



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JULY 26, 2023 - 05:30 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. PUBLIC COMMENTS

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

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

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

5. ABSENCES

- A. Consider excusing the absence of Board Member Gregory Vasquez from the May 31, 2023 Regular Meeting

6. MINUTES

- A. Consider Approval of the minutes for the May 31, 2023 Regular Meeting

7. PUBLIC HEARINGS

- A. Consider Variances to the City's Unified Development Code as follows: 1) Section 3.102-4, Multiplex and Apartment and Building Standards, Setbacks and 2) Section 5.207(F), Easements, Encroachments and Removal of Encroachments, Lots 22 and 23, Monmack Place Phase I Subdivision, located at 3912 and 3908 Valeria Street, as requested by Cesar Ledesma on behalf of German Aguilar Mendoza

8. INFORMATION ONLY

- A. Attendance Only

9. 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 3:00 P.M. on July 21, 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
MAY 31, 2023 - 5:30 P.M.
REGULAR MEETING
COMMUNITY MEETING ROOM
415 W. UNIVERSITY DR.
EDINBURG, TEXAS 78539
MINUTES**

Members Present:

Marc Moran
Michael Cantu
Ponciano Longoria
Ruben Ruiz
Eliseo Garza Jr.
Marc A. Gonzalez
Diane Teter

Absent:

Gregory Vasquez

Staff:

Jaime Acevedo , Director of Planning & Zoning
Omar Ochoa, City Attorney
Rita Lee Guerrero, Assistant Director Planning & Zoning
Claudia Mariscal, Administrative Assistant
Robert Hernandez, Engineering Department
Omar Garza, Fire Marshall

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

Chairperson Marc Moran called the meeting to order at 5:31 P.M.

A. Prayer – Prayer was announced.

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

2. CERTIFICATION OF PUBLIC NOTICE

Jaime Acevedo certified the agenda had been posted on May 26, 2023 at 4:00 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. MINUTES

- A. Consider approval of the Minutes for the April 26, 2023 Regular Meeting

BOARD MEMBER, MICHAEL CANTU MOVED TO CONSIDER APPROVAL OF THE MINUTES FOR THE APRIL 26, 2023 REGULAR MEETING. SECONDED BY BOARD MEMBER, DIANE TETER. THE MOTION TO APPROVE CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

7. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Detached Lot and Building Standards, Lot Area, Lot

Width, and Setbacks, the east half of Lot 7, Block 243, Original Townsite of Edinburg, located at 1123 East Cano Street, as requested by Ramiro A. Resendez

MR. RESENDEZ, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD, HE STATED THAT HE WAS BUILDING A NEW HOME AND WILL ADD FIRE WALLS IF HE NEEDS TO. BOARD MEMBER DIANE TETER ASKED IF THE CUSTOMER COULD BUILD A SECOND STORY AND IF THERE WERE ANY RESTRICTIONS TO BUILDING UP IN THAT AREA. MS. RITA GUERRERO EXPLAINED THE HEIGHT LIMITATION BUT SAID THAT IT WAS POSSIBLE FOR A TWO STORY HOME. THE BOARD INQUIRED ABOUT HOW THE FIRE DEPARTMENT WOULD FEEL ABOUT MAKING THE SETBACK SMALLER, MR. OMAR GARZA FIRE MARSHALL ADDRESSED THE BOARD AND STATED THAT IN THE ORDINANCE A CITIZEN CAN BUILD WITH A SMALLER SETBACK BUT THEY DID NOT FEEL COMFORTABLE WITH IT.

DURING THE DISCUSSION BOARD MEMBER PONCIANO LONGORIA JOINED THE MEETING AT 5:44 P.M.

AFTER THE DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER, RUBEN RUIZ AND WAS SECONDED BY BOARD MEMBER ELISEO GARZA JR. TO APPROVE THE VARIANCE REQUEST WITH FIVE FOOT SETBACKS AND TO BUILD WITH FIREWALLS. MOTION CARRIED WITH A VOTE OF 6-1. BOARD MEMBER DIANE TETER WAS IN OPPOSITION.

- B. Consider Variances to the City's Unified Development Code, Section 5.207(F), Easements, Encroachments and Removal of Encroachments, Lot 34, Sugar Oaks Subdivision, located at 3335 Nelson Avenue, as requested by Amado Arteaga on behalf of Andrew Alberto Arteaga**

MR. AMADO ARTEAGA WAS PRESENT ON BEHALF OF ANDREW ALBERTO ARTEAGA, AND STATED THAT HE CONTACTED 811 TO PERFORM A DIG TEST AND IT WAS CONCLUDED THAT THE ONLY UTILITY AFFECTED WAS MAGIC VALLEY. MR. ARTEAGA HANDED A LETTER FROM MAGIC VALLEY STATING THEY WERE FINE WITH THE ADDITION AS LONG AS IT WAS NOT CONCRETE OR CEMENT. MR. GUADALUPE BENEVIDEZ, A NEIGHBOR WHO RECEIVED A NOTICE, WAS PRESENT AND ASKED IF THIS VARIANCE WOULD AFFECT HIS PROPERTY OR NEIGHBORHOOD IF IT WAS APPROVED. MS. RITA GUERRERO ASSISTANT DIRECTOR OF PLANNING AND ZONING, EXPLAINED THAT IT IS A STATE LAW THAT THE CITY NOTIFY THE PUBLIC, SHE ALSO STATED THAT THIS VARIANCE DOES NOT AFFECT ANY OTHER PROPERTY EXCEPT THE ONE REQUESTING THE VARIANCE IF APPROVED. BOARD MEMBER MICHAEL CANTU ASKED IF THERE WERE GOING TO BE ANY COLUMNS FOR THE PATIO AND MR. ARTEAGA EXPLAINED THAT THEY WOULD USE

TREATED 4X4'S. BOARD MEMBER MICHAEL CANTU ASKED IF THEY WOULD BE PUTTING THE 4X4'S IN THE EASEMENTS.

BEING NO FURTHER DISCUSSION, A MOTION WAS MADE BY BOARD MEMBER, MICHAEL CANTU AND WAS SECONDED BY BOARD MEMBER ELISEO GARZA JR TO APPROVE THE VARIANCE REQUEST WITH THE CONDITIONS THAT NO CEMENT OR CONCRETE IS USED WITHIN THE EASEMENT AND THAT THE 4X4 POSTS ARE NOT PERMENTLY PUT IN CONCRETE. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

C.Consider Variance to the City's Unified Development Code, Section 5.207(F), Easements Encroachments, and Removal of Encroachments, Lot 89 Atwood Village Subdivision, located at 906 North Blair Avenue, as requested by Gerardo Rodriguez on behalf of Albino Garcia Escamilla

MR. GERARDO RODRIGUEZ WAS PRESENT AND ADDRESSED THE BOARD. MR. RODRIGUEZ EXPLAINED THAT THE BUILDINGS WERE MADE BEFORE LEARNING OF THE MISTAKE WITH THE EASEMENT. BOARD MEMBER RUBEN RUIZ ASKED IF THEY WERE ON TOP OF AN EASEMENT. AND MS. RITA GUERRERO EXPLAINED THAT THE PLAN WASN'T CLEAR IF IT WAS CLOSE TO THE EASEMENT. BOARD MEMBER RUBEN RUIZ ALSO CLARIFIED WITH THE APPLICANT THAT IF THERE WERE ANY REASON FOR ANY MAINTENANCE, THEY WOULD BE RESPONSIBLE FOR IT AND THE CUSTOMER CONFIRMED.

BEING NO FURTHER DISCUSSION MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ AND WAS SECONDED BY BOARD MEMBER, MICHAEL CANTU TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

D.Consider Variance to the City's Unified Development Code, Section 3.102(A)(1), General Standards, Building Separation, Lot 12 & 16, Bel-Air Estates Subdivision, located at 2507 North Vineyard Avenue and 2523 North Vineyard Avenue, as requested by Rene Barrera, P.E. on behalf of DGV, L.P. – Dr. Parul Desai, Member

RENE BARRERA, PROJECT ENGINEER WAS PRESENT AND ADDRESSED THE BOARD. MR. BARRERA EXPLAINED ABOUT THE LOCATION AND THEY WOULD BE BUILDING A SIX PLEX, USING FIREWALLS BETWEEN EACH STRUCTURE. MR. BARRERA STATED THAT AREA BETWEEN THE BUILDINGS WOULD BE GREEN AREAS, THERE WOULD BE NO SIDEWALKS OR ENTRANCES. BOARD MEMBER DIANE TETER ASKED TO SPEAK TO FIRE MARSHALL OMAR GARZA. MR. OMAR GARZA WAS PRESENT AND STATED THAT THEY WERE NOT IN FAVOR OF THE VARIANCE REQUEST

BECAUSE THE APPLICANT IS AVOIDING PUTTING THE SPRINKLE SYSTEM WHICH IS WHAT IS REQUIRED IN THE FIRE CODE.

BEING NO FURTHER DISCUSSION MOTION WAS MADE BY BOARD MEMBER DIANE TETER AND WAS SECONDED BY BOARD MEMBER, MICHAEL CANTU TO DENY THE VARIANCE REQUEST AND TO BE BROUGHT BACK WITH A NEW SURVEY SHOWING THE NEW STRUCTURES. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

E. Consider Variance to the City's Unified Development Code, Section 5.207(F), Easements, Encroachments and Removal of Encroachments and Section 7.102(D)(2); Nonconformities; General Provisions; Alteration, Enlargement, or Abandonment; Nonconforming Uses, Lot 60, Ebony Terrace No. 2 Unit C Subdivision, Located at 1207 Jo Ann Court, as requested by Letisia Caballero

AFTER A BRIEF DISCUSSION BETWEEN THE PROPERTY OWNER LETICIA CABALLERO AND NEIGHBORS ATTORNEY AARON VELA REGARDING THE FENCE LINE. THE VARIANCE REQUEST WAS TABLED.

BEING NO FURTHER DISCUSSION, A MOTION WAS MADE VICE CHAIRPERSON PONCIANO LONGORIA AND WAS SECONDED BY BOARD MEMBER RUBEN RUIZ TO TABLE 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 at 6:21 P.M.

MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA JR. AND SECONDED BY VICE CHAIRPERSON PONCIANO LONGORIA TO ADJOURN. THE MEETING AT 7:19 P.M. MOTION CARRIED UNANIMOUSLY.

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: July 19, 2023

ZONING BOARD OF ADJUSTMENT

Regular Meeting: July 26, 2023

Agenda Item

Consider Variances to the City's Unified Development Code as follows: 1) Section 3.102-4, Multiplex and Apartment and Building Standards, Setbacks and 2) Section 5.207(F), Easements, Encroachments and Removal of Encroachments, Lots 22 and 23, Monmack Place Phase I Subdivision, located at 3912 and 3908 Valeria Street, as requested by Cesar Ledesma on behalf of German Aguilar Mendoza

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC) Section 3.102-4, Multiplex and Apartment and Building Standards, Setbacks and Section 5.207(F), Easements, Encroachments and Removal of Encroachments as it applies to setbacks and easement encroachments. The applicant constructed a carport encroaching into a recorded 15-foot utility easement.

Property Location and Vicinity

The properties are located on the southside of Valeria Street, approximately 100 ft. east of West Cari Nicole Avenue. The property is zoned Residential, Multi Family and Urban (RM) District. Adjacent zoning is Residential, Multi Family and Urban (RM) District to all directions. Surrounding land uses are Multi-family residential and vacant land.

Background and History

The property is part of the MonMack Place Phase 1 Subdivision that was recorded on June 19, 2017. The properties are approximately 9,440 square feet. A building permit for multi-family units were permitted in 2021. A renewal permit was then submitted in June 2023. Upon final inspection of the locations it was identified that a carport permit was not obtained. During inspection and based on site plan provided it appears the carport is encroaching over the 15-foot utility easement as stated in the plat.

Staff mailed notice of this variance request to 30 neighboring property owners and received no comments in favor or against this request at the time this report was prepared.

Analysis

A 15-foot utility easement is indicated on the Subdivision Plat. Similar carports are constructed in the subdivision and received variance approval by the Zoning Board of Adjustment on Wednesday September 25, 2019.

Recommendation

Staff recommends approval of the variance request with the understanding a hold harmless agreement is signed in the process. 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:

Rita Lee Guerrero

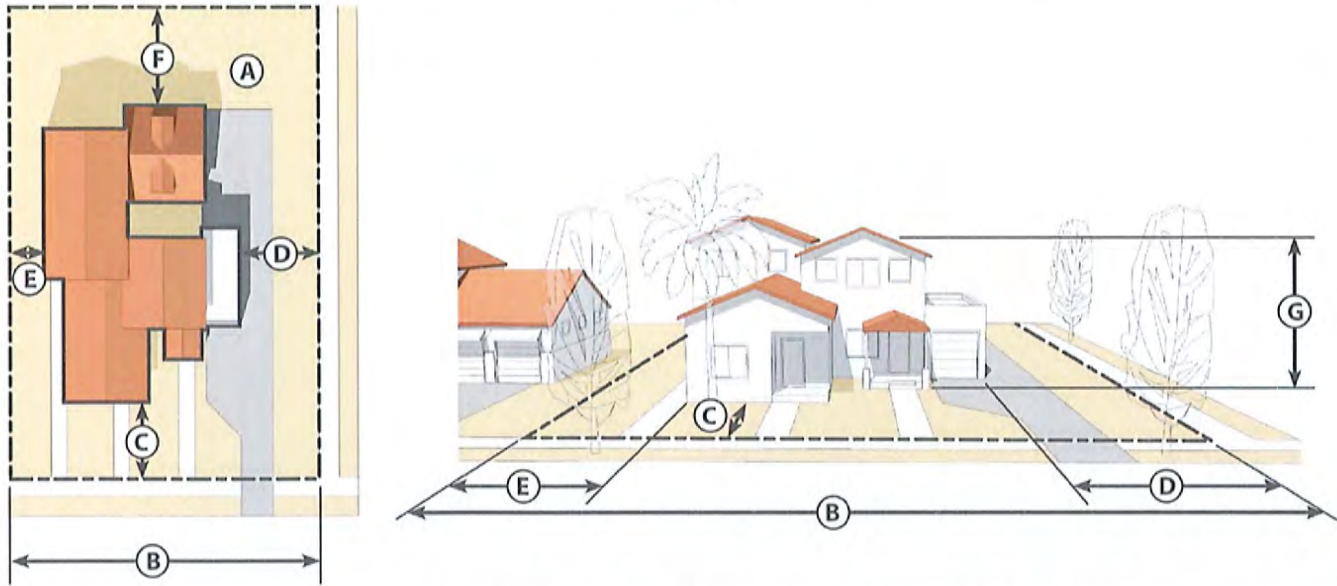
Assistant Director of Planning & Zoning

Approved by:

Jaime Acevedo

Director of Planning & Zoning

Figure 3.102-6
Multiplex



A = Lot Area; B = Lot Width; C = Street Yard; D = Street Side Yard; E = Side Yard; F = Rear Yard; G = Building Height

Figure 3.102-7
Apartment



A = Lot Area; B = Lot Width; C = Street Yard; D = Street Side Yard; E = Side Yard; F = Rear Yard; G = Building Height

Table 3.102-4
Multiplex and Apartment and Building Standards

Development Type	Minimum								Maximum	
	Site Area / Building (sf.)	Lot Area / du. (cf.)	Lot Width (ft.)	Street Yard (ft.) ²	Rear Yard (ft.)	Side Yard ³ (ft.)	Parking Setback from Curb (ft.)	Parking Setback Rear and Side (ft)	Height (ft.)	Density (dwellings per acre)
Multiplex	8,000	2,000	80	10	15	5 ⁴	20	na	35	Efficiency / 1 Bedroom: 40 2 Bedroom: 30 3+ Bedroom: 20
Apartment	12,000	1,400	100 ¹	20	20	15 ³	Not permitted in street yard	8	72	

TABLE NOTES:

¹Along arterials, frontages in excess of the minimum lot width may be required. See Sec. 5.208, Access Management.

²Setback from public street rights-of-way. Where private internal circulation is used, 12 feet is permissible.

³Building separation is 12 feet for multiplexes and 30 feet from apartments.

⁴A minimum building separation of 12 feet is required and may be reduced only for structures meeting approved building and fire codes.

D. Housing Bonus. The purpose of this Article is to provide incentives for the production of affordable housing, which takes several forms. The density bonus is designed to make the production of market housing less expensive. A similar incentive is provided by the average lot size requirement, Section 3.405, Averaged Lots, which encourages smaller, more affordable units. A second incentive is a bonus provided for affordable units either publicly subsidized, or affordable market units provided in subsection 3.102.D.1.b, *Housing Bonus Eligibility*, below. The third set of incentives is the creation of affordable small housing units for elderly or young singles, or households with families consisting of two members so that only a single bedroom is required (subsection 3.102.D.2, *Affordable Units for Small Families*, below).

1. Incentives.

- a. *District Incentives.* The residential districts contain provisions that are designed to make housing more affordable. The variable lot size provisions are intended to provide a greater mix of housing costs in each development.
- b. *Housing Bonus Eligibility.* Affordable housing is subject to an automatic density bonus. There are two ways to be eligible for the bonus. The first is to provide housing under a state or federal assistance program. The second is to use the density bonus to help reduce the costs of market units. Following are the review criteria that shall be met to achieve the bonus:
 - i. *Subsidized Housing.* Where the housing is subsidized by a state or federal, affordable or low- and moderate-income housing program, the development shall be eligible. For developments over 200 units, no more than 35 percent shall be subsidized. For developments of 50 to 199 units, no more than 45 percent shall be subsidized. Smaller projects may have 60 percent of the units subsidized, except that six-unit developments may be 100 percent subsidized.
 - ii. *Market Housing.* The market housing shall be made more affordable by the developer. At least ten percent of the units shall be reduced in price to make them more affordable than the average market units in the development. The developer shall submit a proforma to assist in the evaluation of how the units are made more affordable. The following criteria must be met:
 1. All units shall use the same general architectural materials, details, and finishes on the exterior so that affordable units are not distinguishable by materials and finishes. Less expensive interiors may be used to reduce per square foot costs.
 2. The developer shall demonstrate that the bonus density is used to bring down the cost of land and infrastructure by demonstrating that land cost was not increased in anticipation of the developer receiving the density bonus. It must be further demonstrated that the land costs associated with the affordable units are only those associated with the actual development of those lots, not costs that would be incurred even if fewer units were built. Instead of averaging the utility or street costs (bring the cost per unit down for all units), these costs should be zero for the affordable units. For example, the costs of streets and utilities would not be added to the cost of the affordable units; only the connection costs for utilities and curb cut costs would be chargeable.
 3. Affordable units shall have less floor area than other units. In part, this may be accomplished through using the smaller lot sizes or housing types or building on the smallest lots in the averaged lot regulations.
- c. *Affordable Housing Bonus.* The developer of affordable housing shall receive a density bonus so that such development exceeds the density permitted in Table 3.201.A.
 - i. *Subsidized Development.* A subsidized development meeting the requirements of subsection 3.102.1.b.i. shall receive a 15% density bonus, except that small developments (under 10 units) or scattered

developments may receive a 20 percent bonus. To qualify as scattered the sites shall be separated by a minimum of 660 feet from other subsidized units.

- ii. *Market Development.* A development meeting the requirements of subsection 3.102.1.b.ii., shall receive a 15% bonus. Of the bonus units, two thirds shall be affordable units with the other third being market units.

- d. *Fee Waivers.* The City Council may, upon request of a developer, opt to pay any adopted impact fees on the developer's behalf, or waive City-charged connection fees for water or sewer, or waive building permit fees for the development of affordable or workforce housing if it is demonstrated that:

- i. *Housing Cost Reduction.* The savings will be passed on to the purchaser;
- ii. *Significant Need.* The proposed development addresses a significant, identified housing need in the community.

- 2. *Affordable Units for Small Families.* This Division focuses on a small segment of the market -- families with one or two people who can live in a very reduced size unit having only one bedroom. Subsection D.2.a, *Accessory Apartments*, provides for accessory apartments. Section D.2.b, *Small Family Units*, provides a special housing type intended for the elderly, young persons, or others with limited resources. This is a much smaller unit compared to most market housing and, thus, can have a small lot area and higher density. Siting and design standards ensure that the units fit into the community despite the much higher density at which they are allowed. The densities exceed those of all but the maximums of the Residential Multifamily and Urban (RM) district.

- a. *Accessory Apartments.* Accessory apartments would normally be considered a type of two-family dwelling. Where they are built in accordance with this Section, they may be built in a single-family subdivision. The accessory apartment is exempted from the calculation as a dwelling unit when determining the maximum density in Table 3.201A, Residential Use District Standards.

- i. *Identified at Time of Subdivision.* At the time of preliminary subdivision, the applicant shall identify the subdivision as being one that will use accessory units to provide affordable housing. This provides an opportunity to review the entire plan on the basis of having two units per lot. A note shall be on the plat and all lot plans indicating that the subdivision permits accessory apartments.
- ii. *Unit Standards.* No accessory apartment shall consist of more than 20 percent of the total residential floor area. No accessory unit shall have more than one bedroom or bathroom.
- iii. *Unit Design.* The developer shall submit plans showing how the homes will be designed to provide for accessory units. The units may be within the structure, a separate structure, or above a detached garage. Specific design standards shall be provided for each one of the arrangements that are to be permitted. In no event shall a single-family lot smaller than 6,000 square feet contain an accessory apartment.
- iv. *Transition.* The plan shall provide a means of protecting adjoining residential uses or residentially zoned land from any impacts of the additional density and design of the unit. Increased bufferyard opacity, landscaping, setbacks from the adjoining homes, or prohibiting the lots that abut the site boundary from having the accessory units are techniques that may be required (Sec. 4.204, *Bufferyards*).

- b. *Small Family Units.* A portion of the market for affordable housing consists of seniors or new families just starting who can live in a very small unit that has only a single bedroom. This is only a segment of the market, but one where the units need so little land that the density regulations would prohibit the building for this market segment except in the RM district. This Section provides standards for two types of single-family units and an attached single-family unit designed to meet the needs of one or two people. The standards of this Section provide a special density that is a bonus for the building of these units. As a result, these units are exempt from the district standards required to meet the provisions of this Section.

- i. *Unit Design.* There are three-unit designs: single-family detached units of both one and two stories and an attached atrium unit. Figure 3.102-12, *1-Story Detached Small Family Unit*; Figure 3.102-13, *2-Story Detached Small Family Unit*; Figure 3.102-14, *1-Story Attached Small Family Unit*; and Table 3.102-12, *Small Family Unit*, illustrate the units and provide the dimensional standards for each of these unit types. Two types of standards are provided: the standard for the lot containing a unit and parcel standards that address the perimeter of the parcel upon which the unit is based.

Sec. 5.207, Easements

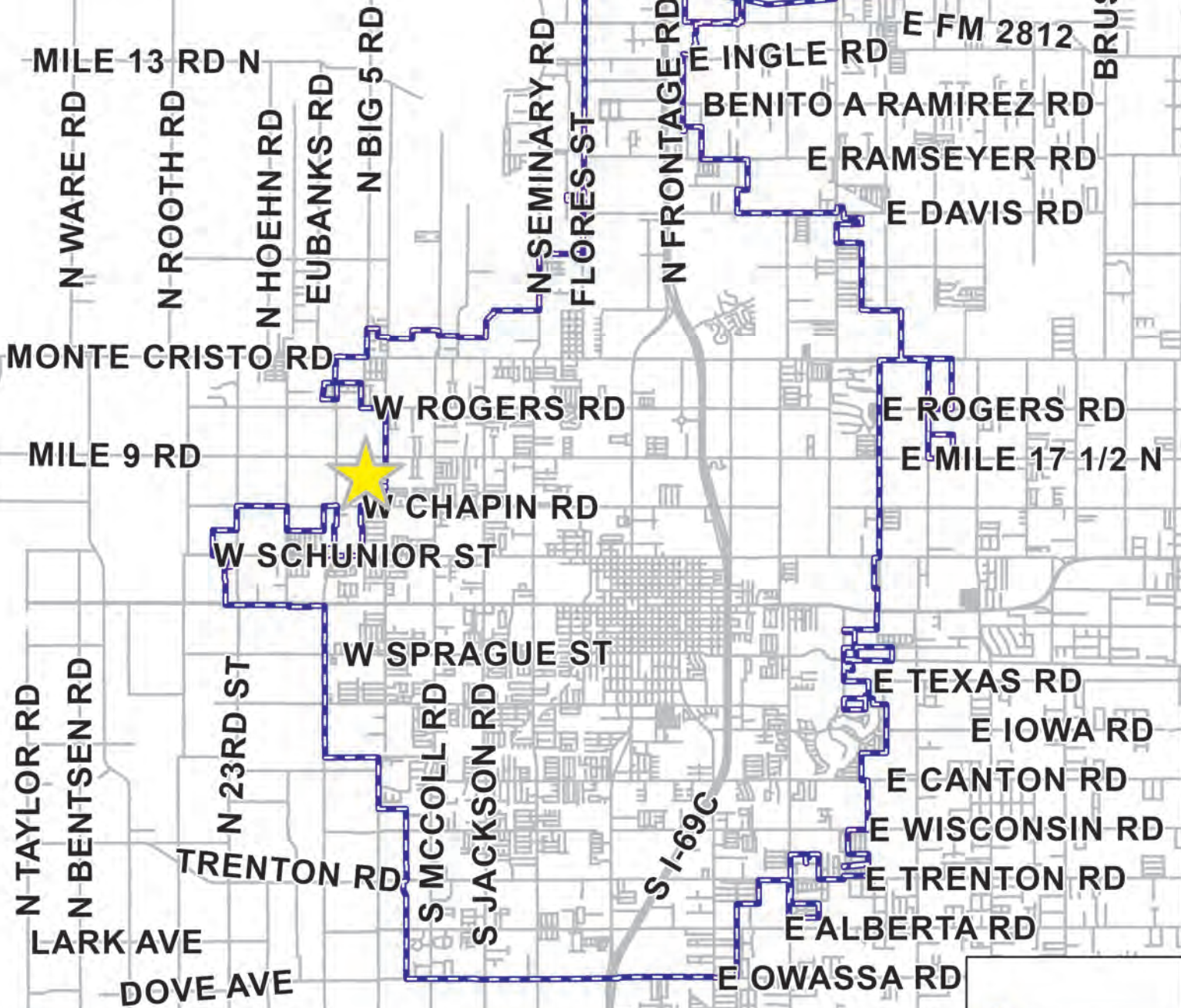
During development approval, the City may require the granting of a variety of easements on private property or lots. These easements may be for any of the following purposes: drainage, utilities, access to public utilities or drainage areas, fire protection, pedestrian access, and conservation. The following standards shall apply to easements:

- A. Utility Easement Width and Location.** Where required, all lots shall provide utility easements for sewer, water, gas, telecommunications, or other public utilities that are necessary or desirable to serve the subdivision. Their width and location shall be as follows:
 1. Utility easements shall be a minimum of 10 feet wide.
 2. Utility easements shall be located in street rights-of-way, alleys, and front, side, or rear yards, as determined by the City in accordance with the particular plans and layout of the utility or other service providing company.
 3. Easements that fall on shared side or rear lot lines shall be of equal dimensions on both lots involved, unless specifically authorized by the City.
 4. Where attached housing types are involved and yards are enclosed or very narrow, easements shall be placed in open space areas for maintenance purposes.
- B. Drainage Easements.**
 1. *Generally.*
 - a. To the extent possible, existing surface drainage patterns shall be protected by easements or open space. In addition, drainage easements shall be placed on lots to convey surface water to storm sewers located on the street or to surface drainage channels located in easements or open spaces as topography and grading dictate.
 - b. Where a subdivision is traversed by a watercourse, drainageway, natural channel or stream, the applicant shall provide an easement or right-of-way with a location that is substantially the limit of such watercourse, plus additional width to accommodate future maintenance needs. Such easement or right-of-way shall be a minimum of 75 feet from its centerline to the edge of the easement and shall be designed in accordance with the [Engineering Standards Manual](#).
 2. *Drainage Facilities.* Drainage facilities shall be provided and constructed at the expense of the subdivider pursuant to the City's drainage policy, master plans, and as specified by the City Engineer. In addition, all drainage facilities shall comply with the Hidalgo County master drainage requirements.
 3. *Dedication Required.*
 - a. Dedication of drain ditch easements shall be made in accordance with the following:
 - i. Thoroughfare plans;
 - ii. Drainage master plans;
 - iii. County drainage master plans; and
 - iv. Texas Department of Transportation (TxDOT) regulations.
 - b. In the event of demonstrated site constraints, the drain ditch shall be reserved on the subdivision plat as a drainage easement. The easement shall include provisions that, when necessary, it will be used for roadway improvements at no cost to the City and that no improvements shall be constructed within the easement.
- C. Fire Protection Easements.** Fire protection access lanes at the front, rear, and side of a building, where required by the Fire Marshal, shall be improved with concrete paving at a width of 20 feet, with appropriate turning radii for the City's fire protection equipment.
- D. Pedestrian Access Easements.** Pedestrian access easements may be required in accordance with Paragraph 5.202.E.6, *Mid-Block Pedestrian Connections*.
- E. Conservation Easements.** The City shall require conservation easements to preserve open space and protect natural resources. Conservation easements shall exclude other easements that would result in the disturbance of the land, provided, however, pedestrian access easements may be permitted. The conservation easements shall be in a form approved by the City Attorney. All conservation easements shall run in favor of two parties: all lots in the development and the City.
- F. Encroachments and Removal of Encroachments.** No permanent encroachment or structures shall be allowed to be located within the area of any easement required by this Section. The City shall have the right to remove any encroachment, structures, landscaping, or any other improvements placed upon such easements. The City may assess the cost of removing an unauthorized improvement from an easement against the landowner, including the placing of a lien on the property.

FM 490

W FM 490

E FM 490



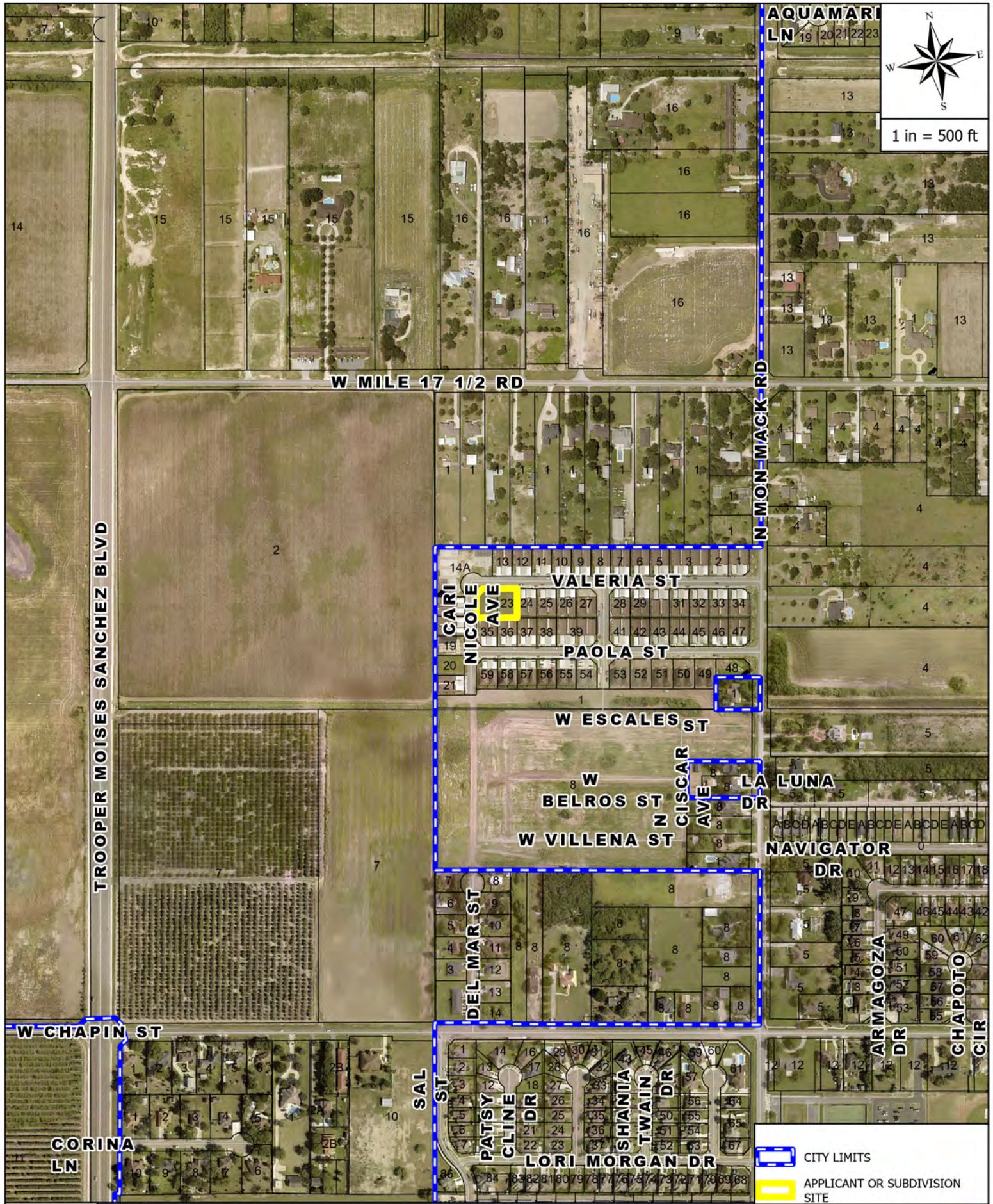
CITY LIMITS



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

CESAR LEDESMA



AQUAMARI LN 19 20 21 22 23



W MILE 17 1/2 RD

TROOPER MOISES SANCHEZ BLVD

N MON-MACK RD

VALERIA ST
PAOLA ST
W ESCALES ST
W BELROS ST
W VILLENA ST

LA LUNA DR

NAVIGATOR DR

DEL MAR ST

SAL ST

PATSY CLINE DR
SHANIA TWAIN DR
LORI MORGAN DR

ARMAGOZA DR

CHAPOTO CIR

W CHAPIN ST

CORINA LN

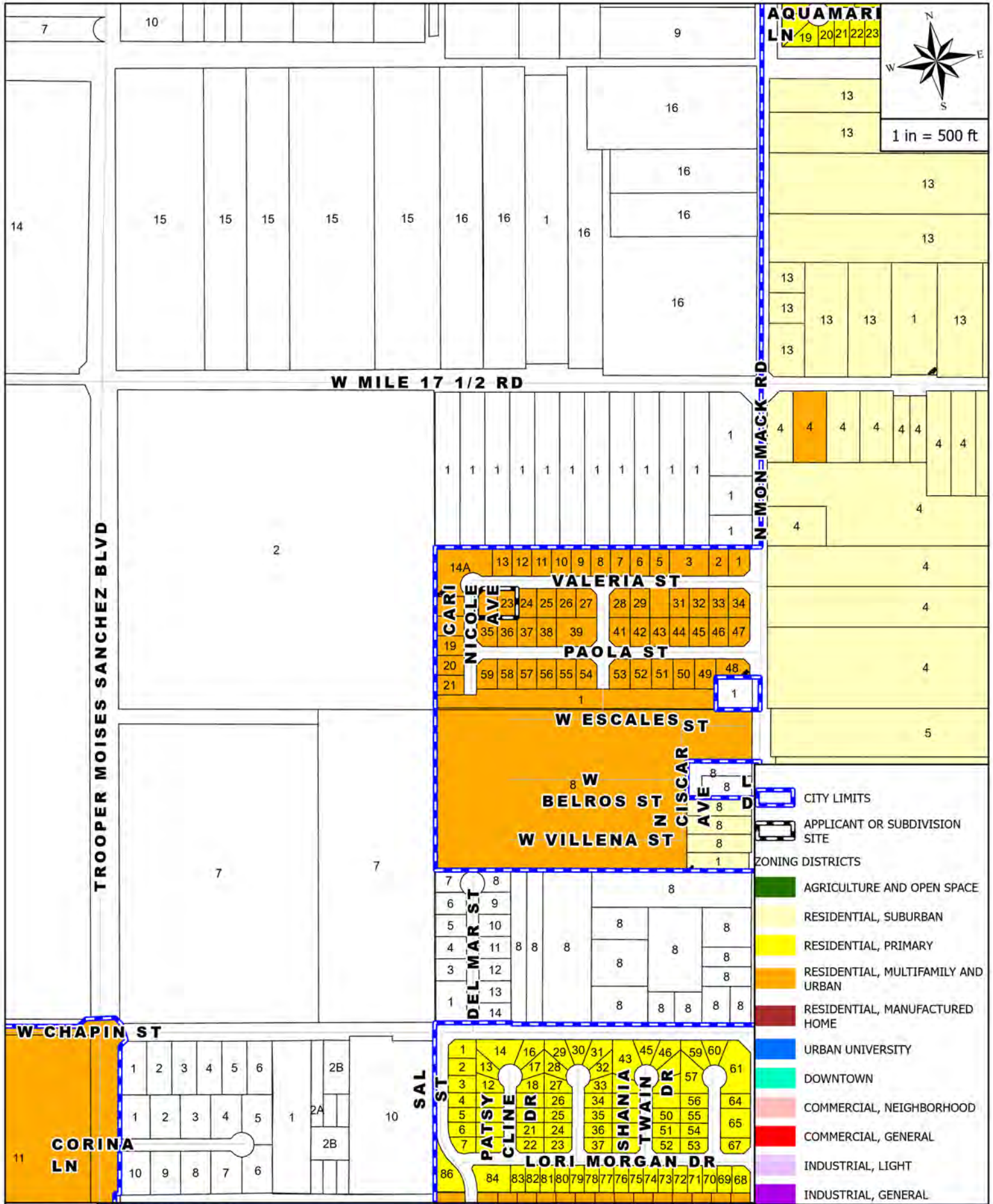
- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

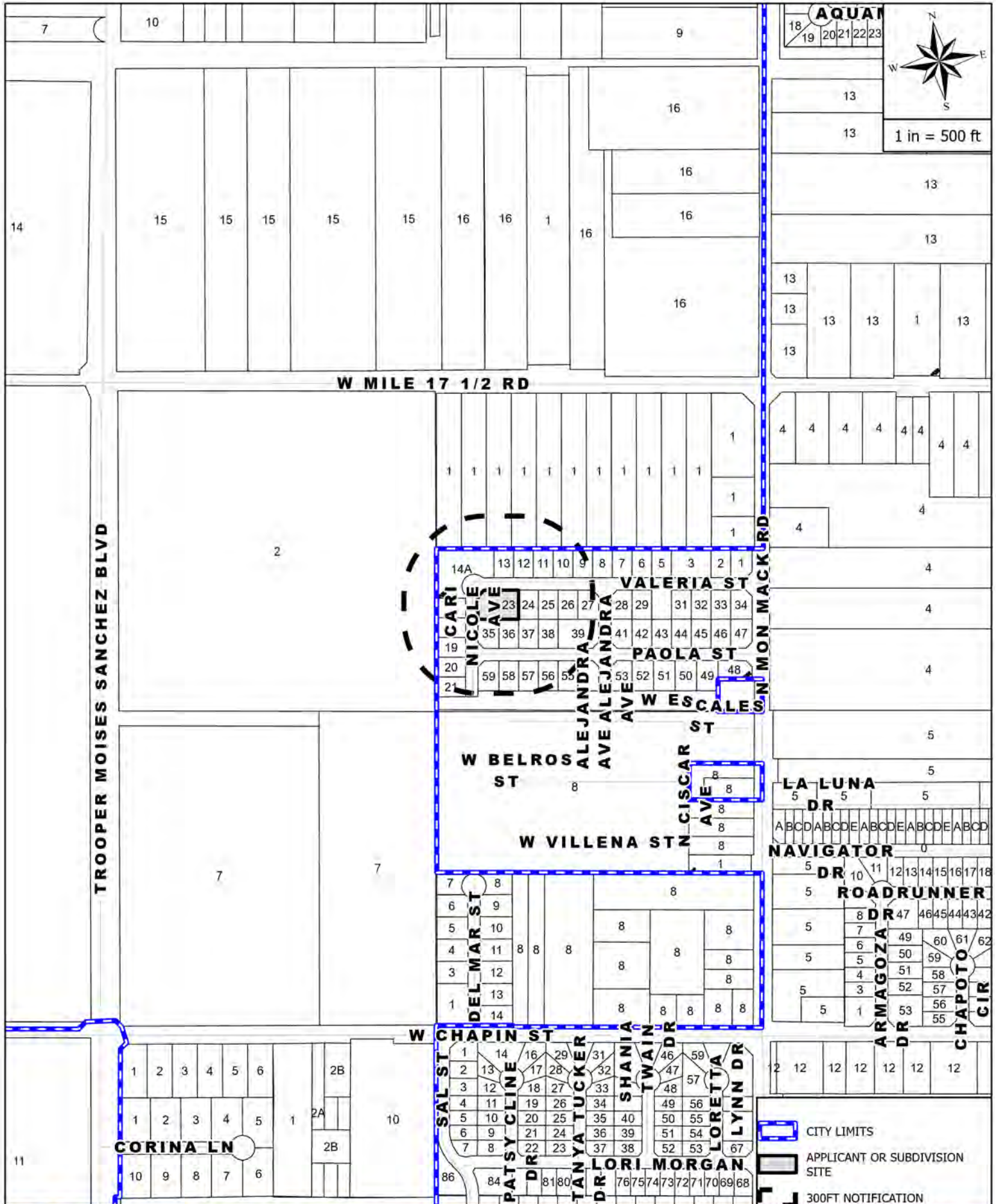
CESAR LEDESMA



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

CESAR LEDESMA

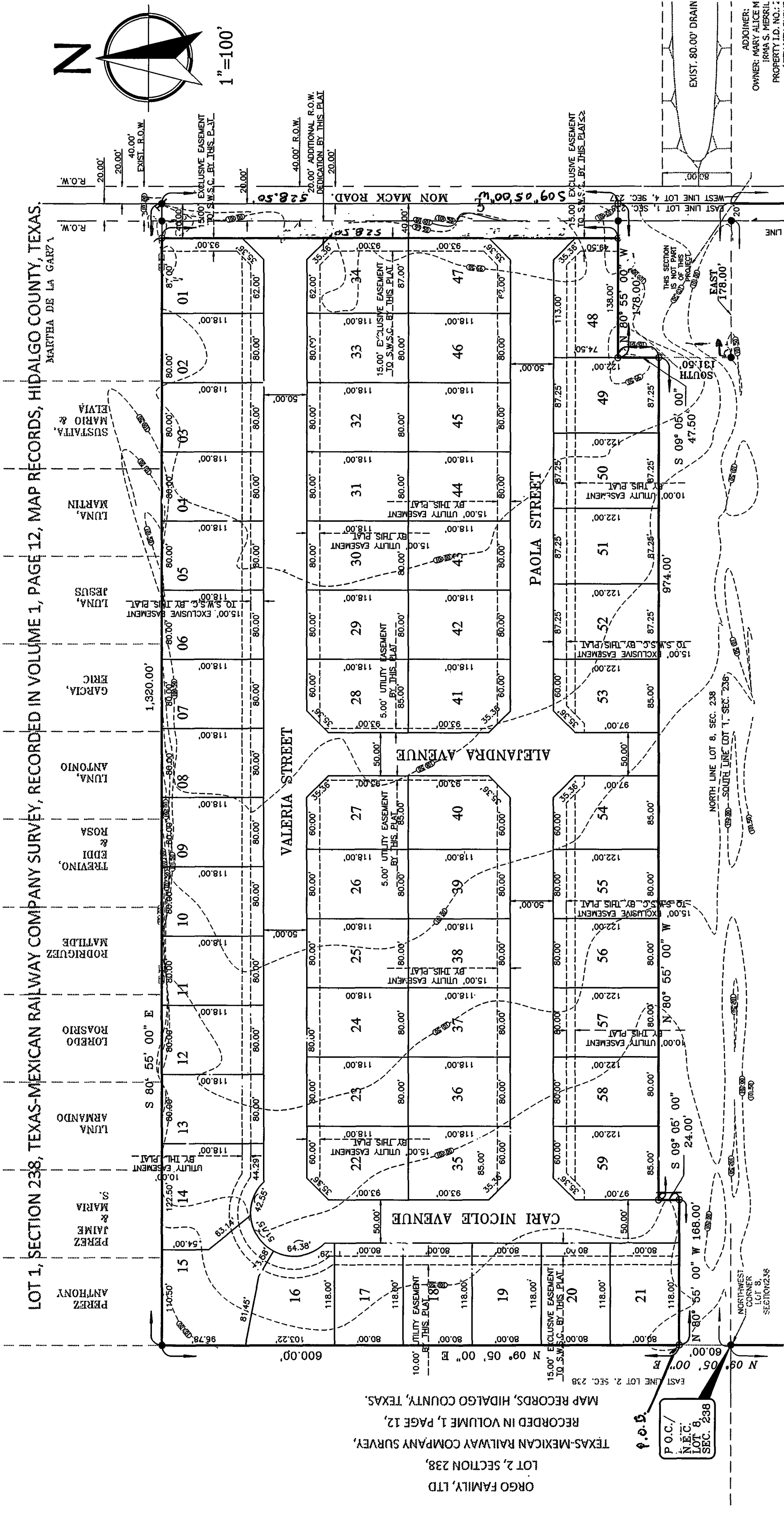


MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

CESAR LEDESMA





GENERAL NOTES:

- 1. SUBDIVISION LOTS ARE DESIGNED FOR MULTIFAMILY / MULTIFAMILY UNITS
- 2. PROPOSED SETBACKS FOR AUTOREINFORCED RESIDENTIAL ZONED LOTS AS PER THE FOLLOWING:
 - FRONT 30' OR GREATER FOR EASEMENTS
 - REAR 30' OR GREATER FOR EASEMENTS
 - SIDE 15' OR GREATER FOR EASEMENTS
 - FRONT CUL-DE-SAC 30' OR GREATER FOR EASEMENTS
 - REAR CUL-DE-SAC 15' OR GREATER FOR EASEMENTS
 - SIDE CORNER 15' OR GREATER FOR EASEMENTS
 - SIDE CORNER GARAGE 15' OR GREATER FOR EASEMENTS
- 3. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION: 24' ABOVE TOP OF CURB MEASURED AT FRONT OF EACH LOT.
- 4. ZONE X: AREAS OF 500-YEAR FLOOD, AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD SUBDIVISIONS IN ZONE X-SHARED AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, IN ACCORDANCE WITH F.E.A. FIRM MAP NO. 48023-S-0322-D, MAP REVISED JUNE 04, 2004.
- 5. BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED AT THE N.E.C. OF THE INTERSECTION OF CHAPIN ROAD AND MCCOLL ROAD. ELEVATION: 96.12 DATUM: N.A.D. 1983
- 6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS, LOT LINES.
- 7. TOTAL VOLUME REQUIRED TO DETAIN 1.62 AC-FT (21.25' C.F.) OF STORM RUNOFF AS PER APPROVED DRAINAGE REPORT FOR MONMACK PLACE PHASE 1 SUBDIVISION. DRAINAGE DETENTION PER LOT IS 0.00 AC-FT OR 0.00 C.F.
- 8. NO ACCESS TO LOTS 01, 34, 47, AND 48 FROM MONMACK ROAD IS ALLOWED.
- 9. A FOUR (4) FOOT SIDEWALK FOUR (4) FEET BEHIND THE BACK OF CURB IS REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS. SIDEWALKS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
- 10. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP REQUIREMENTS).
- 11. SET NO. 4 IRON REBAR ON ALL PROPOSED LOT CORNERS
- 12. PROPERTY ZONING IS AUTO-URBAN RESIDENTIAL
- 13. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL USE.
- 14. 50% OF PERCENT OF THE PARKLAND FEE WILL BE REQUIRED AT BUILDING PERMIT STAGE \$300.00
- 15. NO CEDAR FENCE OR BLOCK SHALL BE ALLOWED ON FRONT OF LOTS - (OPAQUE)

VICINITY MAP



MAP OF MONMACK PLACE PHASE I SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE MONMACK PLACE PHASE I SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

EDINBURG, TEXAS
A 17.35 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 1, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
METES AND BOUNDS DESCRIPTION
BEING A 17.35 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 1, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 17.35 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, AS FOLLOWS:

- (1) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 600.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 80 DEGREES 55 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1,500.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, AT AN INTERSECTION OF 1,320.0 FEET IN ALL TO A 60-D NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 LOCATED IN THE CENTER OF SAID ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH 09 DEGREES 05 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 528.50 FEET TO A 60-D NAIL SET IN THE CENTER OF SAID ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH 80 DEGREES 55 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, AT A INTERSECTION OF 178.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, SOUTH 09 DEGREES 05 MINUTES WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 47.50 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (6) THENCE, NORTH 80 DEGREES 55 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 974.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (7) THENCE, SOUTH 09 DEGREES 05 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 24.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (8) THENCE, NORTH 80 DEGREES 55 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 168.0 FEET TO THE POINT OF BEGINNING, CONTAINING 17.35 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET (OR 0.24 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MONMACK ROAD, LEAVING 17.11 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PREVIOUS SURVEY BY CHARLES MELDEN, RPLS. NO. 183, DATED MAY 04, 1976, JOB NO. 760285.
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE 20th DAY OF APRIL 2017.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

FILED FOR RECORDS IN
HIDALGO COUNTY
ARTURO GUERRERO, JR.
HIDALGO COUNTY CLERK

ON: 6-19-17 AT 1:18 PM
INSTRUMENT NUMBER 7824601

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] Secretary

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

4/24/17 DATE

RAUL E. SANCHEZ, P.E., C.E.
General Manager

6/25/17 DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE 20th DAY OF APRIL 2017.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

RAUL E. SANCHEZ, P.E., C.E.
General Manager

6/25/17 DATE

ATTEST: [Signature] SECRETARY

MAS ENGINEERING LLC
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

MONMACK DEVELOPMENT, LLC
BY: JESUS CABELLO, MANAGER
4500 N. 10TH STREET, SUITE 240
MCALLEN, TEXAS, 78504

04/26/17 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS CABELLO, KNOWN-TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26th DAY OF April, 2017

[Signature] Notary Public
SAULO W. MARTIN
Notary Public, State of Texas
Notary ID: 125647847

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ricardo Perez, President of Rio Bank, a State Banking Corporation, on behalf of said corporation.

[Signature] Notary Public
JOSE A. CARRERA
Notary Public
Notary ID: 125647847

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ricardo Perez, President of Rio Bank, a State Banking Corporation, on behalf of said corporation.

[Signature] Notary Public
JOSE A. CARRERA
Notary Public
Notary ID: 125647847

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS MONMACK PLACE PHASE I SUBDIVISION, CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE 24th DAY OF May, 2017

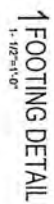
[Signature] Mayor, City of Edinburg
CITY SECRETARY

6-2-17 DATE

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON 04/11/2014 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF EDINBURG SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID O. SALINAS
REGISTERED PROFESSIONAL LAND SURVEYOR
2221 DAFFOIL AVE.
MCALLEN, TEXAS 78501

6-2-17 DATE



1.0

Zoning Board of Adjustment

Site Photos for meeting of July 26, 2023

Cesar Ledesma - 3908 & 3912 Valeria Street



Planning & Zoning

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



THE CITY OF
Edinburg

Zoning Variance Application

ENERGOV CASE #

VAR-2023-0180

Property Owner Name: German Aguilar Mendoza

Owner Contact Information

Mailing Address: 501 N Bridge st ste 308 Hidalgo TX 78552

Phone (Home): 956 923 1558 (Work): _____ (Cell): 451 556 809 9860

Email: _____

Agent/Applicant Name (if different than Owner): Cesar Ledesma

Applicant Contact Information

Mailing Address: 8106 Lot ST #2 Mission TX 78520

Phone (Home): _____ (Work): _____ (Cell): 956 321 3279

Email: rgv.remoteking@gmail.com

Property Address for Variance: 3908 Valeria st Edinburg 78539

* 3912 Valeria st

Property Legal Description: 23 and 22 Monmaet phase #1

Present Property Zoning: Residential Multifamily 2m Property ID#: 2824601

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

According to the design of the entire subdivision

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.

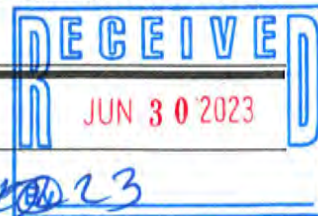
According to the design of the entire subdivision

OFFICE USE ONLY:

UDC Section(s) Requiring Variance: _____

Reviewed by: [Signature]

Date: 6/30/2023



**VARIANCE CASE
OWNER NOTIFICATION LIST**

PEREZ ANTHONY
3920 W MILE 17 1/2
EDINBURG, TX 78541-6761

LUNA ARMANDO
1803 BAUTISTA ST
EDINBURG, TX 78542-1423

LOREDO ROSARIO
3904 W MILE 17 1/2 RD
EDINBURG, TX 78541-6761

TREVINO EDDIE & ROSA
3824 W MILE 17 1/2 RD
EDINBURG, TX 78541-6271

RUIZ DAVID & LORENA TREVINO
3900 W MILE 17 1/2 RD
EDINBURG, TX 78541-6761

ORGO FAMILY LTD
3013 LAKE SHORE DR
EDINBURG, TX 78539-7715

WANG YING SZU CYNTHIA
680 BREA CANYON RD STE 100
WALNUT, CA 91789

WANG YING SZU CYNTHIA
680 BREA CANYON RD STE 100
WALNUT, CA 91789

WARCK PROPERTIES LLC
4578 BELT LINE RD
ADDISON, TX 75001-4531

BAWA IBRAHIM OSHOZE
3902 PAOLA ST
EDINBURG, TX 78541-0593

KAL-CHIO PROPERTIES LLC
4305 JAY AVE
MCALLEN, TX 78504-5369

BUTMANKIEWICZ ROBERT & TRANG VAN-NGOC
TRAN
19348 BROAD SHORE WALK
LOXAHATCHEE, FL 33470

SALAZAR VERONICA LEE
3711 BIANCA ST
EDINBURG, TX 78539-2304

MEDAGUI PROPERTY & MANAGEMENT LLC
501 N BRIDGE ST STE 388
HIDALGO, TX 78557-2530

MEDAGUI PROPERTY & MANAGEMENT LLC
501 N BRIDGE ST STE 388
HIDALGO, TX 78557-2530

SERNA GABRIELA
1709 W SMITH DR APT 2
PHARR, TX 78577-0192

ESCABARTE HARRY B & LIMEYA I
3901 PAOLA ST
EDINBURG, TX 78541-0591

ANIMIREDDY KRISHNA C & SAVITHA HULLAPPA
41472 COURTNEY NICOLE PLACE
ALDIE, VA 20105-4021

ORNELAS JUANITA & RAMON ORNELAS
3810 VALERIA ST
EDINBURG, TX 78541-0633

PERRI FRANK J
1187 CLAUDIO GARCIA BLVD APT 4
RIO GRANDE CY, TX 78582-3923

ALBA HOMES LLC
200 S10TH ST STE 1601A
MCALLEN, TX 78501-4859

LOPEZ PEDRO HERNAN SR & HILDA NELLY
3806 VALERIA ST
EDINBURG, TX 78541

**VARIANCE CASE
OWNER NOTIFICATION LIST**

PEREZ JESUS
3802 VALERIA ST
EDINBURG, TX 78541

REYES MONICA ANNE
1801 CARI NICOLE AVE
EDINBURG, TX 78541-0546

HINOJOSA ALEJANDRO & EUSEBIA
816 E MILE 4 RD
PALMHURST, TX 78573-3781

MONMACK DEVELOPMENT LLC
4500 N 10TH ST STE 240
MCALLEN, TX 78504-2963

HINOJOSA ALEJANDRO & EUSEBIA
816 E MILE 4 RD
PALMHURST, TX 78573-3781

ANGELEY CAPITAL TEXAS LLC
10427 ROSELLE ST
SAN DIEGO, CA 92121-1503

LU CHARLES
3813 VALERIA ST
EDINBURG, TX 78541

BEATIFICATO RAYMOND E III & MARY H
TRUSTEES
1225 E GLACIER RD
JACKSON, WY 83001-9051

MIRELES EDGAR ALBERTO
2810 MONTGOMERY DR
PHARR, TX 78577

BEATIFICATO RAYMOND E III & MARY H
TRUSTEES
1225 E GLACIER RD
JACKSON, WY 83001-9051

BEATIFICATO RAYMOND E III & MARY H
TRUSTEES
1225 E GLACIER RD
JACKSON, WY 83001-9051

BENAVIDES ARMANDO & JORGE
2707 SONORA AVE
MISSION, TX 78572

GONZALEZ MARIANO GOMEZ & CAROLL I
DENNISON
12110 PRESIDIO PATH
SAN ANTONIO, TX 78253

2023 ATTENDANCE RECORD ZONING BOARD OF ADJUSTMENTS MEETINGS

[illegible]