

NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
MARCH 09, 2022 - 4:00 P.M.
SPECIAL MEETING
CITY HALL-COUNCIL CHAMBERS
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. DISCLOSURE OF CONFLICT OF INTEREST
- 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. 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.

6. PUBLIC HEARINGS

- **A.** Consider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Lot and Building Standards, Setbacks, being 36.188 acres out of Lots 11, 12, 13 & 14, Section 238, Texas-Mexican Railway Company's Survey, Lots 1 through 117 of Proposed Atwood Village Subdivision, located at 4701 West Schunior Street, as requested by Melden & Hunt, Inc.
- **B.** Reconsider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Lot and Building Standards, Setbacks, being 19.641 acres out of Lots 7 and 8, Texas-Mexican Railway Company's Survey, Lots 1-51 of Proposed Sugar Mill Estates Subdivision, located at 1700 North Sugar Road, as requested by Novellini, LTD.

7. DIRECTOR'S REPORT

A. Unified Development Code Update

8. ADJOURNMENT

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the bulletin board located at the main entrance to the City offices of the City of Edinburg, (415 West University Drive), visible and accessible to the general public during regular working hours, at 3:45 P.M. on this Friday, March 4, 2022.

Clipandra Tompaly

Alejandra Gonzalez, Planning Assistant Planning & Zoning Department

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 WH MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARIN 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.



Planning & Zoning Staff Report

ZONING BOARD OF ADJUSTMENT

Special Meeting: March 9, 2022

Prepared on: February 28, 2022

Agenda Item 6A

Consider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Lot and Building Standards, Setbacks, being 36.188 acres out of Lots 11, 12, 13, & 14, Section 238, Texas-Mexican Railway Company's Survey, Lots 1 through 117 of Proposed Atwood Village Subdivision, located at 4701 West Schunior Street, as requested by Melden & Hunt, Inc.

Request

The applicant is requesting a variance to the setbacks for a multifamily development. The applicant is proposing to reduce the front, side, and rear setbacks for 117 lots in the proposed Atwood Village Subdivision by as much as 50% of Unified Development Code (UDC) requirements.

Property Location and Vicinity

The properties are part of the proposed Atwood Village Subdivision, which is located on the north side of West Schunior Street, approximately 550 ft. west of S.H. 336. The property is zoned Urban and Auto-Urban Residential Districts. Adjacent zoning is Suburban Residential (S) District and Neighborhood Conservation 7.1 (NC7.1) District to the south, Auto-Urban Residential (AU) District to the east, and Agriculture (AG) District to the west. Area to the north or this location is outside the City Limits. Surrounding land uses are residential with some agriculture and vacant land.

Background and History

The proposed Atwood Village Subdivision received preliminary approval by the Planning & Zoning Commission on February 9, 2021. The subject property is zoned both Urban Residential (UR) District and Auto-Urban (AU) Residential District. A 19.890 acre portion of this location was voluntarily annexed on October 5, 2020. This portion of the proposed subdivision was rezoned from Agriculture (AG) District to Auto-Urban Residential (AU) District on August 17, 2021. The remaining area was already in the City Limits and had been rezoned from Agriculture (AG) District to Urban Residential (UR) District on June 2, 2020. Both zoning districts allow for multifamily use.

This subdivision has received three Subdivision Variances through the Planning & Zoning Commission and City Council. All three variances received final approval by Council on April 20, 2021. The first variance reduced the required lot width. The second variance reduced the minimum lot area required. The third variance reduced the required right-of-way dedication and street paving width. On December 22, 2021, this Variance Request was received by the City.

Staff mailed notice of this variance request to 27 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

This request applies to all 117 lots in the proposed Atwood VIIIage Subdivision. The plat for the proposed subdivision shows 500 ft. of frontage on West Schunior Road with two access points.

Multi-Family Lot and Building Standards, as required by the UDC, call for 20 ft. setbacks for street yards and rear yards and 6 ft. setbacks per side. The variance requested proposes reductions to the front and rear setbacks, from 20 ft. to 10 ft., and a reduction to the side setbacks from 6 ft. to 5 ft., reductions of 50% and 16.67% respectively. The proposed plat shows 10 ft. utility easements along all street yards.

No hardship or extraordinary/exceptional conditions to justify this variance request have been established, as is required by UDC Section 14.404(D) for variance approval.

Recommendation

Staff recommends disapproval of this request based on current UDC requirements.

If approved, the applicant will need to comply with all other requirements during the permitting process. If approved, \$40 fee, payable to the County of Hidalgo, County Clerk's Office, for the recording of the ZBA order is also required. A location map, aerial map, photo, subdivision plat, site plan, and application from the property owner are attached for the Board's consideration.

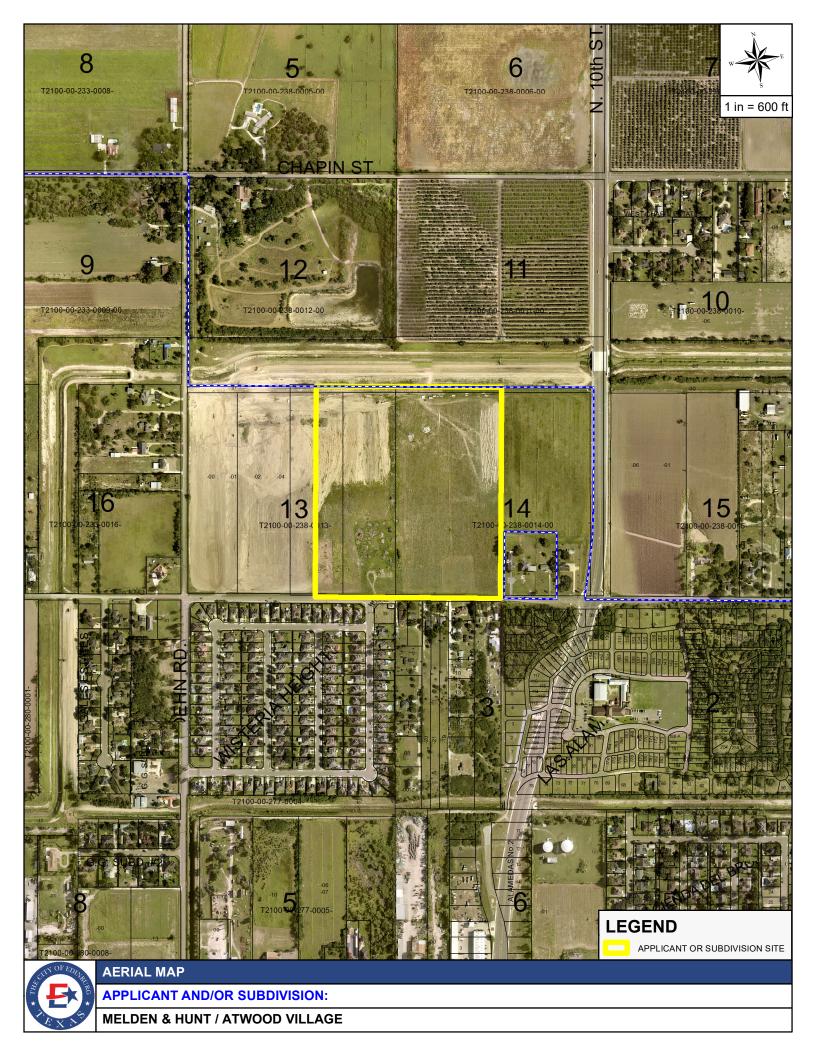
Prepared by:

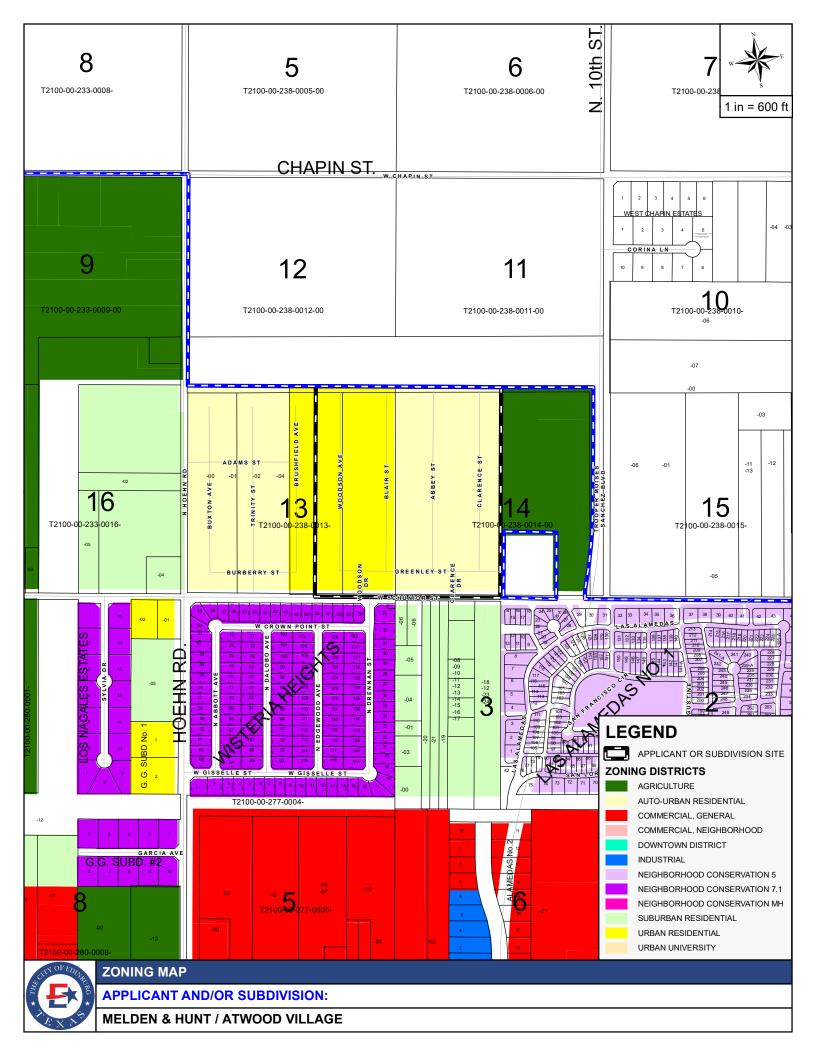
D. Austin Colina

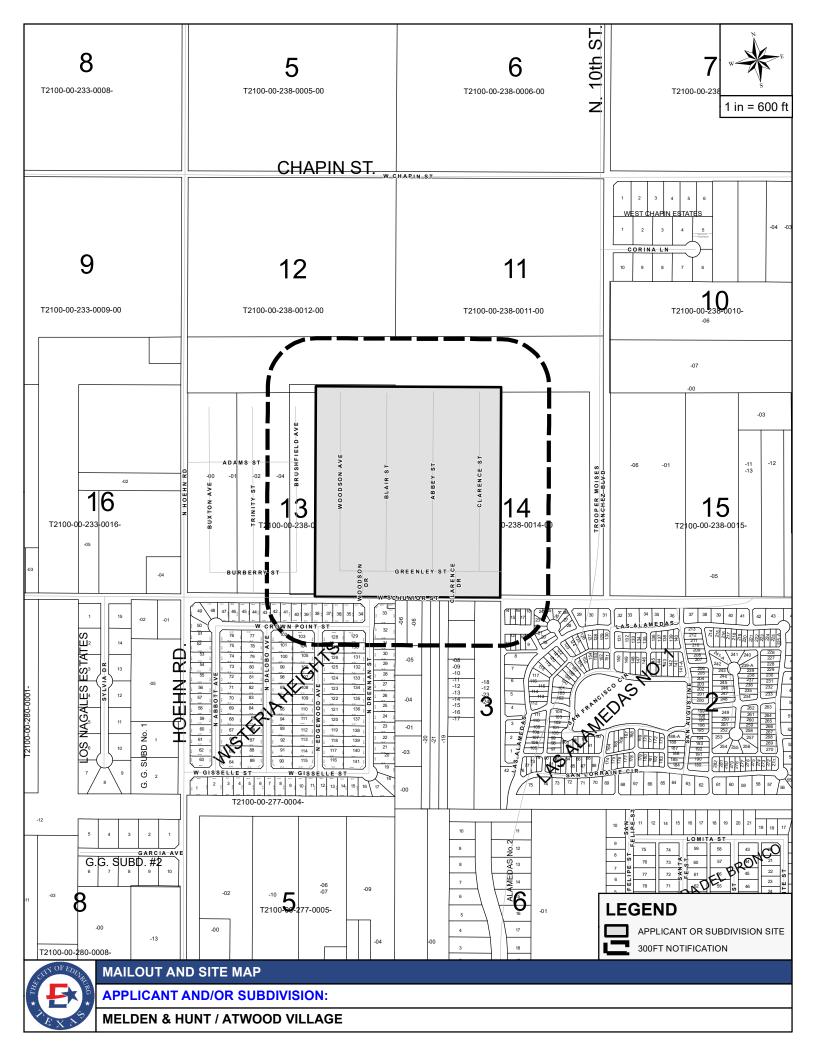
Planner I

Approved by:

Kimberly A. Mendoza, MPADirector of Planning & Zoning











Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202

Zoning Board of Adjustment Application Request for Variance

Nature of Request:	Variance for setbacks			
Reason for Hardship (attac	h additional pages if necessary)			
Please see attachment	4			
		*		
operty Description: Lot 13 & 14	Block	Subdivision Texas	Mexican	Railway Comp
roperty Address:				
resent Property Zoning: UR - U	rban Residential			-
Person requesting Variance: $\underline{\mathbf{Me}}$		o A. Reyna		
Mailing Address: 115 W McInty	re	Edinburg,	ГХ	78541
	Street Address	City/	State	Zip Code
hone No. (Home):	(Work): <u>(956)</u> 38	1-0981 (C	ell):	
Owner's Name: Domain Develo	opment Corporation			
Mailing Address: 100 E. Nolana,	Ste 130	McAllen, T	X	78502
	Street Address	City/S	State	Zip Code
s owners or agents for the abo ity of Edinburg Zoning Board o		we) hereby requ	est a heari	ng before the
ignature:		Date:	2/22/2	
Owner/Agent's Name (Please Print	: Mario A. Reyno	Ĺ	-	
450 Application Fee:	Application Rece	eived by:		
Recei	ot No.		REC	CEIVED
FFICE USE ONLY			DF	C 2 2 2021
pplication deadline:	ZBA Hearing date:			Q D LOLI
	7	AND THE RESIDENCE OF THE PARTY	Name _	

- \$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



FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

December 22, 2021

Nikki Cavazos, Planner I CITY OF EDINBURG PLANNING DEPT. 415 W. University Drive Edinburg, TX 78541

RE: Atwood Village – VARIANCE REQUEST ON SETBACKS

Dear Ms. Cavazos -

On behalf of the developer, Domain Development Corporation, and in reference to Atwood Village Subdivision, we respectfully request variances on the following items:

1. SETBACKS FOR URBAN RESIDENTIAL

{request variance on current 20-foot front setback} {request variance on current 6-foot side setback} {request variance on current 20-foot rear setback}:

- a.) Lots 1 thru 117 change front setback from 20 feet to 10 feet
- b.) Lots 1 thru 117 change side setback from 6 feet to 5 feet
- c.) Lots 1 thru 117 change rear setback from 20 feet to 10 feet

Please consider this request and advise us as soon as possible on your decision. If you have any questions or comments, please contact our office. Thank you.

Sincerely,

MELDEN & HUNT, INC.

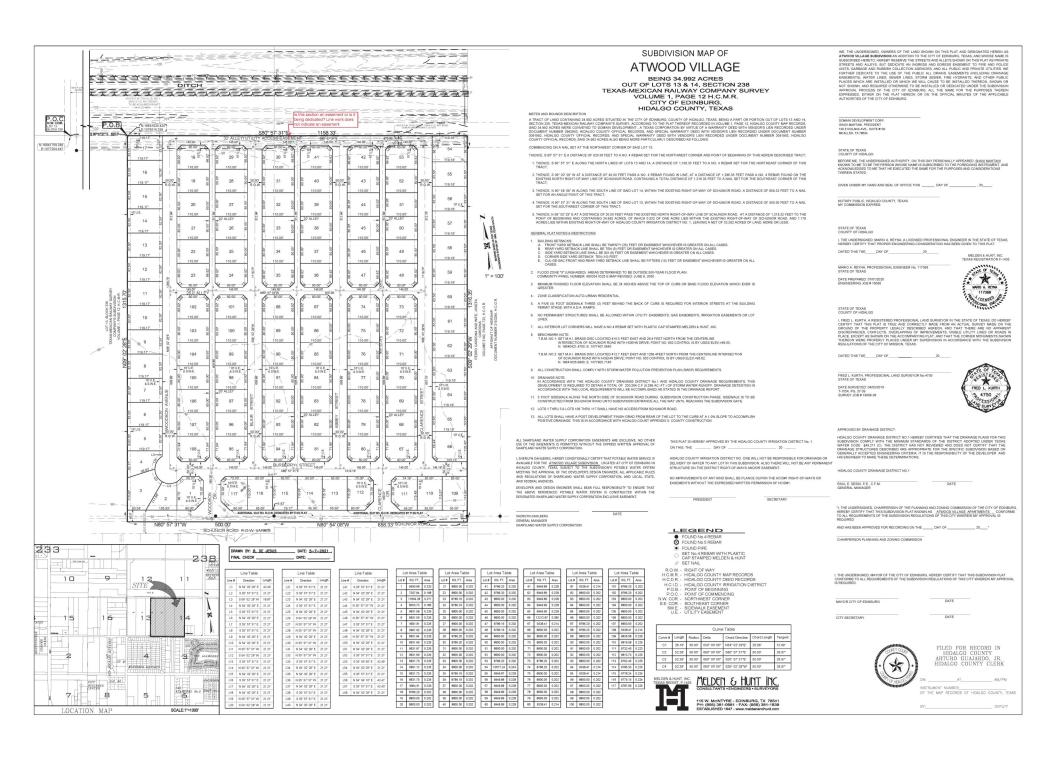
Mario A. Reyna, P.E., R.P.L.S.

Vice-President

RECEIVED

DEC 22 2021

Cc: Escanaba, LLC, Developer



Zoning Board of Adjustment

Site Photos for meeting of March 9, 2022

MELDEN & HUNT/DOMAIN DEVELOPMENT CORP - 4701 WEST SCHUNIOR STREET





Planning & Zoning Staff Report

ZONING BOARD OF ADJUSTMENT

Prepared on: February 28, 2022

Special Meeting: March 9, 2022

Agenda Item 6B

Reconsider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Lot and Building Standards, Setbacks, being 19.641 acres out of Lots 7 and 8, Texas-Mexican Railway Company's Survey, Lots 1-51 of Proposed Sugar Mill Estates Subdivision, located at 1700 North Sugar Road, as requested by Novellini, LTD

Request

The applicant is requesting a variance to the setbacks for a multifamily development. The applicant is proposing to reduce the front, side, and rear setbacks for 51 lots in the proposed Sugar Mill Estates Subdivision by as much as 50% of UDC requirements.

Property Location and Vicinity

The properties are part of the proposed Sugar Mill Estates Subdivision, which is located on the east side of North Sugar Road, approximately 950 ft. north of West Chapin Street. The property is zoned Urban Residential (UR) District. Adjacent zoning is Urban Residential (UR) District to the north, Suburban Residential (S) District to the south and west, and Neighborhood Conservation 7.1 (NC7.1) District to the east. Surrounding land uses are residential with some vacant land.

Background and History

The proposed Sugar Mill Estates Subdivision received preliminary approval by the Planning & Zoning Commission on May 11, 2021. The applicant is proposing to develop a multifamily development of duplexes at this location.

Subdivision Variances reducing the required right of way for streets, required lot width, and required lot area for this subdivision were granted by the City Council at their meeting of August 17, 2021.

A Zoning Board of Adjustment Request for Variance Application, with a letter from the project engineer, was submitted to the City on December 6, 2021. The application is requesting a reduction for front, side, and rear setbacks for lots 1 through 51 in this subdivision.

The Request for Variance Application was originally considered by this Board at the regular meeting of January 20, 2022, and did not receive approval. The request is being resubmitted for reconsideration of this decision.

Planning & Zoning Staff Report

Staff mailed notice of this variance request to 70 neighboring property owners. One comment in favor and two against this request had been received at the time this report was prepared.

<u>Analysis</u>

The lots associated with this request constitute the majority of the proposed Sugar Mill Estates Subdivision. The plat for the proposed subdivision has approximately 330 ft. of frontage on North Sugar Road and an "L" shape that gives it 85.72 ft. of frontage on West Chapin Road. The plat shows a main access point on North Sugar Road at the northwest side and a connection to Shavano Drive at the northeast side.

Multi-Family Lot and Building Standards, as required by the UDC, call for 20 ft. setbacks for street yards and rear yards and 6 ft. setbacks per side. Site plans submitted to the City during the subdivision review and variance process showed proposed structures that met the required 20 ft. front/rear and 6 ft. side setbacks. The variance now requested proposes a reduction to front and rear setbacks, from 20 ft. to 10 ft., and a reduction to the side setbacks from 6 ft. to 5 ft., a reduction of 50% and 16.67% respectively. The preliminary plat proposes a 15 ft. utility easement along the street yards for some lots. This easement is greater than the setback requested and may pose a problem without reduction of the easement or further variance.

Two Subdivision Variances have been approved for this subdivision, reducing the required street right-of-way by 16.67% and the reducing the required lot width by 20% or more per lot.

Recommendation

Staff recommends disapproval of this request based on current UDC requirements.

No hardship or extraordinary/exceptional conditions to justify this variance request have been established, as is required by UDC Section 14.404(D) for variance approval.

If approved, the applicant will need to comply with all other requirements during the permitting process. If approved, \$40 fee, payable to the County of Hidalgo, County Clerk's Office, for the recording of the ZBA order is also required. A location map, aerial map, photo, subdivision plat, site plan, and application from the property owner are attached for the Board's consideration.

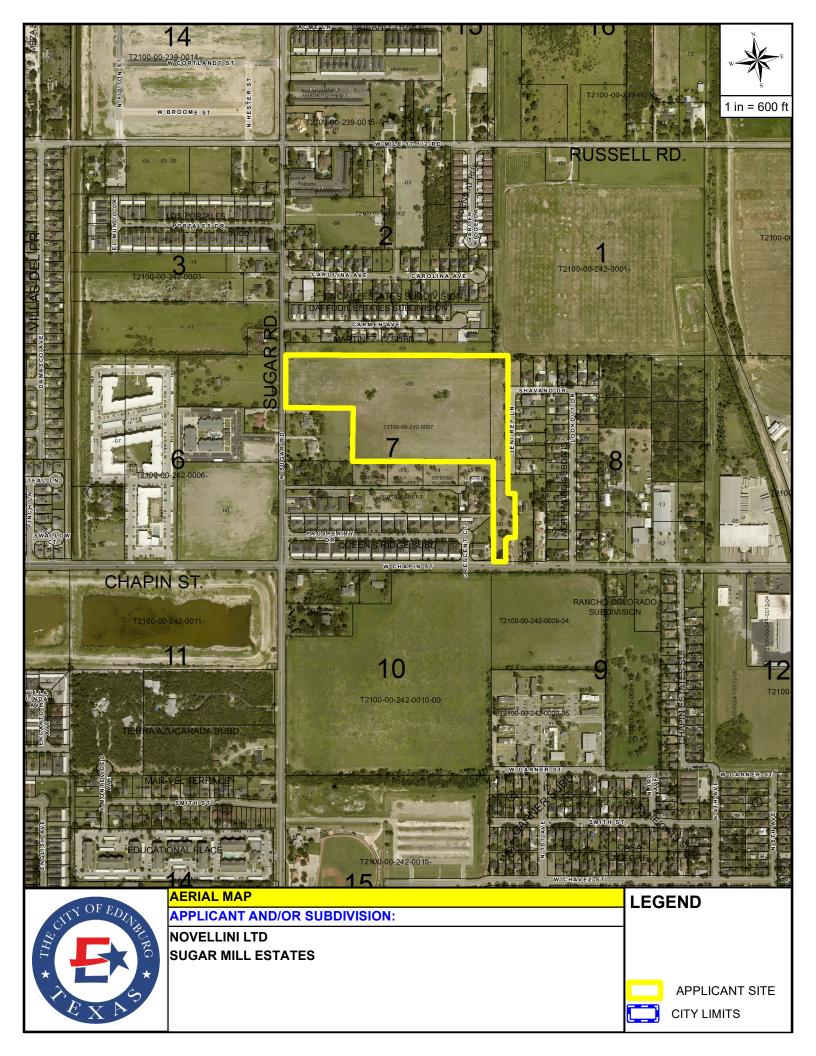
Prepared by:

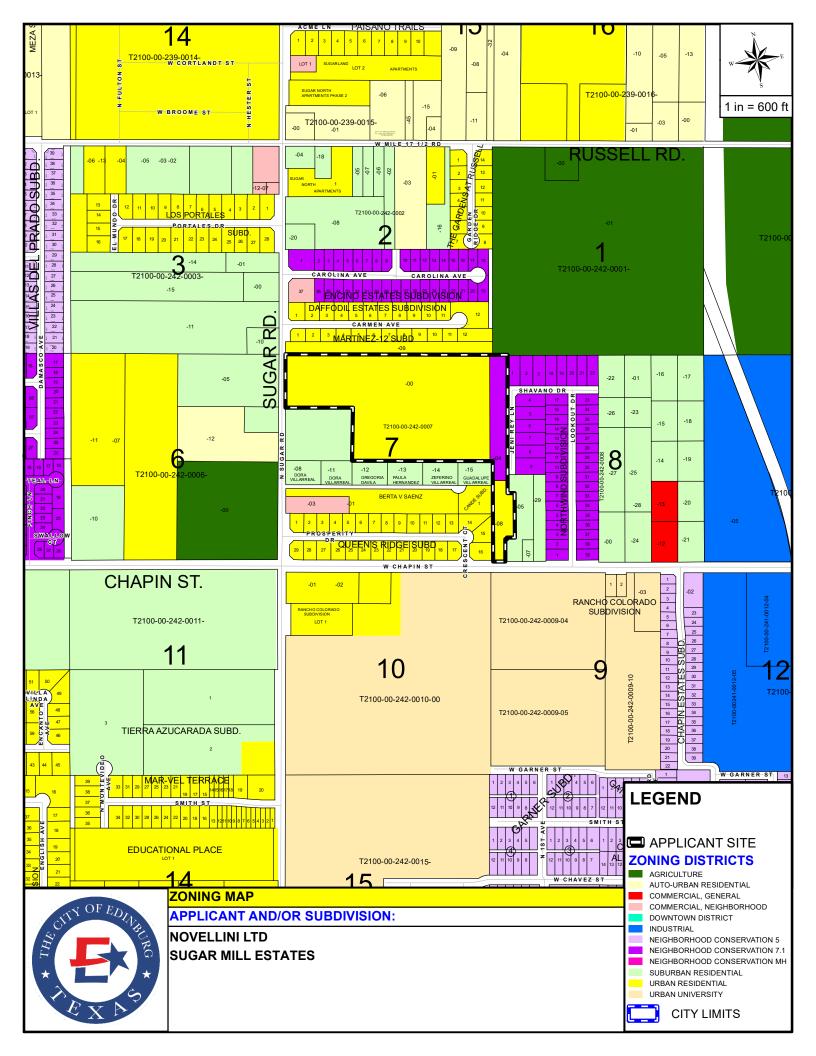
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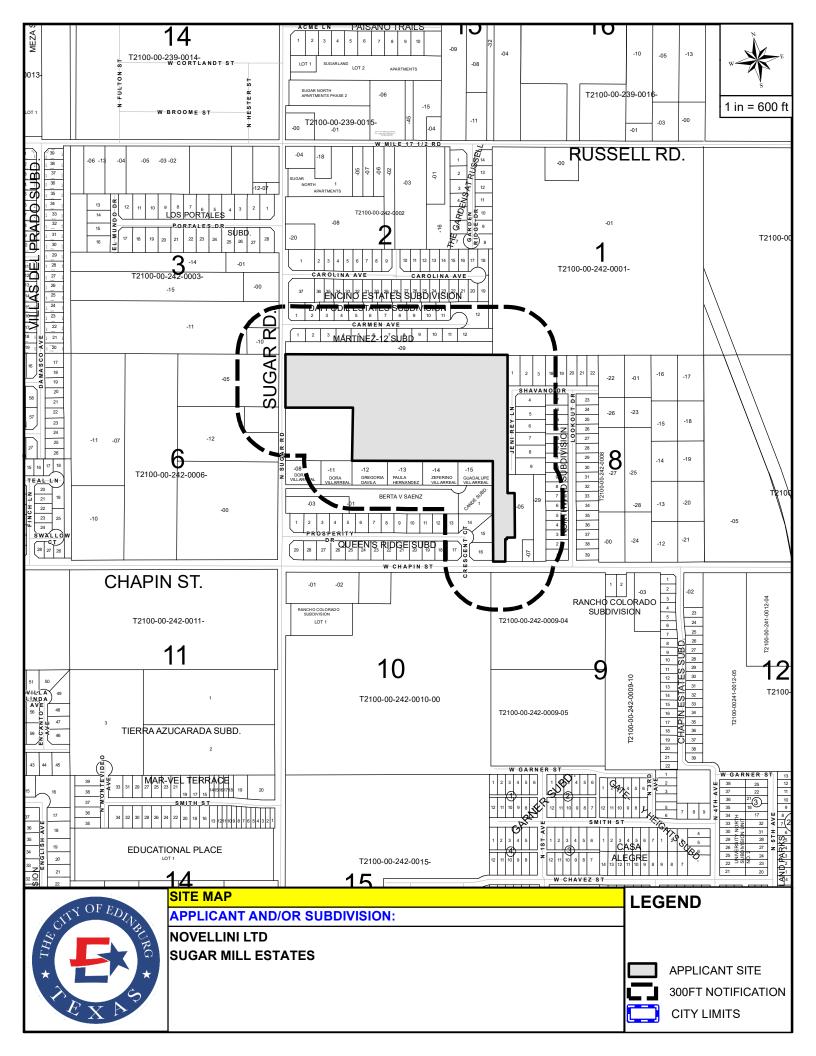
Planner I

Approved by:

Kimberly A. Mendoza, MPA Director of Planning & Zoning











Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202

Zoning Board of Adjustment Application Request for Variance

Nature of Request: Variance for Setbacks		
Reason for Hardship (attach additional pages if necessary)		
Please see attachment		
		
Property Description: Lot 7&8 Block	Subdivision Texas Mexican	Railway Compan
Property Address:		
Present Property Zoning: AU - Auto-Urban Residential		
Person requesting Variance: Melden & Hunt, Inc. c/o M	ario A. Reyna	
Mailing Address: 115 W. McIntyre Street		
Street Address	City/State	Zip Code
Phone No. (Home): (Work):	981 (Cell):	
Owner's Name: Novellini, LTD		
Mailing Address: 4001 S Shary Rd Ste 550	Mission TX	78572
Street Address	City/State	Zip Code
As owners or agents for the above described property, City of Edinburg Zoning Board of Adjustment.	l (we) hereby request a hea	ring before the
Signature:	Date: 12-6-2	/
Owner/Agent's Name (Please Print):		
\$450 Application Fee: Application R	eceived by:	
Receipt No.	KKC'D	
OFFICE USE ONLY	12-6-	21
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



FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

December 6, 2021

Nikki Cavazos, Planner I CITY OF EDINBURG PLANNING DEPT. 415 W. University Drive Edinburg, TX 78541

RE: SUGAR MILL ESTATES – VARIANCE REQUEST ON SETBACKS

Dear Ms. Cavazos -

On behalf of the developer, Novellini, LTD., and in reference to Sugar Mill Estates, we respectfully request a variance on the following items:

1. SETBACKS FOR URBAN RESIDENTIAL

{request variance on current 20-foot front setback} {request variance on current 6-foot side setback} {request variance on current 20-foot rear setback}:

- a.) Lots 1 thru 51 change front setback from 20 feet to 10 feet
- b.) Lots 1 thru 51 change side setback from 6 feet to 5 feet
- c.) Lots 1 thru 51 change rear setback from 20 feet to 10 feet

Please consider this request and advise us as soon as possible on your decision. If you have any questions or comments, please contact our office. Thank you.

Sincerely,

MELDEN & HUNT, INC.

Mario A. Reyna, P.E., R.P.L.S.

Vice-President

Cc: Novellini, LTD, Developer

- BENCH MARK #1- IRON ROD SET APPROXIMATELY 10.5 FT. EAST FROM THE SOUTHEAST CORNER OF LOT 1, N:18643340.3080, E: 1082763.7260 If FMATON: 97.24

- 6 NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 16 INCHES MITURE HEIGHT, ROUND COVER, DRASS, OR PLOWERS AND DITHER COSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MARNITANACE OF THE LESSIMINE.
- 7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.
- 8. ALL LOT GRADING TO BE AT 1% FROM REAR TO FRONT OF LOT
- 9. LOT 1 & 37 SHALL NOT HAVE ACCESS FROM SUGAR ROAD, LOTS 52 & 53 SHALL HAVE, ACCESS FROM JENI REY LANE & LOT 54 SHALL HAVE ACCESS FROM CHAPIN ROAD.
- 10.50% OF PARK LAND FEE (\$300.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOT 18 & 19 50% OF PARK LAND FEE (\$400.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOTS 1-17 & 20-54.

STATE OF TEXAS COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF

NOTARY PUBLIC IN THE STATE OF TEXAS

FRED L. KURTH, R.P.L.S. No.4750 STATE OF TEXAS

THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF I O THE CONTROL OF THE MINOR SUBBINISION PLAT KNOWN AS SUSAR MILL ESTATES SUBDIVISION LL SUBDIVISION REQUIRBENTS OF THIS CITY WHEREN BY APPROVAL IS REQUIRED AND HAS BEED AND ASSESSED OF THE CONTROL OF THE C



MELDEN & HUNT INC. H

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LOCATION MAP

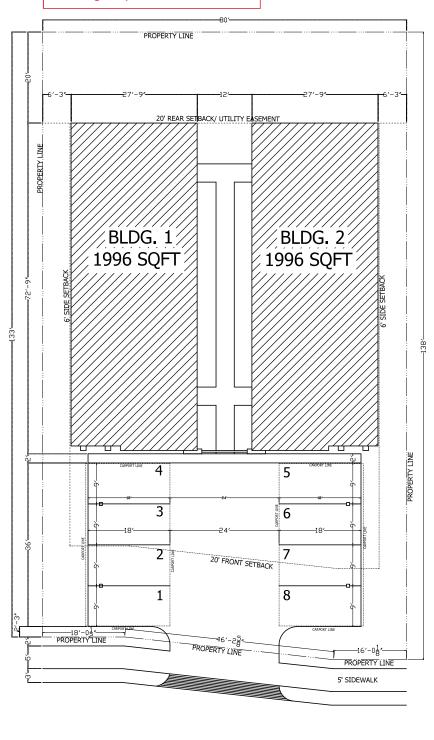
RAWN BY: ___Cesor P./O.G. ____ DATE: 11/15/21 RVEYED CHECKED

9 THENCE IN 801 542 401 WAI DISTANCE OF 878 08 FEFT TO A NO. 4 REPAR SET FOR AN OUTSIDE CORNER OF THIS TRACT. THENCE, N 09° 13° 40° E A DISTANCE OF 330,09 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT

SUGAR MILL ESTATES SBDV. Lot 2

Sample Site Plan submitted showing required setbacks.





Zoning Board of Adjustment

Site Photos for meeting of January 20, 2022 NOVELLINI, LTD







Dear Property Owner:

A public hearing will be held on Wednesday, March 9, 2021, at 4:00 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Zoning Board of Adjustment will consider the following:

RECONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, SECTION 3.303, MULTI-FAMILY LOT AND BUILDING STANDARDS, SETBACKS, BEING 19.641 ACRES OUT OF LOTS 7 AND 8, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOTS 1-51 OF PROPOSED SUGAR MILL ESTATES SUBDIVISION, LOCATED AT 1700 NORTH SUGAR ROAD, AS REQUESTED BY NOVELLINI, LTD

The variance requested would reduce required front yard setbacks from 20 ft. to 10 ft., rear yard setbacks from 20 ft. to 10 ft., and side yard setbacks from 6 ft. to 5 ft. on 51 lots in the proposed Sugar Mill Estates Subdivision.

All property owners within 300 ft. of the subject property are sent this notice. The City wants to encourage greater participation in the process, and is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

- MAIL: P. O. Box 1079 Edinburg, Texas 78540
- > FAX: (956) 292-2080 by Tuesday, March 8, 2022
- > EMAIL: planning@cityofedinburg.com by Tuesday, March 8, 2022

EMAIL: planning	gentyoreamburg.com by Tue	sady, maren e, ====		
Please check the appropriat	e box to indicate if you are in	n favor, against, or ha	ave no comments of	on this request.
☐ In Favor/A Favor	Against/En Contra	☐ No Comm	ents/No Comenta	rio
Comments:				
			1-120	2201
Print Name: Leticia	Trigo	Phone No	(956) 867	-3706
Print Name: Leticia Address: 1619 Co.	okout Drive city:	Edin	State:/X	_ Zip: 10591
		ICACIÓN		
			por favor llame al	956-388-8202.
Si tiene preguntas o necesit	a información sobre esta ap	neacton en españot,	of favor fiame ar	750 500 0202
Planning and Zoning Depart	nent	EDINBURG		
City of Edinburg PO BOX 1079	415	CITY HALL WEST UNIVERSITY DR		
Edinburg, TX 78540-1079				

University Dr. (S.H.107)



NOTIFICATION

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- P. O. Box 1079 Edinburg, Texas 78540 > MAIL:
- (956) 292-2080 by Tuesday, March 8, 2022 > FAX:
- EMAIL: planning@cityofedinburg.com by Tuesday, March 8, 2022

Please check the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor		tra	nments/No Comentario	34
Comments: Not fair the	at we had to fol	llow the easeme	nt rules when w	re built our home
Big developement g	rouge like Nove	Ilini UTD, tells	the City of Edi	nburg what
easement values t	hey want to fo	llow & rewrite +	herules to best s	suit them.
Print Name: Dahlig A		Phone No.	956-624-903	5/
Address: 1622 Teni		ty: Edinburg	State: Zip	7854/
			,	

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department City of Edinburg PO BOX 1079 Edinburg, TX 78540-1079

Smaller easements will create cluttered



RECEIVED

By Nikki Marie Cavazos at 9:01 am, Mar 01, 2022

RECEIVED VIA EMAIL 03/01/2022 AT 1:09 PM

University Dr. (S.H.107)

8th Ave.

homes of cluttered parking. 10 ft front easements will force residents to park & block any side walks meant for the residents going for a walk in their own neighborhood forcing residents to walk in the Streets, instead of a

sidewalk meant for the residents. Hazardous of Dangerous.



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MAIL: P. O. Box 1079 Edinburg, Texas 78540

FAX: (956) 292-2080 by Tuesday, March 8, 2022

EMAIL: planning@cityofedinburg.com by Tuesday, March 8, 2022

Please check the appropriate box to indicate if you are in favor, against, or have no comments on this request.

In Favor/A Favor	t/En Contra	nents/No Comentario
Comments:		
H 1 14EL 10		
Print Name: YADINA PEAST Address: 2001 520 ta CONENA	Phone No	(256) 233-1041
Address: JOOI SANTA CONENA	City: MISSia	State: + × Zip: 78572
Si tiene preguntas o necesita información Planning and Zoning Department City of Edinburg PO BOX 1079 Edinburg, TX 78540-1079	EDINBURG CITY HALL 415 WEST UNIVERSITY DR	
		University Dr. (S.H.107)