



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
FEBRUARY 24, 2021 – 4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

- A. Prayer
- B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. PUBLIC COMMENTS

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

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

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

5. ABSENCES

- A. Consider excusing the absence of Board Member Mario Escobar from the January 27, 2021 Regular Meeting.

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- B.** Consider excusing the absence of Board Member Samuel Simon from the January 27, 2021 Regular Meeting
- C.** Consider excusing the absence of Board Member Jorge Ortegon from the January 27, 2021 Regular Meeting

6. PUBLIC HEARINGS

- A.** Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lot 60, Discovery Estates Subdivision Phase II, located at 5022 South Hummer Lane, as requested by Albert Aguirre
- B.** Consider Variance to the City's Unified Development Code, Article 2, Section 2.301 (D) Fences Facing or Abutting a Golf Course, being Lot 3, Los Lagos Subdivision Phase 1, located at 2124 Arlina Drive, as requested by Rolando De Leon & Alma Solis
- C.** Consider Variance to the City's Unified Development Code, Article 9, Section 9.201, Minimum Parking & Loading Requirements, Multi-Family, being Lot 14, Block 263, West Addition to Edinburg Subdivision, located at 1005 West Cano Street, as requested by Martha Ivonne Lopez
- D.** Consider Variance to the City's Unified Development, Code Article 3, Section 3.304, Non-Residential Bulk Requirements, Setbacks, being Lot 9, Big Horn Business Park Subdivision, Located at 914 Big Horn Drive, As Requested By Hector Guerra, Jr.
- E.** Consider Variance to the City's Unified Development Code, Article 3, Section 3.304, Multi-Family Lot & Building Standards, Setbacks, being Lot 2, Monmack Terrace No.2 Subdivision, located at 3613 Zelma Street, as requested by Alicia Y. Garza, on behalf of Talgaos LLC.
- F.** Consider Variance to the City's Unified Development Code, Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, being Lot 18, 281 Estates Subdivision, located at 1002 Orange Avenue, as requested by Stephen Bechtel (**TABLED: 01/27/2021**)

7. EXECUTIVE SESSION

The Board will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act.

- A.** Consultation with City Attorney. (§551.071. Consultation with Attorney; Closed Meeting)

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8. OPEN SESSION

The Board will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

9. INFORMATION

A. Training Opportunity: March 4, 2021- 8:30 A.M.- 12:00 P.M.

10. 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 4:20 P.M. on this 19th day of February, 2021

Nikki Marie Cavazos

Nikki Marie Cavazos, Administrative Assistant

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

NOTICE

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

Memo

To: Zoning Board of Adjustment Board Members
From: Nikki Marie Cavazos, Administrative Assistant
Subject: Board Members Absence
Date: February 19, 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 January 27, 2021 Regular Meeting.

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

Memo

To: Zoning Board of Adjustment Board Members
From: Nikki Marie Cavazos, Administrative Assistant
Subject: Board Members Absence
Date: February 19, 2021

This is to advise you that action needs to be taken with regards to the absence of Board Member Mr. Jorge Ortegon from the January 27, 2021 Regular Meeting.

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

Memo

To: Zoning Board of Adjustment Board Members
From: Nikki Marie Cavazos, Administrative Assistant
Subject: Board Members Absence
Date: February 19, 2021

This is to advise you that action needs to be taken with regards to the absence of Board Member Dr. Samuel Simon from the January 27, 2021 Regular Meeting.

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

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
February 24, 2021

Item: Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lot 60, Discovery Estates Subdivision Phase II, Located at 5022 S. Hummer Lane, As Requested By Albert Aguirre

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 commenced construction of a 10 ft. x 14 ft. pergola within the 25 ft. front yard setback.

Property Location and Vicinity:

The property is located on the east side of S. Hummer Lane, approximately 95 ft. north of West Alberta Road. The property currently has a single family residential structure and has 64.44 ft. of frontage along S. Hummer Lane and a depth of 118 ft. for a lot size of 7,603.92 square feet. The property is zoned Neighborhood Conservation 5 (NC 5) District. Surrounding zoning is Neighborhood Conservation 5 (NC 5) District in all directions.

Background and History:

The applicant commenced construction of a 10 ft. x 14 ft. pergola within the 25 ft. front yard setback without a building permit. Subsequently, a stop work order was placed on October 30, 2020. A building permit was received by the City on October 30, 2020 and was denied by staff due to the encroachment in the front yard setback. The applicant was then notified of the encroachment. Thus, the applicant submitted the application for the variance on January 22, 2021.

Staff mailed a notice of the variance request to thirty-six (36) neighboring property owners and received no comments in favor or against this request at the time of this report.

Analysis:

The property is part of Discovery Estates Subdivision Phase II, which was recorded on July 29, 2003. Building setbacks called for by plat are as follows: Front 25 ft., Rear 20% of the lot depth, Sides 7 ft. and 18 ft. garage. The location of the pergola currently sits 9 ft. into the front yard setback. The applicant has indicated that they started construction of the pergola and was not aware of the need of a building permit, nor the required 25 ft. front setback. Mr. Aguirre has also indicated that the structure is 90% complete. The applicant is requesting the Board grant an encroachment of 9 ft. into the 25 ft. front yard setback. There have been no other variances granted in this area within the last six months.

Recommendation:

Staff recommends disapproval of the variance request to respect the 25 ft. front yard setback plat note as stated on the plat, and as well there being no other variances of this nature within the surrounding area. 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.

Zoning Board of Adjustment
Albert Aguirre
Page 2

Prepared By:
Rita Lee Guerrero
Urban Planner

RLG
Initials

2/19/2021
Date

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

KM
Initials

2/18/2021
Date



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

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

Nature of Request: Building a Pergola in front of Property and Requesting Adjustment of Set Back Restriction

Reason for Hardship: Started Building without being aware of
(use other side if necessary)
Needing a permit and the 25' Restricted Set Back. Pergola is
90% Done

Property Description: _____
Lot Block Subdivision Discovery Estates

Property Address: 5022 S. Hummer Ln

Present Property Zoning: _____

Person requesting Variance: Albert Aguirre

Mailing Address: 5022 S. Hummer Ln. Edinburg, TX 78539
Street Address City/State Zip Code

Phone No. (Home): _____ (Work): _____ (Cell): (956) 867-1828
(956) 624-6688

Owner's Name: Albert Aguirre

Mailing Address: 5022 S. Hummer Ln. 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.

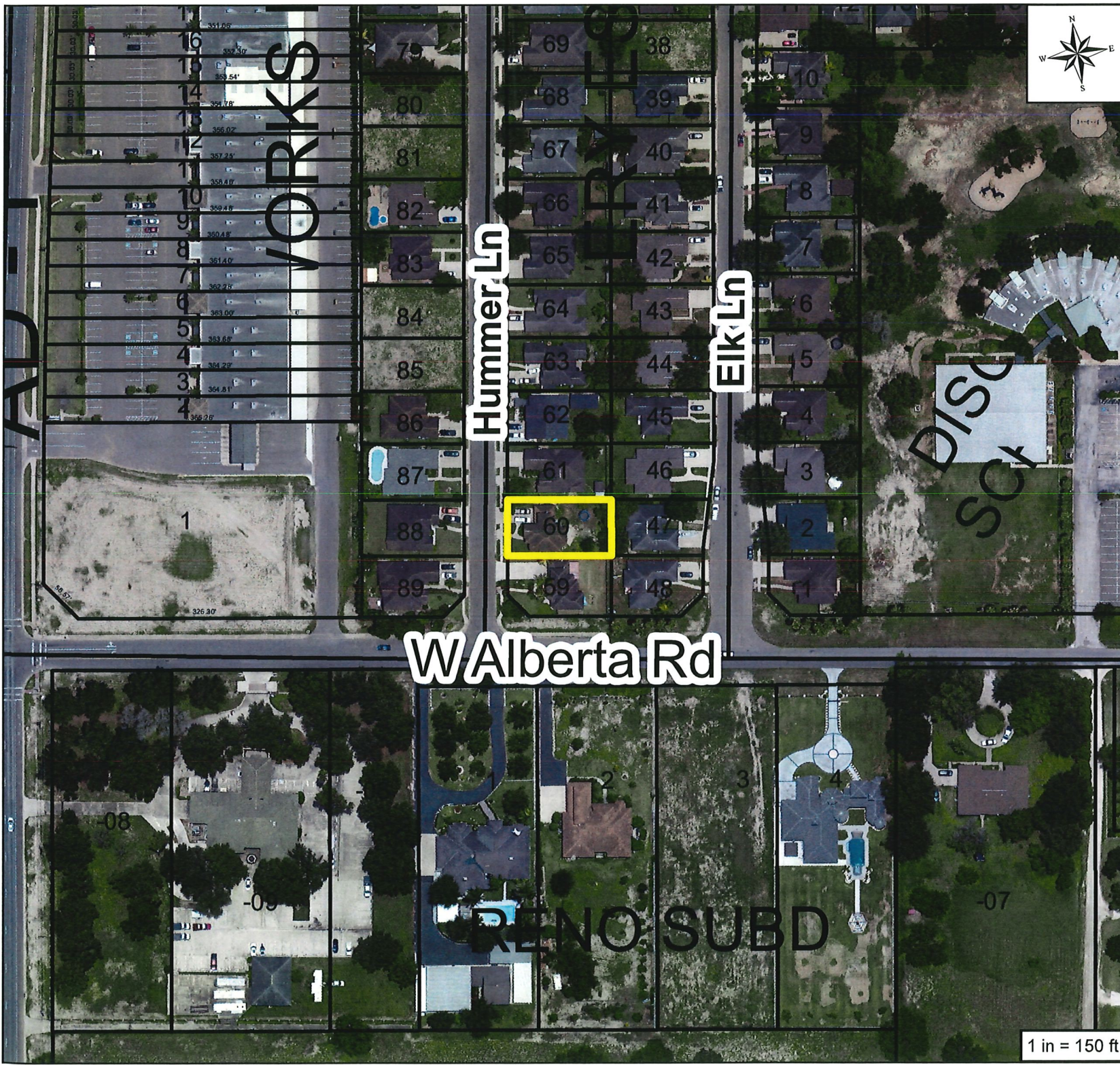
Signature: Albert Aguirre Date: 1-22-21

Owner/Agent's Name (Please Print): Albert Aguirre

\$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



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

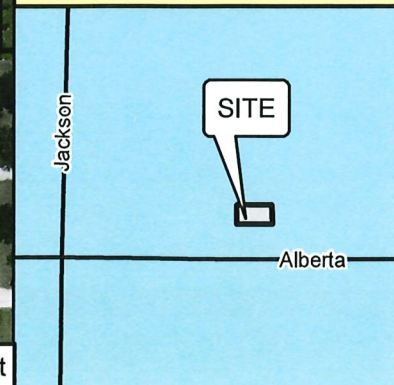
ALBERT AGUIRRE

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 3, SECTION 3.301, SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING LOT 60, DISCOVERY ESTATES SUBDIVISION, LOCATED AT 5022 S. HUMMER LANE, AS REQUESTED BY ALBERT AGUIRRE

Legend

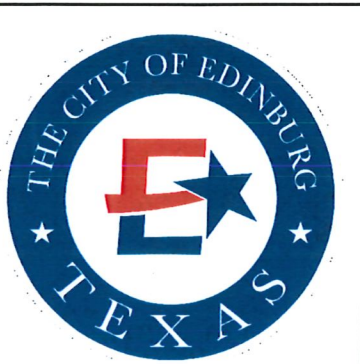
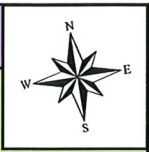
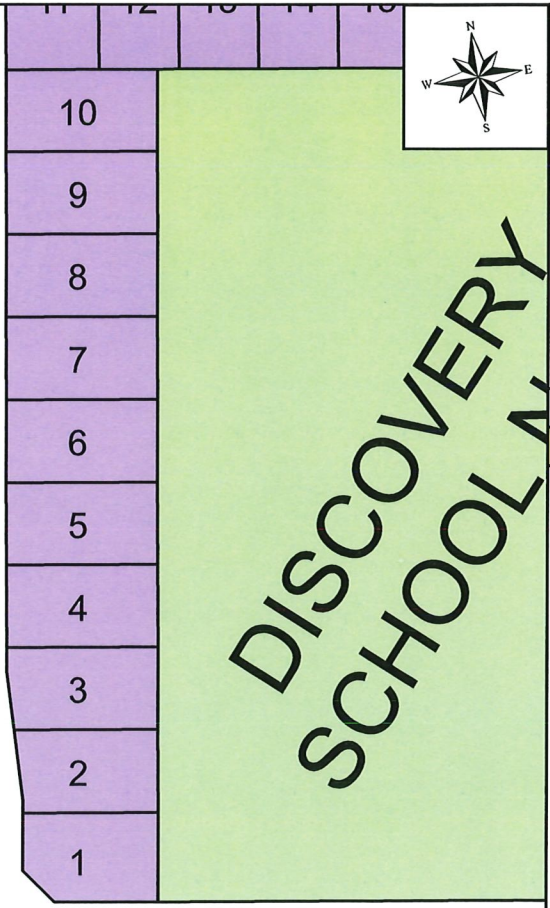
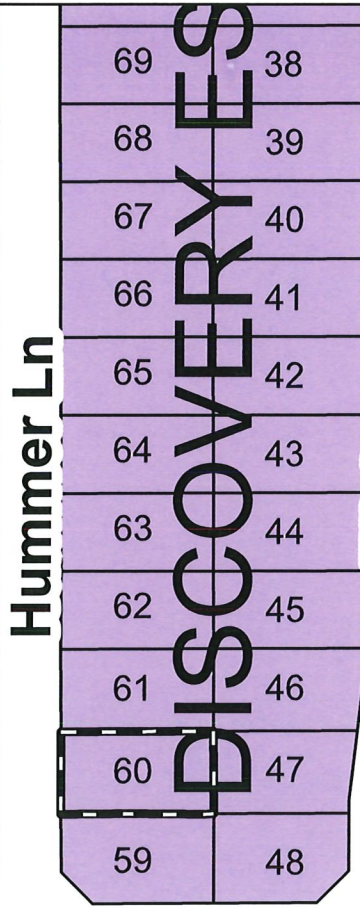
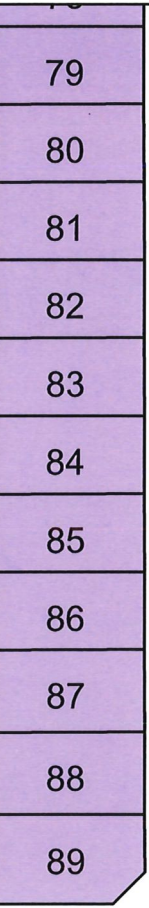
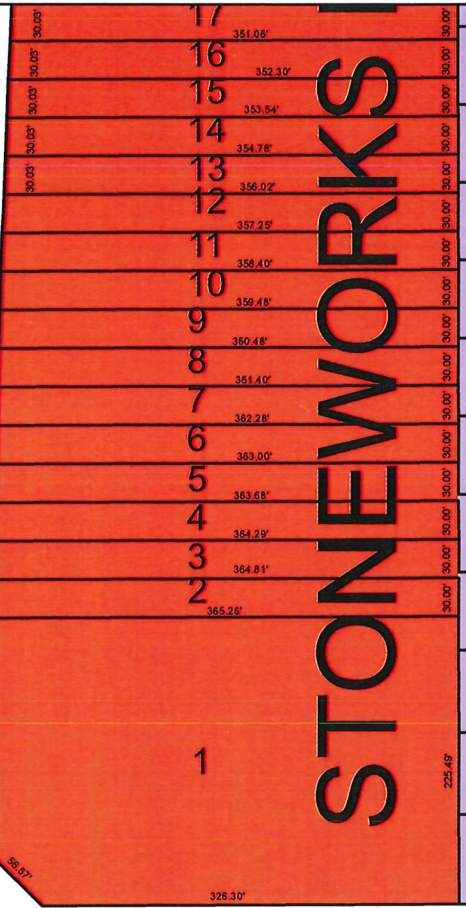
-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft

JACKSON ROAD - 1.1 MI.



ZONING MAP

CASE CAPTION:

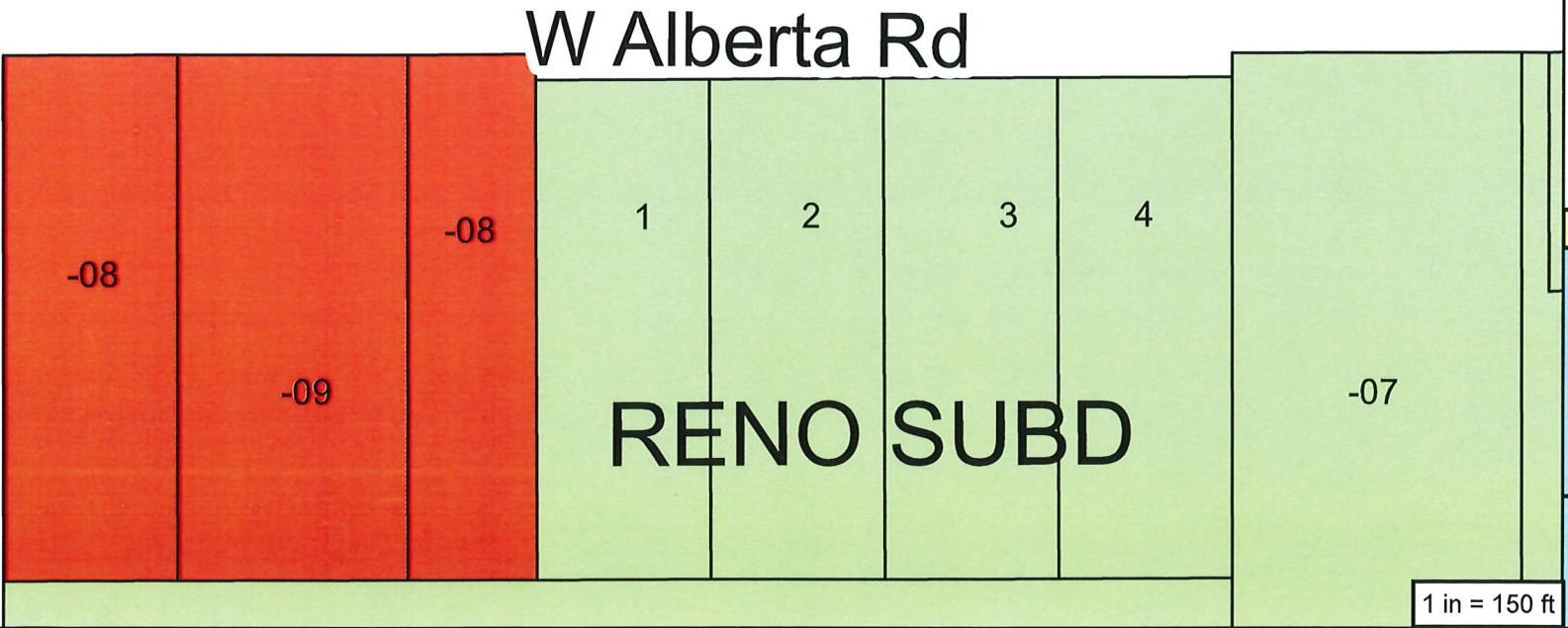
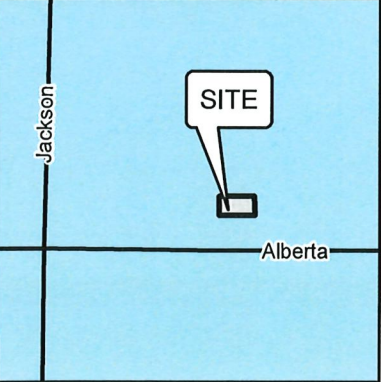
APPLICANT NAME:

ALBERT AGUIRRE

Legend

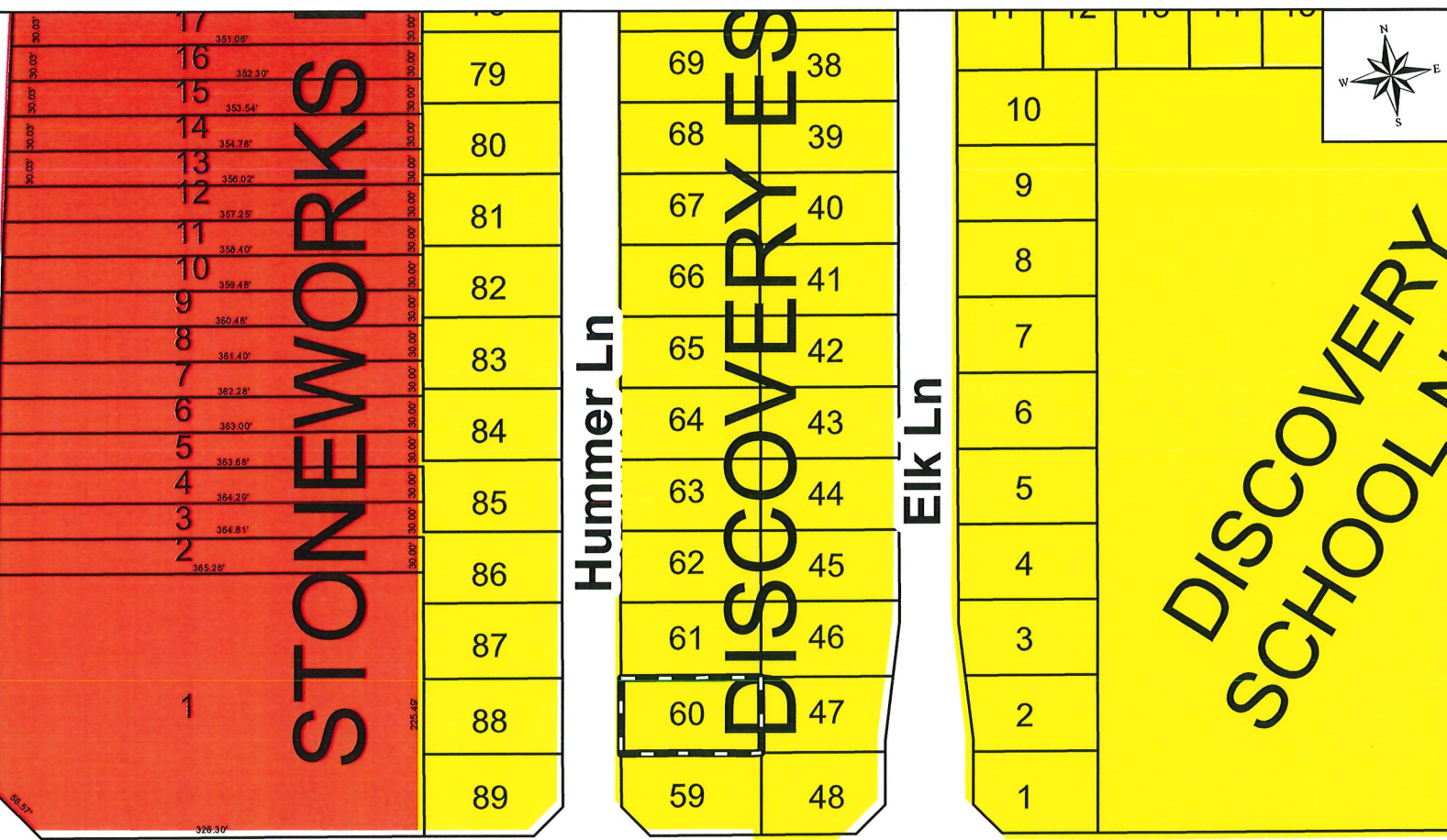
- CITY LIMITS
- APPLICANT SITE
- ZONING DISTRICTS**
 - AGRICULTURE
 - AUTO-URBAN RESIDENTIAL
 - COMMERCIAL, GENERAL
 - COMMERCIAL, NEIGHBORHOOD
 - DOWNTOWN DISTRICT
 - INDUSTRIAL
 - NEIGHBORHOOD CONSERVATION 5
 - NEIGHBORHOOD CONSERVATION 7.1
 - NEIGHBORHOOD CONSERVATION MH
 - SUBURBAN RESIDENTIAL
 - URBAN RESIDENTIAL
 - URBAN UNIVERSITY

SITE LOCATION MAP

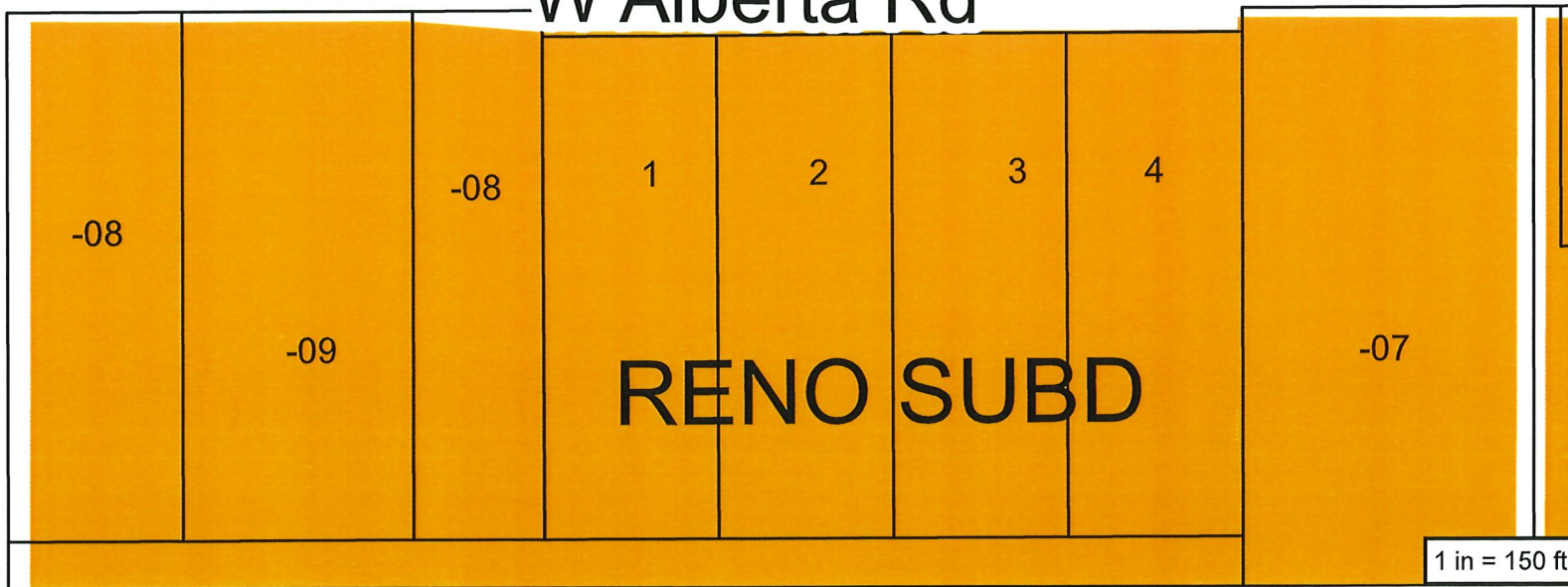


1 in = 150 ft

JACKSON ROAD - 1.MI.



W Alberta Rd



1 in = 150 ft




FUTURE LAND USE MAP

CASE CAPTION:

APPLICANT NAME:

ALBERT AGUIRRE

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

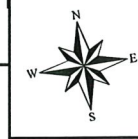


Jackson

Alberta

SITE

JACKSON ROAD - F.W.



MAILOUT AND SITE MAP

CASE CAPTION:

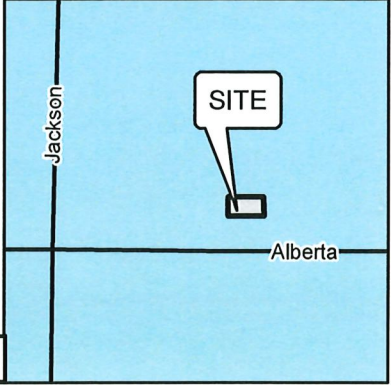
APPLICANT NAME:

ALBERT AGUIRRE
CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 3, SECTION 3.301, SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING LOT 60, DISCOVERY ESTATES SUBDIVISION, LOCATED AT 5022 S. HUMMER LANE, AS REQUESTED BY ALBERT AGUIRRE

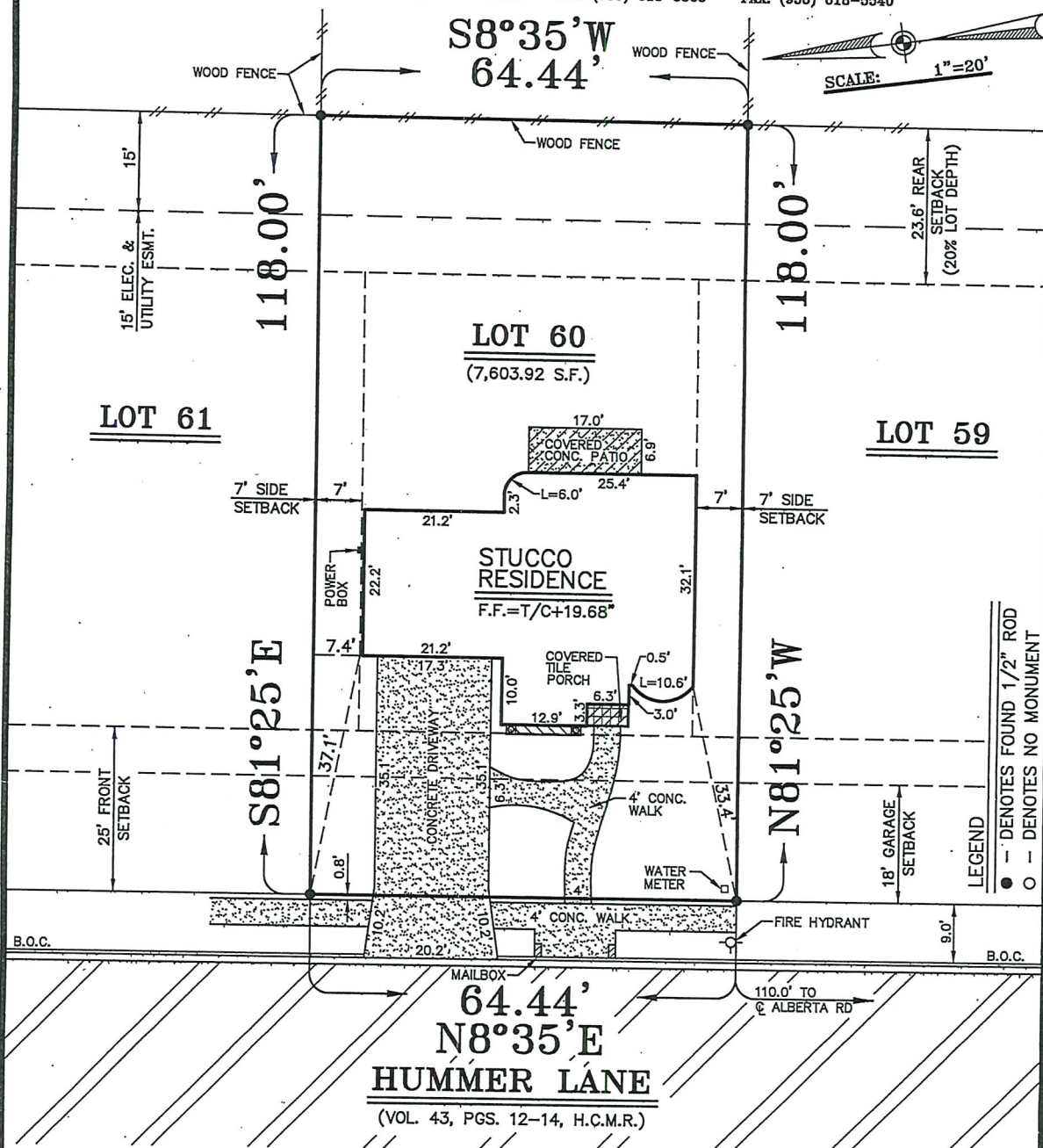
Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft



FLOOD CERTIFICATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A Flood Insurance Rate Map No. 480338-0030-E dated 06-06-00.

1. There are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # 042401834 and is for the exclusive use of the client named hereon. This survey and/or copies may not be transferred to another party without the express written consent of the surveyor.
3. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
4. Zoning and building ordinances in favor of the City of Edinburg.
5. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. (Blanket)
6. Easement reserved in Deed dated July 23, 1912, recorded in Volume 19, Page 297, Deed Records, Hidalgo County, Texas. (Blanket)
7. Right of way easement granted to Magnolia Petroleum Company, dated January 15, 1952, recorded in Volume 739, Page 122, Deed Records, Hidalgo County, Texas. (Blanket)
8. Bearing Base: "DISCOVERY ESTATES SUBDIVISION PHASE II".
BORROWER: ALBERTO AGUIRRE

BORROWER: ALBERTO AGUIRRE

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 5022 HUMMER LANE IN EDINBURG, TEXAS, DESCRIBED AS FOLLOWS: LOT SIXTY (60), DISCOVERY ESTATES SUBDIVISION PHASE II, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGES 12-14, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

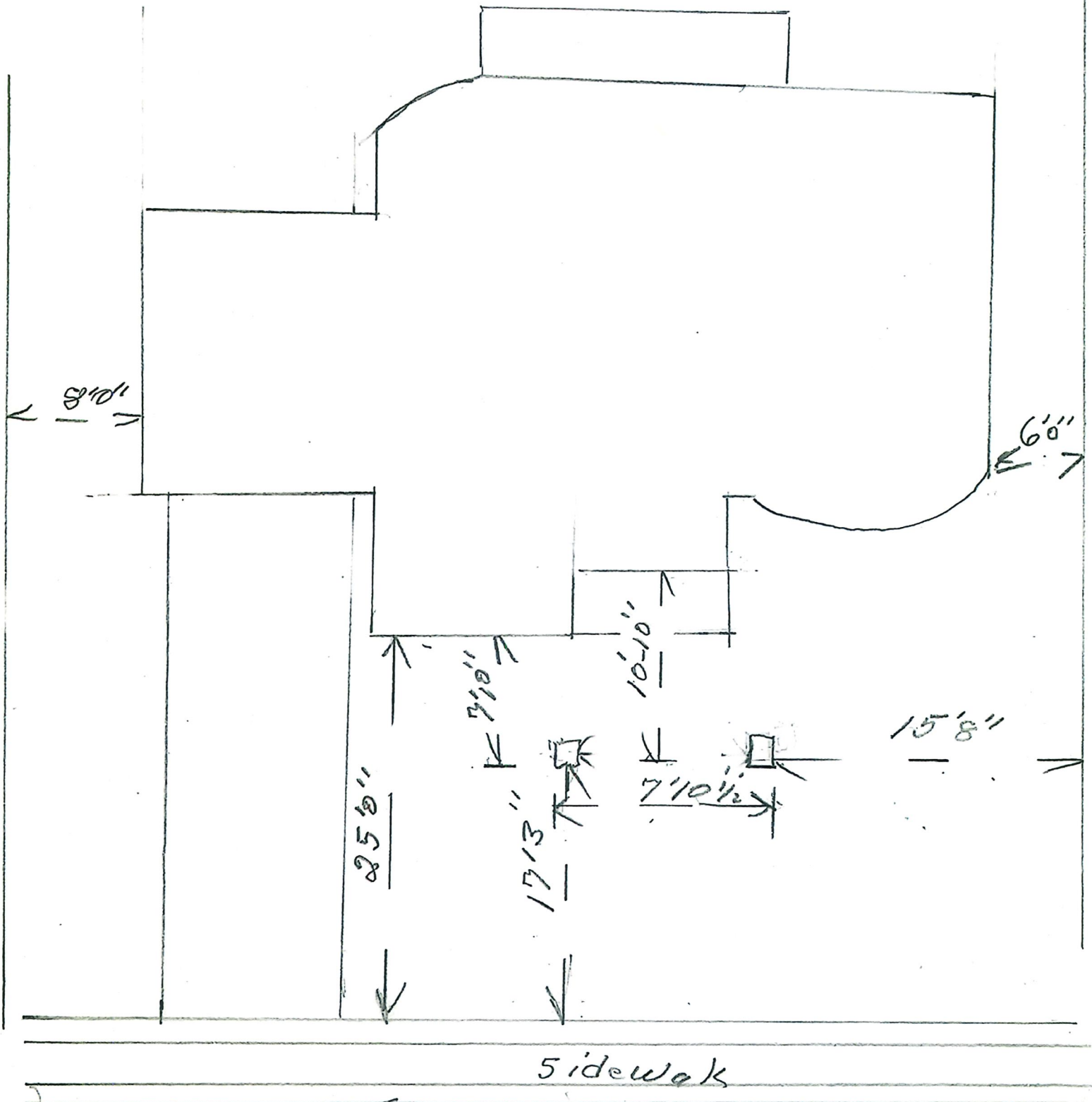
04-24891
Job No.

05-04-04
Date

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Albert Aguirre
5022 Hummer Ln
Edinburg, Tx. 78539

REC'D CODE ENFORCEMENT
NOV 3 '20 AM 5:53



DISCOVERY ESTATES SUBDIVISION PHASE II

A 6.864 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 2, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3270, PAGE 398, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, (OWNERS) OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT THE DISCOVERY ESTATES SUBDIVISION PHASE II, CITY OF EDINBURG, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, IS (ARE) THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATER CO EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND INTENTIONS THEREIN EXPRESSED.

[Signature]
HECTOR GUERRA, PRESIDENT
BRUSH COUNTRY INVESTMENTS, LLC
807 S. GAGE
PHARR, TX 78577

4/12
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]*, KNOWN TO ME TO BE THE *[Signature]* WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND LEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND INTENTIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 02 DAY OF APRIL, 2002.

[Signature]
SUSAN J. HEADLEY
MY COMMISSION EXPIRES
June 28, 2005

[Signature]
SUSAN J. HEADLEY

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 (DAY OF APRIL, 2002).

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



[Signature]
SECRETARY

[Signature]
PRESIDENT

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION, EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH THE CITY SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPLICANT HAS REQUESTED THE PLAT.

06/10/03
DATE

[Signature]
CHIEF PLANNING CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN TAKEN INTO ACCOUNT IN THE PREPARATION OF THIS PLAT.



[Signature]
EURALIO RAMIREZ
P.E. No. 77062

METES AND BOUNDS

A 6.864 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 2, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3270, PAGE 398, 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 COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 5 WITHIN THE RIGHT OF WAY OF ALBERTA ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 81°25'E, 386.00 FEET FROM THE SOUTHWEST CORNER OF LOT 5.

THENCE: N 00°35'E, PASSING AT 20.00 FEET THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,045.49 FEET TO A 1/2" IRON ROD 2 1/2" IN LENGTH WITH PLASTIC CAP STAMPED 80LS 4806 SET ON THE SOUTH LINE OF THE MALLIN REAL ESTATE LIMITED PARTNERSHIP TRACT (A 4.08 ACRE TRACT OUT OF LOT 5, BLOCK 2, A.J. MCCOLL SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER CLERK'S DOCUMENT NUMBER 1002803, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°25'E, ALONG THE SOUTH LINE OF THE MALLIN REAL ESTATE LIMITED PARTNERSHIP TRACT, A DISTANCE OF 288.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE DISCOVERY ESTATES SUBDIVISION (RECORDED IN VOLUME 32, PAGE 131, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°35'E, ALONG THE WEST LINE OF THE DISCOVERY ESTATES SUBDIVISION, PASSING AT 1,025.49 FEET A 1/2" IRON ROD FOUND FOR THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,045.49 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 5 FOR THE SOUTHWEST CORNER OF THE DISCOVERY ESTATES SUBDIVISION, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°25'E, ALONG THE SOUTH LINE OF LOT 5 AND WITHIN THE RIGHT OF WAY OF ALBERTA ROAD, A DISTANCE OF 288.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.864 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH DISCOVERY ESTATES SUBDIVISION RECORDED IN VOL. 32, PAGE 131, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

STATE OF TEXAS
COUNTY OF HIDALGO
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE DISCOVERY ESTATES SUBDIVISION PHASE II, WERE PREPARED FROM A SURVEY OF THE PROPERTY MAY 14, 2001. THE GROUND BY ME OR UNDER MY SUPERVISION ON



[Signature]
ALFONSO QUINTANILLA
R.P.L.S. No. 8556

11-02-02
DATE

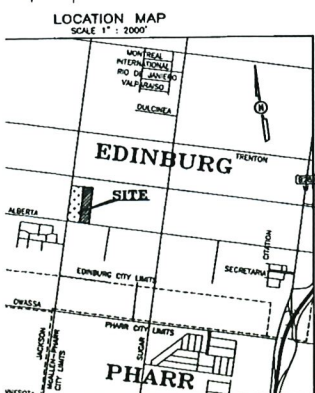
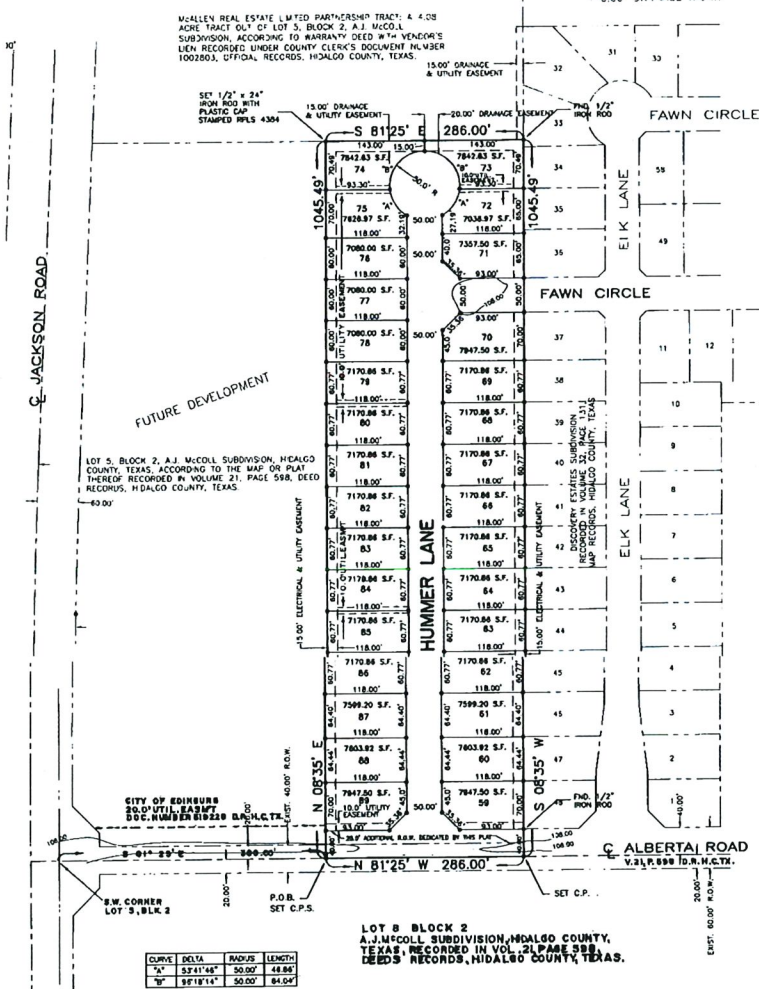
PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X"
AREA OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- 2.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
- 3.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE CENTERLINE OF THE STREET.
- 4.- LEGEND - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5.- MINIMUM BUILDING SETBACK LINES:
FRONT 25.00' CULDEBAG 15.00'
REAR 20% OF LOT DEPTH
SIDE 7.00'
SIDE ADJUTING STREET 10.00'
SIDE FOR GARAGE STRUCTURES 18.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER
- 6.- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 7.- DRAINAGE RETENTION PER LOT IS: 13862.07 C.F.
- 8.- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS
- 9.- BENCH MARK = 107.89 TOP OF STORM MANHOLE LOCATED AT THE NORTHWEST CORNER THE INTERSECTION OF JACKSON ROAD AND ALBERTA ROAD.
- 10.- THERE ARE NO WATER WELLS WITHIN 150.0 FEET FROM THE BOUNDARIES AT THIS SUBDIVISION.
- 11.- NO ACCESS WILL BE ALLOWED FROM LOTS 59 AND 69 ONTO ALBERTA ROAD.
- 12.- SIDE OF PARK LAND FEE WILL BE DUE AT BUILDING PERMIT STAGE.
- 13.- A 5.00 FEET SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED BEHIND THE CURB ALONG ALBERTA ROAD.
- 14.- ALL WATER AND SANITARY SEWER FEES HAVE BEEN PAID BY DEVELOPER.
- 15.- A 4.00' FEET SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- 16.- FENCE TO BE INSTALLED ALONG ALBERTA ROAD.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 4/12/02 AT 9:02 AM
AS A RECORDING NUMBER 128381
BY *[Signature]* DEPUTY

Recorded in Volume 43, Page 12
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 936-381-8460
EDINBURG, TEXAS 78539 FAX 936-381-0527



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 TEXAS WATER CODE NO. 48-211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
NOV 1, 2001	J. QUINN	J. QUINN	J. QUINN
DATE REVIEWED	REVIEWED BY	CHECKED BY	APPROVED BY

SUBMITTED BY:

DATE:



RESIDENTIAL & MULTIFAMILY
BUILDING PERMIT APPLICATION

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

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

PERMIT NO.:

DATE ISSUED:

GENERAL CONTRACTOR

ADDRESS

CITY, STATE & ZIP

EMAIL ADDRESS

PHONE NO.

() - (OFFICE)

(956) 847-1828 (MOBILE)

PROJECT SITE ADDRESS:

IMPROVEMENT
VALUE \$

LOT(S):

BLOCK:

SUBDIVISION:

SUBD. GATE CODE

SCOPE OF WORK:

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

PLEASE CHECK ONE: RESIDENTIAL MULTI-FAMILY

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

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

BUILDING DISTANCE FROM PROPERTY LINES

FRONT SIDE REAR SIDE

FOUNDATION

EXT WALLS

INTERIOR WALL

ROOF

OTHER CONDITIONS

CONCRETE SLAB

MASONRY VENEER

SHEETROCK

ROOF SHINGLES

PUBLIC SIDEWALK

CONCRETE PIER

MASONRY SOLID

PANEL

COMPOSITION

CORNER LOT

CONCRETE BLOCK

METAL SIDING

SEALED

METAL

CUL-DE-SAC

CONCRETE BEAM

COMPOSITION

TEXTONE

CLAY TILE

OTHER

OWNER:

PHONE NO.

ADDRESS:

MOBILE NO.

CITY:

STATE

ZIP

PERMIT FEE \$

PARKLAND FEE \$

TOTAL PERMIT FEE \$

OFFICE USE ONLY

EFFECTIVE IMMEDIATELY

PROJECT ID:

201030-1

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).

The following items will need to be turned in when submitting a plan for Apartments, Duplex's, Residential Construction, Remodeling and Additions.

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

<p>____ One (1) set to scale 11 X 17</p> <p>____ Foot print of the proposed structure and all existing building and distance to proposed structure.</p> <p>____ Front Building Setback</p> <p>____ Rear Building Setback</p> <p>____ Side Building Setback <u>Circle applied direction</u> north / west _____ south / east _____ front rear _____</p> <p>____ Accessory structure location, if applicable</p>	<p>____ Final Submittal approval required (PDF- CD or E-Mailed)</p> <p>____ Driveway or Parking Layout (with Dimensions)</p> <p>____ Existing conditions or structure (If applicable)</p> <p>____ Show north arrow</p> <p>____ Indicate all easements on the site plan</p> <p>____ Location of water service, gas and sewer to be installed. (must call 1-800-344-8377 before digging is started)</p>
--	---

— The above stair details are specific to this plan (not typical drawings)

Floor Plans - REQUIRED

___ Layout of main floor with all rooms labeled

___ Layout of secondary floors with all rooms labeled

___ Door sizes

___ Window sizes

___ Attic and crawl spaces access locations labeled and size

___ Dash lines indicating ceiling heights and shape

Electrical Details

___ Service panel location

___ All lights, switches, and receptacles

___ Smoke alarm locations

___ Exhaust Fan (restroom(s))

Plumbing Details

___ Furnace location and size

___ All fuel gas locations

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

Manual J - Report for Mechanical Installation

Wind Storm Compliance

___ Wall Bracing Plan & Details

___ Engineer Sealed

Notes:

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

CONTRACTOR NEEDS TO SUBMIT GENERAL LIABILITY INSURANCE OR SURETY BOND.

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

REVIEWER/INSPECTOR _____ DATE _____

AGENT/OWNER

[Signature]

DATE 10-30-20

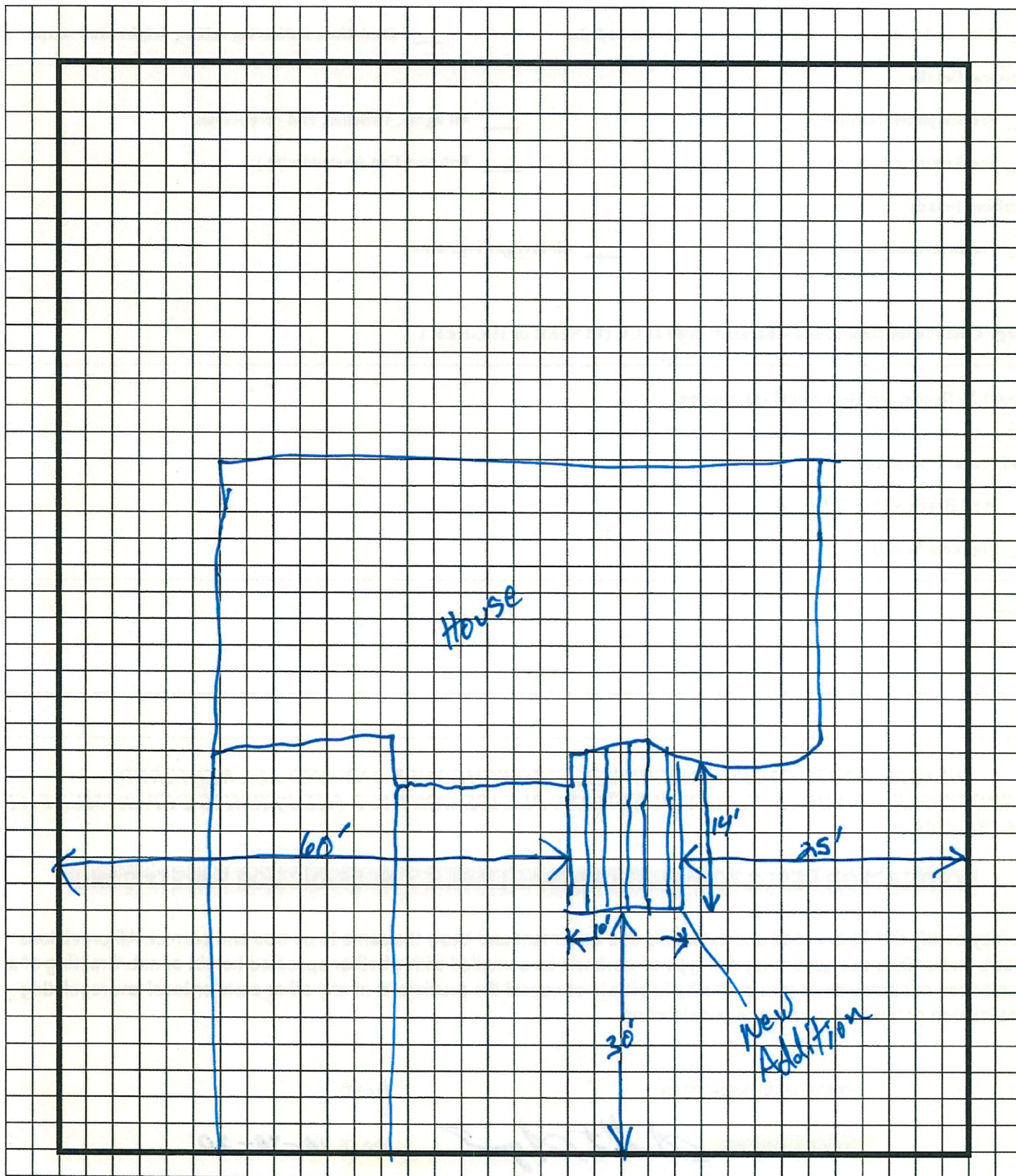
(DEMOLITION) SOLIDWASTE APPROVAL: _____ DATE: _____

TURN PAGE OVER TO DRAW SITE PLAN
***** APPLIES TO MINOR IMPROVEMENTS ONLY*****

REVISED 3/2017

SITE PLAN AND FLOOR PLAN IS REQUIRED

REAR



*****IRREGULAR LOTS WILL BE REQUIRED TO SUBMIT A SURVEY*****

FRONT

List of Stormwater Requirements for Residential Construction

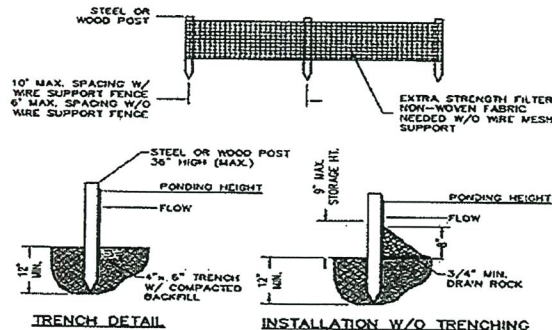
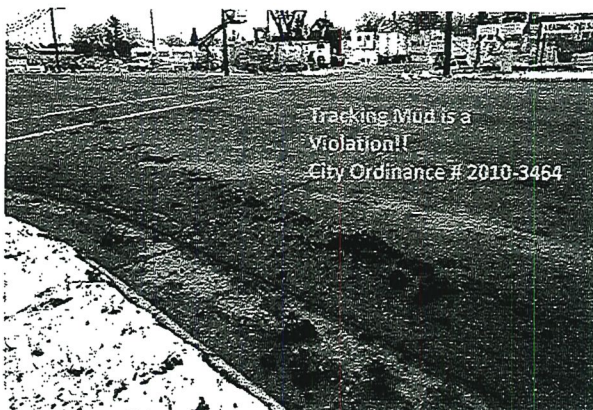
During Construction:

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

Post-Construction:

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

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



Silt Fence Required!











ZONING BOARD OF ADJUSTMENT REGULAR MEETING
February 24, 2021

Item: Consider Variance to the City's Unified Development Code, Article 2, Section 2.301 (D) Fences Facing or Abutting a Golf Course, Being Lot 3, Los Lagos Subdivision Phase 1, Located at 2124 Arlina Drive, As Requested By Rolando De Leon & Alma Solis

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 2, Section 2.301 (D) Fences Facing or Abutting a Golf Course. The applicant stated that the basis for the request is to allow for a wrought iron fence to be erected on his property that abuts Los Lagos Golf Course.

Property Location and Vicinity:

The property is located on the west side of Arlina Drive, approximately 850 ft. south of Los Lagos Drive. The property is an irregular lot and has 160.60 ft. of frontage along Arlina Drive and 191.13 ft. at its deepest point for a total of 0.67 of an acre. This property abuts Los Lagos Golf Course and is currently zoned Suburban Residential (S) District. The surrounding zoning in the area is Suburban Residential (S) District in all directions. The area consists of residential uses.

Background and History:

Los Lagos Subdivision Phase 1 was recorded on April 16, 2002. The applicant is proposing to construct a wrought iron fence at the rear of the property abutting a golf course. A building permit for a fence was received on February 3, 2021 for the sides and was approved on February 5, 2021. Should the variance be granted, a building permit will be submitted for the section abutting the golf course. There have been two other variances of this nature that have been granted within this subdivision in December of 2020.

On April 10, 2019, the City Council voted to amend the Unified Development Code to state no fence shall be constructed upon any lot adjoining a golf course. A copy of the ordinance is attached for the Board's Review.

Staff mailed a notice of the variance request to fourteen (14) neighboring property owners and received no comments in favor or against this request at the time of this report.

Analysis:

The applicant has indicated that the basis of the request is for safety and liability concerns. Pictures have been provided for the board's consideration.

Recommendation

Staff recommends compliance with the ordinance requirement that states no fence shall be constructed on any lot adjoining a golf course. 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.

Zoning Board of Adjustment
Rolando De Leon & Alma Solis
Page 2

Prepared By:
Rita Lee Guerrero
Urban Planner

RLG RL
Initials

2/19/2021
Date

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

Kimberly A. Mendoza
Initials

2/19/2021
Date



2124 Arlina Dr.
Alma Solis
Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE

Nature of Request: Wrought iron fence Permit

Reason for Hardship: Safety and Liability concerns
(use other side if necessary)

Property Description: 3 Los Lagos PH1
Lot Block Subdivision

Property Address: 2124 Arlina Dr

Present Property Zoning: Residential

Person requesting Variance: Rolando DeLeon & Alma Solis

Mailing Address: 2124 Arlina Dr Edinburg, TX 78542
Street Address City/State Zip Code

Phone No. (Home): (956) 844-9430 (Work): _____ (Cell): (956) 451-5973

Owner's Name: Rolando DeLeon & Alma Solis

Mailing Address: 2124 Arlina Dr Edinburg, TX 78542
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: Alma Solis [Signature] Date: 1/29/2021

Owner/Agent's Name (Please Print): Alma Solis & Rolando DeLeon

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

Application deadline: _____ ZBA Hearing date: _____

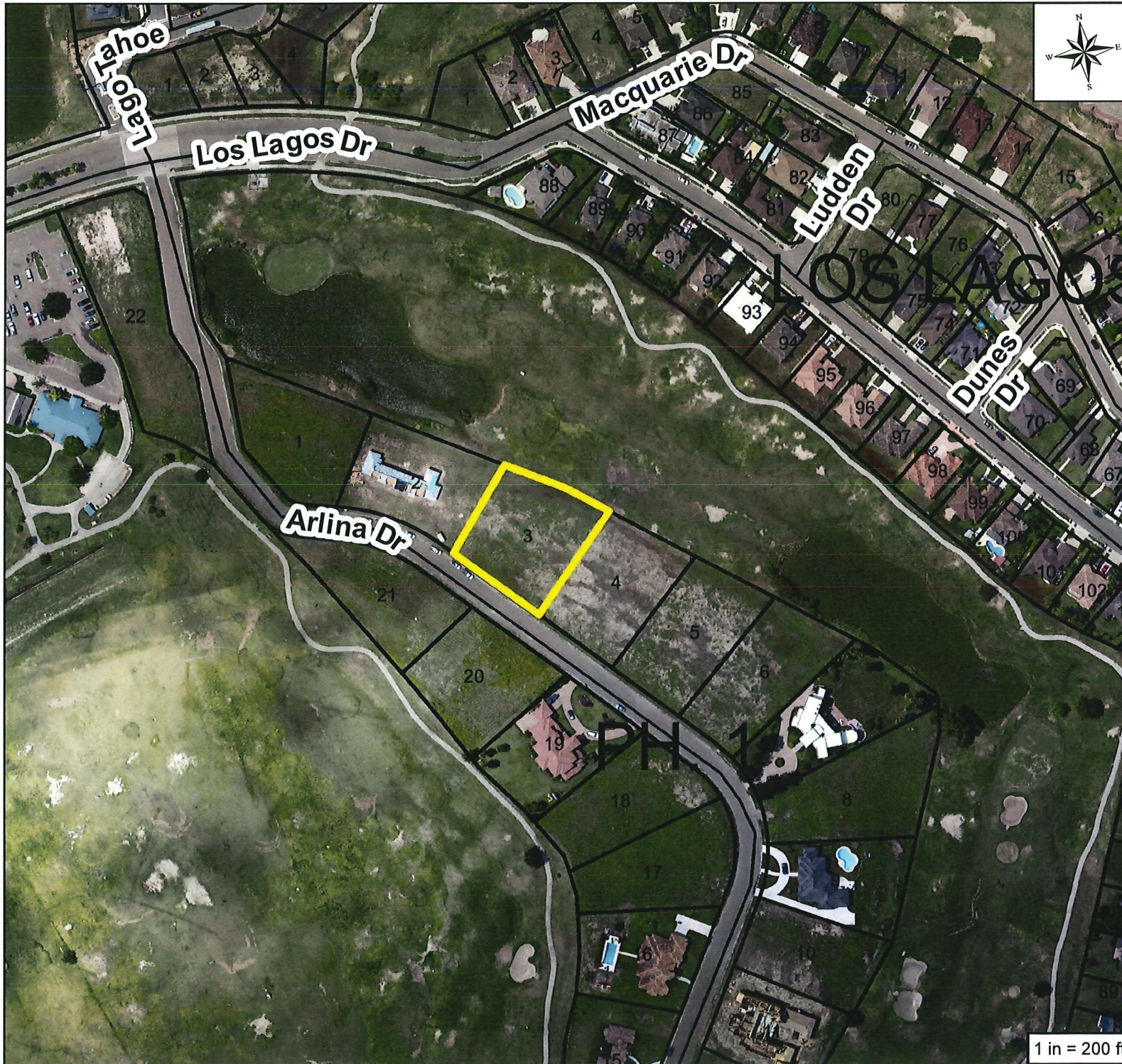
- \$40 ZBA Order Form- Make Check Payable to: Hidalgo County Clerk
- Submit survey, if applicable
- Reduced copy of site plan & 1 blue print, if applicable

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

RECEIVED

FEB 02 2021

Name: [Signature] 3:30pm



1 in = 200 ft





AERIAL MAP

CASE CAPTION:

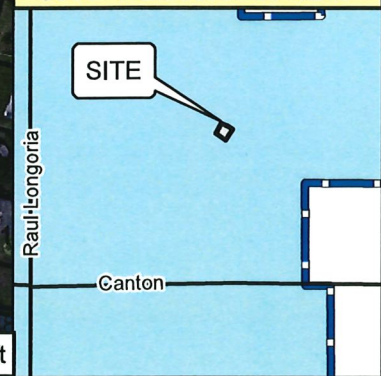
APPLICANT NAME:
ROLANDO DELEON & ALMA SOLIS

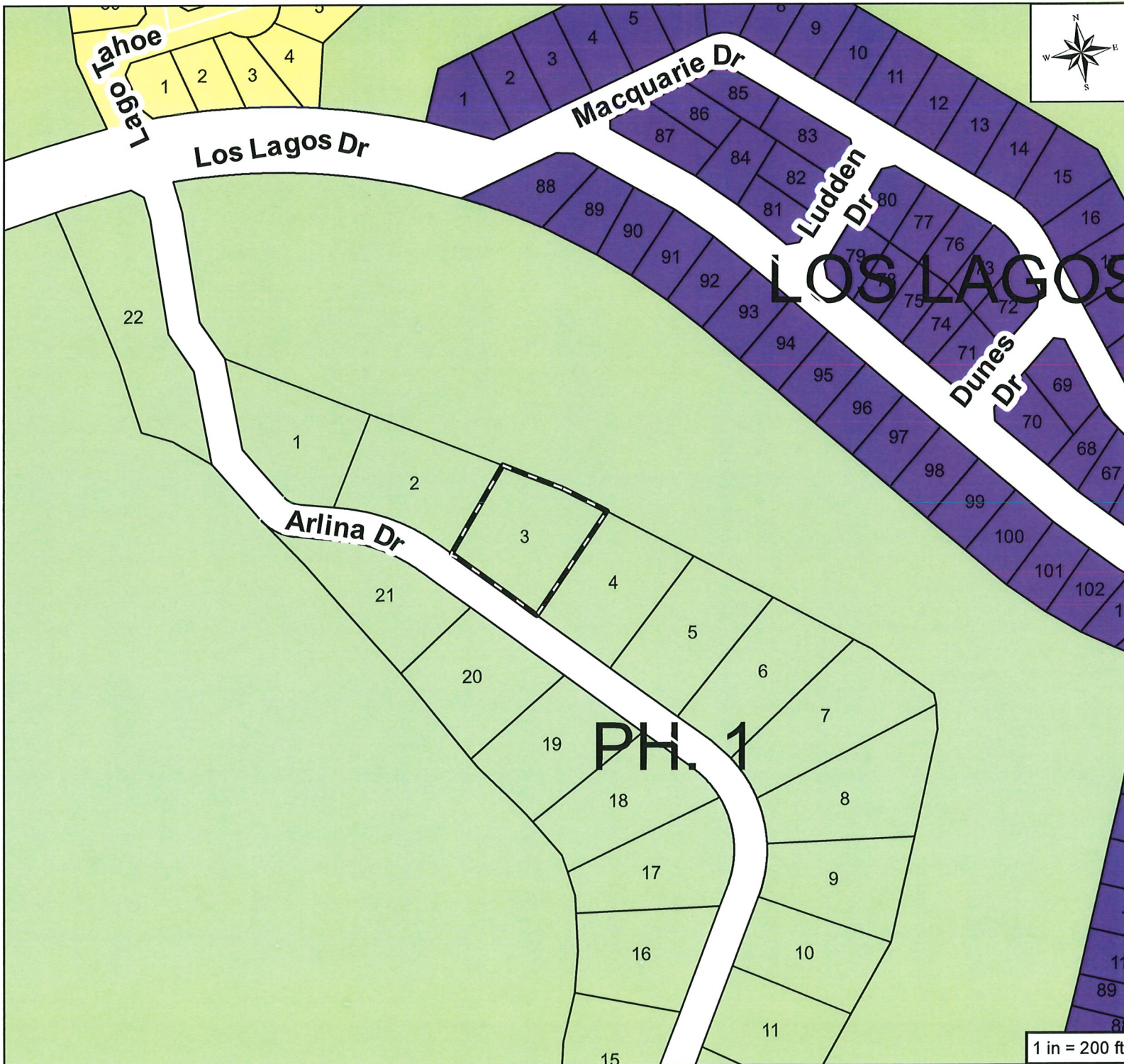
CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 2, SECTION 2.301 (D), BEING LOT 3, LOS LAGOS SUBDIVISION PHASE 1, LOCATED AT 2124 ARLINA DRIVE, AS REQUESTED BY ROLANDO DELEON & ALMA SOLIS

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP





ZONING MAP

CASE CAPTION:

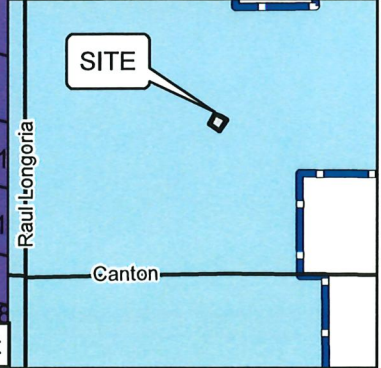
APPLICANT NAME:

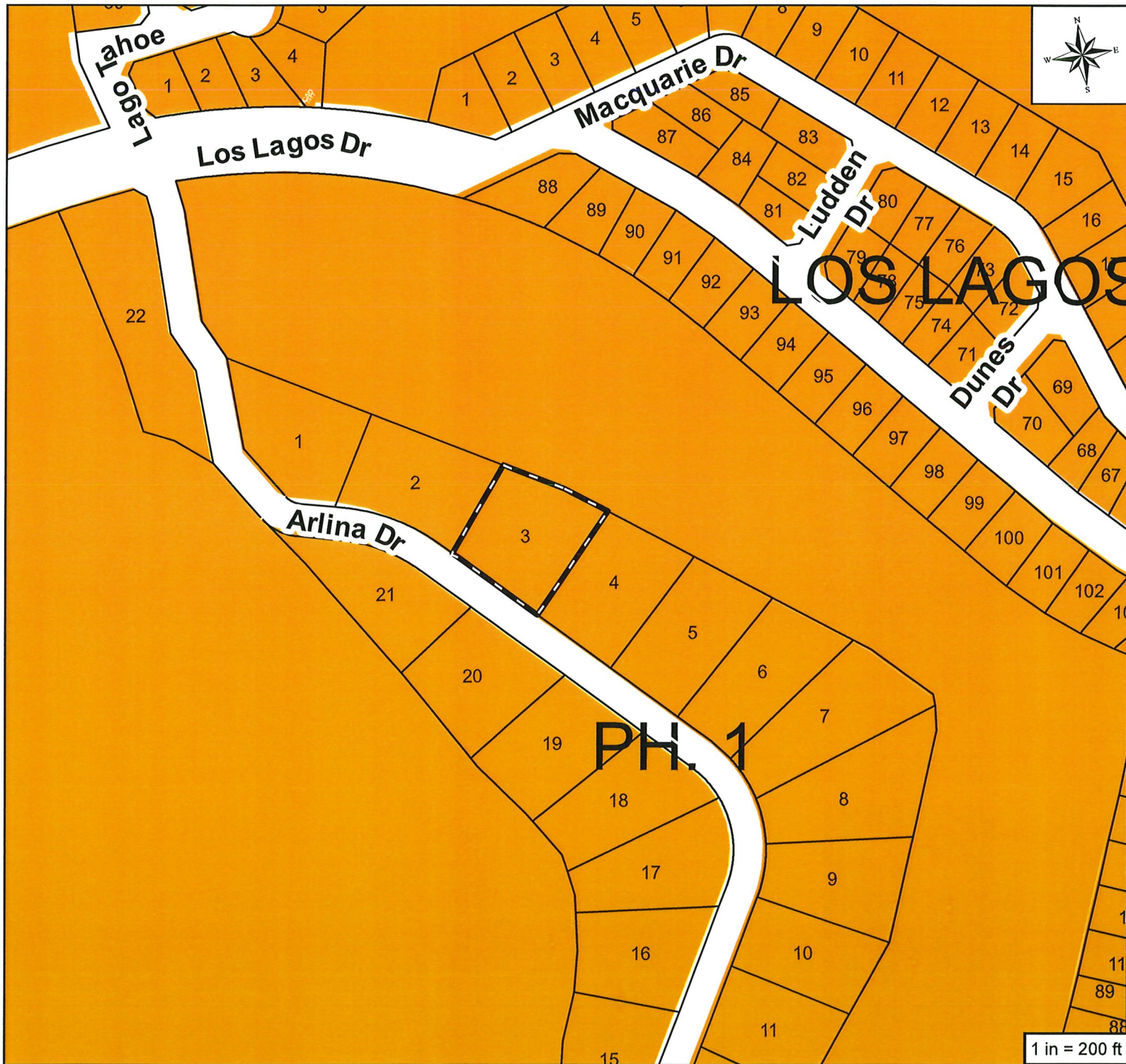
ROLANDO DELEON & ALMA SOLIS

Legend

- CITY LIMITS
- APPLICANT SITE
- ZONING DISTRICTS**
- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP


















FUTURE LAND USE MAP

CASE CAPTION:

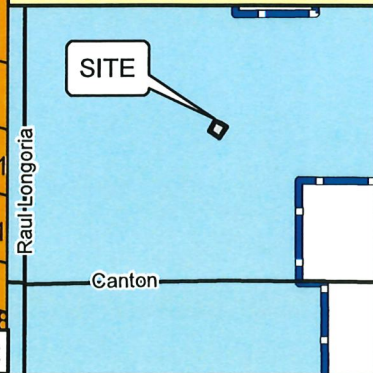
APPLICANT NAME:

ROLANDO DELEON & ALMA SOLIS

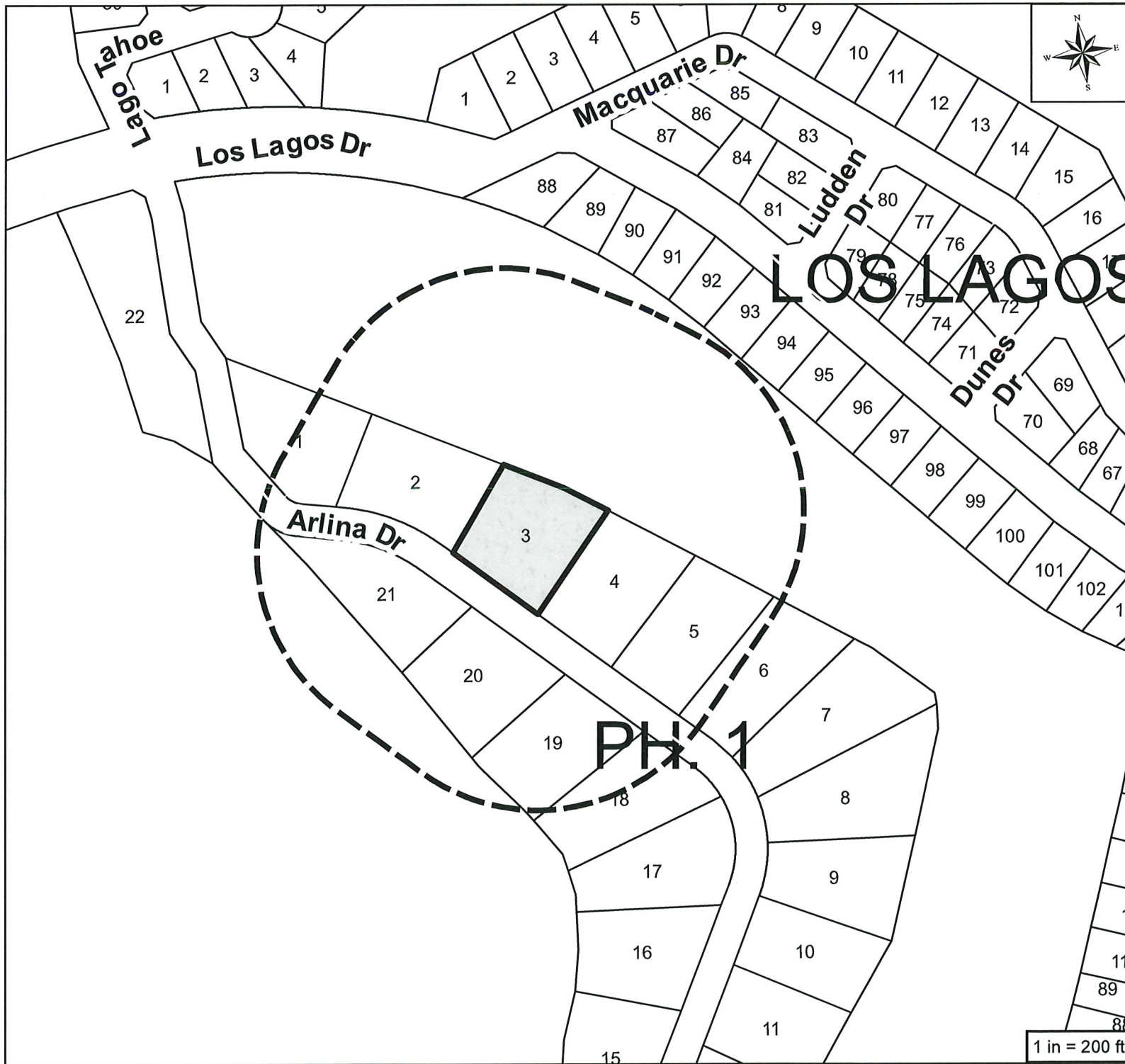
Legend

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

SITE LOCATION MAP



1 in = 200 ft



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

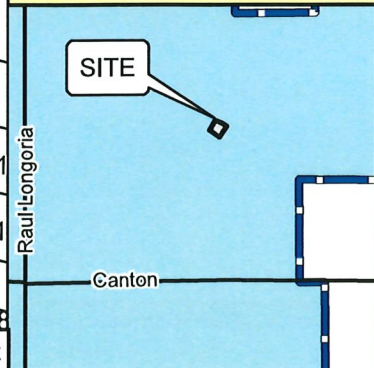
ROLANDO DELEON & ALMA SOLIS

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 2, SECTION 2.301 (D), BEING LOT 3, LOS LAGOS SUBDIVISION PHASE 1, LOCATED AT 2124 ARLINA DRIVE, AS REQUESTED BY ROLANDO DELEON & ALMA SOLIS

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



1 in = 200 ft

LOS LAGOS SUBDIVISION, PHASE 1

LGO

CASAS, OWNER OF THE LAND SHOWN ON THIS PLAT AND AS LOS LAGOS SUBDIVISION, PHASE 1, TO THE TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, THE PUBLIC ALIEN, ALLEYS, MARKS, WATER ASSEMENTS AND PUBLIC PLACES THEREON SHOWN FOR CONSIDERATION THEREIN EXPRESSED.

DATE 3-07-02

LGO

DESIGNED AUTHORITY, ON THIS DAY PERSONALLY AP-
S, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THE SAME FOR THE PURPOSE AND CONSIDERATIONS

NO AND SEAL OF OFFICE, THIS 7th DAY OF March

Notary Public County of Hidalgo

BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
OF December 2001

ANY KIND SHALL BE PLACED UPON H.C.I.D. #2 EASEMENT WITHOUT
TEN PERMISSION OF H.C.I.D. #2.

President

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION
BURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT
REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS
PROVAL IS REQUIRED.

City of Edinburg
PLANNING AND ZONING COMMISSION

JNAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE
DIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT
WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED
FY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE
BOWSON, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA.
JTY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER
RMINATIONS.

JALGO COUNTY DRAINAGE DISTRICT NO. 1

GO

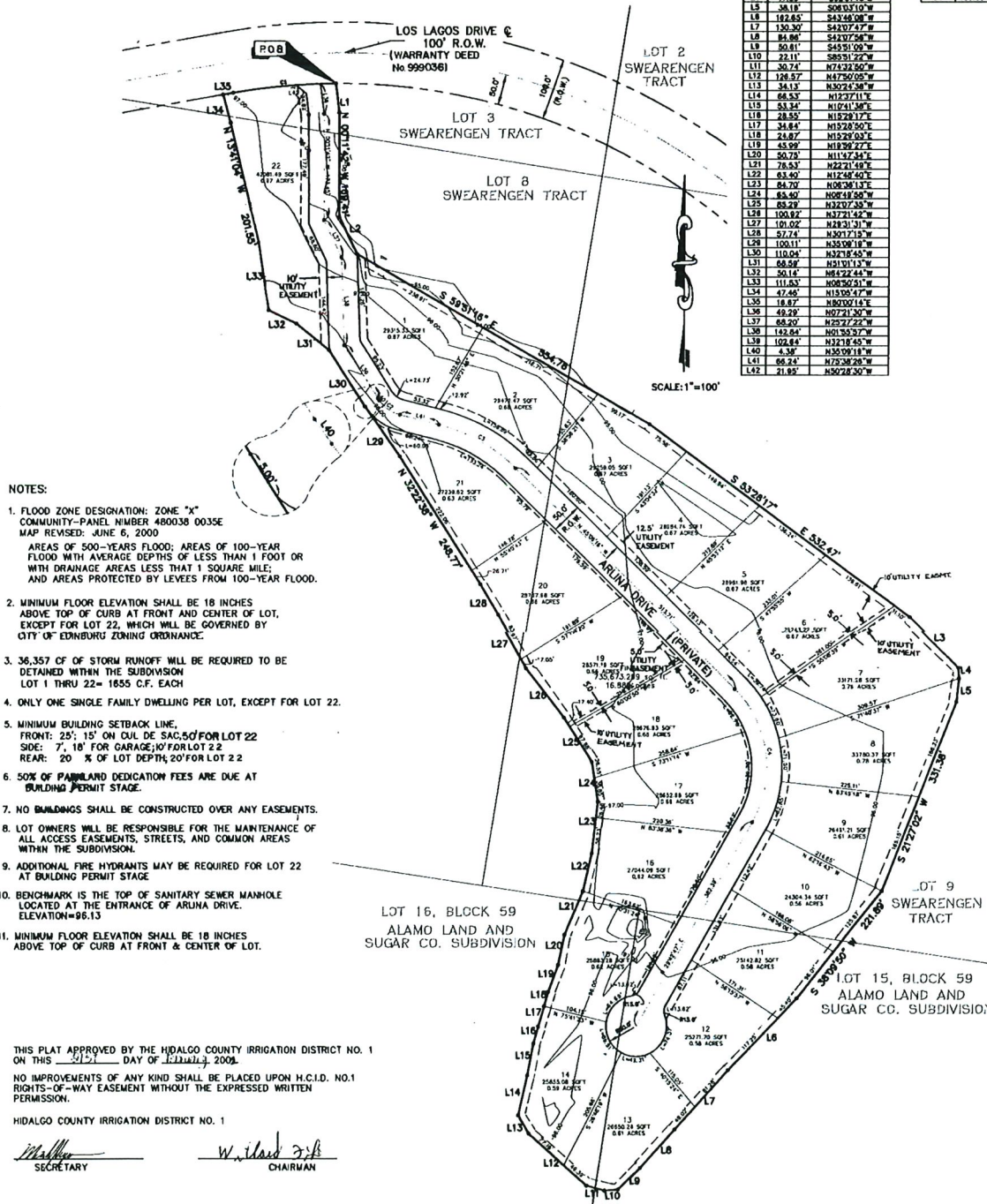
JOSE E. SAENZ, A REGISTERED PROFESSIONAL
TE OF TEXAS, HEREBY CERTIFY THAT PROPER
RATION HAS BEEN GIVEN TO THIS PLAT.

NO. 62

CERTIFY THAT THE ABOVE PLAT IS AN
E ON THE GROUND UNDER MY
AT THERE ARE NO VISIBLE EASEMENTS OR
EPT AS SHOWN AND THAT ALL CORNERS
AS INDICATED.

VAL LAND SURVEYOR NO. 2448
TE 320 McALLEN, TEXAS 78504
(956) 687-7291

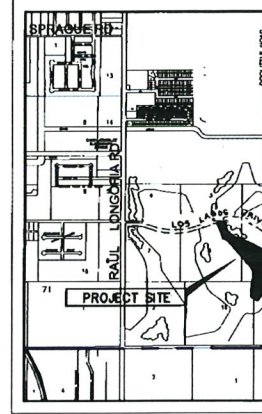
A 16.87 ACRE TRACT OF LAND, MORE OR LESS, BEING 3.94 ACRES OUT OF LOT 8, AND 9.46 ACRES OUT OF LOT 9, AND 0.25 OF
AN ACRE OUT OF LOT 3, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE
26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING 1.17 ACRES OF LOT 16, BLOCK 59, AND 2.05 ACRES OUT OF LOT 15,
BLOCK 59, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN
VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
DATE OF PREPARATION: MARCH 13, 2002



LINE	LENGTH	BEARING
L1	48.00	S0721°30'E
L2	87.81	S252°22'24"E
L3	117.23	S451°17'17"E
L4	17.86	S023°11'05"E
L5	38.19	S083°03'10"W
L6	182.85	S424°08'07"W
L7	150.30	S420°47'17"W
L8	81.86	S420°26'47"W
L9	50.81	S455°09'09"W
L10	23.11	S653°12'22"W
L11	30.74	N072°32'00"W
L12	128.57	N473°00'05"W
L13	24.13	N302°43'36"W
L14	64.57	N027°17'17"E
L15	53.34	N104°15'01"E
L16	28.50	N152°18'17"E
L17	24.84	N152°00'00"E
L18	23.87	N152°03'02"E
L19	45.99	N182°27'27"E
L20	50.78	N147°34'34"E
L21	78.53	N221°14'14"E
L22	63.40	N124°40'40"E
L23	84.70	N082°14'14"E
L24	65.40	N082°14'14"E
L25	65.49	N320°33'33"W
L26	100.82	N272°42'42"W
L27	100.02	N283°31'31"W
L28	57.74	N307°12'12"W
L29	100.11	N350°09'09"W
L30	100.04	N321°44'44"W
L31	68.58	N310°13'13"W
L32	50.18	N842°24'24"W
L33	111.63	N082°03'03"W
L34	47.46	N130°41'41"W
L35	18.87	N000°14'14"E
L36	49.29	N071°31'31"W
L37	68.07	N072°22'22"W
L38	143.84	N015°53'53"W
L39	102.84	N321°45'45"W
L40	4.37	N352°18'18"W
L41	66.24	N75°38'38"W
L42	21.85	N502°30'30"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD	CHD	CHORD
C1	1000.45	188.07	094°02'31"	54.73	584.26	42.76	188.84
C2	60.00	42.40	40°28'07"	22.13	583.23	42.76	41.52
C3	275.00	148.58	30°32'10"	75.07	585.22	21.76	148.83
C4	180.00	135.00	74°49'03"	137.84	107.41	44.76	218.70

LEGEND
• SET 1/2" IRON ROD
ALL LOTS MARKED WITH
1/2" IRON RODS



LOCATION MAP
N.T.S.

METES AND BOUNDS

A 16.87 ACRE TRACT OF LAND, MORE OR LESS, BEING 3.94 ACRES
OUT OF LOT 8, AND 9.46 ACRES OUT OF LOT 9, AND 0.25 OF AN
ACRE OUT OF LOT 3, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 26, MAP
RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING 1.17 ACRES OF
LOT 16, BLOCK 59, AND 2.05 ACRES OUT OF LOT 15, BLOCK 59,
ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY,
TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES
24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS, TO-WIT:

COMENCING AT A 60-D NAIL FOUND AT THE NORTHEAST CORNER
OF LOT 8, SWEARENGEN TRACT;
THENCE NORTH 08°45'00" EAST, A DISTANCE OF 83.67 FEET TO A
60-D NAIL FOUND FOR AN ANGLE POINT HEREOF;
THENCE NORTH 81°50'00" WEST, A DISTANCE OF 452.85 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF
LAND, AND THE PLACE OF BEGINNING;
THENCE SOUTH 07°21'30" EAST, A DISTANCE OF 48.08 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 00°11'42" EAST, A DISTANCE OF 188.41 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 25°27'22" EAST, A DISTANCE OF 87.81 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 59°51'16" EAST, A DISTANCE OF 554.78 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 33°28'11" EAST, A DISTANCE OF 332.47 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 45°15'17" EAST, A DISTANCE OF 113.23 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 02°51'15" EAST, A DISTANCE OF 17.86 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 06°03'10" WEST, A DISTANCE OF 34.16 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 21°27'02" WEST, A DISTANCE OF 331.38 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 38°09'50" WEST, A DISTANCE OF 221.89 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 43°46'08" WEST, A DISTANCE OF 182.85 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 42°07'47" WEST, A DISTANCE OF 130.30 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 42°07'56" WEST, A DISTANCE OF 84.86 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 45°51'09" WEST, A DISTANCE OF 50.81 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE SOUTH 85°12'22" WEST, A DISTANCE OF 22.11 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 74°32'50" WEST, A DISTANCE OF 30.74 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 47°50'05" WEST, A DISTANCE OF 126.57 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 30°24'38" WEST, A DISTANCE OF 34.13 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 12°37'11" EAST, A DISTANCE OF 66.53 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 10°41'38" EAST, A DISTANCE OF 83.34 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 15°29'17" EAST, A DISTANCE OF 28.55 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 15°28'50" EAST, A DISTANCE OF 34.84 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 15°28'03" EAST, A DISTANCE OF 24.87 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;
THENCE NORTH 18°58'27" EAST, A DISTANCE OF 45.99 FEET TO A
HALF (1/2) INCH IRON ROD FOUND FOR A CORNER HEREOF;

CONTINUED...

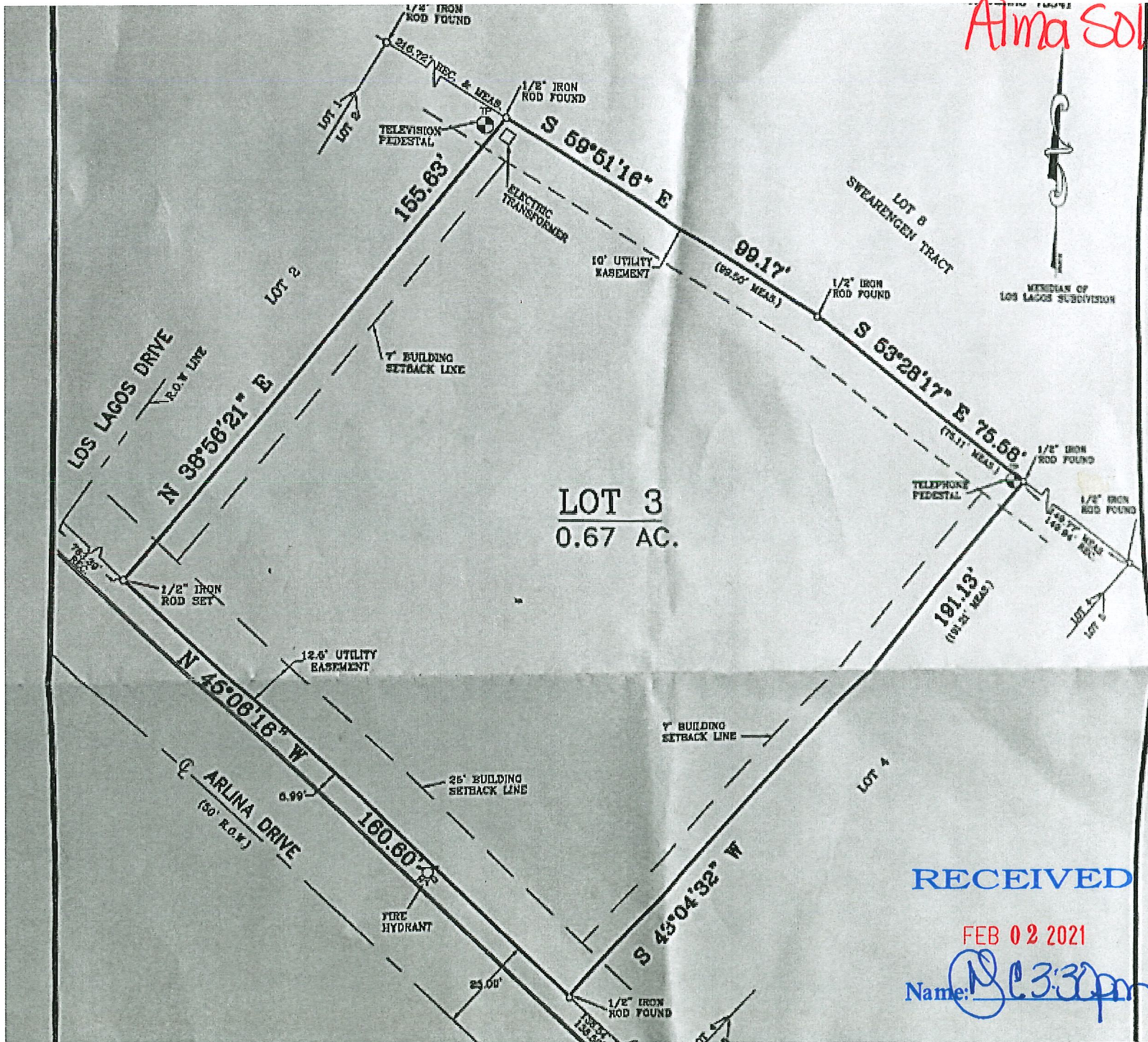
THENCE NORTH 11°47'34" EAST, A DIS
THENCE NORTH 22°41'49" EAST, A DIS
THENCE NORTH 12°48'40" EAST, A DIS
THENCE NORTH 06°31'31" EAST, A DIS
THENCE NORTH 08°49'58" WEST, A DIS
THENCE NORTH 32°07'25" WEST, A DIS
THENCE NORTH 37°21'42" WEST, A DIS
THENCE NORTH 29°31'31" WEST, A DIS
THENCE NORTH 30°17'15" WEST, A DIS
THENCE NORTH 37°22'38" WEST, A DIS
THENCE NORTH 33°09'18" WEST, A DIS
THENCE NORTH 32°18'45" WEST, A DIS
THENCE NORTH 31°01'13" WEST, A DIS
THENCE NORTH 08°50'00" WEST, A DIS
THENCE NORTH 13°41'04" WEST, A DIS
THENCE NORTH 15°05'47" WEST, A DIS
THENCE NORTH 80°01'41" EAST, A DIS
THENCE WITH A CURVE TO THE RIGHT
OF 09°40'07" AN ANGLE DISTANCE OF 18
OF NORTH 84°50'42" EAST, A CHORD O
A RADIUS OF 1000.45 FEET TO THE PL
CONTAINING 16.87 ACRES, MORE OR LE

FILED FOR RECORD IN
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON 3-18-02 AT 4:31
AM A RECORDING NUMBER
BY [Signature]

Recorded in volume
of the map records of
County, Texas
J.D. Salinas III
County Clerk

J.E. SAENZ & ASSO
P.O. BOX 3293
EDINBURG, TEXAS 78540

2124 Arlinda Dr.
Alma Solis



RECEIVED

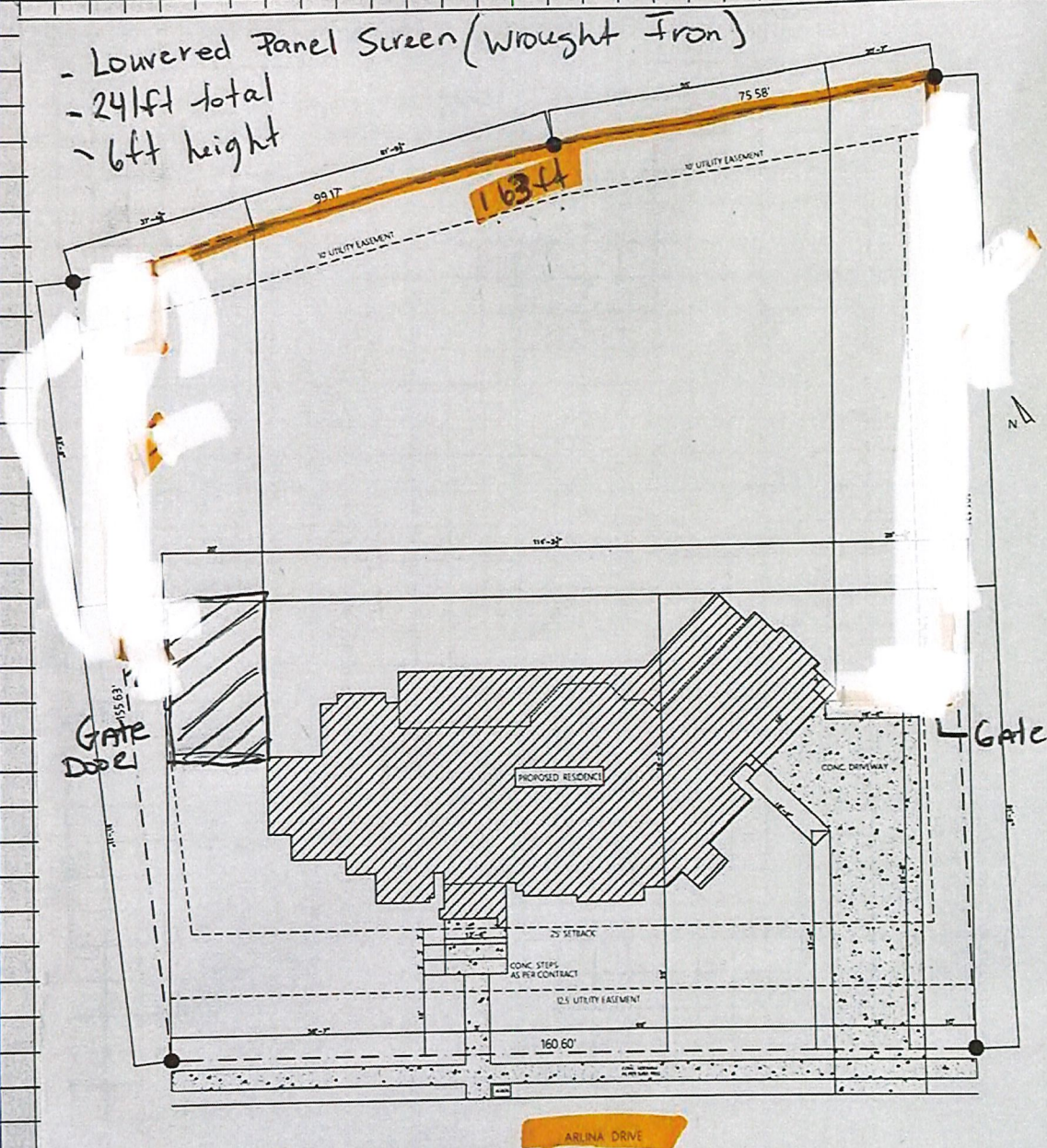
FEB 02 2021

Names:

Name: 180332pm

SITE PLAN AND FLOOR PLAN IS REQUIRED

REAR



*****IRREGULAR LOTS WILL BE REQUIRED TO SUBMIT A SURVEY*****

FRONT

10-08-2020 Thu 10:00:50

Camera 05



10-08-2020 Thu 10:00:54

Camera 05



1.6x

3-2020 Thu 10:00:43



1.6

3-2020 Thu 10:00:49



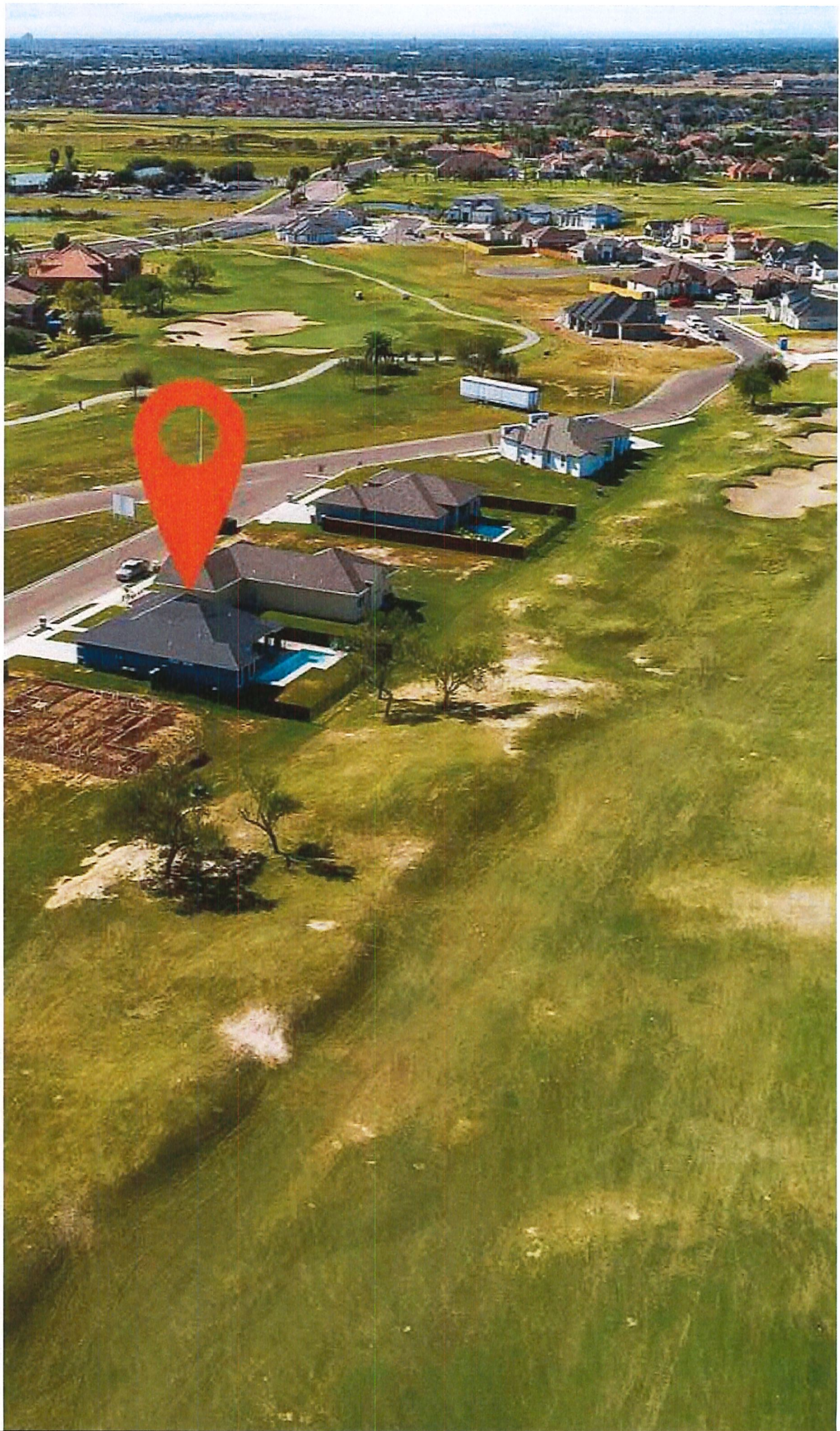
1.6X





16X
10-08-2020 Thu 10:00:56

















ZONING BOARD OF ADJUSTMENT REGULAR MEETING
February 24, 2021

Item: Consider Variance to the City's Unified Development Code, Article 9, Section 9.201, Minimum Parking & Loading Requirements, Multi-Family, Being Lot 14, Block 263, West Addition to Edinburg Subdivision, Located at 1005 W. Cano Street, As Requested
By Martha Ivonne Lopez

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 9, Section 9.201, Minimum Parking and Loading Requirements. The applicant stated that the basis for the request is to allow 11 parking spaces instead of the required 12 parking spaces for a two-story apartment building.

Property Location and Vicinity:

The property is located on the north side of W. Cano Street, 50 ft. west of S. 2nd Avenue. There is currently a two-story apartment building on the property. The property has 50 ft. of frontage along W. Cano Street and a depth of 142 ft. for a lot size of 7,100 square feet. The property is zoned Urban Residential (UR) District. Surrounding zoning is Urban Residential (UR) District to the east, south and west, and Commercial General (CG) District to north.

Background and History:

This location is a multi-family residential development. A building permit for construction of the apartment complex was submitted on July 11, 2018 and a Certificate of Occupancy was issued on September 14, 2018. A site plan for modifications to the building was submitted on February 2, 2021 and upon review it was determined that the parking spaces provided did not meet the minimum number of parking spaces as required by the Unified Development Code. The applicant currently has 4-three bedroom units and is proposing to modify the building to have 2-three bedroom units and 4-one bedroom units.

Staff mailed a notice of the variance request to thirty-six (36) neighboring property owners and received no comments in favor or against this request at the time of this report.

Analysis:

The parking requirement is 2 parking spaces for two bedroom units and 1.5 parking spaces for one bedroom units. The applicant is requesting the variance to allow for 11 parking spaces instead of the 12 required as per the Unified Development Code. There have been no other variances granted in this area.

Recommendation

Staff recommends disapproval of the variance request and that the applicant modify the number and type of units being proposed. 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.

Zoning Board of Adjustment
Martha Ivonne Lopez
Page 2

Prepared By:
Rita Lee Guerrero
Urban Planner

Rm Lfg RB
Initials

2/19/2021
Date

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

Kimberly A. Mendoza
Initials

2/19/2021
Date



1005 N. Cano
Martha Ivonne Lopez
Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

ZONING BOARD OF ADJUSTMENT APPLICATION
REQUEST FOR VARIANCE

Nature of Request: Remodelation

Reason for Hardship: Cuanto de departamentos una persona en casa
uso en la segunda planta = 1.5 departamentos x 4 = 6 personas
y planta baja 2 departamentos 3 personas o/u = 6 departamentos

Property Description: 14 263 West Addition Edinburg
Lot Block Subdivision

Property Address: 1005 N Cano 78539

Present Property Zoning: M

Person requesting Variance: Martha Ivonne Lopez Rdz

Mailing Address: Lopezrodriguez martha@hotmail.com
Street Address City/State Zip Code

Phone No. (Home): 956 4041558 (Work): _____ (Cell): _____

Owner's Name: Martha Ivonne Lopez

Mailing Address: 16 casa de Amigos Brownsville Tx 78521
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: Martha Ivonne Lopez Rdz Date: 02/02/2021

Owner/Agent's Name (Please Print): Martha Ivonne Lopez Rdz

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

Application deadline: _____ ZBA Hearing date: _____

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

RECEIVED

FEB 02 2021
Name: SCA:04pm



AERIAL MAP



CASE CAPTION:

APPLICANT NAME:

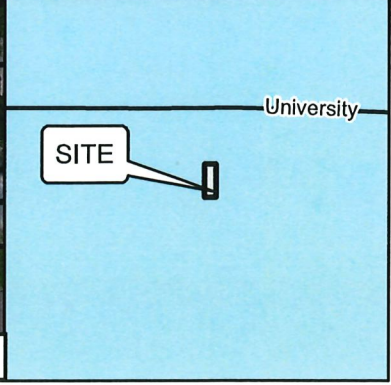
MARTHA IVONNE LOPEZ

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 9, SECTION 9.201, MINIMUM PARKING & LOADING REQUIREMENTS, MULTI-FAMILY, BEING LOT 14, BLOCK 263, WEST ADDITION EDINBURG SUBDIVISION, LOCATED AT 1005 W CANO STREET, AS REQUESTED BY MARTHA IVONNE LOPEZ

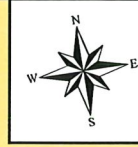
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft



ZONING MAP

CASE CAPTION:

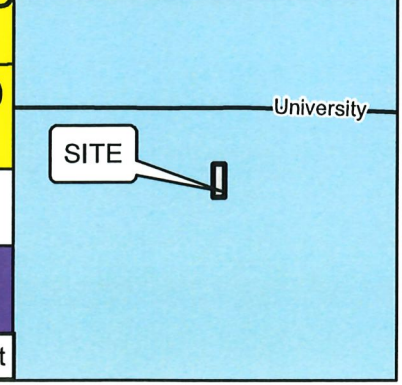
APPLICANT NAME:

MARTHA IVONNE LOPEZ

Legend

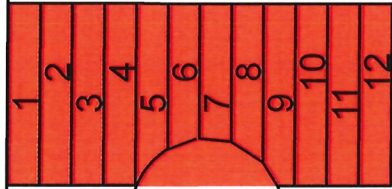
- CITY LIMITS
- APPLICANT SITE
- ZONING DISTRICTS**
 - AGRICULTURE
 - AUTO-URBAN RESIDENTIAL
 - COMMERCIAL, GENERAL
 - COMMERCIAL, NEIGHBORHOOD
 - DOWNTOWN DISTRICT
 - INDUSTRIAL
 - NEIGHBORHOOD CONSERVATION 5
 - NEIGHBORHOOD CONSERVATION 7.1
 - NEIGHBORHOOD CONSERVATION MH
 - SUBURBAN RESIDENTIAL
 - URBAN RESIDENTIAL
 - URBAN UNIVERSITY

SITE LOCATION MAP

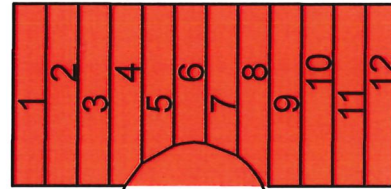


W University Dr

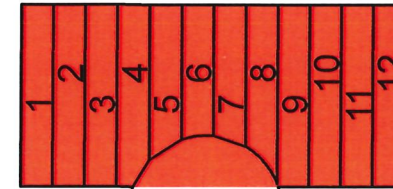
S Joe Ochoa Dr



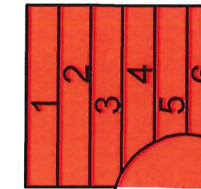
264



263



262

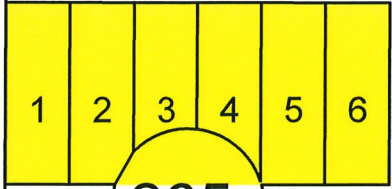


261

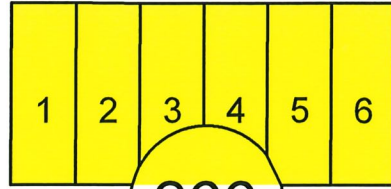
WEST ADDITION TO EDINBURG

W Cano St

S 1st Ave

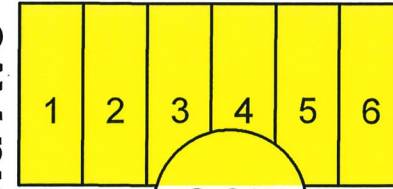


265



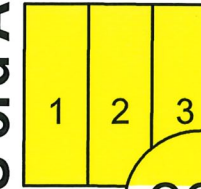
266

S 2nd Ave



267

S 3rd Ave



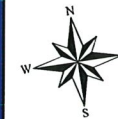
268

W Mahl St



HINOJOSA

1 in = 150 ft



FUTURE LAND USE MAP

CASE CAPTION:

APPLICANT NAME:

MARTHA IVONNE LOPEZ

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



W University Dr

S Joe Ochoa Dr

S 1st Ave

W Cano St

S 2nd Ave

S 3rd Ave

W Mahl St

HINOJOSA

1 in = 150 ft



MAILOUT AND SITE MAP




CASE CAPTION:

APPLICANT NAME:

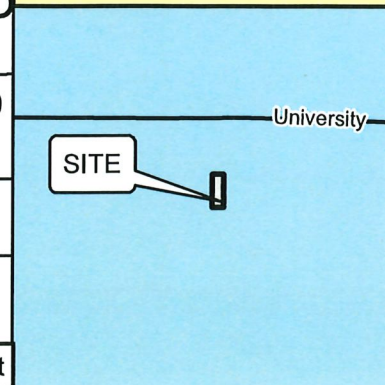
MARTHA IVONNE LOPEZ

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, ARTICLE 9, SECTION 9.201, MINIMUM PARKING & LOADING REQUIREMENTS, MULTI-FAMILY, BEING LOT 14, BLOCK 263, WEST ADDITION EDINBURG SUBDIVISION, LOCATED AT 1005 W CANO STREET, AS REQUESTED BY MARTHA IVONNE LOPEZ

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



S Joe Ochoa Dr

W University Dr

264

263

262

261

WEST ADDITION TO EDINBURG

W Cano St

S 1st Ave

S 2nd Ave

S 3rd Ave

265

266

267

268

W Mahl St

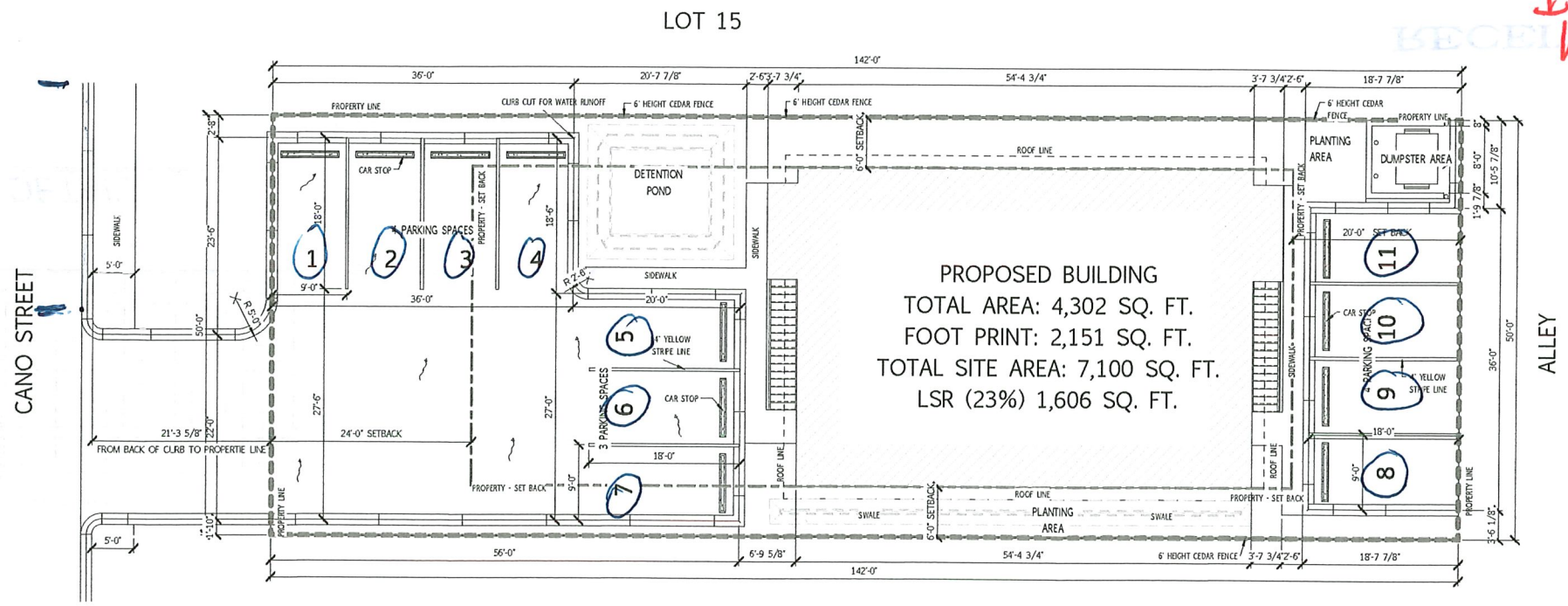
HINOJOSA

1 in = 150 ft

Feb 02 2021
Name: Sc2:01pm

- CONCRETE PAVEMENT, DRAINAGE, CURBS, CUTTERS, BUILDING AND DRIVE DIMENSIONS AND LOCATIONS
- 3. ALL WORK SHOWN IS NEW UNLESS INDICATED AS EXISTING
- 4. ALL DIMENSIONS AT CURB LINES TO FACE OF CONCRETE CURBS.
- 5. REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL AND OVERHEAD UTILITIES
- 6. REFER AND CONFIRM WITH SURVEY PRIOR COMMENCING WORK
- 7. FINISH FLOOR ELEVATION SHALL BE 25' ABOVE EXISTING CONCRETE CURB

1005 N. Cano
Martha
Ivonne
Wopez



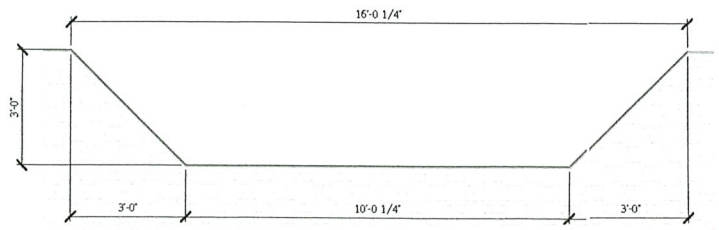
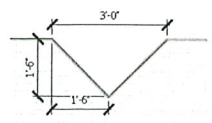
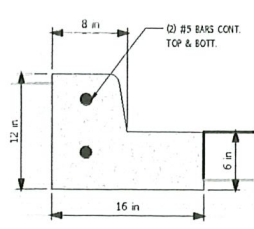
LOT 13

1 COMPOSITE SITE PLAN 1/8" = 1'-0"

RECEIVED

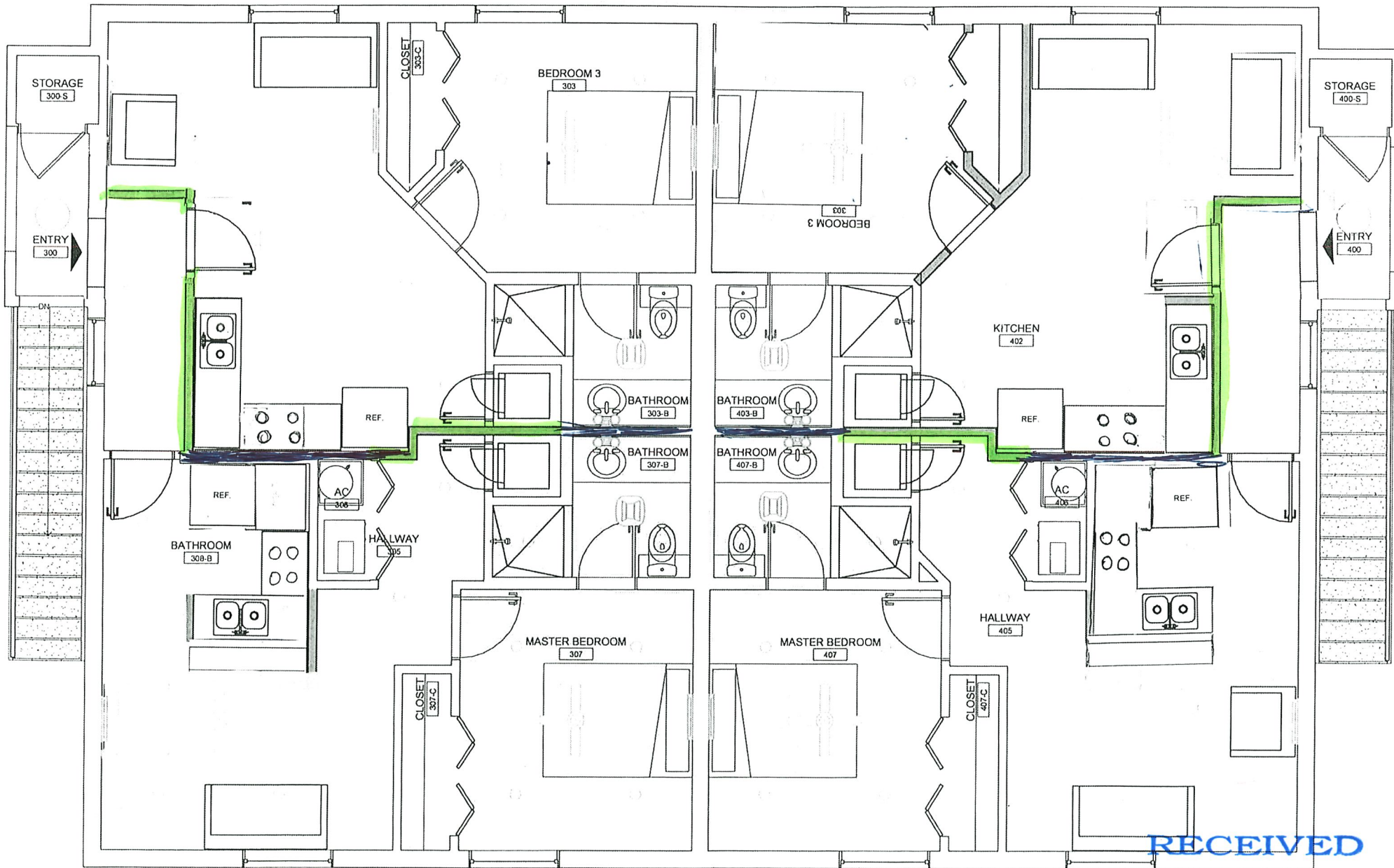
FEB 02 2021

Name: *PCA:dlpm*



Cambios

1005 N. Cano
Martha Ivonne Lopez



RECEIVED

FEB 02 2021

Name: B. G. 2:01pm

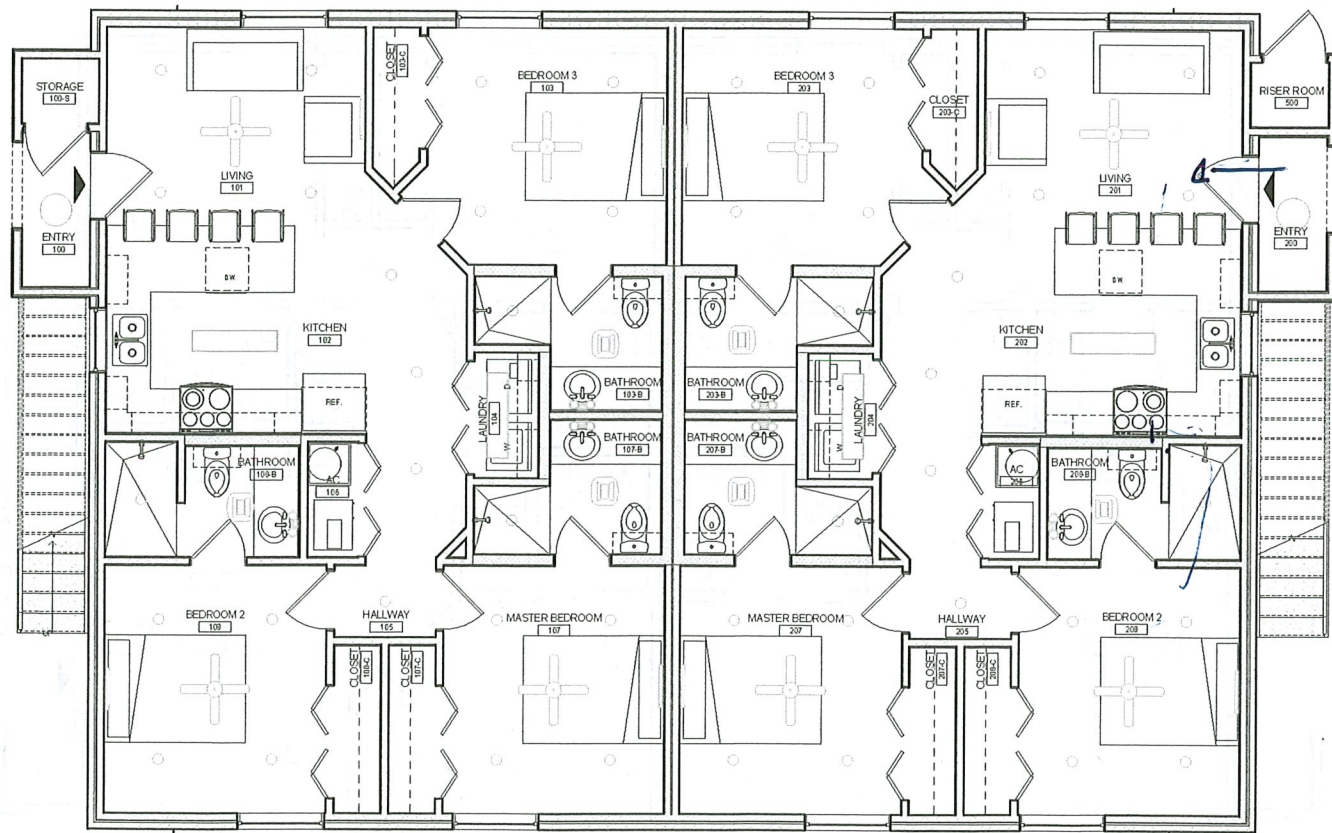
Actual

- GENERAL NOTES**
1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION AND THE PROTECTION OF EXISTING UTILITIES AND CONVEYING WORK.
 2. BEFORE ANY WORK TO THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT ANY NECESSARY WORK CAUSED BY PROCEEDING WITH WORK WHICH CLASSIFICATION FALLS UNDER THE EXISTING WORK NOT TO BE DONE.
 3. BEFORE ANY WORK TO THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT ANY NECESSARY WORK CAUSED BY PROCEEDING WITH WORK WHICH CLASSIFICATION FALLS UNDER THE EXISTING WORK NOT TO BE DONE.
 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND CONVEYING WORK.
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 7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND CONVEYING WORK.
 8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND CONVEYING WORK.
 9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND CONVEYING WORK.
 10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND CONVEYING WORK.

AREA SCHEDULE

APARTMENT 1	1075 SF
APARTMENT 2	1060 SF
APARTMENT 3	1075 SF
APARTMENT 4	1075 SF
RISER ROOM	15 SF
GRAND TOTAL	4302 SF

- FINISH SCHEDULE**
- * ALL CEILING SHALL BE HIGH QUALITY GRANITE (KITCHEN, BATHROOM AND BUILT-IN)
 - 6" FINISH WALL
 - 4" FINISH WALL
 - BLACK VEIN
- WALLPAPER AND CEILING SHALL BE STICKED



1 ARCHITECTURAL PLAN
3/8" = 1'-0"

PROJECT: EMERALD APARTMENTS

SCALE: 3/8" = 1'-0"

DATE: 06/17/17

JOB NO.: 20171706

DRAWN BY: A.C.

ARCHITECTURAL
FIRST FLOOR

SHEET NO. A1.3

FEB 02 2021

Name: *Bea:dkm*

1005 CANO ST., EDINBURG, TX 78539

1005 N. Cano
Martha Tranne Lopez

GENERAL NOTES

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE EXISTING OFFICE CONDITIONS PRIOR TO BEGINNING OF CONSTRUCTION WORK.
2. THIS DRAWING IS TO BE USED FOR INFORMATION ONLY. NO OTHER WORK SHALL BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY WORK DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE AT THE OWNER'S RISK.
3. EXISTING FIELD DIMENSIONS AND EXISTING PARTITION DIMENSIONS, EXISTING, OR EXISTING DIMENSIONS SHALL BE USED FOR THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE PROJECT.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

AREA SCHEDULE	
APARTMENT 1	1,175 SF
APARTMENT 2	1,670 SF
APARTMENT 3	1,670 SF
APARTMENT 4	1,175 SF
LOBBY	15 SF
GRAND TOTAL	4,310 SF

FINISH SCHEDULE

ALL DIMENSIONS TO BE FOR FINISH SURFACE UNLESS OTHERWISE NOTED

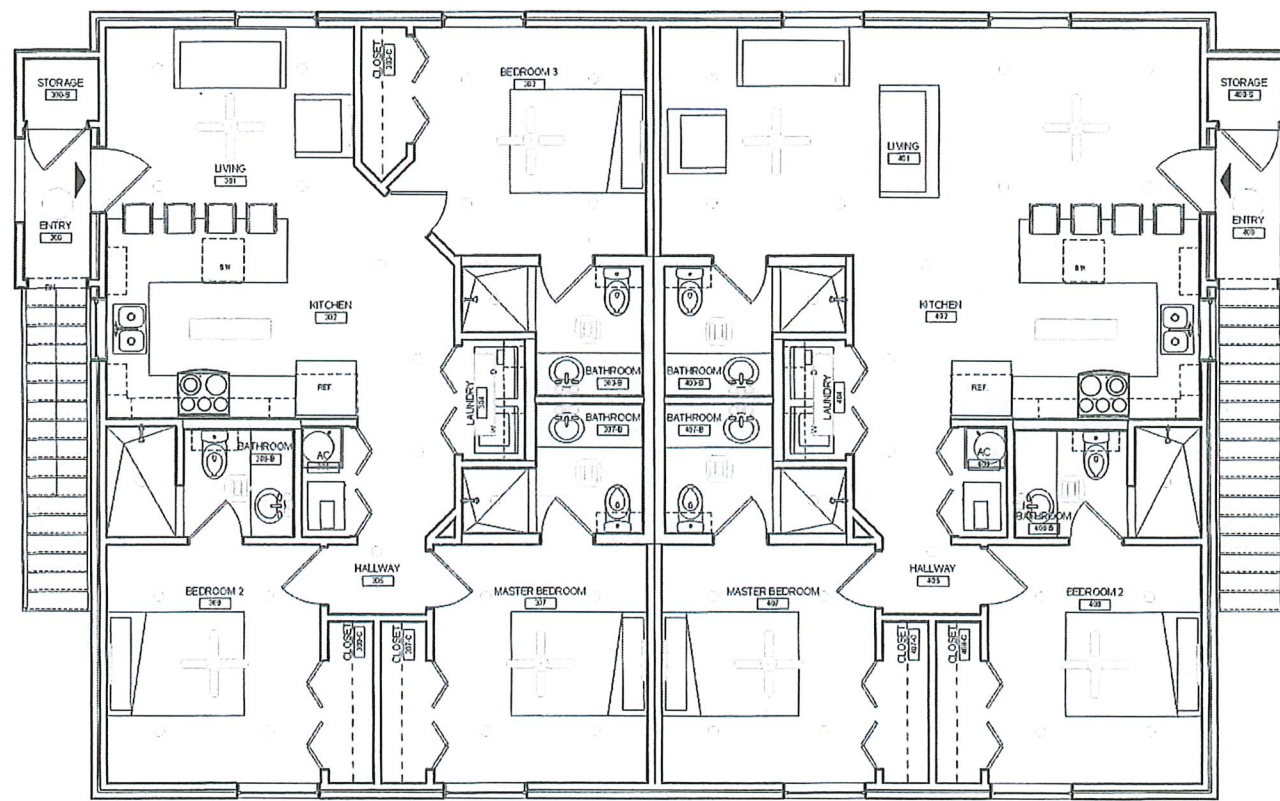
- 8" FINISH WALL
- 4" FINISH WALL
- FLOOR FINISH

NOT FINISHED AND CEILING SHALL BE FINISHED

RECEIVED

FEB 02 2021

Name: [Signature]



1 ARCHITECTURAL PLAN SECOND FLOOR
3/8" = 1'-0"

PROJECT: EMERALD APARTMENTS

SCALE: 3/8" = 1'-0"

DATE: 06/17/17

ARCHITECTURAL SECOND FLOOR

SHEET NO.:

A1.4

JOB NO.: 20171706

DRAWN BY: A.C.

1005 CANO ST., EDINBURG, TX 78539

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
February 24, 2021

Item: Consider Variance to the City's Unified Development Code Article 3, Section 3.304, Non-Residential Bulk Requirements, Setbacks, Being Lot 9, Big Horn Business Park Subdivision, Located at 914 Big Horn Drive, As Requested By Hector Guerra, Jr.

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 3, Section 3.304 Non Residential Bulk Requirements, Setbacks. The applicant is proposing to construct an office and storage building within the side yard setback on the east side.

Property Location and Vicinity:

The property is located on the south side of Big Horn Drive, approximately 640 ft. east of US Expressway 281 frontage road. The property has 103 ft. of frontage along Big Horn Drive and a depth of 213 ft. for a tract size of 0.50 of an acre. The property is part of Big Horn Business Park Subdivision, which was recorded on December 8, 2015. Setbacks called for by plat are as follows: Front 25 ft., Rear 30 ft., and Side 15 ft. The property is zoned Industrial (I) District. Surrounding zoning is Industrial (I) District to the north, east and west and Urban Residential (UR) District to the south.

Background and History:

A site plan for a proposed 50 ft. x 80 ft. office and storage building was received by the City on February 2, 2021. As part of the review, it was noted the proposed building encroaches into the 15 ft. side yard setback by 10 ft. on the east side.

Staff mailed a notice of the variance request to fourteen (14) 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 has indicated that they propose to maximize the use of the lot for the proposed building and is requested that the Board grant the encroachment of 10 ft. into the 15 ft. side yard setback along the east side of the property, leaving a 5 ft. separation from building to property line.

Recommendation

Staff recommends disapproval of the variance request and that the site plan be revised to comply with the side yard setback. If the Board chooses to approve the request, it shall be limited to the footprint and as shown on the site plan, as well pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Rita Lee Guerrero
Urban Planner

Km Lgr R6
Initials

2/19/2021
Date

Zoning Board of Adjustment
Hector Guerra Jr.
Page 2

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

Kimberly A. Mendoza
Initials

2/19/2021
Date



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

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

Nature of Request: Side Setback Variance 5.0' East side of lot

Reason for Hardship: Maximize use of the lot for the proposed building
(use other side if necessary)

Property Description: 9 Big Horn Business Park Subdivision
Lot Block Subdivision

Property Address: 914 Big Horn Drive, Edinburg, Texas, 78539

Present Property Zoning: Industrial

Person requesting Variance: Hector Guerra, Jr

Mailing Address: 614 Durley Drive Houston, Texas 77079
Street Address City/State Zip Code

Phone No. (Home): _____ **(Work):** _____ **(Cell):** (956) 227-3902

Owner's Name: Herb Scurlock III, Manager of San Mateo Investments, LLC

Mailing Address: 3714 S. Expressway 281 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:  **Date:** 1/27/21

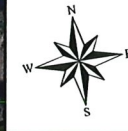
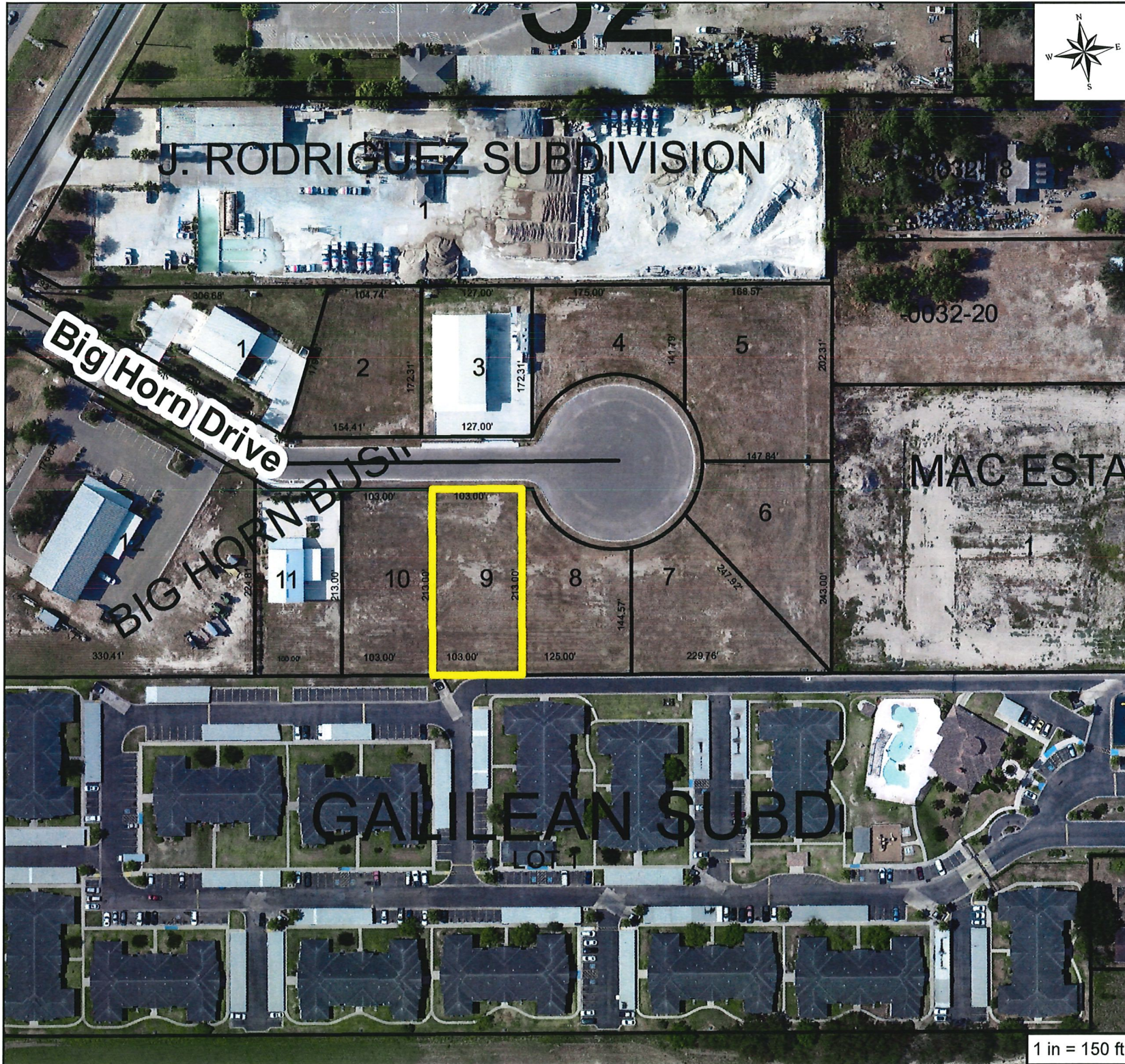
Owner/Agent's Name (Please Print): Hector Guerra, Jr

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

Application deadline: _____ **ZBA Hearing date:** _____

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

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



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:
HECTOR GUERRA JR.

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.304, NON-RESIDENTIAL BULK REQUIREMENTS, SETBACKS, BEING LOT 9, BIG HORN SUBDIVISION, LOCATED AT 914 BIG HORN DRIVE, AS REQUESTED BY HECTOR GUERRA, JR.



J. RODRIGUEZ SUBDIVISION

1

-0032-18

-0032-20

MAC ESTA

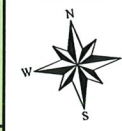
1

GALILEAN SUBD.

LOT 1

Big Horn Drive

BIG HORN BUSINESS PARK



ZONING MAP

CASE CAPTION:

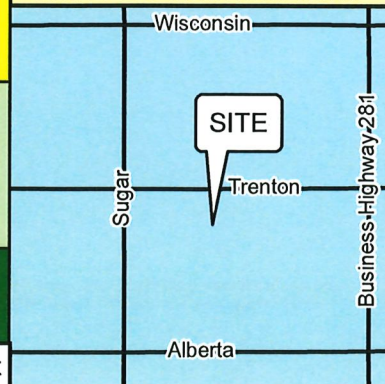
APPLICANT NAME:

HECTOR GUERRA JR.

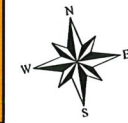
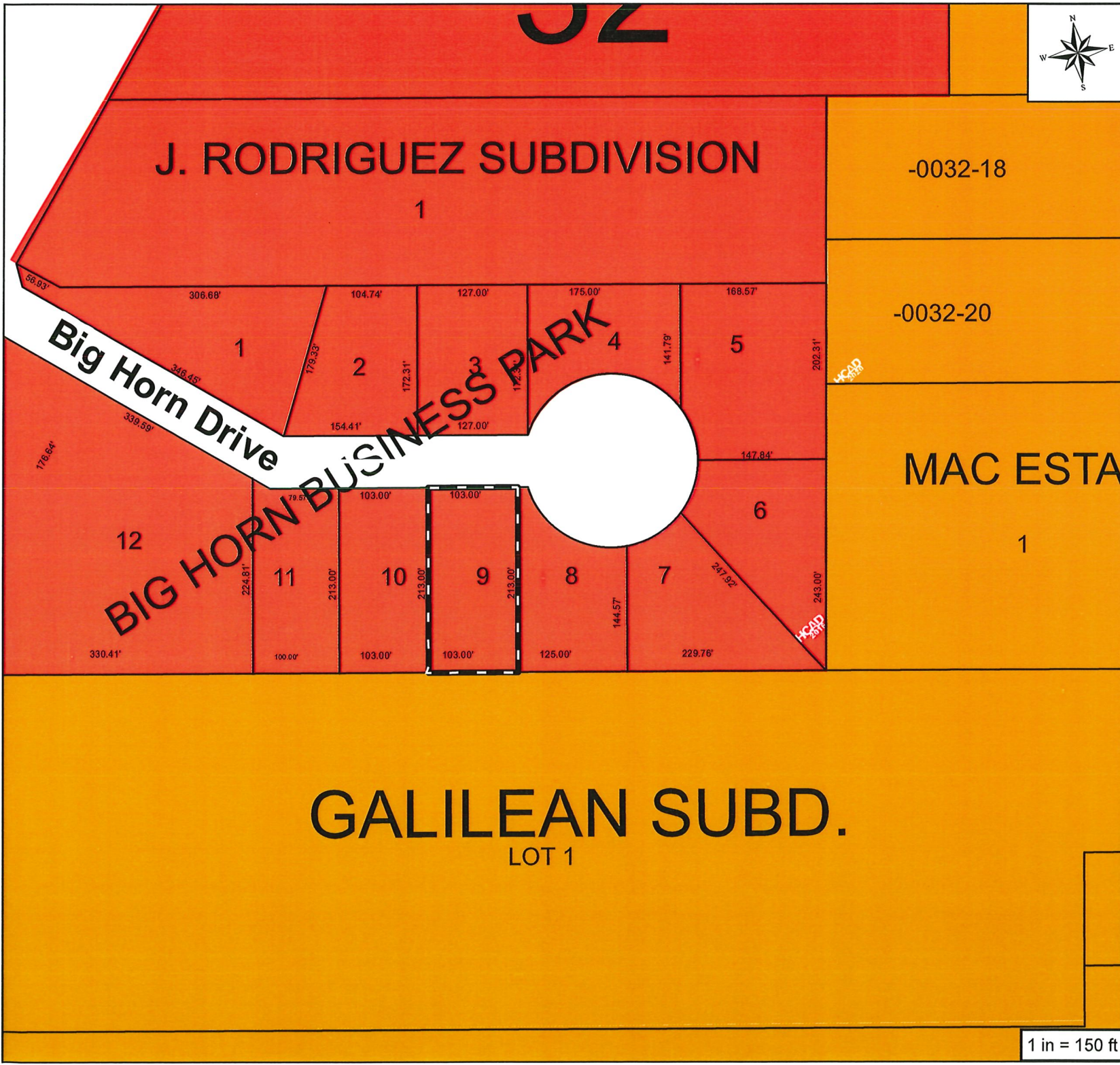
Legend

- CITY LIMITS
- APPLICANT SITE
- ZONING DISTRICTS**
 - AGRICULTURE
 - AUTO-URBAN RESIDENTIAL
 - COMMERCIAL, GENERAL
 - COMMERCIAL, NEIGHBORHOOD
 - DOWNTOWN DISTRICT
 - INDUSTRIAL
 - NEIGHBORHOOD CONSERVATION 5
 - NEIGHBORHOOD CONSERVATION 7.1
 - NEIGHBORHOOD CONSERVATION MH
 - SUBURBAN RESIDENTIAL
 - URBAN RESIDENTIAL
 - URBAN UNIVERSITY

SITE LOCATION MAP



1 in = 150 ft



FUTURE LAND USE MAP

CASE CAPTION:

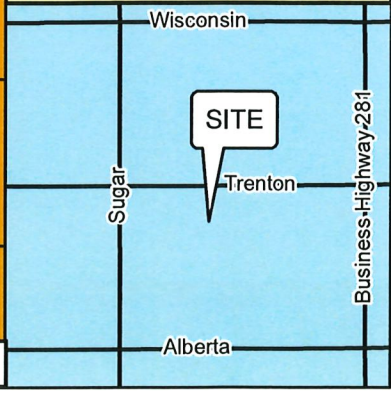
APPLICANT NAME:

HECTOR GUERRA JR.

Legend

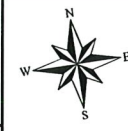
- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
 - Agriculture
 - Auto-Urban
 - Downtown District
 - General Commercial
 - Industrial
 - Mobile Home
 - Neighborhood Commercial
 - Office Business Park
 - Suburban
 - Urban
 - Urban University

SITE LOCATION MAP



1 in = 150 ft

02



J. RODRIGUEZ SUBDIVISION

-0032-18

-0032-20

MAC ESTA

1

GALILEAN SUBD.

LOT 1

Big Horn Drive

BIG HORN BUSINESS PARK

MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

HECTOR GUERRA JR.

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.304, NON-RESIDENTIAL BULK REQUIREMENTS, SETBACKS, BEING LOT 9, BIG HORN SUBDIVISION, LOCATED AT 914 BIG HORN DRIVE, AS REQUESTED BY HECTOR GUERRA, JR.

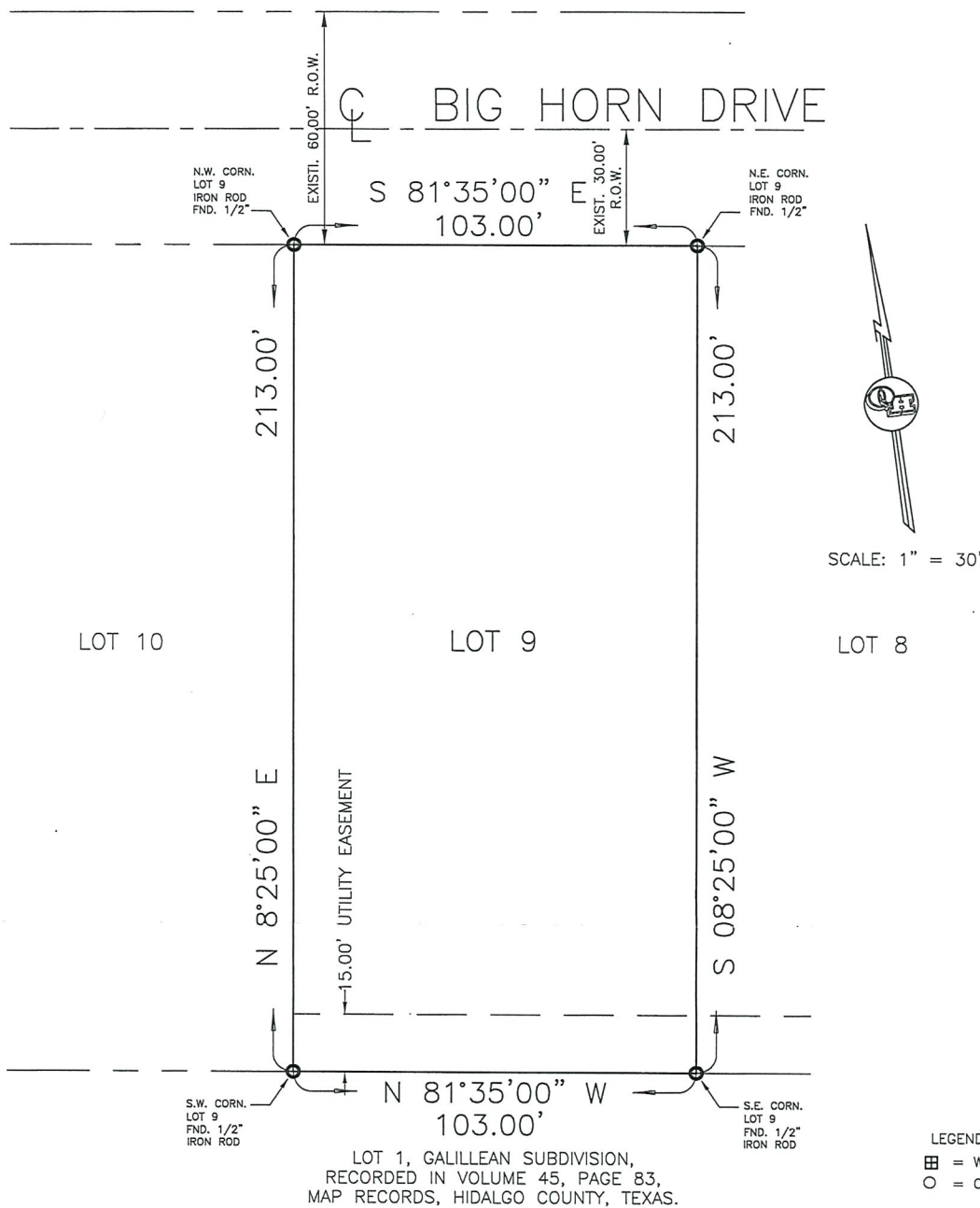
Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft



PLAT SHOWING

LOT 9, BIG HORN BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NUMBER 2668144, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "B"
 AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 C.P.N. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH BIG HORN BUSINESS PARK SUBDIVISION, RECORDED UNDER INSTRUMENT NUMBER 2668144 OF THE MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 4856

VOL. _____ PAGE _____
 SURVEYED JANUARY 27, 2021
 ADDRESS 914 BIG HORN DRIVE
 EDINBURG, TEXAS 78539
 OWNER HECTOR GUERRA

JOB No. _____
 BOOK No. _____ PAGE _____
 F:\DATA\SUR2021\LOT 9 BIG HORN



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 ALFONSOQ@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

BIG HORN BUSINESS PARK SUBDIVISION

A 10.15 ACRE TRACT OF LAND BEING THE REPLAT OF LOT 2, J. RODRIGUEZ SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGES 25, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1098908, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 10.15 ACRE TRACT OF LAND BEING ALL OF LOT 2, J. RODRIGUEZ SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1098908, 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 EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281 FOR THE NORTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 52°50'39" E, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 67.60 FEET (MAP RECORD: 68.31 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF LOT 2 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°35'00" E, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 881.99 FEET (881.45 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°30'45" W (MAP RECORD: S 08°35'18" W), ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 445.31 FEET TO A 3/4" IRON PIPE FOUND ON THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°35'00" W, ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 991.17 FEET (MAP RECORD: 990.80 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED WELDEN & HUNT, INC. FOUND FOR THE SOUTHWEST CORNER OF LOT 2, THE SOUTHWEST CORNER OF LOT 32, KELLY-PHARR SUBDIVISION (RECORDED IN VOLUME 3 PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°22'34" E (MAP RECORD: N 09°25'00" E), ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 391.67 FEET TO A 3/4" IRON PIPE FOUND ON THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281 FOR AN EXTERIOR CORNER OF LOT 2 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 37°00'31" E (MAP RECORD: N 38°50'04" E), ALONG THE WEST LINE OF LOT 2 AND THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281, A DISTANCE OF 100.00 FEET (MAP RECORD: 100.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 10.15 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH J. RODRIGUEZ SUBDIVISION, RECORDED IN VOLUME 35, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS 2nd DAY OF JANUARY 2015

Alonso Quintanilla
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4858 STATE OF TEXAS



APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Raul Sesin
RAUL SESIN, P.E., C.E.M.
GENERAL MANAGER

12/6/15
(DATE)

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DO HERIN AS BIG HORN BUSINESS PARK SUBDIVISION ADDITION OF THE CITY OF EDINBURG WHOSE HAVE SUBSCRIBED HERETO, HEREBY INDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THE FOR THE PURPOSE OF CONSERVATION THEREIN EXPRESSED.

Neida Ramirez
SAN MATEO INVESTMENTS, LLC
HERB SCHURLOCK, M. MANAGER
3714 S. EXPRESSWAY 281
EDINBURG TX, 78839

10-20-15
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
HERB SCHURLOCK, M. MANAGER OF SAN MATEO INVESTMENTS, LLC
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations stated.
Given under my hand and seal of office this 20th day of October 2015.

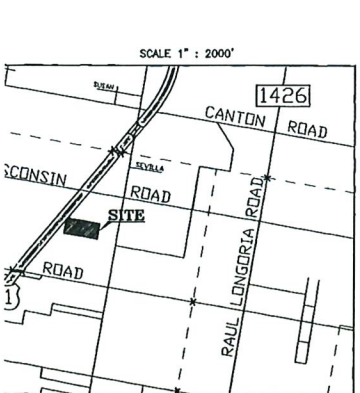
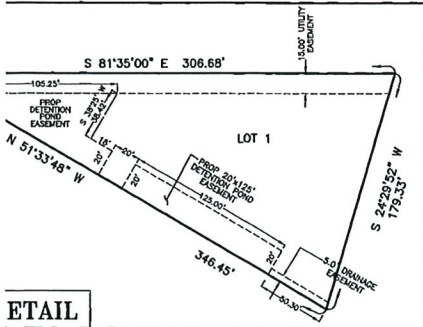
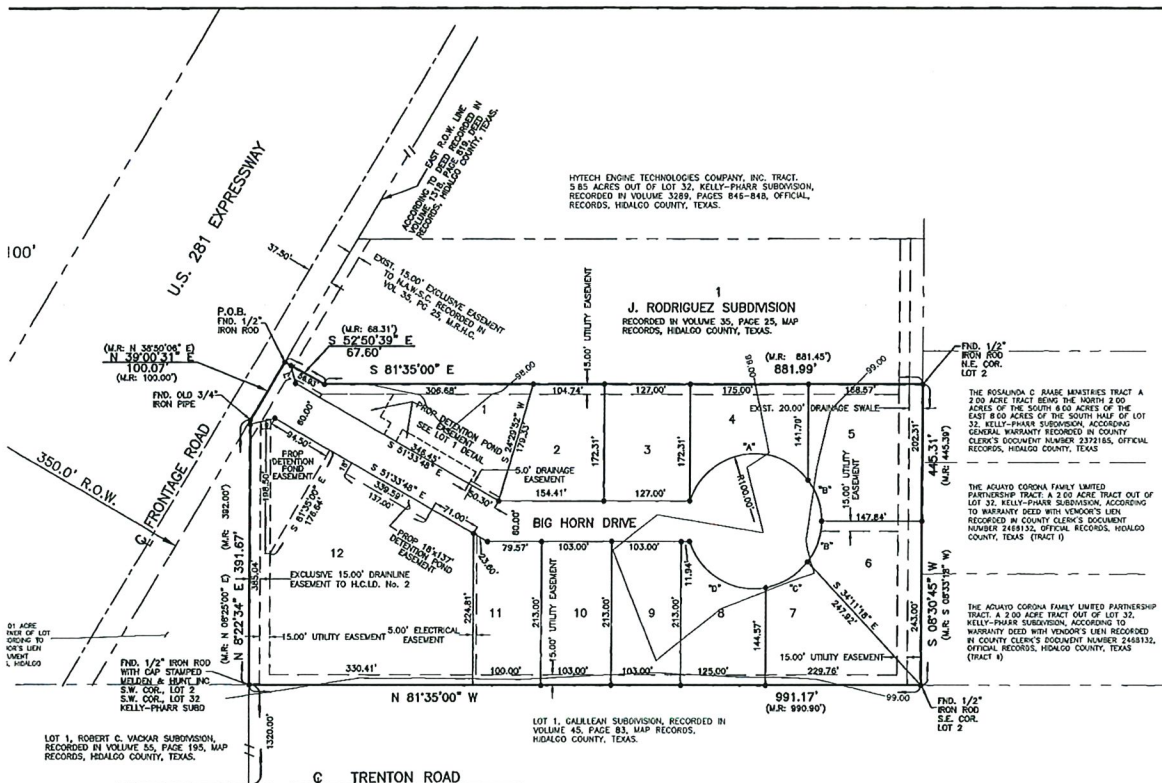


Neida Ramirez
NEIDA S. RAMIREZ - NOTARY P

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, certify that this subdivision plat known as BIG HORN BUSINESS PARK SUBDIVISION conforms to all requirements of the Subdivision Regulations of the City of Edinburg, Texas, and that it has been approved for recording on the 10th day of January 2015."

Neida Ramirez
CHAIRPERSON-PLANNING & ZONING COMMISSION



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. C.F.A. 4903.0425 C MAP REVISED: NOVEMBER 16, 1992
- SETBACKS: FRONT: 25.00 FEET REAR: 30.00 FEET SIDE: 15.00 FEET LOTS 4-12: IRREGULAR LOTS WITH SETBACKS AS FOR CITY STANDARDS OR EASEMENT WHICHEVER IS GREATER
- THESE LOTS WILL BE USED FOR COMMERCIAL ONLY.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BECHMARK NOTE: THE FOLLOWING BECHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1 - ELEVATION-103.06 ON TOP OF SANITARY SEWER MANHOLE LOCATED 3.7 FEET EAST AND 10.0 FEET SOUTH FROM THE SOUTHWEST CORNER OF THE SUBDIVISION. (NAD 83 DATUM).
- DRAINAGE: DRAINAGE DETENTION REQUIRED FOR THIS SUBDIVISION: 76,880.57 C.F. (1.76 ACRE-FEET). DETENTION FOR ALL 12 LOTS IS BEING PROVIDED BY DETENTION PONDS BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED IN LOTS 1 AND 12, AND AN EXISTING 20.00 FOOT DRAINAGE SWALE LOCATED IN LOTS 5, 6 AND 7.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SIGNS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEDGES, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- LEGEND: - - - - - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858 UNLESS OTHERWISE NOTED
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- A FIVE (5) FOOT SIDEWALK ON INTERIOR STREETS IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- BUFFER FENCE REQUIRED BETWEEN INDUSTRIAL AND RESIDENTIAL DEVELOPMENTS.
- SITE PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF EDINBURG PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PROPERTY ZONING IS INDUSTRIAL (I) DISTRICT
- ADDITIONAL FIRE HYDRANTS (INCLUDING ANY NECESSARY EASEMENTS) MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.

LOT DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	N 62°15'00" W	27.26'
L2	N 63°35'10" E	37.90'

CURVE DATA		
CURVE	DELTA	RADIUS
"A"	129°17'53"	100.00'
"B"	37°14'00"	100.00'
"C"	42°34'30"	100.00'
"D"	82°43'14"	100.00'

LOT	AREA (S.F.)	AREA (AC.)
1	30556.03	0.70
2	25747.84	0.59
3	21563.61	0.50
4	20630.42	0.47
5	33228.32	0.76
6	24977.53	0.57
7	23107.67	0.53
8	25497.66	0.58
9-10	21939.00	0.50
11	21420.84	0.49
12	105314.38	2.42

- TWOOT PERMIT REQUIRED FOR ACCESS ALONG TADOT RIGHT-OF-WAYS. ANY ACCESS POINTS TO STATE HIGHWAY MUST COMPLY WITH THE LATEST VERSION OF TADOT ACCESS MANAGEMENT MANUAL AND CITY OF EDINBURG UNIFIED DEVELOPMENT CODE.
- SAD PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO SETBACKS, BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPE SURFACE RATIO, PARKING REQUIREMENTS, FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
- DRAINAGE DETENTION REQUIRED FOR THIS SUBDIVISION: 76,880.57 C.F. (1.76 ACRE-FEET). DETENTION FOR ALL 12 LOTS IS BEING PROVIDED BY DETENTION PONDS BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED IN LOTS 1 AND 12, AND AN EXISTING 20.00 FOOT DRAINAGE SWALE LOCATED IN LOTS 5, 6 AND 7.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78839
PHONE 858-381-8400
FAX 858-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: JANUARY 2, 2015



FILED FOR RECORD
HIDALGO COUNTY
ARTURO GUARAC
HIDALGO COUNTY
ON: 12-8-15 AT 4:24
INSTRUMENT NUMBER 24668
OF THE MAP RECORDS OF HIDALGO C
BY: *Neida Ramirez*

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
February 24, 2021

Item: Consider Variance to the City's Unified Development Code, Article 3, Section 3.304, Multi-Family Lot & Building Standards, Setbacks, Being Lot 2, Monmack Terrace Subdivision No. 2, Located at 3613 Zelma Street, As Requested By Alicia Y. Garza, on behalf of Talgaos, LLC.

Request:

The applicant is requesting a variance to the City's Unified Development Code, Article 3, Section 3.304, Multi-Family Lot & Building Standards, Setbacks. The applicant is currently going through a transition of ownership and upon submittal of the survey to the financial institution it was indicated that there is an encroachment into the rear yard setback.

Property Location and Vicinity:

The property is located on the north side of Zelma Street, approximately 160 ft. west of Mon Mack Road. The property has 81.17 ft. of frontage along Zelma Street and a depth of 162.70 ft. to its deepest point for a tract size of 13,206 square feet. The property is part of Mon Mack Terrace Subdivision No. 2, which was recorded on September 30, 2003. Setbacks called for by plat are as follows: Front 20 ft., Rear 20% of lot depth (32 ft.) and Side 6 ft. The property is zoned Urban Residential (UR) District. Surrounding zoning is Urban Residential (UR) District in all directions.

Background and History:

A building permit for the construction of two triplexes on the property was received and approved by the City on November 19, 2014. A certificate of occupancy was issued on April 24, 2015. The City received a survey from the financial institution and it was determined an encroachment of 7 ft. had taken place into the 32 ft. rear yard setback.

Staff mailed a notice of the variance request to thirty-six (36) 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 that the Board grant the encroachment of 7 ft. into the 32 ft. rear yard setback along the north side of the property, leaving a 25 ft. separation from building to property line.


Recommendation

Staff recommends approval of the variance request subject to the footprint as shown on the site plan. If approved a \$40 fee will be required 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

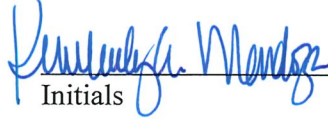



Date

Zoning Board of Adjustment
Alicia Y. Garza, on behalf of Talgaos LLC

Page 2

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


Initials


Date



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

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

a Nature of Request: To obtain the authorization of variance exception of Multifamily property.

Reason for Hardship: The survey indicates that the building were built over the rear setback line. Even when it does not affect neighbors or third parties it prevents me from obtaining a bank loan to continue investing in the same activity in our region.
(use other side if necessary)

Property Description: 2 Monnick Terrace No. 2
Lot Block Subdivision

Property Address: 3613 Zelma St. Edinburg, TX 78541

Present Property Zoning: Multifamily

Person requesting Variance: Alicia Yolanda Garza (Talgaos LLC)

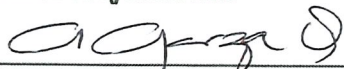
Mailing Address: 1812 Sabinal St Mission TX 78572
Street Address City/State Zip Code

Phone No. (Home): _____ **(Work):** _____ **(Cell):** 956 239 0631

Owner's Name: TALGAOS, LLC

Mailing Address: 1812 Sabinal St Mission TX 78572
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:** 02-04-2021

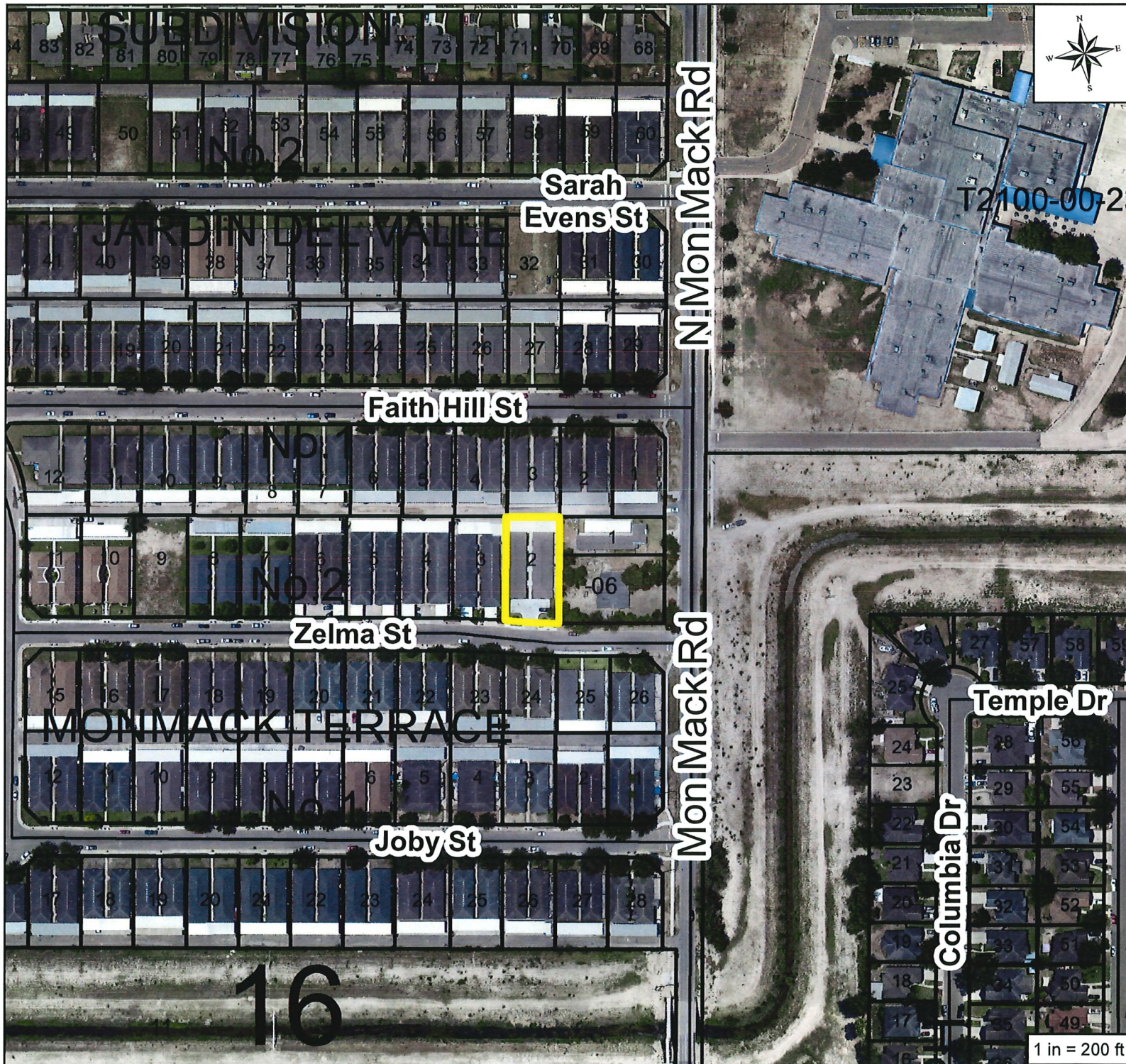
Owner/Agent's Name (Please Print): TALGAOS LLC, / ALICIA Y GARZA

\$450 Application Fee: R01259007 **Application Received by:** Rita Lee
Receipt No.

Application deadline: 2/21 **ZBA Hearing date:** 2/24/2021 @ 4:00 p.m. EDUARDO CASO

- \$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

ECASO@TEXASRegional
bank.com
(956) 517-7806



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

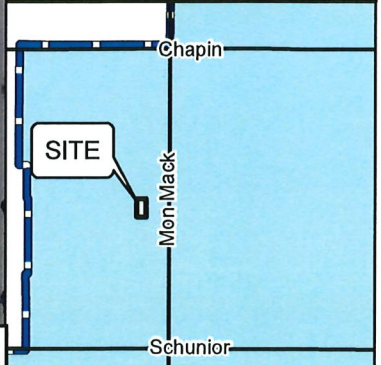
ALICIA Y. GARZA

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.304, MULTI-FAMILY LOT & BUILDING STANDARDS, SETBACKS, BEING LOT 2, MONMACK TERRACE NO.2 SUBDIVISION, LCOATED AT 3613 ZELMA STREET. AS REQUESTED BY ALICIA Y. GARZA, ON BEHALF OF TALAGOS LLC

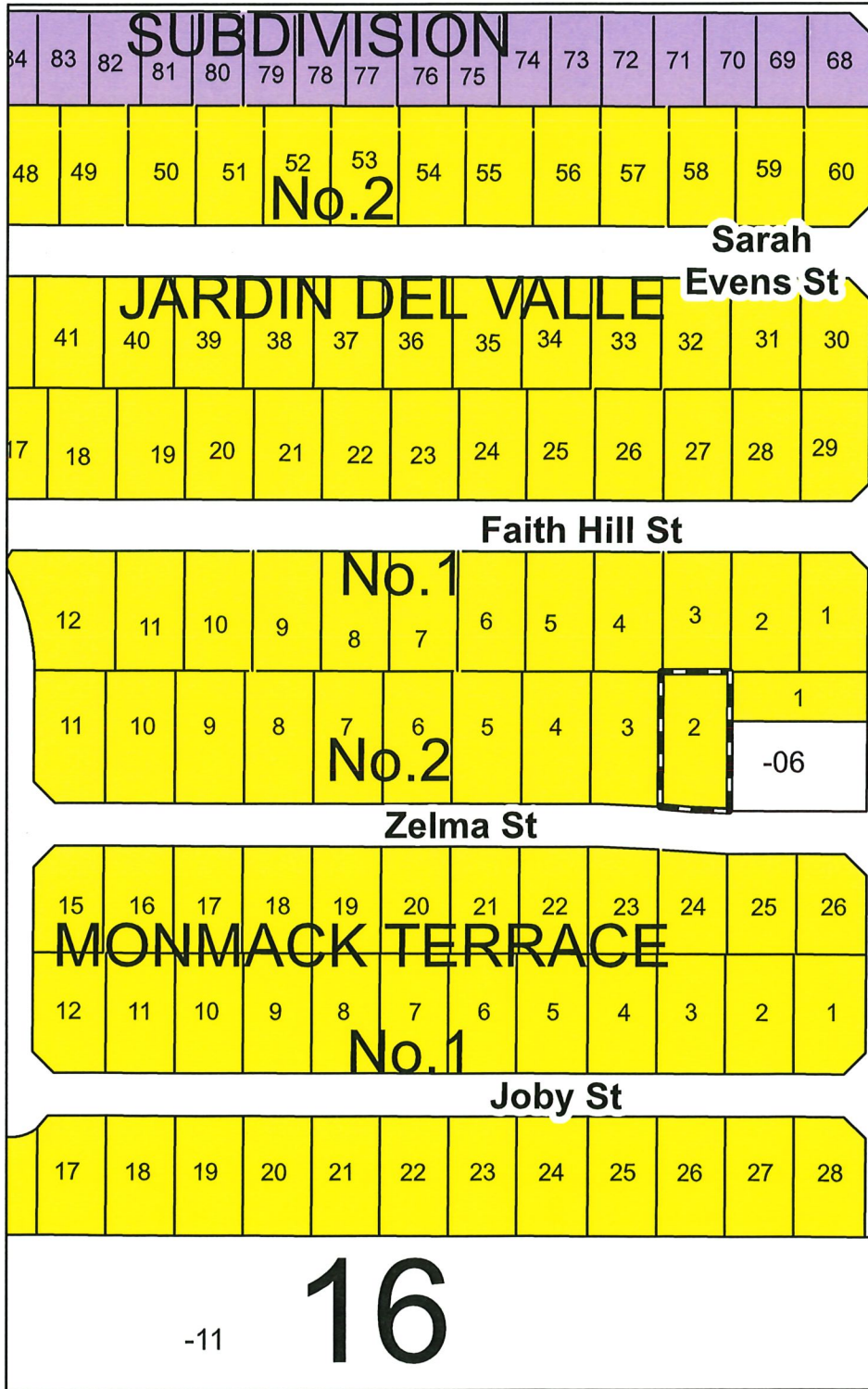
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP

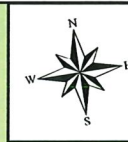


1 in = 200 ft



N. Mon-Mack Rd

Mon-Mack Rd



ZONING MAP

CASE CAPTION:

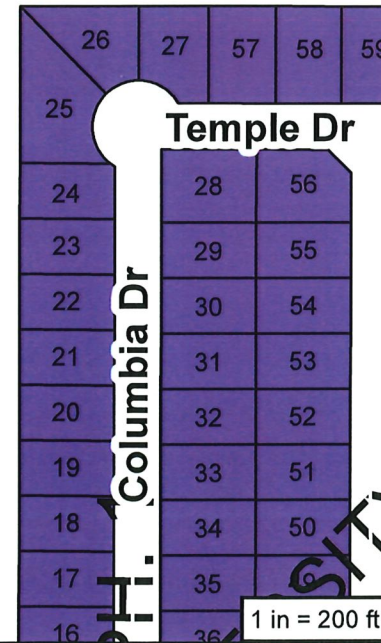
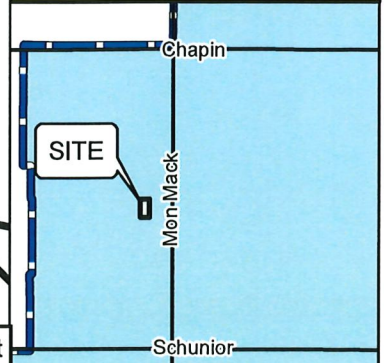
APPLICANT NAME:

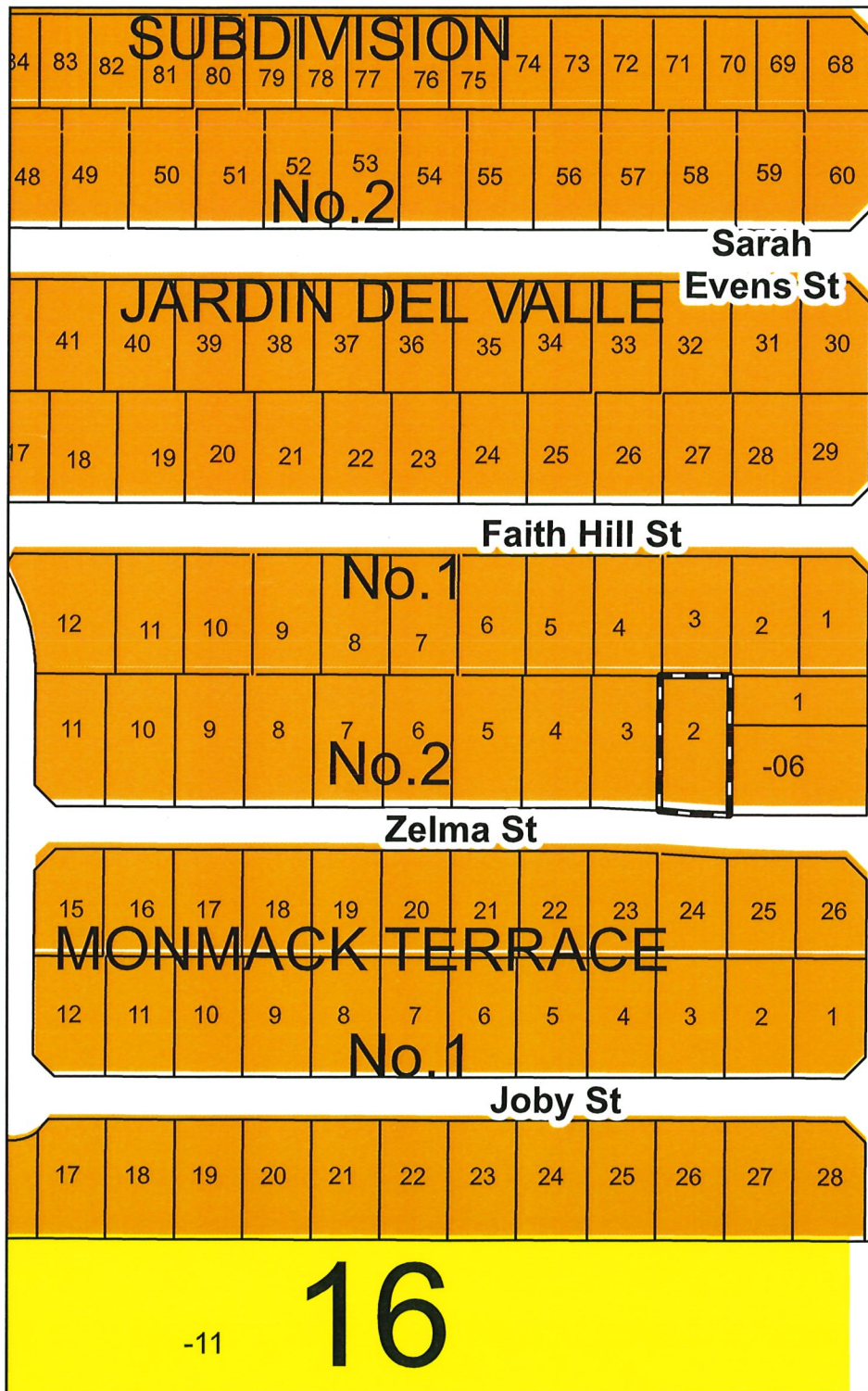
ALICIA Y. GARZA

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

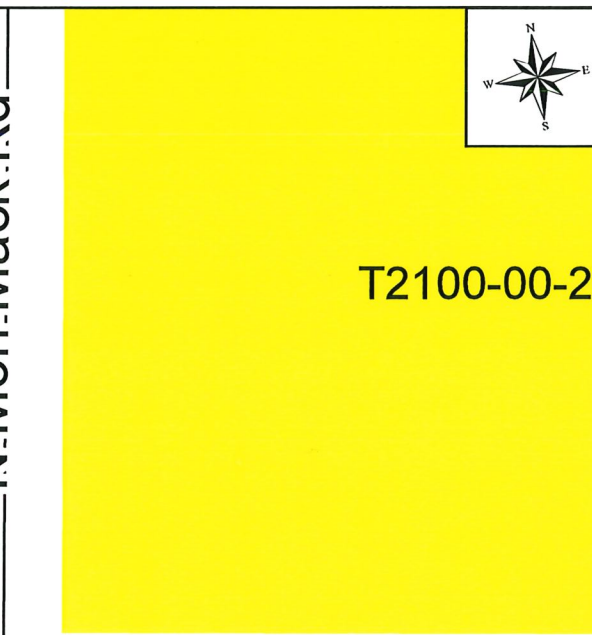
SITE LOCATION MAP



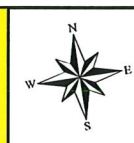


N. Mon-Mack Rd.

Mon-Mack Rd.



T2100-00-23



FUTURE LAND USE MAP

CASE CAPTION:

APPLICANT NAME:

ALICIA Y. GARZA

Legend



CITY LIMITS



APPLICANT SITE

FUTURE LANDUSE

Agriculture

Auto-Urban

Downtown District

General Commercial

Industrial

Mobile Home

Neighborhood Commercial

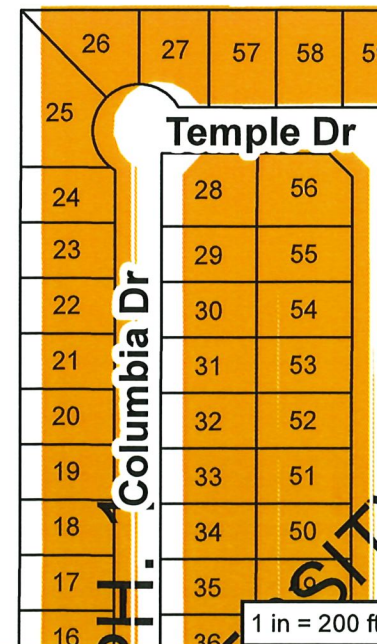
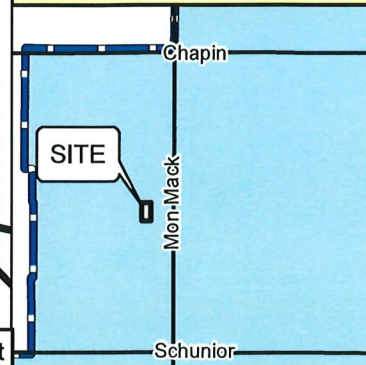
Office Business Park

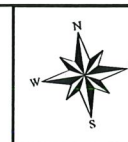
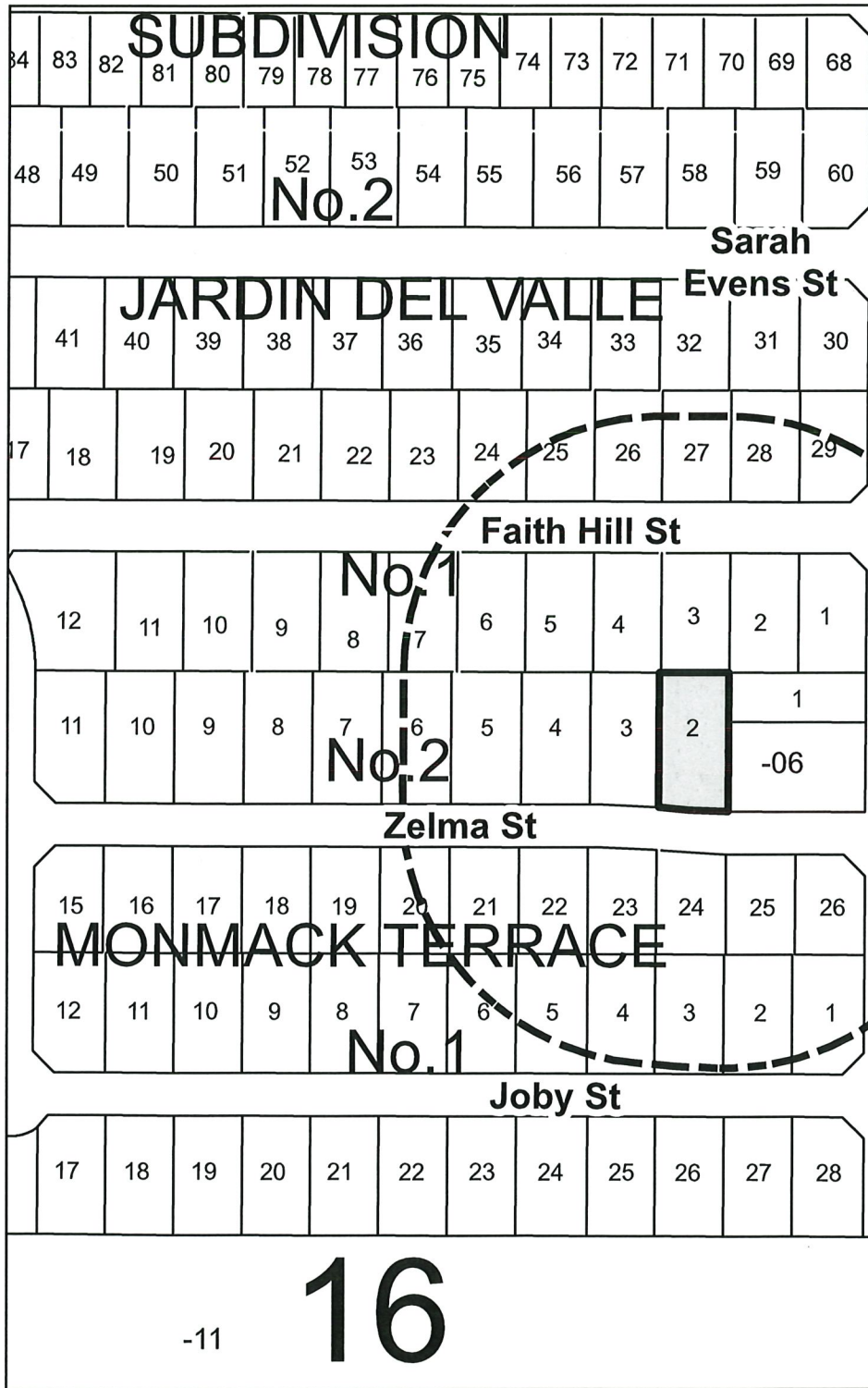
Suburban

Urban

Urban University

SITE LOCATION MAP





T2100-00-23



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

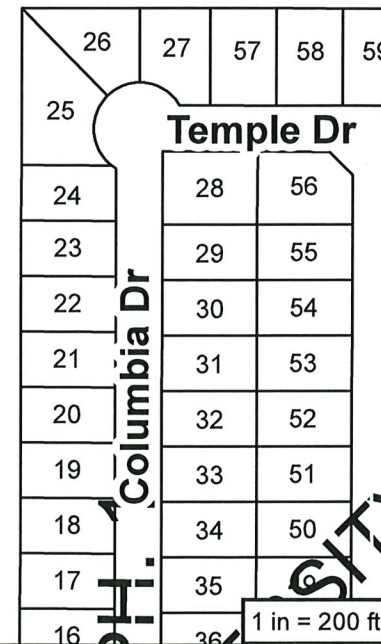
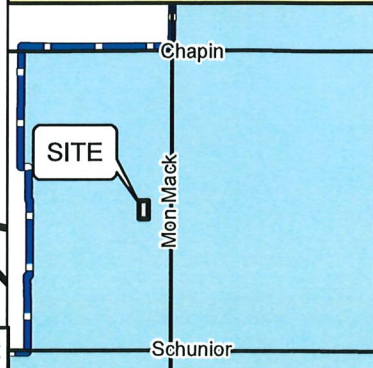
ALICIA Y. GARZA

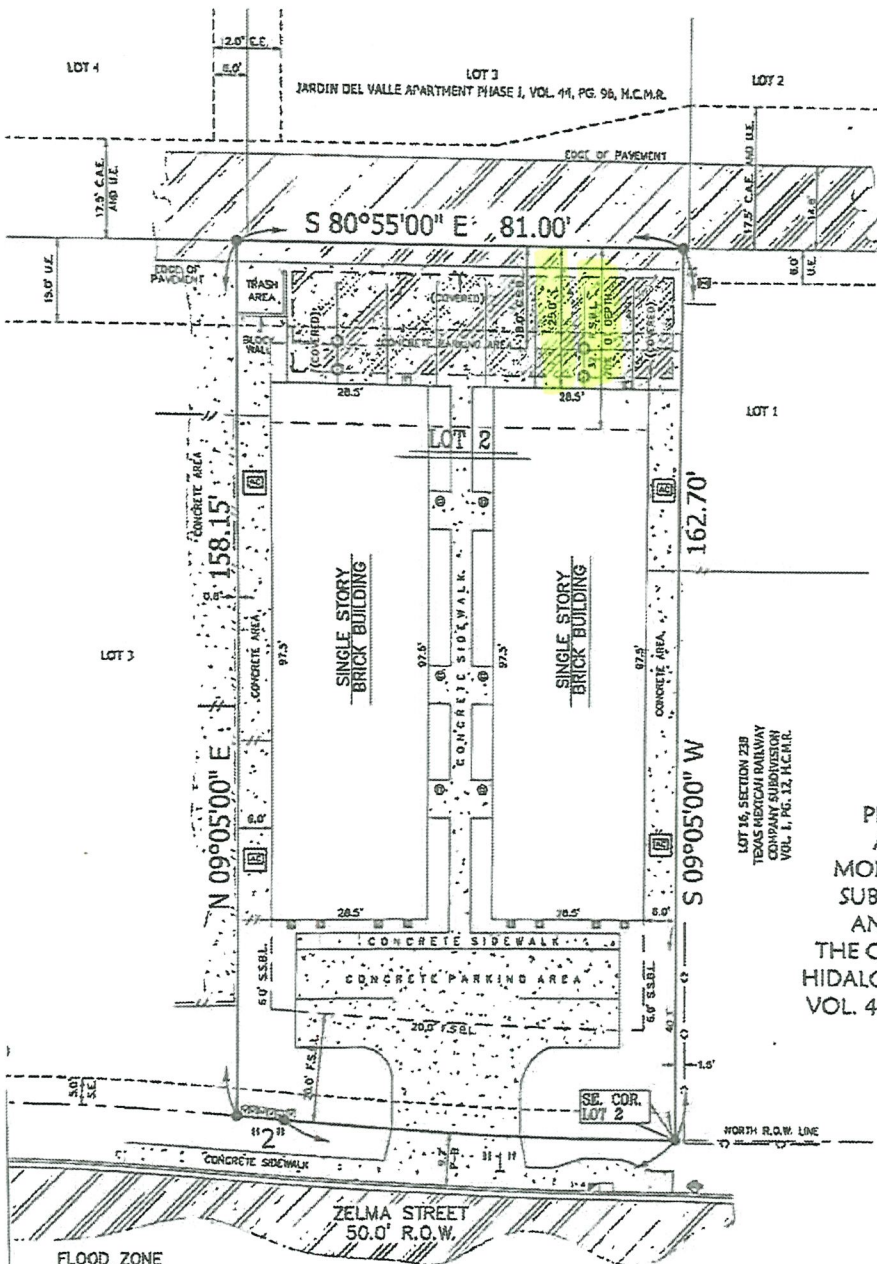
CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 3, SECTION 3.304, MULTI-FAMILY LOT & BUILDING STANDARDS, SETBACKS, BEING LOT 2, MONMACK TERRACE NO. 2 SUBDIVISION, LCOATED AT 3613 ZELMA STREET. AS REQUESTED BY ALICIA Y. GARZA, ON BEHALF OF TALAGOS LLC

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





SCALE 1"=20'

LEGEND

- FOUND 1/2" IRON ROD
- CABLE PEDestal
- TRANSFORMER BOX
- A/C UNIT
- ELECTRIC METER
- CLEANOUT
- WATER METER
- FIRE HYDRANT
- COLUMN
- STEEL POST
- MAILBOX
- /- WOOD FENCE
- WIRE FENCE
- U.E. UTILITY EASEMENT
- E.E. UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- C.A.E. COMMON ACCESS EASEMENT
- R.O.W. RIGHT OF WAY
- F.S.B.L. FRONT SETBACK LINE
- S.S.B.L. SIDE SETBACK LINE
- R.S.B.L. REAR SIDE SETBACK LINE
- G.S.B.L. GARAGE SETBACK LINE
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- P-B PROPERTY LINE TO BACK OF CURB

PLAT SHOWING
ALL OF LOT 2,
MONMACK TERRACE
SUBDIVISION NO. 2,
AN ADDITION TO
THE CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS,
VOL. 43, PG. 126, H.C.M.R.

FLOOD ZONE

ZONE "X"

AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2009

NOTES

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. NOTES MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS LOT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS LOT.
3. SUBJECT TO RULES, REGULATIONS, RIGHTS OF WAY AND EASEMENTS IN FAVOR OF WATER DISTRICT WHICH PROPERTY IS LOCATED.
4. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE MAP OF MONMACK TERRACE SUBDIVISION NO. 2, THEREOF REC. IN VOL. 43, PG. 126, H.C.M.R.
5. W & L MANGUM SURVEYING NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
6. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
7. NOTE LOCATION OF NORTH SIDE OF BRICK BUILDING INTO THE 32.1 FOOT R.S.B.L. AS SHOWN HEREON.

CURVE DATA "1" CURVE DATA "2"

Δ=65°32'38"	Δ=00°39'02"
R=707.44'	R=757.44'
L=72.57'	L=8.50'
T=35.39'	T=4.30'
CH=72.54'	CH=8.50'

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 11/12/20 UNDER MY DIRECT SUPERVISION, THAT THERE ARE NO OMISSIONS, VISIBLE OVERLAP, OR VISIBLE ERRORS IN THE SURVEY HEREON.

WILLIAM A. MANGUM, R. L. S.



W. & L. MANGUM SURVEYING
2520 BUDDY OWENS BLVD.

McALLEN, TEXAS 78504

PHONE (956) 249-8061

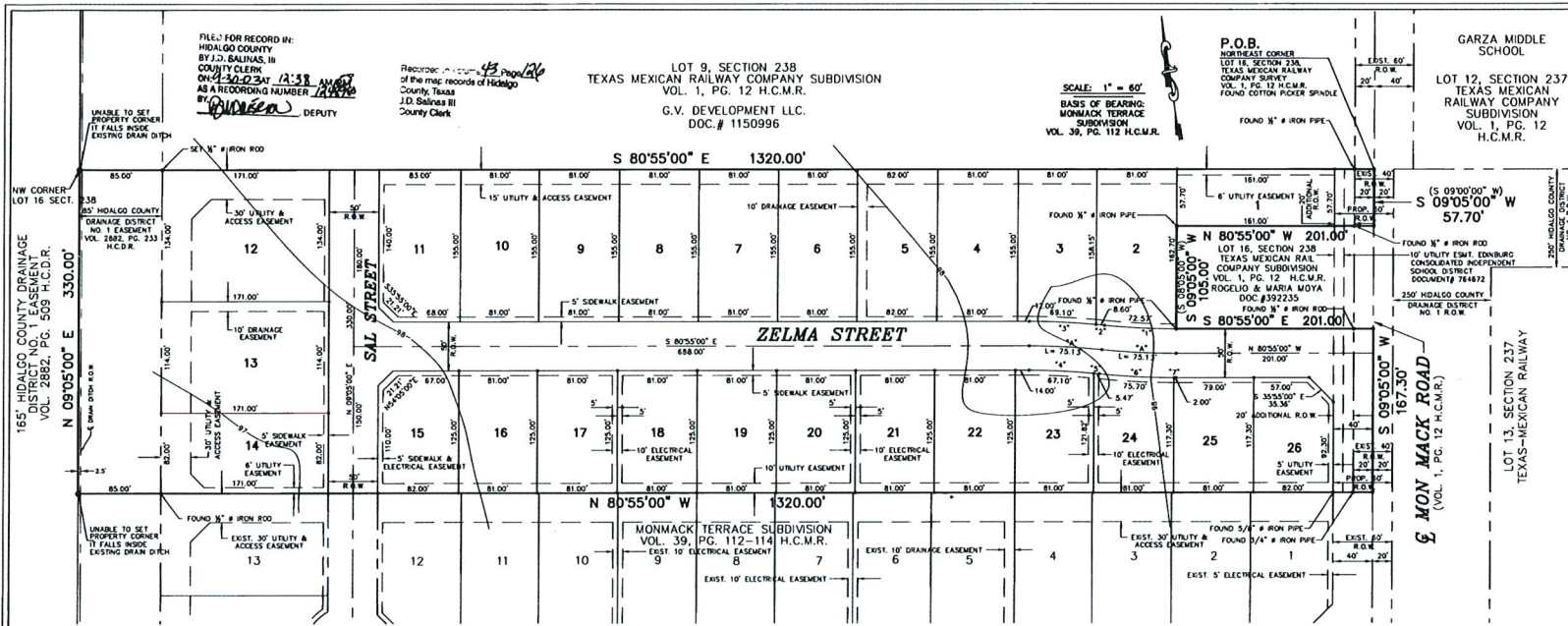
FIRM NUMBER 10113300

wilmangumsurveying@gmail.com

DATE: 11-13-20 JOB No. 2020.10.17 BOOK 400L, PG. 25

T.B.P.L.S. PHONE NO. 512-239-5263

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SUBDIVISION PLAT OF MONACK TERRACE SUBDIVISION NO. 2

A TRACT OF LAND CONTAINING 9.52 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 16, BLOCK 238, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, MAP REFERENCE VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS.

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

I, ERASMO ZAPATA, AS OWNER OF THE 9.52 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MONACK TERRACE SUBDIVISION NO. 2, HEREBY SUBDUCE THE LAND AS DEPICTED ON THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032, AND THAT:

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

Erasmus Zapata 8-11-03
DATE
ERASMO ZAPATA
4113 MARC AVENUE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

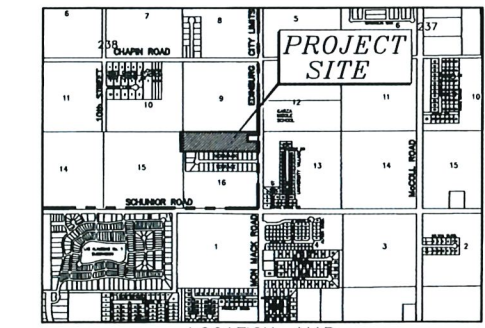
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ERASMO ZAPATA PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SHOWN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 11th DAY OF August, 2003 A.D.

Notary Public for the State of Texas
My Commission Expires on 03-31-2007
Claudia Trueta
Notary Public, State of Texas
March 31, 2007

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	0552.38°	707.44'	36.32'	72.57'	72.54'
2	0030.02°	757.44'	4.30'	6.60'	6.60'
3	0513.39°	757.44'	34.57'	69.07'	69.07'
4	0526.04°	707.44'	33.58'	67.10'	67.08'
5	0026.14°	707.44'	2.23'	5.47'	5.47'
6	0543.33°	757.44'	37.88'	75.70'	75.66'
7	0009.05°	757.44'	1.00'	2.00'	2.00'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	0552.38°	732.44'	37.60'	75.13'	75.10'



DATE OF PREPARATION: OCTOBER 30, 2002 DRAWN BY: ARMANDO O'CARA, JR. & MARTIN FONSECA

JFH JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOWE AVENUE, WACALLEN, TEXAS 78054
PHONE (800) 888-1588

10002EdinburgMonack Terrace Subdivision No. 2.dwg, Subdivision Plat, 08/07/2003 31:35 PM

LOT #	SQ. FT.	ACRES
1	13,053.34	0.2997
2	12,627.35	0.2893
3	12,752.50	0.2928
4	10,137.50	0.2327
5	10,004.05	0.2308
6	9,627.27	0.2210
7	9,501.30	0.2181
8	9,306.10	0.2136

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

DATED THIS 11th DAY OF August, 2003 A.D.

Vice-Chairperson, Planning & Zoning Commission
STATE OF TEXAS
COUNTY OF HIDALGO
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 THIS THE 11th DAY OF August, 2003 A.D.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. #1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. #1

ATTEST: Secretary

INDEX
SHEET 1
DATE, NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, NOTES, OWNER DEDICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, PLANNING AND ZONING COMMISSION, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, CITY MAYOR APPROVAL, DRAINAGE DISTRICT DEDICATION, IRRIGATION DISTRICT DEDICATION, REMOVAL NOTES.

SHEET 2
FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND SEWER LAYOUTS, AND THE ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS).

SHEET 3
DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, ENGINEER'S DRAINAGE CERTIFICATION, STANDARD STREET CROSS SECTION, AND TYPICAL CURB & GUTTER DETAIL.

APPROVED BY COMMISSIONERS COURT

LOCATION OF THE SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

MONACK TERRACE SUBDIVISION NO. 2 IS LOCATED IN PRECINCT 4 OF HIDALGO COUNTY, ON THE WEST SIDE OF MONACK ROAD APPROXIMATELY 1/4 MILE SOUTH OF CHAPIN ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF EDUCATION, POPULATION OF HALLS, MONACK TERRACE SUBDIVISION NO. 2 LIES WITHIN THE CITY LIMITS. IT IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT §42.021, AND IT IS WITHIN THE CITY'S FIVE MILE EXTRA TERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT §42.001.

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONES "X" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0325 D, REVISED JUNE 6, 2000. ZONE "X" IS DEFINED AS AREAS OF THE 500-YEAR FLOOD, AREAS OF THE 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1/4" +18" AS MEASURED FROM THE CENTER OF EACH LOT.
- A TOTAL OF 32,772 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A TOTAL OF 1,214 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR EACH LOT.
- NO STRUCTURES PERMITTED UNDER ANY EASEMENTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT 20 FEET
REAR 20% OF LOT DEPTH; MAX. 40 FEET
SIDE CORNER 10 FEET; 16 FEET FOR GARAGE
- BENCH MARK: A SQUARE CUT LOCATED AT THE NORTHWEST CORNER OF THE CONCRETE BRIDGE ON MONACK ROAD IMMEDIATELY SOUTH OF THIS PROPERTY. ELEVATION = 101.41, HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 83
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION.
- A 3/4" DIAMETER IRON ROD SHALL BE SET AT ALL LOT CORNERS.
- A 4" SIDEWALK IS REQUIRED ALONG BOTH SIDES OF THE STREETS AT BUILDING PERMIT STAGE, WHEN THE SUBDIVISION IS ANNEXED INTO THE CITY OF EDINBURG.
- THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG WATER AND SANITARY SEWER SYSTEMS.
- ALL ACCESS EASEMENTS TO BE MAINTAINED BY THE LOT OWNERS.
- THIS SUBDIVISION IS FOR APARTMENT USE ONLY.
- LOTS 1 AND 26 SHALL HAVE NO ACCESS FROM MONACK ROAD.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVISION AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES, IF APPLICABLE, WILL BE MADE AVAILABLE TO THE SUBDIVISION.

APPROVED BY COMMISSIONERS COURT

APPROVED: 8/11/03

Notary Public for the State of Texas

NOTARY PUBLIC FOR THE STATE OF TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.52 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 16, BLOCK 238, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, MAP REFERENCE VOLUME 1, PAGE 12, H.C.M.R., AND ALSO 9.52 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEGINNING ON A COTTON PICKER SPINDLE SET ON THE NORTHEAST CORNER OF SAID LOT 16 AND THE CENTERLINE OF MONACK ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 09°05'00" W (S 09°00'00" W), ALONG THE EAST LINE OF SAID LOT 16 AND THE CENTER LINE OF SAID MONACK ROAD, A DISTANCE OF 57.70 FEET TO A NAIL FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE N 80°55'00" W, AT A DISTANCE OF 20.00 FEET PASS A 3/4" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID MONACK ROAD, AND CONTINUING A TOTAL DISTANCE OF 201.00 FEET TO A 3/4" IRON PIPE FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 09°05'00" W (S 09°00'00" W), A DISTANCE OF 105.00 FEET TO A 3/4" IRON PIPE FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 80°55'00" E, AT A DISTANCE OF 181.00 FEET PASS A 3/4" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID MONACK ROAD, AND CONTINUING A TOTAL DISTANCE OF 201.00 FEET TO THE EAST LINE OF SAID LOT 16 AND THE CENTER LINE OF SAID MONACK ROAD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 09°05'00" W, ALONG THE EAST LINE OF SAID LOT 16 AND THE CENTER LINE OF SAID MONACK ROAD A DISTANCE OF 167.30 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 80°55'00" W, AT A DISTANCE OF 20.00 FEET PASS 3/4" IRON PIPE FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID MONACK ROAD, AT A DISTANCE OF 123.00 FEET PASS A 3/4" IRON ROD FOUND ON THE EAST LINE OF H.C.D.D. NO. 1, 850 FOOT RIGHT-OF-WAY EASEMENT AS RECORDED IN VOLUME 2882, PAGE 233, H.C.D.R., AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE WEST LINE OF SAID LOT 16, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09°05'00" E, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 80°55'00" E, ALONG THE NORTH LINE OF SAID LOT 16, AT A DISTANCE OF 85.00 FEET PASS A 3/4" IRON ROD SET ON THE RIGHT-OF-WAY LINE OF SAID DRAINAGE EASEMENT, AT A DISTANCE OF 1300.00 FEET PASS A 3/4" IRON PIPE FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID MONACK ROAD, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.52 ACRES OF LAND, OF WHICH 0.10 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID MONACK ROAD AND 0.64 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID H.C.D.D. NO. 1 EASEMENT, LEAVING A NET OF 8.78 ACRES OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE # / FAX #
OWNER: ERASMO ZAPATA	4113 MARC AVENUE	EDINBURG, TX 78539	361-3104/361-3104
ENGINEER: JAVIER HINOJOSA	418 E. DOWE AVENUE	WACALLEN, TX 78054	688-1588/688-1582
SURVEYOR: CARLOS VASQUEZ	2014 N. WARE ROAD	WACALLEN, TX 78051	618-1551/618-1547

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.026(d)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE MONACK TERRACE SUBDIVISION NO. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS OF THIS COUNTY.

ON THIS 11th DAY OF August, 2003 A.D.

HIDALGO COUNTY JUDGE
ATTEST: 8/11/03
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

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

Javier Hinojosa 8/11/03
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 11th DAY OF August, 2003.

Carlos Vasquez 8/11/03
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 46805
CIVIL LAND SURVEYOR
2014 NORTH WARE ROAD
WACALLEN, TEXAS 78051
(850) 618-1551
DATE SURVEYED: OCTOBER 1, 2002

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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: 8/11/03

ZONING BOARD OF ADJUSTMENT REGULAR MEETING
February 24, 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

This item was tabled at the January 27, 2021 Regular Zoning Board of Adjustment Meeting. Action will need to be taken to remove this item from the table, prior to a decision being made.

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 7.1) 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 thirteen (13) neighboring property owners and received no comments in favor and one against this request at the time of this report.

Analysis:

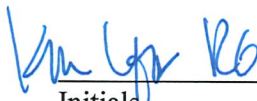
The ground elevation adjacent to the existing house is 82.4 ft. above sea level with a finish floor elevation of 83.4 ft. The property is in a Flood Zone designated as an AE Zone requiring the finished floor of the residential building to be 2 ft. above the base flood elevation for this property.

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:
Rita Lee Guerrero
Urban Planner



Initials

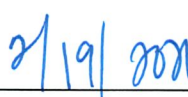


Date

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



Initials



Date



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.

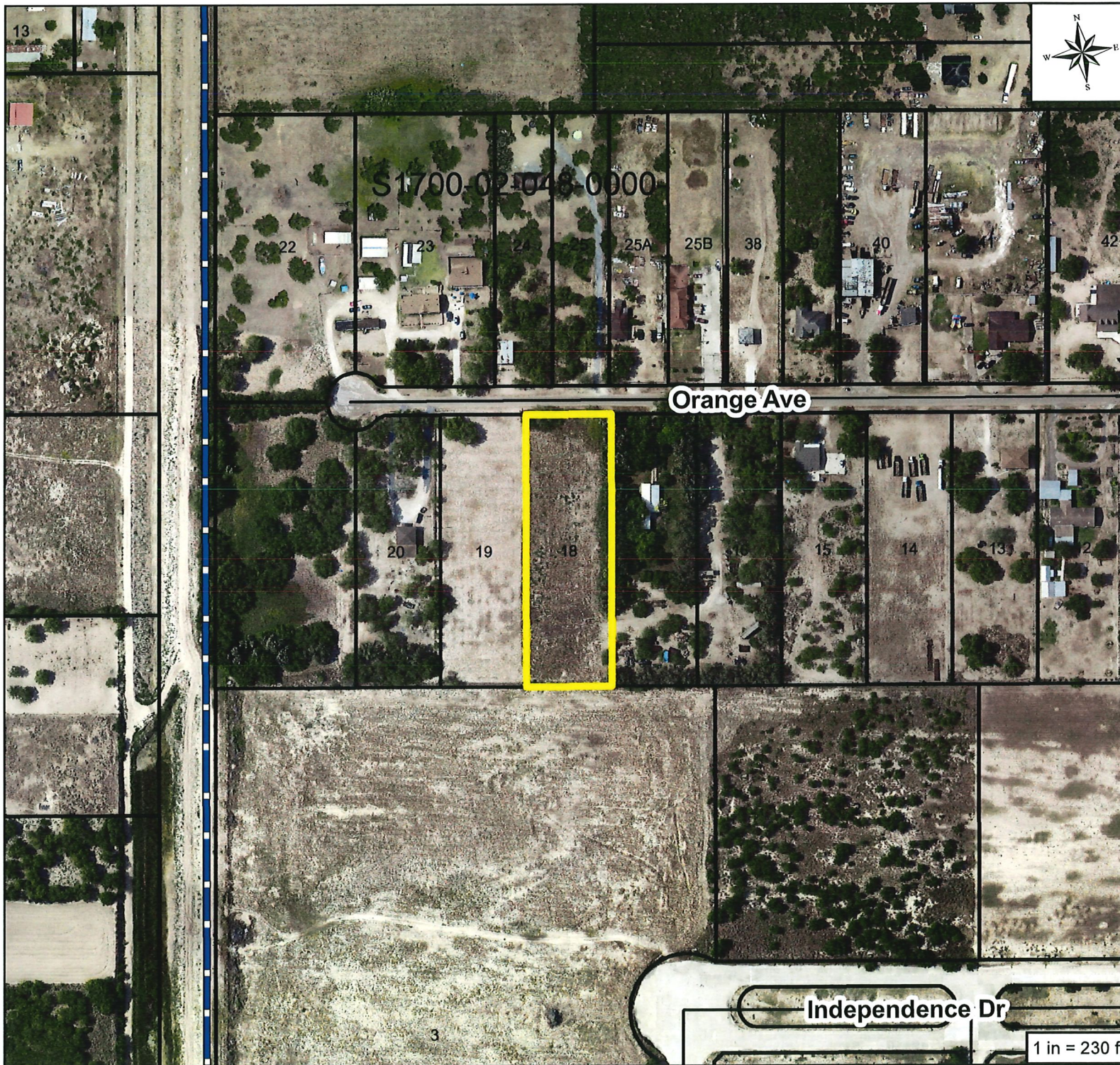
Signature: Stephen Bechtel Date: 12.30.2020

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



AERIAL MAP



CASE CAPTION:

APPLICANT NAME:

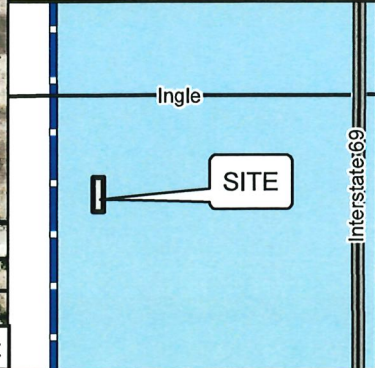
STEPHEN BECHTEL

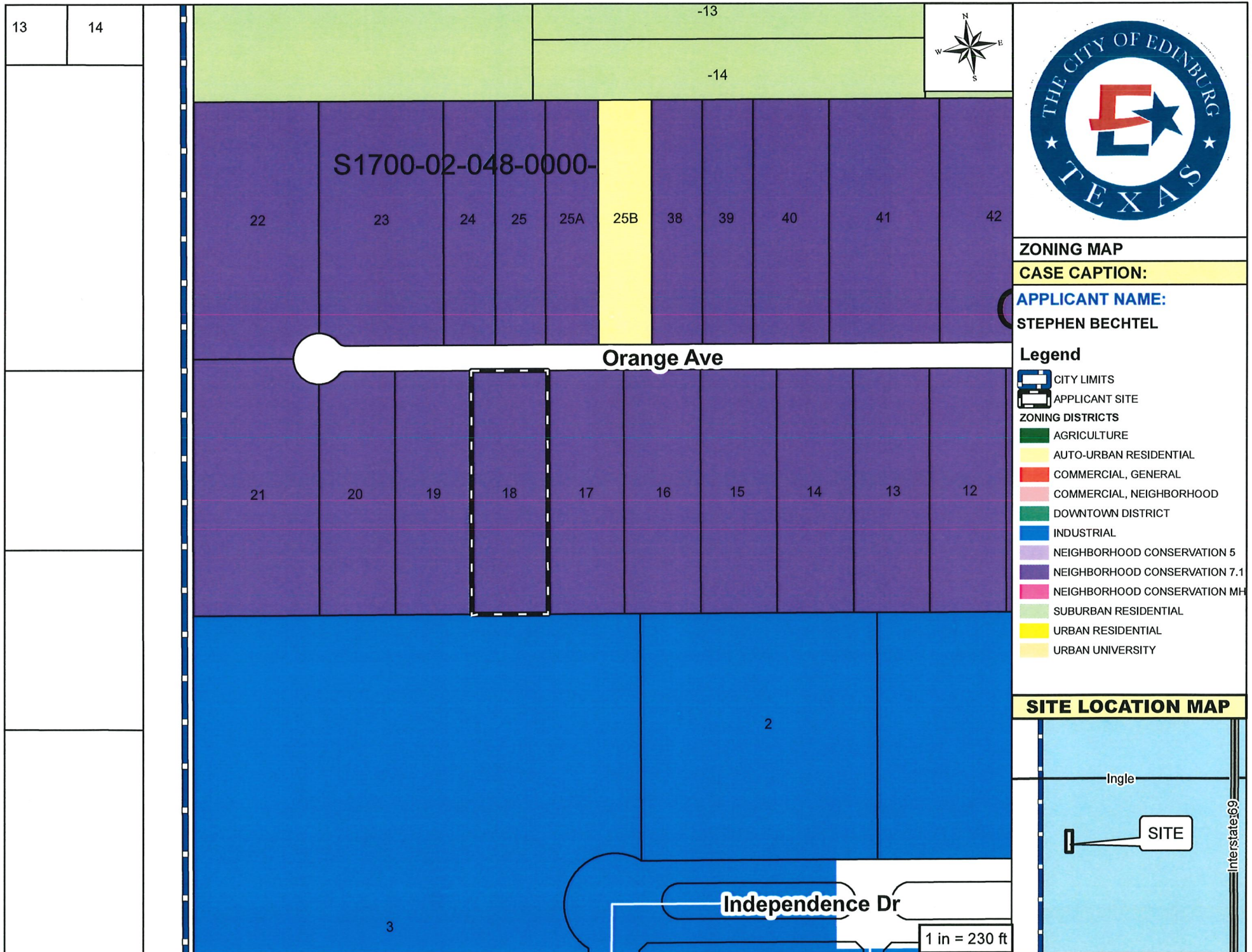
CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE ARTICLE 4, SECTION 4.203, STANDARDS FOR NEW & SUBSTANTIAL IMPROVEMENTS (B) RESIDENTIAL BUILDINGS, BEING LOT 18, 281 ESTATES, LOCATED AT 1002 ORANGE AVE, AS REQUESTED BY STEPHEN BECHTEL

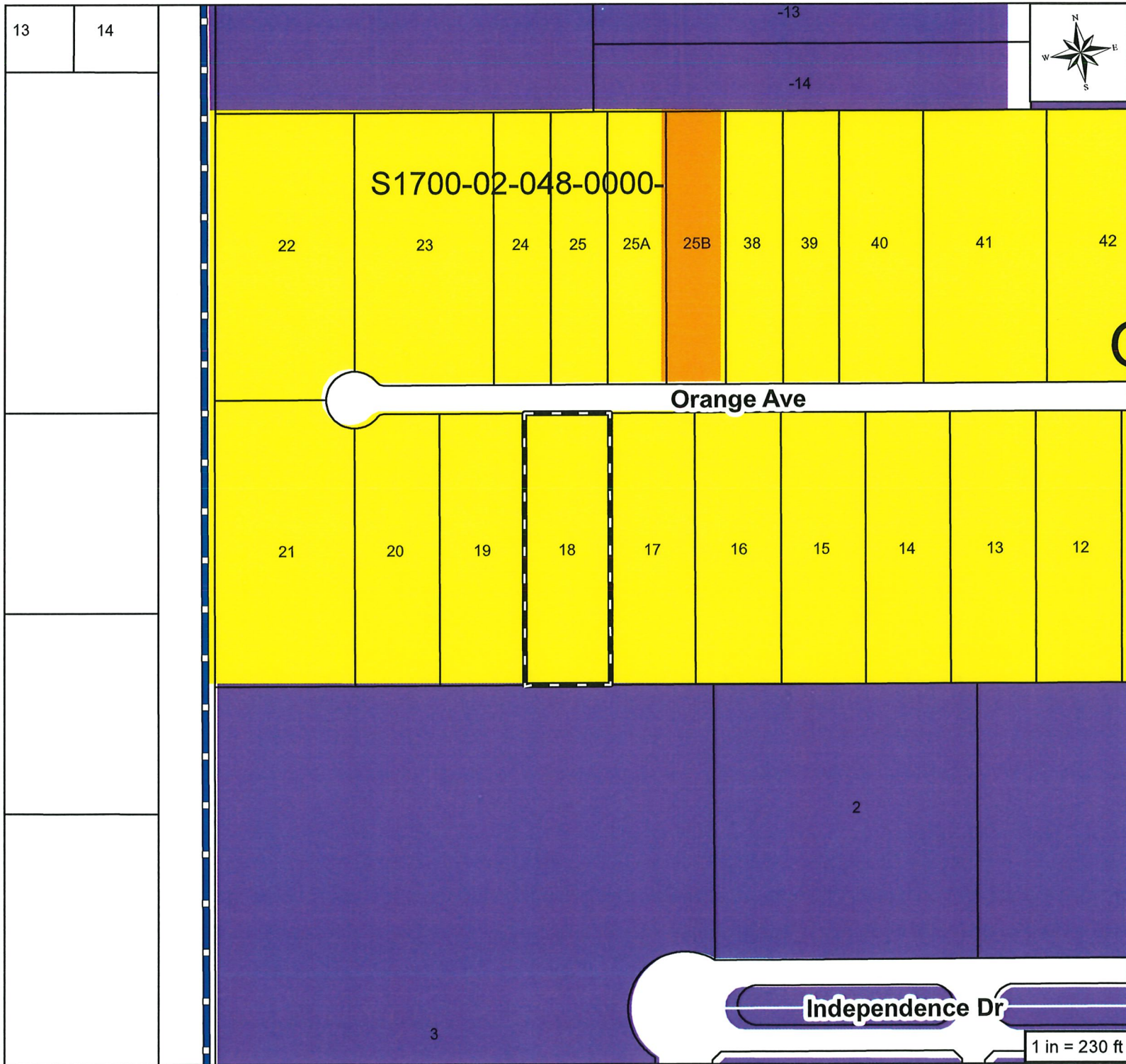
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP







FUTURE LANDUSE MAP

CASE CAPTION:

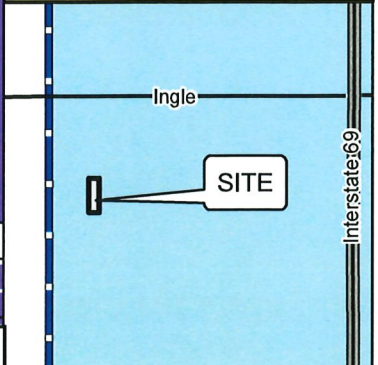
APPLICANT NAME:

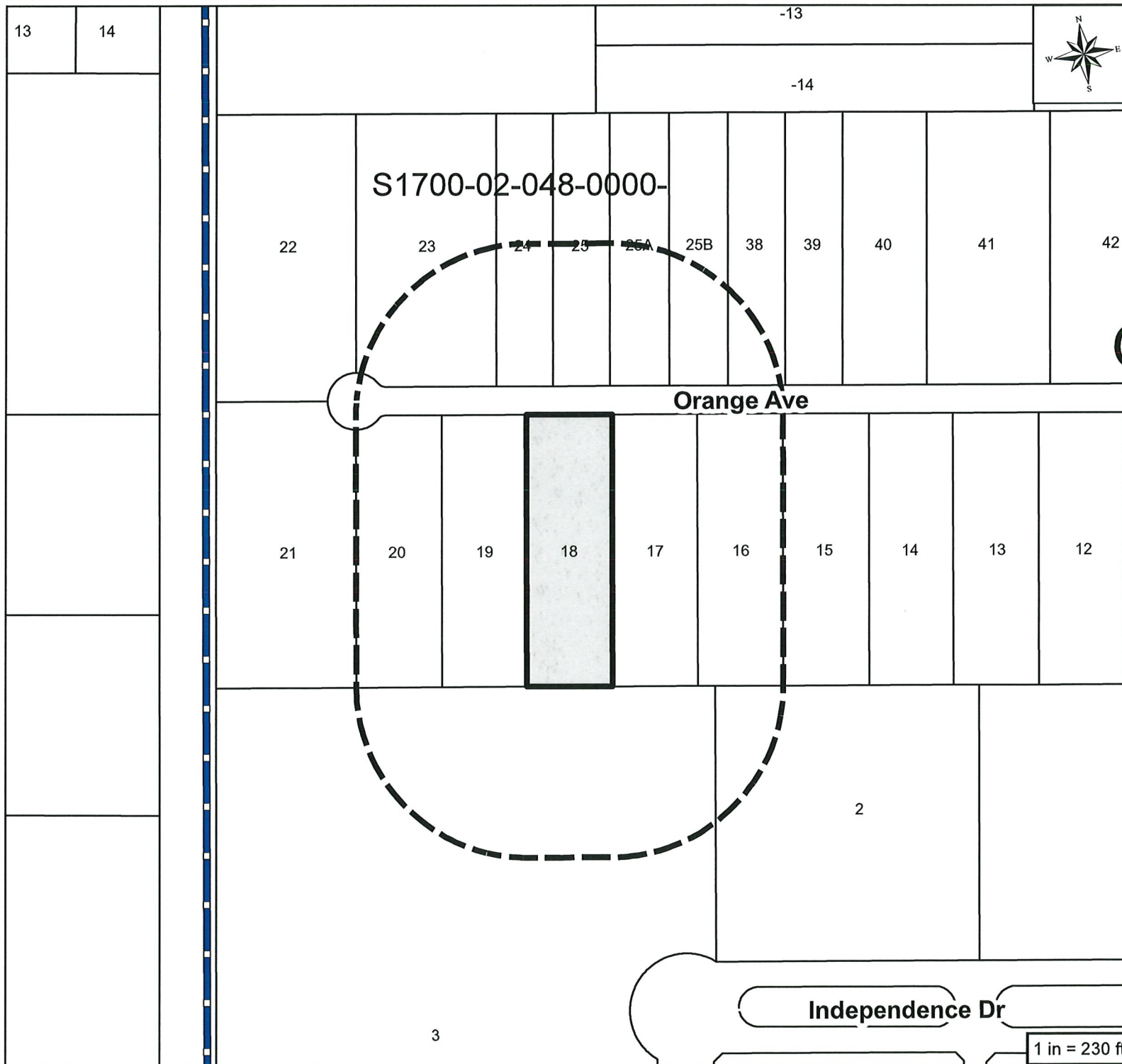
STEPHEN BECHTEL

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








MAILOUT AND SITE MAP

CASE CAPTION:

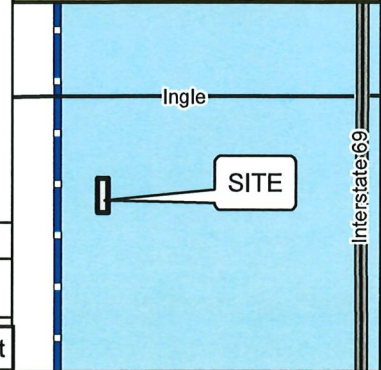
APPLICANT NAME:
STEPHEN BECHTEL

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



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.

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 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

ZIP Code

Texas

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.

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

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







City Hall ESSENTIALS

*Municipal training...
because informed officials
make better decisions.*

Land Use Fundamentals Workshop

Thursday, March 4, 2021

Originally Scheduled for Thursday, February 18, 2021

GoToMeeting Platform

Registration Link: <https://tinyurl.com/44xdvm3x>

Ideal for City Staff, Council Members, P&Z Members & ZBA Members

Agenda

8:30 am — 9:00 am CDT

Enter into Meeting/Welcome

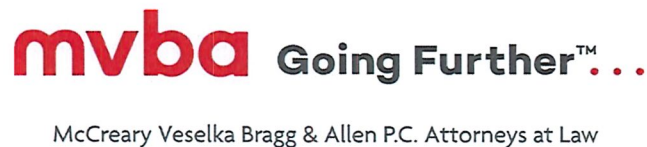
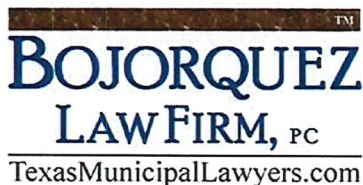
9:00 am — 12:00 pm CDT

Topics to Include:

- *Comp Plans *Plats *Zoning *Building Codes
- *Signs *Planning & Zoning *Code Enforcement
- *Zoning Board of Adjustment

Conducted by Alan Bojorquez, Attorney, Bojorquez Law Firm

Our Hosts, Sponsors & Affiliates are:



2021 ATTENDANCE RECORD ZONING BOARD OF ADJUSTMENTS COMMISSION MEETINGS

[illegible]

2021 ATTENDANCE RECORD ZONING BOARD OF ADJUSTMENTS COMMISSION WORKSHOPS

[illegible]