



PLANNING AND ZONING COMMISSION

REGULAR MEETING

JUNE 8, 2021 - 04:00 PM

**CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78541**

AGENDA

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

A. Prayer

B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. MEETING PROCEDURES

The following are the meeting procedures used by the Planning and Zoning Commission:

A. All the 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 Commission 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 close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

4. MINUTES

A. Consider approval of the Minutes for the May 11, 2021 Regular Meeting

5. **PUBLIC COMMENTS**

- A. If you would like to participate under public comments, you must submit a request beginning at 9:00 a.m. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning and Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

6. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being a 5.60 acre tract of land, more or less, out of Lot 4, Block 1, John Closner Et Al Subdivision, a requested by Alpha Maverick, LLC.
- B. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being 0.758 of an acre out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey, located at 5506 W. Chapin Road, as requested by Mitzi Hernandez
- C. Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being Lot 56, Villa Del Mundo Subdivision, located at 1012 East Palm Circle, as requested by Norma Solis
- D. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being Lot 60, Amended Iowa Estates, Located at 2310 East Iowa Road, as requested by Pearl D. Katz
- E. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District, being a 23.04 acre tract of land out of Lot 46, Baker's Subdivision, located at 804 Amber Lane, as requested by Quintanilla Headley & Associates
- F. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being 8.714 acres out of Lot 21, Kelly-Pharr Subdivision, as requested by Melden & Hunt, Inc.

7. **SUBDIVISION (VARIANCE)**

- A. Consider Variance Request to the Unified Development Code, Article 7- Plat and Site Plan Design, being a 0.50 of an acre tract of land out of Lot 9, Section 278, Texas-Mexican Railway Company's Survey Subdivision, as recorded in Volume 24, Pages 168-171, Deed Records, Hidalgo County, Texas, located at 3618 W. Freddy Gonzalez Drive, as requested by Dr. & Mrs. Adalberto Garza

8. **CONSENT AGENDA**

- A. Consider the Final Plat of Los Lagos Phase V Subdivision- 'A', being a tract of land out of Lots 1 and 10, Swearengen Tract, Hidalgo County, Texas According to the map recorded in Volume 2, Page 26, Map records in the office of the county clerk of Hidalgo County Texas, as requested by Rio Delta Engineering
- B. Consider the Re-Plat of Lots 9 & 10, Newcastle Estates Subdivision, being a 0.31 acre tract of Land out of Lots 9 & 10, Newcastle Estates Subdivision, as per map or plat thereof recorded in Volume 48, Page 37, Map Records of Hidalgo County, Texas, located at 605 S. Excalibur Street, as requested by HGL Plan Review Services
- C. Consider the Preliminary Plat of Acme Estates Subdivision, being a 7.434 acre tract of land out of Lot 5, Section 239, Texas-Mexican Railway Company's Survey Subdivision, as per map or plat thereof recorded in Volume 1, Page 12, Map Records of Hidalgo County, Texas, located at 1825 Rogers Road, as requested by Melden and Hunt, Inc.
- D. Consider the Preliminary Plat of La Marquese Subdivision, being a 20.00 acre tract of land out of Lot 15, Block 52, Alamo Land and Sugar Company Subdivision, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas, located at 4701 E. Owassa Road, as requested by Melden & Hunt, Inc.
- E. Consider the Preliminary Plat of Monarco Estates Subdivision, being a 37.576 acre tract of land out of Lot 16, Block 53, Alamo Land and Sugar Company Subdivision, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas, located at 5800 E. Owassa Road, as requested by Melden & Hunt, Inc.
- F. Consider the Preliminary Plat of Canton Heights No. 3 Subdivision, being a 5.60 acre tract of land out of Lot 4, Block 1, John Closner Et al Subdivision, as per map or plat thereof recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas, located at 2000 E. Canton Road, as requested by Supreme Engineering

9. **DIRECTOR'S REPORT**

10. **ADJOURNMENT**

I hereby certify that this notice of a Planning and Zoning Commission meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on June 4, 2021 at 5:00 P.M.

By: 

Nikki Marie Cavazos, Planner I
Planning & Zoning Department

NOTICE

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

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 11, 2021- 4:00 P.M.
EDINBURG CITY HALL – CITY COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

MEMBERS PRESENT

Joe Ochoa, Chairperson
Hiren Govind, Vice Chairperson
Ruby Casas, Commissioner
Jorge Sotelo, Commissioner
Miki McCarthy, Commissioner
Carlos Jasso, Commissioner
Becky Hesbrook-Garcia, Commissioner

MEMBERS ABSENT

STAFF PRESENT

Kimberly A. Mendoza, Planning & Zoning Director
Rita Guerrero, Urban Planner
Nikki Marie Cavazos, Urban Planner
Omar Garza, Deputy Chief
Peter Hermida, Engineer III
Omar Ochoa, City Attorney

Brian Kelsey, Assistant City Manager
Gerardo Carmona, City Engineer
Jaime Ayala, Urban Planner II
Daniel A. Colina, Urban Planner
Patrizia Longoria, Engineer III

VISITORS

Maggie Gonzalez
Joel R. Saenz
Adalberto Garza
Ben Morris
Mike Espinoza
Ricardo Betts
Carime Farachala
Cloro Hinojosa
Nadia Lopez

Jeff Erickson
Diego Garza
Aydee Chapa
Mauricio Carbajal
Joel Saenz
David Salinas
Iden Trevino
Rene Barrera
Julio Carranza

Diego Garza
Jaime Chapa
Andres Reyes Jr.
Robert Flores
Eziquiel Ortiz
Cesar Chapa
Everardo Suarez
Mario Reyna
Luis Esparza

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

The meeting was formally called to order by Chairperson Mr. Joe Ochoa at 4:00 P.M.

- A. Prayer – Prayer was announced by Commission Member Mrs. Ruby Casas
- B. Pledge of Allegiance – The Pledge of Allegiance was said.

2. CERTIFICATION OF PUBLIC NOTICE

Chairperson Mr. Joe Ochoa verified the posting of the Planning and Zoning Commission Meeting Notice and its compliance with the Open Meetings Act. Staff indicated the agenda had been posted on May 7, 2021 at 5:00 P.M.

3. MEETING PROCEDURES

The following are the meeting procedures used by the Planning and Zoning Commission:

- A. All the 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 Commission 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 close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

4. ABSENCES

- A. Consider Excusing the Absence of Chairperson Joe Ochoa from the April 13, 2021 Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MRS. MIKI MCCARTHY TO EXCUSE THE ABSENCE OF CHAIRPERSON MR. JOE OCHOA FROM THE APRIL 13, 2021 REGULAR MEETING. MOTION CARRIED WITH A VOTE OF 4-1. CHAIRPERSON MR. JOE OCHOA ABSTAINED.

- B. Consider Excusing the Absence of Commission Member Becky Hesbrook-Garcia from the April 13, 2021 Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MRS. MIKI MCCARTHY TO EXCUSE THE ABSENCE OF COMMISSION MEMBER MRS. BECKY HESBROOK – GARCIA FROM THE APRIL 13, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

5. MINUTES

- A. Consider approval of the Minutes for the April 13, 2021 Regular Meeting

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE MINUTES FOR THE APRIL 13, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

6. PUBLIC COMMENTS

- A. If you would like to participate under public comments, you must submit a request beginning at 9:00 a.m. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning and Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

7. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Special Use Permit for On Premise Consumption of Alcoholic Beverages for Late Hours, being Lot 4, Amended Plat of Jackson Corner, located at 2236 West Trenton Road, as requested by Ezequiel Ortiz

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MRS. MIKI MCCARTHY TO RECOMMEND APPROVAL OF THE SPECIAL USE PERMIT. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

- B. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being 2.210 acres out of Lot 29, Kelly-Pharr Subdivision, located at 400 East Wisconsin Road, as requested by Melden & Hunt Inc.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- C. Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses To Auto Urban Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Neighborhood Conservation 7.1 (NC 7.1) District, being a 5.50 acre tract of land out of Lots 1 and 3, Engleman's Subdivision of Lot 10, Section 278, of Texas-Mexican Railway Company's Survey, located at 4124 W. Freddy Gonzalez Drive, as requested by SAMES Engineering

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDEMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- D. Hold Public Hearing and Consider the Rezoning Request from Auto Urban Residential (AU) District to Industrial (I) District, being (Tract 1) 34.5 acre tract of land, more or less, out of the Northwest corner of Block 24, East Retama Subdivision and (Tract 2) 12.52 acres, more or less, out of the Northwest corner of Block 24, East Retama Subdivision, located at 4221 North Seminary Road, as requested by Val Vista Grid, LLC.

MOTION WAS MADE BY COMMISSION MEMBER MR CARLOS JASSO AND SECONDED BY VICE CHAIRPERSON MR. HIREN GOVIND TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

MAY 11, 2021

PAGE 4

- E. Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being 17.979 acre tract of land, being out of the East ½ of Lot 54, Kelly Pharr Subdivision, located at 801 West Alberta Road, as requested by Matias Reyna

MOTION WAS MADE BY COMMISSION MEMBER MRS. MIKI MCCARTHY AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- F. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Urban Uses to General Commercial Uses and the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District, being Lots 11 & 12, Block 13, Country Club Place Subdivision, located at 1523 South 12th Avenue, as requested by Cesar Chapa

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK –GARCIA AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO RECOMMEND DISAPPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED WITH A VOTE OF 6-1. COMMISSION MEMBER MRS. MICKI MCCARTHY OPPOSED.

- G. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being 31.124 acres out of Lot 14, Section 237, Texas-Mexican Railway Company's Survey, located at 1001 North McColl Road, as requested by Melden & Hunt, Inc

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- H. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Being Lot 6, Cibolo Estates, located at 12507 Bail Bond Drive, as requested by Andres Reyes Jr.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

8. CONSENT AGENDA

- A. Consider the Final Plat of Feathered Haven Subdivision, being a 8.508 acre tract of land out of Lot 57, Kelly-Pharr Subdivision, situated in the City of Edinburg, as per map records, Hidalgo County Texas, located at 5215 South Sugar Road, as requested by Hinojosa Engineering

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

PLANNING & ZONING COMMISSION MEETING

- B. Consider the Preliminary plat of Woodland Estates, being a 31.124 acres out of Lot 14, Section 237, Texas-Mexican Railway Company Survey, located at 1001 North McColl Road, as requested by Melden and Hunt

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- C. Consider the Preliminary plat of The Heights of Wisconsin, Phase III Subdivision, an 18.008 gross acre tract of land, being 13.08 Acres out of Lots 5,6 and 7, and 5.00 acres out of Lot 8, Jas. I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by BIG Engineering

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- D. Consider the Preliminary plat of Fresno Heights Subdivision, being a Tract of Land containing 5.50 acres' gross, 5.36 Acre Net Tract of Land more or less, situated in the City of Edinburg, Hidalgo County, Texas being a part of Lot 1, Engelmann's Subdivision of lot 10, Section 278, Texas-Mexican Railway Company's Subdivision, located at 4124 West Freddy Gonzalez Drive, as requested by SAMES Engineering

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- E. Consider the Preliminary plat of Sugar Mill Estates Subdivision, being a subdivision of 19.641 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part of or portion out of lots 7 and 8, Texas-Mexican Railway Company's Survey, located at 1700 North Sugar Road, as requested by Melden and Hunt, Inc.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- F. Consider the Preliminary plat of Mariterry Estates Subdivision, being the North 6.00 Acres out of the South 12.00 acres of the East ½ of Lot 9, Texas-Mexican Railway Company's Survey, situated in the City of Edinburg, Hidalgo County, Texas, located at 1801 South Mon Mack Road, as requested by MAS Engineering

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

9. INFORMATION

A. City Commission Actions: April 20, 2021 and May 4, 2021

MRS. KIMBERLY MENDOZA DISCUSSED THE ACTIONS FOR THE MEETINGS THAT WERE HELD ON APRIL 20, 2021 AND MAY 4, 2021. MRS.MENDOZA ALSO DISCUSSED THE SIGN ORDINANCE, SPECIAL USE PERMITS, AND ABANDONMENT.

10. ADJOURNMENT

There being no further information to consider, the meeting was adjourned at 4:52 P.M.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA TO ADJOURN THE MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

Nikki Marie Cavazos, Urban Planner.
Planning & Zoning Department

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.



CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

6/8/2021

Comprehensive Plan Amendment
Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, Being a 5.60 acre tract of land, more or less, out of Lot 4, Block 1, John Closner Et Al Subdivision, as requested by Alpha Maverick, LLC [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the south side of East Canton Road, approximately 1,163.91 ft. west of South Raul Longoria Road and is currently vacant. The tract has 274.89 ft. of width and 887.33ft. of depth for a tract size of 5.60 acres. The requested zoning designation allows for residential uses on the subject property. The applicant is proposing to develop a 22 single family residential lot subdivision. This property is going through the subdivision process under the name of Canton Heights No. 3, and is scheduled for preliminary plat consideration by the Planning & Zoning Commission on June 8, 2021. The property located adjacent to the east underwent zone change in February 2021 for the similar zoning designation.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Agriculture (AG) District to the north, and west and Urban Residential (UR) District to the east. An existing irrigation easement exists to the south. The surrounding area consists of residential uses. The future land use designation is Suburban Uses.

Staff mailed a notice of the public hearing to 16 neighboring property owners and received no comments in favor or against this request at the time of the report.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on July 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District based on the development trend in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, which allows for a single family residential development. The request is consistent with the surrounding land use in the area.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 06/08/2021
CITY COUNCIL – 07/06/2021
DATE PREPARED – 06/01/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District
<u>APPLICANT:</u>	Alpha Maverick LLC
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being a 5.60 acre tract of land, more or less, out of Lot 4, Block 1, John Closner Et Al Subdivision
<u>LOCATION:</u>	located on the south side of East Canton Road, approximately 1,163.91 ft. west of South Raul Longoria Road
<u>LOT/TRACT SIZE:</u>	5.60 acres
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Single Family Residential Development
<u>EXISTING LAND USE</u>	Vacant
<u>ADJACENT ZONING:</u>	North – Agriculture (AG) District South – Irrigation Easement East - Urban Residential (UR) District West - Agriculture (AG) District
<u>LAND USE PLAN DESIGNATION:</u>	Suburban Uses
<u>PUBLIC SERVICES:</u>	City of Edinburg Sewer / North Alamo Water Supply Water
<u>RECOMMENDATION:</u>	Staff recommends approval of the Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
ALPHA MAVERICK LLC
PAGE 3**

EVALUATION

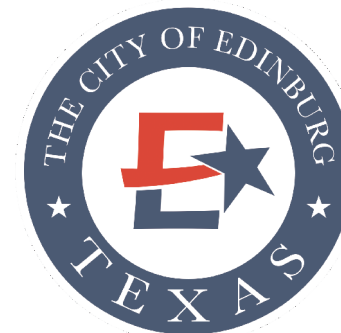
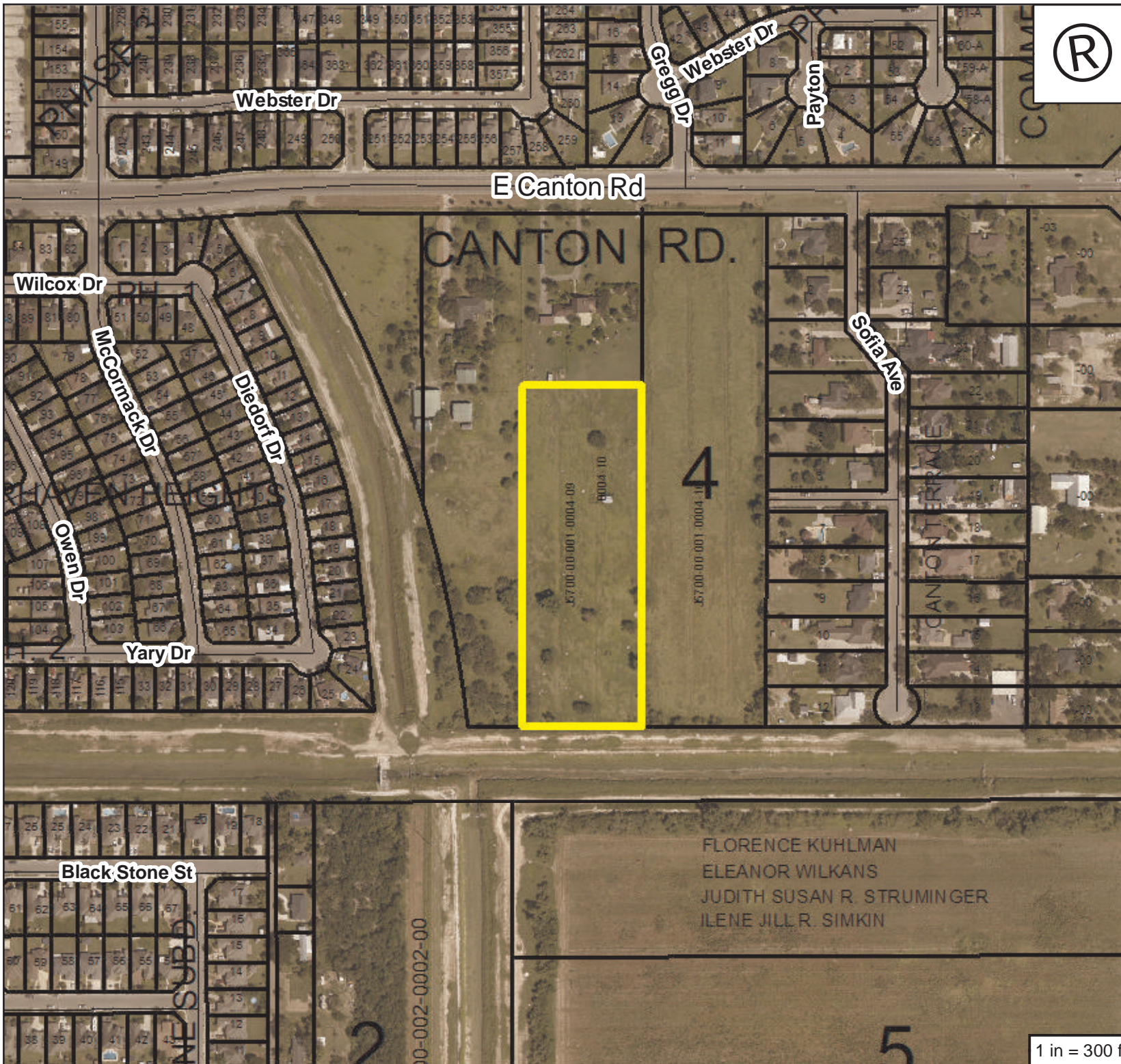
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of residential uses.
2. The applicant is proposing a 22 single family lot subdivision.

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Use to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District based on the development trend in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 16 neighboring property owners and received no comments in favor or against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP



CASE CAPTION:

APPLICANT NAME:

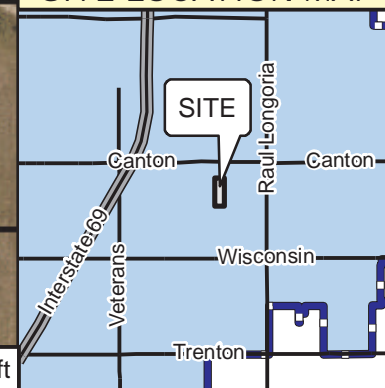
ALPHA MAVERICK

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO URBAN RESIDENTIAL (UR)

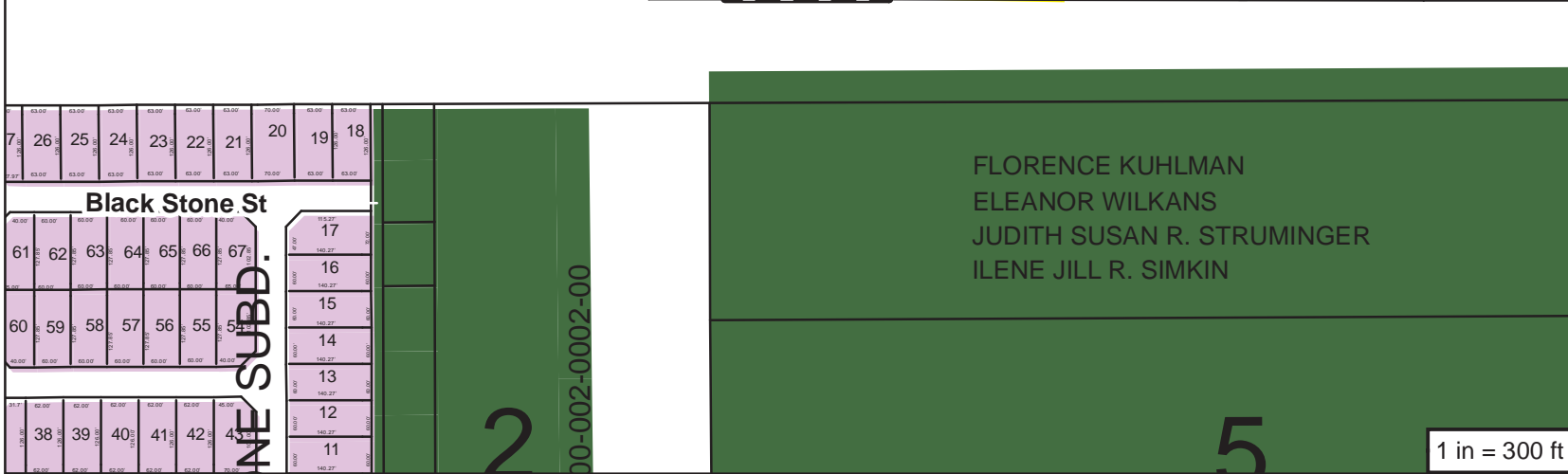
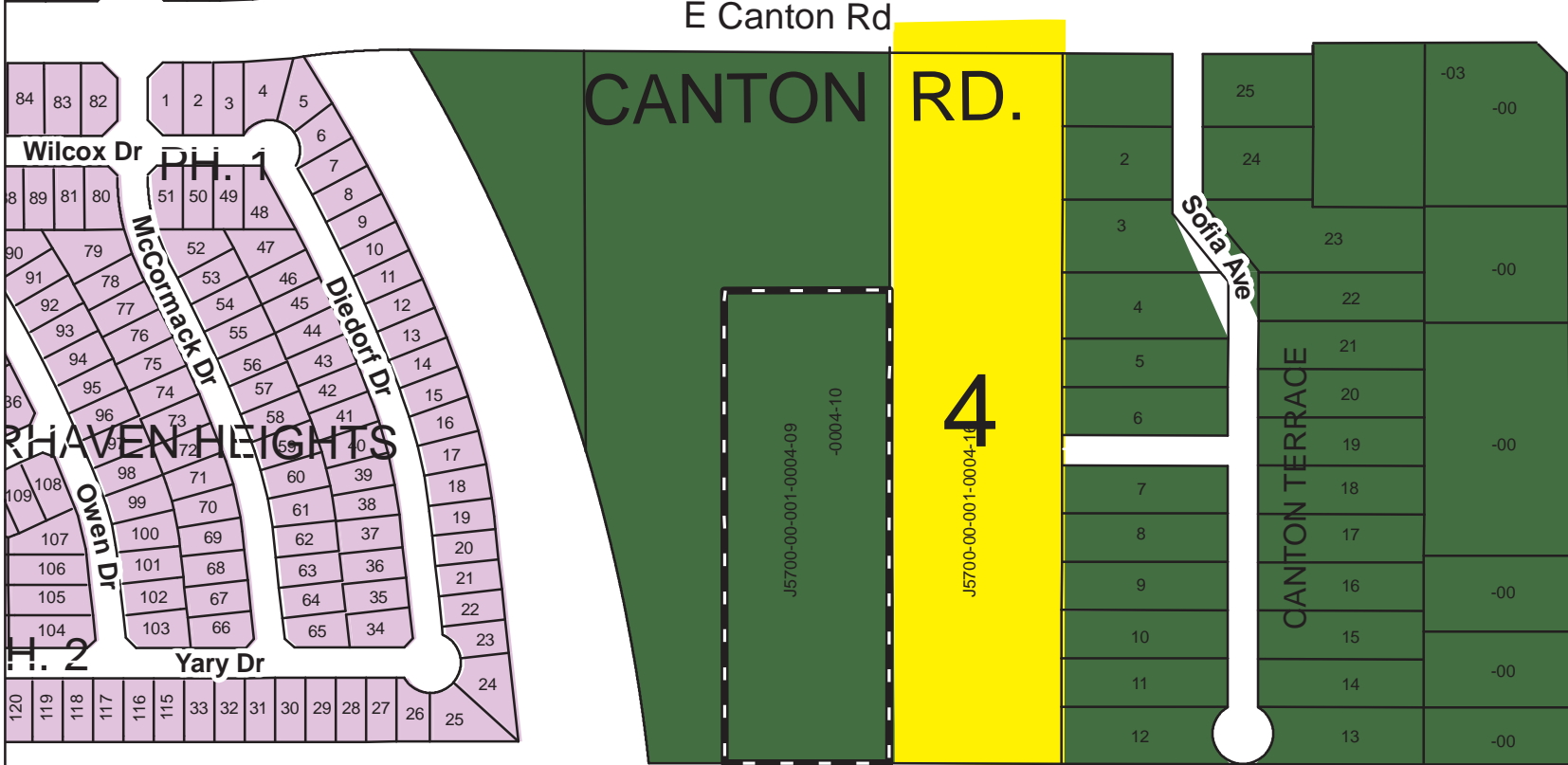
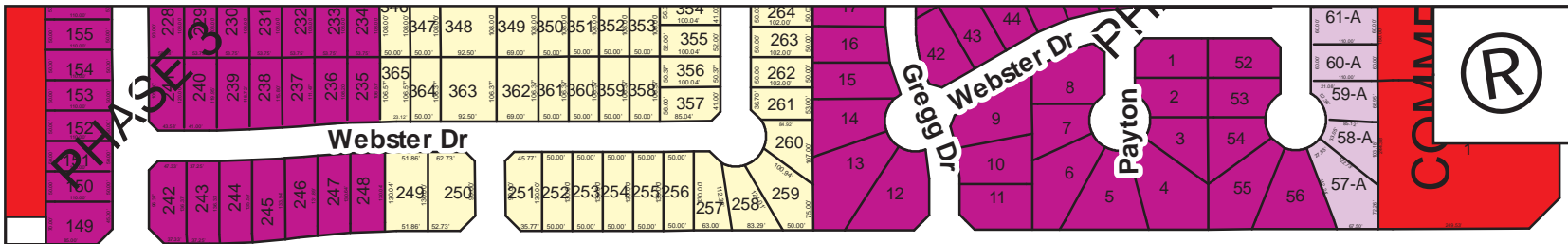
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 300 ft



ZONING MAP

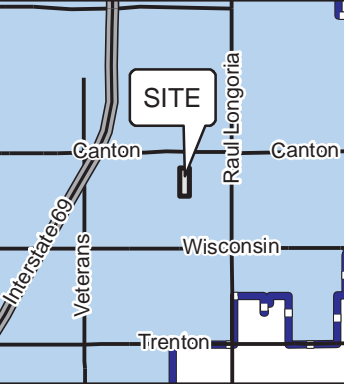
CASE CAPTION:

APPLICANT NAME:
ALPHA MAVERICK

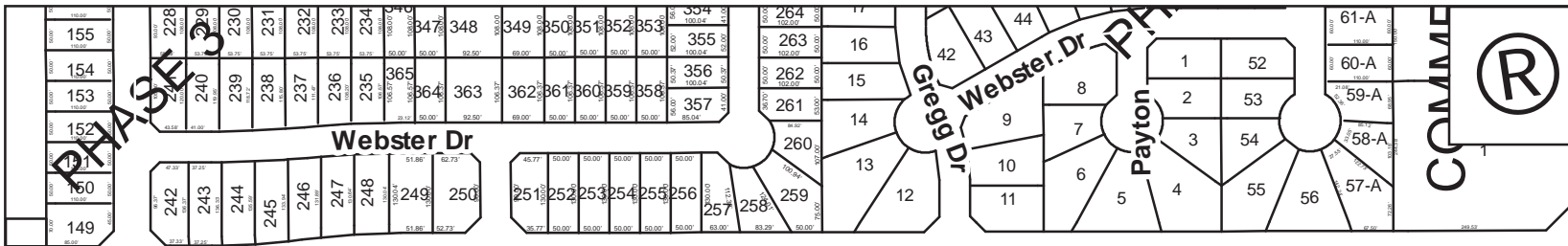
Legend

- 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

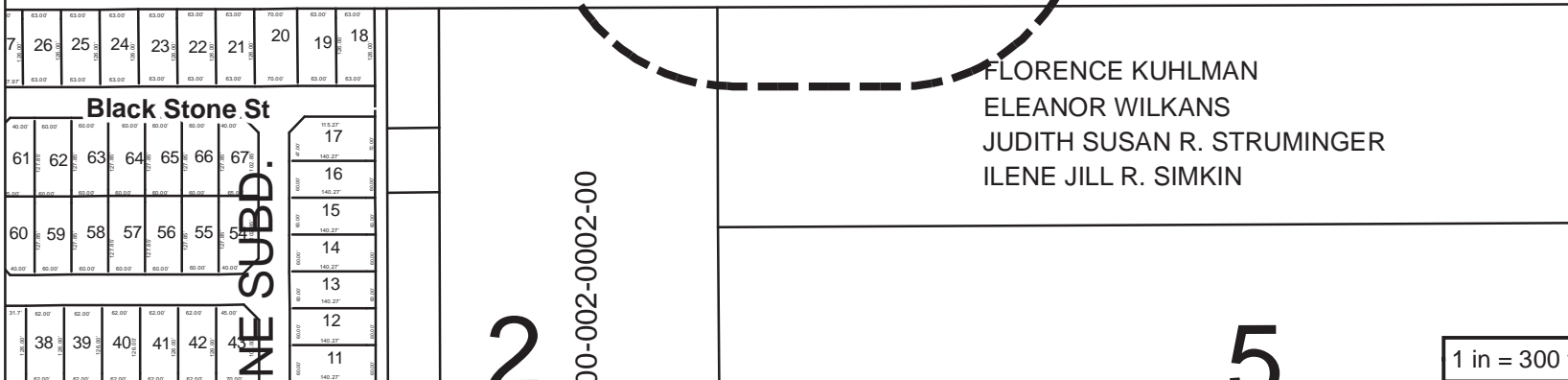
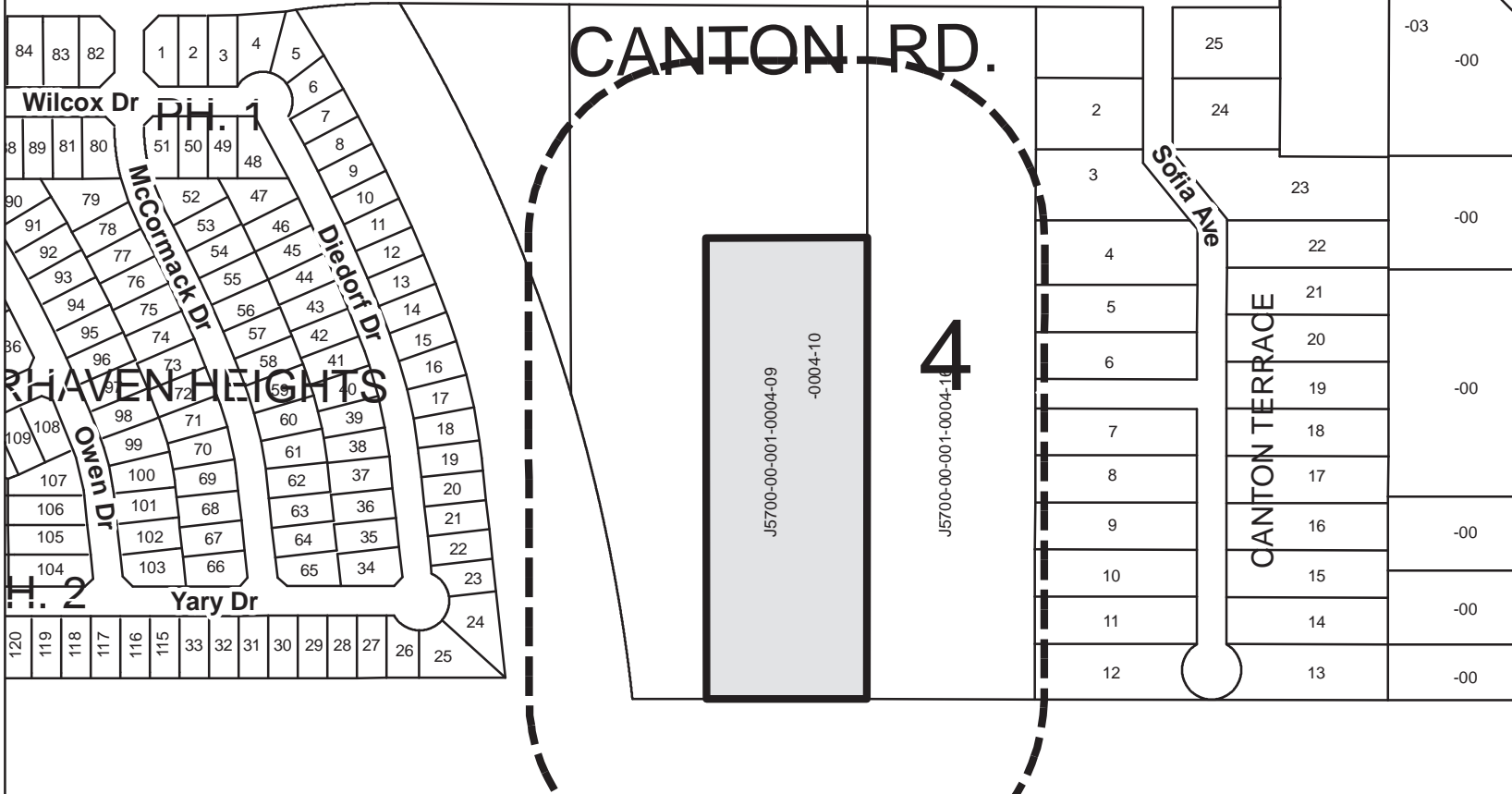
SITE LOCATION MAP



1 in = 300 ft



E Canton Rd



FLORENCE KUHLMAN
ELEANOR WILKANS
JUDITH SUSAN R. STRUMINGER
ILENE JILL R. SIMKIN






MAILOUT AND SITE MAP

CASE CAPTION:

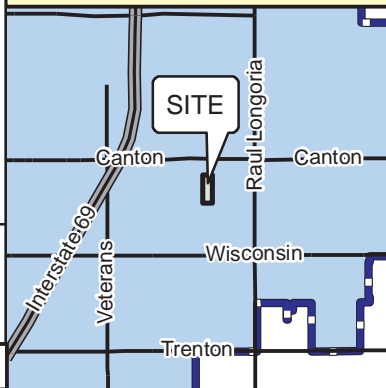
APPLICANT NAME:
ALPHA MAVERICK

CONSIDER THE COMPREHENSIVE
PLAN AMENDMENT FROM
SUBURBAN USES TO
URBAN USES AND
THE REZONING REQUEST
FROM AGRICULTURE (AG)
DISTRICT TO
URBAN RESIDENTIAL (UR)

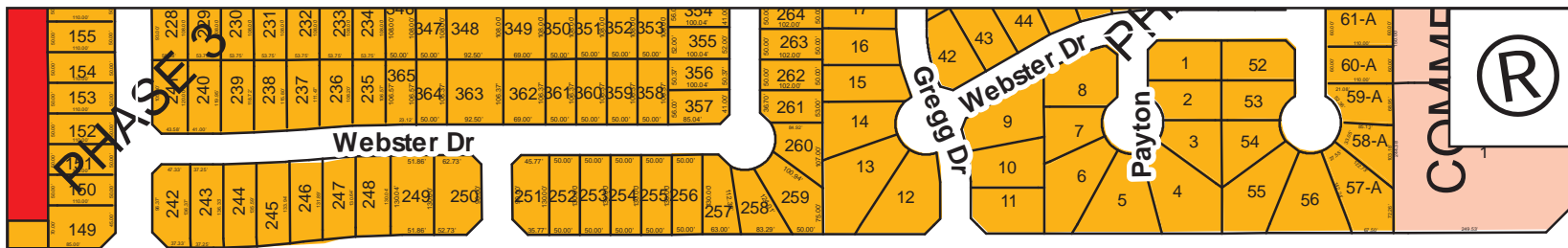
Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

SITE LOCATION MAP

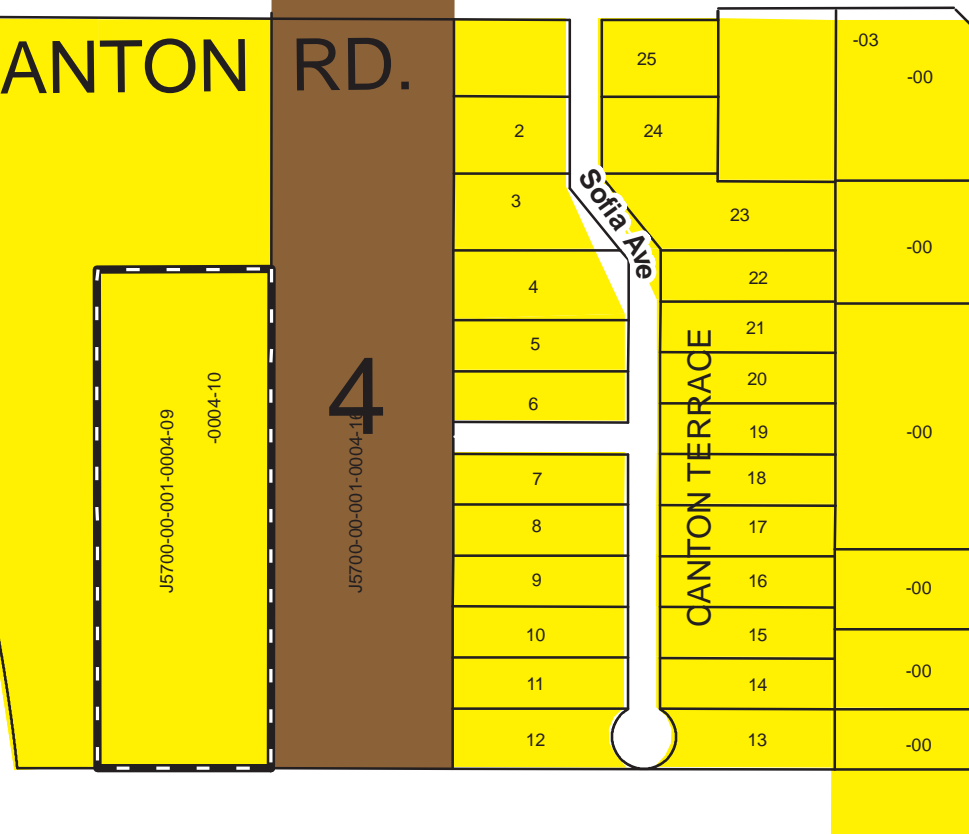
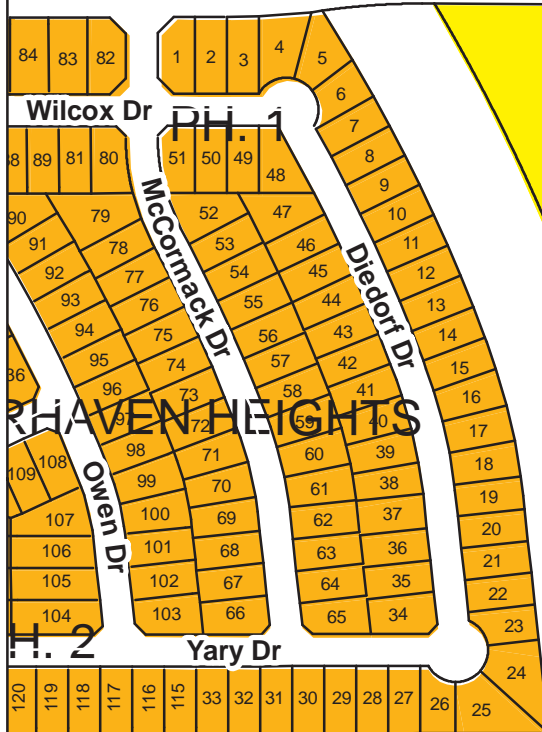


1 in = 300 ft

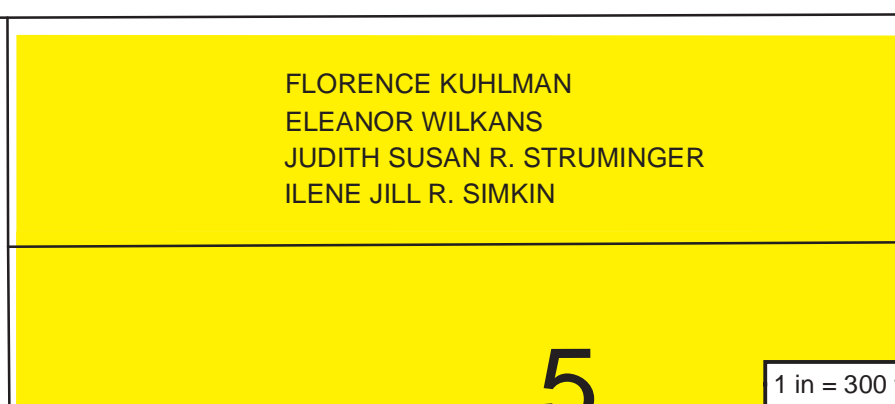


E Canton Rd

CANTON RD.



FLORENCE KUHLMAN
ELEANOR WILKANS
JUDITH SUSAN R. STRUMINGER
ILENE JILL R. SIMKIN



FUTURE LANDUSE MAP

CASE CAPTION:

APPLICANT NAME:

ALPHA MAVERICK

Legend



CITY LIMITS



APPLICANT SITE

FUTURE LANDUSE

Agriculture

 Auto-Urban

Downtown District

General Commercial

Industrial

Mobile Home

Neighborhood Commercial

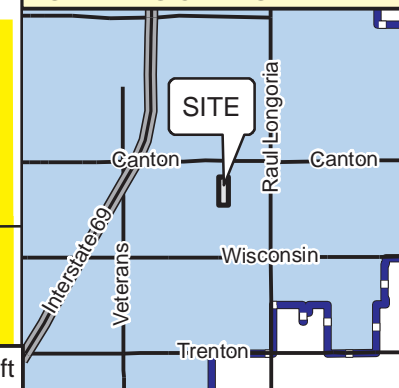
Office Business Park

Suburban

Urban

 Urban University

SITE LOCATION MAP



$$1 \text{ in} = 300 \text{ ft}$$



RECEIVED
MAY 04 2021
Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

ZONE CHANGE APPLICATION

1. Name: Alpha Maverick, LLC Phone No. (956) 207-0149
2. Mailing Address: P.O. Box 204
- City: La Blanca State: Texas Zip 78558
- Email Address: michaelaaroncantu@gmail.com Cell No. (956) 207-0149
3. Agent: Supreme Engineering, PLLC Phone No. (956) 272-2246
4. Agent's Mailing Address: 410 S. Jackson Rd #2780
- City: Edinburg State: TX Zip 78539
5. Email Address: omar.cano@supremeengineering.com
6. Address/Location being Rezoned: N/A
7. Legal Description of Property: BEING AN 5.60 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1,
JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME O, PAGE 4, MAP RECORDS OF
HIDALGO COUNTY, TEXAS
8. Zone Change: From: Agriculture - AG To: Urban Residential - UR
9. Present Land Use: Vacant
10. Reason for Zone Change: Single Family Subdivision

Michael Cantu
(Please Print Name)

Michael Cantu
Signature

AMOUNT PAID \$ _____

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.: _____

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

ZONING CHANGE REQUIREMENTS

The following items are required to be submitted with the application:

EXHIBIT A
TRACT 1 - 5.60 ACRES
OUT OF LOT 4, BLOCK 1,
JOHN CLOSNER ET AL SUBDIVISION
VOLUME 0, PAGE 4,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES

04 2021

Name: _____

BEING AN 5.60 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.60 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 24.99 ACRES TRACT OF LAND DESCRIBED IN A DEED CONVEYED TO S.M. DE LA GARZA, JR., RECORDED IN DOCUMENT #22977, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.60 ACRES TRACT BEING OUT OF A CALLED 8.33 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM S.M. DE LA GARZA, JR. TO ROBERT E. DE LA GARZA AND WIFE, CARMEN G. DE LA GARZA, DATED DECEMBER 10, 1981, RECORDED IN VOLUME 1757, PAGE 227, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 5.60 ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, SAME BEING A POINT ON THE CENTERLINE OF CANTON ROAD;

THENCE, N 81° 27' 45" W ALONG THE NORTH LINE OF THE SAID OF LOT 4, SAME BEING ALONG THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 1163.91 FEET TO A COTTON-PICKER-SPINDLE SET;

THENCE, S 8° 34' 43" W ACROSS THE SAID LOT 4, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 8.33 ACRES GARZA TRACT, PASSING AT 30.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF CANTON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 402.24 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 8° 34' 43" W ACROSS THE SAID LOT 4, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 8.33 ACRES GARZA TRACT, TO A POINT ON THE SOUTH LINE OF THE SAID LOT 4, PASSING AT 777.33 A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH LINE OF A CALLED 110.00 HIDALGO COUNTY IRRIGATION DISTRICT No. 1 EASEMENT, RECORDED IN VOLUME 2032, PAGE 877, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 887.33 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, N 81° 25' 17" W ALONG THE SOUTH LINE OF THE SAID LOT 4, TO THE SOUTHEAST CORNER OF A CALLED 8.33 ACRES TRACT CONVEYED TO PETER S. JULIAN AND MIGUEL A. ZUNIGA, DATED OCTOBER 11, 1999, RECORDED IN DOCUMENT # 816411, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 274.89 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 34' 43" E ACROSS THE SAID LOT 4, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 8.33 ACRES JULIAN & ZUNIGA TRACT, PASSING AT 110.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH LINE OF THE SAID 110.00 HIDALGO COUNTY IRRIGATION DISTRICT No. 1 EASEMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 887.33 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 25' 17" E ACROSS THE SAID OF LOT 4, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 4, A DISTANCE OF 274.89 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5.60 ACRES OF LAND, MORE OR LESS.

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

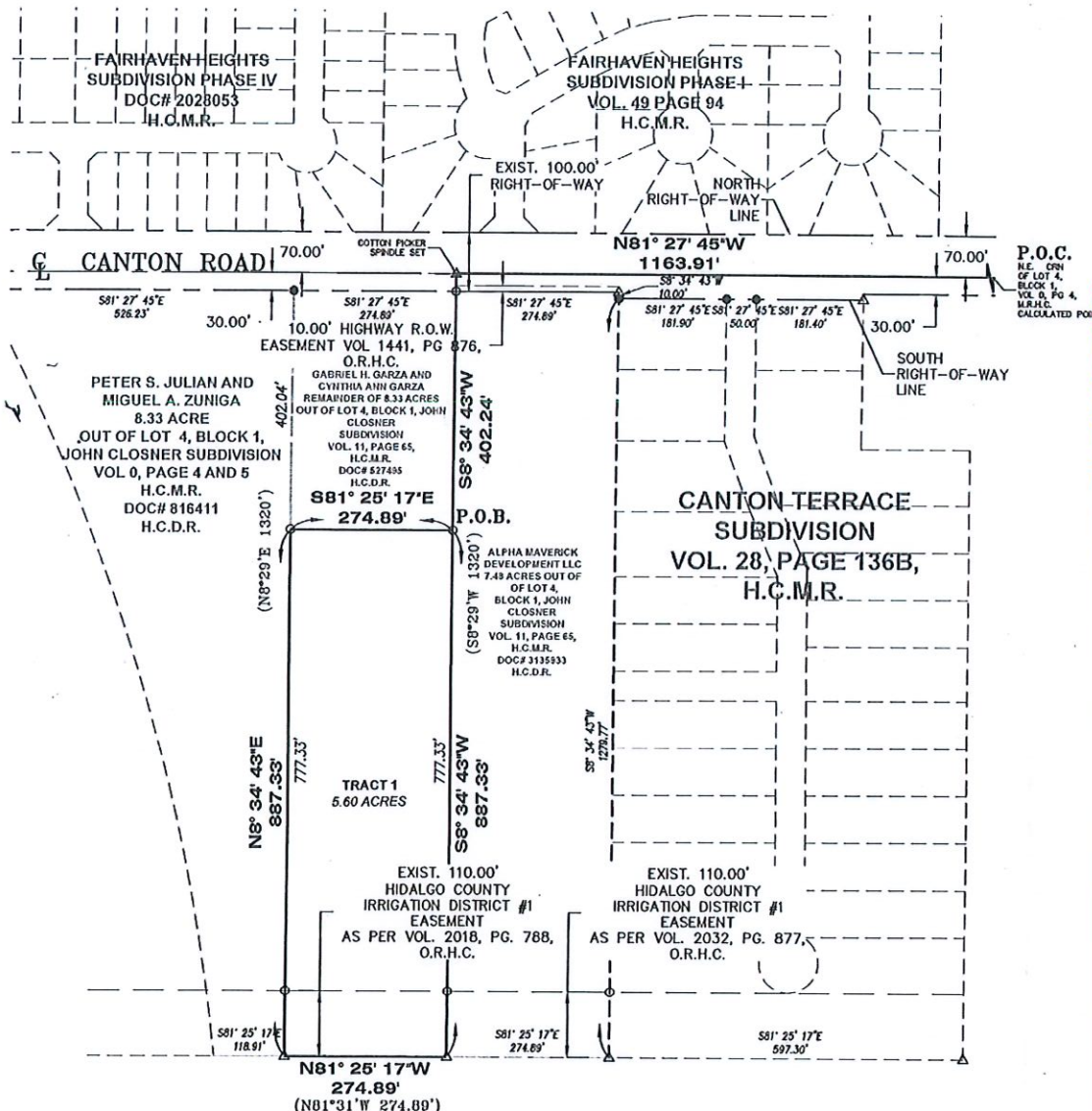

12/19/2020
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539



EXHIBIT B
TRACT 1- 5.60 ACRES
OUT OF LOT 4, BLOCK 1,
JOHN CLOSNER ET AL SUBDIVISION
VOLUME O, PAGE 4, HIDALGO COUNTY DEED RECORDS,
HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
⊙	FOUR CORNER
⊗	3/8" IRON ROD FOUND
⊕	5/8" IRON ROD FOUND
⊖	2" IRON PIPE FOUND
△	CALCULATED POINT
(XXXX)	DEED CALL
XXXX	MEASURED

SCALE 1" = 200'
 BEARING BASE
 TX STATE PLANE
 COORDINATES NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA
 SYSTEMS NETWORK



TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

- RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY, BY ROBERT E. DE LA GARZA AND WIFE, CARMAN G. DE LA GARZA, DATED AUGUST 3, 1984, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 2018, PAGE 768, DEED RECORDS HIDALGO COUNTY, TEXAS (PLOTTED).
- EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR FLAT THEREOF, FILED FOR RECORD IN VOLUME "O", PAGE 4, MAP RECORDS HIDALGO COUNTY, TEXAS.
- EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH OF NO. 000318220, ISSUED BY SIERRA TITLE INSURANCE GUARANTY, INC., ISSUED NOVEMBER 17, 2020.

SURVEYOR'S NOTES:

- NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- THE PROPERTY SHOWN IS IN ZONE "B", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING DECEMBER 2020, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM NO. 10104027
 921 S. 10TH AVENUE, KENDRICK TEXAS 78539
 (TEL) 956-380-5162 (FAX) 956-380-5003

DATE: NOVEMBER, 2020
 PROJECT: SUR 20 071
 PAGE: 1 OF 1

IVAN GARCIA
 REG. PROFESSIONAL LAND
 SURVEYOR NO. 6496

DATE

RECEIVED

MAY 04 2021

Name: _____

N 81° 27' 45" W 1,163.91'

JULIAN PETERS S. & MIGUEL ZUNIGA
DOC. 81641
OFFICIAL RECORDS

GABRIEL H. & CYNTHIA A. GARZA
DOC. 527495
OFFICIAL RECORDS

N 81°25'17" E 274.89'

N 08°34'43" E 887.33'

N 81°25'17" W 274.89'

110.00' RIGHT-OF-WAY TO HIDALGO COUNTY DRAINAGE DISTRICT No.1 DEDICATED BY THIS PLAT

N 81°25'17" W 274.89'

H.C.D.D. NO.1 R.O.W. EASEMENT/SOUTH MAIN DRAIN

AUBURNDALE AVE.

LIVINGSTON
LOOP

000241211 T 005 231

LIVINGSTON
LOOP

110.00'
HIDALGO COUNTY
DRAIN DITCH EASEMENT
VOL. __, PG. ____
MAP RECORDS

110.00'
HIDALGO COUNTY
DRAIN DITCH EASEMENT
VOL. 28, PG. 136B
MAP RECORDS

SOPHIA AVE.

**PLAT OF
CANTON HEIGHTS No. 3
SUBDIVISION**





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

6/08/2021

Comprehensive Plan Amendment
Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being 0.758 of an acre out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey, located at 5506 W. Chapin Road, as requested by Mitzi Hernandez [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the south side of West Chapin Road, approximately 1,200 ft. west of Hoehn Drive and is currently vacant. The tract has 100 ft. of frontage along West Chapin Road and 330 ft. of depth for a tract size of 0.758 of an acre. The applicant is requesting the change of zone to construct a single family residence on the property which is permitted use in the requested zoning designation.

This property was annexed into the City Limits of Edinburg on December 17, 1991. The property is currently zoned Agriculture (AG) District. Surrounding zoning in the area is Agriculture (AG) District to the east, south and west. The property to the north falls outside the City Limits of Edinburg. The surrounding land uses consist of single family residential homes and vacant land. The future land use designation is Suburban Uses.

Staff mailed a notice of the public hearing to 13 neighboring property owners and received no comments in favor or against this request at the time of the report.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on July 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, based on the trend of single family residential homes in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, based on the trend of single family residential homes in the area. A single family residential home is a permitted use in the requested zoning designation.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 06/08/2021
CITY COUNCIL – 07/06/2021
DATE PREPARED – 06/01/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District
<u>APPLICANT:</u>	Mitzi Hernandez
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being 0.758 of an acre out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey
<u>LOCATION:</u>	Located at 5506 W. Chapin Road
<u>LOT/TRACT SIZE:</u>	0.758 of an acre
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Single Family Residential Home
<u>EXISTING LAND USE</u>	Agriculture (AG) District
<u>ADJACENT ZONING:</u>	North – Outside City Limits of Edinburg South – Agriculture (AG) District East - Agriculture (AG) District West - Agriculture (AG) District
<u>LAND USE PLAN DESIGNATION:</u>	Auto Urban Uses
<u>PUBLIC SERVICES:</u>	Sharyland Water Supply Water / City of Edinburg Sewer
<u>RECOMMENDATION:</u>	Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MITZI HERNANDEZ**

EVALUATION

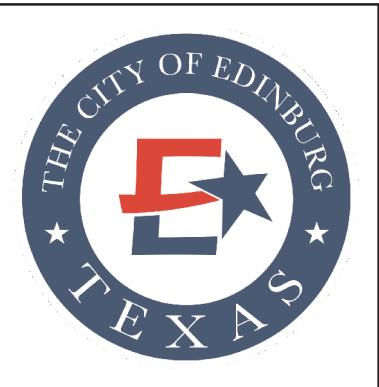
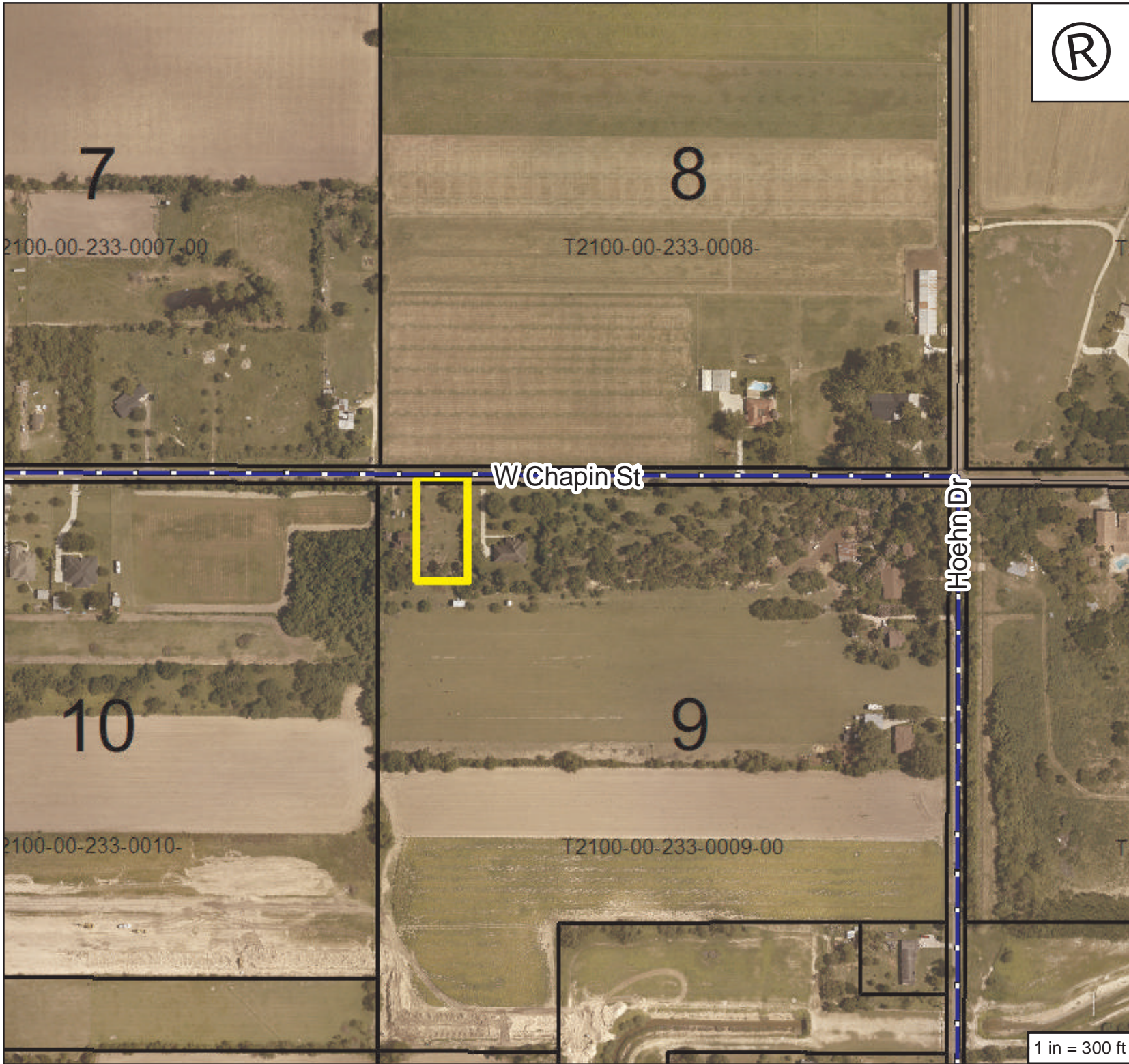
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single family residential homes and vacant land.
2. The applicant is requesting the change of zone to construct a single family residence.

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, based on the trend of single family residential homes in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable

Staff mailed a notice of the public hearing to 13 neighboring property owners and received no comments in favor or against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits





AERIAL MAP

CASE CAPTION:

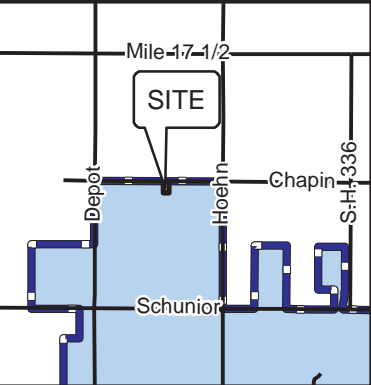
APPLICANT NAME:
MITZI HERNANDEZ

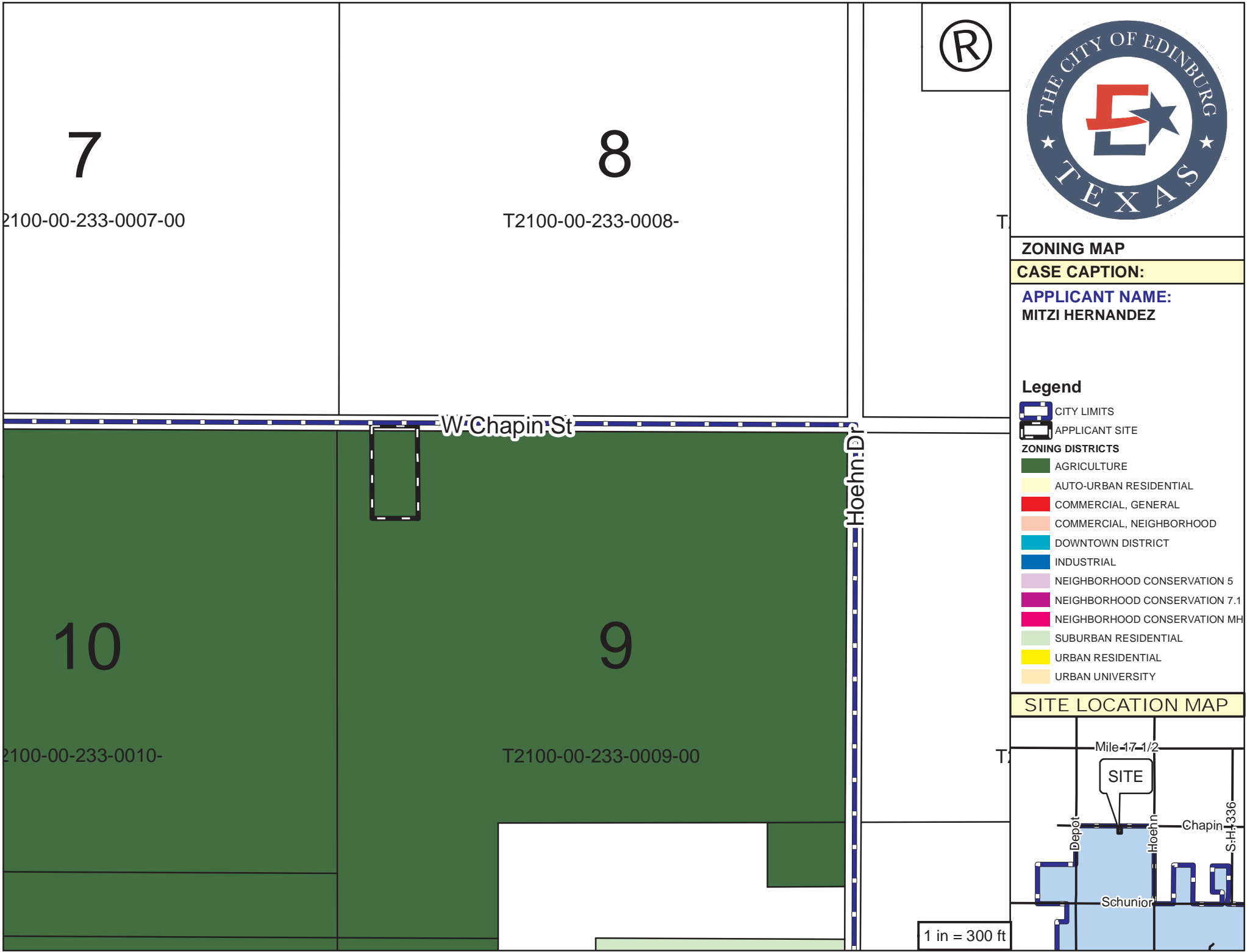
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING 0.758 OF ACRE OUT OF LOT 9, SECTION 233, TEXAS-MEXICAN RAILWAY'S COMPANY SURVEY, LOCATED AT 5506 W. CHAPIN STREET, AS REQUESTED BY MITZI HERNANDEZ

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP












FUTURE LANDUSE MAP

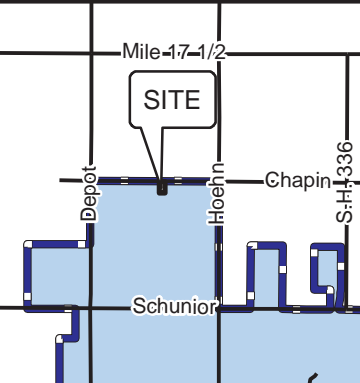
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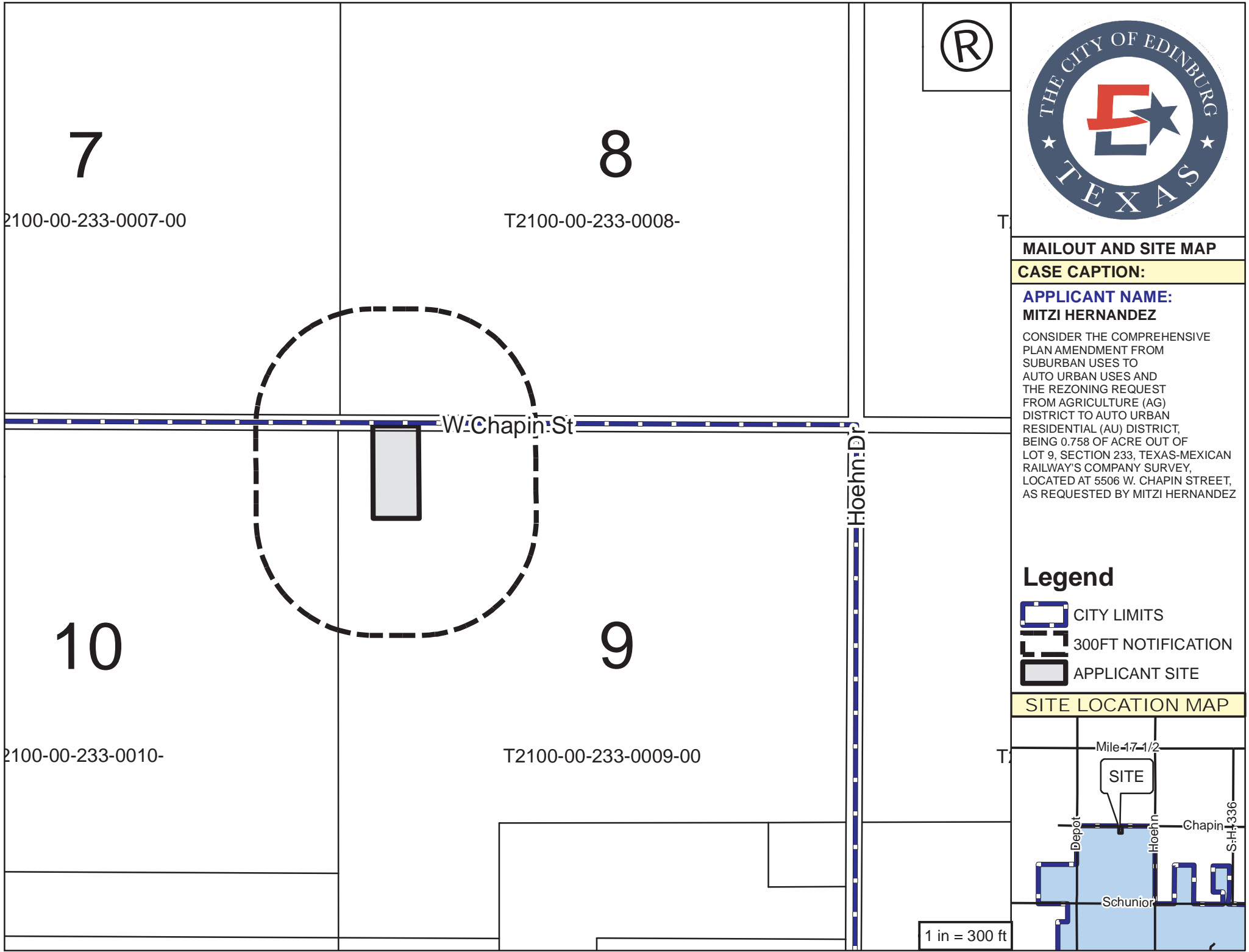
APPLICANT NAME:
MITZI HERNANDEZ

Legend

-  CITY LIMITS
-  APPLICANT SITE
- FUTURE LANDUSE**
-  Agriculture
-  Auto-Urban
-  Downtown District
-  General Commercial
-  Industrial
-  Mobile Home
-  Neighborhood Commercial
-  Office Business Park
-  Suburban
-  Urban
-  Urban University

SITE LOCATION MAP





MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

MITZI HERNANDEZ

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING 0.758 OF ACRE OUT OF LOT 9, SECTION 233, TEXAS-MEXICAN RAILWAY'S COMPANY SURVEY, LOCATED AT 5506 W. CHAPIN STREET, AS REQUESTED BY MITZI HERNANDEZ

Legend



CITY LIMITS

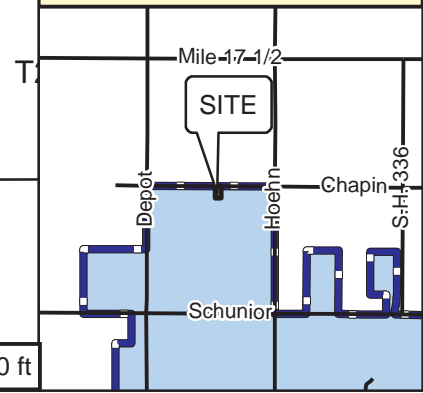


300FT NOTIFICATION



APPLICANT SITE

SITE LOCATION MAP





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

ZONE CHANGE APPLICATION

1. Name: Mitzi R Montemayor Hernandez Phone No. 956.330-2387

2. Mailing Address: 404 E. Van Weik Apt #1

City: Edinburg State: TX Zip 78541

Email Address: mitzmont@yahoo.com Cell No. 956.330.2387

3. Agent: _____ Phone No. _____

4. Agent's Mailing Address: _____

City: _____ State: _____ Zip _____

5. Email Address: _____

6. Address/Location being Rezoned: ^{mitz}5506 W. Chapin St ^{mitz}Edinburg, TX

7. Legal Description of Property: Tex-Mex Survey Lot 9 Sec 233 (PID: 544187)

+ Tex-Mex Survey Lot 9 Sec 233 (PID: 507126)

8. Zone Change: From: Agriculture To: Auto Urban Residential

9. Present Land Use: Agriculture - cows

10. Reason for Zone Change: to build our home; current set backs (30ft).
w/ Agriculture prevents us from building our dream home.
gate will be added to re-route cows.

Mitzi R. Montemayor-Hernandez
(Please Print Name)

Mitzi M. Hernandez
Signature

AMOUNT PAID \$ _____

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.: _____

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

RECEIVED

MAY 10 2021

Name: _____

EXHIBIT "A"

Page 1 of 2

January 21, 2021

**METES AND BOUNDS DESCRIPTION
0.758 OF ONE ACRE OUT OF
LOT 9, SECTION 233,
TEXAS-MEXICAN RAILWAY'S COMPANY SURVEY,
HIDALGO COUNTY, TEXAS**

A tract of land containing 0.758 of one acre situated in the County of Hidalgo, Texas, being a part or portion out of Lot 9, Section 233, Texas-Mexican Railway's Company Survey, according to the map or plat thereof recorded in Volume 1, Page 12, Hidalgo County Map Records, said 0.758 of one acre consist of: a 0.310 of one acre tract conveyed to Hidalgo County Water Control and Improvement District No. 1 by virtue of a Quit Claim Deed recorded in Volume 932, Page 326, Hidalgo County Deed Records, and a 0.448 of one acre tract conveyed to Eloisa M. Luna by virtue of a Deed of Gift recorded under Document Number 2539054, Hidalgo County Official Records, said 0.758 of one acre also being more particularly described as follows;

COMMENCING on the Northwest corner of said Lot 9, Section 233;

THENCE, S 80° 53' 55" E along the North line of said Lot 9, Section 233 and within the existing right-of-way of Chapin Road, a distance of 98.00 feet to the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 80° 53' 55" E continuing along the North line of said Lot 9, Section 233 and within the existing right-of-way of Chapin Road, a distance of 100.00 feet to the Northeast corner of this tract
2. THENCE, S 08° 53' 05" W at a distance of 30.00 feet pass the existing South right-of-way line of Chapin Road, at a distance of 135.00 feet pass a No. 4 rebar set for the Northeast corner of said 0.448 of one acre tract, continuing a total distance of 330.00 feet to a No. 4 rebar set for the Southeast corner of this tract;
3. THENCE, N 80° 53' 55" W a distance of 100.00 feet to a No. 4 rebar set for the Southwest corner of this tract;
4. THENCE, N 08° 53' 05" E, at a distance of 195.00 feet pass the North line of said 0.448 of one acre tract, at a distance of 300.00 feet pass the existing South right-of-way line of Chapin road, continuing a total distance of 330.00 feet to the POINT OF BEGINNING and containing 0.758 of one acre, of which said 0.310 of one acre lies within the Save and Except tract, leaving a net of 0.448 of one acre of land, more or less.

SAVE AND EXCEPT:

A tract of land containing 0.310 of one acre situated in the County of Hidalgo, Texas, being a part or portion out of Lot 9, Section 233, Texas-Mexican Railway's Company Survey, according to the plat thereof recorded in Volume 1, Page 12, Hidalgo County Map Records, of which 0.310 of one acre is conveyed to Hidalgo County Water Control and Improvement District No. 1, by virtue of a Quit Claim Deed recorded in Volume 932, Page 326, Hidalgo County Deed Records, said 0.310 of an acre being more particularly described as follows;

MAY 10 2021

Name: _____

EXHIBIT "A"

Page 2 of 2

COMMENCING at the Northwest corner of said Lot 9, Section 233;

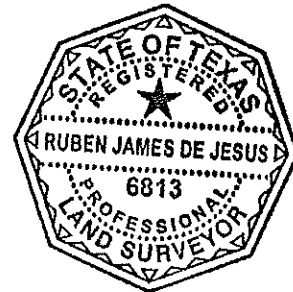
THENCE, S 80° 53' 55" E along the North line of said Lot 9, Section 233 and within the existing right-of-way of Chaplin Road, a distance of 98.00 feet to the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 80° 53' 55" E continuing along said Lot 9, Section 233 and within the existing right-of-way of Chapin Road, a distance of 100.00 feet to the Northeast corner of this tract;
2. THENCE, S 08° 53' 05" W at a distance of 30.00 feet pass the existing South right-of-way line of Chapin Road, continuing a total distance of 135.00 feet to a No. 4 rebar set for the Southeast corner of this tract;
3. THENCE, N 80° 53' 55" W a distance of 100.00 feet to a No. 4 rebar set for the Southwest corner of this tract;
4. THENCE, N 08° 53' 05" E at a distance of 105.00 feet pass the existing South right-of-way line of Chapin Road, continuing a total distance of 135.00 feet to the POINT OF BEGINNING and containing 0.310 of one acre of land, more or less.

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 12/18/2020 UNDER MY DIRECTION AND SUPERVISION.


RUBEN JAMES DE JESUS, R.P.L.S. #6813

1-20-2021
DATE:



P.O.C.
N.W. COR.
LOT 9
SECTION 233

P.O.B.

LOT 10
SECTION 233

HIDALGO COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT No. 1,
QUIT CLAIM DEED,
VOLUME 932, PAGE 326, H.C.D.R.

HIDALGO COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT No. 1,
QUIT CLAIM DEED,
VOLUME 932, PAGE 326, H.C.D.R.

HIDALGO COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT No. 1,
QUIT CLAIM DEED,
VOLUME 932, PAGE 326, H.C.D.R.

ELOISA M. LUNA.
DEED OF GIFT,
DOCUMENT NUMBER 2539054, H.C.O.R.

ELOISA M. LUNA.
DEED OF GIFT,
DOCUMENT NUMBER 2539054, H.C.O.R.

NORMA LUNA RYDL
DISTRIBUTION DEED,
DOCUMENT NUMBER 819781, H.C.O.R.

SECTION 9 233

0.758 Ac. GROSS
-0.310 Ac. Save and Except
0.448 Ac. NET

ESTHER L. MONTEMAYOR,
DEED OF GIFT,
DOCUMENT NUMBER 2539056, H.C.O.R.

CHAPIN ROAD
50.0' R.O.W.

S 80° 53' 55" E 98.00'

S 80° 53' 55" E

100.00'

30.00'

330.00'

N 08° 53' 05" E

N 80° 53' 55" W

100.00'

330.00'

S 08° 53' 05" W



SCALE: 1"=40'

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
4. AT THE PRESENT TIME, THE PROPERTY IS LANDLOCKED.

FLOOD ZONE

ZONE "X" (UNSHADED)

AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 6, 2000

LEGEND

- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ▨ SAVE AND EXCEPT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Ac. - OF ONE ACRE
- () - RECORDED DEED CALLS
- N - SAME OWNER
- PL - PROPERTY LINE
- LE - LOT LINE

**PLAT SHOWING
0.758 OF ONE ACRE OUT OF
LOT 9, SECTION 233,
TEXAS-MEXICAN RAILWAY'S
COMPANY SURVEY,
VOLUME 1, PAGE 12, H.C.M.R.
HIDALGO COUNTY, TEXAS**

RECEIVED

MAY 10 2021

Name: _____

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 12/18/2020 UNDER MY DIRECTION AND SUPERVISION.

RUBEN JAMES DE JESUS, RPLS No. 6813 DATE: 2-2-21



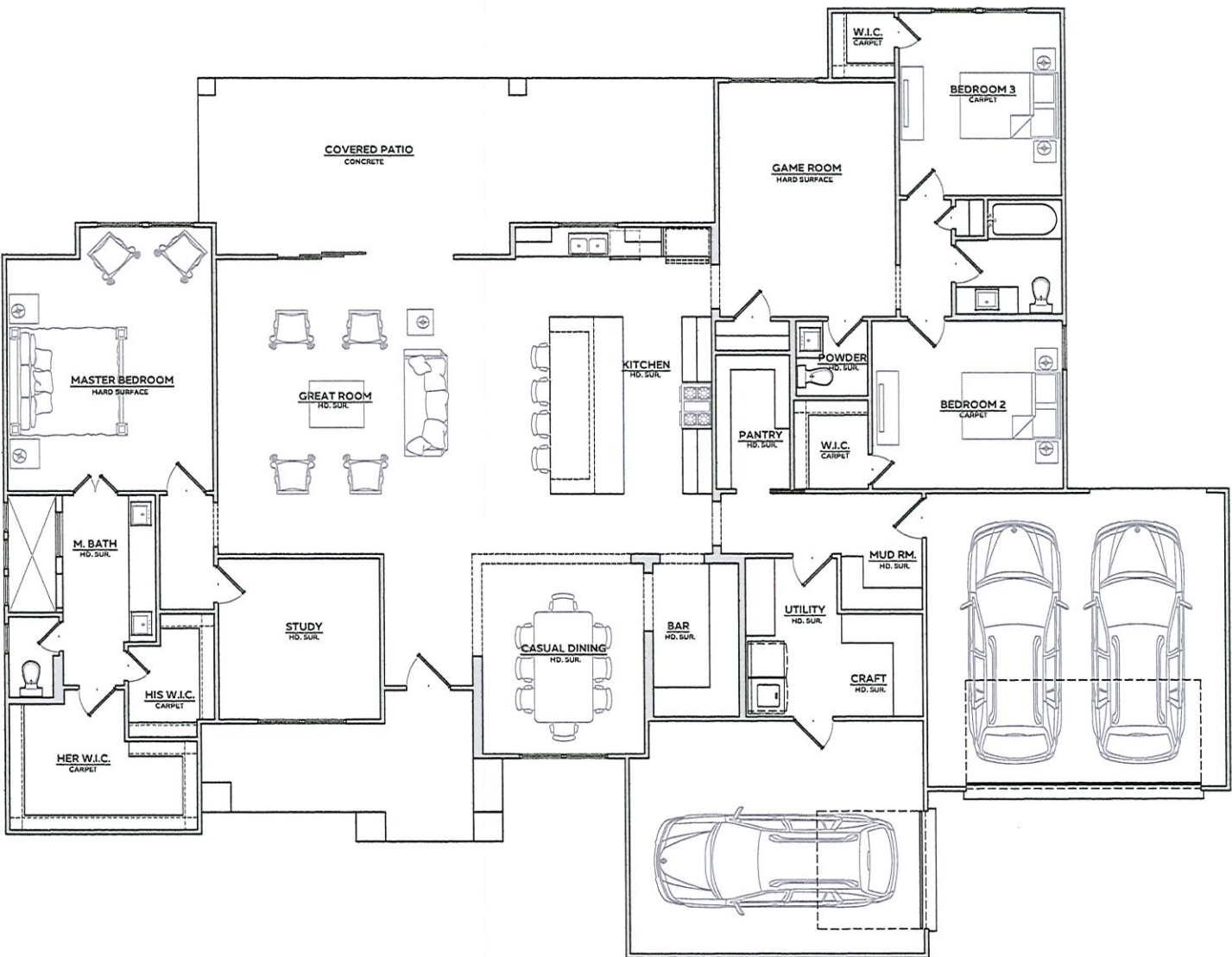
TBPES No. 10096900

PAGE: 3 OF 3
DATE: 01/21/2021
REVISED DATE: 02/02/2021
JOB No. TRACT II 20734
FILE NAME: 20734
DRAWN BY: Y.B.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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RECEIVED

MAY 10 2021





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

6/08/2021

Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being Lot 56, Villa Del Mundo Subdivision, located at 1012 East Palm Circle, as requested by Norma Solis [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the south side of East Palm Circle, approximately 155 ft. east of Rolando Drive and is currently vacant. The tract has 64 ft. of frontage along East Palm Circle and 118.8 ft. of depth for a tract size of 7,603.2 square feet. The requested zoning designation allows for single family and multi-family residential uses on the subject property. The applicant is requesting the change of zone to construct a single family residential home.

This property was annexed into the City limits of Edinburg on December 10, 2013. The property is currently zoned Agriculture (AG) District. Surrounding zoning in the area is Agriculture (AG) District in all directions. The surrounding land uses consist of single family residential homes. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing to 51 neighboring property owners and received no comments in favor or against this request at the time of the report.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on July 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, based on the established surrounding single family residential homes in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, based on the established surrounding single family residential homes in the area. The request is also in conformance with the future land use plan. A single family residence is a permitted use in the requested zoning designation.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 06/08/2021
CITY COUNCIL – 07/06/2021
DATE PREPARED – 06/01/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District
<u>APPLICANT:</u>	Norma Solis
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being Lot 56, Villa Del Mundo Subdivision
<u>LOCATION:</u>	Located at 1012 E. Palm Circle
<u>LOT/TRACT SIZE:</u>	7,603.2 square feet
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Single Family Residential Development
<u>EXISTING LAND USE</u>	Agriculture (AG) District
<u>ADJACENT ZONING:</u>	North – Agriculture (AG) District South – Agriculture (AG) District East - Agriculture (AG) District West - Agriculture (AG) District
<u>LAND USE PLAN DESIGNATION:</u>	Auto Urban Uses
<u>PUBLIC SERVICES:</u>	North Alamo Water Supply Water / City of Edinburg Sewer
<u>RECOMMENDATION:</u>	Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District

**REZONING REQUEST
NORMA SOLIS**

EVALUATION

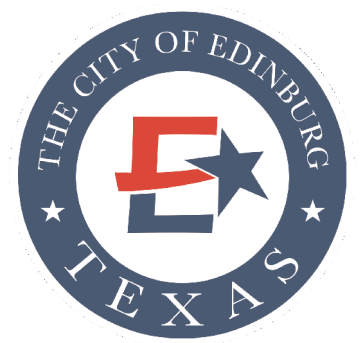
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single family residential homes.
2. The applicant is requesting the change of zone to construct a single family residence.

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, based on the established surrounding single family residential homes in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 51 neighboring property owners and received no comments in favor or against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits





AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

NORMA SOLIS
 CONSIDER THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5 (NC 5) DISTRICT, BEING LOT 56, VILLA DEL MUNDO SUBDIVISION, LOCATED AT 1012 PALM CIRCLE, AS REQUESTED BY NORMA SOLIS

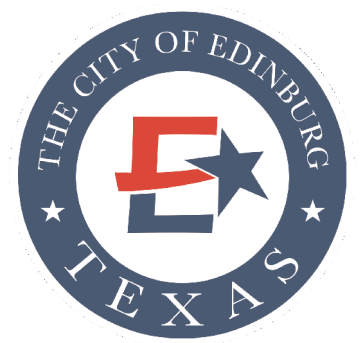
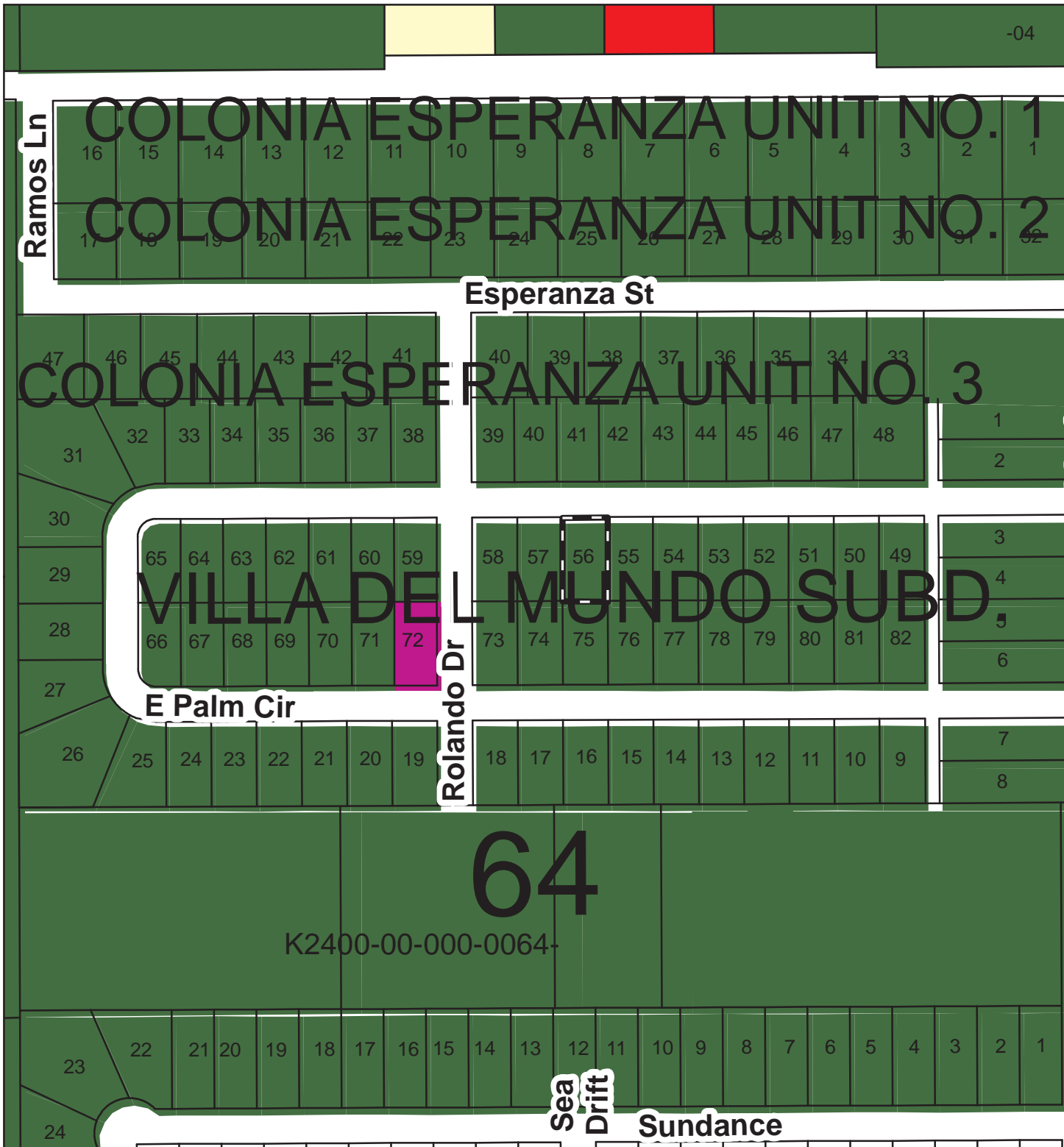
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 200 ft



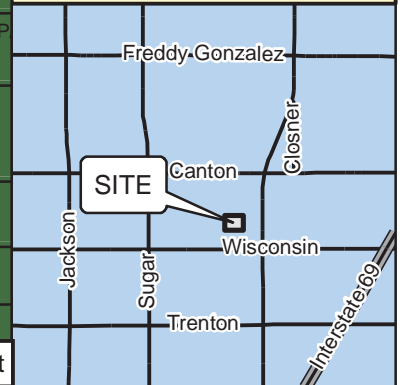
ZONING MAP
CASE CAPTION:

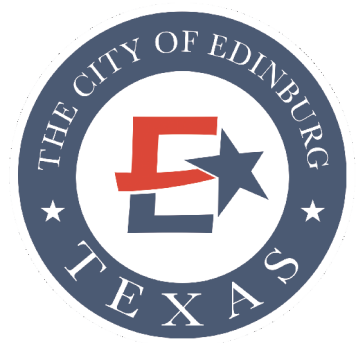
APPLICANT NAME:
NORMA SOLIS

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





FUTURE LANDUSE MAP

CASE CAPTION:

APPLICANT NAME:

NORMA SOLIS

Legend

- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
 - Agriculture
 - Auto-Urban
 - Downtown District
 - General Commercial
 - Industrial
 - Mobile Home
 - Neighborhood Commercial
 - Office Business Park
 - Suburban
 - Urban
 - Urban University

SITE LOCATION MAP



1 in = 200 ft



®

18

18

18

18

MONICA PERE

ERMINIO ROJA

DAVID MOREN

ROBERTO RU

POLICARPIO REYNA, SR.

POLICARPIO REYNA, JR.

ARMANDO P

31

32

33

1 in = 200 ft

MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

NORMA SOLIS

CONSIDER THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5 (NC 5) DISTRICT, BEING LOT 56, VILLA DEL MUNDO SUBDIVISION, LOCATED AT 1012 PALM CIRCLE, AS REQUESTED BY NORMA SOLIS

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



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

ZONE CHANGE APPLICATION

1. Name: Norma Solis Phone No. (956) 522-6038
2. Mailing Address: 1108 Starshine Dr
City: Edinburg State: TX Zip 78542
Email Address: nrm_reyna@yahoo.com Cell No. _____
3. Agent: _____ Phone No. _____
4. Agent's Mailing Address: _____
City: _____ State: _____ Zip _____
5. Email Address: _____
6. Address/Location being Rezoned: 1012 Palm Circle Edinburg, TX 78542
7. Legal Description of Property: Lot 54, Villa del Mundo
8. Zone Change: From: agriculture To: _____
9. Present Land Use: vacant lot
10. Reason for Zone Change: _____

Norma Solis

(Please Print Name)

Norma Solis

Signature

AMOUNT PAID \$ _____

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M.:

June 8, 2021

PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 P.M.:

July 6, 2021

(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

RECEIVED

MAY 07 2021

Name: _____



Project Description

New construction of a two story 2,512sf residence with an attached 100sf garage.

Solis Residence

Drawing Set

April 20, 2021

Project Team

Client:
Kecia Solis
1012 Palm Circle
Edinburg, Texas 78542

Architect:
Kecia Overholt
2112 Parkway Lane
San Antonio, Texas 78232
904.773.2122
kecia@kcoi.com

Drawing Index

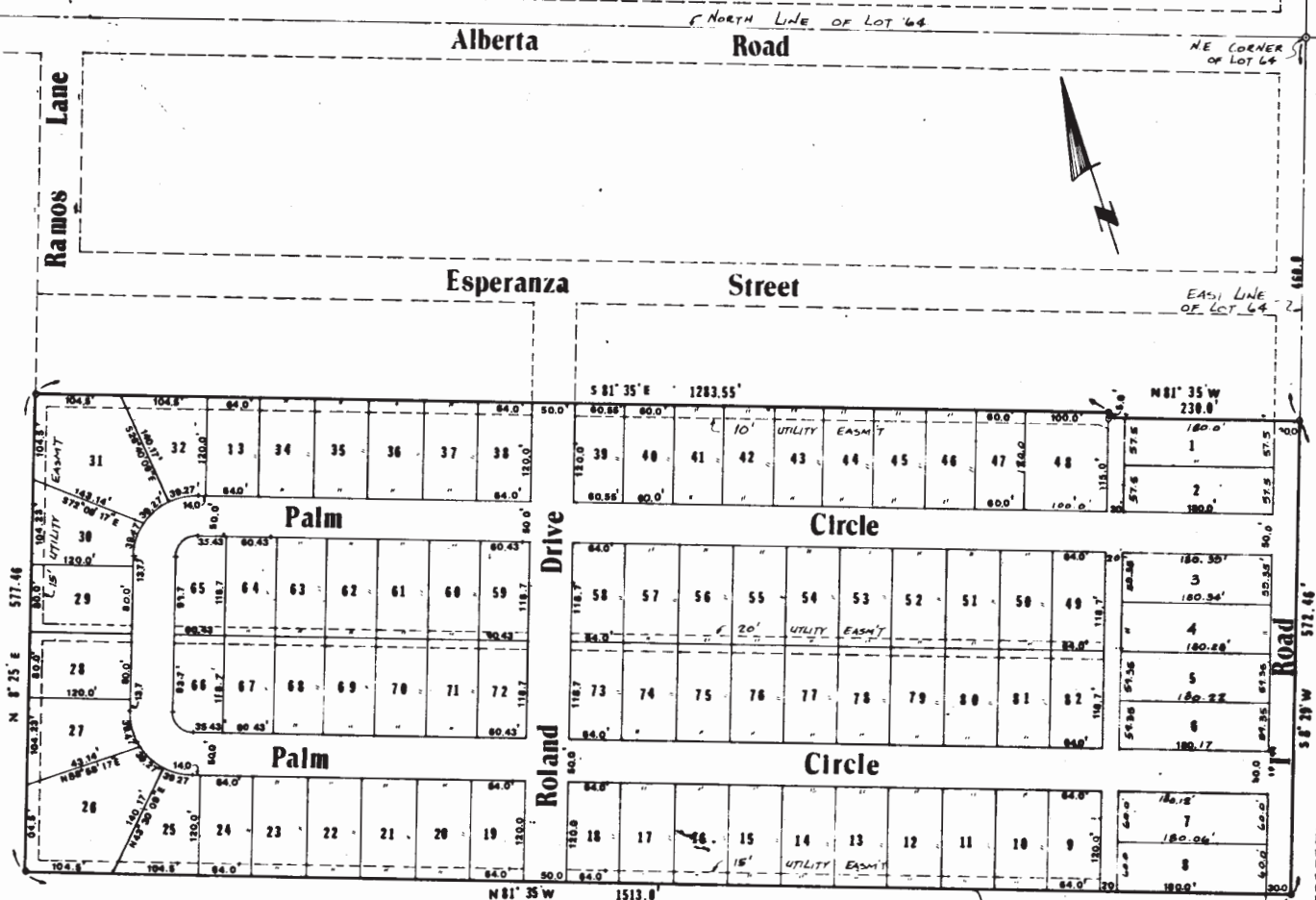
architectural	A0.00
Cover Sheet	A0.01
Architect's General Notes and General Conditions	A0.02
Site Plan	A1.01
First Floor Plan	A1.02
Second Floor Plan	A1.03
Roof Plan	A1.04
First Floor RCP, Light Schedule and Electrical Legend	A1.05
Second Floor RCP	A1.06
Building Elevation	A2.01
Building Elevation	A2.02
Building Elevation	A2.03
Building Elevation	A2.04
Interior Elevation	A3.01
Interior Elevation	A3.02
Typical Wall Section	A4.01
Door Schedule and Window Elevation	A4.02

Kecia Overholt Architect	
2112 Parkway Lane San Antonio, TX 78232 904.773.2122 kecia@kcoi.com	
SOLIS RESIDENCE 1012 Palm Circle Edinburg, Texas 78542	
Cover Sheet	
A0.00	

RECEIVED

MAY 07 2021

Name: _____



APPROVED FOR RECORDING

COMMISSIONERS' COURT

This day of _____
 SANTOS SALDANA, County Clerk
 Hidalgo County, Texas

By _____

VILLA DEL MUNDO SUBDIVISION

BEING A SUBDIVISION OF A 20.03 ACRE TRACT OUT OF LOT 64, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS

Page 108
 of the records of Hidalgo
 County, Texas
 Map and Plat, Inc.
 County Surveyors

APPROVED
 FOR RECORDING
 Hidalgo Co. Right of Way Dept.
 By Donna Walker
 Date May 10, 1982

CHECKED FOR DRAINAGE
 BY: W. O. Bann

State of Texas;
 County of Hidalgo;

Known All Men By These Presents:

I, the undersigned, owner of the land shown on this map and designated as VILLA DEL MUNDO SUBD. to the City of Edinburg, Texas and whose name is subscribed hereto, hereby dedicates to the use of the public, all streets, alleys and easements thereon shown for the purposes and considerations therein expressed.

2/25/82
 Date

D. Otto Hopland
 D. OTTO HOPLAND, OWNER

Before me, the undersigned authority, on this day personally appeared D. OTTO HOPLAND, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 25 day of FEB, A.D., 1982.

Shawn Halland AKA SHAWN PRINCE
 Notary Public in and for
 Hidalgo County, Texas

State of Texas;
 County of Hidalgo;

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and further certify that proper engineering consideration had been given to all matters in question.

2/24/82
 Date

Reg. Professional Engineer

I, the undersigned, chairman of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Edinburg, wherein my approval is required.

Chairman, Planning Commission

I, the undersigned, Mayor of the City of Edinburg, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of the City of Edinburg, wherein my approval is required.

Mayor, City of Edinburg

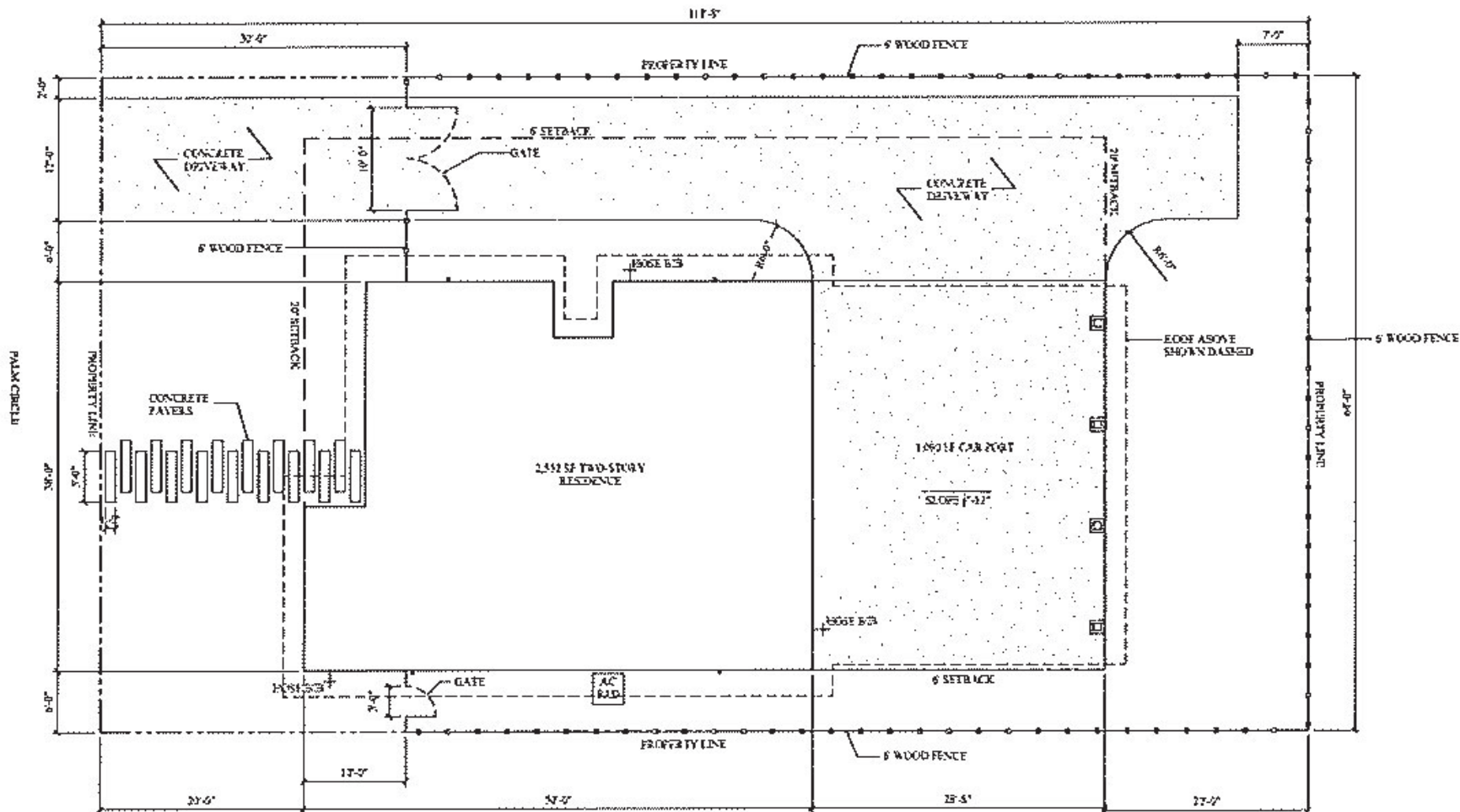
This plat approved by Hidalgo County Water Improvement District No. 2 on this 24 day of July, A.D., 1978.

Secretary

President

General Notes
 Refer to Sheet A0.10 for General Notes and Conditions

Planning Director's
 Approval
 2/12/2012
 10/12/2012
 10/12/2012
 10/12/2012



SOLIS RESIDENCE
 1012 Palm Cir.
 Edinburg, Texas 78542

Site Plan
 A0.10

Site Plan
 A0.10





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

6/08/2021

Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being Lot 60, Amended Iowa Estates, located at 2310 East Iowa Road, as requested by Pearl D. Katz [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the south side of East Iowa Road, approximately 250 ft. west of Baylor Avenue and is currently vacant. The tract has 81.50 ft. of frontage along East Iowa Road and 140 ft. of depth for a tract size of 11,410 square feet. The requested zoning designation allows for single family and multi-family residential uses on the subject property. The applicant is requesting the change of zone to construct a 4 unit multi-family development.

The property is currently zoned Neighborhood Conservation 7.1 (NC 7.1) District. The surrounding zoning is Neighborhood Conservation 5 (NC 5) District to the north, and Neighborhood Conservation 7.1 (NC 7.1) District to the south, east, and west. The surrounding land uses consist of single family residential homes. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before to 38 neighboring property owners and received no comments in favor or against this request at the time of the report.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on July 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, based on existing zoning and uses in the area and along Iowa Road. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommends approval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, based on existing zoning and uses in the area and along Iowa Road. The requested zoning designation is compatible with the future land use.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 06/08/2021
CITY COUNCIL – 07/06/2021
DATE PREPARED – 06/01/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District
<u>APPLICANT:</u>	Pearl D. Katz
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being Lot 60, Amended Iowa Estates
<u>LOCATION:</u>	Located at 2310 East Iowa Road
<u>LOT/TRACT SIZE:</u>	11,410 square feet
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Multi-Family Residential Development
<u>EXISTING LAND USE</u>	Neighborhood Conservation 7.1 (NC 7.1) District
<u>ADJACENT ZONING:</u>	North – Neighborhood Conservation 5 (NC 5) District South – Neighborhood Conservation 7.1 (NC 7.1) District East - Neighborhood Conservation 7.1 (NC 7.1) District West - Neighborhood Conservation 7.1 (NC 7.1) District
<u>LAND USE PLAN DESIGNATION:</u>	Auto Urban Uses
<u>PUBLIC SERVICES:</u>	North Alamo Water Supply Water / City of Edinburg Sewer
<u>RECOMMENDATION:</u>	Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District

REZONING REQUEST
PEARL D. KATZ

EVALUATION

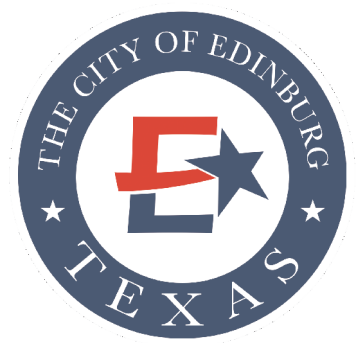
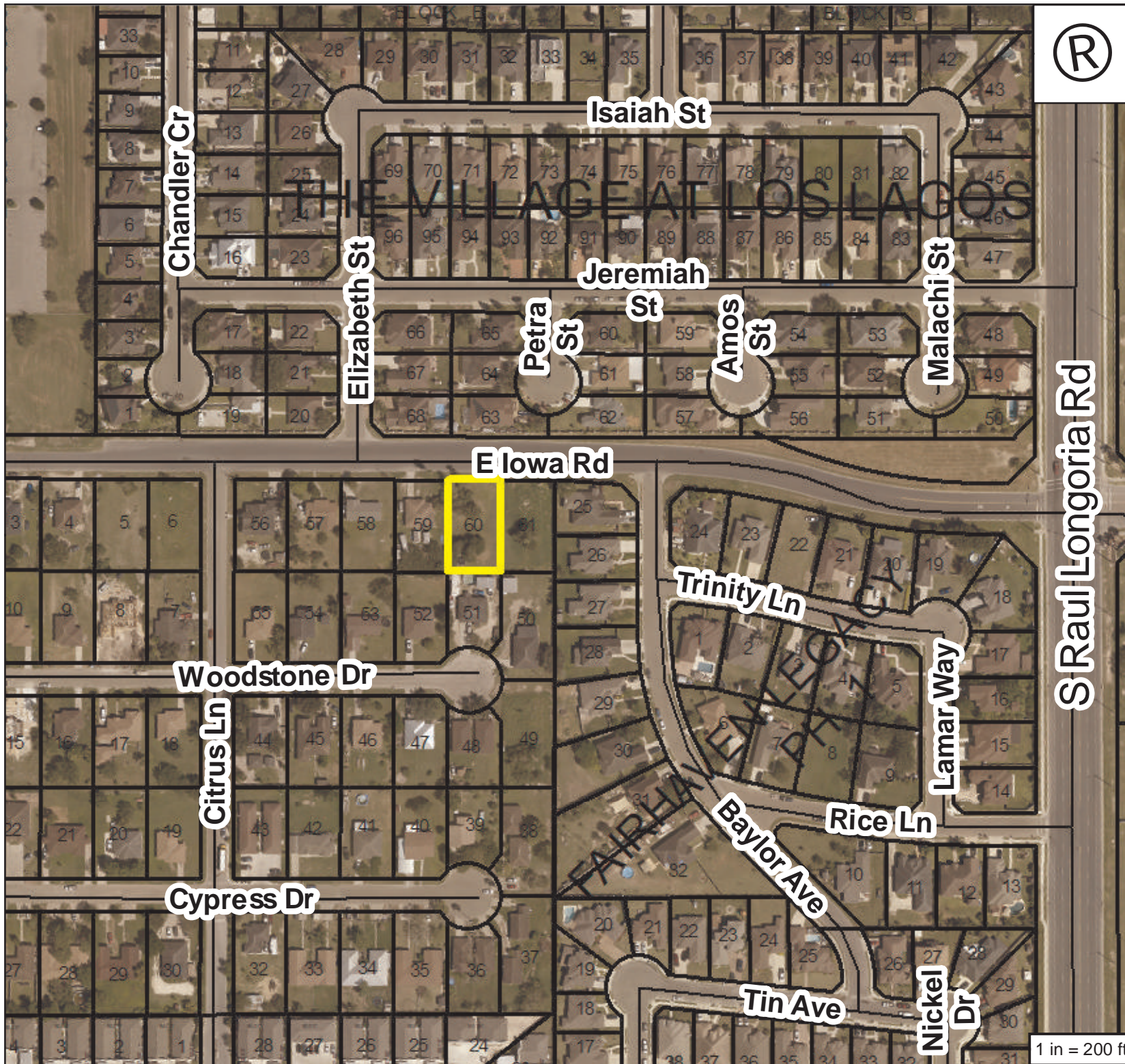
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single family residential homes.
2. The applicant is requesting the change of zone to construct a 4 unit multi-family development.

Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, based on the established surrounding single family residential homes in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable

Staff mailed a notice of the public hearing before to 38 neighboring property owners and received no comments in favor or against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits



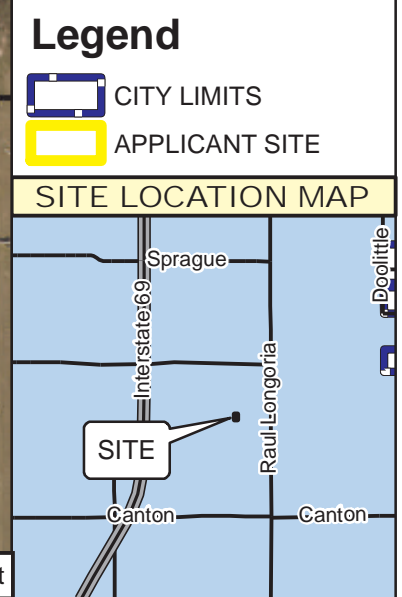
AERIAL MAP

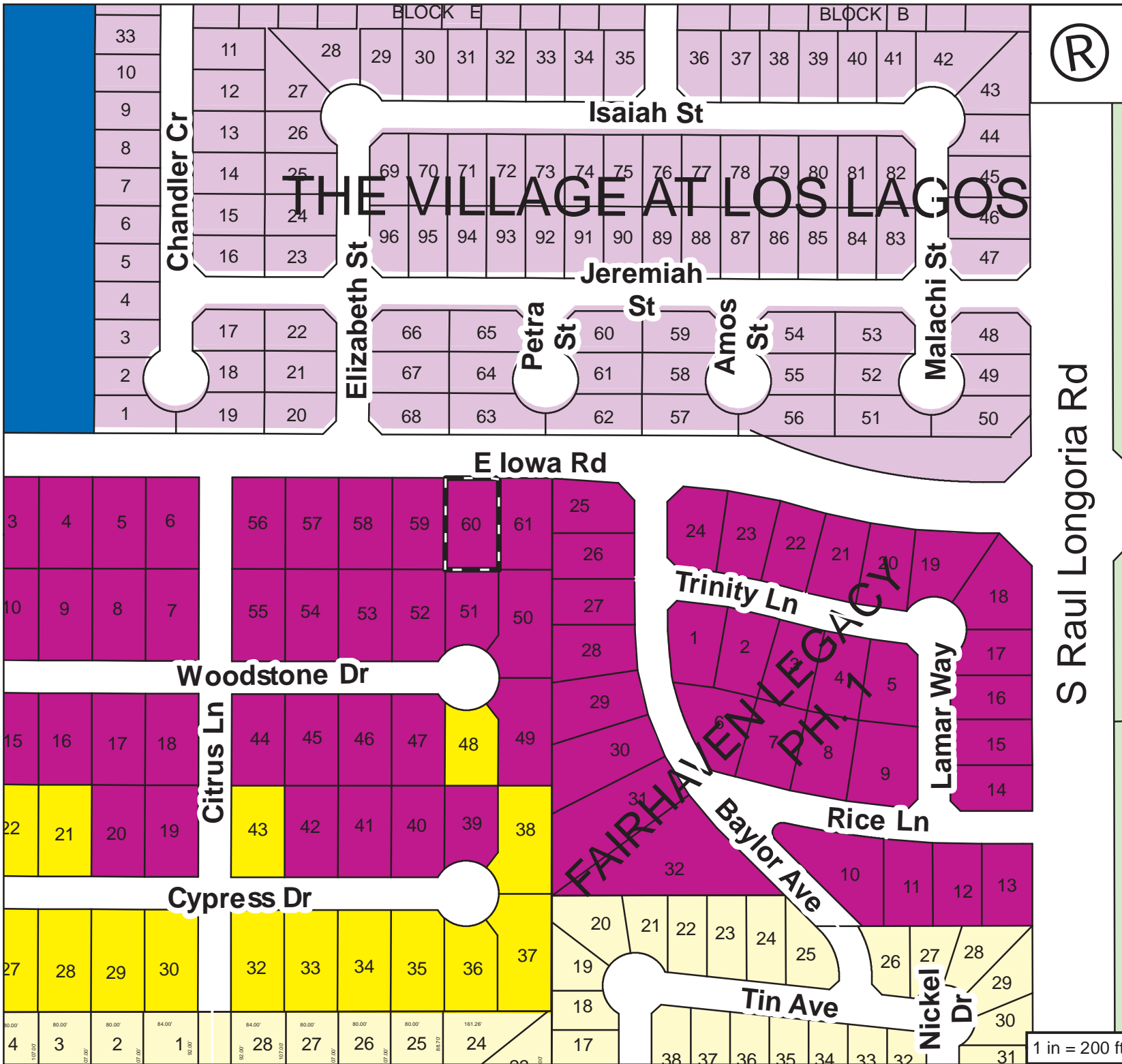
CASE CAPTION:

APPLICANT NAME:

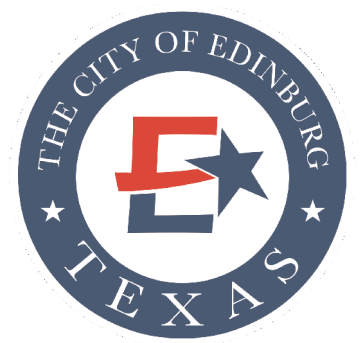
PEARL D KATZ

CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOT 60, AMENDED IOWA ESTATES, LOCATED AT 2310 E. IOWA ROAD, AS REQUESTED BY PEARL D. KATZ



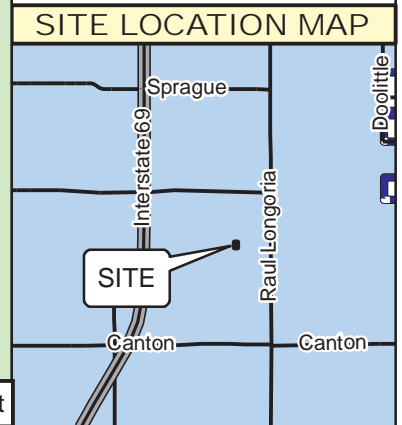


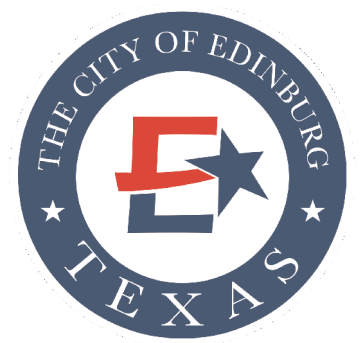
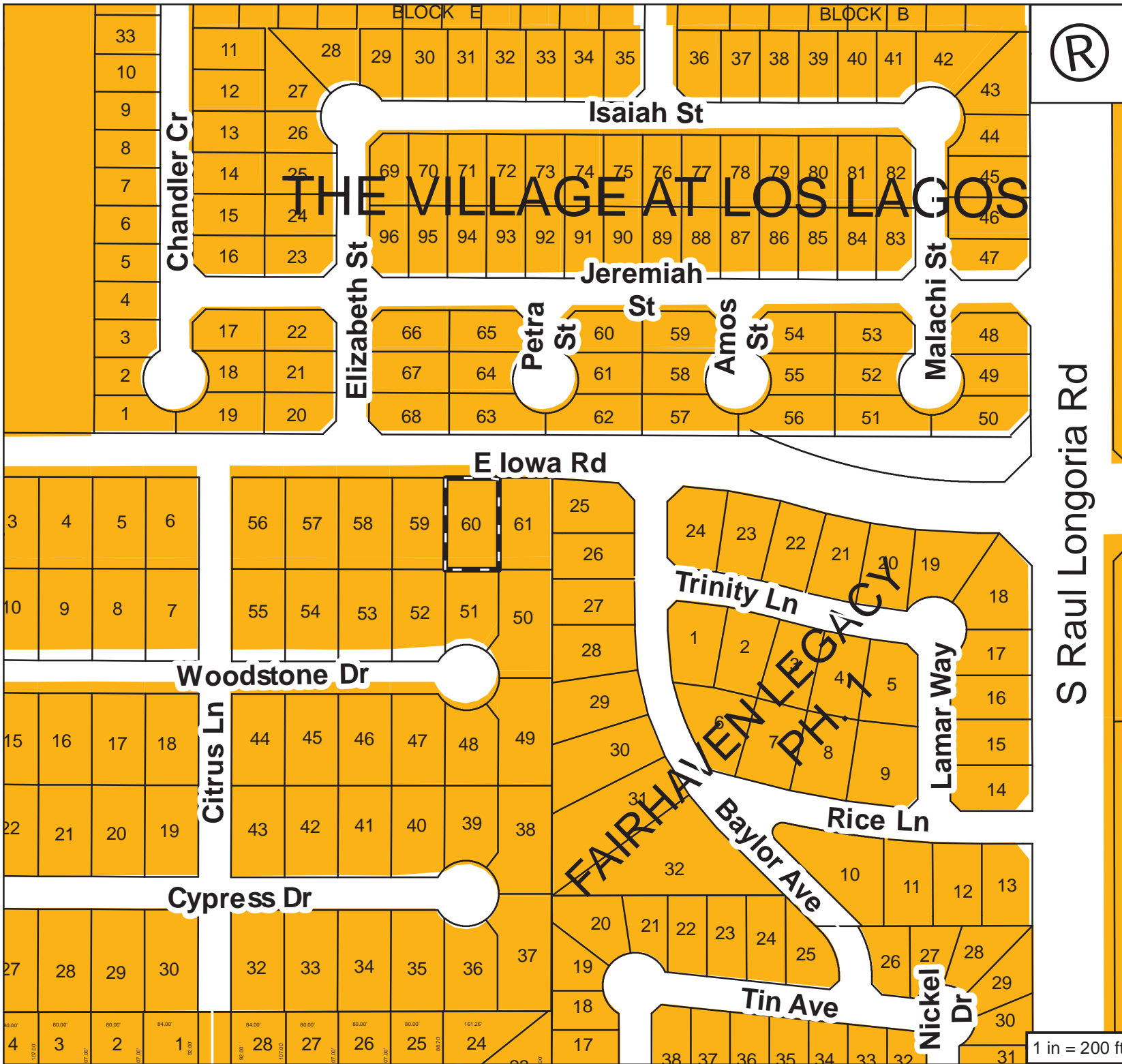
®



ZONING MAP
CASE CAPTION:
APPLICANT NAME:
PEARL D KATZ

- 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





FUTURE LANDUSE MAP

CASE CAPTION:

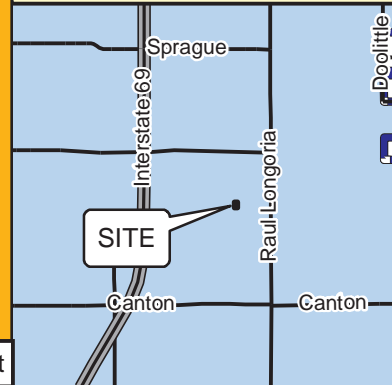
APPLICANT NAME:

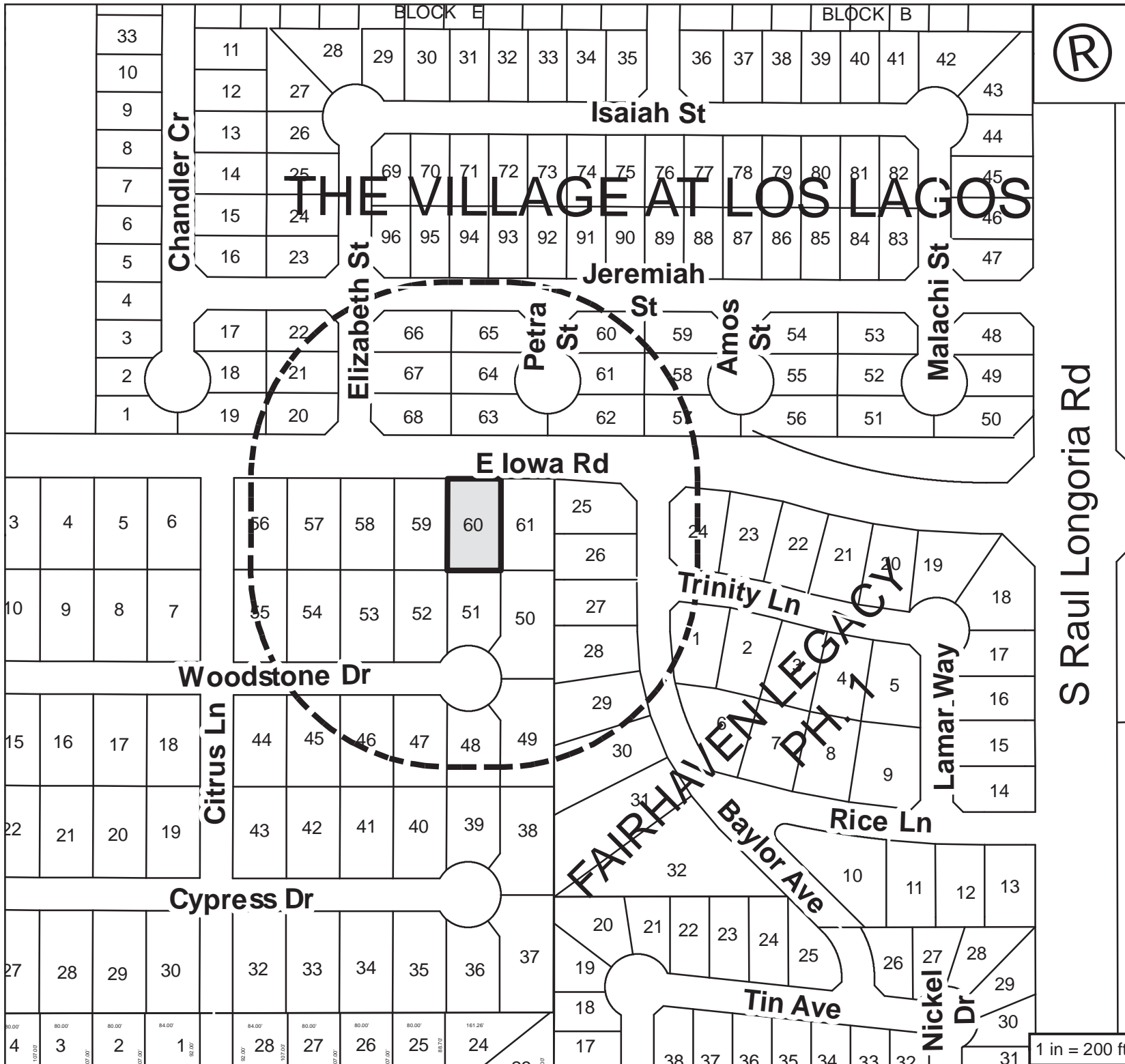
PEARL D KATZ

Legend

- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
 - Agriculture
 - Auto-Urban
 - Downtown District
 - General Commercial
 - Industrial
 - Mobile Home
 - Neighborhood Commercial
 - Office Business Park
 - Suburban
 - Urban
 - Urban University

SITE LOCATION MAP





MAILOUT AND SITE MAP

CASE CAPTION:

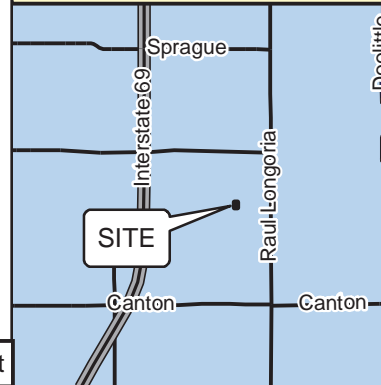
APPLICANT NAME:

PEARL D KATZ
 CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOT 60, AMENDED IOWA ESTATES, LOCATED AT 2310 E. IOWA ROAD, AS REQUESTED BY PEARL D. KATZ

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



1 in = 200 ft



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

ZONE CHANGE APPLICATION

1. Name: PEARL D. KATZ Phone No. 956 2660783

2. Mailing Address: 3522 LOS LAGOS DR.

City: EDINBURG State: TEXAS Zip 78542

Email Address: pearl.katz@yahoo.com Cell No. 956 2660783

3. Agent: _____ Phone No. _____

4. Agent's Mailing Address: _____

City: _____ State: _____ Zip _____

5. Email Address: _____

6. Address/Location being Rezoned: 2310 E. Iowa Road, Edinburg Tx ⁷⁸⁵⁴²

7. Legal Description of Property: _____

8. Zone Change: From: Single Family To: multifamily

9. Present Land Use: vacant

10. Reason for Zone Change: wants to build 6-flex / 4-flex units

PEARL D. KATZ
(Please Print Name)

[Signature]
Signature

AMOUNT PAID \$ _____

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.: _____

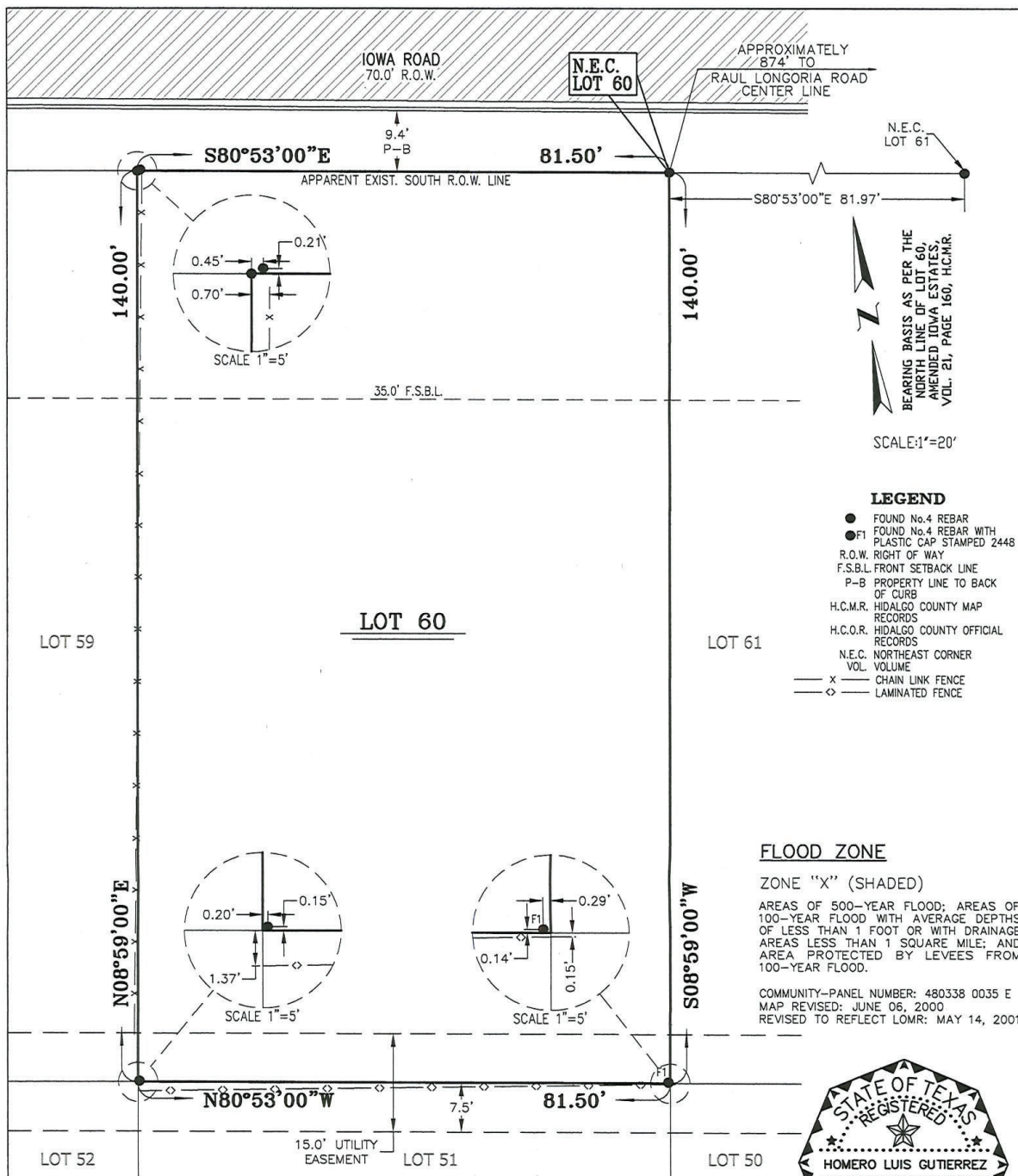
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

RECEIVED

MAY 10 2021

Name: _____



**SURVEY PLAT SHOWING
ALL OF LOT 60,
AMENDED IOWA ESTATES,
VOL. 21, PAGE 160, H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS.**

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT.
3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 21, PAGE 160, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
4. HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
5. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.

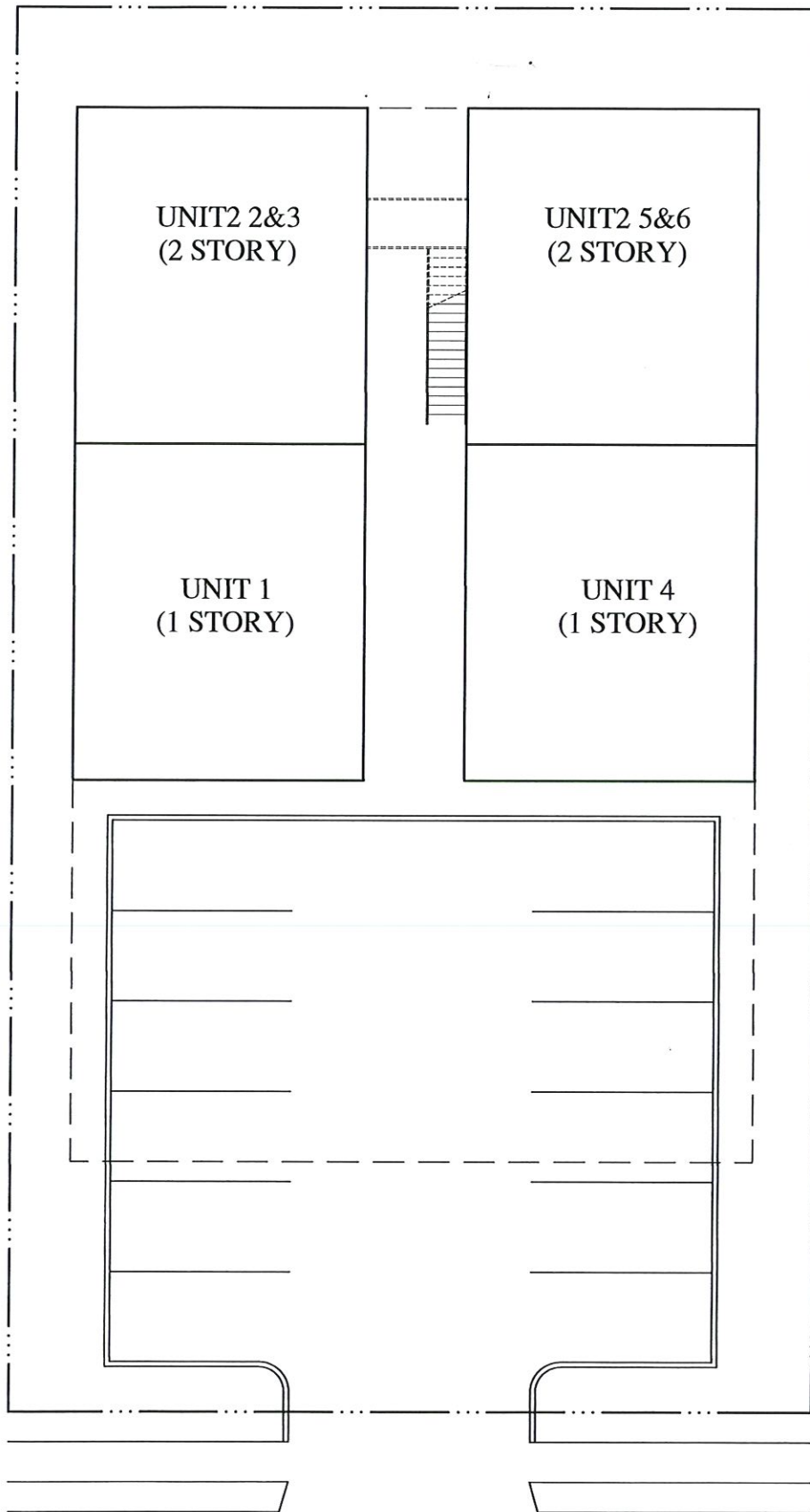
Surveyor's Certification

I, Homero Luis Gutierrez, a Registered Professional Land Surveyor in the State of Texas, state that this plat represents the facts found on the ground on May 11, 2021, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez 05-11-21
Homero Luis Gutierrez, RPLS #2791 Date

HOMERO L. GUTIERREZ, P.E., R.P.L.S.

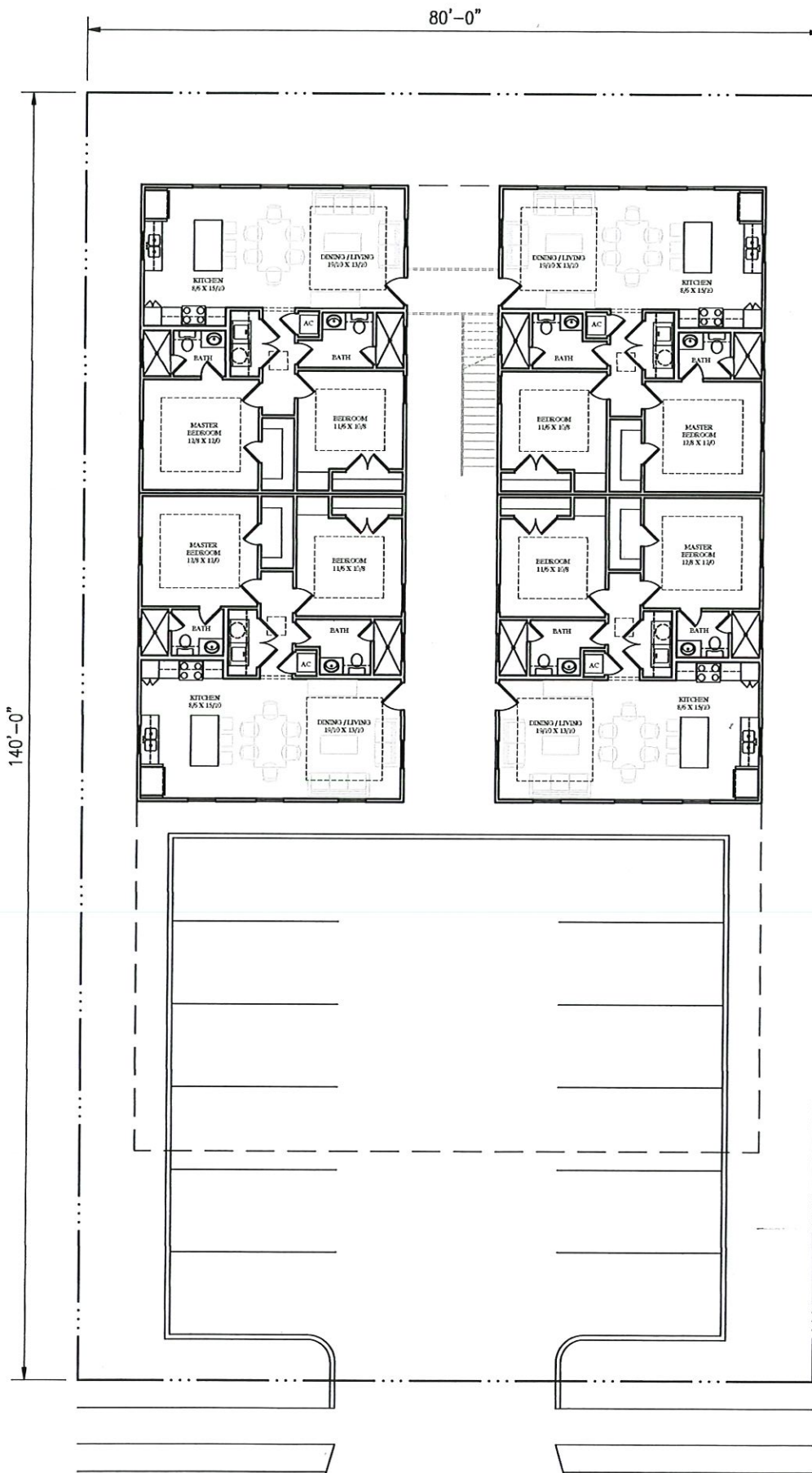
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988



RECEIVED

MAY 10 2021

Name: _____



RECEIVED

MAY 10 2021

Name: _____





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

6/08/2021

Comprehensive Plan Amendment
Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District, Being a 23.04 acre tract of land out of Lot 46, Baker's Subdivision, located at 804 Letty Lane, as requested by Quintanilla Headley & Assoc. [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the south side of Letty Lane, approximately 600 ft. east of Via Fernandez Street and is currently vacant. The tract has 700.59 ft. of frontage along Letty lane and 1,432.30 ft. of depth for a tract size of 23.04 acres. The requested zoning designation allows for single family residential uses on the subject property. The applicant is requesting the change of zone to construct a single family residential subdivision consisting of 99 lots ranging in size from 6,491 square feet to 10,483 square feet. A subdivision under the name of OSO Grande Estates was recorded on June 1, 2021.

This property was annexed into the city limits of Edinburg on December 3, 2019. The property is currently zoned Agriculture (AG) District. The surrounding zoning is Agriculture (AG) District to the south and west. The properties to the north and east fall outside the city limits of Edinburg. The surrounding land uses consist of single family residential homes and vacant land. The future land use designation is Agriculture Uses.

Staff mailed a notice of the public hearing to 24 neighboring property owners and received no comments in favor or against this request at the time of the report.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on July 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District, based on the development trend of single family residential homes in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommends approval of the Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District, based on the development trend of single family residential homes in the area. A single family residential development is a permitted use in the requested zoning designation.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 06/08/2021
CITY COUNCIL – 07/06/2021
DATE PREPARED – 06/01/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District
<u>APPLICANT:</u>	William Schwarz
<u>AGENT:</u>	Quintanilla Headley & Associates
<u>LEGAL:</u>	Being a 23.04 acre tract of land out of Lot 46, Baker’s Subdivision
<u>LOCATION:</u>	Located at 804 Amber Lane
<u>LOT/TRACT SIZE:</u>	23.04 acres
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Single Family Residential Development
<u>EXISTING LAND USE</u>	Agriculture Uses
<u>ADJACENT ZONING:</u>	North – Outside City Limits of Edinburg South – Agriculture (AG) District East - Outside City Limits of Edinburg West - Agriculture (AG) District
<u>LAND USE PLAN DESIGNATION:</u>	Agriculture Uses
<u>PUBLIC SERVICES:</u>	City of Edinburg Water / Sewer
<u>RECOMMENDATION:</u>	Staff recommends approval of the Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
QUINTANILLA HEADLEY & ASSOC.**

EVALUATION

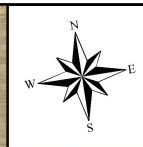
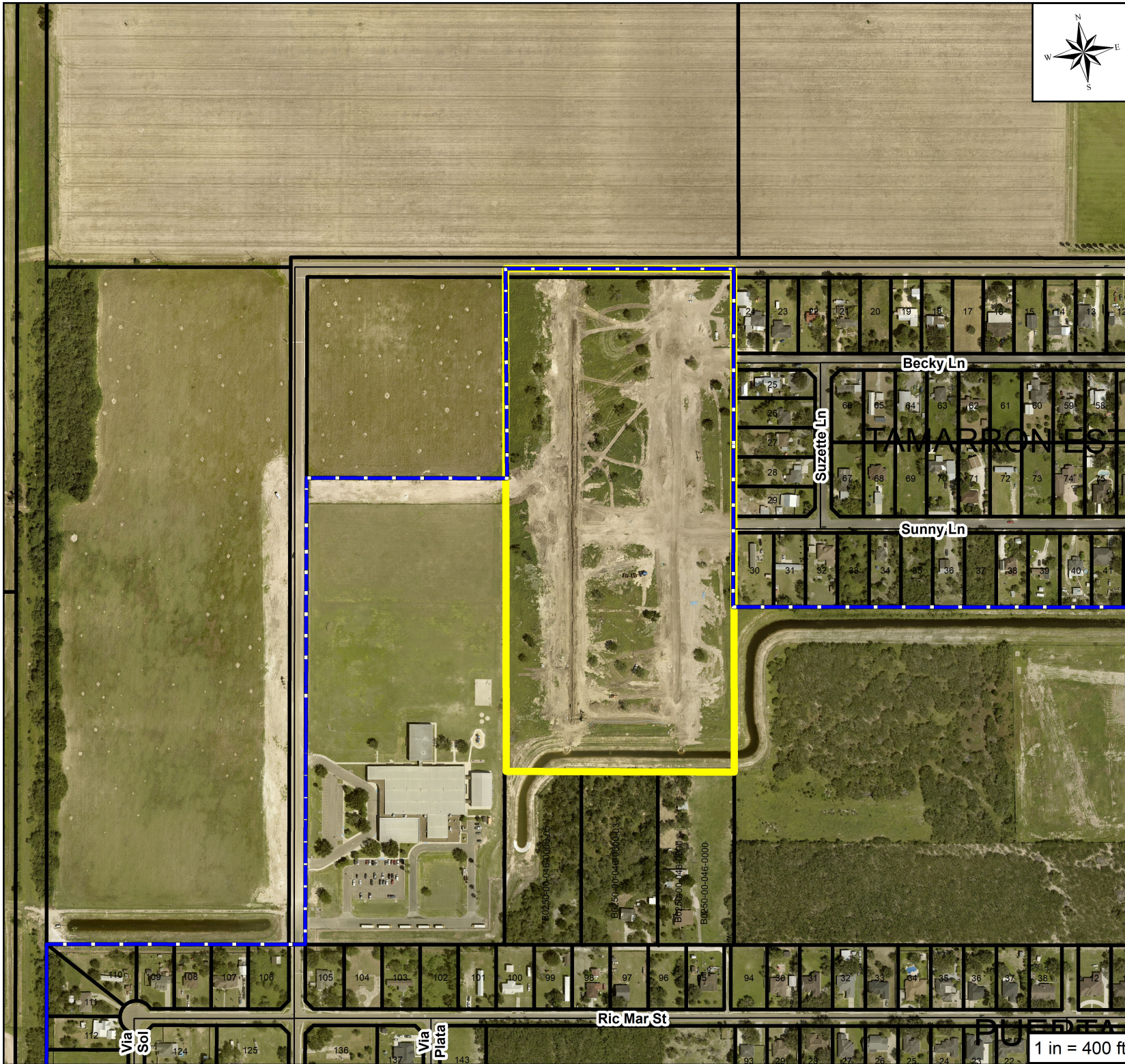
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single family residential homes and vacant land.
2. The applicant is requesting the change of zone to construct single family residential subdivision consisting of 99 lots ranging from 6,491 square feet to 10,483 square feet.

Staff recommends approval of the Comprehensive Plan Amendment from Agriculture Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5 (NC 5) District, based on the development trend of single family residential homes in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 24 neighboring property owners and received no comments in favor or against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits




AERIAL MAP

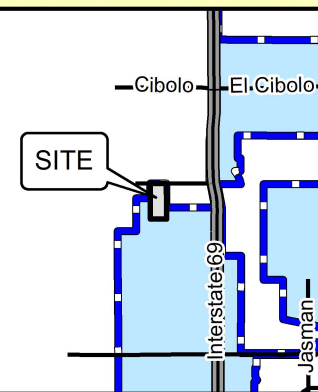
CASE CAPTION:

APPLICANT NAME:
QUINTANILLA HEADLEY & ASSOC.
 CONSIDER THE COMPREHENSIVE
 PLAN AMENDMENT FROM
 AGRICULTURE USES TO
 AUTO URBAN USES AND
 THE REZONING REQUEST
 FROM AGRICULTURE (AG)
 DISTRICT TO NEIGHBORHOOD
 CONSERVATION 5 (NC 5)
 DISTRICT, BEING A 23.04 ACRE
 TRACT OF LAND OUT OF
 LOT 46, BAKER'S SUBDIVISION,
 LCOATED AT 804 AMBER LANE,
 AS REQUESTED BY
 QUINTANILLA HEADLEY & ASSOC.

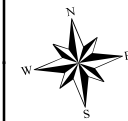
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP



1 in = 400 ft



ZONING MAP

CASE CAPTION:

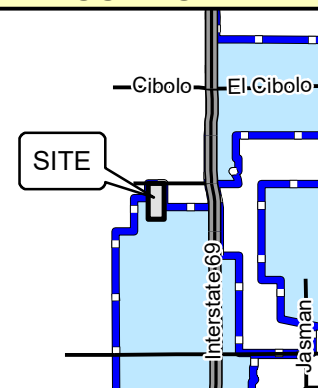
APPLICANT NAME:

QUINTANILLA HEADLEY &
ASSOCIATES

Legend

- 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





FUTURE LANDUSE MAP

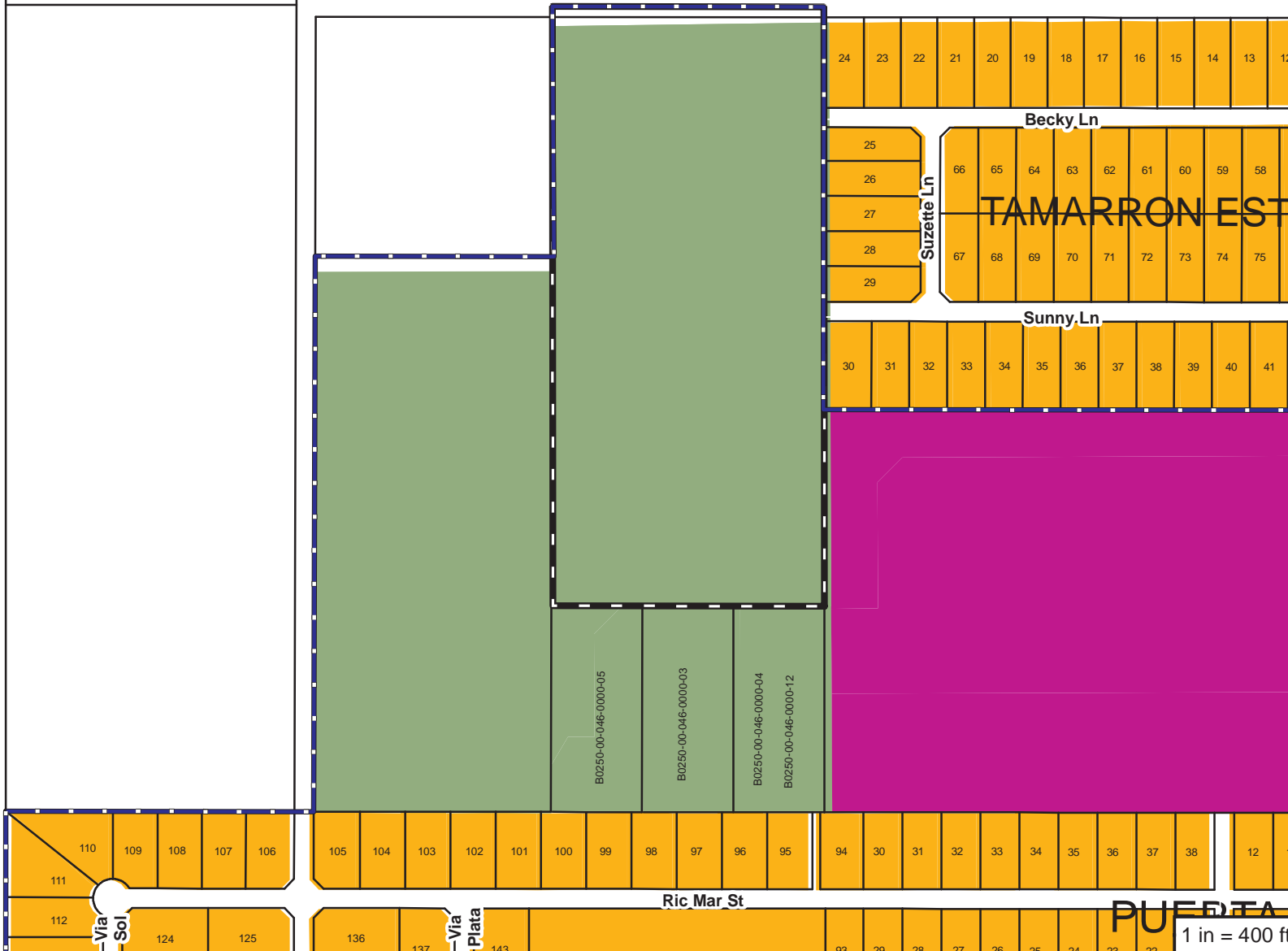
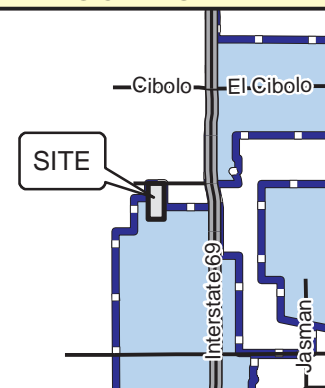
CASE CAPTION:

APPLICANT NAME:
QUINTANILLA HEADLEY & ASSOC.

Legend

- CITY LIMITS
- APPLICANT SITE
- FUTURE LANDUSE**
- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP





MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

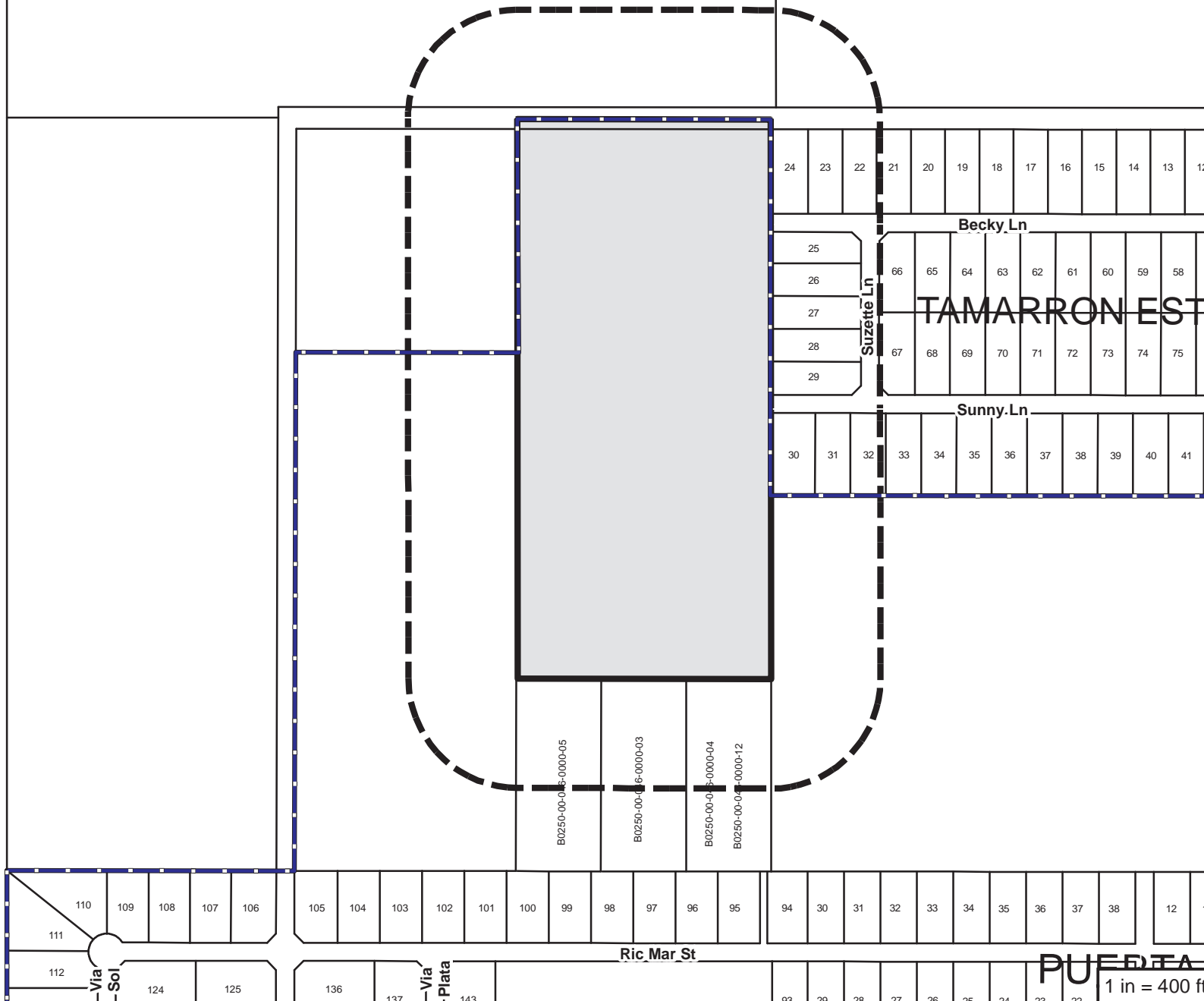
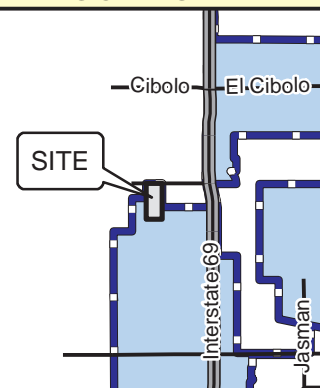
QUINTANILLA HEADLEY & ASSOC.

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AGRICULTURE USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5 (NC 5) DISTRICT, BEING A 23.04 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, LCOATED AT 804 AMBER LANE, AS REQUESTED BY QUINTANILLA HEADLEY & ASSOC.

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





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

ZONE CHANGE APPLICATION

1. Name: Oso Grande Estates, LLC Phone No. (956) 682-4128
2. Mailing Address: 5711 N. 10th Street
City: McAllen State: Texas Zip 78504
Email Address: butch11111@aol.com Cell No. (956) 821-7517
3. Agent: Quintanilla, Headley & Associates, Inc. Phone No. (956) 381-6480
4. Agent's Mailing Address: 124 E. Stubbs
City: Edinburg State: Texas Zip 78539
5. Email Address: alfonsoq@qha-eng.com
6. Address/Location being Rezoned: Proposed Oso Grande Estates
7. Legal Description of Property: A 23.04 acre tract of land out of Lot 46, Baker's Subdivision,
Hidalgo County, Texas
8. Zone Change: From: AG To: NC5
9. Present Land Use: Agricultural
10. Reason for Zone Change: Development of Single-Family Subdivision

William Schwarz,
Manager of Oso Grande Estates, LLC
(Please Print Name)

Signature

AMOUNT PAID \$ _____

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.: _____

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

ZONING CHANGE REQUIREMENTS

The following items are required to be submitted with the application:

RECEIVED

MAY 24 2021

Name: _____



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

A 23.04 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515972, OFFICIAL 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 IN THE CENTERLINE OF AMBER LANE FOR THE NORTHEAST CORNER OF LOT 46, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°57' W, ALONG THE EAST LINE OF LOT 46, PASSING A COTTON PICKER SPINDLE SET AT 15.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF AMBER LANE, PASSING AT 1,035.40 FEET THE NORTHWEST CORNER OF HOLT CAT SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2442299, MAP RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,432.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 1.769 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, ACCORDING TO RIGHT OF WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2559515, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°03' W, ALONG THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 700.59 FEET TO A 5/8" IRON ROD WITH CAP STAMPED DLS BOUNDARY MARKER FOUND ON THE EAST LINE OF THE EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION No.13 (RECORDED IN VOLUME 41, PAGE 146, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°57' E, ALONG THE EAST LINE OF EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION No.13, AND THE EAST LINE OF THE RICHARD W. RUPPERT TRACT (REMAINDER OF A 65.00 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 497649, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD FOUND AT 1,417.30 FEET FOR THE SOUTH RIGHT OF WAY LINE OF AMBER LANE, A TOTAL DISTANCE OF 1,432.30 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 46, AND IN THE CENTERLINE OF AMBER LANE FOR THE NORTHEAST CORNER OF THE RICHARD W. RUPPERT TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

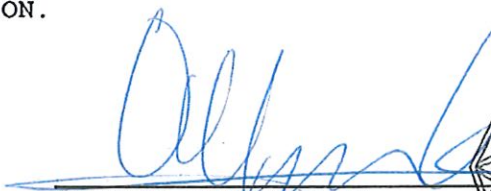
RECEIVED

THENCE; S 81°03' E, ALONG THE NORTH LINE OF LOT 46, AND THE CENTERLINE OF AMBER LANE, A DISTANCE OF 700.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.04 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION No.13, RECORDED IN VOLUME 41, PAGE 146, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: APRIL 3, 2019


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Name: _____





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

6/08/2021

Comprehensive Plan Amendment

Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being 8.714 acres out of Lot 21, Kelly-Pharr Subdivision, as requested by Melden & Hunt, Inc. [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located 700 ft. north of West Wisconsin Road, approximately 750 ft. west of South Business Highway 281 and is currently vacant. The tract has 575 ft. of width and 660.10 ft. of depth for a tract size of 8.714 acres. The requested zoning designation allows for multi-family residential uses on the subject property. The applicant is requesting the change of zone to construct a multi-family development on the property.

The property is currently zoned Commercial General (CG) District. Surrounding zoning in the area is Commercial General (CG) District to the east and south. A drainage ditch currently falls to the west and north. The surrounding land uses consist of commercial uses and vacant land. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing to 21 neighboring property owners and received no comments in favor or against this request at the time of the report.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on July 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, based on the trend of development where a Commercial General (CG) District is fronting a major thoroughfare and residential uses are located in the rear. The requested zoning also allows for a transition of uses and serves as a buffer from the commercial and single family zoning designation. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, based on the trend of development where a Commercial General (CG) District is fronting a major thoroughfare and residential uses are located in the rear. A multi-family residential development is a permitted use in the requested zoning designation.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 06/08/2021
CITY COUNCIL – 07/06/2021
DATE PREPARED – 06/01/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District
<u>APPLICANT:</u>	Melden & Hunt
<u>AGENT:</u>	
<u>LEGAL:</u>	Being 8.714 Acres out of Lot 21, Kelly-Pharr Subdivision
<u>LOCATION:</u>	located 700 ft. north of West Wisconsin Road, approximately 750 ft. west of South Business Highway 281
<u>LOT/TRACT SIZE:</u>	8.714 Acres
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Multi-Family Residential Development
<u>EXISTING LAND USE</u>	Agriculture (AG) District
<u>ADJACENT ZONING:</u>	North – Drainage Ditch South – Commercial General (CG) District East - Commercial General (CG) District West - Drainage Ditch
<u>LAND USE PLAN DESIGNATION:</u>	Auto Urban Uses
<u>PUBLIC SERVICES:</u>	City of Edinburg Water/Sewer
<u>RECOMMENDATION:</u>	Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT**

EVALUATION

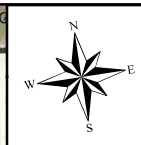
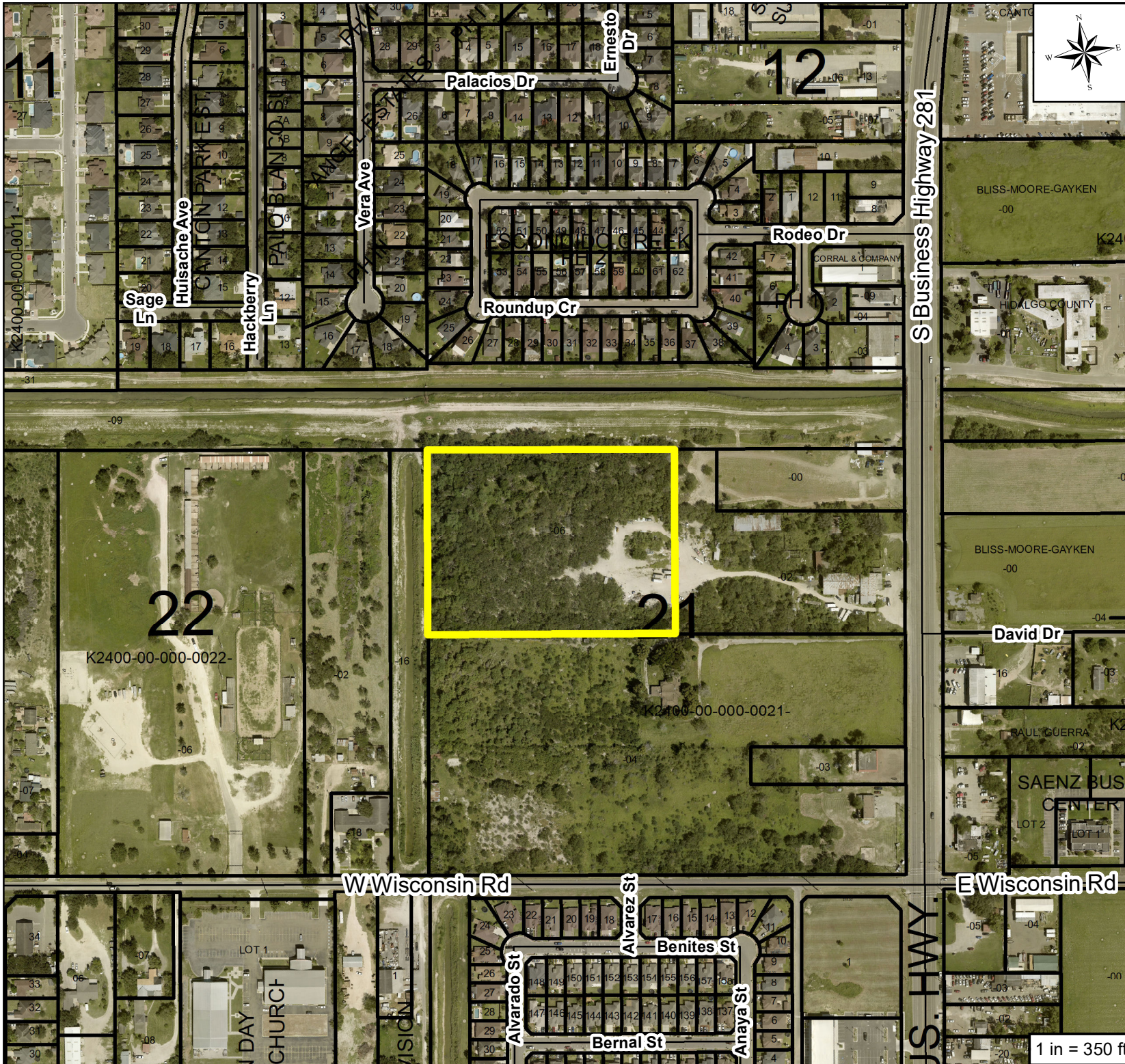
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of commercial uses and vacant land.
2. The applicant is requesting the change of zone to construct a multi-family development.

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, based on the trend of development where a Commercial General (CG) District is fronting a major thoroughfare and residential uses are located in the rear. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 21 neighboring property owners and received no comments in favor or against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

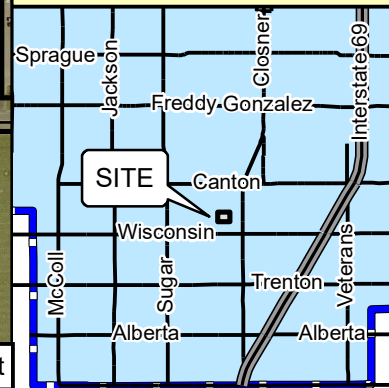
MELDEN & HUNT

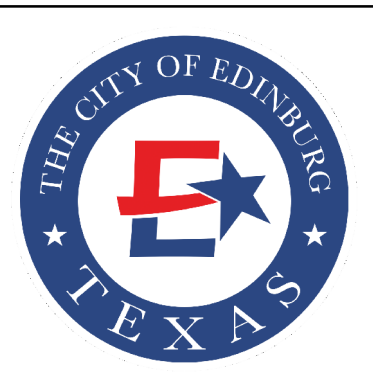
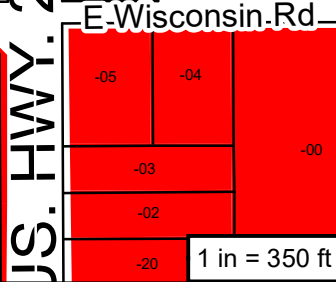
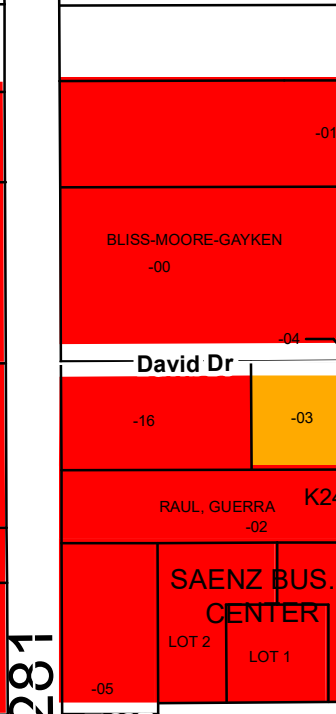
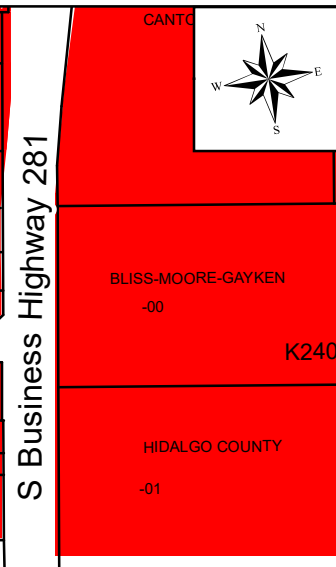
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING 8.74 ACRES OUT OF LOT 21, KELLY-PHARR SUBDIVISION, AS REQUESTED BY MELDEN & HUNT

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP





CASE CAPTION:

MELDEN & HUNT
Legend

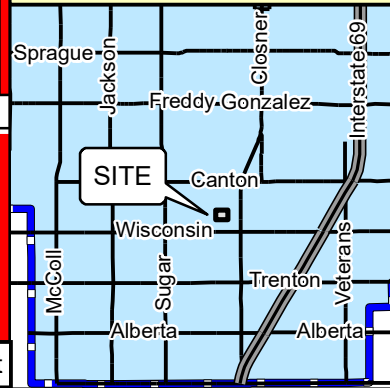
CITY LIMITS

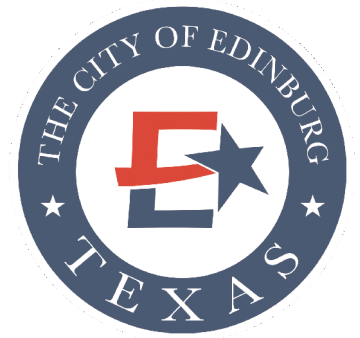
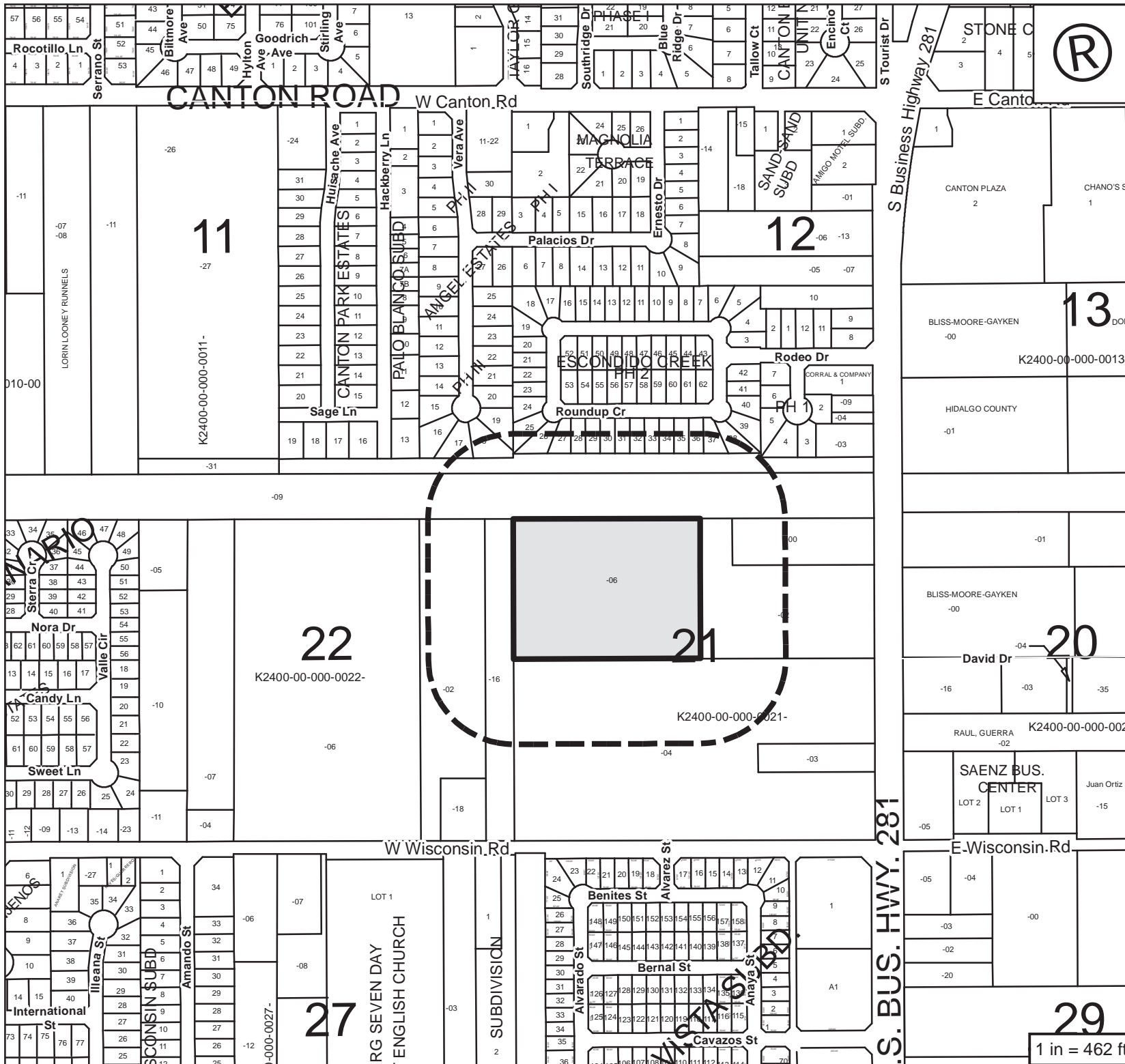
APPLICANT SITE

FUTURE LANDUSE

- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP





MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

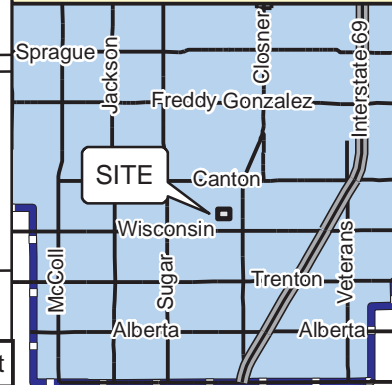
MELDEN & HUNT

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING 8.74 ACRES OUT OF LOT 21, KELLY-PHARR SUBDIVISION, AS REQUESTED BY MELDEN & HUNT

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





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

ZONE CHANGE APPLICATION

1. Name: Marvin Lee Jackson, Duane E. Jackson & Heirs Elizabeth Ann Kent and Theresa Jackson Gateley for Mark E. Jackson ET AL Phone No. c/o 381-0981
2. Mailing Address: 3215 S. Business Hwy 281
City: Edinburg State: TX Zip 78539
Email Address: c/o mario@meldenandhunt.com Cell No. (956) 500-2734
3. Agent: Melden & Hunt, Inc. c/o Mario A. Reyna, P.E. Phone No. 381-0981
4. Agent's Mailing Address: 115 W. McIntyre Street
City: Edinburg State: TX Zip 78541
5. Email Address: c/o mario@meldenandhunt.com
6. Address/Location being Rezoned: -
7. Legal Description of Property: 8.714 acres out of Lot 21, Kelly Pharr Subdivision
8. Zone Change: From: Commercial General To: Urban Residential
9. Present Land Use: Open
10. Reason for Zone Change: Mixed Use

Ruben James De Jesus, P.E.
(Please Print Name)


Signature

AMOUNT PAID \$ 400.00

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.: _____

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

RECEIVED

ZONING CHANGE REQUIREMENTS

The following items are required to be submitted with the application:

Name: _____

MAY 11 2021

May 11, 2021

**METES AND BOUNDS DESCRIPTION
8.714 ACRES OUT OF LOT 21,
KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGES 133-134, H.C.D.R.
HIDALGO COUNTY, TEXAS**

A tract of land containing 8.714 acres situated in the City of Edinburg, County of Hidalgo, Texas, being a part or portion out of Lot 21, Kelly-Pharr Subdivision, according to the plat thereof recorded in Volume 3, Pages 133-134, Hidalgo County Deed Records, said 8.714 acres being part or portion of 12.539 acres out of a certain tract conveyed to Marvin Lee Jackson, Duane E. Jackson And Mark E. Jackson by virtue of a Special Warranty Deed recorded in Volume 1837, Page 950, Hidalgo County Official Records, and to Elizabeth Ann Kent and Teresa Jackson Gateley Daughters of Mark E. Jackson Deceased, by virtue of an Affidavit of Heirship recorded under Document No. 3096203, Hidalgo County Official Records, said 8.714 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 21;

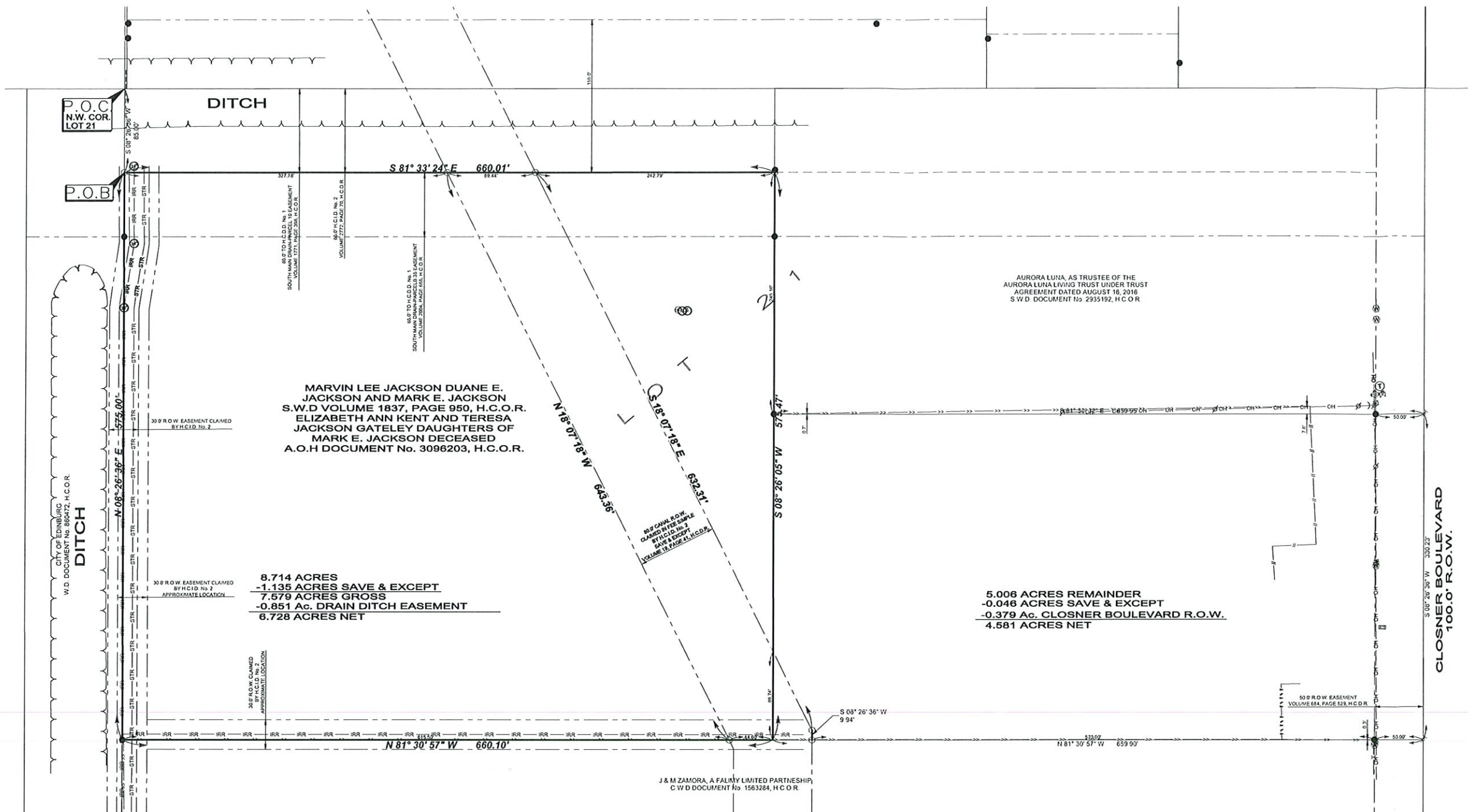
THENCE, S 08° 26' 36" W along the West line of said Lot 21, a distance of 85.00 feet to a No. 4 rebar set for the POINT OF BEGINNING and the Northwest corner of this herein described tract;

1. THENCE, S 81° 33' 24" E at a distance of 327.78 feet pass a No. 4 rebar set on the Northwest corner of a 80.0-foot Canal right-of-way claimed in Fee Simple by Hidalgo County Irrigation District No. 2, at a distance of 417.22 feet pass a No. 4 rebar set on the Northeast corner of a 80.0-foot Canal right-of-way claimed in Fee Simple by Hidalgo County Irrigation District No. 2, continuing a total distance of 660.01 feet to a No. 4 rebar set for the Northernmost Northeast corner of this tract;
2. THENCE, S 08° 26' 05" W at a distance of 65.00 feet pass a No. 4 rebar found on the South Easement line of an 65.0-foot Drain Ditch easement, at a distance of 245.16 feet pass a No. 4 rebar found, continuing a total distance of 575.47 feet to the Southeast corner of this tract;
3. THENCE, N 81° 30' 57" W a distance of 660.10 feet to a No. 4 rebar found for the Southwest corner of this tract;
4. THENCE, N 08° 26' 36" E at a distance of 510.00 feet pass a No. 4 rebar found on the South right-of-way line of an 65.0-foot Drain Ditch easement, continuing a total distance of 575.00 feet to the POINT OF BEGINNING and containing 8.714 acres of land, more or less.

RECEIVED

MAY 11 2021

Name: _____



- NOTES:
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
 2. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES
 3. SURVEY WAS PREPARED FOR THE SOLE PURPOSE OF CHANGE OF ZONE APPLICATION WITH THE CITY OF EDINBURG
 4. SURVEY WAS PREPARED WITH THE BENEFIT OF VALLEY LAND TITLE CO COMMITMENT GF No. 172334 EFFECTIVE DATE: MARCH 19, 2021 ISSUED: APRIL 7, 2021

EASEMENTS LISTED IN SCHEDULE B:

- 10a - STATUTORY EASEMENTS, RULES REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 AFFECTS SUBJECT TRACT PLOTTED AND SHOWN HEREON
- 10b - ROADS, EASEMENTS AND RESERVATIONS AS SHOWN ON THE MAP AND DEDICATION OF KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS
- 10c - WATER CONTRACT AND EASEMENT FOR CANALS, DRAINAGE DITCHES, LATERALS, ETC AS SHOWN BY INSTRUMENT DATED JANUARY 31, 1911, RECORDED IN VOLUME 19, PAGE 41, DEED RECORDS OF HIDALGO COUNTY, TEXAS PLOTTED AND SHOWN HEREON
- 10d - RIGHT OF WAY EASEMENT IN FAVOR OF STATE OF TEXAS AS SHOWN BY INSTRUMENT DATED MARCH 14, 1950, RECORDED IN VOLUME 684, PAGE 529, DEED RECORDS OF HIDALGO COUNTY, TEXAS AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON
- 10f - DRAINAGE DITCH, SPOIL BANK, ETC. EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE AS SHOWN BY INSTRUMENT DATED MARCH 8, 1992, RECORDED IN VOLUME 1771, PAGE 398, DEED RECORDS OF HIDALGO COUNTY, TEXAS AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON
- 10g - DRAINAGE DITCH, SPOIL BANK, ETC. EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE AS SHOWN BY INSTRUMENT DATED JULY 5, 1984, RECORDED IN VOLUME 2004, PAGE 655, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON
- 10h - ASSIGNMENT OF A PORTION OF DRAINAGE EASEMENT BY AND BETWEEN, HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, "ASSIGNEE", AS SHOWN BY INSTRUMENT DATED JUNE 14, 1989, RECORDED IN VOLUME 2172, PAGE 70, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON
- 10i - 3-30 FOOT RIGHT OF WAY CENTERED ON THE PIPELINES, 2 RUNNING ALONG THE WEST SIDE AND 1 RUNNING ALONG THE SOUTH PROPERTY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 BY INSTRUMENT DATED FEBRUARY 10, 1912, RECORDED IN VOLUME 25, PAGE 234, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND MAP RECORDED IN VOLUME 16, PAGE 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON
- 10q - 80 FOOT CANAL RIGHT OF WAY AND NORTH 85 FOOT DRAIN DITCH RIGHT OF WAY, BOTH CLAIMED IN FEE SIMPLE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 BY INSTRUMENT DATED FEBRUARY 10, 1912, RECORDED IN VOLUME 25, PAGE 234, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND MAPS RECORDED IN VOLUME 0, PAGE 63 AND VOLUME 16, PAGE 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS, IS EXPRESSLY EXCLUDED FROM COVERAGE OF THIS POLICY. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON

LEGEND

- FOUND NO. 4 REBAR
- SET MHI DISK
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- AT&T UNDERGROUND CABLE MARKER
- MAIL BOX
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- HIGH WATER MARK
- SWB TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- IRRIGATION STAND PIPE (SIZE AS NOTED)

- FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- EDGE OF DITCH TOP
- OH --- OVERHEAD POWER LINE
- STR --- DRAIN LINE
- IRR --- IRRIGATION LINE

- ASPHALT AREA
- COVERED AREA
- CALICHE DRIVEWAY

- AA - EDGE OF ASPHALT TO EDGE OF ASPHALT R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER

FLOOD ZONE

ZONE "X" (SHADED)
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 LEVEES FROM 100-YEAR FLOOD.

COMMUNITY PANEL NUMBER 430345 6419 C
MAP REVISED JUNE 8, 2009
REVISED TO REFLECT LCMR MAY 14, 2001

PLAT SHOWING
8.714 ACRES OUT OF LOT 21,
KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGES 133-134, H.C.D.R.
HIDALGO COUNTY, TEXAS

RECEIVED

MAY 11 2021

Name: _____

JOB No.	21440.08		
DRAWING DATE:	5/10/2021		
DRAWN BY:	J.C., J.G.	REVISION	DATE BY
File Name:	21440.08		
T-1118, PG. 44			
© Copyright 2021 Melden & Hunt, Inc. All Rights Reserved		TBPELS No. 10096900	

M	MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS

AGENDA ITEM AND RECOMMENDATION SUMMARY
PLANNING & ZONING COMMISSION REGULAR MEETING

June 8, 2021

Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, being a 0.50 of an acre tract of land out of Lot 9, Section 278, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 24, Pages 168-171, Deed Records, Hidalgo County, Texas, located at 3618 W. Freddy Gonzalez Drive, as requested by Dr. & Mrs. Adalberto Garza. [Kimberly Mendoza, Director of Planning and Zoning]

STAFF COMMENTS AND RECOMMENDATION:

Dr. & Mrs. Adalberto Garza, owners for the above referenced property are requesting a variance to the City's Unified Development Code (UDC) Article 7- Plat and Site Plan Design. The 0.50 acre tract measures 128.12 ft. by 170 ft. and is located approximately 815 ft. south of W. Freddy Gonzalez Drive and approximately 685 ft. east of S. Monmack Road and is zoned Suburban Residential (S) district. The surrounding land uses include residences, vacant land, with commercial uses along W. Freddy Gonzalez Drive. The subject tract is part of an 8.00 acre tract of land and has access by means of a 50 ft. access easement to W. Freddy Gonzalez Drive.

There is an existing home located on the same 8.00 acre tract of land. The owners are requesting a Certificate of Compliance for a family partition to construct a second single family residential dwelling. However, the property does not meet the minimum 100 ft. frontage requirement to qualify for the subdivision exemption. The property is served by the City of Edinburg for water and is proposing to connect to sanitary sewer.

According to the Unified Development Code, a subdivision plat shall be required when the owner of a tract of land within the City divides the tract into two or more parts to lay out a subdivision of the tract; lay out suburban, building, or other lots; or lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of the purchasers or owners of the lots within the tract. A subdivision includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

Similar variances of this nature have been granted by the City Council in the last year. Staff recommends approval of the variance requested for a family partition with a 50 ft. access easement to W. Freddy Gonzalez.

Prepared By:

Jaime X. Ayala,
Urban Planner

Approved By:

Kimberly Mendoza,
Director of Planning and Zoning

ARTICLE 7 PLAT AND SITE PLAN DESIGN

DIVISION 7.300 FAMILY PARTITIONS AND AGRICULTURAL LOTS.

Sec. 7.301 Family Partitions

- A. **General.** No subdivision plat or development plat need be filed for lots created by family partition if such lots meet the requirements of this Section. A family member is defined as a spouse, a brother or sister, natural or adopted child, grandson or granddaughter of the donor.
- B. **Physical requirements.** To qualify for the exemption from subdivision plat and development plat requirements, it shall be demonstrated that each lot created by family partition meets all of the standards of this Subsection B. Any small lots or tracts that do not meet the minimum lot size requirements shall require a subdivision.
1. The lot abuts a street dedicated to the public which provides principal access to the property.
 2. Has a minimum frontage of one-hundred (100) feet.
 3. No access or utility easements are layout that resembles that of a subdivision plat.
 4. The net area of the lot is no less than:
 - a. 7,100 square feet if the lot is served by an approved public water supply and connected to the city's sanitary sewer system; or
 - b. 21,780 square feet if the lot is served by an approved public water supply but uses a septic tank for sewage disposal (approval from the Hidalgo County Health Department for the septic tank is required).
 5. The use of the lot is limited to one single-family residential unit.
- C. **Recorded documentation.** The following legal instruments shall be recorded with the County Clerk at the applicant's expense prior to the issuance of permits and connection of utility services:
1. Instrument dedicating additional right-of-way along the perimeter street, if required in accordance with adopted thoroughfare plans, including a survey with a metes and bounds description reflecting the existing and proposed right of way ;
 2. All easements that are required for utilities and drainage purposes;
 3. A warranty deed showing the conveyance of the property to a family member as a result of a gift, devise or descent; and
 4. A covenant enforceable by the City attached to the warranty deed in a form approved by the City Attorney that provides that the lot shall not be subsequently conveyed, except by gift, devise, or descent to a family member, until a subdivision plat or development plat of the property is duly approved and recorded with the County Clerk.
- D. **Certificate of compliance.** If all physical requirements and recorded documentation requirements are met, then a Certificate of Compliance may be issued to the owner or requestee.
- E. **Additional documentation.** A survey of the lot created as a result of a family partition shall be submitted to the City at the time permits and utility services are requested.



Planning & Zoning Department
415 W. University Dr.
(956) 388-8203

Subdivision Appeals / Variance Application

Submittal Date: _____

Legal Description:

A 7.99-AC TRACT OF LAND OUT OF THE WEST 15-ACS OF LOT 9, SECTION 278, TEXAS
MEXICAN RAILWAY COMPANY SURVEY AS RECORD IN VOL. VOL. 2, PG 58 MAP RECORDS

Variance Requested (Identify section of code for which variance is being requested):

On Subdivision process, Article 7 - Plat and Site Plan Design; Section 7.100 - Purpose of
Applicability - (Family Partition)

Reason for Request:

GRANT OUR SON AND FAMILY TO RESIDE ON A 0.50-ARCE TRACT PORTION OF THE
7.99-AC TRACT OF LAND.

✓ Adalberto GARZA
Property Owner (Print legibly or type)
3618 W. Freddy Gonzalez

✓ OWNERS INFORMATION

Address

Edinburg, Texas 78539
City, State, Zip

956 330-6982
Telephone

Adalgarza1@gmail.com
e-mail address

Adalberto Garza DVM
Signature

✓ Roberto N. Tamez
Applicant / Agent (Print legibly or type)
115. W. McIntyre

✓ SURVEYORS INFORMATION

Address

Edinburg, TX 78541
City, State, Zip

956.381.0981
Telephone

robert@meldenandhunt.com
e-mail address

Robert Tamez
Signature

✓ \$150 Application Fee: _____

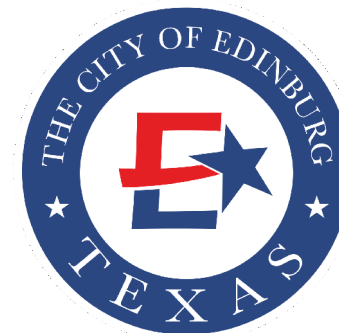
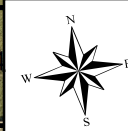
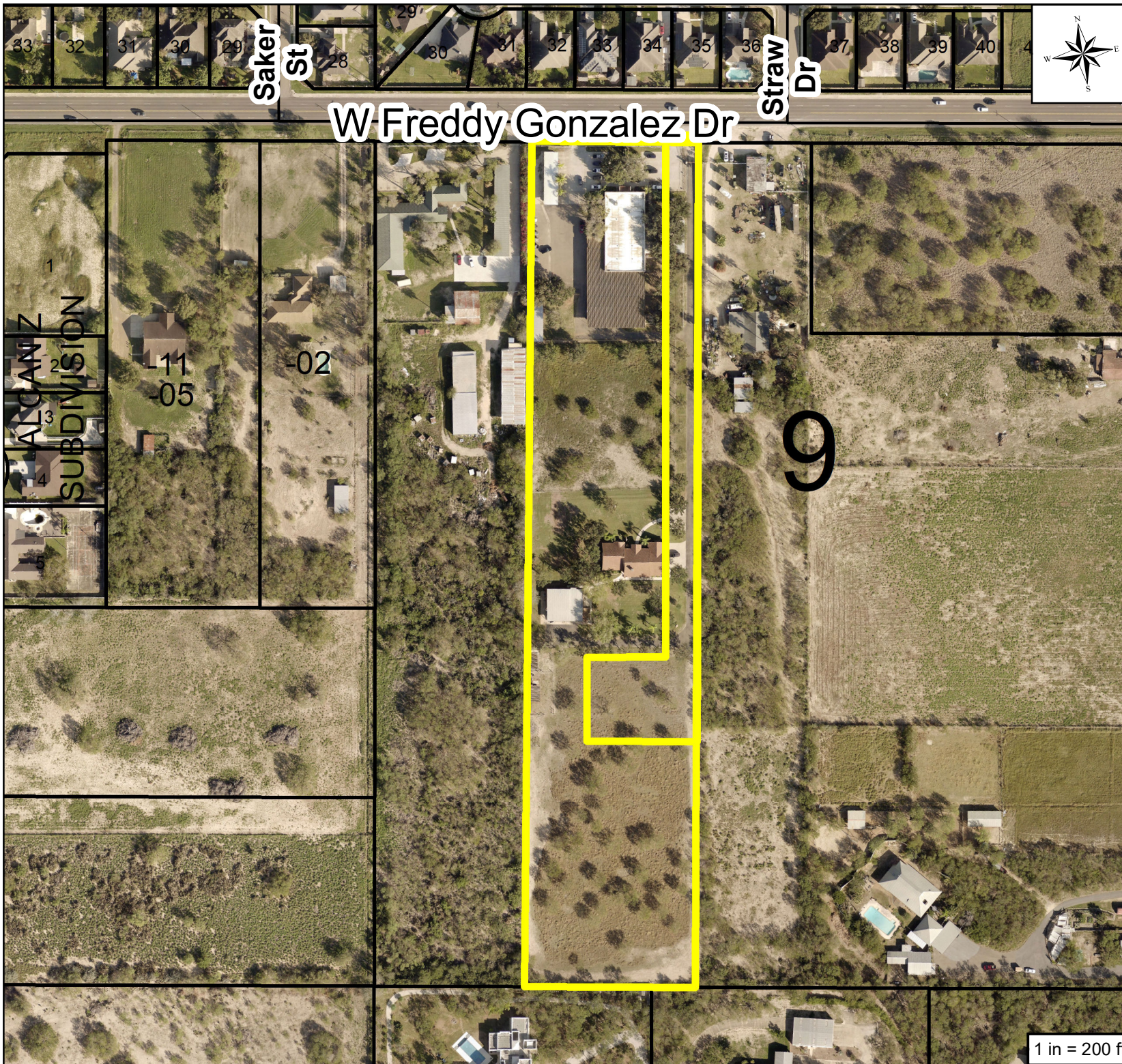
\$450.00

Check # 1097

Received By: RECEIVED

MAR 19 2021

Name: Alex



AERIAL MAP



CASE CAPTION:

SUBDIVISION NAME:

ADALBERTO GARZA

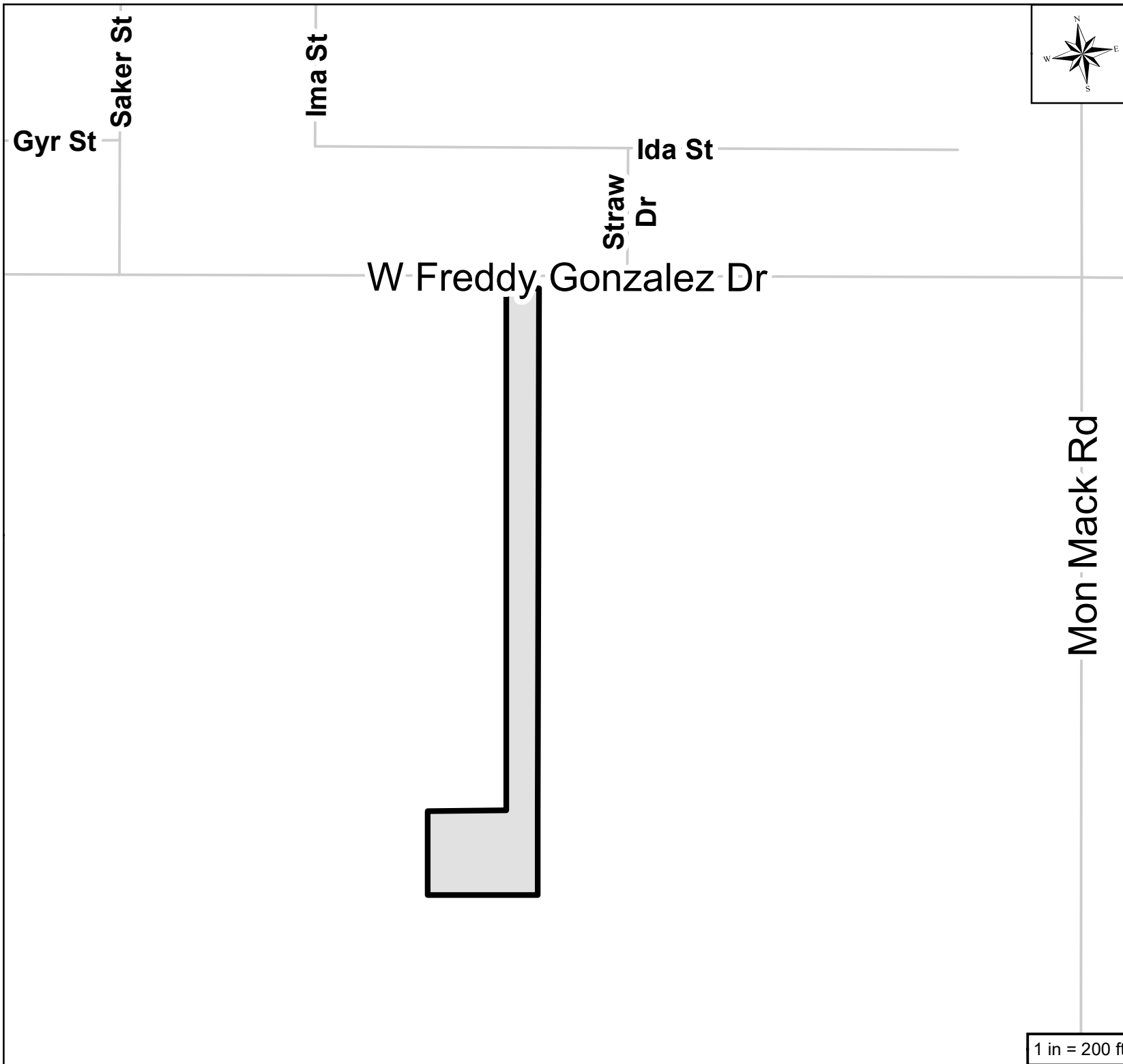
Consider Variance to the Unified Development Code, Article 7, Section 7.301.B.2., Family Partitions Physical Requirements for a 7.99-Acre Tract out of Lot 9, Section 278, Texas-Mexican Railway Company Survey, Located Approximately 940-ft. West of Mon Mack Road and on the South side of Freddy Gonzalez Drive, as Requested by Adalberto Garza. [Kimberly Mendoza, CPM, Director of Planning and Zoning]

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP







SITE MAP

CASE CAPTION:

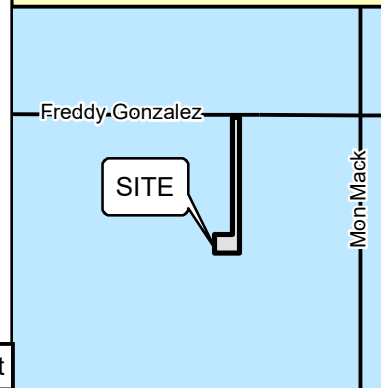
SUBDIVISION NAME:
ADALBERTO GARZA

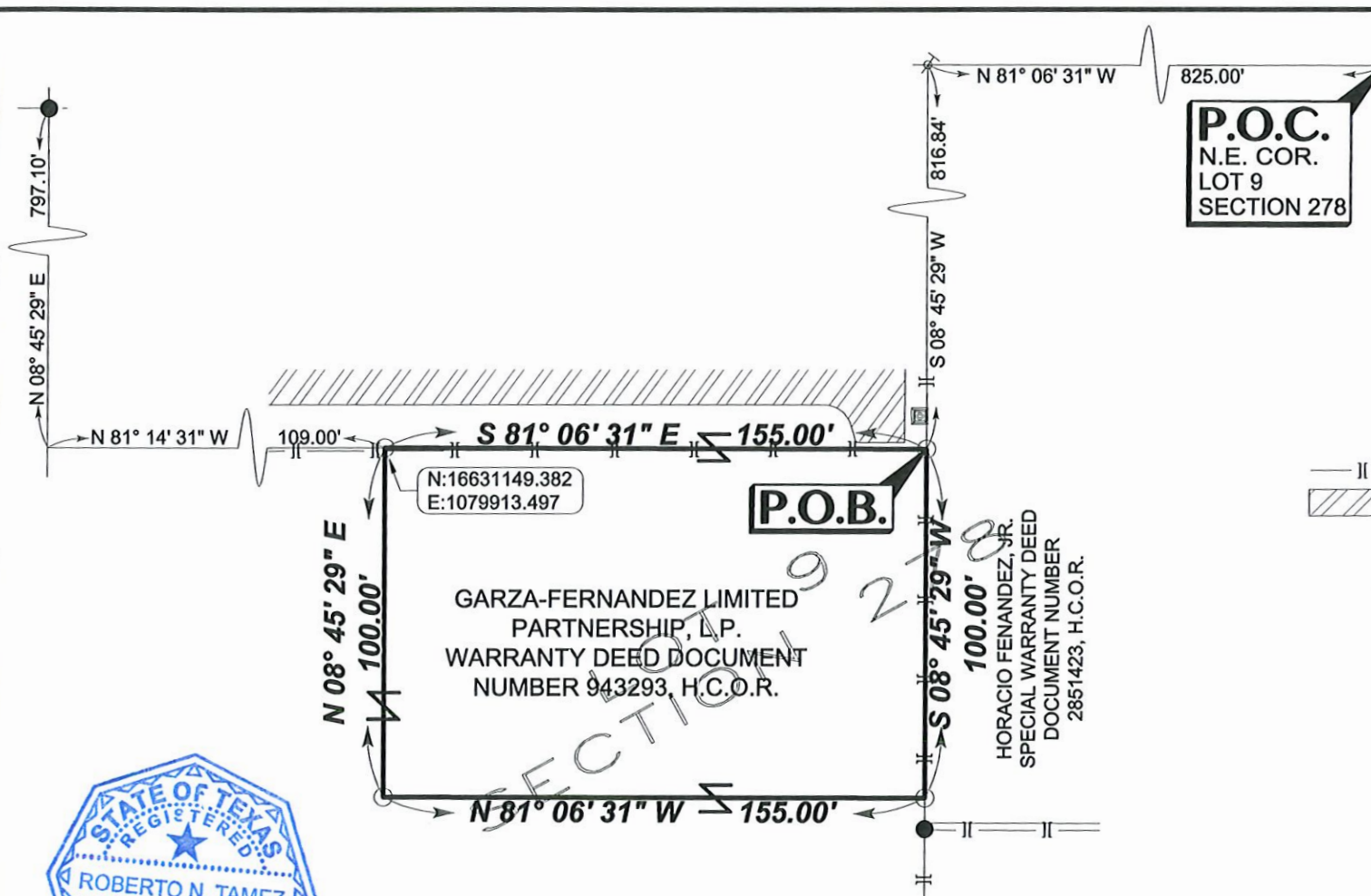
Consider Variance to the Unified Development Code, Article 7, Section 7.301.B.2., Family Partitions Physical Requirements for a 7.99-Acre Tract out of Lot 9, Section 278, Texas Mexican Railway Company Survey, Located Approximately 940-ft. West of Mon Mack Road and on the South side of Freddy Gonzalez Drive, as Requested by Adalberto Garza. [Kimberly Mendoza, CPM, Director of Planning and Zoning]

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





FLOOD ZONE
ZONE "X" (SHADED)
AREAS OF 500-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 LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER: 480338 0030 E
MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR: MAY 14, 2001

- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊠ TRANSFORMER
 - ||—||— HOG WIRE FENCE
 - ▨ ASPHALT AREA
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - Σ - SAME OWNER
 - ⊥ - LOT LINE

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
 3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

**PLAT SHOWING
0.356 OF ONE ACRE
LOT 9, SECTION 278,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY,
VOLUME 24, PAGES 168-171, H.C.D.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS**



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

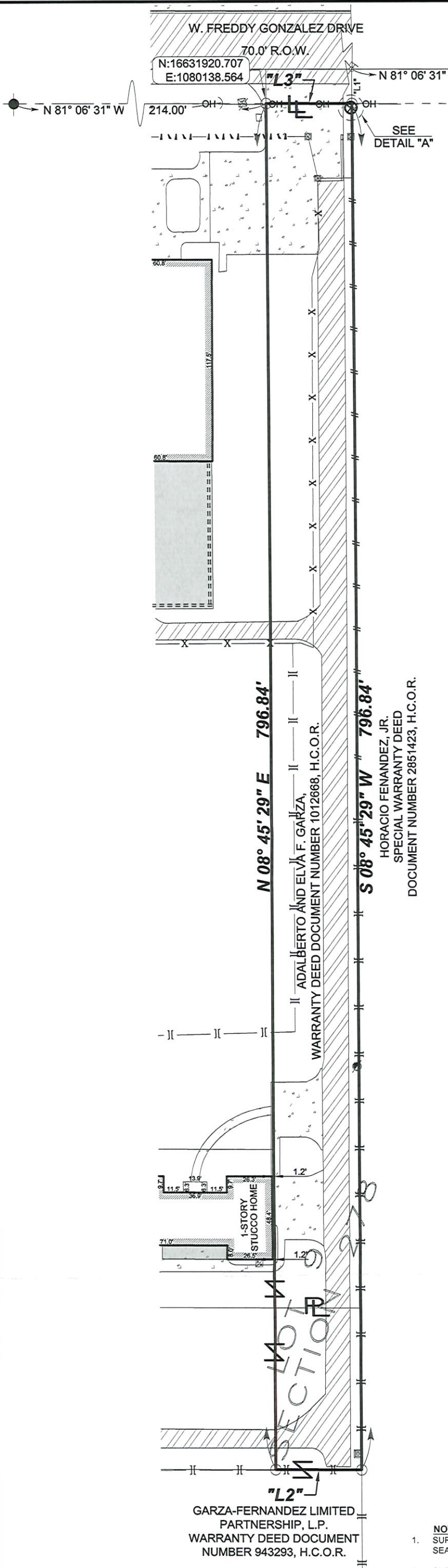
PAGE 2 OF 2
BOOK: T-1116, PGS. 56, 59
DATE: 03/03/2021
JOB No. 21377
FILE NAME: 21377 SEPARATE TRACT
DRAWN BY: J.G.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 02/24/2021 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

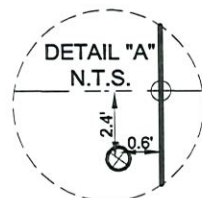
Roberto N. Tamez
ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 03/03/2021



P.O.C.
N.E. COR.
LOT 9
SECTION 278

EXHIBIT "B"

Line Table		
Line #	Direction	Length
"L1"	S 08° 45' 29" W	20.00'
"L2"	N 81° 06' 31" W	50.00'
"L3"	S 81° 06' 31" E	50.00'



LEGEND


- FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊕ SET NAIL
- ⊞ TRANSFORMER
- GUY WIRE
- ⊞ TELEPHONE PEDESTAL
- ⊞ COLUMN
- WROUGHT IRON FENCE
- X — X — CHAIN LINK FENCE
- OH — OH — OVERHEAD POWER LINE
- // — // — WOOD FENCE
- || — || — HOG WIRE FENCE
- ▨ ASPHALT AREA
- ▩ CONCRETE AREA
- ▩ CANOPY AREA
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- SAME OWNER
- LOT LINE
- PROPERTY LINE

PLAT SHOWING
PROPOSED 50.0-FOOT EASEMENT
0.951 OF ONE ACRE
LOT 9, SECTION 278,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY,
VOLUME 24, PAGES 168-171, H.C.D.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 02/24/2021 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Roberto N. Tamez
ROBERTO N. TAMEZ, RPLS No. 6238
DATE: 03/03/2021



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

TBPELS No. 10096900

PAGE 2 OF 2
BOOK: T-1116, PGS. 56, 59
DATE: 03/03/2021
JOB No. 21377
FILE NAME: 21377 SEPARATE TRACT
DRAWN BY: J.G.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

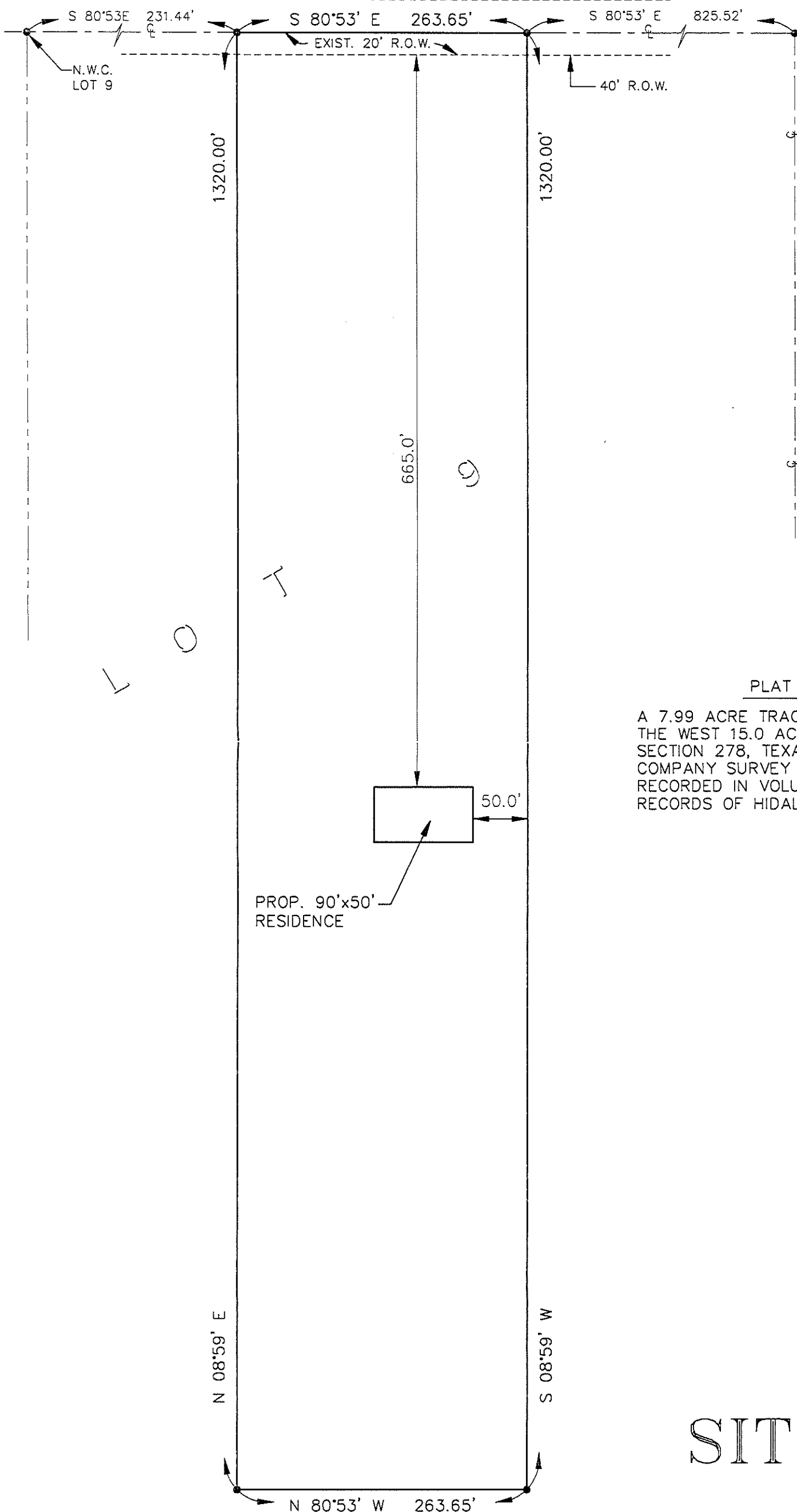
- NOTES:
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

GARZA-FERNANDEZ LIMITED
PARTNERSHIP, L.P.
WARRANTY DEED DOCUMENT
NUMBER 943293, H.C.O.R.

FREDDY GONZALEZ DRIVE



SCALE: 1"=100'



PLAT SHOWING

A 7.99 ACRE TRACT OF LAND OUT OF THE WEST 15.0 ACRES OF LOT 9, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROP. 90'x50' RESIDENCE

SITE PLAN

JOB NUMBER
SUR9500

J. E. SAENZ AND ASSOCIATES, INC.
P.O. BOX 3293 EDINBURG, TEXAS 78540
(210) 383-2984



MEMORANDUM

To: Planning & Zoning Commission

From: Planning and Zoning Staff

Date: June 8, 2021

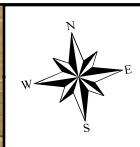
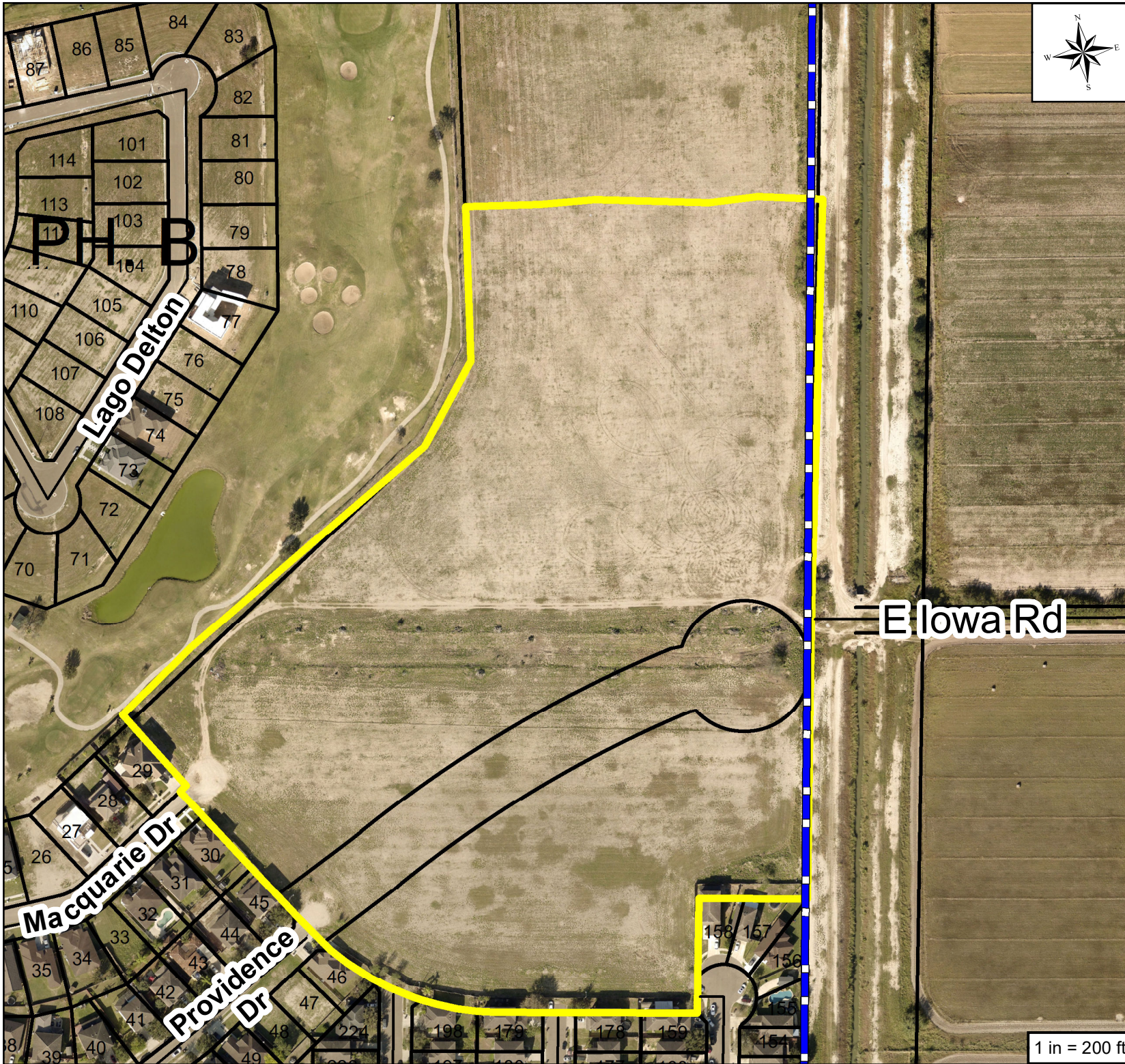
Re: **Los Lagos Phase 5A – Final Approval**

Location: Located on the Southeast corner of Raul Longoria and Canton Road.

The preliminary plat was approved by the Planning & Zoning Commission on May 12, 2020. The subdivision plat is being recommended for final approval, subject to being in compliance with Article 14 Sec.14.507- (Final Plat Acceptance) of the Unified Development Code

Recording of the subdivision plat will commence upon 100% completion of improvements with a one-year warranty from contractors are submitted. All required fees, reimbursements, escrows, parkland, 30-year letters, testing reports, letter of acceptance, as-builts, water rights and exclusion shall be in compliance. All required original tax certificates and water districts certificates must be submitted.

A copy of the subdivision plat is attached along with a subdivision location map for your consideration.





AERIAL MAP

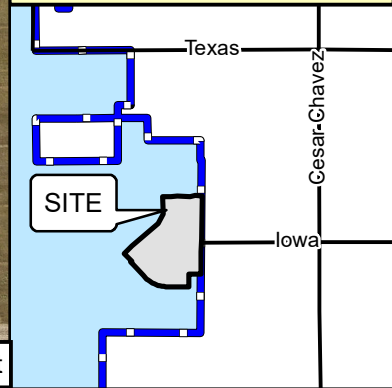
CASE CAPTION:

SUBDIVISION NAME:
LOS LAGOS PHASE 5A

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP

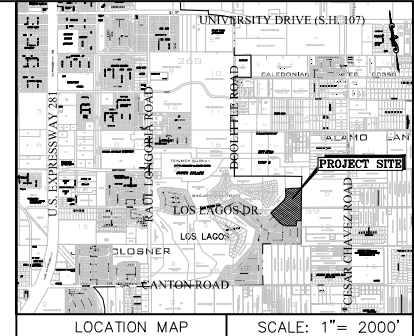
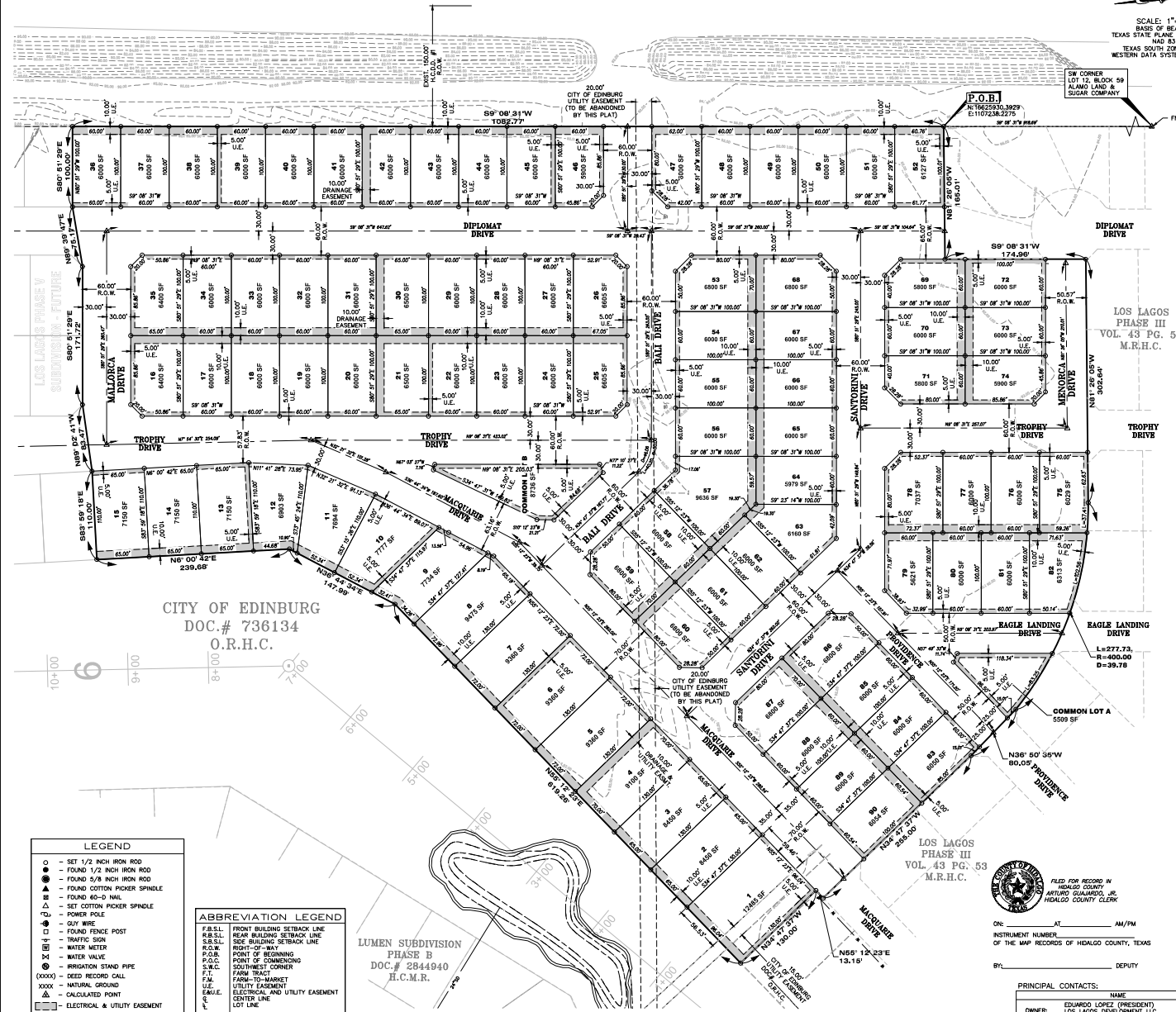


1 in = 200 ft

DATE OF PREPARATION: MARCH, 2021

LOS LAGOS PHASE V SUBDIVISION - "A"

BEING A 20.49 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOT 1, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 26-A MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



METES AND BOUNDS DESCRIPTION

BEING A 20.49 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOT 1, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 26-A MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 20.49 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, RECORDED IN DOCUMENT #1235008, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING:

THENCE, N 81° 26' 05" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, A DISTANCE OF 355.01 FEET TO 1/2" CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 9° 08' 31" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, A DISTANCE OF 174.96 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 26' 05" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, A DISTANCE OF 302.64 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION A CURVE WITH AN DELTA ANGLE OF 39.78, ARC DISTANCE OF 277.73 FEET AND HAVING A RADIUS OF 400.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 36° 50' 35" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, A DISTANCE OF 80.05 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 34° 47' 37" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, A DISTANCE OF 255.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 55° 12' 23" E, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, A DISTANCE OF 13.33 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 34° 47' 37" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE 3 SUBDIVISION, A DISTANCE OF 130.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 55° 12' 23" E, ALONG THE EAST BOUNDARY LINE OF A CALLED 10.61 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED FROM EDINBURG ECONOMIC DEVELOPMENT CORPORATION TO CITY OF EDINBURG, A MUNICIPAL CORPORATION, RECORDED IN BOOK #86134, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 633.26 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 36° 44' 34" E, ALONG THE EAST BOUNDARY LINE OF THE SAID 10.61 ACRE TRACT, A DISTANCE OF 147.99 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 6° 00' 42" E, ALONG THE EAST BOUNDARY LINE OF THE SAID 10.61 ACRE TRACT, A DISTANCE OF 239.68 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 87° 59' 38" E, ACROSS THE SAID LOT 1, A DISTANCE OF 130.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 02' 41" W, ACROSS THE SAID LOT 1, A DISTANCE OF 83.47 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 51' 29" E, ACROSS THE SAID LOT 1, A DISTANCE OF 171.72 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 59' 47" E, ACROSS THE SAID LOT 1, A DISTANCE OF 75.17 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 51' 29" E, ACROSS THE SAID LOT 1, A DISTANCE OF 100.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 9° 08' 31" W, A DISTANCE OF 1082.77 FEET TO THE POINT AND PALACE OF BEGINNING, SAID TRACT CONTAINING 20.49 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP 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 PLAN, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2021.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194207

DATE _____

FILED FOR RECORD IN
HIDALGO COUNTY CLERK
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
SURVEY FIRM # 10194207

BY _____ DEPUTY

PRINCIPAL CONTACTS:	NAME	ADDRESS	EDINBURG, TX 78542	PHONE & FAX
OWNER:	EDUARDO LOPEZ (PRESIDENT)	LOS LAGOS DEVELOPMENT LLC.	1911 LAGO HURON	(956) 641-8888
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE.	EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE.	EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

CITY OF EDINBURG
DOC.# 736134
O.R.H.C.

LUMEN SUBDIVISION
PHASE B
DOC.# 2844940
H.C.M.R.

- LEGEND**
- SET 1/2 INCH IRON ROD
 - FOUND 1/2 INCH IRON ROD
 - FOUND 5/8 INCH IRON ROD
 - FOUND COTTON PICKER SPINDLE
 - △ FOUND 60-D NAIL
 - △ SET COTTON PICKER SPINDLE
 - POWER POLE
 - GUY WIRE
 - FOUND FENCE POST
 - TRAFFIC SIGN
 - WATER METER
 - IRRIGATION STAND PIPE
 - DEED RECORD CALL
 - XXXX NATURAL GROUND
 - △ CALCULATED POINT
 - ELECTRICAL & UTILITY EASEMENT

- ABBREVIATION LEGEND**
- F.B.L. FRONT BUILDING SETBACK LINE
 - R.B.S.L. REAR BUILDING SETBACK LINE
 - S.B.S.L. SIDE BUILDING SETBACK LINE
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - S.W.C. SOUTHWEST CORNER
 - F.T. FARM TRACT
 - F.T.M. FARM-TO-MARKET
 - U.E. UTILITY EASEMENT
 - E.U.E. ELECTRICAL AND UTILITY EASEMENT
 - C.E. CENTER LINE
 - L.O.T. LOT LINE

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7828
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR: FINAL

PLAT SHEET
LOS LAGOS PHASE V SUBDIVISION - "A"
EDINBURG, TEXAS
HIDALGO COUNTY

DRAWN BY: IVAN GARCIA P.E., R.P.L.S.
SUPERVISOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DATE: JANUARY 20, 2021

SCALE: AS SHOWN

DATE: JANUARY 20, 2021

PROJECT: SUB 20 006

REVISIONS: SUB 20 006

PAGE NO. 2 OF 2



Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: HLG PLAN REVIEW ENTERPRISES, INC.

Attention: Homero Gutierrez, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: May 27, 2021

Re: NEW CASTLE ESTATES RE-SUBDIVISION OF LOTS 9 & 10 – City Limits

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:

Preliminary Reviews confirm the process based on the existing zoning and proposed, lots, block length, corner clip, setbacks, streets right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc.

Water Layout Plan:

An Existing City of Edinburg Water Distribution System is in place with required water service for Lot 10.

Sewer Layout Plan:

A City of Edinburg Sanitary Sewer Collection System is in place with a required sewer stub-out for Lot 10.

Paving & Drainage Plan:

Lots have Access to an existing Minor Street 30-ft street sections as was required by city standards. An existing drainage system is collecting onto an approved discharge system which will outfall onto a drain ditch east of development.

Drainage Report:

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval. Detention shall be interior with restricted outfall connection to an existing Drainage System.





Planning and Zoning Department

GENERAL REQUIREMENTS FINDINGS:

1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
2. General Plat Notes to indicate; flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 – Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

1. The Fire Marshal's office may require an additional fire hydrant to meet the 600-feet (Residential) intervals with blue buttons are placed at center of street and on the lane hydrant is located.

ENGINEERING DEPARTMENT FINDINGS:

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT FINDINGS:

1. Water Supply Distribution and Sanitary Sewer Collection System will be addressed by City of Edinburg.

Additional Comments provided:

Cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jaime X. Ayala, Planner II, Rita Guerrero, Urban Planner I, Peter Hermida, E.I.T., Engineer, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Romero, Director of Public Works, Gerardo Carmona, P.E., Director of Utilities, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.





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

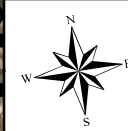
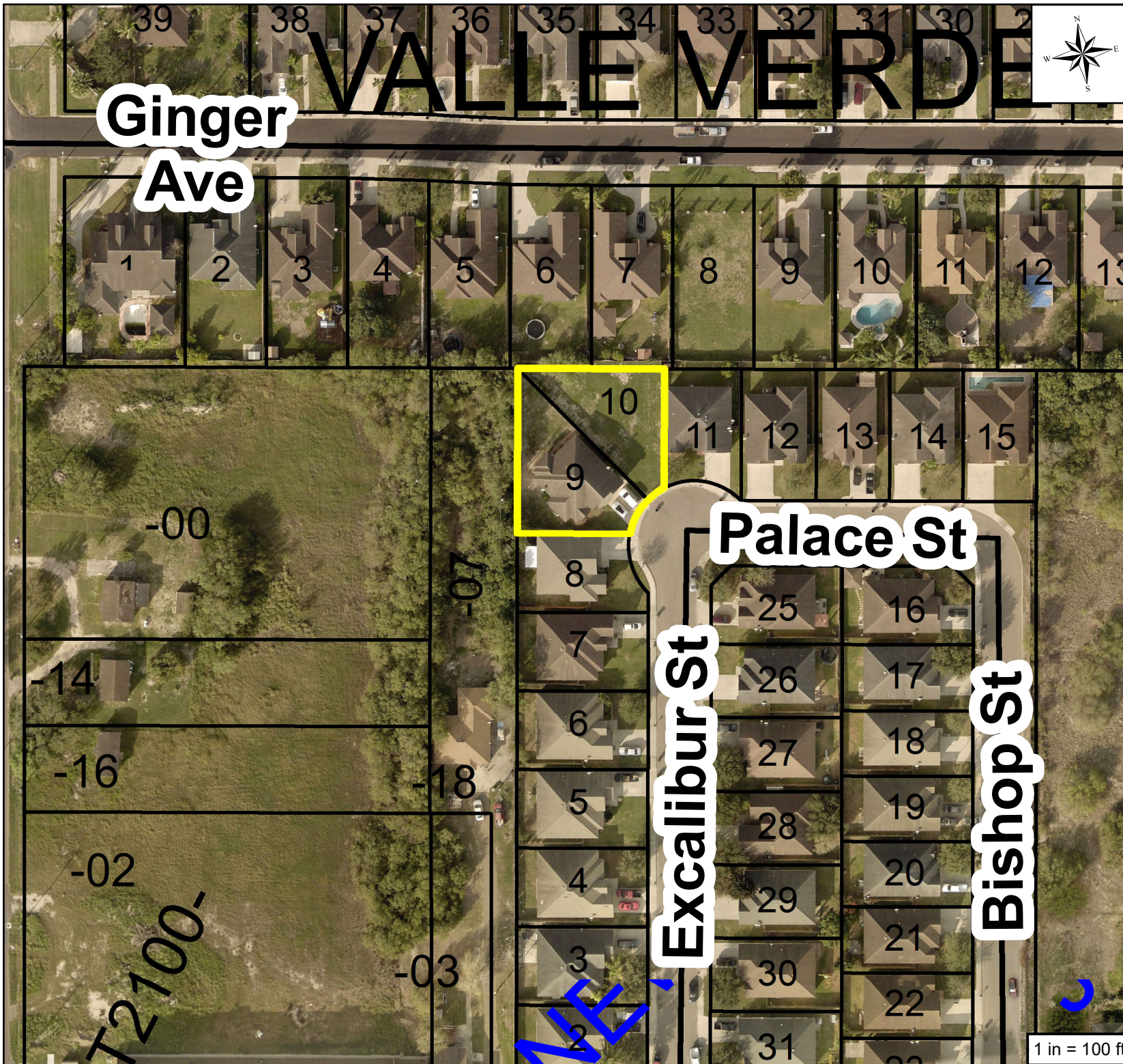
SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):

<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Amended Plat
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Vacating Plat	<input checked="" type="checkbox"/> Minor Plat
<input type="checkbox"/> Concept Plan	<input type="checkbox"/> 3 ½ Mile E.T.J. Plat	<input type="checkbox"/> Re-Plat
2. Exact name of proposed subdivision: New Castle Estates Re-Subdivision of Lots 9 & 10
3. Legal Description: Being all of Lots 9 & 10, Newcastle Estates Subdivision
Vol. 48, Pg. 37, H.C.M.R. Hidalgo County, Texas
4. Zoning: Present: NC5 Neighborhood Conservation Required: NC5 Neighborhood Conservation
5. Inside city limits? ☒ Yes ☐ No
If outside, is the proposed subdivision within the: (Circle one)
☐ Comprehensive Development Area ☐ Rural Development Area
6. Primary consulting firm: H.L.G. Plan Review Services
Email: homero_gutierrez@sbcglobal.net ifernandez@land-mark-services.com
Phone: (956) 369-0988 Address: P.O. BOX 548, McAllen TEXAS 78505
7. Proposed method of liquid waste disposal:
☒ Sanitary Sewer ☐ OSSF – On-Site Sewage Facility
8. Desired land use options:

<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Twin House	<input type="checkbox"/> Patio Homes	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Lot-Line House	<input type="checkbox"/> Village House	<input type="checkbox"/> Duplex	<input type="checkbox"/> Atrium
<input type="checkbox"/> Multiplex	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Duplex Townhouse	<input type="checkbox"/> Roof Deck
<input type="checkbox"/> Mobile Homes	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
9. Number of lots: 2
Residential: 2 Commercial: _____ Multi-Family: _____ Industrial: _____
10. Electric power and light company to serve the proposed subdivision (circle one):
☒ AEP (Central Power & Light) ☐ Magic Valley Electric Co-op
11. Irrigation District:

<input checked="" type="checkbox"/> Hidalgo County Irrigation District No. 1	<input type="checkbox"/> Santa Cruz Irrigation District No. 15
<input type="checkbox"/> Hidalgo County Irrigation District No. 2	<input type="checkbox"/> Other: _____



AERIAL MAP



CASE CAPTION:

SUBDIVISION NAME:

**NEWCASTLE ESTATES
RESUBDIVISIONS OF LOTS
9 & 10**

Consider the Replat of Lots 9A and 10A, Newcastle Estates Subdivision, being a 0.310 of an acre tract of land, out of Lot 9 & 10, Newcastle Estates Subdivision, as per map recorded in Volume 48, Page 37, Hidalgo County Map Records, Hidalgo County, Texas, located at 605 Excalibur Street and 3417 Palace Street, as requested by HLG Plan Review Services

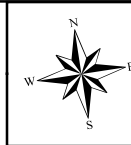
Legend

-  CITY LIMITS
-  SUBDIVISION SITE

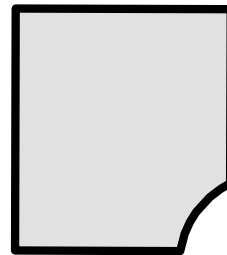
SITE LOCATION MAP



1 in = 100 ft



Ginger Ave



Palace St

Excalibur St

Bishop St

SITE MAP

CASE CAPTION:

SUBDIVISION NAME:

**NEWCASTLE ESTATES
RESUBDIVISIONS OF LOTS
9 & 10**

Consider the Replat of Lots 9A and 10A, Newcastle Estates Subdivision, being a 0.310 of an acre tract of land, out of Lot 9 & 10, Newcastle Estates Subdivision, as per map recorded in Volume 48, Page 37, Hidalgo County Map Records, Hidalgo County, Texas, located at 605 Excalibur Street and 3417 Palace Street, as requested by HLG Plan Review Services

Legend

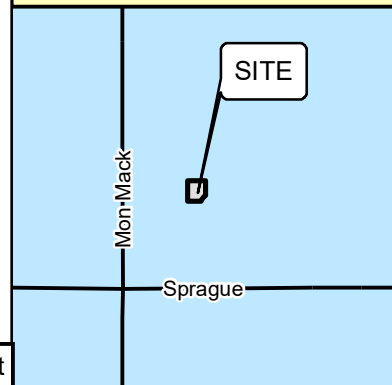


CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP



1 in = 100 ft



SCALE: 1"=50'

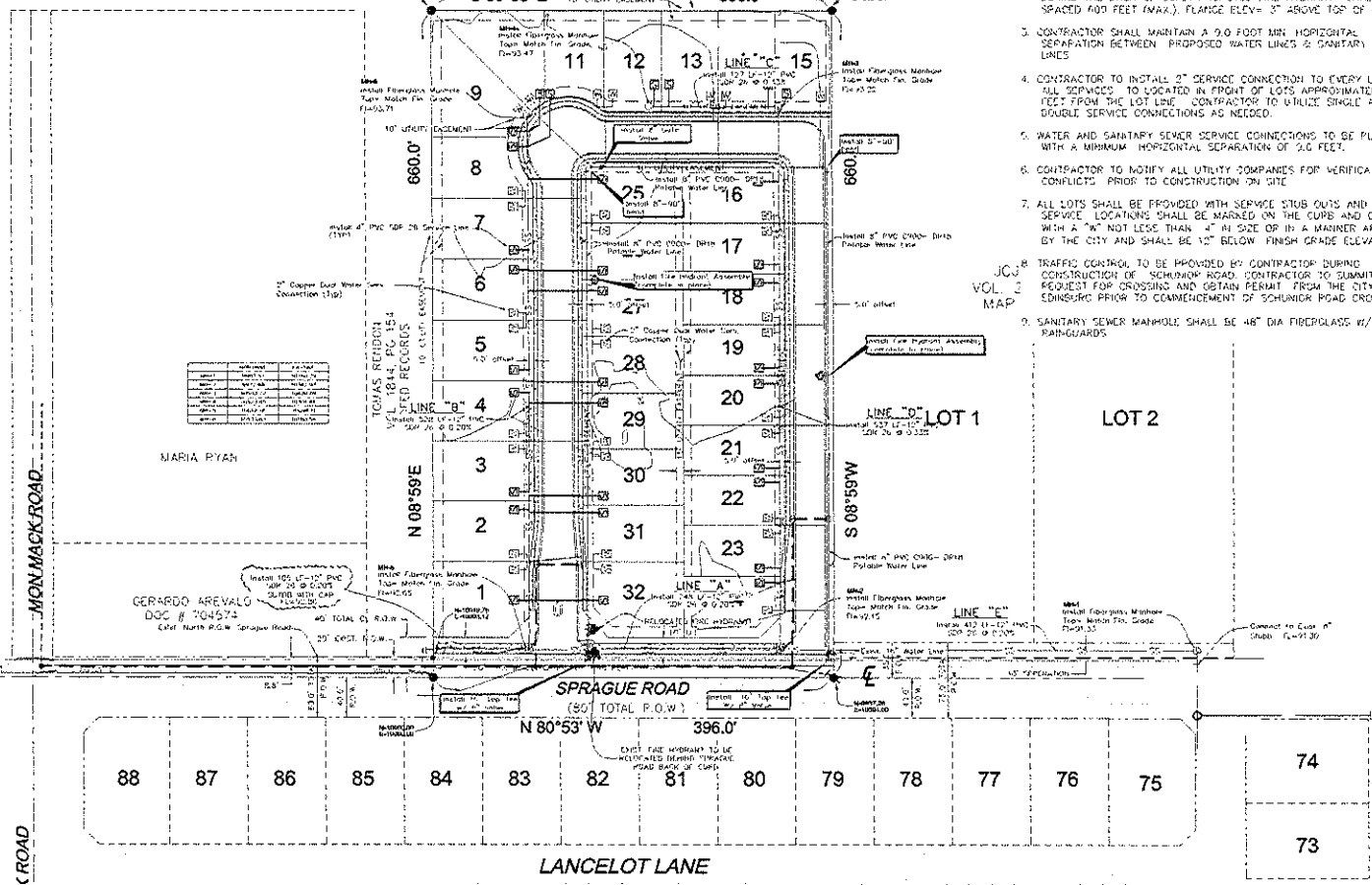
5 6 7 8 11 12 13 14

VALLE VERDE MANOR
VOL. 43, PG 40
(MRHC)

BASIS OF BEARING

S 80°53' E

396.0'



Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,000	1,000	1,000
2	1,000	1,000	1,000
3	1,000	1,000	1,000
4	1,000	1,000	1,000
5	1,000	1,000	1,000
6	1,000	1,000	1,000
7	1,000	1,000	1,000
8	1,000	1,000	1,000
9	1,000	1,000	1,000
10	1,000	1,000	1,000
11	1,000	1,000	1,000
12	1,000	1,000	1,000
13	1,000	1,000	1,000
14	1,000	1,000	1,000

GENERAL NOTES:

1. ALL PROPOSED WATER LINES TO BE 6-800 GP-18. ALL SANITARY SEWER LINES SHALL BE PVC SDR 26.
2. ALL FIRE HYDRANTS SHALL BE MUDLAP AND TO BE INSTALLED WITH VALVE & BOX & PLACED BETWEEN LOTS, OR AT LOT CORNERS & 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 400 FEET (MAX.). PLANCE ELEV= 3' ABOVE TOP OF CURB.
3. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
4. CONTRACTOR TO INSTALL 2" SERVICE CONNECTION TO EVERY LOT AND ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 5.0 FEET FROM THE LOT LINE. CONTRACTOR TO UTILIZE SINGLE AND DOUBLE SERVICE CONNECTIONS AS NEEDED.
5. WATER AND SANITARY SEWER SERVICE CONNECTIONS TO BE PLACED WITH A MINIMUM HORIZONTAL SEPARATION OF 2.0 FEET.
6. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
7. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUB OUTS AND SAND SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND CUTTER WITH A "W" NOT LESS THAN 4" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
8. TRAFFIC CONTROL TO BE PROVIDED BY CONTRACTOR DURING CONSTRUCTION OF SCHUMOR ROAD. CONTRACTOR TO SUBMIT REQUEST FOR CROSSING AND OBTAIN PERMIT FROM THE CITY OF EDINBURG PRIOR TO COMMENCEMENT OF SCHUMOR ROAD CROSSING.
9. SANITARY SEWER MANHOLE SHALL BE 48" DIA FIBERGLASS W/ RAINGUARDS.

JCJ
VOL. 2
MAP



AS-BUILTS

PAGE 1 OF 4

PAGE 2 OF 4

Date	May 05, 2021
Drawn	COLE
Designed by	DL2021-001
Checked by	DL2021-001
Created by	DL2021-001
Project No.	DL2021-001

SHEET OF



Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: MELDEN & HUNT, INC.
Attention: Mario Reyna, P.E., Project Engineer
From: Abel Beltran, Planner I
Date: May 18, 2021

Re: ACME ESTATES SUBDIVISION – City Limits

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:

Preliminary Review, confirms the process based on the existing zoning and proposed, lots, block length, corner clip, setbacks, streets right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc.

Water Layout Plan:

A Sharyland Water Supply Distribution System for said development shall extend a system to accommodate proposed development and shall comply with the spacing of proposed hydrant(s).

Sewer Layout Plan:

Development is proposing to utilize an existing sanitary sewer system proposed by the subdivision Rogers Estates Development. A Lift Station is proposed by Rogers Estates, located on the west of this development. Lift Station for Rogers Estates has not been construed and or approved.

Paving & Drainage Plan:

Proposed Interior Access shall consist of Minor Street with Street Sections as required by city standards. Additional right-of-way will be required for Rogers Road with widening pavement improvements. Drainage system will be collected, detained and with approved discharge system onto a drainage ditch east of development.

Drainage Report:

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval. Detention shall be interior with restricted outfall connection to existing Drain Ditch located on the east side of development.





Planning and Zoning Department

GENERAL REQUIREMENTS FINDINGS:

1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
2. General Plat Notes to indicate; flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 – Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

1. The Fire Marshal's office requires fire hydrant be located on 600-feet (Residential) intervals with blue buttons are placed at center of street and on the lane hydrant is located.
2. Must submit proposed street names prior to the Pre-construction process for approval.

ENGINEERING DEPARTMENT FINDINGS:

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. A proposed designed drainage system based on a designed basin areas exhibit with an approved drainage outfall system.
3. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
4. Additional comments will be addressed at the review of the construction plans.

UTILITIES DEPARTMENT FINDINGS:

1. Water Distribution and Sanitary Sewer System will be addressed by Sharyland Water Supply Corporation.

Additional Comments provided:

Cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jaime X. Ayala, Planner II, Rita Guerrero, Urban Planner 1, Peter Hermida, E.I.T., Engineer, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Romero, Director of Public Works, Gerardo Carmona, P.E., Director of Utilities, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.





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

SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):

- ☒ Preliminary Plat ☒ Final Plat () Amended Plat
() Development Plat () Vacating Plat () Minor Plat
() Concept Plan () 3 1/2 Mile E.T.J. Plat () Re-Plat

2. Exact name of proposed subdivision: ACME ESTATES

3. Legal Description: Approx. 9.066 acres out of Lot 5, Section 239, Texas Mexican Railway Company Survey

4. Zoning: Present: Suburban Residential Required: Suburban Residential

5. Inside city limits? ☒ Yes () No

If outside, is the proposed subdivision within the: (Circle one)

- () Comprehensive Development Area () Rural Development Area

6. Primary consulting firm: Melden & Hunt, Inc

Email: marid@meldenandhunt.com

Phone: (956) 381-0981 Address: 115 W. McIntyre St.

7. Proposed method of liquid waste disposal: Edinburg, Tx 78541

- ☒ Sanitary Sewer () OSSF - On-Site Sewage Facility

8. Desired land use options:

- ☒ Single Family () Twin House () Patio Homes () Townhouse
() Lot-Line House () Village House () Duplex () Atrium
() Multiplex () Multi-Family () Duplex Townhouse () Roof Deck
() Mobile Homes () Manufactured Home () Commercial () Industrial

9. Number of lots: 42

Residential: ☒ Commercial: _____ Multi-Family: _____ Industrial: _____

10. Electric power and light company to serve the proposed subdivision (circle one):

- () AEP (Central Power & Light) ☒ Magic Valley Electric Co-op

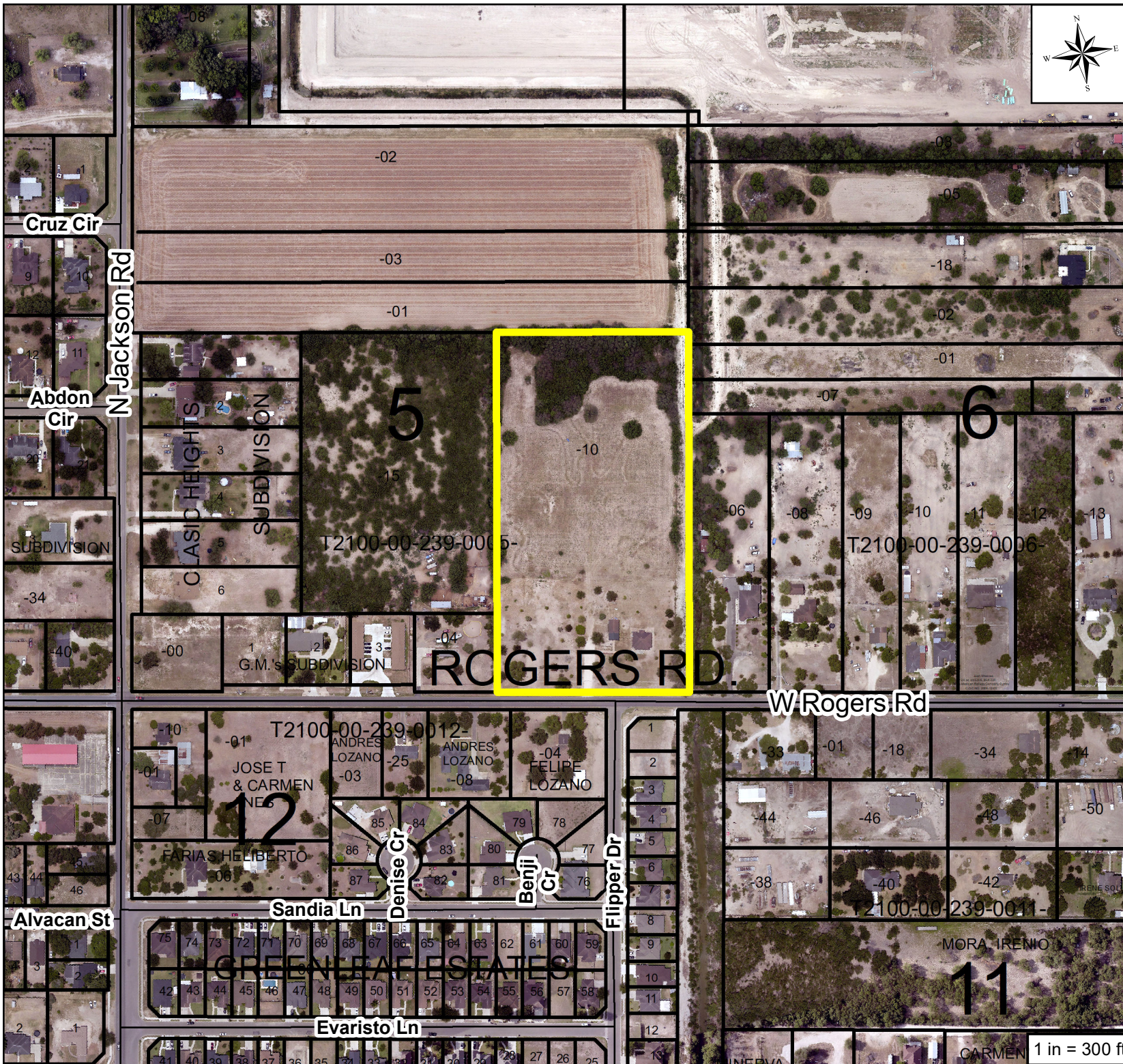
11. Irrigation District:

- ☒ Hidalgo County Irrigation District No. 1 () Santa Cruz Irrigation District No. 15
() Hidalgo County Irrigation District No. 2 () Other: _____

RECEIVED

MAY 04 2021

Name: _____



AERIAL MAP



CASE CAPTION:

SUBDIVISION NAME:

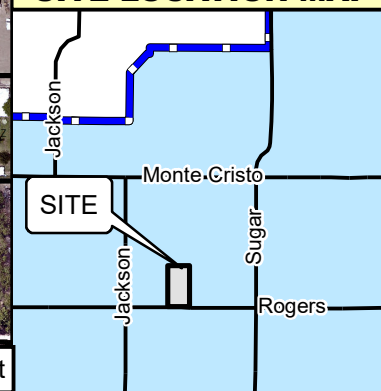
ACME ESTATES

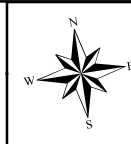
Consider the Preliminary Plat of ACME ESTATES, being a 7.34-Acre tract of Land out of Lot 5, Section 239, Texas-Mexican Railway Company Survey Subdivision, Texas as per map or plat thereof recorded in Volume 1, Pages 12 map records of Hidalgo County, Texas: a 42-Lot Single Family Dwelling Subdivision within the City's Limits, located at approximately 1825 Rogers Road, as requested by Melden and Hunt, Inc

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





SITE MAP

CASE CAPTION:

SUBDIVISION NAME:

ACME ESTATES

Consider the Preliminary Plat of ACME ESTATES, being a 7.34-Acre tract of Land out of Lot 5, Section 239, Texas-Mexican Railway Company Survey Subdivision, Texas as per map or plat thereof recorded in Volume 1, Pages 12 map records of Hidalgo County, Texas: a 42-Lot Single Family Dwelling Subdivision within the City's Limits, located at approximately 1825 Rogers Road, as requested by Melden and Hunt, Inc

Legend

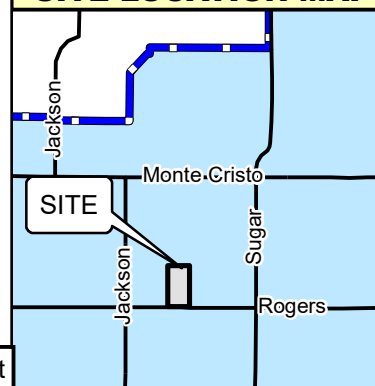


CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP



1 in = 300 ft

Cruz Cir

Abdon
Cir

N Jackson Rd

W Rogers Rd

Alvacan St

Sandia Ln

Denise
Cr

Benji
Cr

Flipper Dr

Evaristo Ln

SUBDIVISION MAP OF ACME ESTATES SUBDIVISION

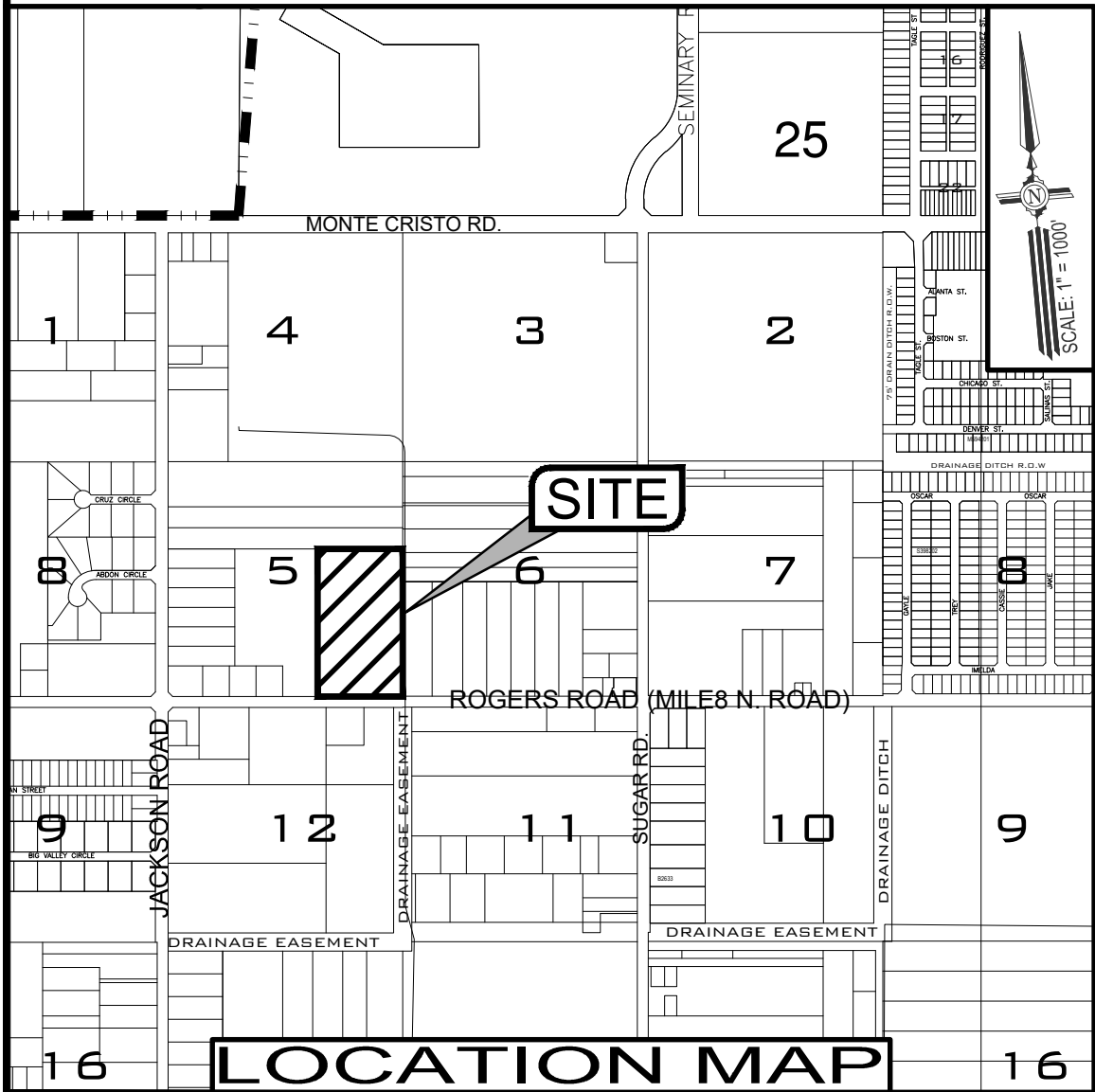
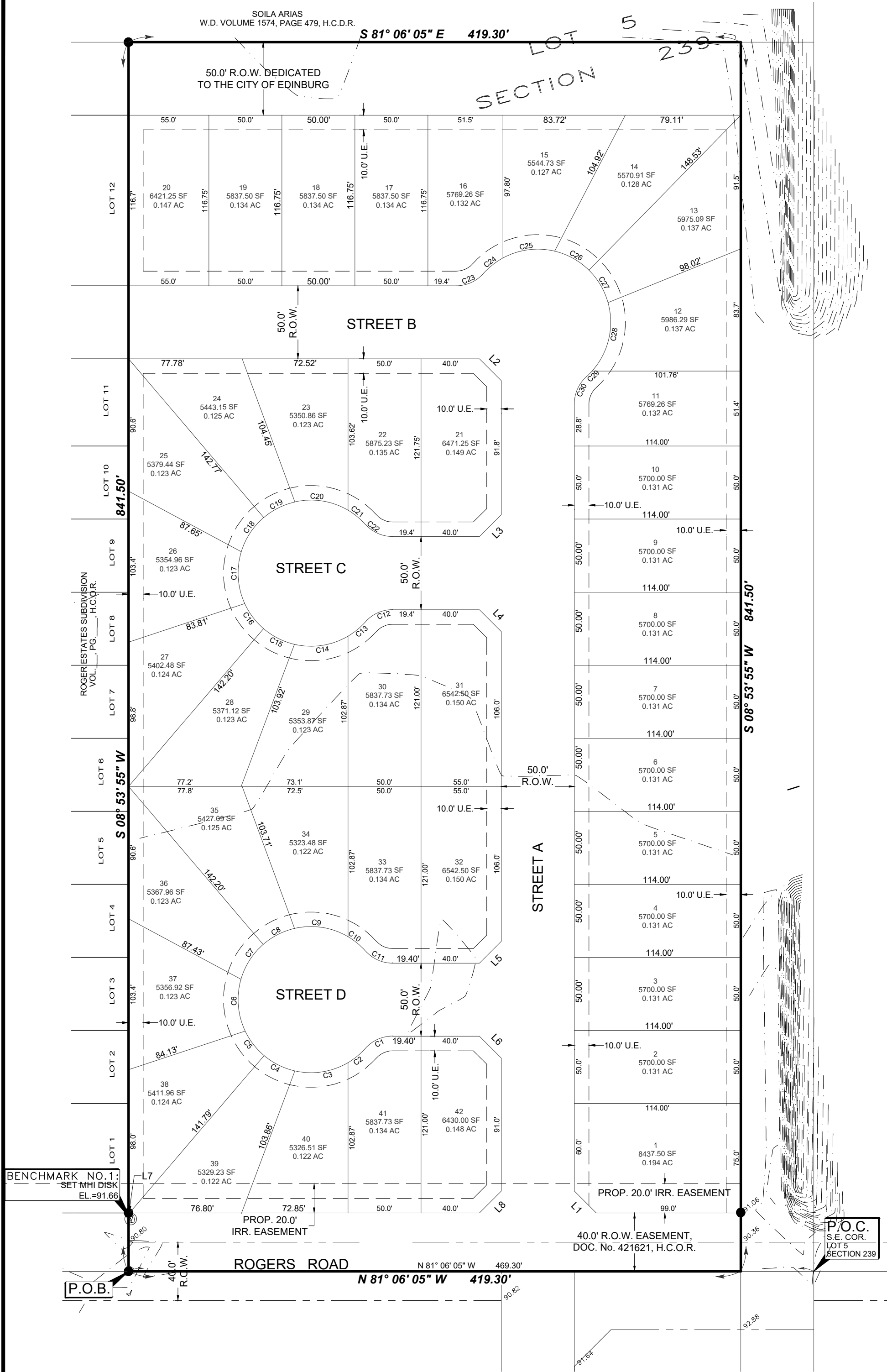
A SUBDIVISION OF 7.434 ACRES OUT OF LOT 5,
SECTION 239, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY,
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

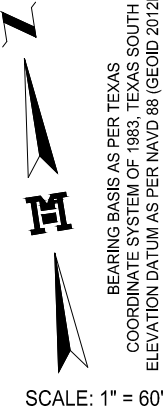
- THIS SUBDIVISION LIES IN ZONE "X" (SHADED), WHICH IS DESIGNATED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480338-0015 E, MAP REVISED JUNE 6, 2000; REVISED TO REFLECT LOMR: MAY 14, 2001.
- THE MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE THE TOP OF CURB MEASURED FROM THE CENTER AND AT THE FRONT OF EACH RESIDENTIAL LOT.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS (UNLESS GREATER SETBACK OR EASEMENT APPLIES)
FRONT: 20 FEET
FRONT CUL-DE-SAC: 15 FEET
REAR: 20 FEET
SIDE: 6 FEET
- THIS SUBDIVISION IS REQUIRED TO DETAIN 37,437 C.F. (0.859 AC.-FT.) OF STORM RUNOFF. DETENTION SHALL BE PROVIDED WITHIN THE PROPOSED DETENTION POND.
- BENCHMARK #1: SET MHI DISK APPROXIMATELY 35.76 FEET NORTH OF ROGERS ROAD CENTER LINE AND APPROXIMATELY 1.52 FEET EAST OF THE EAST PROPERTY LINE OF THIS SUBDIVISION.
NORTHING: 16646545.5870, EASTING: 1089503.3860, ELEVATION: 91.657'.
BENCHMARK #2: SET MHI DISK APPROXIMATELY 34.80 FEET NORTH OF ROGERS ROAD CENTER LINE AND APPROXIMATELY 39.22 FEET EAST OF THE WEST PROPERTY LINE OF THIS SUBDIVISION.
NORTHING: 16646568.1160, EASTING: 1089352.0550, ELEVATION: 91.702'.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- ONLY ONE RESIDENCE PER LOT.
- LOT OWNERS ARE REQUIRED TO OBTAIN AND COMPLY WITH ALL APPLICABLE PERMITS REQUIRED BY THE CITY OF EDINBURG.
- 5-FOOT SIDEWALK ALONG ALL INTERIOR STREETS IS REQUIRED DURING BUILDING PERMIT STAGE AND PRIOR TO OCCUPANCY.
- NO. 4 REBARS SET WITH PLASTIC CAP STAMPED MELDEN & HUNT AT ALL LOT CORNERS IN THIS SUBDIVISION.
- RESIDENTIAL LOTS ARE TO HAVE A 1% SLOPE FROM REAR TO FRONT OF LOTS.
- 5-FOOT SIDEWALKS WITH ADA RAMPS ARE REQUIRED DURING CONSTRUCTION OF THE SUBDIVISION.
- LOT "A" COMMON DETENTION POND AREA MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF EDINBURG.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ROGERS ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/OWNER, ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF EDINBURG, SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT "A" COMMON DETENTION AREA AND ITS PERIMETER FENCE/WALL.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.03'	25.00'	048° 11' 22"	S74° 48' 13"W	20.41'
C2	15.53'	50.00'	017° 47' 31"	N59° 36' 18"E	15.46'
C3	37.70'	50.00'	043° 11' 47"	S89° 54' 03"E	36.81'
C4	23.75'	50.00'	027° 12' 41"	S54° 41' 49"E	23.52'
C5	21.40'	50.00'	024° 31' 19"	S28° 49' 49"E	21.24'
C6	36.40'	50.00'	041° 42' 53"	S4° 17' 17"W	35.60'
C7	28.60'	50.00'	032° 46' 19"	S41° 31' 53"W	28.21'
C8	24.34'	50.00'	027° 53' 11"	S71° 51' 38"W	24.10'
C9	37.95'	50.00'	043° 29' 33"	N72° 26' 59"W	37.05'
C10	15.53'	50.00'	017° 47' 31"	N41° 48' 27"W	15.46'
C11	21.03'	25.00'	048° 11' 22"	S57° 00' 23"E	20.41'
C12	21.03'	25.00'	048° 11' 22"	S74° 48' 13"W	20.41'
C13	15.53'	50.00'	017° 47' 31"	N59° 36' 18"E	15.46'
C14	37.96'	50.00'	043° 30' 03"	S89° 44' 55"E	37.06'
C15	23.97'	50.00'	027° 27' 57"	S54° 15' 55"E	23.74'
C16	21.63'	50.00'	024° 47' 04"	S28° 08' 24"E	21.46'
C17	36.36'	50.00'	041° 39' 58"	S5° 05' 07"W	35.56'
C18	28.41'	50.00'	032° 33' 23"	S42° 11' 48"W	28.03'
C19	24.11'	50.00'	027° 37' 44"	S72° 17' 21"W	23.88'
C20	37.69'	50.00'	043° 11' 34"	N72° 18' 00"W	36.81'
C21	15.53'	50.00'	017° 47' 31"	N41° 48' 27"W	15.46'
C22	21.03'	25.00'	048° 11' 22"	S57° 00' 23"E	20.41'
C23	21.03'	25.00'	048° 11' 22"	N74° 48' 13"E	20.41'
C24	17.21'	50.00'	019° 43' 18"	S60° 34' 12"W	17.13'
C25	36.42'	50.00'	041° 44' 13"	N88° 42' 03"W	35.62'
C26	27.20'	50.00'	031° 10' 11"	N52° 14' 50"W	26.87'
C27	26.06'	50.00'	029° 52' 01"	N21° 43' 45"W	25.77'
C28	50.23'	50.00'	057° 33' 38"	N21° 59' 05"E	48.15'
C29	5.52'	50.00'	006° 19' 24"	N53° 55' 36"E	5.52'
C30	21.03'	25.00'	048° 11' 22"	S32° 59' 37"W	20.41'

Line Table		
Line #	Direction	Length
L1	N 36° 06' 05" W	21.21'
L2	N 36° 06' 05" W	21.21'
L3	N 53° 53' 55" E	21.21'
L4	S 36° 06' 05" E	21.21'
L5	S 53° 53' 55" W	21.21'
L6	S 36° 06' 05" E	21.21'
L7	N 81° 06' 05" W	0.64'
L8	S 53° 53' 55" W	21.21'



- LEGEND
- FOUND No. 4 REBAR
 - ⊙ SET NAIL
 - ⊙ SET MHI DISK
 - AC - OF ONE ACRE
 - D.E - DRAINAGE EASEMENT
 - DOC - OF ONE ACRE
 - EL - ELEVATION
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - No. - NUMBER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - PROP. - PROPOSED
 - R.O.W. - RIGHT OF WAY
 - S.E. COR. - SOUTHEAST CORNER
 - SF - SQUARE FEET
 - U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT



M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: G.F.	DATE 05-03-21
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EFRAIN AGUSTIN & MARTHA YESENIA MALDONADO	5009 N. CYPRESS ST.	PHARR, TX 78577	PHONE	FAX
ENGINEER:	MARIO A. REYNA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

METES AND BOUNDS DESCRIPTION:

A tract of land containing 9.066 acres situated in the City of Edinburg, County of Hidalgo, Texas, being a part or portion out of Lot 5, Section 239, Texas-Mexican Railway Subdivision, according to the plat thereof recorded in Volume 1, Page 12, Hidalgo County Map Records, said 9.066 acres being out of a certain tract conveyed to Efrain Agustin and Martha Yesenia Maldonado, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3163137, Hidalgo County Official Records, said 9.066 acres also being more particularly described as follows:

BEGINNING at a Nail set the Southeast corner of said Lot 5, Section 239 for the Southeast corner of this herein described tract;

- THENCE, N 81° 06' 05" W along the South line of said Lot 5, Section 239, a distance of 469.30 feet to a Nail set for the Southwest corner of this tract;
- THENCE, N 08° 53' 55" E at a distance of 20.00 feet pass a No. 4 rebar found on the North line of Rogers Road, continuing a total distance of 841.50 feet to a No. 4 rebar found for the Northwest corner of this tract;
- THENCE, S 81° 06' 05" E a distance of 469.30 feet to a No. 4 rebar set for the Northeast corner of this tract;
- THENCE, S 08° 53' 55" W along the East line of said Lot 5, Section 239, at a distance of 821.50 feet pass the North right-of-way line of Rogers Road, continuing a total distance of 841.50 feet to the POINT OF BEGINNING and containing 9.066 acres, of which 0.215 of one acre lies within the existing right-of-way of Rogers Road, leaving a net of 8.851 acres of land, more or less.
-

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ROGERS ESTATES, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20_____.

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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 _____

CITY SECRETARY _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____, 20_____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACME ESTATES ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

EFRAIN AGUSTIN & MARTHA YESENIA MALDONADO _____ DATE _____
5009 N. CYPRESS ST.
PHARR, TEXAS 78577

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EFRAIN AGUSTIN & MARTHA YESENIA MALDONADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, FOR THE STATE OF CALIFORNIA
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20_____. MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

FRED L. KURTH, PROFESSIONAL ENGINEER No. 54151
STATE OF TEXAS
DATE PREPARED: 05-03-2021
ENGINEERING JOB # 21102.00



STATE OF TEXAS §
COUNTY OF HIDALGO §

I, FRED L. KURTH, A 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, 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20_____.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEYED: 04-30-2020
T-1097, PG. 22-24
SURVEY JOB # 19250.02- 08



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



**ACME ESTATES SUBDIVISION
STAFF REPORT**

DATE: 05/26/2021	Planning & Zoning Meeting – June 8, 2021
<u>APPLICATION:</u>	Preliminary Plat Approval of ACME Estates Subdivision
<u>APPLICANT:</u>	EFRAIN AGUSTIN & MARTHA YESENIA MALDONADO
<u>ENGINEERING FIRM:</u>	Melden & Hunt, Inc., Mario Reyna, P.E., Project Engineer
<u>LEGAL:</u>	A 7.434-acre tract of land being out of a portion of Lot 5, Section 239, Texas Mexican Railway Company's Survey Subdivision, as per the map recorded in Volume 1, Page 12, map records in the office of the County Clerk of Hidalgo County, Texas
<u>LOCATION:</u>	Property is located on the north side of Rogers Road and east of Jackson Road
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>EXISTING ZONING & LAND USE:</u>	Suburban Residential
<u>SURROUNDING LAND USE:</u>	North: Neighborhood Conservation 7.1 (NC7) District East: Neighborhood Conservation 5 (NC5) District South: Neighborhood Conservation 7.1 (NC7) District West: Suburban Residential (S) District
<u>ACCESS AND CIRCULATION:</u>	This property has access to Rogers Road
<u>PUBLIC SERVICES:</u>	Water Distribution System is Sharyland Water Distribution and Sanitary Sewer Collection System is City of Edinburg Sanitary Sewer Collection System.
<u>RECOMMENDATION:</u>	Staff recommends approval of the Preliminary Plat subject to the conditions and requirements as noted.

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

STAFF REPORT
ACME SUBDIVISION
PAGE 2

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff Comments



ENGINEERING DEPARTMENT

Preliminary Staff Review

May 27, 2021

Mario Reyna, P.E

Melden & Hunt Inc.
115 W. McIntyre
Edinburg, TX 78539
(956) 381-0981

RE: ACME ESTATES – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the preliminary phase submittal comments for Acme Estates Subdivision. Plat shall be Preliminarily Approved until all Comments have been addressed.

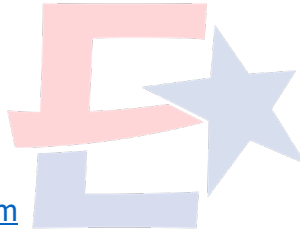
Any questions feel free to contact us.

Thanks,

Peter Hermida E.I.T.

Email: pthermida@cityofedinburg.com

415 W. University Drive
Edinburg, Texas 78539



Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2014 Standard Manual – Construction and Development Requirements;
Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

SUBDIVISION MAP OF ACME ESTATES SUBDIVISION

A SUBDIVISION OF 7.434 ACRES OUT OF LOT 5,
SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

- THIS SUBDIVISION LIES IN ZONE "X" (SHADED), WHICH IS DESIGNATED AS "AREAS OF 500-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 LEVEES FROM 100-YEAR FLOOD." FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480338 0015 ~~E-MAP REVISED JUNE 4, 2000; REVISED TO REFLECT LCMR MAY 14, 2007.~~
- THE MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE THE TOP OF CURB MEASURED FROM THE CENTER AND AT THE FRONT OF EACH RESIDENTIAL LOT.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS (UNLESS GREATER SETBACK OR EASEMENT APPLIES):
FRONT: 20 FEET
FRONT CUL-DE-SAC: 15 FEET
REAR: 20 FEET
SIDE: 6 FEET
- THIS SUBDIVISION IS REQUIRED TO DETAIN 37,437 C.F. (0.859 AC.-FT.) OF STORM RUNOFF. DETENTION SHALL BE PROVIDED WITHIN THE PROPOSED DETENTION POND.
- BENCHMARK #1: SET MHI DISK APPROXIMATELY 35.75 FEET NORTH OF ROGERS ROAD CENTER LINE AND APPROXIMATELY 1.52 FEET EAST OF THE EAST PROPERTY LINE OF THIS SUBDIVISION.
NORTHING: 16646545.5870, EASTING: 1089503.3860, ELEVATION: 91.657'
BENCHMARK #2: SET MHI DISK APPROXIMATELY 34.80 FEET NORTH OF ROGERS ROAD CENTER LINE AND APPROXIMATELY 39.22 FEET EAST OF THE WEST PROPERTY LINE OF THIS SUBDIVISION.
NORTHING: 16646568.1160, EASTING: 1089352.0550, ELEVATION: 91.702'
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- ONLY ONE RESIDENCE PER LOT.
- LOT OWNERS ARE REQUIRED TO OBTAIN AND COMPLY WITH ALL APPLICABLE PERMITS REQUIRED BY THE CITY OF EDINBURG.
- 5-FOOT SIDEWALK ALONG ALL INTERIOR STREETS IS REQUIRED DURING BUILDING PERMIT STAGE AND PRIOR TO OCCUPANCY.
- No. 4 REBARS SET WITH PLASTIC CAP STAMPED MELDEN & HUNT AT ALL LOT CORNERS IN THIS SUBDIVISION.
- RESIDENTIAL LOTS ARE TO HAVE A 1% SLOPE FROM REAR TO FRONT OF LOTS.
- 5-FOOT SIDEWALKS WITH ADA RAMPS ARE REQUIRED DURING CONSTRUCTION OF THE SUBDIVISION.
- LOT "A" COMMON DETENTION AREA AND ITS PERIMETER FENCE/WALL.

- AS PER RECORDS, CONDITIONS, AND RESTRICTIONS FOR ROGERS, ESTATES SUBDIVISION RECORDS, DEVELOPER/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF EDINBURG, SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT "A" COMMON DETENTION AREA AND ITS PERIMETER FENCE/WALL.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.03'	25.00'	048° 11' 22"	S74° 48' 13"W	20.41'
C2	15.53'	50.00'	017° 47' 31"	N59° 36' 18"E	15.46'
C3	37.70'	50.00'	043° 11' 47"	S89° 54' 03"E	36.81'
C4	23.75'	50.00'	027° 12' 41"	S54° 41' 49"E	23.52'
C5	21.40'	50.00'	024° 31' 19"	S28° 49' 49"E	21.24'
C6	38.40'	50.00'	041° 42' 53"	S4° 17' 17"W	35.60'
C7	28.60'	50.00'	032° 46' 19"	S41° 31' 53"W	28.21'
C8	24.34'	50.00'	027° 53' 11"	S71° 51' 38"W	24.10'
C9	37.95'	50.00'	043° 29' 33"	N72° 26' 59"W	37.05'
C10	15.53'	50.00'	017° 47' 31"	N41° 48' 27"W	15.46'
C11	21.03'	25.00'	048° 11' 22"	S57° 00' 23"E	20.41'
C12	21.03'	25.00'	048° 11' 22"	S74° 48' 13"W	20.41'
C13	15.53'	50.00'	017° 47' 31"	N59° 36' 18"E	15.46'
C14	37.96'	50.00'	043° 30' 03"	S89° 44' 55"E	37.06'
C15	23.97'	50.00'	027° 27' 57"	S54° 15' 55"E	23.74'
C16	21.63'	50.00'	024° 47' 04"	S28° 08' 24"E	21.46'
C17	36.38'	50.00'	041° 39' 58"	S5° 05' 07"W	35.56'
C18	28.41'	50.00'	032° 33' 23"	S42° 11' 48"W	28.03'
C19	24.11'	50.00'	027° 37' 44"	S72° 17' 21"W	23.88'
C20	37.69'	50.00'	043° 11' 34"	N72° 18' 00"W	36.81'
C21	15.53'	50.00'	017° 47' 31"	N41° 48' 27"W	15.46'
C22	21.03'	25.00'	048° 11' 22"	S57° 00' 23"E	20.41'
C23	21.03'	25.00'	048° 11' 22"	N74° 48' 13"E	20.41'
C24	17.21'	50.00'	019° 43' 18"	S60° 34' 12"W	17.13'
C25	36.42'	50.00'	041° 44' 13"	N88° 42' 03"W	35.62'
C26	27.20'	50.00'	031° 10' 11"	N52° 14' 50"W	26.87'
C27	26.06'	50.00'	029° 52' 01"	N21° 43' 45"W	25.77'
C28	50.23'	50.00'	057° 33' 38"	N21° 59' 05"E	48.15'
C29	5.52'	50.00'	006° 19' 24"	N53° 55' 36"E	5.52'
C30	21.03'	25.00'	048° 11' 22"	S32° 59' 37"W	20.41'

Line Table		
Line #	Direction	Length
L1	N 36° 06' 05" W	21.21'
L2	N 36° 06' 05" W	21.21'
L3	N 53° 53' 55" E	21.21'
L4	S 36° 06' 05" E	21.21'
L5	S 53° 53' 55" W	21.21'
L6	S 36° 06' 05" E	21.21'
L7	N 81° 06' 05" W	0.64'
L8	S 53° 53' 55" W	21.21'

- Provide topography, Paving and Grading layout, Erosion Control Layout, Street light layout, and Drainage area layout.
- Provide street stub out going north and East.

METES AND BOUNDS DESCRIPTION:

A tract of land containing 9.066 acres situated in the City of Edinburg, County of Hidalgo, Texas, being a part or portion out of Lot 5, Section 239, Texas-Mexican Railway Subdivision, according to the plat thereof recorded in Volume 1, Page 12, Hidalgo County Map Records, said 9.066 acres being out of a certain tract conveyed to Efrain Agustin and Martha Yesenia Maldonado, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3163137, Hidalgo County Official Records, said 9.066 acres also being more particularly described as follows:

BEGINNING at a Nail set the Southeast corner of said Lot 5, Section 239 for the Southeast corner of this herein described tract;

- THENCE, N 81° 06' 05" W along the South line of said Lot 5, Section 239, a distance of 469.30 feet to a Nail set for the Southwest corner of this tract;
- THENCE, N 08° 53' 55" E at a distance of 20.00 feet pass a No. 4 rebar found on the North line of Rogers Road, continuing a total distance of 841.50 feet to a No. 4 rebar found for the Northwest corner of this tract;
- THENCE, S 81° 06' 05" E a distance of 469.30 feet to a No. 4 rebar set for the Northeast corner of this tract;
- THENCE, S 08° 53' 55" W along the East line of said Lot 5, Section 239, at a distance of 821.50 feet pass the North right-of-way line of Rogers Road, continuing a total distance of 841.50 feet to the POINT OF BEGINNING and containing 9.066 acres, of which 0.215 of one acre lies within the existing right-of-way of Rogers Road, leaving a net of 8.851 acres of land, more or less.
-

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ROGERS ESTATES, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

DATE

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

CITY SECRETARY

DATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____, 20____.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACME ESTATES ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

EFRAIN AGUSTIN & MARTHA YESENIA MALDONADO
5009 N. CYPRESS ST.
PHARR, TEXAS 78577

DATE

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EFRAIN AGUSTIN & MARTHA YESENIA MALDONADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE OF CALIFORNIA
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.

FRED L. KURTH, PROFESSIONAL ENGINEER No. 54151
STATE OF TEXAS
DATE PREPARED: 05-03-2021
ENGINEERING JOB # 21102.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, FRED L. KURTH, A 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, 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEYED: 04-30-2020
T-1097, PG. 22-24
SURVEY JOB # 19250.02- 08

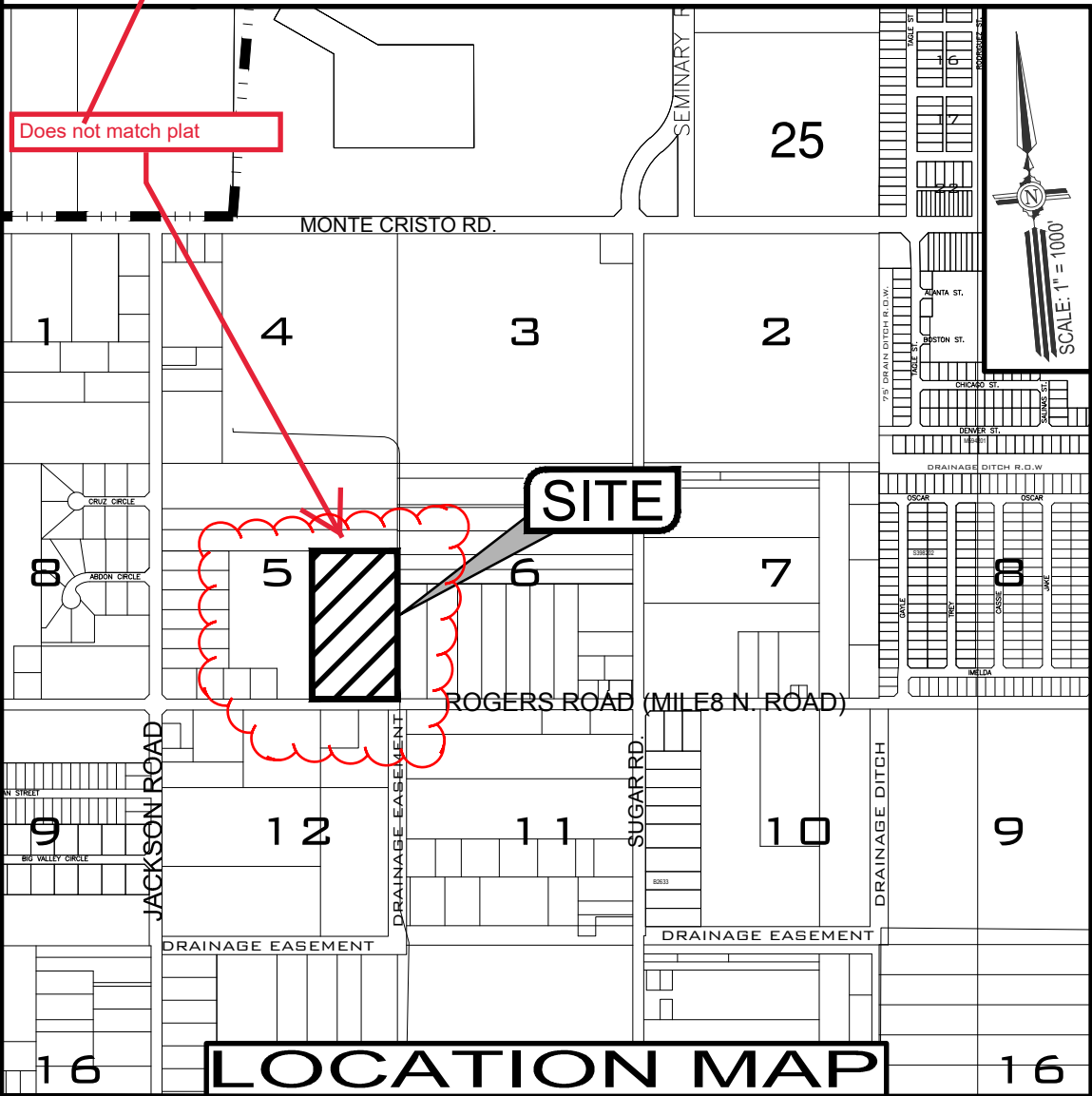
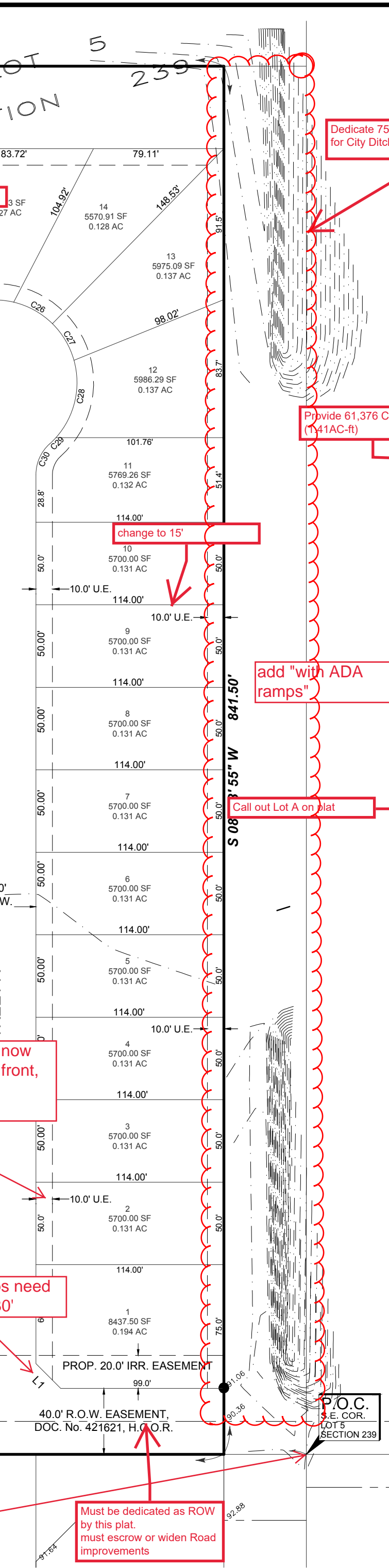


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

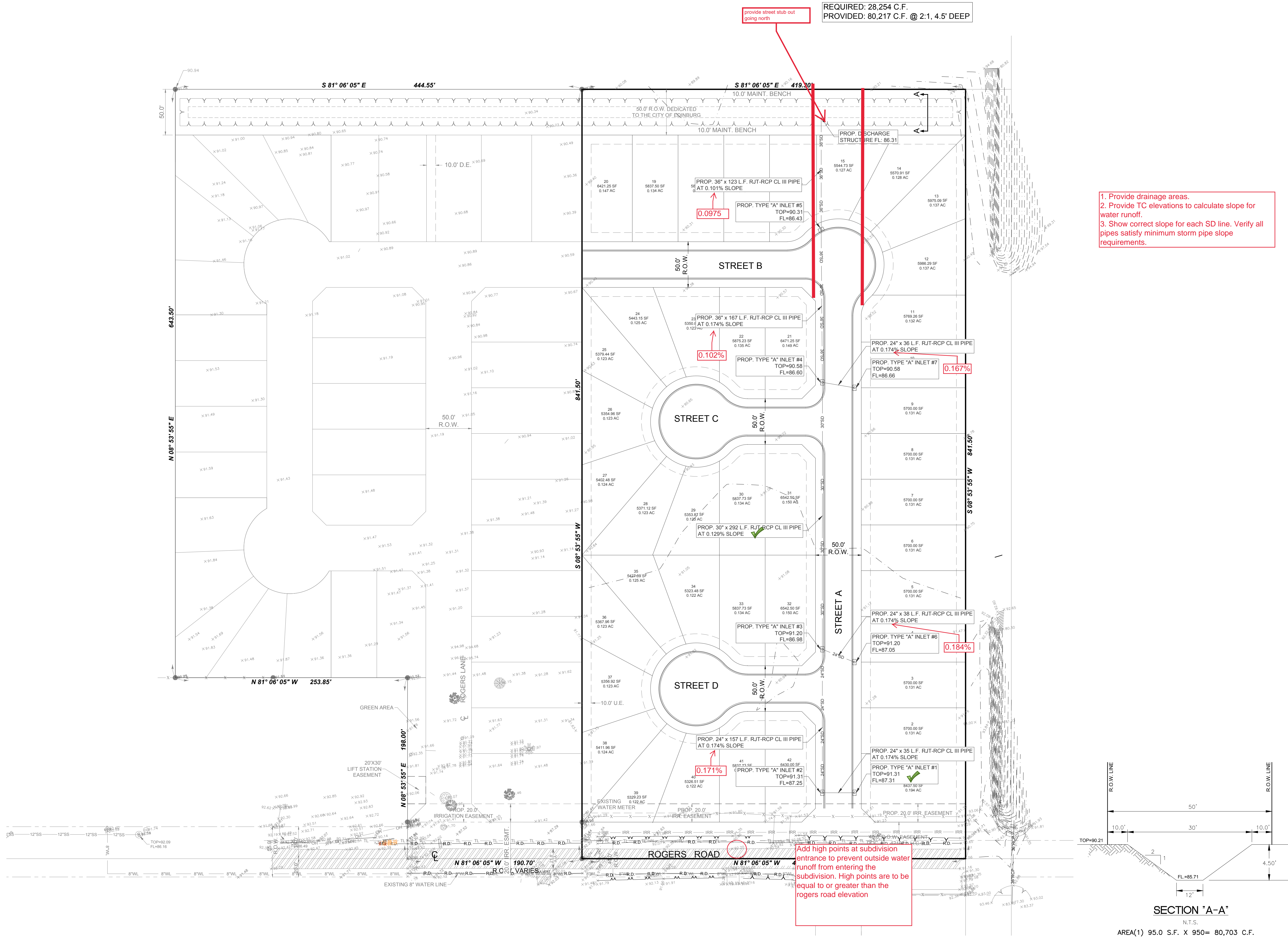


- LEGEND
- FOUND No. 4 REBAR
 - SET NAIL
 - SET MHI DISK
 - AC - OF ONE ACRE
 - DE - DRAINAGE EASEMENT
 - DOC - OF ONE ACRE
 - EL - ELEVATION
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - No. - NUMBER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - PROP. - PROPOSED
 - R.O.W. - RIGHT OF WAY
 - S.E. COR. - SOUTHEAST CORNER
 - SF - SQUARE FEET
 - U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: G.F. DATE 05-03-21
SURVEYED, CHECKED DATE
FINAL CHECK DATE

PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX
OWNER: EFRAIN AGUSTIN & MARTHA YESENIA MALDONADO 5009 N. CYPRESS ST. PHARR, TX 78577 PHONE FAX
ENGINEER: MARIO A. REYNA 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
SURVEYOR: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839



- 1. Provide drainage areas.
- 2. Provide TC elevations to calculate slope for water runoff.
- 3. Show correct slope for each SD line. Verify all pipes satisfy minimum storm pipe slope requirements.

provide street stub out going north

REQUIRED: 28,254 C.F.
PROVIDED: 80,217 C.F. @ 2:1, 4.5' DEEP

0.0975

0.102%

0.167%

0.184%

0.171%

Add high points at subdivision entrance to prevent outside water runoff from entering the subdivision. High points are to be equal to or greater than the rogers road elevation

SECTION "A-A"

N.T.S.

AREA(1) 95.0 S.F. X 950= 80,703 C.F.

ENG. TECH. CESAR

PROJECT ENG. MARIO REYNA

T-BLOCK T. PG.

1. RELEASE DATE: 11/28/2021

2. RELEASE DATE: 11/28/2021

3. RELEASE DATE: 11/28/2021

SCALE: 1" = 50'

REVISION

DATE

BY

21102.00

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ACME SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

DRAINAGE LAYOUT

© Copyright 2021 Melden & Hunt, Inc.
All Rights Reserved

File Name: 21102.00

SHEET 3 OF 3

REVISION

DATE

BY

21102.00

MELDEN & HUNT, INC.

TEXAS REGIST. F-1435

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MEINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenhunt.com



1. Relocate all Sewer system to be within the utility easement and NOT on Right of Way. Verify minimum slope requirements are being met (.335% or higher for an 8\"/>

JOB No.
21102.00

REVISION	DATE	BY
MELDEN & HUNT, INC. TEXAS REGIST. F-1458		
CONSULTANTS • ENGINEERS • SURVEYORS		



PROJECT ENG. MARIO REYNA	SCALE: 1" = 50'
T-BOOK T. PG.	
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERNAL USE
ONLY. IT IS NOT TO BE USED FOR
BIDDING OR PERMIT PURPOSES.

ACME SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

WATER & SEWER LAYOUT



415 W University Dr. • Edinburg, TX 78539 • (956) 388-8211

Trip Generation Worksheet

Subdivision Name: Acme Estates

Project Location: 763 feet east of the intersection of Jackson Road & W. Rogers Road

(select one) ☒ C.O.E ☐ Edinburg ETJ

Applicant: Melden and Hunt, Inc. ☐ Owner ☒ Agent

Address: 115 W. McIntyre St., Edinburg, Texas 78541

Email: mario@meldenandhunt.com Phone: (956) 381-0981

Date: May 17, 2021

Proposed Type of Development

☒ New Development

☐ Re-Development

☐ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					
Single Family	7.434	n/a	42	37	47	468	741	210

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

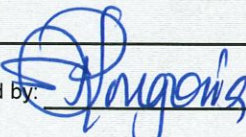
Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips
(if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

<input checked="" type="checkbox"/>	A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
<input type="checkbox"/>	A TIA is not required . The traffic generated by the proposed development does not exceed the threshold requirements.
Comments: _____	
Reviewed by: 	Date: <u>5/20/2021</u>

NOTE: GFA = Gross Floor Area (bldg. size)

TIA = Traffic Impact Analysis

ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition



THE CITY OF **Edinburg** FIRE DEPARTMENT



Preliminary Staff Review

May 14, 2021

Mario A. Reyna
Melden & Hunt Engineering
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: PRELIMINARY REVIEW – ACME SUBDIVISION

Mr. Reyna:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 feet in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant.
4. Fire hydrant shall be every 600 feet for one and two family dwellings as per section 507.5.1 of 2012 IFC.
5. Provide fire hydrant between lot 2 & 3 and another fire hydrant between lot 11 and 12.

Any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code



To: Marion Reyna, P.E. Melden & Hunt
From: Robert Valenzuela, Stormwater Manager
Date: May 25, 2021
Subject: ASCME Estates Subdivision
7.434 Acres

Required Information

The following items are required by TCEQ and the City of Edinburg. Please submit the following at your earliest convinces

1. **SW3P** (Stormwater Pollution Prevention Plan)
2. **NOI** (Notice of Intent, Per TCEQ)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/ multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.

Comments:

- SW3P Plat note has been revised. Please see the note for your reference.
- NOT will need to be submitted before the final walk through.
- Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
- Silt Fence around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com



Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: MELDEN & HUNT, INC.
Attention: Mario Reyna, P.E., Project Engineer
From: Abel Beltran, Planner I
Date: May 18, 2021

Re: LA MARQUESE ESTATES SUBDIVISION – CITY OF EDINBURG - ETJ

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:

Preliminary Review, confirms the process based on the existing zoning and proposed, lots, block length, corner clip, setbacks, streets right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc. Variance on block length is required.

Water Layout Plan:

A North Alamo Water Distribution System for said development shall connect to an existing water line system on Owassa Road and with a fire hydrant at cul-de-sac and that could be used to flush dead end line, to include fire protection connecting and looping to an existing Water line and shall comply with the spacing of proposed hydrant(s).

Sewer Layout Plan:

Development will utilize a OSSF (On-site Sewer Septic Facility) as per the County of Hidalgo permitting, installation, and inspection process.

Paving & Drainage Plan:

Proposed Interior Access shall consist of Minor Street with Street Sections as required by city standards, at north Cul-de-Sac shall continue with 50-ft right-of-way dedication as required. Owassa Road dedication and widening will be required. On drainage system will be collected and with proposed detention pond with an outfall system connecting to a 36-inch drainage system.

Drainage Report:

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval. Detention shall be interior with restricted outfall connection to existing Drain Ditch located on the north side of development.





Planning and Zoning Department

GENERAL REQUIREMENTS FINDINGS:

1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
2. General Plat Notes to indicate; flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 – Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

1. The Fire Marshal's office requires fire hydrant be located on 600-feet (Residential) intervals with blue buttons are placed at center of street and on the lane hydrant is located.
2. Must submit proposed street names prior to the Pre-construction process for approval.

ENGINEERING DEPARTMENT FINDINGS:

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. A proposed designed drainage system based on a designed basin areas exhibit with an approved drainage outfall system.
3. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
4. Additional comments will be addressed at the review of the construction plans.

UTILITIES DEPARTMENT FINDINGS:

1. Water Distribution will be addressed by North Alamo Water Supply Corporation and OSSF Systems will be addressed by County of Hidalgo.

Additional Comments provided:

Cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jaime X. Ayala, Planner II, Rita Guerrero, Urban Planner I, Peter Hermida, E.I.T., Engineer, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Romero, Director of Public Works, Gerardo Carmona, P.E., Director of Utilities, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.





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

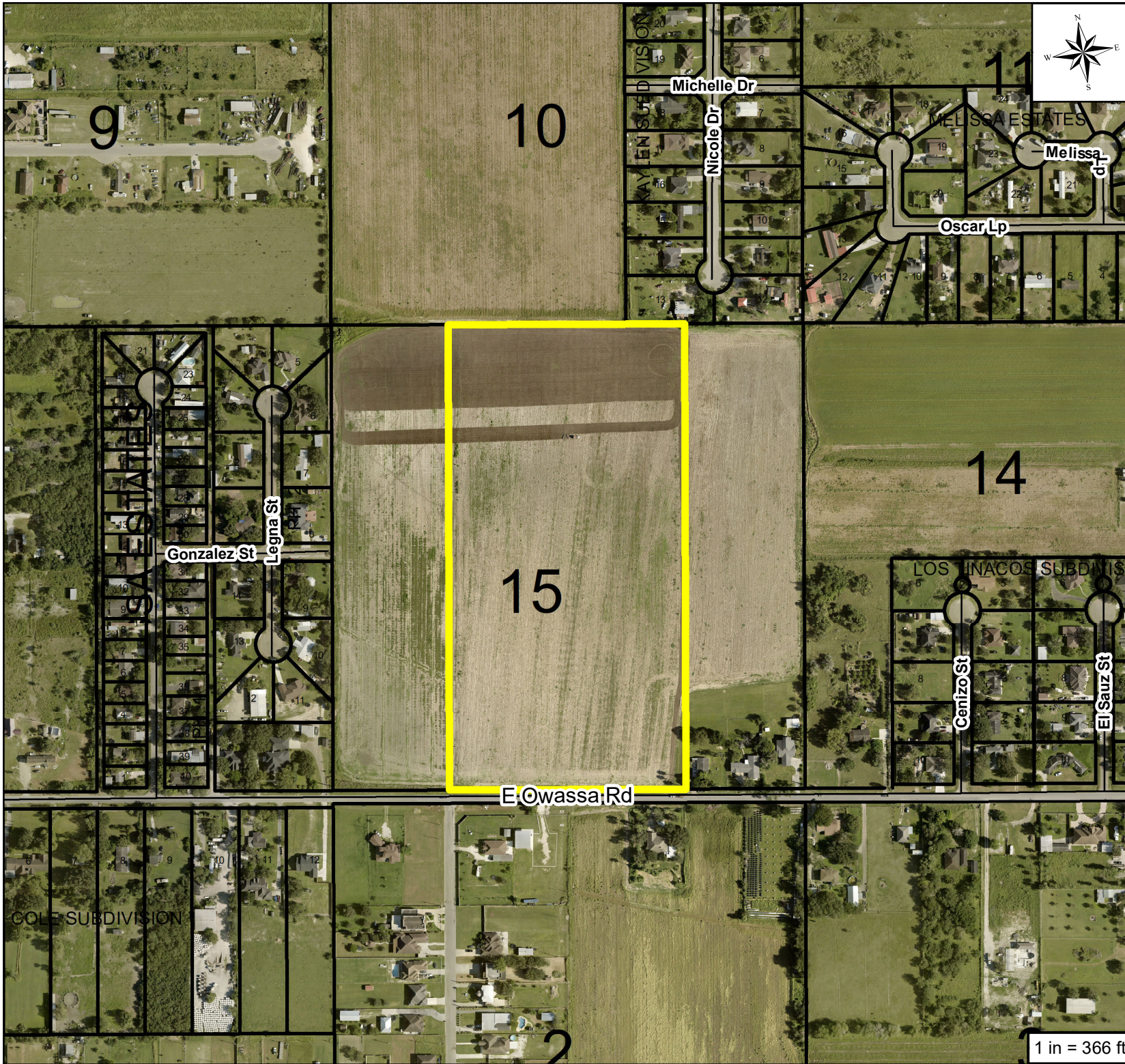
SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):
☒ Preliminary Plat ☐ Final Plat ☐ Amended Plat
☐ Development Plat ☐ Vacating Plat ☐ Minor Plat
☐ Concept Plan ☐ 3 ½ Mile E.T.J. Plat ☐ Re-Plat
2. Exact name of proposed subdivision: La Marquese Subdivision Development
3. Legal Description: 20.0 acres being out of Lot 1, Block 52, Alamo Land and Sugar Company Subdivision, as recorded in Volume 1, pages 24-26, H.C.M.R., Hidalgo County, Texas
4. Zoning: Present: N/A Required: _____
5. Inside city limits? ☐ Yes ☒ No
If outside, is the proposed subdivision within the: (Circle one)
 ☐ Comprehensive Development Area ☒ Rural Development Area
6. Primary consulting firm: Melden & Hunt, Inc.
Email: mario@meldenandhunt.com
Phone: (956) 381-0981 Address: 115 West McIntyre Street, Edinburg, Texas 78541
7. Proposed method of liquid waste disposal:
 ☐ Sanitary Sewer ☒ OSSF – On-Site Sewage Facility
8. Desired land use options:
☒ Single Family ☐ Twin House ☐ Patio Homes ☐ Townhouse
☐ Lot-Line House ☐ Village House ☐ Duplex ☐ Atrium
☐ Multiplex ☐ Multi-Family ☐ Duplex Townhouse ☐ Roof Deck
☐ Mobile Homes ☐ Manufactured Home ☐ Commercial ☐ Industrial
9. Number of lots: 30
Residential: ☒ Commercial: _____ Multi-Family: _____ Industrial: _____
10. Electric power and light company to serve the proposed subdivision (circle one):
☐ AEP (Central Power & Light) ☒ Magic Valley Electric Co-op
11. Irrigation District:
☐ Hidalgo County Irrigation District No. 1 ☐ Santa Cruz Irrigation District No. 15
☒ Hidalgo County Irrigation District No. 2 ☐ Other: _____

RECEIVED

MAY 03 2021

Name: _____



AERIAL MAP



CASE CAPTION:

SUBDIVISION NAME:

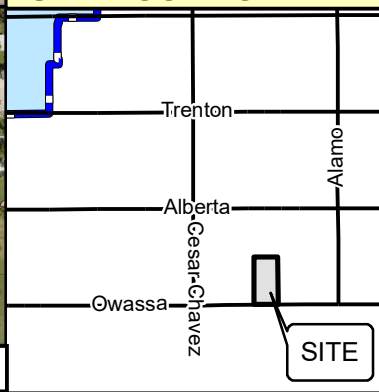
LA MARQUESE SUBDIVISION

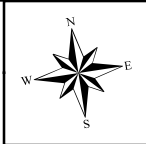
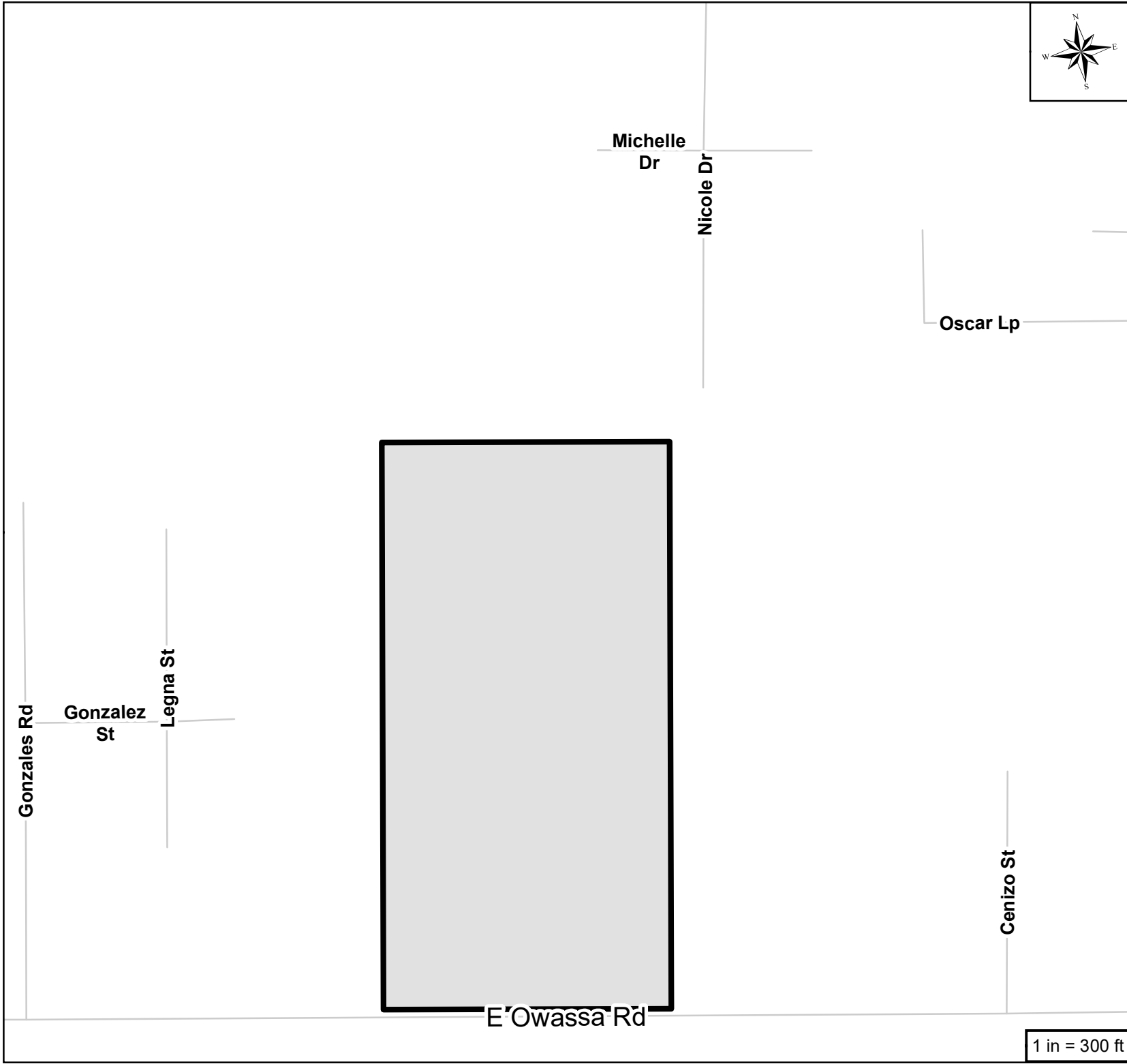
Consider the Preliminary Plat of LA MARQUESE SUBDIVISION, being a 20.00-Acre tract of Land out of Lot 15, Block 52, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 1, Page 24-26, map records of Hidalgo County, Texas: a 30-Lot Single Family Dwelling Subdivision within the City's ETJ, located at approximately 4701 E. Owassa Road between N. Cesar Chavez Road and N. Alamo Road, as requested by Melden & Hunt, Inc.

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





SITE MAP

CASE CAPTION:

SUBDIVISION NAME:

LA MARQUESE SUBDIVISION

Consider the Preliminary Plat of LA MARQUESE SUBDIVISION, being a 20.00-Acre tract of Land out of Lot 15, Block 52, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 1, Page 24-26, map records of Hidalgo County, Texas: a 30-Lot Single Family Dwelling Subdivision within the City's ETJ, located at approximately 4701 E. Owassa Road between N. Cesar Chavez Road and N. Alamo Road, as requested by Melden & Hunt, Inc.

Legend

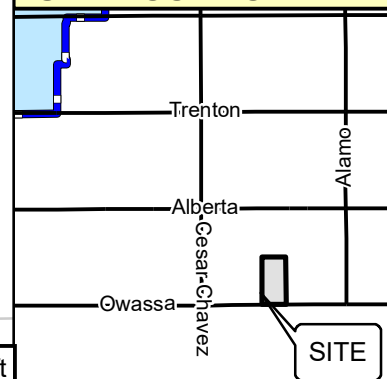


CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP



1 in = 300 ft



**LA MARQUESE ESTATES SUBDIVISION
STAFF REPORT**

DATE: 05/26/2021

Planning & Zoning Meeting – June 8, 2021

APPLICATION:

Preliminary Plat Approval of La Marquese Subdivision, ETJ

APPLICANT:

EDWIN OBST

ENGINEERING FIRM:

Melden & Hunt, Inc., Mario Reyna, P.E., Project Engineer

LEGAL:

A 20.0-acre tract of land being out of a portion of Lot 15, Block 52, Alamo Land & Sugar Company Subdivision, as per the map recorded in Volume 1, Pages 24-26, map records in the office of the County Clerk of Hidalgo County, Texas

LOCATION:

Property is located on the north side of Owassa Road and east of Cesar Chavez Road.

CURRENT USE OF PROPERTY:

Vacant

EXISTING ZONING & LAND USE:

Agriculture

SURROUNDING LAND USE:

Agricultural, and Residential Use

ACCESS AND CIRCULATION:

This property has access to Owassa Road

PUBLIC SERVICES:

Water Distribution System is North Alamo Water Distribution and Sanitary Sewer Collection System.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat subject to the conditions and requirements as noted.

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

STAFF REPORT
LA MARQUESE SUBDIVISION
PAGE 2

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218. A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff Comments



ENGINEERING DEPARTMENT

Preliminary Staff Review

May 27, 2021

Mario Reyna, P.E

Melden & Hunt Inc.
115 W. McIntyre
Edinburg, TX 78539
(956) 381-0981

RE: LA MARQUES ESTATES – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the preliminary phase submittal comments for La Marques Estates Subdivision. Plat shall be Preliminarily Approved until all Comments have been addressed.

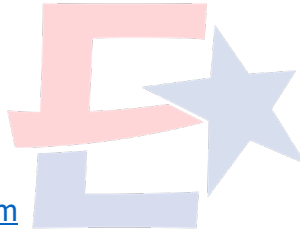
Any questions feel free to contact us.

Thanks,

Peter Hermida E.I.T.

Email: pthermida@cityofedinburg.com

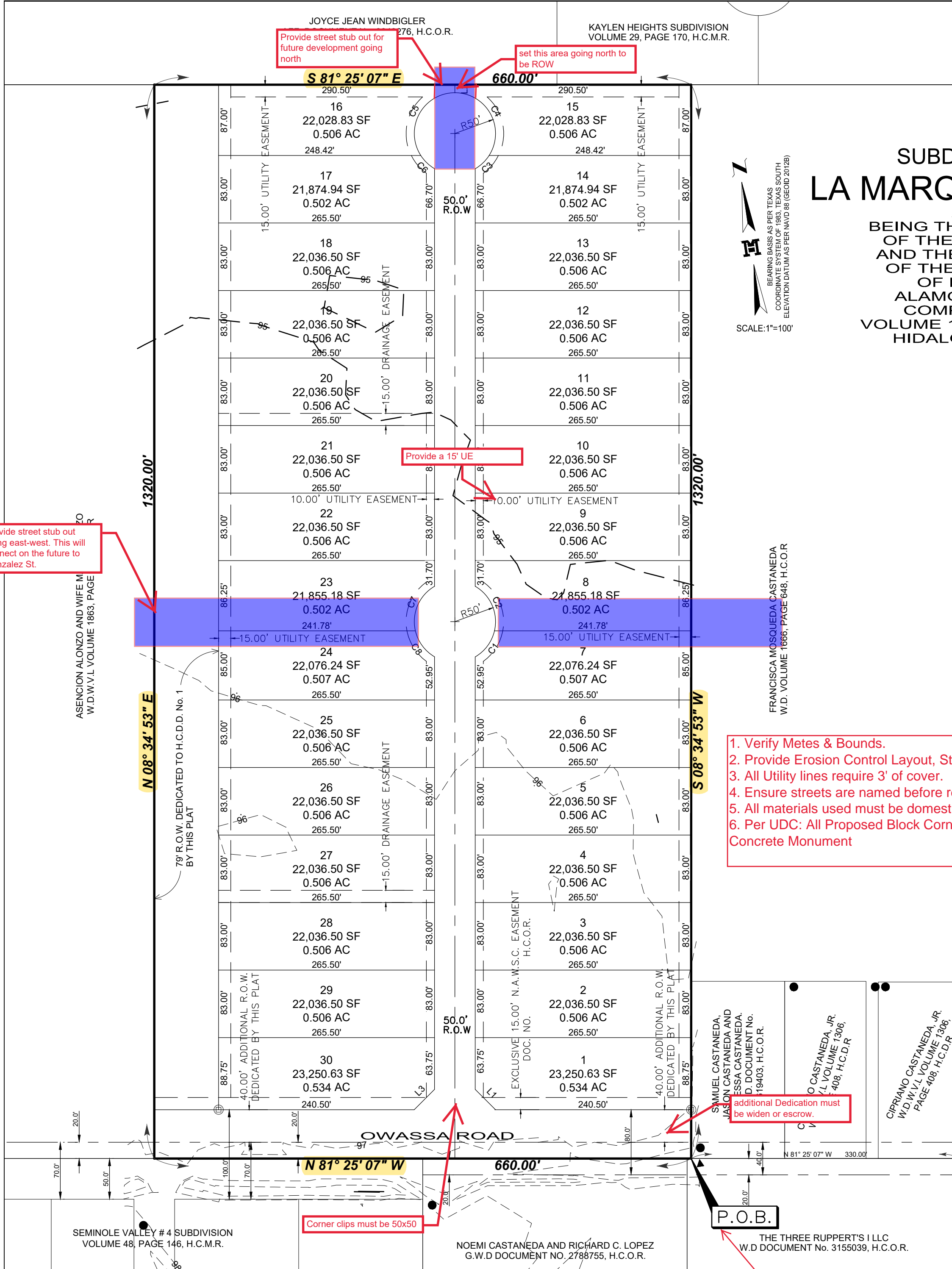
415 W. University Drive
Edinburg, Texas 78539



Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



**SUBDIVISION MAP OF
LA MARQUESE ESTATES**
20.00 ACRES
BEING THE EAST 10,000 ACRES
OF THE WEST 20,000 ACRES
AND THE WEST 10,000 ACRES
OF THE EAST 20,000 ACRES
OF LOT 15, BLOCK 52
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOLUME 1, PAGES 24-26 H.C.M.R.
HIDALGO COUNTY, TEXAS

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - FOUND COTTON PICKER SPINDLE
 - FOUND PIPE
 - MHI MONUMENT SET IN CONCRETE

1. Verify Metes & Bounds.
2. Provide Erosion Control Layout, Street light layout.
3. All Utility lines require 3' of cover.
4. Ensure streets are named before recording process.
5. All materials used must be domestic.
6. Per UDC: All Proposed Block Corners Require a Concrete Monument

- GENERAL PLAT NOTES & RESTRICTIONS:
1. FLOOD ZONE STATEMENT: ZONE "B" ZONE "C" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 2. COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982
 3. SETBACKS:
FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CUL-A-SAC: 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 83 [GEOID 2003]:
BENCH MARK No. 1- MHI DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION, N:16612757.11, E: 1109227.540, ELEVATION: 96.85;
BENCH MARK No. 2- MHI DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF LOT 30 OF THIS SUBDIVISION, N:16612828.500, E: 1108681.640, ELEVATION: 96.85.
 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 80,290 CUBIC-FEET (1.843 ACRE-FEET) OF STORM WATER RUNOFF.
 7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE OBTAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
 8. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NORTH SIDE OF OWASSA ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
 9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 10. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 11. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
 12. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 13. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 14. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 15. NO ACCESS SHALL BE PERMITTED FROM TOWER ROAD ONTO LOTS 1 & 30.
 16. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO APPLYING A LOT.
 17. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 18. EDWIN OBST, THE OWNER & SUBDIVIDER OF LA MARQUESE ESTATES, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 19. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 20,000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 15, BLOCK 52, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 20,000 ACRES OUT OF A CERTAIN TRACT CONVEYED TO EDWIN OBST BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1015, PAGE 471, HIDALGO COUNTY OFFICIAL RECORDS, SAID 20,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15;

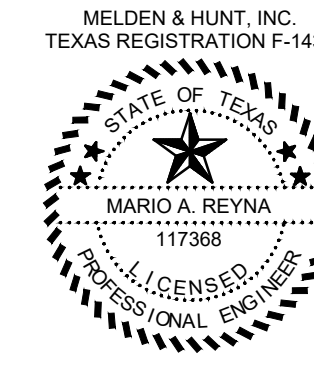
THENCE, **N 81° 25' 07" W** ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOUND; FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, **N 81° 26' 11" W** ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, **N 08° 33' 49" E** AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, **S 81° 26' 11" E** A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, **S 08° 33' 49" W** AT A DISTANCE OF 1,300 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,000 ACRES, OF WHICH 0.303 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY LINE OF OWASSA ROAD, LEAVING A NET OF 19.697 ACRES OF LAND, MORE OR LESS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 1-27-21
JOB NO. 21100.00

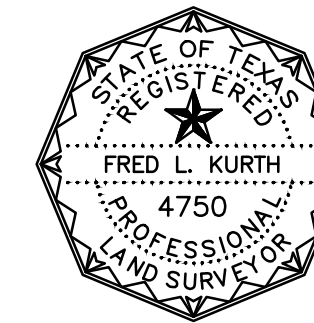


**STATE OF TEXAS
COUNTY OF HIDALGO**

I, FRED L. KURTH, A 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS ____ DAY OF ____, 20__.

FRED L. KURTH, R.P.L.S. No. 4750
STATE OF TEXAS
DATE SURVEYED: 3-19-2021
T-1101, PG. 74
SURVEY JOB # 20405.08



"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS LA MARQUESE ESTATES, CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE ____ DAY OF ____, 2021.

CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
DATED THIS ____ DAY OF ____, 2021.

PRESIDENT
ATTEST: SECRETARY

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

**STATE OF TEXAS
COUNTY OF HIDALGO**
APPROVED BY DRAINAGE DISTRICT:
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 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, EDWIN OBST, AS OWNER OF THE ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA MARQUESE ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

EDWIN OBST DATE:

901 OWASSA ROAD
ALAMO, TEXAS 78516-6844

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EDWIN OBST, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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:

CITY SECRETARY DATE:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL 15' EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF ____, 2021.

EDWIN OBST (GRANTOR'S SIGNATURE)
901 OWASSA ROAD
ALAMO, TEXAS 78516-6844

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDWIN OBST, 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 ____ DAY OF ____, 20__.

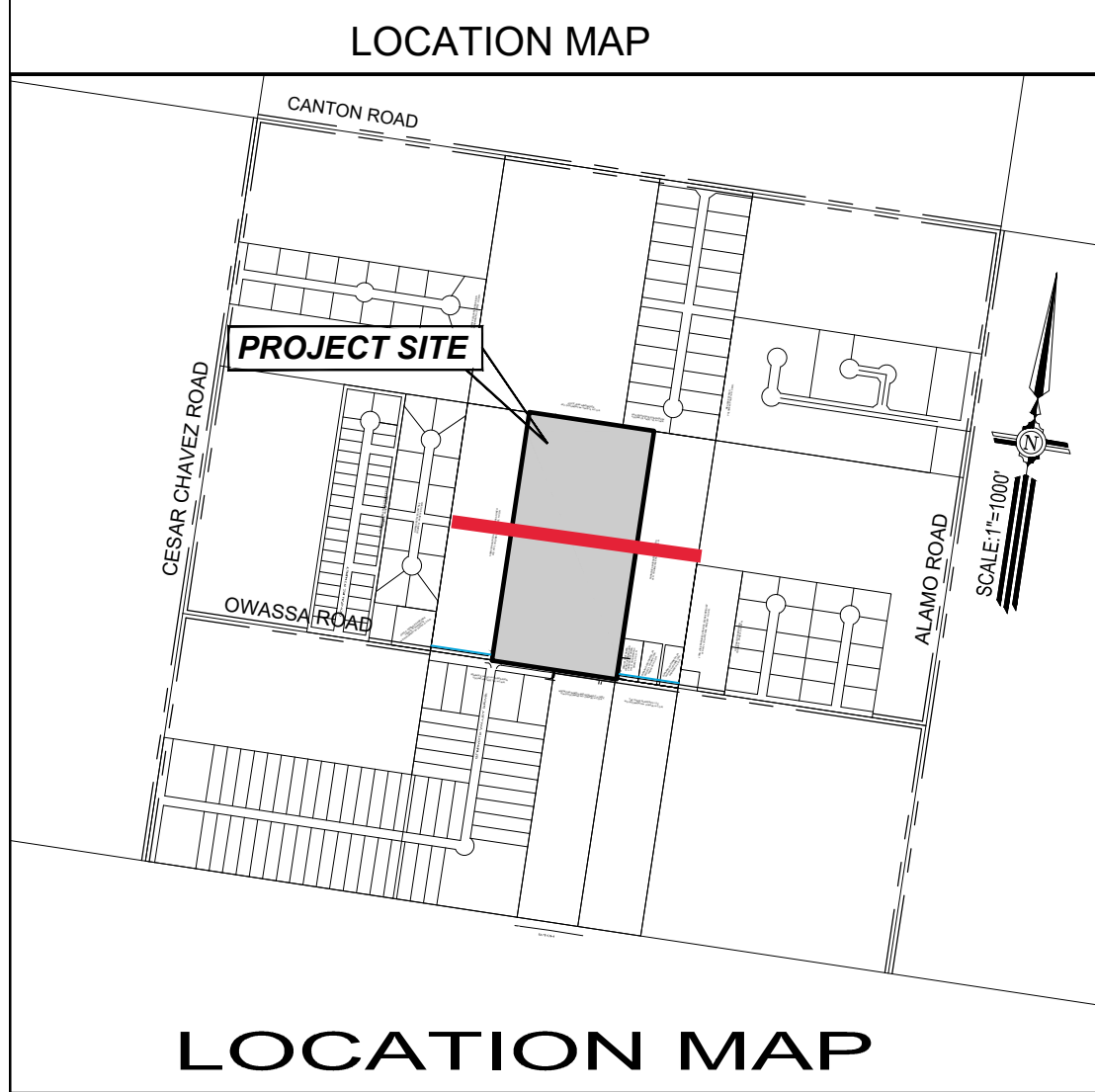
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: ____ AT ____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____ DEPUTY



Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	
C1	41.01'	50.00'	046° 59' 50"	N45° 04' 58"E	39.87'	21.74'	
C2	63.71'	50.00'	073° 00' 10"	N14° 55' 02"W	59.48'	37.00'	
C3	23.84'	50.00'	027° 18' 59"	N54° 55' 24"E	23.61'	12.15'	
C4	107.06'	50.00'	122° 41' 01"	N20° 04' 36"W	87.75'	91.49'	
C5	107.06'	50.00'	122° 41' 01"	S37° 14' 22"W	87.75'	91.49'	
C6	23.84'	50.00'	027° 18' 59"	S37° 04' 38"E	23.61'	12.15'	
C7	63.71'	50.00'	073° 00' 10"	S32° 04' 48"W	59.48'	37.00'	
C8	41.01'	50.00'	046° 59' 50"	S27° 55' 12"E	39.87'	21.74'	

Lot Line Table		
Line #	Length	Direction
L1	35.36'	N36° 25' 07"W
L2	10.00'	N08° 34' 53"E
L3	35.36'	S53° 34' 53"W

DRAWN BY: Circ DATE: 04-28-21
SURVEYED, CHECKED, DATE: _____
FINAL CHECK DATE: _____

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

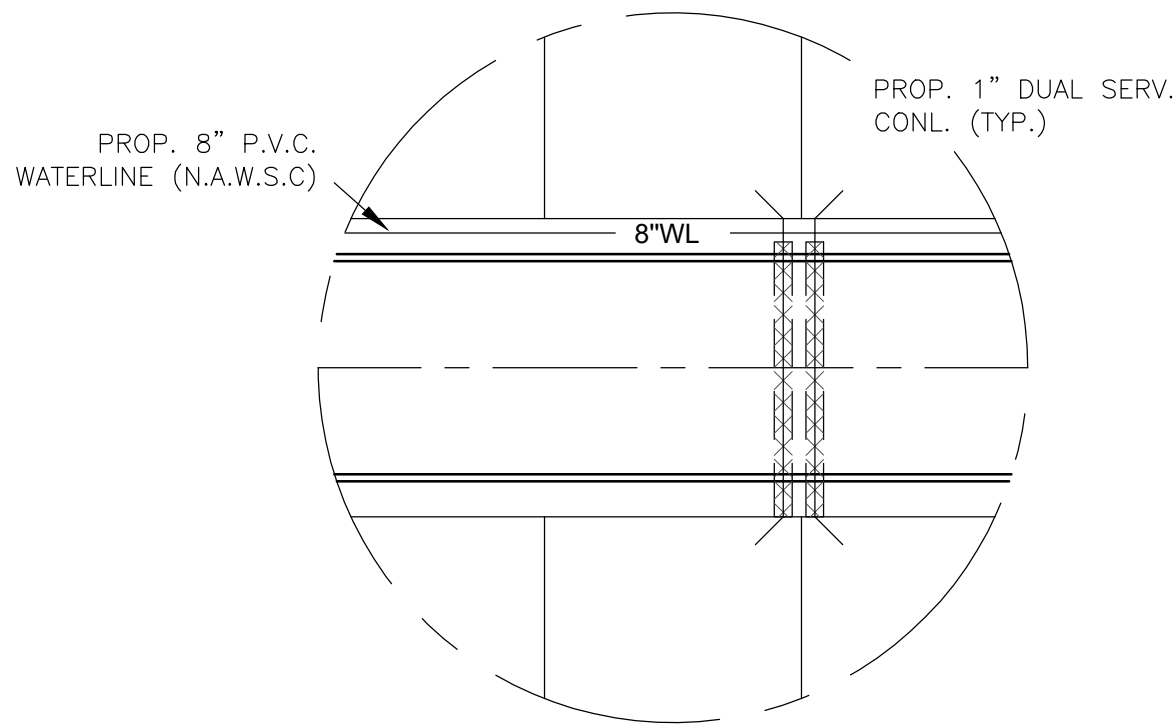
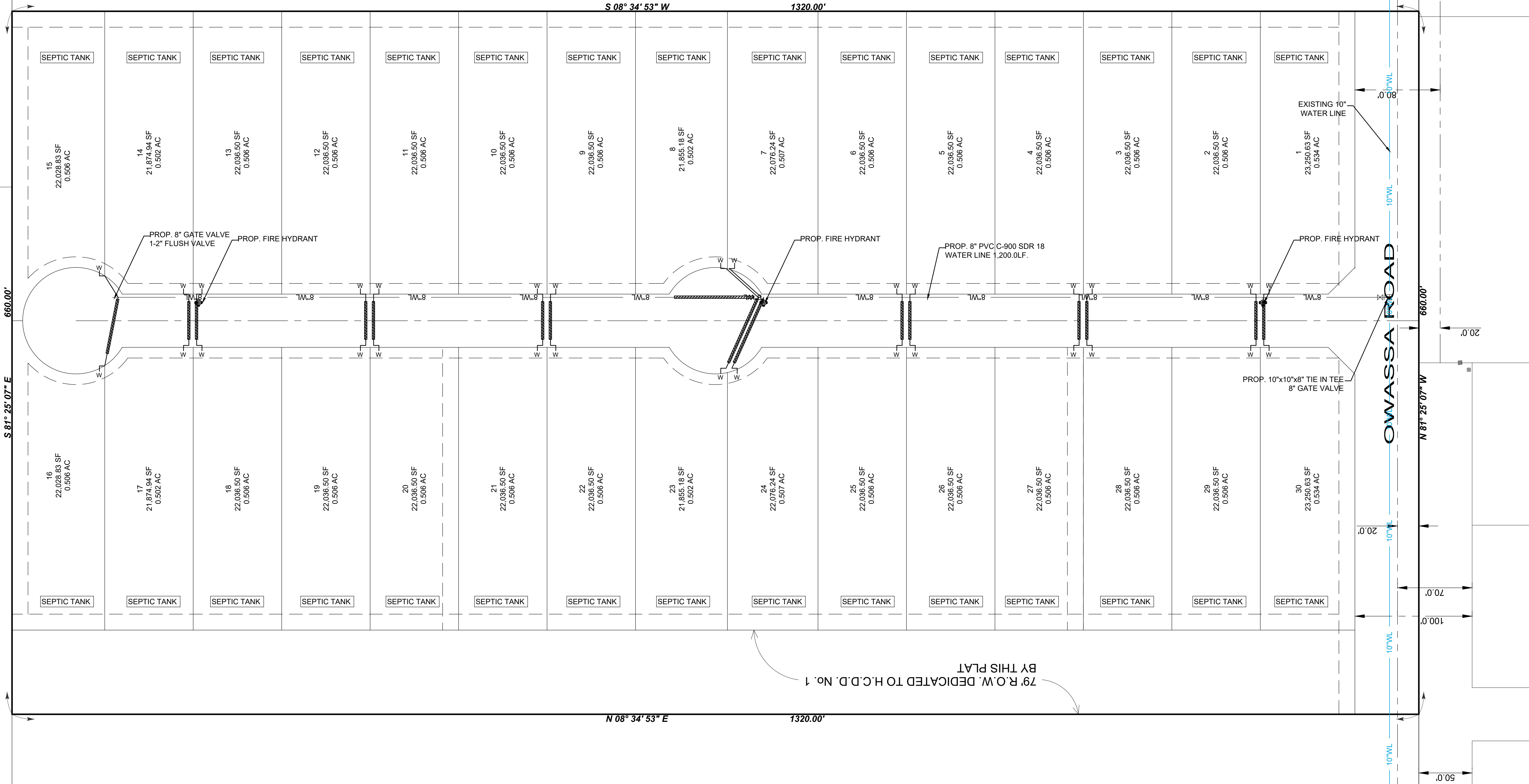
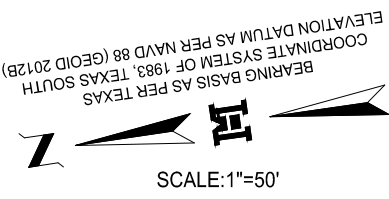
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA MARQUESE ESTATES, IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED AT THE NORTHEAST INTERSECTION WITH TOWER ROAD AND WISCONSIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), LA MARQUESE ESTATES LIES APPROXIMATELY 1.25 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 2. MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.002.
THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

INDEX TO SHEET OF LA MARQUESE ESTATES

- SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADINGS; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP OF LOT, STREETS, AND EASEMENT LAYOUT; SURVEYORS' CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; REVISION NOTES; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE; ALAMO PLANNING & ZONING; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS;
- SHEET 3: DRAINAGE & STREETS; MAP OF TOPOGRAPHY; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EDWIN OBST	901 OWASSA ROAD	ALAMO, TX 78516	PHONE	FAX
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

1. Density testing will be required on water line



WATER SERVICE
CONNECTION CROSSING AT WATERLINES

N.T.S.

LEGEND

- W 1" 2" 4" 2" DOUBLE WATER SERV. CONN. ACROSS
W 1" 2" 4" 2" W/ 4" P.V.C. CASING
W 1" 2" 4" 2" 1" SINGLE WATER SERV. CONN. ACROSS
W/ 2" P.V.C. CASING
- W WATER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A (W).
- ⊙ PROP. FIRE HYDRANT
- ⊕ PROP. GATE VALVE
- ⊕ PROP. TEE

JOB No.
21100.01

BY
MELDEN & HUNT INC.

DATE
11/15/2021

REVISION
1. RELEASE DATE: 11/15/2021

CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH. CIRO
PROJECT ENG. MARIO REYNA
T-BOOK: 1014, PG. 66

1. RELEASE DATE: 11/15/2021

2. RELEASE DATE: 11/15/2021

3. RELEASE DATE: 11/15/2021

SCALE: HOR: 1" = 50'

VER: 1" = 5'

THIS DOCUMENT IS RELEASED
FOR REVIEW UNDER THE AUTHORITY OF
MARIO A. REYNA, P.E. 117368
TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

LA MARQUESE ESTATES

EDINBURG, TEXAS

PROPOSED WATER LINE
IMPROVEMENTS

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All Rights Reserved.
File Name: MARQUESE

SHEET 2 OF 3

<p>LA MARQUESE ESTATES</p> <p>EDINBURG, TEXAS</p>		<p>PROPOSED STORM & STREET IMPROVEMENTS</p>	
<p>THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117988 FOR THE PURPOSES OF REVIEW TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.</p>		<p>ENG. TECH. CIRO</p> <p>PROJECT ENG. MARIO REYNA</p> <p>T-BOOK: 1014, PG. 86</p> <p>1. RELEASE DATE:</p> <p>2. RELEASE DATE:</p> <p>3. RELEASE DATE:</p> <p>SCALE: HOR: 1" = 50' VER: 1" = 5'</p>	
<p>LA MARQUESE ESTATES</p> <p>EDINBURG, TEXAS</p>		<p>PROPOSED STORM & STREET IMPROVEMENTS</p>	
<p>THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117988 FOR THE PURPOSES OF REVIEW TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.</p>		<p>ENG. TECH. CIRO</p> <p>PROJECT ENG. MARIO REYNA</p> <p>T-BOOK: 1014, PG. 86</p> <p>1. RELEASE DATE:</p> <p>2. RELEASE DATE:</p> <p>3. RELEASE DATE:</p> <p>SCALE: HOR: 1" = 50' VER: 1" = 5'</p>	



415 W University Dr. • Edinburg, TX 78539 • (956) 388-8211

Trip Generation Worksheet

Subdivision Name: La Marquese Subdivision

Project Location: 1,656 ft. east of the intersection of South Cesar Chavez Road and East Owassa Road

(select one) ☐ C.O.E ☒ Edinburg ETJ

Applicant: Melden and Hunt, Inc. ☐ Owner ☒ Agent

Address: 115 W. McIntyre St., Edinburg, Texas 78541

Email: mario@meldenandhunt.com Phone: (956) 381-0981

Date: May 03, 2021

Proposed Type of Development

☒ New Development

☐ Re-Development

☐ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					
Single Family Res.	19.697	20.00	30	27	34	343	517	210

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips

(if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

<input type="checkbox"/>	A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
<input checked="" type="checkbox"/>	A TIA is not required . The traffic generated by the proposed development does not exceed the threshold requirements.
Comments: <u>Please provide stub-out streets as shown on the attached exhibit</u>	
Reviewed by <u>[Signature]</u>	Date: <u>5/20/2021</u>

NOTE: GFA = Gross Floor Area (bldg. size)

TIA = Traffic Impact Analysis

ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition



Preliminary Staff Review

May 14, 2021

Mario A. Reyna
Melden & Hunt Engineering
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: PRELIMINARY REVIEW – LA MARQUESE ESTATES

Mr. Reyna:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. Provide street names to the City of Edinburg Engineering department for approval.
2. Fire lane 15 feet in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant.
4. Fire hydrant shall be every 600 feet for one and two family dwellings as per section 507.5.1 of 2012 IFC.
5. Relocate fire hydrant from lot 7 to between lot 6 & 7.
6. All street should be 32 feet B-B paving section according to table 8.204 of Edinburg Unified Development Code.
7. The block length is 1320 feet. UDC Section 7.404 block length shall not be over 800 feet.

Any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code



To: Marion Reyna, P.E. Melden & Hunt
From: Robert Valenzuela, Stormwater Manager
Date: May 25, 2021
Subject: La Marquese Estates

20.00 Acres

Required Information

The following items are required by TCEQ and the City of Edinburg. Please submit the following at your earliest convinces

1. **SW3P** (Stormwater Pollution Prevention Plan)
2. **NOI** (Notice of Intent, Per TCEQ)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/ multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.

Comments:

- SW3P Plat note has been revised. Please see the note for your reference.
- NOT will need to be submitted before the final walk through.
- Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
- Silt Fence around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com



Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: MELDEN & HUNT, INC.
Attention: Mario Reyna, P.E., Project Engineer
From: Abel Beltran, Planner I
Date: May 18, 2021

Re: MONARCO ESTATES SUBDIVISION – CITY OF EDINBURG - ETJ

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:

Preliminary Review, confirm the process based on the existing zoning and proposed, lots, block length, corner clip, setbacks, streets right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc. Plat does not comply with 800 ft. maximum block length. Plat to be revised to comply with UDC.

Water Layout Plan:

A North Alamo Water Distribution System for said development shall connect to an existing water line system on Owassa Road and lopping system onto development to the east existing water lines and shall comply with the spacing of proposed hydrant(s).

Sewer Layout Plan:

Development will be connecting to an existing sewer system located within El Charro Subdivision #2 a North Alamo Sanitary Sewer System.

Paving & Drainage Plan:

Proposed Interior Access shall consist of Minor Street with Street Sections as required by city standards, at north Cul-de-Sac shall continue with 50-ft right-of-way dedication as required. Owassa Road dedication and widening will be required. On drainage system will be collected and with proposed detention pond with an outfall system connecting to a 36-inch drainage system.

Drainage Report:

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval. Detention shall be interior with restricted outfall connection to existing Drain Ditch located on the north side of development.





Planning and Zoning Department

GENERAL REQUIREMENTS FINDINGS:

1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
2. General Plat Notes to indicate; flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 – Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

1. The Fire Marshal's office requires fire hydrant be located on 600-feet (Residential) intervals with blue buttons are placed at center of street and on the lane hydrant is located.
2. Must submit proposed street names prior to the Pre-construction process for approval.

ENGINEERING DEPARTMENT FINDINGS:

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. A proposed designed drainage system based on a designed basin areas exhibit with an approved drainage outfall system.
3. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
4. Additional comments will be addressed at the review of the construction plans.

UTILITIES DEPARTMENT FINDINGS:

1. Water Distribution and Sanitary Sewer System will be addressed by North Alamo Water Supply Corporation.

Additional Comments provided:

cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jaime X. Ayala, Planner II, Rita Guerrero, Urban Planner I, Peter Hermida, E.I.T., Engineer, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Romero, Director of Public Works, Gerardo Carmona, P.E., Director of Utilities, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.





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

SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):

- | | | |
|--|--|---------------------------------------|
| <input checked="" type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Amended Plat |
| <input type="checkbox"/> Development Plat | <input type="checkbox"/> Vacating Plat | <input type="checkbox"/> Minor Plat |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> 3 ½ Mile E.T.J. Plat | <input type="checkbox"/> Re-Plat |

2. Exact name of proposed subdivision: MONARCO ESTATES SUBDIVISION

3. Legal Description: Being a 37.576 acres being a part or portion o/o Lot 16, Alamo Land & Sugar Company
Volume 1, Pages 24-26 Hidalgo County Map Records

4. Zoning: Present: N/A Required: N/A

5. Inside city limits? ☐ Yes ☒ No

If outside, is the proposed subdivision within the: (Circle one)

☒ Comprehensive Development Area ☐ Rural Development Area

6. Primary consulting firm: Melden and Hunt, Inc.

Email: mario@meldenandhunt.com

Phone: (956) 381-0981 Address: 115 W. McIntyre Street, Edinburg, Texas 78541

7. Proposed method of liquid waste disposal:

☒ Sanitary Sewer ☐ OSSF – On-Site Sewage Facility

8. Desired land use options:

- | | | | |
|---|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Twin House | <input type="checkbox"/> Patio Homes | <input type="checkbox"/> Townhouse |
| <input type="checkbox"/> Lot-Line House | <input type="checkbox"/> Village House | <input type="checkbox"/> Duplex | <input type="checkbox"/> Atrium |
| <input type="checkbox"/> Multiplex | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Duplex Townhouse | <input type="checkbox"/> Roof Deck |
| <input type="checkbox"/> Mobile Homes | <input type="checkbox"/> Manufactured Home | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |

9. Number of lots: 158

Residential: X Commercial: _____ Multi-Family: _____ Industrial: _____

10. Electric power and light company to serve the proposed subdivision (circle one):

☐ AEP (Central Power & Light) ☒ Magic Valley Electric Co-op

11. Irrigation District:

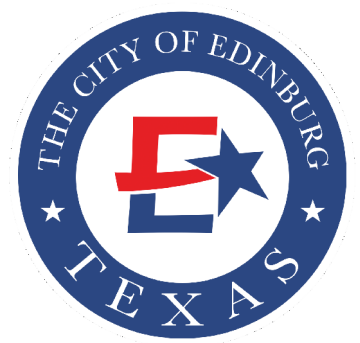
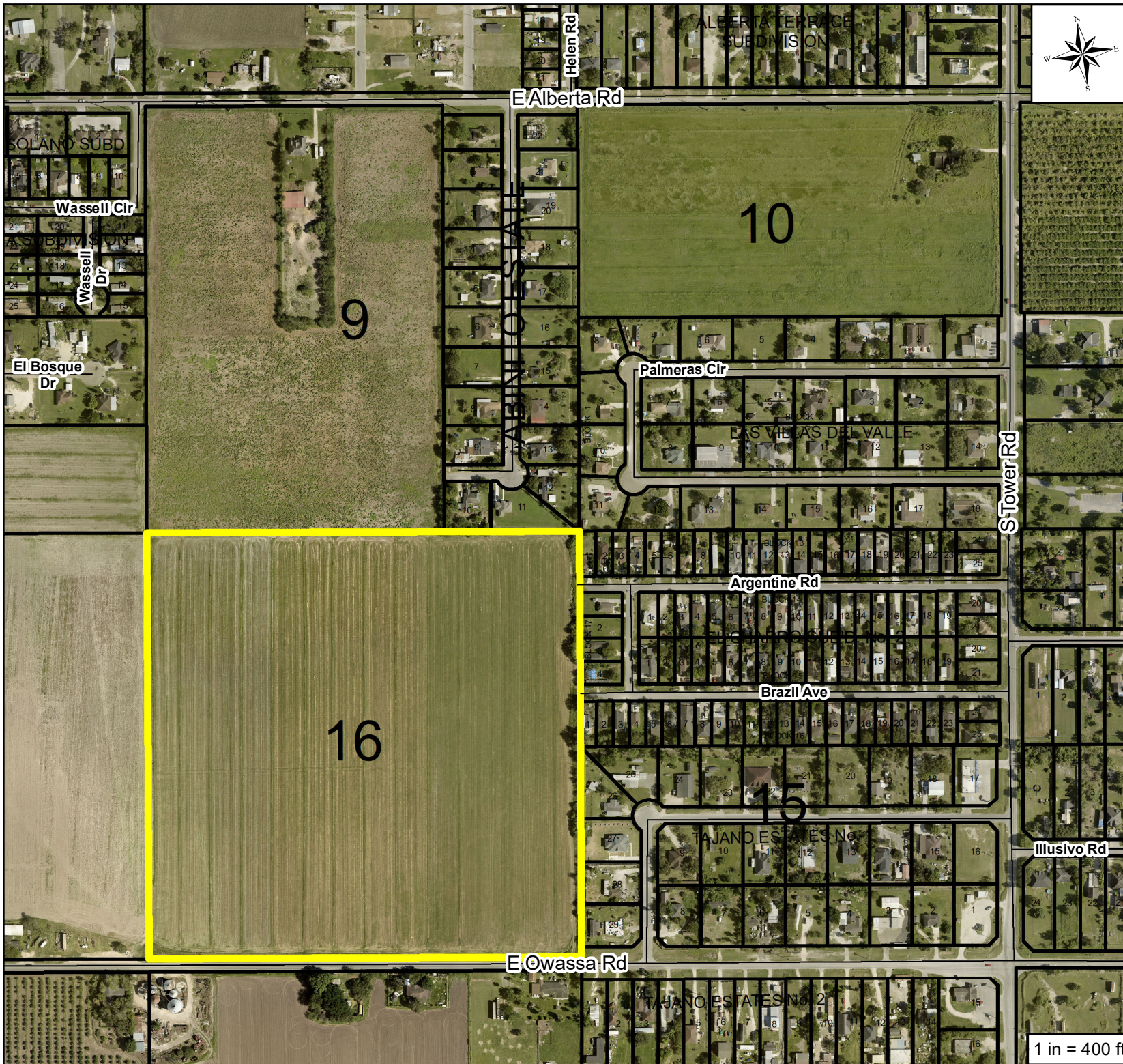
☐ Hidalgo County Irrigation District No. 1 ☐ Santa Cruz Irrigation District No. 15

☒ Hidalgo County Irrigation District No. 2 ☐ Other: _____

RECEIVED

MAY 03 2021

Name: _____





AERIAL MAP

CASE CAPTION:

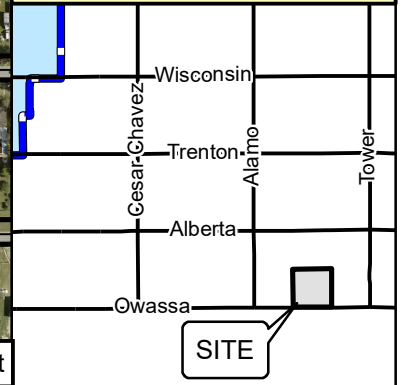
SUBDIVISION NAME: MONARCO ESTATES SUBDIVISION

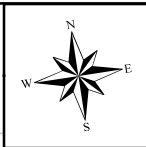
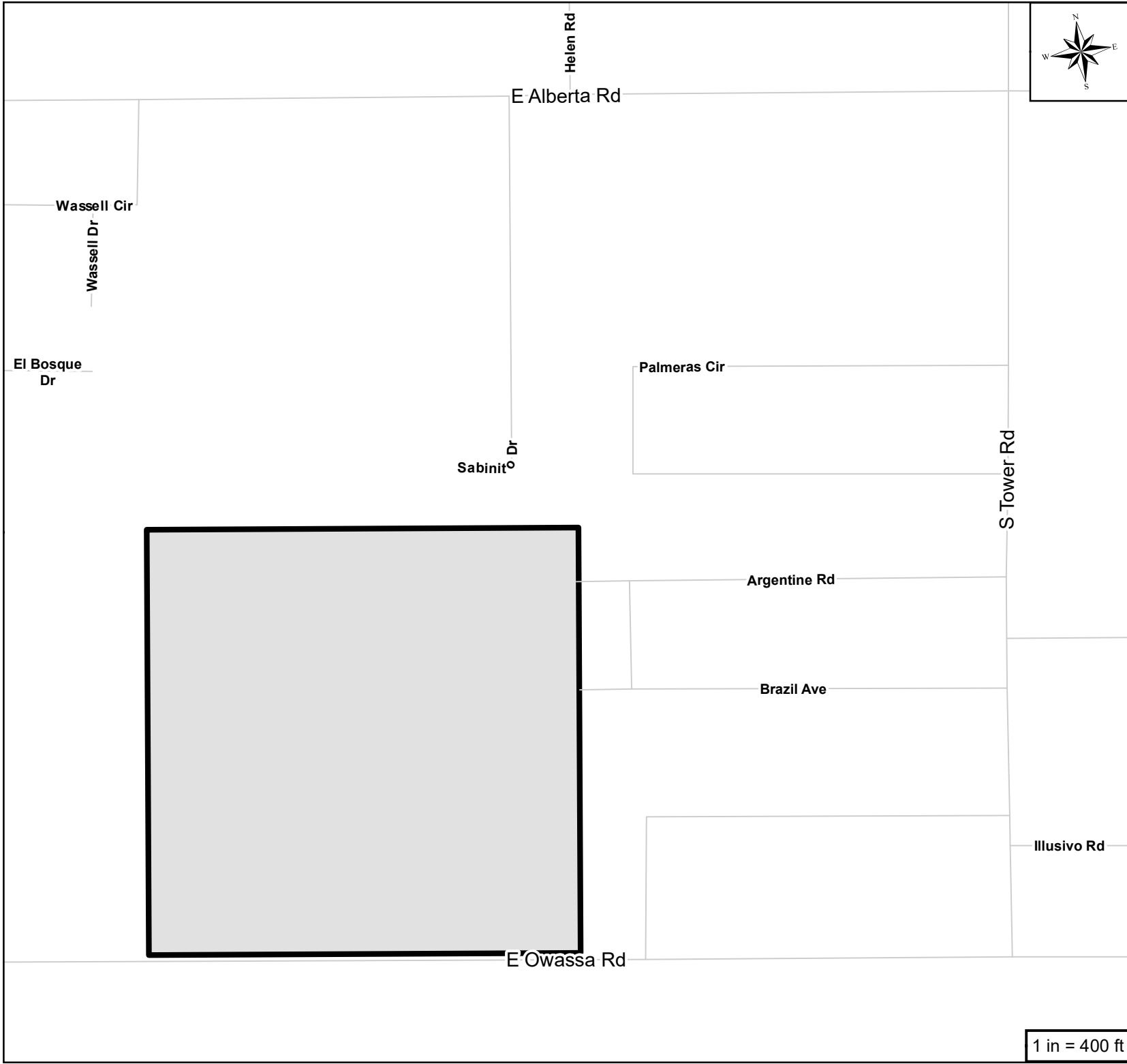
Consider the Preliminary Plat of MONARCO ESTATES SUBDIVISION, being a 37.58- Acre tract of Land out of Lot 16, Block 53, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 1, Page 24-26, map records of Hidalgo County, Texas: a 158-Lot Single Family Dwelling Subdivision within the City's ETJ, located at approximately 5800 E. Owassa Road between N. Alamo Road and N. Tower Road, as requested by Melden & Hunt, Inc.

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





SITE MAP



CASE CAPTION:

SUBDIVISION NAME:

**MONARCO ESTATES
SUBDIVISION**

Consider the Preliminary Plat of MONARCO ESTATES SUBDIVISION, being a 37.58- Acre tract of Land out of Lot 16, Block 53, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 1, Page 24-26, map records of Hidalgo County, Texas: a 158-Lot Single Family Dwelling Subdivision within the City's ETJ, located at approximately 5800 E. Owassa Road between N. Alamo Road and N. Tower Road, as requested by Melden & Hunt, Inc.

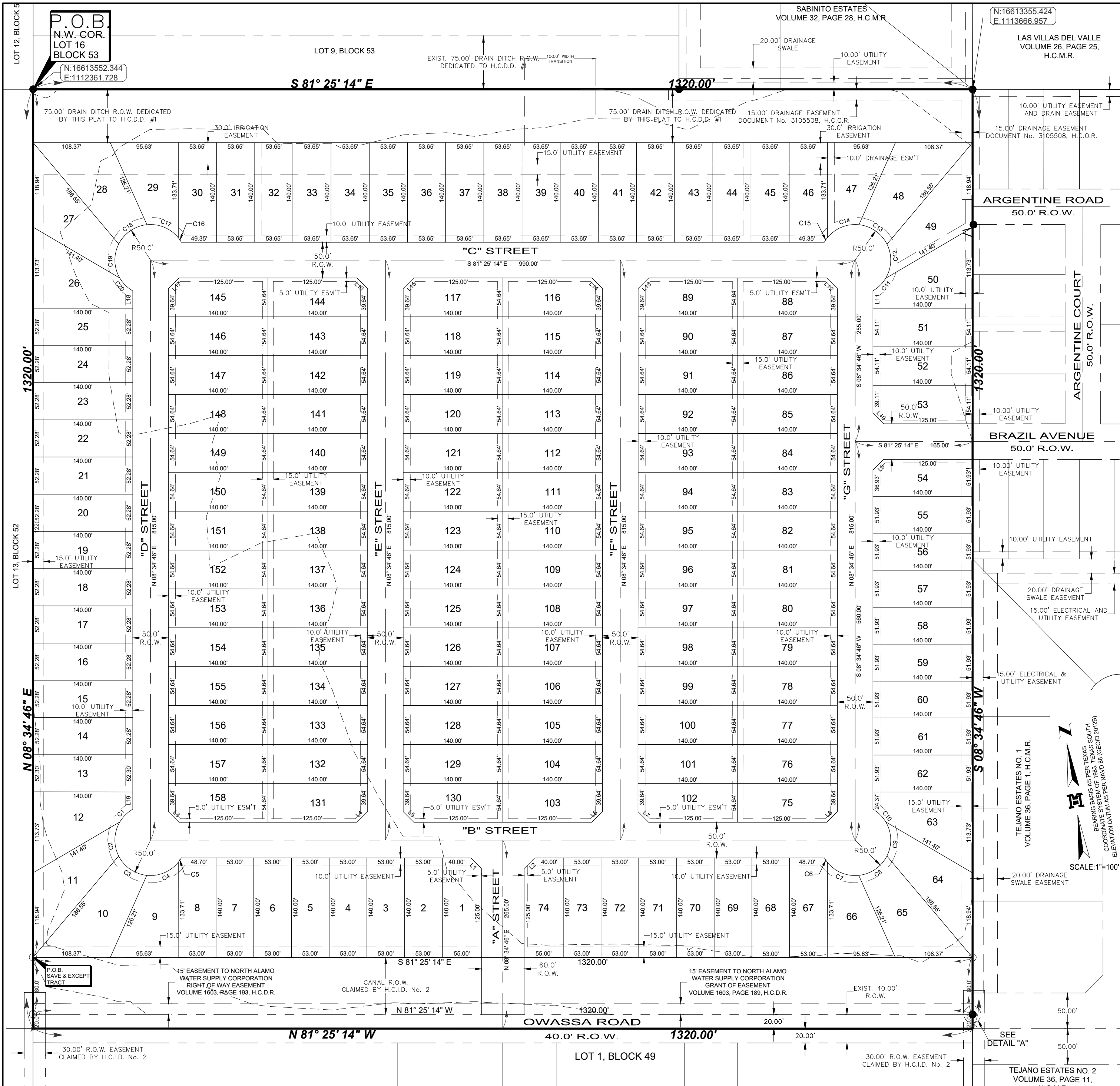
Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 400 ft

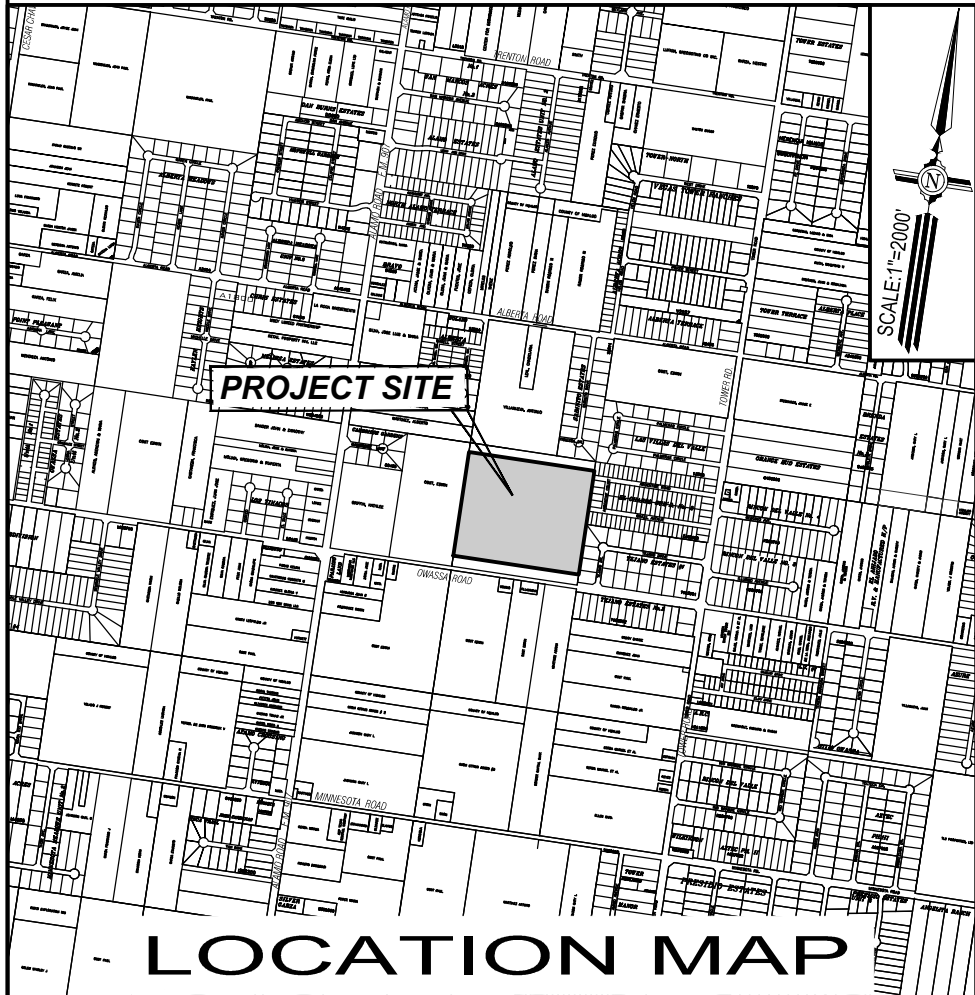


GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: Zone "B" (SHADED). "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 18 INCHES EXCEPT ONE(1) FOOT OR MORE WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD.
- COMMUNITY-PANEL NUMBER: 480334 0425 C. MAP REVISED: NOVEMBER 16, 1982
1. SETBACKS:
- FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 - REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER
 - SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 - CUL-AS-SAC 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003]
- BENCH MARK NO.1- DISK SET AT THE NORTHWEST CORNER THIS SUBDIVISION , N:16613355424, E: 1113666.9570, ELEVATION: 91.82.
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 166,106 CUBIC- FEET (3.13 ACRES- FEET) OF STORM WATER RUNOFF.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
6. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NORTH SIDE OF OWASSA ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
8. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT, THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY WATER CODE BY SIGNING THIS PLAT. THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
13. NO ACCESS SHALL BE PERMITTED FROM TOWER ROAD ONTO LOTS 1 & 30.
14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES ON THIS SUBDIVISION

MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	25.63	50.00	029° 22' 24"	S83° 53' 34"W	25.35	13.10
C2	50.00	50.00	057° 17' 45"	S10° 33' 30"W	47.94	27.32
C3	50.00	50.00	057° 17' 45"	S48° 44' 15"E	47.94	27.32
C4	50.00	50.00	057° 17' 45"	N75° 59' 01"E	47.94	27.32
C5	7.63	50.00	008° 44' 22"	N42° 56' 57"E	7.62	3.82
C6	7.63	50.00	008° 44' 22"	S25° 47' 26"E	7.62	3.82
C7	50.00	50.00	057° 17' 45"	S38° 48' 38"E	47.94	27.32
C8	50.00	50.00	057° 17' 45"	N63° 53' 47"E	47.94	27.32
C9	50.00	50.00	057° 17' 45"	N61° 30' 02"E	47.94	27.32
C10	25.63	50.00	029° 22' 24"	N38° 44' 02"W	25.35	13.10
C11	25.63	50.00	029° 22' 24"	N53° 53' 34"E	25.35	13.10
C12	50.00	50.00	057° 17' 45"	N10° 33' 30"E	47.94	27.32
C13	50.00	50.00	057° 17' 45"	N48° 44' 15"W	47.94	27.32
C14	50.00	50.00	057° 17' 45"	S75° 59' 01"W	47.94	27.32
C15	7.63	50.00	008° 44' 22"	S42° 56' 57"W	7.62	3.82
C16	7.63	50.00	008° 44' 22"	N25° 47' 25"W	7.62	3.82
C17	50.00	50.00	057° 17' 45"	N58° 48' 29"W	47.94	27.32
C18	50.00	50.00	057° 17' 45"	S83° 53' 47"W	47.94	27.32
C19	50.00	50.00	057° 17' 45"	S8° 30' 02"W	47.94	27.32
C20	25.63	50.00	029° 22' 24"	S38° 44' 02"E	25.35	13.10

Lot Line Table

Line #	Length	Direction
L1	21.21	S30° 25' 14"E
L2	21.21	N53° 34' 49"E
L3	21.21	S30° 25' 14"E
L4	21.21	N53° 34' 49"E
L5	21.21	N30° 25' 14"W
L6	21.21	S53° 34' 49"W
L7	21.21	N30° 25' 14"W
L8	21.21	S53° 34' 49"W
L9	21.21	S30° 25' 14"W
L10	21.21	N30° 25' 14"W
L11	24.37	N30° 34' 49"E
L12	21.21	S30° 25' 14"E
L13	21.21	N53° 34' 49"E
L14	21.21	S30° 25' 14"E
L15	21.21	N30° 25' 14"W
L16	21.21	N30° 25' 14"W
L17	21.21	S53° 34' 49"W
L18	24.37	N30° 34' 49"E
L19	24.37	N30° 34' 49"E

FRED L. KURTH, R.P.L.S. No.4750
STATE OF TEXAS
DATE SURVEYED: 03/26/2021
T-1117, PG. 48
SURVEY JOB # 21384.08

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS MONARCO ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS DATE OF 2020.

CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

DATED THIS DAY OF 2020

PRESIDENT

ATTEST:

SECRETARY

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: EDWIN OBST	901 OWASSA RD.	ALAMO, TX 78516	PHONE	FAX
ENGINEER: MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SUBDIVISION MAP OF
MONARCO ESTATES
SUBDIVISION

BEING A SUBDIVISION OF 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 37.576 ACRES WERE CONVEYED TO EDWIN OBST BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1919, PAGE 922, HIDALGO COUNTY DEED RECORDS, SAID 37.576 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 37.576 ACRES WERE CONVEYED TO EDWIN OBST BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1919, PAGE 922, HIDALGO COUNTY DEED RECORDS, SAID 37.576 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 53 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 34' 46" W ALONG THE EAST LINE OF SAID LOT 16, BLOCK 53, AT A DISTANCE OF 1,220.00 FEET PASS A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF AN 80-FOOT SAVE & EXCEPT TRACT CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID 80-FOOT SAVE & EXCEPT TRACT AND THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 53, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 14" W ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 53 AND WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 53, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 16, BLOCK 53, AT A DISTANCE OF 20.00 PASS A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID 80-FOOT SAVE & EXCEPT TRACT AND THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, AT A DISTANCE OF 100.00 FEET PASS THE NORTHWEST CORNER OF SAID 80-FOOT SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES, SAVE & EXCEPT 2.424 ACRES BEING OUT OF AN 80-FOOT CANAL CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LEAVING 37.576 ACRES GROSS OF WHICH 0.606 OF ONE ACRE LIE WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, LEAVING A NET OF 36.970 ACRES OF LAND, MORE OR LESS.

SAVE & EXCEPT TRACT:

A TRACT OF LAND CONTAINING 2.424 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 2.424 ACRES BEING OUT OF AN 80-FOOT CANAL CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LEAVING 37.576 ACRES GROSS OF WHICH 0.606 OF ONE ACRE LIE WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, LEAVING A NET OF 36.970 ACRES OF LAND, MORE OR LESS.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 53;

THENCE, S 08° 34' 46" W ALONG THE WEST LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 1,220.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

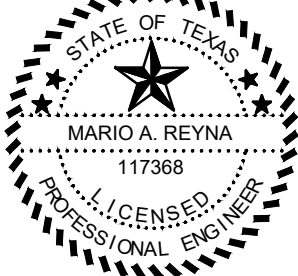
- THENCE, S 81° 25' 14" E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 80-FOOT CANAL RIGHT-OF-WAY, A DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 34' 46" W ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 80-FOOT CANAL RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 14" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 80-FOOT CANAL RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, A DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 46" E ALONG THE EAST LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.424

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE #117368
DATE PREPARED: 04-21-21
JOB NO: 21384.08

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A 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, 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS DAY OF 2020



FRED L. KURTH, R.P.L.S. No.4750
STATE OF TEXAS

DATE SURVEYED: 03/26/2021
T-1117, PG. 48
SURVEY JOB # 21384.08

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS MONARCO ESTATES SUBDIVISION, ADDITION OF THE OF, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEVOTED TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED.

EDWIN OBST
910 OWASSA RD
ALAMO, TX 78516

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EDWIN OBST, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2020

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL 15' EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE OR FURTHER GRANTEE TO GRANTOR AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF 2020

EDWIN OBST (GRANTOR'S SIGNATURE)
901 OWASSA RD.
ALAMO, TX 78516

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDWIN OBST, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF 2020

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

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

CITY SECRETARY

DATE

- LEGEND
- FOUND NO.4 REBAR
 - SET NAIL
 - SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - W.D. - WARRANTY DEED
 - N.T.S. - NOT TO SCALE

DRAWN BY: Cesar P. DATE: 04-21-21

SURVEYED, CHECKED, DATE:

FINAL CHECK, DATE:



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: AT AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY



**MONARCO ESTATES SUBDIVISION
STAFF REPORT**

DATE: 05/26/2021

Planning & Zoning Meeting – June 8, 2021

APPLICATION:

Preliminary Plat Approval of Monarco Estates Subdivision, ETJ

APPLICANT:

EDWIN OBST

ENGINEERING FIRM:

Melden & Hunt, Inc., Mario Reyna, P.E., Project Engineer

LEGAL:

A 37.576-acre tract of land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, as per the map recorded in Volume 1, Pages 24-26, map records in the office of the County Clerk of Hidalgo County, Texas

LOCATION:

Property is located on the north side of Owassa Road and east of Alamo Road (FM 907).

CURRENT USE OF PROPERTY:

Vacant

EXISTING ZONING & LAND USE:

Agriculture

SURROUNDING LAND USE:

Agricultural and Residential Use

ACCESS AND CIRCULATION:

This property has access to Owassa Road

PUBLIC SERVICES:

Water Distribution System is North Alamo Water Distribution and Sanitary Sewer Collection System.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat subject to compliance with the block length requirement and conditions as noted.

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

STAFF REPORT
MONARCO ESTATES SUBDIVISION
PAGE 2

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218. A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff Comments



ENGINEERING DEPARTMENT

Preliminary Staff Review

May 27, 2021

Mario Reyna, P.E.

Melden & Hunt Inc.
115 W. McIntyre
Edinburg, TX 78539
(956) 381-0981

RE: MONARCO ESTATES – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the preliminary phase submittal comments for Monarco Estates Subdivision. Plat shall be Preliminarily Approved until all Comments have been addressed.

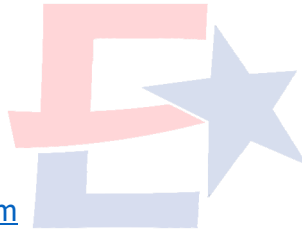
Any questions feel free to contact us.

Thanks,

Peter Hermida E.I.T.

Email: pthermida@cityofedinburg.com

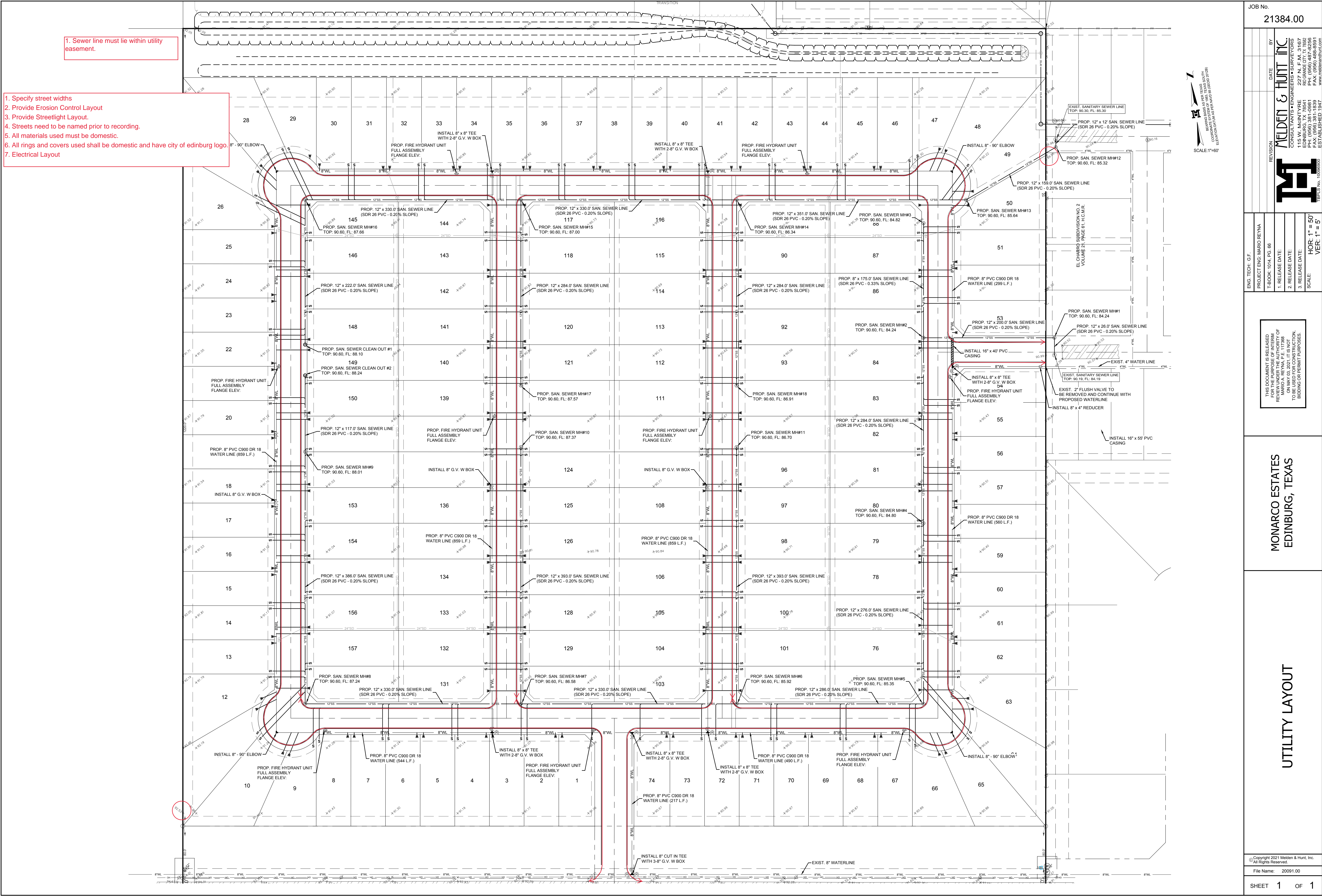
415 W. University Drive
Edinburg, Texas 78539



Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



JOB No.
21384.00

BY
DATE

REVISION

ENG. TECH. G.F.
PROJECT ENG. MARIO REYNA
T-BLOCK 1014, PG. 66

1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE

SCALE:
HOR: 1" = 50'
VER: 1" = 5'

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MONARCO ESTATES
EDINBURG, TEXAS

UTILITY LAYOUT

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-9861
FAX: (956) 381-9862
WWW.MELDENANDHUNT.COM
ESTABLISHED 1947

REVISION

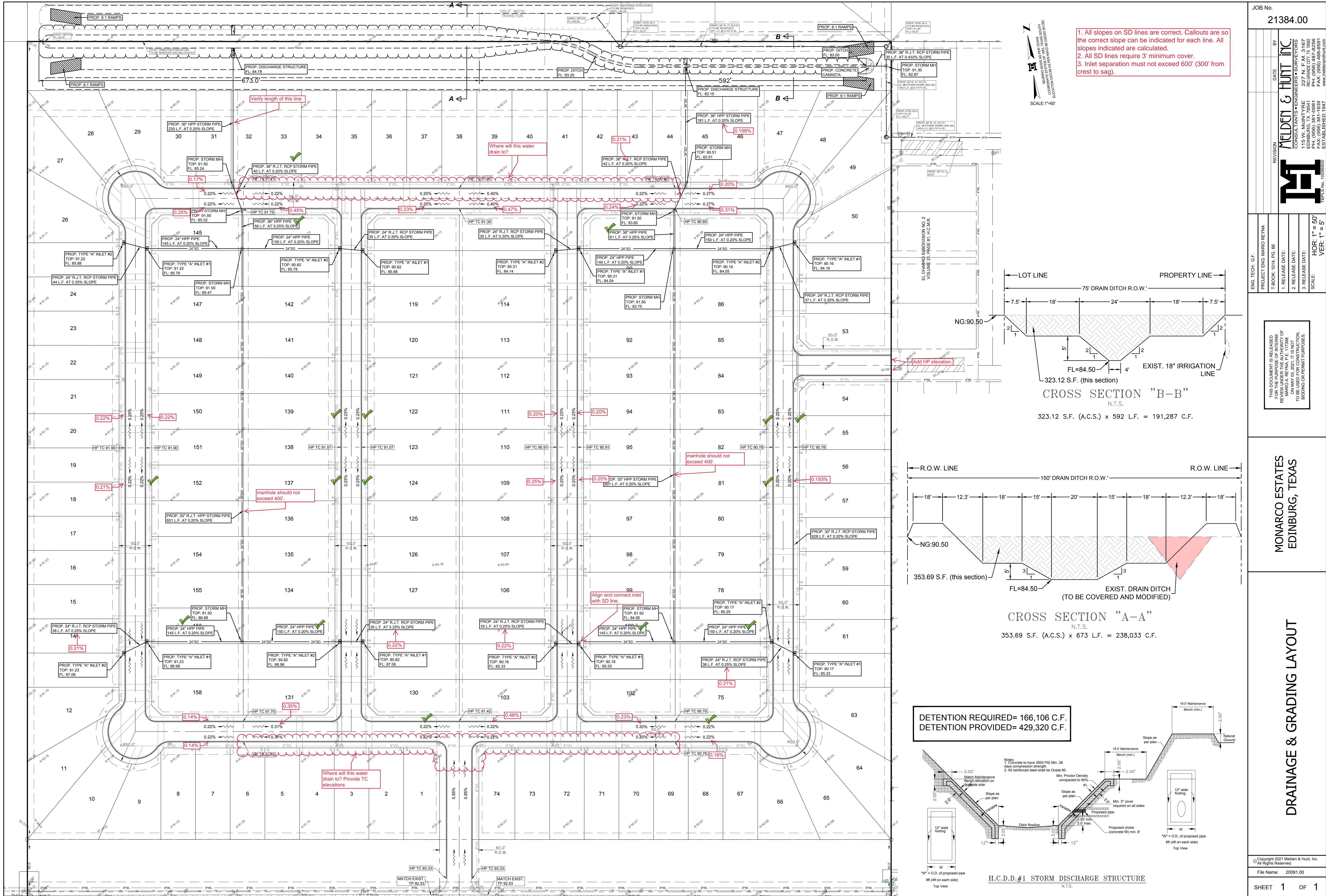
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BY

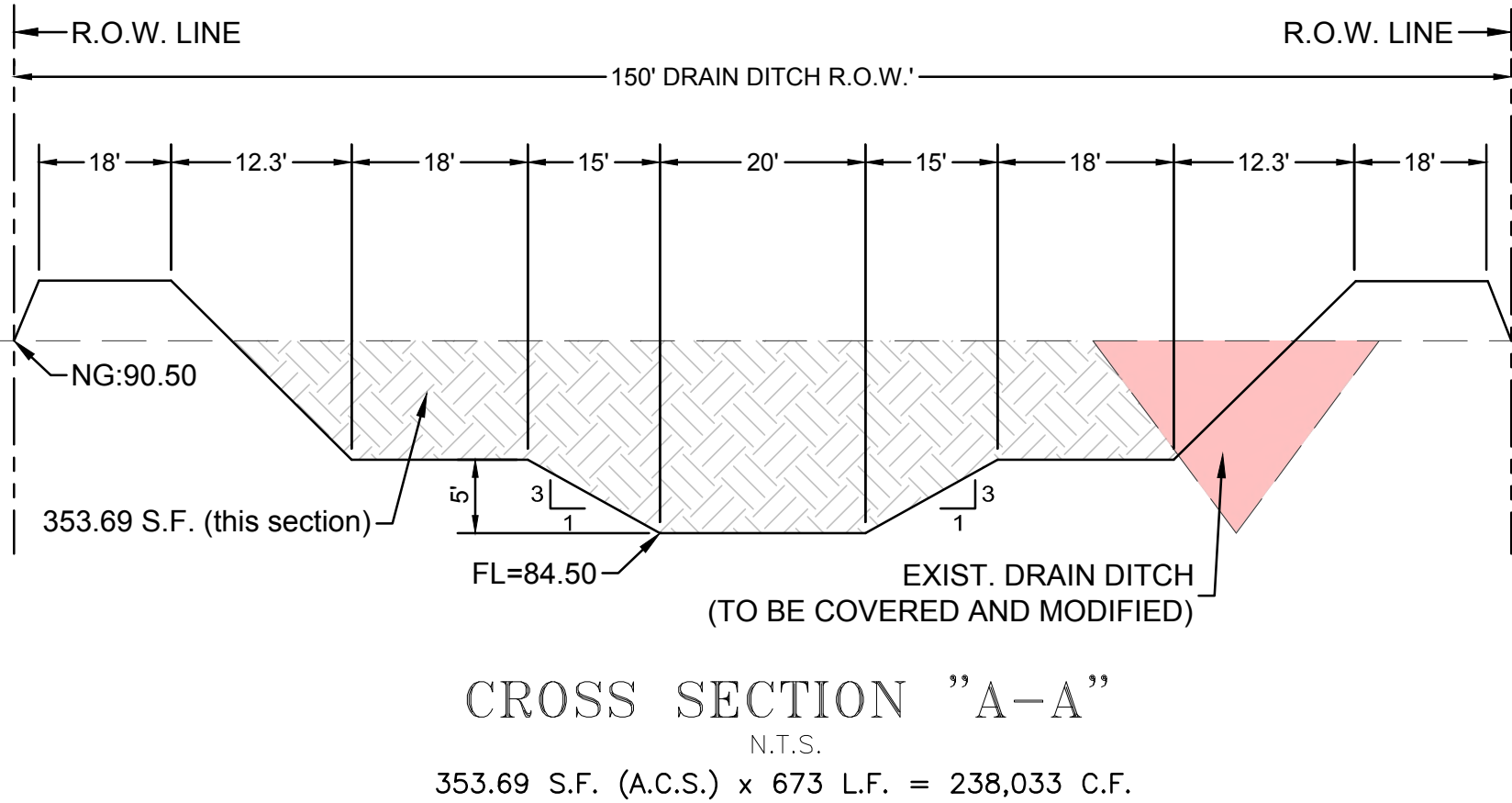
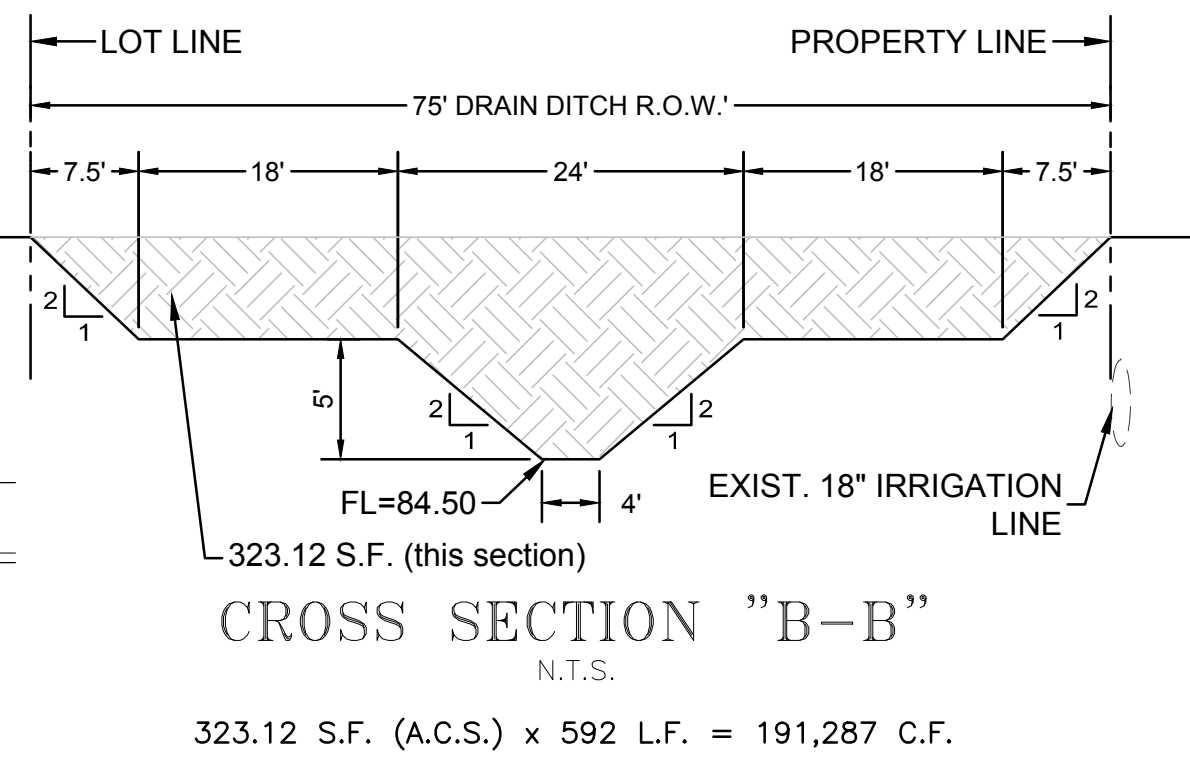
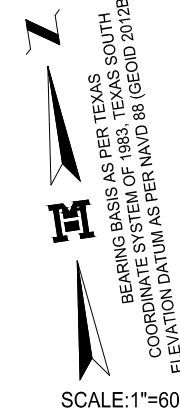
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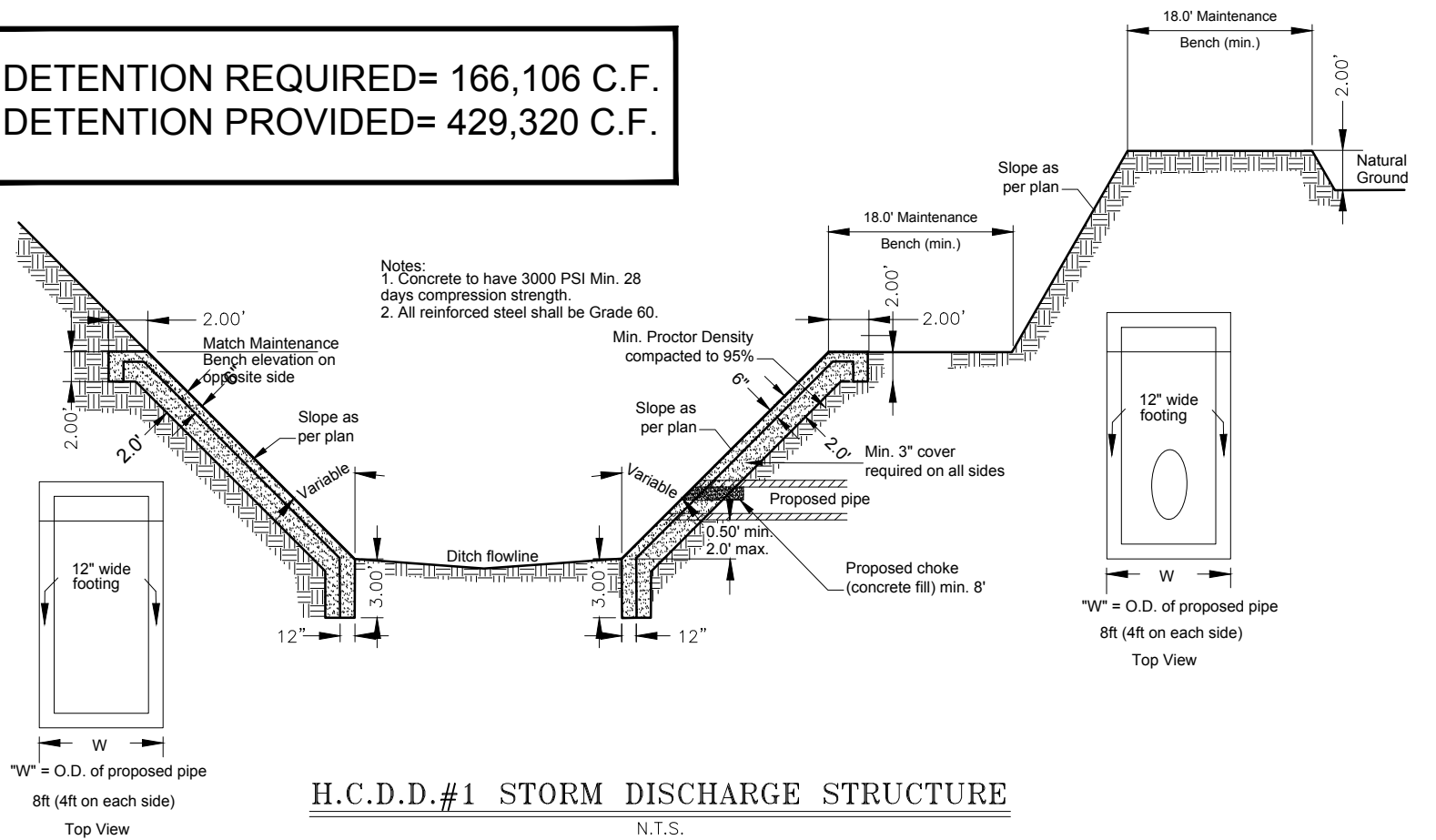
SHEET 1 OF 1



- 1. All slopes on SD lines are correct. Callouts are so the correct slope can be indicated for each line. All slopes indicated are calculated.
- 2. All SD lines require 3' minimum cover.
- 3. Inlet separation must not exceed 600' (300' from crest to sag).



DETENTION REQUIRED= 166,106 C.F.
DETENTION PROVIDED= 429,320 C.F.



JOB No.
21384.00

BY
DATE

REVISION

PROJECT ENG. MARIO REYNA

T-BOOK: 1014, PG. 66

1. RELEASE DATE:

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3. RELEASE DATE:

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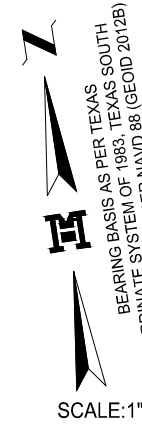
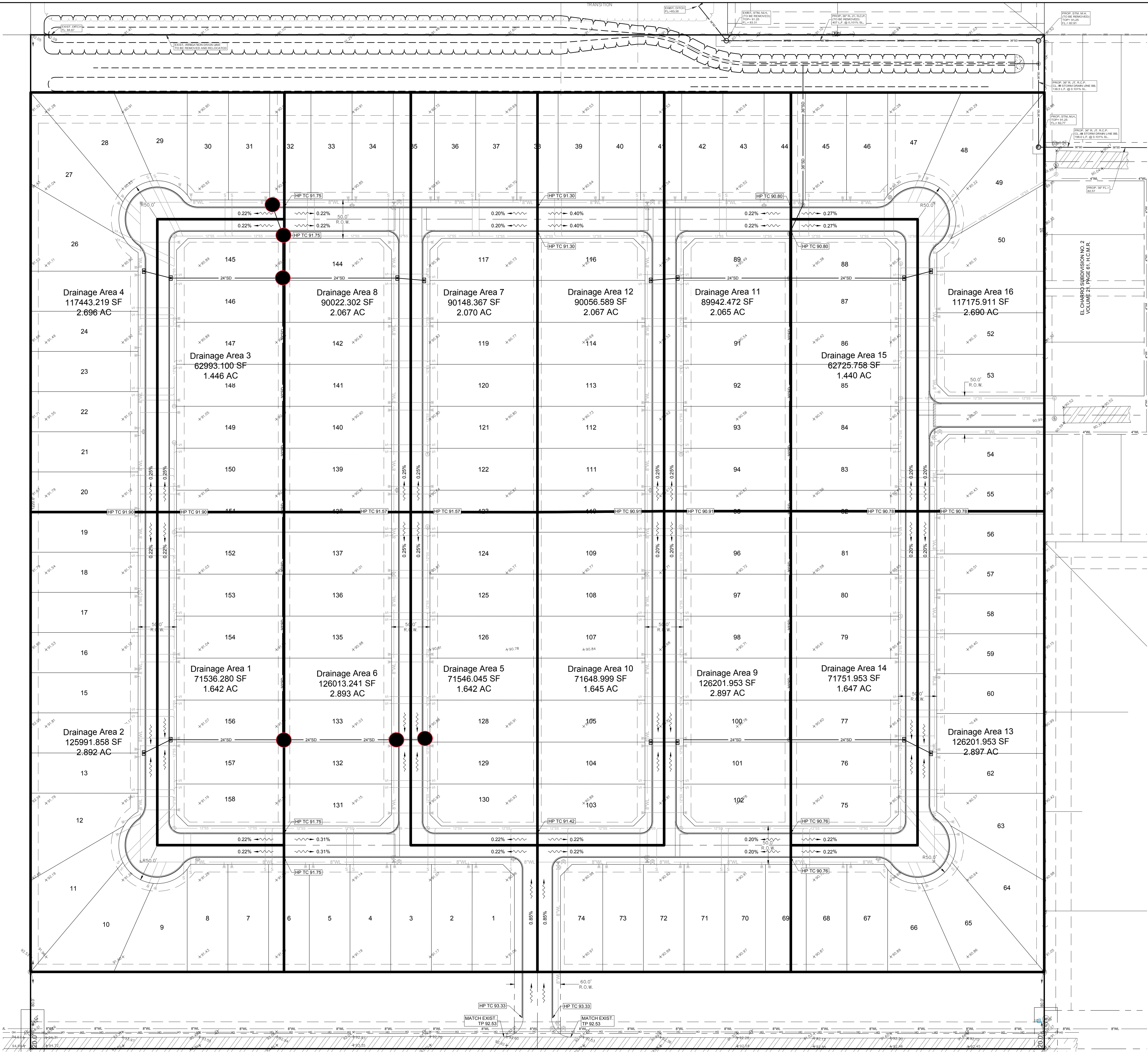
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MONARCO ESTATES
EDINBURG, TEXAS

DRAINAGE & GRADING LAYOUT

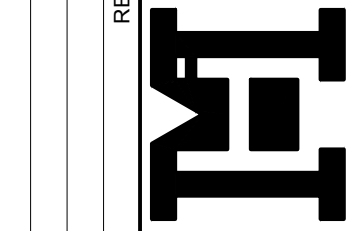
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SHEET 1 OF 1

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS • SURVEYORS
2277 N. MCINTYRE
EDINBURG, TEXAS 77541
PH: (956) 487-4256
FAX: (956) 381-0981
WWW.MELDENHUNT.COM
ESTABLISHED 1947
TSPS No. 10059003



JOB No.
21384.00

BY
DATE
REVISION
MELDEN & HUNT, INC.
CONSULTING ENGINEERS & SURVEYORS
1111 W. MONTVIEW
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-0982
WWW.MELDENHUNT.COM
ESTABLISHED 1947



ENG. TECH. G.F.
PROJECT ENG. MARIO REYNA
T-BOOK: 10/14, PG. 66
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ON APRIL 28, 2021, IT IS NOT
MARIO A. REYNA, P.E. 117389

MONARCO ESTATES
EDINBURG, TEXAS

DRAINAGE AREAS

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SHEET 1 OF 1



415 W University Dr. • Edinburg, TX 78539 • (956) 388-8211

Trip Generation Worksheet

Subdivision Name: Monarco Estates

Project Location: 1,987 ft east of the intersection of Alamo Rd & Owassa Rd.

(select one) ☐ C.O.E ☒ Edinburg ETJ

Applicant: Melden and Hunt, Inc. ☐ Owner ☒ Agent

Address: 115 W. McIntyre St., Edinburg, Texas 78541

Email: mario@meldenandhunt.com Phone: (956) 381-0981

Date: May 17, 2021

Proposed Type of Development

☒ New Development

☐ Re-Development

☐ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					
Single Family	37.576	n/a	158	122	164	1,584	1,336	210

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips
(if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

<input checked="" type="checkbox"/>	A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
<input type="checkbox"/>	A TIA is not required . The traffic generated by the proposed development does not exceed the threshold requirements.
Comments: <u>Please submit a TIA analyzing the adjacent roadways within a 1/4 mile radius including a signal warrant for Tower Rd and Owassa Rd. Provide connections and stub-outs as shown on attachment.</u>	
Reviewed by: <u>[Signature]</u>	Date: <u>5/20/2021</u>

NOTE: GFA = Gross Floor Area (bldg. size)

TIA = Traffic Impact Analysis

ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition



Preliminary Staff Review

May 14, 2021

Mario A. Reyna
Melden & Hunt Engineering
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: PRELIMINARY REVIEW – MONARCO SUBDIVISION

Mr. Reyna:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 feet in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant.
4. Fire hydrant shall be every 600 feet for one and two family dwellings as per section 507.5.1 of 2012 IFC.
5. All street should be 32 feet B-B paving section according to table 8.204 of Edinburg Unified Development Code.

Any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code



To: Marion Reyna, P.E. Melden & Hunt
From: Robert Valenzuela, Stormwater Manager
Date: May 25, 2021
Subject: Monarco Estates Subdivision
37.576 Acres

Required Information

The following items are required by TCEQ and the City of Edinburg. Please submit the following at your earliest convinces

1. **SW3P** (Stormwater Pollution Prevention Plan)
2. **NOI** (Notice of Intent, Per TCEQ)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.

Comments:

- SW3P Plat note has been revised. Please see the note for your reference.
- NOT will need to be submitted before the final walk through.
- Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
- Silt Fence around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com



**NEW CASTLE ESTATES RE-SUBDIVISION of LOT 9, & 10
STAFF REPORT**

DATE: 05/26/2021	Planning & Zoning Meeting – June 8, 2021
<u>APPLICATION:</u>	Preliminary Plat Approval of Newcastle Estates Re-Subdivision of Lots 9 & 10.
<u>APPLICANT:</u>	LASHANTE ENTERPRISES, INC.
<u>ENGINEERING FIRM:</u>	HLG PLAN REVIEW SERVICES, Homero Gutierrez, P.E., Project Engineer
<u>LEGAL:</u>	Lot 9 & 10, Newcastle Estates Subdivision, as per the map recorded in Volume 48, Page 37, map records in the office of the County Clerk of Hidalgo County, Texas
<u>LOCATION:</u>	Property is located on a cul-de-sac intersection of S. Excalibur Street and Palace Street.
<u>CURRENT USE OF PROPERTY:</u>	Lot 9 with an existing house, Lot 10 is vacant and designated as a park as per subdivision plat note #10.
<u>EXISTING ZONING & LAND USE:</u>	Neighborhood Conservation 5 (NC5) District
<u>SURROUNDING LAND USE:</u>	North: Neighborhood Conservation 7.1 (NC7) District East: Neighborhood Conservation 5 (NC5) District South: Neighborhood Conservation 7.1 (NC7) District West: Suburban Residential (S) District
<u>ACCESS AND CIRCULATION:</u>	This property has access to S. Excalibur Street and Palace Street exits onto Sprague Street.
<u>PUBLIC SERVICES:</u>	Water Distribution System and Sanitary Sewer Collection System are the City of Edinburg systems.
<u>RECOMMENDATION:</u>	Staff recommends disapproval of the Preliminary Plat. To change or remove restrictions on the plat, vacate and replat is required per Texas Local Government Code Section 212. We also request that the developer provide deed restrictions for review.

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

STAFF REPORT
NEWCASTLE ESTATES RE-SUBDIVISION OF LOTS 9 AND 10
PAGE 2

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff Comments



THE CITY OF **Edinburg** FIRE DEPARTMENT



Preliminary Staff Review

May 14, 2021

Homero L. Gutierrez,
HLG Plan Review
P.O. Box 548
McAllen, TX 78505
(956) 369-0988

RE: PRELIMINARY REVIEW – NEWCASTLE ESTATES RE-SUBDIVISION OF LOT 9&10

Mr. Gutierrez:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. No comments were noted in the re-plat for Lots 9 & 10.

Any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code



Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: SUPREME Engineering, PLLC.
Attention: Omar Cano, P.E., Project Engineer
From: Abel Beltran, Planner I
Date: May 19, 2021
Re: CANTON HEIGHTS NO. 3 SUBDIVISION – City Limits

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:

Preliminary Review, confirms the process based on the existing zoning and proposed, lots, block length, corner clip, setbacks, streets right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc.

Water Layout Plan:

A City of Edinburg Water Distribution System for said development shall extend a system to accommodate proposed development and shall comply with the spacing of proposed hydrant(s).

Sewer Layout Plan:

A City of Edinburg Sanitary Sewer Collection System with continuation on extending sewer system to accommodate proposed Phase 3 development.

Paving & Drainage Plan:

Proposed Interior Access shall consist of Minor Street with Street Sections as required by city standards. Drainage system will be collecting, detained, with an approved discharge system onto a drainage ditch east of development.

Drainage Report:

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval. Detention shall be interior with restricted outfall connection to existing Drain Ditch located on the east side of development.





Planning and Zoning Department

GENERAL REQUIREMENTS FINDINGS:

1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
2. General Plat Notes to indicate; flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 – Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

1. The Fire Marshal's office requires fire hydrant be located on 600-feet (Residential) intervals with blue buttons are placed at center of street and on the lane hydrant is located.
2. Must submit proposed street names prior to the Pre-construction process for approval.

ENGINEERING DEPARTMENT FINDINGS:

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. A proposed designed drainage system based on a designed basin areas exhibit with an approved drainage outfall system.
3. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
4. Additional comments will be addressed at the review of the construction plans.

UTILITIES DEPARTMENT FINDINGS:

1. Water Supply Distribution and Sanitary Sewer Collection System will be addressed by City of Edinburg.

Additional Comments provided:

Cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jaime X. Ayala, Planner II, Rita Guerrero, Urban Planner 1, Peter Hermida, E.I.T., Engineer, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Romero, Director of Public Works, Gerardo Carmona, P.E., Director of Utilities, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.



MAY 04 2021



(x) Hidalgo County Irrigation District No. 2 () Other:



AERIAL MAP



CASE CAPTION:

SUBDIVISION NAME:

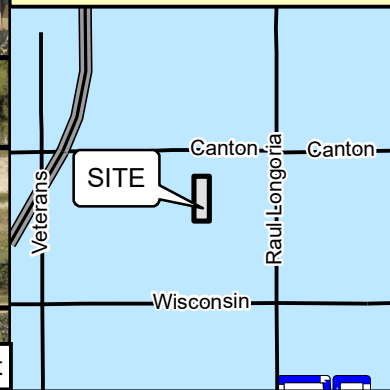
CANTON HEIGHTS NO. 3

Consider the Preliminary Plat of CANTON HEIGHTS No. 3 SUBDIVISION, being a 5.60-Acre tract of Land out of Lot 4, Block 1, John Closner et al Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 0, Page 4, map records of Hidalgo County, Texas: a 22-Lot Single Family Dwelling Subdivision within the City's Limits, located at approximately 2000 E. Canton Road, as requested by SUPREME Engineering.

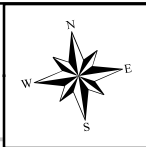
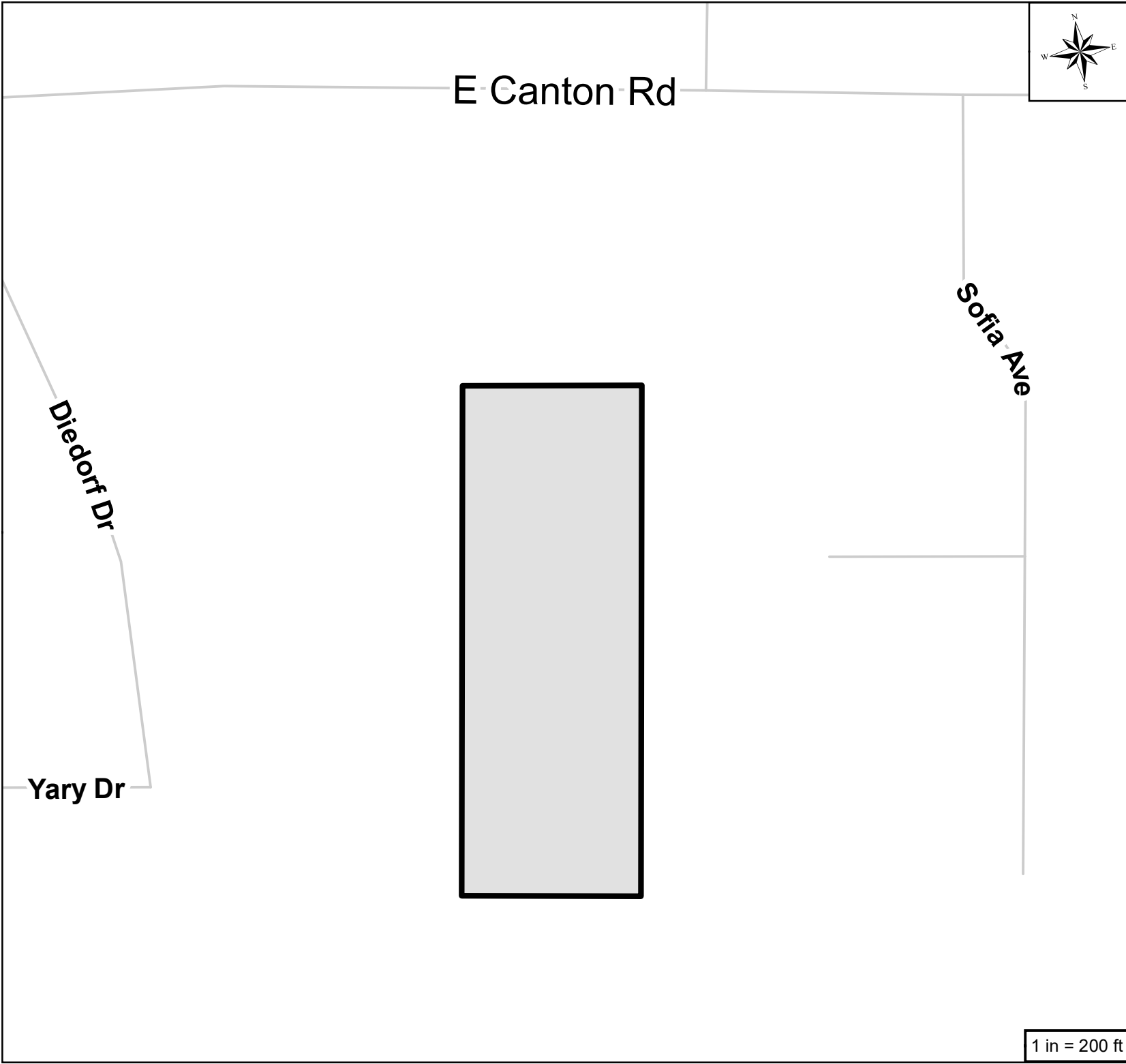
Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 200 ft



SITE MAP



CASE CAPTION:

SUBDIVISION NAME:

CANTON HEIGHTS NO. 3

Consider the Preliminary Plat of CANTON HEIGHTS No. 3 SUBDIVISION, being a 5.60-Acre tract of Land out of Lot 4, Block 1, John Closner et al Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 0, Page 4, map records of Hidalgo County, Texas: a 22-Lot Single Family Dwelling Subdivision within the City's Limits, located at approximately 2000 E. Canton Road, as requested by SUPREME Engineering.

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



N 81° 27' 45" W 1,163.91'

JULIAN PETERS S. & MIGUEL ZUNIGA
DOC. 81641
OFFICIAL RECORDS

GABRIEL H. & CYNTHIA A. GARZA
DOC. 527495
OFFICIAL RECORDS

N 81°25'17" W 274.89'

H.C.D.D. NO.1 R.O.W. EASEMENT/SOUTH MAIN DRAIN

AUBURNDALE AVE.

LIVINGSTON
LOOP

08°34'43" E 887.33'

LIVINGSTON
LOOP

110.00'
HIDALGO COUNTY
DRAIN DITCH EASEMENT
VOL. __, PG. ____
MAP RECORDS

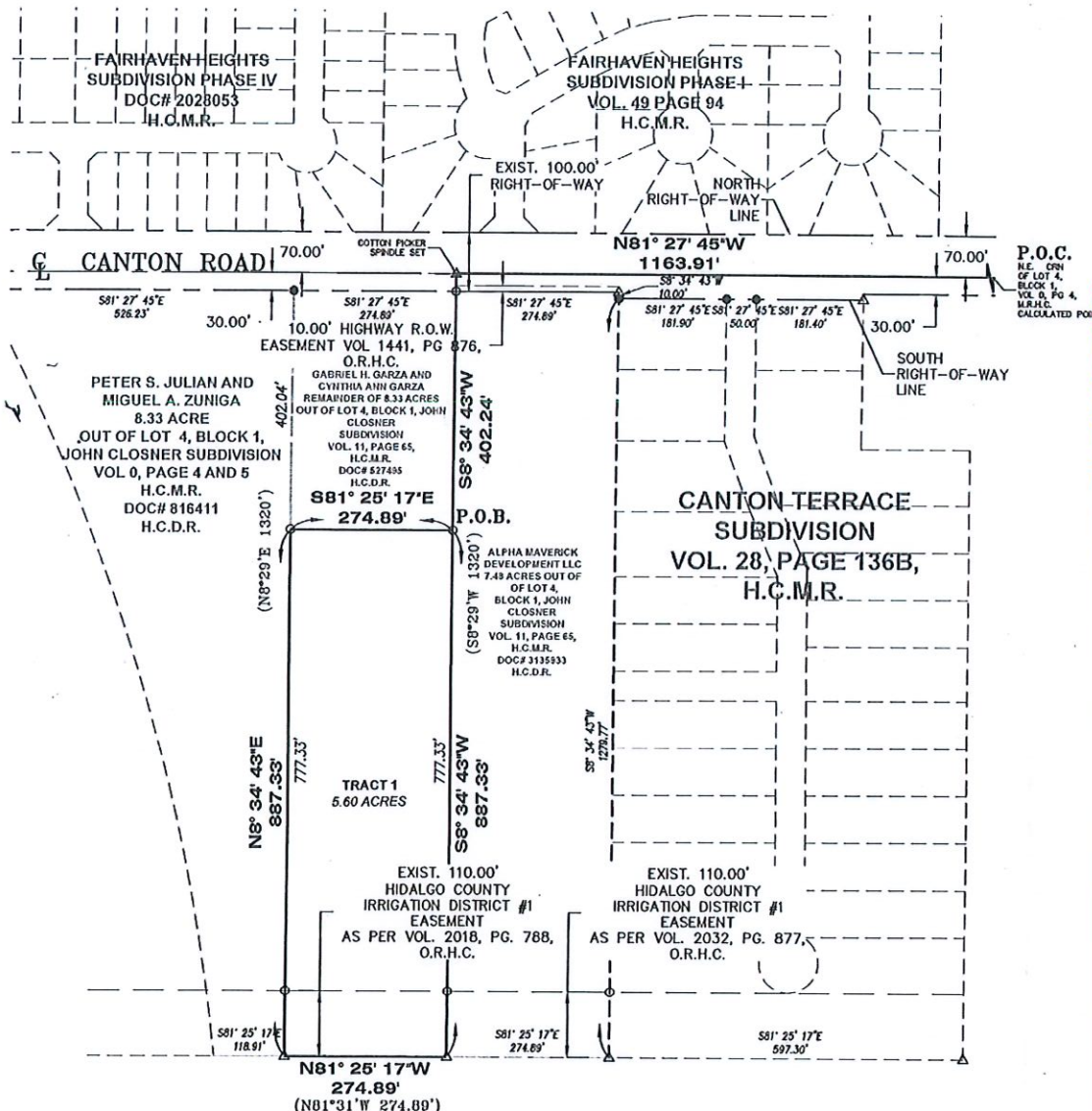
110.00'
HIDALGO COUNTY
DRAIN DITCH EASEMENT
VOL. 28, PG. 136B
MAP RECORDS

PLAT OF CANTON HEIGHTS No. 3 SUBDIVISION

EXHIBIT B
TRACT 1- 5.60 ACRES
OUT OF LOT 4, BLOCK 1,
JOHN CLOSNER ET AL SUBDIVISION
VOLUME O, PAGE 4, HIDALGO COUNTY DEED RECORDS,
HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
⊙	FOUR CORNER
⊗	3/8" IRON ROD FOUND
⊕	5/8" IRON ROD FOUND
⊖	2" IRON PIPE FOUND
△	CALCULATED POINT
(XXXX)	DEED CALL
XXXX	MEASURED

SCALE 1" = 200'
 BEARING BASE
 TX STATE PLANE
 COORDINATES NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA
 SYSTEMS NETWORK



TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

- RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY, BY ROBERT E. DE LA GARZA AND WIFE, CARMAN G. DE LA GARZA, DATED AUGUST 3, 1984, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 2018, PAGE 788, DEED RECORDS HIDALGO COUNTY, TEXAS (PLOTTED).
- EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR FLAT THEREOF, FILED FOR RECORD IN VOLUME "O", PAGE 4, MAP RECORDS HIDALGO COUNTY, TEXAS.
- EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH OF NO. 000318220, ISSUED BY SIERRA TITLE INSURANCE GUARANTY, INC., ISSUED NOVEMBER 17, 2020.

SURVEYOR'S NOTES:

- NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- THE PROPERTY SHOWN IS IN ZONE "B", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING DECEMBER 2020, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM NO. 10104027
 921 S. 10TH AVENUE, KENDRICK TEXAS 78559
 (TEL) 956-380-5162 (FAX) 956-380-5003

DATE: NOVEMBER, 2020
 PROJECT: SUR 20 071
 PAGE: 1 OF 1

IVAN GARCIA
 REG. PROFESSIONAL LAND
 SURVEYOR NO. 6496

DATE

12/19/2020

RECEIVED

MAY 04 2021

Name: _____



**CANTON HEIGHTS No. 3 SUBDIVISION
STAFF REPORT**

DATE: 05/26/2021	Planning & Zoning Meeting – June 8, 2021
<u>APPLICATION:</u>	Preliminary Plat Approval of Canton Heights No. 3 Subdivision
<u>APPLICANT:</u>	MICHAEL A. CANTU
<u>ENGINEERING FIRM:</u>	SUPREME Engineering, Inc., PLLC., Omar Cano, P.E., Project Engineer
<u>LEGAL:</u>	A 5.60-acre tract of land being out of a portion of Lot 4, Block 1, John Closner et.al. Subdivision, as per the map recorded in Volume 0, Page 4, map records in the office of the County Clerk of Hidalgo County, Texas
<u>LOCATION:</u>	Property is located on the north side of Canton Road and west of Raul Longoria Road (FM 1426).
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>EXISTING ZONING & LAND USE:</u>	Agriculture
<u>SURROUNDING LAND USE:</u>	North: Agricultural (AG) District East: Auto-Urban Residential (UR) District South: Agricultural (AG) District West: Agricultural (AG) District
<u>ACCESS AND CIRCULATION:</u>	This property has access to Auburndale Avenue, and onto Canton Road
<u>PUBLIC SERVICES:</u>	Water Distribution System and Sanitary Sewer Collection System are the City of Edinburg systems.
<u>RECOMMENDATION:</u>	Staff recommends approval of the Preliminary Plat subject to the conditions and requirements as noted.

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

STAFF REPORT
CANTON HEIGHTS NO. 3 SUBDIVISION
PAGE 2

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218. A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff Comments



ENGINEERING DEPARTMENT

Preliminary Staff Review

May 27, 2021

Omar Cano, P.E., C.F.M.

Supreme Engineering
410 S. Jackson Rd.
Edinburg, TX 78539
(956) 272-2246

RE: CANTON HEIGHTS NO.3 – PRELIMINARY REVIEW

Mr. Cano,

Attached are the preliminary phase submittal comments for Canton Heights No. 3 Subdivision. Plat shall be Preliminarily Approved until all Comments have been addressed.

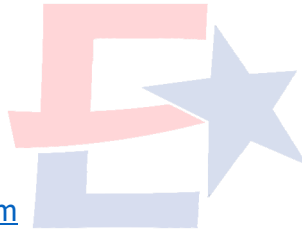
Any questions feel free to contact us.

Thanks,

Peter Hermida E.I.T.

Email: phermida@cityofedinburg.com

415 W. University Drive
Edinburg, Texas 78539



Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

REFERENCES:

City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

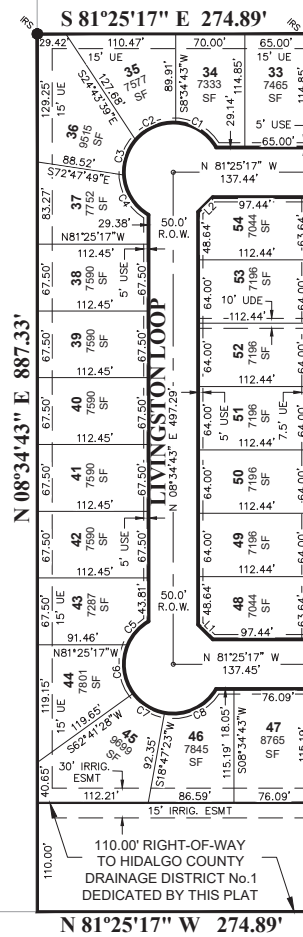
CANTON RD.

N 81°27'45" W 1,163.91'

JOHN CLOSNER
LOT 4, BLOCK 1

JULIAN PETERS S. & MIGUEL ZUNIGA
DOC. 816411
OFFICIAL RECORDS

GABRIEL H. & CYNTHIA A. GARZA
DOC. 527495
OFFICIAL RECORDS



N 81°25'17" W 274.89'

H.C.D.D. NO.1 R.O.W. EASEMENT/SOUTH MAIN DRAIN

AUBURDALE AVE.

LIVINGSTON LOOP

LIVINGSTON LOOP

110.00'
HIDALGO COUNTY
DRAIN DITCH EASEMENT
VOL. 28, PG. 136B
MAP RECORDS

110.00'
HIDALGO COUNTY
DRAIN DITCH EASEMENT
VOL. 28, PG. 136B
MAP RECORDS

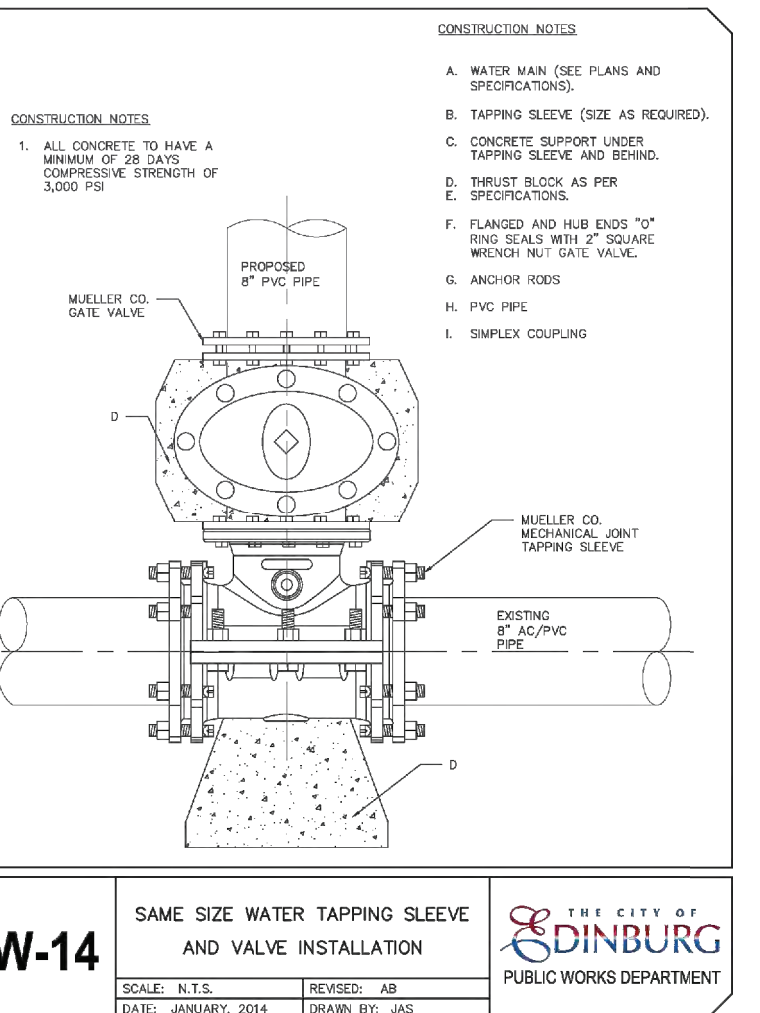
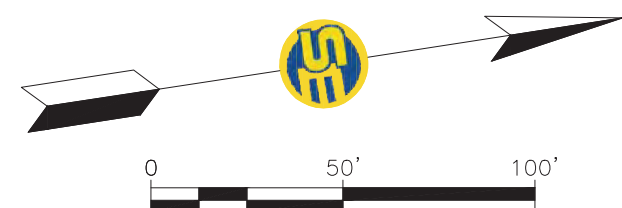
SOPHIA AVE.

CANTON TERRACE
VOL. 28, PG. 136B
MAP RECORDS

PLAT OF CANTON HEIGHTS No. 3 SUBDIVISION

-

C1.0



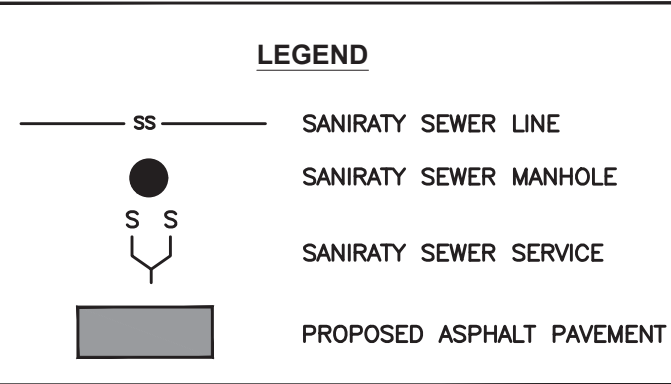
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PRELIMINARY SANITARY SEWER.DWG

PLOTTED 4/25/2021

JULIAN PETERS S. & MIGUEL ZUNIGA
DOC. 816411
OFFICIAL RECORDS

JOHN CLOSNER
LOT 4, BLOCK 1



N 08°34'43" E 887.33'

S 81°25'17" E 274.89'

GABRIEL H. & CYNTHIA A. GARZA
DOC. 527495
OFFICIAL RECORDS

S 08°34'43" W 402.24'

N 08°34'43" E 887.33'

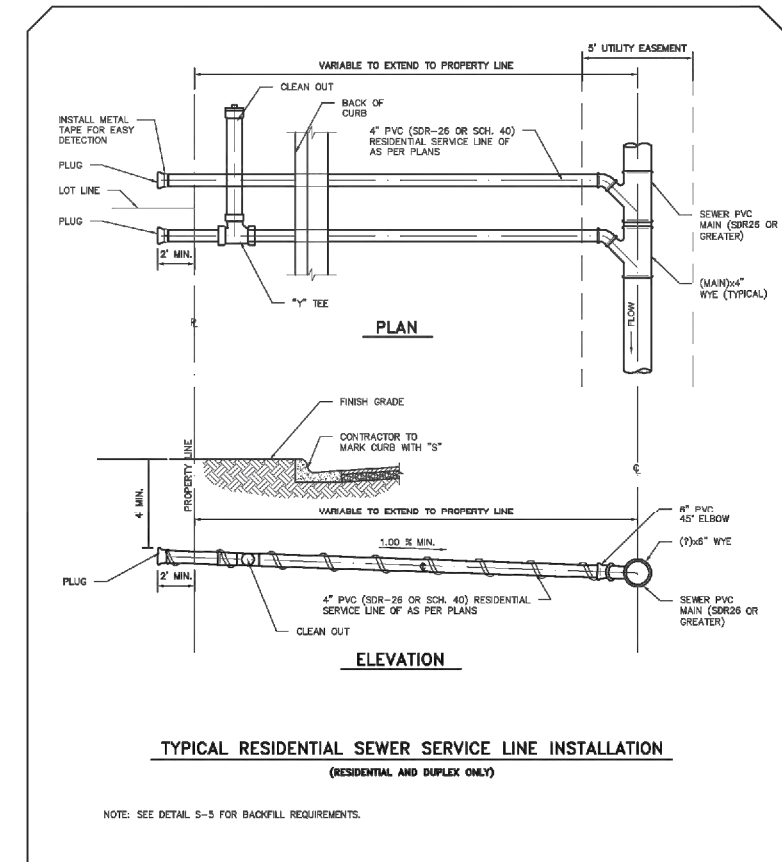
H.C.D.D. NO.1 R.O.W. EASEMENT/SOUTH MAIN DRAIN

N 81°25'17" W 274.89'

110.00' RIGHT-OF-WAY
TO HIDALGO COUNTY
DRAINAGE DISTRICT NO.1
DEDICATED BY THIS PLAT

HIDALGO COUNTY
DRAIN DITCH EASEMENT
VOL. __, PG. __
MAP RECORDS

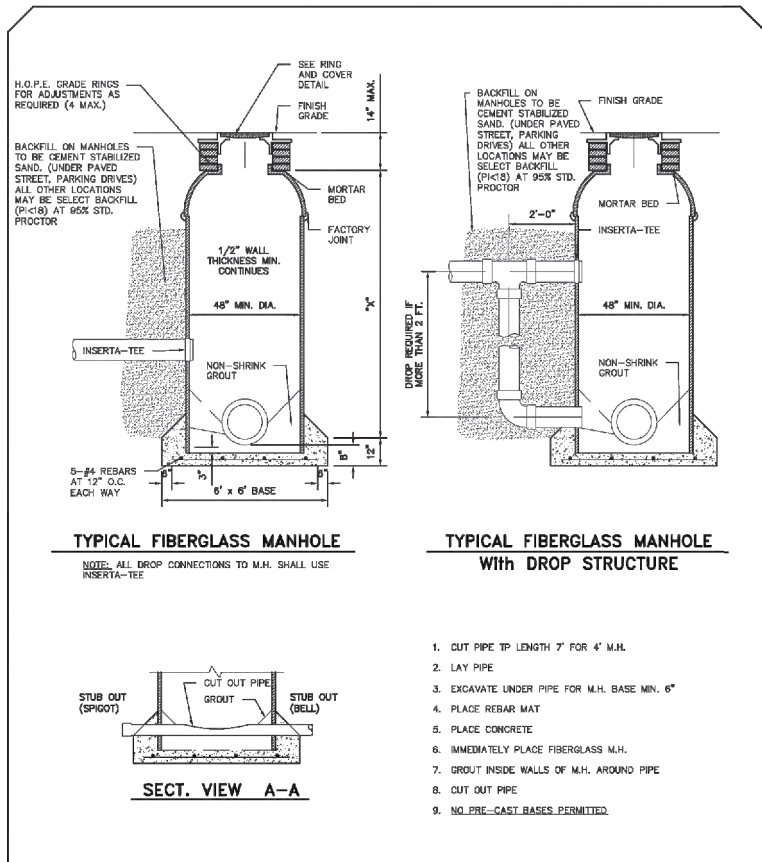
DF



S-1

RESIDENTIAL SAN. SEWER
SERVICE DETAILS

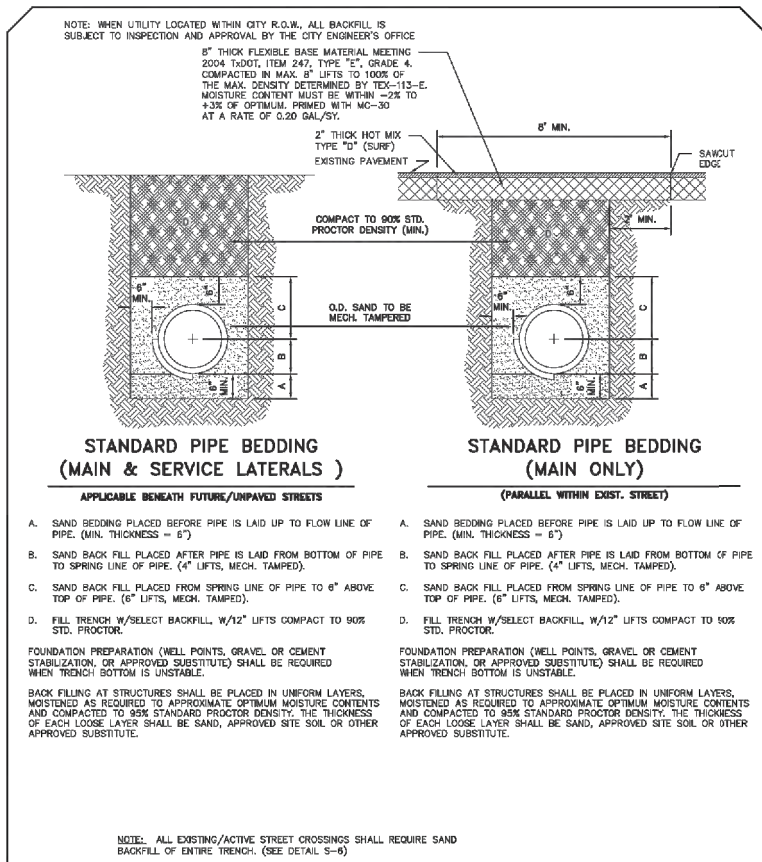
THE CITY OF
EDINBURG
PUBLIC WORKS DEPARTMENT



S-3

FIBERGLASS MANHOLE
DETAILS

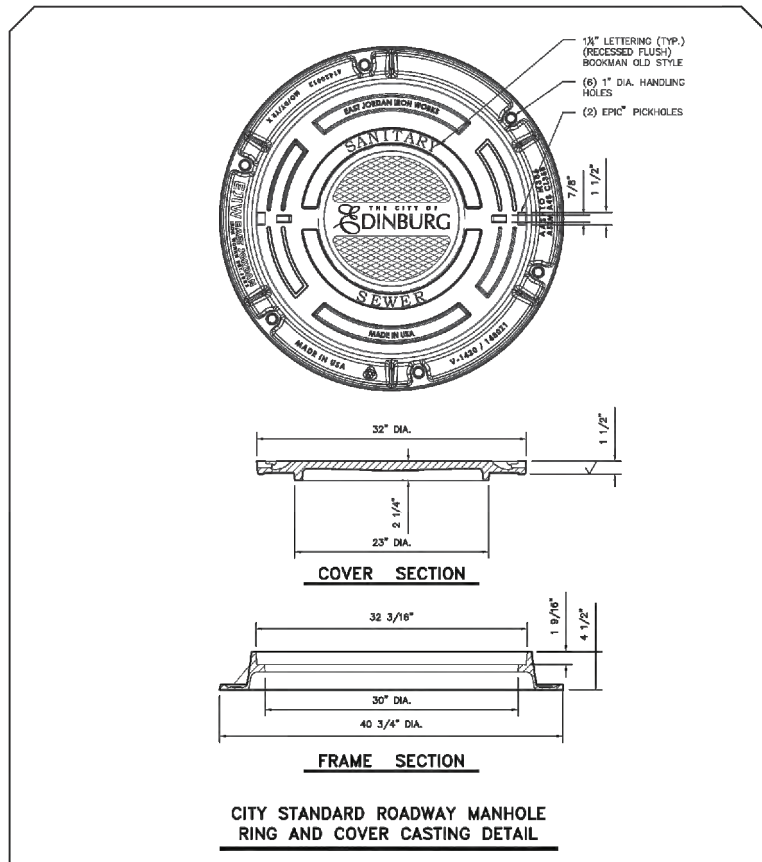
THE CITY OF
EDINBURG
PUBLIC WORKS DEPARTMENT



S-7

SEWER STANDARD PIPE BEDDING
DETAILS

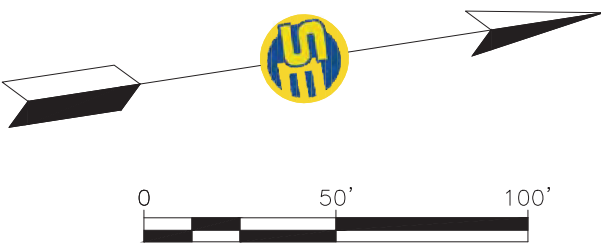
THE CITY OF
EDINBURG
PUBLIC WORKS DEPARTMENT



S-12

MANHOLE COVER
DETAILS

THE CITY OF
EDINBURG
PUBLIC WORKS DEPARTMENT



THE SEAL APPEARING ON
THIS DOCUMENT WAS AUTHORIZED BY
OMAR CANO, P.E.
ON 4/25/2021
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE ENGINEER IS AN
OFFENSE UNDER THE TEXAS ENGINEERING
PRACTICE ACT.

PROJECT No.	REVISIONS:	APPROVED BY:	DATE:	REV	DESCRIPTION
##					
PROJECT TEAM					
DESIGN BY:					
DRAWN BY:					
CHECKED BY:					
APPROVED BY:					

PREPARED FOR:
ALPHA MAVERICK
P.O. BOX 204
LA BLANCA, TEXAS 78558

CANTON HEIGHTS No.3 SUBDIVISION
SANITARY SEWER PLAN

C2.0



THE CITY OF **Edinburg** FIRE DEPARTMENT



Preliminary Staff Review

May 14, 2021

Omar Cano
Supreme Engineering
410 S. Jackson
Edinburg, TX 78539
(956) 272-2246

RE: PRELIMINARY REVIEW – CANTON HEIGHTS No. 3 SUBDIVISION

Mr. Cano:

After reviewing the above referenced plat, the following are the preliminary phase submittal comments:

1. Fire lane 15 feet in width shall be painted in front of all fire hydrants.
2. Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant.
3. Fire hydrant shall be every 600 feet for one and two family dwellings as per section 507.5.1 of 2012 IFC
4. All streets should be 32 feet B-B paving section according to table 8.204 of Edinburg Unified Development Code.

Any questions, please feel free to contact me.

Sincerely,

Omar Garza
Fire Marshal
Email: ogarza@cityofedinburg.com
212 W. McIntyre St.
Edinburg, TX 78539

References:
Unified Development Code and 2012 International Fire Code



To: Omar Cano, P.E., Supreme Engineering
From: Robert Valenzuela, Stormwater Manager
Date: May 25, 2021
Subject: Canton Heights No. 3 Subdivision
5.60 Acres

Required Information

The following items are required by TCEQ and the City of Edinburg. Please submit the following at your earliest convinces

1. **SW3P** (Stormwater Pollution Prevention Plan)
2. **NOI** (Notice of Intent, Per TCEQ)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plate Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.

Comments:

- SW3P Plat note has been revised. Please see the note for your reference.
- NOT will need to be submitted before the final walk through.
- Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
- Silt Fence around the entire project.
- Large Construction Notice needs to be submitted with contractors contact information.
- All items must be submitted before the NTP is issued.
- Please email pending items to rvalenzuela@cityofedinburg.com



City Council Actions
Meeting Date: May 18, 2021

ABANDONMENT:

Hold Public Hearing and Consider the Abandonment of the southeast 5 ft. utility easement of Lot 61, and the northwest 5 ft. utility easement of Lot 62, save and except the front 5 ft. utility easement and the rear 10 ft. utility easement, Bentley Estates Subdivision, located at 4917 & 4923 Sheffield Street, Edinburg, Hidalgo County, Texas, as requested by Mary Ramirez, on behalf of Chris Reyna Homes

- City Council **approved** on May 18, 2021

ORDINANCES:

Consider Ordinance Providing for a Temporary Special Use Permit and Request for Waiver of Fees for a Special Event, "Team Mario Drive-In Movie at the Park" to be held on Friday, May 28, 2021 at Edinburg Municipal Park, being portions of Lots 9, 10, 12, and 16 and all of Lot 11, Section 268, Texas-Mexican Railway Company Survey, located at the intersection of South Raul Longoria Road and East Sprague Street, as requested by Lisa Beccera-Walker

- City Council **approved** on May 18, 2021



City Council Actions
Meeting Date: June 1, 2021

COMPREHENSIVE PLAN AMENDMENT & REZONING:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being 2.210 acres out of Lot 29, Kelly-Pharr Subdivision, located at 400 East Wisconsin Road, as requested by Melden & Hunt, Inc.

- Planning & Zoning Commission recommended approval on May 11, 2021
- City Council **approved** on June 1, 2021

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being 31.124 acres out of Lot 14, Section 237, Texas Mexican Railway Company Survey, located at 1001 N. McColl Road, as requested by Melden & Hunt, Inc.

- Planning & Zoning Commission recommended approval on May 11, 2021
- City Council **approved** on June 1, 2021

Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Neighborhood Conservation 7.1 (NC 7.1) District, being a 5.50 acre tract of land out of Lot 1 & Lot 3, Engleman's Subdivision of Lot 10, Section 278, of Texas Mexican Railway Company Survey, located at 4124 W. Freddy Gonzalez Drive, as requested by SAMES Engineering

- Planning & Zoning Commission recommended approval on May 11, 2021
- City Council **approved** on June 1, 2021

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being Lot 6, Cibolo Estates, located at 12507 Bail Bond Drive, as requested by Andres Reyes, Jr.

- Planning & Zoning Commission recommended approval on May 11, 2021
- City Council **approved** on June 1, 2021

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Urban Uses to General Commercial Uses and the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District, being Lots 11 & 12, Block 13, Country Club Place Subdivision, located at 1523 South 12th Avenue, as requested by Cesar Chapa

- Planning & Zoning Commission recommended disapproval on May 11, 2021
- City Council **approved** on June 1, 2021

REZONING:

Hold Public Hearing and Consider the Rezoning Request from Auto Urban Residential (AU) District to Industrial (I) District, being (Tract 1) a 34.5 acre tract of land, more or less, out of the Northwest Corner of Block 24, East Retama Subdivision and (Tract 2) 12.52 acres, more or less, out of the northwest corner of Block 24, East Retama Subdivision, located at 4221 North Seminary Road, as requested by Val Vista Grid, LLC.

- Planning & Zoning Commission recommended approval on May 11, 2021
- City Council **approved** on June 1, 2021

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being a 17.979 acre tract of land out of the East ½ of Lot 54, Kelly-Pharr Subdivision, located at 801 West Alberta Road, as requested by Matias Reyna

- Planning & Zoning Commission recommended approval on May 11, 2021
- City Council **approved** on June 1, 2021

SPECIAL USE PERMIT:

Hold Public Hearing and Consider the Special Use Permit for On Premise Consumption of Alcoholic Beverages for Late Hours, being Lot 4, Amended Plat of Jackson Center, located at 2236 West Trenton Road, as requested by Ezequiel Ortiz

- Planning & Zoning Commission recommended approval on May 11, 2021
- City Council **approved** on June 1, 2021

ORDINANCES:

Consider Ordinance Providing for a Temporary Special Use Permit and Request for Waiver of Fees for a Special Event, "Purple Project 5K" to be held on Saturday, June 26, 2021 at Edinburg Municipal Park, being portions of Lots 9, 10, 12, and 16 and all of Lot 11, Section 268, Texas-Mexican Railway Company Survey, located at the intersection of South Raul Longoria Road and East Sprague Street, as requested by Doctors Hospital at Renaissance

- City Council **approved** on June 1, 2021