



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT**

**MARCH 29, 2023 - 05:30 PM
REGULAR MEETING
CITY HALL**

**415 W. UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

- A.** Prayer
- B.** Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. 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.

5. 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.

6. OTHER BUSINESS

A. Consider Appointment for the Zoning Board of Adjustment Chairperson

B. Consider Appointment for the Zoning Board of Adjustment Vice Chairperson

7. MINUTES

A. Consider Approval of the Minutes for the February 22, 2023 Regular Meeting

8. PUBLIC HEARINGS

A. Consider Variance to the City's Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Lot and Building Standards, Setbacks, Ebony Hills Subdivision, Lot 2, located at 1206 South 7th Avenue, as requested by Julio Cortez

B. Consider Variances to the City's Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Lot and Building Standards, Setbacks, Sevilla Grande Subdivision, Lot 11, located at 1424 Granada Circle, as requested by Leonardo Muñoz

9. INFORMATION ONLY

A. Attendance Roster

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 4:30 P. M. on March 24, 2023.



Claudia Mariscal, 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.



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
FEBRUARY 22, 2023 - 5:30 P.M.
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
415 W. UNIVERSITY DR.
EDINBURG, TEXAS 78539
MINUTES**

Members Present:

Eddie Garza
Michael Cantu
Ponciano Longoria
Ruben Ruiz
Diane Teter
Marc Moran
Gregory Vasquez
Marc A. Gonzalez

Absent:

Abraham Garcia

Staff:

Jaime Acevedo , Director of Planning & Zoning
Jaime Ayala, Planner II
Omar Ochoa, City Attorney
Peter Hermida, Engineering Department
Claudia Mariscal, Administrative Assistant

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

Vice Chairperson Eddie Garza called the meeting to order at 5:32 P.M.

A. Prayer – Prayer was announced.

B. Pledge of Allegiance - The Pledge of Allegiance was said.

2. CERTIFICATION OF PUBLIC NOTICE

Jaime Ayala certified the agenda had been posted on February 17, 2023 at 4:30 P.M.

3. DISCLOSURE OF CONFLICT OF INTEREST

4. 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.

5. 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 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.

6. ABSENCES

- A.** In Accordance with Chapter 32.04 Paragraph (C) of the Code of Ordinances Boards, Councils Commissions and Committees. Any Member of a Board, Council Commission, or Committee who shall absent such member's self from more than one-third of the meetings of a Board, Council Commission or Committee during one year shall cause such office or position to immediately become vacant.

Discussion and possible action on Mr. Abraham Garcia's absences from the Zoning Board of Adjustment Meetings.

AFTER THE BRIEF DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER DIANE TETER AND WAS SECONDED BY BOARD MEMBER MARC MORAN TO REMOVE MR. ABRAHAM GARCIA AS A BOARD ALTERNATE. MOTION CARRIED WITH A VOTE OF 7-0.

7. OTHER BUSINESS

A. Consider Appointment for the Zoning Board of Adjustment Chairperson

BOARD MEMBER, MARC MORAN MOVED TO APPOINT VICE CHAIRPERSON EDDIE GARZA AS CHAIRPERSON. SECONDED BY BOARD MEMBER, PONCIANO LONGORIA THE MOTION. THE MOTION TO APPROVE CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

8. MINUTES

A. Consider approval of the Minutes for the January 25, 2023 Regular Meeting

BOARD MEMBER, MARC MORAN MOVED TO CONSIDER APPROVAL OF THE MINUTES FOR THE JANUARY 25, 2023 REGULAR MEETING. SECONDED BY BOARD MEMBER, MICHAEL CANTU THE MOTION. THE MOTION TO APPROVE CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

9. PUBLIC HEARINGS

A.Consider Variance to the City's Unified Development Code, Section 2.206(A)(1), Accessory Use and Structure Standards, Generally, Related and Subordinate to Principal Use, being 3.00 acres out of Lot 7, Block 9, Santa Cruz Gardens Unit No. 3 Subdivision, located at 5007 North Gwin Road, as requested by Silverio Salas, Jr.

MR. SALAS WAS PRESENT AND EXPLAINED THAT HE WANTED TO BUILD THE BARN TO COVER HIS ITEMS.

AFTER THE DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER, PONCIANO LONGORIA TO APPROVE AND WAS SECONDED BY BOARD MEMBER MARC MORAN TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

B.Consider Variances to the City's Unified Development Code, Section 2.206(D)(2)(b)(iv)(1), Accessory Use and Structure Standards, General Standards, and Section 2.206(F)(1)(e)(ii), Accessory Use and Structure Standards, Storage and Utility Sheds, Floor Area, a 1.00 acre tract of land, more or less, being a portion of Lot 1, Section

240, Texas-Mexican Railway Company's Survey Subdivision, located at 3301 North Jackson Road, as requested by Rolland Hugh Pursley

MR. PURSLEY WAS PRESENT AND THE BOARD ASKED WHAT HIS PLANS WERE FOR THE STRUCTURE. MR. PURSELY EXPLAINED HE WANTED TO BUILD A STORAGE FOR ALL HIS TOOLS.

AFTER THE DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER, MARC MORAN TO APPROVE AND WAS SECONDED BY BOARD MEMBER PONCIANO LONGORIA TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

C.Consider Variance to the City's Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Lot and Building Standards, Setbacks, 1.057 acres out of Lot 5, Section 243, Texas-Mexican Railway Company's Survey Subdivision, located at 2900 North Rogiers Road, as requested by Michael Duffey

MR. DUFFEY WAS PRESENT AND ADDRESSED THE BOARD TO EXPLAIN WHAT HIS PLANS WERE FOR THE PROPERTY.

AFTER THE BRIEF DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER, MICHAEL CANTU TO APPROVE AND WAS SECONDED BY BOARD MEMBER RUBEN RUIZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

10.INFORMATION ONLY

A. Attendance Roster

11.ADJOURNMENT

There being no further business to consider, the meeting was adjourned.

Claudia Mariscal

Claudia Mariscal, Administrative 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 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.

Planning & Zoning Staff Report

Prepared on: March 22, 2023

ZONING BOARD OF ADJUSTMENT

Regular Meeting: March 29, 2023

Agenda Item

Consider Variance to the City's Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Lot and Building Standards, Setbacks, Ebony Hills Subdivision, Lot 2, located at 1206 South 7th Avenue, as requested by Julio Cortez

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC) Section 3.102(C)(1) as it applies to setbacks for single-family detached building standards. The applicant is proposing to allow a single-family home to remain in the side yard setbacks.

Property Location and Vicinity

The property is located on the east side of South 7th Avenue, approximately 70 ft. south of West Canal Street. The property is zoned Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) District to the north, south, and east, and Residential, Suburban (RS) District to the west. Surrounding land uses are single-family residential with South Middle School located across South 7th Avenue to the west.

Background and History

The property is part of the Ebony Hills Re-Subdivision, recorded May 6, 1954. The applicant submitted an application for a residential building permit on February 2, 2023, for the alteration and remodeling of the home at this location. Although there are no issues with the proposed alterations, the survey showed the existing structure encroaching approximately 1 ft. into the required 6 ft. setback on the north side of the property. Variance is needed to proceed with substantial improvements or reconstruction of a nonconforming structure. The applicant submitted a Zoning Variance Application on February 28, 2023.

Staff mailed notice of this variance request to 25 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

Plans for the project propose an expansion to the existing structure into the rear yard and the addition of front porch. These modifications comply with all setbacks. However, the existing structure, built in 1973, is located approximately 5 ft. from the northern property line. UDC Section 3.102(C)(1) requires a minimum side yard of 6 ft. in the Residential, Primary (RP) District. UDC Section 7.102(D)(1)(b) states, "No structural alteration shall be made in any structure containing a nonconforming use ..." No constraints or extraordinary conditions pertaining to this property were noted.

Planning & Zoning Staff Report

The Zoning Variance Application submitted by the applicant stated in the reason for the appeal that the house was “built 50 years ago” and that he “purchased it 2 years ago.” Although the existing structure, as built, is allowed as a legal nonconforming use, the proposed additions are prohibited by the UDC.

Recommendation

Staff recommends disapproval of this variance request and that the applicant adhere to all applicable UDC guidelines.

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:

Jaime Acevedo
Director of Planning & Zoning

UNIFIED DEVELOPMENT CODE

(Ord. No. [2022-4764](#), 08/09/2022)

ARTICLE 3 – LOT AND DESIGN STANDARDS

Division 3.100, Standards for Rural and Residential Districts

Sec. 3.102, Standards for Rural and Residential Development

...

C. Lot and Building Standards by Housing Type.

1. *Single-Family Detached.* This housing type is consists of a residence located on a privately-owned lot with private yards on each side of the unit, as shown in Figure 3.102-1, Single-Family Detached. Table 3.102-1, Single-Family Detached Lot and Building Standards, sets out the dimensional standards for single-family detached units.

Table 3.102-1 Single-Family Detached Lot and Building Standards							
Zoning District	Minimum						Maximum
	Lot Area	Lot Width (ft)	Street Yard ¹ (ft)	Street Side Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Building Height (ft)
Agriculture and Open Space (AO)	5 ac.	330	60	30	30	40 ⁴	35 / 60 ²
Residential, Suburban (RS)	15,000 sf	90	30	15	15	30 ⁴	35
Residential, Primary (RP)	5,000 sf	50	20 / 18 ³	10	6	20 ⁴	35
Residential, Multifamily and Urban (RM)	4,000 sf ⁵	40 ⁵	10 / 18 ³	10	5 ⁶	15	35

TABLE NOTES:

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

²The second height refers to agricultural structures.

³The first number is the house setback; the second is the setback for a front load garage.

⁴For cul-de-sac and irregular lots, the minimum rear yard setback is 15 feet.

⁵If adjacent to an AO or RS district, lots on the perimeter of the subdivision shall meet the lot area and lot width requirements of the RP district.

⁶A minimum building separation of 12 feet is required and may be reduced only for structures meeting approved building and fire codes.

UNIFIED DEVELOPMENT CODE

(Ord. No. [2022-4764](#), 08/09/2022)

ARTICLE 9 – DEVELOPMENT REVIEW PROCEDURES

Division 9.500, Quasi-Judicial Review Procedures

Sec. 9.501, Variances

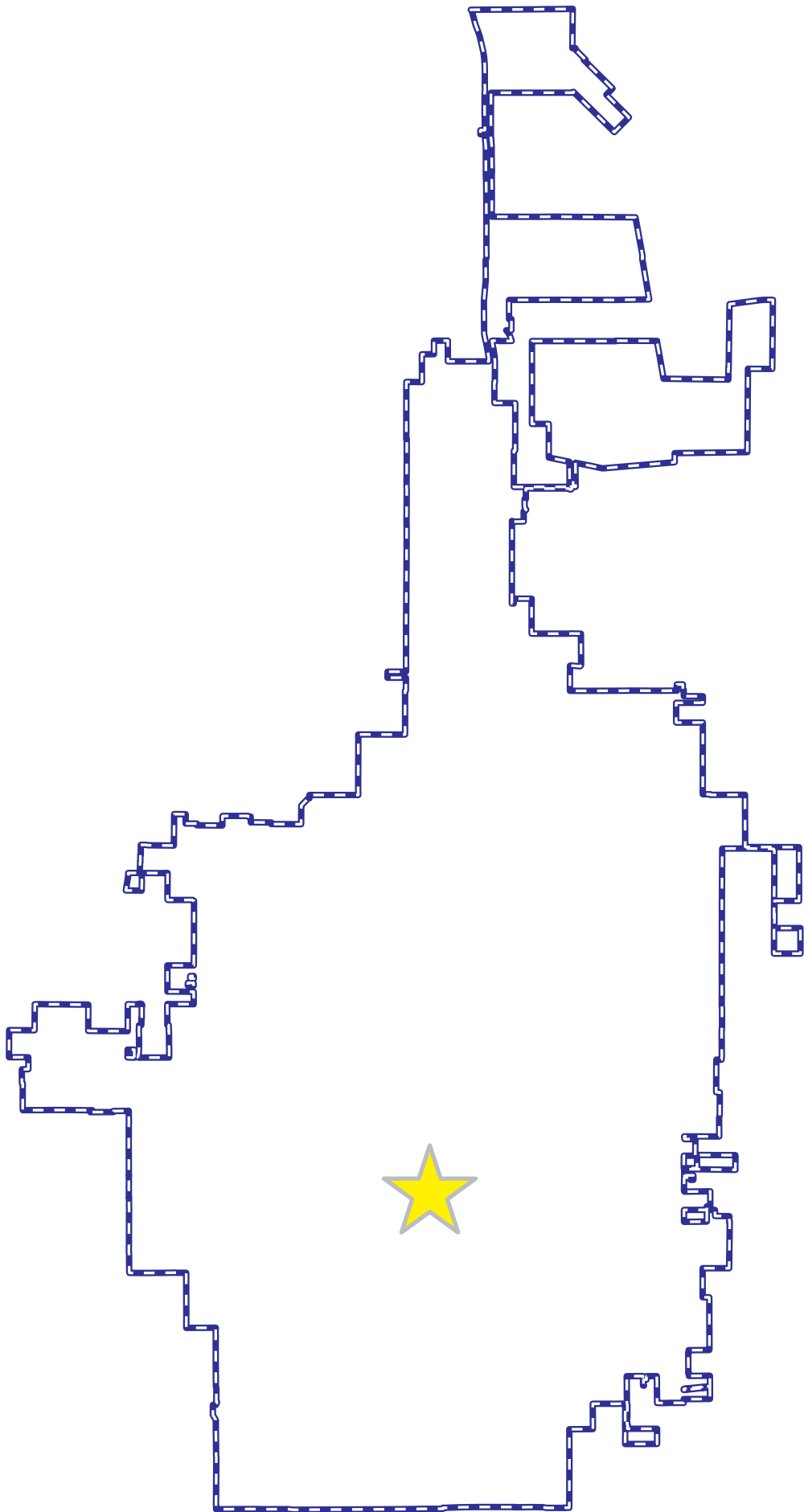
...

B. Specific Review Criteria.

1. *Review Criteria.* In determining whether to approve, approve with conditions, or deny a Variance, the review bodies shall consider the applicable common decision criteria in Sec. 9.205, Common Decision Criteria, and should not grant a variance unless the following conditions are satisfied:
 - a. There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district;
 - b. The need for a Variance or the extraordinary and exceptional conditions do not result from the actions of the applicant;
 - c. Granting the Variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district;
 - d. A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located;
 - e. Granting of the Variance will be in harmony with the general purpose and intent of this UDC and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
 - f. The Variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure;
 - g. The Variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district;
 - h. The Variance will not permit an intensity of use of land that is not permitted in the applicable district; and
 - i. The Variance is consistent with the City's Comprehensive Plan.
2. *Affirmative Findings.* In order to approve an application for a Variance, the final decision-making body shall make affirmative findings on all of the applicable decision criteria.



1 in = 7,727 ft



CITY LIMITS



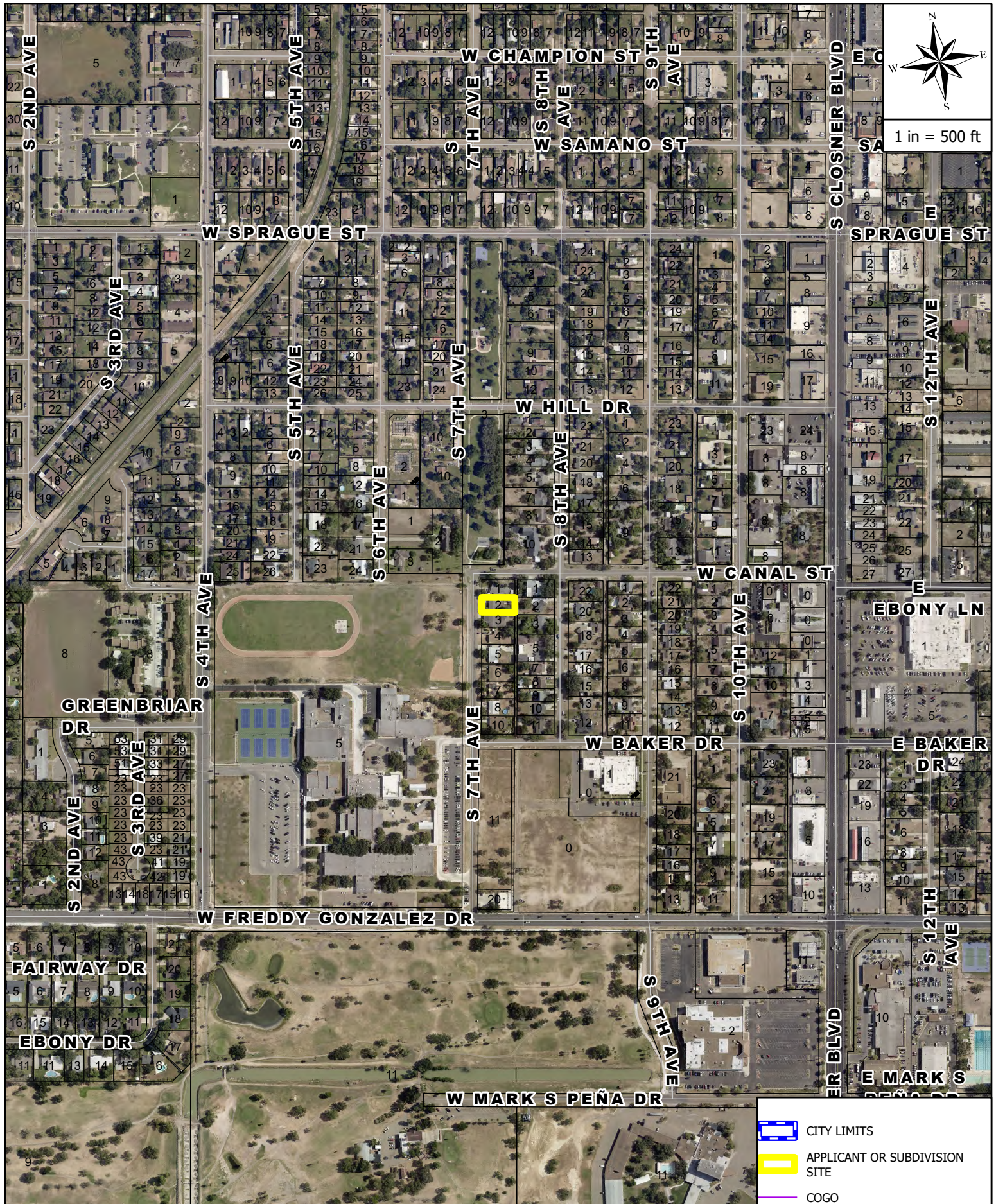
JULIO_CORTEZ_VAR_SITE_230317



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

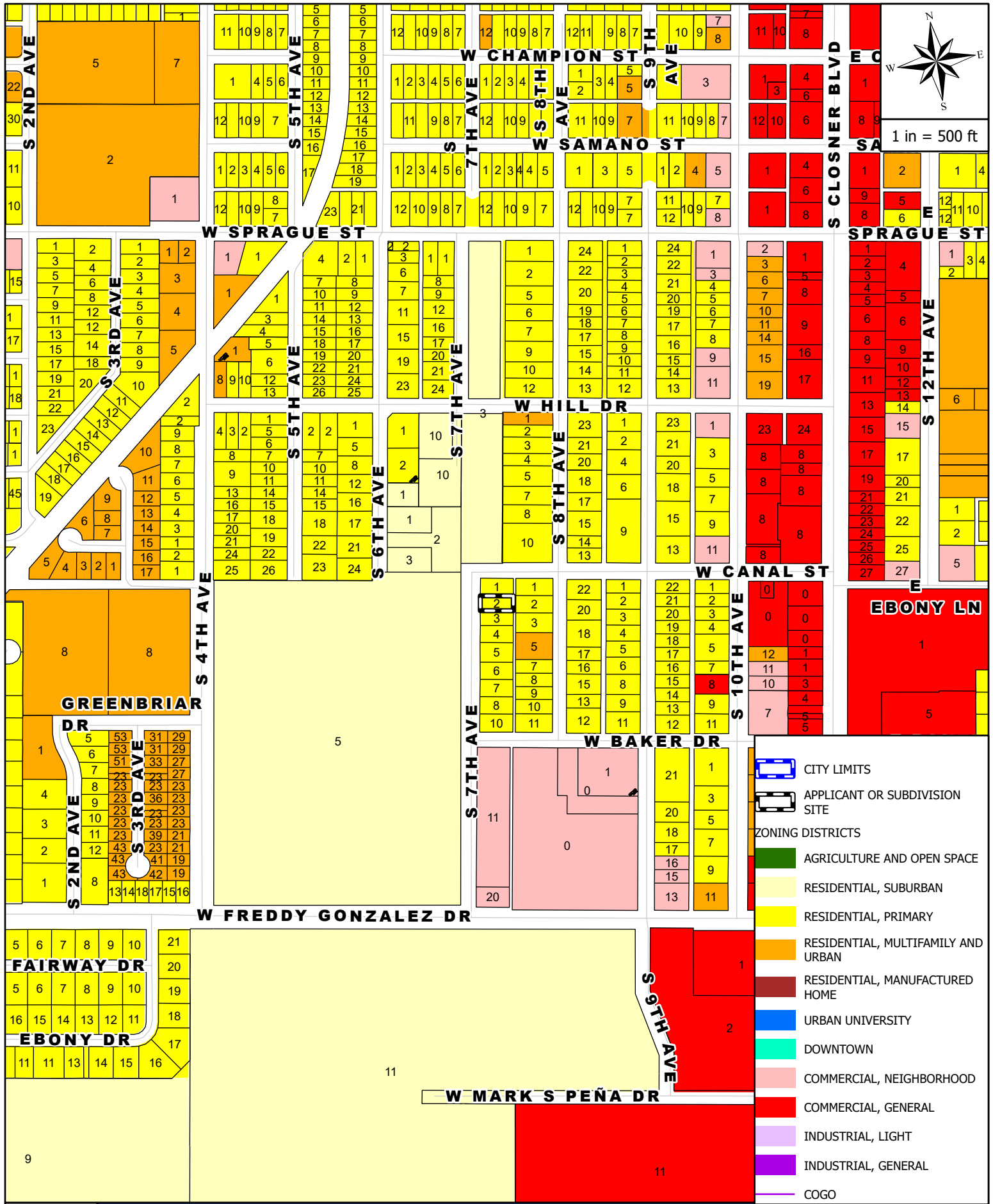
JULIO CORTEZ



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

JULIO CORTEZ



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

JULIO CORTEZ





MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
JULIO CORTEZ

Planning & Zoning

415 West University Drive Edinburg,
Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zoning Variance Application

ENERGOV CASE # VAR-2023-0152.

Property Owner Name: Julio Cortez

Owner Contact Information

Mailing Address: 1206 S 7th Ave Edinburg TX 78539
Street Address City/State Zip Code

Phone (Home): (956) 605-1415 (Work): _____ (Cell): _____

Email: JulioC.Cortez03@gmail.com

Agent/Applicant Name (if different than Owner): _____

Applicant Contact Information

Mailing Address: _____
Street Address City/State Zip Code

Phone (Home): _____ (Work): _____ (Cell): _____

Email: _____

Property Address for Variance: 1206 S 7th Ave Edinburg TX 78539
Street Address City/State Zip Code

Property Legal Description: 2 Ebony Hills
Lot Block Subdivision

Present Property Zoning: RP Property ID#: 162851

Nature of Request (cite all applicable issues needing variance):

Mitigating nonconformity with side setback and obtain building permit.

Reason for Appeal

Variance will not be granted to relieve personal hardships, to accommodate conditions created by the owner or applicant, and will not be based solely on economic gain or loss. However, if there are circumstances the applicant wishes to be known to the Zoning Board of Adjustment, please list below. Attach additional pages if necessary. Information provided here is not required and does not guarantee approval of this request.

One side of my house (built 50 years ago) goes into the side setback. I did not build this house. I purchased it 2 years ago.

OFFICE USE ONLY:

UDC Section(s) Requiring Variance: SEC 3.102 - SIDE YARD BY ZONING (11)

Reviewed by: [Signature] Date: 3-2-23

Zoning Variance Application

Review Criteria

Please read carefully and check all of the following that apply.

- ☐ There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- ☒ The need for a Variance or the extraordinary and exceptional conditions do not result from the actions of the owner or applicant.
- ☒ Granting the Variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district. *X - WILL GRANT PRIVILEGE DENIED TO OTHER*
- ☐ A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- ☒ Granting of the Variance will be in harmony with the general purpose and intent of this UDC and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. *X - NONCONFORMING*
- ☐ The Variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure.
- ☒ The Variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district.
- ☐ The Variance will not permit an intensity of use of land that is not permitted in the applicable district.

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

Signature: [Signature] Date: 02/27/23
Owner/Agent's Name (Please Print): Julio Cortez

OFFICE USE ONLY

\$450 Application Fee: 201999690 Payment Received by: I.2.
Receipt No.

Application deadline: March. 6. 23 ZBA Hearing date: March. 29. 23

- **\$450 FEE (NON-REFUNDABLE)**
- **\$40 check or money order, payable to Hidalgo County Clerk, for recording or ZBA's order if approved (returned to applicant if not approved)**
- **Submit site plan or sketch**
- **Submit survey or blueprint, if applicable**
- **Submit letter(s) of support and other documentation if applicable**



**VARIANCE CASE
OWNER NOTIFICATION LIST**

CORTEZ JULIO C
1206 S 7TH AVE
EDINBURG, TX 78539

MACH STEPHEN J
1116 S 9TH AVE
EDINBURG, TX 78539

DE LA PENA MARGARITA
1213 S 8TH AVE
EDINBURG, TX 78539-5507

MALDONADO JUANA & JUAN FLORES
1209 S 8TH AVE
EDINBURG, TX 78539-5507

DETWILER SUSAN M
1109 S 8TH AVE
EDINBURG, TX 78539-5540

MRSJ INVESTMENTS LLC
4020 N TEXAS BLVD STE A
WESLACO, TX 78599-9086

EDINBURG CONS IND SCHOOL
PO BOX 990
EDINBURG, TX 78540-0990

PARRAS DINA L & CRISTOBAL JR
1216 S 8TH AVE
EDINBURG, TX 78539-5508

GONZALEZ MARIA C & JOSE G
1308 S 7TH AVE
EDINBURG, TX 78539

RODRIGUEZ DELIA
1206 S 8TH
EDINBURG, TX 78539-5508

GONZALEZ OMAR RICARDO
1303 S 8TH AVE
EDINBURG, TX 78539

RODRIGUEZ SARAH
1115 S 8TH AVE
EDINBURG, TX 78539-5540

HAMMER SANDRA S
715 DAWSON ST
EDINBURG, TX 78539-6413

SAENZ JOSE M & YESENIA E
1118 S 6TH AVE
EDINBURG, TX 78539-5453

HOUSER ADELA
409 DOVE AVE
EDINBURG, TX 78542-5149

VILLARREAL REBECCA G
1300 S 7TH AVE
EDINBURG, TX 78539-5524

LARA RUBEN & HERMINIA G
1122 S 8TH AVE
EDINBURG, TX 78539-5543

WORLEY JOHN N
1201 S 8TH AVE
EDINBURG, TX 78539-5507

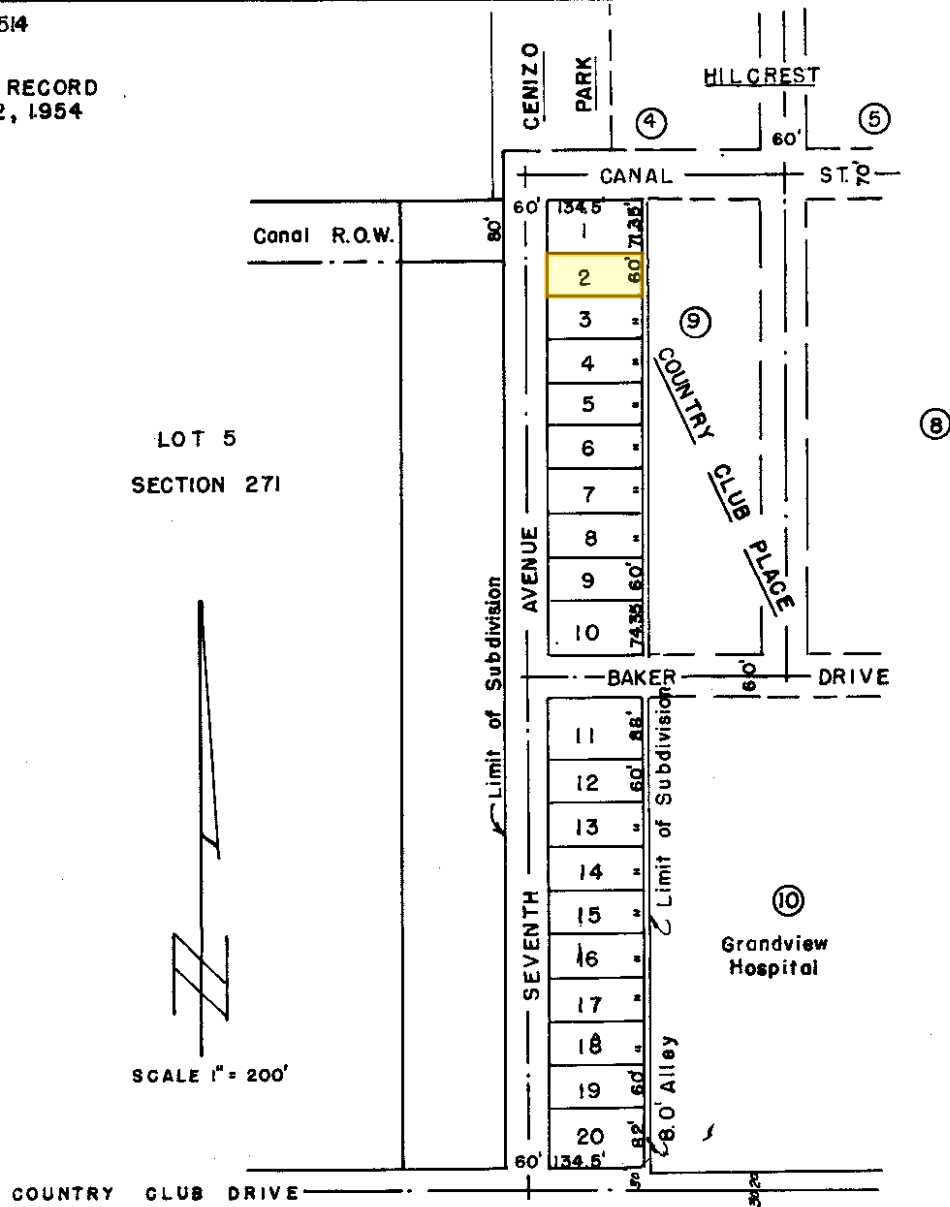
LARSON GARY JOE
1210 S 7TH AVE
EDINBURG, TX 78539-5522

LOPEZ MARIA ELENA
1202 S 8TH AVE
EDINBURG, TX 78539-5508

FILED FOR RECORD
JUNE 2, 1954

LOT 5
SECTION 271

SCALE 1" = 200'



REVISED PLAT OF

EBONY HILLS RE-SUBDIVISION

BEING A RE-SUBDIVISION OF THE EAST 202.5' OF LOT 5, SECTION 271 OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS.

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING PLAT AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS DESIGNATED THEREON.

Roy Blurton
ROY BLURTON

William Ware
WILLIAM WARE

BY Martin D. Roe
MERITT & ROE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 6 DAY OF May A.D. 1954

Betty Neumann
Notary Public in and for Hidalgo
County, Texas. SEAL

SEAL I, CHARLES L. MELDEN, CIVIL ENGINEER, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LAND AS SURVEYED AND SUBDIVIDED BY ME.

Charles L. Melden
Charles L. Melden, C.E.

APPROVED: CITY OF EDINBURG PLANNING AND ZONING COMMISSION.

Charles Flores
Chairman

1524 DOTE AVENUE,

MCALLEN, TEXAS 78504

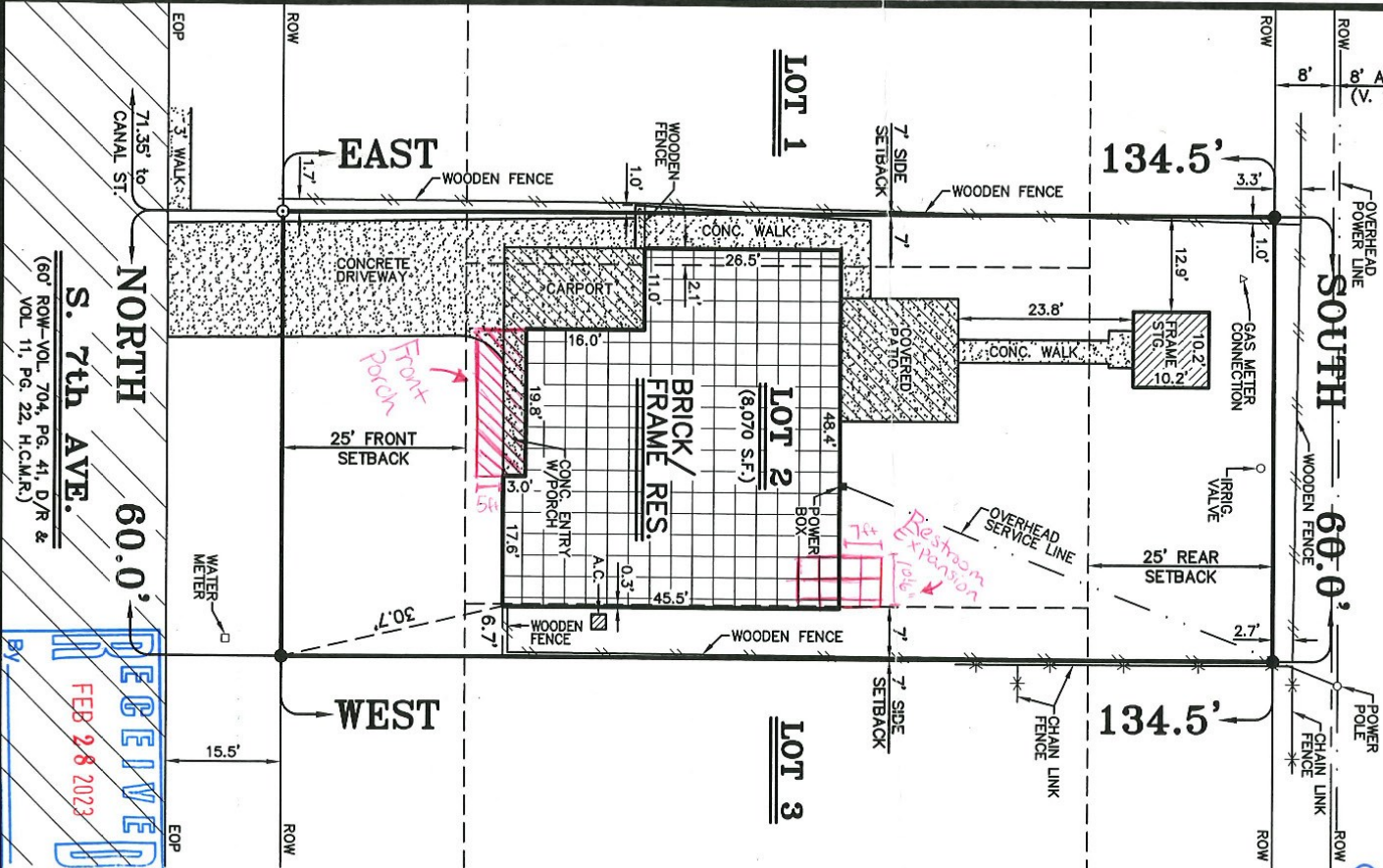
PH: (956) 618-5565

FAX: (956) 618-5540

LEGEND

- - DENOTES FOUND 1 1/2" PIPE
- - DENOTES FOUND 1" PIPE
- - DENOTES NO MONUMENT
- ROW - DENOTES RIGHT OF WAY
- EOP - DENOTES EDGE OF PAVEMENT

SCALE: 1"=20'



FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas determined to be outside 500-year flood plain as per F.E.M.A. Flood Insurance Rate Map No. 480338-0030-E dated 06-06-00.

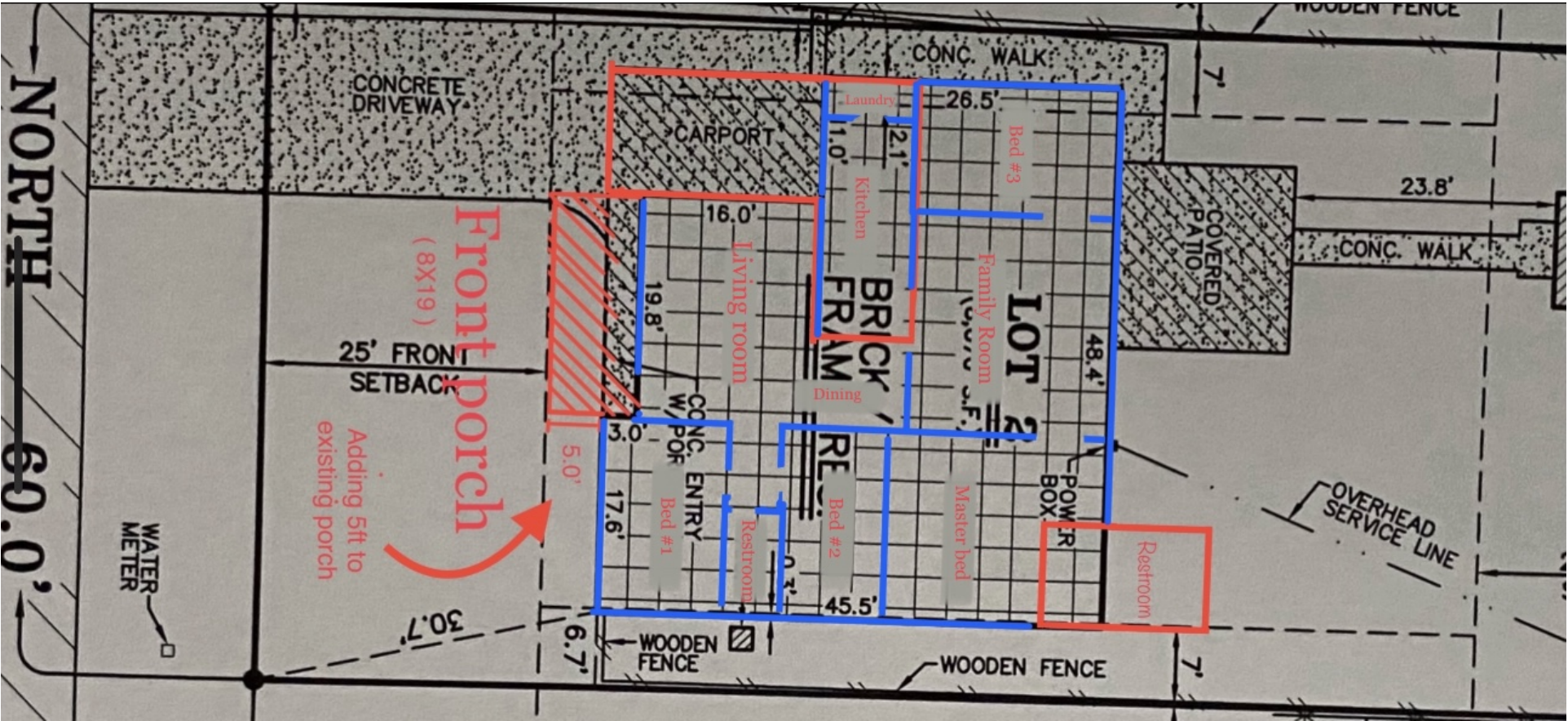
PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat. This survey plat is prepared in connection with Title Policy G.F. # 212439981 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
2. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
3. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
4. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code. (Blanket)
5. Subject to rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
6. Easement reserved in Deed dated November 20, 1919, recorded in Volume 95, Page 353, Deed Records of Hidalgo County, Texas. (Blanket)
7. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Edinburg and other Governmental Authority.
8. Building setback lines as per City zoning ordinance.
9. Subject to any oil, gas and mineral lease of record.
10. Bearing Basis: "W. line of Lot 2, Ebony Hills Re-Subdivision"
11. Borrower(s): Julio C. Cortez

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 1206 S. 7th AVE., In EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
LOT TWO (2), EBONY HILLS RE-SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER REVISED MAP OR PLAT RECORDED IN VOLUME 11, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES.

21-60206 Job No.
03-22-21 Date

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Zoning Board of Adjustment

Site Photos for meeting of March 29, 2023

JULIO CORTEZ - 1206 SOUTH 7TH AVENUE



Planning & Zoning Staff Report

Prepared on: March 23, 2023

ZONING BOARD OF ADJUSTMENT

Regular Meeting: March 29, 2023

Agenda Item

Consider Variances to the City's Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Lot and Building Standards, Setbacks, Sevilla Grande Subdivision, Lot 11, located at 1424 Granada Circle, as requested by Leonardo Muñoz

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC) Section 3.102(C)(1) as it applies to setbacks for single-family detached building standards. The applicant is proposing to construct a single-family residence within the required side yard setbacks.

Property Location and Vicinity

The property is located on the south side of Granada Circle, 355 ft. west of Granada Street. It is approximately 360 ft. northwest of the intersection of East Wisconsin Road and South Veterans Boulevard. The property is zoned Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) District to the north, east, and west, and Residential, Multifamily and Urban (RM) District to the south. Surrounding land uses are single-family residential with vacant land to the south.

Background and History

The property is part of the Sevilla Grande Subdivision, recorded February 24, 2006. The applicant submitted a Zoning Variance Application on February 24, 2023. Plans submitted with the application show a proposed single-family residential structure with each side encroaching 1.5 ft. into their respective side setbacks. Variance is needed to proceed with the project as proposed.

Staff mailed notice of this variance request to 26 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

Residential, Primary (RP) District requires a minimum side yard setback of 6 ft. for development. However, Plat Note 1 in the Sevilla Grande Subdivision calls for 7.00 side setbacks for all lots. The applicant submitted plans for a new residential construction that show most of the proposed structure within the required setbacks. However, a 19.50 ft. section of the east side of the building and a 14.17 ft. section of the west side of the building extend into the required side setbacks by 1.50 ft. each. This is over 21% of the required minimum set by Plat. Furthermore, side setbacks, as proposed, would not meet the minimum requirements for this Zoning District. The proposed construction will be clear of the 5 ft. utility easement on the west side of this lot.

Planning & Zoning Staff Report

Recommendation

Staff recommends disapproval of this variance request and that the applicant adhere to all applicable UDC guidelines.

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:

Jaime Acevedo
Director of Planning & Zoning

UNIFIED DEVELOPMENT CODE

(Ord. No. [2022-4764](#), 08/09/2022)

ARTICLE 3 – LOT AND DESIGN STANDARDS

Division 3.100, Standards for Rural and Residential Districts

Sec. 3.102, Standards for Rural and Residential Development

...

C. Lot and Building Standards by Housing Type.

1. *Single-Family Detached.* This housing type is consists of a residence located on a privately-owned lot with private yards on each side of the unit, as shown in Figure 3.102-1, Single-Family Detached. Table 3.102-1, Single-Family Detached Lot and Building Standards, sets out the dimensional standards for single-family detached units.

Table 3.102-1 Single-Family Detached Lot and Building Standards							
Zoning District	Minimum						Maximum
	Lot Area	Lot Width (ft)	Street Yard ¹ (ft)	Street Side Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Building Height (ft)
Agriculture and Open Space (AO)	5 ac.	330	60	30	30	40 ⁴	35 / 60 ²
Residential, Suburban (RS)	15,000 sf	90	30	15	15	30 ⁴	35
Residential, Primary (RP)	5,000 sf	50	20 / 18 ³	10	6	20 ⁴	35
Residential, Multifamily and Urban (RM)	4,000 sf ⁵	40 ⁵	10 / 18 ³	10	5 ⁶	15	35

TABLE NOTES:

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

²The second height refers to agricultural structures.

³The first number is the house setback; the second is the setback for a front load garage.

⁴For cul-de-sac and irregular lots, the minimum rear yard setback is 15 feet.

⁵If adjacent to an AO or RS district, lots on the perimeter of the subdivision shall meet the lot area and lot width requirements of the RP district.

⁶A minimum building separation of 12 feet is required and may be reduced only for structures meeting approved building and fire codes.

UNIFIED DEVELOPMENT CODE

(Ord. No. [2022-4764](#), 08/09/2022)

ARTICLE 9 – DEVELOPMENT REVIEW PROCEDURES

Division 9.500, Quasi-Judicial Review Procedures

Sec. 9.501, Variances

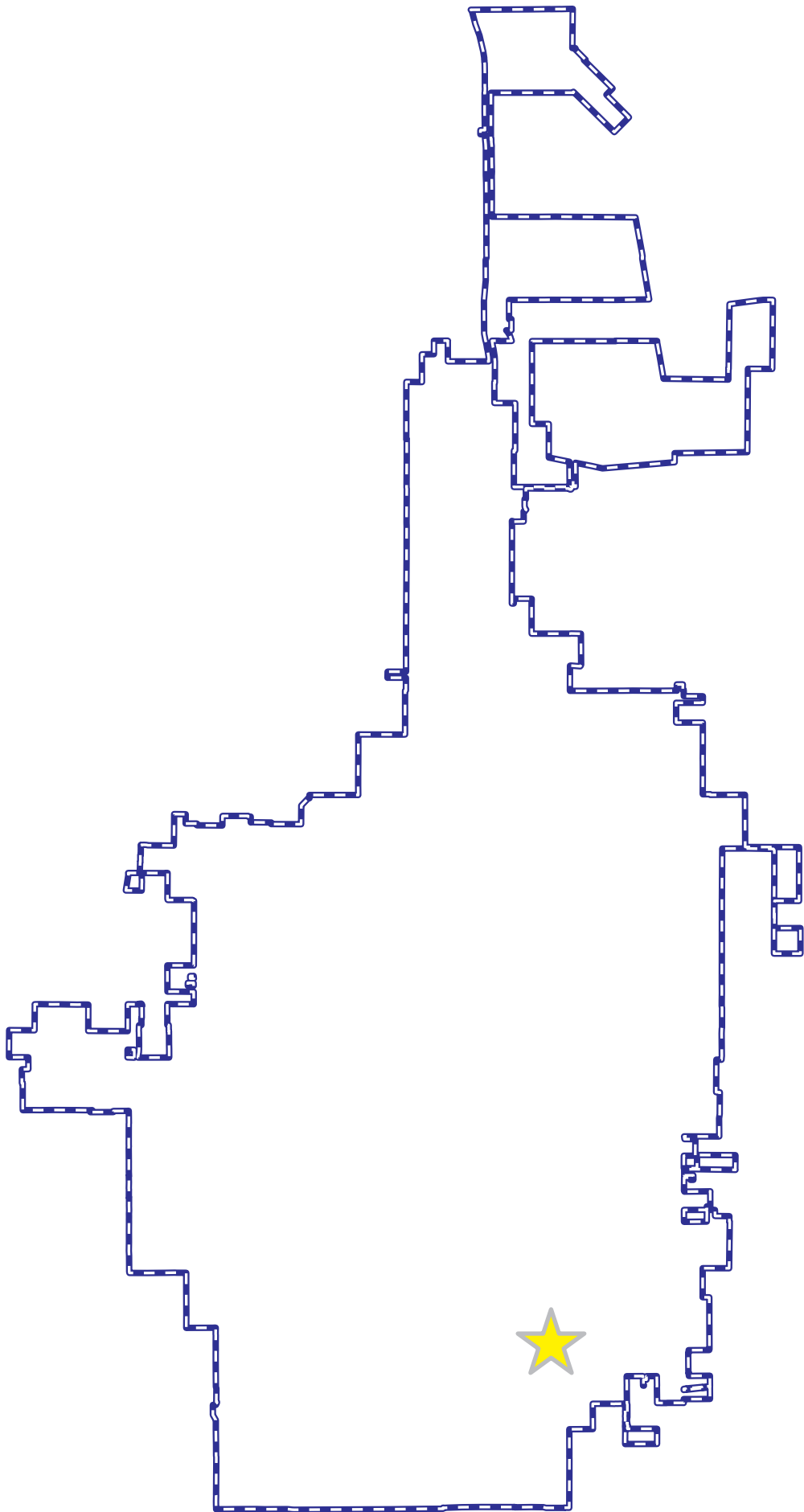
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B. Specific Review Criteria.

1. *Review Criteria.* In determining whether to approve, approve with conditions, or deny a Variance, the review bodies shall consider the applicable common decision criteria in Sec. 9.205, Common Decision Criteria, and should not grant a variance unless the following conditions are satisfied:
 - a. There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district;
 - b. The need for a Variance or the extraordinary and exceptional conditions do not result from the actions of the applicant;
 - c. Granting the Variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district;
 - d. A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located;
 - e. Granting of the Variance will be in harmony with the general purpose and intent of this UDC and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
 - f. The Variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure;
 - g. The Variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district;
 - h. The Variance will not permit an intensity of use of land that is not permitted in the applicable district; and
 - i. The Variance is consistent with the City's Comprehensive Plan.
2. *Affirmative Findings.* In order to approve an application for a Variance, the final decision-making body shall make affirmative findings on all of the applicable decision criteria.



1 in = 7,727 ft



CITY LIMITS



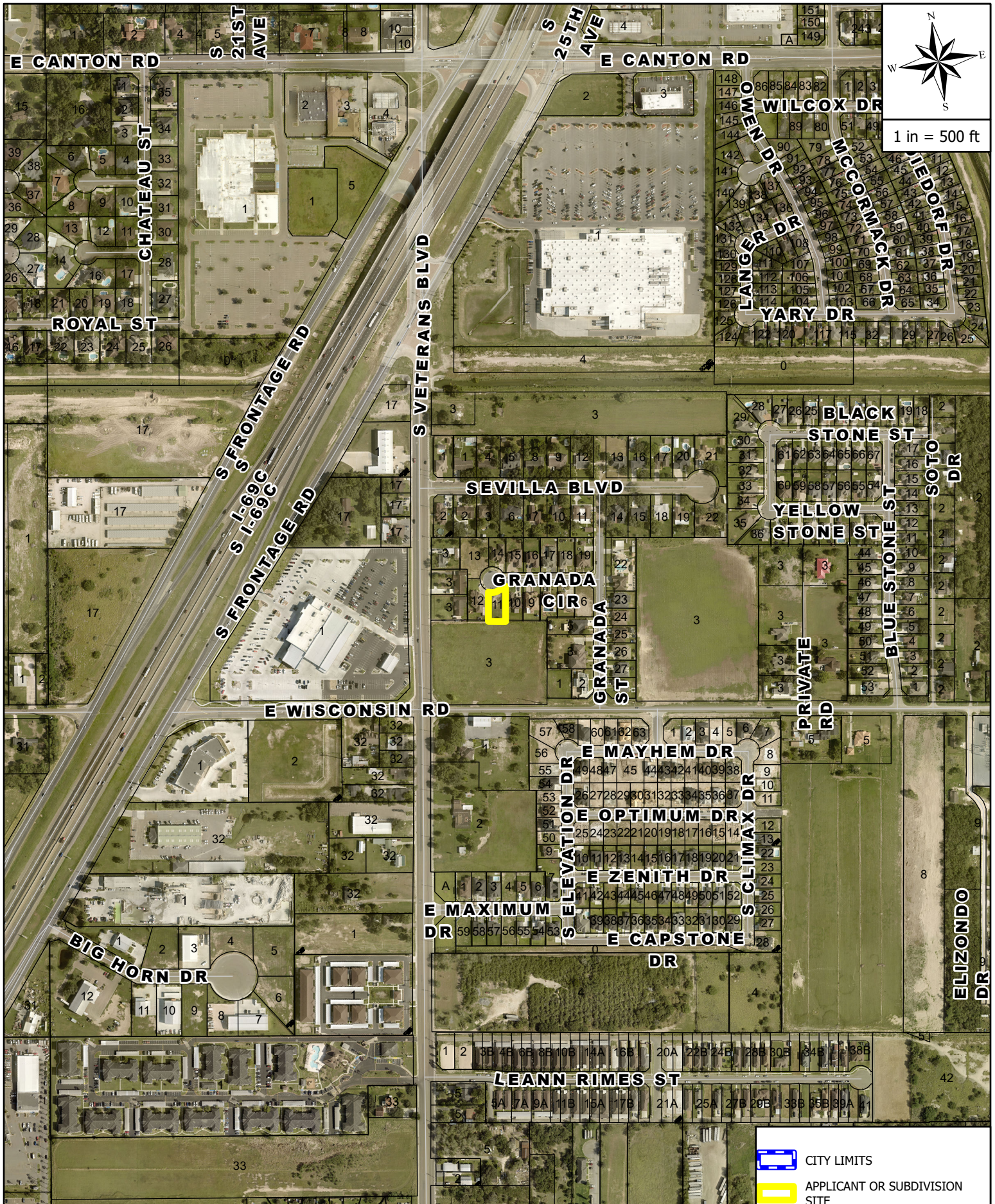
LEONARDO_MUNOZ_VAR_SITE_2303



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

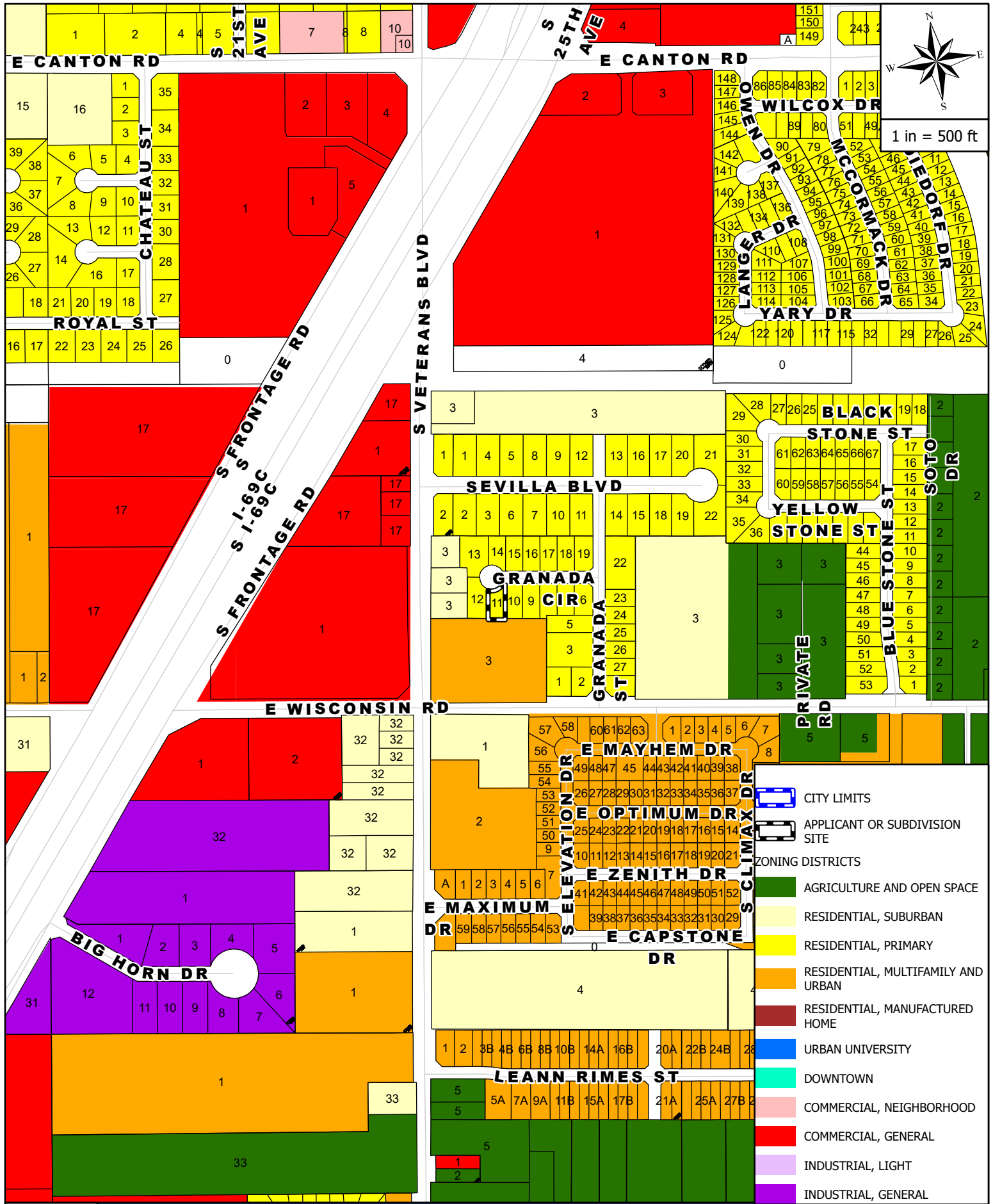
LEONARDO MUÑOZ



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

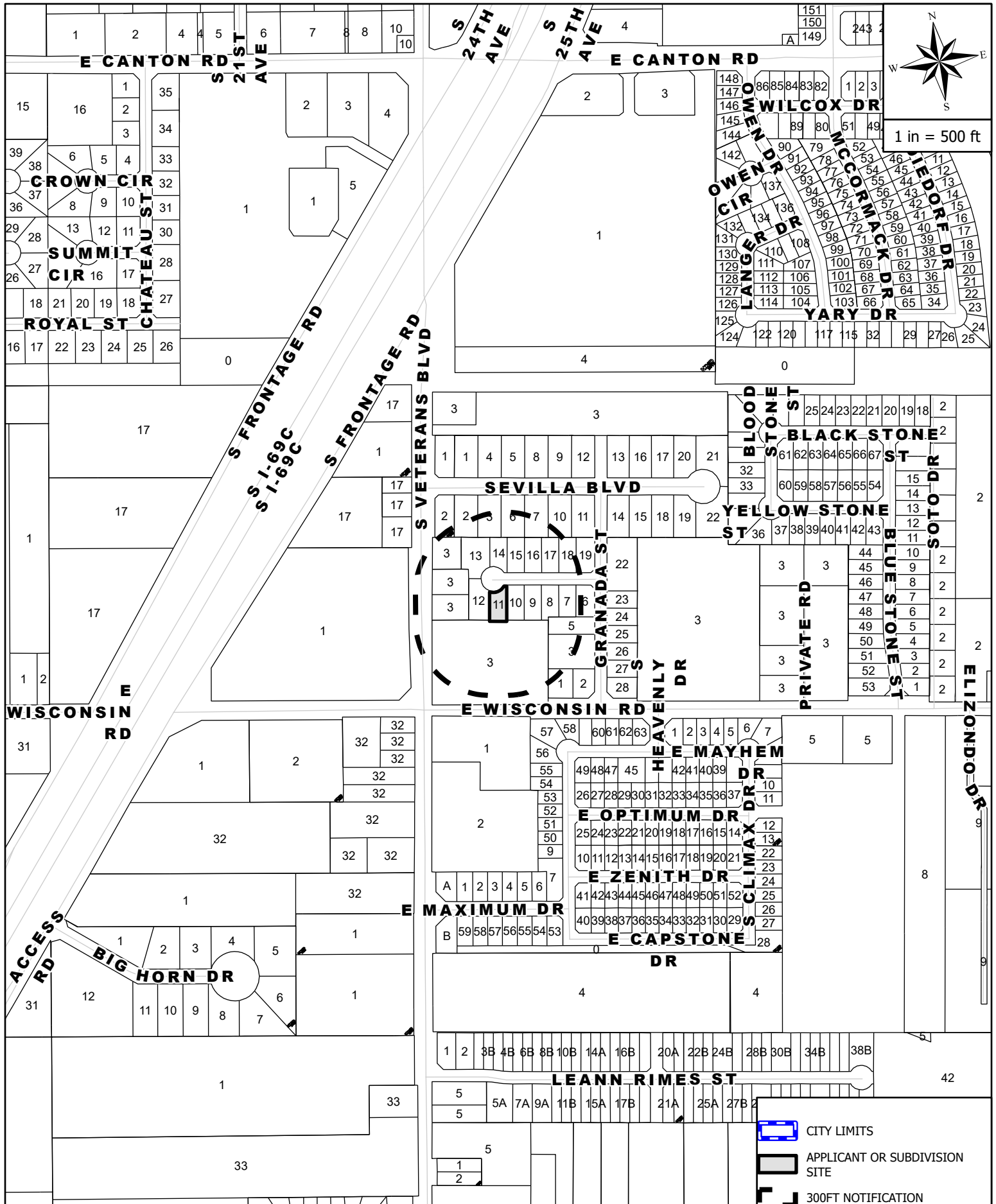
LEONARDO MUÑOZ



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

LEONARDO MUÑOZ



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

LEONARDO MUÑOZ

Planning & Zoning

415 West University Drive Edinburg,
Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zoning Variance Application

ENERGOV CASE #

VAR-2023-0153

Property Owner Name: Leonardo Munoz

Owner Contact Information

Mailing Address: 3533 Moreland DR Suite A Weslaco 78596
Street Address City/State Zip Code

Phone (Home): _____ (Work): 956-973-0400 (Cell): 956-532-4165

Email: leo@trinitymep.com

Agent/Applicant Name (if different than Owner): Rogelio Berrones

Applicant Contact Information

Mailing Address: 3533 Moreland DR Suite A Weslaco 78596
Street Address City/State Zip Code

Phone (Home): _____ (Work): 956-973-0400 (Cell): 956-376-8731 ✓

Email: rogelio@trinitymep.com

Property Address for Variance: 1424 Granada CIR Edinburg 78542
Street Address City/State Zip Code

Property Legal Description: 11 Sevilla Grande
Lot Block Subdivision

Sevilla Grande Lot 11

Present Property Zoning: RS - Residential, Suburban **Property ID#:** 705288

Nature of Request (cite all applicable issues needing variance):

We are requesting a 5'-6" side building set back instead of the 7'-0" as set per plat. This will help to accommodate kitchen cabinetry and restroom sinks as seen on the attach floor plans.

Reason for Appeal

Variance will not be granted to relieve personal hardships, to accommodate conditions created by the owner or applicant, and will not be based solely on economic gain or loss. However, if there are circumstances the applicant wishes to be known to the Zoning Board of Adjustment, please list below. Attach additional pages if necessary. Information provided here is not required and does not guarantee approval of this request.

We are only asking for this variance in the kitchen and masterbath. All other areas in the proposed floor plans will respect the required 7'-0" set back .

OFFICE USE ONLY:

UDC Section(s) Requiring Variance: 3.102 - Setbacks

Reviewed by: [Signature] Date: 3-1-23

Zoning Variance Application

Review Criteria

Please read carefully and check all of the following that apply.

- ☐ There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- ☐ The need for a Variance or the extraordinary and exceptional conditions do not result from the actions of the owner or applicant.
- ☐ Granting the Variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.
- ☐ A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- ☒ Granting of the Variance will be in harmony with the general purpose and intent of this UDC and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. *X - Fire safety*
- ☒ The Variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure. *X - could redesign*
- ☐ The Variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district.
- ☒ The Variance will not permit an intensity of use of land that is not permitted in the applicable district. *X - overbuilding lot*

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

Signature: *Leonardo Munoz* Date: **February 24, 2023**

Owner/Agent's Name (Please Print): Leonardo Munoz

OFFICE USE ONLY

\$450 Application Fee: R02002514 Payment Received by: I.Z. By:

Receipt No.

Application deadline: March 6.23 ZBA Hearing date: March 29.2023

- **\$450 FEE (NON-REFUNDABLE)**
- **\$40 check or money order, payable to Hidalgo County Clerk, for recording or ZBA's order if approved (returned to applicant if not approved)**
- **Submit site plan or sketch**
- **Submit survey or blueprint, if applicable**
- **Submit letter(s) of support and other documentation if applicable**

**VARIANCE CASE
OWNER NOTIFICATION LIST**

OCHOA HECTOR JR
1514 GRANADA CIR
EDINBURG, TX 78542-2181

RAMOS FERNANDO
1517 GRANADA CIR
EDINBURG, TX 78542-2249

SOLIS ROLANDO & BELEN GONZALEZ
1513 GRANADA CIRCLE
EDINBURG, TX 78542-2249

PECINA ANTONIA T
15897 MONTE BELLO LN
EDINBURG, TX 78541-6722

MURILLO DAVID I & VANESSA C CRUZ
2123 W WESTERN DR APT NO1
EDINBURG, TX 78539-3485

RENTERIA MAURICIO EMILIO & CLAUDIA
LILLIANA MARTINEZ
1510 GRANADA CIR
EDINBURG, TX 78542

LOPEZ PERCAL
1501 GRANADA CIR
EDINBURG, TX 78542-2249

RAMIREZ ZENAIDA & SALVADOR
3409 GRANADA ST
EDINBURG, TX 78542-2085

GUZMAN JAIME
1506 GRANADA CIRCLE
EDINBURG, TX 78542-2181

MOYEDA VICTOR JR
1505 GRANADA CIR
EDINBURG, TX 78542-2249

ALVAREZ JOSE SANTOS
738 E 4TH ST
SULLIVAN CITY, TX 78595-0435

RODRIGUEZ HECTOR E & JESSICA E
3421 GRANADA ST
EDINBURG, TX 78542

MUNOZ LEONARDO
3533 MORELANO DR
WESLACO, TX 78596

CANTU JOSE AGUILES & CLAUDIA CLARISSA
HINOJOSA
1420 GRANADA CIR
EDINBURG, TX 78542-2086

RODRIGUEZ PATRICIO & SARA I
1425 GRANADA CIR
EDINBURG, TX 78542-2086

MILES DEBRA A & DONALD WILLIAM PARR JR
3318 S VETERANS BLVD
EDINBURG, TX 78542

MARTINEZ EUSEBIO JR
2419 HEATHER AVE
EDINBURG, TX 78542-2586

TREVINO SILVIA E ET AL
1310 SEVILLA BLVD
EDINBURG, TX 78542-9104

SANCHEZ JOEL & ABIGAIL
1406 SEVILLA BLVD
EDINBURG, TX 78542-8589

OCHOA GISELA V
1316 SEVILLA BLVD
EDINBURG, TX 78542-9104

VARGAS IMELDA
1404 SEVILLA BLVD
EDINBURG, TX 78542-8589

POTTER LAURA VANESSA
1308 SEVILLA BLVD
EDINBURG, TX 78542-9104

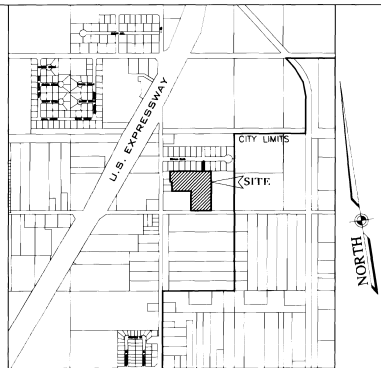
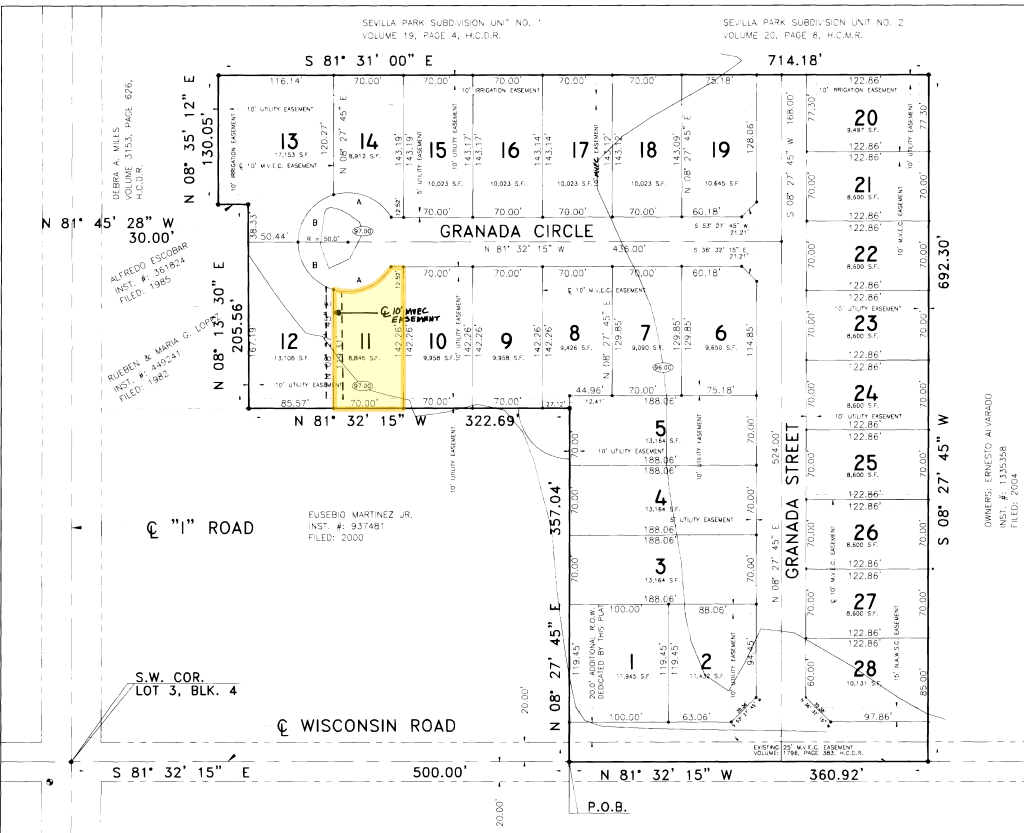
**VARIANCE CASE
OWNER NOTIFICATION LIST**

ESCOBAR ALFREDO G & GUADALUPE D
3402 S VETERANS BLVD
EDINBURG, TX 78542-7068

REYES VANESSA
3410 S VETERANS
EDINBURG, TX 78542-7068

ALMANZA RUBEN & MONICA GARCIA
1304 SEVILLA BLVD
EDINBURG, TX 78542-9104

ROCHA MARI ALBERTO JR & BRENDA RODRIGUEZ
RODRIGUEZ
5203 MELODY LANE
EDINBURG, TX 78542-3549



MAP OF SEVILLA GRANDE SUBDIVISION

A 8.32 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 4, JOHN CLOSER, et. al., SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 26, 2004 SCALE: 1" = 60'

PREPARED BY: R.E. GARCIA & ASSOCIATES
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

ENGINEER: R.E. Garcia Associates

- ### PLAT NOTES & RESTRICTIONS:
- MINIMUM BUILDING SET BACKS SHALL BE AS FOLLOWS:
FRONT 20.0 FEET OR EASEMENT, WHICHEVER IS GREATER.
SIDE 10.0 FEET OR EASEMENT, WHICHEVER IS GREATER.
REAR 10.0 FEET OR EASEMENT, WHICHEVER IS GREATER.
20.0' LOT DEPTH NOT TO EXCEED 40.0'
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT THE CENTER OF EACH LOT.
 - THE SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 62,702 CUBIC FEET (1.4394 ACRE FEET) OF RUNOFF WITH A MAXIMUM DISCHARGE RATE OF 4.89 CFS. EACH LOT SHALL BE REQUIRED TO DETAIN 889 CUBIC FEET.
 - ALL CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE SHOWN.
 - NO PERMANENT STRUCTURES PERMITTED OVER ANY EASEMENTS OR LOT LINES.
 - 4 SIDEWALKS WILL BE CONSTRUCTED 4" BEHIND THE BACK OF CURB AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - BENCHMARK, A BRASS DISK SET 20" SOUTH AND 20" WEST OF THE INTERSECTION OF WISCONSIN ROAD AND WISCONSIN ROAD ELEVATION: 99.5' DATUM: N.A.S.D. 1983
 - ALL INDIVIDUAL UNITS SHALL BE RESPONSIBLE FOR SIZE OF THE PARKING DEDICATION FEE AT THE BUILDING PERMIT STAGE.
 - THE SUBDIVISION AND ALL LOTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SEVILLA GRANDE, AS THEY MAY BE, FROM TIME TO TIME, AMENDED AND/OR SUPPLEMENTED.
 - LOTS 2 & 28 SHALL HAVE NO ACCESS TO WISCONSIN ROAD.
 - 4.5' SIDEWALK SHALL BE CONSTRUCTED ALONG WISCONSIN ROAD DURING THE SUBDIVISION CONSTRUCTION PHASE.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN SHARP REQUIREMENTS.
 - ALL WATER AND SANITARY SEWER FEES HAVE BEEN PAID BY THE DEVELOPER.

METES & BOUNDS DESCRIPTION

A 8.32 acre tract of land being a portion of Lot 3, Block 4, John Closer Subdivision as recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas and being more fully described by meter and bounds as follows:

BEGINNING at a point on the south line of said Lot 3, Block 4, being the centerline of Wisconsin Road for the southwest corner of herein described tract. Said point bears S 81° 31' 00" E 500.00 feet from the southwest corner of said Lot 3, Block 4.

THENCE N 08° 27' 45" E along a line, pass at 20.00 feet a point being the North Right-Of-Way (R.O.W.) line of said Wisconsin Road and continuing for a total distance 357.04 feet to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE S 81° 35' 12" E 322.69 feet parallel to the south line of said Lot 3, Block 4, to a found one-half inch iron rod for an interior corner of herein described tract.

THENCE N 08° 13' 30" E 205.56 feet along a line to a found one-half inch iron rod for an interior corner of herein described tract.

THENCE N 81° 45' 28" W 30.00 feet along a line to a found one-half inch iron rod for an interior corner of herein described tract.

THENCE N 08° 35' 12" E 130.05 feet along a line to a found one-half inch iron rod on the south line of said Lot 3, Block 4, as recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 81° 31' 00" E along said south line of said Lot 3, Block 4, pass at 672.20 feet a found one-half inch iron rod being the north Right-Of-Way (R.O.W.) line of said Wisconsin Road and continuing for a total distance 692.30 feet to a point on the south line of said Lot 3, Block 4, also being the centerline of said Wisconsin Road for the southeast corner of herein described tract.

THENCE N 81° 32' 15" W 360.92 feet along said south line of said Lot 3, Block 4, being the centerline of Wisconsin Road to the point of beginning and containing 8.32 acres of land, more or less.

LEGEND

F - FOUND 1/2" IRON ROD
C - FOUND COTTON PICKER SPINDLE
S - SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. #4204
S - SET COTTON PICKER SPINDLE
B - BENCHMARK LOCATION

CURVE DATA

DELTA	RADIUS	TANGENT	LENGTH	CHORD
A 78° 14' 54"	50.00'	39.24'	66.34'	91.74'
B 11° 04' 16"	50.00'	21.06'	41.99'	41.93'

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY & ZIP:	PHONE # / FAX #:
OWNER: SEVILLA GRANDE, LLC	1816 SHARY LANE	EDINBURG, 78539	?
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

STATE OF TEXAS COUNTY OF HIDALGO

I, **ERNESTO CANTO**, AS THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **SEVILLA GRANDE SUBDIVISION**, DO HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **ERNESTO CANTO**, MANAGER, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of February, 2006.

My Commission Expires: March 1, 2008

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT #1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION CONFORMS WITH THE UNDER THE STANDARDS OF THE DISTRICT ADOPTED BY THE DISTRICT ON AUGUST 21, 1921. (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 PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

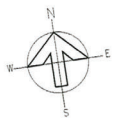
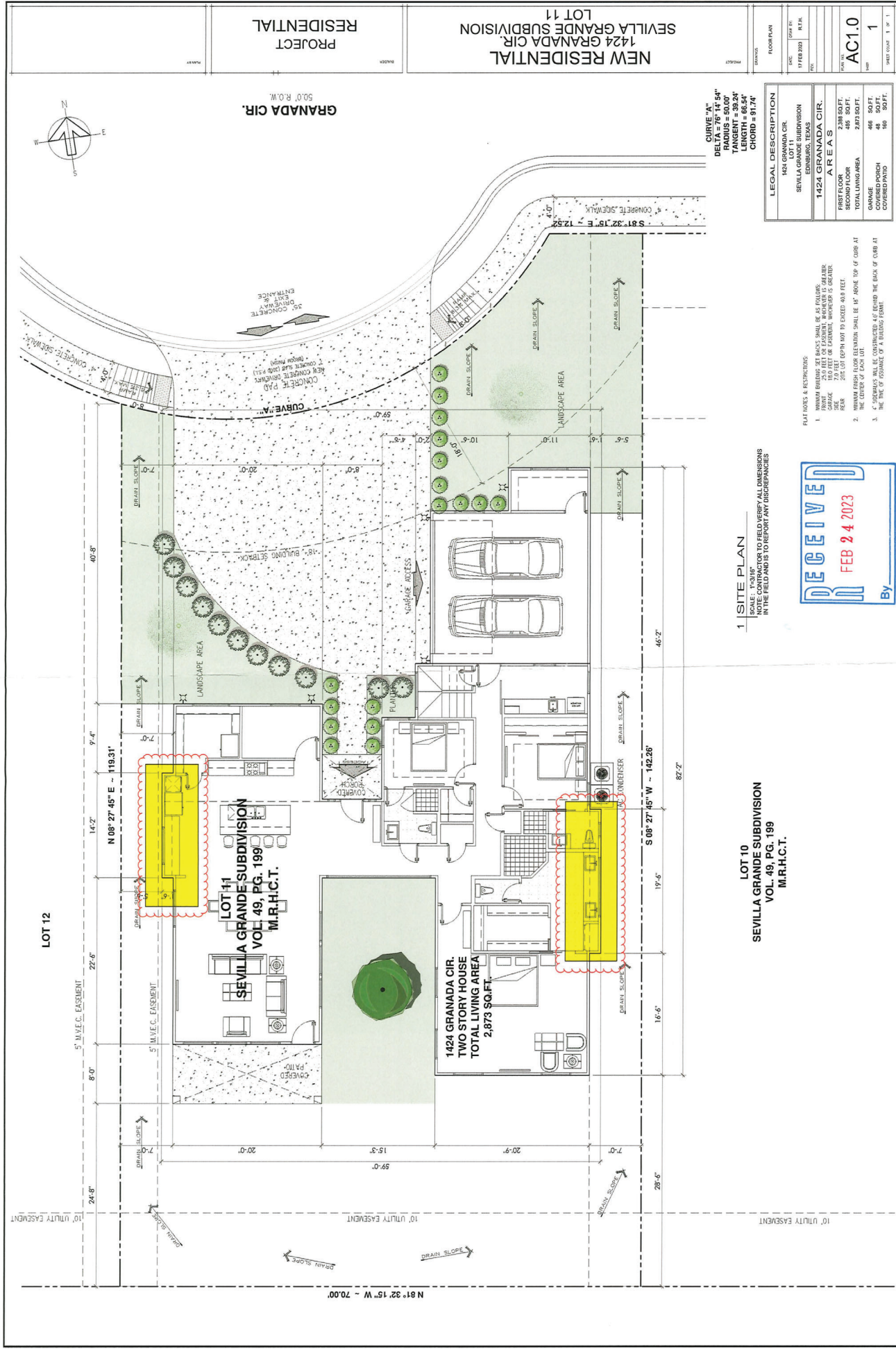
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVAL BY EDINBURG PLANNING & ZONING COMMISSION:
THE UNDERSIGNED, CHAIRPERSON OF PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS, AS REQUIRED.

APPROVAL BY EDINBURG PLANNING & ZONING COMMISSION:
THIS PLAT SUBMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, ON THIS 2nd DAY OF February, 2006.

APPROVAL BY EDINBURG PLANNING & ZONING COMMISSION:
THIS PLAT SUBMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, ON THIS 2nd DAY OF February, 2006.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.



GRANADA CIR.
50.0' R.O.M.

PROJECT
RESIDENTIAL

NEW RESIDENTIAL
1424 GRANADA CIR.
LOT 11
SEVILLA GRANDE SUBDIVISION

CURVE "A"
DELTA = 76° 14' 54"
RADIUS = 50.00'
TANGENT = 39.24'
LENGTH = 65.54'
CHORD = 51.74'

LEGAL DESCRIPTION	
1424 GRANADA CIR.	
LOT 11	
SEVILLA GRANDE SUBDIVISION	
HOUSTON, TEXAS	
AREAS	
FIRST FLOOR	2,873 SQ. FT.
SECOND FLOOR	486 SQ. FT.
TOTAL LIVING AREA	3,359 SQ. FT.
GARAGE	486 SQ. FT.
COVERED PORCH	188 SQ. FT.
COVERED PATIO	188 SQ. FT.

- PLAT NOTES & REVISIONS
1. MINIMUM BUILDING SET BACKS SHALL BE AS FOLLOWS:
FRONT 25.0 FEET OR EQUIVALENT, REARWARD IS GREATER THAN 25.0 FEET, SIDE 10.0 FEET.
SIDE 10.0 FEET.
REAR 25.0 FEET DEPTH NOT TO EXCEED 40.0 FEET.
2. THE CENTER OF EACH LOT SHALL BE 18' ABOVE TOP OF CURB AT THE CENTER OF EACH LOT.
3. 4' SIDEWALKS SHALL BE CONSTRUCTED TO BEHIND THE BACKS OF CURB AT THE TIME OF ASSURANCE OF A BUILDING PERMIT.

1 SITE PLAN
SCALE: 1/8"=1'-0"
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS IN THE FIELD AND IS TO REPORT ANY DISCREPANCIES



LOT 10
SEVILLA GRANDE SUBDIVISION
VOL. 49, PG. 199
M.R.H.C.T.

1424 GRANADA CIR.
TWO STORY HOUSE
TOTAL LIVING AREA
2,873 SQ. FT.

LOT 11
SEVILLA GRANDE SUBDIVISION
VOL. 49, PG. 199
M.R.H.C.T.

Zoning Board of Adjustment

Site Photos for meeting of March 29, 2023

LEONARDO MUÑOZ - 1424 GRANADA CIRCLE



<p align="center">2023 ATTENDANCE RECORD</p> <p align="center">ZONING BOARD OF ADJUSTMENTS MEETINGS</p>

[illegible]