



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
OCTOBER 26, 2022 - 05:30 PM
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

- A. Prayer
- B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

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

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

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

6. MINUTES

- A. Consider Approval of the Minutes for the October 5, 2022 Regular Meeting

7. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Section 4.103-1, Minimum Parking and Loading Requirements, being all of Lots 2-44, Bel-Air Estates Subdivision, located at 2519 North Closner Boulevard, as requested by Steve Spencer

8. OTHER BUSINESS

9. INFORMATION ONLY

- A. Attendance Roster

10. ADJOURNMENT

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the bulletin board located at the main entrance to the City offices of the City of Edinburg, (415 West University Drive), visible and accessible to the general public after regular working hours, at 3:00 P.M. on Friday October 21, 2022 .



Claudia Mariscal, Administrative Assistant

**MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE
PLANNING AND ZONING DEPARTMENT AT 956-388-8202**

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
OCTOBER 5, 2022 - 5:30 P.M.
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
415 W. UNIVERSITY DR.
EDINBURG, TEXAS 78539
MINUTES**

Members Present:

Eddie Garza
Ponciano Longoria
George Cardenas
Michael Cantu
Marc Moran
Diane Teter

Absent:

Alex Rios
Abraham Garcia

Staff:

Jaime Acevedo , Director of Planning & Zoning
Jaime Ayala, Planner II
Roberto Hernandez, Engineering Department
Peter Hermida, Engineering Department
Omar Ochoa, City Attorney

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

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

A. Prayer – Prayer was announced.

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

2. CERTIFICATION OF PUBLIC NOTICE

Jaime Ayala certified the agenda had been posted on September 30, 2022 at 4:00 P.M.

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

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

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

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

6. MINUTES

- A.** Consider approval of the Minutes for the August 31, 2022 Regular Meeting

Board Member, George Cardenas moved to consider approval of the Minutes for the August 31, 2022 Regular Meeting. Seconded by Board Member, Diane Teter the motion. The motion to approve carried unanimously with a vote of 5-0

7. PUBLIC HEARINGS

- A.** Consider Variances to the City's Unified Development Code: 1) Section 5.207(F), Easements, Encroachments and Removal of Encroachments and 2) Section 3.102-1, Single-Family Detached Lot And Building Standards, Rear Yard, being the East 1/2 of Lot 38 and all of Lot 39, Hill Country Villas, Phase II Subdivision, located at 938 Hill Country Drive, as requested by Luis Waldo

Applicant was present and explained that when they were in the building process and applied for a building permit it was granted with the structure as is. Mr. Waldo also stated that they did get an approval for the rear setbacks that has a pergola on it. The board was made aware that the drafter made a mistake of the site plan but it was approved as is. Director of Planning and Zoning Jaime Acevedo explained that staff was not aware of the pergola until research was done. The Board members inquired about the material the pergola was made with. During the discussion Board member Ponciano Longoria joined the meeting.

AFTER THE DISCUSSION, MOTION WAS MADE BY BOARD MEMBER, GEORGE CARDENAS TO APPROVE THE 2FT VARIANCE ON THE HOME BUT DENIAL OF THE VARIANCE REQUEST FOR THE PATIO AND WAS SECONDED BY BOARD MEMBER, MARC MORAN TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

B.Consider Variances to the City's Unified Development Code: 1) Section 3.202-1, Non Residential and Mixed-Use Lot Standards, Lot Area and 2) Section 3.202-2, Nonresidential and Mixed-Use Building Placement Standards, Side Yard, being Lots 12 and 13, Block 2, Victory Subdivision, located at 1724 East University Drive, as requested by Rene Sepulveda on behalf of Roberto Gomez, Jr.

Applicant was present and addressed the board. Mr. Sepulveda explained the reason for the variance requests. Director of Planning and Zoning addressed the Board and stated that Mr. Sepulveda had consulted with the planning department before the change of Unified Development Code and staff had given him the setbacks that were believed to be under Neighborhood Commercial zone. It was suggested to request a variance rather rezone the property. Board member Ponciano Longoria inquired about the distance between the existing structure on the property next to this property and the proposed property, Mr. Acevedo explained that it would be reviewed during the building permit process and the Fire Department would determine if the distance is sufficient.

AFTER THE DISCUSSION, MOTION WAS MADE BY BOARD MEMBER, MARC MORAN TO APPROVE AND WAS SECONDED BY BOARD MEMBER, GEORGE CARDENAS TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

C.Consider Variance to the City's Unified Development Code, Section 3.102-1, Single-Family Detached Lot And Building Standards, Rear Yard, Being Lots 22-24, 27, 29, and 30, Pearl Estates Subdivision, located at 1309, 1305, 1301, 1201 Oscar Street, and 3104 & 3100 North Alyn Avenue, as requested by Hugo Leal

Applicant was not present. The Board acknowledged the plats notes regarding the variance requests.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY BOARD MEMBER, MARC MORAN WITH A 15-FOOT SETBACK FOR THE LOTS FRONTING OSCAR STREET AND DENY FOR THE ALAINA AVENUE AND SECONDED BY BOARD MEMBER, PONCIANO LONGORIA TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED WITH A VOTE OF 5-1.

8. OTHER BUSINESS

9. INFORMATION ONLY

A. Attendance Roster

10. ADJOURNMENT

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

Claudia Mariscal

Claudia Mariscal, Administrative Assistant
Planning & Zoning Department

MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE PLANNING AND ZONING DEPARTMENT AT
956-388-8202

NOTICE

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Planning & Zoning Staff Report

Prepared on October 19, 2022

ZONING BOARD OF ADJUSTMENT

Regular Meeting: October 26, 2022

Agenda Item

Consider Variance to the City's Unified Development Code, Section 4.103-1, Minimum Parking and Loading Requirements, being all of Lots 2-44, Bel-Air Estates Subdivision, located at 2519 North Closner Boulevard, as requested by Steve Spencer

Request

The applicant is requesting a variance to Unified Development Code (UDC) Section 4.103-1 to reduce the required number of parking spaces for four multifamily lots in the Bel-Air Estates subdivision.

Property Location and Vicinity

The properties are located in the Bel-Air Estates subdivision is located on the west side of North Business Highway 281, approximately 650 ft. north of West Mile 17½ Road. Lots 6, 22, 31, and 40 are subject to this Variance request and are located at 300 and 301 West St. Helena Avenue and 300 and 301 West Rutherford Avenue. This subdivision is zoned Residential, Multifamily and Urban (RM) District. Surrounding zoning is Agriculture (AG) District and Industrial (I) District to the north and south, Commercial General (CG) District to the east and Agriculture (AG) District to the west. The area consists of vacant land, commercial, and light industrial uses.

Background and History

The Bel-Air Estates subdivision was recorded on May 14, 2001, and consists of 43 multifamily residential lots and 1 commercial lot. An Application Request for Variance was received on September 15, 2022, for the subject property. The requested Variance would reduce required parking for 4 residential lots in this subdivision.

Staff mailed a notice of the variance request to 23 neighboring property owners and had received no comments in favor or against this request at the time that this report was prepared.

Analysis

Plans for the Bel-Air Estates subdivision were approved with proposed parking access going over the storm drains located on Lots 6, 22, 31, and 40 in this subdivision. Parking design was changed to move access around the storm drains. This change required the removal of one parking space on each of these 4 lots. The applicant did not notify the City of this change, and the issue was not observed until the final planning site inspection was conducted.

UDC Section 4.301 requires a minimum of 2 parking spaces for each 2-bedroom unit. Lots in this Variance Request contain 2 two-bedroom duplexes and require a total of 8 parking spaces each. Parking as constructed reduced the number of parking spaces to 7 on these lots.

Planning & Zoning Staff Report

Recommendation

Staff recommends approval of this Variance Request with the condition that painted striping be added to the parking areas removed. This will help prevent obstructions and hazards resulting from the access lane being used for parking purposes.

It is reasonable for the City to share a portion of the responsibility for the existing conditions as this design issue was overlooked during the subdivision review and approval process. Specific Review Criteria, as required by UDC Section 9.501, have been essentially met for this Variance.

If approved, the applicant will need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Prepared by:

D. Austin Colina

Planner I

Approved by:

Jaime Acevedo

Director of Planning & Zoning

Planning & Zoning Staff Report



UNIFIED DEVELOPMENT CODE

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

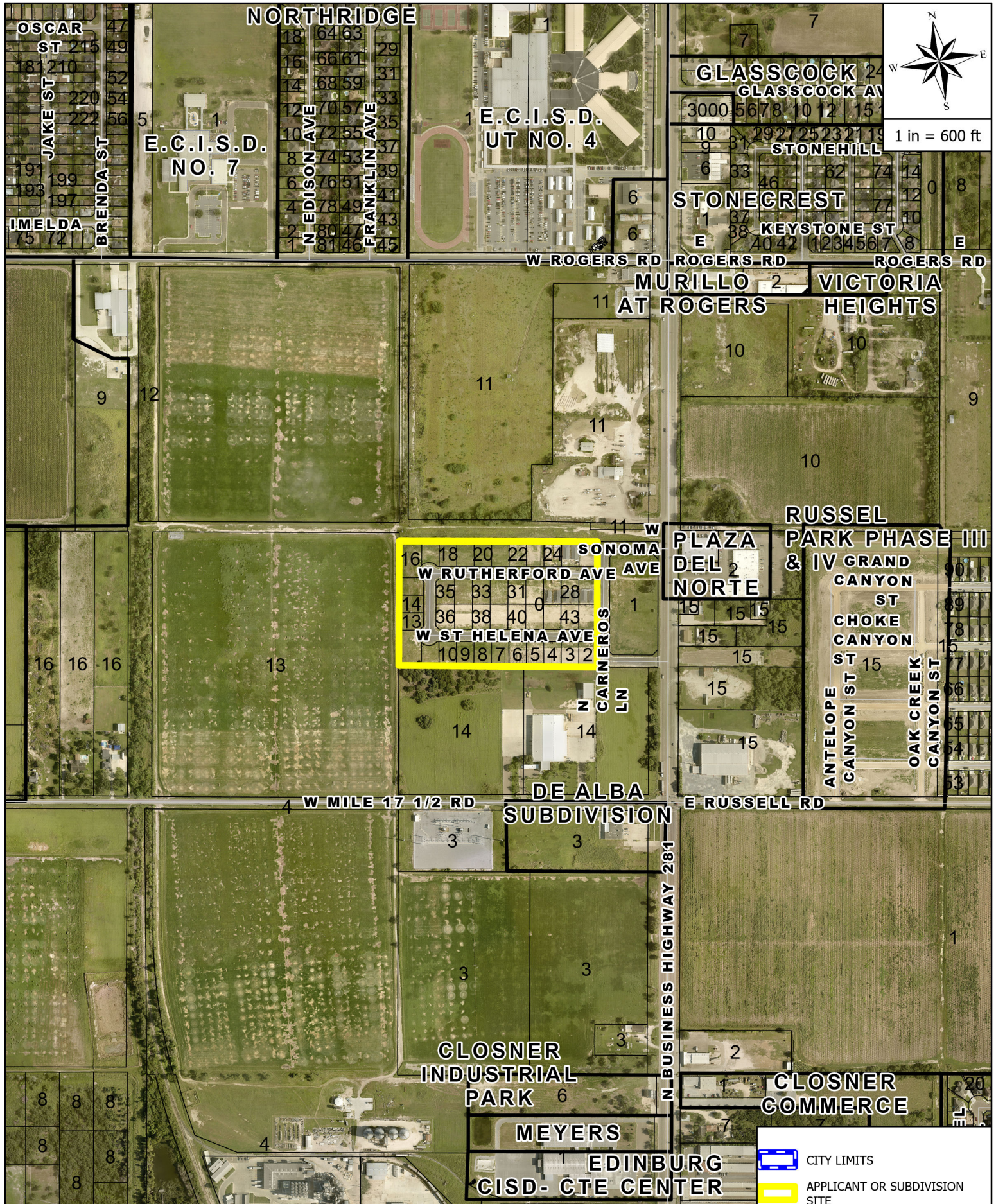
ARTICLE 4 - DEVELOPMENT STANDARDS

Division 4.100, Parking and Loading

...

Sec. 4.103, Required Off-Street Parking and Loading Spaces

Table 3.102-1 Single-Family Detached Lot and Building Standards			
	Land Use	Parking Spaces	Loading Spaces
Residential			
Single-Family Residential	<u>Lot Line House</u>	2 per dwelling	NA
	<u>Manufactured Home</u>	2 per dwelling	NA
	<u>Patio or Atrium House</u>	2 per dwelling	NA
	<u>Single-Family Detached</u>	2 per dwelling	NA
	<u>Twin House or Duplex</u>	2 per dwelling	NA
	<u>Village House</u>	2 per dwelling	NA
	<u>Weak-Link Townhouse or Townhouse</u>	2 per dwelling	NA
	<u>Group Home</u>	3 per dwelling	NA
Multi-family	<u>Manufactured Home Park</u>	2 per dwelling	NA
	Multi-Family and <u>Multiplex</u>	Studio and 1 bedroom units: 1 per dwelling 2 bedroom units: 2 per dwelling 3+ bedroom units: 3 per dwelling	NA



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

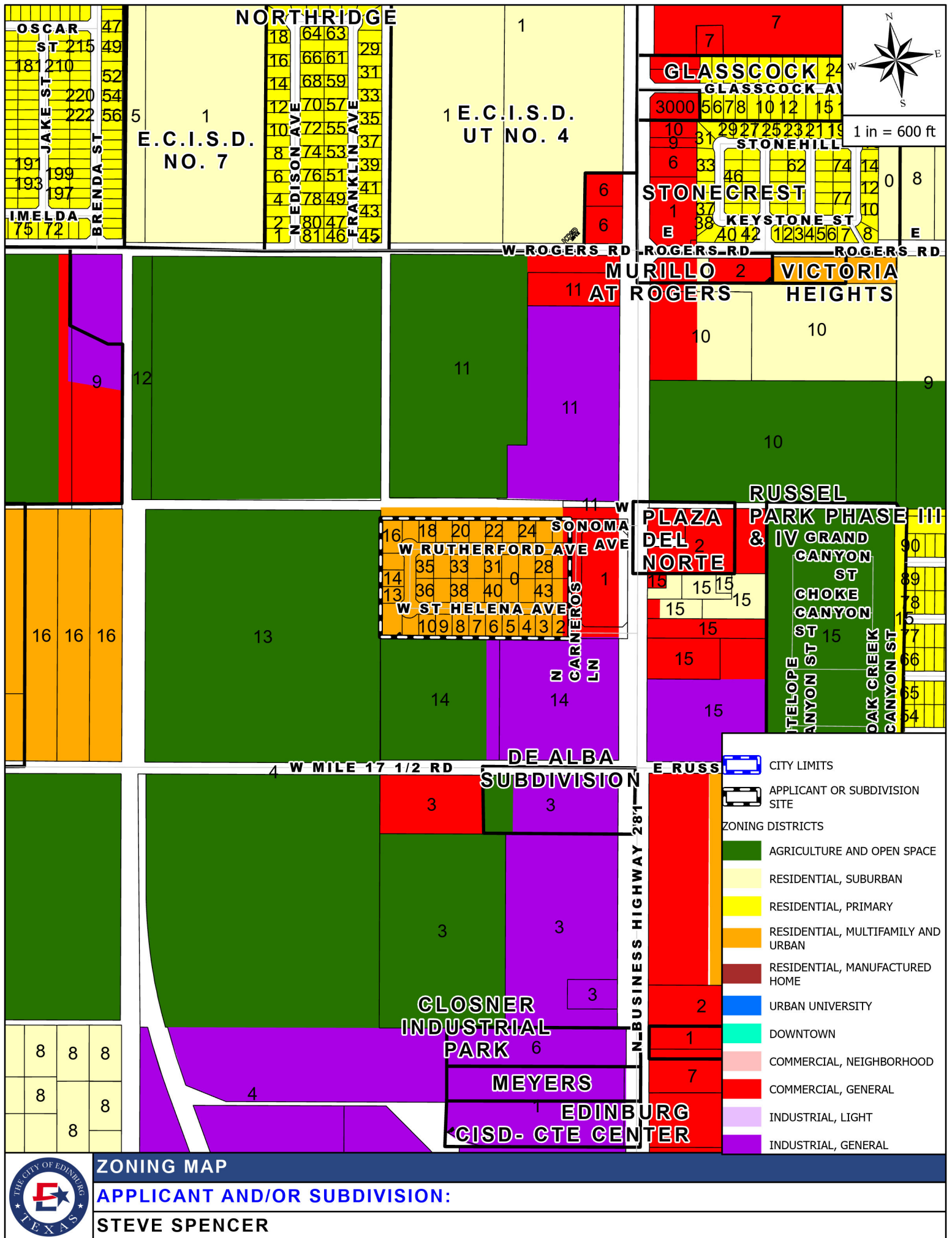
STEVE SPENCER

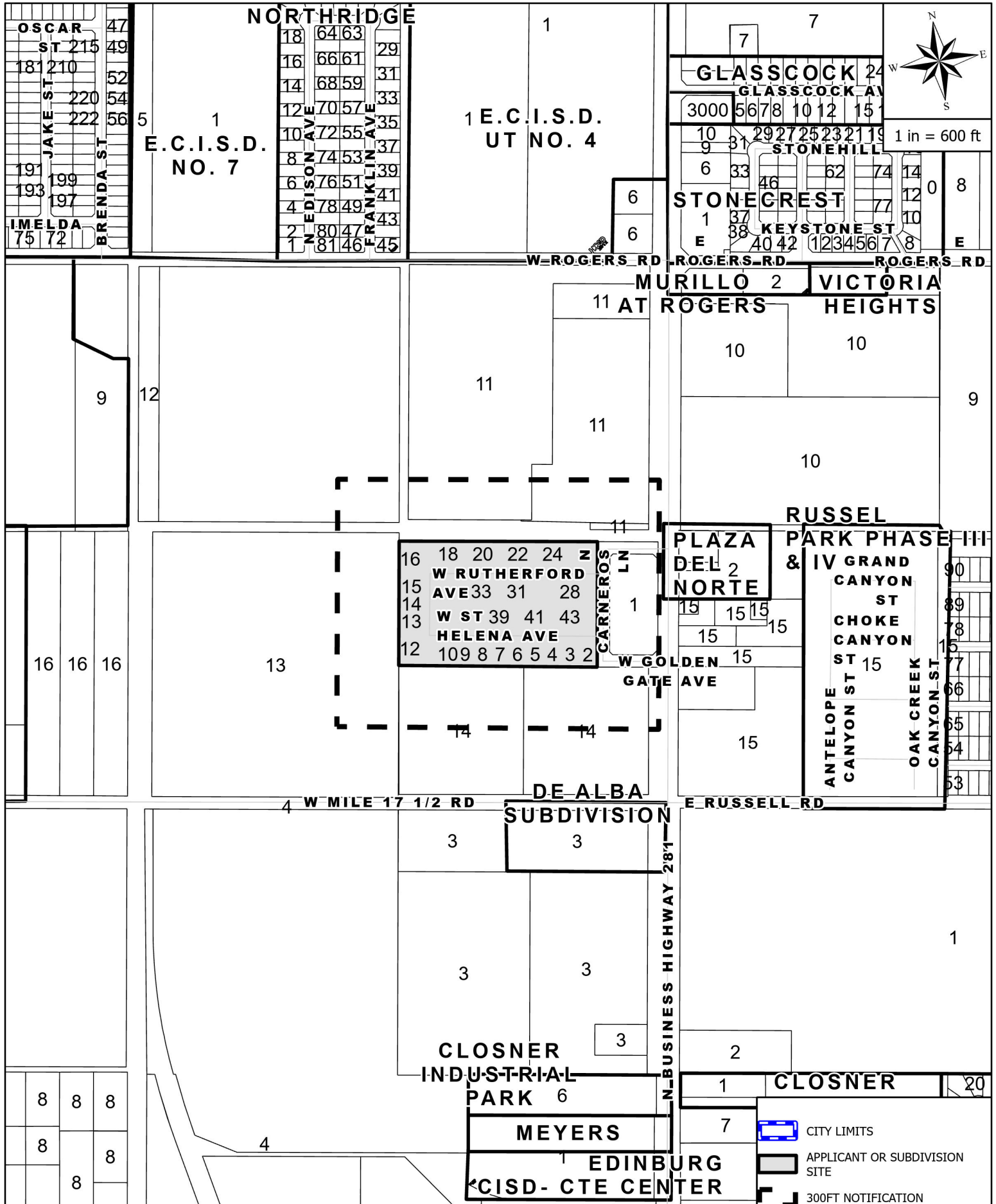


CITY LIMITS



APPLICANT OR SUBDIVISION
SITE





MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

STEVE SPENCER

Variance to not comply

w/UDC Section 4.103

to Reduce
Parking Requirements
Due to Manhole

VAR-2022-0133

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: Manhole - wrong location

Reason for Hardship (required; attach additional pages if necessary)

REASON: VARIANCE TO NOT COMPLY W
UDC SECTION 4.103 TO REDUCE PARKING
REQUIREMENTS DUE TO MANHOLE

Property Description: Lot 6-40-32-21 Block 300 Subdivision Edinburg

Property Address: 301 W 9th St 301 W Rutherford

Present Property Zoning: 4-Plex APTS

Person requesting Variance: Steve Spruce Email: Steve Spruce 84@Yahoo.com

Mailing Address: 2712 Guadalupe St Street Address City/State Zip Code

Phone No. (Home): 956 778 7434 (Work): (Cell): SAME

Owner's Name: D.G.V.L.P Email:

Owner's Address: 1220 North Gate McAllen TX 78501 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: 9-15-2022

Owner/Agent's Name (Please Print): Desai Satish, D.G.V.L.P

\$450 Application Fee: Application Received by: RECEIVED

OFFICE USE ONLY

Application deadline: ZBA Hearing date: Name: J. Ayala

- \$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

• Warranty deed • Project plans • Letter of Authorization
if not property owner.

PLAT OF THE
BEL-AIR ESTATES "PRIVATE"

BEING 18.00 ACRES OUT OF LOT FOURTEEN (14), SECTION TWO
HUNDRED FORTY FOUR (244), TEXAS-MEXICAN RAILWAY COMPANYS
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN
VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS
BEL-AIR SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO
MAY NOW OR HEREINAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC
CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN
SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE
CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE OR AGENTS OF THE
EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE
PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS,
AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER
IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION.
THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY
SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF
THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN
THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY
FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE
REASONABLE USE THEREOF BY THE GOVERNMENTAL ENTITY FOR GOVERNMENTAL PURPOSES, AND TO
RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES
ARISING FROM THE CONDITION OF PRIVATE STRAITS, ALLEYS, OR PRIVATE ACCESS EASEMENTS.
THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: DAVIS, LP
1220 NORTHGATE LN.
MCALLEN, TX 78504
BY: SUTTER DESAI
12/31/20
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SATISH DESAI
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 PURPOSES AND CONSIDERATIONS
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31ST DAY OF December 2020

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES.

APPROVAL BY THE CITY OF EDINBURG PLANNING COMMISSION:

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BEL-AIR ESTATES CONFORMS TO
ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS
REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS

12 DAY OF May 2021

CHAIRPERSON, CITY OF EDINBURG PLANNING COMMISSION

APPROVAL BY THE CITY OF EDINBURG MAYOR:

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

MAYOR, CITY OF EDINBURG
DATE
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, LEO LOZANO RODRIGUEZ JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE
GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES,
CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON
THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED
UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG,
TEXAS.

DATED THIS 15TH DAY OF May 2020

LEO LOZANO RODRIGUEZ JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830
EDINBURG, TEXAS 78540
FIRM NO. 101702-00

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
49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES
DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING
CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE HIS DETERMINATIONS.

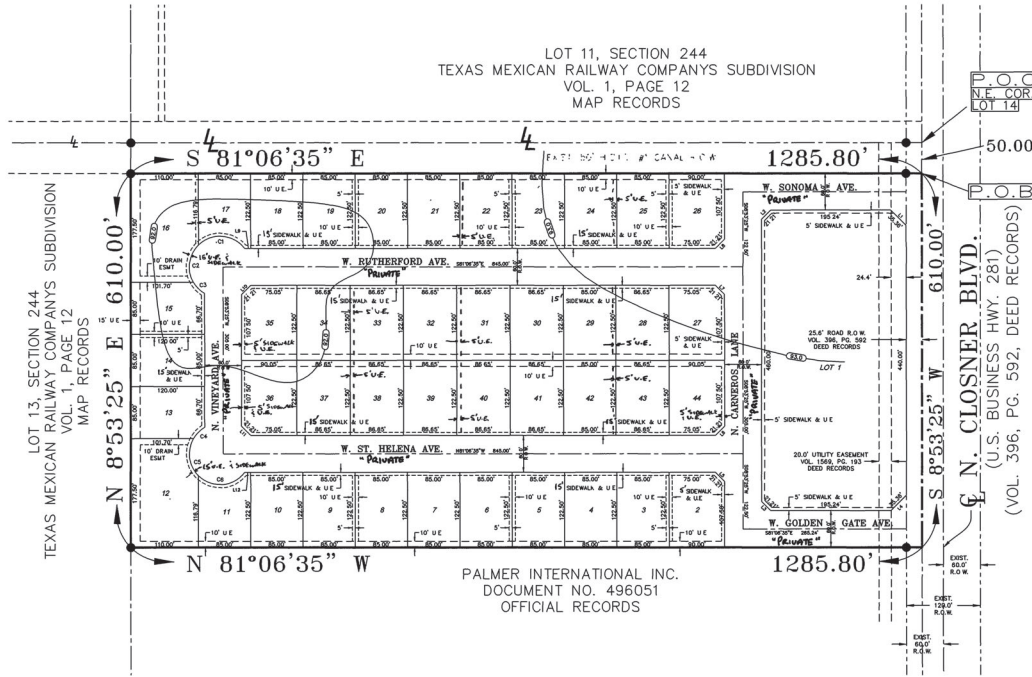
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SEBASTIAN, E. CFM
GENERAL MANAGER

PRINCIPAL CONTACTS:

NAME ADDRESS CITY & ZIP PHONE FAX
OWNER: DAVIS, LP 1220 NORTHGATE LN. MCALLEN, TX 78504
ENGINEER: RENE BARRERA, P.E. 6316 N. 10TH ST. MCALLEN, TX 78504 956-687-3355 956-992-8801
SURVEYOR: LEO L. RODRIGUEZ, JR. P.O. BOX 1830 EDINBURG, TX 78540

LOT 11, SECTION 244
TEXAS-MEXICAN RAILWAY COMPANYS SUBDIVISION
VOL. 1, PAGE 12
MAP RECORDS



PALMER INTERNATIONAL INC.
DOCUMENT NO. 496051
OFFICIAL RECORDS

LINE	LENGTH	BEARING
1	35.36	S 81°06'35\"/>
2	35.36	S 81°06'35\"/>
3	35.36	S 81°06'35\"/>
4	35.36	S 81°06'35\"/>
5	35.36	S 81°06'35\"/>
6	35.36	S 81°06'35\"/>
7	35.36	S 81°06'35\"/>
8	35.36	S 81°06'35\"/>
9	35.36	S 81°06'35\"/>
10	35.36	S 81°06'35\"/>
11	35.36	S 81°06'35\"/>
12	35.36	S 81°06'35\"/>

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING	CHORD
C1	68.49	50.00	97.332°	51.07	50.000000	78.92	78.92
C2	68.49	50.00	97.332°	38.77	50.000000	61.97	61.97
C3	28.18	50.00	300.000°	13.46	50.000000	28.86	28.86
C4	28.18	50.00	300.000°	13.46	50.000000	28.86	28.86
C5	68.49	50.00	97.332°	38.77	50.000000	61.97	61.97
C6	68.49	50.00	97.332°	51.07	50.000000	78.92	78.92

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES
DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.
THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS
FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED

DATED THIS 15TH DAY OF May 2020

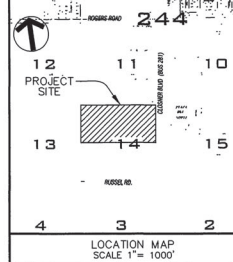
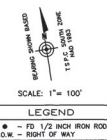
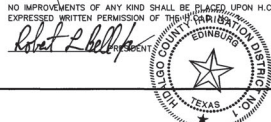
REGISTERED PROFESSIONAL ENGINEER
NO. 68862 STATE OF TEXAS
TIFIN NO. 6415



HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 4TH DAY OF

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT OF WAY OR EASEMENTS WITH THE
EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. BOARD.



BEL-AIR SUBDIVISION IS LOCATED IN CENTRAL HIDALGO
COUNTY ON THE WEST SIDE OF CLOISNER BLVD. (U.S.
BUSINESS 281) APPROXIMATELY 680 FEET NORTH OF
RUSSEL ROAD. THIS SUBDIVISION LIES WITHIN THE CITY
LIMITS OF EDINBURG, TEXAS.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
FIRM REG. NO.: 6435
DATE PREPARED: AUG / 2016
DATE SURVEYED: AUG 10, 2016

GENERAL PLAT NOTES:

- THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE
MAP DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN
COMMUNITY PANEL NO. 480338 0015 E
REVISED JUNE 06, 2000. (LOW: MAY 14, 2001)
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB
MEASURED AT FRONT AND CENTER OF EACH LOT.
- MINIMUM SETBACKS ARE AS FOLLOWS:
MULTI-FAMILY LOTS (LOTS 2-44)
FRONT - 20 FEET 15 FEET CUL-DE-SACS OR EASEMENT,
WHICHEVER IS GREATER
SIDE - 5 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR - 20 FEET OR EASEMENT, WHICHEVER IS GREATER
COMMERCIAL LOTS (LOT 1)
FRONT - 25 FEET (CLOISNER BLVD)
REAR - 10 FEET
SIDE - 8 FEET
- THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG WATER AND SANITARY
SEWER SYSTEMS.
- A TOTAL OF 64,246 CF (1.47 AC-FT) OF DETENTION IS REQUIRED FOR THIS
SUBDIVISION. (1,460 CF PER LOT)
- ALL LOTS CORNERS SHALL BE MARKED WITH A HALF (1/2) INCH IRON ROD WITH
A PLASTIC YELLOW CAP STAMPED: LLR / 2448 (UNLESS OTHERWISE NOTED.)
- BENCHMARK: TOP OF PLANE ON FIRE HYDRANT LOCATED AT THE NORTHEAST
CORNER OF LOT-1; ELEV. 95.10
- A 5 FT. SIDEWALK WITH A.D.A. RAMPS AND LANDINGS IS REQUIRED AT BUILDING
PERMIT STAGE OR AS APPROVED BY CITY ENGINEER ON ALL INTERIOR STREETS
AND A 5 FT. SIDEWALK WITH A.D.A. RAMPS AND LANDINGS IS TO BE
CONSTRUCTED AT SUBDIVISION STAGE ALONG CLOISNER BLVD.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR
IRRIGATION EASEMENTS.
- 50¢ PARK FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOTS
2-44.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION
PLAN (SWPP) REQUIREMENTS.
- LOT 1 IS FOR COMMERCIAL USE ONLY, AND LOTS 2-44 ARE FOR MULTI-FAMILY
DEVELOPMENT (URBAN RESIDENTIAL DISTRICT).
- A 6 FOOT BUFFER FENCE MUST BE DEVELOPED AND MAINTAINED BY THE HOME
OWNERS ASSOCIATION WILL BE REQUIRED BETWEEN MULTI-FAMILY AND
COMMERCIAL LOTS.
- THE HOME OWNERS ASSOCIATION FOR LOTS 2-44 MUST COLLECT DUES TO
MAINTAIN PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN
COMMON AREAS, STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES
IMPROVEMENTS FOR THIS SUBDIVISION.
- ALL COMMON ACCESS, PARKING, LANDSCAPING AREAS SHALL BE MAINTAINED BY
THE LOT OWNERS.
- OWNERS OF LOTS 2-44, SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS
EASEMENTS WITHIN THIS PLAT, AGREE TO RELEASE, INDEMNIFY, DEFEND AND
HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE
ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE
USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES; AND
TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL
ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS,
ALLEYS AND ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE
THE RESPONSIBILITY OF THE CITY OF EDINBURG.
- LOT 1 SHALL HAVE NO ACCESS ONTO CLOISNER BLVD.



FILED FOR RECORD IN
HIDALGO COUNTY
HIDALGO COUNTY CLERK

DATE: MAY 4, 2021
INSTRUMENT NUMBER: 2232001
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] COUNTY CLERK



3525 W. Freddy Gonzalez Ave.
Suite B2
Edinburg, Texas 78539
956-687-3355
956-992-8801 (FAX)
TEXAS FIRM NO: 6435

Zoning Board of Adjustment

Site Photos for meeting of October 26, 2022

STEVE SPENCER - BEL-AIR SUBDIVISION



2022 ATTENDANCE RECORD

ZONING BOARD OF ADJUSTMENTS MEETINGS

	01/20/22	02/23/22	SPECIAL 03/09/22	03/30/22	04/27/22	05/25/22	06/29/22	07/27/22	08/31/22	10/05/22		
Alex Rios - Chairperson	A	P	P	P	P	A	A	P	A	A		
Eddie Garza - Vice Chairperson	P	P	P	P	P	P	P	P	P	P		
Andre Maldonado - Regular	P	P	P	P	P	A	P	A	P			
George Cardenas - Regular	A	P	P	P	P	A	P	P	P	P		
Ponciano Longoria - Regular	P	P	P	A	P	P	P	P	P	P		
Marc Moran - Alternate	P	P	P	A	P	P	P	P	P	P		
Michael Cantu - Alternate	P	P	A	P	P	P	P	A	P	P		
Diane Teter - Alternate	P	P	P	P	P	P	P	P	P	P		
Abraham Garcia - Alternate					P	A	A	A	A	A		