



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
APRIL 27, 2022 - 04:00 PM
REGULAR 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. 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. MINUTES

- A. Consider approval of the Minutes for the March 30, 2022 Regular Meeting

7. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Section 2.301(D)(9), Fences Facing or Abutting a Golf Course, Lot 99, Lumen Subdivision Phase B, located at 3305 Lago Washington, as requested by Jesus A. Aguirre
- B. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Lot 69, Autumn Ridge Estates Phase I Subdivision, located at 2007 Andrea Avenue, as requested by Marcelo Gutierrez Construction/Remodeling Inc. on behalf of Gary and Aurora Halford
- C. Consider Variances to the City's Unified Development Code: 1) Section 11.201, Building Separation, and 2) Section 3.505, Easements and Utilities, Lot 44, Salva Tierra Subdivision, located at 3510 Lerma Drive, as requested by Omar Garcia

8. INFORMATION ONLY

- A. Attendance Roster

9. DIRECTOR'S REPORT

- A. Unified Development Code Update

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 11:45 A.M. on this Friday, April 22, 2022 .

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
MARCH 30, 2022 - 4:00 P.M.
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
415 W. UNIVERSITY DR.
EDINBURG, TEXAS 78539
MINUTES**

Members Present:

Alex Rios
Eddie Garza
George Cardenas
Diane Teter
Andre Maldonado
Michael Cantu

Members Absent:

Ponciano Longoria
Marc Moran

Staff:

Jesus Saenz, Assistant City Manager
Kimberly A. Mendoza, Director of Planning & Zoning
Jaime Ayala, Planner II
Daniel A. Colina, Planner I
Tilfred Farley, Planner I
Adan Elizondo, Planner I
Patrizia Longoria Engineer III
Peter Hermida, Engineering Department
Omar Ochoa, City Attorney
Rita Guerrero, Management Analyst

Visitors:

Richard Davidson
Brad Keller
Alfonso Quintanilla
Aaron Villarreal
Vivian Villarreal
Ali Famitafreshi
Maria Karto

Dora Famitafreshi
Erica E. Canales
Daniela Hellmund
Moses Ashukem
Iden I. Trevino
Glenda Garcia
Terry Canales

1.CALL MEETING TO ORDER, ESTABLISH QUORUM

Chairperson Alex Rios called the meeting to order at 4:06 P.M.

A. Prayer – Prayer was announced.

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

2.CERTIFICATION OF PUBLIC NOTICE

Daniel Colina certified the agenda had been posted on March 25, 2022 at 2:15 P.M.

3.DISCLOSURE OF CONFLICT OF INTEREST

No Conflict of Interest was mentioned.

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.

No Public Comments.

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.MINUTES

A. Consider approval of the Minutes for the February 23, 2022 Regular Meeting

Vice Chairperson Eddie Garza moved to consider approval of the Minutes for the February 23, 2022 Regular Meeting. Board member George Cardenas seconded the motion. The motion to approve carried unanimously with a vote of 5-0

7.PUBLIC HEARINGS

A. Reconsider Variance to the City's Unified Development Code, Section 3.201©, Residential Use District Standards, Density, Lots 1 and 2, Stonebrook Estates Subdivision, located at 2002 and 2008 Brandi Lane, as requested by Erica Edith Canales.

There was no public comments.

There was brief discussion regarding the entrance off of Jackson, the canal and draining to it and if the green space and UDC will be in compliance.

After brief discussion, motion was made by Board Member Eddie Garza and seconded by Board Member Andre Maldonado to approve the Variance request. Motion carried unanimously with a vote of 5-0.

B. Consider Variance to the City's Unified Development Code, Section 12.301 (A)(4), On Premise Signs, Free Standing Signs, being Lot 2, West Meadows Plaza Subdivision, located 3021 West Freddy Gonzalez Drive, as requested by PongoRGV Holdings LLC.

There was no public comment.

Richard Davidson was present and briefly explained the measurements of the proposed sign.

After brief discussion, motion was made by Board Member George Cardenas and seconded by Vice Chairperson Eddie Garza to approve the Variance request. Motion carried unanimously with a vote of 5-0.

C. Consider Variance to the City's Unified Development Code, Section 3.201(D)(9), Fences Facing or Abutting a Golf Course, Lot 12, Los Lagos Phase I Subdivision, located at 2320 Arlina Drive, as requested by Glenda Garcia on behalf of Moses T. Ashukem

There was no public comment.

There was brief discussion regarding the type of fence proposed and staff did explain that the board had the option to put a condition on the variance.

After brief discussion, motion was made by Board Member George Cardenas and seconded by Board Member Andre Maldonado to approve the Variance request. Motion carried with Unanimously with a vote of 5-0.

- D.** Consider Variances to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Lot 56, Bentley Estates Subdivision, located at 4809 Sheffield Street, as requested by Ali Famitafreshi.

Applicant was present and briefly explained his reasons for the variance request to the Board.

After brief discussion, motion was made by Vice Chairperson Eddie Garza and seconded by Board Member George Cardenas to approve the Variance request. Motion carried with Unanimously with a vote of 5-0.

- E.** Consider Variances to the City's Unified Development Code: 1) Section 3.301, Single-Family Lot and Building Standards, Setbacks, 2) Section 3.505 (A) Easements and Utilities, and 3) 2.301 (B)(2)(a) Accessory Structures to Single Family Uses, Floor Area, Lot 2, Willow Creek Subdivision, located at 1611 South Jackson Road, as requested by Alfonso Quintanilla, P.E., on behalf of Vivian Villarreal

Applicant was present and explained why she needed the various variances.

After brief discussion, motion was made by Board Member George Cardenas and seconded by Vice Chairperson Eddie Garza to table the Variance requests. Motion carried with 5 members Unanimously with a vote of 5-0.

- F.** Consider Variance to the City's Unified Development Code, Section 3.303, Multifamily Lot and Building Standards, Setbacks, 29.130 acres out of Lot 3, Section 26, Texas-Mexican Railway Company's Survey, Lots 1-76 of proposed North McColl Estates Subdivision, located at 501 North McColl Road, as requested by Melden & Hunt, Inc. on behalf of Marilyn K. Houts

Ms. Ofelia Cantu was present and expressed her concerns for the drainage, traffic and how the development will affect the value of properties.

After brief discussion, motion was made by Board Member George Cardenas and seconded by Board Member George Cardenas Vice Chairperson Eddie Garza to approve the item. Motion carried with Unanimously with a vote of 5-0.

8.INFORMATION ONLY

- A.** Attendance Roster

9.ADJOURNMENT

There being no further business to consider, the meeting was adjourned at 5:34 P.M.

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.

There being no further discussion, meeting was adjourned.

Planning & Zoning Staff Report

Prepared on: April 19, 2022

ZONING BOARD OF ADJUSTMENT

Regular Meeting: April 27, 2022

Agenda Item 7A

Consider Variance to the City's Unified Development Code, Section 2.301(D)(9), Fences Facing or Abutting a Golf Course, Lot 99, Lumen Subdivision Phase B, located at 3305 Lago Washington, as requested by Jesus A. Aguirre

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 2.301(D)(9), to construct a fence along the rear property line of a residential lot abutting a golf course. Fences along a golf course are prohibited by the aforementioned Section of the UDC.

Property Location and Vicinity

The property is located on the north side of Lago Washington at the intersection of Lago Washington and Lago Superior, and is zoned Auto-Urban Residential (UR) District. Adjacent zoning is Auto-Urban Residential (AU) District to the south, east, and west, and Suburban Residential (S) District to the north where the golf course is located.

Background and History

The property is part of the Lumen Subdivision Phase B, which was recorded on August 29, 2017. The applicant is proposing to construct a 4.5 ft. metal (see-through) fence approximately 50 ft. along the rear property line, facing the Los Lagos Golf Course. The applicant submitted a Residential Building Permit Application for a fence on February 15, 2022. Review of the plans showed the subject property along the perimeter of the Los Lagos Golf Course. After discussion with staff, the applicant submitted a Variance Request on April 6, 2022, to accommodate the project.

Staff mailed notice of this variance request to 15 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

The property has an irregular shape with 40.25 ft. of frontage on Lago Washington and 55 ft. of frontage on Lago Superior and a total lot area of 7,698 sq. ft. Staff review of a Residential Building Permit Application for a fence identified the property as abutting the Los Lagos Golf Course. UDC Section 2.301(D)(9) prohibits any fence facing or abutting a golf course. Variance is required for the applicant to proceed with the project.

The applicant indicated that the fence along the rear of the property would be 4.5 ft. high and of an aluminum metal type with 1x1 in. rails with 3 7/8 in. picket spacing, meeting Los Lagos Lumen HOA standards. The fence would extend along the rear property line, approximately 50 ft., bordering a portion of the Los Lagos Golf Course. The stated need for the fence is to protect his property and for security pertaining to his children and pets.

Planning & Zoning Staff Report

Recommendation

Staff recommends disapproval of the variance and that the applicant comply with the City's UDC requirements. Similar variances have been granted in the Los Lagos development. Most recent approval was granted at the meeting of March 30, 2022, for a property located in the nearby Los Lagos Phase I Subdivision. This Ordinance is being reviewed as part of the UDC update.

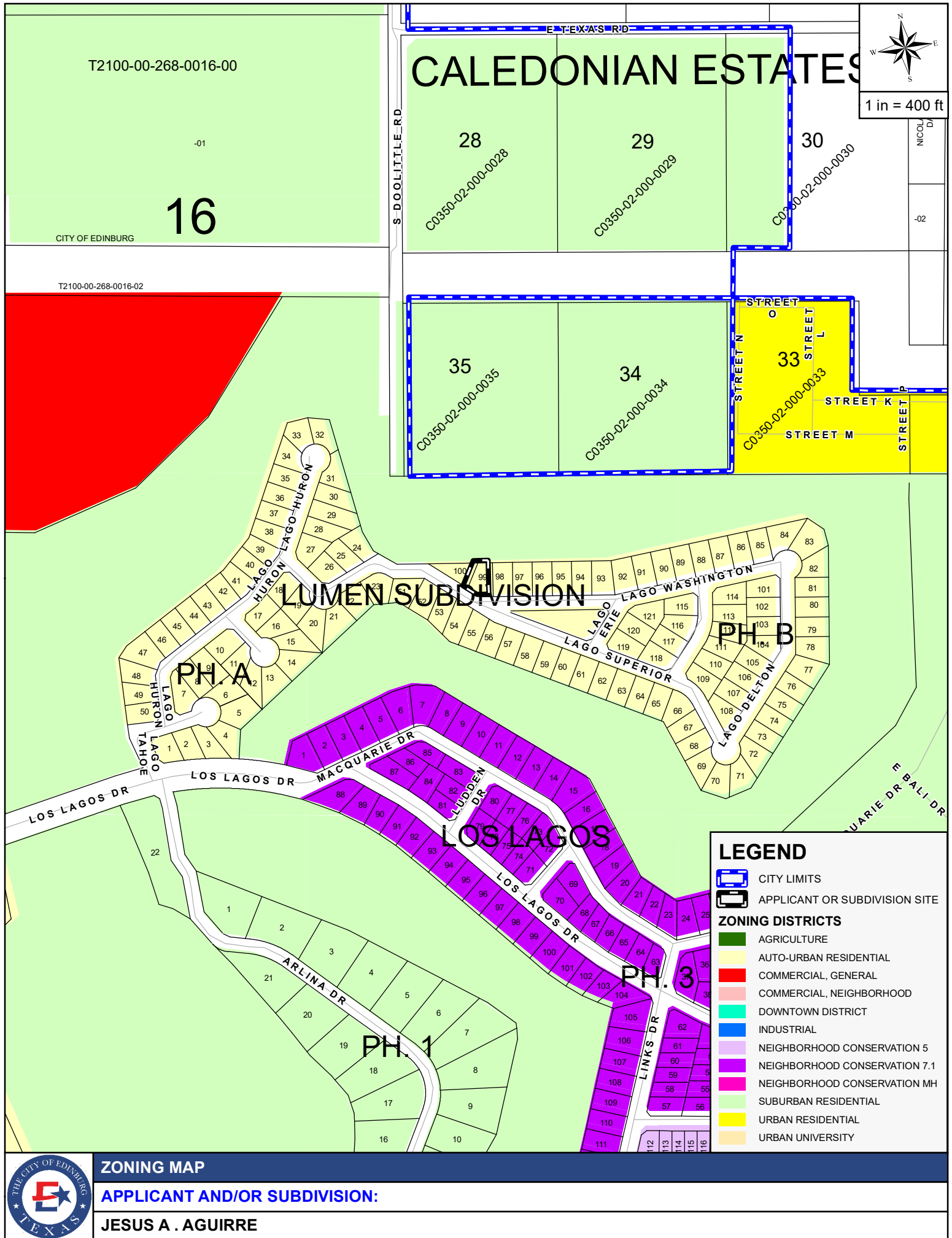
If approved, the applicant will need to comply with all other requirements during the permitting process. If approved, \$40 fee, payable to the County of Hidalgo, County Clerk's Office, for the recording of the ZBA order is also required. A location map, aerial map, photo, subdivision plat, site plan, 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, MPA
Director of Planning & Zoning



T2100-00-268-0016-00

-01

CITY OF EDINBURG

16

T2100-00-268-0016-02

CALEDONIAN ESTATES

28

C0350-02-000-0028

29

C0350-02-000-0029

30

C0350-02-000-0030

35

C0350-02-000-0035

34

C0350-02-000-0034

33

C0350-02-000-0033

PH. A

LUMEN SUBDIVISION

PH. B

LOS LAGOS

PH. 3

PH. 1



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

JESUS A. AGUIRRE

T2100-00-268-0016-00

-01

CITY OF EDINBURG

T2100-00-268-0016-02

16

CALEDONIAN ESTATES



S DOOLITTLE RD

E TEXAS RD

28

C0350-02-000-0028

29

C0350-02-000-0029

30

C0350-02-000-0030

35

C0350-02-000-0035

34

C0350-02-000-0034

33

C0350-02-000-0033

STREET O

STREET N

STREET L

STREET K

STREET M

STREET P

NICOL DR

-02

PH. A

LUMEN SUBDIVISION

PH. B

LOS LAGOS

PH. 3

PH. 1

LEGEND

- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE
- 300FT NOTIFICATION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

JESUS A. AGUIRRE



Case #

THE CITY OF
EdinburgPlanning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zoning Board of Adjustment Application Request for Variance

Nature of Request: Article 2, Section 2.301 (D) (9) Request for VarianceReason for Hardship (*required; attach additional pages if necessary*)

Article 2, Section 2.301 (D) (9) Request for Variance. Back fence facing golf course. Fence is pre-assemble aluminum fence, 1-In x 1-in rails; 3-7/8-in picket spacing, 4.5-ft Height. Los Lagos Lumen HOA requires aluminum/steel (metal) see through fence facing the golf course.

Property Description: Lot 99 Block _____ Subdivision LumenProperty Address: 3305 Lago Washington, Edinburg, Texas, 78542Present Property Zoning: UR - Urban ResidentialPerson requesting Variance: Jesus A. Aguirre Email: awire92@gmail.comMailing Address: 3305 Lago Washington Edinburg/Texas 78542
Street Address City/State Zip CodePhone No. (Home): (956) 537-0354 (Work): _____ (Cell): (956) 537-0354Owner's Name: Jesus A. Aguirre Email: awire92@gmail.comOwner's Address: 3305 Lago Washington Edinburg/Texas 78542
Street Address City/State Zip Code

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: Jesus A. Aguirre *Digitally signed by Jesus A. Aguirre* Date: March 9, 2022
*Date: 2022.03.09 22:54:09 -06'00'*Owner/Agent's Name (Please Print): Jesus A. Aguirre\$450 Application Fee: _____ Application Received by: _____
Receipt No.**OFFICE USE ONLY**

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**



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



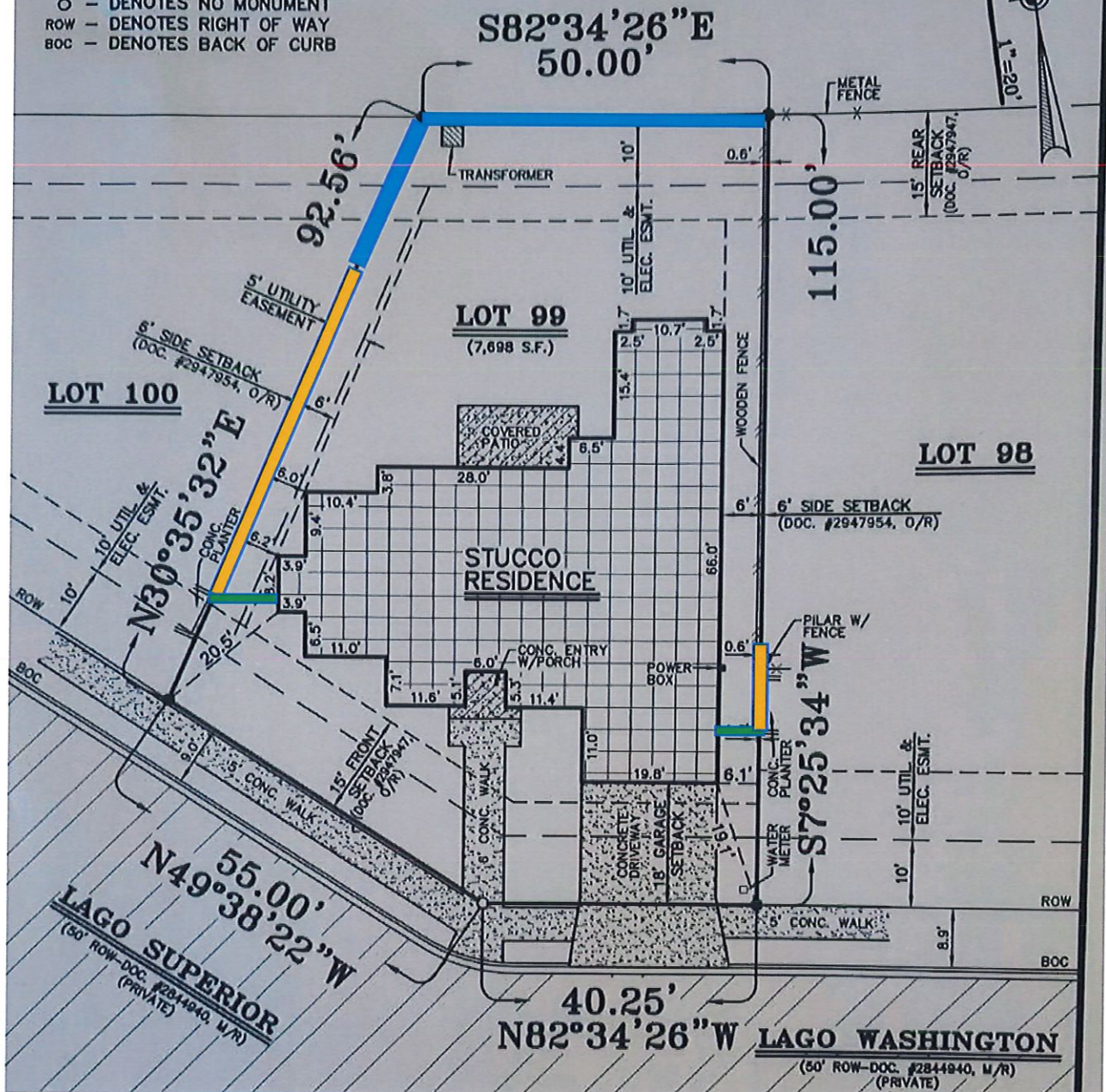
ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5585 FAX: (956) 618-5540

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

LEGEND

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



Blue: Aluminum Fence.

Orange: Wood Fence

Green: Concrete and stucco wall with doors.

RECEIVED

APR 06 2022

Name: _____

Zoning Board of Adjustment

Site Photos for meeting of April 27, 2022

JESUS A. AGUIRRE - 3305 LAGO WASHINGTON



Planning & Zoning Staff Report

Prepared on: April 18, 2022

ZONING BOARD OF ADJUSTMENT

Regular Meeting: April 25, 2022

Agenda Item 7B

Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Lot 69, Autumn Ridge Estates Phase I Subdivision, located at 2007 Andrea Avenue, as requested by Marcelo Gutierrez Construction/Remodeling, Inc. on behalf of Gary and Aurora Halford.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.301 as it applies to single-family residential setbacks. The applicant is proposing to reduce the rear yard setback from 22 ft. to 15 ft. and 9 in. for construction of additional living area in a residential home.

Property Location and Vicinity

The property is located on the north side of Andrea Avenue, approximately 535 ft. east of South Jackson Road, and is zoned Neighborhood Conservation 5 (NC5) District. Adjacent zoning is Neighborhood Conservation 5 (NC5) District in all directions. Surrounding land uses are single-family residential.

Background and History

The property is part of the Autumn Ridge Estates Phase I Subdivision, recorded on January 2, 2003. The applicant is proposing to construct an addition to an existing single-family home into the required rear yard setback. A site plan provided showed the primary structure 15 ft. 9 in. from the property line. Subsequently, the applicant submitted a Variance Request on April 6, 2022, to accommodate the project.

Staff mailed notice of this variance request to 55 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

The property has 64.60 ft. of frontage on Andrea Avenue and a depth of 110.00 ft. for a total lot area of 7,106 sq. ft. The floor plan has a shows a perfect rectangle expansion to the home on the northern side yard. There is a 10 ft. utility easement along the rear of the property. Construction will take place 5 ft. 9in. clear of this easement.

Recommendation

Staff recommends disapproval of this variance request and that the applicant respect required setbacks and easements. No extraordinary or exceptional conditions to justify these requests have been established, as is required by UDC Section 14.404(D) for variance approval.

Planning & Zoning Staff Report

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:

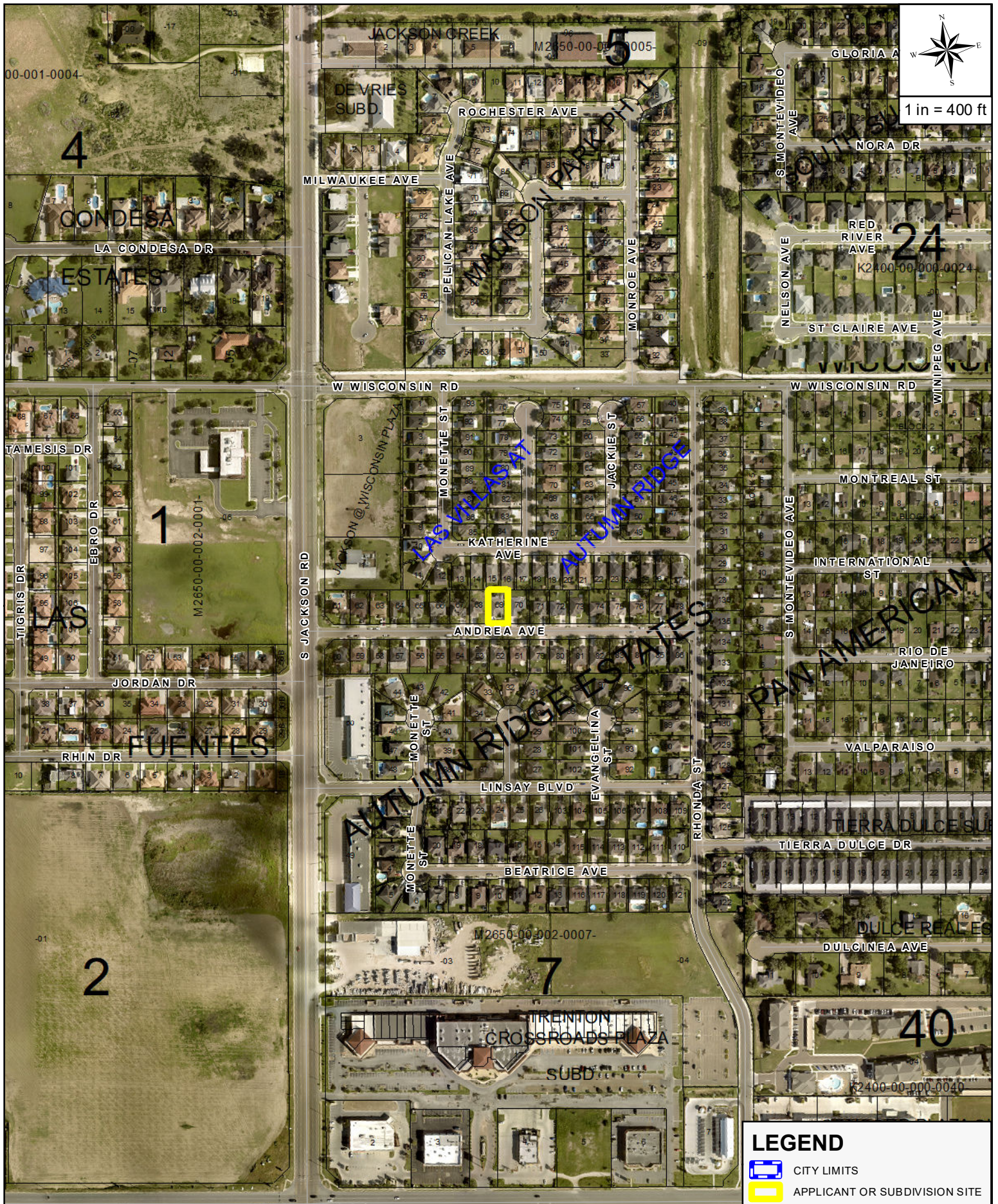
Adan A. Elizondo, MPA

Planner I

Approved by:

Kimberly A. Mendoza, MPA

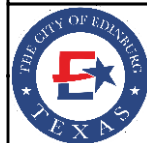
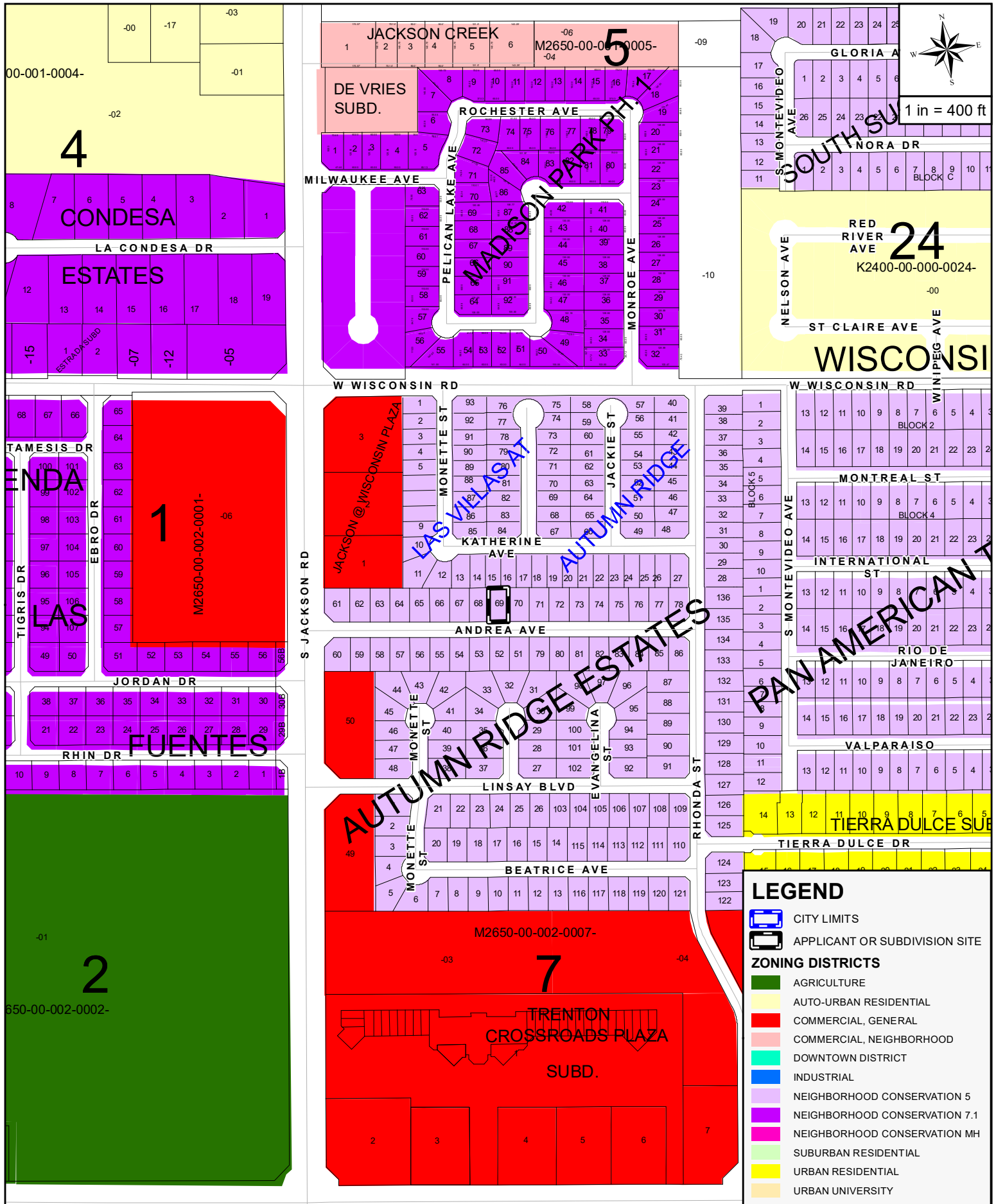
Director of Planning & Zoning



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

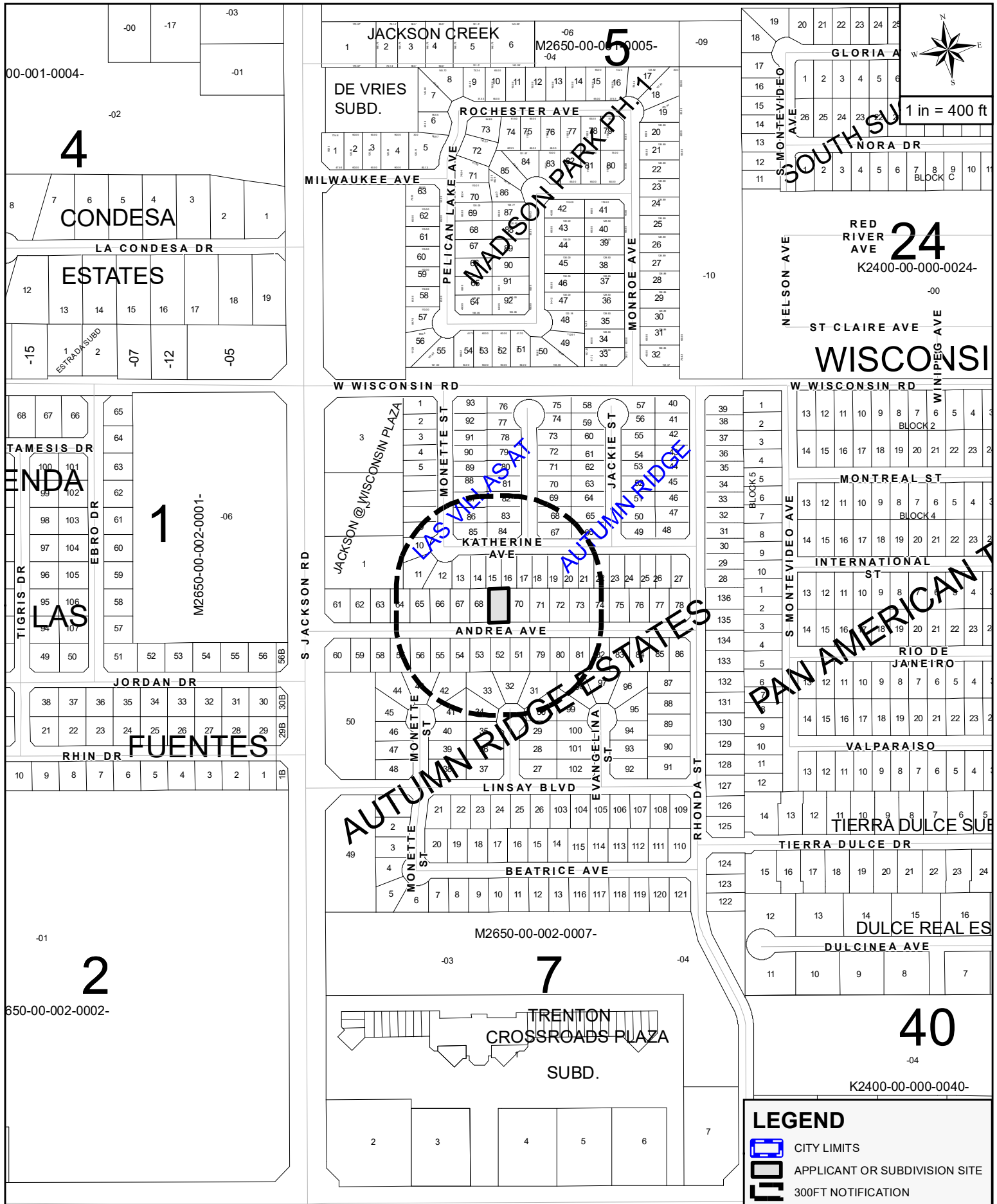
MARCELO GUTIERREZ CONSTRUCTION / REMODELING INC.



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

MARCELO GUTIERREZ CONSTRUCTION / REMODELING INC.



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

MARCELO GUTIERREZ CONSTRUCTION / REMODELING INC.



Case # **VAR-2022-0082**

Edinburg THE CITY OF

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

Zoning Board of Adjustment Application Request for Variance

Nature of Request: Addition to Home

Reason for Hardship (attach additional pages if necessary)

Building on Set Back

Property Description: Lot 69 Block _____ Subdivision Autumn Ridge Estates PH1

Property Address: 2007 Andrea Ave., Edinburg, TX 78539

Present Property Zoning: RS

Person requesting Variance: Marcelo Gutierrez Construction/Remodeling, Inc.

Mailing Address: 402 W. Mahl St. Edinburg, TX 78539
Street Address City/State Zip Code

Phone No. (Home): 956-279-6437 (Work): 956-279-6437 (Cell): 956-279-6437

Owner's Name: Gary & Aurora Halford

Mailing Address: 2007 Andrea Ave 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 City of Edinburg Zoning Board of Adjustment.

Signature: Marcelo Gutierrez Date: 4/6/2022

Owner/Agent's Name (Please Print): Marcelo Gutierrez

\$450 Application Fee: _____ Application Received by: _____

Receipt No.

Name: [Signature]

APR 06 2022

OFFICE USE ONLY

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

SUBDIVISION PLAT OF AUTUMN RIDGE ESTATES PHASE I

A TRACT OF LAND CONTAINING 17.69 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 7 AND 8, BLOCK 2, A. J. MCCOLL SUBDIVISION, MAP REFERENCE; VOLUME 21, PAGE 598, H.C.D.R.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AUTUMN RIDGE ESTATES PHASE I, AN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY FOREVER DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Julia R. Rendon
JULIA R. RENDON
SPENCER DEVELOPMENT, LLC
1429 E. TAMARACK AVENUE
MCALLEN, TEXAS 78501
BY: JULIA RENDON

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JULIA RENDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 20th day of December, A.D. 2002.

Mabelle E. Steward
MABELLE E. STEWARD
NOTARY PUBLIC, TEXAS
EXPIRATION DATE: 06/24/2004



THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 THIS THE 14th DAY OF December, A.D. 2002.

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

Zuel Follis
ZUEL FOLLIS
ATTEST: SECRETARY

John J. Salinas III
JOHN J. SALINAS III
PRESIDENT

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 12TH DAY OF November, A.D. 2002.

John J. Salinas III
JOHN J. SALINAS III
CHAIRPERSON, PLANNING COMMISSION

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
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 74808

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 GROUND.

Carlos Vasquez
CARLOS VASQUEZ, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608
C.V.O. LAND SURVEYING COMPANY
2014 NORTH WAKE ROAD
MCALLEN, TEXAS 78502
TEL (956) 618-1551 DATE SURVEYED: APRIL 25, 2002



GENERAL NOTES

- THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP -- COMMUNITY PANEL NO. 480338 0030 E, REVISED JUNE 6, 2000. (ZONE "X": AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN)
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1/4" +18" AS MEASURED AT CENTER OF EACH LOT.
- THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS FOR LOTS 1-48:
FRONT: 25.00 FEET; 15 FEET FOR CUL-DE-SACS.
SIDE (INTERIOR): 7.00 FEET
REAR: 10.00 FEET
20% OF LOT DEPTH
- MINIMUM BUILDING SETBACKS FOR LOTS 49 & 50 SHALL BE IN CONFORMANCE WITH THE CITY OF EDINBURG ZONING ORDINANCE.
- THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG WATER AND SANITARY SEWER SYSTEMS.
- A TOTAL OF 48,978 CUBIC FEET (700.00 CUBIC FEET PER LOT) OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
- ALL LOT CORNERS 1/2" IRON ROD, OR AS NOTED ON THIS PLAT.
- BENCH MARK: ELEV. = 112.26 TOP OF DRAIN MANHOLE LOCATED ON THE EAST R.O.W. OF JACKSON ROAD AND 151'FEET SOUTH OF THE SOUTH PROPERTY LINE OF THIS SUBDIVISION
- NO ACCESS OR LOT FRONTAGE WILL BE ALLOWED FOR NEW LOTS 60 & 61 FROM JACKSON ROAD.
- 50% PARKLAND DEDICATION FEE WILL BE DUE AT BUILDING PERMIT STAGE ON ALL RESIDENTIAL LOTS.
- A 4' SIDEWALK WILL BE REQUIRED ALONG THE FRONTAGE OF ALL RESIDENTIAL LOTS AT THE BUILDING PERMIT STAGE.
- DRIVEWAYS FOR LOTS 49 & 50 WILL REQUIRE APPROVAL FROM THE CITY'S PUBLIC WORK DEPARTMENT.
- NO MORE THAN ONE DETACHED DWELLING WILL BE PERMITTED FOR LOTS 1-48 AND LOTS 51-70.

FILED FOR RECORD IN
HIDALGO COUNTY
BY J.D. SALINAS III
COUNTY CLERK
ON: 12-23-02 AT 10:23 AM
BOOK: 15393-7
PAGE: 12
DEPUTY



Recorded in Volume 41 Page 103
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.69 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 7 AND 8, BLOCK 2, A. J. MCCOLL SUBDIVISION, MAP REFERENCE, VOLUME 21, PAGE 598, H.C.D.R. AND SAID 17.69 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF A TRACT DEEDED TO PALMCO FAMILY LTD. RECORDED IN DOCUMENT NO. 690017, H.C.D.R.; THENCE S 08° 25' 00" W, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 391.00 FEET TO A 1/2" IRON ROD FOUND; THENCE N 81° 35' 00" W, A DISTANCE OF 570.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE N 81° 35' 00" W, A DISTANCE OF 788.29 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF JACKSON ROAD; AS RECORDED IN DOCUMENT NO. 829849, H.C.D.R., FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 25' 00" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID JACKSON ROAD, AT A DISTANCE OF 391.00 FEET PASS 1/2" IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 7 AND 8, AND CONTINUING A TOTAL DISTANCE OF 1048.15 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 81° 35' 00" E, A DISTANCE OF 664.09 FEET TO A 1/2" IRON ROD SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 25' 00" W, A DISTANCE OF 270.00 FEET TO 1/2" IRON ROD SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 81° 35' 00" E, A DISTANCE OF 86.41 FEET TO A 1/2" IRON ROD SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 08° 25' 00" W, A DISTANCE OF 398.15 FEET TO 1/2" IRON ROD SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE N 81° 35' 00" W, A DISTANCE OF 21.81 FEET TO A 1/2" IRON ROD SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 08° 25' 00" W, A DISTANCE OF 110.00 FEET TO 1/2" IRON ROD SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 81° 35' 00" E, A DISTANCE OF 56.71 FEET TO A 1/2" IRON ROD SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 08° 25' 00" W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 81° 35' 00" E, A DISTANCE OF 2.89 FEET TO A 1/2" IRON ROD SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 08° 25' 00" W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.69 ACRES OF LAND, MORE OR LESS.

WISCONSIN ROAD

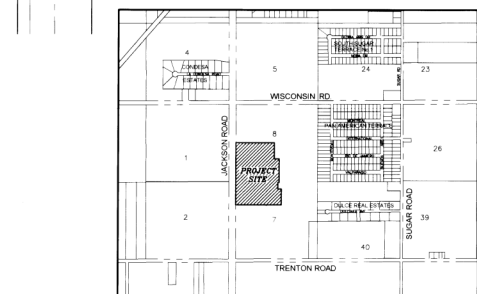
LOT 8, BLOCK 2
A. J. MCCOLL SUBDIVISION
VOL. 21, PAGE 598, H.C.D.R.
HILLVIEW MANAGEMENT CORP.
VOL. 1803, PG. 305,
H.C.D.R.

SCALE: 1" = 100'
BASIS OF BEARING
A. J. MCCOLL SUBDIVISION
VOL. 21 PG. 598, H.C.D.R.

LOT 1, BLOCK 2
A. J. MCCOLL SUBDIVISION
VOL. 21, PAGE 598, H.C.D.R.

LOT 2, BLOCK 2
A. J. MCCOLL SUBDIVISION
VOL. 21, PAGE 598, H.C.D.R.

LOT 3, BLOCK 2
A. J. MCCOLL SUBDIVISION
VOL. 21, PAGE 598, H.C.D.R.



LOCATION MAP
N.T.S.

DATE OF PREPARATION: 04/25/02 DRAWN BY: J.B.G., A.O.J., M.F. & M.M.

J.E.H.
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588

LOT #	50 FT. ACRES
1	0.197
2	0.185
3	0.183
4	0.184
5	0.180
6	0.181
7	0.182
8	0.183
9	0.184
10	0.185
11	0.186
12	0.187
13	0.188
14	0.189
15	0.190
16	0.191
17	0.192
18	0.193
19	0.194
20	0.195
21	0.196
22	0.197
23	0.198
24	0.199
25	0.200
26	0.201
27	0.202
28	0.203
29	0.204
30	0.205
31	0.206
32	0.207
33	0.208
34	0.209
35	0.210
36	0.211
37	0.212
38	0.213
39	0.214
40	0.215
41	0.216
42	0.217
43	0.218
44	0.219
45	0.220
46	0.221
47	0.222
48	0.223
49	0.224
50	0.225
51	0.226
52	0.227
53	0.228
54	0.229
55	0.230
56	0.231
57	0.232
58	0.233
59	0.234
60	0.235
61	0.236
62	0.237
63	0.238
64	0.239
65	0.240
66	0.241
67	0.242
68	0.243
69	0.244
70	0.245

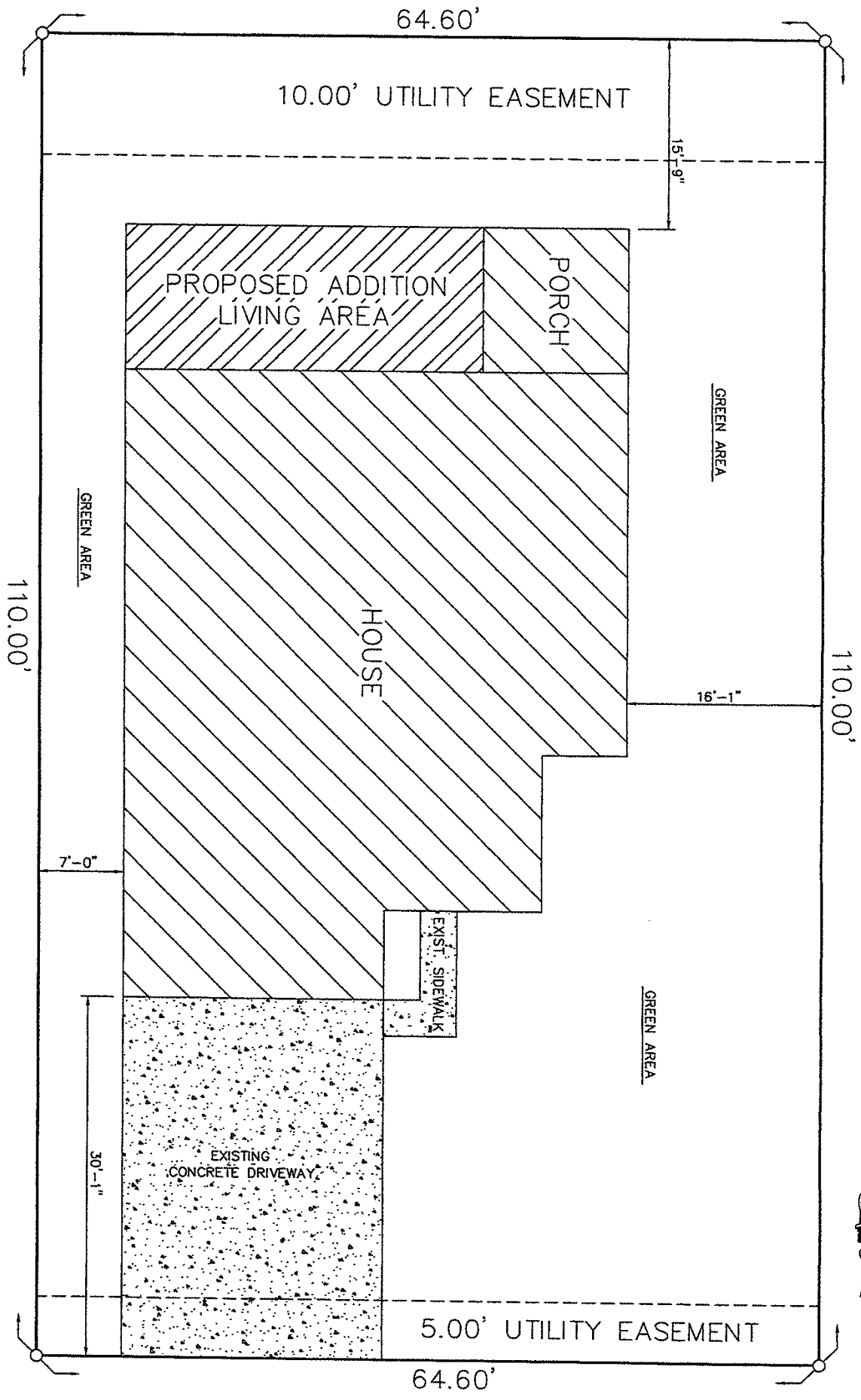
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	129.07°	730.00	25.10	50.00	49.99
2	129.07°	280.00	30.25	20.00	60.79

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	48.17°	50.00	22.41	43.14	41.90
2	45.96°	50.00	21.19	40.09	39.02
3	33.19°	50.00	14.98	29.02	28.67
4	44.54°	50.00	20.67	35.19	38.20
5	69.14°	255.08	29.83	55.44	55.35
6	129.07°	255.08	29.83	55.44	55.35
7	69.38°	305.08	25.71	51.30	51.24
8	129.07°	255.08	22.34	44.57	44.48
9	81.26°	50.00	43.03	71.07	65.23
10	38.13°	50.00	13.31	23.30	23.76
11	76.93°	50.00	39.19	66.37	61.80
12	143.05°	50.00	8.27	12.47	12.43

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 TEX. WATER CODE §49.21(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]* 12/31/02



PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

ALL BUILDING SETBACKS AND
EASEMENTS AND ADJACENT
WALLS SHALL BE VERIFIED BY CONTINUATION
AND OWNER

Scale:
1/4" = 1'-0"
Sheet No. 1 of 1

Zoning Board of Adjustment

Site Photos for meeting of April 27, 2022

GARY AND AURORA HALFORD - 2007 ANDREA AVE



Planning & Zoning Staff Report

Prepared on: April 18, 2022

ZONING BOARD OF ADJUSTMENT

Regular Meeting: April 27, 2022

Agenda Item 7C

Consider Variances to the City's Unified Development Code: 1) Section 11.201, Building Separation, and 2) Section 3.505, Easements and Utilities, Lot 44, Salva Tierra Subdivision, located at 3510 Lerma Drive, as requested by Omar Garcia

Request

The applicant is requesting two variances to the City's Unified Development Code (UDC), Section 11.201, as it applies to building separation and Section 3.505 as it applies to utility easements. The applicant is proposing to construct an accessory structure into both the building separation and the utility easement located along the rear of the lot.

Property Location and Vicinity

The property is located on the south side of Lerma Drive, approximately 180 ft. east of South Mon Mack Road, and is zoned Neighborhood Conservation 7.1 (NC7.1) District. Adjacent zoning is Neighborhood Conservation 7.1 (NC7.1) District in all directions.

Background and History

The property is part of the Salva Tierra Subdivision, which was recorded on May 5, 2006. The site plan for the proposed structure shows encroachments into the building separation and rear utility easement.

On April 6, 2022, the Planning Department received a Residential Building Permit Application for construction of a pool, and was approved on April 11, 2022.

Also on April 6, 2022, the Planning Department received an application proposing a pool house with 3 ft. building separation from the primary structure. Upon further review and communication, the applicant changed the site plan, relocating the proposed pool house 5 ft. from the primary structure and 2 ft. into a utility easement. The applicant stated that he intends to use fire retardant material to address safety concerns.

Staff mailed notice of this variance request to thirty-seven (37) neighboring property owners. No comments in favor and one against this request had been received at the time this report was prepared.

Analysis

The property has 62 ft. of width along Lerma Drive and 140 ft. of depth for a total lot area of 8,268sq. ft. UDC Section 11.201 requires a minimum building separation of 12 ft. for single-family lots in the Neighborhood Conservation 7.1 (NC7.1) District, however Building Department

Planning & Zoning Staff Report

requires a 10 ft. separation. The subdivision plat for the Salva Tierra Subdivision shows a 15 ft. utility easement at the rear (south end) of the subject property. Inspections of the property indicated that construction is taking place approximately 5 ft. into the required building separation, an encroachment covering approximately 50% of the required setback. The structure is also approximately 2 ft. into a 15 ft. utility easement, an encroachment covering approximately 13.33% of the required utility easement. The applicant stated that the accessory structure is for gatherings, accommodation of pool use, and storage.

Recommendation

Staff recommends disapproval of the variances requested. The accessory structure could be built as specified in the approved building permit while respecting all building separation and utility easements. No hardship or extraordinary conditions exist to justify approval of this variance as is required by UDC Section 14.404(D).

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:

Adan A. Elizondo
Planner I

Approved by:

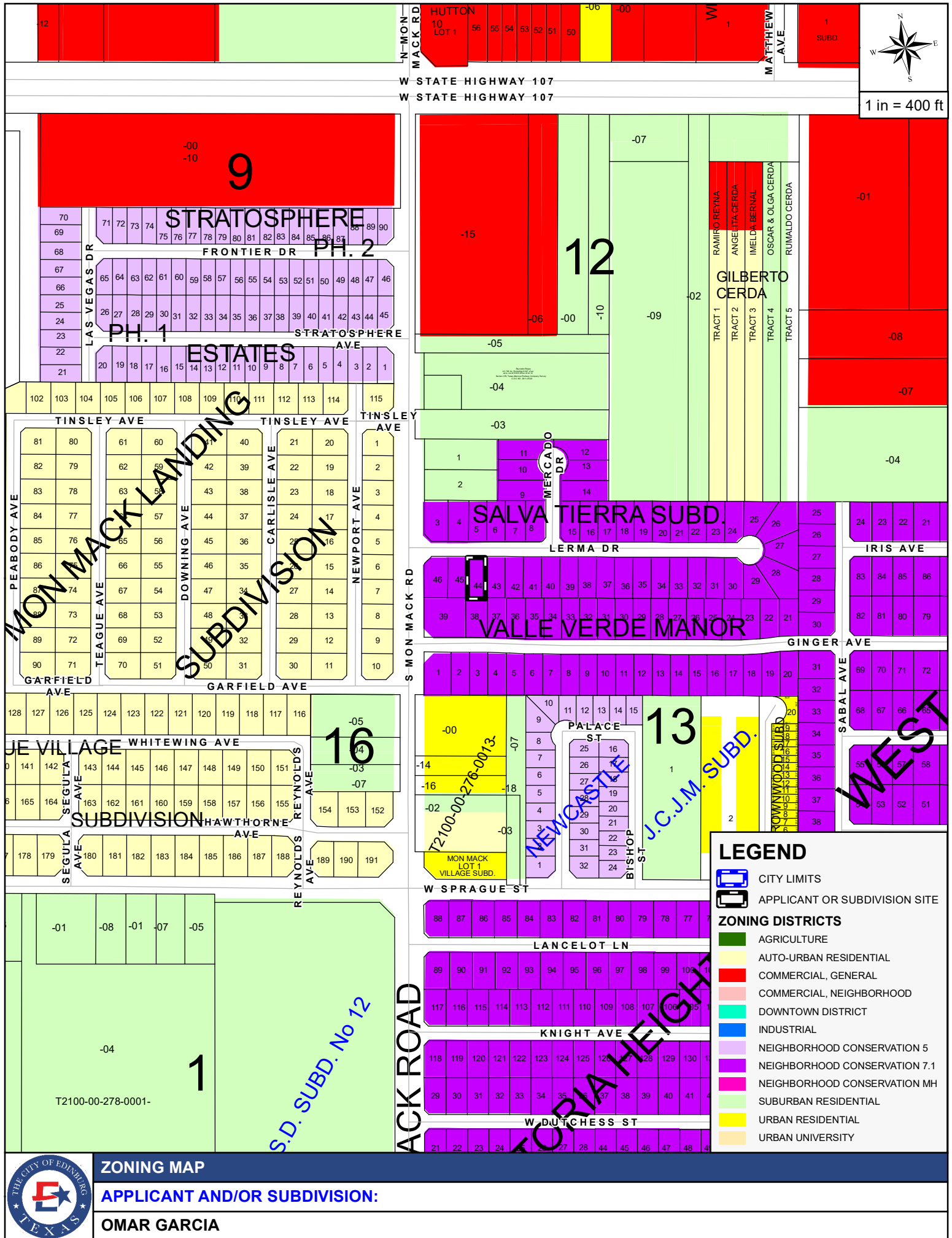
Kimberly A. Mendoza, MPA
Director of Planning & Zoning

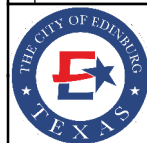
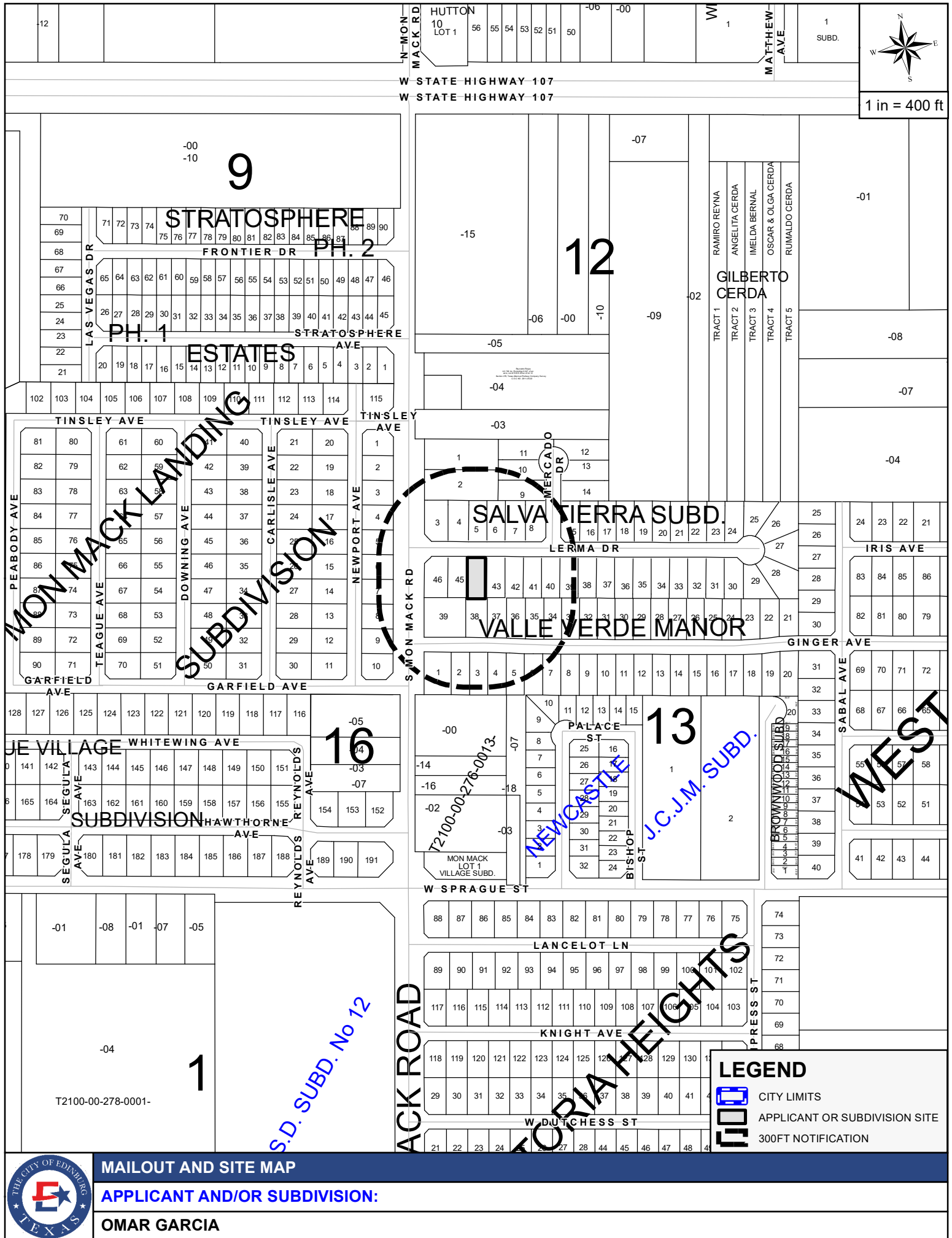


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

OMAR GARCIA





MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

OMAR GARCIA

Case # VAR-2022-0088THE CITY OF
EdinburgPlanning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zoning Board of Adjustment Application Request for Variance

Nature of Request: Omar Garcia Section 2.01(B)(2)(a) Accessory Structures, Floor Area

Reason for Hardship (attach additional pages if necessary)

We are seeking approval to build a play room/pool house in our backyard.Property Description: Lot 44 Block Salva Tierra S Subdivision Salva Tierra SubdivisionProperty Address: 3510 Lerma Drive Edinburg, Tx.78539Present Property Zoning: S - Suburban ResidentialPerson requesting Variance: Omar GarciaMailing Address: 3510 Lerma Drive Edinburg, Tx.78539

Street Address

City/State

Zip Code

Phone No. (Home): 207-0709 (Work): 207-0709 (Cell): 207-0709Owner's Name: Omar Garciaogarcia@donnaisd.netMailing Address: 3510 Lerma DriveEdinburg 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
City of Edinburg Zoning Board of Adjustment.

Signature: [Signature]Date: April 6, 2022Owner/Agent's Name (Please Print): Omar Garcia

\$450 Application Fee: _____

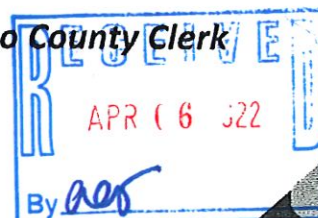
Application Received by: _____

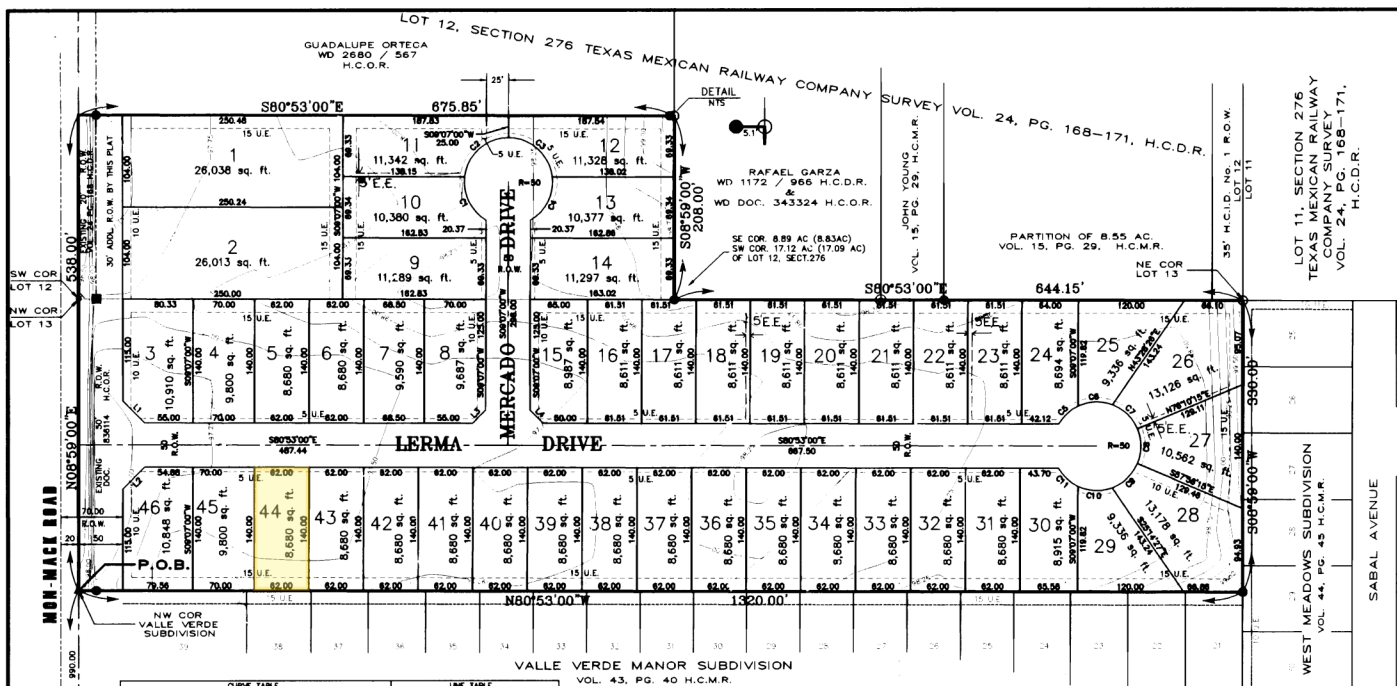
Receipt No. _____

OFFICE USE ONLY

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**





MAP OF **SALVA TIERRA SUBDIVISION** BEING A RESUBDIVISION OF 13.227 ACRES CONSISTING OF 3.227 ACRES OUT OF LOT 12 and 10.00 ACRES OUT OF LOT 13, SECTION 276 TEXAS MEXICAN RAILWAY COMPANY SURVEY VOLUME 24, PAGES 168-171, H.C.D.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS

METES and BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 13.227 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, CONSISTING OF 3.227 ACRES OUT OF LOT 12 AND 10.000 ACRES OUT OF LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, SAID 13.227 ACRES ALSO BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND WITHIN THE INTERSECTION OF MON MACK ROAD AND SPRAGUE ROAD FOR THE SOUTHWEST CORNER OF LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY SURVEY;

THENCE, N 0° 59' 00" E ALONG THE WEST LINE OF LOT 13, SECTION 276 AND WITHIN THE RIGHT-OF-WAY OF MON-MACK ROAD, A DISTANCE OF 900.00 FEET TO A C/P FOUND AT THE NORTHWEST CORNER OF VALLE VERDE SUBDIVISION (VOL. 43 PG. 40 H.C.M.R.) FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 0° 59' 00" E ALONG THE WEST LINES OF LOTS 13 AND 12, SECTION 276 AND WITHIN THE RIGHT-OF-WAY OF MON-MACK ROAD, AT A DISTANCE OF 330.00 FEET PASS A 600' NAIL FOUND FOR THE NORTHWEST CORNER OF LOT 13 AND THE SOUTHWEST CORNER OF LOT 12, SECTION 276, CONTINUING A TOTAL DISTANCE OF 538.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 80° 53' 00" E AT A DISTANCE OF 20.00 FEET PASS A NO.4 REBAR FOUND FOR THE EXISTING EAST RIGHT-OF-WAY LINE OF MON-MACK ROAD, AT A DISTANCE OF 870.75 FEET PASS A NO.4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 875.85 FEET TO A NO.4 REBAR SET FOR THE WESTERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 0° 59' 00" W, A DISTANCE OF 200.00 FEET TO A NO.4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 80° 53' 00" E ALONG THE SOUTH LINE OF LOT 12 AND THE NORTH LINE OF LOT 13, SECTION 276, AT A DISTANCE OF 233.78 FEET PASS AN IRON PIPE FOUND IN LINE, AT A DISTANCE OF 304.82 FEET PASS A NO.4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 644.15 FEET TO A NO.4 REBAR SET AT THE NORTHEAST CORNER OF LOT 13, SECTION 276, FOR THE EASTERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 0° 59' 00" W ALONG THE EAST LINE OF LOT 13, SECTION 276 AND THE WEST LINE OF WEST MEADOWS SUBDIVISION (VOL. 44 PG. 45 H.C.M.R.), A DISTANCE OF 330.00 FEET TO A NO.4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 80° 53' 00" W ALONG THE NORTH LINE OF SAID VALLE VERDE SUBDIVISION, AT A DISTANCE OF 177.00 FEET PASS SAID NO.4 REBAR FOUND FOR THE EXISTING EAST RIGHT-OF-WAY LINE OF MON MACK ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.227 ACRES OF LAND, OF WHICH 0.473 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF MON MACK ROAD, LEAVING A NET OF 12.754 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

- THIS SUBDIVISION IS IN ZONE "X" (SHADED).
SUBDIVISION FEMA DESIGNATION REVISED DECEMBER 16, 2003 TO REFLECT "L" Q M R
- ALL LOT WITHIN THIS SUBDIVISION SHALL BE FOR SINGLE-FAMILY (RESIDENTIAL) PURPOSES.
- MINIMUM SETBACKS FOR SUCH LOTS SHALL BE:
 - FRONT: 25 FEET
 - SIDE: 7 FEET
 - SIDE CORNER WHERE R.O.W. IS GREATER THAN FIFTY (50) FEET: 10 FEET
 - SIDE CORNER GARAGE: 18 FEET
 - QUAD-DE-SAC: 15 FEET
 - REAR: 20% OF LOT DEPTH NOT TO EXCEED FORTY (40) FEET.
 - ** ONLY QUAD-DE-SAC ARE ALLOWED TO HAVE A FIFTY (15) FOOT REAR SETBACK LINE **
 - * SETBACKS SHALL BE AS LISTED ABOVE OR EASEMENT, WHICHEVER IS GREATER ON ALL CASES.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
- EACH RESIDENTIAL LOT SHALL BE REQUIRED TO OBTAIN 600 C.F. OF STORM SEWER RUNOFF.
- SET BENCH MARK: SET C/Ps IN POWER POLE LOCATED ALONG THE EAST R.O.W. OF MON MACK ROAD APPROXIMATELY 123' NORTH OF THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. ELEVATION = 97.71' ± DATUM: NAVD 29
- NO BUILDING ALLOWED OVER ANY EASEMENT OR LOT LINE.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR LOT LINES.
- A PERMIT FROM THE CITY OF EDINBURG WILL BE REQUIRED BEFORE STARTING CONSTRUCTION IN ANY OF THE LOTS.
- A 4.0 (FOUR) FOOT SIDEWALK ALONG INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- A 5 (FIVE) FOOT SIDEWALK ALONG MON MACK ROAD REQUIRED DURING BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
- ALL CONSTRUCTION SHALL COMPLY IN ACCORDANCE WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- NO ACCESS TO MON MACK ROAD FOR LOTS 3 & 46.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DR. EMMA CARRILLO TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ACCESS DRIVES, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Emma Carrillo
 DR. EMMA CARRILLO
 1314 S. MC COL
 EDINBURG, TX 78539

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. EMMA CARRILLO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF February, 2006.

Luana Davis
 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES: 05-20-2008

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Fred L. Kurth
 FRED L. KURTH, RPE # 54151 RPLS # 4750
 DATE SURVEYED: 09/07-09/2005
 MAP PREPARED: 10/24/2005 BY: R. HERNANDEZ
 JOB NO. 05146
 1-750 PG. 74-78 1-760 PG. 35 1-763 PG. 5-7

I, THE UNDERSIGNED, CHAIRMAN 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.

CHAIRPERSON, PLANNING COMMISSION

2/15/06
 DATE

PLAT NOTES AND RESTRICTIONS (CONTINUED):

- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- 50% OF PARKLAND FEE WILL BE REQUIRED AT BUILDING PERMIT STAGE.
- PERIMETER FENCE IS REQUIRED ALONG MON-MACK ROAD IN ACCORDANCE WITH CITY OF EDINBURG'S REQUIREMENTS & SPECIFICATIONS.



MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 N. MCINTOSH
 EDINBURG, TX 78541
 OFF: (561) 381-0881
 FAX: (561) 381-1830
 515 E. 2nd St.
 800 ORANGE CITY, TX 75052
 OFF: (561) 467-8254
 FAX: (561) 468-8531
 E-MAIL: www.meldenhunt.com
 ESTABLISHED 1947

DRAWN BY: *Paul H. L...* DATE: 12/7/05
 SURVEYED, CHECKED BY: *[Signature]* DATE: 12/7/05
 FINAL CHECK BY: *[Signature]* DATE: 2-27-06

LEGEND

- FND. NO.4 REBAR
- SET NO.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ▲ FND. C.P.S.
- ⊙ FND. PIPE
- FND. MONUMENT
- ✦ FND. 600' NAIL
- ⊙ FND. RAIL ROAD SPIKE



THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 29th DAY OF February, 2006

ATTEST:

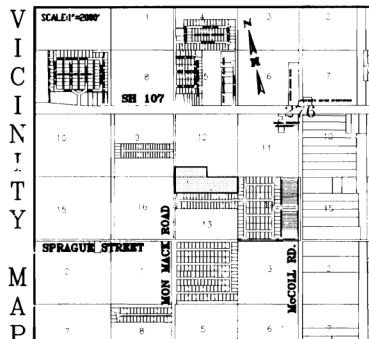
Willard J. L...
 PRESIDENT

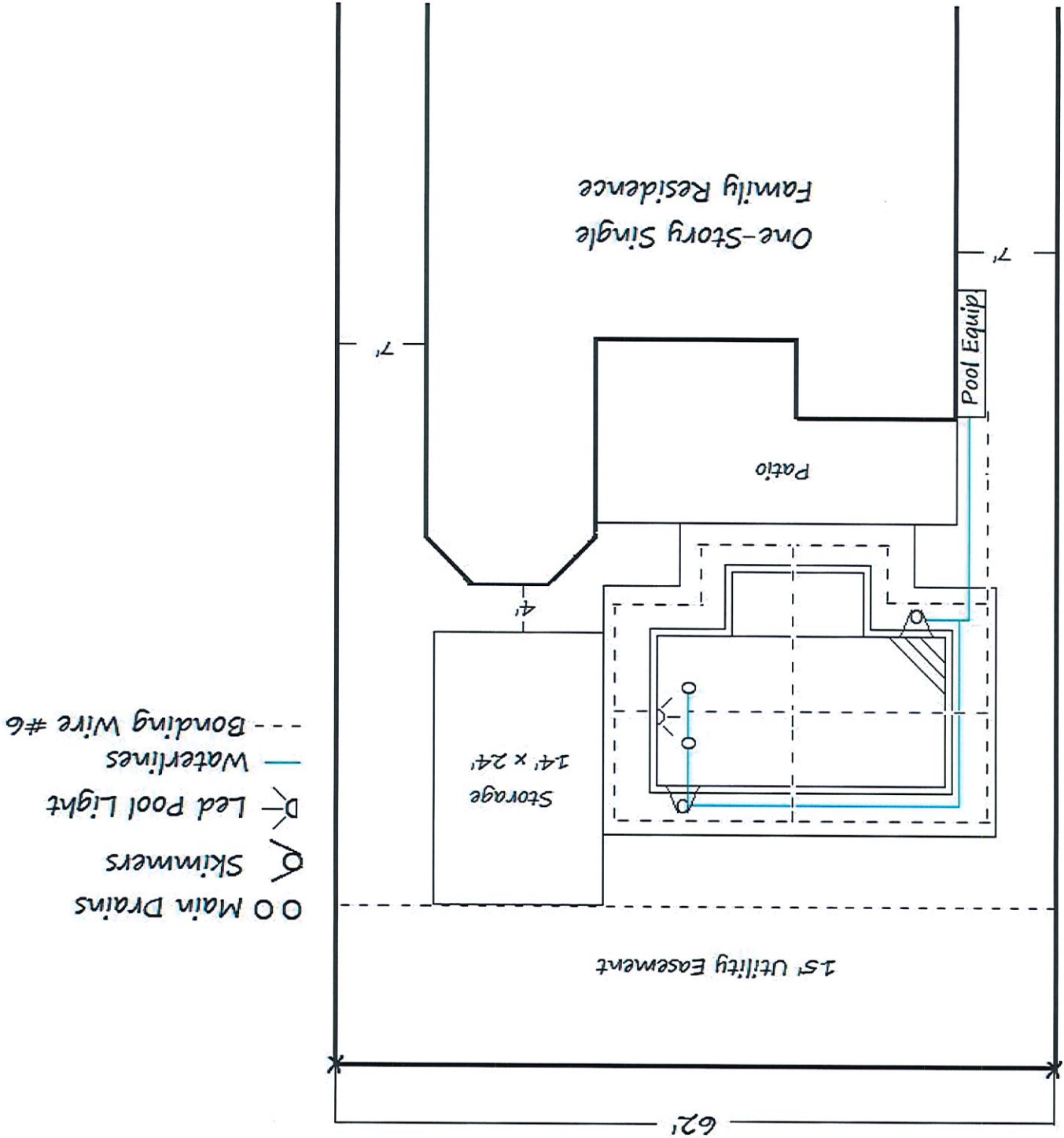
NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION

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 TEX. WATER CODE § 48.21 (6). THE DISTRICT HAS NOT REVIEWED AND DOES NOT SPECIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE CERTIFICAT 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]* 2/28/06





Zoning Board of Adjustment

Site Photos for meeting of April 27, 2022

OMAR GARCIA - 3510 LERMA DRIVE



[illegible]