



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 29, 2021 - 4:00 P.M.**

**REGULAR MEETING
DUSTIN MICHAEL SEKULA MEMORIAL LIBRARY
1906 S. CLOSNER BLVD.
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 three (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.

5. MINUTES

- A.** Consider approval of the Minutes for the September 8, 2021 Special Meeting

6. PUBLIC HEARINGS

- A.** Consider Variance to the City's Unified Development Code, Section 2.301 (D) (9) Fences Facing or Abutting a Golf Course, being Lot 72, Los Lagos Phase IV Subdivision, located at 2535 Seton Street, as requested by Coné Sergio Salinas & Patricia Treviño
- B.** Consider Variance to the City's Unified Development Code, Section 3.303 Multi-Family Lot & Building Standards, Setbacks, being Lot 45, Santa Fe Estates Phase 3 Subdivision, located at 1712 Agua Fina Avenue, as requested by Carlos Margo
- C.** Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 48, Sprague Meadows Phase IV Subdivision, located at 810 Bass Boulevard, as requested by Jessica Sanchez & Eduardo Barrera
- D.** Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 56, Escondido Creek Estates Phase II Subdivision, located at 328 Roundup Circle, as requested by Norma M. Castillo
- E.** Consider Variance to the City's Unified Development Code, Section 3.505 Easements & Utilities, being Lot 48, Hacienda Las Fuentes Subdivision, located at 3715 Tigris Drive, as requested by Manuel & Ida Garza
- F.** Consider Variance to the City's Unified Development Code, Section 3.304 Nonresidential Bulk Requirements, Building Height, being Lots 1,4,5, & 6, Block 242, Texas-Mexican Railway Company's Survey Subdivision, located at 501 West Chapin Street, as requested by Cesar G. Villarreal

- G.** Consider Variance to the City's Unified Development Code, Section 3.303 Multifamily Lot and Building Standards, Lot Width, being Lot 4, Block 2, Coonrad Subdivision, located at 416 West Chavez Street, as requested by Raul Zaragoza
- H.** Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lots 12 & 13, Block 1, Taylor Gardens Subdivision, located at 2702 Sydney Avenue, as requested by Rodolfo Flores
- I.** Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 137, Los Lagos Phase IV Subdivision, located at 2701 Seton Street, as requested by Valentín Arroniz
- J.** Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 18, Sevilla Park Unit No. 2 Subdivision, located at 1510 Sevilla Boulevard, as requested by Victor Cesar Quintero Gomez

7. DIRECTOR'S REPORT

- A.** Unified Development Code Update

8. INFORMATION ONLY

- A.** Zoning Board of Adjustment - Attendance Roster

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 4:55 P.M. on this 24th day of September, 2021 .

Nikki Marie Cavazos, Planner I

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
SEPTEMBER 08, 2021 – 4:00 P.M.
SPECIAL MEETING
EDINBURG CITY HALL
415 W UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

MEMBERS PRESENT

Alex Rios
Andre Maldonado
Jason De Leon
Eddie Garza

MEMBERS ABSENT

Dr. Samuel Simon
Jorge Ortegon
George Cardenas

STAFF

Brian Kelsey, Assistant City Manager
Kimberly A. Mendoza, Director of Planning & Zoning
Tomas Reyna, Assistant City Manager
Mardoqueo Hinojosa, City Engineer
Rita L. Guerrero, Planner I
Nikki M. Cavazos, Planner I
Patrizia Longoria, Engineer III
Peter Hermida, Engineer III
Daniel A. Colina, Planner I
Alejandra Gonzalez, Administrative Assistant
Tilfred Farley, Planning Assistant
Jaime Ayala, Planner II
Omar Ochoa, City Attorney
Omar Garza, Fire Marshal

VISITORS

Christina L. DeLeon
Lou Contreras
Armando Contreras
Willmar Herrera
Joe Ponce

Mary Alice Ponce
Enrique Casarez
Ulysses Ponce

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

The meeting was formally called to order by Board Member Mr. Alex Rios at 4:05 P.M. Motion was made by Board Member Mr. Jason DeLeon and Seconded by Board Member Mr. Eddie Garza to have Board Member Alex Rios be Chairperson for this Special meeting.

- A. Prayer – Announced by Chairperson Mr. Alex Rios
- B. Pledge of Allegiance – The Pledge of Allegiance was said.

2. CERTIFICATION OF PUBLIC NOTICE

Rita Lee Guerrero verified the posting of the Zoning Board of Adjustment meeting notice and its Compliance with the Open Meetings Act. Staff indicated the agenda had been posted on Thursday, September 02, 2021 at 11:45 A.M.

**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
SEPTEMBER 08, 2021
PAGE 2**

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 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. MINUTES

- A. Consider approval of the Minutes for the July 28, 2021 Regular Meeting

MOTION WAS MADE BY BOARD MEMBER MR. ANDRE MALDONADO AND SECONDED BY BOARD MEMBER MR. EDDIE GARZA TO APPROVE THE MINUTES FOR THE JULY 28, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

6. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Article 8, Section 8.503, Minimization (C) Previous Pavements, being Lots 2 & 3, Block 47, Santa Cruz Gardens Unit No.2, located at 900 West FM 2812, as requested by Armando Contreras.

**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
SEPTEMBER 08, 2021
PAGE 3**

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. JASON DELEON TO DISAPPROVE THE VARIANCE REQUEST OF ARMANDO CONTRERAS, TO ALLOW THE PLACEMENT OF MILLINGS FOR A PROPOSED DRIVE THRU OPEN AIR MARKET IN LIEU OF THE REQUIRED ASPHALT PAVEMENT OR CONCRETE, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- B.** Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lot 72, Danielle Estates, located at 2405 Annette Avenue, as requested by Enrique Casarez.

MOTION WAS MADE BY BOARD MEMBER MR. JASON DELEON AND SECONDED BY BOARD MEMBER MR. ANDRE MALDONADO TO APPROVE THE VARIANCE REQUEST OF ENRIQUE CASAREZ, TO ALLOW FOR THE CONSTRUCTED CARPORT IN THE STREET YARD SETBACK OF AN EXISTING SINGLE FAMILY RESIDENTIAL LOT, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- C.** Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 72, Solano Subdivision Phase 1, located at 814 Imelda Street, as requested by Willmar G. Herrera.

MOTION WAS MADE BY BOARD MEMBER MR. EDDIE GARZA AND SECONDED BY BOARD MEMBER MR. ANDRE MALDONADO TO APPROVE THE VARIANCE REQUEST OF WILLMAR G. HERRERA, TO ALLOW FOR THE CONSTRUCTION OF A CARPORT WITHIN THE STREET YARD SETBACK OF AN EXISTING SINGLE FAMILY RESIDENTIAL LOT, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- D.** Consider Variance to the City's Unified Development Code, Article 3, Section 3.505, Easements & Utilities, being Lot 7, Summerset Estates, located at 5001 Juno Court, as requested by Rogelio & Christina Deleon.

MOTION WAS MADE BY BOARD MEMBER MR. JASON DELEON AND SECONDED BY BOARD MEMBER MR. EDDIE GARZA TO APPROVE THE VARIANCE REQUEST OF ROGELIO & CHRISTINA DELEON, TO ALLOW FOR THE CONSTRUCTION OF A POOL WITHIN A 10 FT. UTILITY EASEMENT, AS SHOWN ON THE SITE PLAN. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
SEPTEMBER 08, 2021
PAGE 4**

7. DIRECTOR'S REPORT

A. Unified Development Code Update

**MRS. KIMBERLY MENDOZA DISCUSSED THE UPCOMING UDC
STAKEHOLDER MEETING THAT WILL BE HELD ON OCTOBER 6, 2021
WITH THE CONSULTANT.**

8. INFORMATION ONLY

A. Zoning Board of Adjustments – Attendance Roster

ATTENDANCE ROSTER WAS REVIEWED.

9. ADJOURNMENT

There being no further business to consider, the meeting was adjourned at 4:55 P.M.

**MOTION WAS MADE BY BOARD MEMBER MR. ANDRE MALDONADO
AND SECONDED BY BOARD MEMBER MR. EDDIE GARZA TO ADJOURN
THE MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-
0.**


Alejandra Gonzalez, Administrative Assistant

Planning & Zoning Staff Report

September 24, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6A

Consider Variance to the City's Unified Development Code, Section 2.301 (D) (9) Fences Facing or Abutting a Golf Course, being Lot 72, Los Lagos Phase IV Subdivision, located at 2535 Seton Street, as requested by Coné Sergio Salinas & Patricia Treviño.

Request

The applicant is requesting a variance to the City's Unified Development Code, Section 2.301 (D) (9) Fences Facing or Abutting a Golf Course. The applicant stated that the basis for the request is to allow for the placement of a fence on their property which abuts Los Lagos Golf Course.

Property Location and Vicinity

The property is located on the north side of Seton Street, approximately 60 ft. west of East Morris Street. The property is an irregular lot and has 58 ft. of frontage along Seton Street and 140.05 ft. at its deepest point for a total of 7,577.91 sq. ft. This property abuts Los Lagos Golf Course and is currently zoned Neighborhood Conservation 7.1 (NC7.1) District. The surrounding zoning in the area is Suburban Residential (S) District to the north, and Neighborhood Conservation 7.1 (NC7.1) District to the south, east and west. The adjacent land uses consists of residential uses.

Background and History

Los Lagos Subdivision Phase IV was recorded on October 7, 2005. The applicant is proposing to construct a fence at the rear of the property abutting a golf course. A building permit and variance request with supporting documentation was submitted on August 9, 2021. There have been four other variances of this nature that have been granted within this subdivision since December 2020.

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

Staff mailed a notice of the variance request to 46 neighboring property owners and received no comments in favor or against this request at the time of this report.

Analysis

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

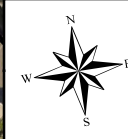
Planning & Zoning Staff Report

Recommendation

Staff recommends compliance with the ordinance requirement that states no fence shall be constructed on any lot adjoining a golf course. Similar variances have been granted in the Los Lagos development. If approved, the applicant will need to comply with all other requirements during the permitting process including but not limited to building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, pay a \$40 fee payable to the County of Hidalgo, County Clerk's Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Nikki Marie Cavazos
Urban Planner

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





AERIAL MAP

CASE CAPTION:

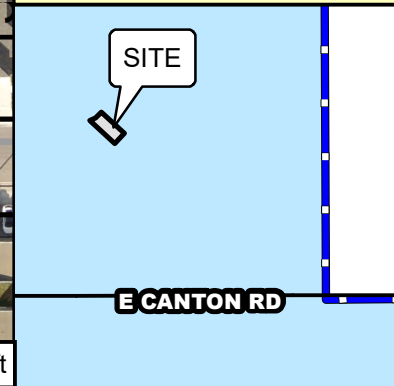
APPLICANT NAME:
CONE SERGIO SALINAS

Consider Variance to the City's Unified Development Code, Section 2.301 (D) (9) Fences Facing or Abutting a Golf Course, being Lot 72, Los Lagos Phase IV Subdivision, located at 2535 Seton Street, as requested by Coné Sergio Salinas & Patricia Treviño.

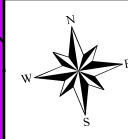
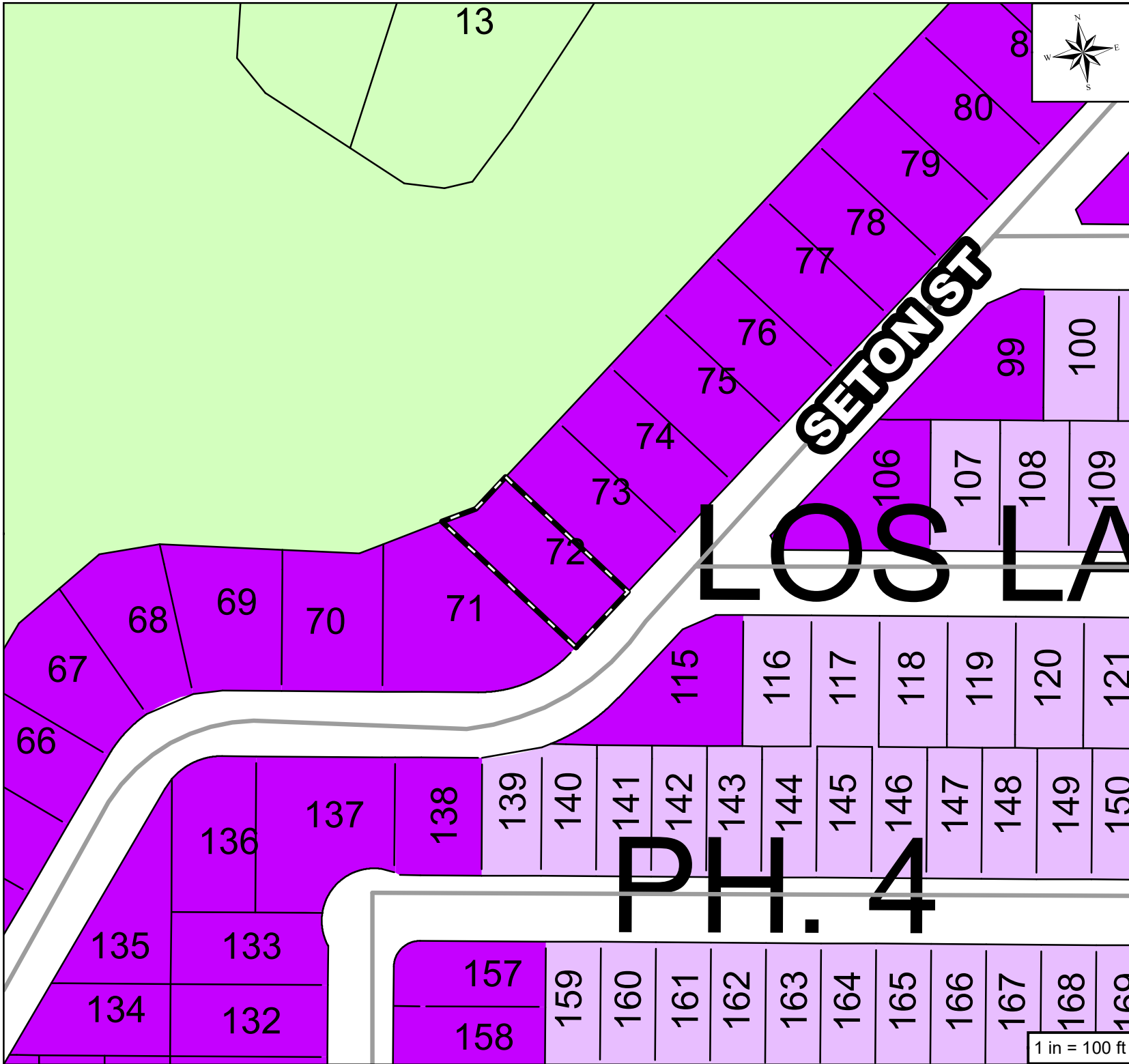
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 100 ft



ZONING MAP

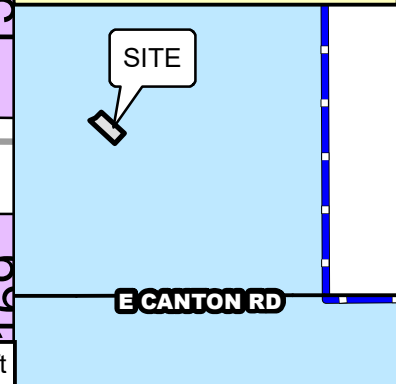
CASE CAPTION:

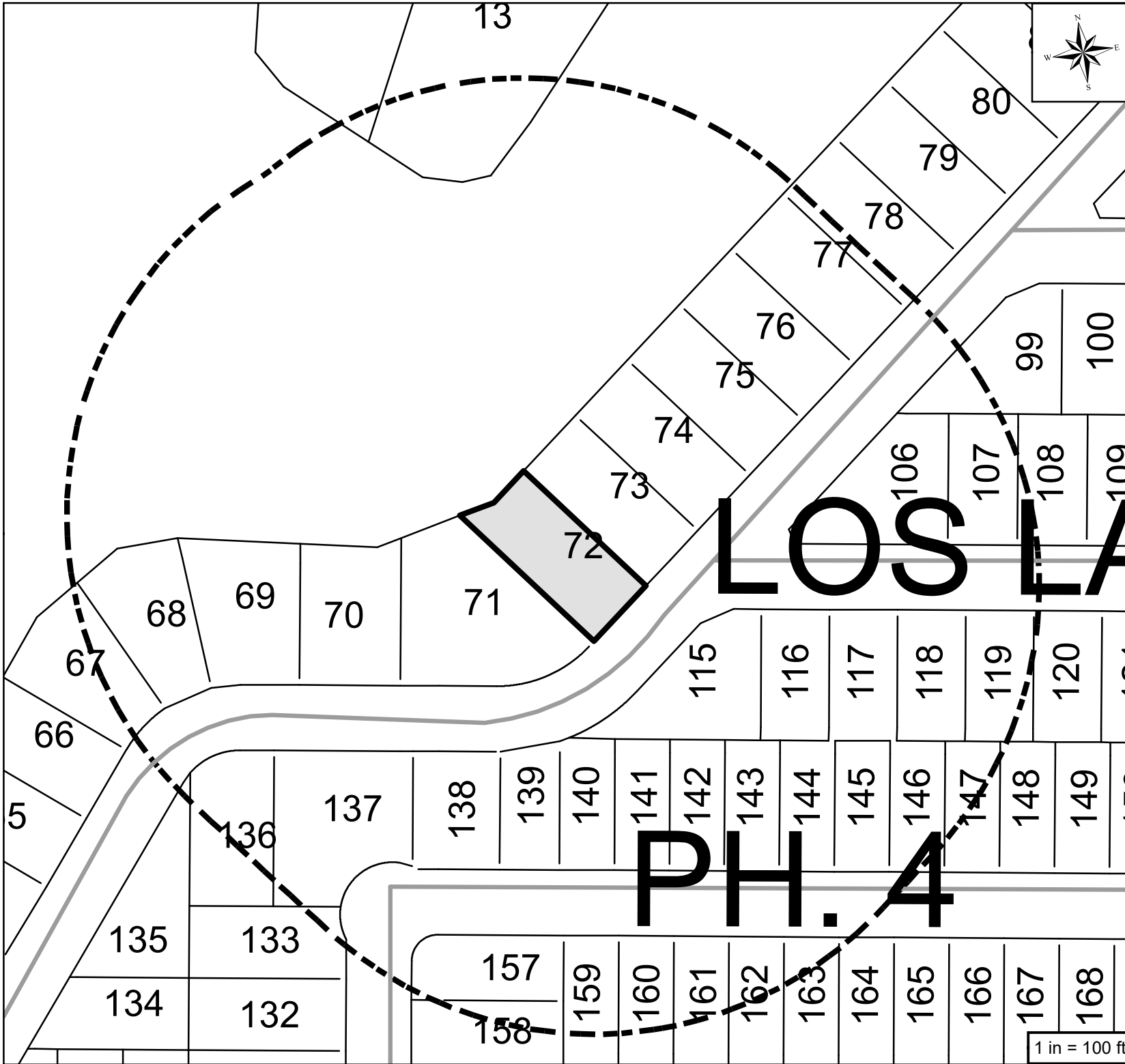
APPLICANT NAME:
CONE SERGIO SALINAS

Legend

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

SITE LOCATION MAP








MAILOUT AND SITE MAP

CASE CAPTION:

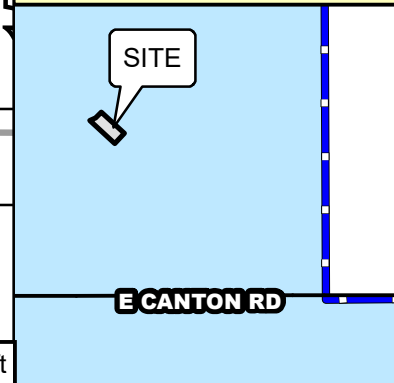
APPLICANT NAME:
CONE SERGIO SALINAS

Consider Variance to the City's Unified Development Code, Section 2.301 (D) (9) Fences Facing or Abutting a Golf Course, being Lot 72, Los Lagos Phase IV Subdivision, located at 2535 Seton Street, as requested by Coné Sergio Salinas & Patricia Treviño.

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 100 ft



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

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

Nature of Request: for protection of my dogs.

Reason for Hardship: For protection, since property is open to public, and golf areas are open to anyone, we need to install an open fence (to keep visitors to enter my property).

Property Description: Lot 72, LOS LAGOS, PHASE IV
Lot Block Subdivision

Property Address: 2535 Seton St Edinburg TX 78542

Present Property Zoning: Neighborhood conservation 7.1

Person requesting Variance: Coné Sergio Salinas & Patricia Treviño

Mailing Address: 2535 Seton St Edinburg TX 78542
Street Address City/State Zip Code

Phone No. (Home): 956 558 9094 (Work): same (Cell): same

Owner's Name: Coné Sergio Salinas

Mailing Address: 2535 Seton St Edinburg TX 78542
Street Address City/State Zip Code

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

Signature: [Signature] Date: Aug 9, 2021

Owner/Agent's Name (Please Print): Coné Sergio Salinas

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

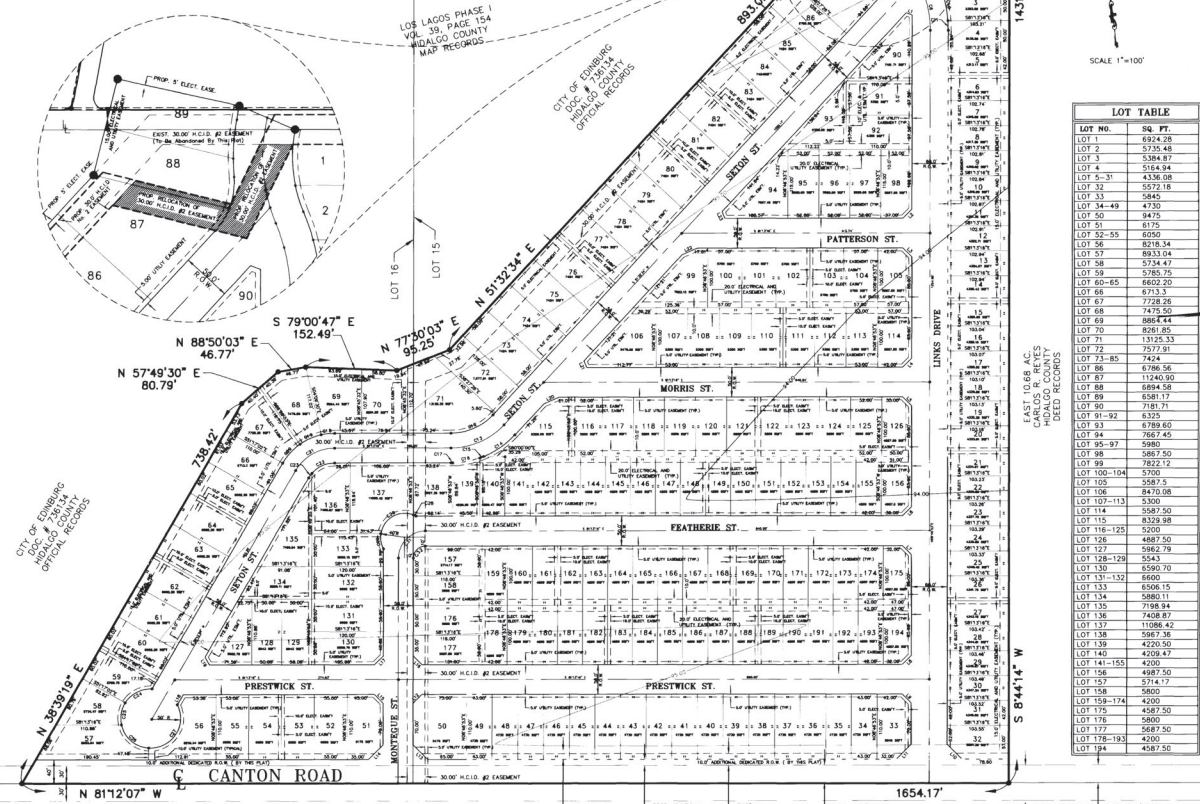
Application deadline: _____ ZBA Hearing date: _____

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

LOS LAGOS, PHASE IV
EDINBURG, TEXAS.

DATE OF PREPARATION: AUGUST 15, 2005

A 33.99 ACRE TRACT OF LAND OUT OF LOT 8, SWEARINGEN TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, AND LOTS 15 AND 16, BLOCK 58, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS OF HIDALGO COUNTY



CURVE	BARRELS	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
C1	205.77	53.50	26.92	1454.14	53.39	S154°03'30\"
C2	205.77	17.19	8.60	1457.16	17.19	S02°00'00\"
C3	72.45	33.86	17.40	2631.08	33.55	N17°00'00\"
C4	72.45	28.61	13.46	2136.04	28.46	N02°00'00\"
C5	175.37	109.11	56.01	5521.04	106.74	S04°00'00\"
C6	186.87	78.01	37.43	2224.27	73.30	N02°00'00\"
C7	186.87	24.04	11.40	2130.74	24.04	S02°00'00\"
C8	145.77	30.97	13.54	2702.22	30.97	S02°00'00\"
C9	205.87	18.00	8.26	2031.96	18.00	N17°00'00\"
C10	210.67	51.09	23.67	1253.43	50.87	N02°00'00\"
C11	202.67	18.17	8.09	2227.02	18.17	N02°00'00\"
C12	98.00	78.14	41.88	4714.01	78.92	N75°00'00\"
C13	121.00	98.78	50.81	5835.00	98.78	N75°00'00\"
C14	146.00	83.46	32.24	2434.09	82.96	N85°00'00\"
C15	146.00	7.27	3.80	2492.27	7.27	N87°00'00\"
C16	146.00	48.46	23.43	1813.01	48.26	N88°23'00\"
C17	146.00	3.21	1.67	116.45	3.21	S81°30'00\"
C18	100.00	22.46	11.24	2286.14	22.46	N02°00'00\"
C19	100.00	38.88	19.74	2240.03	38.73	S74°00'00\"
C20	100.00	43.27	21.98	2247.29	43.27	S02°00'00\"
C21	73.00	78.82	41.36	6003.48	75.07	S68°43'16\"
C22	73.00	43.13	21.98	2247.29	43.13	S02°00'00\"
C23	50.00	3.15	1.57	3024.00	3.15	N71°00'00\"
C24	50.00	38.78	20.41	4224.57	37.86	S18°00'00\"
C25	50.00	84.30	37.50	7244.47	80.00	S42°00'00\"
C26	50.00	105.47	58.12	10209.37	99.86	N41°00'00\"
C27	40.00	4.84	2.42	636.06	4.84	S35°04'31\"
C28	40.00	72.32	37.82	6194.52	72.32	S68°00'00\"
C29	40.00	48.09	24.53	3742.36	48.09	S60°00'00\"
C30	40.00	72.68	45.00	8239.12	72.68	S55°00'00\"
C31	20.00	31.42	15.71	2630.57	31.42	S55°00'00\"

NO.	LENGTH	BEARING
L1	15.34	S55°00'00\"
L2	21.21	N55°46'48\"
L3	21.21	S36°31'12\"
L4	21.21	N55°46'48\"
L5	21.21	S36°31'12\"
L6	21.21	N55°46'48\"
L7	21.21	S36°31'12\"
L8	21.21	N55°46'48\"
L9	15.01	S36°31'12\"
L10	35.35	S36°31'12\"
L11	35.35	N55°46'48\"
L12	21.21	S36°31'12\"
L13	35.35	S36°31'12\"
L14	35.35	N55°46'48\"
L15	21.21	S36°31'12\"
L16	21.21	N55°46'48\"
L17	21.21	S36°31'12\"
L18	19.86	S36°31'12\"
L19	15.01	S36°31'12\"
L20	27.49	S75°00'00\"
L21	12.02	S14°50'21\"
L22	27.49	N75°00'00\"
L23	12.02	N14°50'21\"



LOT NO.	SQ. FT.
LOT 1	6924.28
LOT 2	5735.48
LOT 3	5384.87
LOT 4	5164.94
LOT 5	4336.08
LOT 6	5571.16
LOT 7	5571.16
LOT 8	5845
LOT 9	4750
LOT 10	8475
LOT 11	6170
LOT 12	5050
LOT 13	8218.34
LOT 14	8833.04
LOT 15	5734.47
LOT 16	5785.75
LOT 17	6602.20
LOT 18	6713.3
LOT 19	7228.26
LOT 20	7475.50
LOT 21	8664.44
LOT 22	8261.85
LOT 23	3125.33
LOT 24	7571.91
LOT 25	7424
LOT 26	7788.58
LOT 27	11240.90
LOT 28	6894.58
LOT 29	5081.17
LOT 30	7181.71
LOT 31	8323
LOT 32	8789.60
LOT 33	7697.45
LOT 34	5980
LOT 35	5871.50
LOT 36	7822.12
LOT 37	100-104
LOT 38	5080
LOT 39	8475.08
LOT 40-113	5300
LOT 41	5081.50
LOT 42	8328.98
LOT 43	5081.50
LOT 44-125	500
LOT 45	4887.50
LOT 46	5882.79
LOT 47	128-129
LOT 48	5590.70
LOT 49	5081.50
LOT 50	5081.50
LOT 51	5081.50
LOT 52	5081.50
LOT 53	5081.50
LOT 54	5081.50
LOT 55	5081.50
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LOT 58	5081.50
LOT 59	5081.50
LOT 60	5081.50
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LOT 200	5081.50

STATE OF TEXAS
COUNTY OF HIDALGO

I, LOS LAGOS INVESTMENTS, L.L.C., OWNER OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS LOS LAGOS SUBDIVISION, PHASE IV, TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RECTOR CASE, PRESIDENT OF LOS LAGOS INVESTMENTS, L.L.C. MALLIN, TEXAS 78054

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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE 07/12/05
CITY OF EDINBURG
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSEVERE APPEARED LOS LAGOS INVESTMENTS, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6TH DAY OF SEPTEMBER, 2005.

Notary Public, State of Texas
My Comm. Expires February 11, 2009

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 14th DAY OF SEPTEMBER, 2005.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, FENCES, FENCES AND BALDINGS SHALL BE PLACED UPON ANY OF THE LANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN CONSENT OF THE COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE (42.01). 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 THE DETERMINATIONS.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
BY 9/12/05

STATE OF TEXAS
COUNTY OF HIDALGO

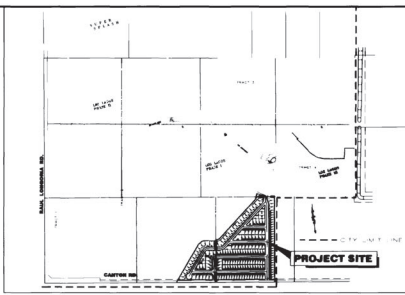
I, GILBERT J. GUERRA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

9/6/05
LICENSED PROFESSIONAL ENGINEER NO. 80156

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

9/6/05
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



METES AND BOUNDS

A 33.99 ACRE TRACT OF LAND OUT OF LOT 8, SWEARINGEN TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, AND LOTS 15 AND 16, BLOCK 58, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS OF HIDALGO COUNTY, SAID 33.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10, SWEARINGEN TRACT, THENCE NORTH 87°00'00\"

NOTES:

- FLOOD ZONE DESIGNATION: ZONE 17 FROM COMMUNITY - FLOOD NUMBER 480334 BASED DESCRIPTION OF FLOODS FROM NOVEMBER 16, 1982. AREAS OF 100-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVELS FROM 100-YEAR FLOOD.
- MINIMUM FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
- 145.67' OF STORM RUNOFF WILL BE REQUIRED TO BE DETAINED WITHIN THE SUBDIVISION.
- ONLY ONE SINGLE FAMILY DWELLING PER LOT.
- MINIMUM BUILDING SETBACKS FOR INNOVATIVE RESIDENTIAL DEVELOPMENT (LOTS 5-48, 139-175, 139-158 AND 178-184):
FRONT: 18 FEET
SIDE: 18 FEET
REAR: 18 FEET
OR GREATER FOR EASEMENTS ON ALL SIDES.
- MINIMUM BUILDING SETBACKS FOR 1-42 (LOTS 1-4, 50-138, 137-158 AND 178-177):
FRONT: 25 FEET
SIDE: 18 FEET
REAR: 18 FEET
OR GREATER FOR EASEMENTS ON ALL SIDES.
- OR GREATER FOR EASEMENTS ON ALL SIDES.
- NO ACCESS TO CANTON RO FROM LOTS 32-57 SHALL BE ALLOWED.
- LOTS WITH LESS THAN 100 SQUARE FEET SHALL BE CONSIDERED WITH THE CITY'S ADOPTED BUILDING CODES FOR GARDEN AND PATIO HOMES OR TOWNHOMES, AND SHALL BE SUBJECT TO THE CITY'S ADOPTED BUILDING CODES FOR GARDEN AND PATIO HOMES OR TOWNHOMES.
- A WORKING CLEARANCE EQUAL TO THE SIDE YARD SETBACK SHALL BE PROVIDED ON EACH LOT WITH BUILDING STRUCTURES ARE UNDER CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- NO CONVENTIONAL HOMES SHALL BE ALLOWED ON LOTS 5-48, 139-158, 139-175, AND 178-184.

RIO DELTA
ENGINEERING & SURVEYING
923 WEST CANO, SUITE 100
EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

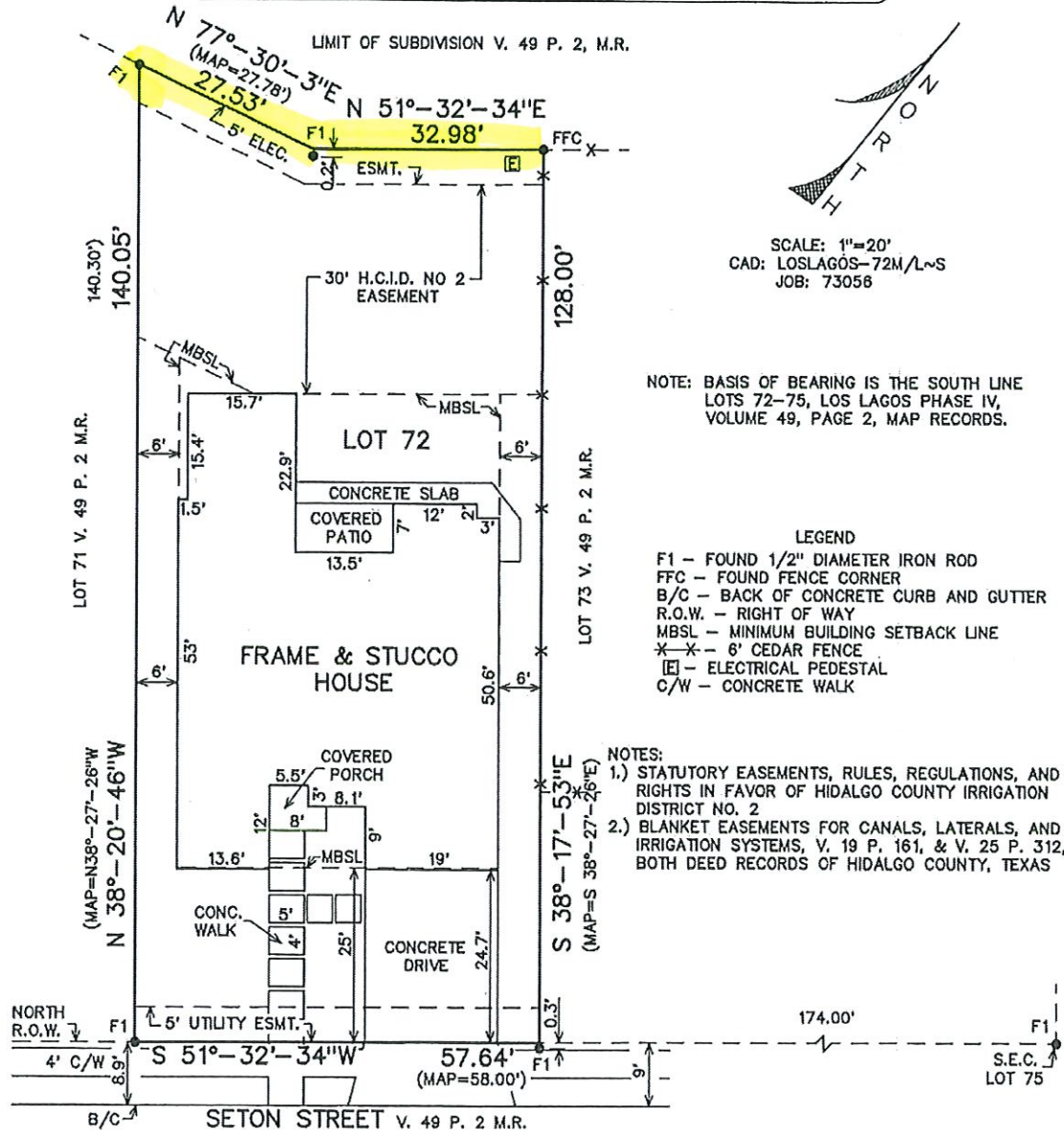


PLAT
SHEET
LOS LAGOS
PHASE IV
EDINBURG
TEXAS

PROJECT
SUB 04 006
DATE
AUGUST 15 2005
DESIGNED
H.G.
CHECKED
GILBERT GUERRA
DATE
AUGUST 15 2005
PROJECT
SUB 04 006
PAGE NO.

PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA



BUYER'S NAME: Cone Sergio Salinas Cantu and Patricia Lourdes Trevino

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel Number 480338 0035 E
Map Revised: June 6, 2000 LOMR May 14, 2001

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☒ Zone "X" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown. © copyright 2021 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 2535 Seton Street Edinburg, Texas

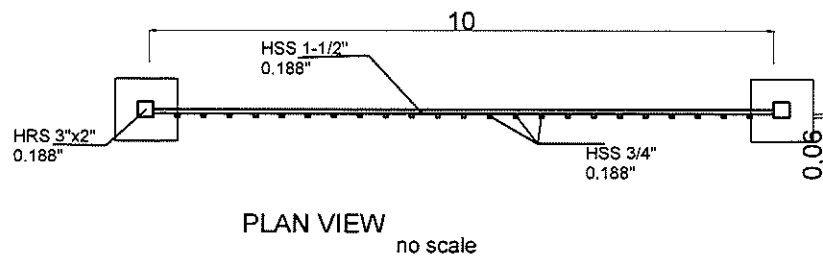
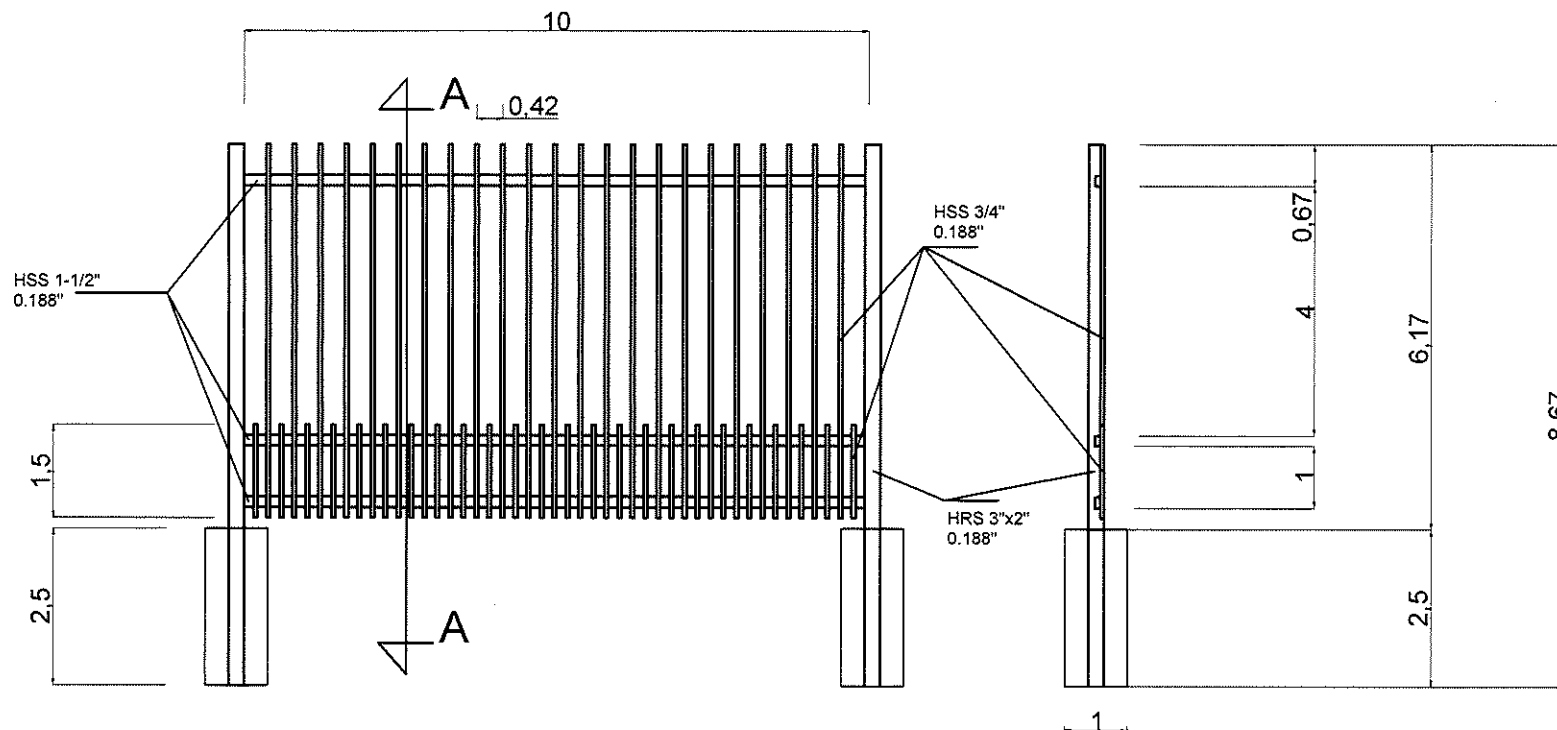
LEGAL DESCRIPTION: Lot 72, LOS LAGOS PHASE IV, an addition to the City of Edinburg, Hidalgo County, Texas,

ACCORDING TO THE MAP RECORDED IN VOLUME 49 PAGE 2
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

04-16-2021
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242





Modular Fence
Typical detail

2 archivos adjuntos

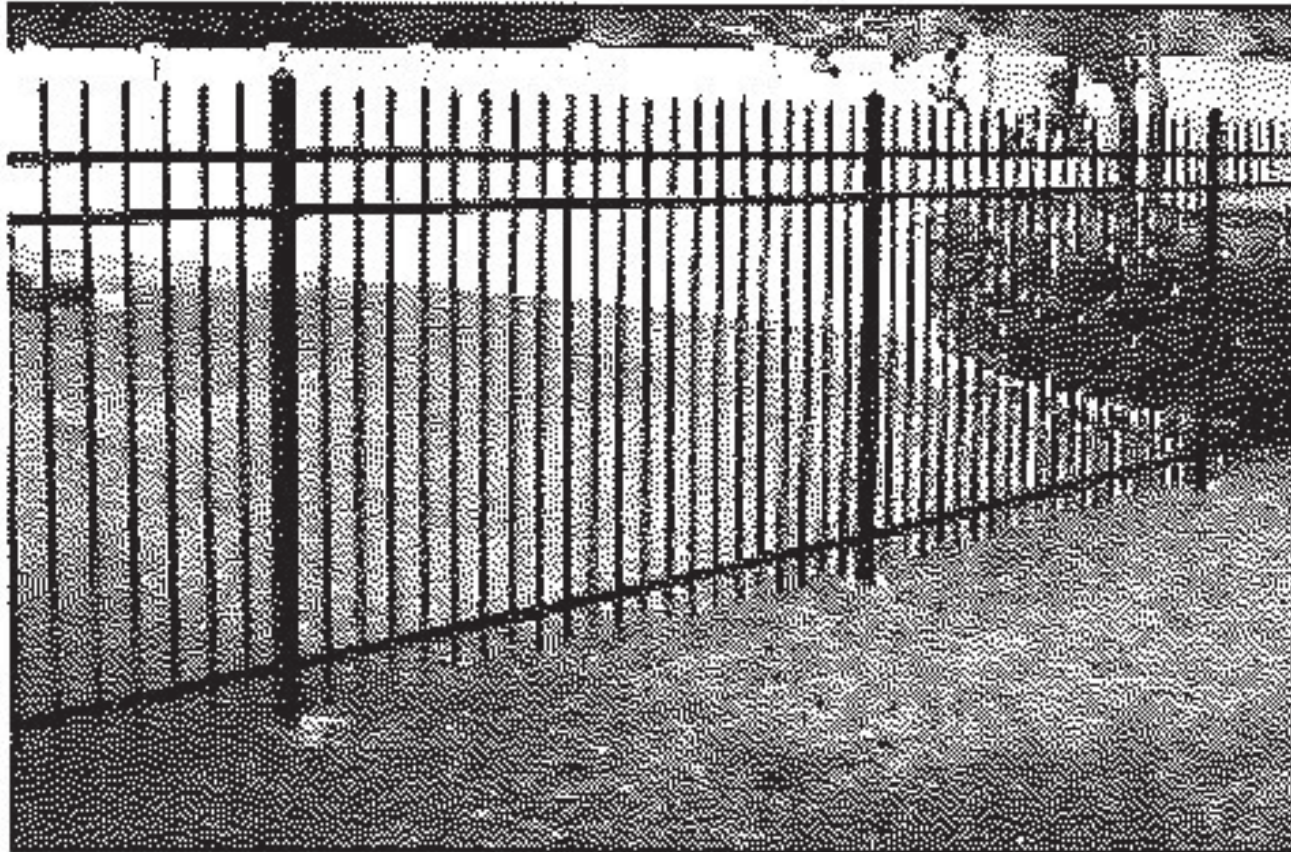
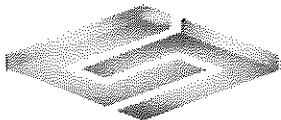


image0 (1).jpeg
60K



6.12 Fences and Walls.pdf
703K



Fwd: Fence Permit Request

1 mensaje

Melany Villarreal <Melany_vt@outlook.com>
Para: Galvamet Steel <info@galvametsteel.com>

9 de agosto de 2021, 14:36

De: Patricia Salinas <patysaltre@gmail.com>
Enviado: Monday, August 9, 2021 1:03:10 PM
Para: melany_vt@outlook.com <melany_vt@outlook.com>
Asunto: Fwd: Fence Permit Request

----- Forwarded message -----

From: HOA Phase IV <llhoa4@gmail.com>
Date: Wed, Jul 14, 2021 at 3:54 PM
Subject: Fwd: Fence Permit Request
To: Patricia Salinas <patysaltre@gmail.com>

✱ The ARC has approved your request for the fence you submitted.

Thank you,
Los Lagos HOA IV

----- Forwarded message -----

From: HOA Phase IV <llhoa4@gmail.com>
Date: Mon, Jul 12, 2021 at 10:43 AM
Subject: Fwd: Fence Permit Request
To: 038- Clint Dees <ctdees@gmail.com>, 041 -Rebecca Mitchell <rebeccamitchell5@yahoo.com>, 044- Joyce Lustgarten <joyce.lustgarten@gmail.com>, 166 - David Rivera <Davidtemplos22@gmail.com>, 181 - Zully De La Garza <zullydlg@icloud.com>

Good morning ARC,

Please review the request from the Salinas Family
2535 Seton Avenue

----- Forwarded message -----

From: Patricia Salinas <patysaltre@gmail.com>
Date: Mon, Jul 12, 2021 at 10:35 AM
Subject: Fence Permit Request
To: <llhoa4@gmail.com>, <plongoriay@gmail.com>, <ctdees@gmail.com>, <maritzalara1@hotmail.com>
Cc: cone salinas <conesalinas@hotmail.com>

Hello all,

I am the property owner of address 2535 Seton Ave 78542 and I need to put a fence for my house as protection for my dogs, not sure what it might be needed to get this approval from you. Please find attached a picture of what I am planning to get, can you please advise what do I need to send you for this approval?

Thank you,

Patricia and Cone Salinas

ORDINANCE NO. 2019-4320

ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE BY ADDING ARTICLE 2 LAND USES, SECTION 2.301 (D) (9), GENERAL, FENCES FACING OR ABUTTING A GOLF COURSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATING TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of Edinburg approved Ordinance No. 3209, adopting the Unified Development Code on August 7, 2007; and

WHEREAS, the Unified Development Code is a comprehensive set of regulations for development in the City of Edinburg and its Extraterritorial Jurisdiction; and

WHEREAS, the Unified Development Code may be need to be amended from time to time to address matters which facilitate development in the community; and

WHEREAS, on February 12, 2019 the Planning and Zoning Commission recommended with an approval of 7 to 0 vote to add Article 2 Land Uses, Section 2.301 (D) (9), General, fences facing or abutting a golf course.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The Unified Development Code is hereby amended by adding Article 2 Land Uses, Section 2.301 (D) (9), General, Fences Facing or Abutting a Golf Course and shall read in its entirety as follows:

9. Fences Facing or Abutting a Golf Course.
No fence shall be constructed upon any lot adjoining a golf course.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject, and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this

affected thereby and they shall remain in full force and effect.

SECTION V. CODIFICATION: This Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VI. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a special meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present, which was held in accordance with VTCA, Government Code, Section 551.041 on the 10th day of April 2019.

CITY OF EDINBURG

BY: _____

Richard R. Molina, Mayor

ATTEST:

BY: _____

Ludivina Leal, City Secretary



APPROVED AS TO FORM:

OMAR OCHOA LAW FIRM, P.C.

BY: _____

Omar Ochoa, City Attorney

Division 10.300 Development Landscaping

This Division establishes the landscape standards for development, including the landscaping of the lot, common open space, parking lots, and street trees.

Sec. 10.301 On-Lot Landscaping

- A. **General.** On-lot landscaping is that landscaping which is installed on property that is designated for development, such as single-family residential lots, multi-family residential lots, and non-residential lots (in landscape areas that are required pursuant to the applicable landscape area ratio (LSR)). It does not include landscaping in designated open space areas (*e.g.*, those provided pursuant to the applicable open space ratio (OSR), which are subject to the landscaping requirements of Section 10.303, *Open Space Landscaping*. See Figure 10.301.A., *On-Lot Landscaping*.

- A. **General.** Irrigation systems shall be required and designed to avoid sprinkling and unnecessary runoff onto paved areas, including parking, loading and street pavement areas. Prevailing winds shall be considered in the design of the irrigation systems.

1. The irrigation of all required landscape areas and plant materials shall utilize one or a combination of the following methods to be detailed on a landscaping plan which is capable of providing a soil moisture adequate to maintain the survival and growth of the landscape plants on a sustained basis keeping the minimum soil moisture level between the field capacity of the soil and the wilting point of the plants.
2. An automated irrigation system consisting of conventional spray, bubblers, drip, emitters, drip tubing, porous pipe-soakers or similar designs compliant with Chapter 401 of the Texas Local Government Code which require a city with a population of 20,000 or more to regulate the installation of irrigation systems within the corporate limits of the city as well as the city's extraterritorial jurisdiction connecting to the City's potable water system. The irrigation system needs to comply with applicable Texas Commission on Environmental Quality regulations on the installation, inspection and operation of irrigations systems by licensed irrigators.
3. Manual watering is permitted if all parts of the landscape improvements are within 100 feet of one or more hose bibs and if nonresidential landscape

improvements do not exceed 2,000 square feet. Watering hoses must not cross vehicular or pedestrian traffic during business hours.

1. Manual watering is permitted if all parts of the landscape improvements are within 100 feet of one or more hose bibs and if nonresidential landscape improvements do not exceed 2,000 square feet. Watering hoses must not cross vehicular or pedestrian traffic during business hours.
2. Manual watering is permitted for on-lot landscaping, that is landscaping which is installed on property that is developed with single-family residential lots. Manual watering is prohibited for on-lot landscaping which is installed on multi-family lots and non-residential lots developed with commercial and industrial lots.

Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

CONÉ SERGIO SALINAS & PATRICIA TREVIÑO



Planning & Zoning Staff Report

September 24, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6B

Consider Variance to the City's Unified Development Code, Section 3.304, Multi-Family Lot & Building Standards, Setbacks, being Lot 45, Santa Fe Estates Phase III Subdivision, located at 1712 West Agua Fina Avenue, as requested by Carlos Margo.

Request

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

Property Location and Vicinity

The property is located on the south side of West Agua Fina Avenue, approximately 151 ft. east of Encanto Avenue. The property has 112 ft. of frontage along West Agua Fina and a depth of 145 ft. to its deepest point for a tract size of 16,240 sq. ft. The property is part of Santa Fe Estates Phase III Subdivision, which was recorded on August 29, 2000. Setbacks called for by plat are as follows: Front 20 ft., Rear 20% of lot depth (29 ft.) and Side 6 ft. The property is zoned Urban Residential (UR) District. Surrounding zoning is Urban Residential (UR) District to the north, south, and west and Suburban Residential (S) District to the east.

Background and History

A building permit for the construction of two fourplexes on the property was received on March 5, 2002 and approved by the City on March 11, 2002. Final Inspection was approved on July 5, 2002. The City received a survey from the applicant and it was determined an encroachment of 9 ft. had taken place into the 29 ft. rear yard setback.

Staff mailed a notice of the variance request to thirty (30) neighboring property owners and received no comments in favor and no comments against for this request at the time of this report.

Analysis

The applicant is requesting that the Board grant the encroachment of 9 ft. into the 29 ft. rear yard setback along the south side of the property, leaving a 20 ft. separation from building to property line.

Recommendation

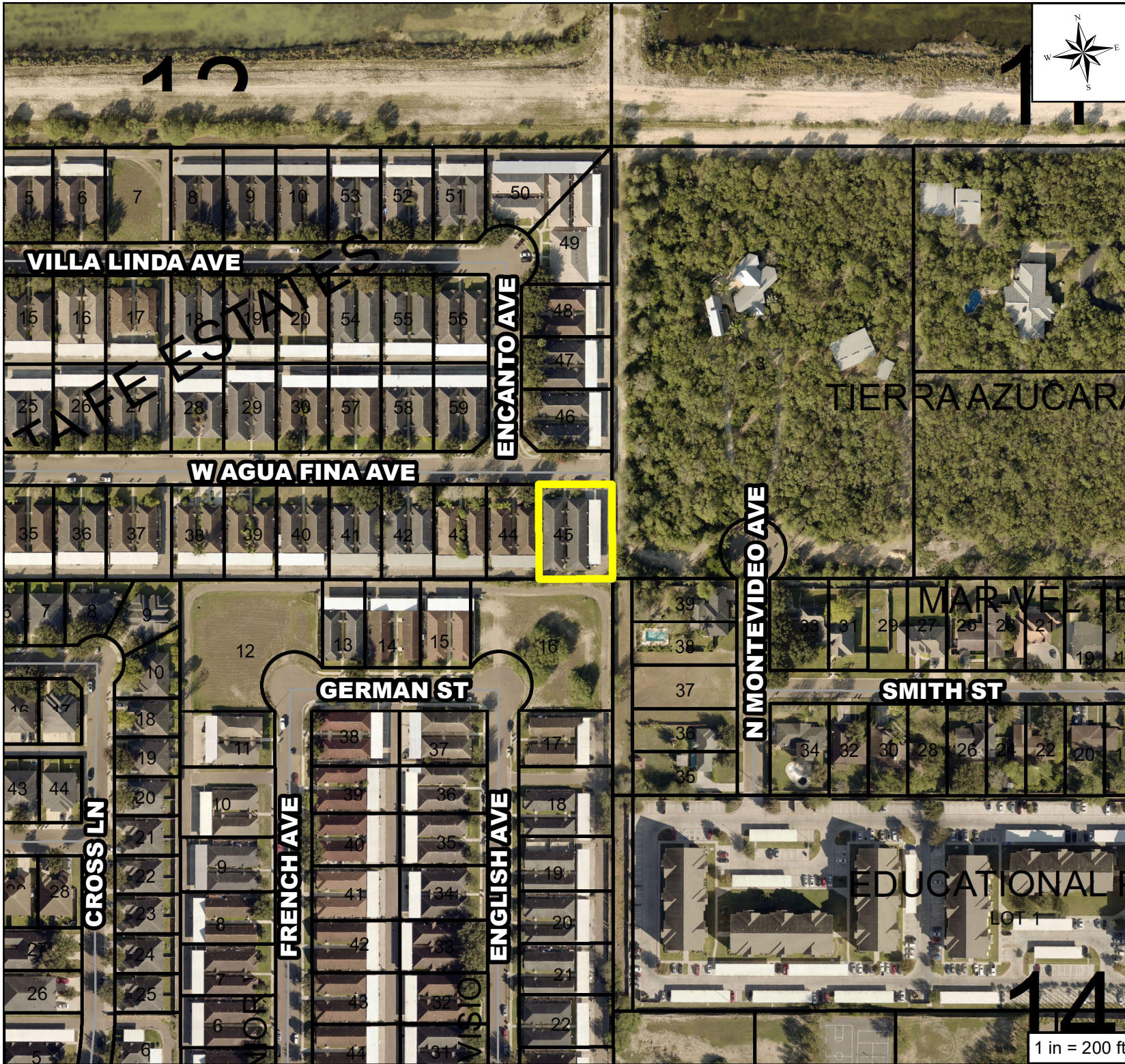
Staff recommends approval of the variance request subject to the footprint as shown on the survey. If approved a \$40 fee will be required payable to the County of Hidalgo, County Clerk's

Planning & Zoning Staff Report

Office for the recording of the ZBA order on this request, and any other City requirements, as applicable. A location map, aerial map, photo, subdivision plat, site plan, and response from property owner are attached for the Board's consideration.

Prepared By:
Nikki Marie Cavazos
Urban Planner

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





AERIAL MAP

CASE CAPTION:

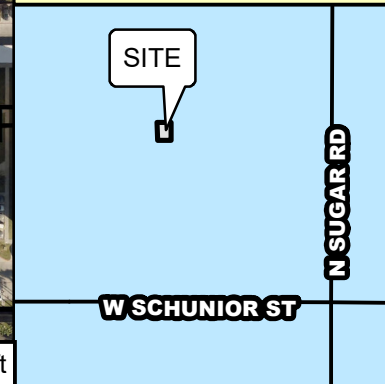
APPLICANT NAME:
CARLOS MARGO

Consider Variance to the City's Unified Development Code, Section 3.303 Multi-Family Lot & Building Standards, Setbacks, being Lot 45, Santa Fe Estates Phase 3 Subdivision, located at 1712 Agua Fina Avenue, as requested by Carlos Margo.

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 200 ft

12



11



ZONING MAP

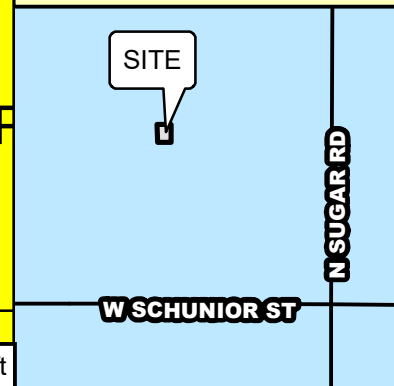
CASE CAPTION:

APPLICANT NAME:
CARLOS MARGO

Legend

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

SITE LOCATION MAP



VILLA LINDA AVE

ENCANTO AVE

W AGUA FINA AVE

N MONTEVIDEO AVE

SMITH ST

GERMAN ST

FRENCH AVE

ENGLISH AVE

MAJOR VILLAGE

VISION

MAR-VEL TE

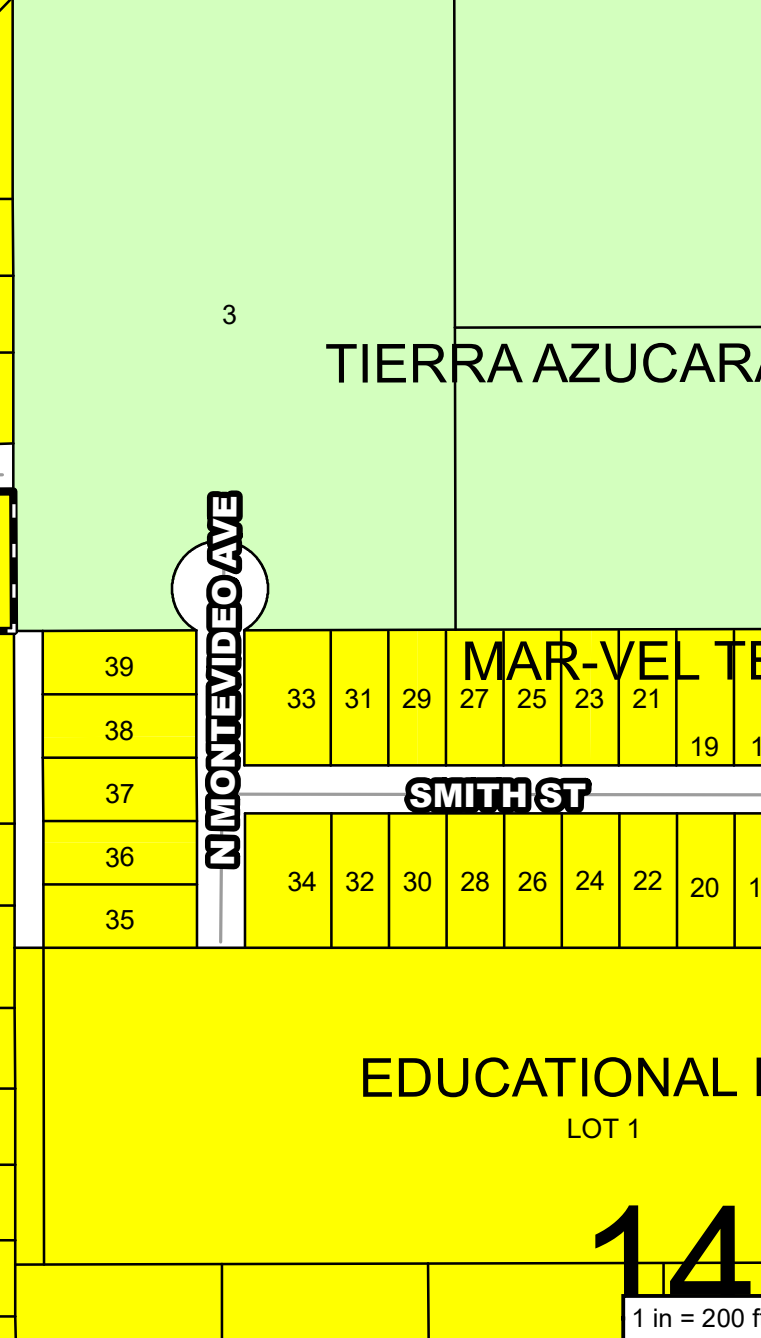
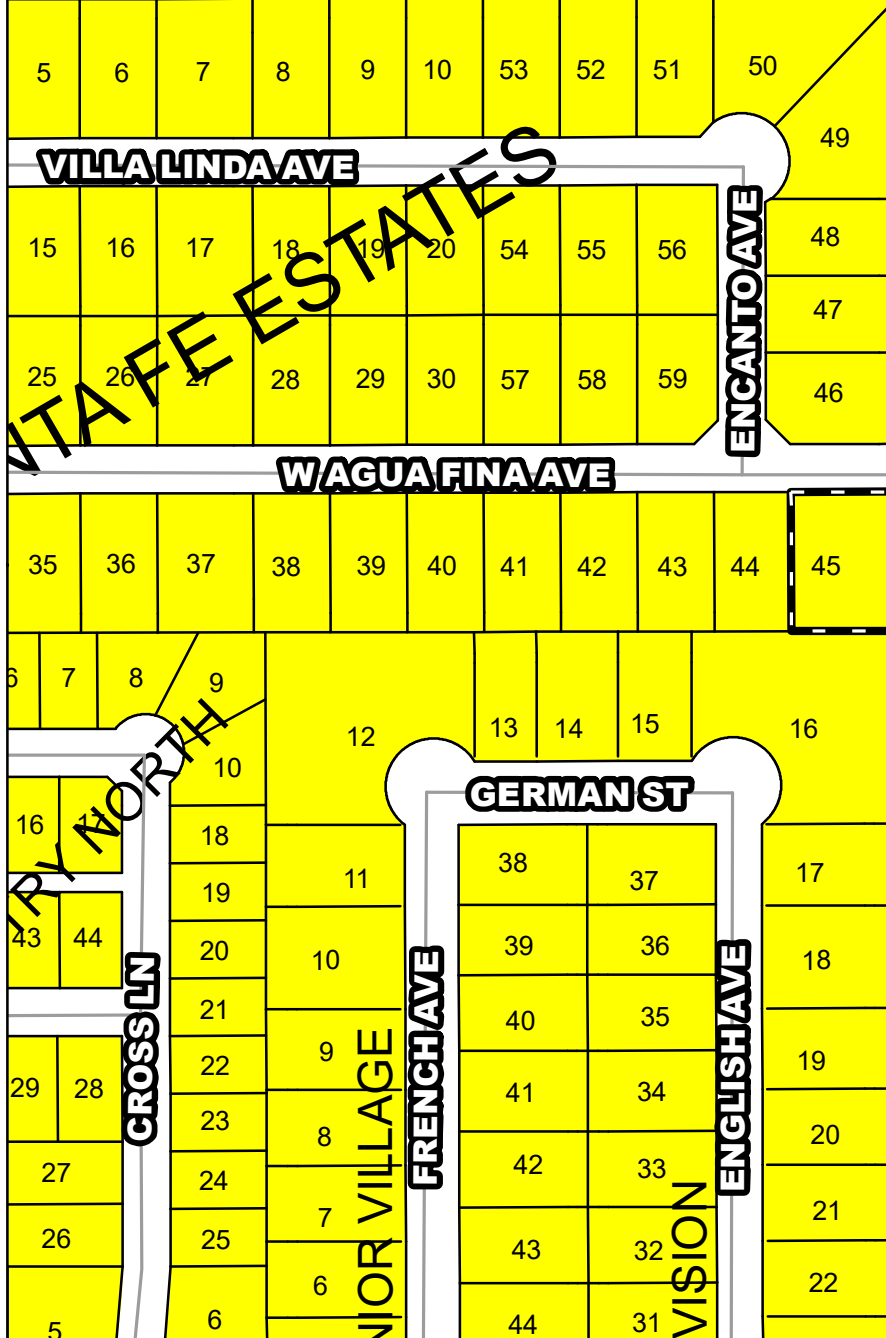
**EDUCATIONAL P
LOT 1**

14

1 in = 200 ft

CROSS LN

WY NORTH



12



14



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

CARLOS MARGO

Consider Variance to the City's Unified Development Code, Section 3.303 Multi-Family Lot & Building Standards, Setbacks, being Lot 45, Santa Fe Estates Phase 3 Subdivision, located at 1712 Agua Fina Avenue, as requested by Carlos Margo.

SANTA FE ESTATES

TIERRA AZUCARA

MAR-VEL TE

PRY NORTH

NIOR VILLAGE

VISION

EDUCATIONAL F
LOT 1

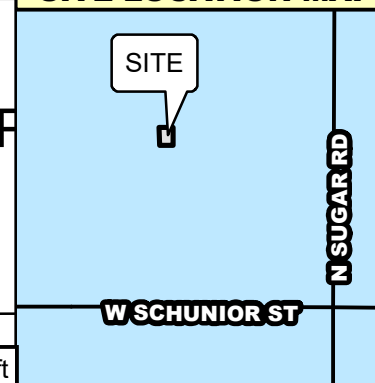
14

1 in = 200 ft

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





Case #

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: Letter of variance

Reason for Hardship (attach additional pages if necessary)

The original owner of this property was not aware of an easement encroachment, nor was he notified by the City of Edinburg of the same when these apartments were constructed on this lot in 2002. I currently would like to sell the apartments, but have a purchase contract on hold due to this encroachment. The encroachment is 9 feet from the south side of the apartments. See survey. I would therefore respectfully request a variance for this encroachment.

Property Description: Lot 45 Block Santa Fe Estat Subdivision Santa Fe EstatesProperty Address: 1712 Agua FinaPresent Property Zoning: UR - Urban ResidentialPerson requesting Variance: Carlos MargoMailing Address: 1405 Granrey Dr Edinburg/TX 78541
Street Address City/State Zip CodePhone No. (Home): 9562505430 (Work): _____ (Cell): _____Owner's Name: Eduardo MargoMailing Address: 617 N. 47th St. _____ 98103
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: Eduardo Margo Digitally signed by Eduardo Margo
Date: 2021.09.07 09:22:08 -07'00' Date: September 7, 2021Owner/Agent's Name (Please Print): Eduardo Margo

\$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



SANTA FE ESTATES PHASE III

A 6.546 ACRE TRACT OF LAND OUT OF THE SOUTH 20.00 ACRES OF LOT TWELVE (12), SECTION TWO HUNDRED FORTY-TWO (242), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 720153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREON AS THE SANTA FE ESTATES PHASE III SUBDIVISION TO THE CITY OF EDINBURG, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEED-GATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Aracelia Cantu
ARACELIA CANTU
3338 ZENADA
MALLEN TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10TH DAY OF FEBRUARY, 2000.



Susan J. Cisneros
SUSAN J. CISNEROS
NOTARY PUBLIC

THIS PLAN APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 11TH DAY OF FEBRUARY, 2000.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT ON THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

Matthew
SECRETARY

William J. H.
PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE, AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Jack A. Headley
JACK A. HEADLEY
R.P.L.S. NO. 4384

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN.



Eualdo Ramirez
EUALDO RAMIREZ
P.E. NO. 77062

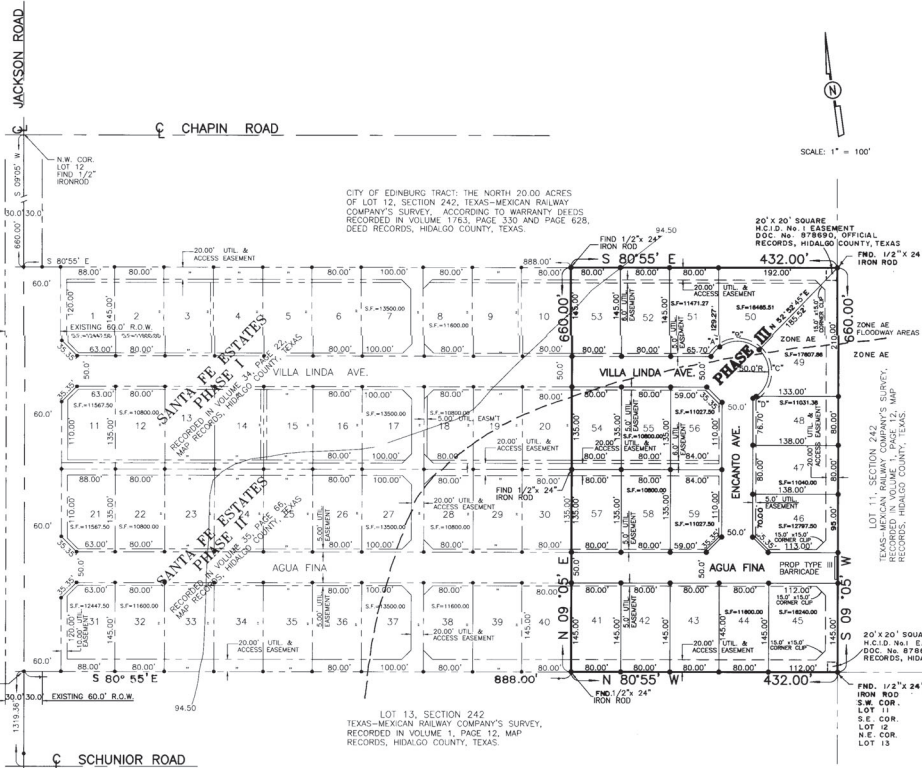
Recorded in Volume 36 Page 127
of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.

900846
Filed for Record in
Hidalgo County
by Juan D. Salinas
County Clerk
On Aug 29, 2000 at 10:10 AM
Map - Large
Document Number - 900
Total Fee - \$1
Receipt Number - 30463
By Flo Chavez

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

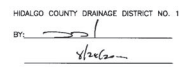
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527

FILENAME: F:\DATA\SUBDIVISION\EDINBURG\LAND\PLAT-3
DATE PREPARED: 1/19/00 BY: CHECKED BY: APPROVED BY:
DATE REVISION: 2/1/00 BY: CHECKED BY: APPROVED BY:

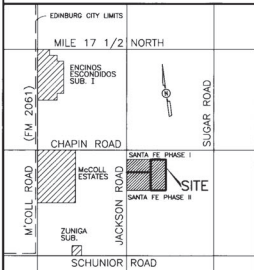


CURVE	DELTA	RADIUS	LENGTH	TANGENT
"A"	$\Delta = 24^{\circ}32'58''$	$R = 50.00'$	$L = 21.42'$	
"B"	$\Delta = 79^{\circ}14'47''$	$R = 50.00'$	$L = 88.15'$	
"C"	$\Delta = 99^{\circ}20'03''$	$R = 50.00'$	$L = 86.69'$	
"D"	$\Delta = 06^{\circ}52'12''$	$R = 50.00'$	$L = 6.00'$	

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (DLS/C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY 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.



LOCATION MAP
SCALE: 1" = 1000'



GENERAL NOTES
1. FLOOD ZONE DESIGNATION: ZONE "AE"
FLOODPLAIN AREAS IN ZONE "AE"
BASE FLOOD ELEVATIONS DETERMINED:
BASE ELEV. 95.50

- C.P.N. 480338 0015 E. MAP REVISED, JUNE 8, 2000
MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT
- LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES
FRONT: 15' (SEE SAC)
SIDE: 10' (SEE SAC)
REAR: 10' (SEE SAC)
SIDE ABUTTING STREET: 10' (SEE SAC)
- BENCHMARK: NORTHEAST BOLT OF FIRE WIGWAG LOCATED 382.0' SOUTH OF CHAPIN ROAD AND 28' WEST OF THE CENTERLINE OF JACKSON ROAD. ELEVATION: 86.80

- DRAINAGE DETENTION PER LOT IS 1732.82 C.F.
- 50% OF PARK LAND DEDICATION FEE WILL BE COLLECTED AT BUILDING PERMIT STAGE.
- LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE ACCESS EASEMENTS.
- DWELLINGS PER LOT MULTI-FAMILY
- ACCESS EASEMENT WILL NOT HAVE ACCESS ONTO JACKSON ROAD.
- ENGINEERED DRAINAGE PLANS PRIOR TO ISSUING BUILDING PERMITS.



PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

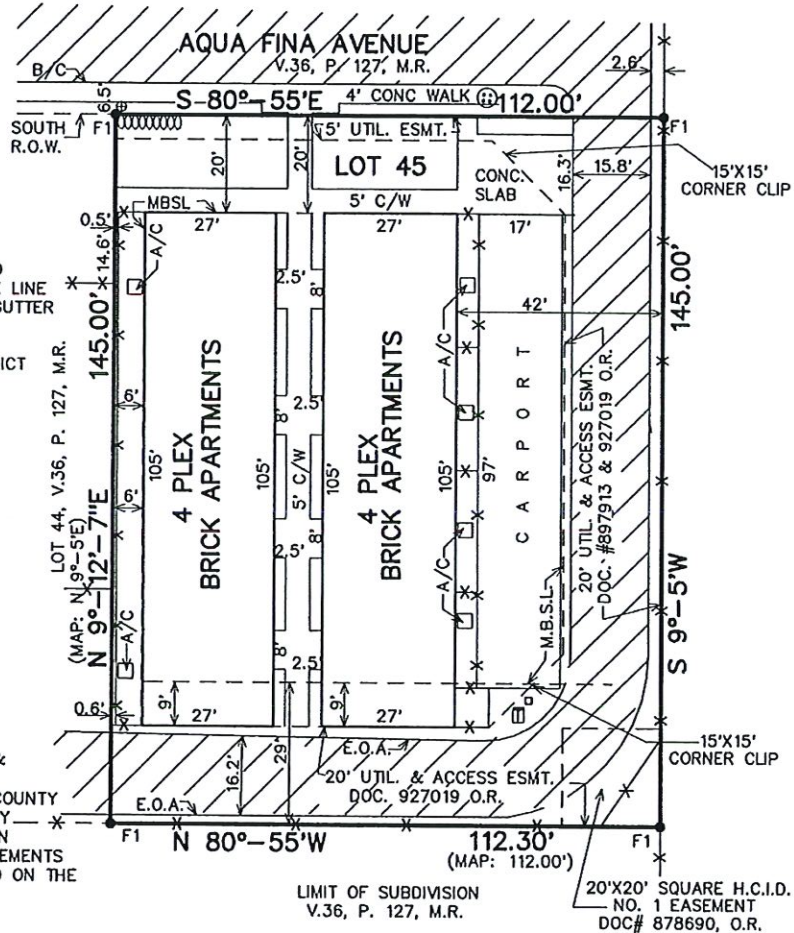
SCALE: 1"=30'
CAD: SANTAFE3-45M
JOB: 74390

NOTE: BASIS OF BEARING IS
THE EAST LINE OF LOT 45
SANTA FE ESTATES, PHASE
III, V. 36 P. 127 M.R.

LEGEND
F1 - FOUND 1/2" DIAMETER IRON ROD
M.B.S.L. - MINIMUM BUILDING SETBACK LINE
B/C - BACK OF CONCRETE CURB & GUTTER
E.O.A. - EDGE OF ASPHALT
R.O.W. - RIGHT OF WAY
H.C.I.D. - HIDALGO COUNTY IRR. DISTRICT
O.R. - OFFICIAL RECORDS
* - 6' CEDAR FENCE
⊕ - TELEPHONE PEDESTAL
□ - CABLE T.V. PEDESTAL
▣ - ELECTRICAL TRANSFORMER
○ - WATER METER

NOTES:

- 1) STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE
- 2) BLANKET EASEMENT GRANTED TO C.P. & L., CLERK'S FILE #897913 & AMENDED IN 927019, O.R.
- 3) RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 TO ANY PORTION OF PORTION LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY



BUYER'S NAME: Polker Properties, LLC

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel Number 480338 0015 E
Map Revised: May 14, 2001

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
- ☒ Zone "X" - This is to certify that this property is not in a flood prone area. However limits (SHADED) between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2021 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 1712 Agua Fina Ave. Edinburg, TX 78541

LEGAL DESCRIPTION: Lot Forty-five (45), SANTA FE ESTATES, PHASE III, an addition to the City of Edinburg, Hidalgo County, Texas,

ACCORDING TO THE MAP RECORDED IN VOLUME 36 PAGE 127
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

08/07/2021
DATE

PABLO PERA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

CARLOS MARGO



Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

CARLOS MARGO



Planning & Zoning Staff Report

September 20, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6C

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 48, Sprague Meadows Phase IV Subdivision, located at 810 Bass Boulevard, as requested by Jessica Sanchez & Eduardo Barrera.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.301 Single Family Residential Bulk Standards, Setbacks. The applicant is proposing to construct an addition to an existing single-family residence.

Property Location and Vicinity

The property is located at the southeast corner of Crawfish Drive and Bass Boulevard. This is a corner lot with approximately 46 ft. of frontage along Bass Boulevard and 96 feet of frontage along Crawfish Drive for a total lot area of 8,339 sq. ft. The property is zoned Neighborhood Conservation 5 (NC5) District. Adjacent zoning is Neighborhood Conservation 5 (NC5) District in all directions. Surrounding uses are entirely residential. Surrounding land uses are single family residential.

Background and History

This property is in the Sprague Meadows Subdivision, which was recorded in 1998. The applicant is proposing a new addition to a single family home. On August 24, 2021, a site plan and Application Request for Variance were submitted to the City for consideration.

Staff mailed notice of this variance request to 40 neighboring property owners and received two comments in favor and none against this request had been received at the time this report was prepared.

Analysis

Plat notes call for 7 ft. setbacks on side yards for this subdivision. Should the variance request be approved, the expansion will encroach approximately 1 ft. into the required side yard setback, leaving 6 ft. of clearance between the proposed structure and property line. The proposed addition will add approximately 400 sq. ft. of living area to the existing residence. There are no apparent additions to homes in the neighborhood requiring variances of a similar nature.

Staff Report

Recommendation

Staff recommends disapproval based on applicable plat restrictions and to maintain consistency in the neighborhood.

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:

Jaime Ayala

Planner II

Approved by:

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

PRAQUE ST.



AERIAL MAP

CASE CAPTION:

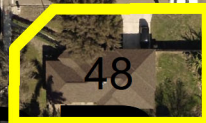
APPLICANT NAME:

**JESSICA SANCHEZ AND
EDUARDO BARRERA**

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 48, Sprague Meadows Phase IV Subdivision, located at 810 Bass Boulevard, as requested by Jessica Sanchez & Eduardo Barrera.

BASS BLVD

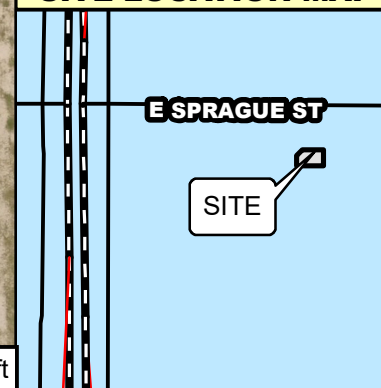
2 SPRAGUE MEADOWS



Legend

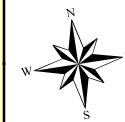
-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 120 ft

PRAQUE ST.



ZONING MAP

CASE CAPTION:

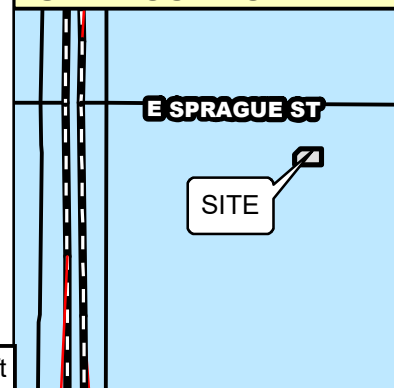
APPLICANT NAME:

JESSICA SANCHEZ AND
EDUARDO BARRERA

Legend

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

SITE LOCATION MAP



BASS BLVD

1

2

3

4

5

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7

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10

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12

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46

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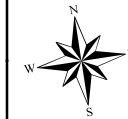
1 in = 120 ft

2

SPRAGUE

MEADOWS

PRAQUE ST.



MAILOUT AND SITE MAP




CASE CAPTION:

APPLICANT NAME:

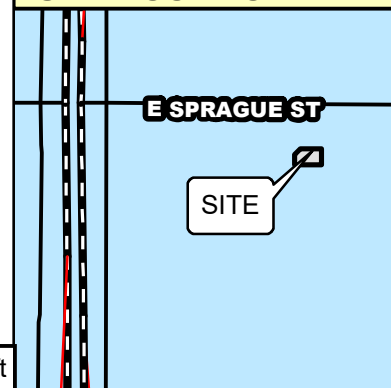
**JESSICA SANCHEZ AND
EDUARDO BARRERA**

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 48, Sprague Meadows Phase IV Subdivision, located at 810 Bass Boulevard, as requested by Jessica Sanchez & Eduardo Barrera.

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



SPRAGUE MEADOWS

1

2

3

4

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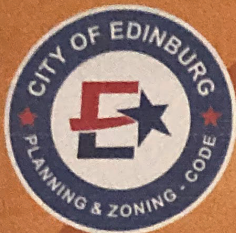
33

56

59

32

1 in = 120 ft



Case #

THE CITY OF
Edinburg

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

Zoning Board of Adjustment Application Request for Variance

Nature of Request: Needing additional feet from property abatement

Reason for Hardship (attach additional pages if necessary)

We are planning on adding to our house and need to take 2 foot from the 7 foot abatement of south side of lot.

Property Description: Lot 48 Block Spague Meado Subdivision Spague Meadows

Property Address: 810 Bass Blvd Edinburg Texas 78542

Present Property Zoning: _____

Person requesting Variance: Jessica Sanchez and Eduardo Barrera

Mailing Address: 810 Bass Blvd Edinburg/Texas 78542
Street Address City/State Zip Code

Phone No. (Home): 2122411 (Work): _____ (Cell): 2663198

Owner's Name: Jessica Sanchez and Eduardo Barrera

Mailing Address: 810 Bass Blvd Edinburg/TX 78542
Street Address City/State Zip Code

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

Signature: [Signature] Date: August 12/2021

Owner/Agent's Name (Please Print): Jessica Sanchez and Eduardo Barrera

\$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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "SPRAGUE MEADOWS PHASE IV", HAVE HEREBY SUBSCRIBED TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE CITY OF EDINBURG, TEXAS, ALL THE RIGHTS, POWERS, INTERESTS, CLAIMS, DEMANDS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME HE (THEY) OFFICED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF May, 1998.

Susan J. Chenevix
COUNTY CLERK
COUNTY OF HIDALGO

Susan J. Chenevix
COUNTY CLERK
COUNTY OF HIDALGO

THIS PLAN APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 13th DAY OF May, 1998.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS, AND THAT THE DISTRICTS OF THE CITY OF EDINBURG, TEXAS, HAVE BEEN MAINTAINED AND WILL BE MAINTAINED IN THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE WRITTEN PERMISSION OF THE H.C.I.D. NO. 1 BOARD OF DIRECTORS.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.

October 3, 1998
DATE
CHAIRMAN PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.

October 3, 1998
DATE
CITY SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT, AND THAT THE SAME IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPOSED ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN.



STATE OF TEXAS
COUNTY OF HIDALGO

7162455

SPRAGUE MEADOWS PHASE IV

A 15.49 ACRE TRACT OF LAND OUT OF THE EAST ONE-HALF (E 1/2) (20.00 ACRES) OF LOT TWO (2), SECTION TWO HUNDRED SEVENTY (270) TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED AND AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 1054, PAGE 429, AND VOLUME 1764, PAGE 608, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND EXCEPT A PARCEL OF LAND, 293 FEET BY 293 FEET OUT OF THE SOUTHEAST CORNER COMMITTED TO CENTRAL POWER AND LIGHT COMPANY IN VOLUME 1335, PAGE 458, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND EXCEPT 0.27 OF AN ACRE OUT OF A CERTAIN 0.30 ACRE TRACT CONVEYED TO THE CITY OF EDINBURG, TEXAS, ACCORDING TO RIGHT-OF-WAY DEED AND DEDICATION RECORDED IN VOLUME 1686, PAGE 714, DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PLAT SHOWING

A 15.49 ACRE TRACT OF LAND BEING THE EAST ONE-HALF (E 1/2) (20.00 ACRES) OF LOT TWO (2), SECTION TWO HUNDRED SEVENTY (270) TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED AND AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 1054, PAGE 429, AND VOLUME 1764, PAGE 608, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND EXCEPT THE EAST 75.00 FEET (2.27 ACRES) THEREOF FOR R.O.W. CLAIMED OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE, SAME AND EXCEPT A PARCEL OF LAND, 293 FEET BY 293 FEET OUT OF THE SOUTHEAST CORNER COMMITTED TO CENTRAL POWER AND LIGHT COMPANY IN VOLUME 1335, PAGE 458, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND EXCEPT 0.27 OF AN ACRE OUT OF A CERTAIN 0.30 ACRE TRACT CONVEYED TO THE CITY OF EDINBURG, TEXAS, ACCORDING TO RIGHT-OF-WAY DEED AND DEDICATION RECORDED IN VOLUME 1686, PAGE 714, DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 2, AND IN THE CENTERLINE OF SPRAGUE STREET FOR THE NORTHWEST CORNER OF THE ABOVE DESCRIBED HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE R.O.W., AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 87°53'W 75.00 FEET FROM A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 2, AND ALSO BEARS N 87°53'W 250.00 FEET FROM A COTTON PICKER SPINDLE FOUND (RECORDED MONUMENT) FOR THE SOUTHWEST CORNER OF SPRAGUE MEADOWS PHASE I (RECORDED IN VOLUME 30, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS),

THENCE, S 08°59'W, ALONG THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE R.O.W., PASSING AT 20.00 FEET THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 0.27 ACRE TRACT (SAME AND EXCEPT), PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 40.00 FEET FROM THE SOUTHEAST CORNER OF SAID 0.27 ACRE TRACT, AND THE SOUTH R.O.W. LINE OF SPRAGUE STREET, PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 1023.50 FEET TO A REFERENCE POINT, A TOTAL DISTANCE OF 1027.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE ABOVE DESCRIBED CENTRAL POWER AND LIGHT COMPANY TRACT, AND THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°53'W, ALONG THE NORTH LINE OF SAID CENTRAL POWER AND LIGHT COMPANY TRACT, A DISTANCE OF 283.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

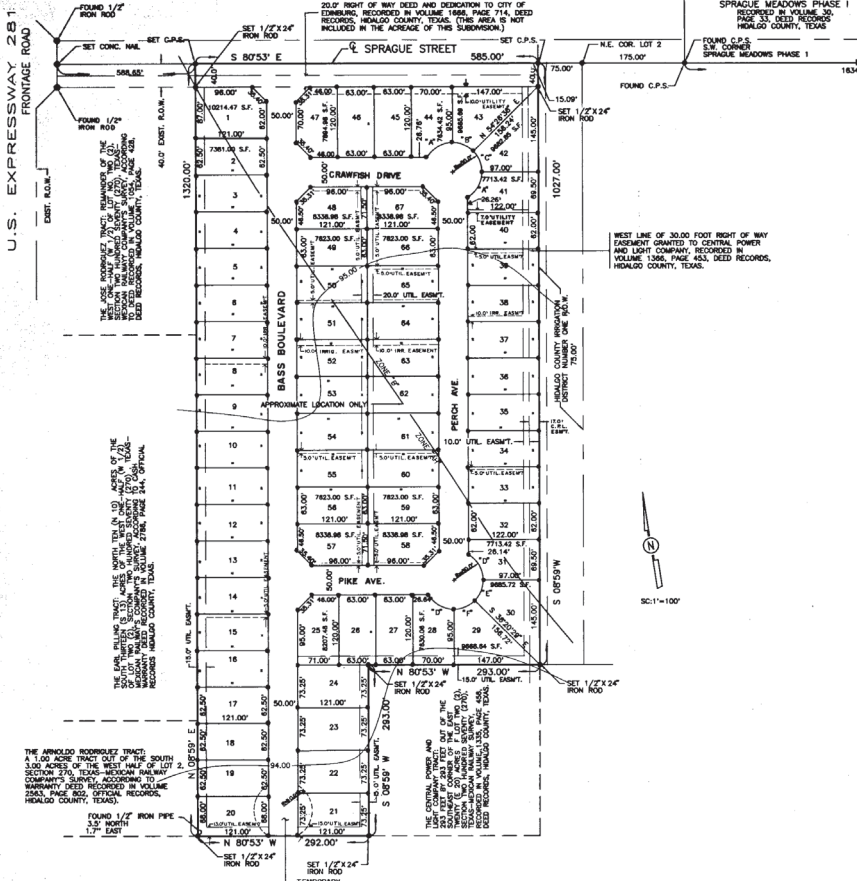
THENCE, S 08°59'W, ALONG THE WEST LINE OF SAID CENTRAL POWER AND LIGHT COMPANY TRACT, A DISTANCE OF 283.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET ON THE SOUTH LINE OF LOT 2, AND THE NORTH LINE OF LOT 7, FOR THE SOUTHWEST CORNER OF SAID TRACT, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°53'W, ALONG THE SOUTH LINE OF LOT 2, AND THE NORTH LINE OF LOT 7, A DISTANCE OF 292.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET FOR THE SOUTHWEST CORNER OF THE ARNOLDO RODRIGUEZ TRACT (A 1.00 ACRE TRACT OUT OF THE SOUTH 3.00 ACRES OF THE WEST HALF OF LOT 2, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 802, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 08°59'W, ALONG THE EAST LINE OF THE ARNOLDO RODRIGUEZ TRACT, THE EAST LINE OF THE EAST PILLING TRACT (THE NORTH TEN (10) ACRES OF THE SOUTH THIRTEEN (13) ACRES OF THE WEST ONE-HALF (1/2) OF LOT TWO (2), SECTION TWO HUNDRED SEVENTY (270) TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO CASH WARRANTY DEED RECORDED IN VOLUME 2786, PAGE 244, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE EAST LINE OF THE JOSE RODRIGUEZ TRACT (REMAINDER OF THE WEST ONE-HALF (1/2) OF LOT NO. TWO (2), SECTION TWO HUNDRED SEVENTY (270) TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO DEED RECORDED IN VOLUME 1054, PAGE 429, DEED RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 1280.00 FEET FOR THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 0.27 ACRE TRACT (SAME AND EXCEPT), AND THE SOUTH R.O.W. LINE OF SPRAGUE STREET, PASSING AT 1300.00 FEET THE NORTHEAST CORNER OF SAID 0.27 ACRE TRACT, A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 2, AND IN THE CENTERLINE OF SPRAGUE STREET FOR THE NORTHEAST CORNER OF THE JOSE RODRIGUEZ TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 80°53'E, ALONG THE NORTH LINE OF LOT 2, AND THE CENTERLINE OF SPRAGUE STREET, A DISTANCE OF 585.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.49 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH SPRAGUE MEADOWS PHASE I, RECORDED IN VOLUME 30, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.

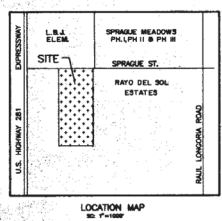


CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	282.30°	50.00	32.24	38.79
2	427.35°	50.00	38.87	20.85
3	47.40°	50.00	38.88	20.84
4	427.35°	50.00	38.87	20.85
5	47.40°	50.00	38.87	20.84
6	427.35°	50.00	38.87	20.85
7	47.40°	50.00	38.87	20.84

Recorded in Volume 33, 157
of the Public Records of Hidalgo County, Texas
Menden and Hunt, Inc.

GENERAL NOTES

- FLOOD ZONE DESIGNATION: ZONE "1" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WATERS THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. C.P.M. 480338 0010 D MAP REVERSED: AUGUST 4, 1987
- FLOOD ZONE DESIGNATION: ZONE "2" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. (BASE FLOOD ELEVATIONS ARE SHOWN). C.P.M. 480338 0020 D MAP REVERSED: AUGUST 4, 1987
- ONE SINGLE FAMILY DWELLING PER LOT.
- MINIMUM FINISH FLOOR ELEVATION: 86.50 OR 18" ABOVE TOP OF CURB (WHICHEVER IS GREATER).
- LEAVING # - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES: FRONT: 25.0'; REAR: 20.0' LOT DEPTH: 40' MAX. SIDE: 7.00'; BACK: 18.00'; SETBACK FOR ALL UNIMPROVED CEMETERIES OR GARAGE SHALL BE 18.00' FROM PROPERTY LINE.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- DRAINAGE RETENTION PER LOT IS: 704.70 C.F.
- 8.1-8.4-95-25: SQUARE OUT ON TOP OF CURB INLET ON NORTH SIDE OF SPRAGUE STREET, 133.00 FEET WEST OF CENTERLINE OF RAIL LONGORIA ROAD (F.M. 1429).
- NO ACCESS WILL BE ALLOWED FROM LOTS 1 AND 43 THROUGH 47 ONTO SPRAGUE STREET.
- SIZE OF PARK LAND DEDICATION FEE WILL BE COLLECTED AT BUILDING PERMIT STAGE.
- NO FENCES AND/OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENT ON LOT 41.



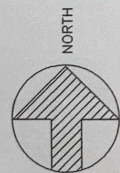
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
124 E. STUBBS ST., EDINBURG, TEXAS 78539 PH. (210) 381-6480

BASS BOULEVARD

46.50'

25'-0"
FRONT SETBACK

Requesting 1 foot
from setback for
New Addition



SITE PLAN LAYOUT

SCALE: 3/32" = 1'-0"
LOT - 48
SPRAGUE MEADOWS PHASE IV
EDINBURG TEXAS

EXISTING HOME

NEW ADDITION

10'-0"
CORNER
SET BACK

7'-0"
SIDE
SETBACK

121.00'

CRAWFISH DRIVE

96.00'

24'-2"
REAR SETBACK

10'-0"
U.E.

71.10'

South Ilexar Designs



JOB No. SHT.

PROJECT 810 BASS BLVD.

OWNER • BUILDER

210 NOLANA SUITE "D" MCALLEN, TEXAS 78504 (956) 667-1406

SCALE: 3/16" = 1'-0"

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT
THE SITE AND NOTIFY THE
DESIGNER OF ANY DISCREPANCIES
BEFORE PROCEEDING WITH
CONSTRUCTION. THE DESIGNER
DOES NOT WARRANT THE
ACCURACY OF THESE DIMENSIONS
OR SCALE THESE DRAWINGS.

REVISIONS

BY

Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

JESSICA SANCHEZ & EDUARDO BARRERA





NOTIFICATION

Dear Property Owner:

A public hearing will be held on Wednesday, September 29, 2021 at 4:00 p.m. by the Zoning Board of Adjustment at the Dustin Michael Sekula Memorial Library Meeting Room at 1906 South Closner Boulevard to consider the following:

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, SECTION 3.301 SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING LOT 48, SPRAGUE MEADOWS PHASE IV SUBDIVISION, LOCATED AT 810 BASS BOULEVARD, AS REQUESTED BY JESSICA SANCHEZ & EDUARDO BARRERA

As part of a City effort to encourage greater participation in the process, the City is using this notice to solicit your input. You may return your response by the mail, fax or email by the following:

You may return your response by one of the following:

- P. O. Box 1079 Edinburg, Texas 78540
- Fax # : (956) 292-2080 by Wednesday, August 25, 2021
- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☒ In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario

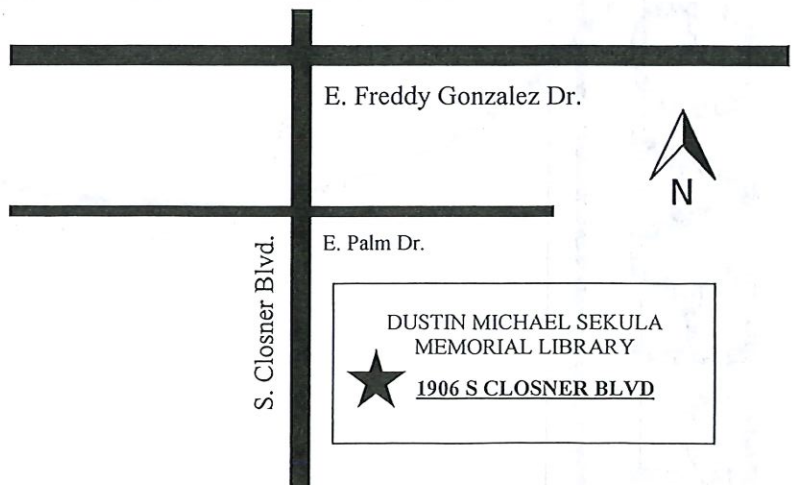
Comments: _____

Print Name: Joe Ramirez Phone No.: 956-457-8289
Address: 812 Peach Ave City: Edinburg State: TX Zip: 78542

NOTIFICACION

Si tiene preguntas ó necesita más información sobre esta petición, llame al Departamento de Planeacion y Zonificacion al número (956) 388-8202.

Planning and Zoning Department
City of Edinburg
415 West University Drive
Edinburg, TX 78541



RECEIVED

SEP 20 2021

Name: [Signature] 2:09pm



NOTIFICATION

Dear Property Owner:

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☒ In Favor/A Favor

☐ Against/En Contra

☐ No Comments/No Comentario

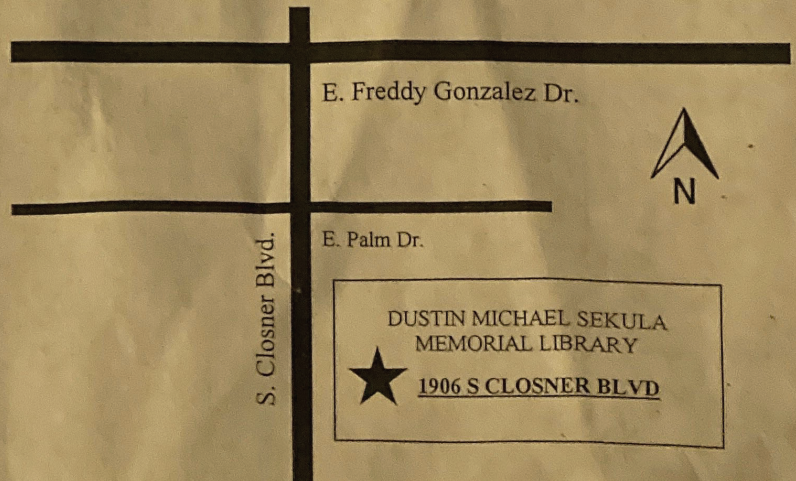
Comments: _____

Print Name: Eduardo Barrera & Jessica Sanchez Phone No.: 956-266-3198
Address: 810 Bass Blvd City: Edinburg State: TX Zip: 78542

NOTIFICACION

Si tiene preguntas ó necesita más información sobre esta petición, llame al Departamento de Planeación y Zonificación al número (956) 388-8202.

Planning and Zoning Department
City of Edinburg
415 West University Drive
Edinburg, TX 78541



Planning & Zoning Staff Report

September 20, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6D

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 56, Escondido Creek Estates Phase II Subdivision, located at 328 Roundup Circle, as requested by Norma M. Castillo.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.301 Single Family Residential Bulk Standards, and Setbacks. The applicant is proposing to construct a carport in the street yard setback of an existing single-family residential lot.

Property Location and Vicinity

The property is located on the north side of Roundup Circle, approximately 900 ft. west of Closner Boulevard. The property has 52 ft. of frontage along Roundup Circle and 120 ft. of depth for a tract size of 6,240 sq. ft. The property is zoned Neighborhood Conservation 5 (NC5) District. The surrounding zoning is Neighborhood Conservation 5 (NC5) District in all directions. The area consists of residential uses.

Background and History

The property is part of Escondido Creek Estates Phase II Subdivision, which was recorded on March 6, 2000. The applicant is proposing to construct an 18 ft. long and 20 ft. wide carport in the front yard setback of a single-family residential property. The applicant has indicated that the basis for this request is to accommodate her ailing father-in-law. Should the variance be granted, then the applicant will proceed to apply for the necessary permits.

Staff mailed notice of this variance request to 55 neighboring property owners and received one comment in favor and none against this request were received at the time this report was prepared.

Analysis

Plat notes for this subdivision call for 20 ft. street yards setbacks. The applicant stated that the proposed carport will encroach approximately 18 ft. into the 20 ft. front yard setback, leaving only 2 ft. clearance between the structure and property line. There are several similar carports that currently exist throughout this subdivision.

Planning & Zoning Staff Report

Recommendation

Staff recommends that the applicant comply with the Unified Development Code.

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:

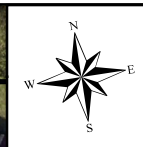
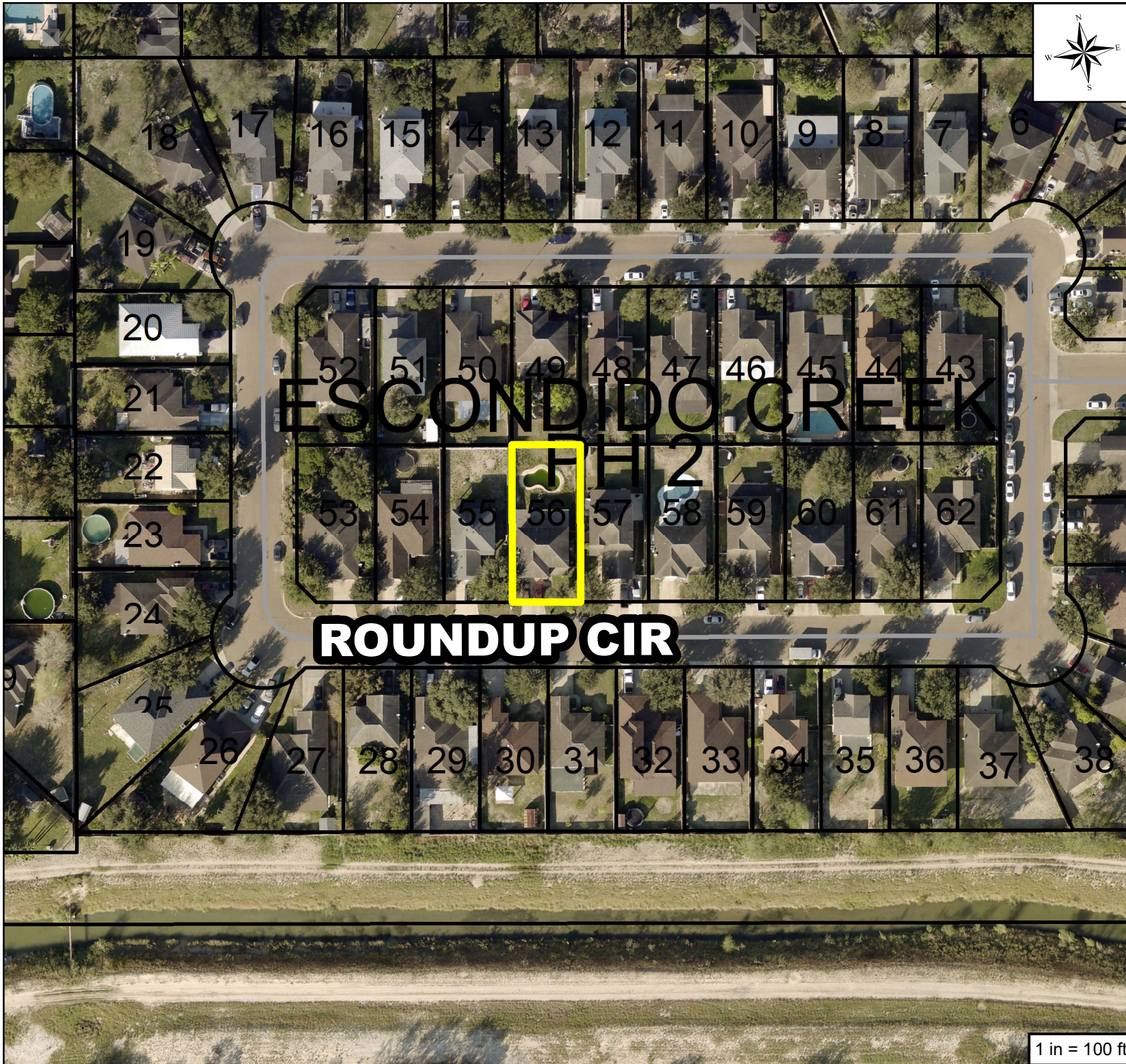
Jaime Ayala

Planner II

Approved by:

Kimberly A. Mendoza, MPA

Director of Planning & Zoning



AERIAL MAP


CASE CAPTION:

APPLICANT NAME:

NORMA M. CASTILLO

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 56, Escondido Creek Estates Phase II Subdivision, located at 328 Roundup Circle, as requested by Norma M. Castillo.

Legend

-  CITY LIMITS
-  APPLICANT SITE

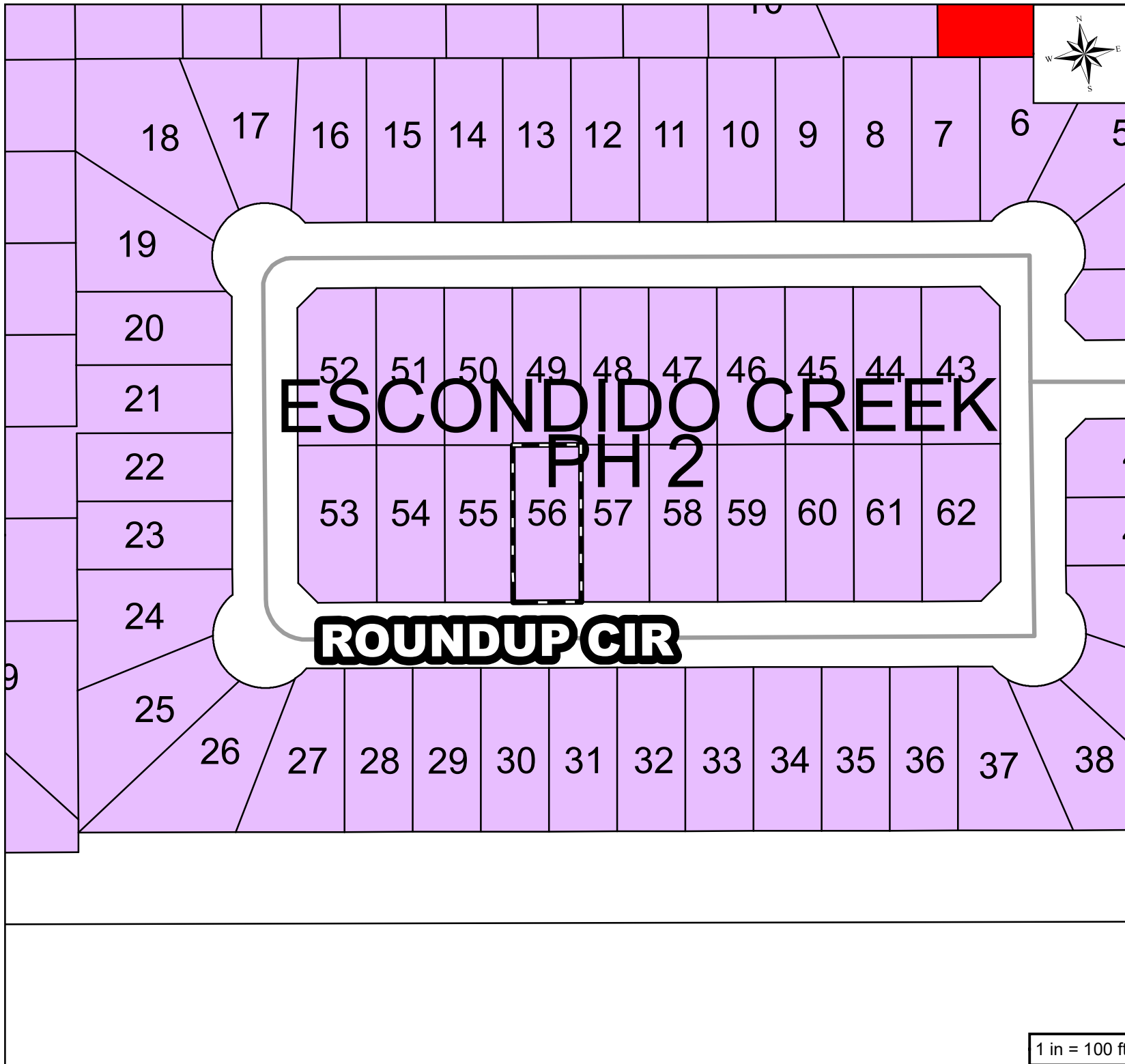
SITE LOCATION MAP

W CANTON RD

SITE

S BUSINESS HIGHWAY 281

1 in = 100 ft



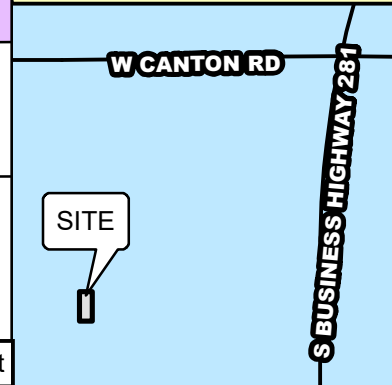
ZONING MAP
CASE CAPTION:

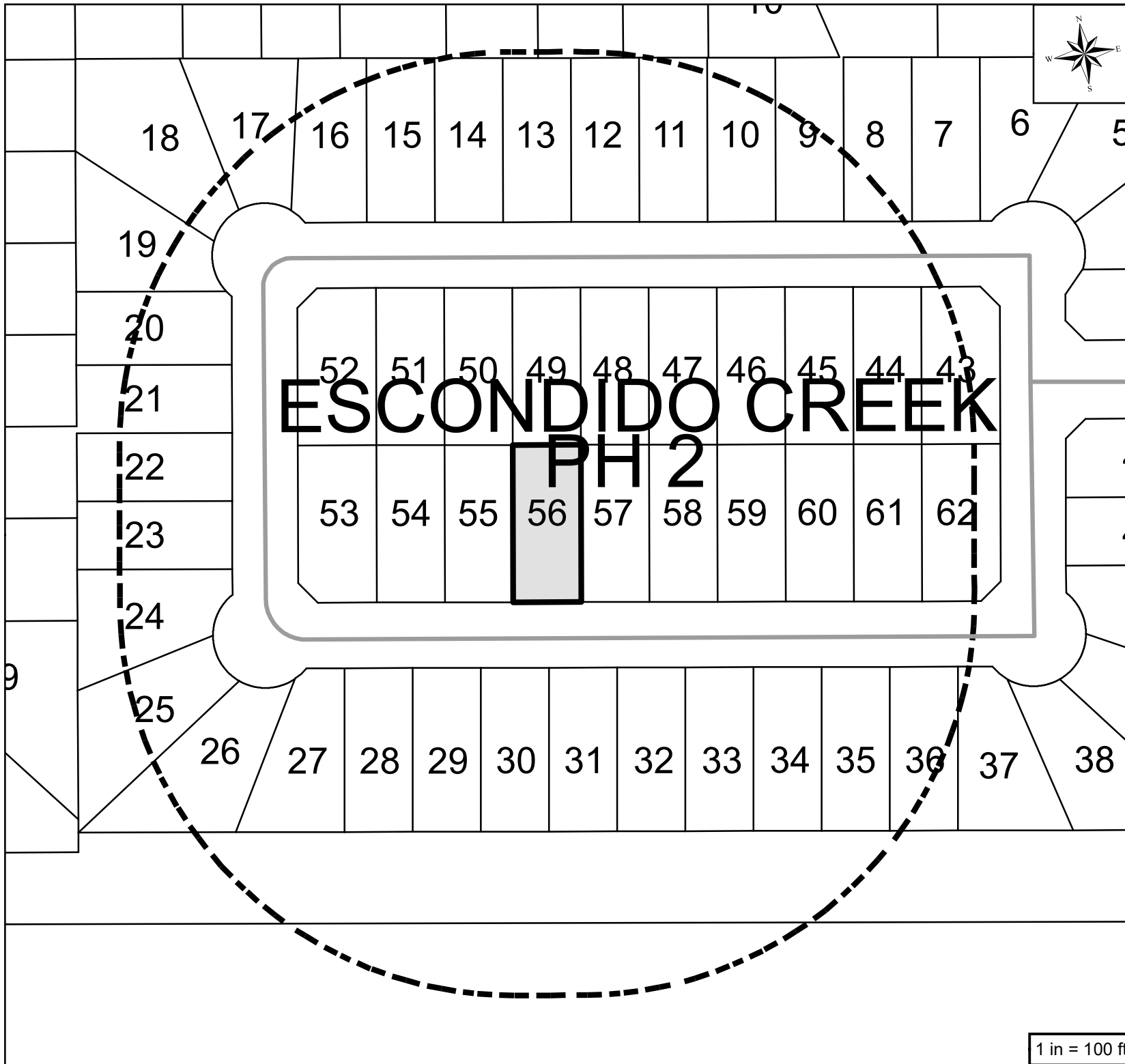
APPLICANT NAME:
NORMA M. CASTILLO

Legend

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

SITE LOCATION MAP





MAILOUT AND SITE MAP

CASE CAPTION:

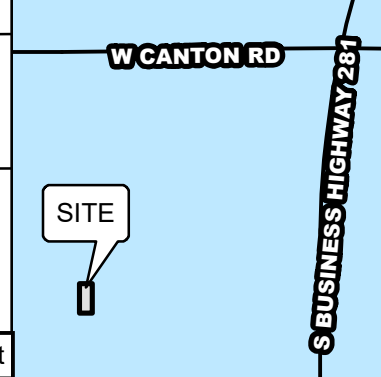
APPLICANT NAME:
NORMA M. CASTILLO

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 56, Escondido Creek Estates Phase II Subdivision, located at 328 Roundup Circle, as requested by Norma M. Castillo.

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



1 in = 100 ft



Case #

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: Install Carport over DrivewayReason for Hardship *(attach additional pages if necessary)*

Seventy seven year old elderly wheel chair bound man is in need of a carport. For protection from rain because of transportation to and from medical facilities

Property Description: Lot 56 Block 0 Subdivision 0Property Address: 328 Round Up Circle Edinburg, Texas 78539Present Property Zoning: NC5 - Neighborhood Conservation 5Person requesting Variance: NORMA M. CASTILLOMailing Address: 328 ROUND UP CIRCLE

Street Address

City/State

Zip Code

Phone No. (Home): (956) 800-0700 (Work): (956) 800-7717 (Cell):Owner's Name: EMANUEL Y ENRIQUE CASTILLOMailing Address: 328 ROUND UP CIRCLE

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: _____ Date: _____

Owner/Agent's Name (Please Print): _____

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

Receipt No.

OFFICE USE ONLY

Application deadline: 09/17/21ZBA Hearing date: 09-29-21

RECEIVED

AUG 20 2021

- \$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

Name: BS

4:13

SUBMITTED BY:

DATE:



**RESIDENTIAL & MULTIFAMILY
BUILDING PERMIT APPLICATION**

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

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

PERMIT NO.: 3202-201-1281 DATE ISSUED: _____

GENERAL CONTRACTOR _____

PHONE NO. _____

ADDRESS 328 Round Up Circle

956 800 0700 (OFFICE)

CITY, STATE & ZIP Edinburg TX 78539

956 800 7717 (MOBILE)

EMAIL ADDRESS mtynlmx2000@hotmail.com

PROJECT SITE ADDRESS: 328 Round Up Circle.

IMPROVEMENT
VALUE \$ 2,000.00

2 BAÑOS
1 TECHO
1 WH

LOT(S): _____ BLOCK: _____ SUBDIVISION: _____ SUBD. GATE CODE _____

SCOPE OF WORK: 2 Baños 1 en cuarto de garage 1 baño patio
Sacar boiler del garage y techo enfrente del garage para ambulancia

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

PLEASE CHECK ONE: RESIDENTIAL ____ MULTI-FAMILY ____

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

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

BUILDING DISTANCE FROM PROPERTY LINES

FRONT _____ SIDE _____ REAR _____ SIDE _____

FOUNDATION	EXT WALLS	INTERIOR WALL	ROOF	OTHER CONDITIONS
____ CONCRETE SLAB	____ MASONRY VENEER	____ SHEETROCK	____ ROOF SHINGLES	____ PUBLIC SIDEWALK
____ CONCRETE PIER	____ MASONRY SOLID	____ PANEL	____ COMPOSITION	____ CORNER LOT
____ CONCRETE BLOCK	____ METAL SIDING	____ SEALED	____ METAL	____ CUL-DE-SAC
____ CONCRETE BEAM	____ COMPOSITION	____ TEXTONE	____ CLAY TILE	____ OTHER _____

OWNER: Emmanuel & Enrique Castillo

PHONE NO. 956 800 0700

ADDRESS: 328 Round Up Circle

MOBILE NO. () 800 7717

CITY: Edinburg TX

STATE TX ZIP 78539

OFFICE USE ONLY

PERMIT FEE \$ _____

PARKLAND FEE \$ _____

TOTAL PERMIT FEE \$ _____

EFFECTIVE IMMEDIATELY

PROJECT ID: _____

Inspections requested between 8:00 A.M to 11:30 A.M will be conducted that same afternoon (time permitting).

Inspections requested between 11:31 A.M to 4:30 P.M will be conducted the following (business) morning (time permitting).

Name: _____

AUG 20 2021

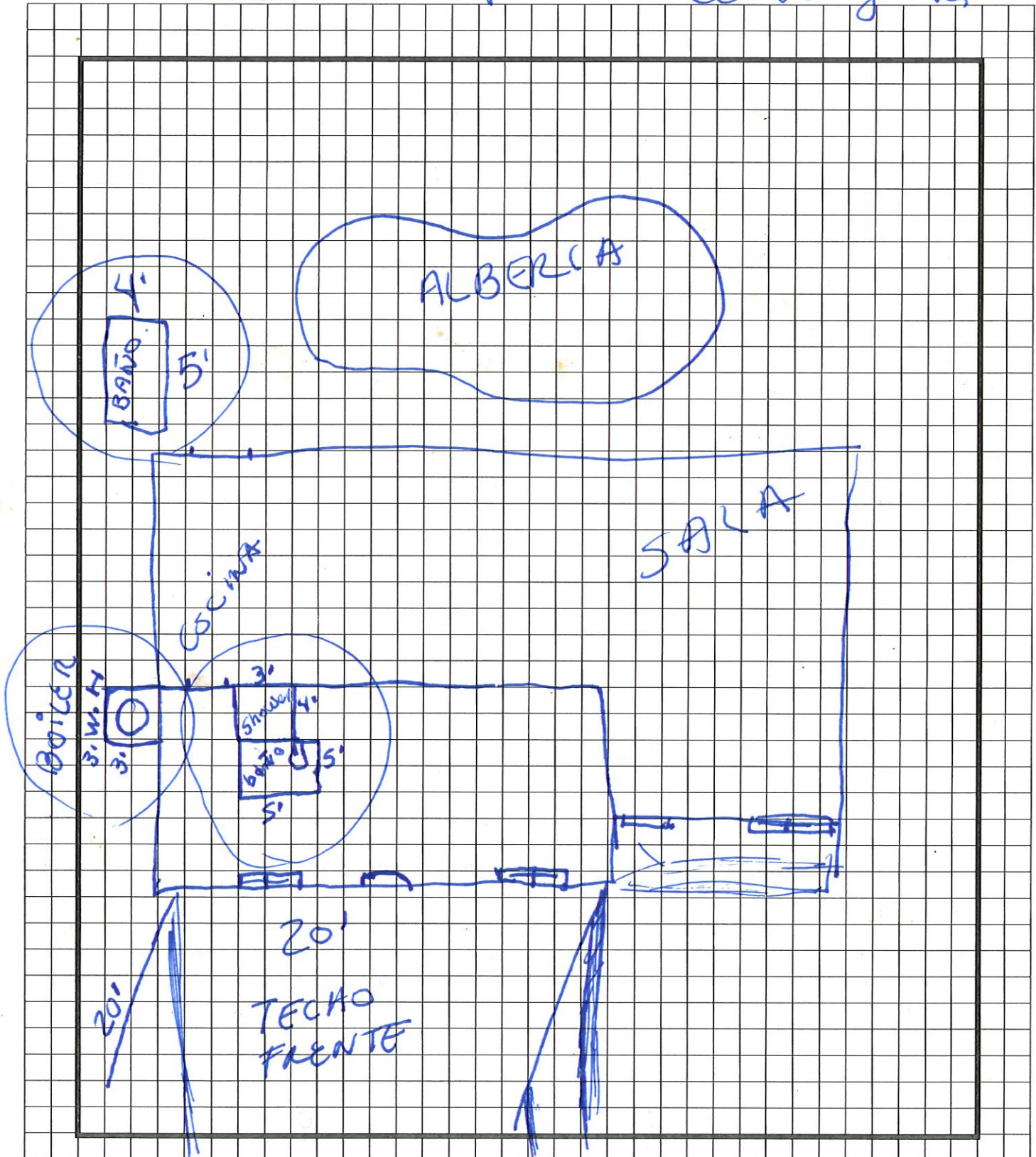
RECEIVED

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

REVISED 3/2017

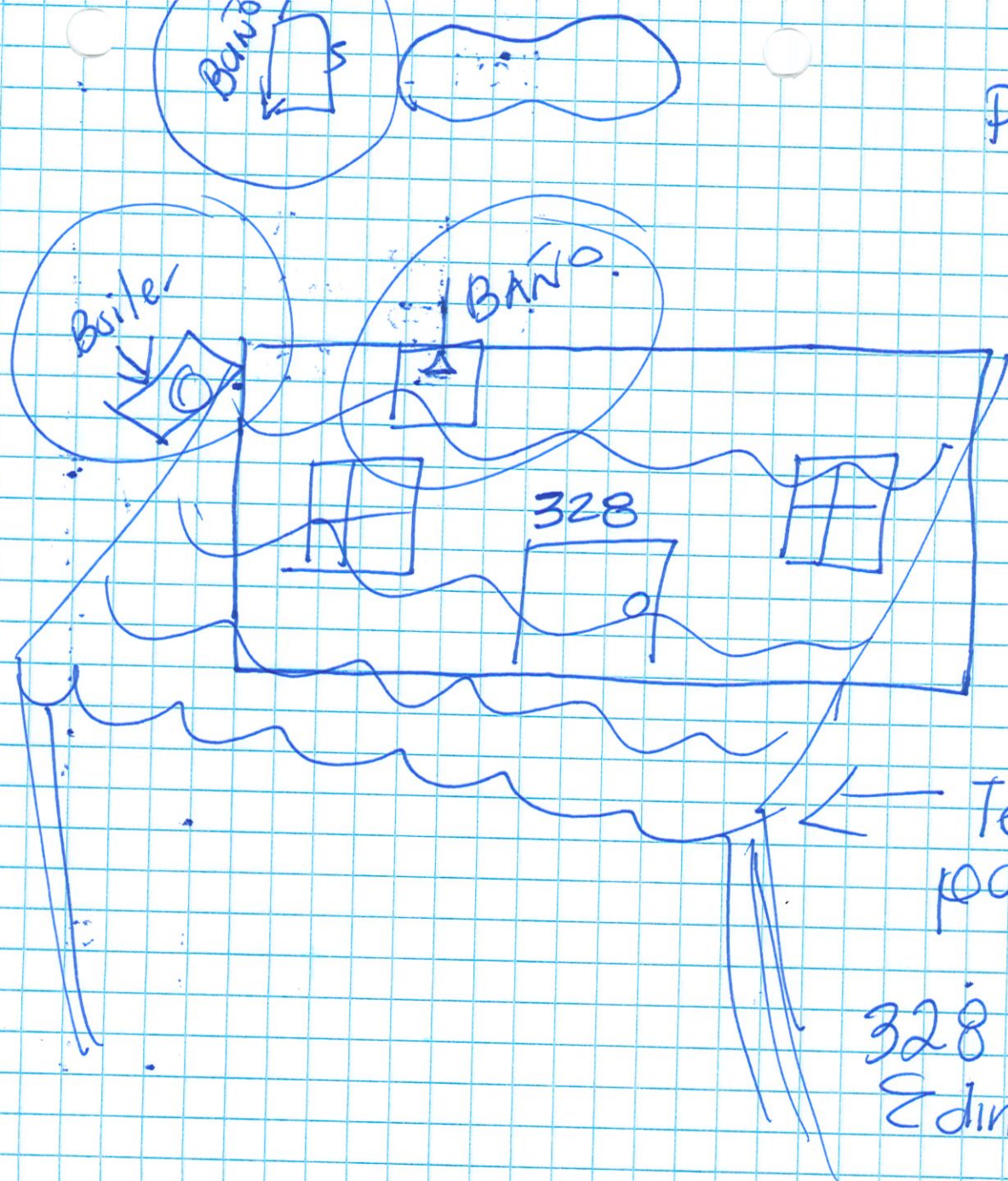
SITE PLAN AND FLOOR PLAN IS REQUIRED

328 Round up Circle Edinburg, TX REAR



IRREGULAR LOTS WILL BE REQUIRED TO SUBMIT A SURVEY

FRONT



Proyecto

Baño patio
Baño en 4to Garage
Sacar boiler.
Techo enfrente para
ambulancia.=

Aprox \$2,000 =

← Techo enfrente
para ambulancia.=

328 Round Up Circle
Edinburg Tx.

Zoning Board of Adjustment

Site Photos for meeting of Month Day, Year

APPLICANT NAME HERE



Dear Property Owner:

A public hearing will be held on Wednesday, September 29, 2021 at 4:00 p.m. by the Zoning Board of Adjustment at the Dustin Michael Sekula Memorial Library Meeting Room at 1906 South Closner Boulevard to consider the following:

CONSIDER VARIANCE TO THE CITY'S UNIFIED DEVELOPMENT CODE, SECTION 3.301 SINGLE FAMILY RESIDENTIAL BULK STANDARDS, SETBACKS, BEING LOT 56, ESCONDIDO CREEK ESTATES PHASE II SUBDIVISION, LOCATED AT 328 ROUNDUP CIRCLE, AS REQUESTED BY NORMA M. CASTILLO

As part of a City effort to encourage greater participation in the process, the City is using this notice to solicit your input. You may return your response by the mail, fax or email by the following:

You may return your response by one of the following:

- P. O. Box 1079 Edinburg, Texas 78540
- Fax #: (956) 292-2080 by Wednesday, August 25, 2021
- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☒ In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario

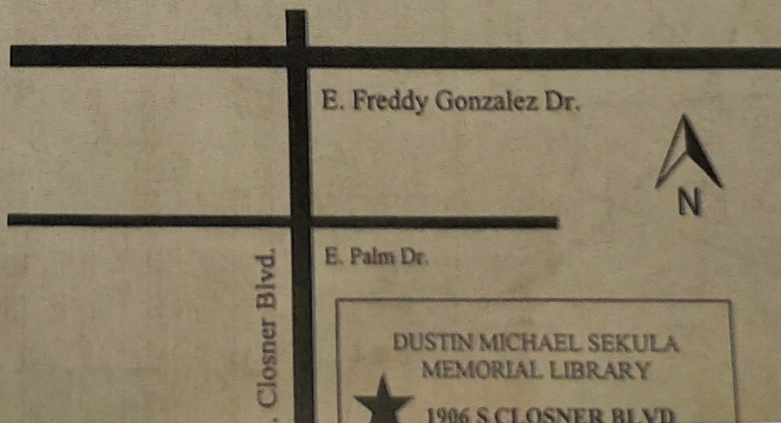
Comments: what is the setback in Ms. Castillo's
request?

Print Name: Marina Escobar Phone No.: 956-457-875
Address: 357 Roundup Circle City: Edinburg State: TX Zip: 78539

NOTIFICACION

Si tiene preguntas ó necesita más información sobre esta petición, llame al Departamento de Planeacion y Zonificacion al número (956) 388-8202.

Planning and Zoning Department
City of Edinburg
415 West University Drive
Edinburg, TX 78541



Planning & Zoning Staff Report

September 22, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6E

Consider Variance to the City's Unified Development Code, Section 3.505 Easements & Utilities, being Lot 48, Hacienda Las Fuentes Subdivision, located at 3715 Tigris Drive, as requested by Manuel & Ida Garza.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.505 Easements & Utilities. The applicant is proposing to construct a swimming pool in an existing utility easement at the rear of a single-family residential lot.

Property Location and Vicinity

The property is located on the corner of Jordan Drive and Tigris Drive. The property has 79.65 ft. of frontage along Tigris Drive and 79.5 ft. of frontage on Jordan Drive for a tract size of 8,813.02 sq. ft. The property is zoned Neighborhood Conservation 7.1 (NC7.1) District. The surrounding zoning is Neighborhood Conservation 7.1 (NC7.1) District in all directions. The surrounding land uses in the area are mostly residential and vacant land with commercial uses to the east along South Jackson Road.

Background and History

The property is part of Hacienda Las Fuentes Subdivision, which was recorded on November 24, 2003. The applicant is proposing to construct a swimming pool in the rear yard of a single-family residential property. The applicant submitted a site plan and Application Request for Variance as the proposed pool would encroach approximately 5 ft. into a 10 ft. utility easement located at the rear of the property.

Staff mailed notice of this variance request to 43 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

A 10 ft. utility easement is located along the rear lot line of this property. The site plan submitted shows the pool edge approximately 5 ft. from the property line at its closest point. Swimming pools exist at several properties throughout this subdivision. None of these appear to be constructed in utility easements, but pool aprons extend to property lines in a few cases. A similar

Staff Report

variance for a hot tub located 5 ft. in a 10 ft. utility easement was granted by this Board on June 24, 2020. This was located just across from the subject property at 3716 Tigris Street. The applicant has determined that the actual utility line is 3 ft. from the property line. This would leave 2 ft. of clearance from utility line to pool edge.

Recommendation

Staff recommends compliance with UDC requirements and that no construction should take place in the established utility easement.

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:

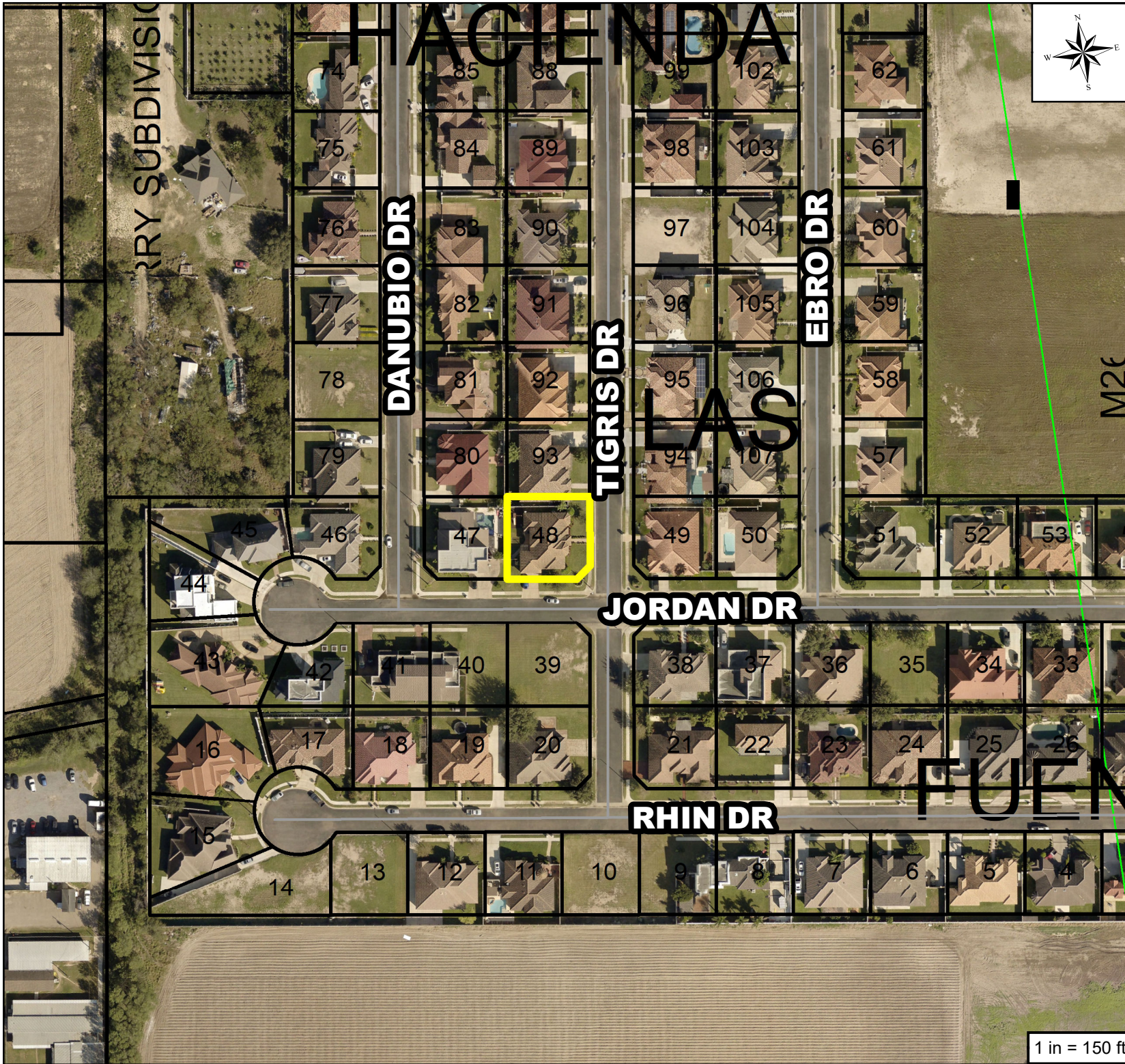
Jaime Ayala

Planner II

Approved by:

Kimberly A. Mendoza, MPA

Director of Planning & Zoning





AERIAL MAP

CASE CAPTION:

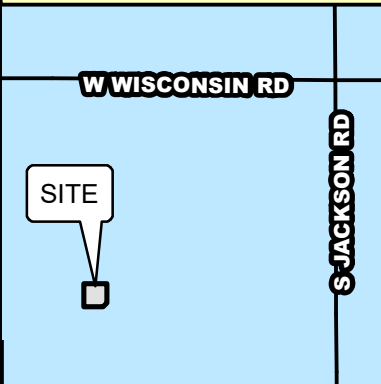
APPLICANT NAME:
MANUEL AND IDA GARZA

Consider Variance to the City's Unified Development Code, Section 3.505 Easements & Utilities, being Lot 48, Hacienda Las Fuentes Subdivision, located at 3715 Tigris Drive, as requested by Manuel & Ida Garza

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP

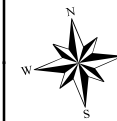


1 in = 150 ft

CHERRY SUBDIVISION

HACIENDA

1



M2650-00-002-000



MAILOUT AND SITE MAP

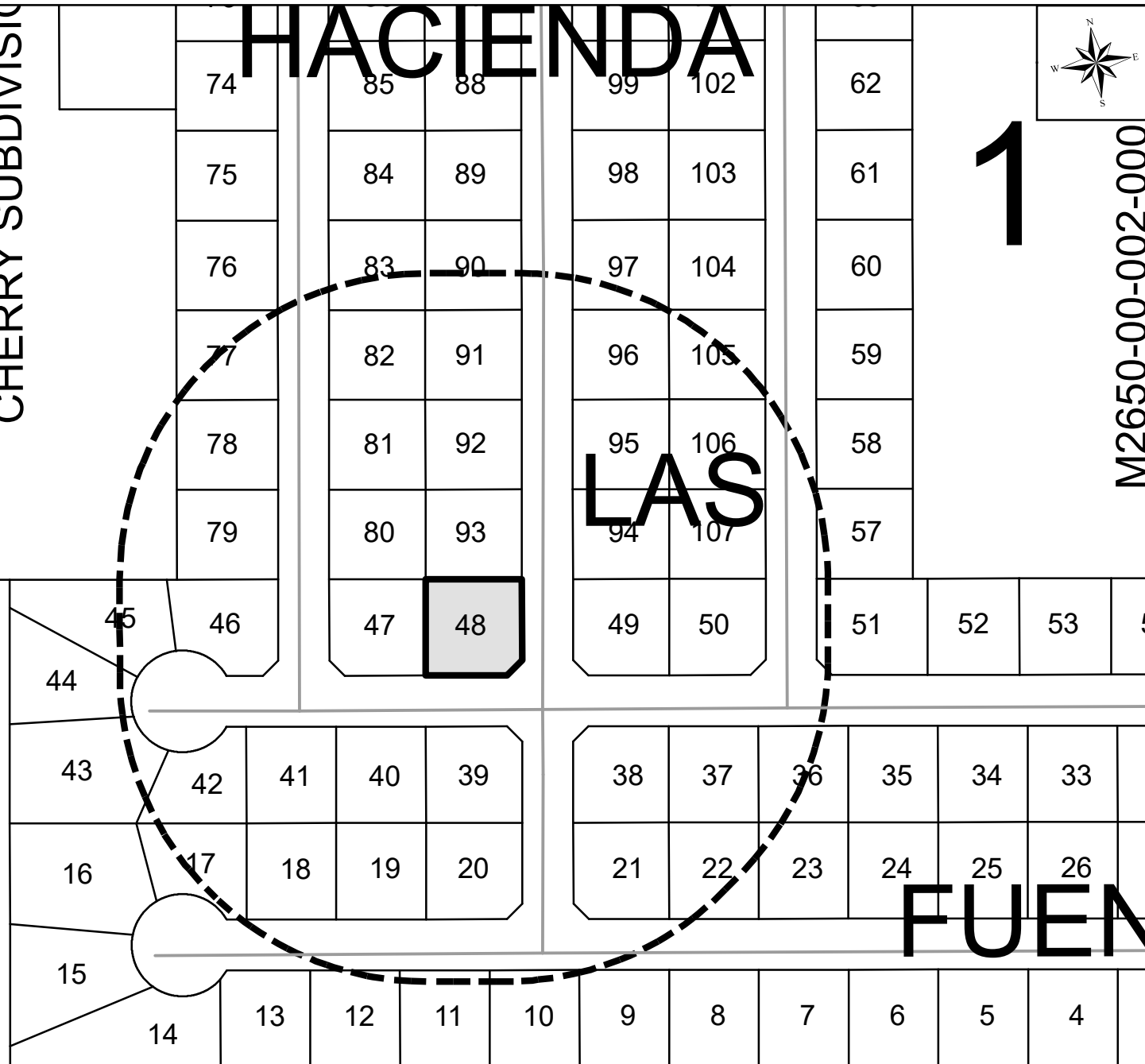
CASE CAPTION:

APPLICANT NAME:
MANUEL AND IDA GARZA




Consider Variance to the City's
Unified Development Code, Section
3.505 Easements & Utilities, being
Lot 48, Hacienda Las Fuentes
Subdivision, located at 3715 Tigris
Drive, as requested by
Manuel & Ida Garza

LAS

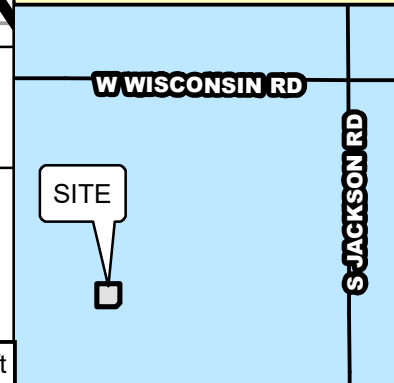
FUEN



Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft



Case #

THE CITY OF
Edinburg

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

Zoning Board of Adjustment Application Request for Variance

Nature of Request: Variance request -Easements & Utilities

Reason for Hardship *(attach additional pages if necessary)*

Variance is requested to allow an encroachment of 5' on 10' utility easement to allow for the construction of a swimming pool in the rear of the property. Dig test resulted in utilities being approximately 3ft from fence/property line allowing clearance for 5' encroachment without relocation or impediment of utility lines. Residential electric service line to meter will be relocated prior to swimming pool construction.

Property Description: Lot 48 Block Hacienda Las Fuentes Subdivision Hacienda Las Fuentes

Property Address: 3715 Tigris Dr.

Present Property Zoning: S - Suburban Residential

Person requesting Variance: Manuel & Ida Garza

Mailing Address: 3715 Tigris Dr. Edinburg, Texas 78539
Street Address City/State Zip Code

Phone No. (Home): (956) 970-1188 (Work): _____ (Cell): (956) 970-1188

Owner's Name: Manuel & Ida Garza

Mailing Address: 3715 Tigris Dr. Edinburg, Texas 78539
Street Address City/State Zip Code

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

Signature: _____ Date: _____

Owner/Agent's Name (Please Print): _____

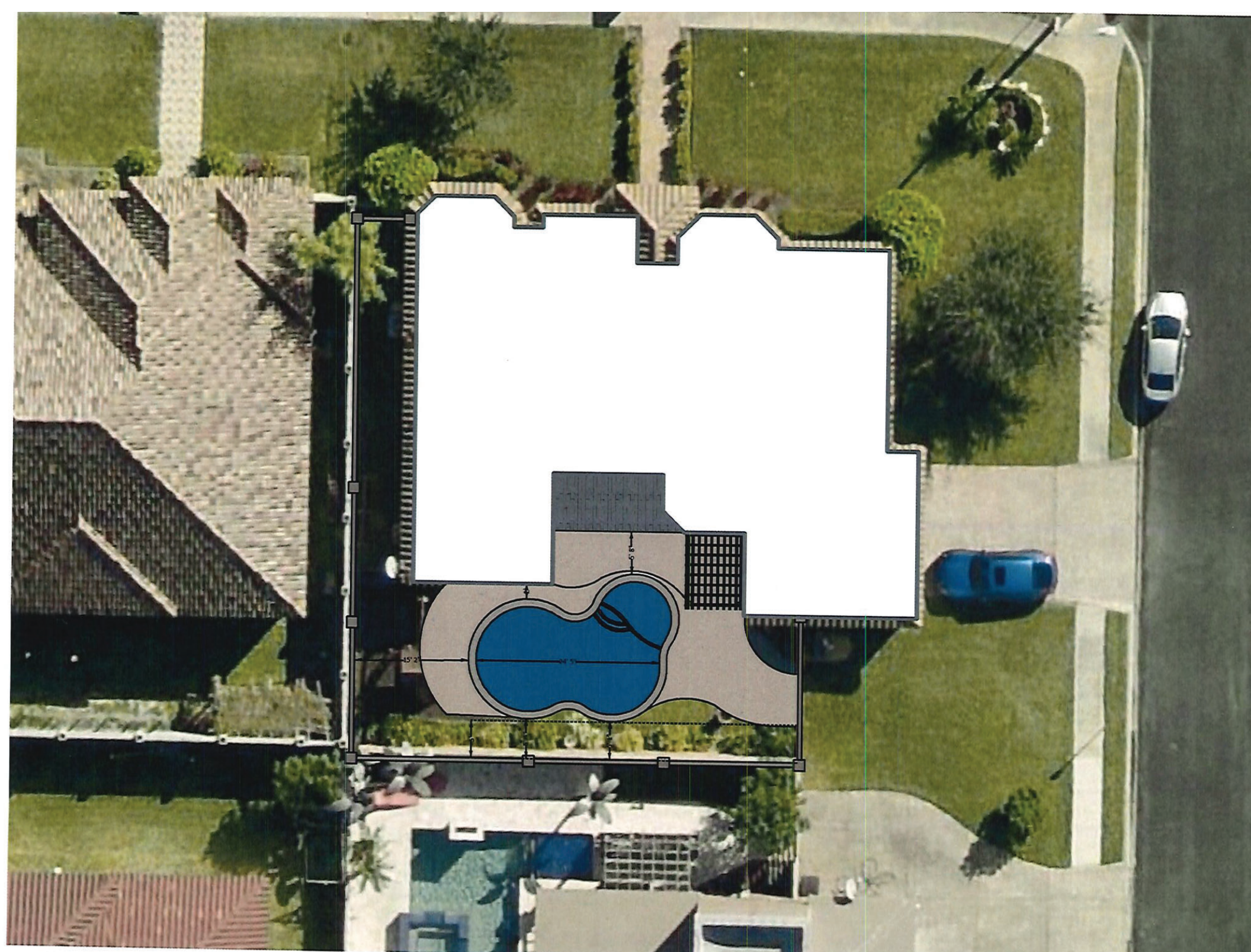
\$450 Application Fee: _____ Application Received by: _____
Receipt No. _____

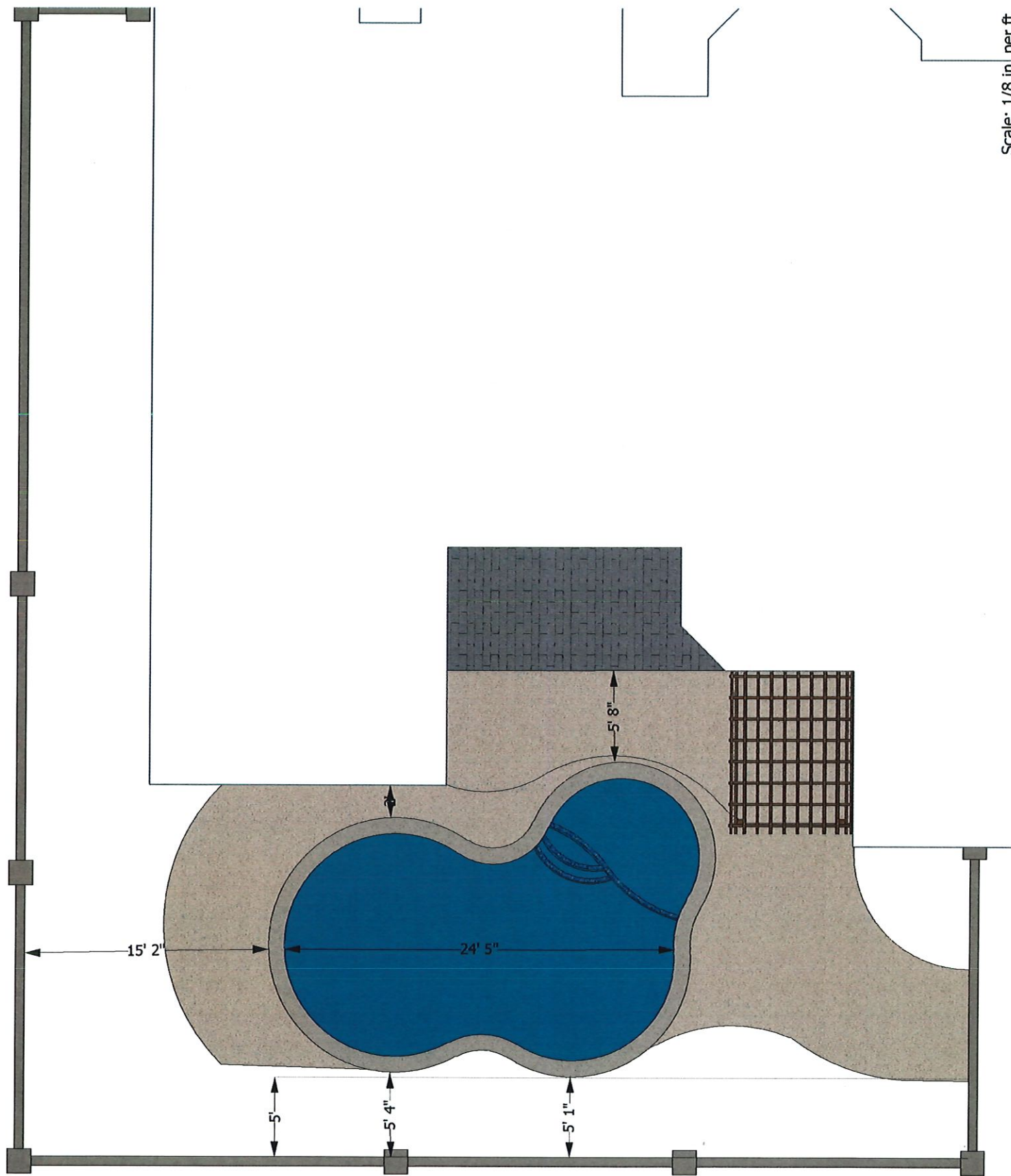
OFFICE USE ONLY

Application deadline: _____ ZBA Hearing date: _____

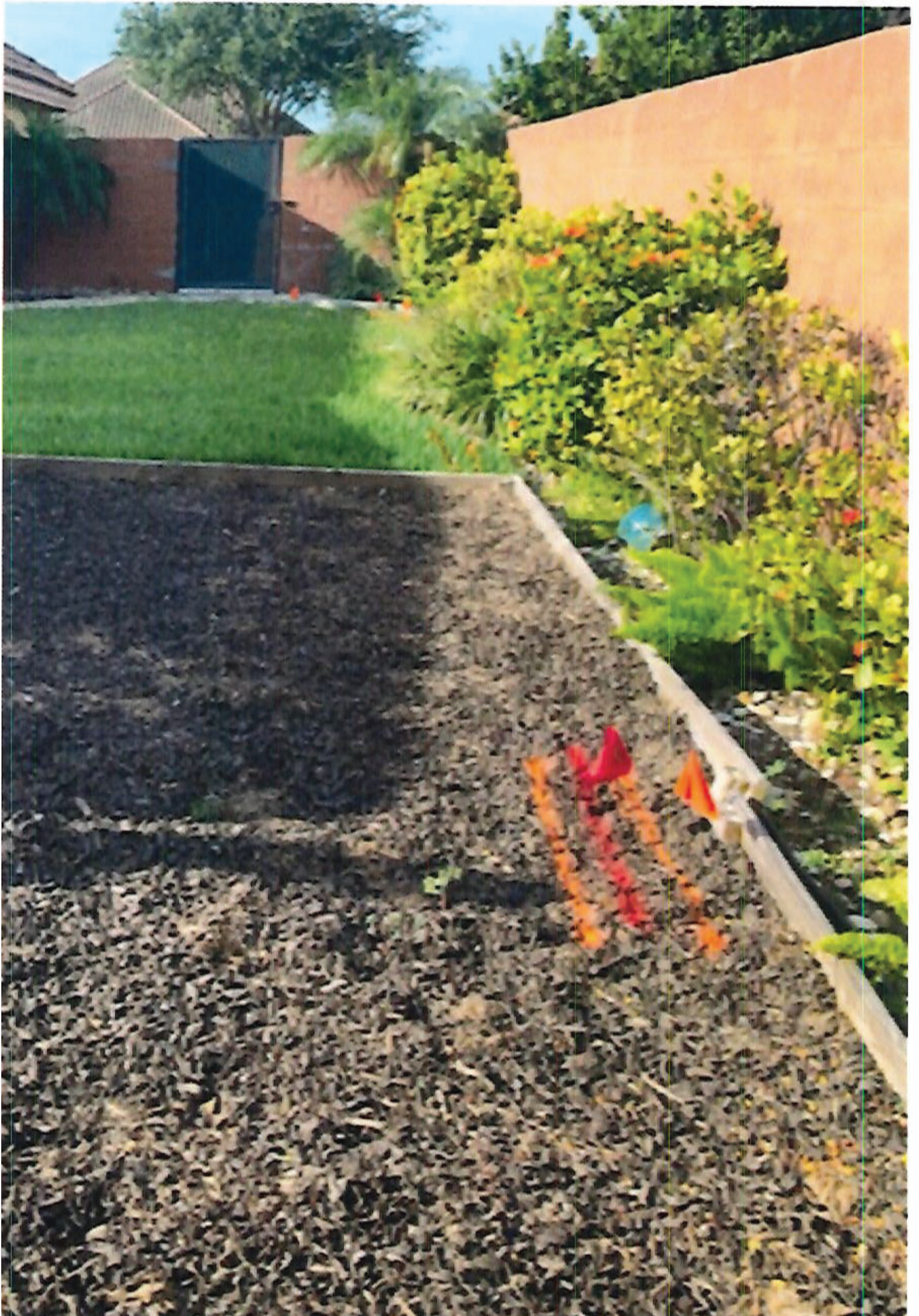
- **\$40 ZBA Order Form- Make Check Payable to: Hidalgo County Clerk**
- **Submit survey, if applicable**
- **Reduced copy of site plan & 1 blue print, if applicable**

A circular professional seal for Pablo Peña, III, a Registered Professional Surveyor in the State of Texas. The seal features the text "STATE OF TEXAS" at the top, "REGISTERED" below it, and "PABLO PEÑA, III" in the center. Below the name is the number "5242" and "PROFESSIONAL SURVEYOR" at the bottom. The seal is stamped in black ink on a light-colored background.





Scale: 1/8 in. per ft.



Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

MANUEL & IDA GARZA



Planning & Zoning Staff Report

September 20, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6C

Consider Variance to the City's Unified Development Code, Section 3.304 Nonresidential Bulk Requirements, Building Height, being Lots 1, 4, 5, & 6, Block 242, Texas-Mexican Railway Company's Survey Subdivision, located at 501 West Chapin Street, as requested by Cesar G. Villarreal.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.304, Nonresidential Bulk Requirements, Building Height. The applicant is proposing to construct a water cleaning and recycling tower above the maximum allowed height for its Zoning District.

Property Location and Vicinity

The property is located on the north side of West Chapin Street, approximately 1,500 ft. west of North Closner Boulevard and is currently zoned Industrial (I) District. Surrounding zoning in the area is Agriculture (AG) District to the north, Commercial General (CG) District and Industrial (I) to the south, and Industrial (I) District to the east and west.

Background and History

The applicant is proposing to construct a water cleaning and filtration facility as part of an existing grain mill operation (Azteca Milling, LP). The proposed facility includes a 67 ft. water-cleaning tower. UDC regulations limit building height in the Industrial (I) District to a maximum of 60 ft. The applicant applied for a building permit for a 41 ft. main structure on August 18, 2021 and was approved. On September 2, 2021, a Variance Request was submitted to accommodate the water-cleaning tower portion of this project.

Staff mailed notice of this variance request to 38 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

Currently, the milling plant's tallest structures are grain elevators in excess of 100 ft. The main mill and smokestacks are 100 ft. or greater as well. These structures were in place prior to the Zoning Districts established by the UDC in 2007. The proposed structure is considerably shorter than existing structures and would not substantially change the character or skyline of this area. Surrounding land uses are mostly industrial in nature. The applicant has stated that this development is needed to improve the quality of their operation.

Planning & Zoning Staff Report

Recommendation

Staff recommends approval of this request based on the comparative height of existing structures and the nature of the surrounding land uses.

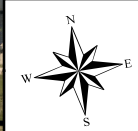
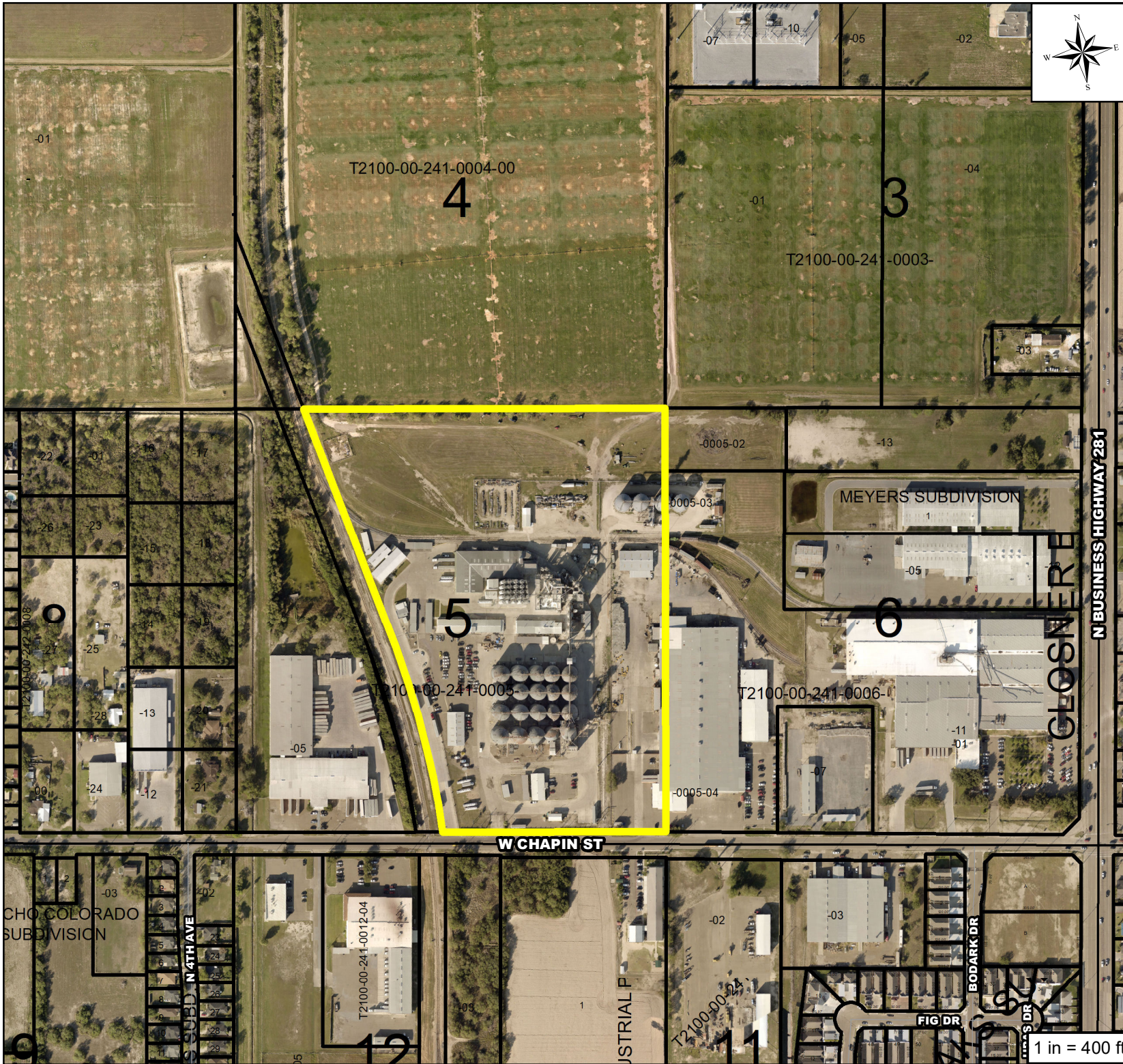
If approved, the applicant will need to comply with all other requirements during the permitting process. If approved, \$40 fee, payable to the County of Hidalgo, County Clerk's Office, for the recording of the ZBA order is also required. A location map, aerial map, photo, subdivision plat, site plan,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




AERIAL MAP


CASE CAPTION:

APPLICANT NAME:
CESAR VILLAREAL

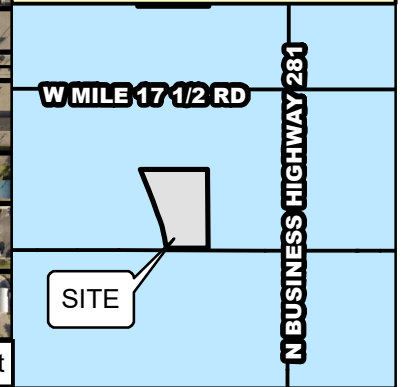
Consider Variance to the City's Unified Development Code, Section 3.304 Nonresidential Bulk Requirements, Building Height, being Lots 1,4,5, & 6, Block 242, Texas-Mexican Railway Company's Survey Subdivision, located at 501 West Chapin Street, as requested by Cesar G. Villarreal.

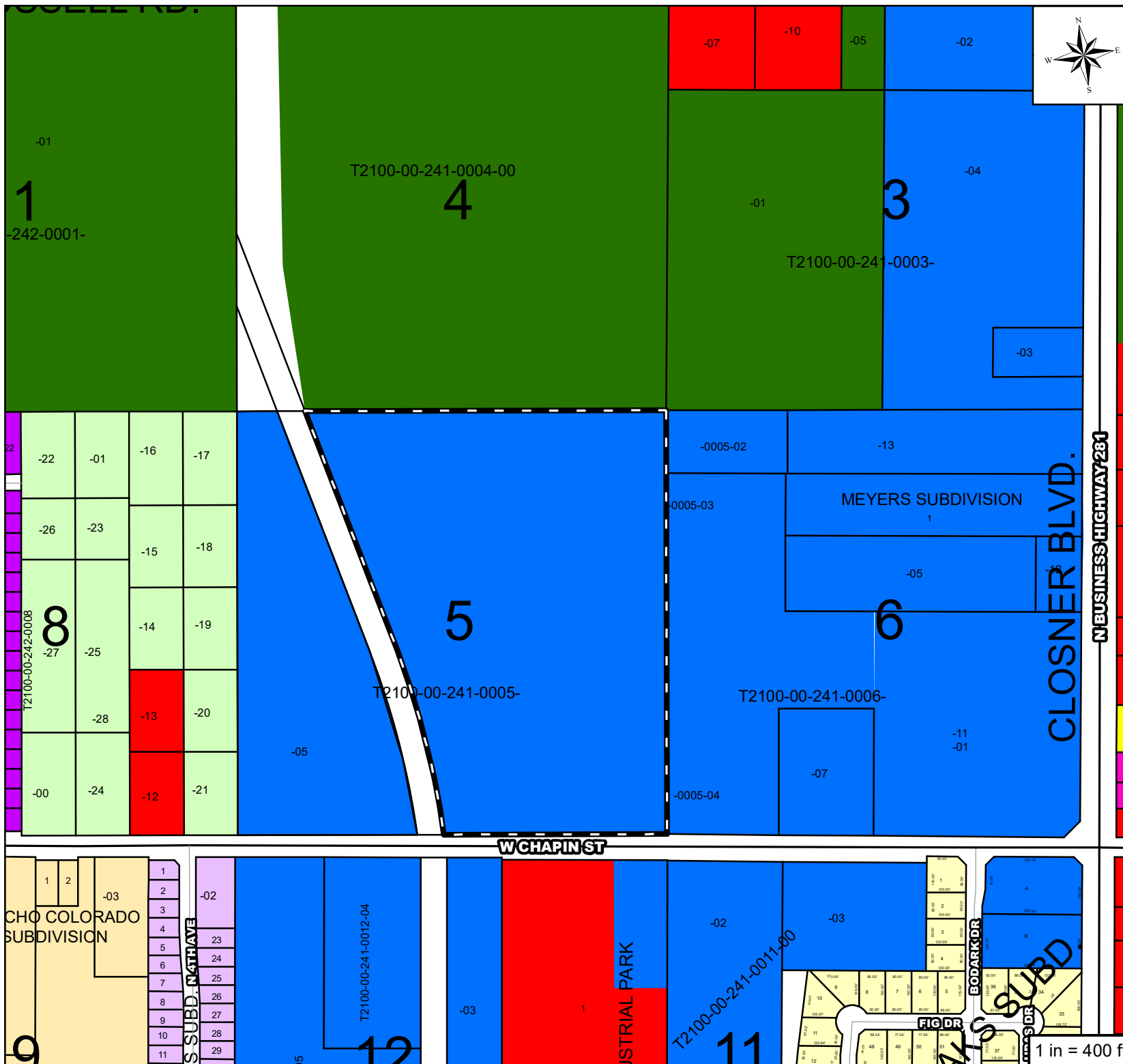
Legend

 CITY LIMITS

 APPLICANT SITE

SITE LOCATION MAP





ZONING MAP

CASE CAPTION:

APPLICANT NAME:

CESAR VILLAREAL

Legend



CITY LIMITS

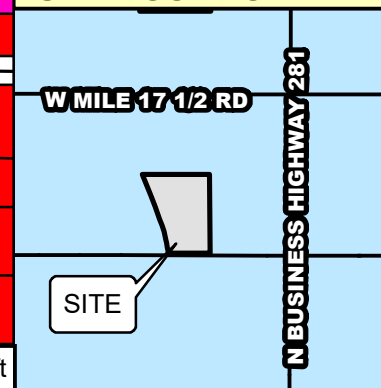


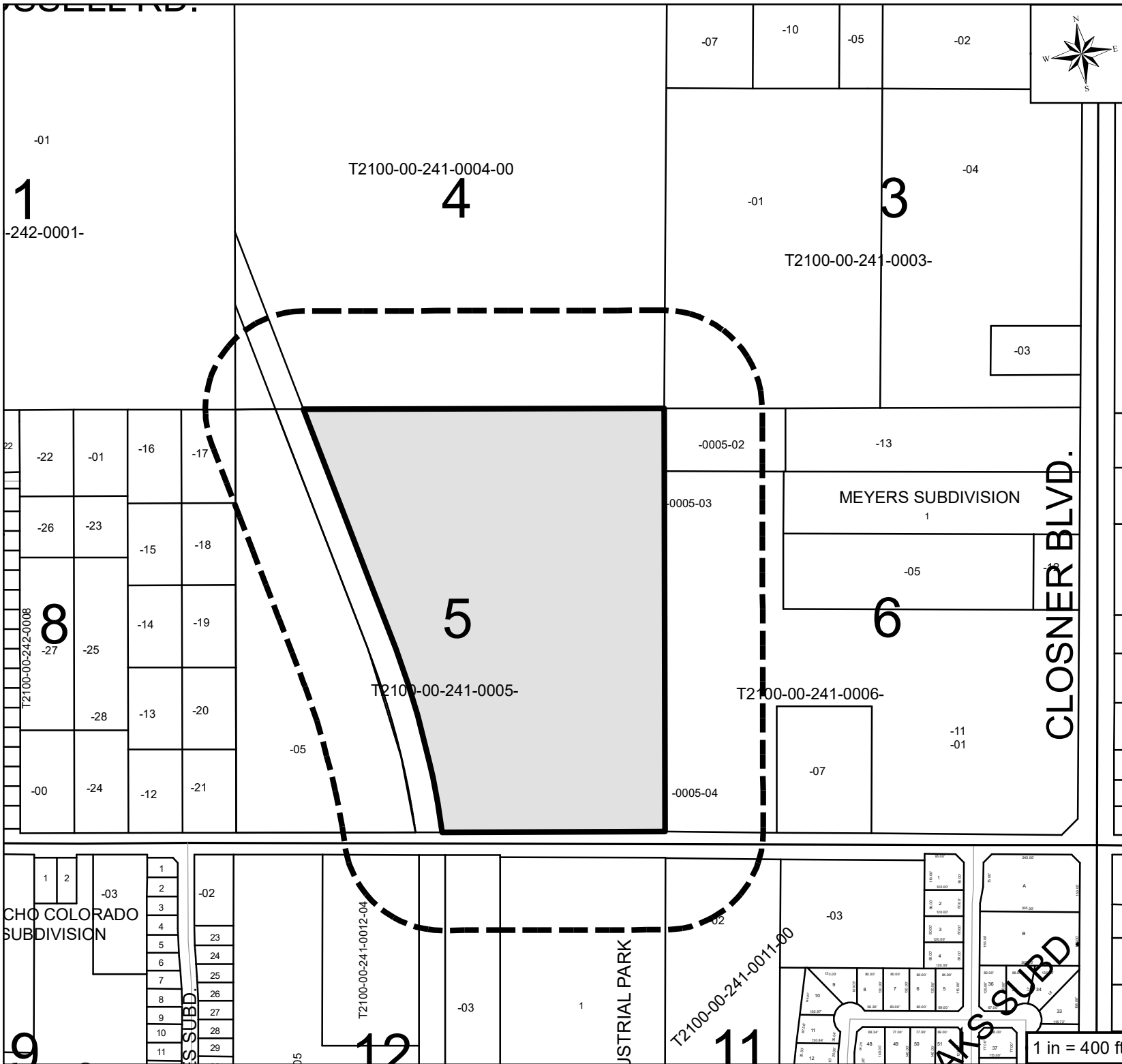
APPLICANT SITE

ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP





MAILOUT AND SITE MAP




CASE CAPTION:

APPLICANT NAME:

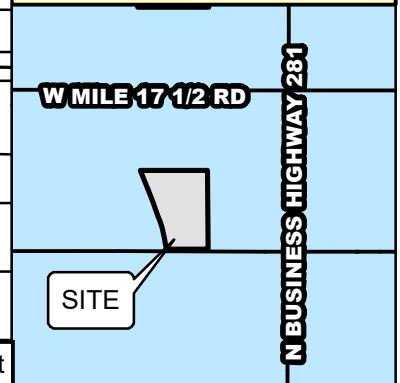
CESAR VILLAREAL

Consider Variance to the City's Unified Development Code, Section 3.304 Nonresidential Bulk Requirements, Building Height, being Lots 1, 4, 5, & 6, Block 242, Texas-Mexican Railway Company's Survey Subdivision, located at 501 West Chapin Street, as requested by Cesar G. Villarreal.

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 400 ft



Case #

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

Zoning Board of Adjustment Application Request for Variance

Nature of Request: Variance to height requirement

Reason for Hardship (attach additional pages if necessary)

The equipment needed for cleaning and recycle our water requires the height of 67 fts in the building due to the elevations of the settlement tank and the operational height of the equipment

Property Description: Lot 1,4,5 and 6 Block 242 Subdivision Texas Mexican Railway Company Survey SubdivisionProperty Address: 501 W Chapin St. Edinburg Tx.Present Property Zoning: IndustrialPerson requesting Variance: Cesar G. VillarrealMailing Address: 501 W Chapin Edinburg Texas
Street Address City/State Zip CodePhone No. (Home): _____ (Work): 956 383 4911 (Cell): _____Owner's Name: Azteca Milling, LP.Mailing Address: 5601 Executive Dr. Irving Tx 75038
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: Cesar Villarreal Date: 9/3/21Owner/Agent's Name (Please Print): Cesar G. Villarreal

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

Receipt No.

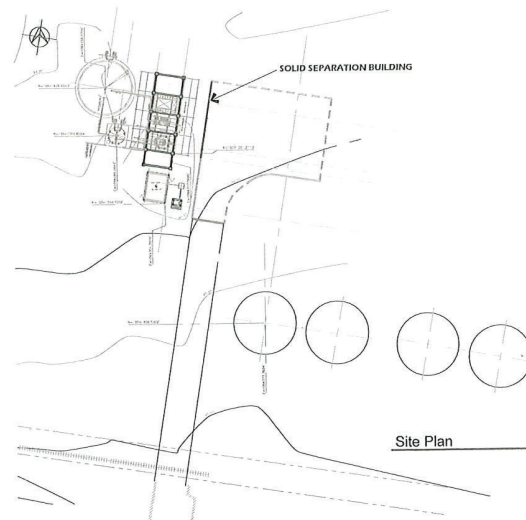
RECEIVED

OFFICE USE ONLY

Application deadline: _____ ZBA Hearing date: _____

Name: 10:12am

- \$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



GENERAL NOTES:

- THESE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND CRANES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR THE ENGINEER DO NOT INCLUDE INSPECTION OF THE ABOVE AND BELOW ITEMS.
- ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL COMPLY WITH THE GOVERNING BUILDING CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ENGINEER IN WRITING. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- IN CASE OF CONFLICT, NOTES AND DETAILS ON THE BALANCE OF THE DRAWINGS TAKE PRECEDENCE OVER STANDARD NOTES AND TYPICAL DETAILS.
- WHERE CONSTRUCTION DETAILS ARE NOT SPECIFICALLY SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS. WHERE SUFFICIENTLY SIMILAR WORK IS NOT SHOWN, THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION.
- EACH SUBCONTRACTOR IS CONSIDERED AN EXPERT IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE GUARANTEED.
- THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT, AS TO WEIGHTS AND EXACT LOCATIONS, WITH STRUCTURAL SUPPORTS. IN THE EVENT THAT THE PURCHASED EQUIPMENT DEVIATES IN WEIGHT AND LOCATION FROM THOSE INDICATED ON THE PLANS, THE ENGINEER MUST BE NOTIFIED AND APPROVAL OBTAINED PRIOR TO INSTALLATION.
- THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE, OR ANY PORTION THEREOF, DURING CONSTRUCTION.
- NEITHER THE OWNER NOR THE DESIGNER NOR THE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- TRADE NAMES AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE ENGINEER.
- ANY OPTIONS OR APPROVED SUBSTITUTIONS ARE FOR CONTRACTORS CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES, ADDITIONAL COSTS AND COORDINATION WITH ALL ITEMS THAT THE SUBSTITUTIONS MAY IMPACT.
- THE DESIGNER AND ENGINEER ARE TO BE NOTIFIED IN WRITING WHEN CONSTRUCTION AT THE SITE BEGINS.
- ANY QUESTIONS RELATED TO INTERPRETATION OR INTENT OF THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY EXISTING UNDERGROUND OR CONCEALED CONDUIT, PLUMBING, OR OTHER UTILITIES PRIOR TO BEGINNING ANY WORK.
- PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL NOT BE PLACED IN BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. THERE SHALL BE NO STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. UNLESS NOTED CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.

STRUCTURAL STEEL:

- MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING ASTM DESIGNATIONS:
STEEL TUBES (COLD FORMED HSS) A500, GRADE B (Fy=46ksi)
STEEL PIPES A53, GRADE B (Fy=35ksi)
ROLLED SHAPES A36 (Fy=36 ksi)
PLATES A36
- ALL STRUCTURAL STEEL SHALL BE FABRICATED, ERECTED, AND PAINTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS AMENDED TO DATE AND THE CODE OF STANDARD PRACTICE, LATEST EDITION AS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AMENDED AS FOLLOWS:
SECTION 4.2.1, DELETE FIRST TWO SENTENCES.
SECTION 7, ALL REFERENCE TO OWNER SHALL BE CHANGED TO GENERAL CONTRACTOR.
SECTION 7.8.3, THE CONTRACTOR SHALL PROVIDE THE SEQUENCE AND SCHEDULE OF PLACEMENT OF NON-Self SUPPORTING STEEL FRAMES.
- SECTION 7.8.4, THE CONTRACTOR TO DESIGN SHORERS, JACKS OR LOOMS.
- WELDING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION AS PUBLISHED BY THE AMERICAN WELDING SOCIETY, EXCEPT THAT ALL WELDING SHALL BE DONE BY THE ELECTRIC ARC PROCESS. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO THE LATEST CODE OF THE AWS.
- DETAILED AND OR SCHEDULED CONNECTIONS HAVE BEEN DESIGNED BY STRUCTURAL ENGINEER. ANY CONNECTION NOT DETAILED OR SCHEDULED OR ALTERED FOR FABRICATION PURPOSES SHALL BE SIZED AND DETAILED BY FABRICATOR AND SHALL BE MARKED FOR ENGINEER'S VERIFICATION. FABRICATOR SIZED AND DETAILED CONNECTIONS SHALL SUPPORT ONE-HALF THE TOTAL UPRIGHT LOAD CAPACITY SHOWN IN THE TABLES OF UPRIGHT CONSTANTS, PART 2 OF THE AISC MANUAL OF STEEL CONSTRUCTION FOR THE GIVEN BEAM, SPAN AND GRADE OF STEEL SPECIFIED. THE EFFECT OF ANY CONCENTRATION LOADS MUST BE TAKEN INTO ACCOUNT.
- SEE ARCHITECTURAL PLANS FOR MISCELLANEOUS STEEL ITEMS NOT INDICATED ON STRUCTURAL DRAWINGS. STEEL ITEMS SHOWN ON ARCHITECTURAL DRAWINGS AND NOT SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGN BY THE STEEL FABRICATOR. SEE DESIGN CRITERIA FOR LOADING.
- ALL BOLTED CONNECTIONS SHALL BE MADE USING 3/4" DIAMETER HIGH STRENGTH BOLTS, ASTM A325, BEARING TYPE CONNECTION 1/2" WIDENERS, UNLESS DESIGN DRAWINGS. SPECIAL INSPECTION REQUIRED FOR ALL HIGH STRENGTH BOLTING.
- ALL CONNECTION PLATES AND STIFFENERS SHALL BE MADE WITH 1/4" THICK PLATES, UNLESS OTHERWISE NOTED ON PLANS.
- ALL STEEL (INCLUDING BOLTS) EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED. (INCLUDES STEEL THAT IS ONLY COVERED WITH PLASTER OR STUCCO). SEE ARCHITECTURAL DRAWINGS IF STRONGER REQUIREMENTS ARE REQUIRED.
- ALL EXPOSED STEEL SHALL FOLLOW SECTION 10 OF THE CODE OF STANDARD PRACTICE OF AISC. SECTION 10 OF THE CODE ADDRESSES ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AKA).
- CONNECTIONS SHALL BE PER HOLLOW STRUCTURAL SECTIONS, CONNECTION MANUAL BY AISC.
- WHERE STEEL JOIST PASS THROUGH CMU WALLS, PROVIDE HALF RICH GAP BETWEEN THE CMU AND THE STEEL JOIST.
- MATERIAL BETWEEN THE STEEL JOIST AND CMU WALL.
- ALL BEAMS NOT SHOWN SHALL BE W14x26. ALL COLLARS NOT SHOWN SHALL BE 14x4x1/4.
- STEEL SHOP SHALL BE AISC CERTIFIED.
- PROVIDE 800 LBS OF RED IRON ALLOWANCE.
- SECONDARY FRAMING MEMBERS SHALL BE COLD-ROLLED, 55,000 PSI, PUNCHED FOR ATTACHMENT AS FOLLOWS:
PURLINS: 8"x1-1/2" x 7" SECTIONS.
GIRTS: 8"x1-1/2" x 7" SECTIONS.
RAVE STRUTS: 8"x1-1/2" x 7" OF USUAL FLANGE SECTIONS.
- METAL ROOF DECK SHALL BE AS SPECIFIED. ACCESSORIES (OUTLETS, DOWNSPOUTS, RAKES, FLASHING AND TRUS) SHALL BE 26-GAUGE GALVANIZED WITH FACTORY APPLIED COLOR.

DESIGN CRITERIA:

- DESIGN LOADS, STRUCTURAL ANALYSIS AND PREPARATIONS OF STRUCTURAL MEMBERS IS BASED UPON THE FOLLOWING CRITERIA: IBC 2018
- CODE: IBC 2018
- LATERAL LOADS:
A. WIND SPEED (VS S): 130 MPH
B. EXPOSURE CATEGORY: E
C. RISK CATEGORY: I
D. IMPORTANCE FACTOR: 1.5
- VERTICAL LOADS:
1. TANK:
A. DEAD LOAD: PER TANK SPECS.
B. LIVE LOAD: 20 PSF (REDUCIBLE)
C. GROUND SNOW LOAD: 0 PSF
D. CRANE LOADS: NONE

FLOOR PLATES:

- STEEL FLOOR PLATES SHALL BE 3/8" THK. COMMERCIAL GRADE MEETING ASTM A766, SECTION 5.1.2.
- CHECKING SHALL BE RAISED 5-BARS.
- FLOOR PLATE SHALL BE WELDED TO STRUCTURAL MEMBERS.
- ENSURE SUPPORT STEEL BEARING SURFACES ARE CLEAN.
- INSTALL FLOOR PLATES LEVEL, SQUARE, RIGID, WITH FLUSH INSTALLATION, AND WITHOUT WARP.
- PROTECT INSTALLED FLOOR PLATES FROM DAMAGE DURING CONSTRUCTION.



SAMES
SAMES Engineering & Surveying, Inc.
300 S. JONES ST. SUITE 1500
MCKINNEY, TEXAS 75061
TEL: (940) 702-1800
FAX: (940) 702-1800

AZTECA MILLING, L.P.
SOLIDS SEPARATION BUILDING
501 W. CHAPIN ST.
EDINBURG, TEXAS 78541

REVISIONS		
REV.	DESCRIPTION	DATE

THESE DRAWINGS ARE THE PROPERTY OF SAMES INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SAMES INC. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE FEDERAL COPYRIGHT ACT OF 1976.

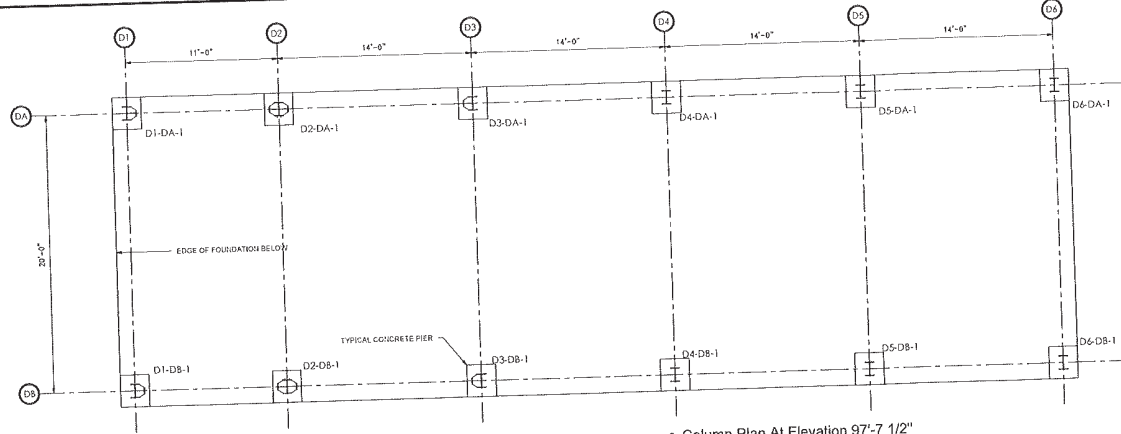


DATE: 08/16/2021
SAMES INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-10592

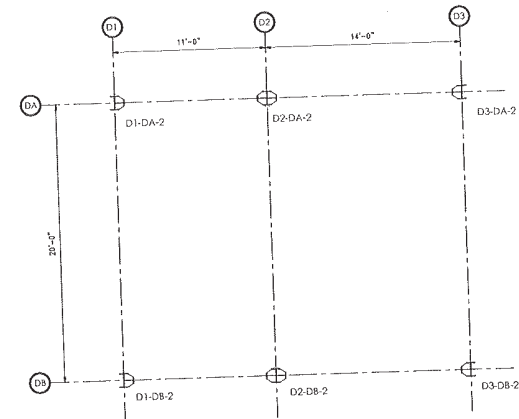
PRINT NO: ENG 21 554
DATE: AUGUST 16, 2021
SCALE: AS NOTED

SHEET NAME:
GENERAL NOTES

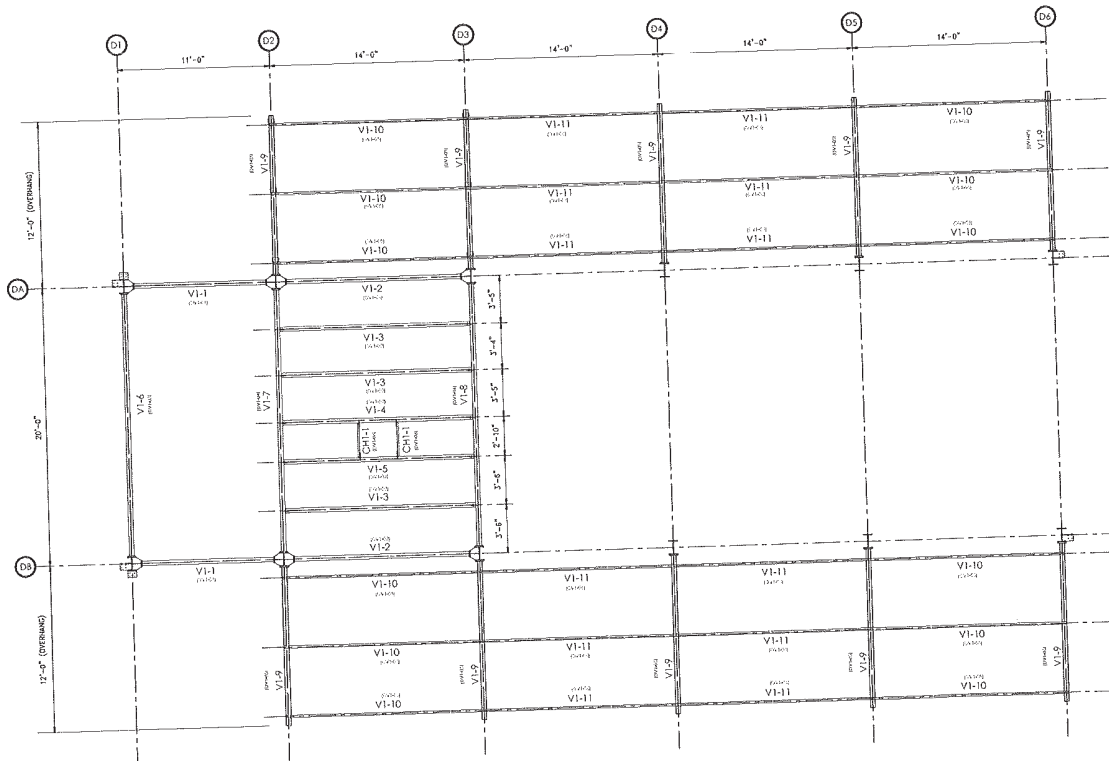
SHEET NUMBER:
S0.1



1 Column Plan At Elevation 97'-7 1/2"
SCALE: 1/4" = 1'-0"



2 Column Plan At Elevation 138'-11"
SCALE: 1/4" = 1'-0"



3 Framing Plan At Elevation 110'-5 3/4"
SCALE: 1/4" = 1'-0"

SAMES

SAM Engineering & Surveying, Inc.
500 S. ITHA ST. SUITE 1000
EDINBURG, TEXAS 78541
TEL (954) 702-6860
FAX (954) 702-6865

AZTECA MILLING, L.P.
SOLIDS SEPARATION BUILDING
501 W. CHAPIN ST.
EDINBURG, TEXAS 78541

REV.	DESCRIPTION	DATE



DATE: AUGUST 18, 2007
SCALE: AS NOTED
SHEET NAME: COLUMN PLANS AND FRAMING PLAN AT ELEV. 110'-5 3/4"

SHEET NUMBER: S1.1

Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

CESAR VILLARREAL



Planning & Zoning Staff Report

September 20, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6G

Consider Variance to the City's Unified Development Code, Section 3.303 Multifamily Lot and Building Standards, Lot Area and Lot Width, being Lot 4, Block 2, Coonrad Subdivision, located at 416 West Chavez Street, as requested by Raul Zaragoza.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.303 Multifamily Lot and Building Standards, Lot Area and Lot Width. The applicant is proposing to construct a multifamily residential development.

Property Location and Vicinity

The property is located on the south side of West Chavez Street, approximately 165 ft. west of North 8th Avenue. The lot has 50 ft. of frontage along West Chavez Street and a depth of 142 ft. for a total area of 7,100 sq. ft. The property is currently zoned Urban Residential (UR) District. Adjacent zoning is Urban Residential (UR) District in all directions. Surrounding land uses are residential transitioning to commercial uses to the east along North Clossner Boulevard.

Background and History

The subject property is located in the Coonrad Subdivision recorded in 1948. The lot has 50 ft. of frontage along West Chavez Street and a depth of 142 ft. for a total area of 7,100 sq. ft. The applicant is proposing to construct a fourplex on this lot. The UDC requires a minimum lot width of 100 ft. and a minimum lot area of 10,000 sq. ft. for multifamily developments in the Urban Residential District. On July 30, 2021, the applicant submitted a Site Plan Review Application for consideration. Pursuant to review of these plans by City staff, the applicant was informed of the aforementioned UDC guidelines. The applicant wishes to continue with this project through this variance request. Full construction plans have already been prepared by the applicant and submitted to the City. Approval of these plans is pending receipt of this variance.

Staff mailed notice of this variance request to 35 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

Similar multifamily units exist throughout this neighborhood. The property immediately to the

Planning & Zoning Staff Report

west is a multifamily fourplex and to the east is a multifamily triplex, both on lots of comparable size. To the north across West Chavez Street is the Torres Del Sol Phase 1 Subdivision, composed entirely of multifamily units. However, the lots in the southern portion of this consist entirely of single-family units and vacant lots.

Recommendation

Staff recommends approval based on the existing adjacent land uses which are the same kinds of developments on lots of the same general size. This type of use is in keeping with the prevailing character of West Chavez Street.

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:

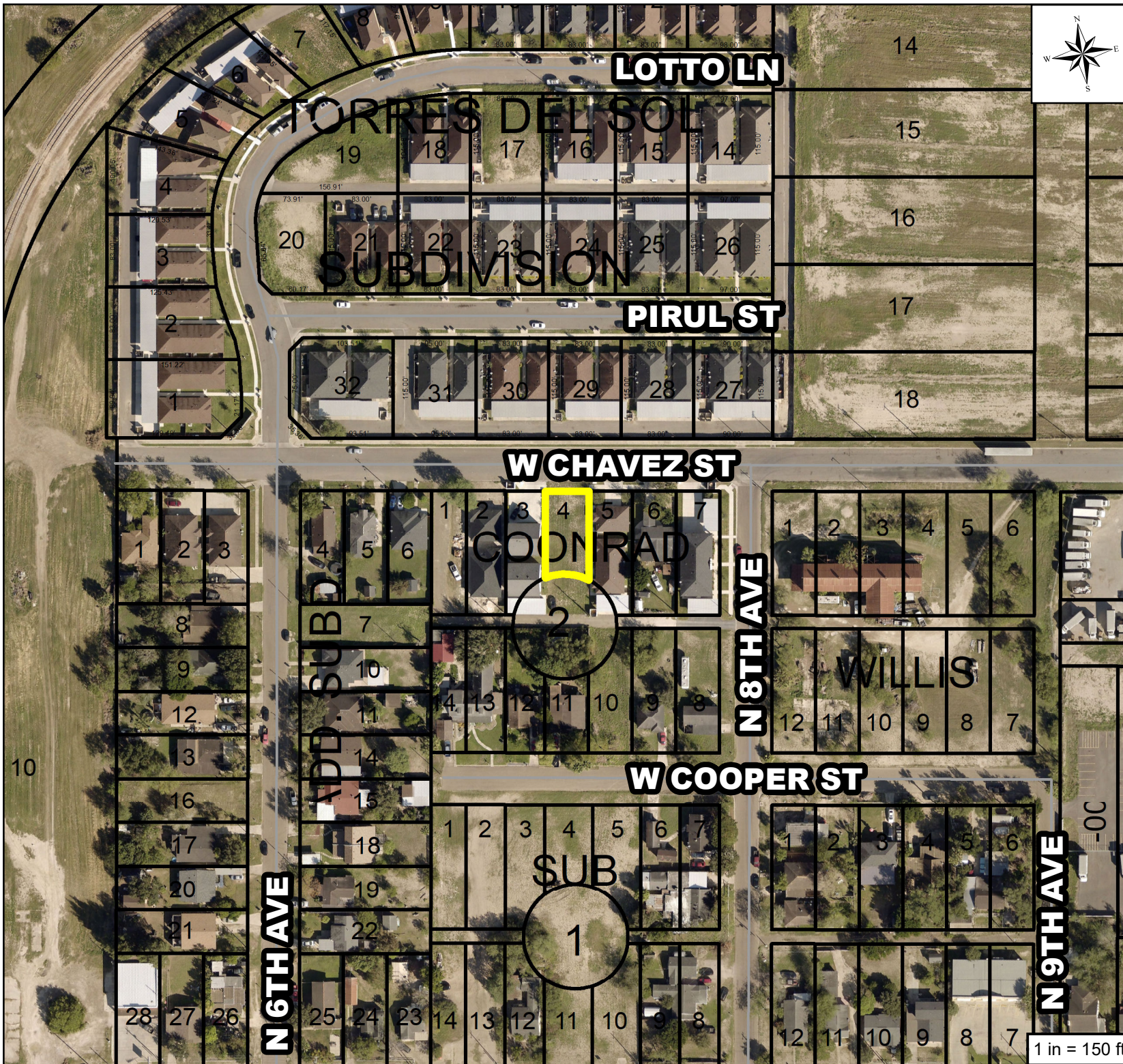
D. Austin Colina

Planner I

Approved by:

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

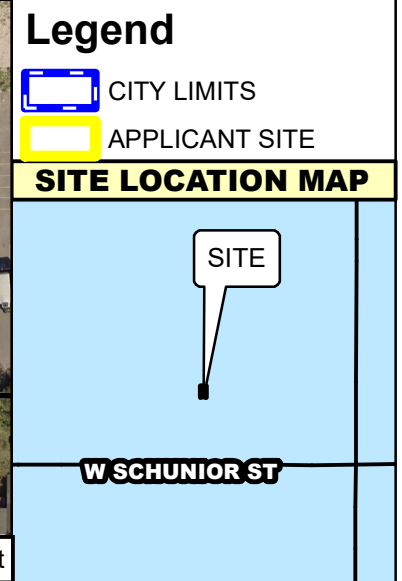


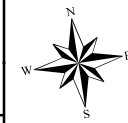
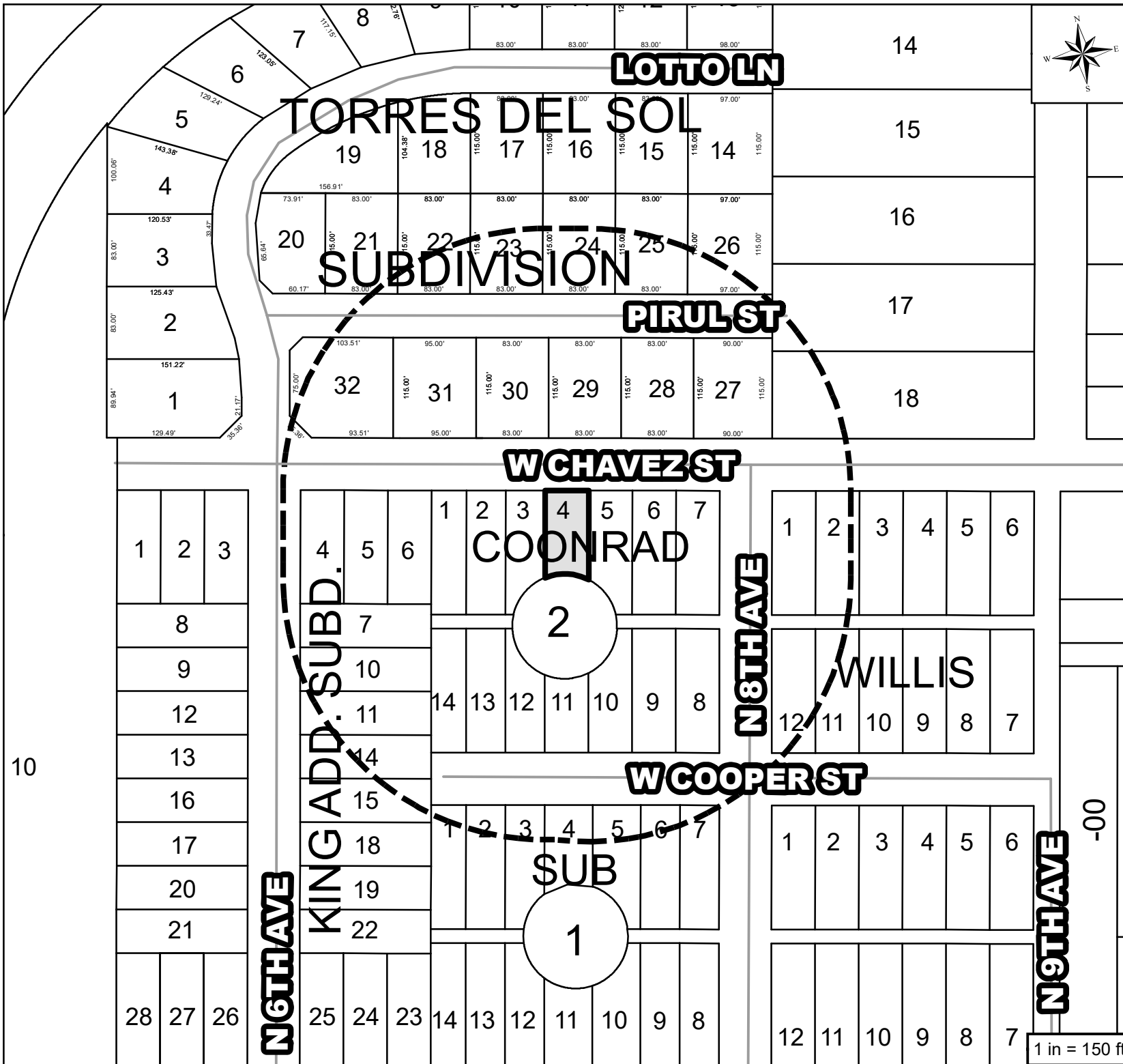
AERIAL MAP

CASE CAPTION:

APPLICANT NAME:
RAUL ZARAGOZA

Consider Variance to the City's Unified Development Code, Section 3.303 Multifamily Lot and Building Standards Lot Width, being Lot 4, Block 2, Coonrad Subdivision, located at 416 West Chavez Street, as requested by Raul Zaragoza.





MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:
RAUL ZARAGOZA

Consider Variance to the City's Unified Development Code, Section 3.303 Multifamily Lot and Building Standards Lot Width, being Lot 4, Block 2, Coonrad Subdivision, located at 416 West Chavez Street, as requested by Raul Zaragoza.

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP

W SCHUNIOR ST

1 in = 150 ft



Case #

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

Zoning Board of Adjustment Application Request for Variance

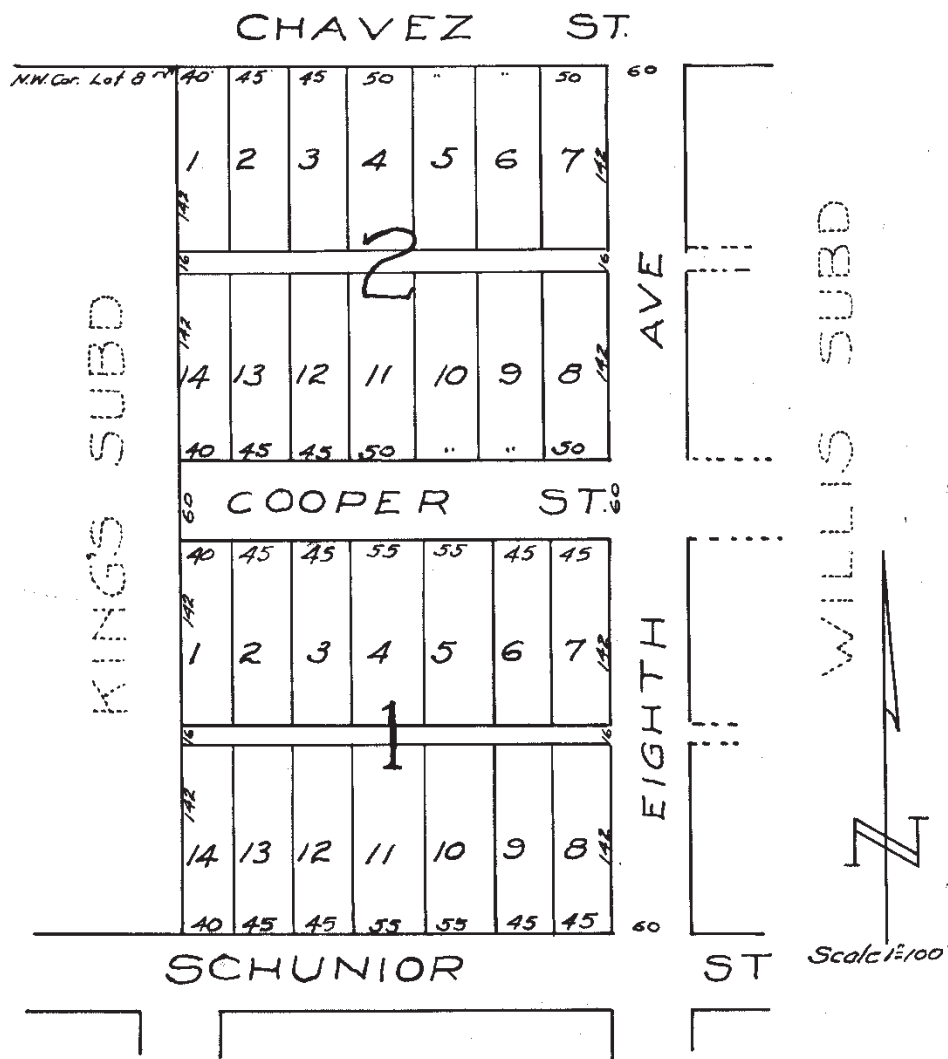
Nature of Request: Requesting approval for multifamily dev. on lot width of 50 feetReason for Hardship *(attach additional pages if necessary)*Property is located on a block where most lots are used for multifamily and have received variances to allow for triplex or fourplex investments.This variance request is to seek approval for construction of multifamily development on property with lot width of 50 feet. According to city planner (T. Farley) the minimum width for a multifamily development should be 100 feet but looking for permission to build on width of 50 feet. Property dimensions are 50 feet x 142 feet for a total of 7100 sqft.Property Description: Lot 4 Block Lot 4, Block 2 Subdivision Lot 4, Block 2, Coonrad Subdiv.Property Address: 416 West Chavez Street, Edinburg, TX 78541Present Property Zoning: UR - Urban ResidentialPerson requesting Variance: Raul Zaragoza (Owner)Mailing Address: 5643 Grande Blvd Brownsville, TX 78521
Street Address City/State Zip CodePhone No. (Home): (956) 579-5046 (Work): (361) 730-0710 (Cell): (956) 579-5046Owner's Name: Raul ZaragozaMailing Address: 5643 Grande Blvd Brownsville, TX 78521
Street Address City/State Zip Code

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

Signature: Raul Zaragoza *Digitally signed by Raul Zaragoza
Date: 2021.08.31 21:58:11 -05'00'* Date: August 31, 2021Owner/Agent's Name (Please Print): Raul Zaragoza\$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 COONRAD SUBDIVISION

Being a subdivision of Lot 8 Subdivision "B" adjacent to City of Edinburg, and includes the land previously designated as the OYLER Subdivision.

I, Charles L. Melden, Civil Engineer, do hereby certify that the above is a true and accurate plot of the lands as surveyed and subdivided by me

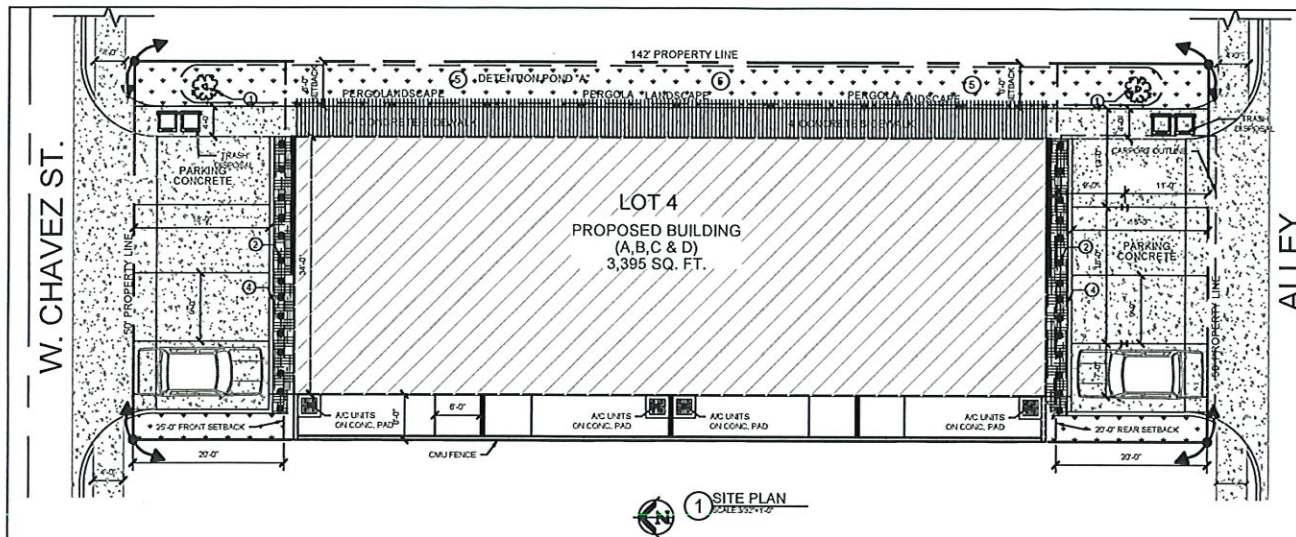
Charles L. Melden

Charles L. Melden, C.E.

Subscribed and sworn to before me this 16th day of March 1948.

John Fox

Notary Public in and for Hidalgo County, Texas.



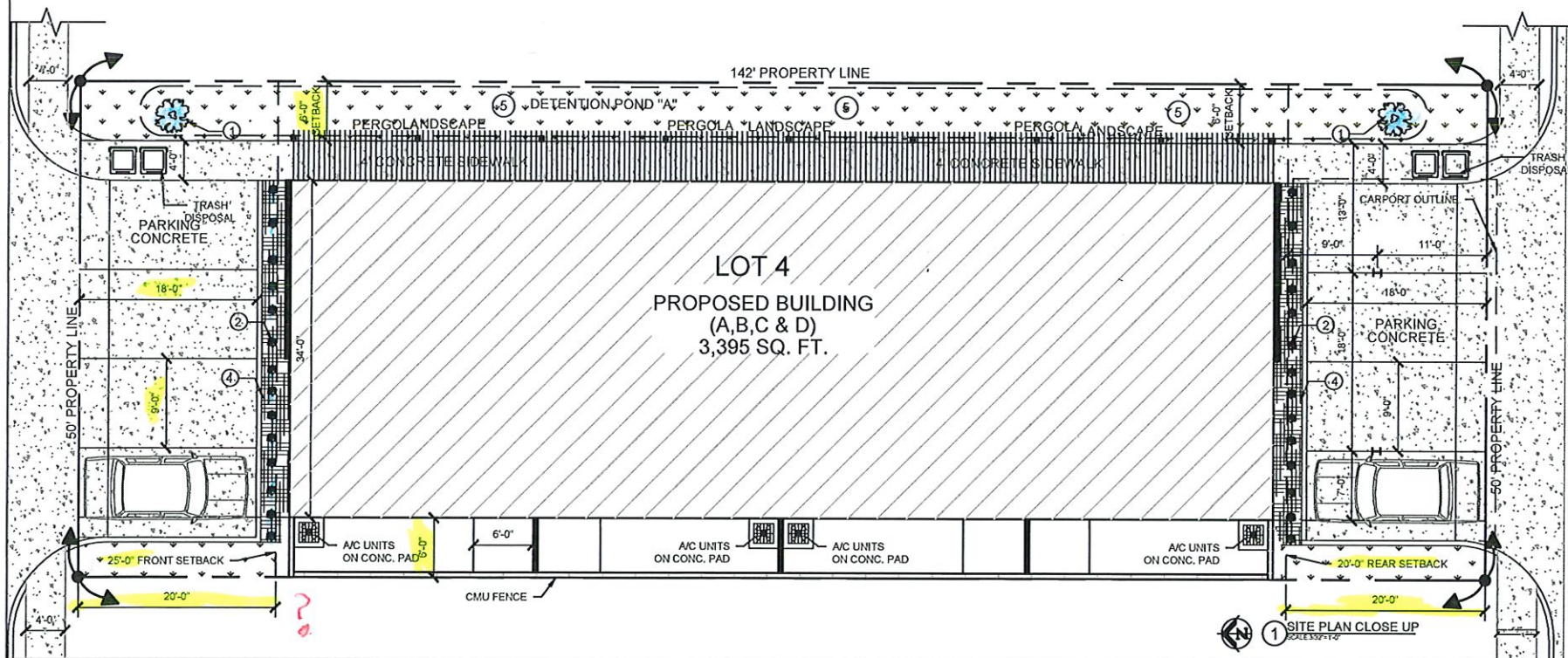
SITE GENERAL NOTES
 1. SITE DRAINAGE SHALL NOT BE DIRECTED TOWARD ADJACENT PROPERTIES
 2. BUILDING PAD ELEVATION TO BE SET BASED ON THE AREA SURVEY AND APPLICABLE FLOOD ZONE
 3. VERIFY LOCATION OF SITE IMPROVEMENTS IN RELATION TO BUILDING, PROPERTY LINES AND EASEMENTS
 4. BEFORE COMMENCEMENT OF PROJECT OWNER TO MEET REQUIREMENTS OF HIDALGO COUNTY.

AREAS
 844 S.F. APARTMENT A
 844 S.F. APARTMENT B
 844 S.F. APARTMENT C
 844 S.F. APARTMENT D
3,376 S.F. TOTAL

- ① OAK TREE
- ② SHRUBS
- ③ AZTEC GRASS
- ④ MULCH
- ⑤ GRASS (SAINT AGUSTIN) OR AS PER SUB. REQUIREMENTS

SITE LEGEND:

- CONCRETE
- AREA OF BUILDING
- AREA OF GRASS
- PROPERTY LINE
- SETBACK LINE



DRAFT DESIGNS
 Residential • Commercial
 711 W. NOLANA AVE. STE. 206-2
 MCALLEN, TX. 78504
 956.973.9557

All Rights Reserved in these drawings are property of TREVIÑO DRAFT DESIGNS. Any use of these drawings in reproduction of these drawings is expressly prohibited except with TREVIÑO DRAFT DESIGNS written permission in writing.

REVISION	DATE

WHITE OAK APARTMENTS

416 W. CHAVEZ ST. (LOT 4)

EDINBURG, TEXAS 78541

SHEET CONTENT:
SITE PLAN
PROJECT No:
20211206
DATE:
6-10-2021
DRAWN BY:
TREVIÑO DRAFT DESIGNS
CHECKED BY:
TREVIÑO DRAFT DESIGNS
SHEET No:

D-1.0

LANDSCAPE

PARKING OK
8 SPACES

URBAN RESIDENTIAL

STREET YARD 34' 12' REAR 20 FEET AT 48 FEET

Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

RAUL ZARAGOZA



Planning & Zoning Staff Report

September 20, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6H

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lots 12 & 13, Block 1, Taylor Gardens Subdivision, located at 2702 Sydney Avenue, as requested by Rodolfo Flores.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.301 Single Family Residential Bulk Standards, Setbacks. The applicant wishes to construct a carport in the setbacks of a single-family residential lot.

Property Location and Vicinity

The property is located on the east side of Sydney Avenue, approximately 300 ft. north of West Canton Road. The property has approximately 143 ft. of frontage along Sydney Avenue with a maximum lot depth of 126.4 ft. for a total lot area of 17,433 sq. ft. The property is currently zoned Neighborhood Conservation 7.1 (NC7.1) District. Surrounding zoning in the area is Neighborhood Conservation 7.1 (NC7.1) District in all directions. Surrounding land uses are residential.

Background and History

The property is located in the Taylor Gardens Subdivision recorded in 2005. The applicant is proposing to construct a carport that is 50 ft. long, 23 ft. wide, and 11 ft. tall on the south side of an existing single-family residential home. If constructed, the proposed carport will encroach into required side yard setbacks. The stated reason for this structure is to provide protection from the elements for a special needs daughter being transported in and out of the residence.

Staff mailed notice of this variance request to 40 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

Plat notes call for 7 ft. side yard setbacks in this subdivision. If constructed, the structure will encroach approximately 3.25 ft. into the side yard setback, leaving 3.75 ft. of clearance between the proposed structure and property line. The proposed location for the carport is an existing driveway paved with concrete. There is what appears to be a two-car garage that is part of the

Staff Report

main residential structure. There are no similar carports or shade on any of the other residences on Sydney Avenue, a cul-de-sac that extends approximately 600 ft. north from West Canton Road.

Recommendation

Staff recommends disapproval based on applicable plat restrictions and the character of the existing subdivision.

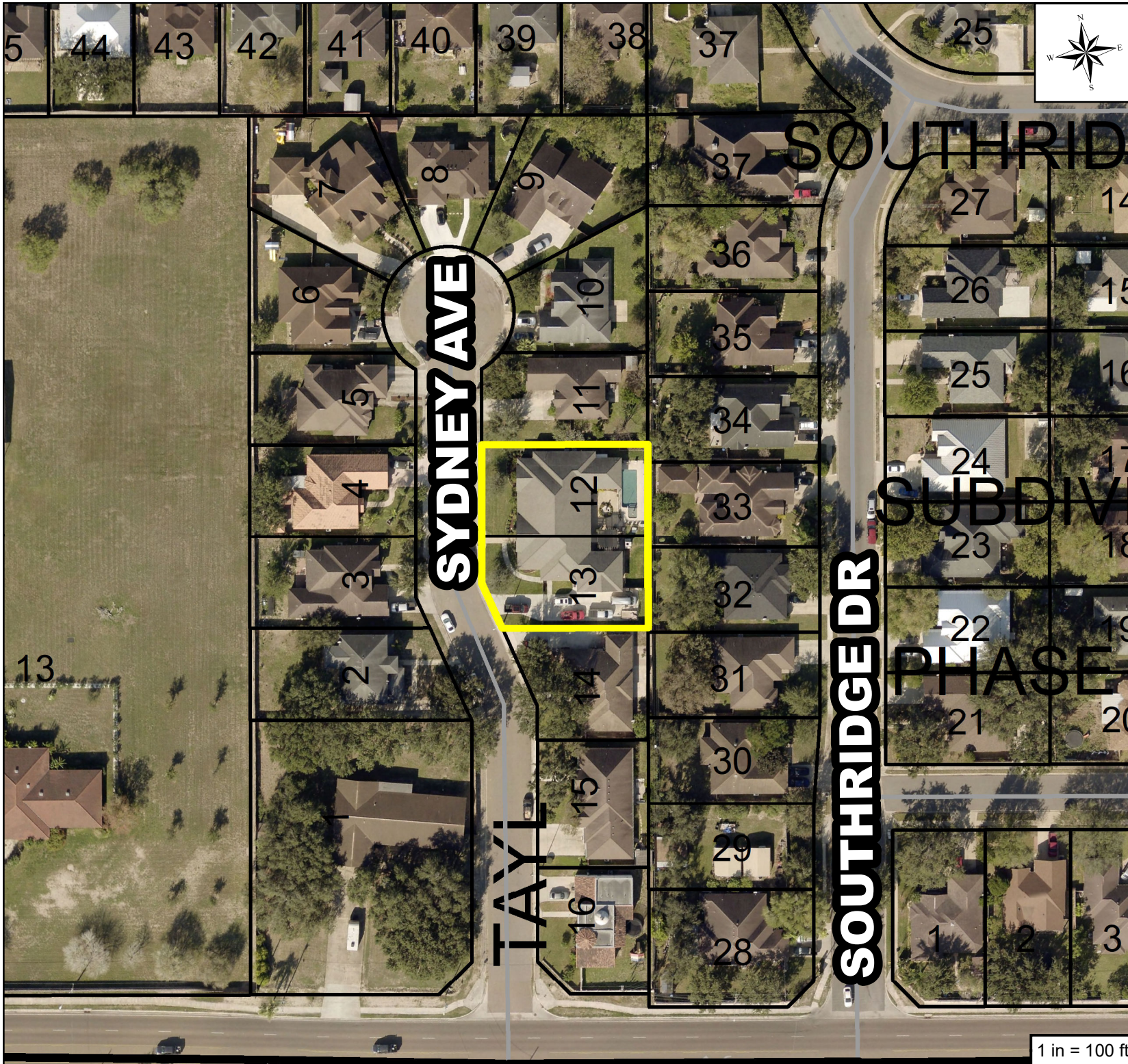
If approved, the applicant will need to comply with all other requirements during the permitting process. If approved, \$40 fee, payable to the County of Hidalgo, County Clerk's Office, for the recording of the ZBA order is also required. A location map, aerial map, photo, subdivision plat, site plan,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



AERIAL MAP

CASE CAPTION:

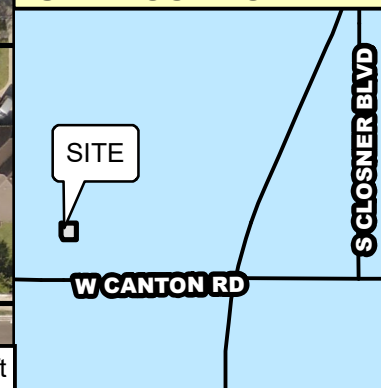
APPLICANT NAME:
RODOLFO FLORES

Consider a Variance to the City's Unified Development code, Article 3, Section 3.301, Single-Family Residential Bulk Standards, Setbacks, being Lots 12 & 13 Block 1 of Taylor Gardens Subdivision as requested by Rodolfo Flores

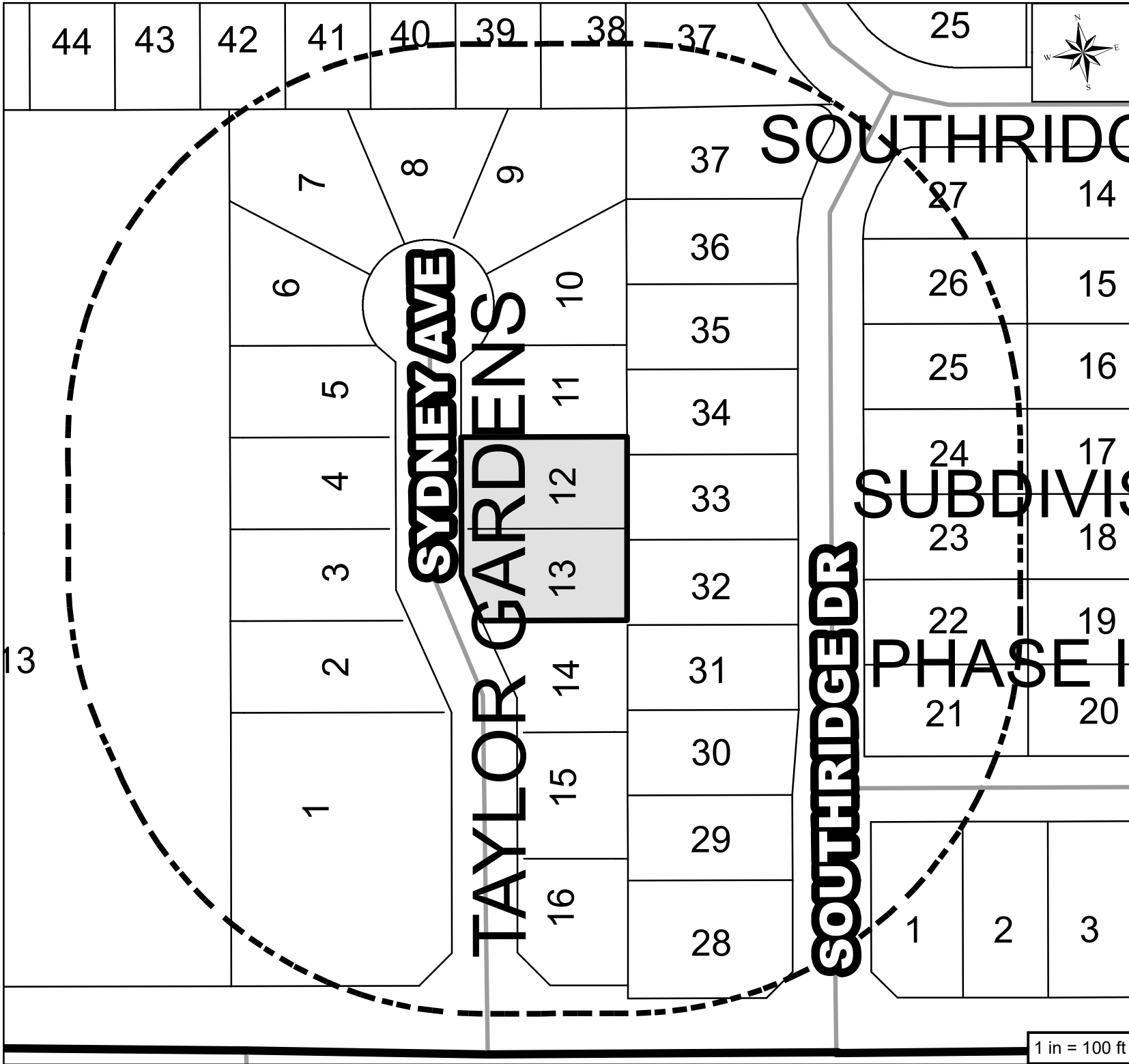
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 100 ft






MAILOUT AND SITE MAP

CASE CAPTION:

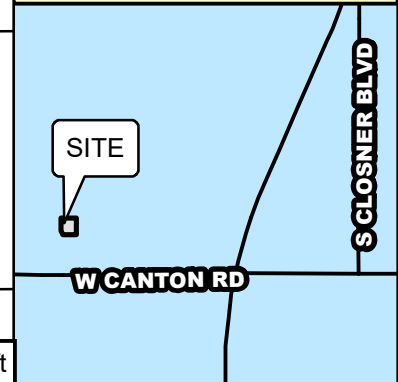
APPLICANT NAME:
RODOLFO FLORES

Consider a Variance to the City's Unified Development code, Article 3, Section 3.301, Single-Family Residential Bulk Standards, Setbacks, being Lots 12 & 13 Block 1 of Taylor Gardens Subdivision as requested by Rodolfo Flores

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 100 ft



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: Carport addition

Reason for Hardship (attach additional pages if necessary)

I am seeking a carport variance for my single-family home. The carport is needed for the protection of my daughter (Specials Needs) from the elements when transferring her in and out of the house. Current, zoning rules state that the front setback is 25', side setback 7' and rear setback 25' for Taylor Gardens lot 12&13. The carport will only encroach into the rear setback by 13.74 ft, and leaves the required 10' utility rear easement undeveloped. Thanks for your consideration.

Property Description: Lot 12&13 Block Taylor Garder Subdivision Taylor GardensProperty Address: 2702 Sydney AvePresent Property Zoning: NC7.1 - Neighborhood Conservation 7.1Person requesting Variance: Rodolfo FloresMailing Address: 2702 Sydney Ave Edinburg, TX 78539
Street Address City/State Zip CodePhone No. (Home): (956) 279-1015 (Work): (956) 279-1015 (Cell): (956) 279-1015Owner's Name: Rodolfo FloresMailing Address: 2702 Sydney 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: Rudy Flores Digitally signed by Rudy Flores
DN: cn=Rudy Flores, o=HKS, ou=Healthcare Technology Management,
email=rudy.flores@hks.com, c=US
Date: 2021.08.19 17:16:39 -0500 Date: August 1, 2021Owner/Agent's Name (Please Print): Rodolfo Flores\$450 Application Fee: _____ Application Received by: _____
Receipt No. **RECEIVED**
SEP 07 2021

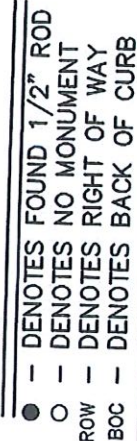
OFFICE USE ONLY

Application deadline: _____ ZBA Hearing date: _____

Name: B 11:10am

- \$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

FAX: (956) 618-5540



1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements or less than 1 foot or with
2. This survey plat is prepared in connection with Title Policy G.F. # 169731 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be
3. copied or transferred to another party without the express written consent of the surveyor.
4. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
5. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
6. Statutory easements, rules, regulations and rights in favor of Hidalgo County, including the Right of Eminent Domain.

SEP 07 2021

Name: BZ 11:10am

RT

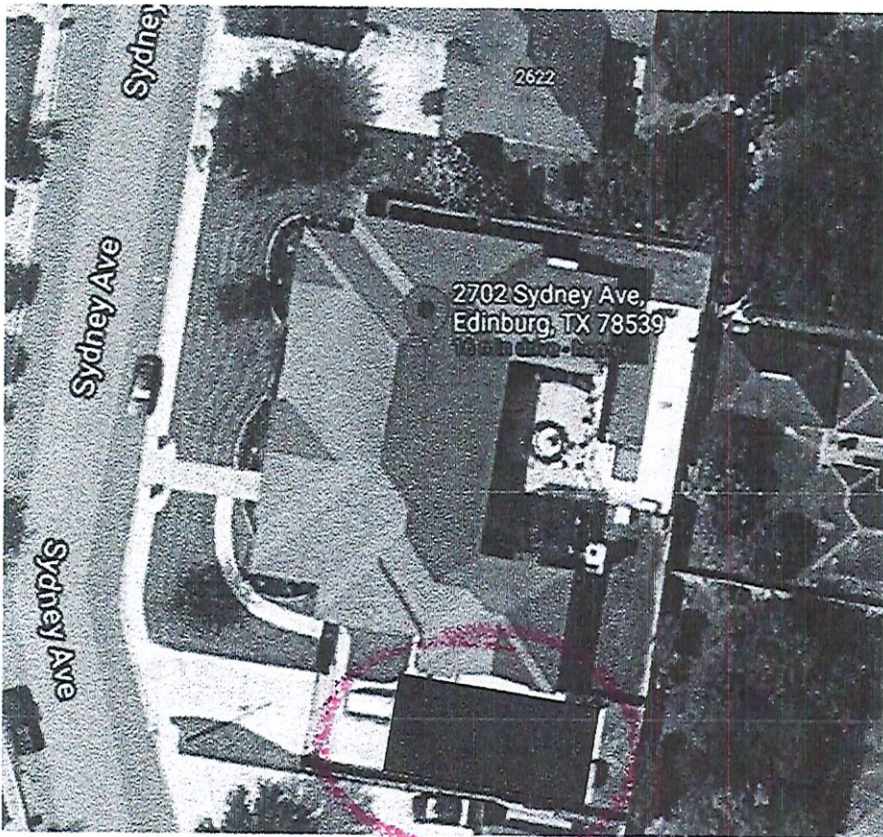
RUDY FLORES

Edinburg, Tx

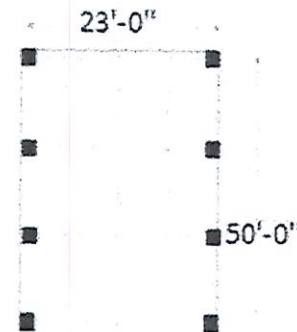
AUGUST 13, 2021

Pg. 1 / 7

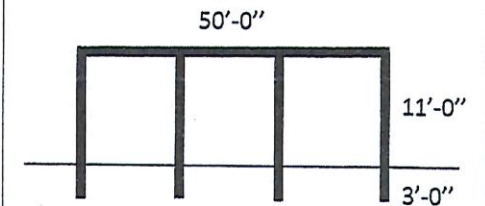
Structure Location



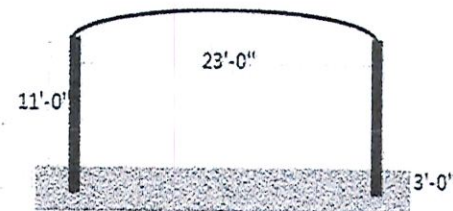
Structural Sup. View



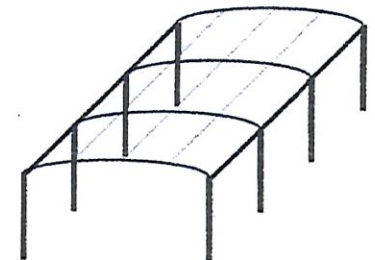
Structural Lat. View



Structural Front - Back View



3D Structural and Mesh View



RT

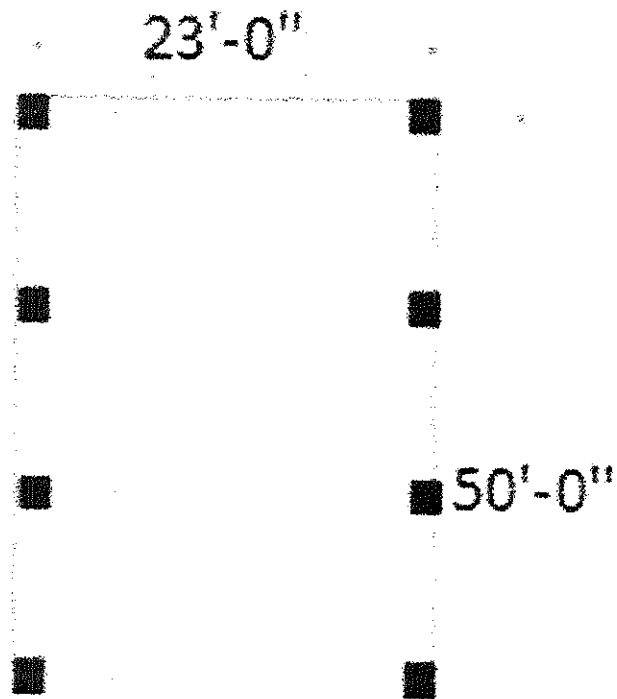
RUDY FLORES

Edinburg, Tx

AUGUST 13, 2021

Pg. 2 / 7

SUPERIOR VIEW



RT

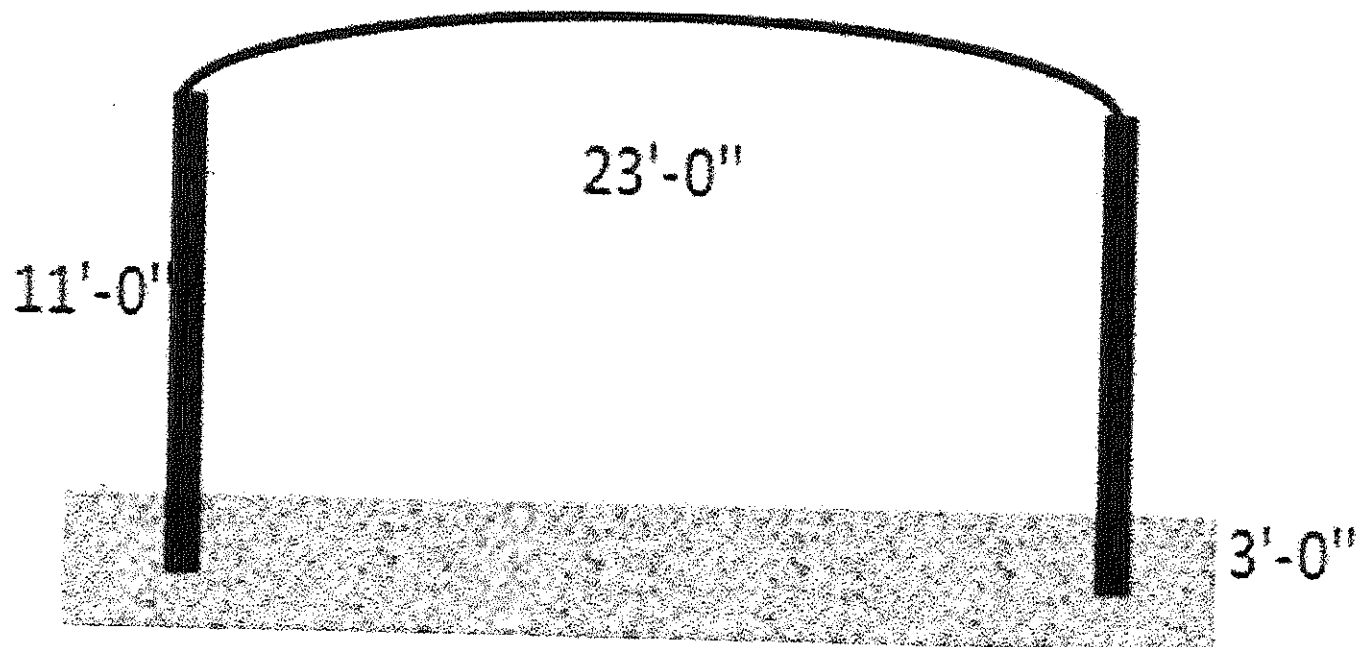
RUDY FLORES

Edinburg, Tx

AUGUST 13, 2021

Pg. 4 / 7

LATERAL VIEW



RT

RUDY FLORES

Edinburg, Tx

AUGUST 13, 2021

Pg. 5 / 7

Material List

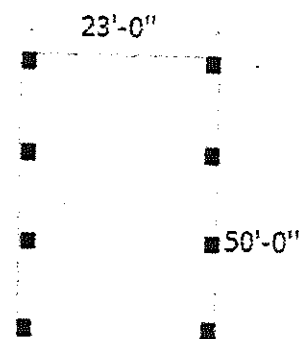
Part Name	Qty	Material	Caliber
Post	8	PTR 3'x3'x14'	11
Crossbar	2	PTR 3'x 3'x50'	11
Rollbar	5	PTR 1.5'x 1.5'x23'	14
Braces	3	PTR 1.5'x 1.5'x50'	14

Structure Union Type: WELDING;

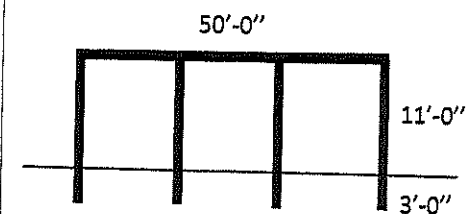
8 PIPES CEMENTED TO GROUND 3 FEET DEEP

Mess Awning union with structure: self drilling screws #12

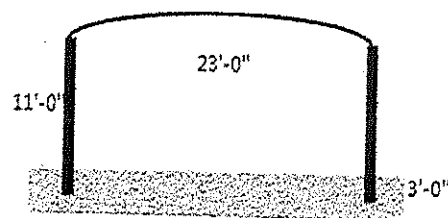
Structural Sup. View



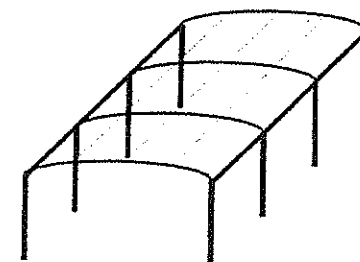
Structural Lat. View



Structural Front - Back View



3D Structural and Mesh View



RT

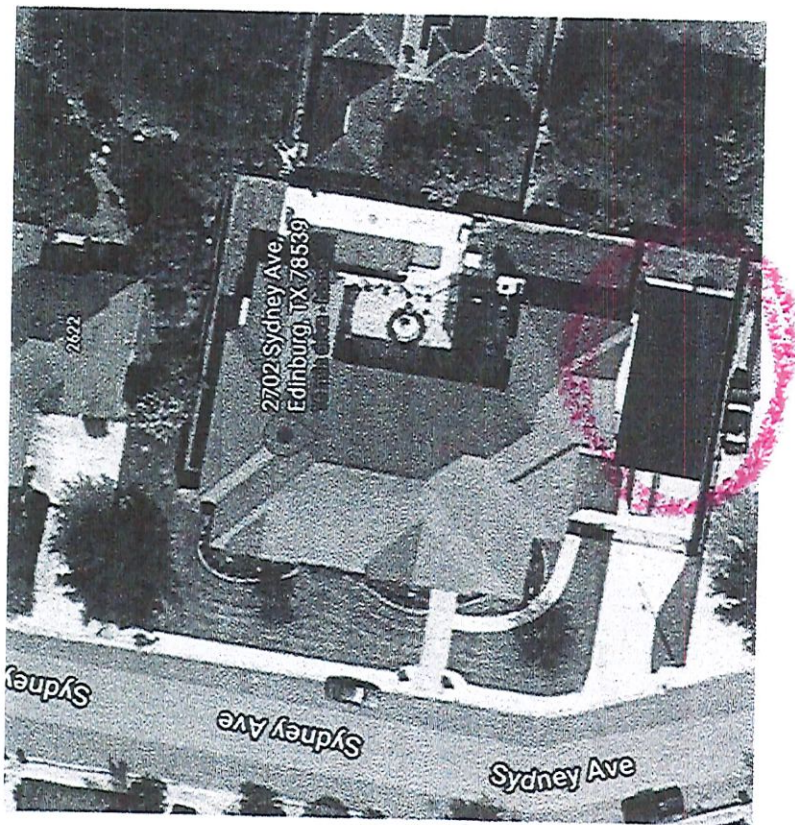
RUDY FLORES

Edinburg, Tx

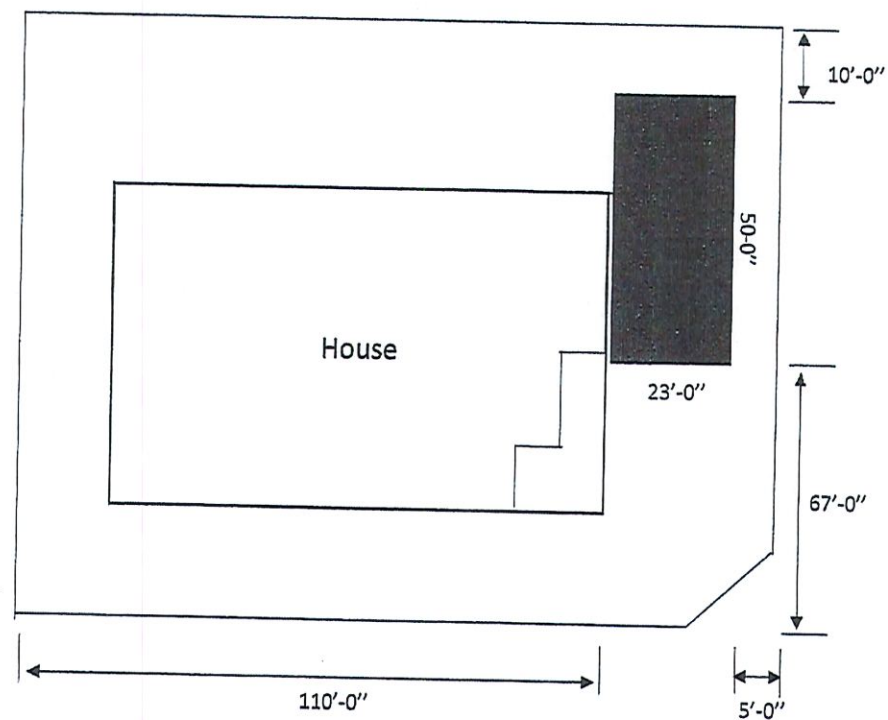
AUGUST 13, 2021

Pg. 6 / 7

Structure Location



Site Plan



RT

RUDY FLORES

Edinburg, Tx

AUGUST 13, 2021

Pg. 7 / 7

MESH PROPERTIES

FEATURES	DESCRIPTION
WORK TEMPERATURE	-20°C @ 80°C
STRETCH DURING WIDE INSTALLATION	+ 5 cm (aprox)
STRETCH DURING INSTALLATION THROUGHOUT	+ 5 cm (aprox)
ULTRAVIOLET LOCK	95 %
FINAL WEIGHT	325 gr / m ²
ELONGATION (ASTMD5034 GRAB METHOD)	96.2 / 56.1 % (LENGTH / WIDTH)
INFLAMMABILITY	NOT FLAMMABLE
TENSILE STRENGTH (ASTMD5034 GRAB METHOD)	961 / 1873 N (LENGTH / WIDTH)
BREAK RESISTANCE (ASTM D3787 BALL EXPLOSION METHOD)	1922 N (LENGTH / WIDTH)

Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

RODOLFO FLORES



Planning & Zoning Staff Report

September 21, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6I

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 137, Los Lagos Phase IV Subdivision, located at 2701 Seton Street, as requested by Valentín Arroniz.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.301 Single Family Residential Bulk Standards, Setbacks. The applicant is proposing to construct a single-family residential home that encroaches into the street yard setback of an irregular lot.

Property Location and Vicinity

The property is located at the intersection of Featherie Street and Montague Street, approximately 375 ft. north of East Canton Road. The lot is an irregular shape with a total lot area of 11,086 sq. ft. The property is currently zoned Neighborhood Conservation 7.1 (NC7.1) District. The adjacent zoning is Neighborhood Conservation 7.1 (NC7.1) District in all directions with lots transitioning to Neighborhood Conservation 5 (NC5) to the east. Surrounding land uses are residential and include the Los Lagos Golf Course.

Background and History

The property is located in the Los Lagos Phase IV Subdivision, recorded in 2005. Plat notes call for setbacks of 25 ft. for front yard, 6 ft. for side yard, and 20% of lot depth for rear yard, which is 17.5 ft. for this lot. The applicant has submitted a site plan for a single-family home. Review of the plan indicates that the proposed structure would encroach 10 ft. into the required 25-foot front yard setback. A variance is being requested to complete construction of the home as proposed.

Staff mailed notice of this variance request to 50 neighboring property owners. No comments in favor or against this request had been received at the time this report was prepared.

Analysis

The lot is irregular, and the front yard has a curvilinear shape. The front face of the planned structure is not flat; its uneven line is both behind and in front of the required setback at different

Planning & Zoning Staff Report

points. However, as proposed, most of the front face of the home would encroach into the required setback. A similar variance request for construction in the front setback of an irregular lot was approved in this subdivision by the Board in September 2020.

Recommendation

Staff recommends approval of this request based on the lot location, the irregular shape of the front yard, and the varied plane of the front of the housing structure. The home as proposed does not appear to be inconsistent with surrounding properties or present issues with safety, aesthetics, or continuity along the street. Furthermore, setbacks of the requested size exist for corner lots in this subdivision, and it seems reasonable to apply the same standard to irregular lots in the same subdivision.

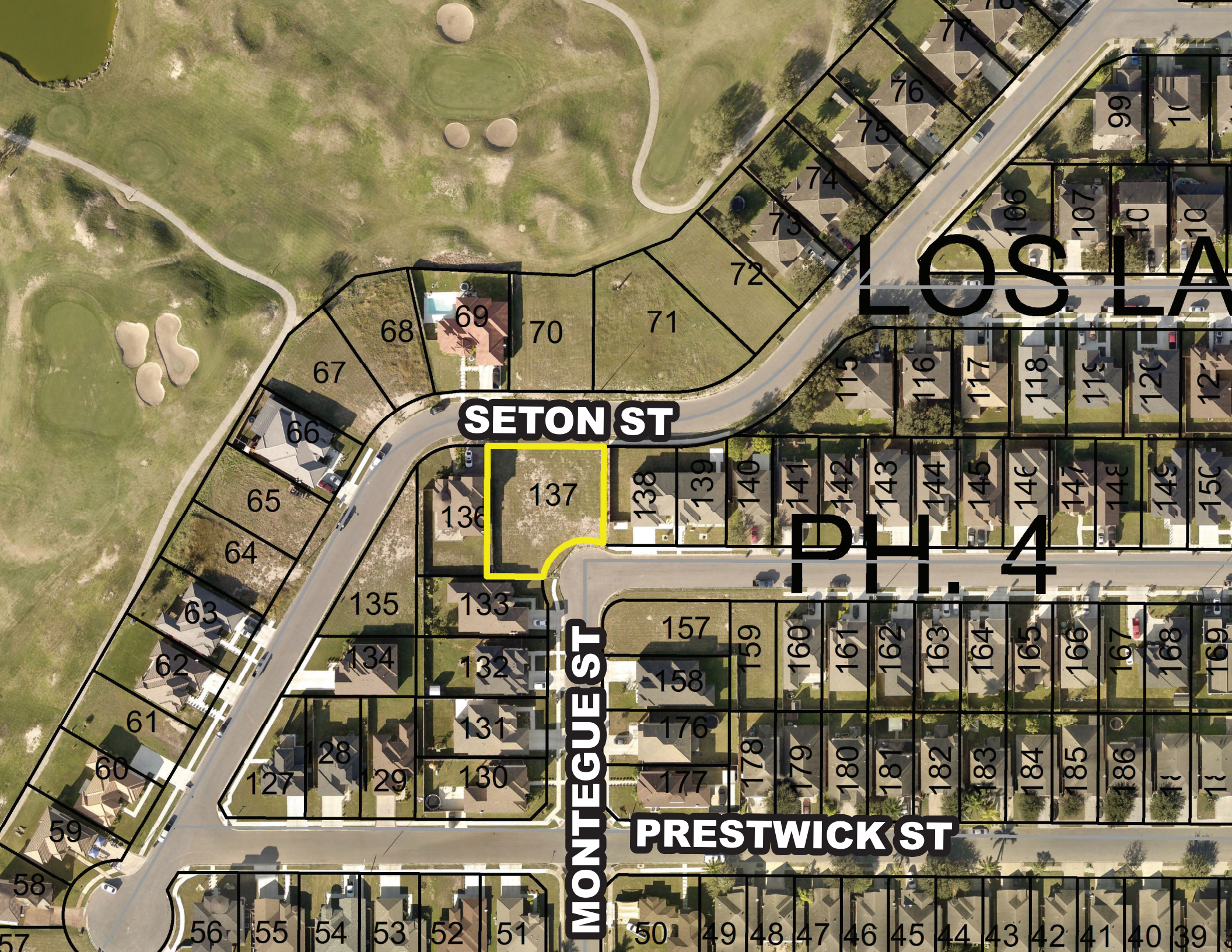
If approved, the applicant will need to comply with all other requirements during the permitting process. If approved, \$40 fee, payable to the County of Hidalgo, County Clerk's Office, for the recording of the ZBA order is also required. A location map, aerial map, photo, subdivision plat, site plan,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



SETON ST

MONTEQUIST

PRESTWICK ST

LOS LA

PH-4

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MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:
VALENTIN ARRONIZ

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 137, Los Lagos Phase IV Subdivision, located at 2701 Seton Street, as requested by Valentín Arroniz.

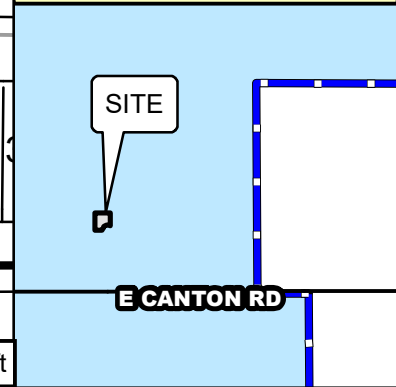
LOS LAGOS

PH. 4

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





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

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

Nature of Request: Valentin Arroniz

Reason for Hardship: The reason of hardship is the constraints on the setbacks. Lot 137 is on a
(use other side if necessary)
culdesac (irregular lot) which gives minimal area for the project proposed.
Please review variance for a more reasonable set backs for the irregular lot.

Property Description: Lot 137 Los Lagos Phase IV Subdivision
Lot Block Subdivision

Property Address: Featherie St Edinburg, Texas 78589

Present Property Zoning: Residential

Person requesting Variance: Valentin Arroniz

Mailing Address: 306 Jacaranda San Juan TX 78589
Street Address City/State Zip Code

Phone No. (Home): 9562236141 **(Work):** 9562328251 **(Cell):** 9562236141

Owner's Name: Valentin Arroniz

Mailing Address: 306 Jacaranda San Juan TX 78589
Street Address City/State Zip Code

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

Signature:  **Date:** 08/05/2021

Owner/Agent's Name (Please Print): Valentin Arroniz

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

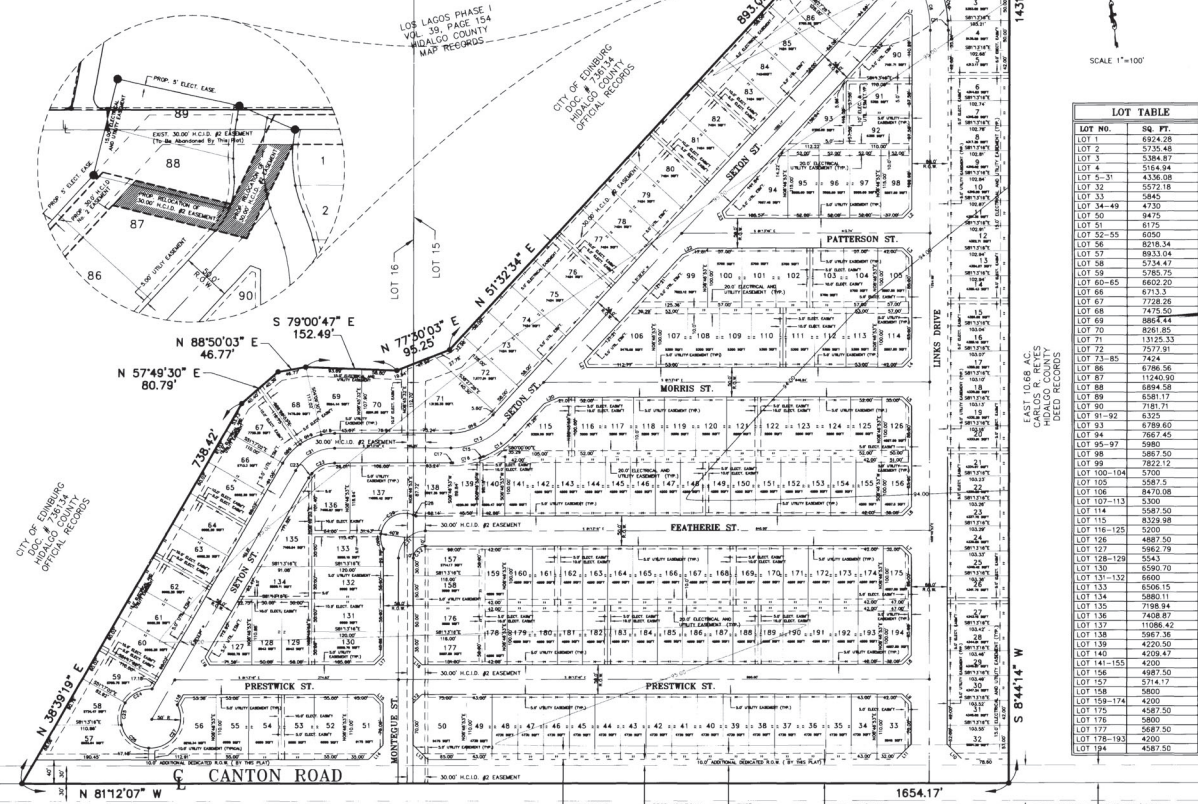
Application deadline: 9/1/2021 **ZBA Hearing date:** 9/29/2021 @ 4:00 p.m.

- \$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

LOS LAGOS, PHASE IV EDINBURG, TEXAS.

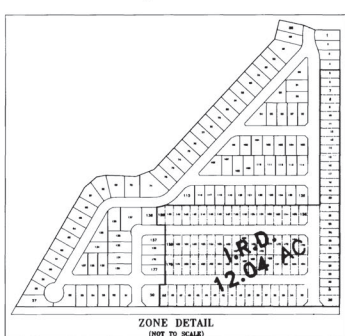
DATE OF PREPARATION: AUGUST 15, 2005

A 33.99 ACRE TRACT OF LAND OUT OF LOT 8, SWEARINGEN TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, AND LOTS 15 AND 16, BLOCK 58, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS OF HIDALGO COUNTY



CURVE	BEGIN	END	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
C1	205.77	53.50	26.92	1454.14	53.39	515.4937	S 89°03'16" E
C2	205.77	17.19	8.60	1457.16	17.19	505.5937	S 89°03'16" E
C3	72.45	33.86	17.40	2631.08	33.55	1170.507	S 89°03'16" E
C4	72.45	28.61	13.46	2136.04	28.61	940.2937	S 89°03'16" E
C5	175.77	109.11	36.01	5521.04	106.74	3040.17	S 89°03'16" E
C6	180.87	78.01	57.43	2224.27	73.30	1004.44	S 89°03'16" E
C7	180.87	24.04	21.00	2130.74	24.04	860.7437	S 89°03'16" E
C8	145.77	30.97	15.24	1730.22	30.97	707.237	S 89°03'16" E
C9	205.87	18.00	9.26	2031.96	18.00	811.3137	S 89°03'16" E
C10	210.87	51.09	20.67	1253.43	50.87	502.2337	S 89°03'16" E
C11	205.87	18.17	9.09	2227.02	18.17	808.4337	S 89°03'16" E
C12	98.00	78.14	41.88	4714.01	78.82	1759.3937	S 89°03'16" E
C13	210.87	18.17	9.09	2227.02	18.17	808.4337	S 89°03'16" E
C14	146.00	83.46	32.24	2434.09	82.96	1083.5937	S 89°03'16" E
C15	146.00	7.07	8.80	2492.27	7.07	877.2137	S 89°03'16" E
C16	146.00	48.46	24.63	1813.01	48.46	1082.2337	S 89°03'16" E
C17	146.00	3.20	1.87	116.45	3.20	38.3137	S 89°03'16" E
C18	100.00	22.06	11.54	1258.14	22.06	587.4137	S 89°03'16" E
C19	100.00	38.88	19.74	2240.03	38.73	1040.2337	S 89°03'16" E
C20	100.00	43.27	21.98	2647.29	43.27	1251.3637	S 89°03'16" E
C21	73.00	78.82	43.36	6053.48	73.07	1684.4337	S 89°03'16" E
C22	50.00	53.15	20.38	4024.00	53.15	1171.0137	S 89°03'16" E
C23	50.00	38.76	20.41	4224.57	38.76	1047.4137	S 89°03'16" E
C24	50.00	84.30	37.50	7244.47	84.00	1847.4337	S 89°03'16" E
C25	50.00	105.47	68.12	10209.27	68.06	2454.3637	S 89°03'16" E
C26	40.00	4.84	2.42	858.06	4.84	330.4337	S 89°03'16" E
C27	40.00	72.32	35.82	6194.52	72.32	1547.0137	S 89°03'16" E
C28	40.00	48.09	13.53	3742.36	48.09	1047.4337	S 89°03'16" E
C29	40.00	72.68	45.00	8239.12	72.68	1854.3637	S 89°03'16" E
C30	20.00	31.42	20.00	6820.57	20.00	1553.4637	S 89°03'16" E

NO.	LENGTH	BEARING
L1	15.34	S 89°03'16" E
L2	21.21	N 53°46'48" E
L3	21.21	S 89°03'16" E
L4	21.21	N 53°46'48" E
L5	21.21	S 89°03'16" E
L6	21.21	N 53°46'48" E
L7	21.21	S 89°03'16" E
L8	21.21	N 53°46'48" E
L9	15.01	S 89°03'16" E
L10	35.35	S 89°03'16" E
L11	35.35	N 53°46'48" E
L12	21.21	S 89°03'16" E
L13	35.35	S 89°03'16" E
L14	35.35	N 53°46'48" E
L15	21.21	S 89°03'16" E
L16	21.21	N 53°46'48" E
L17	21.21	S 89°03'16" E
L18	19.86	S 89°03'16" E
L19	15.01	S 89°03'16" E
L20	27.49	S 89°03'16" E
L21	12.02	S 89°03'16" E
L22	27.49	S 89°03'16" E
L23	12.02	S 89°03'16" E



LOT NO.	SQ. FT.
LOT 1	6924.28
LOT 2	5730.48
LOT 3	5384.87
LOT 4	5164.94
LOT 5	4336.08
LOT 6	5577.16
LOT 7	5845
LOT 8	4750
LOT 9	8475
LOT 10	6170
LOT 11	6050
LOT 12	8218.34
LOT 13	8833.04
LOT 14	5734.47
LOT 15	5785.75
LOT 16	4750
LOT 17	6602.20
LOT 18	6713.3
LOT 19	7228.26
LOT 20	7475.50
LOT 21	8664.44
LOT 22	8261.85
LOT 23	3125.33
LOT 24	7577.91
LOT 25	7424
LOT 26	7788.58
LOT 27	11240.90
LOT 28	6894.58
LOT 29	5081.17
LOT 30	7181.71
LOT 31	8323
LOT 32	8789.60
LOT 33	7697.45
LOT 34	5980
LOT 35	5875.50
LOT 36	7822.12
LOT 37	100-104
LOT 38	5061.53
LOT 39	8475.08
LOT 40	107-113
LOT 41	5300
LOT 42	115
LOT 43	8328.98
LOT 44	116-125
LOT 45	4887.50
LOT 46	127
LOT 47	5882.79
LOT 48	128-129
LOT 49	5544
LOT 50	130
LOT 51	6590.70
LOT 52	131-132
LOT 53	5008.15
LOT 54	133
LOT 55	5088.11
LOT 56	134
LOT 57	5008.15
LOT 58	135
LOT 59	5088.11
LOT 60	136
LOT 61	5088.11
LOT 62	137
LOT 63	5088.11
LOT 64	138
LOT 65	5088.11
LOT 66	139
LOT 67	5088.11
LOT 68	140
LOT 69	5088.11
LOT 70	141-155
LOT 71	4200
LOT 72	156
LOT 73	5714.17
LOT 74	157
LOT 75	5714.17
LOT 76	158
LOT 77	5714.17
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LOT 152	196
LOT 153	5714.17
LOT 154	197
LOT 155	5714.17
LOT 156	198
LOT 157	5714.17
LOT 158	199
LOT 159	5714.17
LOT 160	200

STATE OF TEXAS COUNTY OF HIDALGO

I, LOS LAGOS INVESTMENTS, L.L.C., OWNER OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS LOS LAGOS SUBDIVISION, PHASE IV, TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

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

[Signature] DATE 07/12/05
CITY OF EDINBURG
PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSEVERE APPEARED LOS LAGOS INVESTMENTS, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6TH DAY OF SEPTEMBER, 2005.

[Signature] Notary Public, State of Texas
Notary Public, State of Texas
9-6-05

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 14th DAY OF SEPTEMBER, 2005.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, FENCES, FENCES AND BALDINGS SHALL BE PLACED UPON ANY OF THE LANDS SHOWN ON THIS PLAT.

[Signature] PRESIDENT
[Signature] SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE (42.01). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE DISTRICTS 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 THE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS COUNTY OF HIDALGO

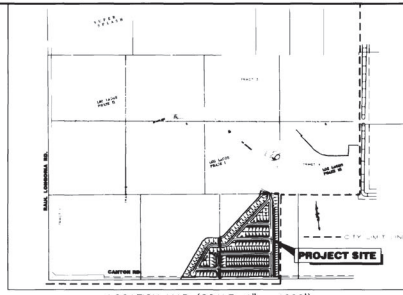
I, GILBERT J. GUERRA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

[Signature] 9/6/05
LICENSED PROFESSIONAL ENGINEER NO. 80156

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

[Signature] 7-24-05
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



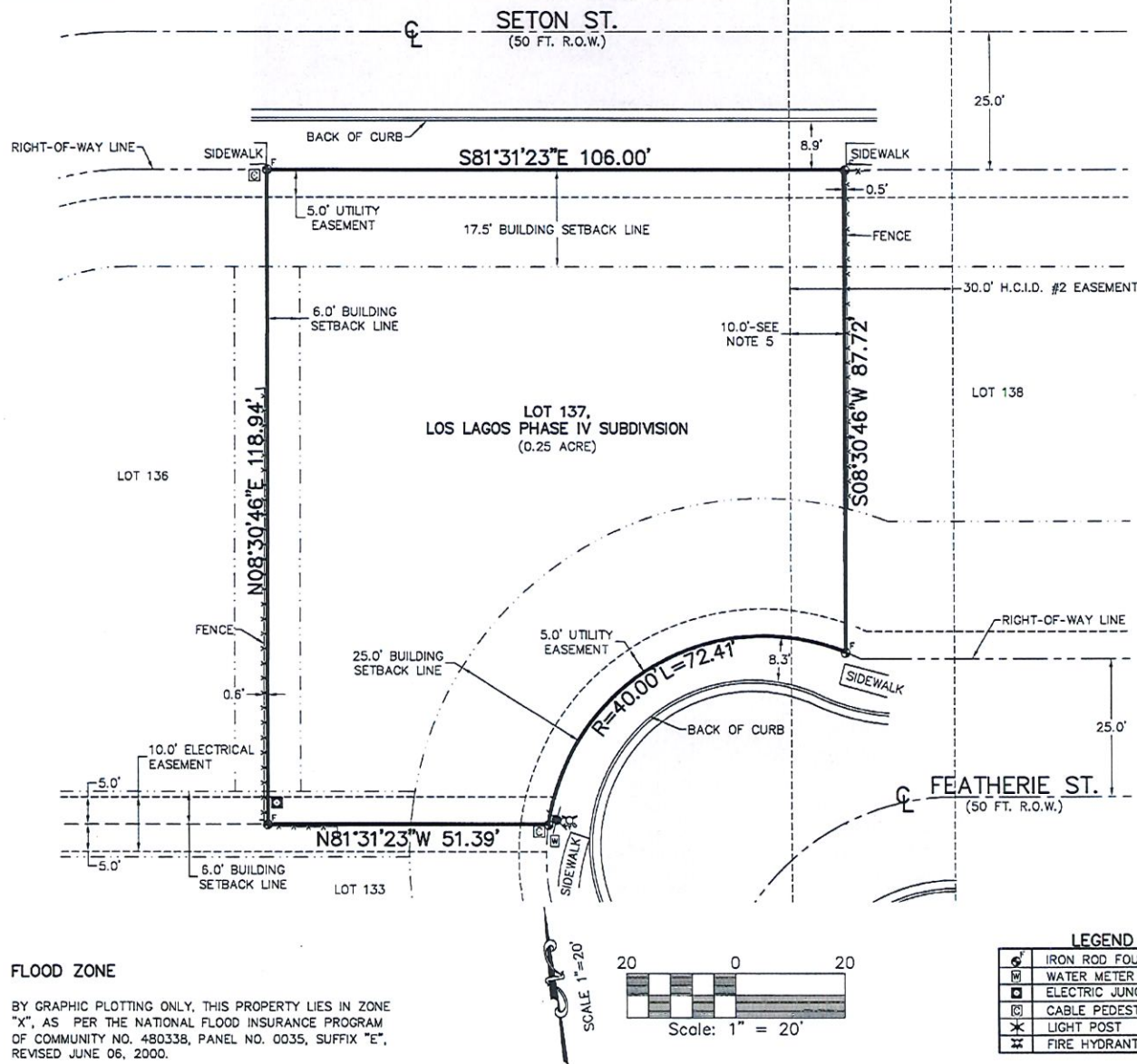
METES AND BOUNDS

A 33.99 ACRE TRACT OF LAND OUT OF LOT 8, SWEARINGEN TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, AND LOTS 15 AND 16, BLOCK 58, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS OF HIDALGO COUNTY, SAID 33.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10, SWEARINGEN TRACT, THENCE NORTH 87°03'00" WEST, A DISTANCE OF 1330.70 FEET TO A FOUND HALF (X) INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE SOUTH 08°44'14" WEST, A DISTANCE OF 1431.39 FEET TO A FOUND HALF (X) INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND; THENCE NORTH 87°03'00" WEST, A DISTANCE OF 1854.17 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND; THENCE NORTH 58°39'19" EAST, A DISTANCE OF 738.42 FEET TO A FOUND HALF (X) INCH IRON ROD FOR A CORNER OF THIS TRACT OF LAND; THENCE NORTH 57°49'30" EAST, A DISTANCE OF 80.79 FEET TO A FOUND HALF (X) INCH IRON ROD FOR A CORNER OF THIS TRACT OF LAND; THENCE NORTH 88°50'03" EAST, A DISTANCE OF 46.77 FEET TO A FOUND HALF (X) INCH IRON ROD FOR A CORNER OF THIS TRACT OF LAND; THENCE SOUTH 79°00'47" EAST, A DISTANCE OF 152.49 FEET TO A FOUND HALF (X) INCH IRON ROD FOR A CORNER OF THIS TRACT OF LAND; THENCE NORTH 77°50'03" EAST, A DISTANCE OF 165.26 FEET TO A FOUND HALF (X) INCH IRON ROD FOR A CORNER OF THIS TRACT OF LAND; THENCE SOUTH 51°32'34" EAST, A DISTANCE OF 883.02 FEET TO A FOUND HALF (X) INCH IRON ROD FOR A CORNER OF THIS TRACT OF LAND; THENCE NORTH 22°45'01" EAST, A DISTANCE OF 99.68 FEET TO A FOUND HALF (X) INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE SOUTH 88°54'31" EAST, A DISTANCE OF 128.00 FEET TO A FOUND HALF (X) INCH IRON ROD FOR A CORNER OF THIS TRACT OF LAND; THENCE SOUTH 58°58'19" EAST, A DISTANCE OF 61.05 FEET TO A FOUND HALF (X) INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT 12, LOS LAGOS PHASE IV, FOR A CORNER OF THIS TRACT OF LAND; THENCE SOUTH 87°03'00" WEST, WITH THE SOUTH LINE OF SAID LOS LAGOS PHASE IV, A DISTANCE OF 125.47 FEET TO THE POINT OF BEGINNING, CONTAINING 33.99 ACRES, MORE OR LESS.

NOTES:

- FLOOD ZONE DESIGNATION: ZONE 100 FROM COMMUNITY - FLOOD NUMBER 480334 BASED DESCRIPTION OF FLOODS OF 100-YEAR FLOOD - NOVEMBER 16, 1982
- AREAS OF 100-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVELS FROM 100-YEAR FLOOD
- MINIMUM FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT
- 14.61 FEET OF STORM RUNOFF WILL BE REQUIRED TO BE DETAINED WITHIN THE SUBDIVISION
- ONLY ONE SINGLE FAMILY DWELLING PER LOT
- MINIMUM BUILDING SETBACKS FOR INNOVATIVE RESIDENTIAL DEVELOPMENT (LOTS 5-48, 139-175, 139-158 AND 178-184)
FRONT: 18 FEET
SIDE: 18 FEET
REAR: 18 FEET
OR GREATER FOR EASEMENTS ON ALL SIDES
- MINIMUM BUILDING SETBACKS FOR 1-42 (LOTS 1-4, 50-138, 137-158 AND 178-177)
FRONT: 25 FEET
SIDE: 18 FEET
REAR: 18 FEET
OR GREATER FOR EASEMENTS ON ALL SIDES
- OR GREATER FOR EASEMENTS ON ALL SIDES
- NO ACCESS TO CANTON ROADS FROM LOTS 32-57 SHALL BE ALLOWED
- LOTS WITH LESS THAN 1/2 ACRE SHALL REQUIRE COMPLIANCE WITH THE CITY'S ADOPTED BUILDING CODES FOR GARDEN AND PATIO HOMES OR T



NOTES

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
2. ADDRESS: FEATHERIE ST.
EDINBURG, TEXAS 78539
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. AS PER THE RECORDED PLAT BUILDING SETBACKS ARE AS FOLLOWS:
FRONT-25' SIDE-6' CORNER LOTS-10'
REAR-20% OF LOT DEPTH NOT TO EXCEED 40'
5. THE RECORDED PLAT DEPICTS A 30 FT. H.C.I.D. #2 EASEMENT ALONG THE EAST BOUNDARY OF THIS TRACT, HOWEVER, NO TIE DIMENSIONS ARE SHOWN TO THE LOT LINE. THE LOCATION OF THIS EASEMENT WAS SCALED FROM THE RECORDED PLAT.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **07/28/2021**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Cody Moore
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370

DATE



BOUNDARY SURVEY OF:

LOT 137,
LOS LAGOS PHASE IV SUBDIVISION,
HIDALGO COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 49, PAGES 2-4, MAP RECORDS
OF HIDALGO COUNTY, TEXAS.

FOR: VALENTIN ARRONIZ

DATE: 5 AUGUST 2021

JOB NO: 456001

Moore Land
Surveying, LLC

14216 Polaris Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480338, PANEL NO. 0035, SUFFIX "E", REVISED JUNE 06, 2000.

Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

VALENTIN ARRONIZ



Planning & Zoning Staff Report

September 21, 2021

ZONING BOARD OF ADJUSTMENT

Regular Meeting: September 29, 2021

Agenda Item 6J

Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 18, Sevilla Park Unit No. 2 Subdivision, located at 1510 Sevilla Boulevard, as requested by Victor Cesar Quintero Gomez.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 3.301 Single Family Residential Bulk Standards, Setbacks. The applicant is seeking a variance for a porch he has constructed approximately 3.5 ft. into the front yard setback.

Property Location and Vicinity

The property is located on the south side of Sevilla Boulevard, approximately 925 ft. east of South I Road and is currently zoned Neighborhood Conservation 7.1 (NC7.1) District. Adjacent zoning is Neighborhood Conservation 7.1 (NC7.1) District to the north, east, and west and Suburban Residential (S) District to the south. Surrounding land uses are residential and vacant land.

Background and History

On August 10, 2021, the applicant applied for a Building Permit for construction of a front porch for a single-family residence. Review of the application revealed that the proposed structure would encroach approximately 3.5 ft. into the required 25 ft. front yard setback. The applicant has substantially completed the construction of the porch without an approved building permit. A variance is being requested to allow the porch structure to remain.

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

Analysis

The property in question is undergoing renovation. As part of this renovation, a porch was added to the main structure. The porch extends approximately 3.5 ft. into the front yard setback. Setbacks for this Zoning District are comparatively large at 25 ft. The porch was constructed without proper permitting. Removal of the existing porch would present a financial hardship for the applicant. No similar structures exist along this cul-de-sac street.

Staff Report

Recommendation

Staff recommends approval of this request. The front setback for this Zoning District is comparatively large and the encroachment into the setback is relatively small. An inspection of the property determined that there is not an obvious or dramatic change to the continuity of the appearance along the street.

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:

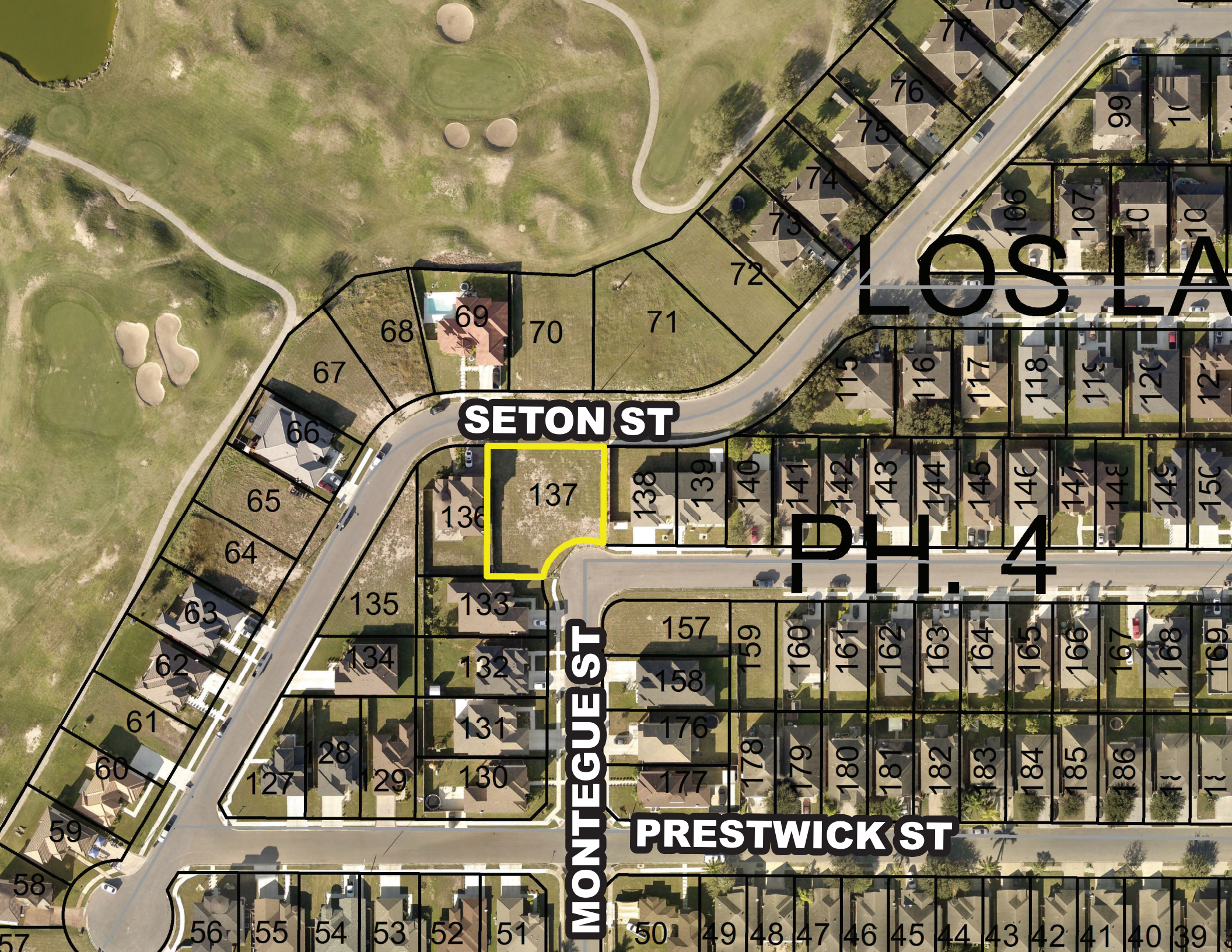
D. Austin Colina

Planner I

Approved by:

Kimberly A. Mendoza, MPA

Director of Planning & Zoning



SETON ST

MONTEQUIST

PRESTWICK ST

LOS LA

PH-4

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136

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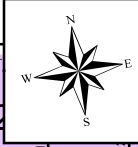
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












APPLICANT NAME:
VICTOR QUINTERO GOMEZ

-  CITY LIMITS

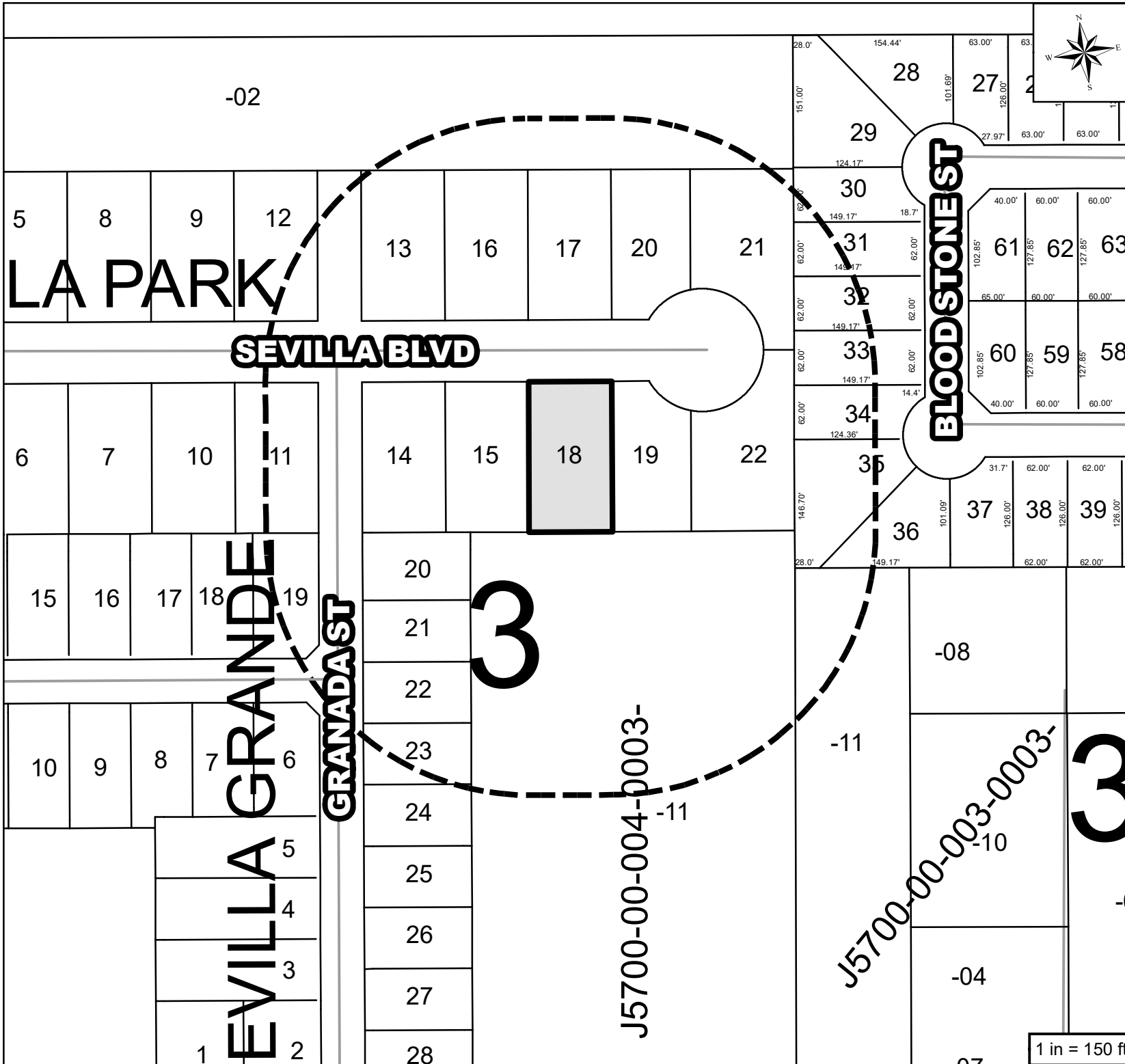
 APPLICANT SITE

ZONING DISTRICTS

 -  AGRICULTURE
 -  AUTO-URBAN RESIDENTIAL
 -  COMMERCIAL, GENERAL
 -  COMMERCIAL, NEIGHBORHOOD
 -  DOWNTOWN DISTRICT
 -  INDUSTRIAL
 -  NEIGHBORHOOD CONSERVATION 5
 -  NEIGHBORHOOD CONSERVATION 7.1
 -  NEIGHBORHOOD CONSERVATION MH
 -  SUBURBAN RESIDENTIAL
 -  URBAN RESIDENTIAL
 -  URBAN UNIVERSITY



1 in = 150 ft



MAILOUT AND SITE MAP

CASE CAPTION:

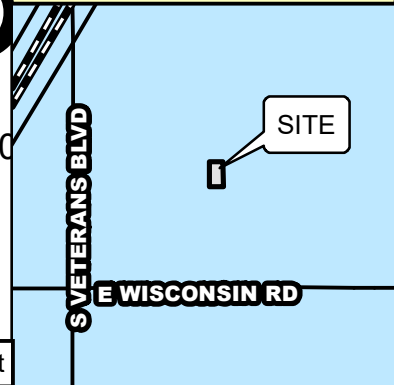
APPLICANT NAME:
VICTOR QUINTERO GOMEZ

Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 18, Sevilla Park # 2, located at 1510 Sevilla Blvd Edinburg, Texas, as requested by Victor Cesar Quintero Gomez.

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





Case #

BLDR-2021-1493

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: Variance need to Extend a Porch

Reason for Hardship (attach additional pages if necessary)

Wanting to install a porch in front of my house. Porch will encroach 3.5 ft into the front set back.
Porch will run the front of the house

Property Description: Lot 0 Block Sevilla Park #2 Subdivision Sevilla Park #2Property Address: 1510 Sevilla Blvd Edinburg, TX 78542Present Property Zoning: NC7.1 - Neighborhood Conservation 7.1Person requesting Variance: Victor Cesar Quintero GomezMailing Address: 1510 Sevilla Blvd Edinburg, TX 78542

Street Address

City/State

Zip Code

Phone No. (Home): (956) 378-8020

(Work):

(Cell):

Owner's Name: Victor Cesar Quintero GomezMailing Address: 1510 Sevilla Blvd Edinburg, TX 78542

Street Address

City/State

Zip Code

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

Signature: _____ Date: _____

Owner/Agent's Name (Please Print): _____

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

Receipt No.

OFFICE USE ONLY

Application deadline: 09/07/21 ZBA Hearing date: 09/29/21

RECEIVED

AUG 20 2021

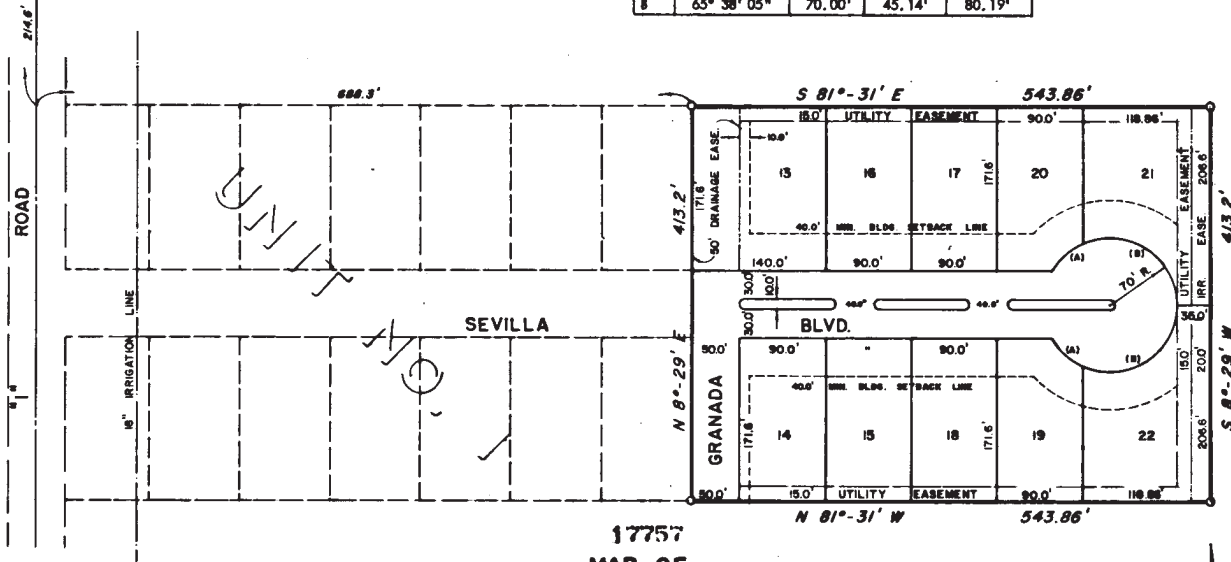
Name: [Signature]

- \$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

N.W. COR.
LOT 3, BLK. 4

CURVE DATA

No.	Angle	Radius	Tangent	Length
A	35° 38' 57"	70.00'	22.51'	43.55'
B	65° 38' 05"	70.00'	45.14'	80.19'



17757
MAP OF

SEVILLA PARK SUBDIVISION UNIT NO. 2

EDINBURG, TEXAS

BEING A RESUBDIVISION OF 5.16 ACRES OUT OF
LOT 3, BLOCK 4, JOHN CLOSNER ET AL SUBDIVISION,
HIDALGO COUNTY, TEXAS

FILED FOR RECORD THIS DATE
122 0/000/17

JUN 13 1977

SANTOS BALBARRA
Notary Public

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE
LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
JULY 23, 1976 JOB NO. 760483

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, COURTSMITH ENTERPRISES, OWNERS OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR
PLAN AND DO DEDICATE TO THE PUBLIC THE STREETS AND ALLEYS DESIGNATED THEREON.

BY: *Robert W. Courtney*
ROBERT W. COURTNEY
AGENT AND ATTORNEY-IN-FACT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED ROBERT W. COURTNEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN
EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF July, A.D., 1976.

Mariona Lyden MARIONA LYDEN
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF EDINBURG, THIS THE 10th DAY OF August, A.D., 1976.

Manuel Cavazos
MANUEL CAVAZOS, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, TEXAS, THIS THE 17th DAY OF August, A.D., 1976.

Ronald A. Case
RONALD A. CASE, MAYOR

ATTEST:
Manuel Cavazos
CITY SECRETARY

THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2, THIS THE 20th DAY OF July, A.D., 1976.

ATTEST:
Don S. Zink
SECRETARY

E. R. Ponce
PRESIDENT

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 13th day of June 1977
SANTOS BALBARRA, County Clerk
Hidalgo County, Texas

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By: *[Signature]*
Date: 6-9-77

Zoning Board of Adjustment

Site Photos for meeting of September 29, 2021

VICTOR CESAR QUINTERO GOMEZ

