

ITEM# 3.0

Variance request to allow a septic tank system instead of the required sewer line connection at 2913 Los Ebanos Road, being 5.26 acres gross out of Lot 28-5, West Addition to Sharyland, AO-I, Nancy Leal

The site is located approximately 400' south of North Mile 2 Road along the western side of Los Ebanos Road. Mrs. Leal desires a variance to install a septic tank due to the acreage and distance. She owns two tracts of land out of Lot 28-5, West Addition to Sharyland totaling 10 acres. She recently remodeled her home and would like the Board to consider her request. There is an existing sewer line along Los Ebanos Road approximately 500' away from the home but according to the plumbers the sewer line is 12' to 14' deep which makes it impossible to connect.

Staff notes that a similar variance was requested back in February 23, 2004 for the property located across the street in that case there was no sewer line available when the home was constructed. The variance to allow a temporary septic tank was granted with the stipulation that once the sewer line was installed they would abandon the septic tank use and connect to the sewer line. The sewer line was installed in this area as part of the EDAP project back in 2006. The City usually encourages all property owners to connect to the sewer line when available.

RECOMMENDATION

Staff cannot support this variance request since there is a sewer line available in which the applicant can connect to. The City has always encouraged property owners to connect to sewer when available as it was done to the neighbor across the street back in 2004. The applicant will probably need to hire a contractor to do the connection.

February 21, 2023

Susie De Luna,

This letter is to request permission for septic installation due to the acreage and distance. I own 10 acres on Los Ebanos Rd and my house is a very long distance from the connection to the sewerage line. I attached the property details but if you have any other questions regarding property you can contact me at 956-358-7471.

Thank You,



Nancy Leal

RECEIVED
FEB 24 2023
BY: SPL

Property Details

Account

Property ID: 503761 **Geographic ID:** W0100-00-028-0002-06
Type: Real **Zoning:** PV

Property Use:

Location

Situs Address: 2913 LOS EBANOS RD TX

Map ID: CMS VOL 1 PG 56 **Mapsc0:**

Legal Description: WEST ADDN TO SHARYLAND N172.5'-S345' & N8'-S172.50'-E185' LOT 28-2 5.26 AC GR 5.18 AC NET

Abstract/Subdivision: W010000 - WEST ADDN. TO SHARYLAND - SMS

Neighborhood: W010000 WEST ADDN. TO SHARYLAND

Owner

Owner ID: 1151683

Name: MERCADO ANTONIO & NANCY LEAL

Agent:

Mailing Address: PO BOX 3154
MISSION, TX 78573-0054

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$222,388 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$35,000 (+)
Agricultural Market Valuation:	\$146,300 (+)

Property Details

Account

Property ID: 317156 **Geographic ID:** W0100-00-028-0002-04
Type: Real **Zoning:** PV

Property Use:

Location

Situs Address: 2921 N LOS EBANOS RD TX

Map ID: CMS VOL 1 PG 56 **Mapsco:**

Legal Description: WEST ADDN. TO SHARYLAND N150'-S495' LOT 28-2 4.54 AC

Abstract/Subdivision: W010000 - WEST ADDN. TO SHARYLAND - SMS

Neighborhood: W010000 WEST ADDN. TO SHARYLAND

Owner

Owner ID: 493652

Name: LEAL NANCY

Agent:

Mailing Address: PO BOX 3154
MISSION, TX 78573-0054

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$54,992 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$35,754 (+)
Agricultural Market Valuation:	\$126,569 (+)
Market Value:	\$217,315 (=)