



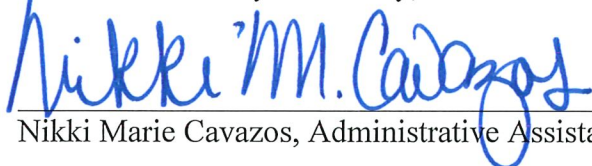
**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JANUARY 27, 2021 – 4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 W UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

1. Call meeting to order, establish quorum
 - A. Prayer
 - B. Pledge of Allegiance
1. Certification of public notice
2. 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.
3. 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.
4. Consider excusing the absence of Board Member Mario Escobar from the December 30, 2020 Regular Meeting.
5. Consider approval of the Minutes for the December 30, 2020 Regular Meeting

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
JANUARY 27, 2020
PAGE 2**

6. Consider Variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, Being Lot 6, Block 6, Lull Townsite, Located at 4201 North Salinas Street, As Requested By Yadira Estrada
7. Consider Variance to the City's Unified Development Code Article 3, Section 3.304, Nonresidential Bulk Requirements, Building Height, Being Lot 1, Trenton Street Subdivision, Located at 1102 West Trenton Road, As Requested By Dusty Gallas
8. 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 North Bail Bond Drive, As Requested By Norman Cordova
9. Consider Variance to the City's Unified Development Code Article 7, Section 7.200 Covenants, Conditions, and Restrictions for Site Plans, Plats, and Subdivisions, Being Lot 1, Sugarland Apartments Subdivision, Located at 2326 North Sugar Road, As Requested By Victoriano E. Guerra
10. Consider Variance to the City's Unified Development Code Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being the North 3.5 acres of the South 7.5 acres of the North 15 acres of Lot 5, Section 239, Texas-Mexican Railway Company's Survey, Located at 3026 North Jackson Road, As Requested By Jaime Serna
11. Consider Variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, Being Lot 18, 281 Estates, Located at 1002 Orange Avenue, As Requested By Stephen Bechtel
12. 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 4:45 P.M. on this 22nd day of January, 2021


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: January 22, 2021

This is to advise you that action needs to be taken with regards to the absence of Board Member Mr. Mario Escobar from the December 30, 2020 Regular Meeting.

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

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

MEMBERS PRESENT

Juan R. Lopez
Samuel Simon
George Cardenas
Jason De Leon
Eddie Garza
Andre Maldonado
Alex Rios
Jorge Oregon

MEMBERS ABSENT

Mario Escobar

STAFF

Brian Kelsey, Assistant City Manager
Kimberly A. Mendoza, Director of Planning & Zoning
Omar Ochoa, City Attorney
Patrizia Longoria, Engineer III
Omar Garza, Deputy Chief
Rita L. Guerrero, Urban Planner
Nikki M. Cavazos, Administrative Assistant

VISITORS

Steve Ferguson	Daniel Aguirre
Jorge Ocaña Jr.	Rosio Carr

1. CALL MEETING TO ORDER, ESTABLISH QUORUM:

The meeting was formally called to order by Chairperson, Mr. Juan Lopez, Chair at 4:02 P.M.

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

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 Wednesday November 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.

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

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:

- 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 Alex Rios from the November 18, 2020 Regular Meeting.

MOTION WAS MADE BY BOARD MEMBER MR. SAMUEL SIMON AND SECONDED BY BOARD MEMBER MR. JORGE ORTEGON TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. ALEX RIOS FROM THE NOVEMBER 18, 2020 REGULAR MEETING. MOTION WAS CARRIED FIVE TO ONE, MR. ALEX RIOS ABSTAINED

6. Consider excusing the absence of Board Member Mario Escobar from the November 18, 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 NOVEMBER 18, 2020 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY

7. Consider excusing the absence of Board Member George Cardenas from the November 18, 2020 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. GEORGE CARDENAS FROM THE NOVEMBER 18, 2020 REGULAR MEETING. MOTION WAS CARRIED FOUR TO ONE, MR. GEORGE CARDENAS ABSTAINED.

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

8. Consider excusing the absence of Board Member Jorge Ortegon from the November 18, 2020 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. ANDRE MALDONADO AND SECONDED BY BOARD MEMBER MR. ALEX RIOS TO EXCUSE THE ABSENCE OF BOARD MEMBER MR. JORGE ORTEGON FROM THE NOVEMBER 18, 2020 REGULAR MEETING. MOTION WAS CARRIED FIVE TO ONE, MR. JORGE ORTEGON ABSTAINED.

9. Consider approval of the Minutes for the November 18, 2020 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. ALEX RIOS TO APPROVE THE MINUTES FOR THE NOVEMBER 18, 2020 REGULAR MEETING, MOTION CARRIED UNANIMOUSLY.

10. Consider Variance to the City's Unified Development Code Article 3, Section 3.301 Single Family Detached, Being Lot 5, Block 323, Edinburg Original Townsite, located at 418 East Stubbs, as requested by Lydia Ortega

MOTION WAS MADE BY BOARD MEMBER MR. SAMUEL SIMON AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO APPROVE THE VARIANCE REQUEST OF MS. LYDIA ORTEGA TO ALLOW THE CURRENT HOME BE IN PLACE UNTIL CONSTRUCTION OF A NEW RESIDENCE IS COMPLETED, WITH THE CONDITION OF PROVIDING A DEMOLITION PERMIT WITH A \$200 DEPOSIT AND SUBJECT TO COMPLY WITH ALL OTHER REQUIREMENTS AND CONDITIONS DURING THE PERMITTING PROCESS, MOTION CARRIED UNANIMOUSLY

11. Consider Variance to the City's Unified Development Code Article 4, Section 4.203 Standards for New Construction, being a tract of land containing 0.5985 of one acre (26,069 Square Feet) situated in the City of Edinburg, Hidalgo County, Texas, being part or portion of Lot 11, 281 Estates Subdivision, located at 700 West Orange Avenue, as requested by Steve Ferguson

MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND SECONDED BY BOARD MEMBER MR. ANDRE MALDONADO TO APPROVE THE VARIANCE REQUEST OF MR. STEVE FERGUSON TO ALLOW THE FINISHED FLOOR ELEVATION OF 86.5 FEET AND SUBJECT TO COMPLY WITH ALL OTHER REQUIREMENTS DURING THE PERMITTING PROCESS FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME, MOTION CARRIED UNANIMOUSLY

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

12. Consider Variance to the City's Unified Development Code Article 3, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 31, Santa Gloria Subdivision, located at 4714 Uranus Street, as requested by Alejandro Montelongo

MOTION WAS MADE BY BOARD MEMBER MR. GEORGE CARDENAS AND SECONDED BY BOARD MEMBER MR. SAMUL SIMON TO APPROVE THE VARIANCE REQUEST OF MR. ALEJANDRO MONTELONGO TO ALLOW FOR THE EXISITING CARPORT ENCROACHMENT OF 22 FEET INTO THE FRONT YARD SETBACK, LEAVING A 4 FOOT SEPERATION FROM PROPERTY LINE TO STRUCTURE, MOTION CARRIED UNANIMOUSLY

12. Consider Variance to the City's Unified Development Code Article 3, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being a 0.50 of an acre tract of land, being a portion of Lot 4, Section 237, Texas-Mexican Railway Company's Survey, located at 3504 West Mile 17 ½ Road, as requested by Rosio Carr

MOTION WAS MADE BY BOARD MEMBER MR. SAMUEL SIMON AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO APPROVE THE VARIANCE REQUEST OF MRS. ROSIO CARR TO ALLOW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH AN ENCROACHMENT OF 9 FEET ON THE EAST SIDE YARD SETBACK AND A 7 FEET ON THE WEST SIDE ONTO THE 15 FOOT SIDE YARD SETBACKS, MOTION CARRIED UNANIMOUSLY

13. Consider Variance to the City's Unified Development Code Article 3, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being a tract out of Lot 16, Section 240, Texas-Mexican Railway Company's Subdivision, located at the northeast corner of Russel Road and North Roel Bazan Road, as requested by Abraham Quiroga

51.45

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. ABRAHAM QUIROGA TO ALLOW THE ENCROCHMENT OF 14 FEET 5 ½ INCHES INTO THE 30 FOOT REAR YARD SETBACK AND 1 FOOT 3 ½ INCHES INTO THE 15 FOOT SIDE YARD SETBACK FOR THE CONSTRUCTION OF A THREE CAR GARAGE WITH A FAMILY ROOM AND OUTDOOR KITCHEN, MOTION CARRIED UNANIMOUSLY

14. Consider Variance to the City's Unified Development Code Article 3, Section 3.304 Non Residential Bulk Requirements, Setbacks, being 0.213 acres more or less out of a 16.1 acre tract out of Lot 11, Section 271, Texas- Mexican Railway Company's Survey, located at 1927 Tourist Drive, as requested by Jorge Ocaña Jr.

MOTION WAS MADE BY BOARD MEMBER MR. ALEX RIOS AND SECONDED BY BOARD MEMBER MR. JASON DE LEON TO APPROVE THE VARIANCE REQUEST OF MR. JORGE ONCAÑA JR. TO ALLOW THE ENCROACHMENT OF 6 FEET INTO THE 10 FOOT SIDE YARD SETBACK ON THE NORTH SIDE OF THE PROPERTY TO CONSTRUCT AN OUTDOOR SEATING AREA TO COMPLY WITH CDC GUILDELINES, MOTION CARRIED UNANIMOUSLY

**ZONING BOARD OF ADJUSTMENT MINUTES
DECEMBER 30, 2020
PAGE 5**

15. DISCUSSION

A. Future Meetings

DIRECTOR OF PLANNING STATED CITY COUNCIL HAS STARTED CONDUCTING THEIR MEETINGS IN PERSON, AND PLANNING AND ZONING COMMISSION WOULD START CONDUCTING THEIR MEETINGS IN PERSON STARTING IN JANUARY.

THE ZONING BOARD OF ADJUSTMENTS COMMISSION STATED TO CONTINUE THE MEETING VIA ZOOM UNTIL FURTHER NOTICE, DEPENDING ON COVID CASES IN THE COUNTY

16. ADJOURNMENT

There being no further business to consider, the meeting was adjourned at 5:13 P.M.

MOTION WAS MADE BY CO CHAIRPERSON MR. SAMUEL SIMON AND SECONDED BY BOARD MEMBER MR. GEORGE CARDENAS TO ADJOURN THE MEETING AT 5:13 P.M., MOTION CARRIED UNANIMOUSLY

Juan R. Lopez, Chairperson

Minutes Transcribed By: Nikki Marie Cavazos

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
January 27, 2021

Item: Consider a Variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, Being Lot 6, Block 6, Lull Townsite, Located at 4201 North Salinas Street, As Requested by Yadira Estrada

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New Construction and Substantial Improvements. The applicant stated that the basis for the request is to allow a 1.5 ft. reduction from the required 90 ft. above sea level Base Flood Elevation (BFE) to meet the requirements as required by the City of Edinburg Unified Development Code.

Property Location and Vicinity:

The property is currently vacant and is located at the northwest corner of N. Salinas Street and Villanueva Street. The property has 50 feet of frontage along N. Salinas Street and a depth of 140 feet for a lot size of 7,000 square feet. The property is zoned Neighborhood Conservation 5.0 (NC 5) District. Surrounding zoning is Neighborhood Conservation 5 (NC 5) District in all directions.

Background and History:

This property is part of Lull Subdivision, which was recorded on October 12, 1927 and is a single family residential development. A building permit for construction of a residence was received by the City on December 14, 2020.

According to the Flood Insurance Rate Map (F.I.R.M.) Panel #480338 0015 E, with Map Revision dated May 14, 2001, the property is in ZONE AH – Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevation (88 ft.) determined.

Staff mailed a notice of the variance request to forty-three (43) neighboring property owners and received no comments in favor or against this request at the time of this report.

Analysis:

The approximate ground elevation for this property is 85.8 ft. above sea level. The property is in a Flood Zone designated as an AH Zone requiring the finished floor of the residential building to be 2 ft. above the BFE for this property. According to FEMA flood maps, the BFE is at 88 ft. Therefore, the minimum finished floor is required to be at 90 ft. It is noted that FEMA requires communities to require all new construction of residential structures or substantial improvements in Flood Zones to have the finished floor elevation, be above the Base Flood Elevation. There have been requests for this section of the code for several lots in this subdivision.

Recommendation

Staff recommends approval of the finished floor elevation of 88.5 feet. 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

Yadira Estrada
Page 2

location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Abel Beltran
Urban Planner

Initials

Date

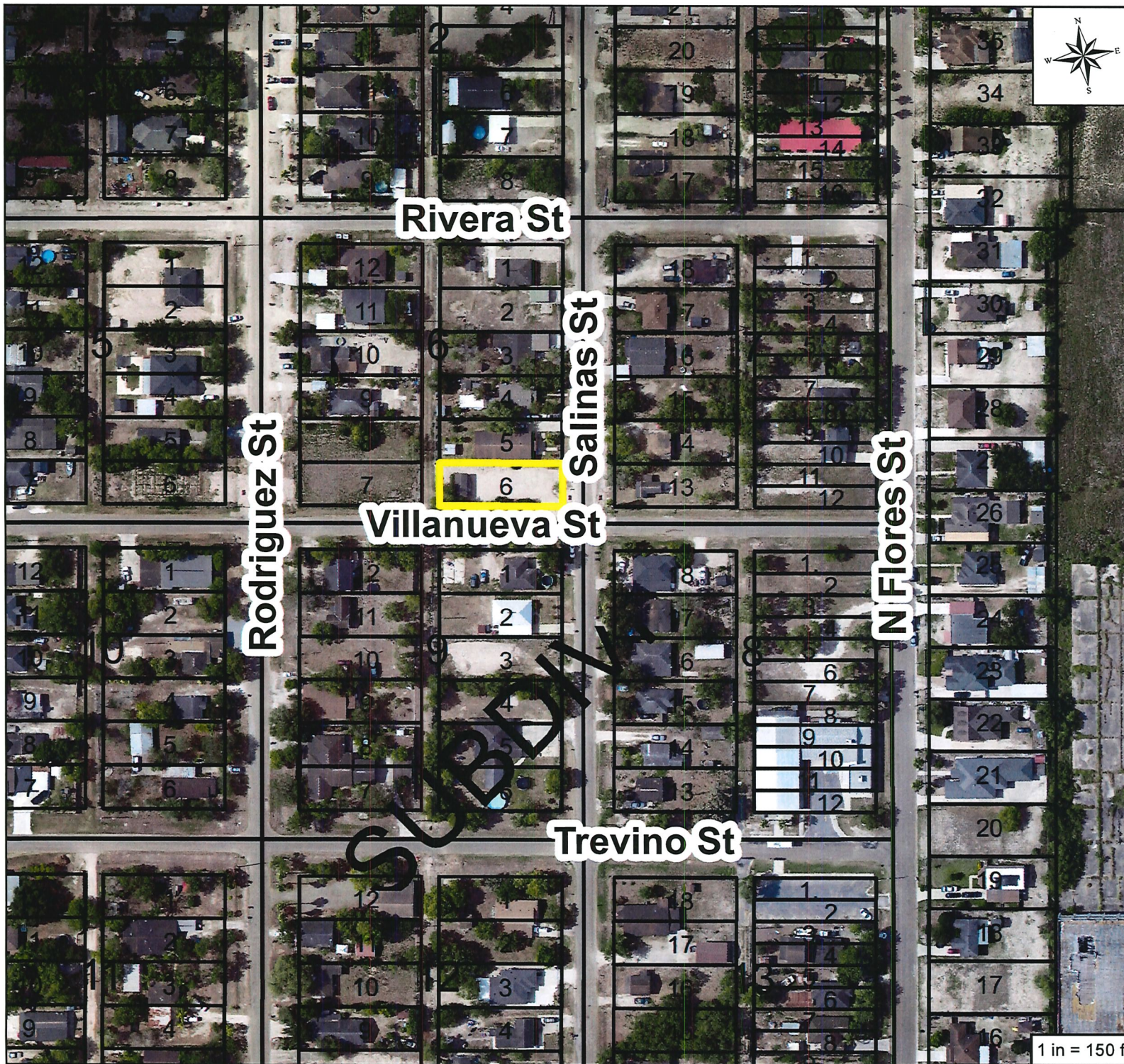
1/21/20

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

Initials

Date

1/22/2021



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

YADIRA ESTRADA

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 4, SECTION 4.203, STANDARDS FOR NEW & SUBSTANTIAL IMPROVEMENTS (B) RESIDENTIAL BUILDINGS, BEING LOT 6, BLOCK 6, LULL TOWNSITE, LOCATED AT 4201 N. SALINAS STREET, AS REQUESTED BY YADIRA ESTRADA

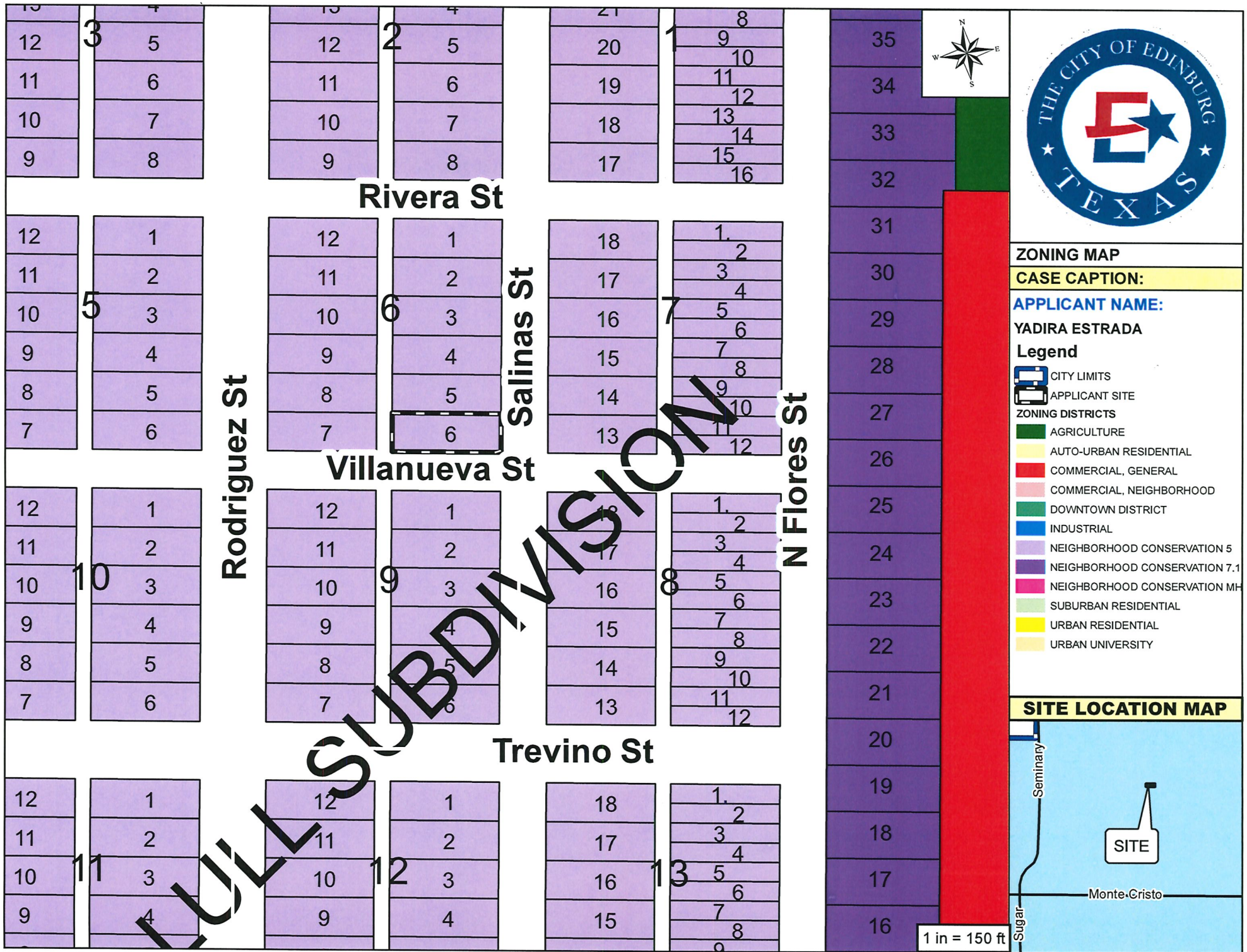
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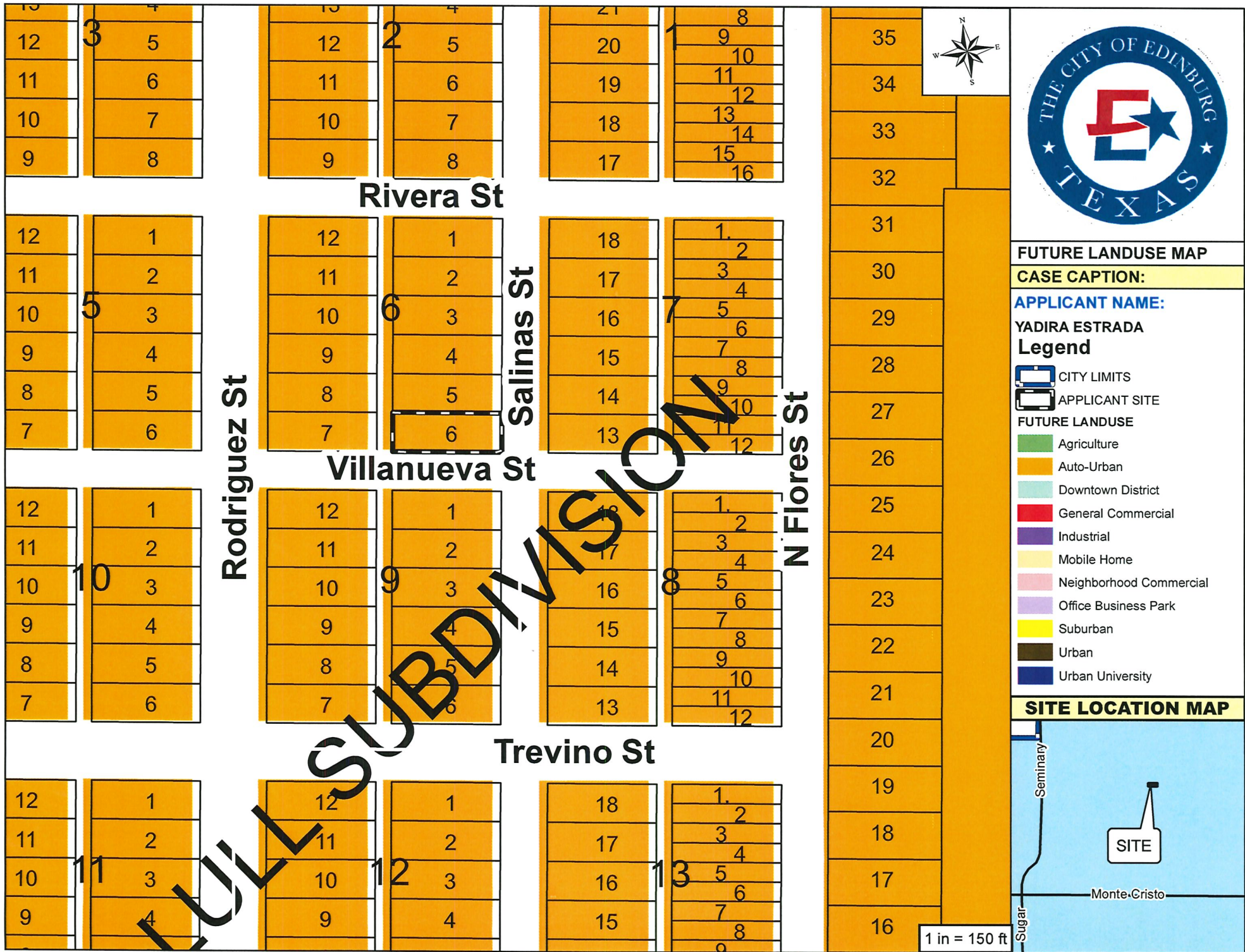
-  CITY LIMITS
-  APPLICANT SITE

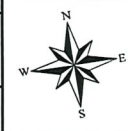
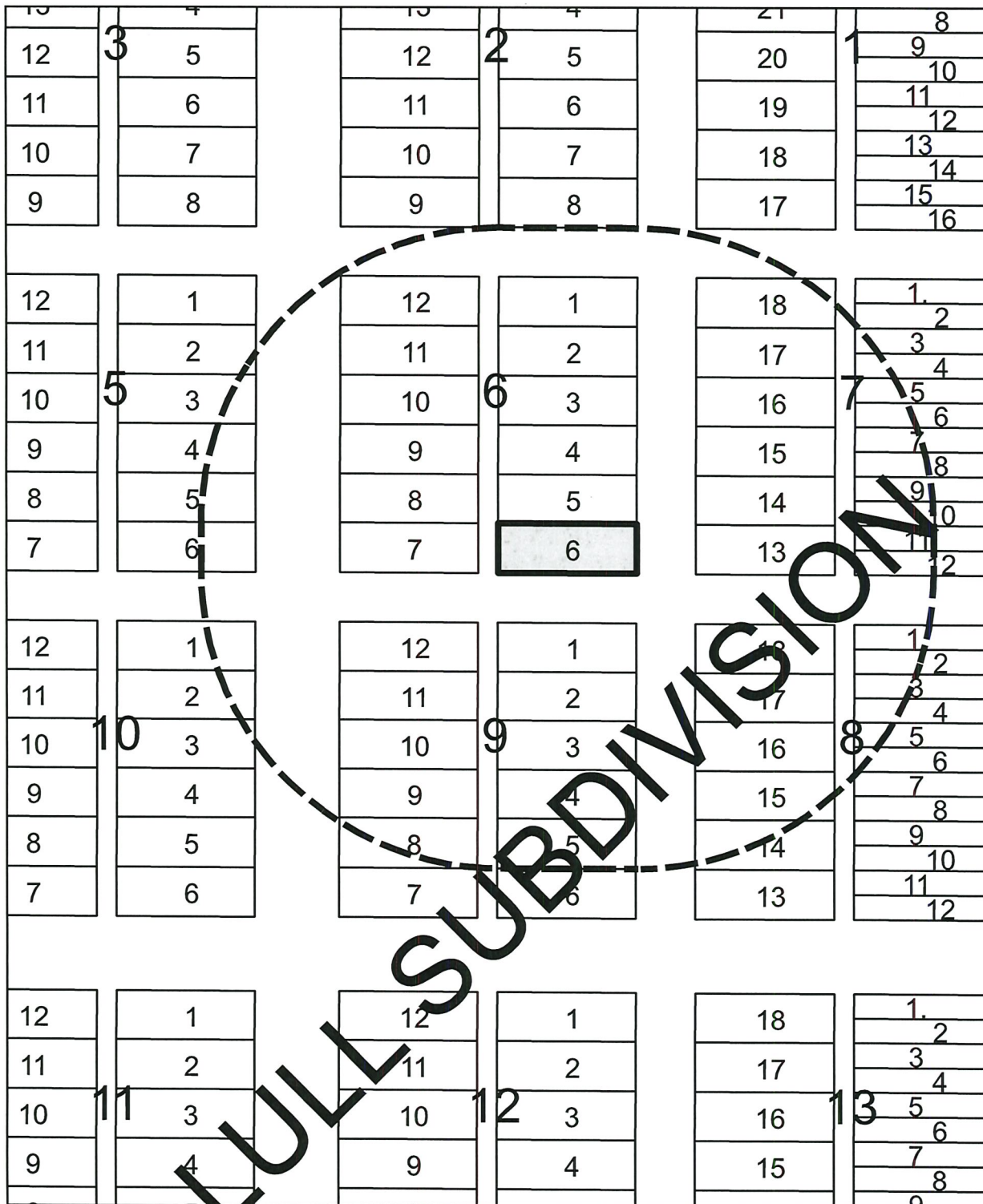
SITE LOCATION MAP



1 in = 150 ft







MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

YADIRA ESTRADA

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 4, SECTION 4.203, STANDARDS FOR NEW & SUBSTANTIAL IMPROVEMENTS (B) RESIDENTIAL BUILDINGS, BEING LOT 6, BLOCK 6, LULL TOWNSITE, LOCATED AT 4201 N. SALINAS STREET, AS REQUESTED BY YADIRA ESTRADA

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: ARTICLE 4 ENVIRONMENTAL STANDARDS - SECTION 4.203 STANDARDS
FOR NEW & SUBSTANTIAL IMPROVEMENTS (B) RESIDENTIAL BUILDINGS

Reason for Hardship: (use other side if necessary)

OWNER'S AGE AND MEDICAL CONDITION

Property Description: LOT 6, BLOCK 6, LULL TOWNSITE, EDINBURG, TEXAS
Lot Block Subdivision

Property Address: 4201 N. SALINAS ST. EDINBURG, TEXAS 78539

Present Property Zoning: RESIDENTIAL

Person requesting Variance: OWNER

Mailing Address: 4201 N. SALINAS ST. EDINBURG, TEXAS 78539
Street Address City/State Zip Code

Phone No. (Home): (956) 208-0099 **(Work):** **(Cell):**

Owner's Name: YADIRA ESTRADA

Mailing Address: 4201 N. SALINAS ST. EDINBURG, TEXAS 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: YADIRA ESTRADA **Date:** 1/4/21

Owner/Agent's Name (Please Print): ISIDRO FERNANDEZ/LAND-MARK SERVICES 956-854-5515

\$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

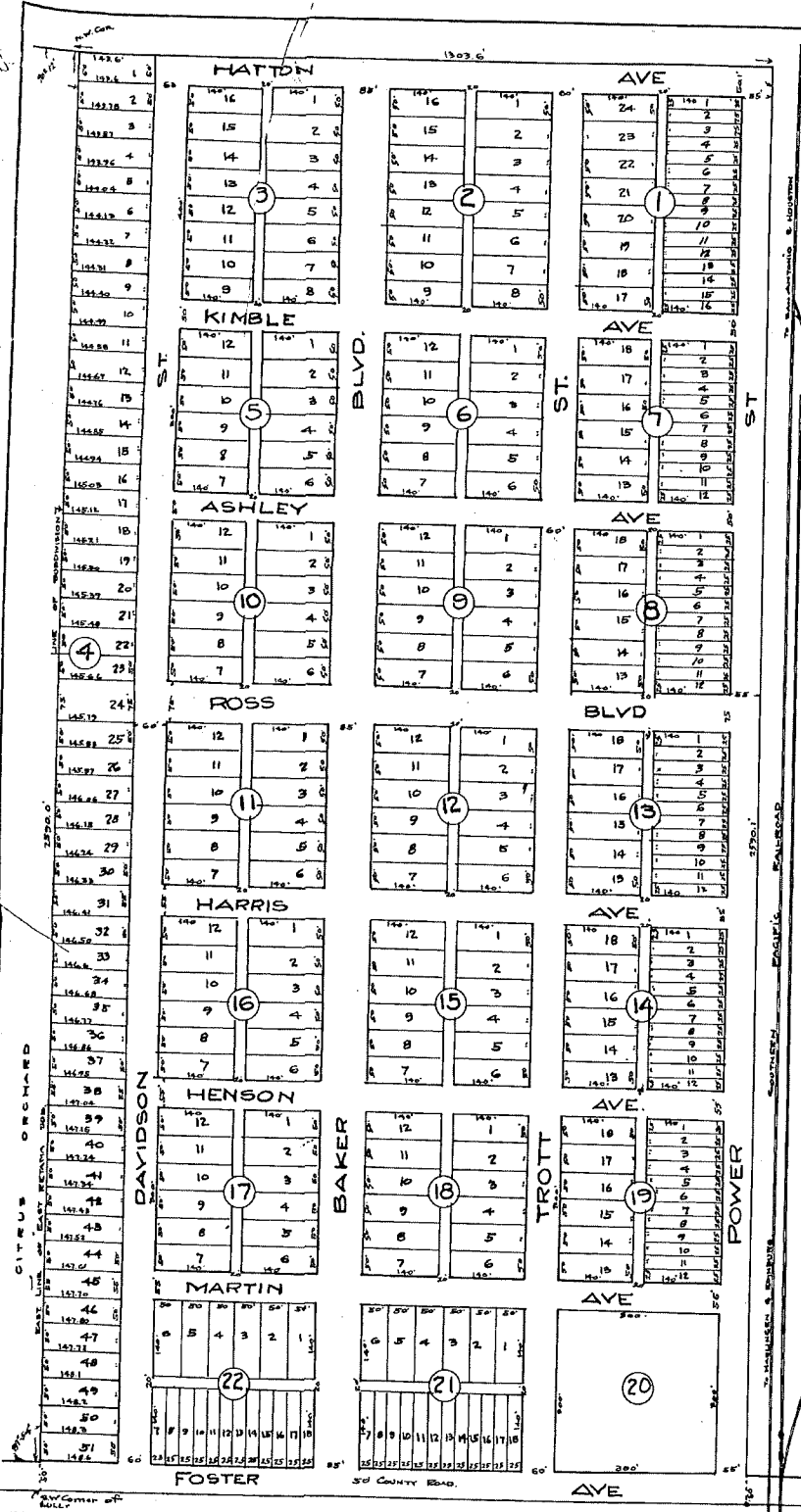
Para quien corresponda

Les escribo esta carta para darle autorizcion a mi hija Yadira Estrada, para que me represente en la peticion (Varance) de la junta de Enero de la Ciudad de Edinburg Tx. Mi hija es la encargada de todo nuestros asuntos tocante a la construction de nuestra nueva casa en Edinburg Tx. Porque nosotros somos adultos mayores y vivimos en Roma Tx. Y como entendera en estos tiempos no Podemos viajar. Mi esposo esta desabilitado y tiene muchos problemas de salud y yo Tambien.

Gracias

Maria Concepcion Pena y Nicandro Pena

Maria Concepcion Pena



STATE OF TEXAS
COUNTY OF HIDALGO
I, H. W. Miller, Civil Engineer and Surveyor do hereby certify that the foregoing map or plat of LULL, HIDALGO CO. TEX. is a full true and correct map or plat as caused to be surveyed by me, and a true representation of the survey made upon the ground.

H. W. Miller
Civil Engineer & Surveyor

Subscribed and sworn to before me this 12th day of March A.D. 1927

Notary Public
Notary Public, Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO
I, W. G. Miller, owner of LULL, Hidalgo Co. Tex. hereby dedicate for Public use the streets, roadway and alleys shown on this map, designated "LULL, HIDALGO CO. TEXAS, out of the Retama Pasture of the San Salvador Del Tule Grant of Hidalgo Co. Texas. With the expressed reservation to himself his successors, and assigns of the right to use and occupy all roads, streets and alleys for the purpose of conducting, grading and operating fire lines, lines and lines of wire for the distribution of light, heat, water and power.

Witness my hand this 12th day of March, A.D. 1927

W. G. Miller
owner

STATE OF TEXAS
COUNTY OF HIDALGO
Before me the undersigned authority on this day personally appeared W. G. Miller, owner of LULL, Hidalgo Co. Texas, 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 consideration therein expressed. Given under my hand and seal of Office this 12th day of March A.D. 1927.

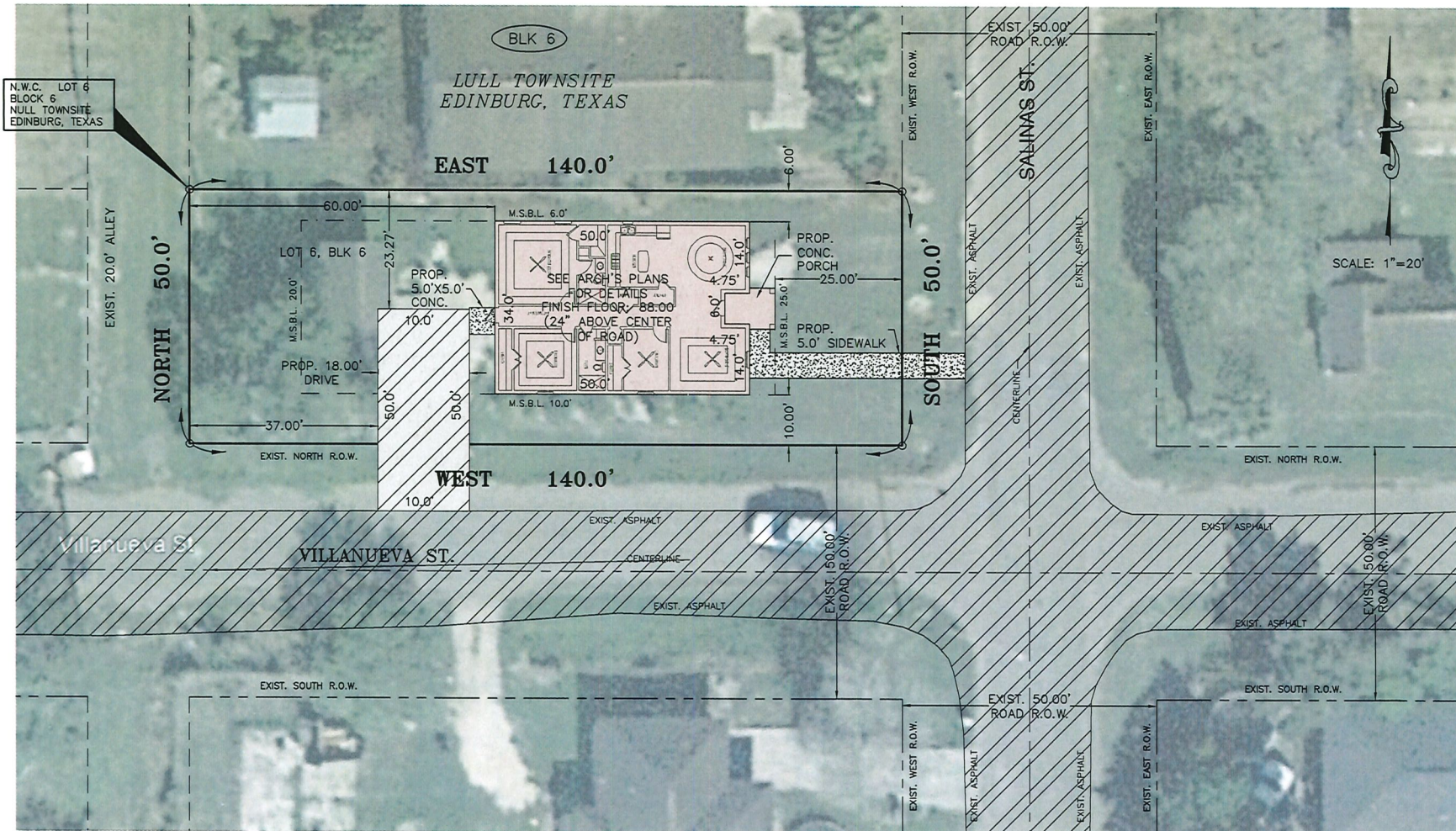
Notary Public
Notary Public, Hidalgo County, Texas.

LULL
HIDALGO CO. TEXAS
OUT OF
THE RETAMA PASTURE
OF THE
SAN SALVADOR DEL TULE GRANT
H. W. MILLER, CIVIL ENGINEER,
EDINBURG, TEXAS
MARCH 12, 1927

Filed for Record this day.
Oct. 13, 1927
At El Paso, Texas, A. P.
Notary Public, Hidalgo Co. Texas.
Notary Public, Hidalgo Co. Texas.

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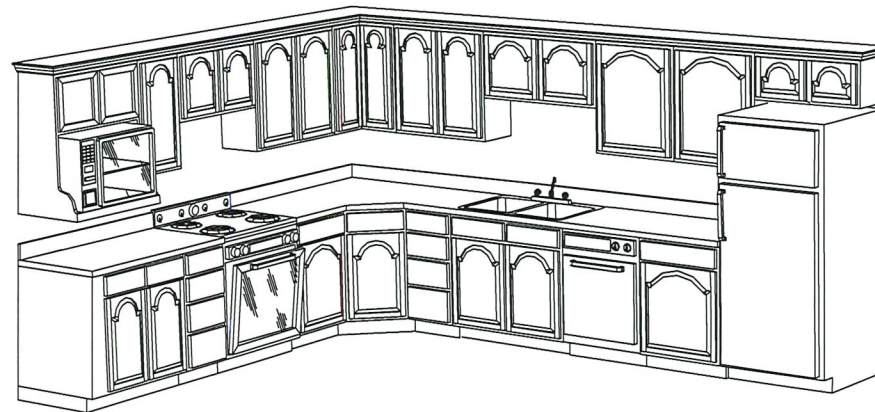
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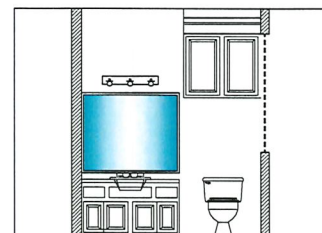
ZONE: AH (EL: 88) COMM-PANEL: 480338-0015 E

SITE SHOWING
ALL OF LOT 6, BLOCK 6
LULL TOWNSITE
4201 N. SALINAS
EDINBURG, TEXAS

PROJECT NO. _____	
PROJECT TITLE _____	
ESTRADA RESIDENCE	
LOT 6, BLOCK 6	
LULL TOWNSITE, EDINBURG, TEXAS	
PROJECT ADDRESS: 4201 N. SALINAS ST., EDINBURG, TEXAS 78541	
LAND-MARK SERVICES DRAFTING • DEVELOPMENT CONSULTING • DESIGN 711 W. NOLAN AVE. • SUITE 100K • McALLEN, TEXAS 78101 (512) 854-5555 PH. • (512) 282-3600 FAX www.land-mark-services.com	
	
SCALE: -	
REVISIONS	
1.	
2.	
3.	
4.	
DATE:	
SURVEY BY:	
DRAWN BY:	
PREPARED BY: LF.	
SHEET:	1
OF:	1



SCALES: N.T.S.



SCALES: N.T.S.

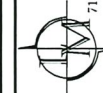
☐ 12"x12" COLUMN

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

MAIN FLOOR	1,671.500 sq ft.
ENTRY PORCH	68.00 sq ft.
<hr/>	
TOTAL AREA	1,739.50 sq ft.

PROJECT NO:	ESTRADA RESIDENCE
PROJECT TITLE:	LOT 6 - BLOCK 6
	LULL TOWNSITE, EDINBURG, TEXAS
PROJECT ADDRESS:	4201 N. SALINAS ST., EDINBURG, TEXAS 78541

LAND-MARK SERVICES
DRAFTING • DEVELOPMENT CONSULTING • DESIGN
711 W. NOLAN AVE. • SUITE 100K • MCALLEN, TEXAS 78501
(956) 854-5151 PH. • (956) 287-3697 FAX
www.land-mark-services.com



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

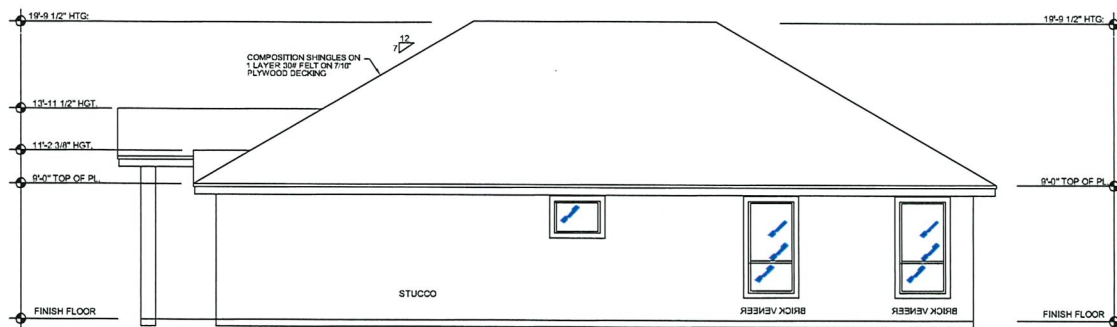
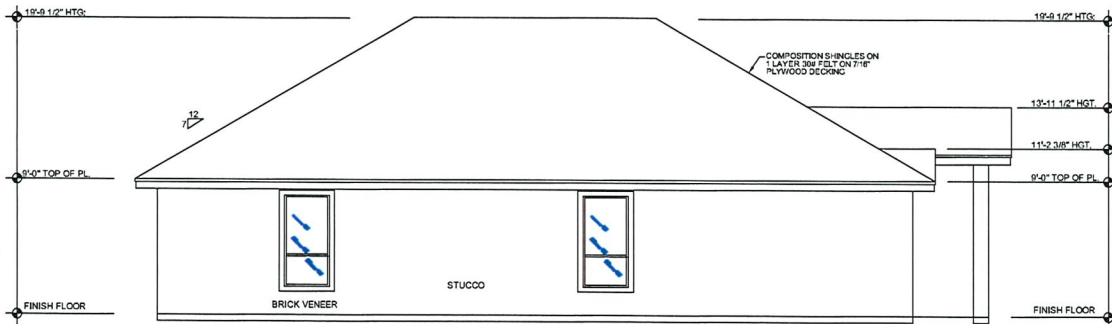
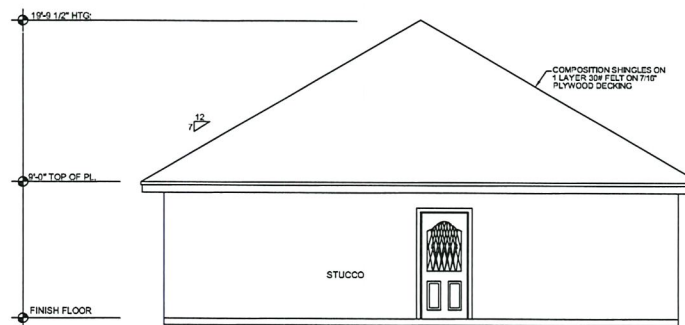
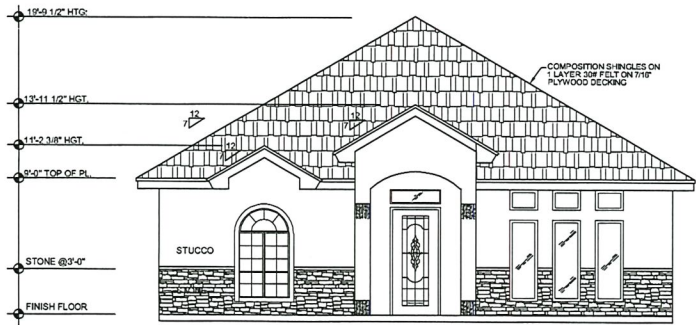
REVISIONS

- | |
|----|
| 1. |
| 2. |
| 3. |
| 3. |
| 4. |

DATE:
SURVEY BY:
DRAWN BY:
PREPARED BY: LF.

SHEET:

	2
OF:	6



PROJECT NO.
PROJECT TITLE
ESTRADA RESIDENCE
LOT 6 - BLOCK 6
LULL TOWNSITE, EDINBURG, TEXAS
PROJECT ADDRESS
4201 N. SARAS ST., EDINBURG, TEXAS 78541

LAND-MARK SERVICES
DRAFTING • DEVELOPMENT CONSULTING • DESIGN
711 W. NOLANA AVE. • SUITE 100K • McALLEN, TEXAS 78901
(959) 854-5215 PHL • (959) 287-3897 FAX
www.land-mark-services.com

SCALE: 1/8"=1'-0"
REVISIONS
1.
2.
3.
4.
DATE:
SURVEY BY:
DRAWN BY:
PREPARED BY: LF.
SHEET:
1
OF: 6

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Maria Concepcion & Nicandro Pena				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4201 N. Salinas St.				Company NAIC Number:	
City Edinburg		State Texas		ZIP Code 78541	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 6, Blk6, Townsite of Lull, Vol.4, Pg.47 H.C.M.R.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>26°20'36.523"N</u> Long. <u>98°09'52.022"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Edinburg 480338			B2. County Name Hidalgo County,		B3. State Texas
B4. Map/Panel Number 0015	B5. Suffix E	B6. FIRM Index Date 06-06-2000	B7. FIRM Panel Effective/ Revised Date 05-14-2001	B8. Flood Zone(s) "AH"	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 88.00
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4201 N. Salinas St.			Policy Number:
City Edinburg	State Texas	ZIP Code 78541	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS/RTK Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>88.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>85.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>85.8</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
Homero Luis Gutierrez, P.E./R.P.L.S.

License Number
36639

Title
Owner

Company Name
HLG Plan Review Service

Address
P.O. Box 548

City
Mission

State
Texas

ZIP Code
78572



Signature Homero Luis Gutierrez Date 12-03-2020 Telephone (956) 369-0988 Ext. _____

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4201 N. Salinas St.			Policy Number:
City Edinburg	State Texas	ZIP Code 78541	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A ☒ feet ☐ meters ☒ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A ☒ feet ☐ meters ☒ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ N/A ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State Texas	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4201 N. Salinas St.			Policy Number:
City Edinburg	State Texas	ZIP Code 78541	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
4201 N. Salinas St.

Policy Number:

City
Edinburg

State
Texas

ZIP Code
78541

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Facing East

Clear Photo One

Photo Two

Photo Two Caption Side View

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4201 N. Salinas St.			Policy Number:
City Edinburg	State Texas	ZIP Code 78541	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
January 27, 2021

Item: Consider Variance to the City's Unified Development Code Article 3, Section 3.304, Nonresidential Bulk Requirements, Building Height, Being Lot 1, Trenton Street Subdivision, Located at 1102 West Trenton Road, As Requested By Dusty Gallas

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 3, Section 3.304, Nonresidential Bulk Requirements, Building Height. The applicant is proposing to construct a medical tower that exceeds the allowable building height in the designated zoning district.

Property Location and Vicinity:

The property is located at the southeast corner of W. Trenton Road and S. Sugar Road. The property is zoned Commercial General (CG) District. Surrounding zoning is Commercial General (CG) District and Urban Residential (UR) District to the East, Urban Residential (UR) District and Suburban Residential (S) District to the South, and Commercial General (CG) District and Agriculture (AG) District to the West.

Background and History:

This property is part of Trenton Street Subdivision, which was recorded on March 19, 1997. South Texas Health System Edinburg currently occupies the property, which includes existing medical towers and related uses. An expansion of the facility is now proposed. A building permit for a new medical tower consisting of five occupational floors was received by the City on December 17, 2020. The proposed five-story medical tower will connect to the existing four-story Edinburg Regional Medical Center tower on the property.

Staff mailed a notice of the variance request to twenty-four (24) 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 a variance to allow a building height of 84 ft. for the proposed five-story medical tower. According to the City's Unified Development Code Article 3, Section 3.304, Nonresidential Bulk Requirements, Building Height, the maximum buildable height allowed in the Commercial General zoning district is 45 feet. The overall height above the maximum allowed is 39 feet. There have been no other variances granted in this area.

Recommendation

Staff recommends approval of the variance request based on the proposed plans to connect the five-story medical tower to the existing four-story Edinburg Regional Medical Center tower and subject to approval by the Federal Aviation Administration, as may be required.

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.

Dusty Gallas
Page 2

Prepared By:
Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza
Initials

1/28/2021
Date

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



Kimberly A. Mendoza
Initials

1/28/2021
Date

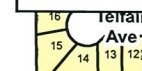
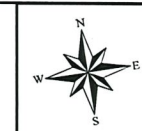
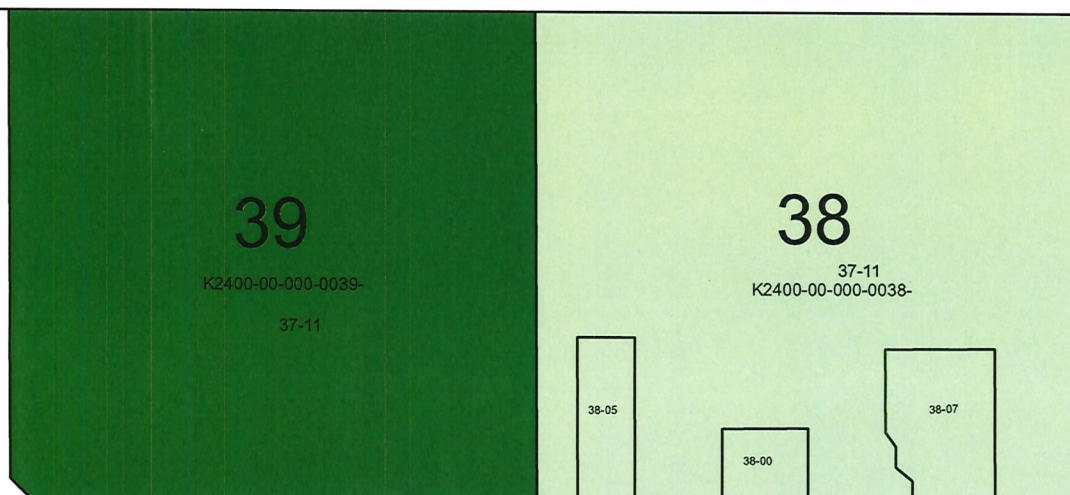
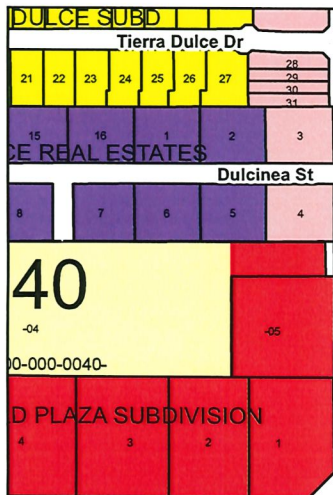


AERIAL MAP
CASE CAPTION:
APPLICANT NAME:
DUSTY GALLAS

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.304, NONRESIDENTIAL BULK REQUIREMENTS, BUILDING HEIGHT, BEING LOT 1, TRENTON STREET SUBDIVISION, LOCATED AT 1102 W TRENTON ROAD AS REQUESTED BY DUSTY GALLAS

Legend
 CITY LIMITS
 APPLICANT SITE





ZONING MAP

CASE CAPTION:

APPLICANT NAME:

DUSTY GALLAS

Legend

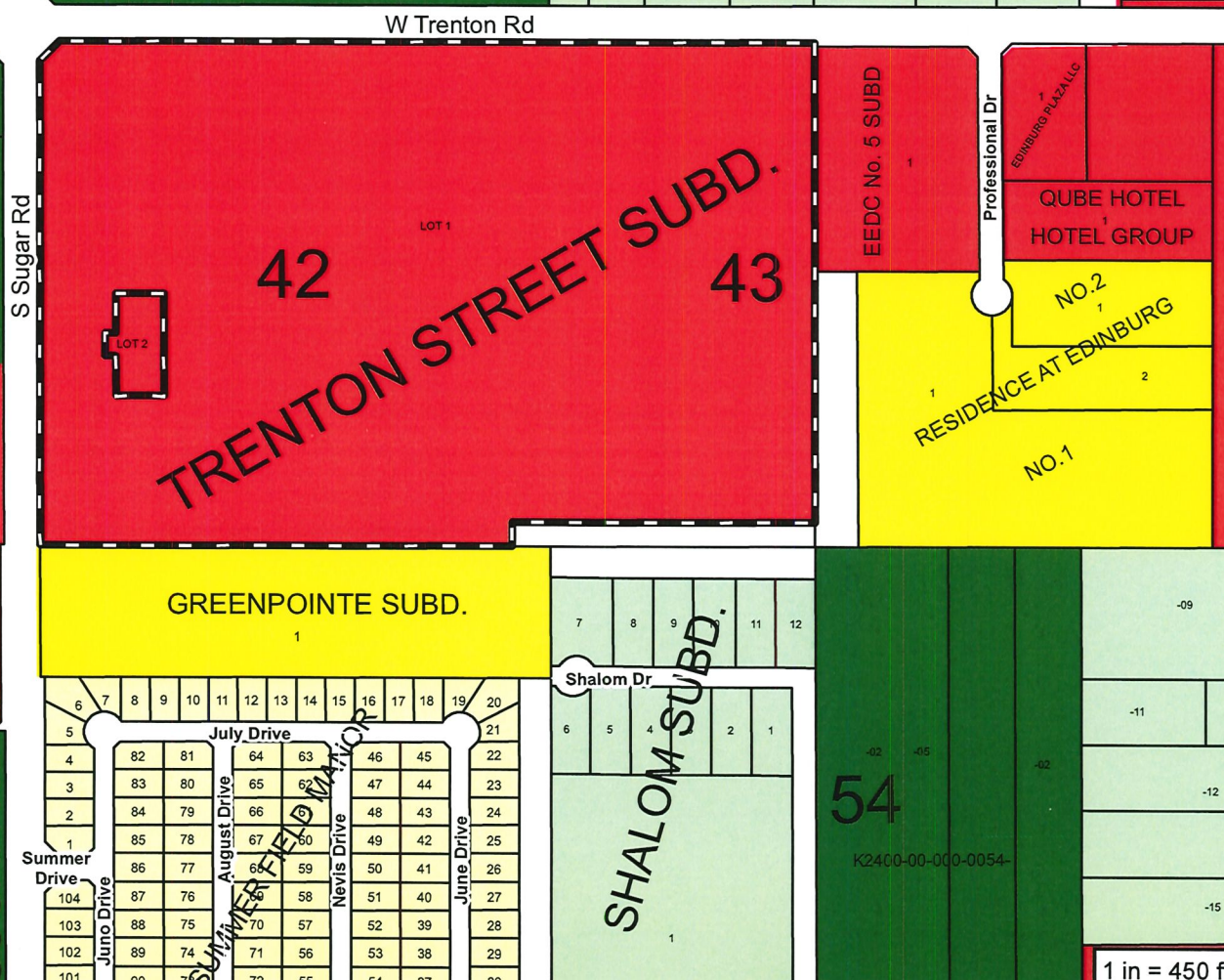
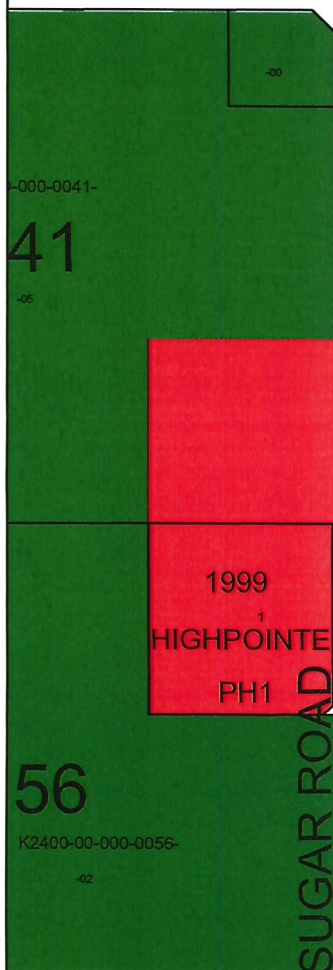


CITY LIMITS

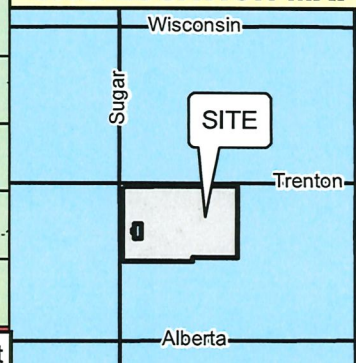
APPLICANT SITE

ZONING DISTRICTS

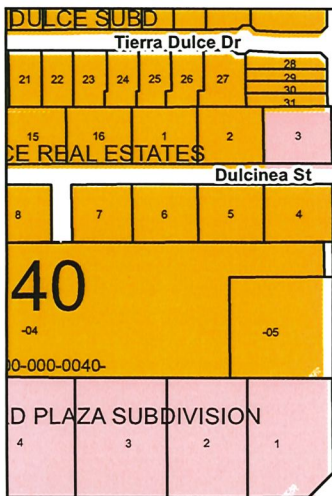
- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY



SITE LOCATION MAP



1 in = 450 ft



FUTURE LANDUSE MAP

CASE CAPTION:

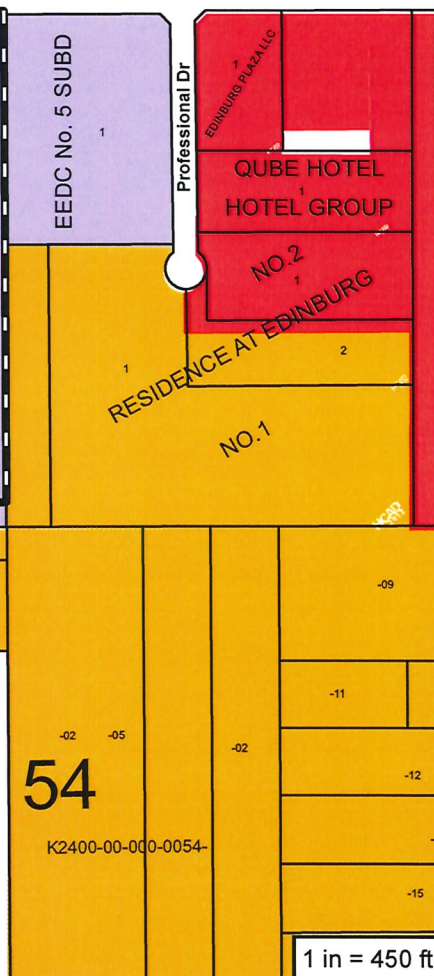
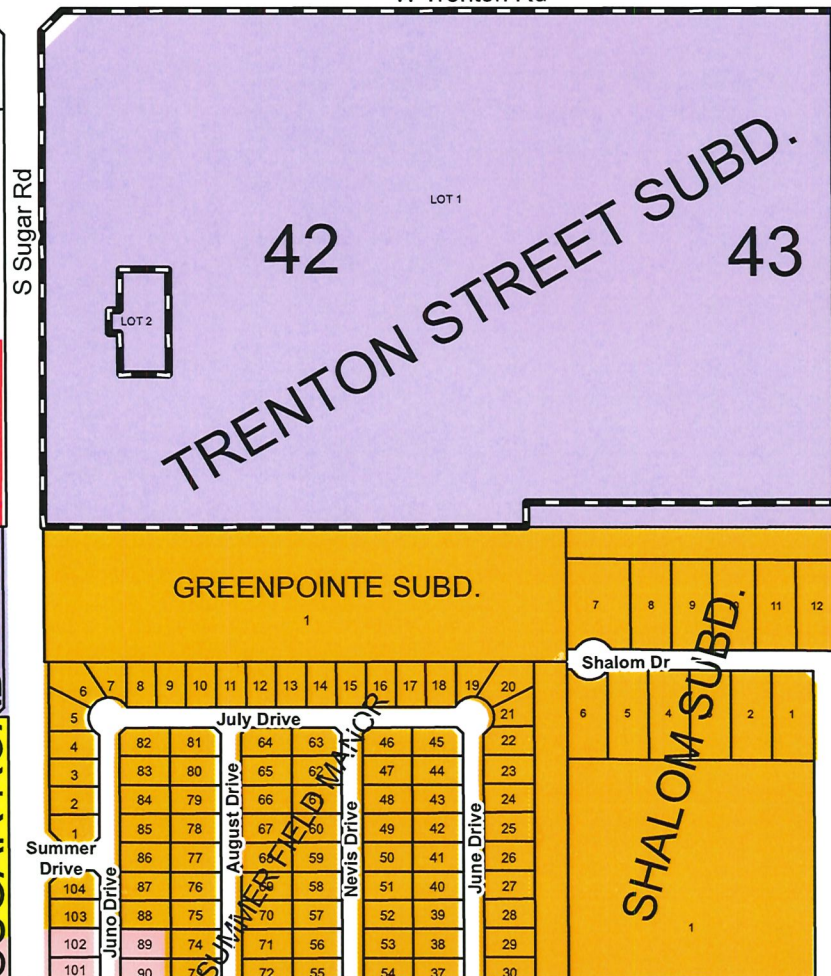
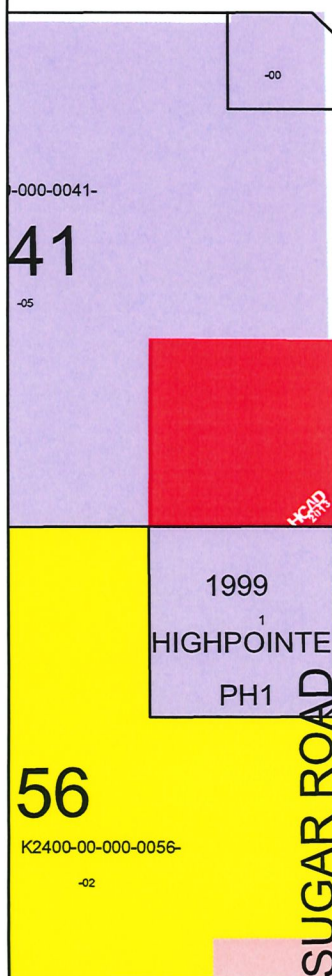
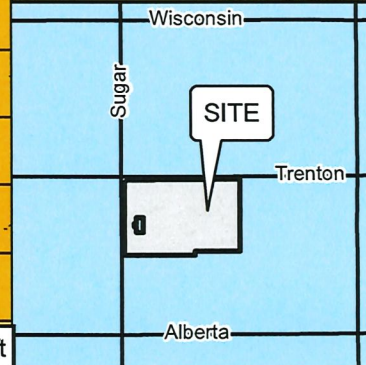
APPLICANT NAME:

DUSTY GALLAS

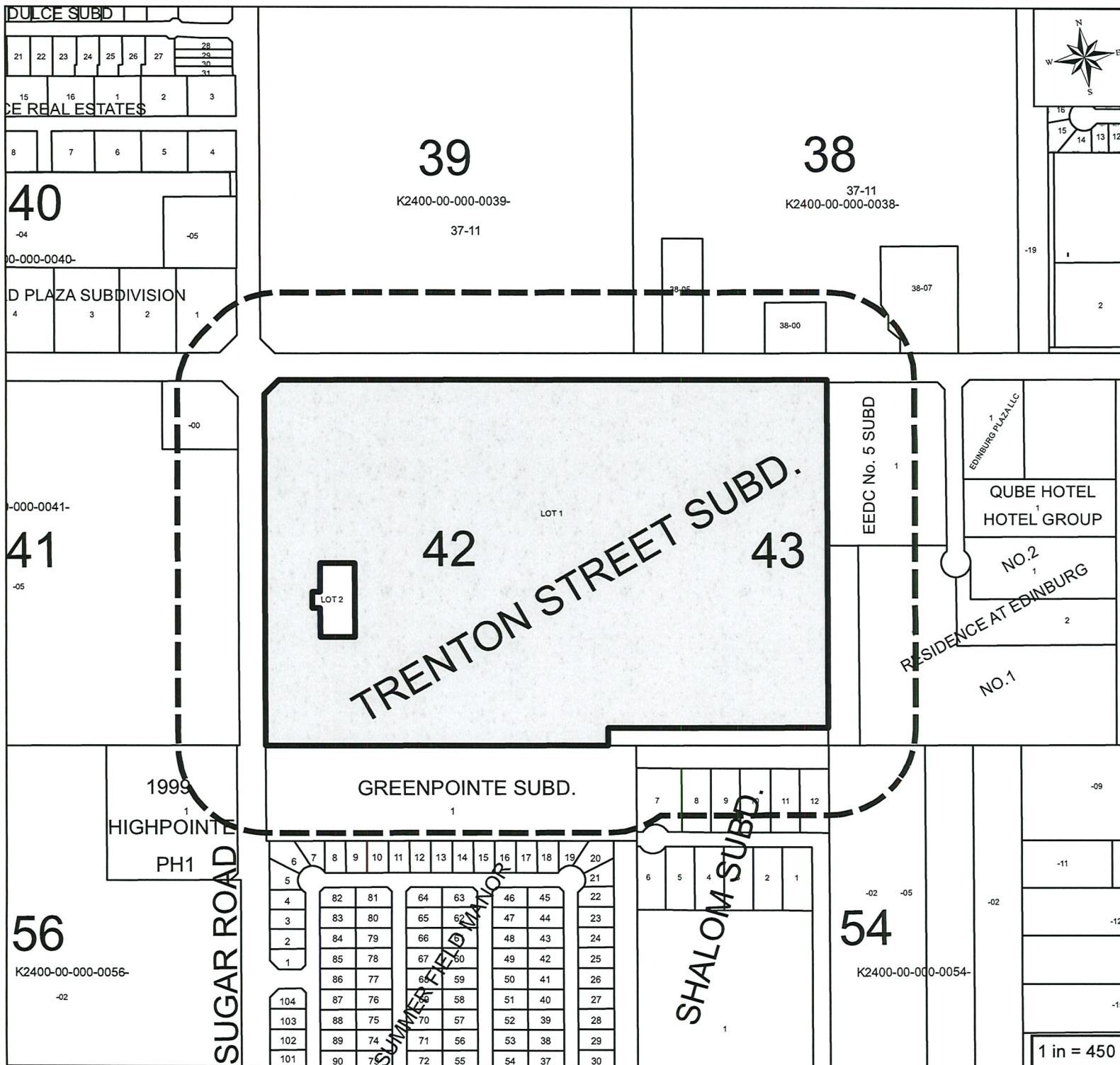
Legend

- 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



1 in = 450 ft



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

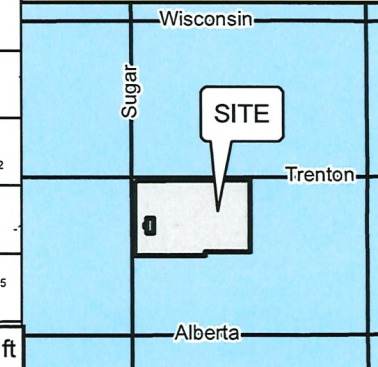
DUSTY GALLAS

CONSIDER VARIANCE TO THE CITY'S
UNIFIED DEVELOPMENT CODE
ARTICLE 3, SECTION 3.304,
NONRESIDENTIAL BULK
REQUIREMENTS, BUILDING HEIGHT,
BEING LOT 1, TRENTON STREET
SUBDIVISION, LOCATED AT 1102 W
TRENTON ROAD AS REQUESTED BY
DUSTY GALLAS

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 Height

Reason for Hardship: This hospital expansion has a
(use other side if necessary)
roof height of 84'-0". We also plan to use
a tower crane @ 122'-0" for building purposes.

Property Description: 1 n/a Trenton Street
Lot Block Subdivision

Property Address: 1102 W. Trenton Rd. Edinburg, TX 78539

Present Property Zoning: _____

Person requesting Variance: Dusty Gallas w/ Robins / Merton

Mailing Address: 10319 N 26th Ln Edinburg, TX 78504
Street Address City/State Zip Code

Phone No. (Home): 915-494-4063 (Work): 915-494-4063 (Cell): 915-494-4063

Owner's Name: South Texas Health System Edinburg

Mailing Address: 1102 W. Trenton Rd 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: 01.11.2021

Owner/Agent's Name (Please Print): Dusty Gallas

\$450 Application Fee: R01236829 Application Received by: Rita Guerrero
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

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
January 27, 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 475 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 529 sq. ft. storage building on the vacant property. A building permit for construction of the storage building was received by the City on January 4, 2021.

As part of the building permit review, staff notified the applicant and advised that accessory uses, such as storage and utility sheds are to be located behind principle buildings, or if there's no principal building, at least 150 ft. from street rights-of-way, as per the City's Unified Development Code. Subsequently, the applicant submitted the application for the variance on January 8, 2021. The building permit is pending the decision of the Zoning Board of Adjustment.

Staff mailed a notice of the variance request to twenty (16) neighboring property owners and received four (4) 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 issuance of a permit to allow a 529 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. However, as an alternative, the applicant may: 1) construct the proposed storage building on the adjacent lot (Lot 11) behind the primary structure subject to complying with building permit requirements; or 2) replat Lots 10 & 11 into one lot.


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.

Norman Cordova
Page 2

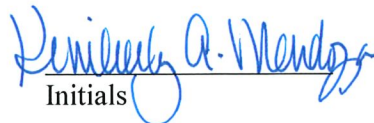
A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.


Prepared By:
Jessica Lee Ramirez
Urban Planner


Initials


Date

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


Initials


Date

Sec. 2.302 Nonresidential Use

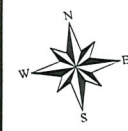
The following apply to all nonresidential uses in any district:

A. Accessory Uses and Structures.

1. Uses and structures that are accessory to non-residential uses are permitted if all of the following are demonstrated:
 - a. They constitute less than 15 percent of the total gross floor area of the principal use.
 - b. Accessory uses are essential to, or traditionally conducted in association with, the principal use.
 - c. The principal use is a permitted use or has been approved as a Limited Use or Special Use.
 - d. The principal use is established before the accessory use, and accessory use is terminated upon termination of the principal use.
 - e. If the accessory use is industrial, the accessory use is located in the Business Park (BP) or Industrial (I) district.
2. No accessory uses or structures shall be located within the required front, side, street, or rear yards. Within the buildable area, the organization or placement of an accessory use (except loading and exterior storage) shall be at the land owner's discretion.
3. Uses and structures that are accessory to agricultural uses within the AG district are exempt from this Subsection 2.302.A.

B. Storage and Utility Sheds. Storage buildings are permitted as accessory structures (subject to Section 2.302.A.) on nonresidential lots if it is demonstrated that:

1. The cumulative floor area of storage and utility buildings does not exceed two percent (2%) of the maximum floor area permitted on the lot.
2. The floor area of any individual storage or utility building does not exceed 1,500 square feet.
3. Storage and utility buildings are located only behind principal buildings, or if there is no principal building, at least 150 feet from street rights-of-way.
4. Storage and utility buildings are completely screened from view from adjacent properties and public rights of way by hedges, buildings, or perimeter walls.
5. Converted semi-trailers, manufactured homes, modular shipping containers, dumpsters, or similar structures or equipment shall not be used for storage.
6. Storage and utility buildings are used for property maintenance purposes, and not for commercial uses or storage of goods for resale.



AERIAL MAP



CASE CAPTION:

APPLICANT NAME:

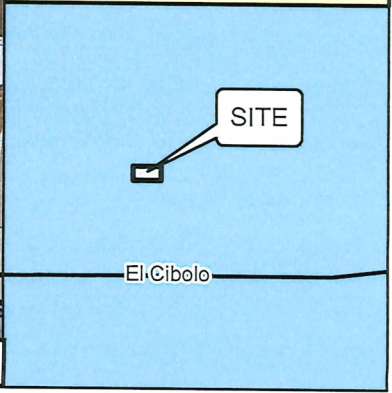
NORMAN CORDOVA

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

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft



ZONING MAP

CASE CAPTION:

APPLICANT NAME:

NORMAN CORDOVA

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

1 in = 150 ft
















FUTURE LANDUSE MAP

CASE CAPTION:

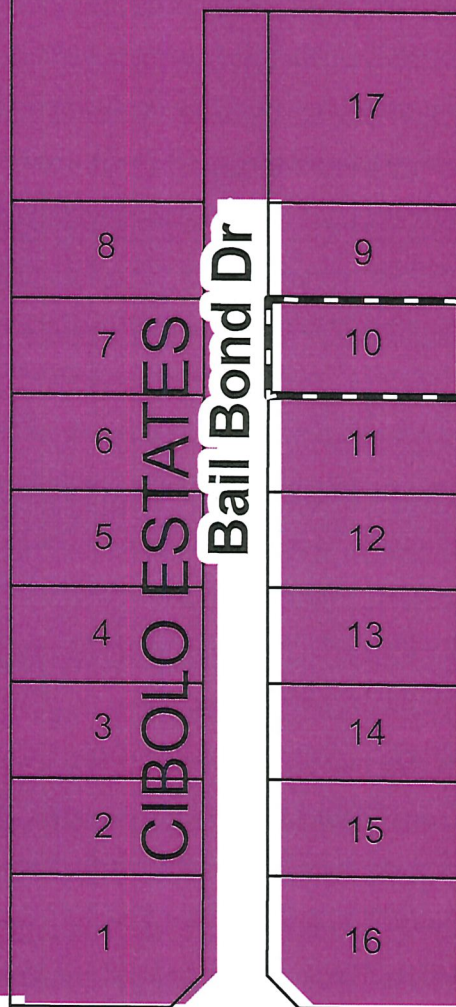
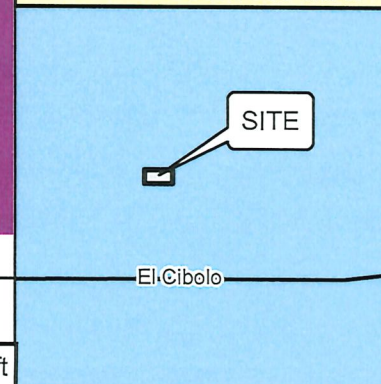
APPLICANT NAME:

NORMAN CORDOVA

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





MAILOUT AND SITE MAP




CASE CAPTION:

APPLICANT NAME:

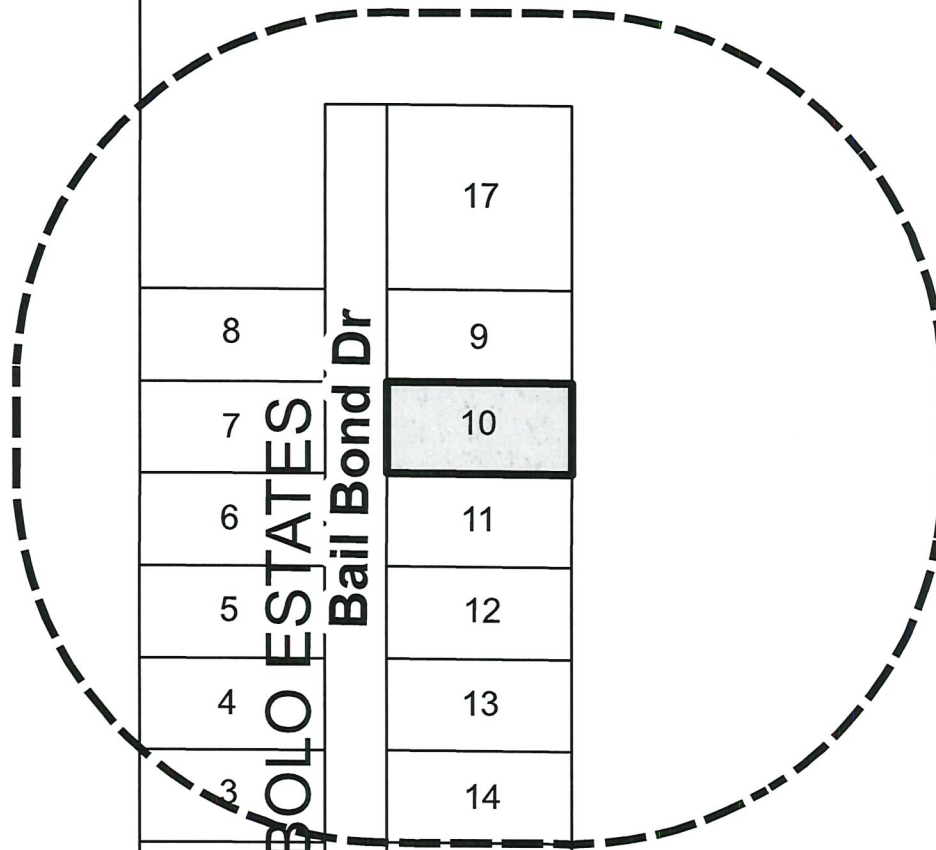
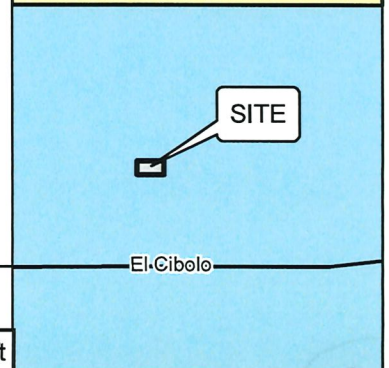
NORMAN CORDOVA

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

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



CIBOLO ESTATES

Bail Bond Dr

CIBOLO

El Cibolo Rd

1 in = 150 ft



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

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

Nature of Request: Request to have an built a Storage Room
Next to my office.

Reason for Hardship: _____
(use other side if necessary)

Property Description: Lot 10 Pis-10 Estates
Lot Block Subdivision

Property Address: 12506 Bail Bond Dr.

Present Property Zoning: A5

Person requesting Variance: Numan Carlos Jr.

Mailing Address: 1206 SUSAN DR. Edinburg TX. 78535
Street Address City/State Zip Code

Phone No. (Home): 956-867-9384 (Work): _____ (Cell): 956-867-9304

Owner's Name: NUMAN Carlos Jr.

Mailing Address: 1206 SUSAN DR. Edinburg TX.
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: 1-8-21

Owner/Agent's Name (Please Print): NUMAN Carlos 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



REC'D CODE ENFORCEMENT
JAN 4 121 PM

COMMERCIAL

BUILDING PERMIT APPLICATION

ADDRESS: 415 W. UNIVERSITY DR (POBOX 1079), EDINBURG TX, 78540

PHONE: 956/388/8203 FAX: 956/292/2080

PERMIT NO.: _____

DATE ISSUED: _____

GENERAL CONTRACTOR Norman Carlos Jr.

PHONE NO. 956-377-5381

ADDRESS 1206 Susan Dr.

() _____ (OFFICE)

CITY, STATE & ZIP Edinburg TX

(956) 767 9304 (MOBILE)

EMAIL ADDRESS NormanCarlos Jr. @ A-1-K-1 Mail.com

956-867-9304

PROJECT SITE ADDRESS: 12506 Rail Bond Dr.

IMPROVEMENT
VALUE \$ 4,500.00

LOT(S): 10

BLOCK: _____

SUBDIVISION: Cibola Estates

GATE CODE: _____

SCOPE OF WORK: Storage building metal Building

☒ NEW ☐ ADDITION ☐ REMODEL ☐ REPAIR ☐ SIGN ☐ DEMOLITION (NEED APPROVAL: ☐ SWD)

TOTAL BLDG SQ. FT. # PARKING SQ FT LOT
SQ FT 529 LIVING 75 x 150 SPACE 0 LOT 75 x 150 FRONT 75 x 150 FLOOR ELEVATION _____ FLOOD ZONE _____

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: Norman Carlos Jr.

PHONE NO. (956) 767 9304

ADDRESS: 12506 Rail Bond Dr.

MOBILE NO. (956) 377-5381

CITY: Edinburg TX

STATE TX

ZIP 78542

**** GENERAL LIABILITY INSURANCE OR SURETY BOND (\$10,000) IS REQUIRED ****

Please complete full packet

FOR INTERNAL USE ONLY						
Code Enforcement	Fire Marshal	Planning & Zoning	Forester	Env. Health	Solid Waste Mgmt.	Engineering P.W./U.Dept

EFFECTIVE IMMEDIATELY

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).

Code Enforcement Division

The Code Enforcement Department would like to inform the general public as well all construction contractors of our plan submittal process.

The following items will need to be turn in when submitting a plan for Commercial Construction, Remodeling and Additions. CODE'S USED

2012 International Building Code 2012 International Plumbing Code 2012 International Mechanical Code
2009 International Energy Code 2008 National Electrical Code 2012 International Fire Code
2012 Wildlife-Urban Interface Code

____ Completed Application

____ Completed Checklist

Cover sheet code summary to include:

YES / NO / NA

- ☐ ☒ ☐ Designer's name and signature on documents. If licensed architect or engineer seal shall be affixed.
Code editions, building height, number of stories, and gross floor area in square feet.
Project description and design assumptions.
Occupancy Classification per IBC Chapter 3.
Minimum Type Construction (IBC Table 503)

- ☒ ☐ ☐ One (1) Copy of site plan showing: (dimensioned)
Building footprint and relation to adjacent buildings or structures.
Fire department access
Location of FDC
Location of post indicator valve
Fire hydrants
Property lines, easements, set backs
Sidewalks (Free of any structures Examples; mailboxes, light poles, phone lines . . .)
Dumpster location and details
Parking layouts and number of spaces and accessible parking spaces
Landscaping Layout

- ☐ ☐ ☐ Fire Resistant Construction Requirements:
☐ ☐ ☐ Fire or smoke resistant separations (UL design number required)
Indicate tenant separations with rated systems (UL design number required)
Fire resistant protection for type of construction
Shaft wall system
Protection of openings and penetrations of rated walls (tested systems) UL design # required
Fire blocking and draft-stopping details
Calculated fire resistance ratings

- ☐ ☐ ☐ Life Safety and Fire Suppression: (2012 International Building & Fire Code)
Fire sprinkler layout (indicate existing system if any and connections)
Fire alarm system (early warning) If not on contractor's plan at time of permitting
Smoke evacuation system and riser diagram
Stand-pines: per-engineered system and riser diagram
Testing procedures
Occupancy load and egress capacity

- ☐ ☒ ☐ Occupancy Load / Egress Requirements:
Occupancy load (gross and net)
Means of egress pathway, travel distance calculated
Exit access, exit and exit discharge
No dead end corridors
Stair construction/ geometry and protection (with handrails/guardrails detail no typical details)
Door and required ratings
Seating plans (for assembly occupancies)
Furniture plan, laboratory layout
Emergency lighting and exit signs
Specific occupancy requirements
Construction requirements

West

75 ft.

5th

Lot 10
CIBOLO Estate
Glenbury Tx.

North

STORAGE BUILDING

150 ft

151 ft

5 1/2 ft

23 ft

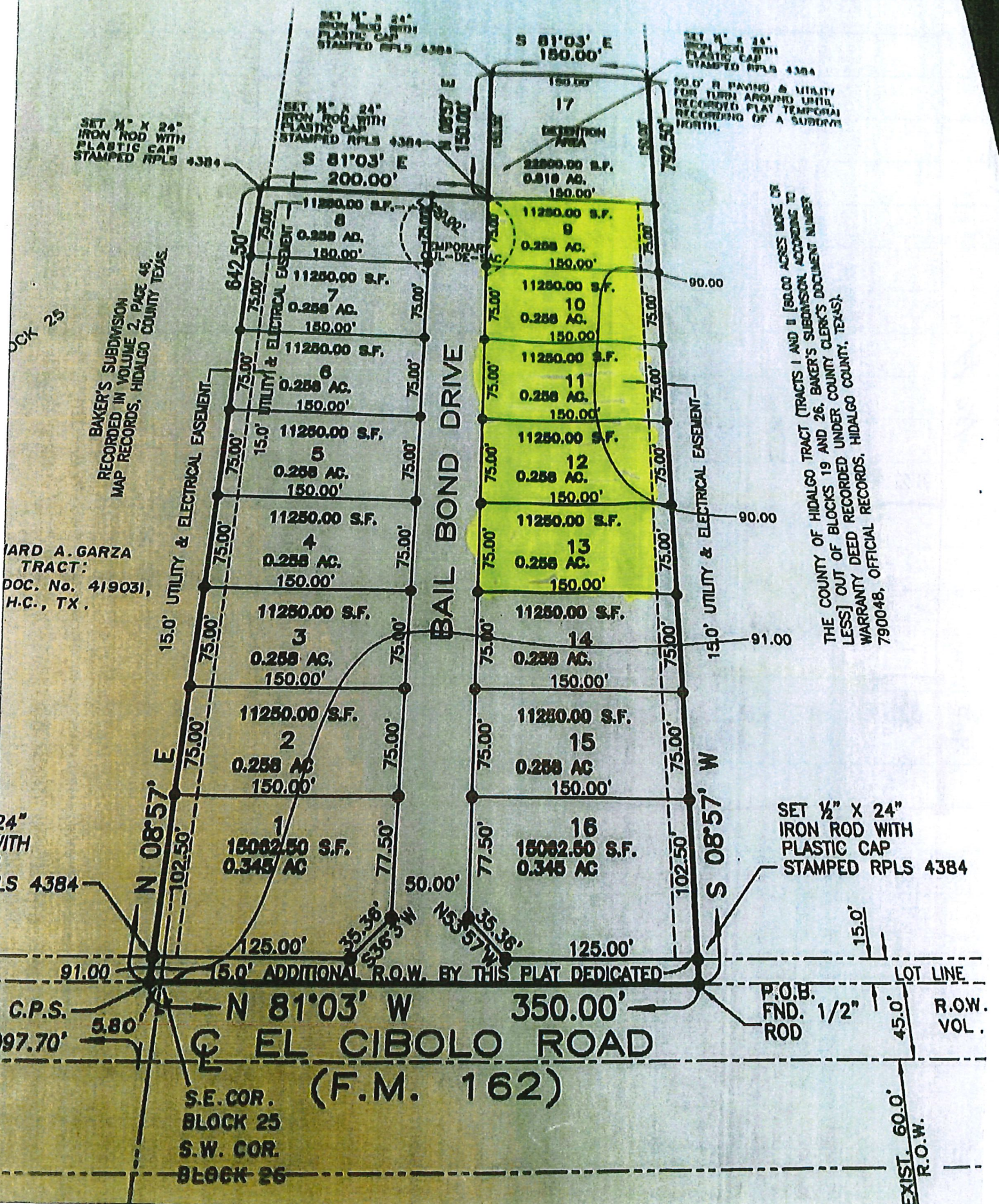
23 ft

Metal
Storage
529 sq ft

20 ft

75 ft.

East



SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4384

SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4384

SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4384

50.0' R PAVING & UTILITY FOR TURN AROUND UNTIL RECORDED PLAT TEMPORARY RECORDING OF A SUBDIVISION NORTH.

BAKER'S SUBDIVISION
RECORDED IN VOLUME 2, PAGE 46,
MAP RECORDS, HIDALGO COUNTY TEXAS.

YARD A. GARZA TRACT:
DOC. No. 419031,
H.C., TX.

THE COUNTY OF HIDALGO TRACT (TRACTS 1 AND 2 [80.00 ACRES MORE OR LESS] OUT OF BLOCKS 19 AND 26, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 790048, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS).

SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4384

24" WITH
LS 4384

C.P.S.
097.70'

P.O.B.
FND. 1/2" ROD

LOT LINE
R.O.W.
VOL.

S.E. COR.
BLOCK 25
S.W. COR.
BLOCK 26

EXIST. 60.0'
R.O.W.

SUBDIVISION PLAT OF CIBOLO ESTATES

A 5.679 ACRE TRACT OF LAND OUT OF A CERTAIN 206.32 ACRE TRACT BEING A PART OR PORTION OF BLOCKS 19, 20, 25 AND 26, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 419031, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 5.679 ACRE TRACT OF LAND OUT OF A CERTAIN 206.32 ACRE TRACT BEING A PART OR PORTION OF BLOCKS 19, 20, 25 AND 26, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 419031, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF BLOCK 26, AND WITHIN THE R.O.W. OF EL CIBOLO ROAD FOR THE SOUTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT (TRACTS 1 AND 2) [80.00 ACRES MORE OR LESS] OUT OF BLOCKS 19 AND 26, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 780044, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°03' E 344.00 FEET FROM THE SOUTHEAST CORNER OF BLOCK 25 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°03' W, ALONG THE SOUTH LINE OF BLOCKS 25 AND 26, WITHIN THE R.O.W. OF EL CIBOLO ROAD, A DISTANCE OF 350.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°57' E, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4384 SET AT 15.00 FEET FOR THE EXISTING NORTH R.O.W. LINE OF EL CIBOLO ROAD (ALSO THE NORTH R.O.W. LINE OF ORIGINAL 30.00 FOOT DEDICATION), A TOTAL DISTANCE OF 842.50 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4384 SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°03' E, PASSING A 5.00 FEET EAST LINE OF BLOCK 25 AND THE WEST LINE OF BLOCK 26, A TOTAL DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4384 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°57' E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4384 SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°03' E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4384 SET ON THE WEST LINE OF THE COUNTY OF HIDALGO TRACT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°57' W, ALONG THE WEST LINE OF THE COUNTY OF HIDALGO TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4384 SET AT 777.50 FEET FOR THE EXISTING NORTH R.O.W. LINE OF EL CIBOLO ROAD, A TOTAL DISTANCE OF 782.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.679 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH BAKER'S SUBDIVISION RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, JACK A. HEADLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE CIBOLO ESTATES SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-04-02.



Jack A. Headley
JACK A. HEADLEY
R.P.L.S. No. 4384
DATE 12-02-02

GENERAL NOTES

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN
C.F.N. 480334 0325 D
MAP REVISION DATED JUNE 8, 2000 - LOUIN MAY 17, 2001
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD-PLAIN, COMMUNITY PANEL No. 480334 0325 D (JUNE 8, 2000 - LOUIN MAY 17, 2001) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY. NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION IS IN THE 100-YEAR FLOOD-PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD-PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4107).
- ALL LOTS WILL BE FOR COMMERCIAL PURPOSES
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE CENTERLINE OF THE STREET.
- LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THE SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES:
FRONT 25.00'
REAR 20% OF LOT DEPTH NOT EXCEED 40.00'
SIDE 8.00'
SIDE ABUTTING 10.00'
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- DRAINAGE RETENTION IS: 14.783.01 C.F.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED OVER UTILITY EASEMENTS.
- BENCH MARK: 83.60 C.P.S. IN P.U.P. AT S/E COR. OF SUBDIVISION ON NORTH R.O.W. OF EL CIBOLO RD. HMD 88 DATE 04/01/02
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVISION AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A CATCHMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- MAINTENANCE OF STREETS AND DRAINAGE SYSTEM CONSISTING OF LOT IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND LOT OWNERS.
- NO ACCESS SHALL BE ALLOWED TO LOTS 1 & 16 FROM CIBOLO ROAD.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICHARD A. GARZA, HUSBAND AND WIFE, AS OWNERS OF THE 5.679 ACRE TRACT OF LAND DESCRIBED WITHIN THE PROPOSED CIBOLO ESTATES, HEREBY SUBMIT THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PRIVATE USE, PARK AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Richard A. Garza
RICHARD A. GARZA
3910 W. FREDDY GONZALEZ DRIVE
EDINBURG, TX 78539

12-7-02
DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD A. GARZA.

known to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me this day sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12th day of December, 2002.



Susan J. Headley
SUSAN J. HEADLEY, NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRPERSON 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 WHICH MAY BE APPROVED AS REQUIRED.

01/09/02
DATE

Ofelia de la Cruz
OFELIA DE LA CRUZ
CHAIRPERSON PLANNING COMMISSION

HIDALGO COUNTY COUNTY CLERK'S RECORDING CERTIFICATE

UNDER LOCAL GOVERNMENT CODE § 232.022(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE CIBOLO ESTATES SUBDIVISION WAS PREPARED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS CONFERENCE ON 12/13/02.

STATE OF TEXAS COUNTY OF HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing this certificate was filed for record at _____ o'clock _____ M on _____, and was recorded in Book _____, Sheet(s) _____, the Plat Records of Hidalgo County at _____ o'clock _____ M on _____.

STATE OF TEXAS COUNTY OF HIDALGO

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



Eulalia Ramirez
EULALIA RAMIREZ
P.E. No. 77065

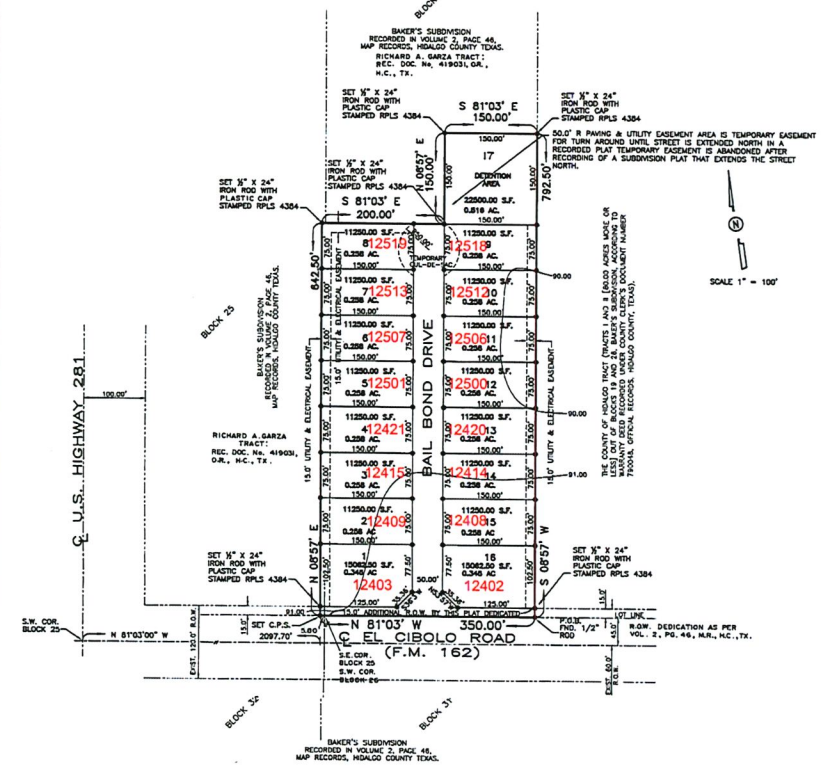
FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON 12-13-02 AT 9:57 AM
AS A RECORDING NUMBER 144853
DEPUTY

Recorded in Volume 44 Page 87
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-8440
EDINBURG, TEXAS 78539 FAX 956-381-0527



INDEX OF SHEETS

SHEET 1 - HEADLINE, LOCATION MAP AND E.T. PRINCIPAL CONTACTS:
MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION
(METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES
AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION,
ATTESTATION, CITY APPROVAL, CERTIFICATE COUNTY CLERK'S
RECORDING CERTIFICATE, REVISION NOTES.

NOTE:
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 JUDICIAL ORDER NO. 48-21140. 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: _____

APPROVED:

Eulalia Ramirez
EULALIA RAMIREZ
REGISTERED PROFESSIONAL ENGINEER

REVISION NOTES

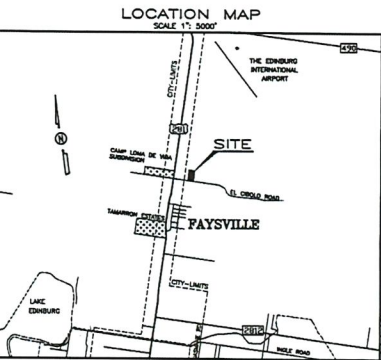
NO.	REVISION	DATE	BY

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CIBOLO ESTATES IS LOCATED IN NORTH HIDALGO COUNTY ON THE EAST SIDE OF U.S. HIGHWAY 281 AND NORTH SIDE OF EL CIBOLO ROAD APPROXIMATELY 2 MILES NORTH OF THE INTERSECTION OF F.M. 162. THE ONLY NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 35,000). CIBOLO ESTATES LIES APPROXIMATELY 90.0 FEET FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RICHARD A. GARZA	3910 W. FREDDY GONZALEZ	EDINBURG, TX 78539	381-4395	381-1833
ENGINEER: EULALIA RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	381-4480	381-0527
SURVEYOR: JACK HEADLEY	124 E. STUBBS	EDINBURG, TX 78539	381-4480	381-0527

PLANNING (P) / SURVEYING (S) / ENGINEERING (E) / LAND SURVEYING (LS)
DATE PREPARED: PREPARED BY: CHECKED BY: APPROVED BY:
DATE REVISION: PREPARED BY: CHECKED BY: APPROVED BY:





NOTIFICATION

Dear Property Owner:

A public hearing will be held on Wednesday, January 27, 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 2.302, 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

As an adjacent property owner you are invited to participate. Because of the state of emergency due to the COVID-19 pandemic, the City has established a telephone number for those who desire to participate. If you wish to do so, please send your request by email to PublicHearings@cityofedinburg.com or call the Planning and Zoning Department at 956-388-8202. Requests must be received no later than 30 minutes before the start of the meetings. Your request should include your name, address, and telephone number. Please note that meeting time and date are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the variance request, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- P. O. Box 1079 Edinburg, Texas 78540
- Fax # : (956) 292-2080 by Wednesday, January 27, 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:

Im Owner of Lot #3 Cibolo Estates

Print Name:

Rene Arredondo

Phone No.:

(956) 821-5899

Address:

P.O. Box 2658

City:

Edinburg

State:

TX

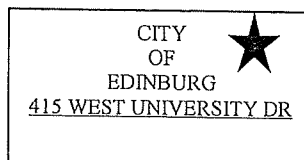
Zip:

78540

NOTIFICACION

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

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



8th Ave.

University Dr. (S.H.107)



NOTIFICATION

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- Fax # : (956) 292-2080 by Wednesday, January 27, 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:

Im Owner of Lot #4 Cibolo Estates

Print Name:

Rene Anzaldan

Phone No.:

(956) 821-5899

Address:

P.O. Box 2658

City:

Edinburg

State:

TX

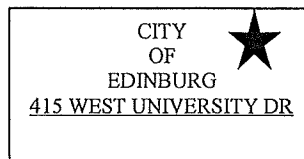
Zip:

78540

NOTIFICACION

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



8th Ave.

University Dr. (S.H.107)



NOTIFICATION

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- P. O. Box 1079 Edinburg, Texas 78540
- Fax # : (956) 292-2080 by Wednesday, January 27, 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:

I'm owner of Lot #14 Cibolo Estates

Print Name:

Rene Anzaldúa

Phone No.:

(956) 821-5899

Address:

P.O. Box 2658

City:

Edinburg

State:

TX

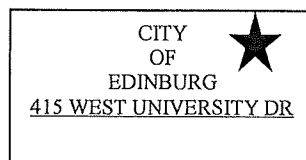
Zip:

78540

NOTIFICACION

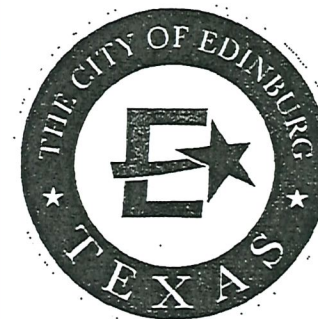
Si tiene preguntas ó necesita más información sobre esta peticion, llame al Departamento de Planeacion y Zonificacion al numero (956) 388-8202.

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



8th Ave.

University Dr. (S.H.107)



MAILOUT AND SITE MAP




CASE CAPTION:

APPLICANT NAME:

NORMAN CORDOVA

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

Legend

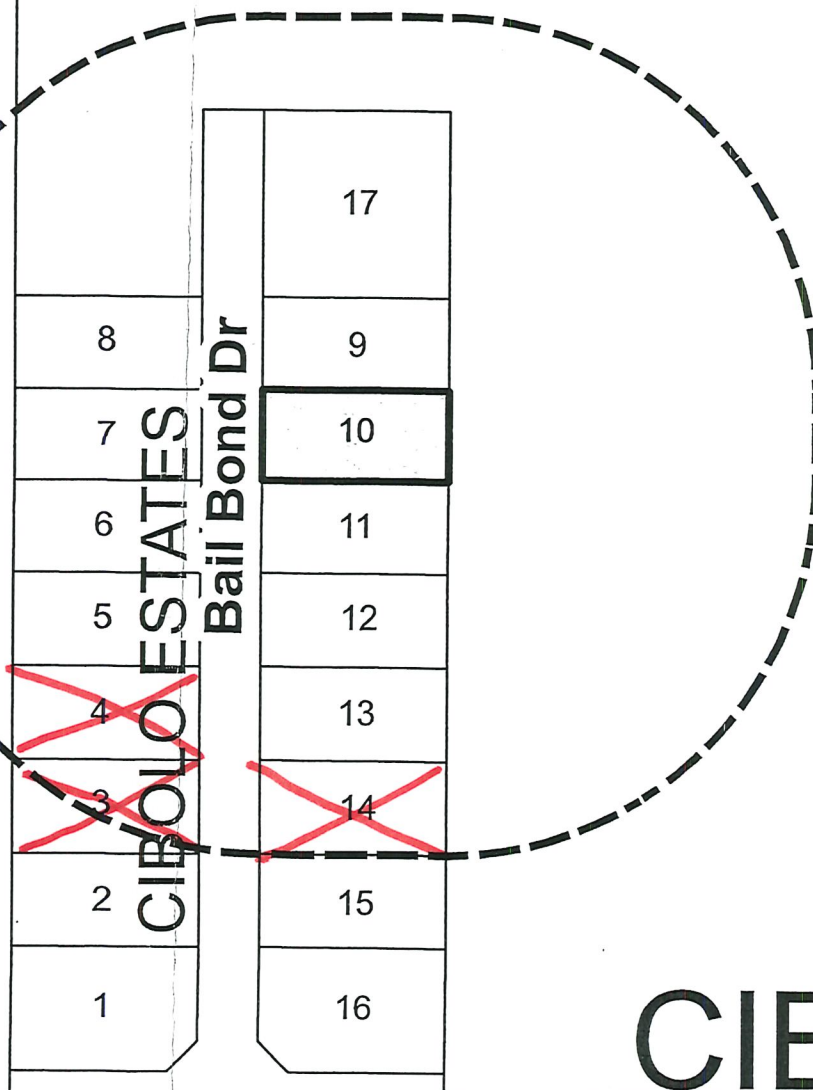
-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



El Cibolo

*I Own
These Lots
Pene Anzaldan*



El Cibolo Rd

CIBOLO

1 in = 150 ft

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
January 27, 2021

Item: Consider Variance to the City's Unified Development Code Article 7, Section 7.200 Covenants, Conditions, and Restrictions for Site Plans, Plats and Subdivisions, Being Lot 1, Sugarland Apartments Subdivision, located at 2326 North Sugar Road, As Requested By Victoriano E. Guerra

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 7, Section 7.200. Covenants, Conditions, and Restrictions for Site Plans, Plats, and Subdivisions. The nature of the request is to allow an access to Lot 1 along North Sugar Road instead of utilizing the 50 ft. wide access easement provided on Lot 2 as shown on the recorded subdivision plat.

Property Location and Vicinity:

The property is located on the east side of North Sugar Road, approximately 350 ft. north of Russell Road. The property is currently vacant and has 106.38 ft. of frontage along North Sugar Road and a depth of 160 ft. The property is zoned Commercial Neighborhood (CN) District. Surrounding zoning is Urban Residential (UR) District in all directions.

Background and History:

The property is part of Sugarland Apartments Subdivision, which was recorded on January 8, 2004. A building permit was received by the City on November 2, 2020.

Staff mailed a notice of the variance request to sixteen (16) neighboring property owners and received no comments in favor and no comments against this request at the time of this report.

Analysis:

A general note on the recorded plat states that access to Lots 1 & 2 will be from the 50 ft. wide access easement. In addition, the access easement and other common areas are to be maintained by the lot owner. The applicant is requesting the variance for the purpose of allowing each lot to have its own access to separate the commercial and multifamily residential traffic in order to proceed with the development of this property.

Recommendation

Staff recommends disapproval of the variance request based on the plat note requirements and compliance with access management, as may be applicable. 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.

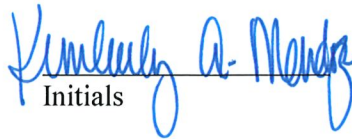
Victoriano E. Guerra
Page 2

Prepared By:
Jessica Lee Ramirez
Urban Planner


Initials


Date

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

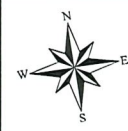

Initials


Date

DIVISION 7.200 COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SITE PLANS, PLATS, AND SUBDIVISIONS.

- A. **Timing of submittal.** All subdividers shall submit any proposed covenants, conditions, and restrictions to the City with or before the submittal of a final subdivision or development plat or site plan.
- B. **Consistency with Code and Comprehensive Plan.** If there are proposed covenants, conditions, or restrictions that are inconsistent with the goals of this Code or the Comprehensive Plan, the City will require that they be appropriately modified prior to final development approval.
- C. **City consent.** A signature box in a form acceptable to the City Attorney shall be provided at the end of any final covenants, conditions, and restrictions that are to be recorded so that the City's consent to the covenants, conditions, and restrictions appears on the recorded document.

Quitaca Dr



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

VICTORIANO E. GUERRA

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 7, SECTION 7.200 COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SITE PLANS, PLATS, AND SUBDIVISIONS, BEING LOT 1, SUGARLAND APARTMENTS SUBDIVISION, LOCATED AT 2326 S SUGAR ROAD, AS REQUESTED BY VICTORIANO E. GUERRA

N-Sugar Rd

Acme Ln

LOT 1

SUGARLAND

LOT 2

APARTMENTS

SUGAR NORTH
APARTMENTS PHASE 2

-06

T2100-00-239-0015-

W Mile 17 1/2 Rd

Legend



CITY LIMITS



APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft

Quitaca Dr

PASEO DEL PR



ZONING MAP

CASE CAPTION:

APPLICANT NAME:

VICTORIANO E. GUERRA

Legend



CITY LIMITS

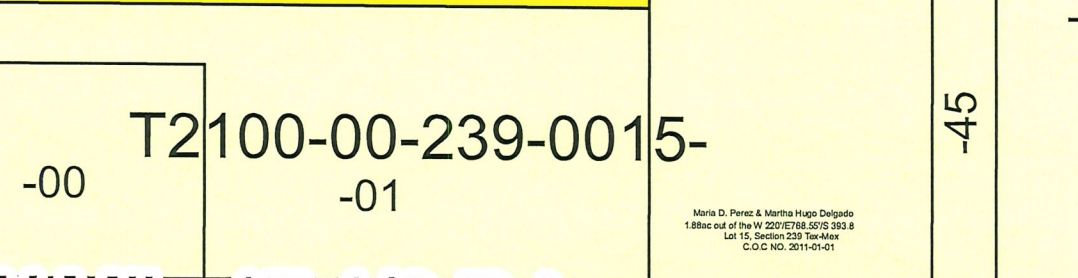
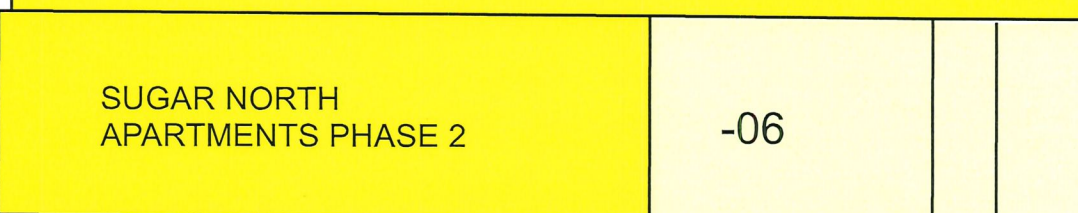
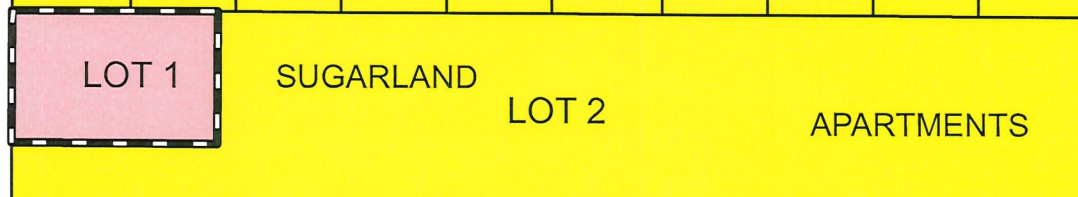
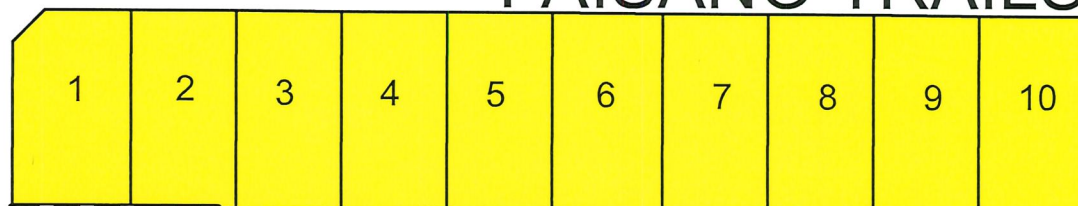
APPLICANT SITE

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

N Sugar Rd

Acme Ln PAISANO TRAILS



W Mile 17 1/2 Rd



SITE LOCATION MAP



Quitaca Dr

PASEO DEL PAISANO TRAILS



FUTURE LANDUSE MAP

CASE CAPTION:

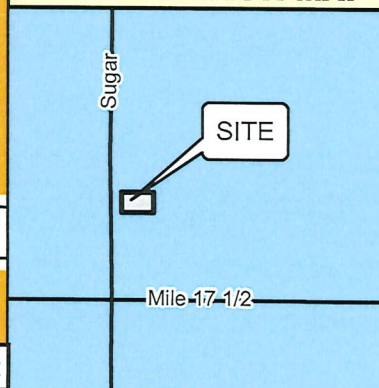
APPLICANT NAME:

VICTORIANO E. GUERRA

Legend

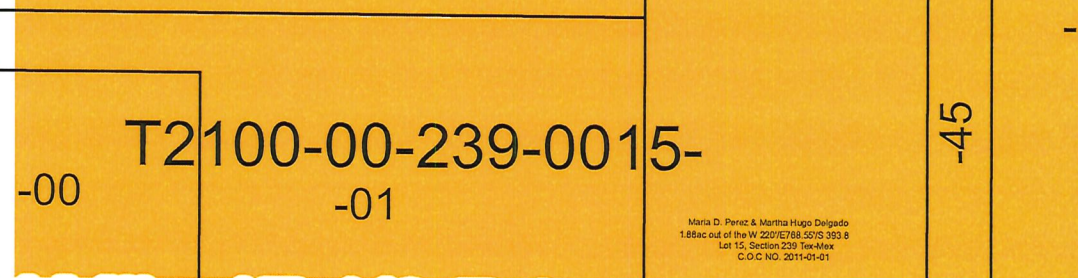
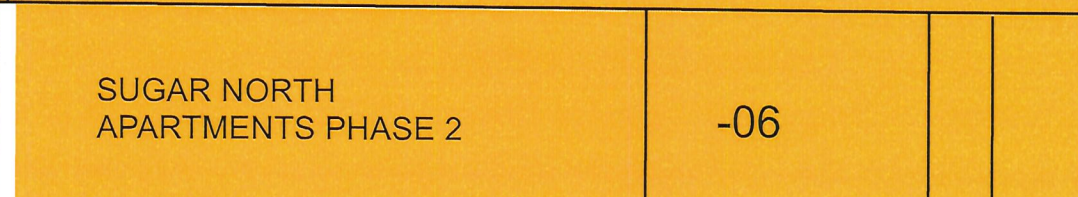
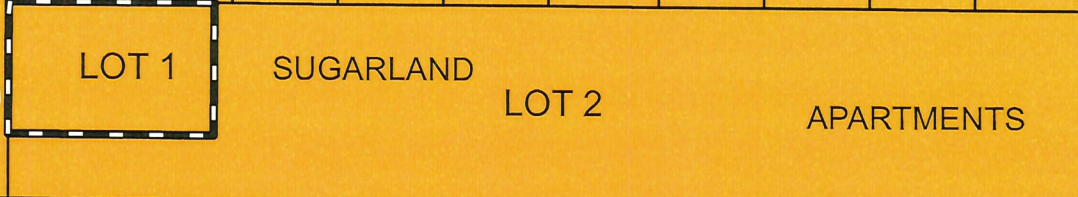
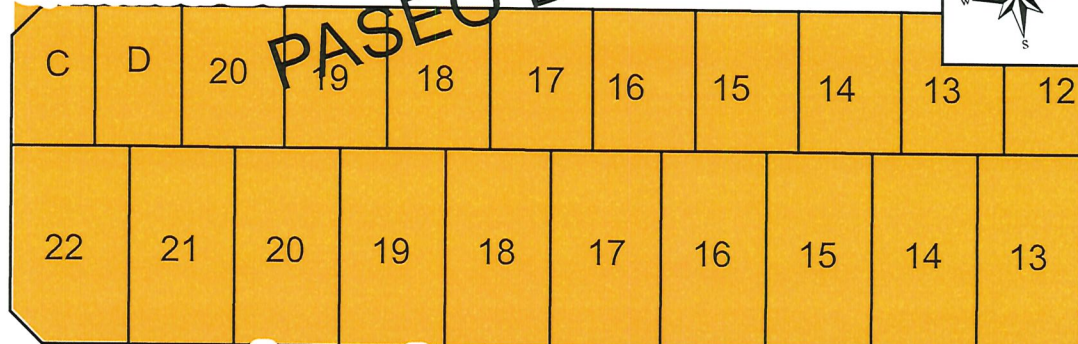
- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
 - Agriculture
 - Auto-Urban
 - Downtown District
 - General Commercial
 - Industrial
 - Mobile Home
 - Neighborhood Commercial
 - Office Business Park
 - Suburban
 - Urban
 - Urban University

SITE LOCATION MAP



N Sugar Rd

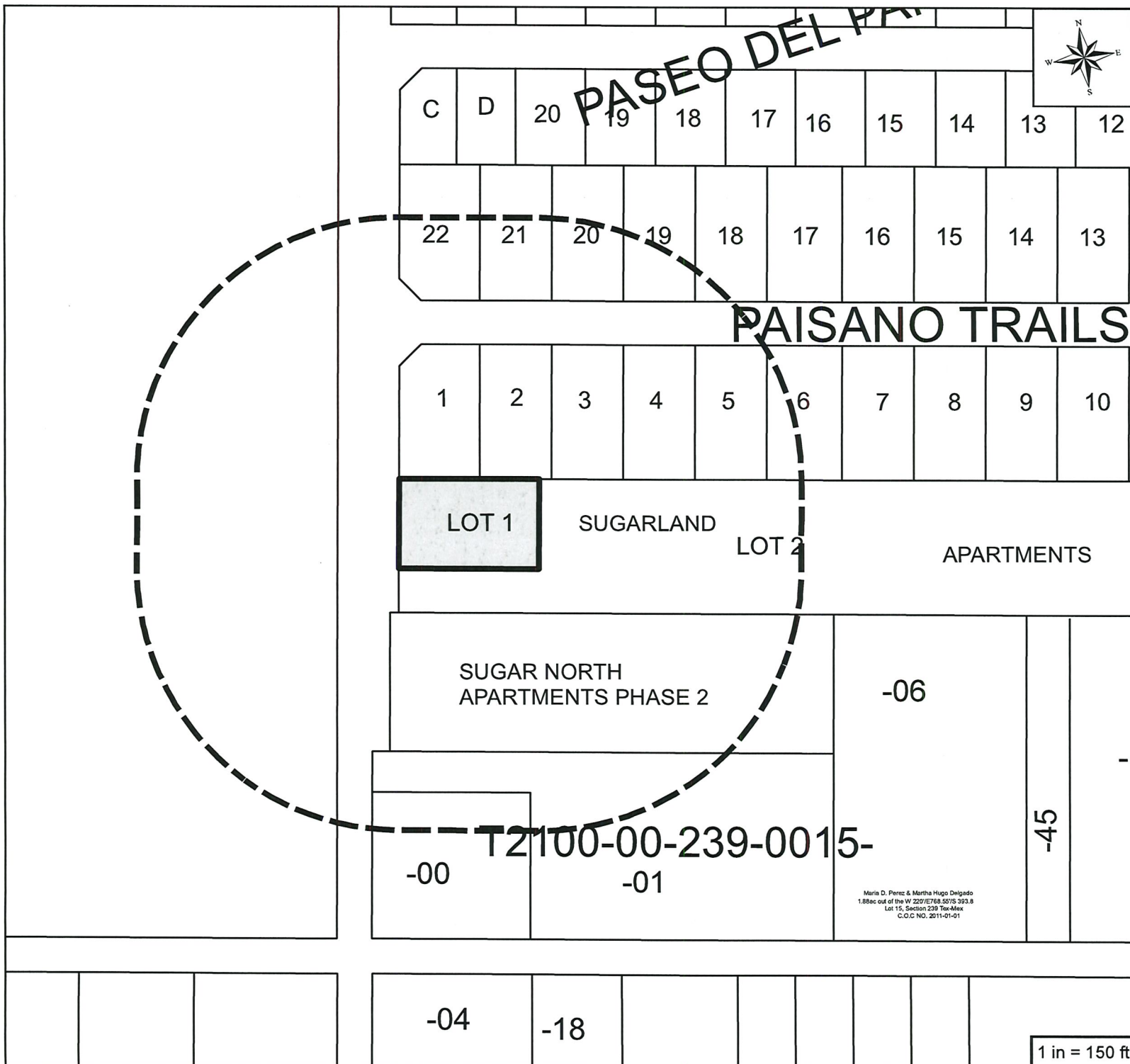
Acme Ln PAISANO TRAILS



W Mile 17 1/2 Rd



1 in = 150 ft



MAILOUT AND SITE MAP

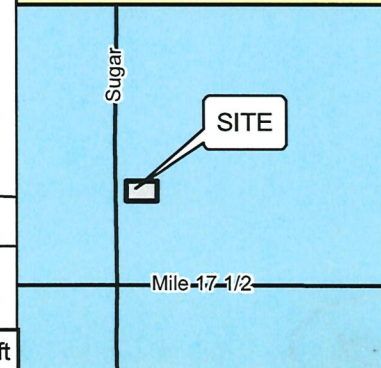
CASE CAPTION:

APPLICANT NAME:
VICTORIANO E. GUERRA
 CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 7, SECTION 7.200 COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SITE PLANS, PLATS, AND SUBDIVISIONS, BEING LOT 1, SUGARLAND APARTMENTS SUBDIVISION, LOCATED AT 2326 S SUGAR ROAD, AS REQUESTED BY VICTORIANO E. GUERRA

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



Maria D. Perez & Martha Hugo Delgado
 1.85ac out of the W 220/E768 5576 393.8
 Lot 15, Section 239 Tax-Mex
 C.O.C. No. 2011-01-01

fernando@mz-engineers.com



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

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

Nature of Request: Allow an access to Lot 1 along Sugar Road in lieu of 50.00' access easement

Reason for Hardship: The developer respectfully requests this variance for the purpose of having
(use other side if necessary)

each lot have its own access to separate commercial and multi-family traffic. In addition, this

access will facilitate access for commercial traffic when visiting the plaza.

Property Description: Lot 1 Sugarland Commercial Plaza Subdivision

Lot Block Subdivision

Property Address: 2326 Sugar Road

Present Property Zoning: Commercial

Person requesting Variance: Victoriano E. Guerra

Mailing Address: 3209 Umar Ave, McAllen, Texas 78504

Street Address

City/State

Zip Code

Phone No. (Home): 956-600-8628 **(Work):** _____ **(Cell):** _____

Owner's Name: Victoriano E. Guerra

Mailing Address: 3209 Umar Ave, McAllen, Texas 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: 12/21/2020

Owner/Agent's Name (Please Print): Fernando Estevan

\$450 Application Fee: _____

Receipt No.

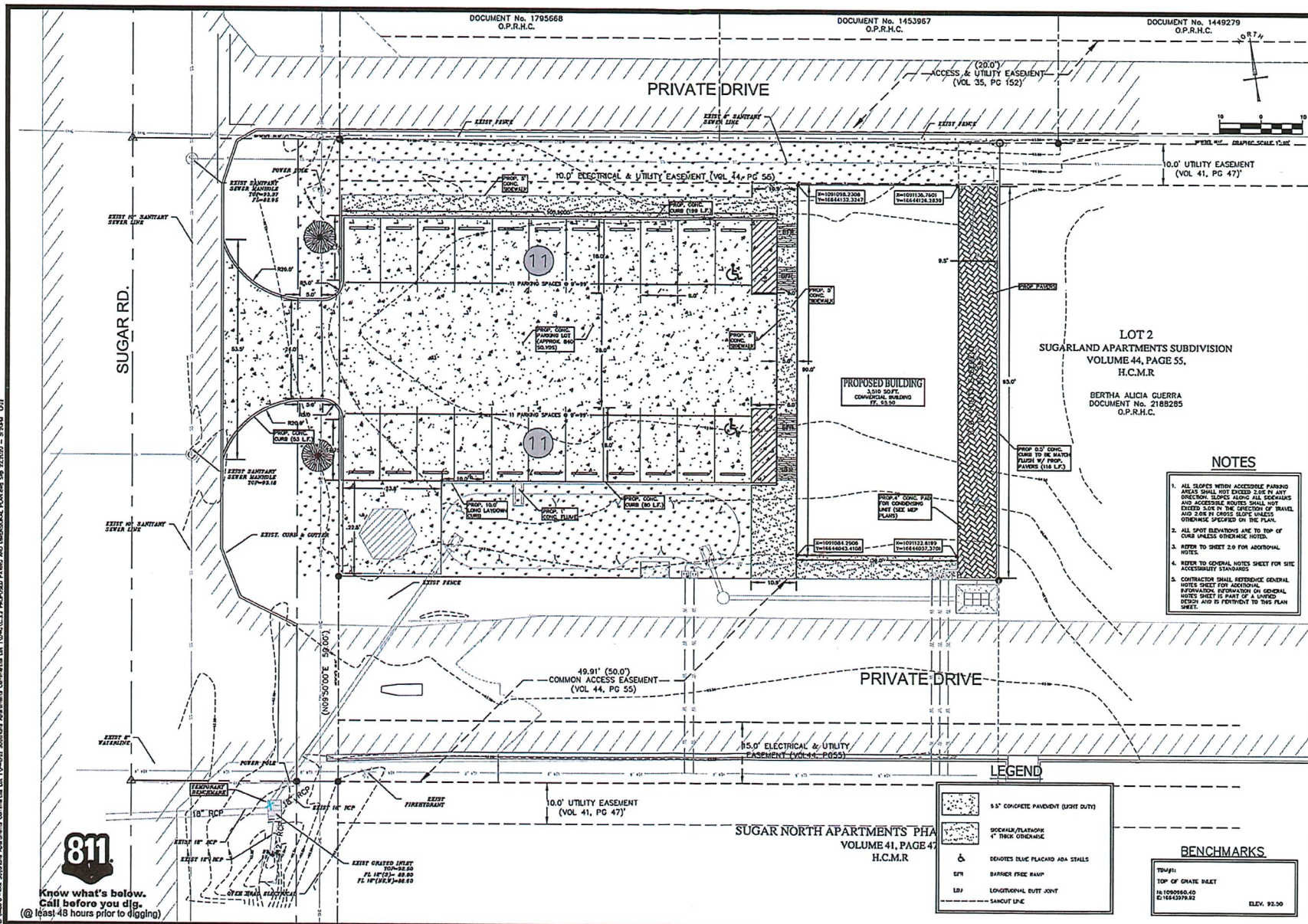
Application Received by: _____

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

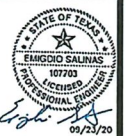
UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER OF RECORD.



1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545



PAVING AND DIMENSIONAL PLAN
SUGARLAND COMMERCIAL PLAZA
EDINBURG, TEXAS



SCALE: 1"=10'
CREATED BY: M2
CHECKED BY: EMIGDIO SALINAS
DATE: 09/23/20
SHEET: C-3.2

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
January 27, 2021

Item: Consider Variance to the City's Unified Development Code Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being the North 3.5 Acres of the South 7.5 Acres of the North 15 Acres of Lot 5, Section 239, Texas Mexican Railway Company's Survey, Located at 3026 North Jackson Road, As Requested By Jaime Serna

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 3, Section 3.301, Single Family Lot and Building Standards, Setbacks. The applicant is proposing to construct a single family residence into the side yard setback.

Property Location and Vicinity:

The property is located on the east side of North Jackson Road, approximately 1,000 ft. north of West Rogers Road. The property is currently vacant and has 115.50 ft. of frontage along North Jackson Road and a depth of 1,320 ft. for a lot size of 3.5 acres. The property is zoned Suburban Residential (S) District. Surrounding zoning is Suburban Residential (S) District to the North, East and South and Neighborhood Conservation 7.1 (NC 7.1) District to the West.

Background and History:

The applicant is proposing to construct a single family residence consisting of 4,267 square feet. A building permit for construction of the residence was received by the City on December 16, 2020. As part of the building permit review, staff notified the applicant that the residence encroaches into the side yard setback on the north side. Subsequently, the applicant submitted the application for the variance on January 7, 2021. The building permit is pending the decision of the Zoning Board of Adjustment.

Staff mailed a notice of the variance request to twenty (20) neighboring property owners and received one comment in favor and no comments against this request at the time of this report.

Analysis:

The building setbacks called for by the Suburban Residential zoning designation are as follows: Front 30 feet, Rear 30 feet, and Sides 15 feet. The proposed setback is 6 ft. on the north side yard setback. The applicant is requesting the Board grant an encroachment of 9 ft. into the 15 ft. side yard setback. There have been no other variances granted in this area within the last six months.

According to Table 3.301 of the Unified Development Code, the side yard setback in a Suburban Residential zoning district is 15 ft. There is also footnote in the Unified Development Code that states that "the side yard may be reduced subject to structures meeting approved building and fire codes."

Table 3.301 Single-Family Lot and Building Standards						
Zoning District	Minimum					Maximum
	Minimum Lot Area	Lot Width (feet)	Street Yard ¹ (feet)	Side Yard single / total (feet) ²	Rear Yard (feet)	Height (feet)
Agriculture (AG)	10 ac.	330	60	30 / 60	40	35 / 60 ³
Suburban Residential (S)	15,000 sf.	90	30	15 / 30	30	35
Auto-Urban Residential (AR)	5,000 sf.	50	20	6 / 12	20	35
Urban Residential (UR)	4,000 sf.	40	10	5 / 12	15	35
Neighborhood Conservation (NC7.1)	7,100 sf.	60	25	7 / 14	25	35
Neighborhood Conservation (NC5)	5,000 sf.	50	25	6 / 12	20	35
NC Manufactured Home (NC-MH)	3,500 sf. ⁴	20	20	10 / 20	10	35

¹ Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots.

² The first number is the minimum side yard. The second number is the sum of the two side yards. The side yard may be reduced subject to structures meeting approved building and fire codes.

³ The second height refers to agricultural structures.

⁴ Minimum lot area also applies to the area of rented lots in a manufactured home park.

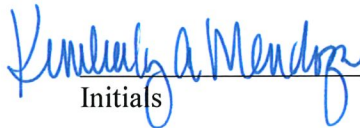
⁵ Rear setback may be reduced as noted on a recorded subdivision plat for Neighborhood Conservation Districts.

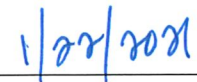
* Lot depth is determined by dividing lot area by lot width.

Recommendation:

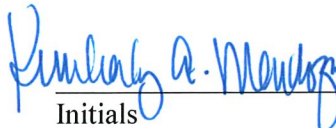
Should the Board approve the request, the applicant will need to pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.


Prepared By:
Rita Lee Guerrero
Urban Planner

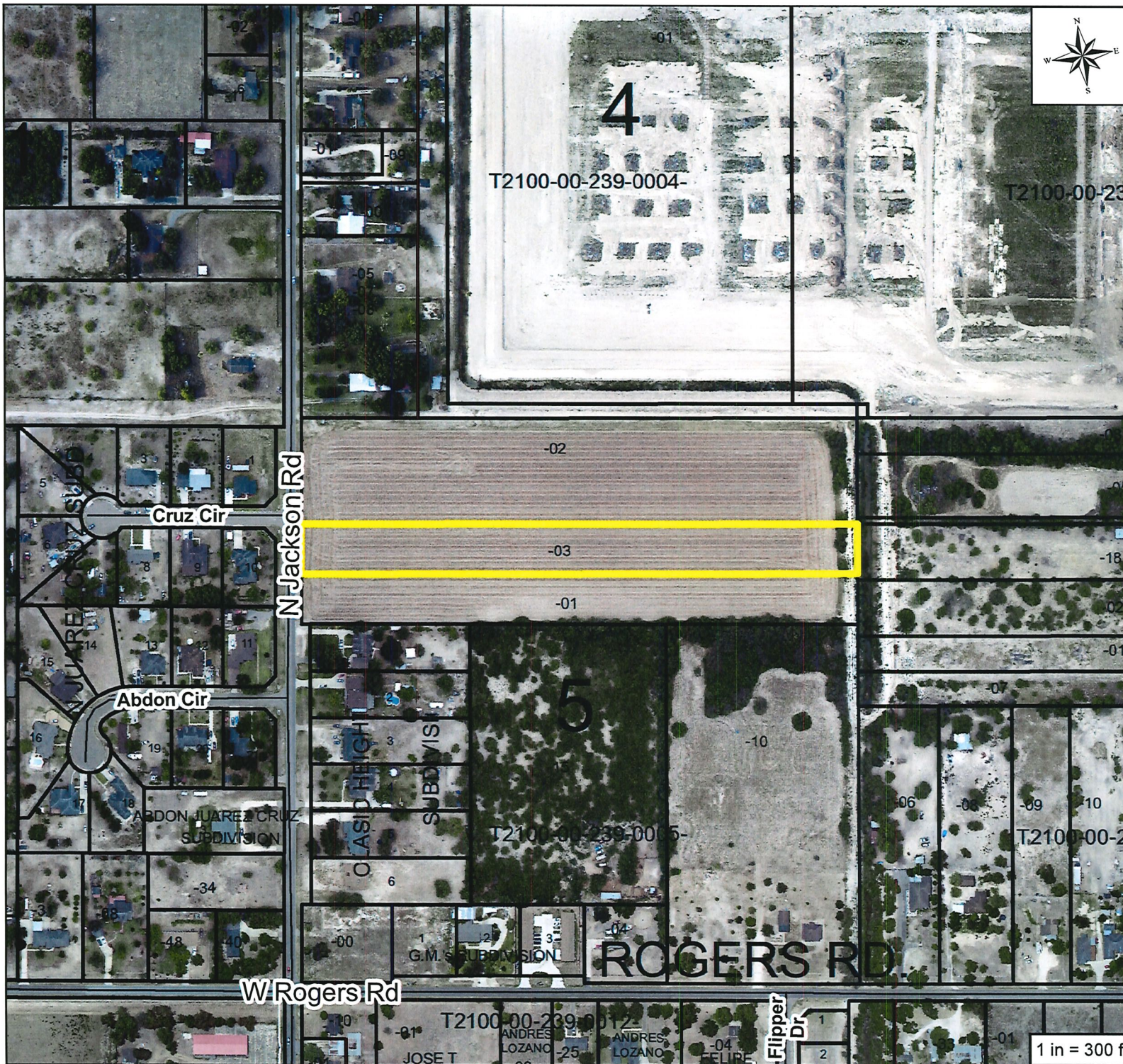

Initials


Date

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


Initials


Date



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

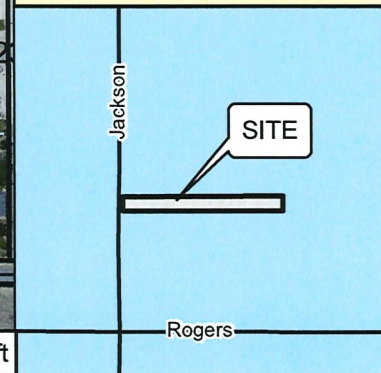
JAIME SERNA

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.301, SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING THE NORTH 3.5 ACRES OF THE SOUTH 7.5 ACRES OF THE NORTH 15 ACRES OF LOT 5, SECTION 239, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED AT 3026 N JACKSON ROAD, AS REQUESTED BY JAIME SERNA

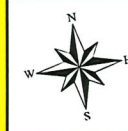
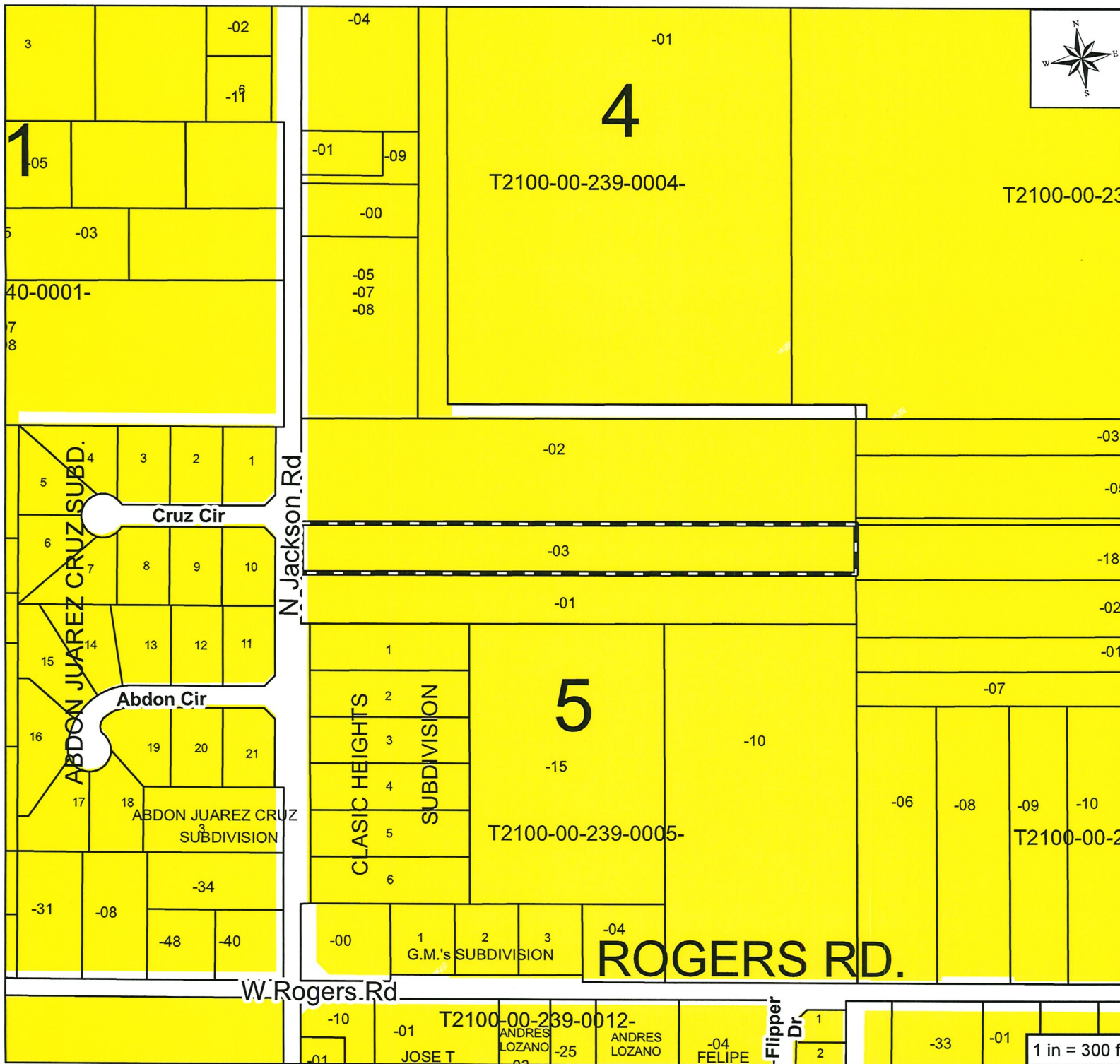
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 300 ft



FUTURE LANDUSE MAP

CASE CAPTION:

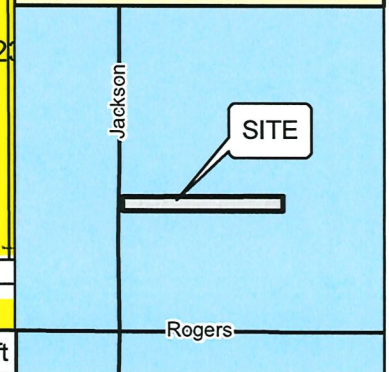
APPLICANT NAME:

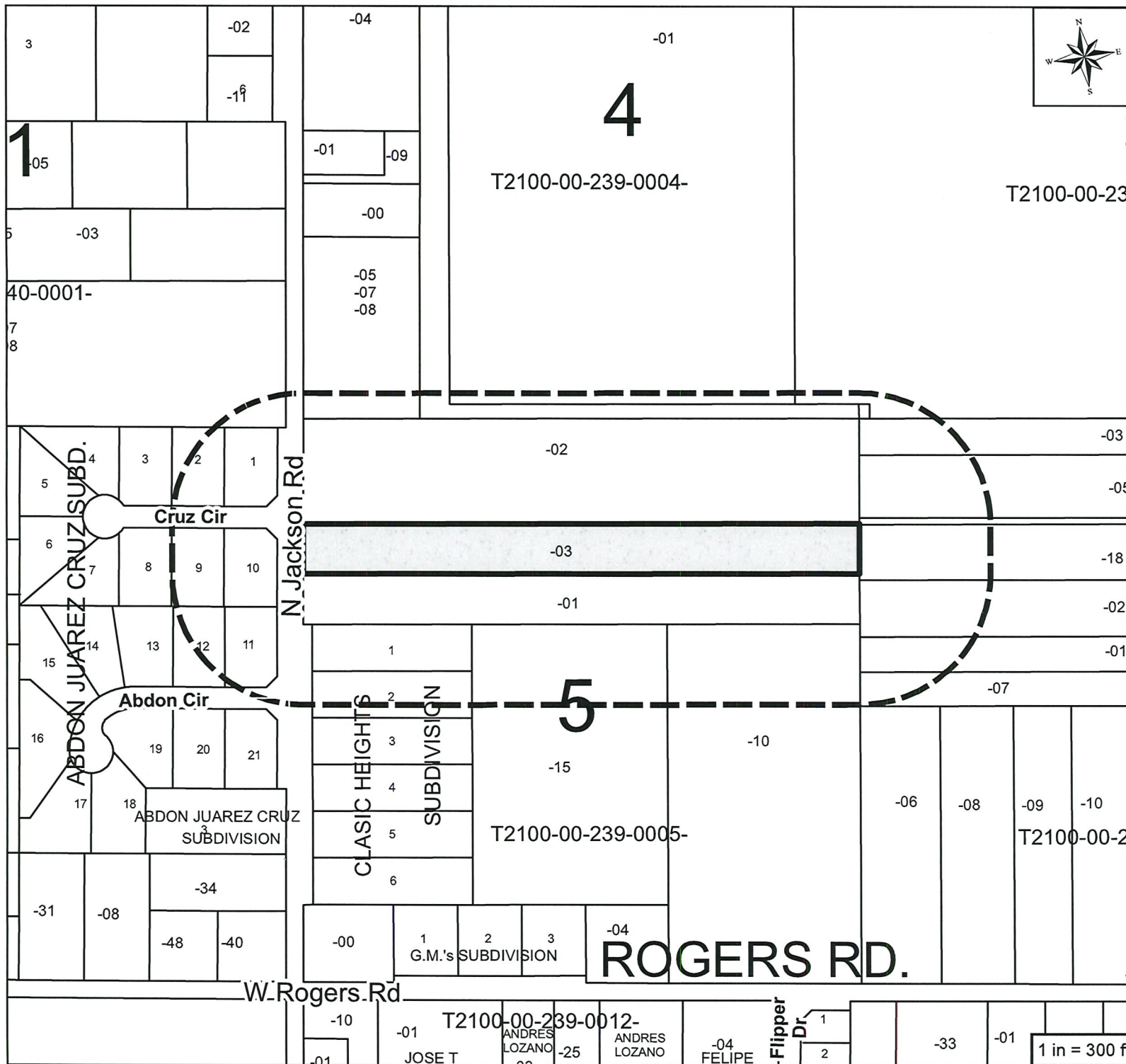
JAIME SERNA

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





MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

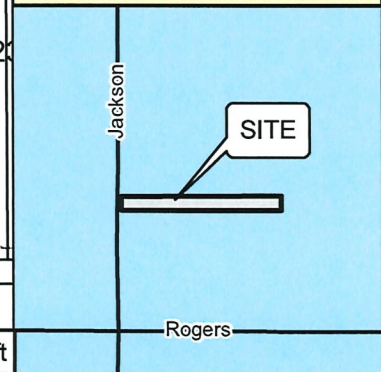
JAIME SERNA

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.301, SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING THE NORTH 3.5 ACRES OF THE SOUTH 7.5 ACRES OF THE NORTH 15 ACRES OF LOT 5, SECTION 239, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED AT 3026 N JACKSON ROAD, AS REQUESTED BY JAIME SERNA

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: reduction of side yard setbacks.

Reason for Hardship: to build family home. Requesting
(use other side if necessary)
a left setback inlie of the 15ft required by
code.

Property Description: _____
Lot Block Subdivision

Property Address: 3026 N Jackson Rd

Present Property Zoning: Suburban Residential

Person requesting Variance: Jaime H. Serna

Mailing Address: 2604 Guajillo St Edinburg, TX 78541
Street Address City/State Zip Code

Phone No. (Home): _____ (Work): _____ (Cell): 956)648-0071

Owner's Name: Jaime H. Serna

Mailing Address: 2604 Guajillo St Edinburg, Tx 78541
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: Jaime H. Serna Date: 1-7-21

Owner/Agent's Name (Please Print): _____

\$450 Application Fee: R 01231960 Application Received by: R
Receipt No.

Application deadline: _____ ZBA Hearing date: 1-27-21

- \$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

REC'D PLANNING & ZONING
JAN 7 11:05:05

SUBMITTED BY:



**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 NUTX, Inc

PHONE NO.

ADDRESS PO Box 1734

(956) 239-2192 (OFFICE)

CITY, STATE & ZIP Edbg, TX 78540

() - (MOBILE)

EMAIL ADDRESS GERRY1513@gmail.com

PROJECT SITE ADDRESS: Lot 29 Sendero Trails
3026 N Jackson Rd.

IMPROVEMENT

VALUE \$ + 300,000

LOT(S): 29 BLOCK: _____ SUBDIVISION: _____ SUBD. GATE CODE _____

SCOPE OF WORK: New Construction off Jackson Rd, North of Rogers Rd

☒ NEW ☐ ADDITION ☐ REMODEL ☐ REPAIR ☐ FENCE ☐ DEMOLITION (NEED APPROVAL: ☐ SWD)

PLEASE CHECK ONE: RESIDENTIAL ☒ MULTI-FAMILY ☐

TOTAL BLDG SQ. FT. # PARKING SQ FT LOT FLOOR ELEVATION
SQ FT 4267 LIVING 2985 SPACE _____ LOT 152,460 FRONT _____ ABOVE TOP OF CURB _____

NO. OF NO. OF NO. OF NO. OF SQ FT FLOOD BLDG.
UNITS _____ FLOORS 1 BDRMS 4 BATHRMS 4 CARPORT _____ ZONE _____ HEIGHT _____

BUILDING DISTANCE FROM PROPERTY LINES

FRONT SIDE REAR SIDE
48'9 4 82'10 6

FOUNDATION	EXT WALLS	INTERIOR WALL	ROOF	OTHER CONDITIONS
<input checked="" type="checkbox"/> CONCRETE SLAB	<input type="checkbox"/> MASONRY VENEER	<input checked="" type="checkbox"/> SHEETROCK	<input type="checkbox"/> ROOF SHINGLES	<input type="checkbox"/> PUBLIC SIDEWALK
<input type="checkbox"/> CONCRETE PIER	<input type="checkbox"/> MASONRY SOLID	<input type="checkbox"/> PANEL	<input type="checkbox"/> COMPOSITION	<input type="checkbox"/> CORNER LOT
<input type="checkbox"/> CONCRETE BLOCK	<input type="checkbox"/> METAL SIDING	<input type="checkbox"/> SEALED	<input type="checkbox"/> METAL	<input type="checkbox"/> CUL-DE-SAC
<input type="checkbox"/> CONCRETE BEAM	<input type="checkbox"/> COMPOSITION	<input type="checkbox"/> TEXTONE	<input checked="" type="checkbox"/> CLAY TILE	<input type="checkbox"/> OTHER _____

OWNER: Jaime Serna

PHONE NO. (956) 648-0071

ADDRESS: _____

MOBILE NO. () - _____

CITY: Edbg

STATE TX

ZIP 78539

OFFICE USE ONLY

PERMIT FEE \$ _____

PARKLAND FEE \$ _____

TOTAL PERMIT FEE \$ _____

EFFECTIVE IMMEDIATELY

PROJECT ID:

201216-1

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).



M/A
Custom Plans

3025 HARVEY MACLENTX
(956) 648.6870
MACLENTX@GMAIL.COM
WWW.MACUSTOMPLANS.COM

THIS DRAWING IS THE PROPERTY OF M/A CUSTOM PLANS AND MAY NOT BE COPIED, REPRODUCED, PUBLISHED OR SUBMITTED FOR PERMITS WITHOUT THE EXPRESSED CONSENT OF M/A CUSTOM PLANS (MACP). MACP ASSUMES NO LIABILITY FOR HOMES BUILT FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THESE PLANS TO PERFORM THE FOLLOWING. CONTRACTOR MUST:
* VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION OR SITE PREP.
* VERIFY COMPLIANCE WITH CITY ORDINANCE CODES & RESTRICTIONS WHERE STRUCTURE IS TO BE BUILT.
* VERIFY COMPLIANCE WITH ALL SUBDIVISION REQUIREMENTS.
* PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

PROJECT INFORMATION

DATE: 03/02/2019

OWNER:

JAIME SERNA

SITE:

NORTH 3.5 ACRES OF THE SOUTH 7.5 ACRES OF THE NORTH 1/4 ACRES OF LOT 5 SECTION 239 TEXAS-MEXICAN RAILWAY COMPANY SURVEY HIDALGO COUNTY, TEXAS

PROJECT DATA

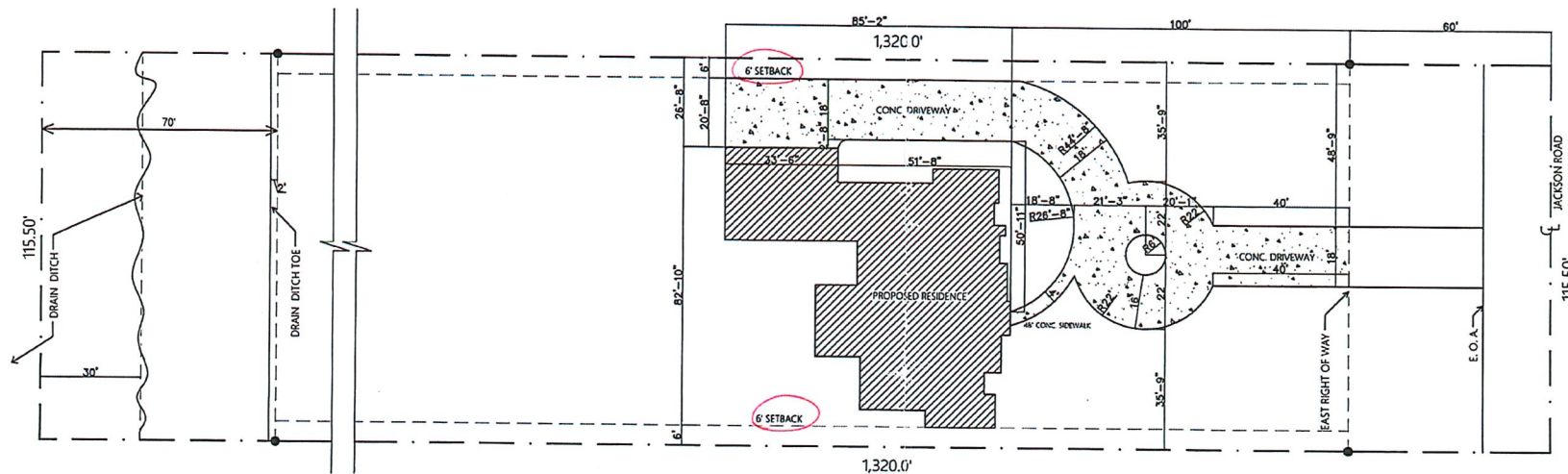
LIVING: 2,985.0' SF
GARAGE: 891.0' SF
PORCH: 79.0' SF
PATIO: 312.0' SF
TOTAL AREA: 4,267.0' SF

WWW.MACUSTOMPLANS.COM

SHEET No:

1 of 6

M/A CUSTOM PLANS PROVIDES A PLAN SERVICE ONLY, AND RETAINS SOLE PROPRIETORSHIP OF ALL PLANS, CONSTRUCTION DOCUMENTS, & ORIGINAL DESIGNS.



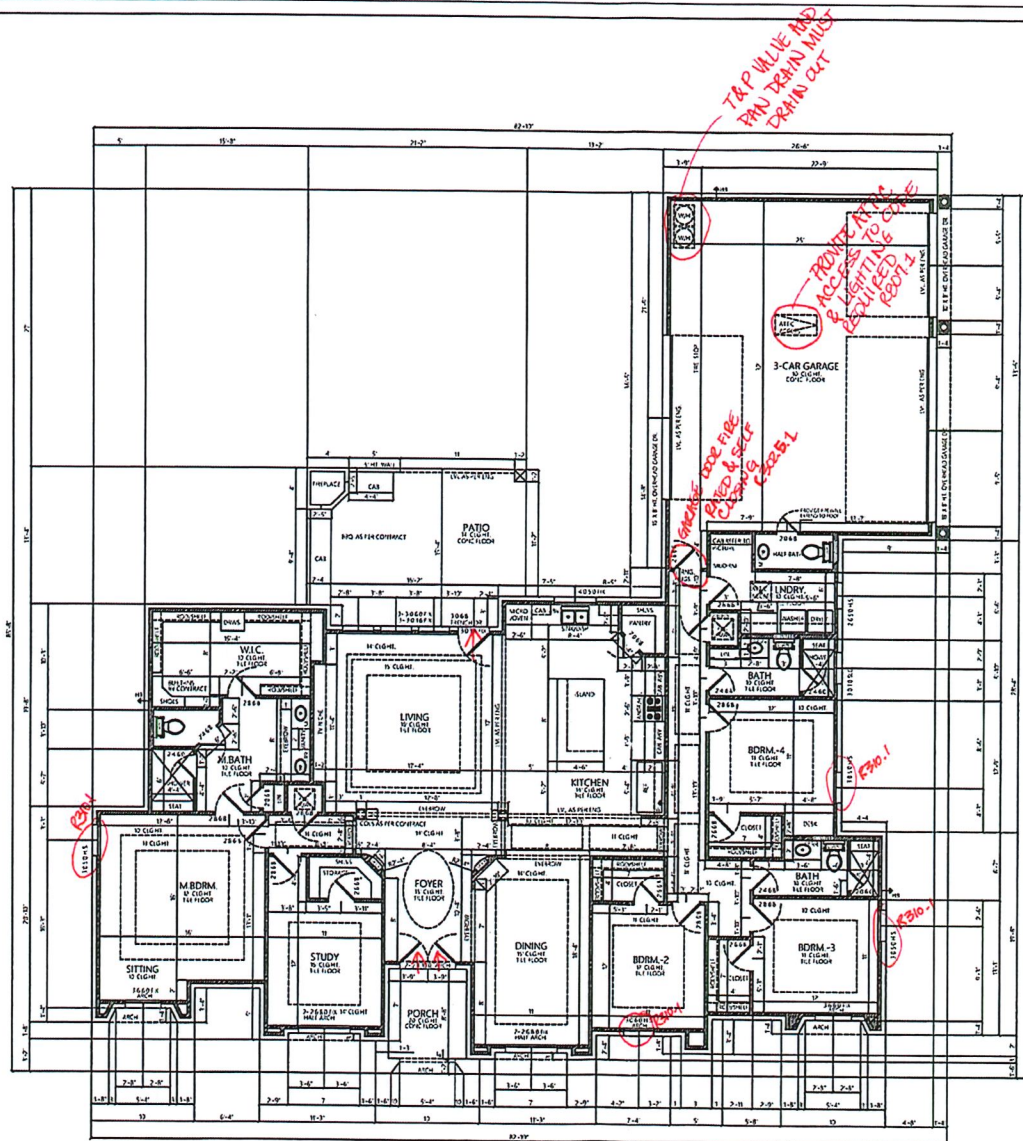
property zone
Suburban Residential
FRONT: 30'
SIDES: 15'
REAR: 30'

SITE PLAN

SCALE: 1/16" = 1'

INITIALED BY BUYER: _____ SELLER: _____

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FLOOR PLAN

SCALE: 3/16" = 1'



M/A
CUSTOM PLANS

3025 HARVEY MACALLENTR
(566) 648.6870
MADESIGN12@GMAIL.COM
WWW.MACUSTOMPLANS.COM

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- * VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION OR SITE PREP
- * VERIFY COMPLIANCE WITH CITY ORDINANCE CODES & RESTRICTIONS WHERE STRUCTURE IS TO BE BUILT.
- * VERIFY COMPLIANCE WITH ALL SUBDIVISION REQUIREMENTS

PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

PROJECT INFORMATION

DATE: 06/27/2020
OWNER: JAIME SERNA
SITE: LOT NO. 29
SENDERO TRAILS
EDINBURG, TEXAS

PROJECT DATA

LIVING: 2,985.0' SF
GARAGE: 891.0' SF
PORCH: 79.0' SF
PATIO: 312.0' SF
TOTAL AREA: 4,267.0' SF

WWW.MACUSTOMPLANS.COM

SHEET No:

4 of 6

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INITIALED BY BUYER: _____ SELLER: _____

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NOTIFICATION

Dear Property Owner:

A public hearing will be held on Wednesday, January 27, 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 3, SECTION 3.301, SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING THE NORTH 3.5 ACRES OF THE SOUTH 7.5 ACRES OF THE NORTH 15 ACRES OF LOT 5, SECTION 239, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED AT 3026 N JACKSON ROAD, AS REQUESTED BY JAIME SERNA

As an adjacent property owner you are invited to participate. Because of the state of emergency due to the COVID-19 pandemic, the City has established a telephone number for those who desire to participate. If you wish to do so, please send your request by email to PublicHearings@cityofedinburg.com or call the Planning and Zoning Department at 956-388-8202. Requests must be received no later than 30 minutes before the start of the meetings. Your request should include your name, address, and telephone number. Please note that meeting time and date are subject to change. Therefore, please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the variance request, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- P. O. Box 1079 Edinburg, Texas 78540
- Fax # : (956) 292-2080 by Wednesday, January 27, 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

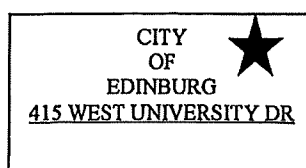
Comments: In favor of building family home.

Print Name: Jaime H. Serna Phone No.: 956) 648-0071
Address: 2604 Canjillo St City: Edinburg State: TX Zip: 78541

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)

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
January 27, 2021

Item: Consider Variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, Being Lot 18, 281 Estates, Located at 1002 Orange Avenue, As Requested By Stephen Bechtel

Request:

The applicant is requesting a variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New Construction and Substantial Improvements. This applicant purchased Lot 18, of 281 Estates Subdivision with an existing residential structure on the lot. It is determined, the residential structure was constructed without meeting the required finish floor elevation based on a flood zone area. The Flood Zone is an AE zone, with the Base Flood Elevation (BFE) at 86 ft. above sea level. The City's Unified Development Code requires 2 ft. above the BFE with required finish floor at 88 ft. The basis for the request is to allow for the existing finish floor elevation at 83.4 ft., 4.6 ft. below the 88 ft. elevation. The previous owner did not complete the permitting process.

Property Location and Vicinity:

There is an existing residential structure on the property that is located on the south side of Orange Avenue, approximately $\frac{3}{4}$ of a mile west of Interstate I-69C. The property has 150 ft. of frontage along Orange Avenue and a depth of 478.55 ft. for a lot size of 1.65 acres.

The property is zoned Neighborhood Conservation 7.1 (NC 7.1) District. Surrounding zoning is Neighborhood Conservation 7.1 (NC 57.1) District to the North, East and West, and Industrial (I) District to the South.

Background and History:

This property is part of 281 Estates Subdivision, which was recorded on May 28, 1996 and is a single family residential development. A variance request for the previous property owner was granted in January 2019 at a BFE of 86.5 ft. Subsequently, a building permit for construction of the residence was issued on February 1, 2019. The previous owner did not comply with the approval of the Zoning Board of Adjustment and no longer continued to construct. A building permit from the new owner was then received by the City on September 18, 2020.

Staff mailed a notice of the variance request to eleven (11) neighboring property owners and received no comments in favor and one against this request at the time of this report.

Analysis:

The ground elevation adjacent to the existing house is 82.4 ft. above sea level with a finish floor elevation of 83.4 ft. The property is in a Flood Zone designated as an AE Zone requiring the finished floor of the residential building to be 2 ft. above the base flood elevation for this property.

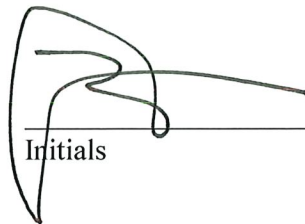
According to FEMA flood maps, the base flood elevation is 86 ft. Therefore, the minimum finished floor is required to be at 88 feet. It is noted that FEMA requires communities to require all new construction of residential structures or substantial improvements in Flood Zones to have

the finished floor elevation, be at or above the Base Flood Elevation. There have previously been requests for this section of the code for several lots in this subdivision.

Recommendation:

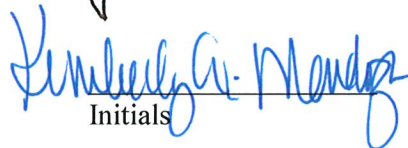
Staff recommends that the applicant comply with the BFE of 86.5 ft. as per the previous variance granted in 2019. If approved, the applicant will need to comply with all other requirements during the permitting process including but not limited to building and fire codes, fire protection, parking, landscape 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:
Abel Beltran
Urban Planner

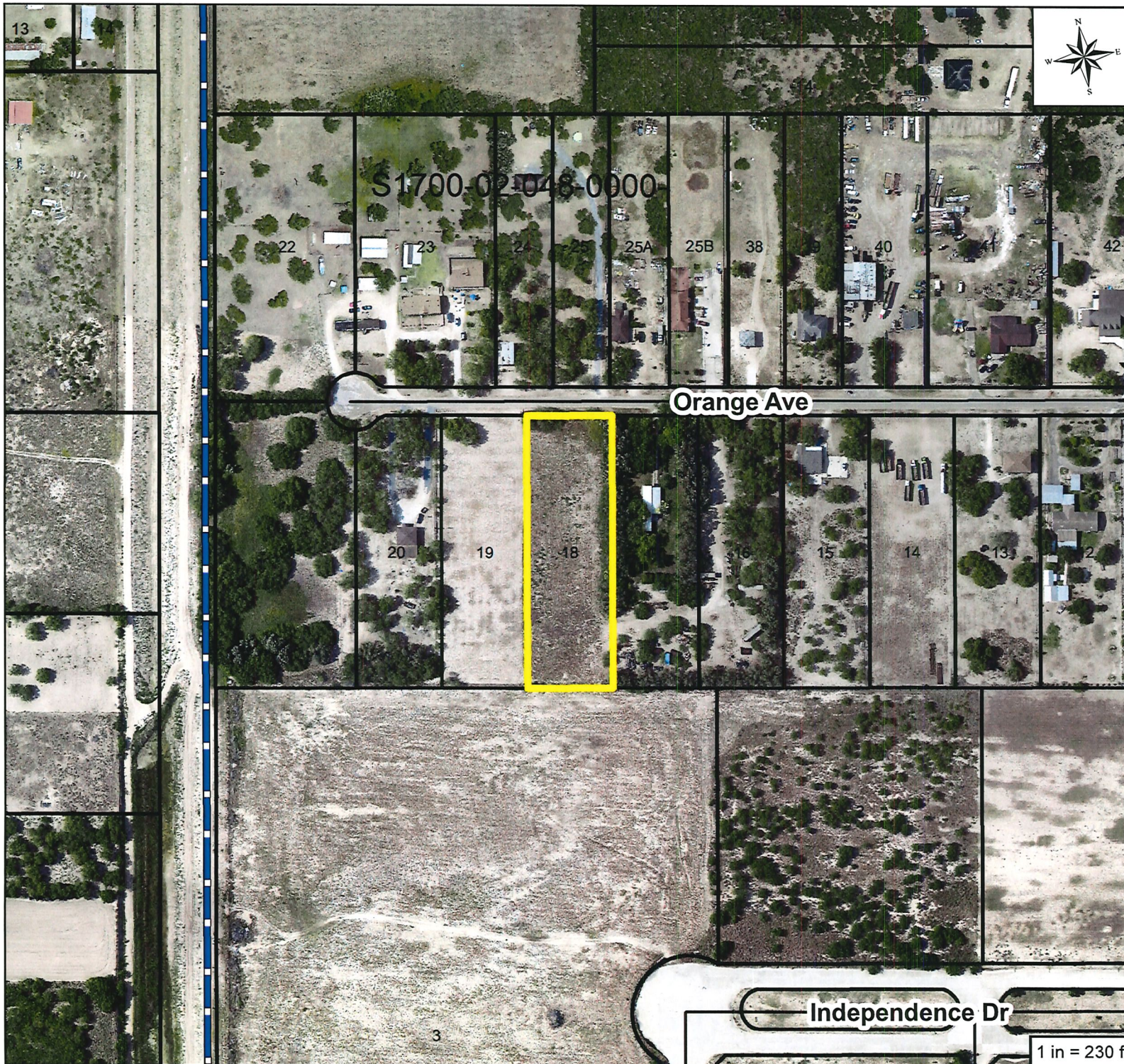

Initials

11/22/21
Date

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


Initials

1/28/2021
Date



AERIAL MAP


CASE CAPTION:

APPLICANT NAME:

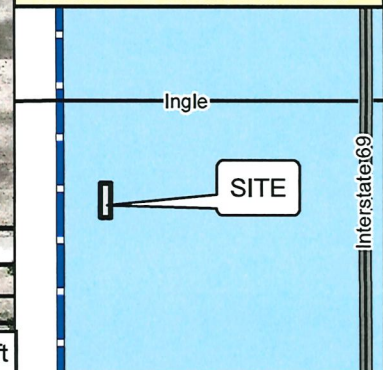
STEPHEN BECHTEL

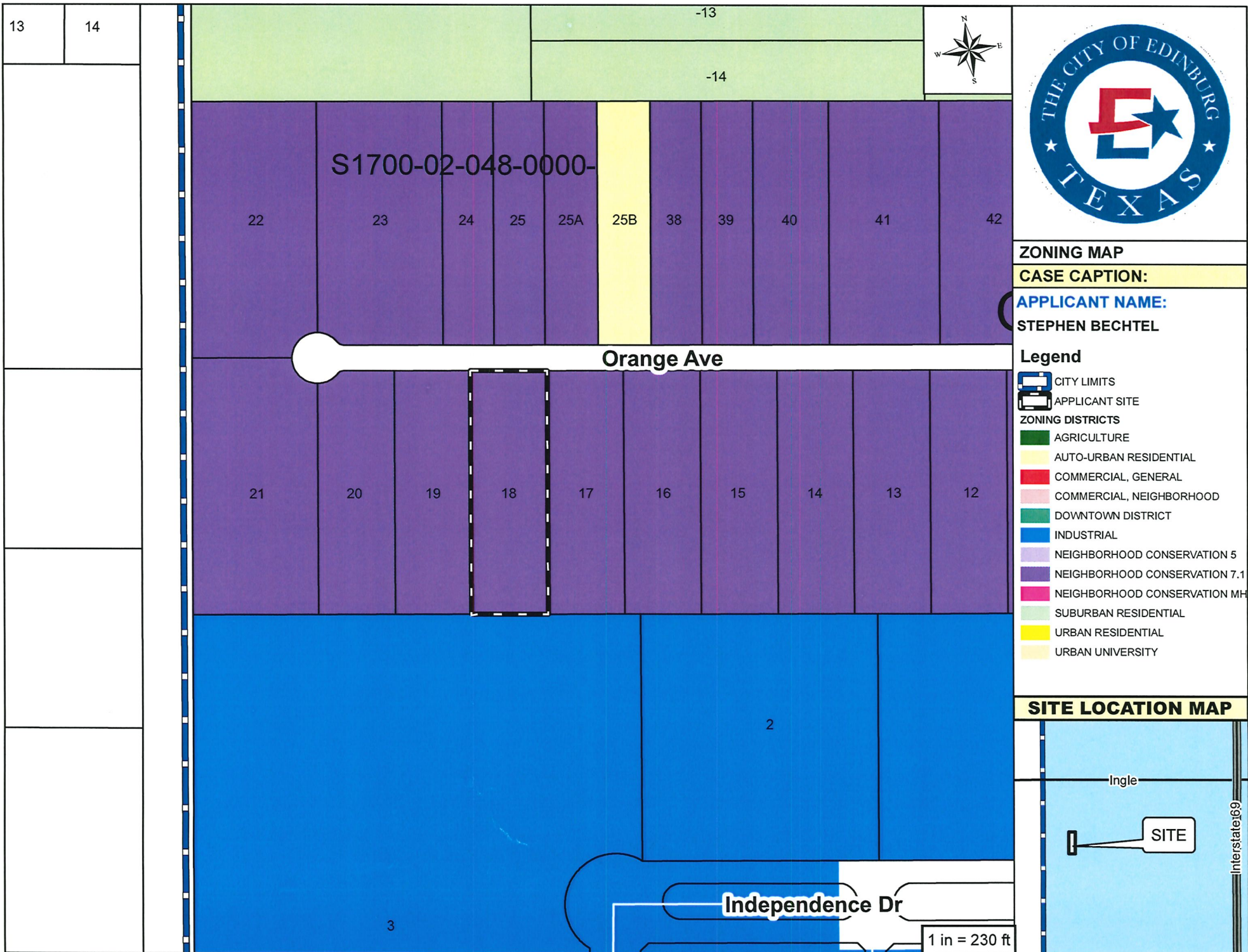
CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 4, SECTION 4.203, STANDARDS FOR NEW & SUBSTANTIAL IMPROVEMENTS (B) RESIDENTIAL BUILDINGS, BEING LOT 18, 281 ESTATES, LOCATED AT 1002 ORANGE AVE, AS REQUESTED BY STEPHEN BECHTEL

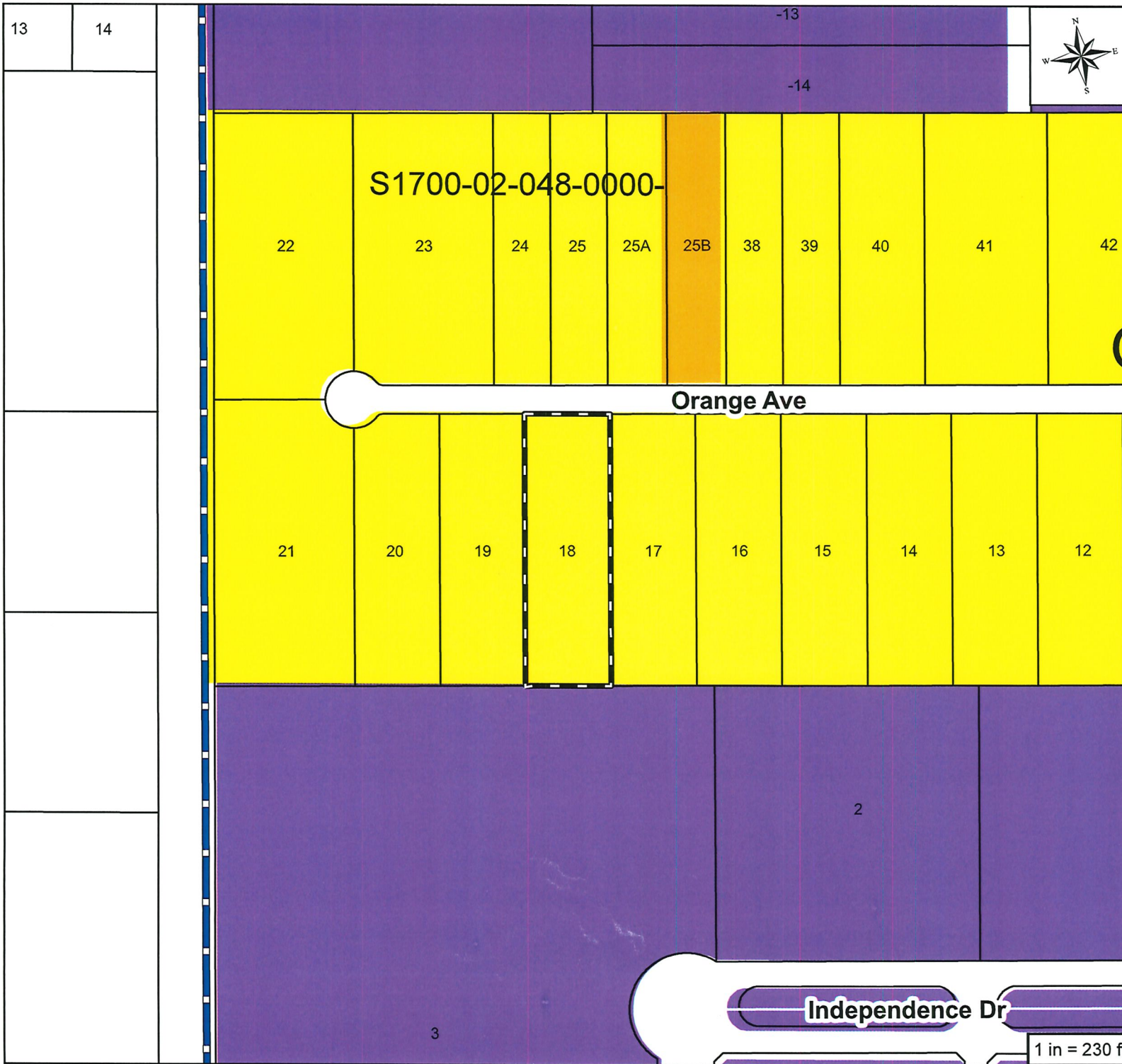
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP







FUTURE LANDUSE MAP

CASE CAPTION:

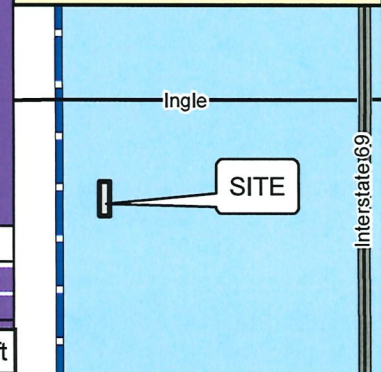
APPLICANT NAME:

STEPHEN BECHTEL

Legend

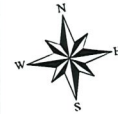
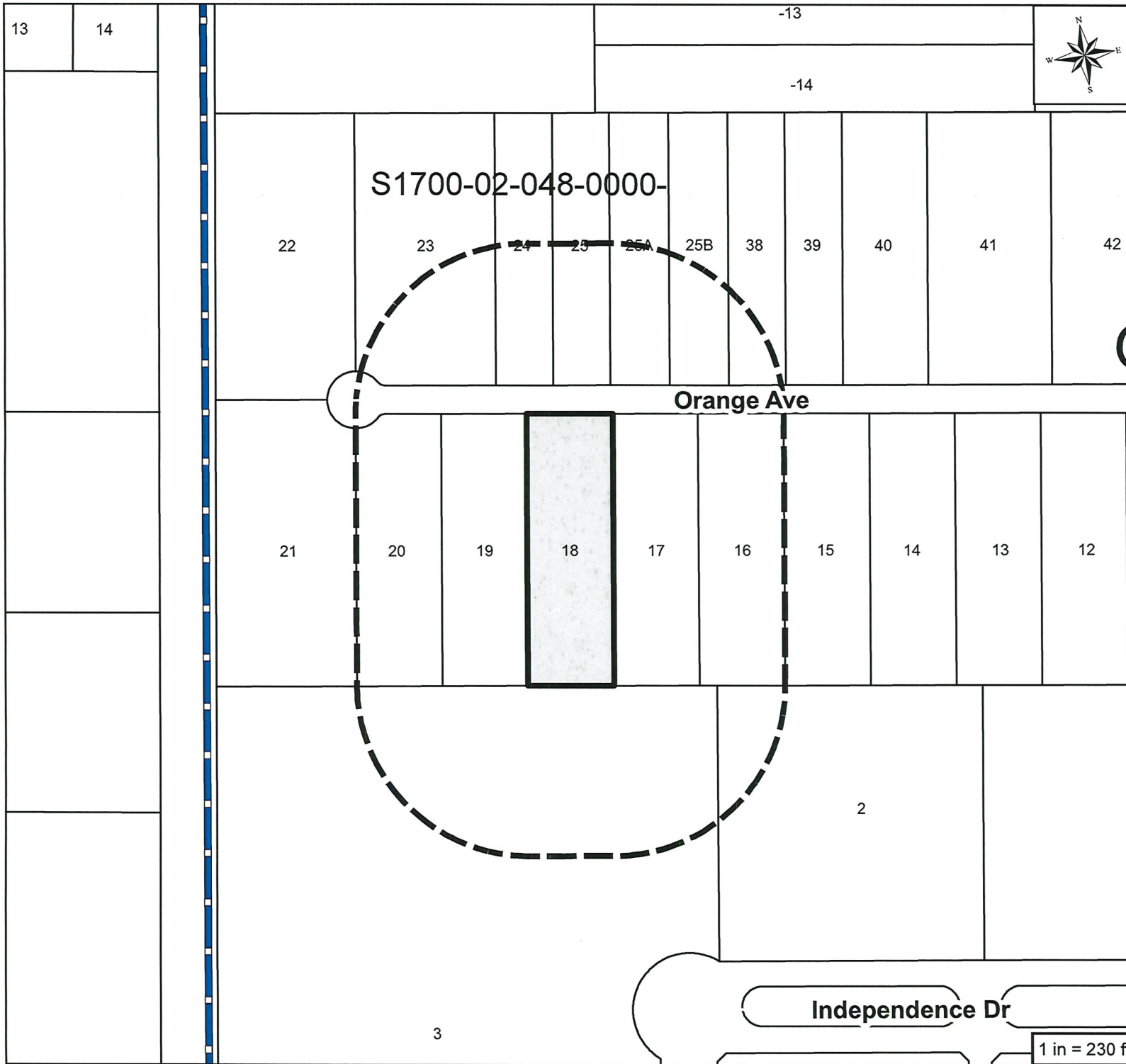
- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP



Independence Dr

1 in = 230 ft



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

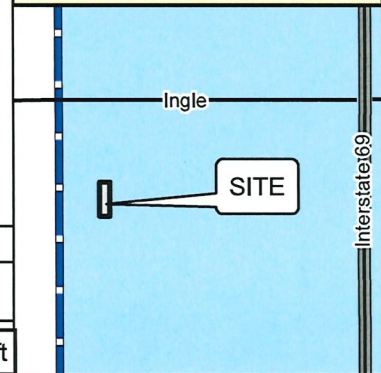
STEPHEN BECHTEL

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 4, SECTION 4.203, STANDARDS FOR NEW & SUBSTANTIAL IMPROVEMENTS (B) RESIDENTIAL BUILDINGS, BEING LOT 18, 281 ESTATES, LOCATED AT 1002 ORANGE AVE, AS REQUESTED BY STEPHEN BECHTEL

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: Get final Building Permit

Reason for Hardship: _____
(use other side if necessary)

Property Description: Lot 18 281 Estates
Lot Block Subdivision

Property Address: 1002 W Orange Ave

Present Property Zoning: Neighborhood Conservation 7.1 family residential

Person requesting Variance: Stephen Bechtel

Mailing Address: 40 River Birch Ct Hampton GA 30228
Street Address City/State Zip Code

Phone No. (Home): 770 946 8105 (Work): _____ (Cell): 770 617-4356

Owner's Name: Stephen Bechtel

Mailing Address: 40 River Birch Ct Hampton GA 30228
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: Stephen Bechtel Date: 12.30.2020

Owner/Agent's Name (Please Print): Stephen Bechtel

\$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

1002 W Orange Ave.

Reasons for Hardship:

We would like to finish this house that is about 90-95% complete. When we bought this house recently, we were told that we could finish it but would have to get another permit, since there is a new owner. There are several reasons why we feel that this variance should be granted. Our house as noted in the Elevation Certificate is higher than the two houses closest to us. We are a whole foot higher than one and several inches higher than the other.

The Valley has experienced two hurricanes recently that dropped a lot of rain in this area. Our property did not come close to flooding in either case. As a matter of fact, the most recent hurricane saw a lot of flooding in other areas in Edinburg flood but did not affect 1002 W Orange very much. I personally went by the day after the Hurricane and rains and took pictures which showed very little sitting water on the property.

As mentioned earlier, the house is about 90 to 95% complete. This includes all foundation work, Block walls, windows and doors. The house has all the rough ins completed including electrical, plumbing and HVAC. The home has a finished roof. All this brings us to question how this construction got this far, including all the various permits without someone bringing up elevation issue?

If elevation was an issue, none of the above listed permits should have been granted. It seems like someone should have stopped this project from moving forward at the beginning before the foundation was poured. Now about the only thing that is needed is the final permit to complete this house. Seems like a strange time to be stopping the project?

So if this Variance is not granted, we run the risk of this property sitting abandoned for years and deteriorating significantly. Therefore, we are requesting that the city of Edinburg grant us what ever permits we need to finish this project. This would allow the property to be completed, which would ensure that this home would be properly taken care of in the future and not be an eye sore to the city or the neighbors.

Thanks for your consideration,

Stephen Bechtel

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Stephen Bechtel				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1002 W. Orange Ave.				Company NAIC Number:	
City Edinburg		State Texas		ZIP Code 78541	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 18, 281 Estates Subdivision					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>26°22'41.22"</u> Long. <u>-98°09'17.90"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Edinburg 480338		B2. County Name Hidalgo		B3. State Texas	
B4. Map/Panel Number 0005	B5. Suffix E	B6. FIRM Index Date 06-06-2000	B7. FIRM Panel Effective/ Revised Date 06-06-2000	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 86
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1002 W. Orange Ave.			Policy Number:
City Edinburg	State Texas	ZIP Code 78541	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: RTCM #905 = 110.83 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>83.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>82.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>82.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Arturo A. Salinas	License Number 4802		
Title Reg. Prof. Land Surveyor			
Company Name Art Salinas Engineering Inc.			
Address 1524 Dove Ave.			
City McAllen	State Texas		ZIP Code 78504
Signature 	Date 12-24-2020	Telephone (956) 618-5565	Ext. _____

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1002 W. Orange Ave.			Policy Number:
City Edinburg	State Texas	ZIP Code 78541	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☒ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☒ feet ☐ meters ☒ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☒ feet ☐ meters ☒ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☒ feet ☐ meters ☒ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☒ feet ☐ meters ☒ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State Texas	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1002 W. Orange Ave.

City
Edinburg

State
Texas

ZIP Code
78541

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate of
Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement)
of the building: _____

☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____

☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____

☐ feet ☐ meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1002 W. Orange Ave.City
EdinburgState
TexasZIP Code
78541**FOR INSURANCE COMPANY USE**

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View - 12/24/2020

Clear Photo One



Photo Two

Photo Two Caption Rear View - 12/24/2020

Clear Photo Two

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1002 W. Orange Ave.**FOR INSURANCE COMPANY USE**

Policy Number:

City
EdinburgState
TexasZIP Code
78541

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four



**PLANNING & ZONING DEPARTMENT
2021 Calendar Zoning Board of Adjustments**

Zoning Board of Adjustments Meetings are held at 4:00 P.M. in the City Council Chambers

Deadline	Zoning Board of Adjustments Meeting Dates
January 4, 2021	January 27, 2021
February 1, 2021	February 24, 2021
March 1, 2021	March 31, 2021
April 5, 2021	April 28, 2021
May 3, 2021	May 26, 2021
June 7, 2021	June 30, 2021
July 5, 2021	July 28, 2021
August 9, 2021	August 25, 2021
September 7, 2021	September 29, 2021
October 4, 2021	October 27, 2021
November 1, 2021	November 17, 2021
December 6, 2021	December 22, 2021

Deadlines and meeting Dates are subject to change at any time.
Please contact the Planning Department at (956) 388-8202, if you may have any questions

415 W. University Drive, Edinburg Texas 78540

2020 ATTENDANCE RECORD ZONING BOARD OF ADJUSTMENTS COMMISSION MEETINGS

	01/29/20	02/26/20	03/25/20	04/29/20	05/27/20	06/24/20	07/29/20	08/26/20	09/30/20	10/28/20	11/18/20	12/30/20
Juan Lopez- Chairperson	P	P		P	P	A	P	P	P	P	P	P
Samuel Simon- Co-Chairperson	P	A		P	P	A	P	P	A	P	P	P
George Cardenas- Regular	A	P		P	P	A	P	P	P	P	P	P
Jason De Leon- Regular	P	A		P	P	A	P	P	P	P	P	P
Andre Maldonado- Regular	A	A		P	P	P	P	P	A	A	P	P
Mario Escobar- Alternate	P	P		A	A	P	A	P	A	A	A	A
Eddie Garza- Alternate	P	P		P	A	P	P	P	P	A	P	P
Jorge Ortegon- Alternate	A	P		P	P	P	P	P	A	P	P	P
Alex Rios- Alternate	P	P		A	P	P	A	A	P	P	A	P

2020 ATTENDANCE RECORD ZONING BOARD OF ADJUSTMENTS COMMISSION WORKSHOPS

[illegible]