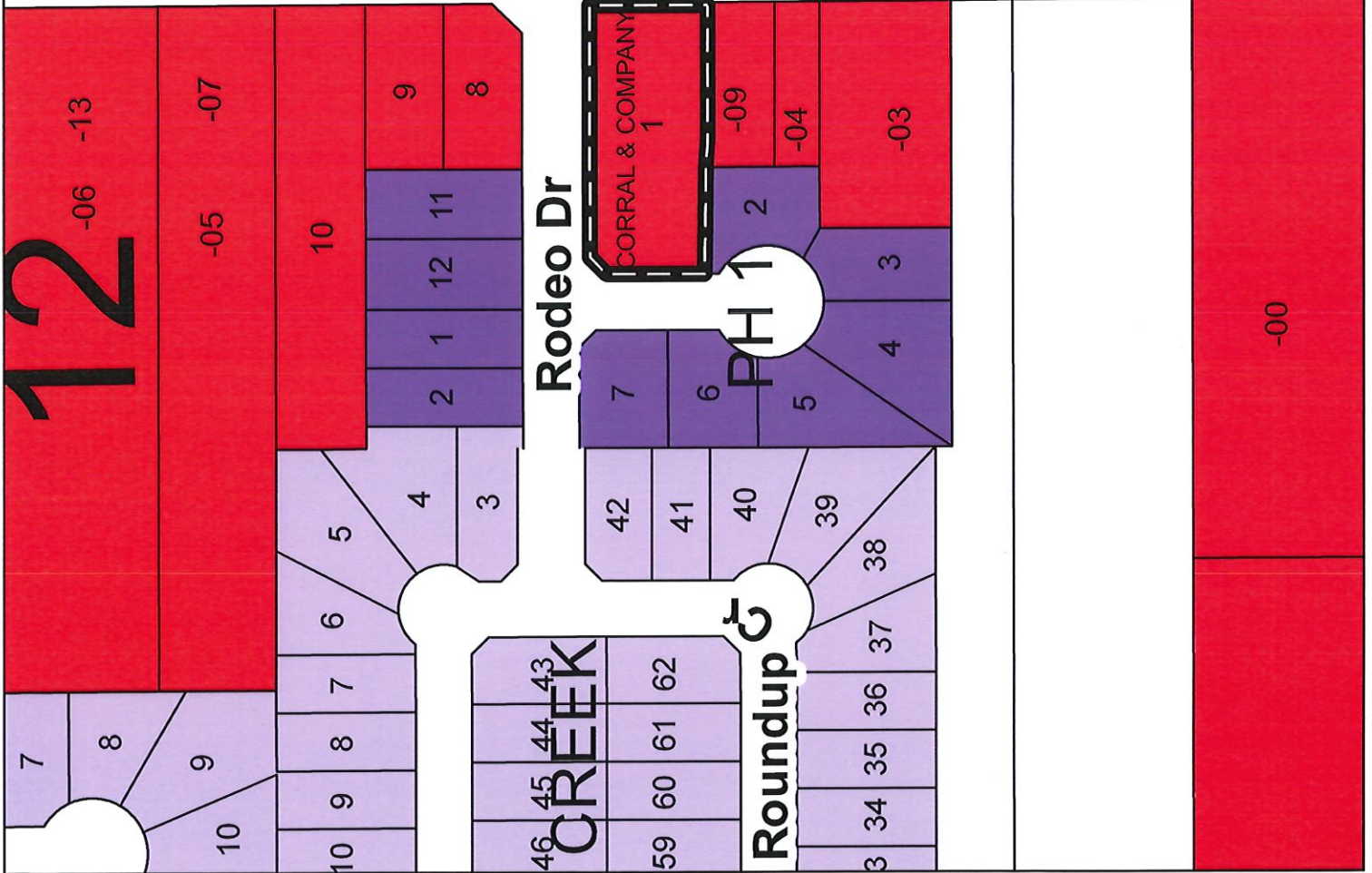


BLISS-MOORE-GAYKEN
-00

HIDALGO COUNTY
-01

1 in = 150 ft

S Business Highway 281



T.B.P.E. FIRM No.: F-5154



1624 DOTE AVENUE, McALLEN, TEXAS 78504

PHONE: (956) 618-5565 FAX: (956) 618-5540

RODEO DR.

(50' ROW-VOL. 30, PG. 908, H.C.M.R.)

N53°25'E
21.21'

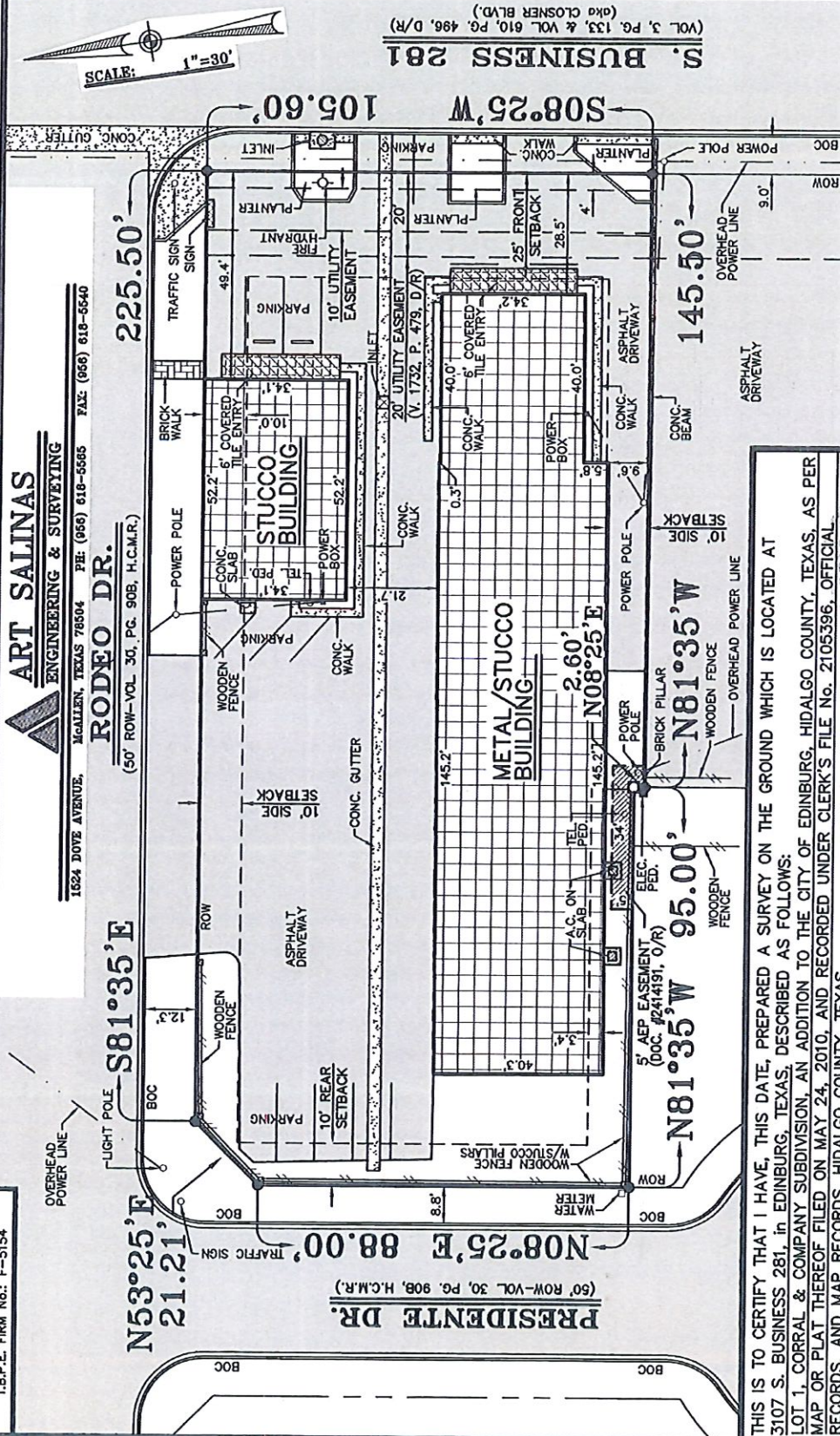
S81°35'E

225.50'

PRESIDENTE DR.

(50' ROW-VOL. 30, PG. 908, H.C.M.R.)

N08°25'E 88.00'



LEGEND

- DENOTES FOUND 1/2" ROD
- DENOTES NO MONUMENT
- ROW DENOTES RIGHT OF WAY
- BOC DENOTES BACK OF CURB



THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 3107 S. BUSINESS 281, IN EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
LOT 1, CORRAL & COMPANY SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF FILED ON MAY 24, 2010, AND RECORDED UNDER CLERK'S FILE NO. 2105396, OFFICIAL RECORDS, AND MAP RECORDS, HIDALGO COUNTY, TEXAS.

© COPYRIGHT 2020 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

20-59233
Job No.

Date

10-15-20

Registered Professional Land Surveyor No. 4802

T.B.P.L.S. FIRM No.: 10004000

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X", Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.L.M.A. Flood Insurance Rate Map No. 46033B-0030-E dated 06-06-00.

PLAT NOTES:

1. This survey plat is prepared in accordance with the Texas Policy of Surveying and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines. It may not be copied or transferred to another party without the express written consent of the surveyor.
2. This survey plat is prepared in accordance with the Texas Policy of Surveying and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines. It may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.45 and Section 661.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Easement and/or other rights, if any, as set forth in unfiled instrument dated January 31, 1911, recorded in Volume 19, Page 41, Deed Records, Hidalgo County, Texas.
6. Contract, Easement and Use Restriction dated March 6, 1893, recorded under Clerk's File No. 440928, Official Records, Hidalgo County, Texas. (Blanket)
7. Comments, rules, regulations and rights in favor of Hidalgo County Ingleton District No. 1, (Blanket)
8. Select lines as per Commented General (CG) District requirements as per map or plat thereof filed on May 24, 2010, and recorded under Clerk's File No. 2105396, Official Records, and Map Records, Hidalgo County, Texas.
9. Subject to any oil, gas and mineral lease of record.
10. Bearing Batic "E" line of Lot 1, Corral & Company Subdivision"

Acute Displays LLC

S. BUSINESS 281
(VOL. 3, PG. 133, & VOL. 610, PG. 486, D/R)
(aka CLOSNER BLVD.)



ZONING BOARD OF ADJUSTMENT REGULAR MEETING
November 18, 2020

Item: Consider Variance to the City's Unified Development Code Article 2, Section 2.301 (D) Fences, Being Lot 43, Borderland Retreat R.V. and Mobile Home Subdivision Phase 1, Located at 5213 Kaat Street, As Requested By Araceli Doud

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 2, Section 2.301 (D) Fences. The applicant constructed an 8 foot fence on the side yards and portions of the front yard without a building permit. Fencing in the front yard shall be of non-opaque material. A fence permit shall be required to construct any fence regulated by the Unified Development Code for the building official.

Property Location and Vicinity:

The property is located on the west side of Kaat Street, approximately 120 feet south of Martin Street. The property is currently vacant and is zoned Urban Residential (UR) District. Surrounding zoning is Urban Residential (UR) District in all directions.

Background and History:

Borderland Retreat R.V. and Mobile Home Subdivision Phase 1 was recorded on February 4, 1985 and is a single family mobile home development. Code Enforcement was alerted of the violation and a letter of violation was sent on October 7, 2020. A building permit for construction of the fence has since been submitted to the City of Edinburg.

Staff mailed a notice of the variance request to fifty (50) neighboring property owners and received no comments in favor and no comments against for this request at the time of this report.

Analysis:

The applicant is requesting the Board grant the construction of the 8 foot fence based off incident reports of trespassing on her vacant property. There have been no other variances granted in this area.

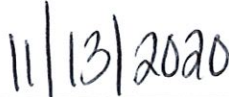
Recommendation

Staff recommends disapproval of the variance request. If the Board chooses to approve the request, it shall be 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. 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



Initials

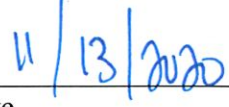


Date

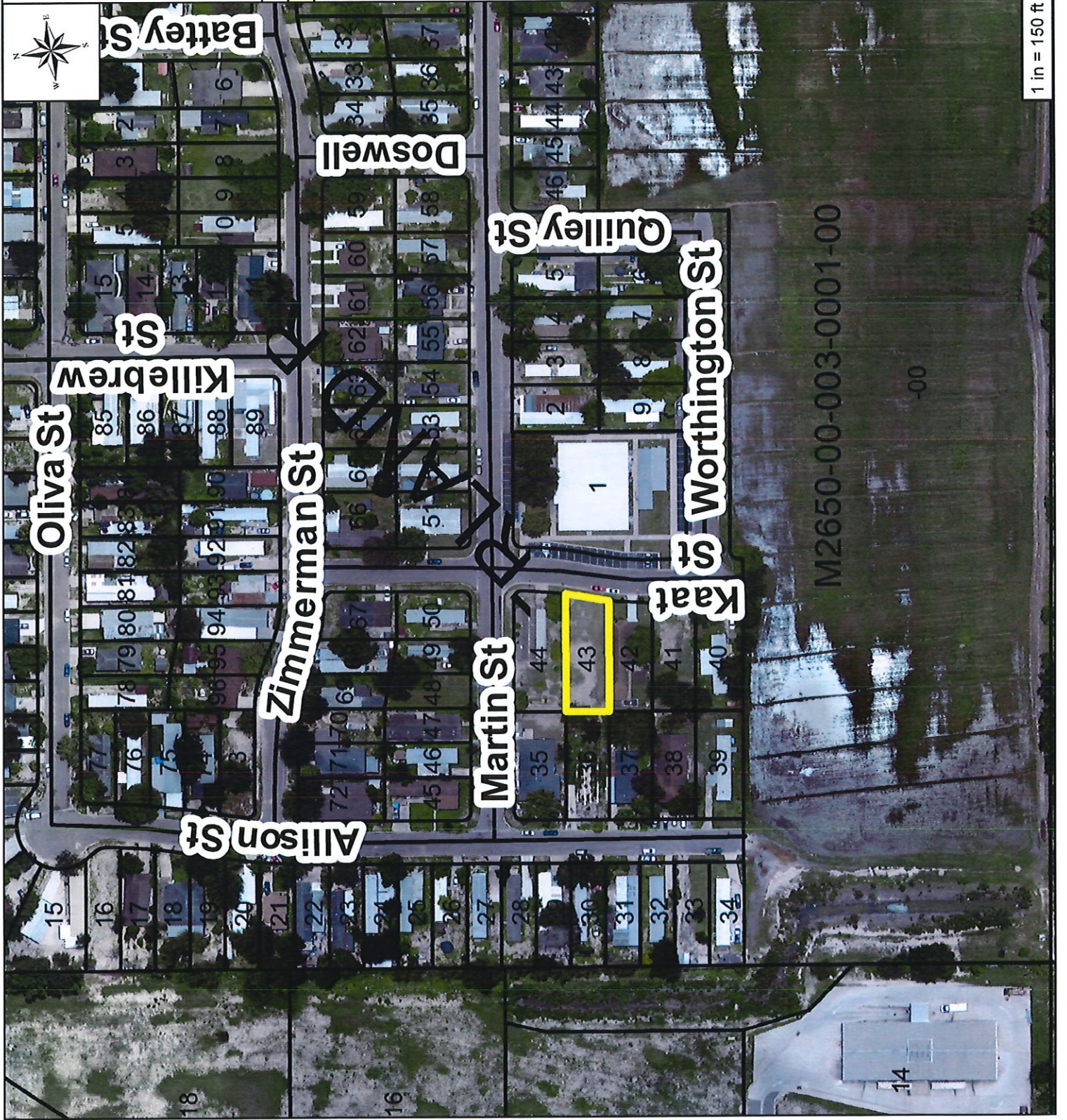
Approved By:
Kimberly A. Mendoza, MPA
Director of Planning & Zoning



Initials



Date



AERIAL MAP


CASE CAPTION:

APPLICANT NAME:

ARACELI DOUD

CONSIDER VARIANCE TO THE
CITY'S UNIFIED DEVELOPMENT
CODE ARTICLE 2, SECTION 2.301 (D)
FENCES, BEING LOT 43,
BORDERLAND RETREAT & R.V. AND
MOBILE HOME SUBDIVISION PHASE
1, LOCATED AT 5213 KAAT STREET,
AS REQUESTED BY ARACELI DOUD

Legend

 CITY LIMITS

 APPLICANT SITE

SITE LOCATION MAP

Alberta



SITE

1 in = 150 ft



ZONING MAP

CASE CAPTION:

APPLICANT NAME:

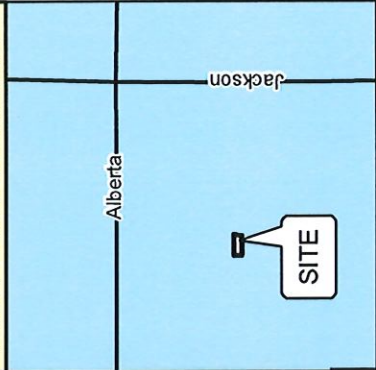
ARACELI DOUD

Legend

- CITY LIMITS
- APPLICANT SITE

- Agriculture
- Auto-Urban Residential
- Business Park
- Commercial, General
- Commercial, Neighborhood
- Downtown District
- Industrial
- Neighborhood Conservation 5
- Neighborhood Conservation 7.1
- Neighborhood Conservation MH
- Suburban Residential
- Urban Center
- Urban Residential
- Urban University

SITE LOCATION MAP



1 in = 150 ft



FUTURE LANDUSE MAP

CASE CAPTION:

APPLICANT NAME:

ARACELI DOUD

Legend

CITY LIMITS

APPLICANT SITE

Agriculture

Auto-Urban

Downtown District

General Commercial

Industrial

Mobile Home

Neighborhood Commercial

Office Business Park

Suburban

Urban

Urban University

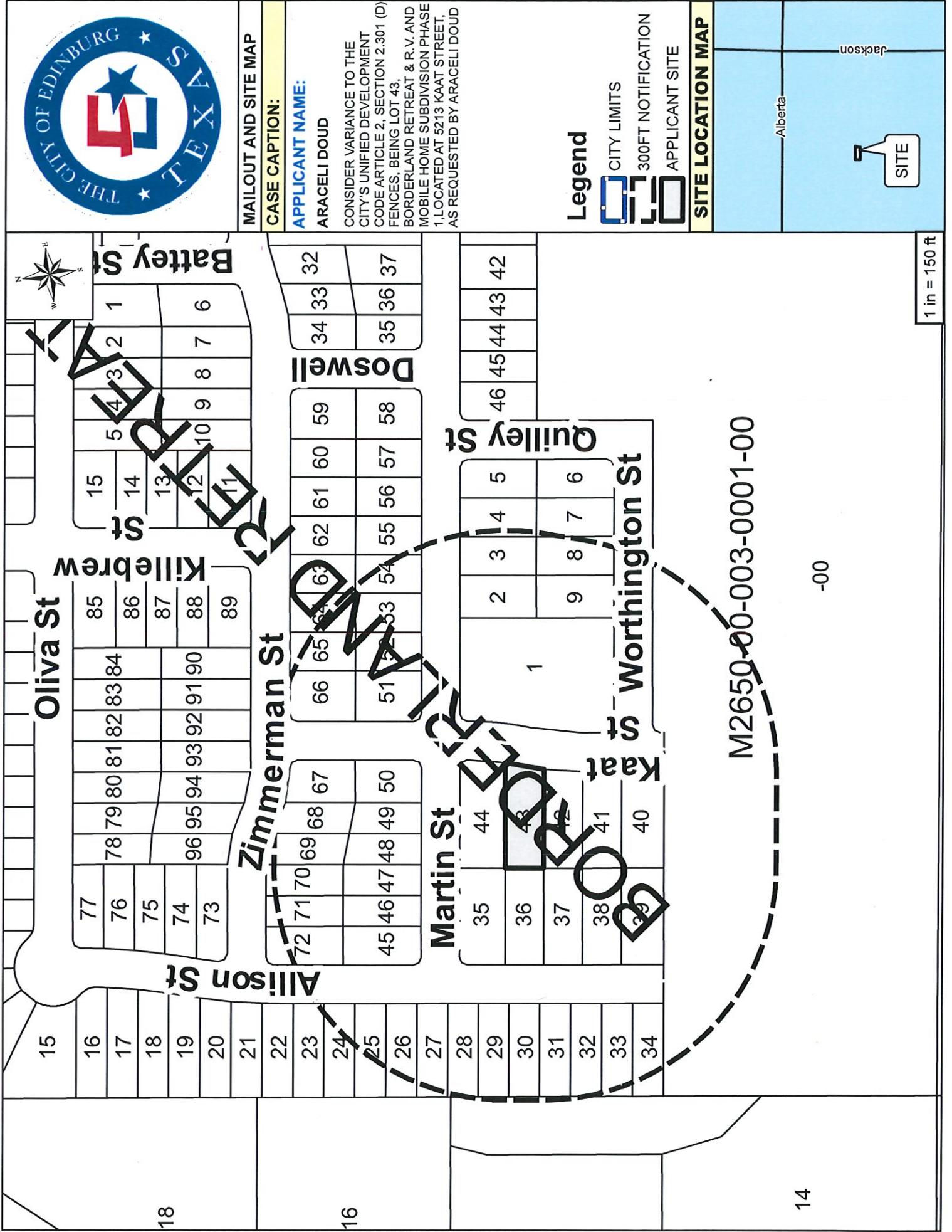
SITE LOCATION MAP

Alberta

Jackson

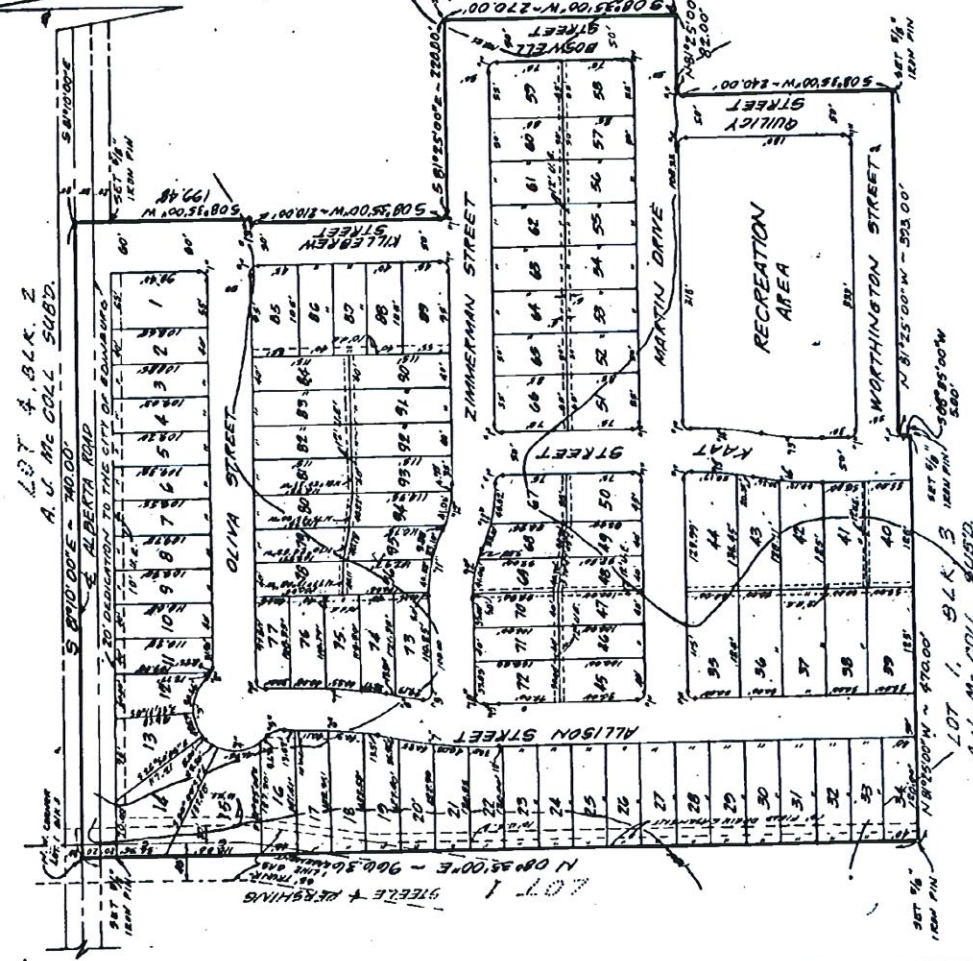
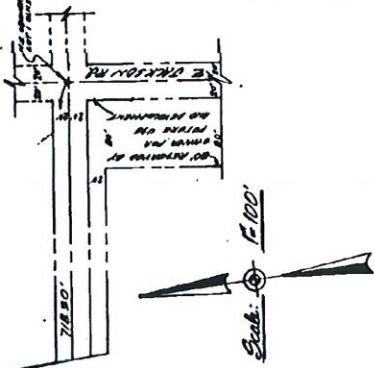
SITE

1 in = 150 ft

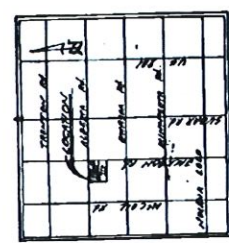


SUBDIVISION PLAN OF
BORDERLAND RETREAT
R-V AND MOBILE HOME SUBDIVISION
PHASE I

BEING A 18.430 AC. TRACT OF LAND OUT OF
LOT 1, BLOCK 3, A.J. MC CALL SUBDIVISION,
HIDALGO COUNTY, TEXAS.



CURVE	DATA	CHORD	CHORD BEARING	ARC
1	10.00	10.00	14.14	15.71
2	10.00	10.00	14.14	15.71
3	10.00	10.00	14.14	15.71
4	10.00	10.00	14.14	15.71
5	10.00	10.00	14.14	15.71
6	10.00	10.00	14.14	15.71
7	10.00	10.00	14.14	15.71
8	10.00	10.00	14.14	15.71
9	10.00	10.00	14.14	15.71
10	10.00	10.00	14.14	15.71
11	10.00	10.00	14.14	15.71
12	10.00	10.00	14.14	15.71
13	10.00	10.00	14.14	15.71
14	10.00	10.00	14.14	15.71
15	10.00	10.00	14.14	15.71
16	10.00	10.00	14.14	15.71
17	10.00	10.00	14.14	15.71
18	10.00	10.00	14.14	15.71
19	10.00	10.00	14.14	15.71
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21	10.00	10.00	14.14	15.71
22	10.00	10.00	14.14	15.71
23	10.00	10.00	14.14	15.71
24	10.00	10.00	14.14	15.71
25	10.00	10.00	14.14	15.71
26	10.00	10.00	14.14	15.71
27	10.00	10.00	14.14	15.71
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29	10.00	10.00	14.14	15.71
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41	10.00	10.00	14.14	15.71
42	10.00	10.00	14.14	15.71
43	10.00	10.00	14.14	15.71
44	10.00	10.00	14.14	15.71
45	10.00	10.00	14.14	15.71
46	10.00	10.00	14.14	15.71
47	10.00	10.00	14.14	15.71
48	10.00	10.00	14.14	15.71
49	10.00	10.00	14.14	15.71
50	10.00	10.00	14.14	15.71
51	10.00	10.00	14.14	15.71
52	10.00	10.00	14.14	15.71
53	10.00	10.00	14.14	15.71



LOCATION MAP

PREPARED BY: L.L. RODRIGUEZ AND ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / SURVEYORS
McAllen, Texas

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
DATE: 4/1/85

Recorded in Book 24, Page 92A
of the map records of Hidalgo
County, Texas
Hidalgo and Hunt, Inc.
County Surveyors

APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
This the 4th day of Feb. 1985
J. EGAR, Jr., County Clerk
Carly Bunting

TOTAL LOT 1: 30
TOTAL AREA: 18.430 AC.

STATE OF TEXAS
COUNTY OF HIDALGO
I, the undersigned, being of the County of Hidalgo, State of Texas, do hereby certify that this plat and map were prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas, and that I am a resident of the County of Hidalgo, State of Texas, and that I am a member of the Surveyors' Association of the State of Texas.

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
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APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

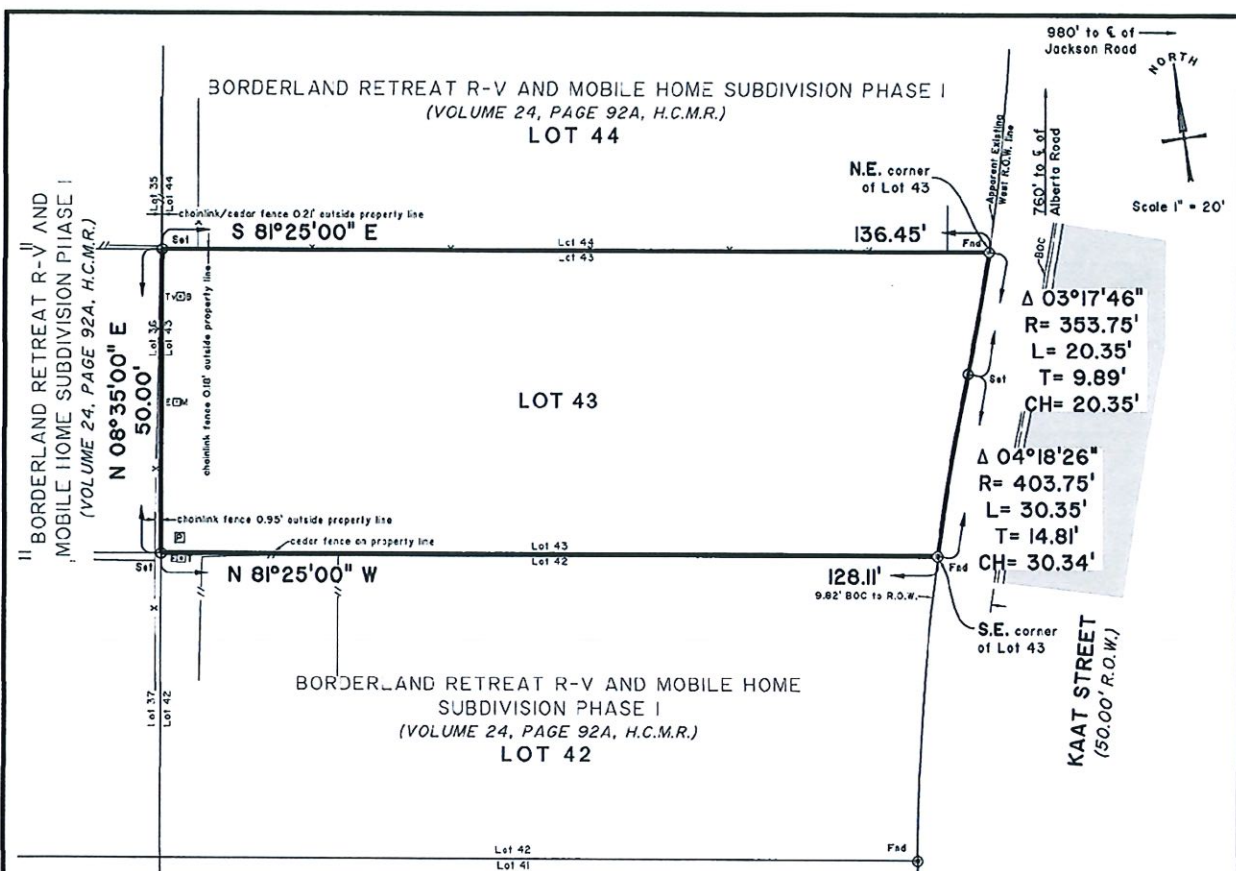
APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85

APPROVED BY: [Signature]
DATE: 4/1/85



General Notes:

- Survey is valid only if print has original electronic seal and signature of surveyor.
- Bearing basis as per the West line of Borderland Retreat R-V and Mobile Home Subdivision Phase I, Volume 24, Page 92A, H.C.M.R.
- Survey was prepared without the benefit of a title policy, which may show additional easements affecting this lot. Surveyor is advising the recipient of this plat that additional easements may be on this lot.
- Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width & locations.
- This conveyance is made further subject to all rights, easements, contracts and liens in favor of the irrigation system under which such land is located.
- Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
- Building, zoning, platting and/or regulatory laws and/or ordinances of any municipal and/or other governmental authority will apply.
- The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
- Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
- Flood Zone "B" - Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
Community Panel No. 480334 0425C
Map Revised: November 16, 1982

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 06/19/2020 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 06/24/2020

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 06/24/2020 JOB No.: HLG20-060

SUBMITTED BY: _____

DATE: _____



RESIDENTIAL & MULTIFAMILY
BUILDING PERMIT APPLICATION

ADDRESS: 415 W. UNIVERSITY DR. (PO BOX 1079), Edinburg TX 78540

PHONE (956) 388-8203 Fax (956) 292-2080

PERMIT NO.: _____

DATE ISSUED: _____

GENERAL CONTRACTOR Araceli Doud

PHONE NO. _____

ADDRESS 3812 N. 6th apt #3

() - (OFFICE)

CITY, STATE & ZIP McAllen Tx 78501

(956) 624-7008 (MOBILE)

EMAIL ADDRESS _____

PROJECT SITE ADDRESS: 5213 Kaft St Edinburg Tx 78539 **IMPROVEMENT VALUE \$** \$ 2500.00

LOT(S): _____ BLOCK: _____ SUBDIVISION: _____ SUBD. GATE CODE _____

SCOPE OF WORK: Cerca de lamina y madera de Lote Vacio

____ NEW ____ ADDITION ____ REMODEL ____ REPAIR ____ FENCE **DEMOLITION (NEED APPROVAL: SWD)**

PLEASE CHECK ONE: RESIDENTIAL ____ MULTI-FAMILY ____

TOTAL BLDG SQ FT _____ SQ. FT LIVING _____ # PARKING SPACE _____ SQ FT LOT _____ LOT FRONT _____ FLOOR ELEVATION ABOVE TOP OF CURB _____

NO. OF UNITS _____ NO. OF FLOORS _____ NO. OF BDRMS _____ NO. OF BATHRMS _____ SQ FT CARPORT _____ FLOOD ZONE _____ BLDG. HEIGHT _____

BUILDING DISTANCE FROM PROPERTY LINES

FRONT SIDE REAR SIDE

FOUNDATION EXT WALLS INTERIOR WALL ROOF OTHER CONDITIONS

____ CONCRETE SLAB	____ MASONRY VENEER	____ SHEETROCK	____ ROOF SHINGLES	____ PUBLIC SIDEWALK
____ CONCRETE PIER	____ MASONRY SOLID	____ PANEL	____ COMPOSITION	____ CORNER LOT
____ CONCRETE BLOCK	____ METAL SIDING	____ SEALED	____ METAL	____ CUL-DE-SAC
____ CONCRETE BEAM	____ COMPOSITION	____ TEXTONE	____ CLAY TILE	____ OTHER _____

OWNER: Araceli Doud

PHONE NO. () - _____

ADDRESS: 3812 N. 6th apt #3

MOBILE NO. (956) 624-7008

CITY: McAllen Tx 78501

STATE _____ ZIP _____

OFFICE USE ONLY

PERMIT FEE \$ _____

PARKLAND FEE \$ _____

TOTAL PERMIT FEE \$ _____

EFFECTIVE IMMEDIATELY

PROJECT ID:

201014-1

Inspections requested between 8:00 A.M to 11:30 A.M will be conducted that same afternoon (time permitting).

Inspections requested between 11:31 A.M to 4:30 P.M will be conducted the following (business) morning (time permitting).

Floor Plans - REQUIRED

___ Layout of main floor with all rooms labeled

___ Layout of secondary floors with all rooms labeled

___ Door sizes

___ Window sizes

___ Attic and crawl spaces access locations labeled and size

___ Dash lines indicating ceiling heights and shape

Electrical Details

___ Service panel location

___ All lights, switches, and receptacles

___ Smoke alarm locations

___ Exhaust Fan (restroom(s))

Plumbing Details

___ Furnace location and size

___ All fuel gas locations

Energy Compliance Report and Checklist: 2009 IECC (13 SEER or HIGHER)

Manual J - Report for Mechanical Installation

Wind Storm Compliance

___ Wall Bracing Plan & Details

___ Engineer Sealed

Notes:

OWNER/CONTRACTOR IS RESPONSIBLE TO SCHEDULE ANY AND ALL REQUIRED INSPECTIONS. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE PERMITS DEPARTMENT AT 956-388-8203.

CONTRACTOR NEEDS TO SUBMIT GENERAL LIABILITY INSURANCE OR SURETY BOND.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction

REVIEWER/INSPECTOR _____ DATE _____

AGENT/OWNER  _____ DATE _____

(DEMOLITION) SOLIDWASTE APPROVAL: _____ DATE: _____

List of Stormwater Requirements for Residential Construction

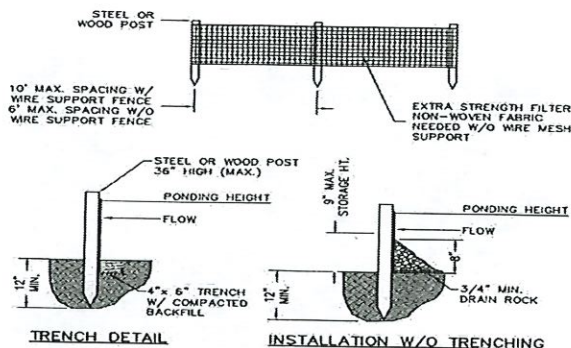
During Construction:

1. Contractor will Maintain Good Housekeeping practices. Examples, cleaning of dirt, silt, mud, and construction materials on and off of project site.
2. Silt Fence is required around and in front of property, Silt fence will keep runoff and debris from flowing and blowing onto street.
3. Contractor will keep all vehicles from coming on and off of site. Tracking mud, sand, and dirt are a Violation of city Ordinance (Ordinance # 2010-3464) and under the City of Edinburg's State Permit TXR040323. Routine Stormwater inspection will be conducted, if contractor continues to be in violation of tracking mud, sand, and dirt onto city streets, the contractor will be required to install a rock entrance, or can be issued a stop work order with a citation up to \$2,000 under the Texas Code of Criminal Procedure Article 4.14 and Texas Government Code Section 29.003.
4. Contractor is required to have a dumpster on project site. 4x8 plywood dumpster is allowed, unless the contractor wishes to have a commercial dumpster.
5. Contractor will assure that all paved surfaces will be swept as needed after the work day is completed. Using water to wash paved surfaces is not allowed and is prohibited.
6. Contractor will assure that all concrete wash outs will be washed on assigned wash out area. If dumped on city property or streets, citation will be issued to contractor and concrete facility. It is the contractor's responsibility for having a designated area for all wash outs.
7. Inlet protection needed if storm drain is close to project site.

Post-Construction:

1. Contractor will assure that all BMPs will not be taken down until 70% of vegetation is installed. All BMPs will be maintained during the duration of the construction.
2. Contractor will continue to Maintain Good Housekeeping practice
3. Contractor will not leave any construction material on street or any city right a-way. In addition, contractors will assign a cleanup crew for street and curbs after the work day is complete.

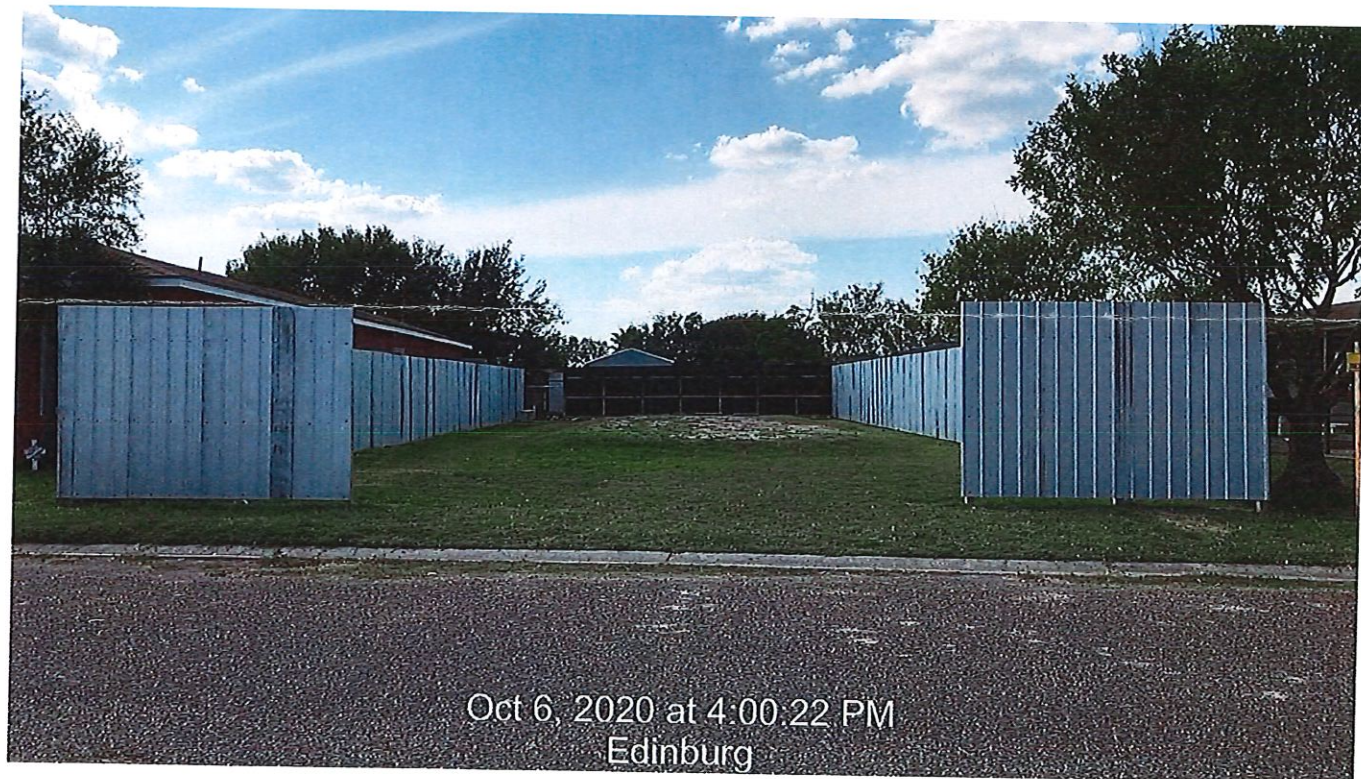
Failure to meet these requirements will and can result on a stop work order and/or citation. If you have any questions, please feel free to contact the Stormwater Inspector Robert Valenzuela at (956) 388-8211. rvalenzuela@cityofedinburg.com or Cell phone 956-250-7767



Silt Fence Required!



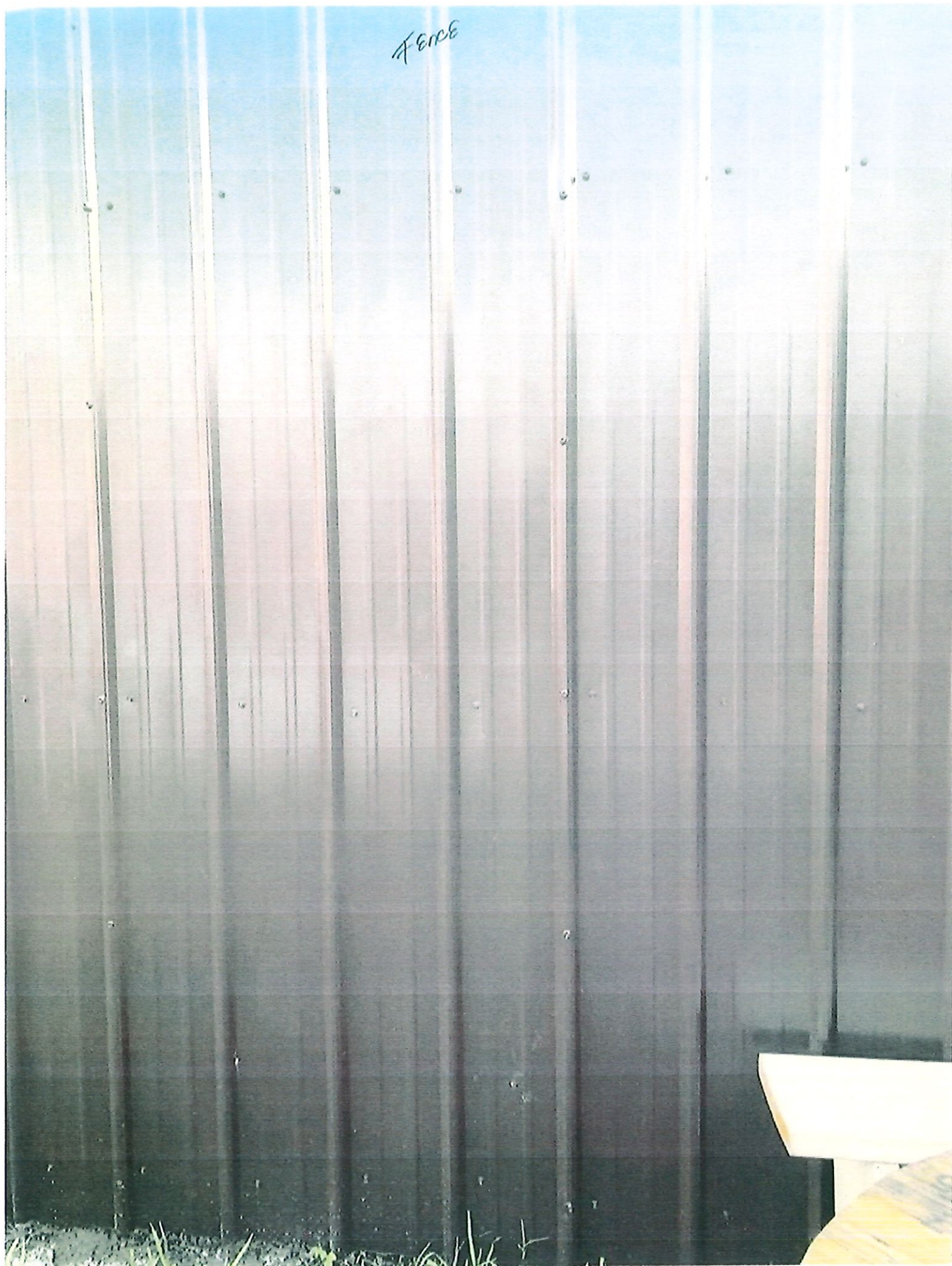
Oct 6, 2020 at 4:00:13 PM
Edinburg

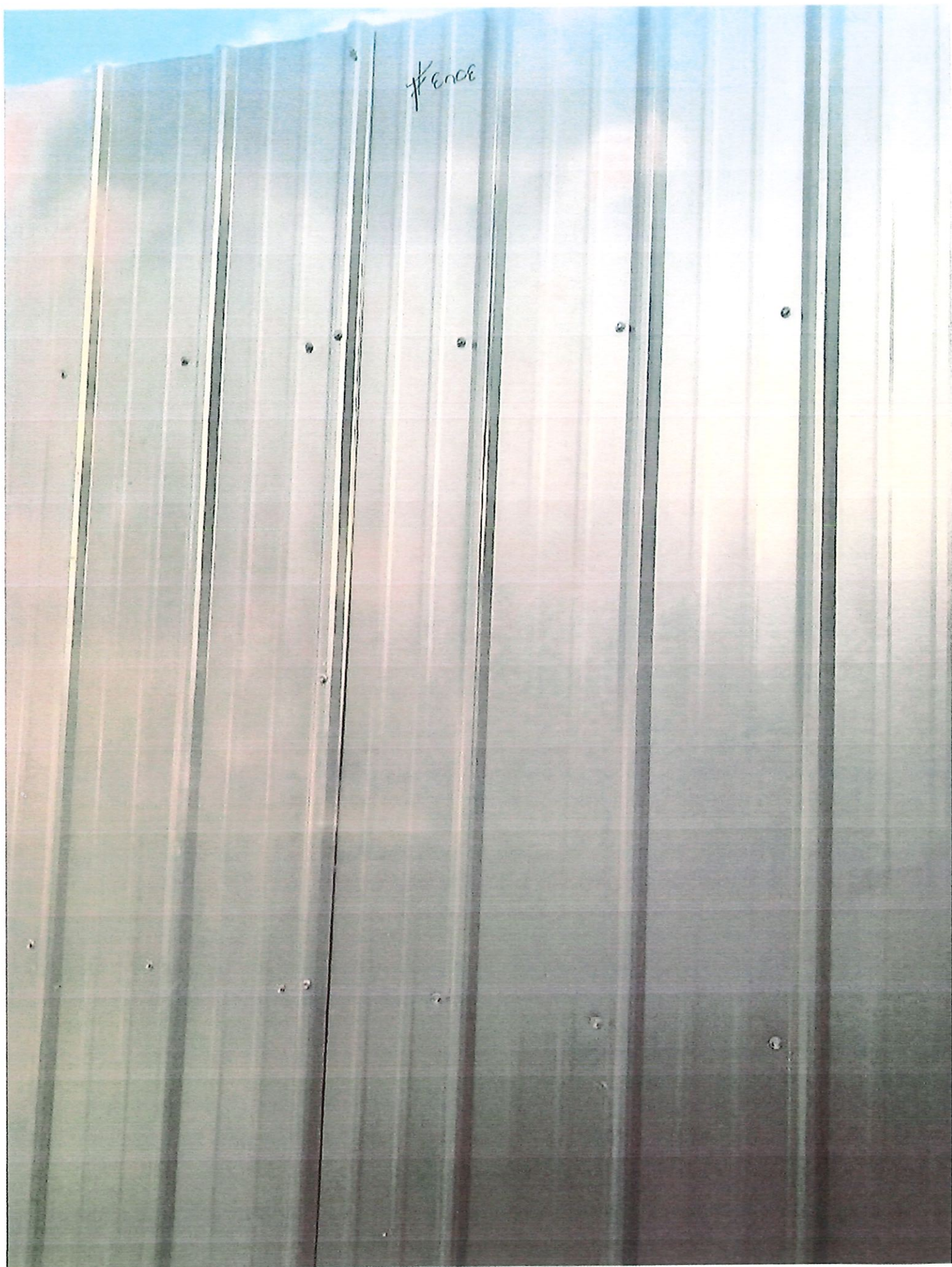


Oct 6, 2020 at 4:00:22 PM
Edinburg

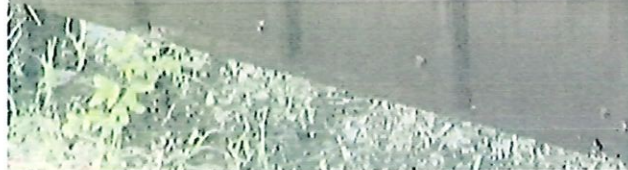








Fence



Fence Vecino

Canada





fence



camara

FENCE VECINO

FENCE VECINO



Incident Report



Print Date/Time: 10/22/2020 16:08
Login ID: edpd1117

Edinburg Police Department
ORI Number: TX1080400

Incident: 2020-00048194

Incident Date/Time: 10/5/2020 8:34:33 PM
Location: 5301 KAAT STREET LOT 43
Edinburg TX
Phone Number: (956)624-7008
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: Domestic Disturbance
Venue: EDINBURG
Source: Phone
Priority: 2
Status: In Progress
Nature of Call: RP ADV NEIGHBORS KICKING HER
FENCE RP ADV ITS JUVIS ABOUT 5
MALES RP REQ OFFICERS AT LOC

Unit/Personnel

Unit	Personnel
EA125	1010-Moreno
ED56	0642-Pena
ED75	1055-Garcia

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
1	Reporting Party	DOUD, ARACELY		(956)624-7008			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
INC	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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RELEASED
OCT 22 2020

BY: A.V. EDINBURG P.D.
RECORDS

TO: Araceli Rivera

CAD Narrative

10/05/2020 : 21:03:35 edpd0642 Narrative: Contact was made with RP who stated that she wanted for juveniles playing in the area to stay away from her property. Juveniles left location everything ok

10/05/2020 : 20:51:09 edpd0998 Narrative: 56 ADV OKAY





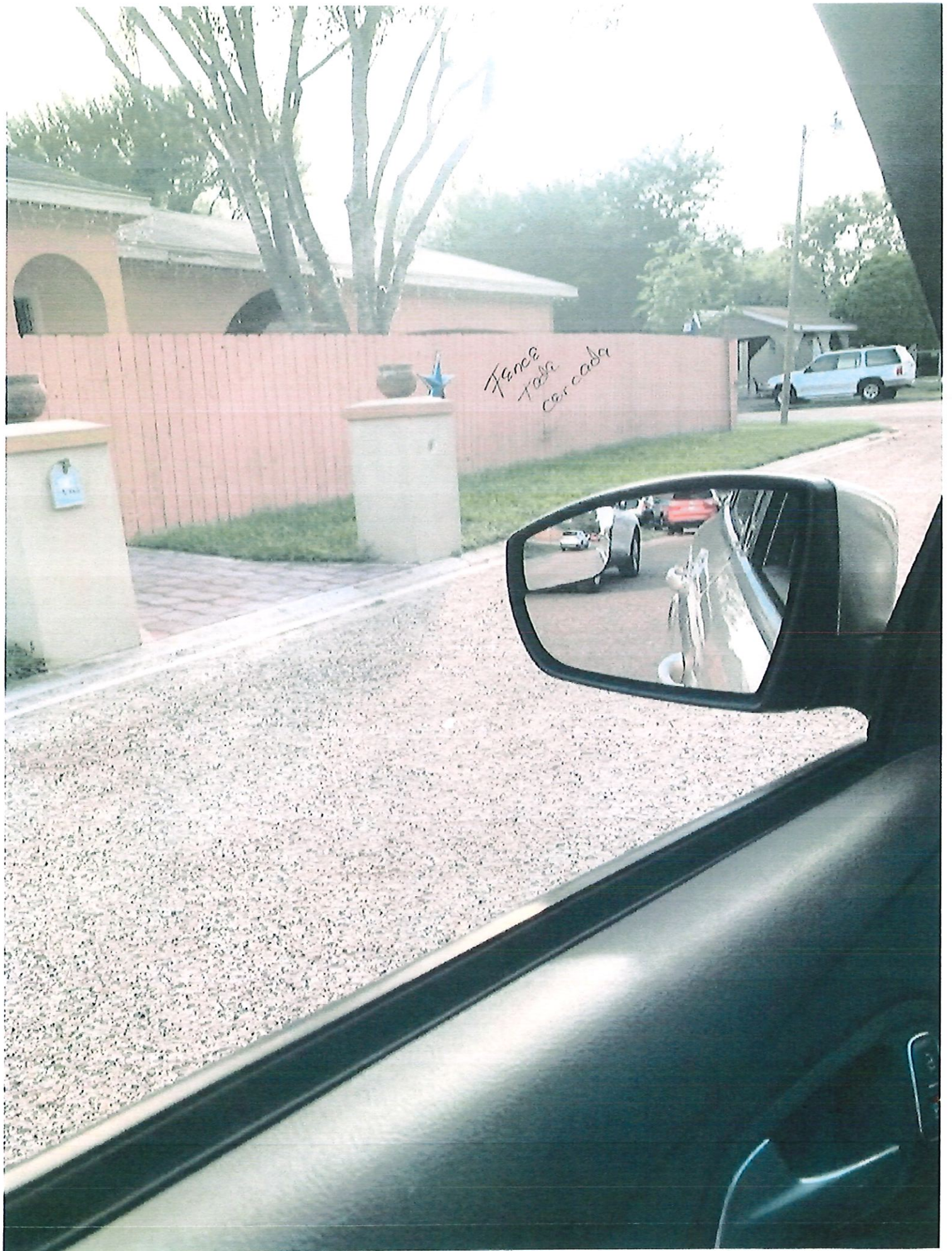






fence hole
Canada







Tedhode lamina

